

ATTACHMENT A
Application Package
Part 1



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| ☐ Technical Advisory Committee | ☐ Art in Public Places Committee | ☐ Variance |
| ☒ Planning and Development Board | ☐ Historic Preservation Board | ☐ Special Exception |
| ☐ City Commission | ☐ Administrative Approval | |

PROPERTY INFORMATION

Location Address: 1938-1942 Taylor Street, Hollywood, FL 33020

Lot(s): 25 & 26 Block(s): 22 Subdivision: _____

Folio Number(s): 514215014010 & 514215014000

Zoning Classification: ND-3 Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 18 units

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Multi Family Dwelling

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 18 #Rooms 27
Proposed Non-Residential Uses	458 S.F.)
Open Space (% and SQ.FT.)	Required %: 40 (Area: 14,855 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 29)
Height (# of stories)	(# STORIES) 4 (49 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (37,138 FT.)

Name of Current Property Owner: Miguel Insignares

Address of Property Owner: 334 Poinciana Island Dr., Sunny Isles Beach, FL

Telephone: (305) 216-0461 Email Address: thespecialistinc2002@yahoo.com

Applicant Miguel Insignares Consultant ☐ Representative ☒ Tenant ☐

Address: Miguel Insignares Telephone: (305) 216-0461

Email Address: 334 Poinciana Island Dr., Sunny Isles Beach, FL

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Miguel Lina Date: 4-01-2025

PRINT NAME: Miguel INSIGNARES Date: 4-01-2025

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

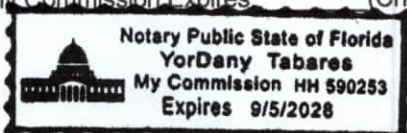
Sworn to and subscribed before me
this 01 day of may 2025

YORDANY TABARES

Notary Public

State of Florida

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Miguel Lina

Signature of Current Owner

Miguel INSIGNARES

Print Name

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner

August 17, 2023

Community Development Department
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: MEC Investments, Inc; 1942 Taylor Street
Ownership and Encumbrance Report

To Whom It May Concern:

Please accept this letter as the Ownership and Encumbrance Report for the following property, which report was conducted from the time of beginning onward through January 22, 2019 and applies to the property which is legally described as follows:

Parcel 1: Lot 25, Block 22, HOLLYWOOD, according to the map or plat thereof, recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

Parcel 2: Lot 26, Block 22, HOLLYWOOD, according to the map or plat thereof, recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

Ownership:

Current Owner: MEC Investment, Inc., a Florida corporation by virtue of that certain Warranty Deed recorded on April 13, 2016 in Instrument No. 113628222 of the Public Records of Broward County, Florida.

Mortgage Holder: Gregory Korchmar and Vicky Korchmar by virtue of that certain Mortgage recorded in Instrument No. 113628223 of the Public Records of Broward County, Florida

Encumbrances:

1. Matters as contained on the Plat of HOLLYWOOD, recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

2. That certain Cross Collateral Agreement in favor of Gregory Korchmar and Vicky Korchmar and RAM Relocation, Inc. recorded on October 16, 2023 at Instrument No. 114663131 of the Public Records of Broward County, Florida.
3. That certain Claim of Lien in favor of the City of Hollywood recorded at Instrument No. 115567006.

Thank you for your attention to this matter. If you have any questions or require any additional information, please feel free to contact me.

Very truly yours,

ROD A. FEINER

For the Firm

RAF:yt

c: Client

This Instrument Prepared by:

Rod A. Feiner, Esq.
Coker & Feiner
1404 S. Andrews Ave.
Ft. Lauderdale, FL 33316
Phone: (954) 761-3636

Folio No: 5142 1501 4000
5142 1501 4010

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Hollywood pertaining to zoning, the issuance of building permits and regulating building construction activities, the undersigned, being the fee owner(s) of the following described real property situated in the City of Hollywood, County of Broward and State of Florida, do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. The undersigned is the owner in fee simple of the properties described as follows:

Parcel 1: Lots 25, Block 22, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

Parcel 2: Lot 26, Block 22, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.
2. The aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site (hereinafter referred to as "Property").
3. The said Property, for the purpose of building, zoning and other applicable codes and regulations, shall henceforth be considered as one parcel of land and that no portion shall be sold, assigned, transferred, conveyed or devised except in its entirety as one plot or parcel of land, with the sole exception being that if the Property is developed as a condominium then the condominium units may be sold, transferred, devised or assigned subject to being part of a condominium and subject to the declaration of condominium pursuant to which they are established; provided, however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention of this Declaration.

4. The undersigned further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the approval of the City Manager of the City of Hollywood or his designee.
5. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County.

IN WITNESSS WHEREOF, the said property owner has signed and sealed these presents this ____ day of March, 2024.

WITNESSES

OWNER(S)

Signature

MEC INVESTMENT INC., a Florida corporation

Printed Name

By: Miguel Insignares
Its: President

Signature

Printed Name

STATE OF FLORIDA :)
 :) SS
COUNTY OF BROWARD :)

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of March, 2024, by Miguel Insignares, as the President of MEC Investment Inc., a Florida corporation ☐ who is personally known to me or ☐ who has produced _____ as identification and who did not take an oath.

Signature of Notary Public

(SEAL)

Print, type or stamp name of Notary and
Commission No.



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 08 - Multi-family - less than 10 units	Deputy Appraiser: Commercial Department
Property ID: 514215014010	Millage Code: 0513	Appraisers Number: 954-357-6835
Property Owner(s): MEC INVESTMENT INC	Adj. Bldg. S.F: 1944	Email: commercialtrim@bcpa.net
Mailing Address: 18079 NW 90 AVE MIAMI, FL 33018	Bldg Under Air S.F:	Zoning : ND-3 - NORTH DOWNTOWN HIGH INTENSITY MIXED-USE DISTRICT
Physical Address: 1942 TAYLOR STREET HOLLYWOOD, 33020	Effective Year: 1955	Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 26 BLK 22
	Year Built: 1954	
	Units/Beds/Baths: 4 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$48,420	\$379,830	0	\$428,250	\$417,630	
2024	\$48,420	\$359,870	0	\$408,290	\$379,670	\$9,584.65
2023	\$48,420	\$319,950	0	\$368,370	\$345,160	\$9,368.49

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$428,250	\$428,250	\$428,250	\$428,250
Portability	0	0	0	0
Assessed / SOH	\$417,630	\$417,630	\$417,630	\$417,630
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$417,630	\$428,250	\$417,630	\$417,630

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/2016	Multi Warranty Deed Excluded Sale	\$400,000	113628222
03/22/2016	Special Warranty Deed Disqualified Sale	\$250,000	113619505
07/28/2015	Certificate of Title Disqualified Sale	\$150,100	113171446
06/30/2005	Warranty Deed	\$250,000	40007 / 1726
04/18/2005	Multi Quit Claim Deed	\$100	39564 / 716

LAND CALCULATIONS

Unit		
Price	Units	Type
\$9.00	5,380	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514215012310	01/15/2025	Warranty Deed	Qualified Sale	\$1,008,800	120010818	504 N 20 AVE HOLLYWOOD, FL 33020
514215012311	01/15/2025	Warranty Deed	Qualified Sale	\$629,400	120010558	520 N 20 AVE HOLLYWOOD, FL 33020
514215010280	12/20/2024	Warranty Deed	Qualified Sale	\$3,800,000	120001835	2000 JEFFERSON ST HOLLYWOOD, FL 33020
514215018300	12/17/2024	Warranty Deed	Qualified Sale	\$945,000	119965580	1838 FILLMORE ST HOLLYWOOD, FL 33020
514215015780	12/09/2024	Warranty Deed	Qualified Sale	\$880,000	119953414	1942 MONROE ST #1-4 HOLLYWOOD, FL 33020

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HIwd Fire Rescue (05)								
Residential (R)								
4								

SCHOOL

Dania Elementary School: B
Olsen Middle School: C
South Broward High
School: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Maura McCarthy Bulman



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 01-01 Single Family	Deputy Appraiser: Residential
Property ID: 514215014000	Millage Code: 0513	Department
Property Owner(s): MEC INVESTMENT INC	Adj. Bldg. S.F: 1844	Appraisers Number: 954-357-6831
Mailing Address: 18079 NW 90 AVE MIAMI, FL 33018	Bldg Under Air S.F: 2010	Email: realprop@bcpa.net
Physical Address: 1938 TAYLOR STREET HOLLYWOOD, 33020	Effective Year: 1936	Zoning : ND-3 - NORTH DOWNTOWN HIGH INTENSITY MIXED-USE DISTRICT
	Year Built: 1925	Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 25 BLK 22
	Units/Beds/Baths: 1 / 8 / 2	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$32,280	\$440,740	0	\$473,020	\$360,190	
2024	\$32,280	\$440,740	0	\$473,020	\$327,450	\$8,144.14
2023	\$32,280	\$383,290	0	\$415,570	\$297,690	\$7,977.74

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$473,020	\$473,020	\$473,020	\$473,020
Portability	0	0	0	0
Assessed / SOH	\$360,190	\$360,190	\$360,190	\$360,190
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$360,190	\$473,020	\$360,190	\$360,190

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/2016	Multi Warranty Deed Excluded Sale	\$400,000	113628222
03/22/2016	Special Warranty Deed Disqualified Sale	\$115,000	113619496
07/28/2015	Certificate of Title Disqualified Sale	\$125,100	113171504
06/30/2005	Warranty Deed	\$250,000	40007 / 1769
04/18/2005	Multi Quit Claim Deed	\$100	39564 / 716

LAND CALCULATIONS

Unit		
Price	Units	Type
\$6.00	5,380	Square
	SqFt	Foot

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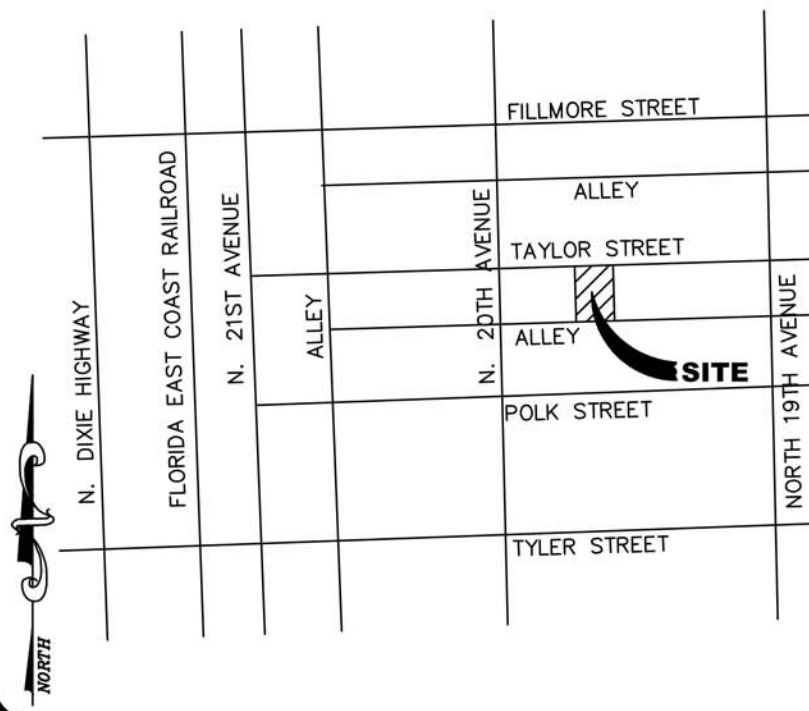
SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HIwd Fire Rescue (05) Residential (R) 1								

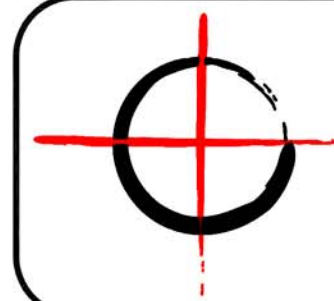
SCHOOL
Dania Elementary School: B Olsen Middle School: C South Broward High School: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Maura McCarthy Bulman

VICINITY MAP:
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1938 & 1942 TAYLOR STREET
HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:

PARCEL 1: LOT 25, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2: LOT 26, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- 1 - CONCRETE AND ASPHALT PAVEMENT CROSS OVER THE NORTHERLY PROPERTY LINE.
- 2 - 6 FOOT WOOD FENCE CROSSES OVER THE WESTERLY PROPERTY LINE.
- 3 - ASPHALT PAVEMENT AND 4 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON COKER AND FEINER OWNERSHIP AND ENCUMBRANCE REPORT DATED AUGUST 17, 2023.

ENCUMBRANCES:

- ITEM 1:
MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM 2:
THAT CERTAIN CROSS COLLATERAL AGREEMENT IN FAVOR OF GREGORY KORCHMAR AND VICKY KORCHMAR AND RAM RELOCATION, INC. RECORDED ON OCTOBER 16, 2017 AT INSTRUMENT NO. 114663131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.
- ITEM 3:
THAT CERTAIN CLAIM OF LIEN IN FAVOR OF THE CITY OF HOLLYWOOD RECORDED AT INSTRUMENT NO. 115567006. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THE BROWARD COUNTY TAX I.D. NUMBERS FOR THE PROPERTY SHOWN HEREON ARE 514215014010 AND 514215014000. BOTH ARE CURRENTLY OWNED BY MEC INVESTMENT INC.
- 4) THE AREA OF THE PROPERTY SHOWN HEREON IS 10,759 SQUARE FEET (0.2470 ACRES) MORE OR LESS.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.220)" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 125113-0569-H, BEARING A MAP REVISION DATE OF 08/18/14.
- 8) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.
- 9) REFERENCE BENCHMARK: CITY OF HOLLYWOOD B.M. @ 19TH AVENUE AND TAYLOR STREET ELEVATION=9.24' NGVD 1929 ELEVATION 7.64' NAVD 1988.
- 10) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 11) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 13) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 14) DATE FIELDWORK PERFORMED: 04/04/17 (FIELD BOOK 556 PAGES 14 & 15)
- 15) DRAWN BY: Q.D.J. CHECKED BY: J.P.

CERTIFICATION:

TO:

MEC INVESTMENT INC.

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, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2017 AND UPDATED ON OCTOBER 6, 2023.



JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS
APPROVED BY JASON H. PINNELL, P.S.M. #0734

REVISIONS:

REVISION	DATE	CHECKED BY

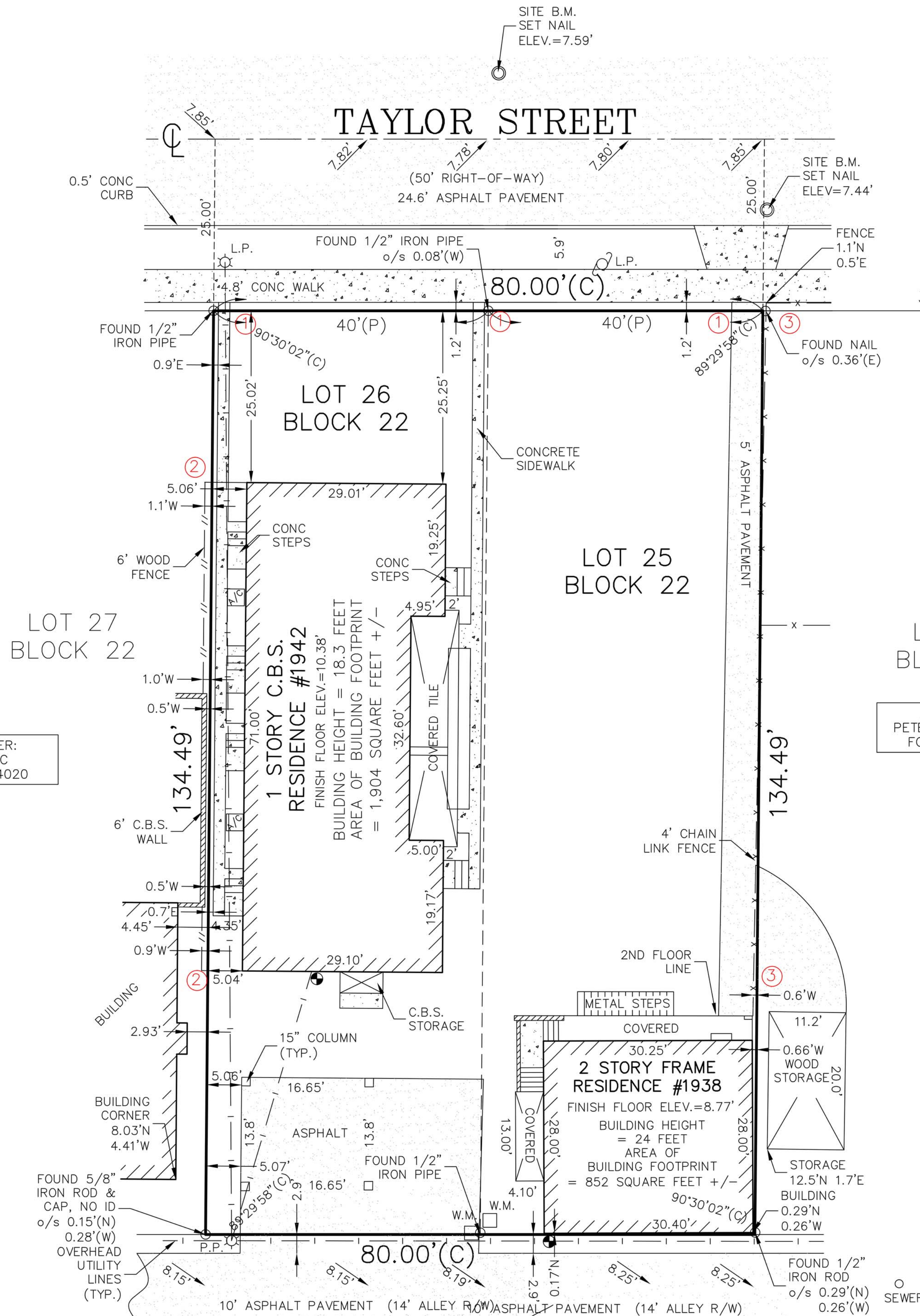
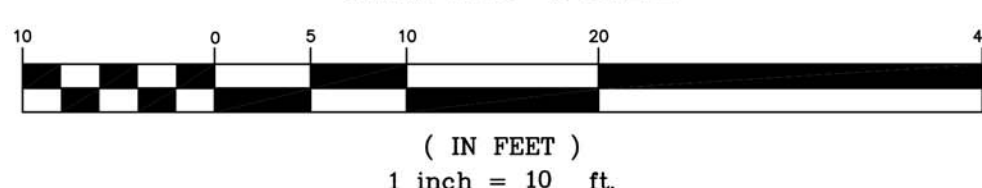
PROJECT NAME: MEC INVESTMENT INC.

JOB NO.: 23-1704

LEGEND:

- B.C.R. = BROWARD COUNTY RECORDS
C = CALCULATED MEASUREMENT
C = CENTERLINE
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.L.P. = CONCRETE LIGHT POLE
C.P.P. = CONCRETE POWER POLE
C.R. = CABLE RISER
D = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
F.P.L. = FLORIDA POWER & LIGHT
G.A. = GUY ANCHOR
G.V. = GATE VALVE
L.P. = LIGHT POLE
M = MEASURED
M.C. = METAL COVER
M-D.C.R. = MIAMI-DADE COUNTY RECORDS
M.H. = MANHOLE
M.W. = MONITORING WELL
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
TYP. = TYPICAL
W.M. = WATER METER
o/s = OFFSET
A/C = AIR CONDITIONING UNIT
H = HANDI-CAPPED PARKING
F = FIRE HYDRANT
U = UTILITY POLE
I = LOCATION OF INGRESS/EGRESS
L = LOCATION OF BUILDING HEIGHT MEASUREMENT
E = ENCROACHMENT REFERENCE

GRAPHIC SCALE



ADJOINING OWNER:
CB TAYLOR LLC
FOLIO #514215014020

ADJOINING OWNER:
PETER & NARMAR HANNA
FOLIO #514215013990

GENERAL CONSTRUCTION NOTES		ABBREVIATIONS		TO COMPLY W NOA AND LOCAL CODE REQUIREMENTS
1. GENERAL 1.1. The following specifications are minimum requirements to supplement the drawings. 1.2. This set of plans has been prepared to comply with the applicable minimum building codes. All work and materials shall be in accordance with applicable national and local codes (including high-velocity hurricane zone code requirements), conventional guidelines, and the requirements of local utility companies. 1.3. All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades. 1.4. These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the Contractor. 1.5. The Architect shall be provided with all drawings and/or samples of materials for fabricate items prior to construction. The Architect shall be consulted for the items shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect. 1.6. Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details. 1.7. The Contractor shall field verify all conditions and dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including those furnished by the sub-contractors. The Architect shall be notified of any and all discrepancies. 1.8. The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of the project. 1.9. Provide separate permits as required by the Municipality issuing the General Building Permit. (City of Sunny Isles Beach) 1.10. Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility. 1.11. General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, sewer, etc.) and state and in the field of all utilities known and encountered prior to proceeding with any demolition / excavation work. The Contractor shall bear all expense of repair and/or replacement of utilities or any other existing property damaged by construction with the execution of this work. Reversing of damaged property shall be to original condition or better. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction. 1.12. General Contractor shall furnish a complete set of drawings and addendums to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancy, error, inconsistency or omission in the drawings shall be notified to the Architect in writing before proceeding with the affected work. Failure to do so will be entirely the responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party. The means of correcting any inconsistency shall be approved by the Architect prior to implementation of the solution. In such case the Architect shall prepare a revision in accordance with the change. 1.13. General Contractor shall coordinate all trades before placing any concrete. 1.14. Scaffolding and removal of forms shall be performed by the General Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor. 1.15. General Contractor shall coordinate the thickness of partitions to accommodate mechanical, plumbing, and electrical work. Architect to be notified and consulted on any discrepancy, error, inconsistency, or omission. Dimensions shown on plans are nominal. 1.16. Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending. EDR approval is required. 1.17. Lumber used for studs in interior non-bearing partitions Lumber used for studs in interior non-bearing partitions shall be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending (typical of door openings). 1.18. General Contractor shall provide continuous sealant at perimeter of all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code. GC shall provide caulk on interior side of all exterior openings. 1.19. For standard construction details not shown on the drawings, General Contractor shall consult the Architect and/or proceed in accordance with the applicable codes and established good standard building practices. 1.20. The Architect makes no guarantee or warranty for products, names by trade names, materials, manufacturer or other reference in these documents. 1.21. Construction shall proceed in accordance with the official drawings including by the building official having jurisdiction. No deviation of the approved set of drawings will be made in the field without the expressed written consent of the Architect and building official. Approval from the building official to be obtained by the Contractor before proceeding with any work. 1.22. A full-scale complete set of drawings shall be kept on site at all times and shall be available for reference to all contractors, subcontractors and others on the job. Any revision during construction shall be reported to the Architect for approval and documented on the drawing set. 1.23. All debris should be removed from premises, and all areas shall be left in broom clean conditions at all times. 1.24. The Contractor shall be responsible for and shall replace or remedy any faulty, improper or inferior material, or workmanship, or any damage which occurs within four (4) years after the completion and acceptance of the work by the Owner and issuance of a county certificate of completion. 1.25. Contractor shall submit Elevation Certificate of Flood Plain Administration upon placement of the lowest floor and prior final building inspection. 1.26. Contractor shall employ an effective integrated Mosquito Management Program utilizing Best Practices during the entire term the permit is in effect. 2. SITE WORK 2.1. The Contractor shall be responsible for compliance with all setback and easement requirements. 2.2. The Contractor is cautioned to verify any existing conditions which may be below ground or a part of the previous structure which shall interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification. 2.3. Electrical power, telephone, CATV, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies. 2.4. The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan leaving the site uniform and freely graded. 2.5. The base for exterior paved surfaces shall be in accordance with the architectural and landscape drawings. Refer to details for installation of pavers. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans. 2.6. All uncovered pavers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind. 2.7. The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for work on the Demolition Plan. 2.8. The contractor shall be responsible for the complete security of the site while job is in progress and until job is complete. 2.9. The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete, patios, foundations, septic tank and leach field. 2.10. Refer to demolition and site plan for the relocation of existing trees, and other existing site elements. 2.11. When applicable, provide separate permit for septic tank with certified Pollution Control Agency. 2.12. Construction forces must have wind access. 3. CONCRETE 3.1. All materials shall comply with local and state building codes and be more stringent than the following provisions. 3.2. Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, registers, sills, etc. Discrepancies shall be consulted with the Architect before proceeding with the work. 3.3. Concrete slabs on fill shall be poured on 15 mil. polyethylene vapor barrier. 3.4. All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted. 3.5. Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light brown finish, interior slabs shall be steel trowel finish unless noted otherwise. 3.6. Concrete shall be placed according to best practices described in ACI 302.1-R-04.8.1 3.7. Admixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects. 3.8. Plication, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers and hangers as required. 3.9. Set and butt into work anchorage devices and other embedded items required for work attached or supported by cast in place concrete. 3.10. Minimum coverage for reinforcing shall conform to A.C.I. 318-89-7.7. 3.11. Consolidate concrete per ACI 318-89-5.10.9 3.12. These notes and specifications are supplemented by specific structural notes in the structural drawings. 3.13. Contractor to provide finish sample for exposed concrete finish for Architect's approval. 4. MASONRY 4.1. All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County. 4.2. The Contractor shall be responsible for quality control of masonry construction, which shall be plumb and square, and the contractor shall maintain full-time continuous supervision of masonry work, including (but not limited to) chisel setting, block laying, bar setting, and grouting. 4.3. Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-120. 4.4. Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units. 4.5. Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams. 4.6. Mortar shall be type M or S per A.S.T.M. C-270. 4.7. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint width and for accurately location openings, movement type joints, returns and offsets. 4.8. Install embedded flashing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water. 4.9. Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry. 4.10. These notes and specifications are supplemented by specific structural notes in the structural drawings. Notify Architect of any discrepancies between Structural and Architectural sets. 5. METALS 5.1. Submit shop drawings and sectional samples for all railing and decorative brackets. Finish to be painted. (Color by Architect). 5.2. Threshold @ exterior doors to be by door manufacturer. 5.3. Provide galvanized metal studs @ 24" O.C. maximum at all interior non-bearing partitions as noted on drawings. Metal studs to be 25 gauge minimum unless otherwise noted, with a minimum thickness of 0.0179". 5.4. Provide double (back to back) 20-gauge galvanized metal studs @ 16" O.C. maximum at all interior non-bearing partitions of kitchens, closets, or walls supporting plumbing fixtures, cabinetry, or other equipment. Provide minimum 2x4 horizontal wood blocking, as noted on drawings and recommended by manufacturer, and securely fasten blocking between studs. 5.5. Align metal stud runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as requires to support wallboard at openings and studs and also to anchor equipment, shelving fixtures and fittings shown on plan. 5.6. Consult drawings for partition-to-partition, partition-to-structure and other general details. 6. WOOD AND PLASTIC 6.1. If applicable, submit roof truss shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication. 6.2. Consult structural notes on drawings for required information, calculations and certifications, loading requirements, and nailing sizes and spacings. 6.3. Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the narrow grain to the nailing surface. 6.4. Wood at exterior locations shall be pressure treated. Wood in contact with any concrete, masonry, or lath, shall be pressure treated and shall be provided with a foam gasket unless otherwise noted. 6.5. Interior wood door jambs shall be of solid rabbeted construction. 6.6. Ceiling, and trim shall be pop, Century or Cypress wood, unless otherwise noted on the drawings. All wood ceilings shall have 1" tongue and groove construction and all disboard walls shall be constructed of 6" German drop siding. All exterior wood ceilings shall receive a 1/2" quarter round pressure treated trim at wall connections unless otherwise noted. Interior wall siding, ceiling, trim, and door and window casings shall be poplar, paint grade. On exterior of wood walls 2" x 4" wood trim shall surround all windows and doors as well as serve as cornerboards. 6.7. Submit exterior trim samples for approval. Contractor to comply with PS 20 American Softwood Lumber Standard. 6.8. Submit shop drawings of all cabinetry. 6.9. Fabricate all wood trim and casing to profiles and details shown. 6.10. Condition fresh carpentry to average prevailing humidity condition in installation areas prior to installation. 6.11. Install plants, level true and in alignment with adjacent materials. 6.12. Score and cut to fit adjoining work. Mitre corners and cope at returns unless noted otherwise. 7. THERMAL AND MOISTURE PROTECTION 7.1. Deliver coating materials to project site in manufacturer's unopened buckets or containers with labels intact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection. 7.2. See Architects' specifications in project binder. 7.3. Conform to profiles and sizes shown on the drawings and comply with most current version of "Architectural Sheet Metal Manual" for the following: 7.3.1. Metal Flashing and Counter flashing Metal Flashing and Counter flashing 7.3.2. Metal Valleys Metal Valleys 7.3.3. Dry Flashing Dry Flashing 7.3.4. Limited Flashing Limited Flashing 7.3.5. Elastic Sheet Flashing Elastic Sheet Flashing 7.4. Coat backside of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials. 7.5. Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building movement. 7.6. Seal moving joints with elastomeric silicone joint sealants unless otherwise noted. Provide paintable modified silicone as required. 7.7. Clean all metals of soldering flux and/or other corrosive substances. Waterfall and waterproofing performance of flashing and sheet metal work is required. Perform ASTM E1105 Procedure B (cyclic pressure) at one of each type of opening listed on the exterior aperture schedule. 7.8. Provide continuous rubber waterproof membrane at all walls around garage, retaining walls, master bathroom shower and garage roof deck. Install per manufacturer's specifications and apply telephone per The Council of North America standards. Coordinate with plumbing drawings and provide integral drains. 7.9. Roof covering system must be submitted for city approval prior to installation being Miami-Dade County product approval acceptance number equal to GAF conventional built-in roofing system for concrete decks NOA # 03040014 or equivalent. For deck area waterproofing NOA # 02051502 approval or equivalent. 7.10. Flood openings to be located 1" from the lowest adjacent grade next to building. Opening shall not be less than 3" in any direction in the plane of the wall. 7.11. Insulation materials, facings, vapor retarders shall have a flame-spread classification of not greater than 25 and smoke developed index not greater than 450 as per ASTM-E-84 or UL-723. FBCR 302.10		@ ATT AAD ATTIC ACCESS DOOR ABV ABOVE AB ANCHOR BOLT AC AIR CONDITIONING ACC ACCESS ADD ADDENDUM ADJ ADJACENT ADN ABOVE DRAINAGE AFF AFFIXED AFT ABOVE FINISHED FLOOR ALB LABORATORY LAM LAMINATE (EED) LAV LAVATORY LSW LEAD SUPERSEDED CEILING ALT ALTERNATE ALUM ALUMINUM ANC ANCHOR (AGE) (EED) AND AND AUTO AUTOMATIC BD BOARD BEL BELOW BET BETWEEN BUL BUILT-IN BLDG BUILDING BLK BLOCKING B MECHANICAL BLT BUILT BM BEAM BOT BOTTOM BRG BEARING BS BOTH SIDES BU BUILT UP BU BOTH WAY BETWN BETWEEN CAB CABINET CB CARPET BASIN CMT CEMENT CPC CAST IN PLACE CONCRETE CL CLOSURE CLG CEILING CLO CLOSET CHT CEILING HEIGHT CHT CEILING HEIGHT CEMB CEMENT BOARD CTR CENTER CEN CENTER LINE CER CERAMIC CL CERAMIC TILE CLR CLEAR (ANCE) COL COLUMN CON CONCRETE (EED) (CON) CONC CONCRETE CMU CONCRETE MASONRY UNIT CON CONNECT (EED) (CON) CONSTR CONSTRUCT (EED) (CON) CONTR CONTR (CON) CORR CORRUGATED COR CONTROL JOINT CWL CURTAIN WALL DPR DAMPER DL DEAD LOAD DML DRY MIX (LUTION) DEP DEPRESSION (EED) DIA DIAGONAL DIA DIAMETER DM DIMENSION DIV DIVISION DR DOUBLE DWS DOWNSPOUT DRS DRAINAGE DWG DRAWING EA EACH ELEC ELECTRICAL (AL) EPT ELECTRICAL PANEL EWC ELECTRONIC WATER COOLER EWH ELECTRIC WATER HEATER ELV ELEVATION EMER EMERGENCY ENC ENCLOSURE EQ EQUIPMENT EQUIP EQUIPMENT EXIST EXISTING EXT EXTERIOR FAS FASTEN (ER) FT FEET, FOOT FIBER FIBER BOARD FGL FINISH (EED) FFE FINISHED FLOOR ELEVATION FIR FINISH (EED) FEC FIRE EXTINGUISHER CABINET FP FINISHED FLOOR (EED) (ING) FLG FLASHING FLX FLOOR (ING) FLR FLOOR (ING) FLO FLOOR CLEAN OUT FSM FLOOR FLOR FLOURESCENT FR FOOT BOLT FR FURNISHED BY OTHERS FRAE FURNITURE, FUTURE & EQUIPMENT FUR FURNITURE (ING) FUT FUTURE GA GAUGE GPM GALLONS PER MINUTE GALV GALVANIZED (ED) GI GENERAL CONTRACT (OR) GL GLASS, GLAZING GMB GUMBER GRD GROUND GROUT GROUT GYR BO OYPURUM BOARD GRADE GRADE HC HANDICAP (EED) HDW HARDWARE HWD HARDWOOD HWC HEATING/VENTILATING / AIR CONDIONING CONDITIONING HGT HEIGHT HOR HORIZONTAL HWH HOT WATER HEATER HOR HOUR INCL INCLUDE (LO) (CON) INSUL INSULATE (EED) (CON) INT INTERIOR WDB WOOD BASE JUNCTION BOX JANUARY CLOSET JOINT JOINT JOINT FILLER JST JOIST KPL KICK PLATE KITCHEN KITCHEN KICKOUT KICKOUT LAB LABORATORY LABEL LABEL LAV LAVATORY LAMINATE (EED) LAVATORY LAVATORY LEAD SUPERSEDED CEILING LCT LIGHT CONTROL LIGHT LIGHT LWT LIGHT WEIGHT LIVE LOAD LOUVER LOUVER MFR MANUFACTURE (ER) MARBLE MARBLE MASONRY MASONRY MATL MATERIAL MAX MAXIMUM MECH MECHANICAL (AL) MEDICINE CABINET MEDICINE CABINET MEMBER MEMBER METAL METAL METAL FURRING METAL FURRING METAL PILE RAILING METAL PILE RAILING METAL THRESHOLD METAL THRESHOLD METER (S) METER (S) MIN MINIMUM MIN MINIMUM MISCELLANEOUS MISCELLANEOUS MODULAR MODULAR MOLDING MOLDING MOISTURE RESISTANT MOISTURE RESISTANT MOUNT (EED) (CON) MOUNT (EED) (CON) MOV MOVABLE MULLION MULLION NAT NATURAL NOM NOMINAL NOT IN CONTRACT NOT IN CONTRACT NOT TO SCALE NOT TO SCALE NATIONAL GEOTECHNICAL VERTICAL NATIONAL GEOTECHNICAL VERTICAL OBSCURE OBSCURE ON CENTER ON CENTER OPENING OPENING OVERALL OVERALL OVERLAP OVERLAP POST INDICATOR VALUE PAINT (EED) PANIC BAR PARTITION PARTITION PAPER TOWEL DISPENSER PARTICLE BOARD PERIMETER PLAS PLASTIC LAMINATE PRESSURE TREAT (EED) POUNDS PER CUBIC FOOT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRE-FINISHED QUARRY TILE RADIUS RAIN WATER LEADER RAIN WATER LEADER REGULAR REFERENCE REINFORCE (EED) REQUIRED RESILIENT RESILIENT RETURN AIR RETURN (S) RUBBER RUBBER SCREEN SCHEDULE (D) SEALANT SECTION (S) SHEET SIMILAR SOLID CORE SOUND PROOF SOUTH SPEAKER SPECIAL SPECIFICATION (S) SPRINKLER SQUARE FEET STAINLESS STEEL STANDARD STANDING SEAM METAL ROOF STEEL STO STORAGE STRUCTURE (AL) STUCCO SUSPENDED SYNTHETICAL SYSTEM SUPPLY FAN SOUTH FLORIDA BUILDING CODE TELEPHONE TEMPORARY THICK (NESS) THRESHOLD TOILET PAPER DISPENSER TOLERANCE TONGUE & GROOVE TOP OF BEAM TOP OF ROOF TOP OF SLAB TOWEL BAR TYP TYPICAL UNFINISHED UNLESS OTHERWISE NOTED VERTICAL VESTIBULE VIN VINYL WALL TO WALL WALL HUNG WATER CLOSET WATERPROOF (EED) WINDOW WITH WITHOUT WOOD WOOD BASE		
8. DOORS AND WINDOWS 8.1. Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to manufacturer's specifications. 8.2. Unless otherwise noted, interior doors shall be solid hard wood for finish, panelized or bouvered, as shown on the drawings and door schedule (Refer to Interior Drawings). 8.3. Doors connecting living areas with garage areas shall be 20 minute fire rated per FBCR 302.5.1 through 302.5.4. 8.4. Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weatherstripping installed into the door jambs. 8.5. Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mock-up of one Door and Window Shop Drawing. 8.6. Door handles shall be uniformly installed at 3'-4" from the bottom of the door, unless otherwise noted. 8.7. Jamb and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied. 8.8. Windows shall be left clean, tight and weatherproof. 8.9. Burglar intrusion prevention: At single exterior exit swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins. 8.10. If applicable, exterior hinged shutters shall be wood, operable and of bouvered design. Color and design to be approved by the Architect. (Refer to Shutter DB). 8.11. For garage door details, see specifications section 06.36.13 8.12. To include a door, window, and cabinet hardware allowance for both interior and exterior doors. (To be selected by Interior Designer & Architect) 8.13. Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections. 8.14. Verify all field conditions and dimensions to ensure that openings are properly sized, square and plumb. Report unsuitable conditions to the General Contractor. 8.15. Every closed door latch shall be such that children can open the door from inside the closed. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency. 8.16. FINISHES 8.1. Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls and ceilings. All G.W.B. at bathrooms and garages shall be moisture resistant "Green Board", unless noted otherwise. 8.2. Floor finish clearances shall allow for various material installation. 8.3. Contractor to furnish all plaster from one manufacturer. 8.4. To install, apply, and cure materials in accordance with the Red Book, U.S. Gypsum Lathing and Plaster Handbook. 8.5. The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface. 8.6. Contractor to provide a 4'-0" x 8'-0" on site sample of finished stucco showing color, texture, and workmanship for Architect's review prior to commencing with the work. 8.7. Contractor to warranty the stucco against cracking, crazing and delamination for a period of four years from final date of acceptance. 8.8. Protect Windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces. 8.9. Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall be applied against wood rulers. Test samples shall be made for approval by the Architect prior to execution of the work. 8.10. Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints. 8.11. Space of drywall screws not more than 16" o.c. 8.12. Install metal beads at exposed edges, doors, and corners of G.W.B. Finish, Fasten securely. Secure wall board to supporting members by the Architect. 8.13. Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates. 8.14. Reinforce all wallboard joints and interior corners with joint tape in joint compound, (except where green board and cement backer board are used). Fill all joints, fastener heads, cracks and other depressions with joint compound. 8.15. Provide a Level 5 finish for all gypsum board walls unless otherwise noted. Refer to Gypsum Association GA 214 Quick Reference Guide. 8.16. Use water resistant "green board" for both areas, except in shower areas and where cement backer board is to be used as a substrate for ceramic tile. 8.17. The Contractor shall be responsible for and shall replace or remedy any faulty, improper or inferior material, or workmanship, or any damage which occurs within four (4) years after the completion and acceptance of the work by the Owner and issuance of a county certificate of completion. 8.18. Contractor shall submit Elevation Certificate of Flood Plain Administration upon placement of the lowest floor and prior final building inspection. 8.19. Contractor shall employ an effective integrated Mosquito Management Program utilizing Best Practices during the entire term the permit is in effect. 9. SPECIALTIES 9.1. Actual bids and not allowances (except where noted), shall be submitted for the specified items following: 9.2. Cabinets shall have crooked hinges. Samples shall be provided to the Architect for approval. All countertops shall be 3/8" thick unless otherwise noted. 9.3. Countertop and back splash at kitchen and bar top shall be CounterTop and back splash at kitchen and bar top shall be selected by architect and interior designer. CounterTop at bar sink and around kitchen sink and at bathroom vanities shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work. 9.4. All countertop and back splash to be provided by the owner as indicated on drawings. Contractor to provide installation of all countertops and back splash and to supply all necessary materials for installation. 9.5. Built-in cabinets for which shop drawings are to be built-in cabinets, built-in wall units and wet bar built in cabinets. 9.6. The security, TV cable, fiber optic, telephone and stereo systems are not detailed in this contract but the contractor shall provide an allowance for each item and submit a description of each. 9.7. All surfaces of masonry walls and wood fences shall be finished in the same manner, with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties. 10. SPECIALTIES 10.1. Actual bids and not allowances (except where noted), shall be submitted for the specified items following: 10.2. Cabinets shall have crooked hinges. Samples shall be provided to the Architect for approval. All countertops shall be 3/8" thick unless otherwise noted. 10.3. Countertop and back splash at kitchen and bar top shall be CounterTop and back splash at kitchen and bar top shall be selected by architect and interior designer. CounterTop at bar sink and around kitchen sink and at bathroom vanities shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work. 9.4. All countertop and back splash to be provided by the owner as indicated on drawings. Contractor to provide installation of all countertops and back splash and to supply all necessary materials for installation. 9.5. Built-in cabinets for which shop drawings are to be built-in cabinets, built-in wall units and wet bar built in cabinets. 9.6. The security, TV cable, fiber optic, telephone and stereo systems are not detailed in this contract but the contractor shall provide an allowance for each item and submit a description of each. 9.7. All surfaces of masonry walls and wood fences shall be finished in the same manner, with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties. 11. EQUIPMENT 11.1. Not used in this set 12. FURNISHINGS 12.1. Furnishings are to be selected, provided, and installed by Owner. See Interior Design. For room finish schedule and built-in cabinetry/shelving to be provided by Contractor. 13. SPECIAL CONSTRUCTION 13.1. General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations, including the latest supplemental "Hurricane" code requirements for Miami-Dade County. 13.2. Contractor to submit samples of pool finish and the grout to Architect for approval. All equipment and shop drawings shall be submitted for Architect's approval. 14. CONVEYING EQUIPMENT 14.1. Elevator to comply with Max Grablin Act, FBC 301.3, and any other applicable portions of EBC chapter 30 Elevators and Conveying Systems. 21. FIRE SUPPRESSION 21.1. Where fire protection systems are required, they shall be installed in compliance with standards per FBC Section 901. 22. PLUMBING 22.1. All plumbing fixtures, faucets and fixture fittings shall be in compliance with standards as per FBCR Section P2701. 23. HEATING, VENTILATION AND AIR CONDITIONING 23.1. The following specifications are minimum requirements to supplement the documents. 23.2. Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work. 23.3. Contractors shall coordinate their work with the work of other trades prior to execution of their work. 23.4. Contractors shall obtain the appropriate inspector's acceptance of their work. 23.5. Contractor shall install complete water service, distribution, waste disposal and drainage systems. 23.6. Contractor shall provide and install heaters, fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use. 23.7. Contractor shall provide necessary sleeves, pipe connections and clean-outs for connection to future municipal sewer system to 60' outside of exterior walls. 23.8. Refer to schedules for future types, specifications, and locations. 23.9. Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings. 23.10. Locations of all pipes and registers shall be verified with the Architect prior to installation. 23.11. Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid TTUTS or equal with adjustable louvers. 23.12. Thermostats shall have a sub-base with heat-off-cool and fan switches. 23.13 Air conditioning grilles shall be painted to match adjacent surfaces unless noted otherwise. 23.14. Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warranted for four years after the acceptance of work. 23.15. Air exhaust and intake openings which terminate at outdoors shall be protected with corrosion resistant screens, louvers or grilles with openings between 1/2" and 1/2" per FBCR 303.6. 26. ELECTRICAL 26.1. The following specifications are minimum requirements to supplement the documents. 26.2. Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work. 26.3. Contractors shall coordinate their work with the work of other trades prior to execution of their work. 26.4. Contractor to coordinate & provide allowance for Lutron Contractor for coordination & provide allowance for Lutron Lighting System. 26.5. Contractors shall obtain the appropriate inspector's acceptance of their work. 26.6. Contractor shall provide and install complete electrical service of the proper capacity according to the documents. 26.7. Contractor shall provide relays as required for the thermostat control, shall provide empty circuits and buses for the telephone and fiber optic cables, and shall provide wiring to the appropriate locations. Provide pull strings for all future work. 26.8. Service work including ordering and repairing equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electric work shall be grounded. All on site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be connected to meter located on drawings. 26.9. Switches, outlets, and plates shall be specified by the Architect. Switches shall be blank rocker type. 26.10. Locations of all electrical switches, outlets, telephone and TV jacks shall be marked for verification by the Architect prior to installation. 26.11. Contractor to install paddle fans at locations indicated on the plans. 26.12. Alarms and Detectors: Refer to electrical sheets for all carbon monoxide and smoke alarms.		EXTERIOR WINDOWS EXTERIOR LOUVERS ROOFING MEMBRANE WATERPROOFING SYSTEMS THERMAL AND MOISTURE PROTECTION RAILINGS AND GUARDRAILS INSULATION MATERIALS SOUND TRANSMISSION MATERIALS ELECTRICAL EQUIPMENT LOW VOLTAGE SECURITY ACCESS AND CONTROL THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTALS DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH FBCB 9th EDITION (2017), BEC (A) 107.3.4.1 DEFERRED SUBMITTALS. NOTE: SHOP DRAWINGS / N.C.A. AND/OR PRODUCT DATA NEED TO BE STAMPED/APPROVES/ SIGNED AND DATED (EACH PAGE) BY A PROFESSIONAL DESIGNER OF RECORD REGISTERED IN THE STATE OF FLORIDA. COMPANY NAME AND SIGNATURE NAME MUST BE IDENTIFIED WITH PRINT WRITTEN. ALSO APPROPRIATE ASSEMBLIES, CONNECTIONS, TYPE OF ELEVATION, PRESSURES AND DETAILS MUST BE SELECTED (BC LIGHT) FROM EACH PRODUCT APPROVAL, AND ALSO EACH PRODUCT MUST BE IDENTIFIED IN THE DRAWINGS (TAGS/LABEL), 107.3.5		
APPLICABLE BUILDING CODES		SCOPE OF WORK		
NEW FOUR STORY MULTI-FAMILY DEVELOPMENT W/ NEW SITE WORK & LANDSCAPING		SYMBOL LEGEND		
Room name		SECTION DETAILS		
WALL TAG		PLAN DETAILS		
WINDOW TAG		DETAILS MARKS		
DATE		ISSUED FOR		
SEAL / SIGNATURE / DATE		SHEET TITLE		
A001		A001		

SHEET NUMBER
A002

NET AREA

FAR ANALYSIS

<u>PROPERTY ADDRESS</u>		
1938-1942 TAYLOR STREET, HOLLYWOOD, FLORIDA 33020		
<u>FOLIO</u>		
#514215014010 #514215014000		
<u>LEGAL DESCRIPTION</u>		
PARCEL 1: LOT 25, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA PARCEL 2: LOT 26, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA		
<u>SITE INFORMATION</u>	<u>EXISTING</u>	<u>PROPOSED</u>
ZONING:	ND-3	ND-3
SUB-DISTRICT:	N/A	N/A
BUILDING USE	SINGLE FAMILY & DUPLEX	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	N/A	N/A
NET LOT AREA:	10,759 SQ.FT.	10,759 SQ.FT.
GROSS LOT AREA:	13,320 SQ.FT.	13,320 SQ.FT.
BASE FLOOD ZONE:	ZONE X(0.2%)	ZONE X(0.2%)

<u>BUILDING INTENSITY</u>	<u>ALLOWED</u>	<u>PROVIDED</u>
LOT COVERAGE:	N/A	N/A
FAR:	3.00	1.92
	32,277 SQ.FT.	20,637 SQ.FT.
PROPOSED NO. OF UNITS:	UNLIMITED	18 UNITS
NUMBER OF FLOORS:	10	4
BUILDING HEIGHT:	140 FEET	49 FEET

<u>BUILDING INFORMATION</u>	<u>PROVIDED</u>
TYPE OF CONSTRUCTION	TBD
SPRINKLER (REQUIRED)	YES
FIRE ALARM (REQUIRED)	YES

<u>PARKING CALCULATION</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
MIN. REQ. PER UNIT (1) PARKING SPACE PER UNIT			
UNITS EXCEEDING ONE BEDROOM INCLUDING			
DENS (1.5) PARKING PER UNIT			
1 BEDROOM UNITS (9 CT)	9	9	INCLUDE 9 TAND PROVIDE TANDE
2 BEDROOM UNITS (9 CT)	14	18	
GUESTS: 1 PER EVERY 10	2	2	
HANDICAPPED SPACE	1	1	
TOTAL	=25 SPACES	=29 SPACES	
LOADING:			
RESIDENTIAL 1 FOR (60-100 UNITS)	NOT REQ.	0 SPACE	
BIKE RACKS	NOT REQ.	5 SPACES	

SETBACKS	REQUIRED	PROVIDED
<u>LEVEL 3 & ABOVE SETBACK REQUIREMENTS</u>		
FRONTAGE AT TAYLOR (NORTH)	15'-0"	15'-0"
SIDE INTERIOR (EAST)	0'-0"	4'-0"
SIDE INTERIOR (WEST)	0'-0"	4'-0"
REAR (SOUTH)	5'-0"	5'-0"
<u>AT-GRADE PARKING/VEHICULAR USE & LEVEL 2 SETBACK REQUIREMENTS</u>		
FRONTAGE AT TAYLOR (NORTH)	15'-0"	15'-0"
SIDE INTERIOR (EAST)	0'-0"	0'-0"
SIDE INTERIOR (WEST)	0'-0"	4'-0"
REAR (SOUTH)	5'-0"	5'-0"

GREEN BUILDING CERTIFICATION

LEED GREEN BUILDING CERTIFICATION SHALL BE OBTAINED FOR THIS PROJECT.

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/BALCONY	AC	BALCONY
2ND FLOOR	201	2/2	942	348	5,284	1,125
	202	2/2	1065	383		
	203	2/2	986	394		
	204	1/1	761			
	205	1/1	733			
3RD FLOOR	206	1/1	797		5,477	346
	301	2/2	942	143		
	302	2/2	1143	111		
	303	2/2	1101	92		
	304	1/1	761			
	305	1/1	733			
4TH FLOOR	306	1/1	797		5,220	462
	401	2/2	839	213		
	402	2/2	1143	111		
	403	2/2	990	138		
	404	1/1	761			
	405	1/1	733			
TOTAL NET AREA					15,981	1,933

<u>MIN. DWELLING UNIT SIZE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
--------------------------------	-----------------	-----------------

PER UNIT	300 SQ.FT.	733 SQ.FT. (MIN.)
CUMULATIVE AVERAGE	500 SQ.FT.	889 SQ.FT.

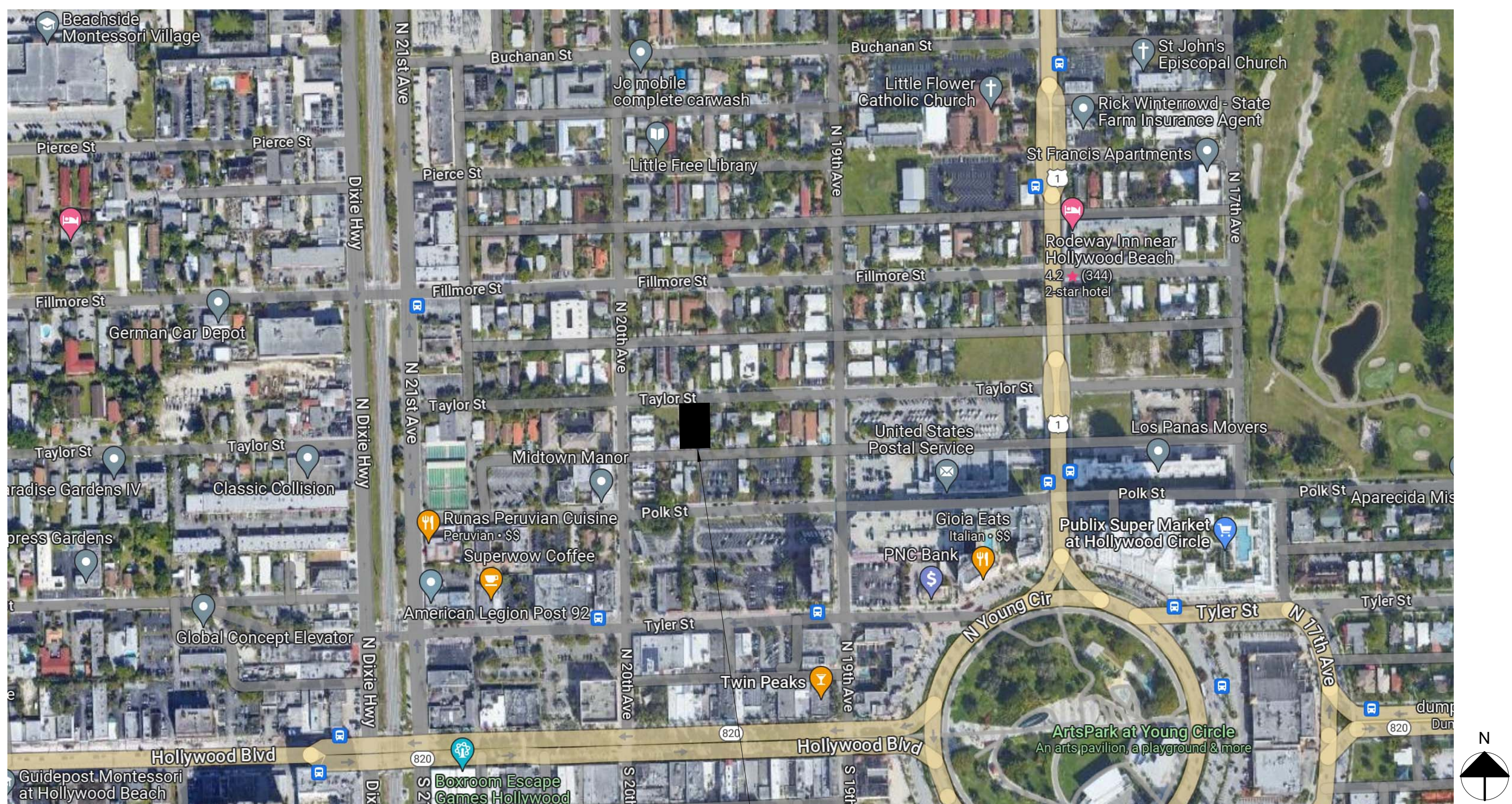
<u>LANDSCAPE</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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IMPERVIOUS AREA		
PARKING, SIDEWALKS & DRIVES	N/A	
PERVIOUS AREA		
LANDSCAPING AREAS (TOTAL)		
FRONT YARDS	1,200 SQ.FT. (11.2%) MIN	1,200 SQ.FT. (11.2%)
LANDSCAPE BUFFERS	N/A	N/A
OPEN AREA		
VEHICULAR AREA		7,572 SQ.FT.
GROSS BUILDING AREA		INTERIOR
	FIRST FLOOR	8,448 SQ.FT.
	SECOND FLOOR	7,727 SQ.FT.
	THIRD FLOOR	7,141 SQ.FT.
	FOURTH FLOOR	7,000 SQ.FT.
	ROOF	6,822 SQ.FT.

TOTAL	37,138 SQ.FT.
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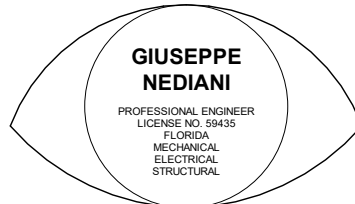
	SPACE	AREA		GROSS AREA		AREA FAR
		AC	NON AC	AC	NON AC	
1ST FL	LOBBY	177		458	7,990	702
	LOUNGE	207				
	TRASH ROOM		122			
	STAIR WELLS		244			
	ELEVATORS	74				
	ELECTRICAL ROOM		52			
	GARAGE		7,572			
2ND FL	CORRIDOR	1,000		6,358	1,369	6,602
	UNITS	5,284				
	STAIRWELLS		244			
	ELEVATOR	74				
	BALCONIES		1,125			
3RD FL	CORRIDOR	1,000		6,551	590	6,795
	UNITS	5,477				
	STAIRWELLS		244			
	ELEVATOR	74				
	BALCONIES		346			
4TH FL	CORRIDOR	1,000		6,294	706	6,538
	UNITS	5,220				
	STAIRWELLS		244			
	ELEVATOR	74				
	BALCONIES		462			
ROOF	STAIRWELLS				6,822	
	ELEVATOR					
	ROOF AREA		6,822			
				19,661	17,477	
TOTAL GROSS AREA				37,138 SF		
TOTAL FAR AREA FLOOR AREA RATIO						

NOTE: AREAS INDICATED IN BLUE TO COUNT TOWARDS FAR



LOCATION MAP

PROJECT ADDRESS:
1938-1942 Taylor St,
Hollywood, FL 33020



CONTACT INFORMATION
DESIGN PROFESSIONAL
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[illegible]

SEAL / SIGNATURE / DATE

SHEET TITLE

PROJECT DATA

SHEET NUMBER

A003



**GIUSEPPE
NEDIANI**

PROFESSIONAL ENGINEER
LICENSED IN FLORIDA
MECHANICAL,
ELECTRICAL,
STRUCTURAL

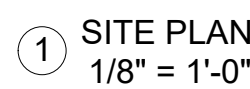
CONTACT INFORMATION
DESIGN PROFESSIONAL
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(305) 532-4489
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[illegible]SEAL / SIGNATURE / DATE

SHEET TITLE

SHEET NUMBER

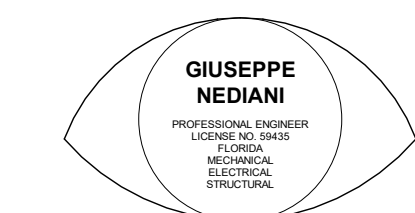
SHEET NUMBER
A100



11. NO GARAGE ENTRY DOOR SHALL BE USED TO ALLOW FOR QUEUEING.
12. TANDEM SPACES SHALL COUNT TOWARDS A SINGLE UNIT.
13. MOT PLANS TO BE PROVIDED AT TIME OF PERMIT.
14. FOR UTILITIES WORK WITHIN RIGHT-OF-WAY, ROW PERMIT WILL BE REQUIRED AT THE TIME OF PERMIT.
15. ALL OUTSIDE AGENCY PERMITS ARE REQUIRED AT THE TIME OF CITY BUILDING PERMIT REVIEW.
16. IMPACT PAYMENT FEES (INCLUSIVE OF PARK PAYMENT FEE) TO BE MADE AT TIME OF CITY BUILDING PERMIT ISSUANCE.
17. COORDINATION WITH BUILDING DEPARTMENT SHALL OCCUR DURING PERMITTING TO ENSURE ADEQUATE VENTILATION IS PROVIDED FOR THE PARKING GARAGE.
18. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
19. LEED GREEN BUILDING CERTIFICATION SHALL BE OBTAINED FOR THIS PROJECT, COORDINATION WITH BUILDING DEPARTMENT WILL BE REQUIRED TO ENSURE GREEN BUILDING ORDINANCE COMPLIANCE.
20. FULL ROAD WIDTH PAVEMENT MILL & RESURFACING REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO PROJECT SITE.

<u>PARKING SPACES TYPE</u>	<u>COUNT</u>
TANDEM SPACES	9 (18 SINGLE)
SINGLE SPACES	11 (INCLUDING ADA, EV & GUESTS)
EV SPACES	1
ADA SPACES	1
GUEST SPACES	2
TOTAL	29

PROJECT ADDRESS:
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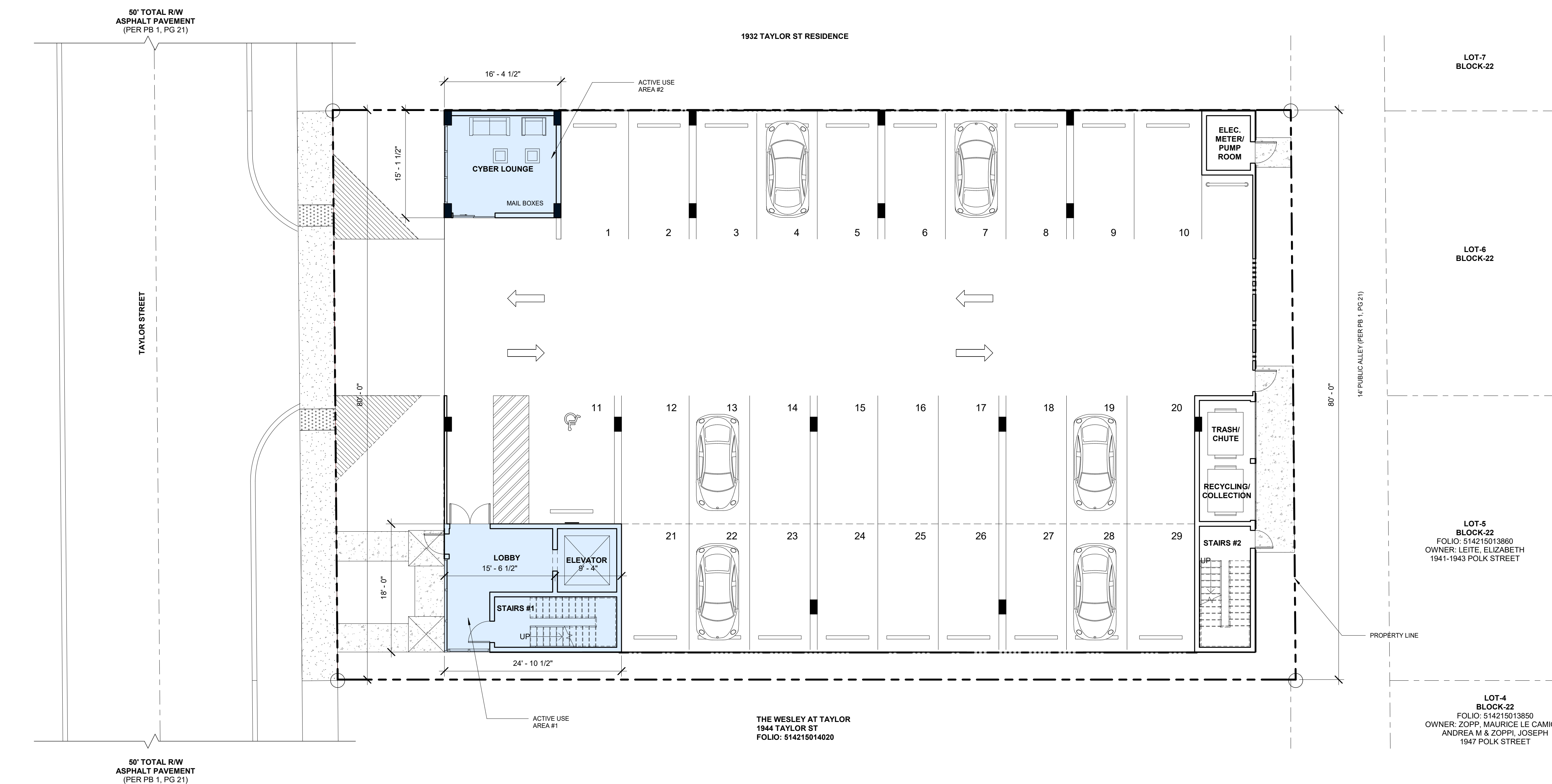
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SHEET TITLE

ACTIVE USE

SHEET NUMBER

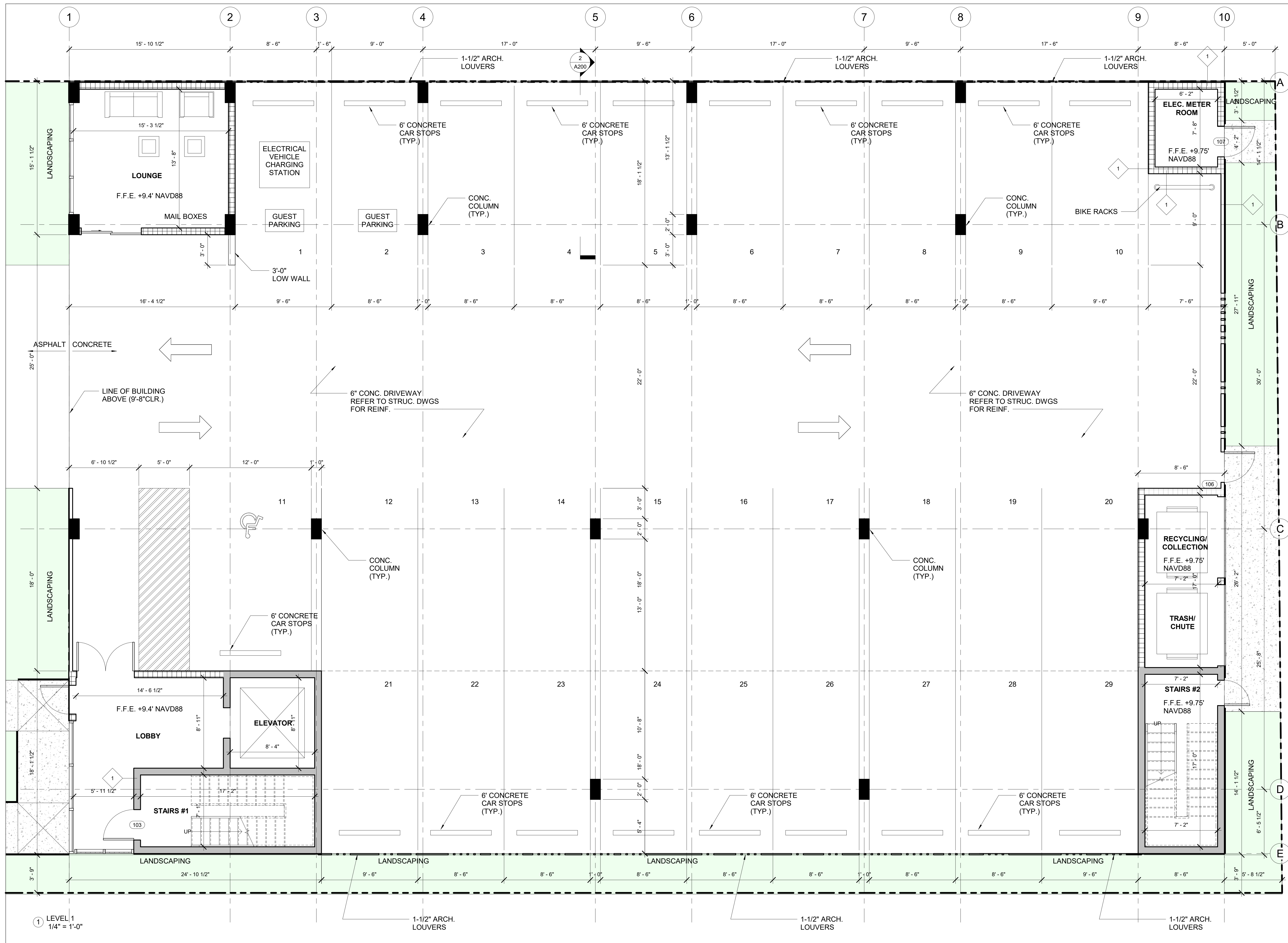
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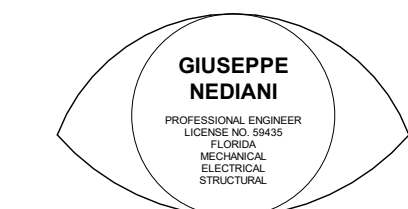
① ACTIVE USE
1/8" = 1'-0"

NOTES:

ACTIVE USE AREAS INDICATED IN BLUE.
MIN. REQUIRED ACTIVE USE = $0.4 \times 80' = 32'$
ACTIVE USE PROVIDED = $18' + 15' = 33'$



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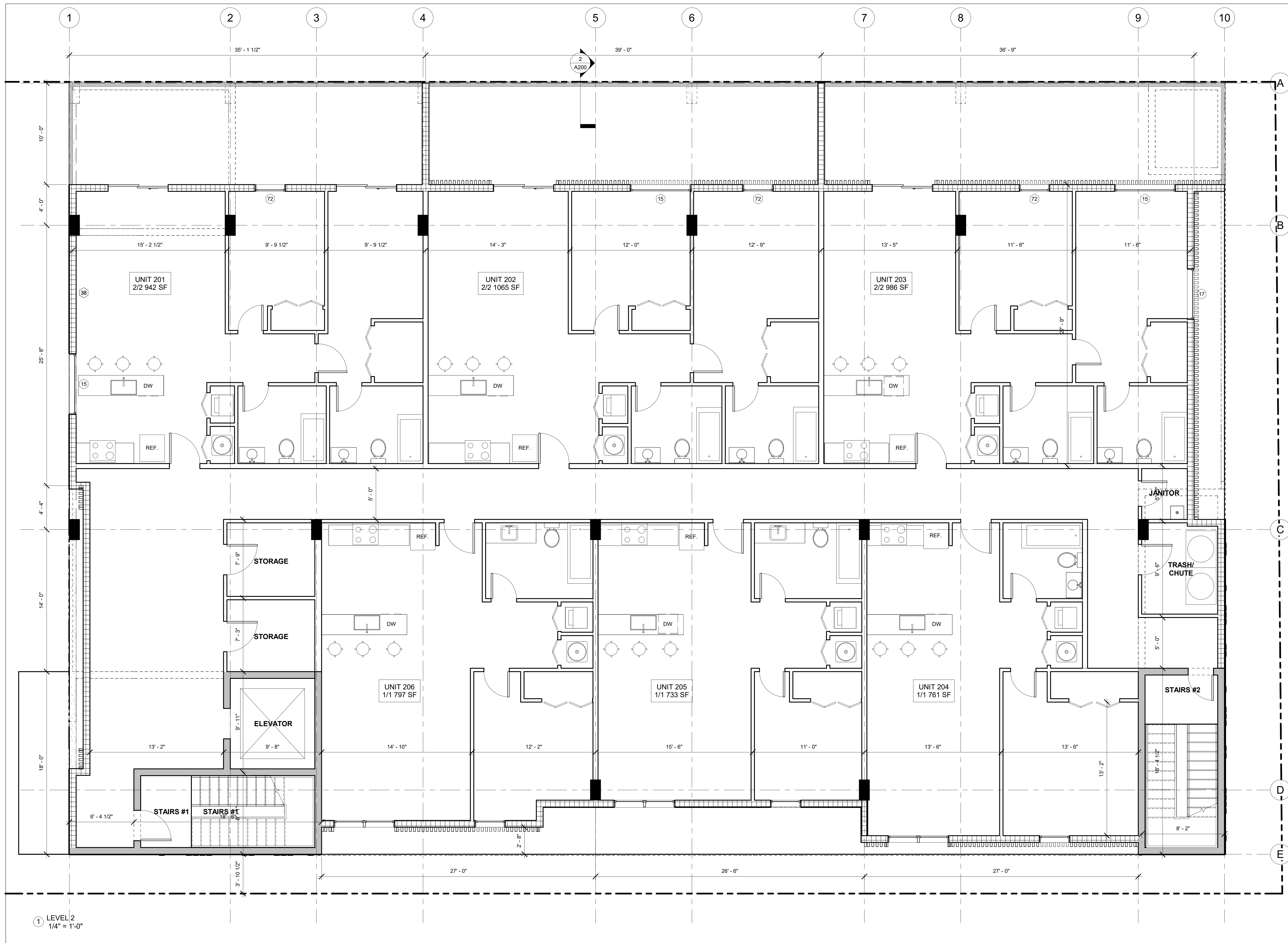
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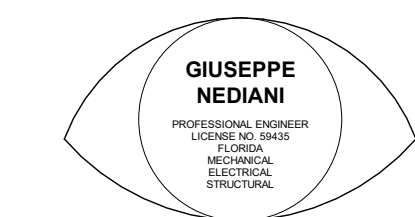
GROUND FLOOR PLAN

SHEET NUMBER

A101



PROJECT ADDRESS:
1938-1942 Taylor St,
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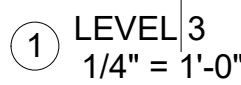
CONTACT INFORMATION
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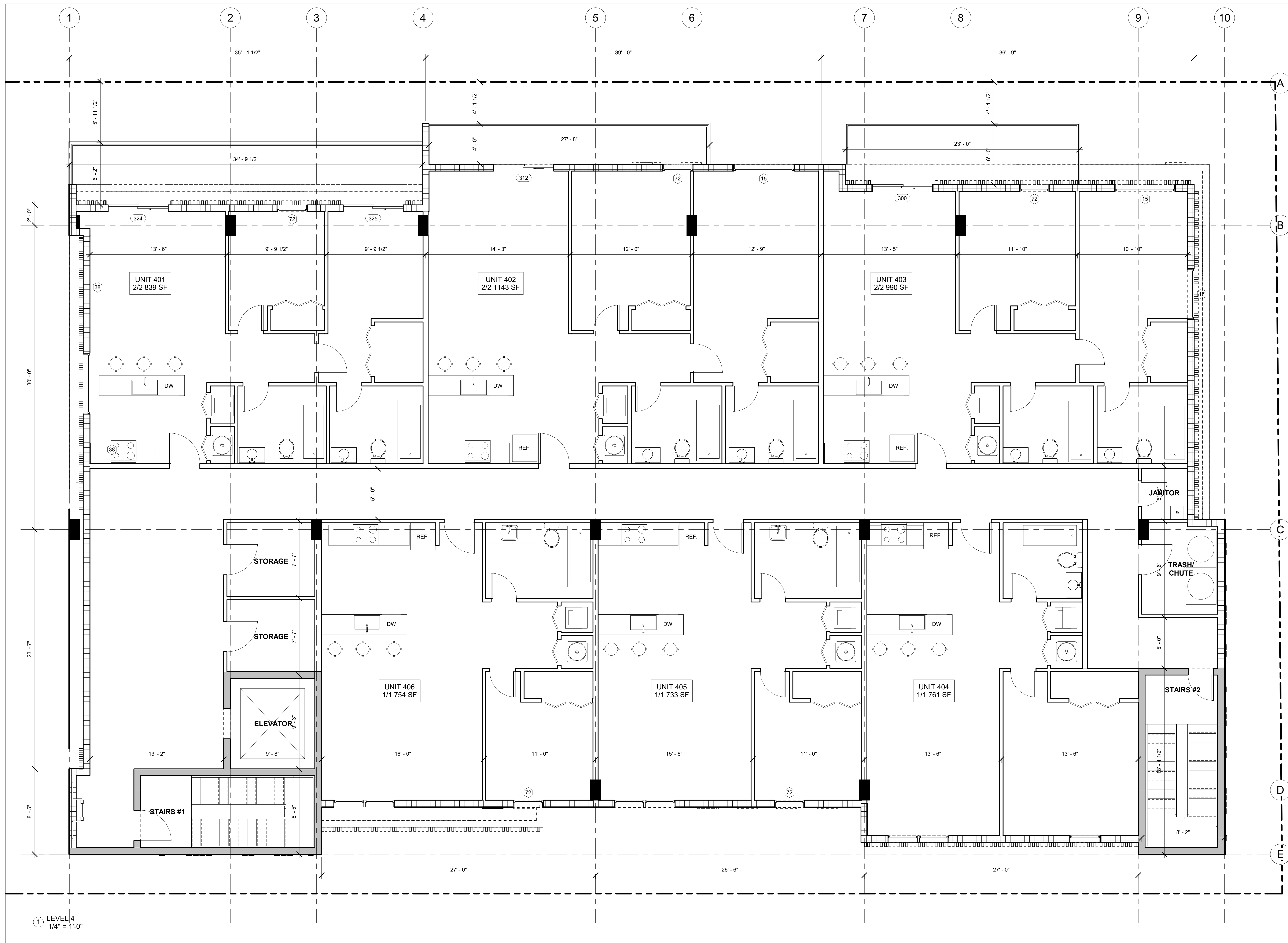
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SHEET TITLE
SECOND LEVEL PLAN

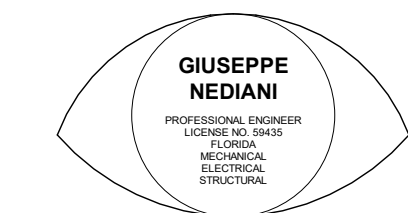
SHEET NUMBER
A102



A103



PROJECT ADDRESS:
1938-1942 Taylor St,
Hollywood, FL 33020



CONTACT INFORMATION
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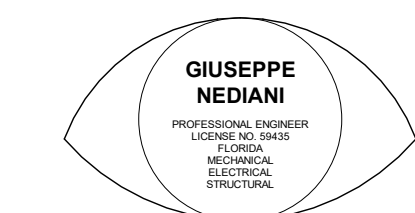
SEAL / SIGNATURE / DATE

SHEET TITLE

FOURTH LEVEL PLAN

SHEET NUMBER
A104

PROJECT ADDRESS:
1938-1942 Taylor St,
Hollywood, FL 33020



CONTACT INFORMATION
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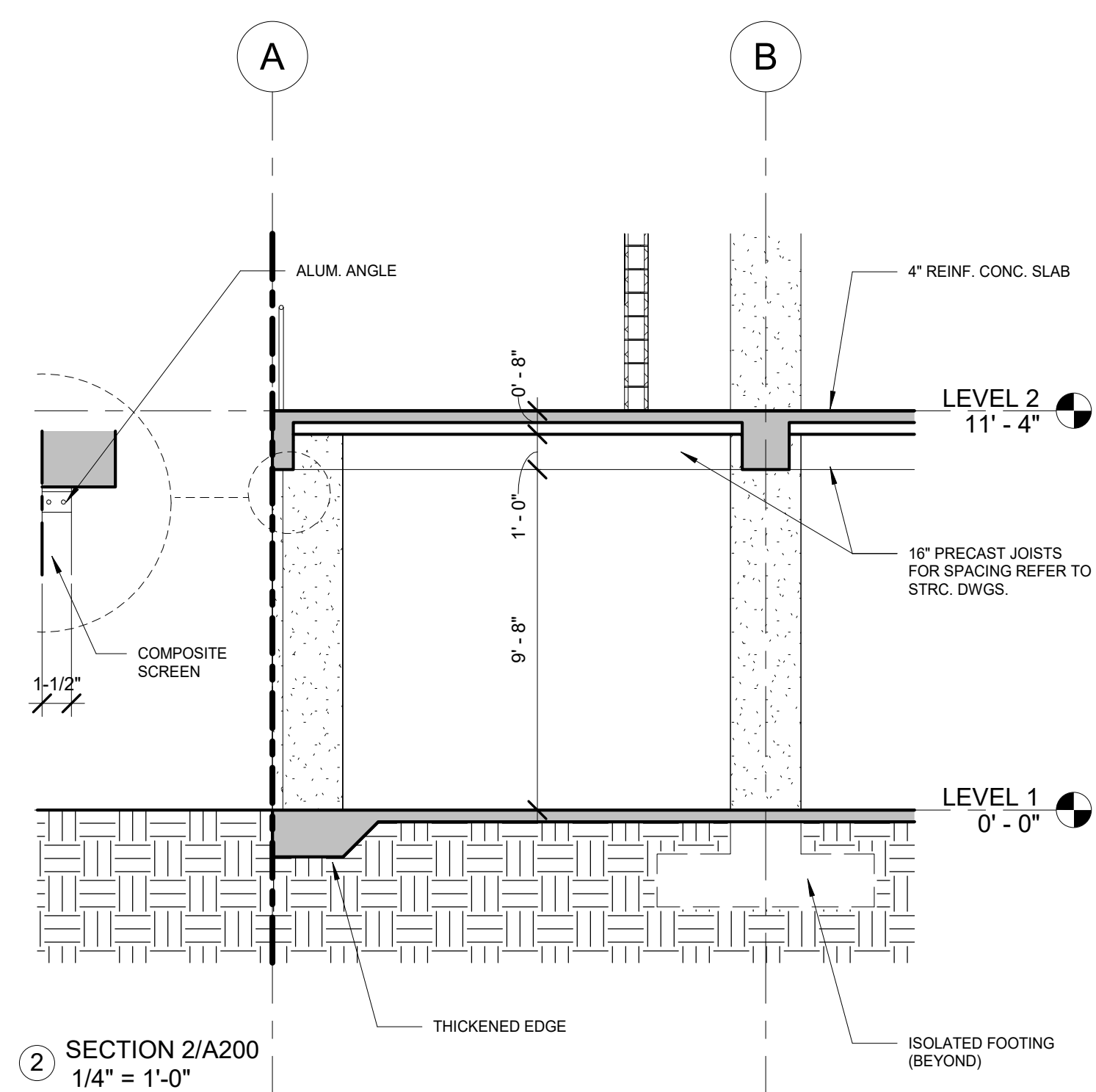
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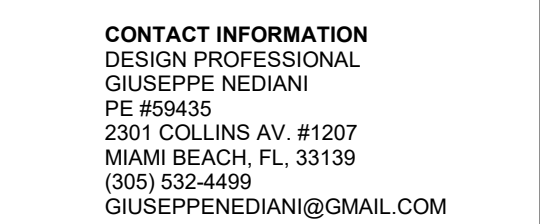
SHEET TITLE

EAST ELEVATION

SHEET NUMBER

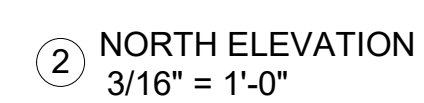
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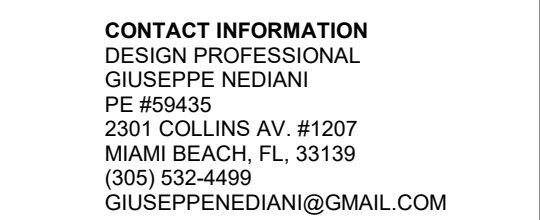
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NORTH ELEVATION

A201



② NORTH ELEVATION
3/16" = 1'-0"

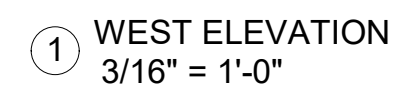
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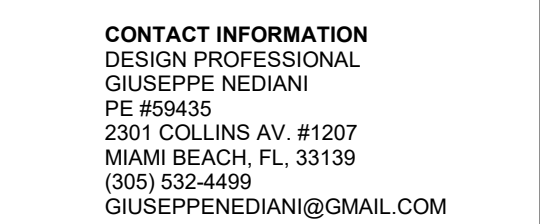
WEST ELEVATION

SHEET NUMBER

A202

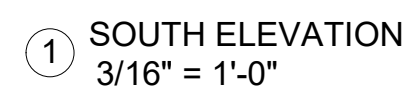


① WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION

A203



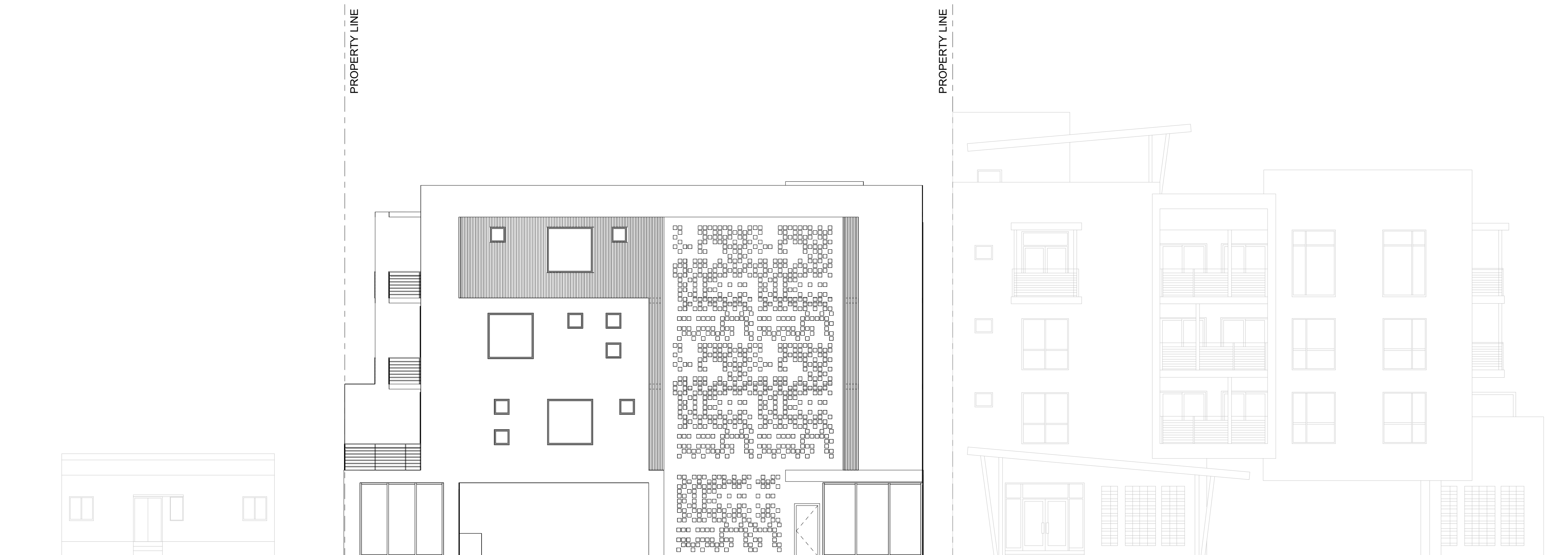
① SOUTH ELEVATION
3/16" = 1'-0"



**GIUSEPPE
NEDIANI**
PROFESSIONAL ENGINEER
LICENSE NO. 59435
FLORIDA
MECHANICAL
ELECTRICAL
STRUCTURAL

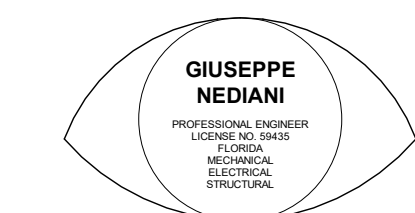
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A204



① CONTEXT
1/8" = 1'-0"

PROJECT ADDRESS:
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Hollywood, FL 33020



CONTACT INFORMATION
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[illegible]

SEAL / SIGNATURE / DATE

SHEET TITLE

RENDERINGS

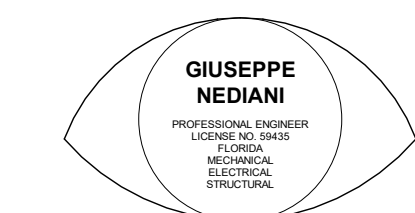
SHEET NUMBER

A205



NORTHWEST VIEW

PROJECT ADDRESS:
1938-1942 Taylor St,
Hollywood, FL 33020



CONTACT INFORMATION
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[illegible]

SEAL / SIGNATURE / DATE

SHEET TITLE

RENDERINGS

SHEET NUMBER

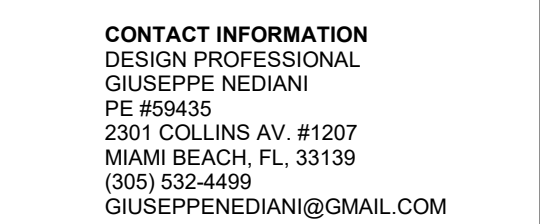
A206



NORTHEAST VIEW



A207

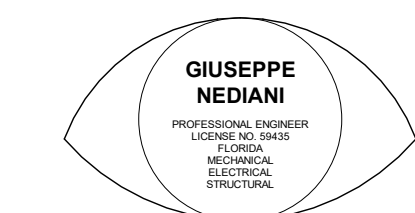


RENDERINGS

A208



PROJECT ADDRESS:
1938-1942 Taylor St,
Hollywood, FL 33020



CONTACT INFORMATION
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[illegible]

SEAL / SIGNATURE / DATE

SHEET TITLE

RENDERINGS

SHEET NUMBER

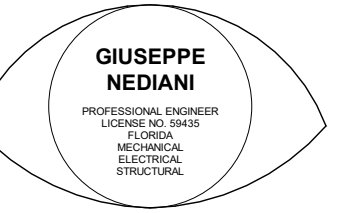
A209



NORTHWEST VIEW



PROJECT ADDRESS:
1938-1942 Taylor St,
Hollywood, FL 33020



CONTACT INFORMATION
DESIGN PROFESSIONAL
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E #59435
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(305) 532-4499
GIUSEPPENEDIANI@GMAIL.COM

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SEAL / SIGNATURE / DATE

SHEET TITLE

MATERIALS

EET NUMBER

A210



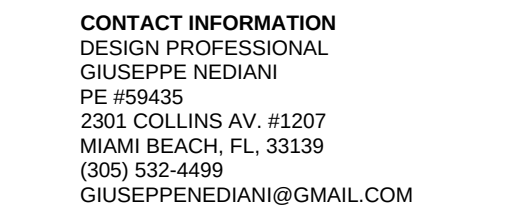
SEAL / SIGNATURE / DATE

SHEET TITLE

CONTEXT PHOTOS

SHEET NUMBER
A211

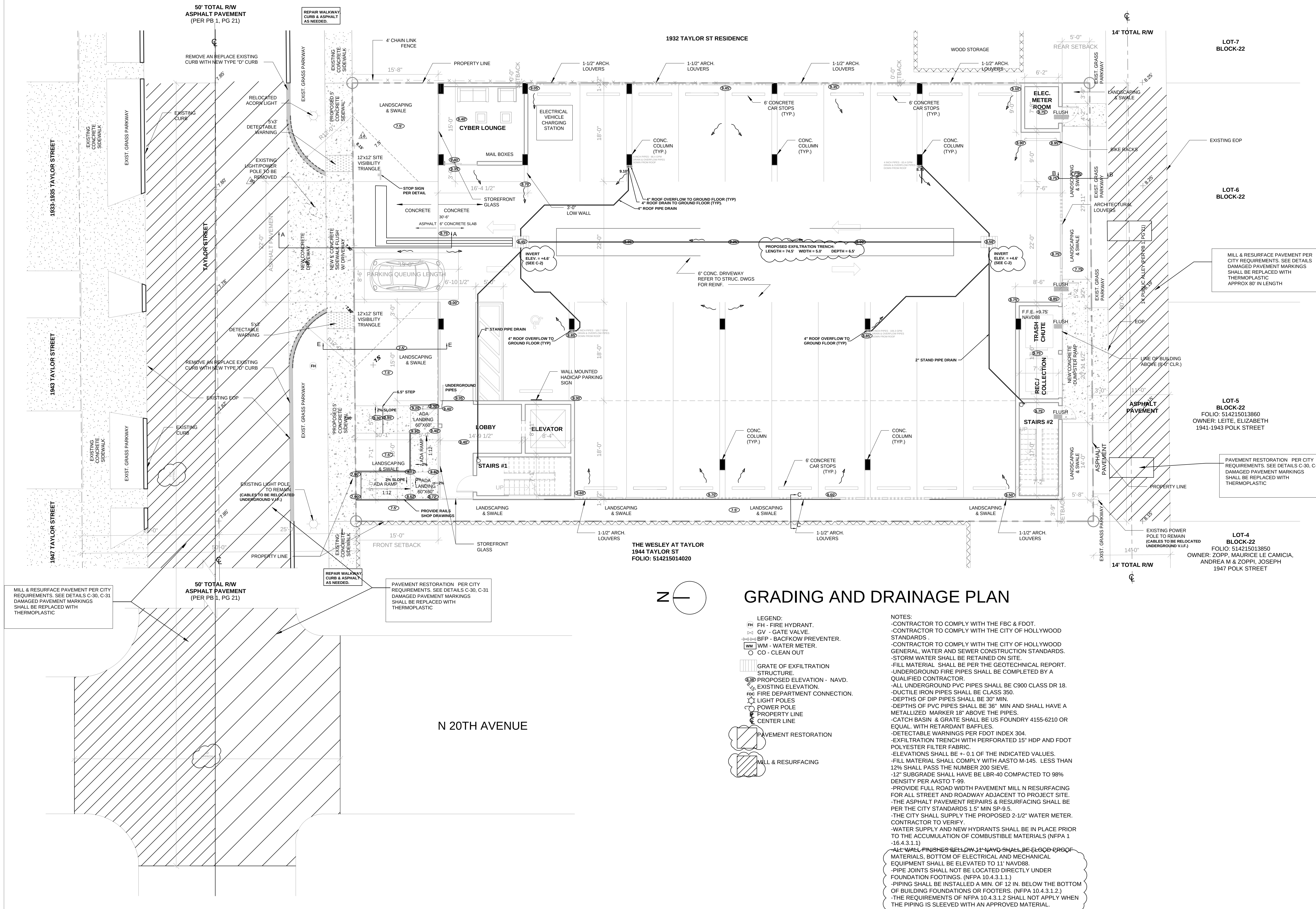


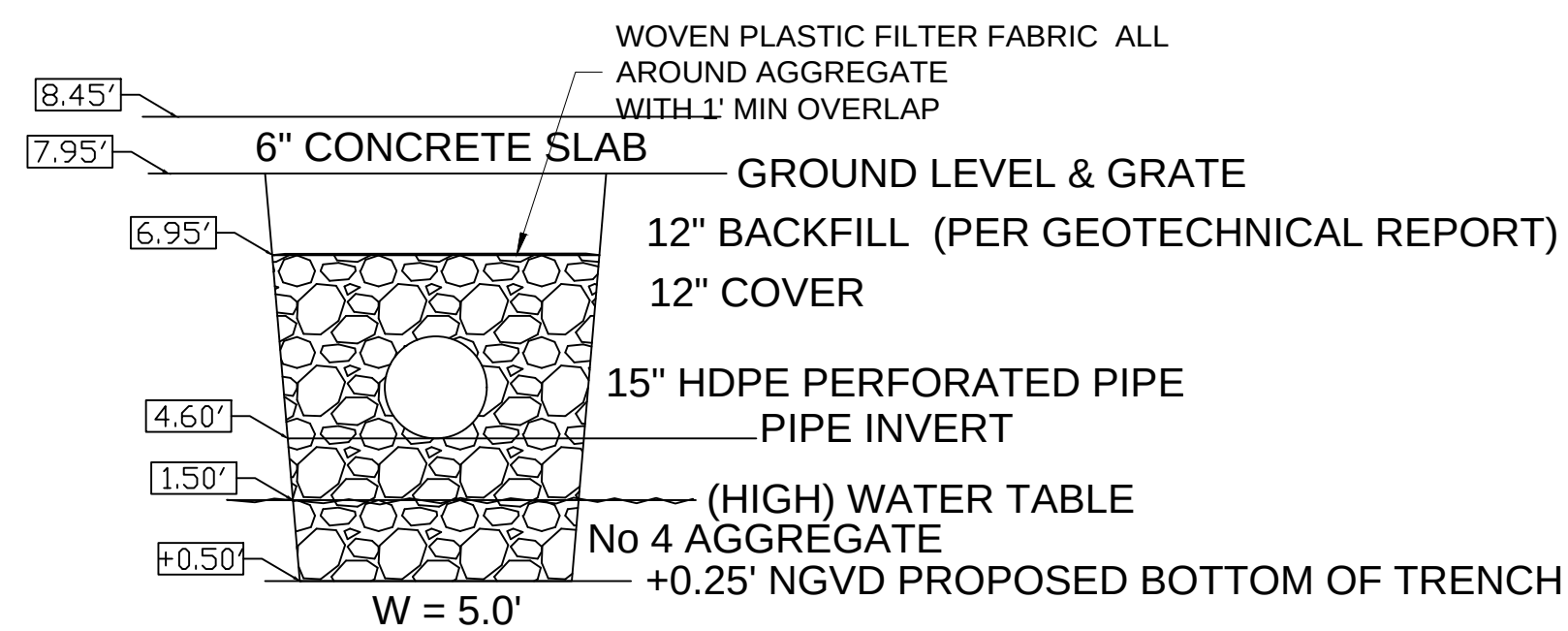


SHEET NUMBER

C-1

C-1





$H2 = 8.45' - 1.5' = 6.95'$
 $Du = 6.95' - 1.5' = 5.45'$
 $Ds = 1.5' - 0.50' = 1.0'$
 $W = 60" = 5.00'$ TRENCH WIDTH
 $V = 0.80$ acre-inch
 $k = 0.0002 \text{ cfs/SF-inch head}$ - to be verified (percolation test).
 $L \text{ required} = 36'$ (from calculations)
 $L \text{ provided} = 82.5' - (2) \times 4' \text{ (for solid pipes)} = 74.5'$



C-2

**GIUSEPPE
MEDIANI**
PROFESSIONAL ENGINEER
LICENSE NO. 59435
FLORIDA
MECHANICAL
ELECTRICAL
STRUCTURAL

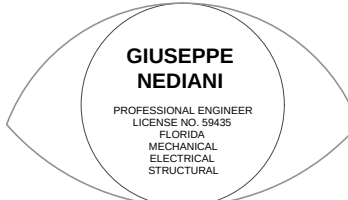
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SHEET TITLE

SHEET NUMBER

[illegible]

PROJECT ADDRESS:
1942 Taylor St.
Hollywood, FL 33020



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SEAL / SIGNATURE / DATE

SHEET TITLE

CITY DETAILS

SHEET NUMBER

C-4

GENERAL NOTES:

- 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.
- 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 (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO 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.
- THE CONTRACTOR SHALL NOTIFY ECSO 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.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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GENERAL NOTES (CONTINUED):

- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- 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.
- CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- 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.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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 ECSO FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCR OACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN THE MAINTAINING OF 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.
- 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.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FOOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
- 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.
- 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 ECSO.

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GENERAL NOTES (CONTINUED):

- 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.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- 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.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- 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 FOOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- 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.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

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APPROVED: XXX			

GENERAL NOTES (CONTINUED):

- 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


- 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.
 - 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.
 - A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO 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:
 - 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.
 - 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.
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - 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.
 - 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.
 - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

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WATER SYSTEM NOTES:

- 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.
- 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)].
- 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)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- 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.
- 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.
- 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.
- 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 HALF 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.
- 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.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- 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 UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- 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.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- 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.
- 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 EBAI IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- 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.

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WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- 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".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- 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).
- 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.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - 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.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- 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.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

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WATER MAIN TESTING AND DISINFECTION NOTES:

- 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.
- 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:
$$L = \frac{5 \times D \times \sqrt{P}}{148,000}$$

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.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- 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".
- BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- 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.
- 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.

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**GIUSEPPE
MEDIANI**

PROFESSIONAL ENGINEER
LICENSE NO. 59495
FLORIDA
MECHANICAL
ELECTRICAL
STRUCTURAL

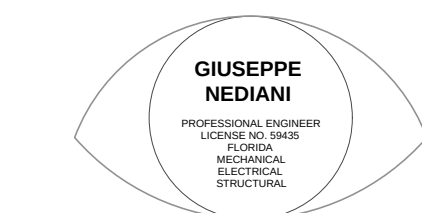
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SHEET TITLE

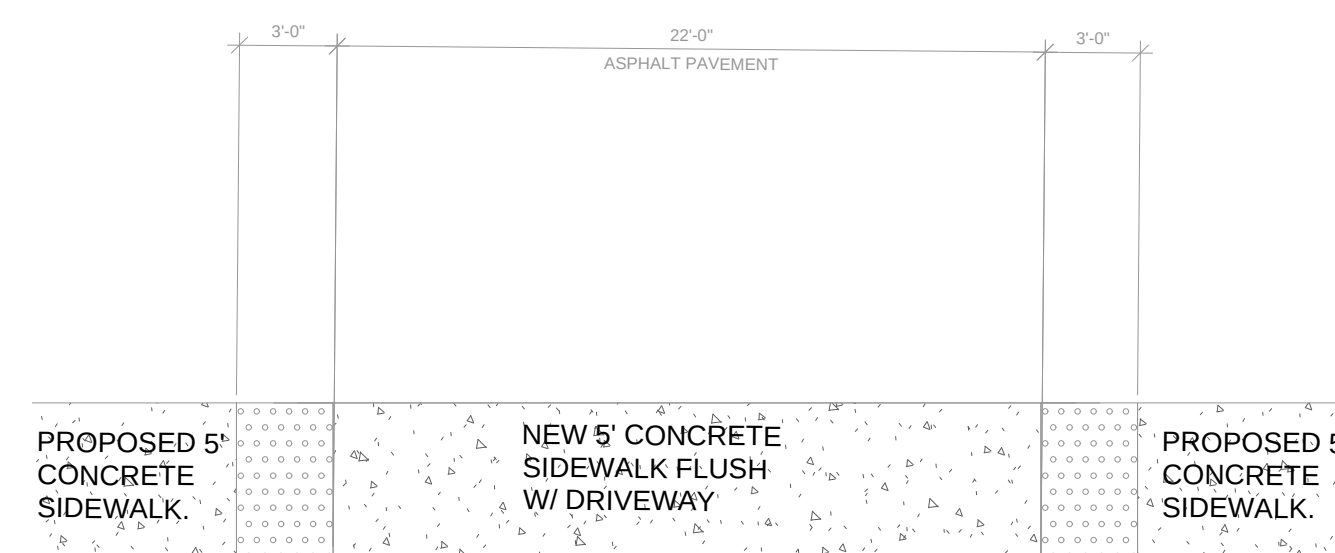
SHEET NUMBER

NOTES:
-CONTRACTOR TO COMPLY WITH THE FBC & FDOT.
-CONTRACTOR TO COMPLY WITH THE CITY OF HOLLYWOOD STANDARDS.

PROJECT ADDRESS:
1942 Taylor St.
Hollywood, FL 33020

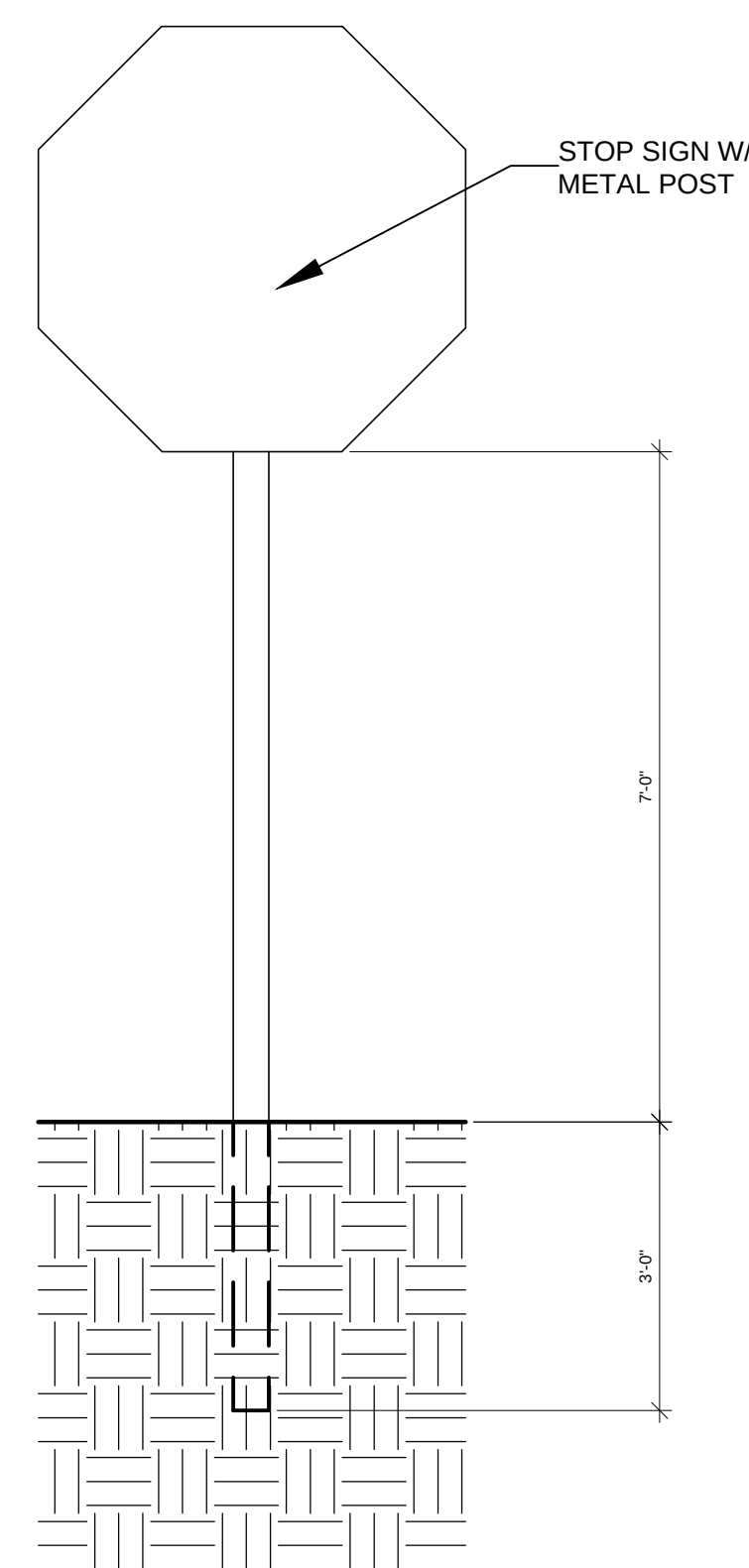


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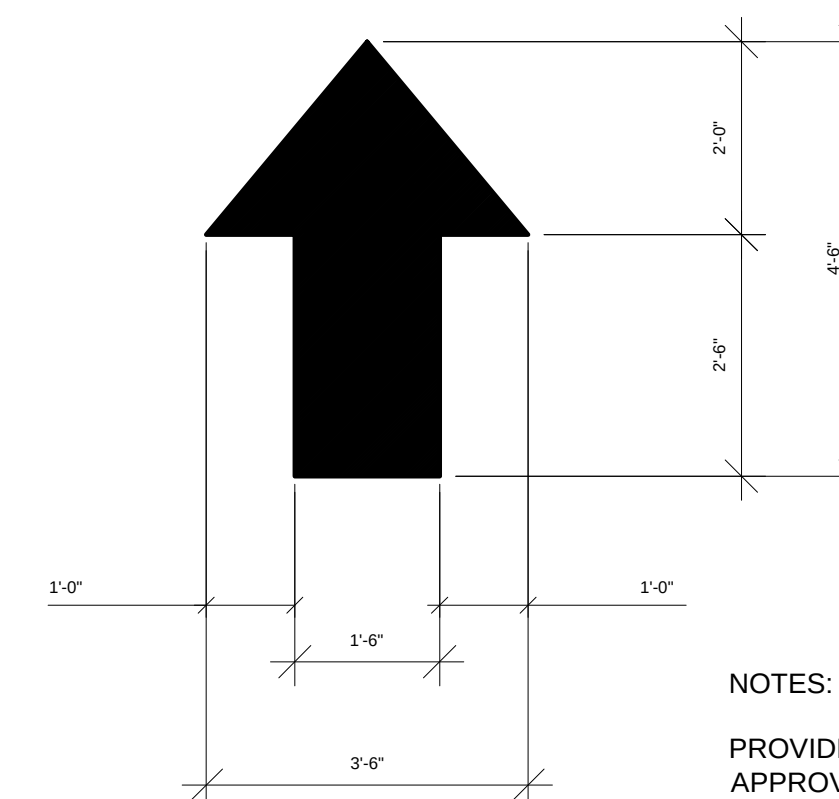


NOTE:
DETECTABLE WARNING SURFACE, PER FDOT INDEX 304, SHALL EXTEND FULL WIDTH OF SIDEWALK AND IN THE DIRECTION OF TRAVEL, 36" FROM EDGE OF DRIVEWAY. THE DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

DETECTABLE WARNINGS DETAIL.



STOP SIGN



NOTES:

PROVIDE A MIN. OF 2-COATS OF D.O.T.
APPROVED PAINT - UTILIZE "YELLOW"
COLORED PAINT ON CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS

[illegible]

SEAL / SIGNATURE / DATE

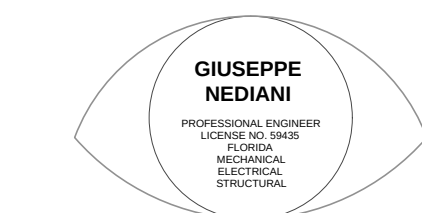
SHEET TITLE

DETAILS

SHEET NUMBER

C-8

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[illegible]

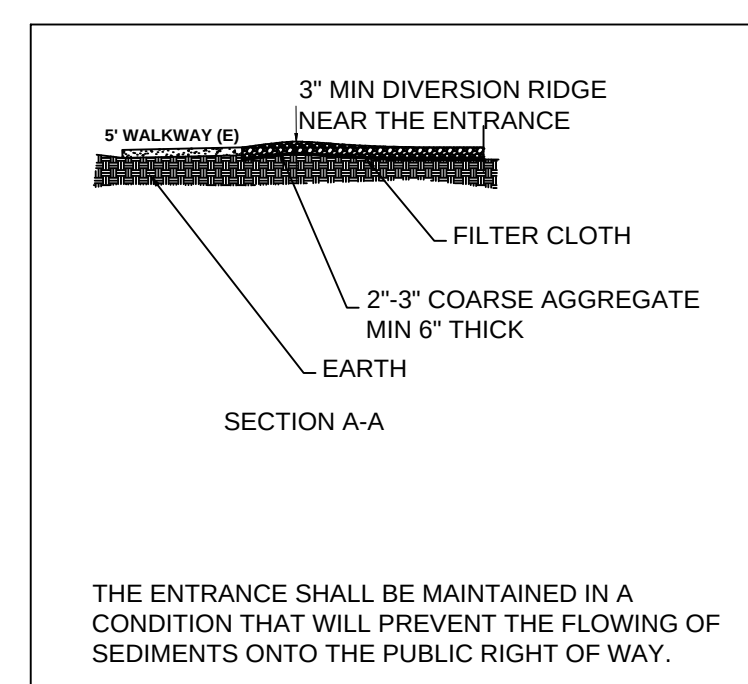
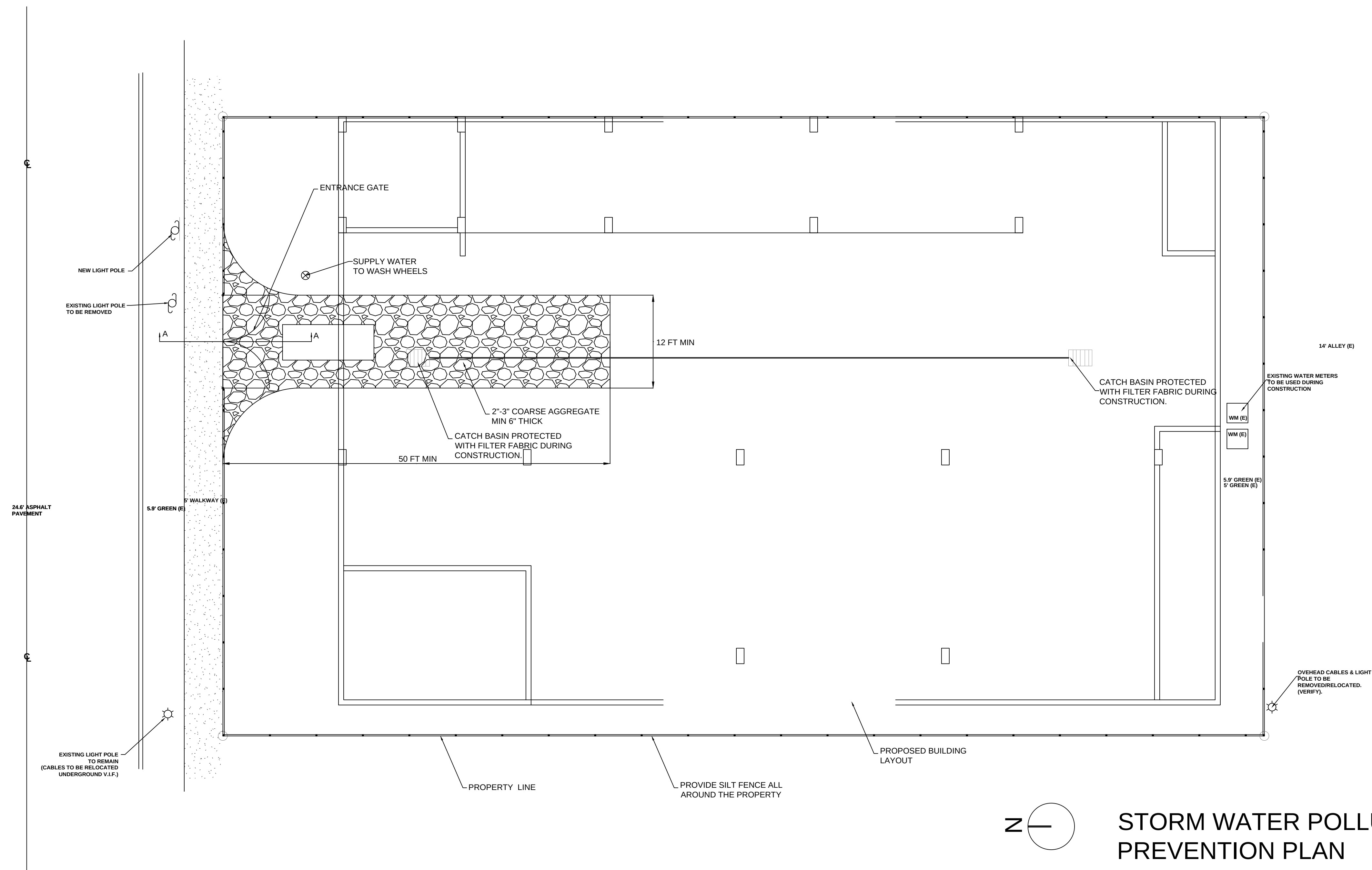
SEAL / SIGNATURE / DATE

SHEET TITLE

**POLLUTION
PREVENTION PLAN**

SHEET NUMBER

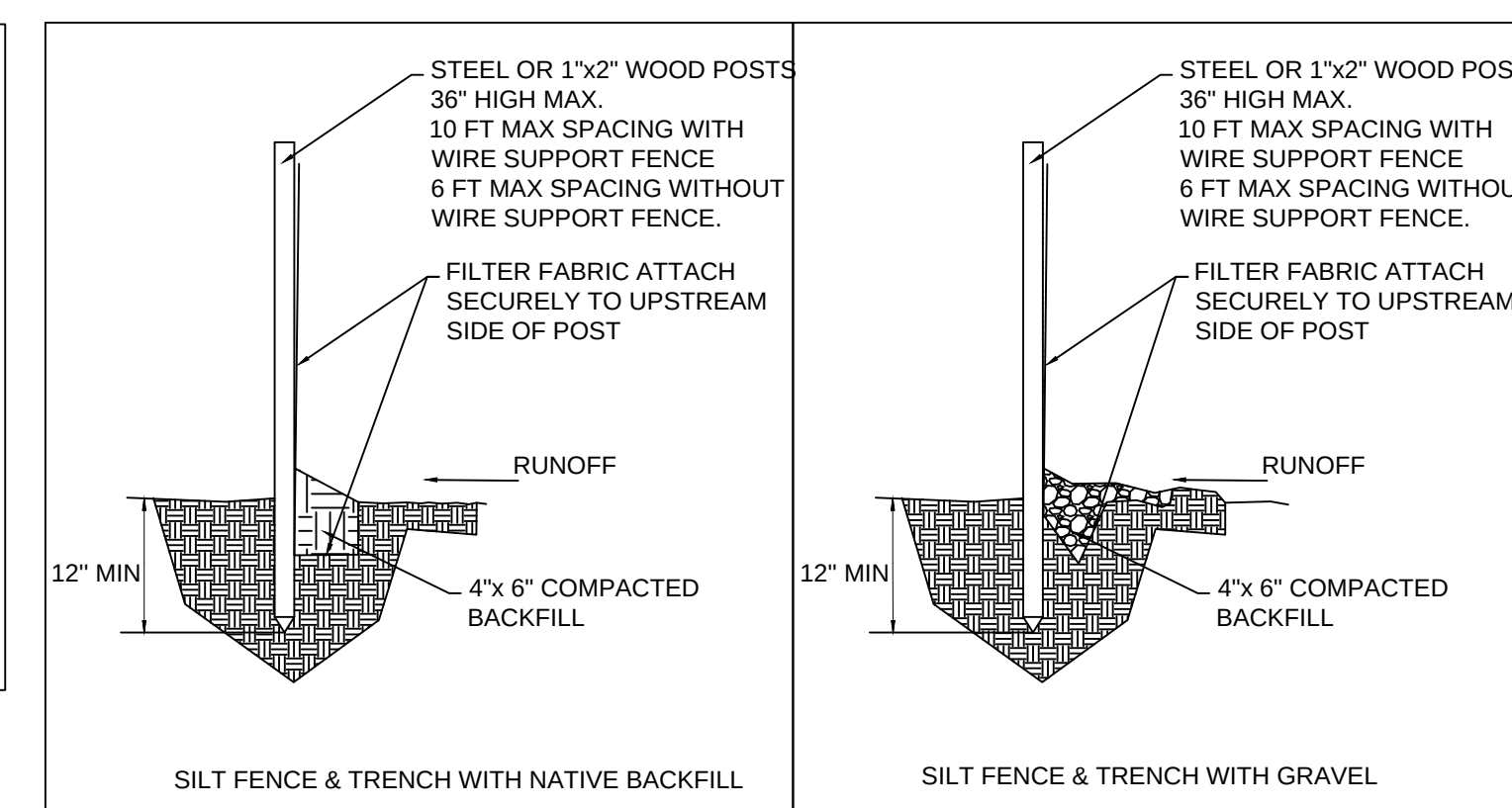
C-9



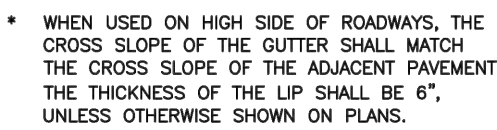
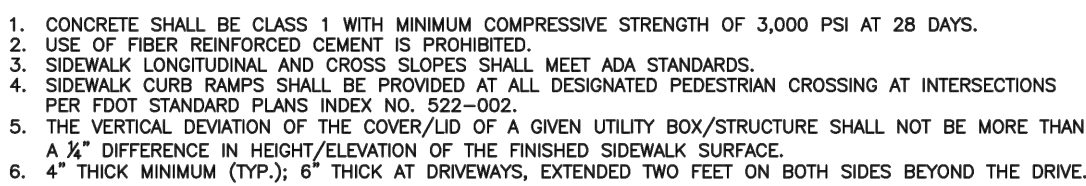
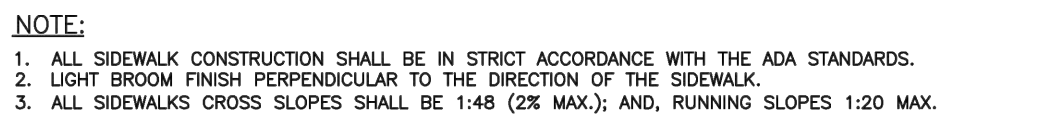
NOTES:
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NOTES:

- STORMWATER TO BE RETAINED ON SITE.
- EROSION AND SEDIMENTATION SHALL COMPLY WITH THE BMP'S AND THE SWPPP.
- FILL MATERIAL SHALL BE PER AASTO M-145.
- ELEVATIONS PER GRADING PLAN.
- STORM WATER DETAILS PER GRADING PLAN.
- PERMIT APPROVAL FROM OUTSIDE AGENCIES WILL BE REQUIRED.
- WATER SUPPLY AND NEW HYDRANTS SHALL BE PLACED PRIOR THE ACCUMULATION OF COMBUSTIBLE MATERIALS (NFPA 1 - 16.4.3.1.1)



INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT.
REMOVE SEDIMENT WHEN NECESSARY.



1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. BACKFILL SHALL BE GREATER THAN 1/2" IN SIZE.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE EXISTING FACILITY.
5. IF AN EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE PLACED A MINIMUM OF 1-1/2" INCHES ABOVE THE EXISTING SURFACE.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED, SEE PLANS.

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSESE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPOED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED, DRESSING TREATED PAVEMENT JOINTS WITH ASPHALT AND FEATHERED.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
5. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM MINIMUM CONTENT OF 10%.
6. 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 PAVEMENT.
7. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

1. TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.
2. TREES HAVING OVER 72 INCHES OF CLEAR TRUNK WITH LIMBS AND FOLIAGE TRIMMED IN SUCH A MANNER AS NOT TO EXTEND INTO THE VIEW TRIANGLE SHALL BE PERMITTED WITHIN SAID AREAS, PROVIDED THEY IN NO WAY IMPEDE VISIBILITY. NO LANDSCAPING ELEMENTS, EXCEPT FOR REQUIRED GRASS OR GROUND COVER, SHALL BE LOCATED CLOSER THAN 36 INCHES FROM THE EDGE OF ANY VEHICULAR TRAVEL LANE.