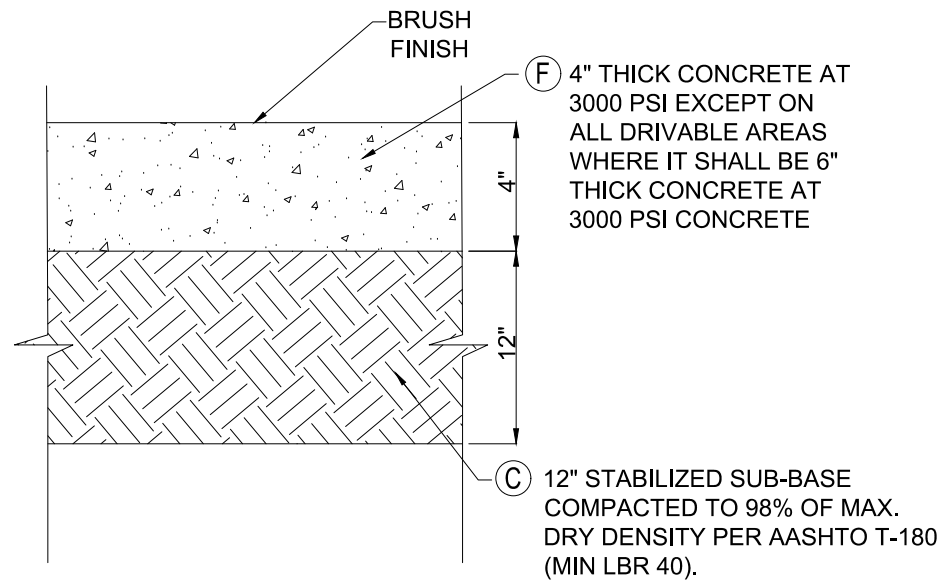
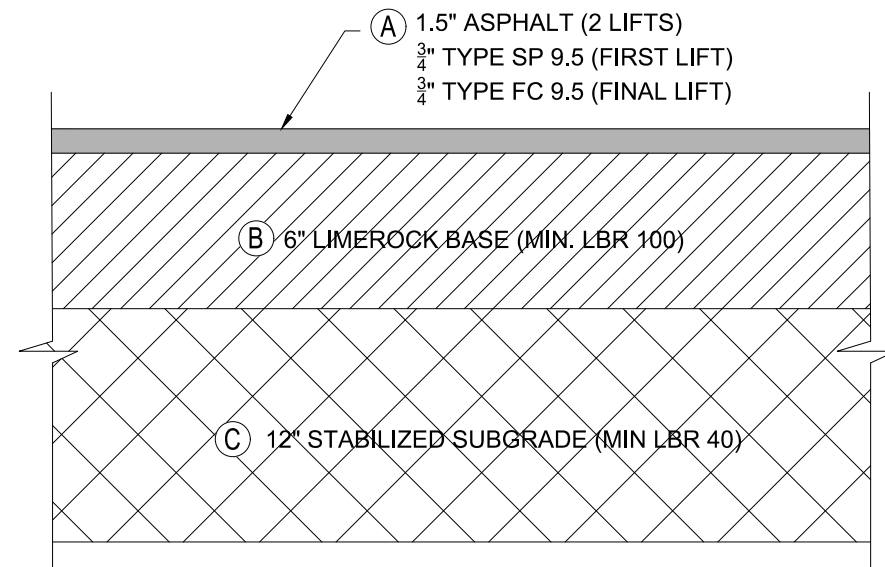
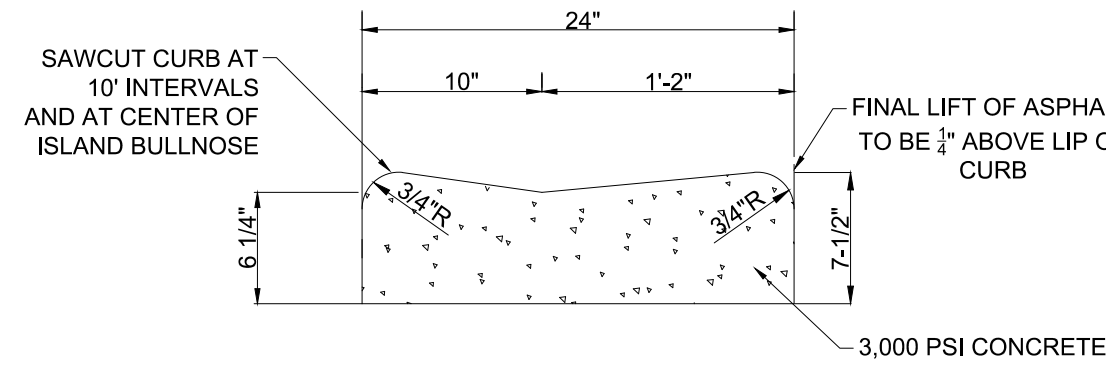


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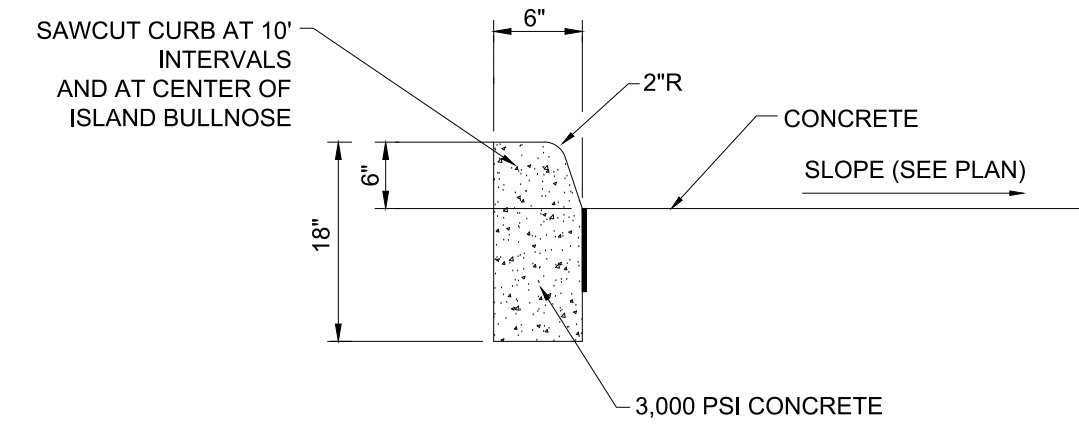


BROWARD COUNTY RIGHT-OF-WAY NOTES:  
1. CONCRETE SIDEWALK WITHIN BROWARD COUNTY RIGHT-OF-WAY SHALL BE 6" THICK CONCRETE AND INSTALLED IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS, SECTION 6-114 AND 7-27.  
2. ALL COMPACTED SUBGRADE SHALL EXTEND AT LEAST 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.

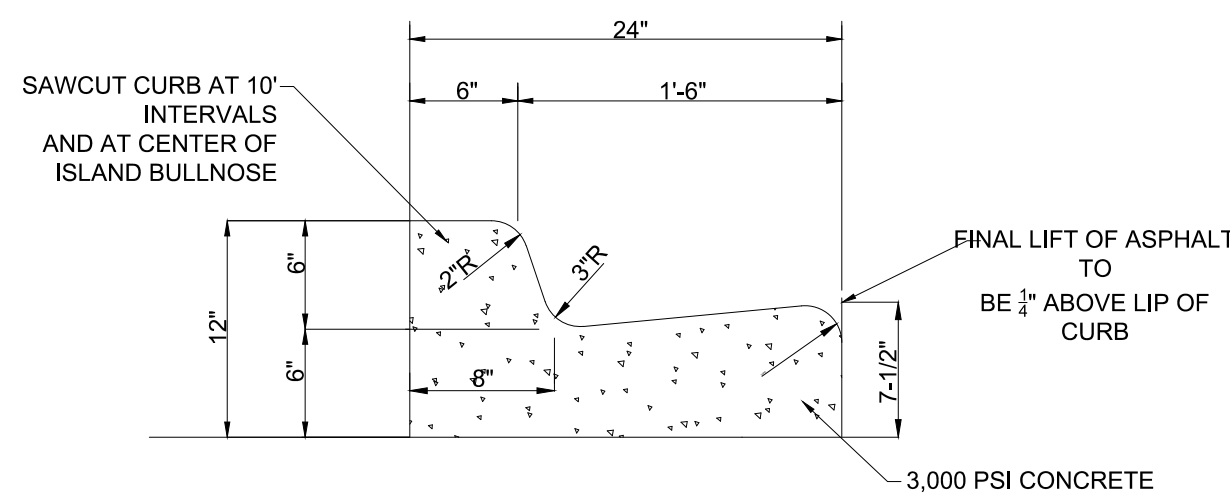
CONCRETE PAVEMENT DETAIL  
N.T.S.



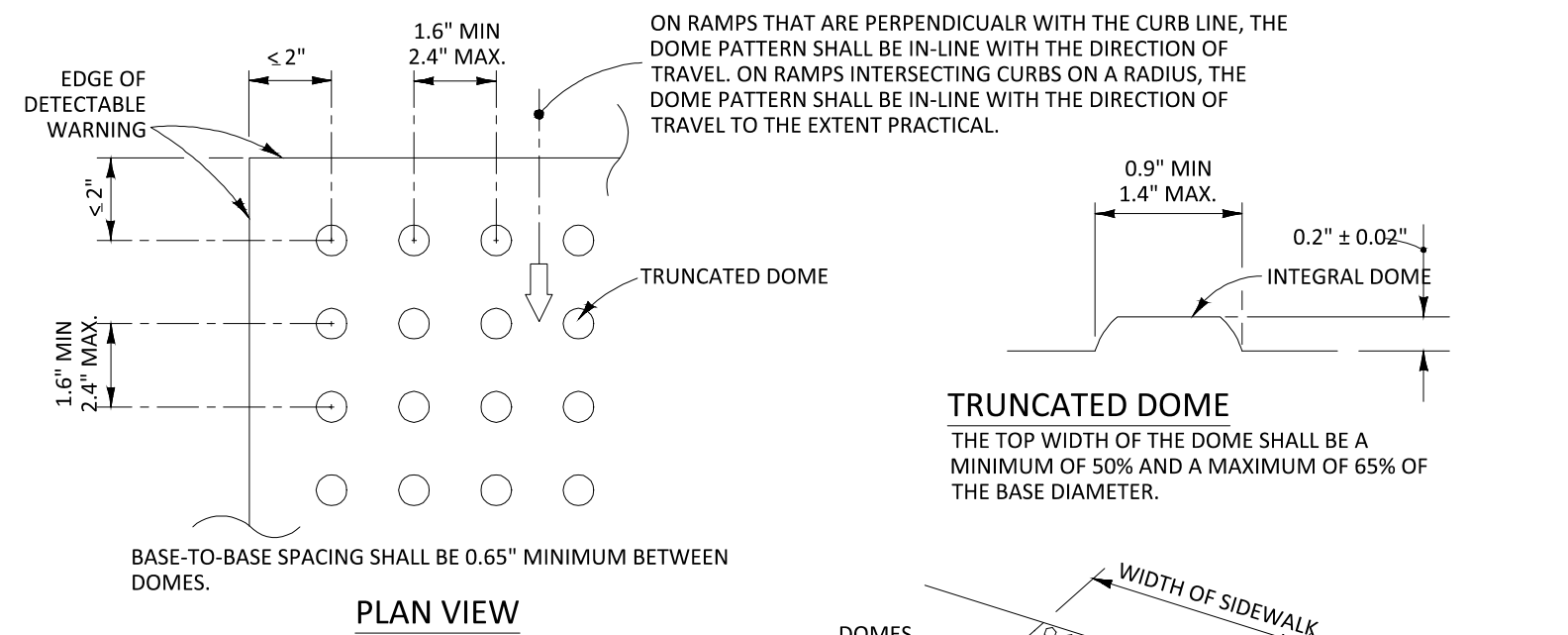
DROP CURB DETAIL  
N.T.S. PER FDOT INDEX 300



TYPE "D" CURB DETAILS  
N.T.S.

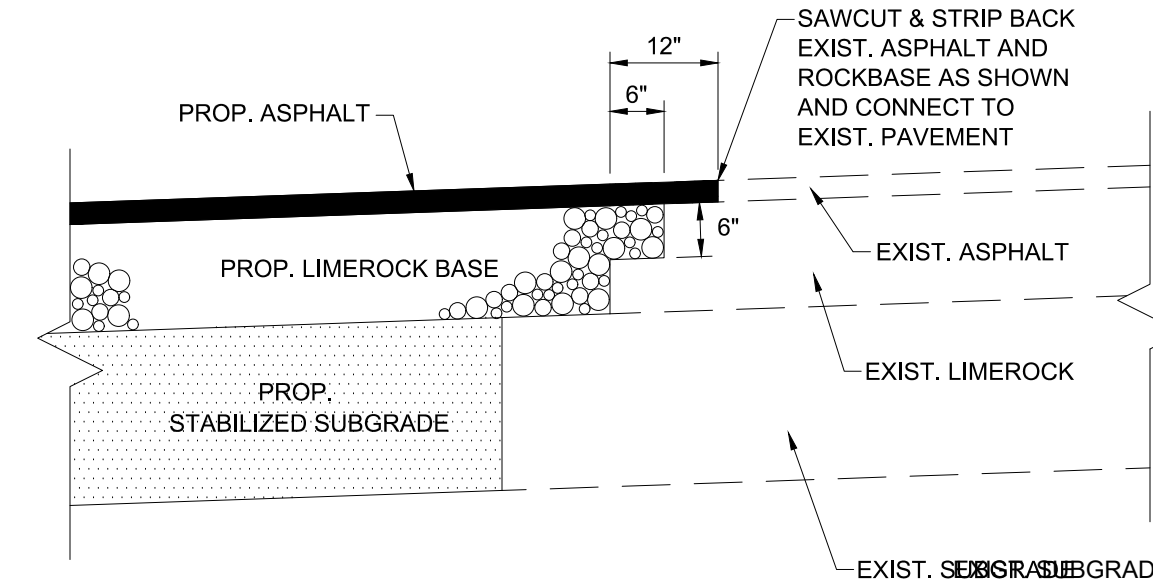


TYPE "F" CURB & GUTTER DETAILS  
N.T.S. PER FDOT INDEX 300

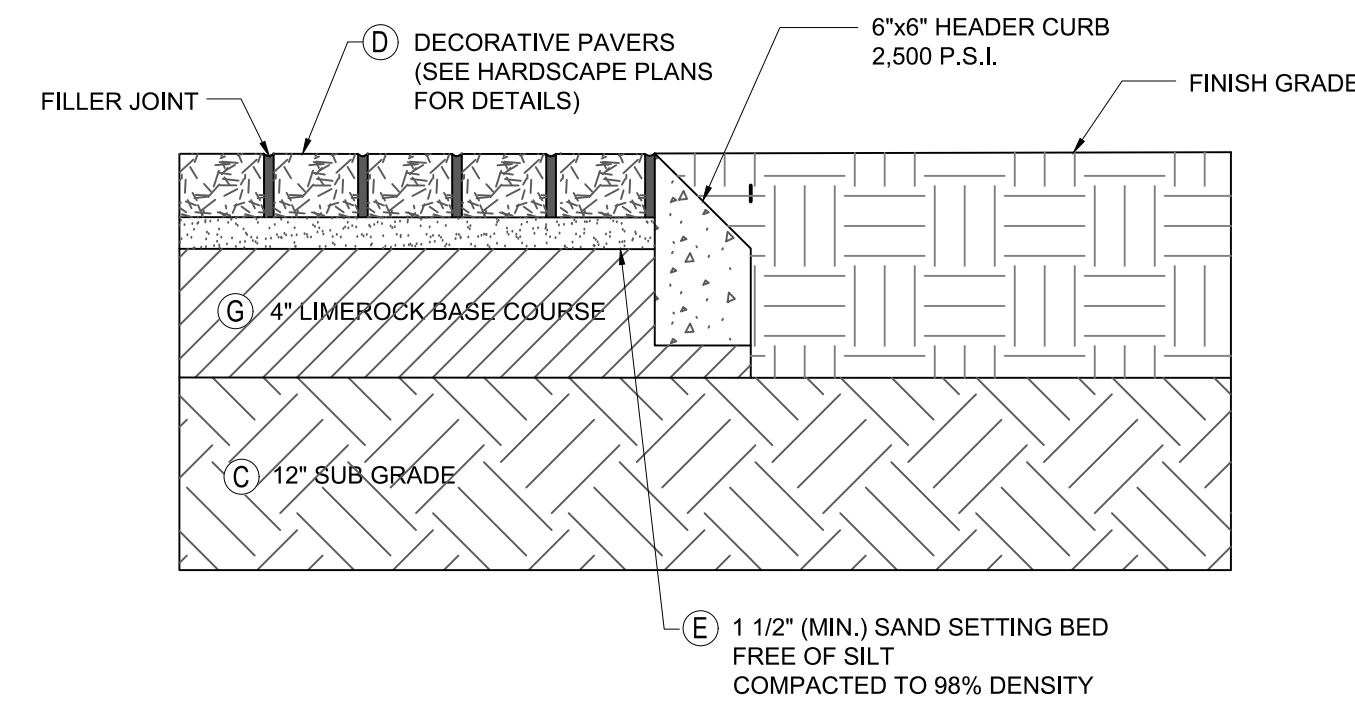


NOTE:  
1. DETECTABLE WARNING TO BE INSTALLED IN ACCORDANCE WITH FDOT SPECIFICATION .527  
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB WITHIN FDOT ROW'S AND 36 INCHES (914.4 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

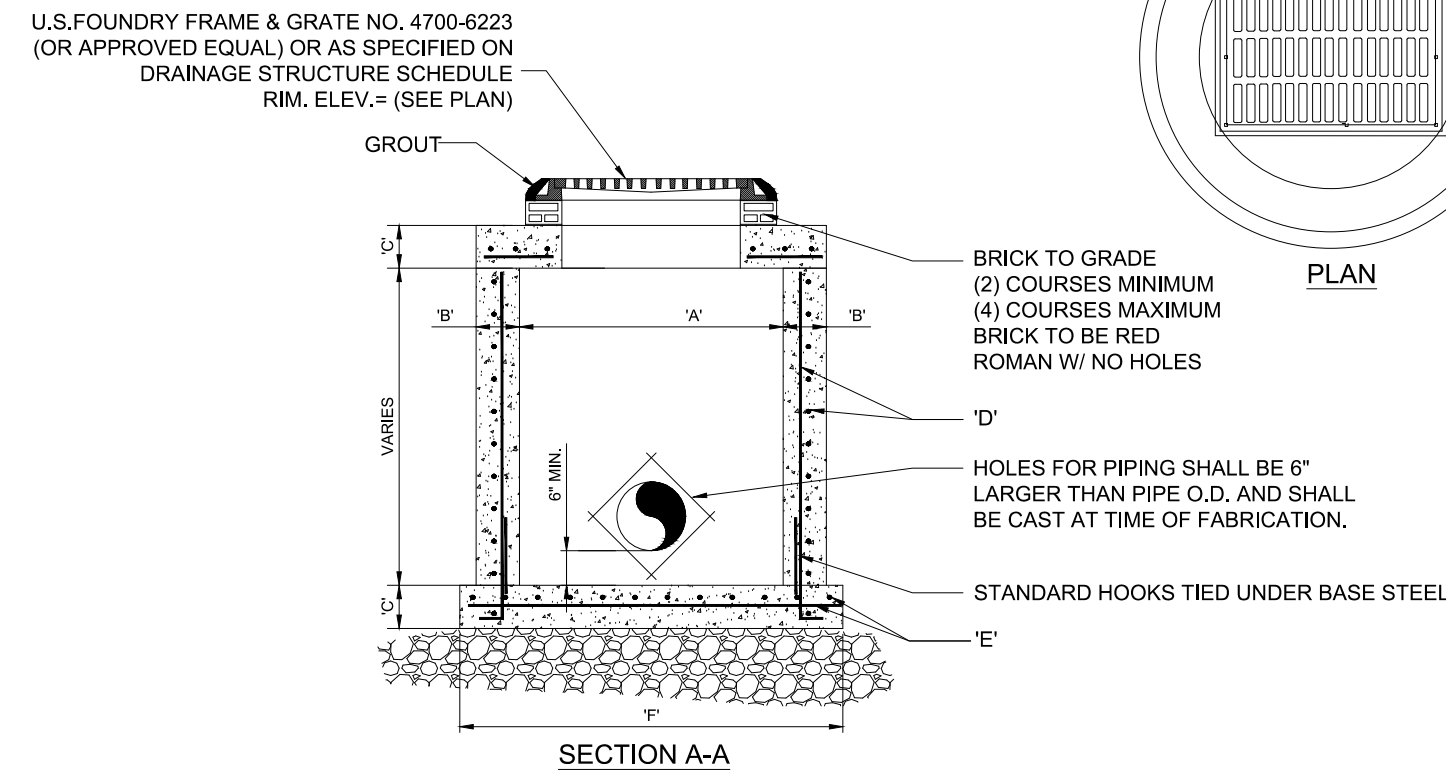
DETECTABLE WARNING DETAIL



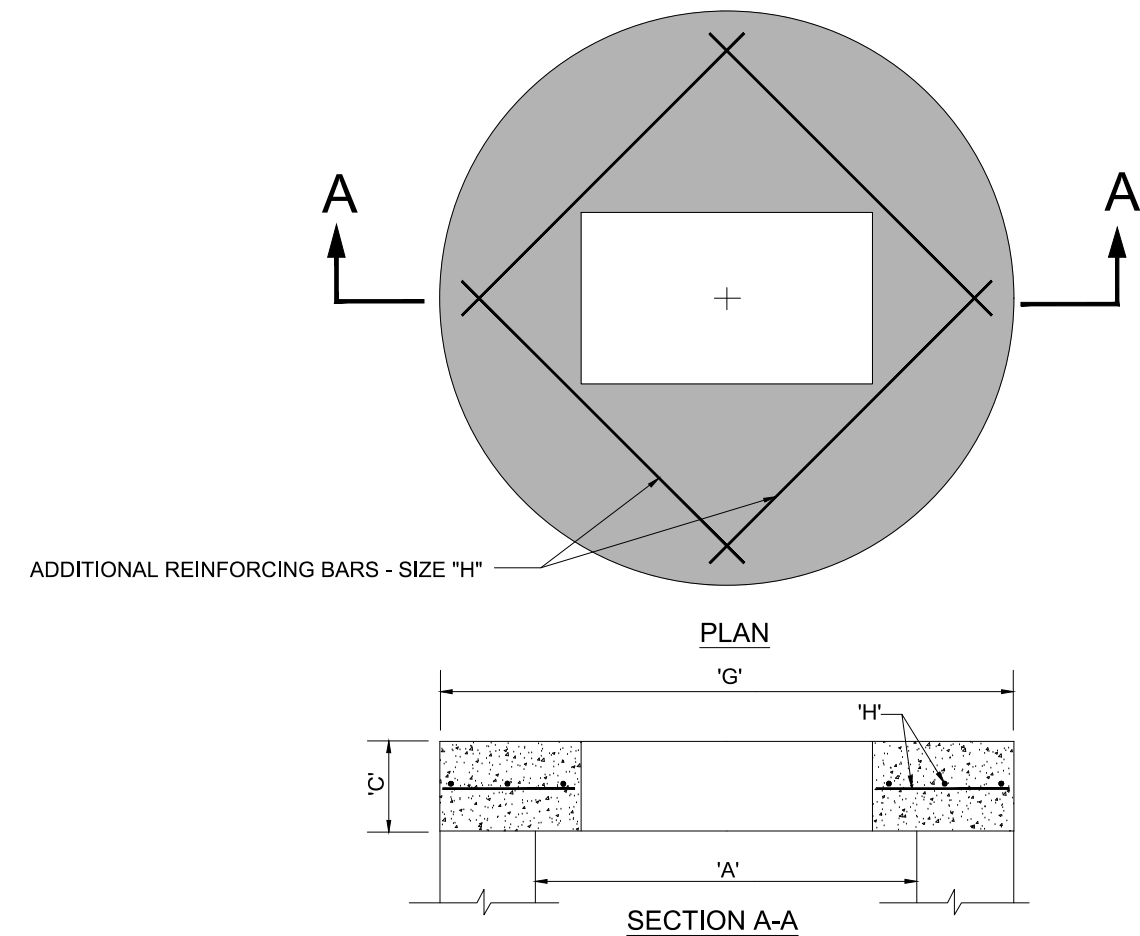
PAVEMENT CONNECTION DETAIL  
N.T.S.



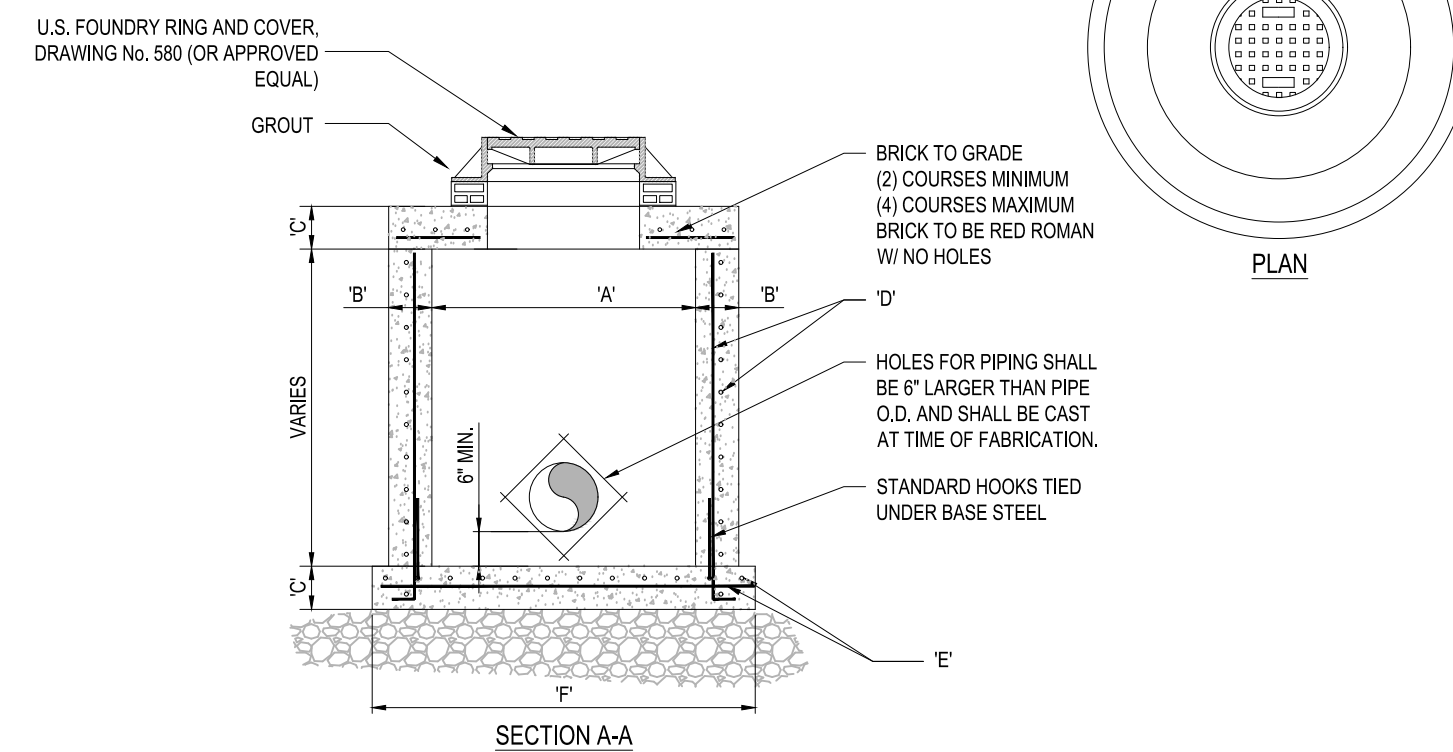
SIDEWALK PAVER DETAIL  
N.T.S.



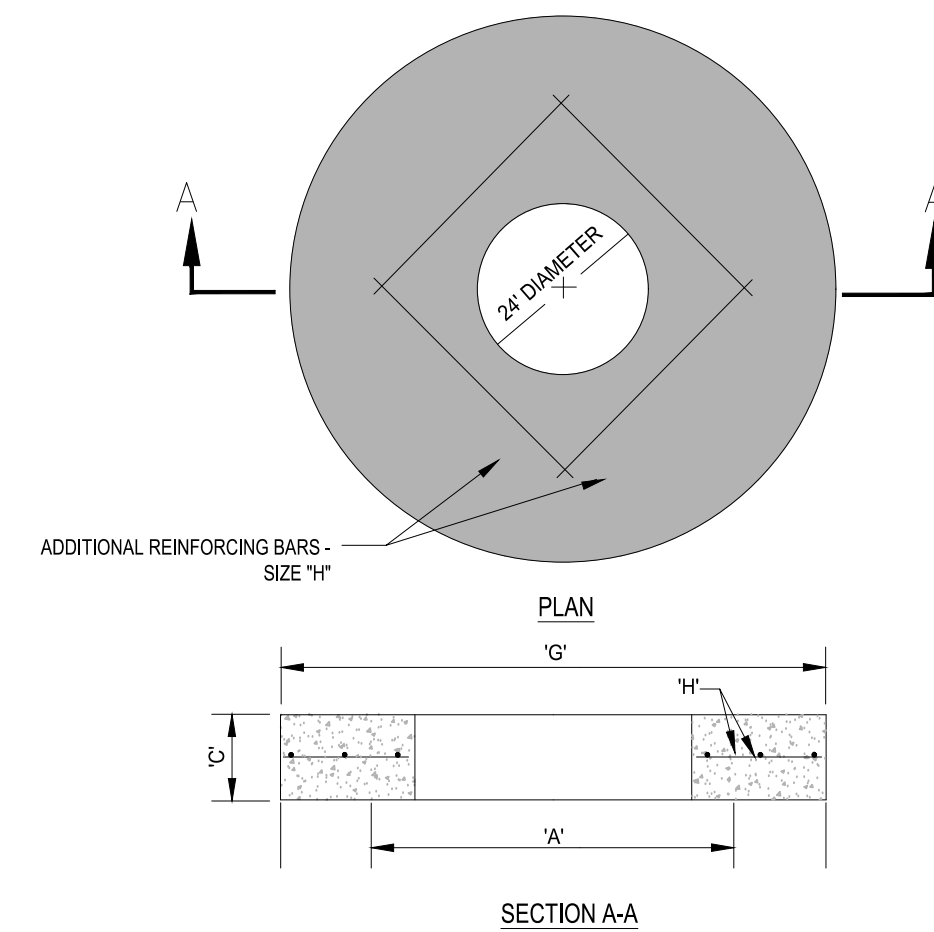
PRE-CAST CIRCULAR CATCH BASIN STRUCTURE DETAIL  
N.T.S.



PRE-CAST CIRCULAR CATCH BASIN TOP SLAB DETAIL  
N.T.S.



PRE-CAST CIRCULAR MANHOLE STRUCTURE DETAIL  
N.T.S.



PRE-CAST CIRCULAR MANHOLE TOP SLAB DETAIL  
N.T.S.

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2-W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

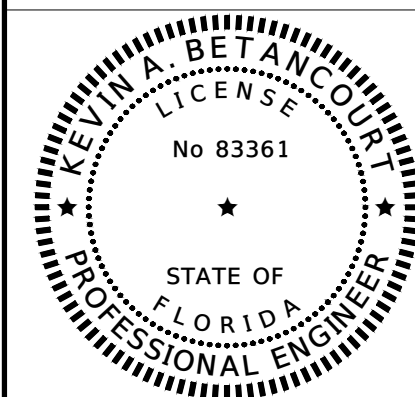
**Sunshine**  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!



**PARAMOUNT PLACE**  
826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

PAVING AND DRAINAGE DETAILS

DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



DATE: 2/28/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

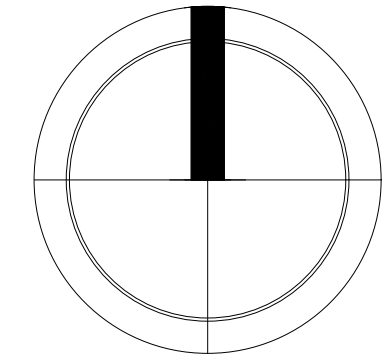
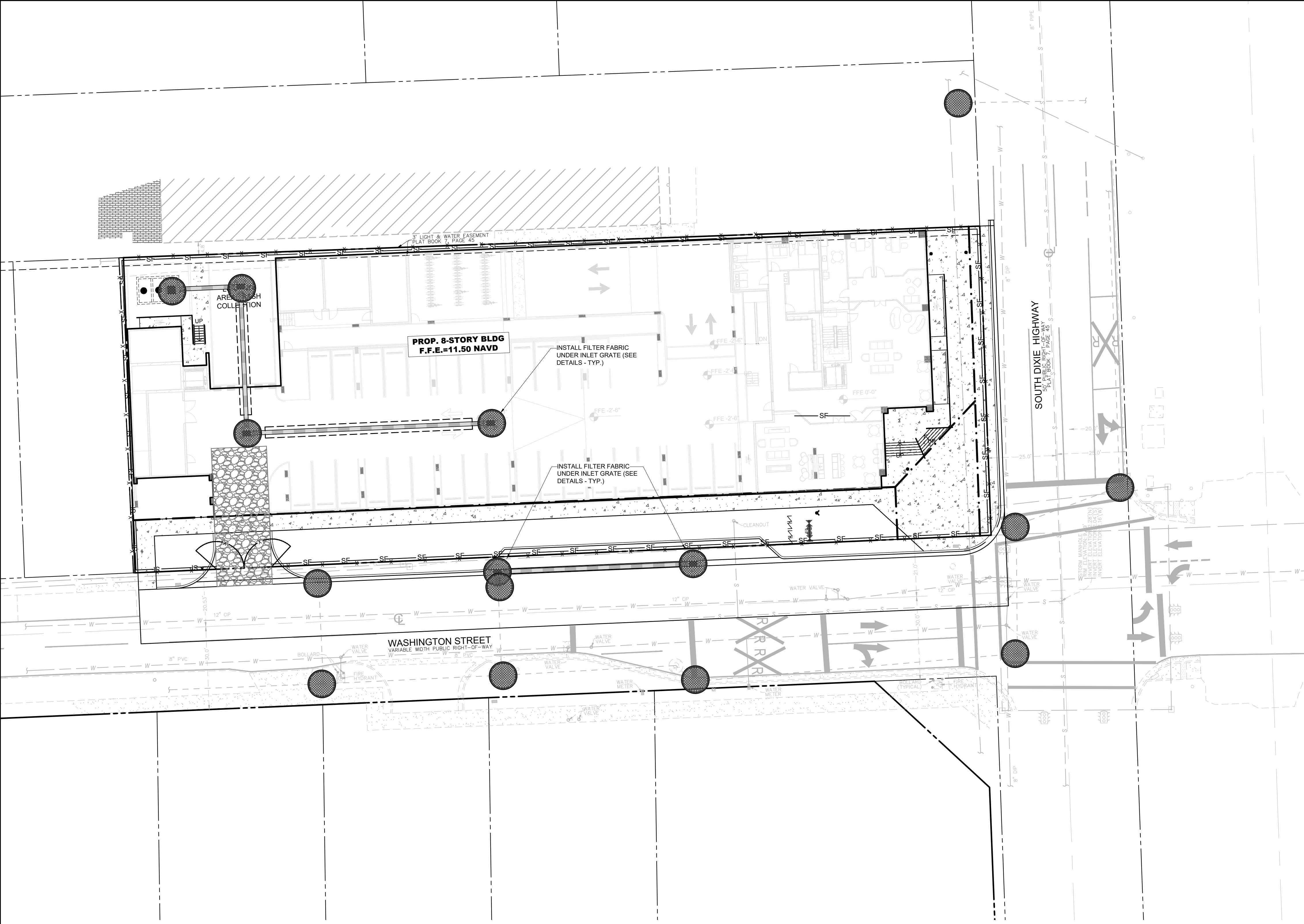
PROJECT: 2411-87

SHEET: PD-2

NO  
DATE  
BY  
REVISIONS


C26258 - LB7924

This is the latest design, signed and sealed by KEVIN A. BETANCOURT, P.E.  
I hereby certify that I am a duly Licensed Professional Engineer in the State of Florida.  
My Florida License No. is 83361, and expires on 12/31/2026.



**DATUM NOTE:**  
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD 88).

**LEGEND**

— X —	PROP. WIND SCREEN
— SF —	PROP. SILT FENCE
	PROP. FILTER FABRIC

**Sunshine811** 

Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.

*Check positive response codes before you dig!*

**PARAMOUNT PLACE**  
**826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020**

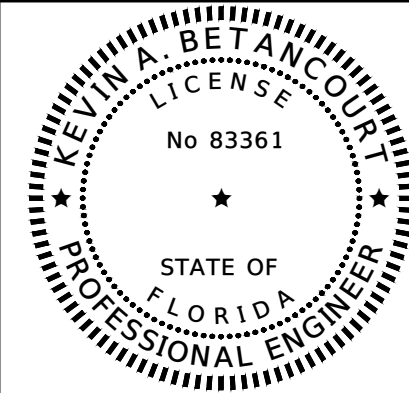
# STORMWATER POLLUTION PREVENTION PLAN

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:



DATE: 2\28\25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 8336

PROJECT: 2411-87

SHEET: SWPPP-1

## REVISIONS

DATE \_\_\_\_\_

NO

C26258 · LB7924

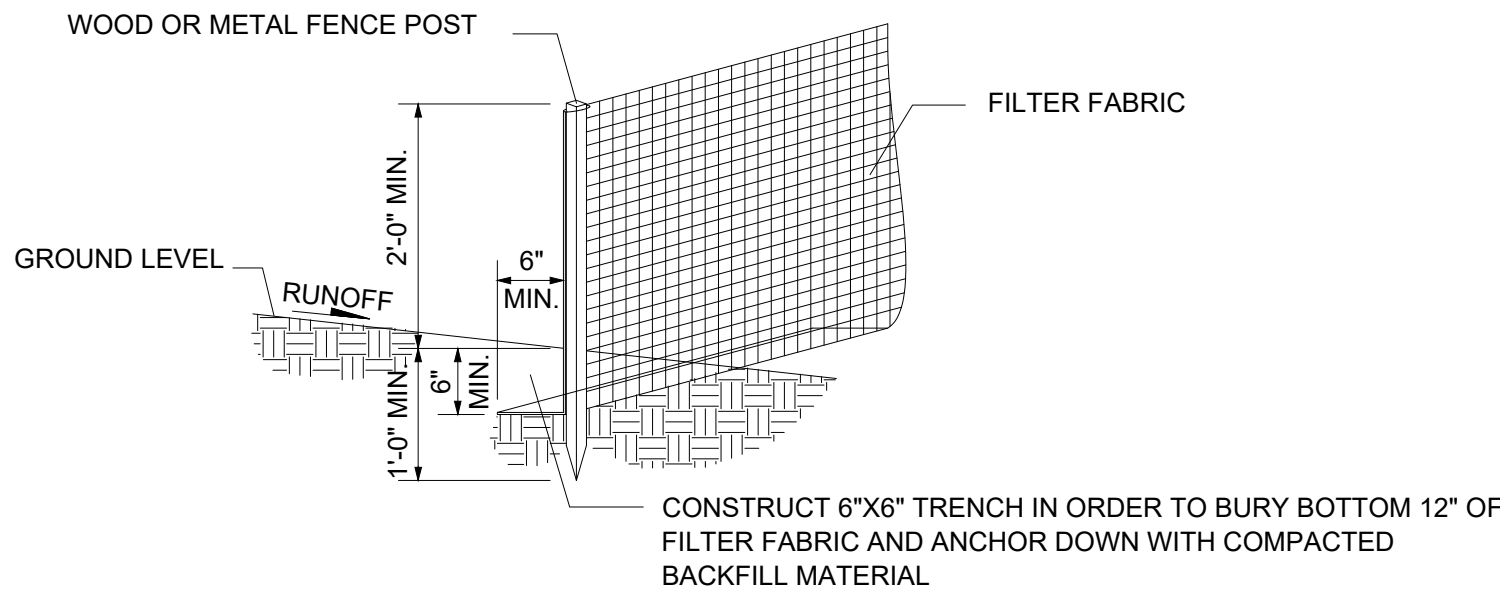
This item has been digitally signed and sealed by KEVIN A. BETANCOURT, P.E. on the date adjacent to the seal.

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

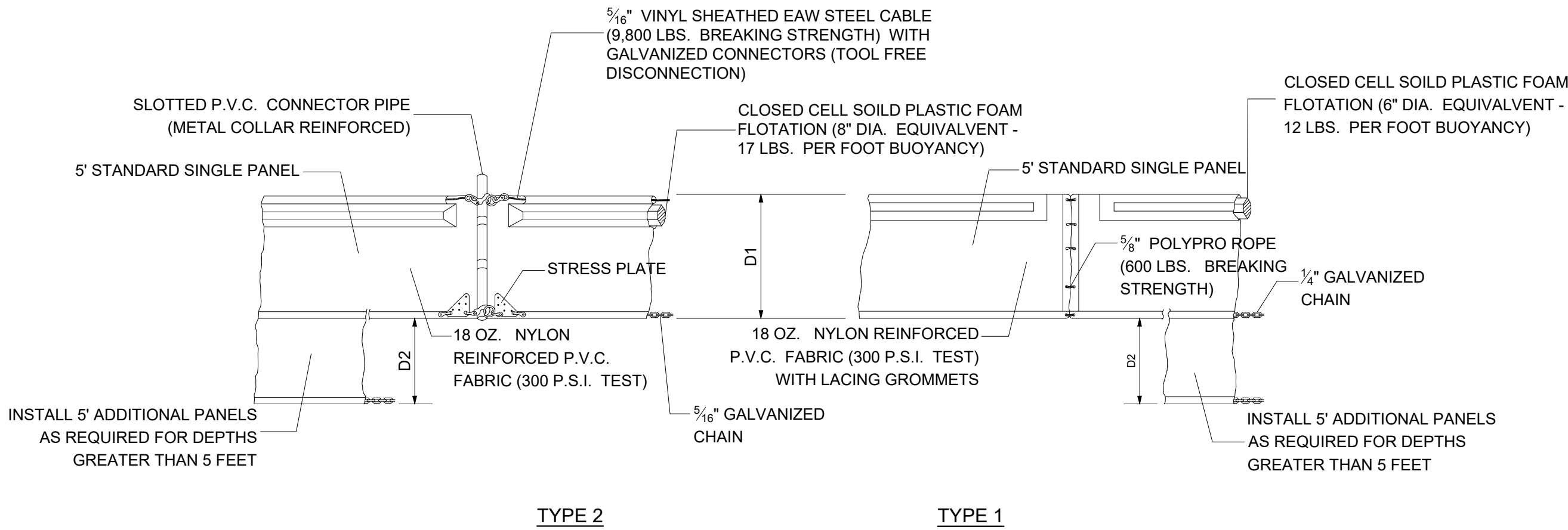
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GENERAL EROSION AND TURBIDITY CONTROL NOTES

- ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
- DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
- PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
- ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDDED AND MULCHED.



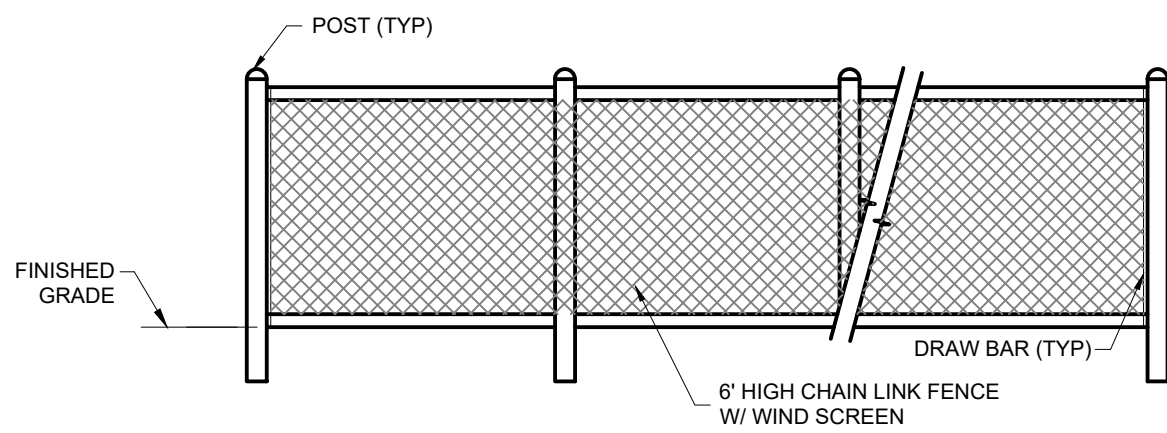
POST & FILTER FABRIC  
INSTALLATION DETAIL  
N.T.S.



FLOATING TURBIDITY BARRIER INSTALLATION DETAIL  
N.T.S.

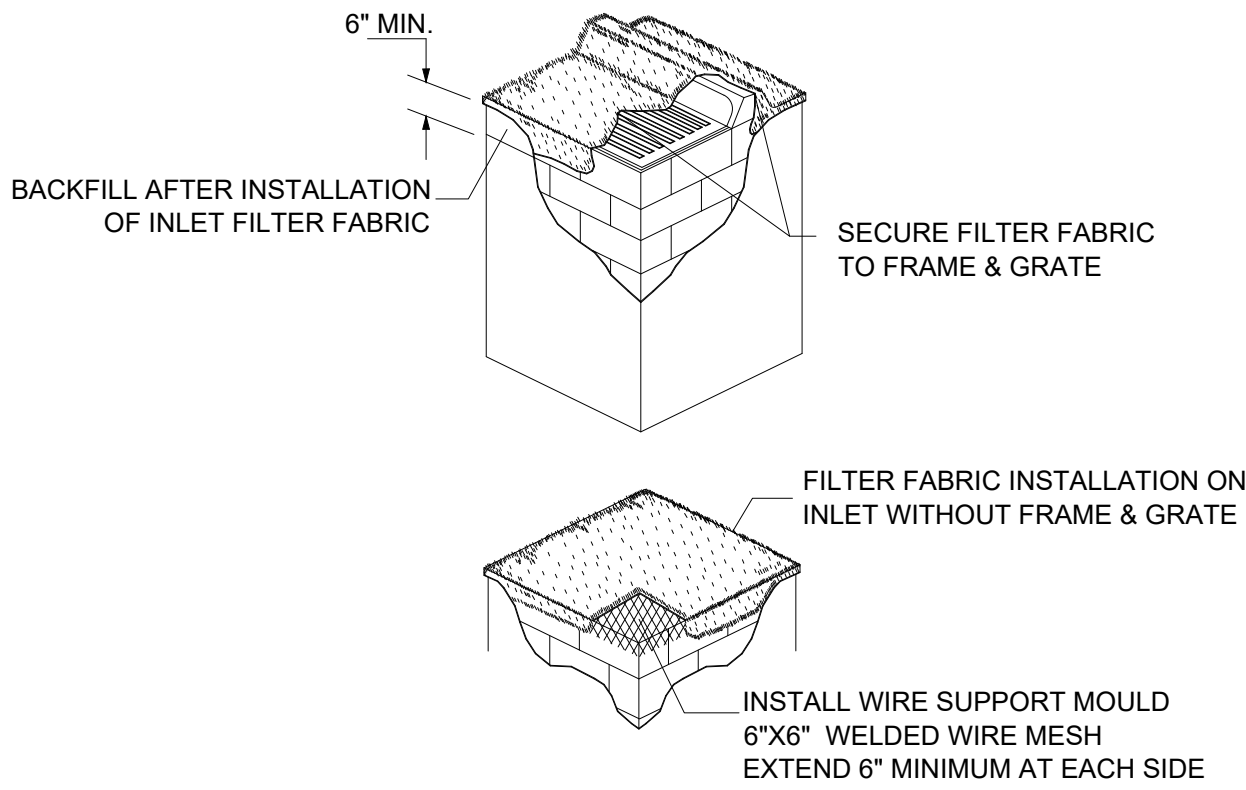
FLOATING TURBIDITY BARRIER INSTALLATION NOTES

- FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
- CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
- THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.



NOTE: WIND SCREEN TO BE INSTALLED ALONG CONSTRUCTION FENCE.

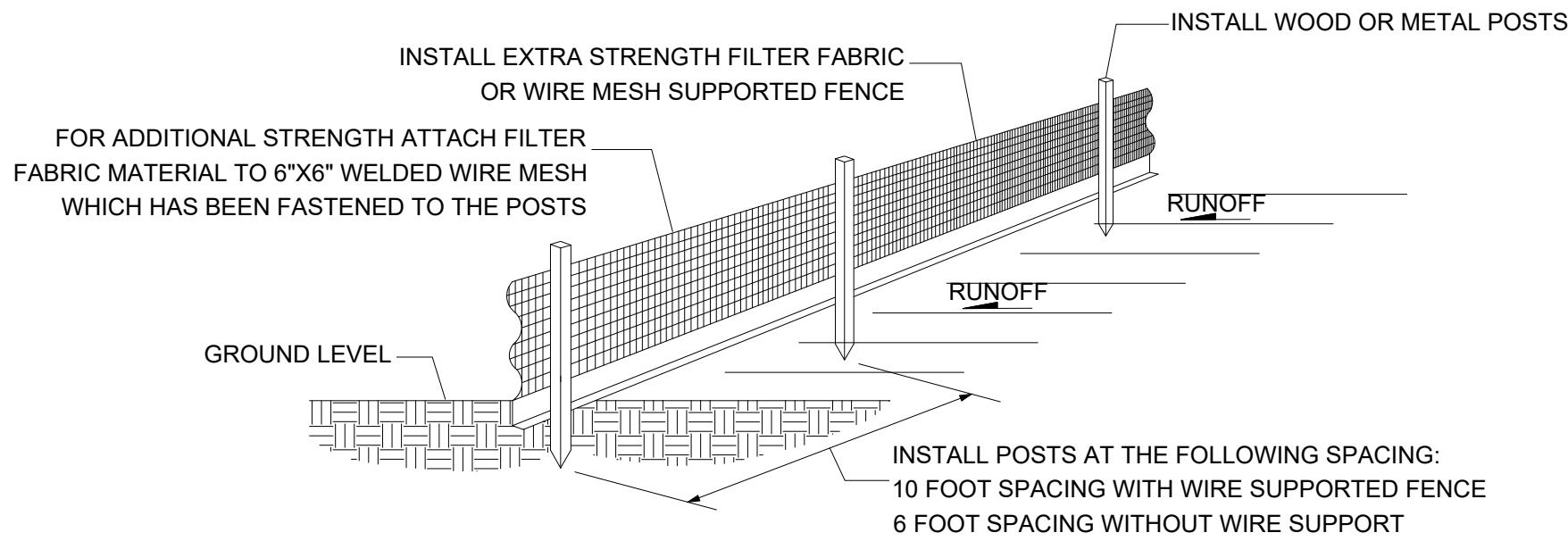
WIND SCREEN DETAIL  
N.T.S.



FILTER FABRIC INSTALLATION DETAIL  
N.T.S.

FILTER FABRIC INSTALLATION NOTES

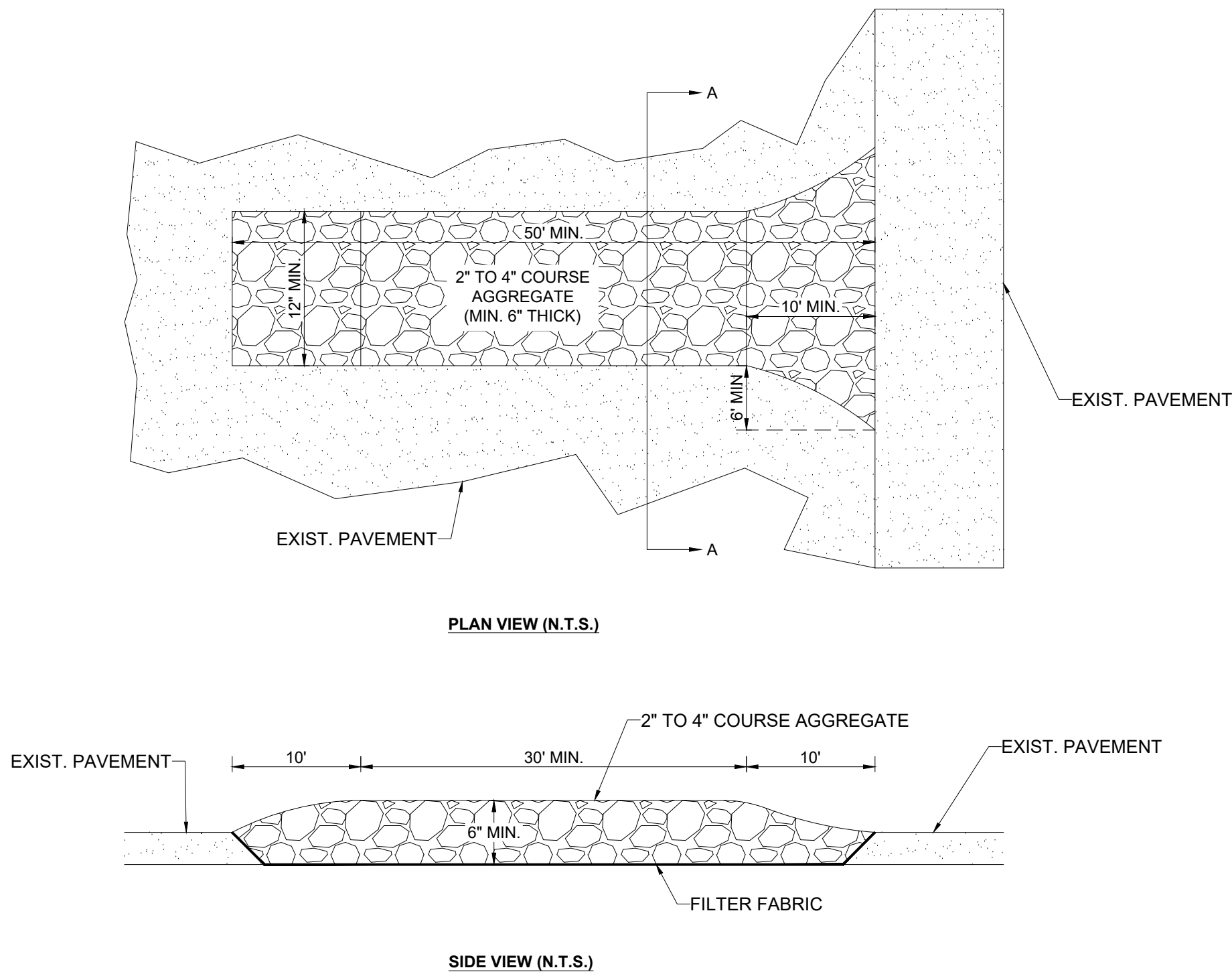
- CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
- CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.



SILT FENCE INSTALLATION DETAIL  
N.T.S.

SILT FENCE & POST INSTALLATION NOTES

- THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
- THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
- WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
- A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
- WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



CONSTRUCTION ENTRANCE DETAIL  
N.T.S.

Sunshine811  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

PARAMOUNT PLACE

826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

STORMWATER POLLUTION  
PREVENTION DETAILS

DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No 83361  
DATE: 2/28/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2411-87

SHEET: SWPPP-2

HSQ  
HSQ GROUP, LLC.  
Engineers · Planners · Surveyors

C26258 · LB7924

REVISIONS

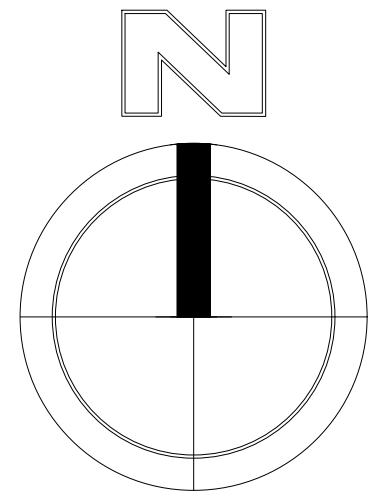
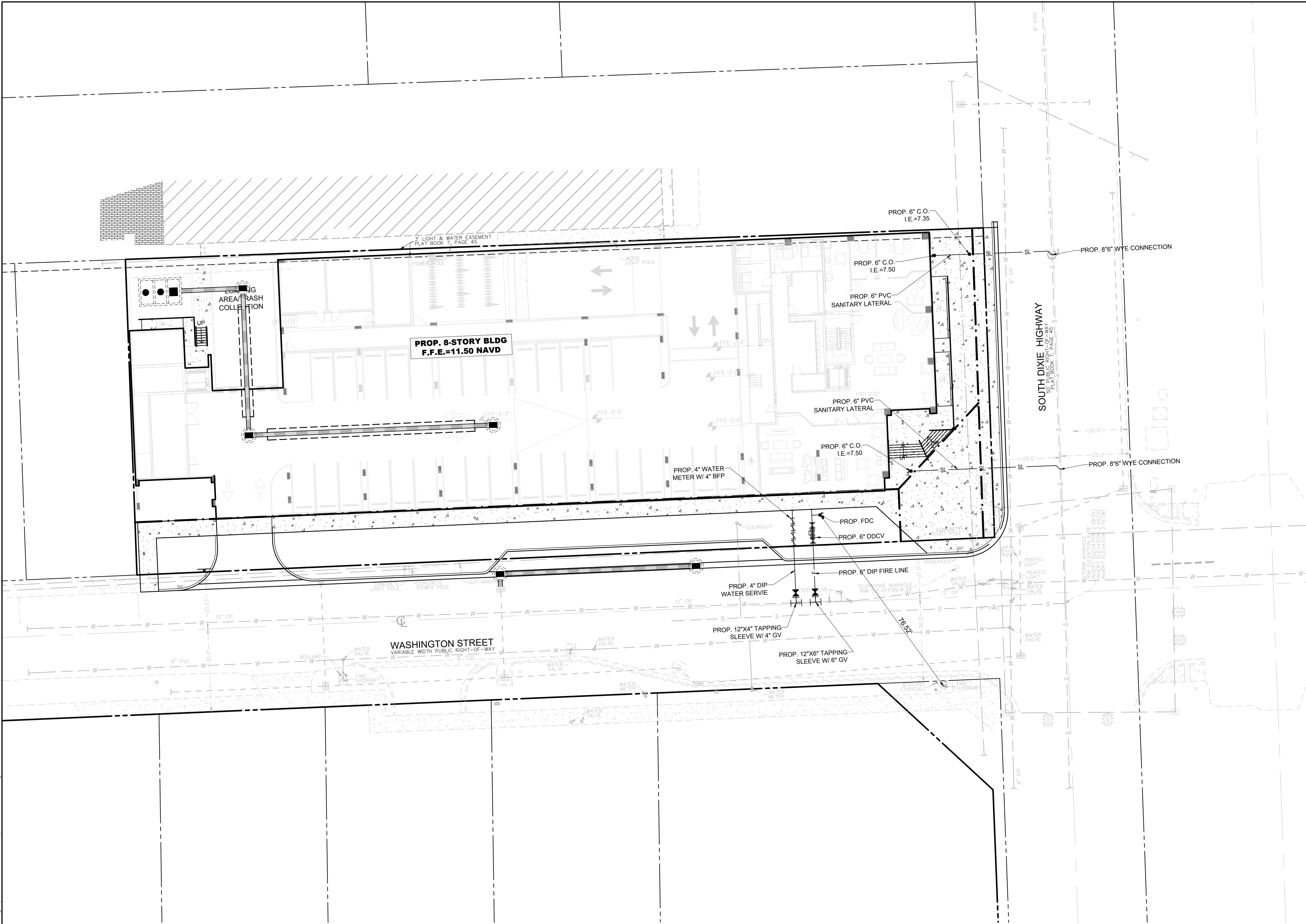
BY

DATE

NO



DATE: Feb 26, 2025 - 4:16pm W:\450 Broward\Civil Projects\2024\2411-87 Paramount Place\Drawings\Construction Plans\241187-WSP.dwg



**Sunshine**  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
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**DATUM NOTE:**  
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**FLOW DEMANDS:**

WATER:		SEWER:	
MULTI-FAMILY	141 GPD/UNIT	MULTI-FAMILY	100 GPD/UNIT
96 UNITS X 141 GPD/UNIT = 13,536 GPD (PER BROWARD COUNTY GUIDELINES)		96 UNITS X 100 GPD/UNIT = 9,600 GPD (PER BROWARD COUNTY GUIDELINES)	
ONE (1) WATER ERC = 350 GPD (13,536 GPD) x 1 ERC / 350 GPD = 38.7 ERCs		ONE (1) WATER ERC = 350 GPD (9,600 GPD) x 1 ERC / 350 GPD = 27.4 ERCs	
TOTAL WATER ERCs: 38.7 ERCs		TOTAL WATER ERCs: 27.4 ERCs	

- NOTES:**
- ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.
  - WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 ED.) SECTION 16.5.3.1.1.

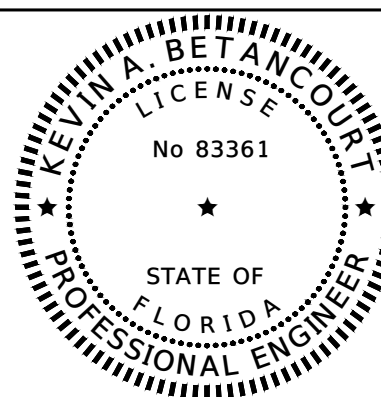
**PARAMOUNT PLACE**  
**826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020**

**WATER AND SEWER PLAN**



C26258 - LB7924

DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



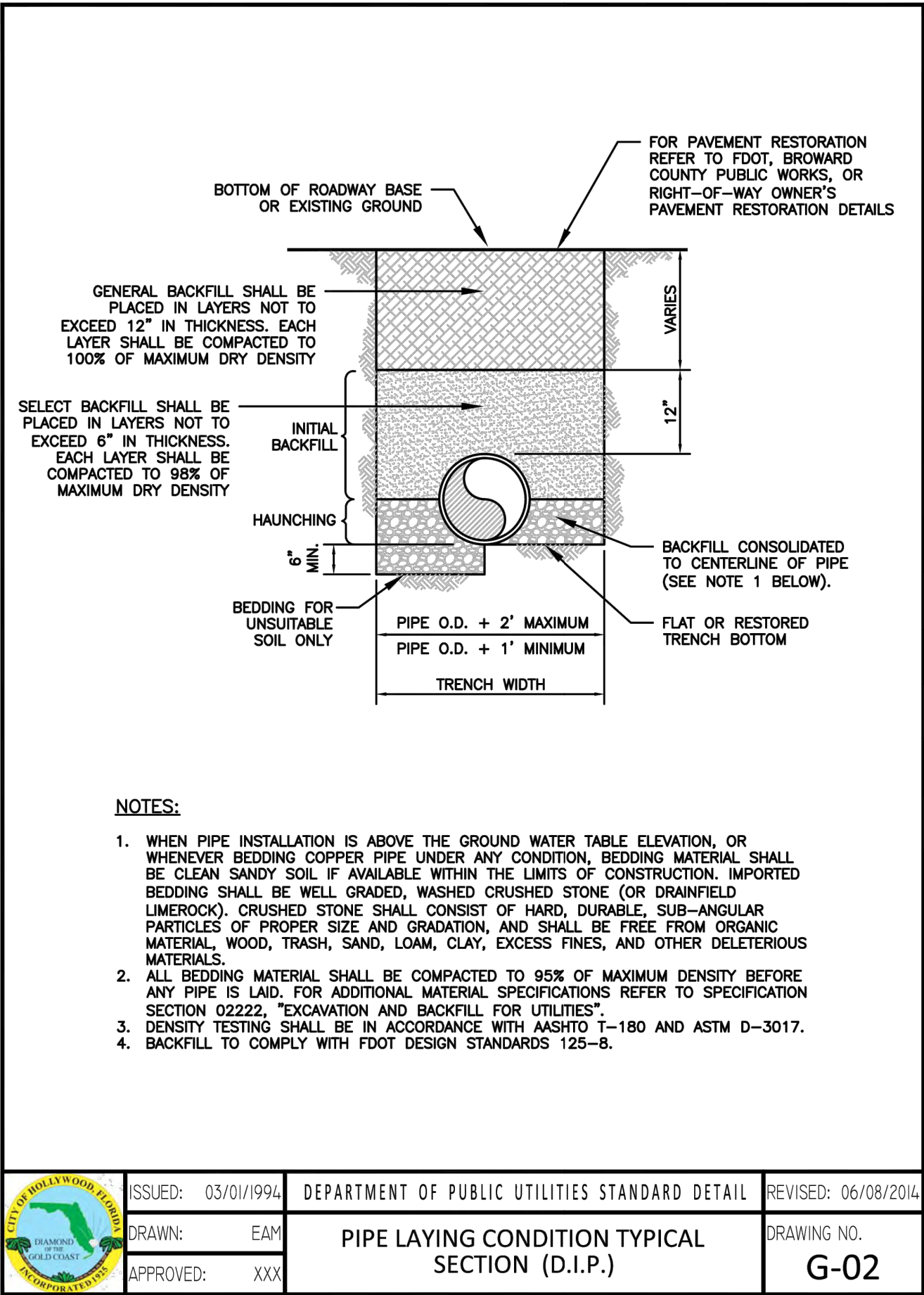
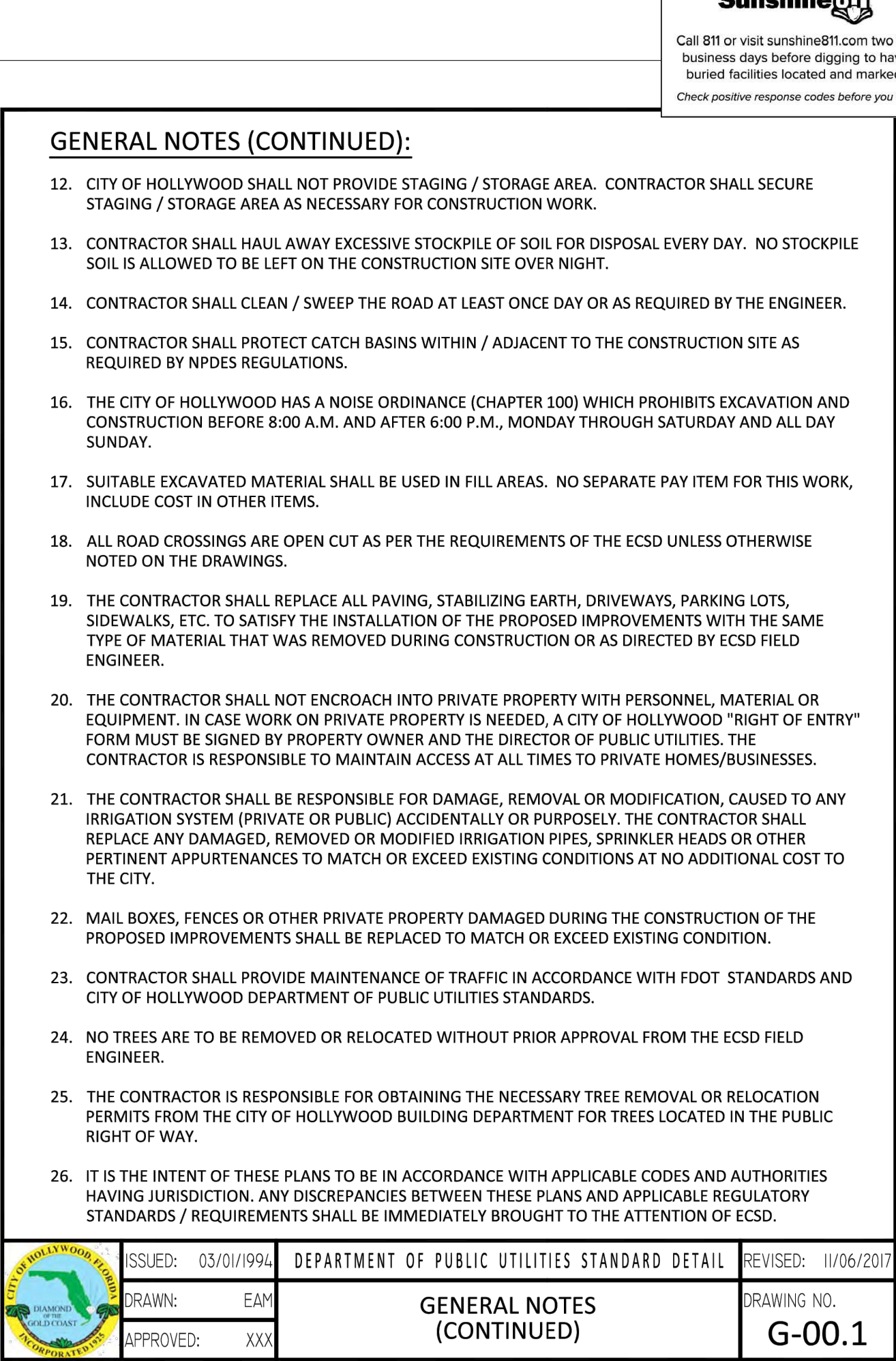
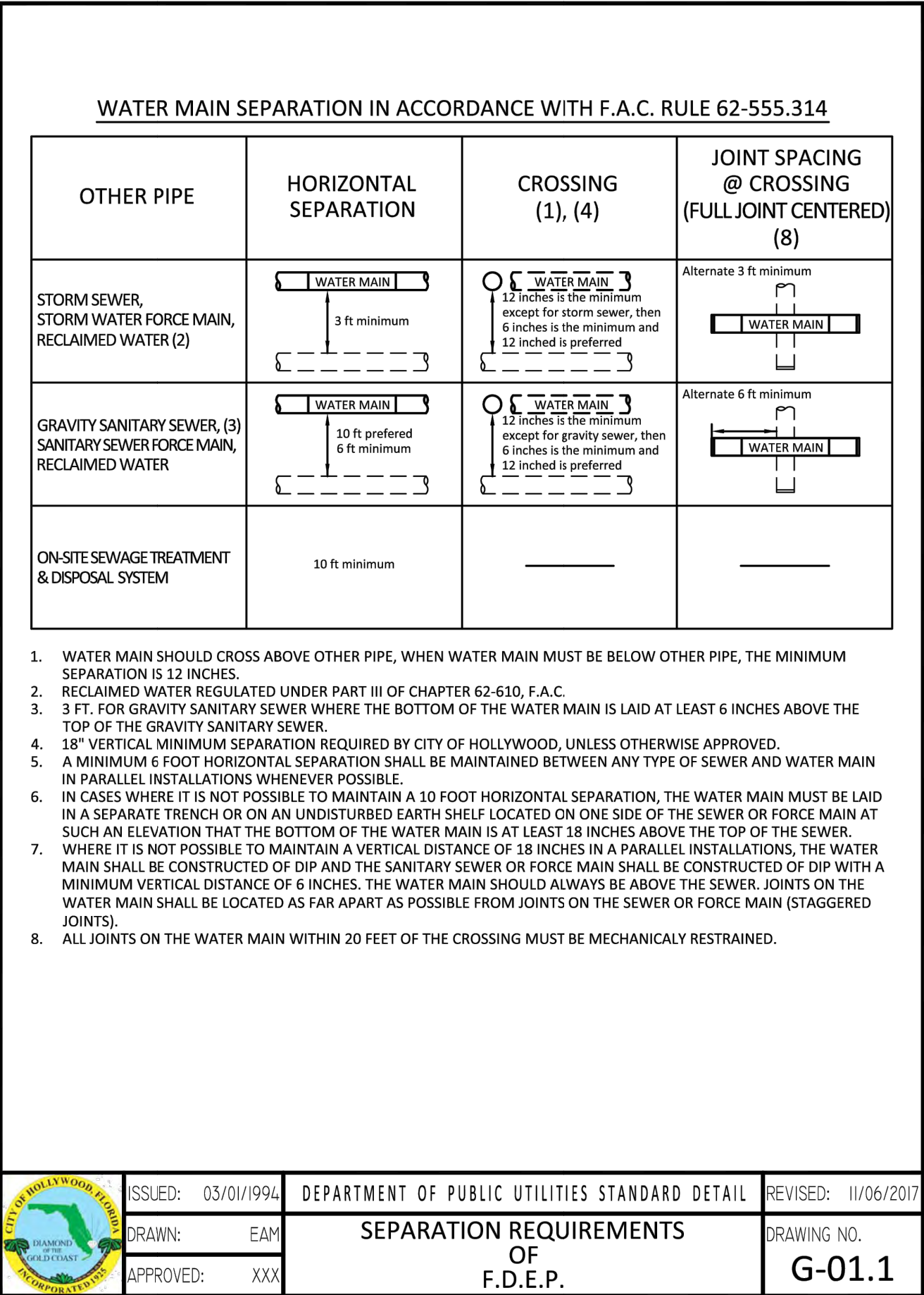
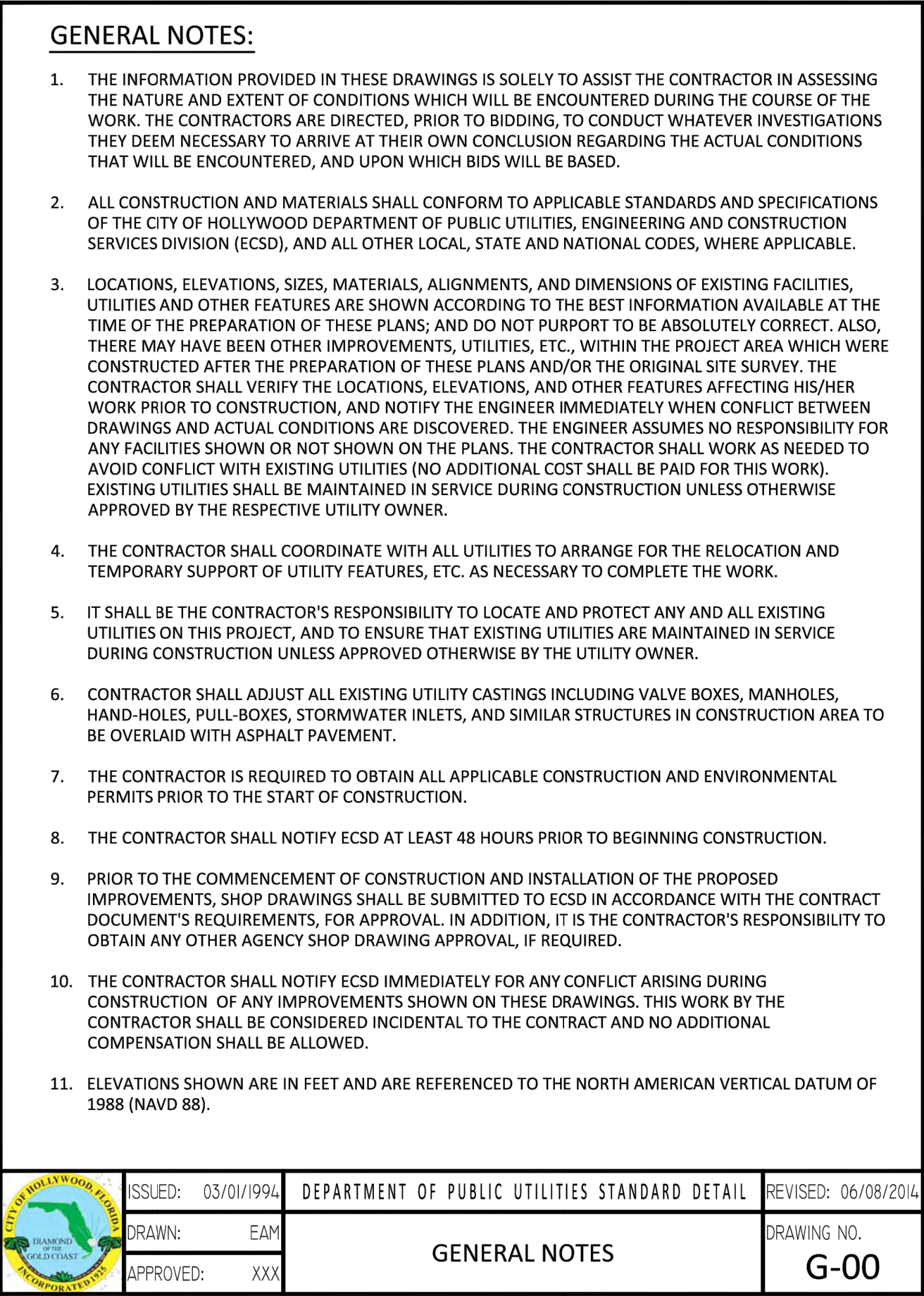
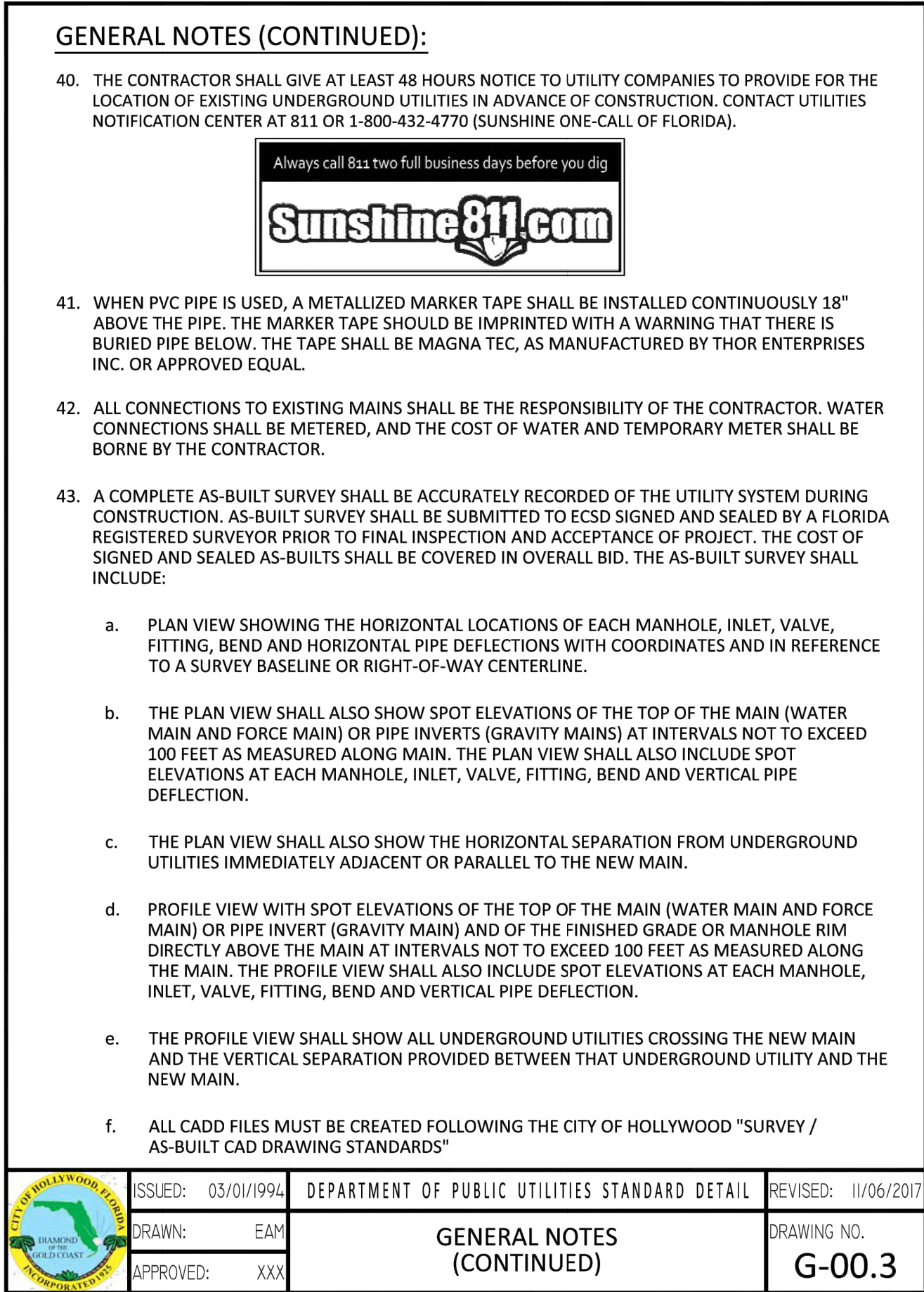
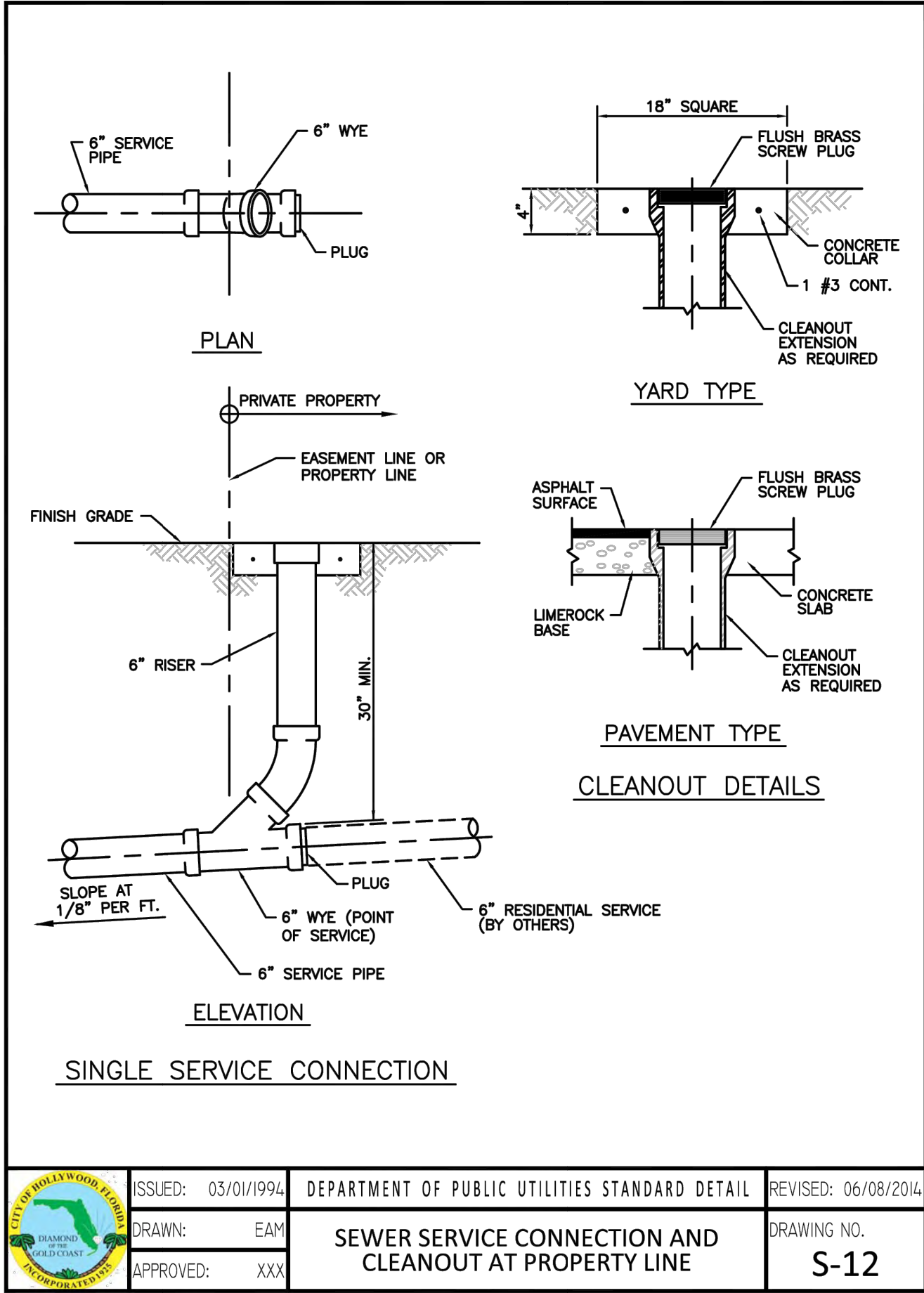
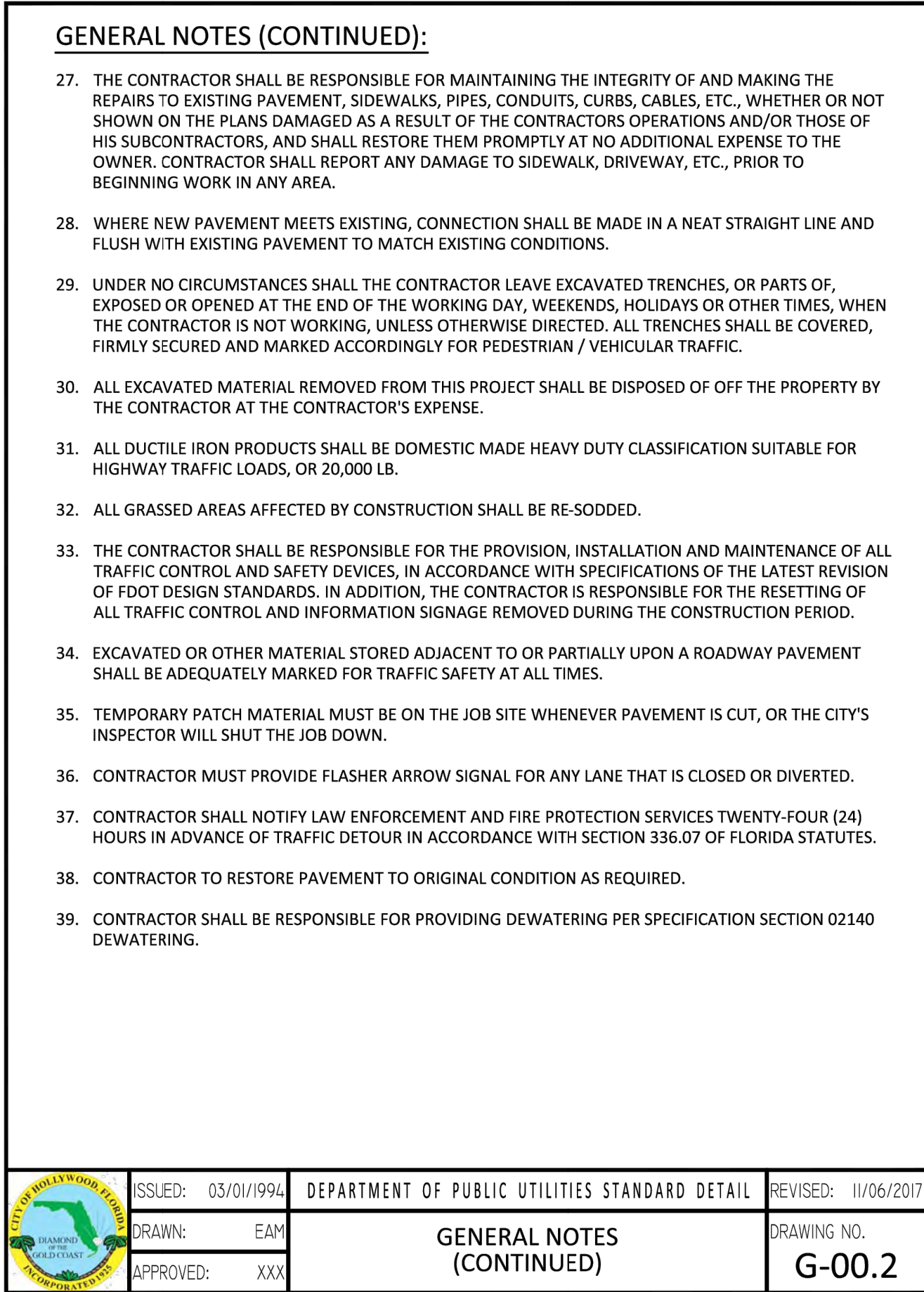
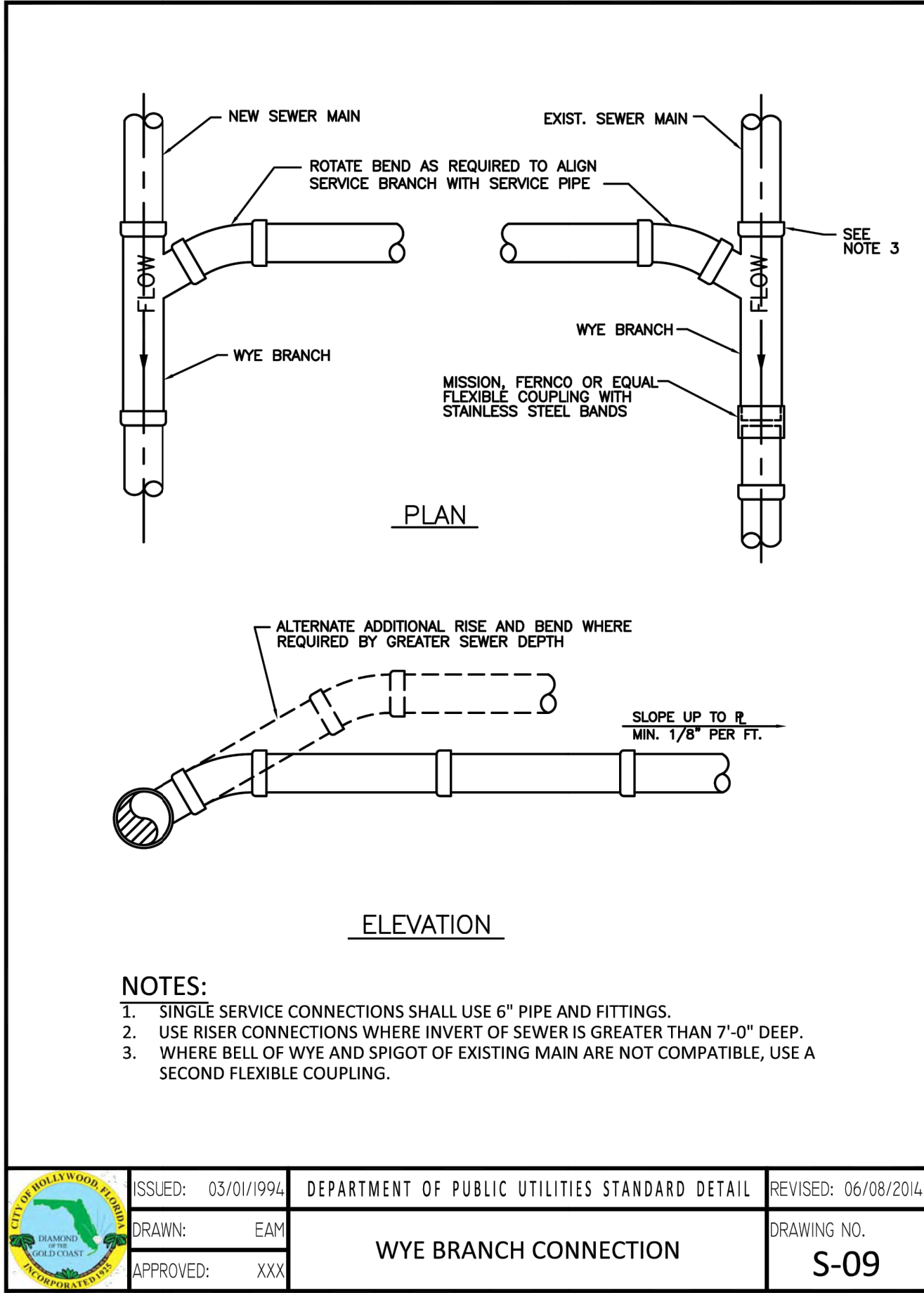
DATE: 2/26/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2411-87

SHEET: WS-1



DATE: Feb. 26, 2025 -- 4:17pm W:\ISSD Broward\Civil Projects\2024\2411-87 Paramount Place Drawings\Construction Plans\241187-1ISSD.DWG



**PARAMOUNT PLACE**  
**826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020**

**WATER AND SEWER DETAILS**

DATE: 2/28/25  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

KEVIN A. BETANCOURT P.E.  
No 83361  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

DATE: 2/28/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2411-87

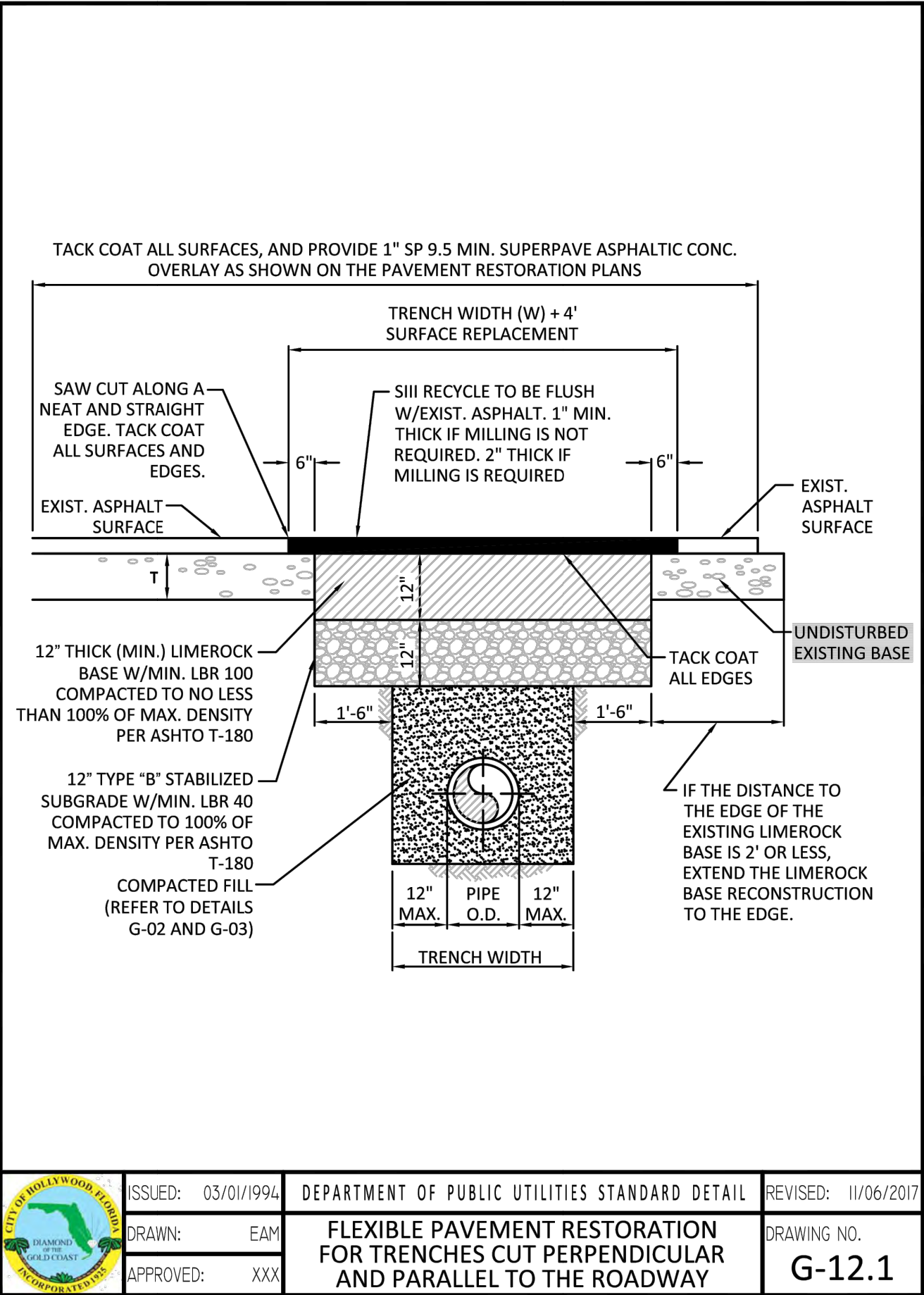
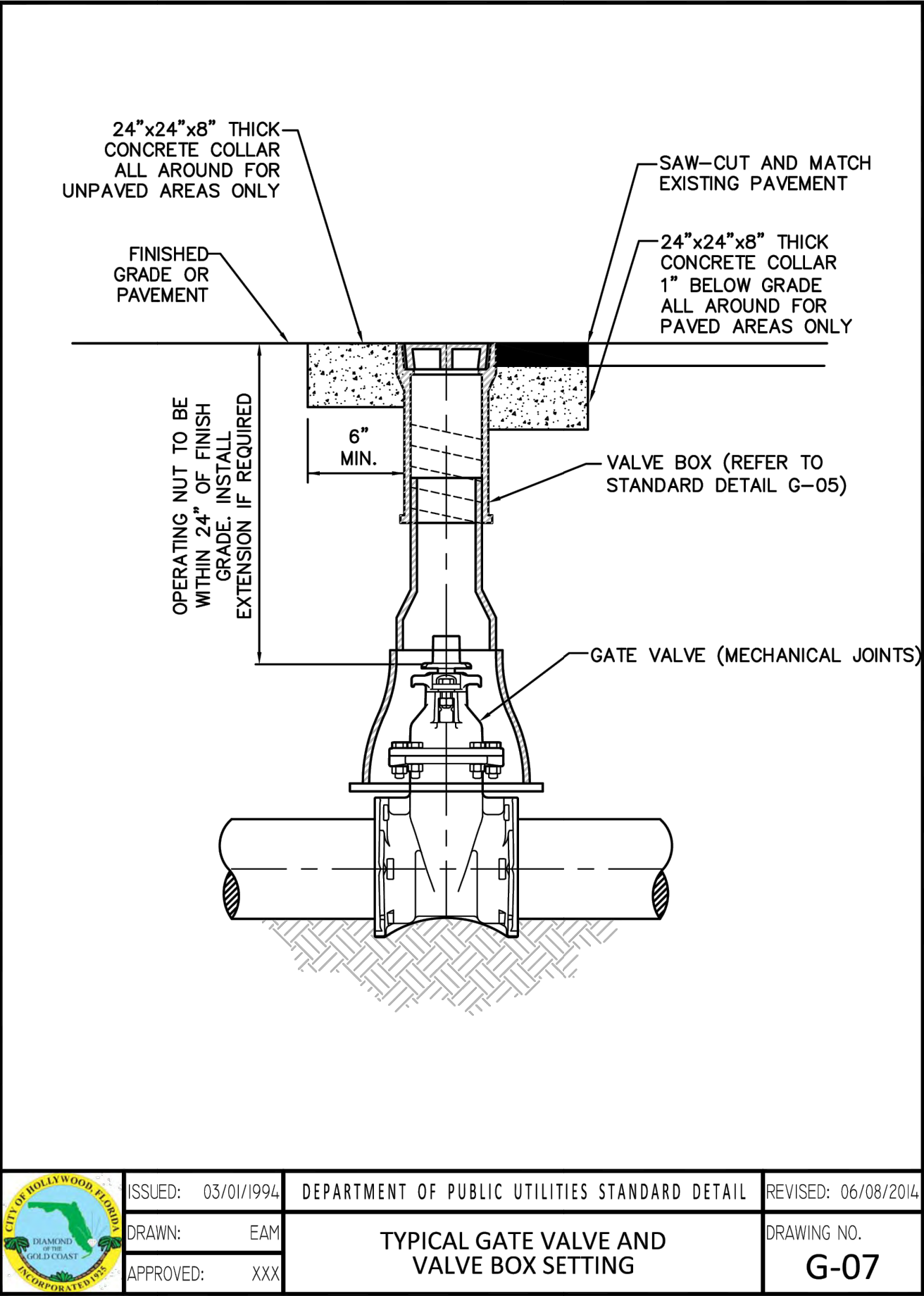
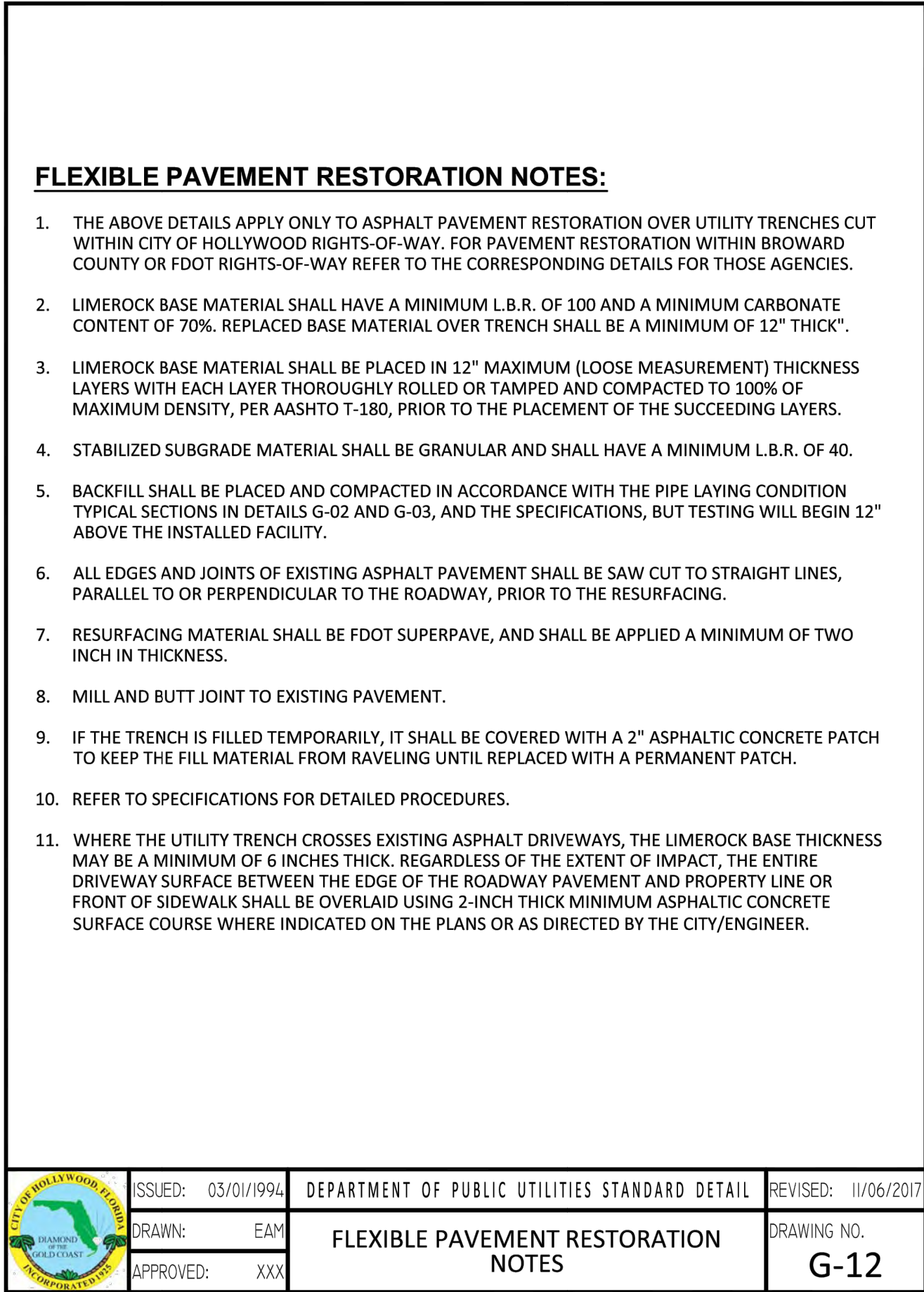
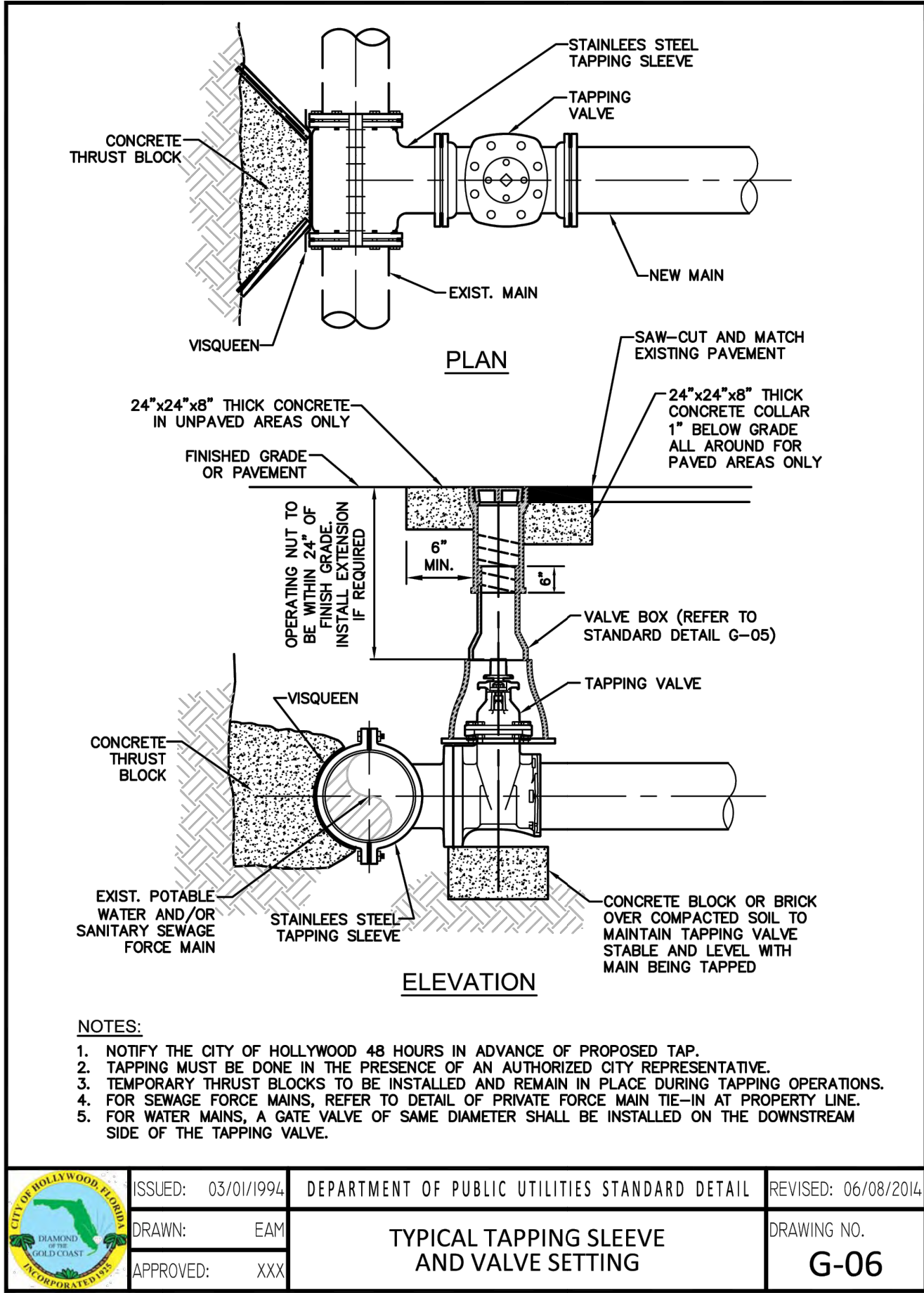
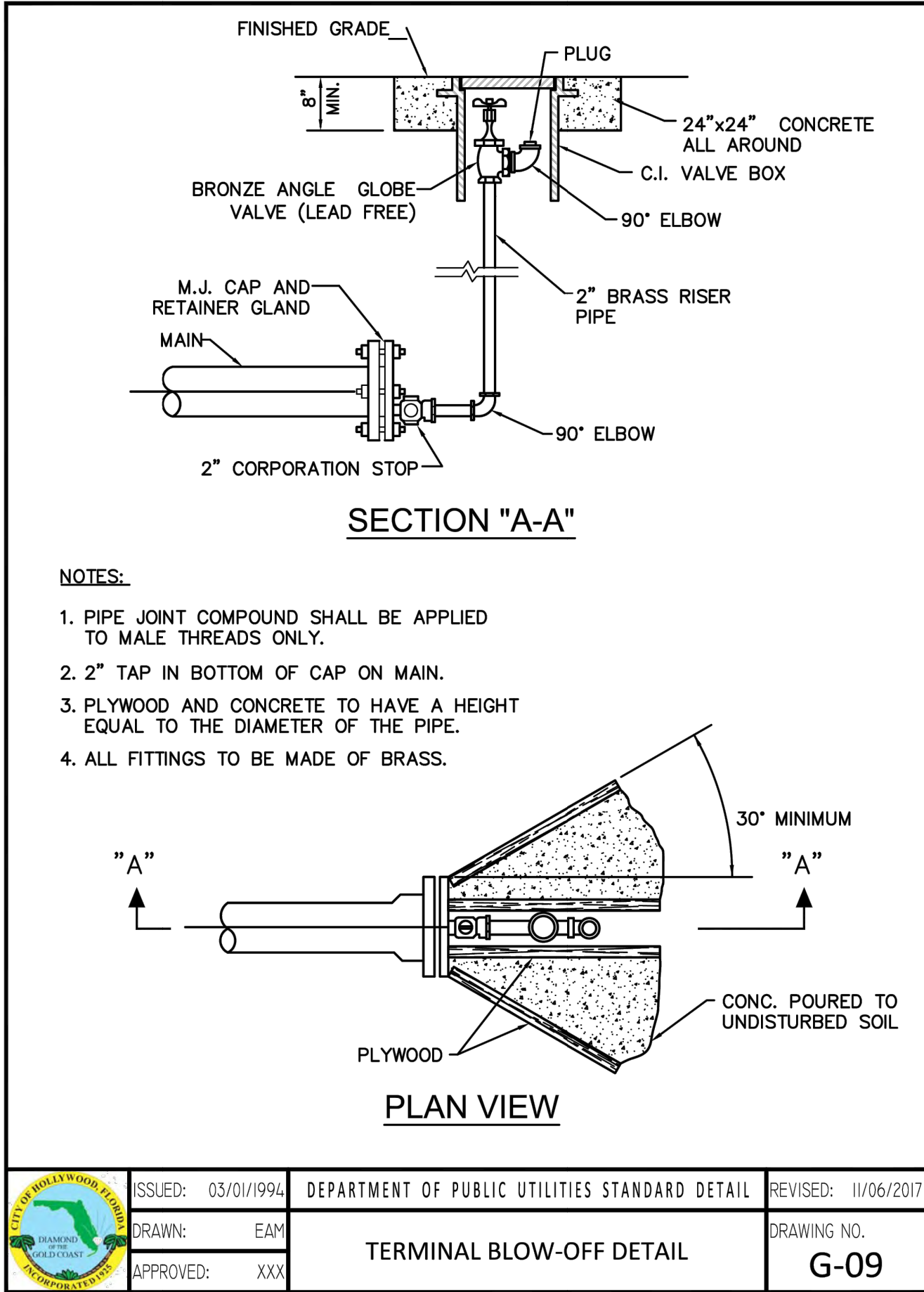
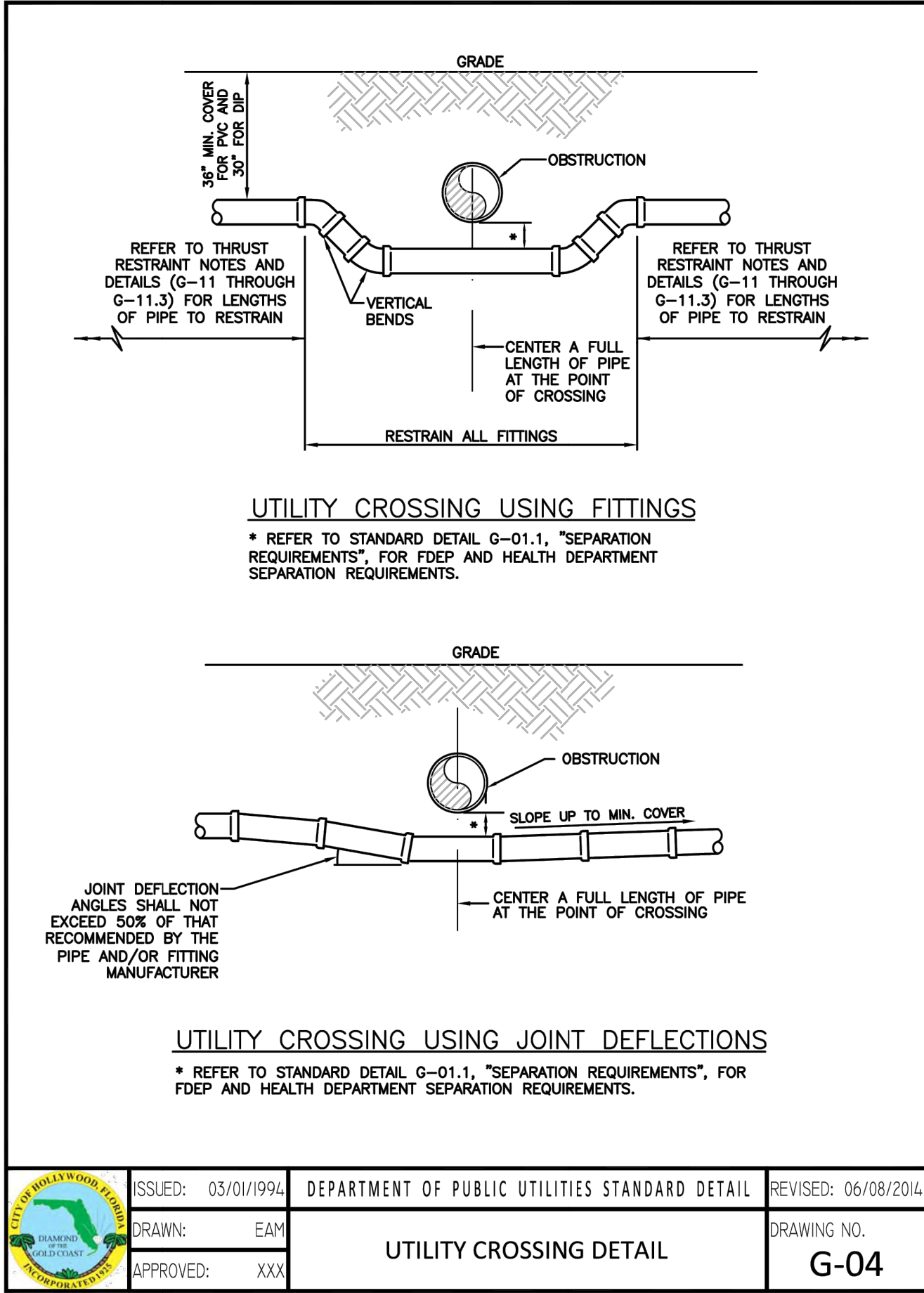
SHEET: WS-2

**HSQ GROUP, LLC.**  
Engineers - Planners - Surveyors

C26258 - LB7924



DATE: Feb. 26, 2025 -- 4:17pm W:\ISSD Broward\Civil Projects\2024\2411-87 Paramount Place Drawings\Construction Plans\241187-ISSD.DWG



#### RESILIENT SEATED GATE VALVE SPECIFICATIONS:

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

- GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
  - VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.
  - THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509, TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.
  - THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.
  - THE SEALING MECHANISM SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE, THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.
  - A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.
  - ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.
  - ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

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

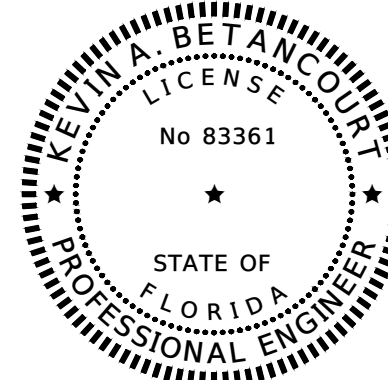
**Sunshine**  
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

**PARAMOUNT PLACE**

**826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020**

**WATER AND SEWER DETAILS**

DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



DATE: 2/28/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2411-87

SHEET: WS-3

**HSQ**  
**HSQ GROUP, LLC.**  
Engineers - Planners - Surveyors

C26258 - LB7924

REVISIONS

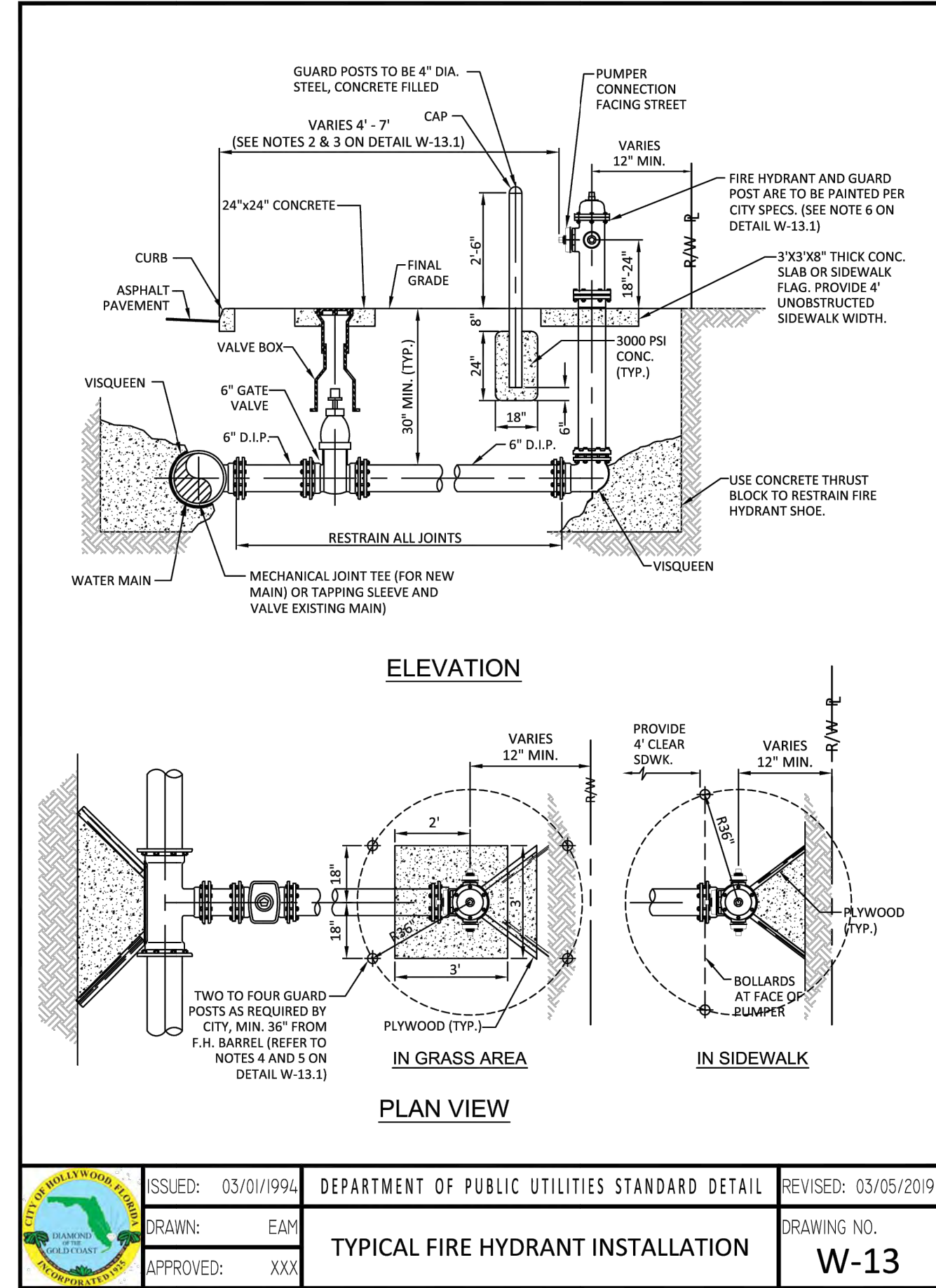
BY

DATE

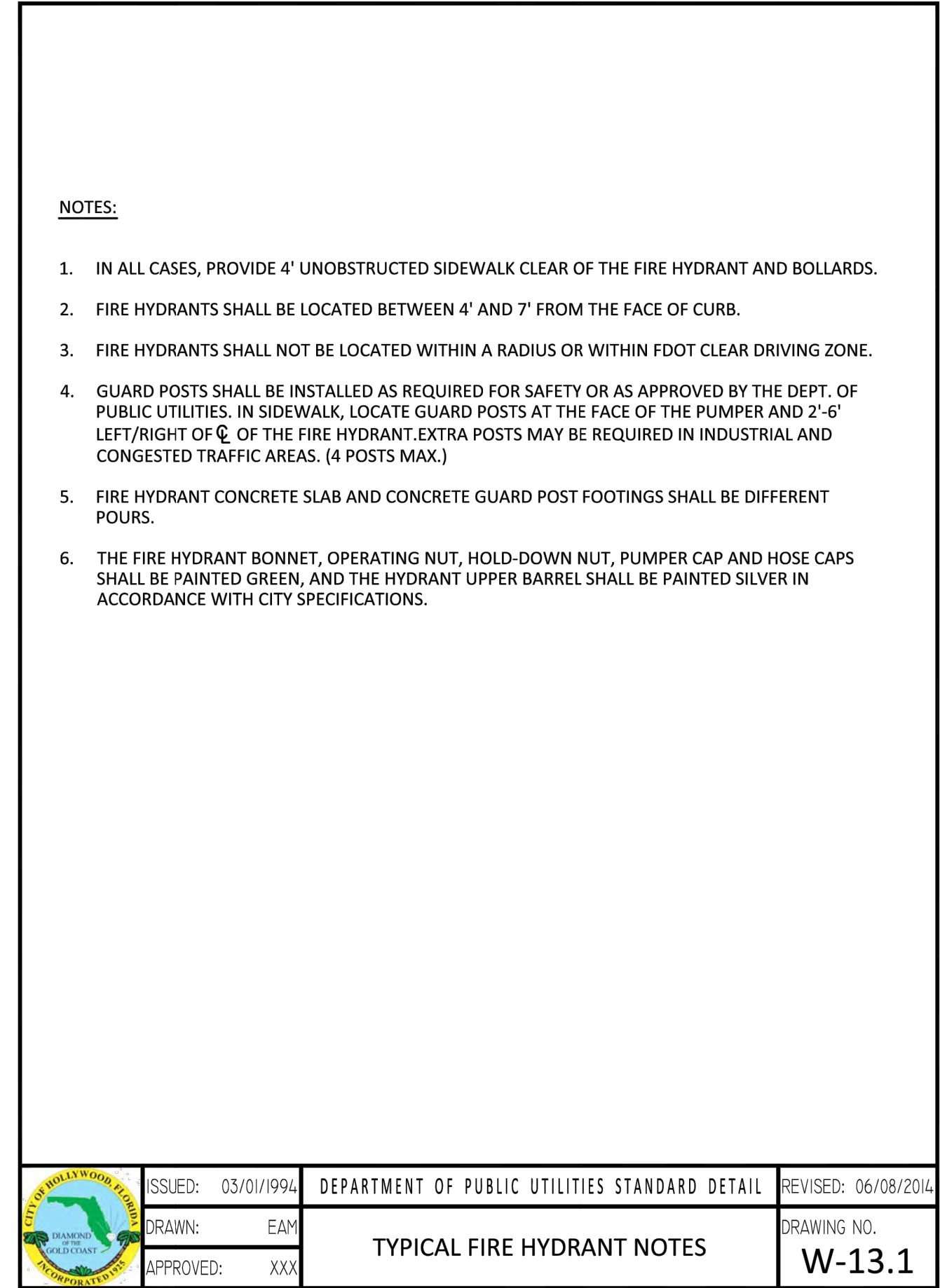
NO



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



1. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
2. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE RUCKLE 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 LINER AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
3. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINER 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.
4. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
5. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
6. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
7. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
8. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
9. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
10. 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.
11. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A56-80. 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 ABAA IRON INC. MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
12. 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.

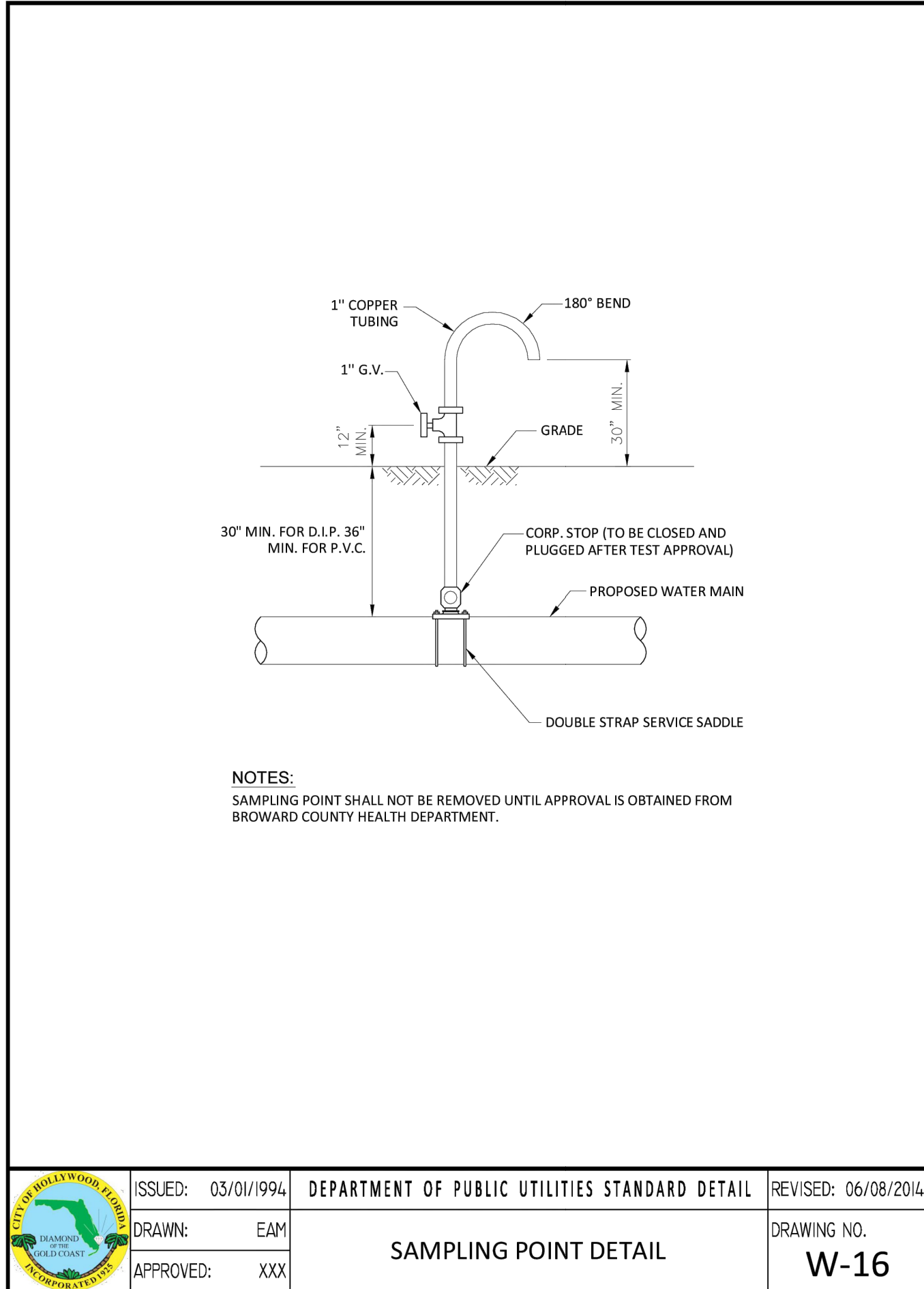
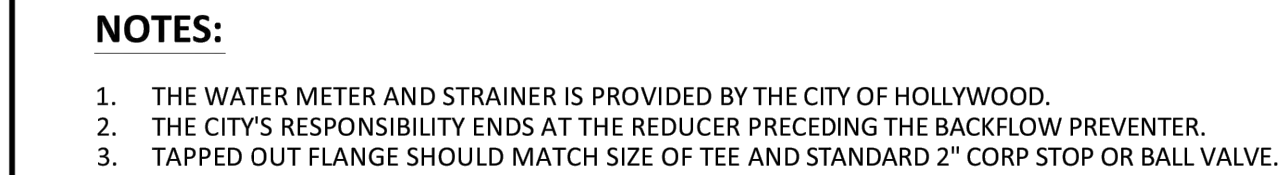


1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FC) 6600 AWAKE LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 9.99, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

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

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

3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTING FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 1599S, "PIPELINE TESTING AND DISINFECTION".
5. BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
7. THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.



## WATER AND SEWER DETAILS

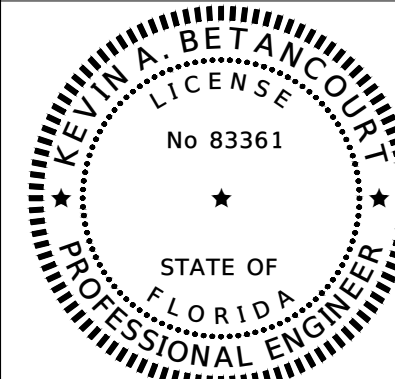
Y	REVISIONS
---	-----------

DATE \_\_\_\_\_

2

C26258 · LB7924

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:



DATE: 2\28\25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

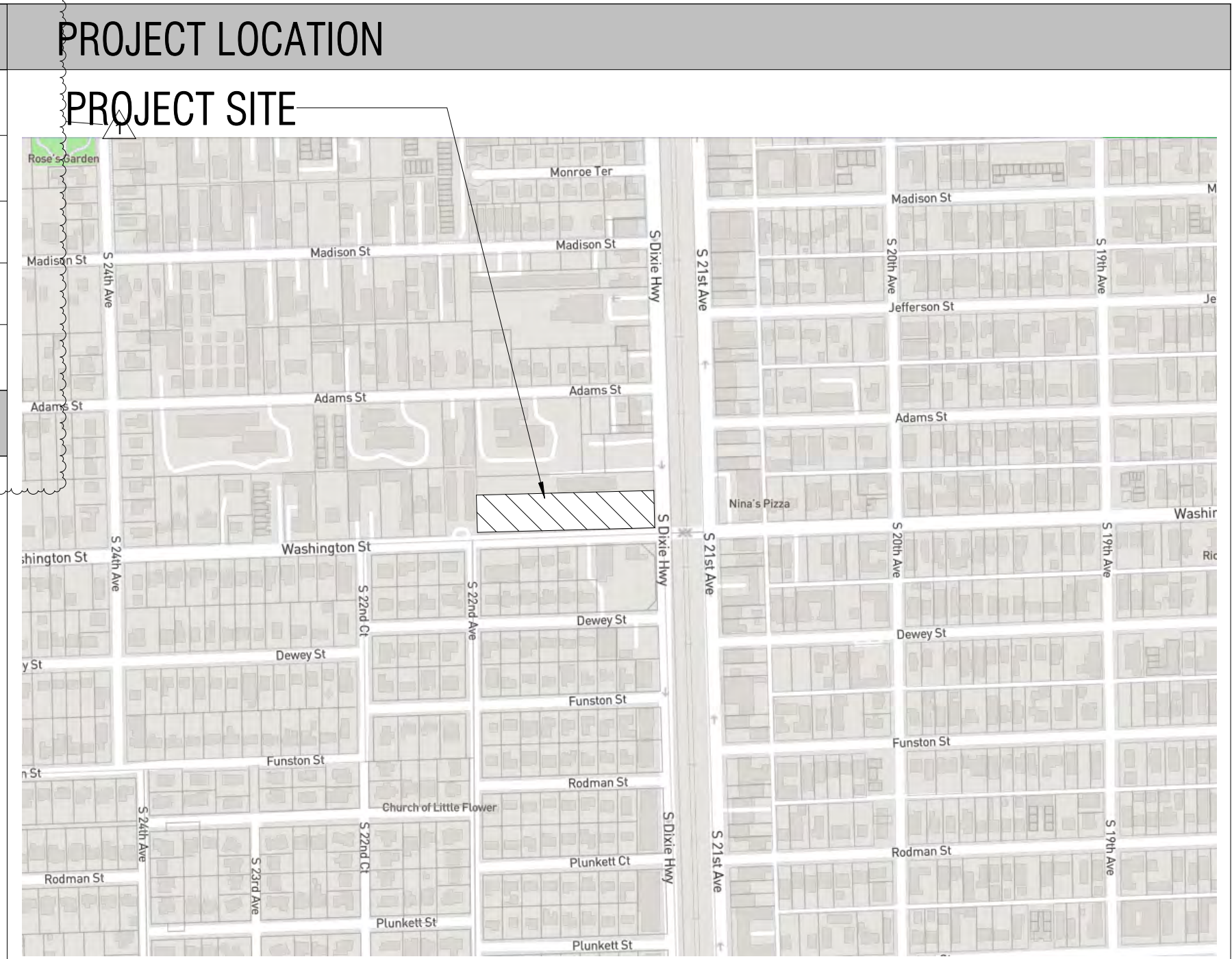
PROJECT: 2411-87

SHEET: WS-4





SUBMITTAL AND MEETING	DATE
PRE-APP	
PRE T.A.C	02/03/2025
FINAL T.A.C	03/17/2025
PLANING & ADVISORY BOARD MEETING	
CITY COMMISSION MEETING	
INDEX OF DRAWINGS	



PRE-TAC: 1.15.2025  
FINAL TAC: 3.3.2025

# PROJECT

## PARAMOUNT PLACE

826 S DIXIE HWY  
HOLLYWOOD, FL, 33020

FINAL TAC  
03.03.2025

# OWNER



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COCONUT GROVE, FLORIDA 33133  
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ARIELF@HTGF.COM

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KEVIN@HSQGROUP.NET

# LANDSCAPE



WITKIN HULTS + PARTNERS  
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HOLLYWOOD, FL 33020  
954.923.9681  
JEREMYT@WITKINDSIGN.COM

PROJECT LOCATION			
PROJECT SITE			
		PRE-TAC: 1.15.2025	FINAL TAC: 3.3.2025
GENERAL			
COVER SHEET		X	X
SURVEY			
1	SURVEY	X	X
CIVIL			
CS-1	COVER PAGE		X
SPM-1	SIGNAGE AND PAVEMENT MARKINGS PLAN		X
FT-1	FIRE ACCESS PLAN		X
PD-1	PAVING AND DRAINAGE PLAN		X
WM-1	WASTE MANAGEMENT PLAN		X
PD-2	PAVING AND DRAINAGE DETAILS		X
SWPPP-1 STORMWATER POLLUTION PREVENTION PLAN			X
SWPPP-2 STORMWATER POLLUTION PREVENTION DETAILS			X
WS-1	WATER AND SEWER PLAN		X
WS-2	WATER AND SEWER DETAILS		X
WS-3	WATER AND SEWER DETAILS		X
WS-4	WATER AND SEWER DETAILS		X
ARCHITECTURE			
A-002	CONTEXT IMAGES		X
A-005	AREA DIAGRAMS	X	X
A-100	SITE PLAN	X	X
A-200	LEVEL 1 FLOOR PLAN	X	X
A-201	LEVEL 2 FLOOR PLAN	X	X
A-202	LEVEL 3 FLOOR PLAN	X	X
A-203	LEVEL 4 FLOOR PLAN	X	X
A-204	LEVEL 5 FLOOR PLAN		X
A-205	LEVEL 6 FLOOR PLAN	X	X
A-206	LEVEL 7 FLOOR PLAN		X
A-207	LEVEL 8 FLOOR PLAN		X
A-208	ROOF PLAN		X
A-300	OVERALL BUILDING ELEVATIONS - NORTH	X	X
A-301	OVERALL BUILDING ELEVATIONS - EAST		X
A-302	OVERALL BUILDING ELEVATIONS - SOUTH		X
A-303	OVERALL BUILDING ELEVATIONS - WEST		X
A-1000 3D VIEWS			X
LANDSCAPE			
L-1	LANDSCAPE PLAN - GROUND FLOOR PLAN		
L-3	LANDSCAPE DETAILS		





03 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-EAST  
SCALE: N/A



02 SUBJECT SITE - LOOKING INTO PROPERTY TO THE SOUTH-WEST  
SCALE: N/A



01 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-WEST  
SCALE: N/A



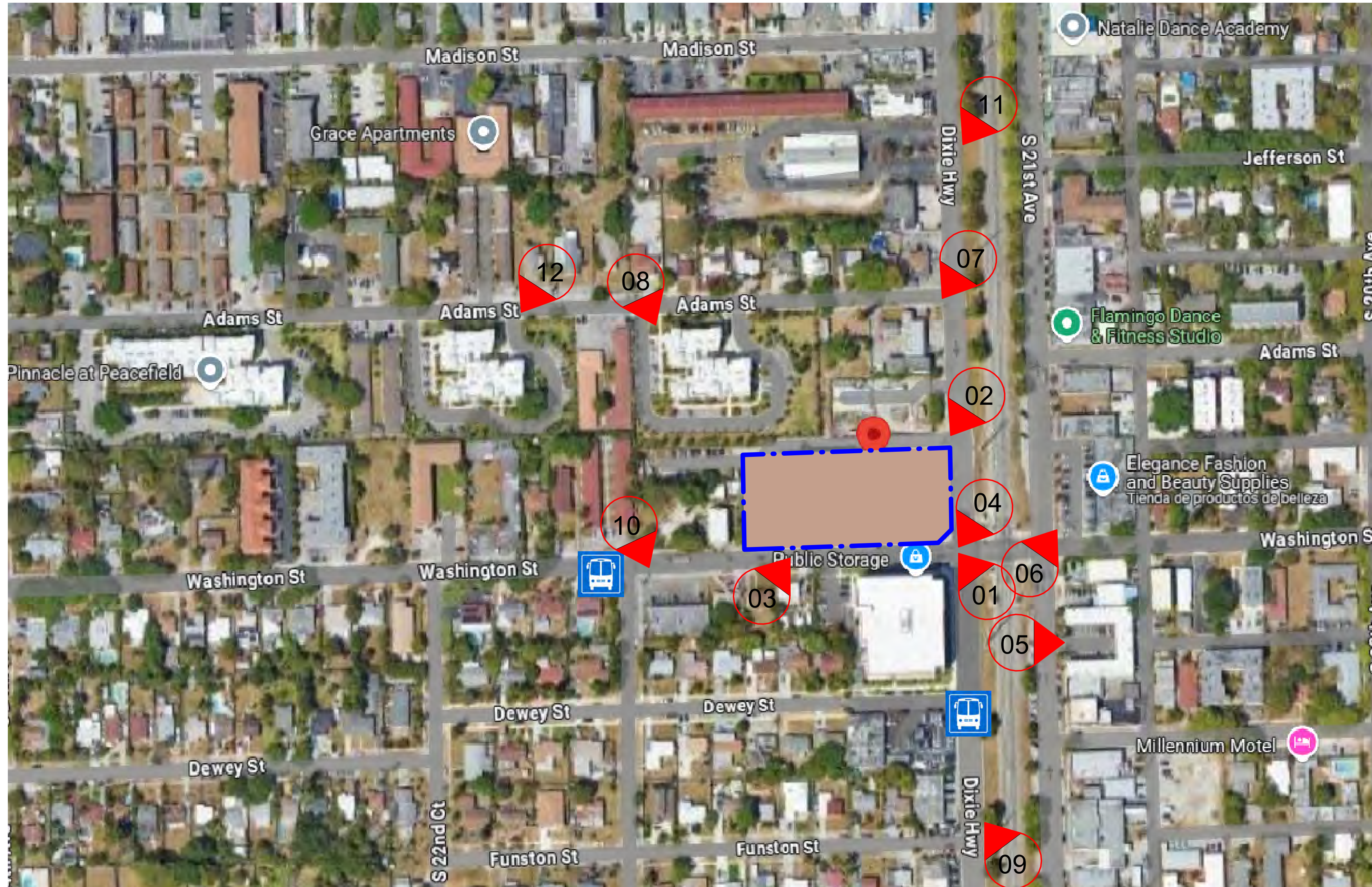
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SCALE: N/A



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SCALE: N/A



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SCALE: N/A



N  
CONTEXTUAL PHOTO-LOCATION MAP  
SCALE: N/A



11 706 DIXIE HWY  
SCALE: N/A



10 2134 WASHINGTON ST-WASHINGTON FOOD STORE  
SCALE: N/A



06 2092 WASHINTONG ST  
SCALE: N/A



07 800 DIXIE HWY-VIOLET'S COIN LAUNDRY  
SCALE: N/A

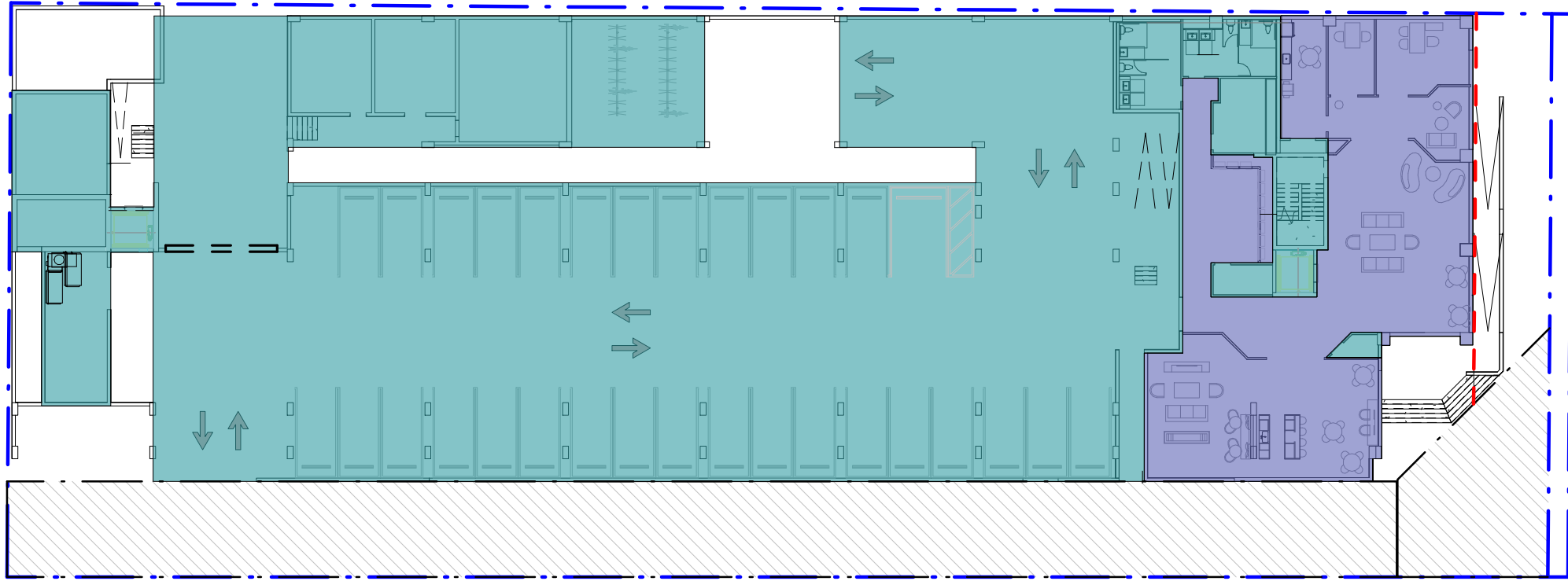
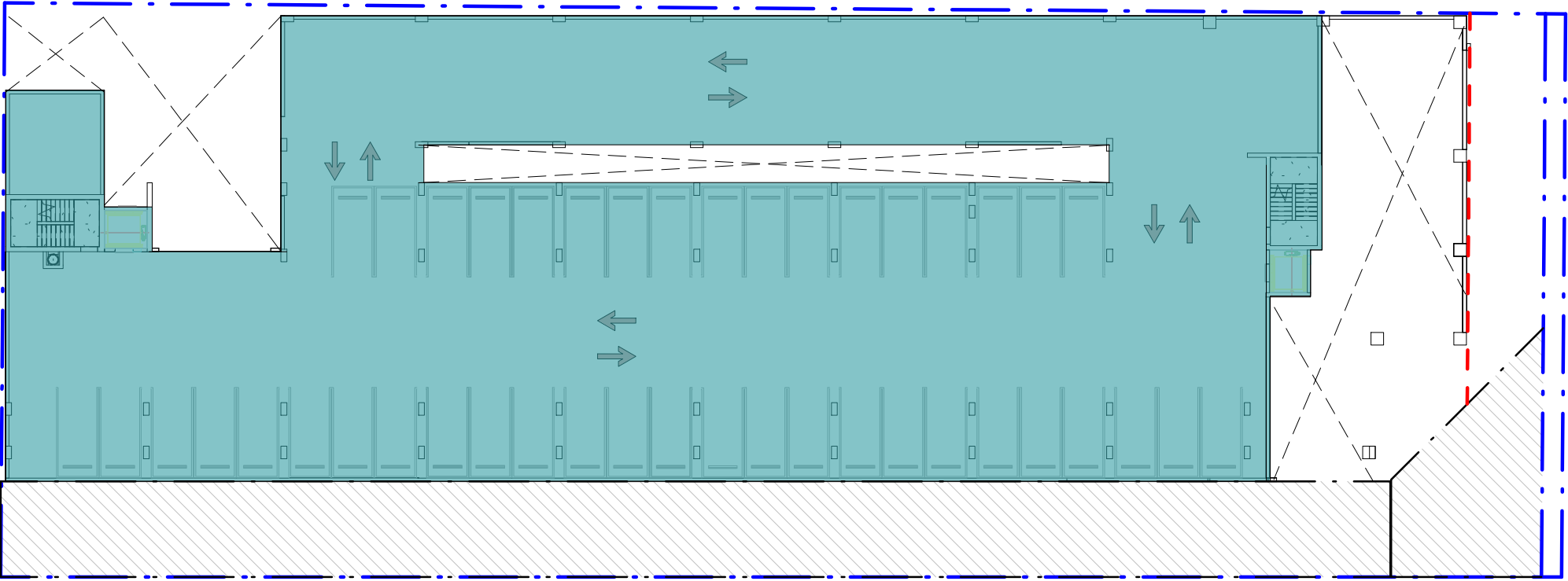
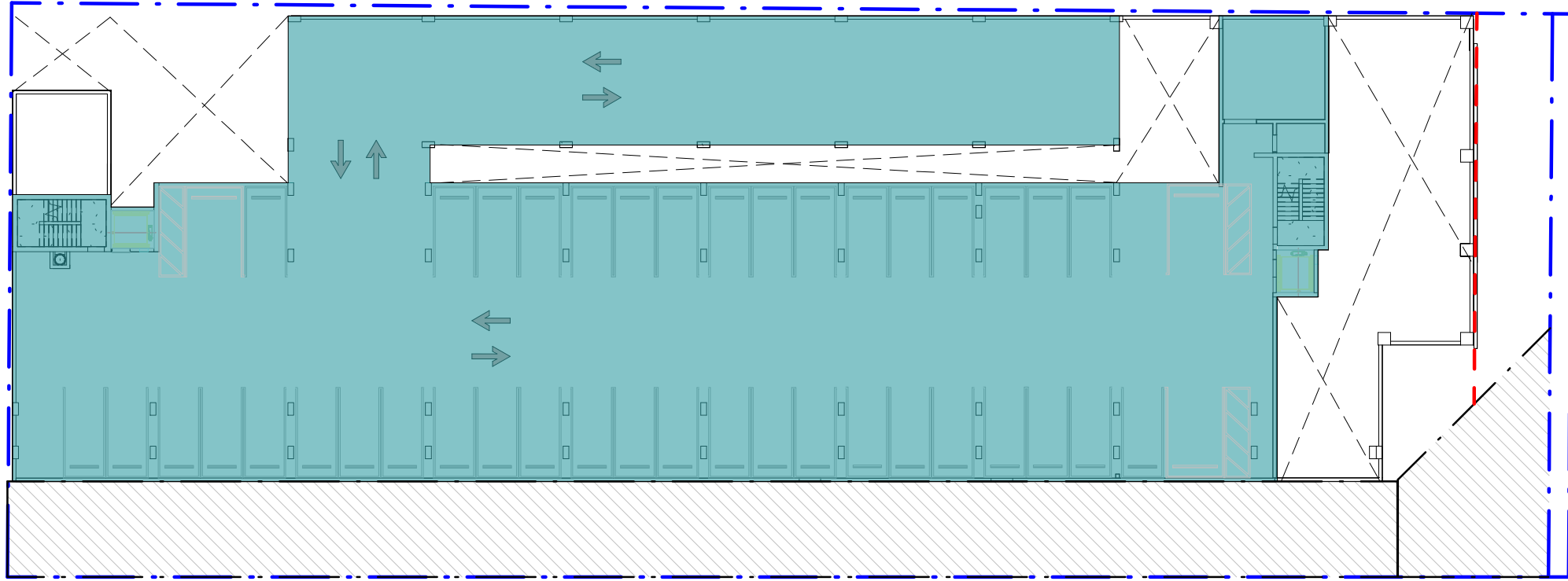







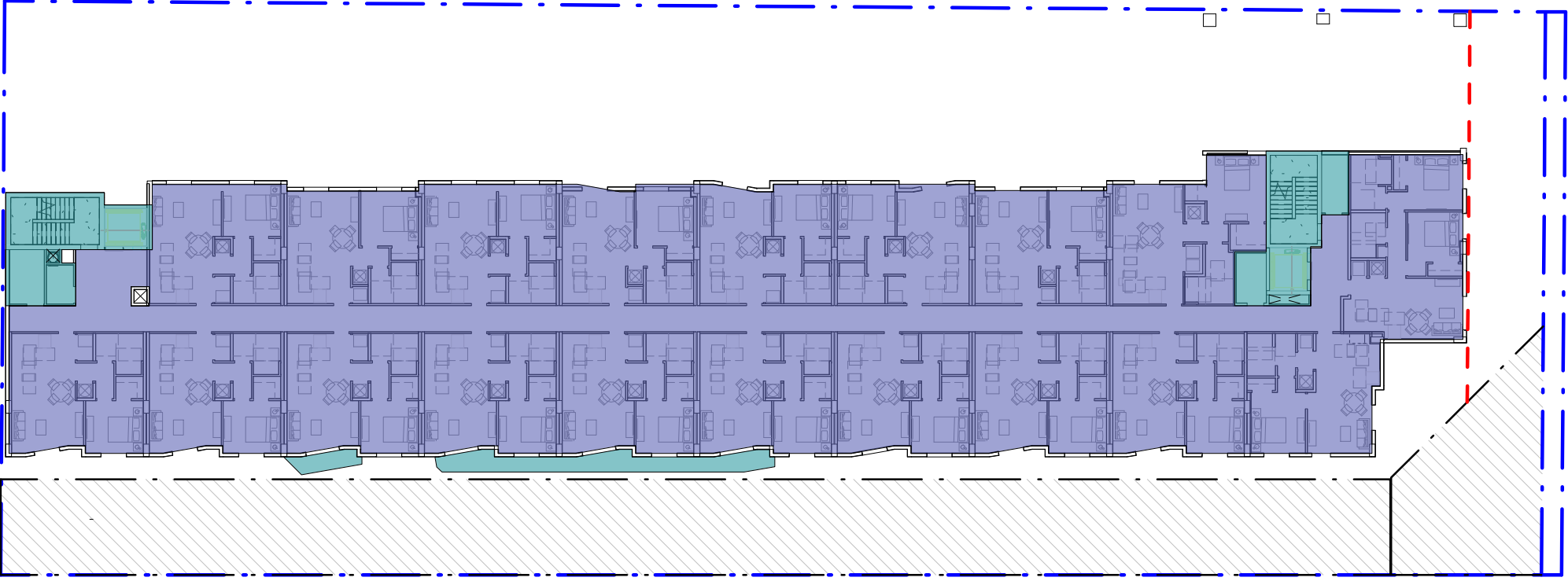
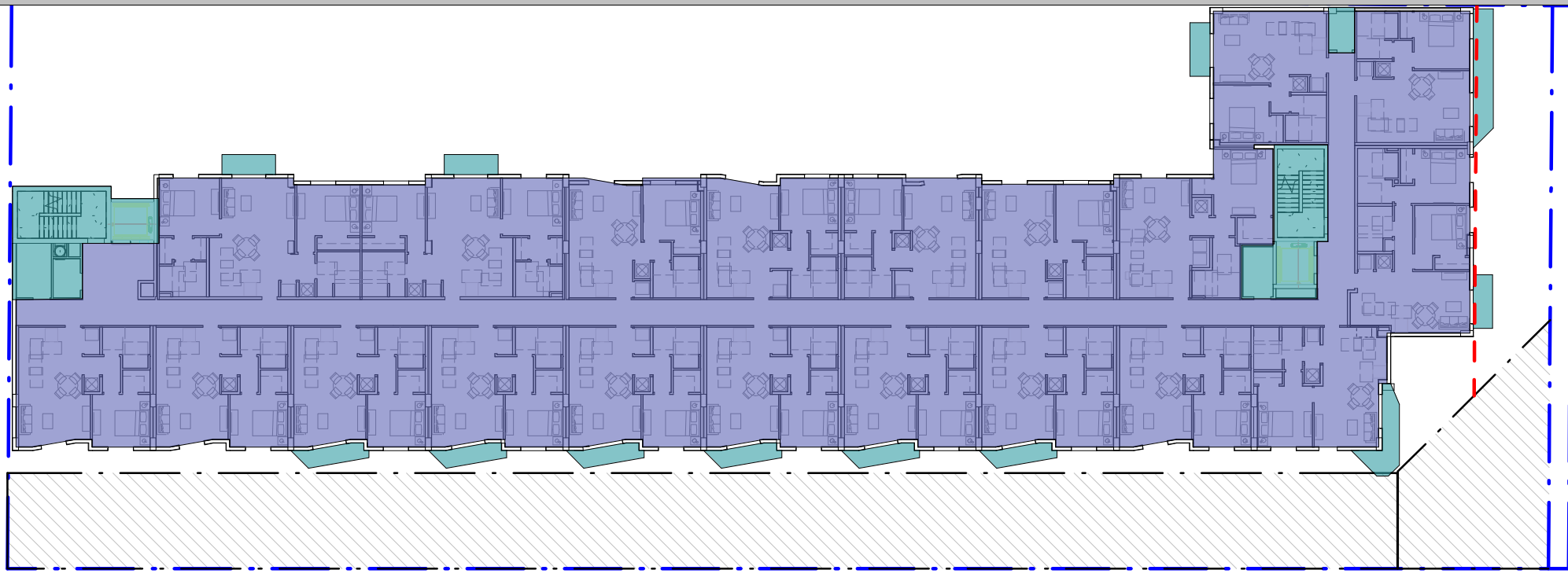






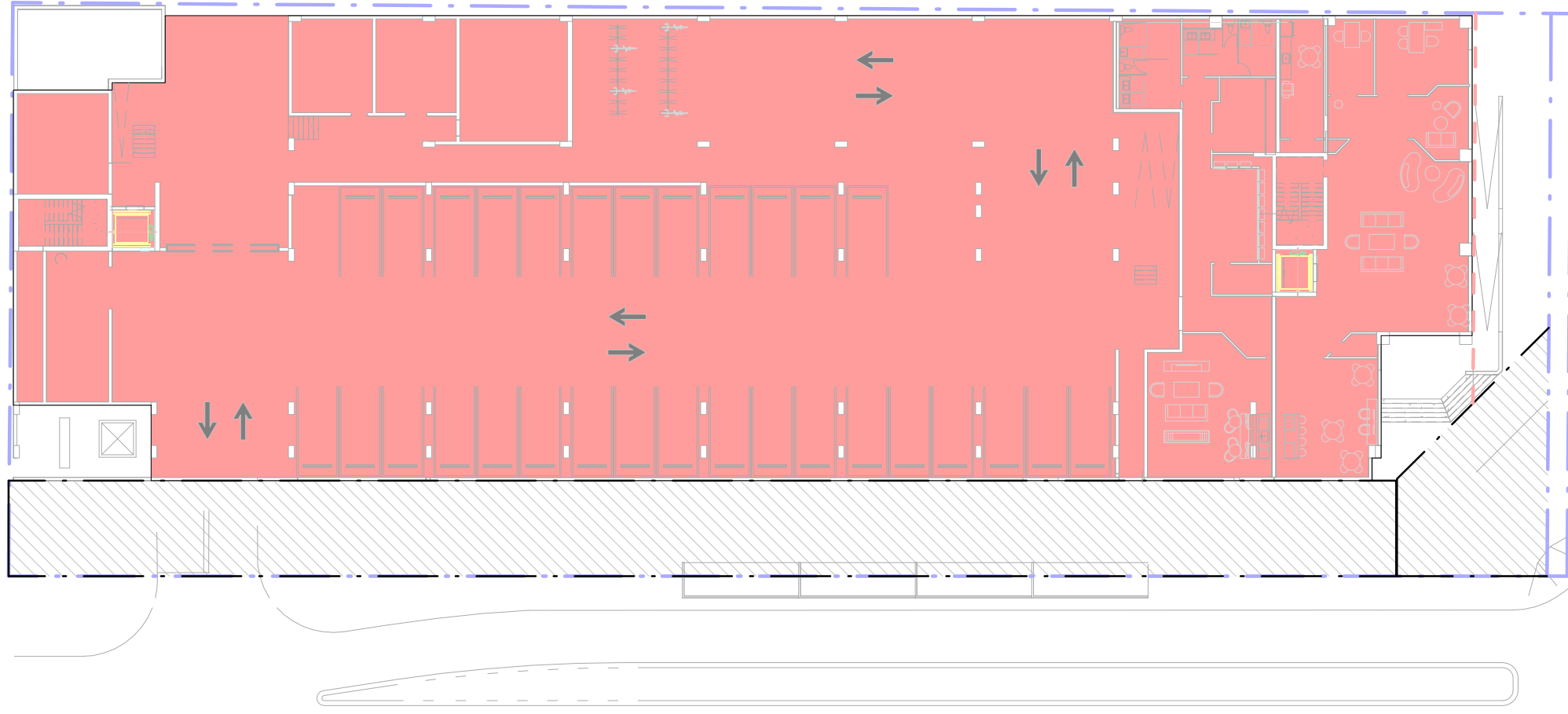
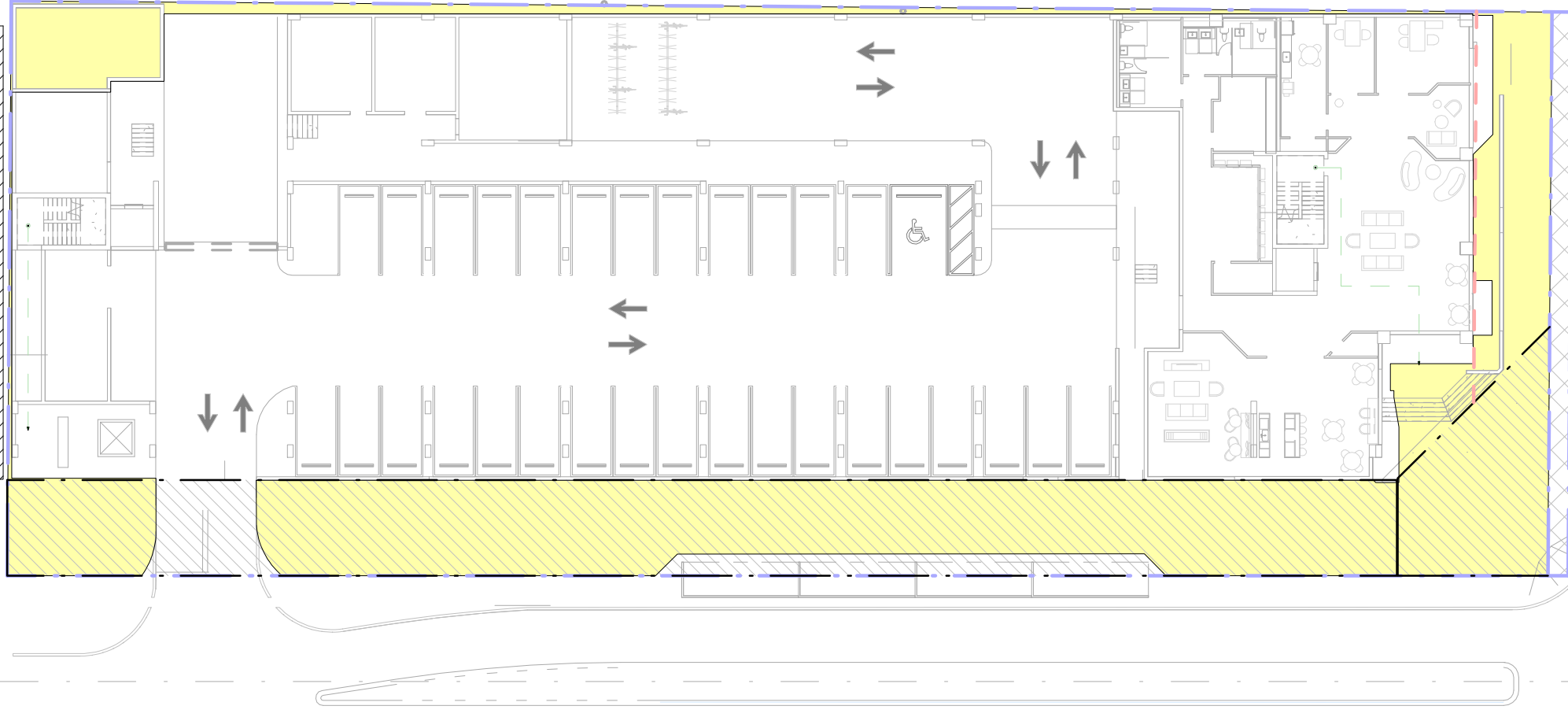






08 2176 ADAMS ST  
SCALE: N/A



09 1098 S DIXIE HWY-AUTOGLASS  
SCALE: N/A



GROSS FLOOR AREA CALCULATION					
					
LEVEL 01		LEVEL 02		LEVEL 03	
 SPACES COUNTING TOWARDS FLOOR AREA	4,108 SF	 SPACES COUNTING TOWARDS FLOOR AREA	0 SF	 SPACES COUNTING TOWARDS FLOOR AREA	0 SF
 SPACES NOT COUNTING TOWARDS FLOOR AREA	19,061 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	20,918 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	20,200 SF
GROSS FLOOR AREA	23,169 SF	GROSS FLOOR AREA	20,918 SF	GROSS FLOOR AREA	20,200 SF
					
LEVEL 04		LEVEL 05		LEVEL 06-08	
 SPACES COUNTING TOWARDS FLOOR AREA	14,190 SF	 SPACES COUNTING TOWARDS FLOOR AREA	14,190 SF	 SPACES COUNTING TOWARDS FLOOR AREA	15,616 SF
 SPACES NOT COUNTING TOWARDS FLOOR AREA	2,280 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	1,186 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	1,514 SF
GROSS FLOOR AREA	16,470 SF	GROSS FLOOR AREA	15,376	GROSS FLOOR AREA	17,130
LOT AREA CALCULATION					
					
LOT COVERAGE		OPEN SPACE		PERVIOUS / IMPERVIOUS AREAS	
 LOT COVERAGE = 25,539 SF		 OPEN SPACE = 7,544 SF = 22 % (OPEN SPACE/LOT) (20% REQUIRED)		 PERVIOUS AREA (LANDSCAPE) = 902 SF = 3 % (PERVIOUS AREA/LOT)	

FLOOR AREA RATIO (FAR) =  
FLOOR AREA / LOT AREA =  
82,336 SF / 33,055 SF = 2.49

RA

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03.03.2025

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RAFAEL TAPANES  
A R 97896  
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

AREA DIAGRAMS

SCALE: AS SHOWN

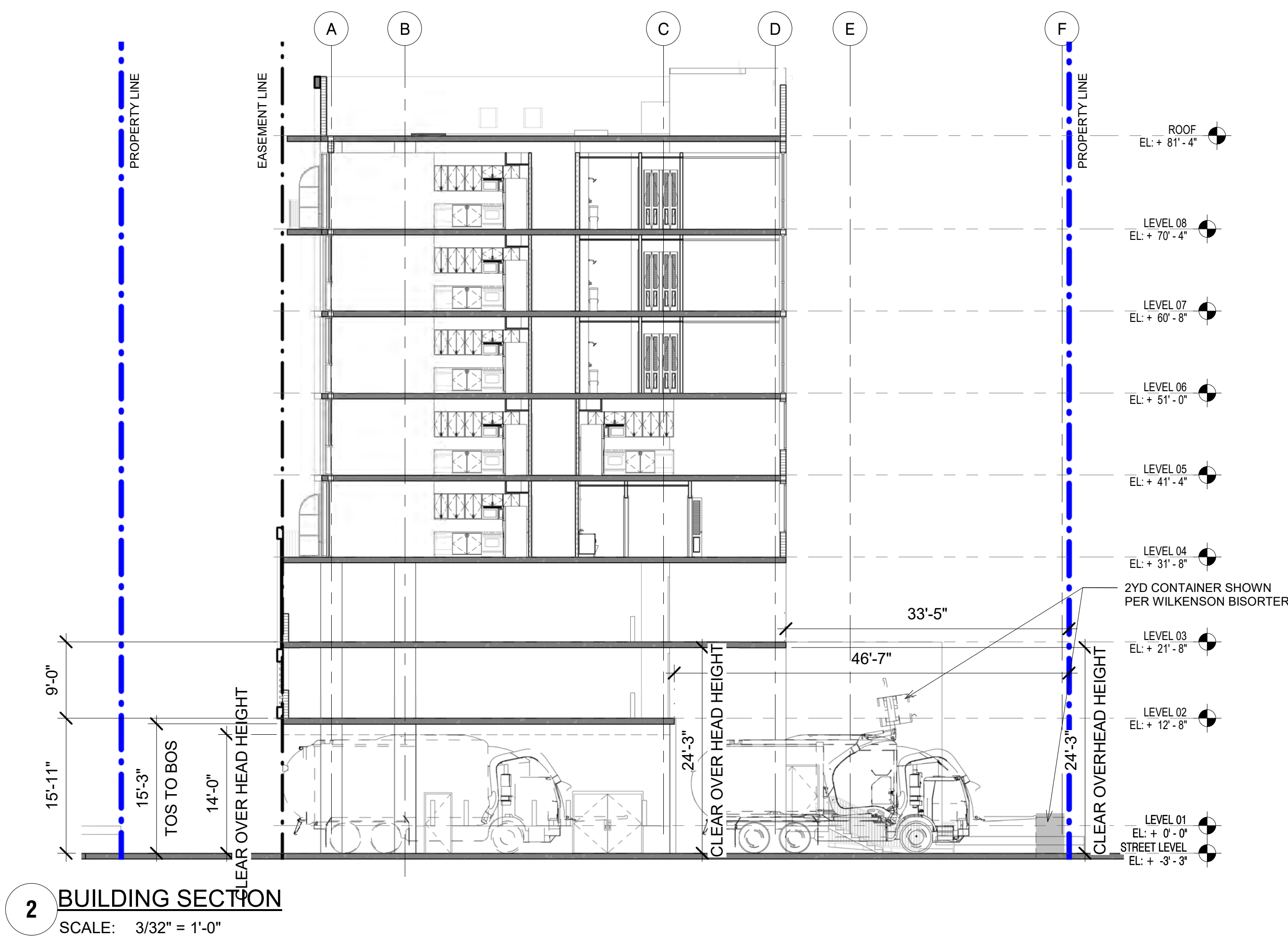
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A-005

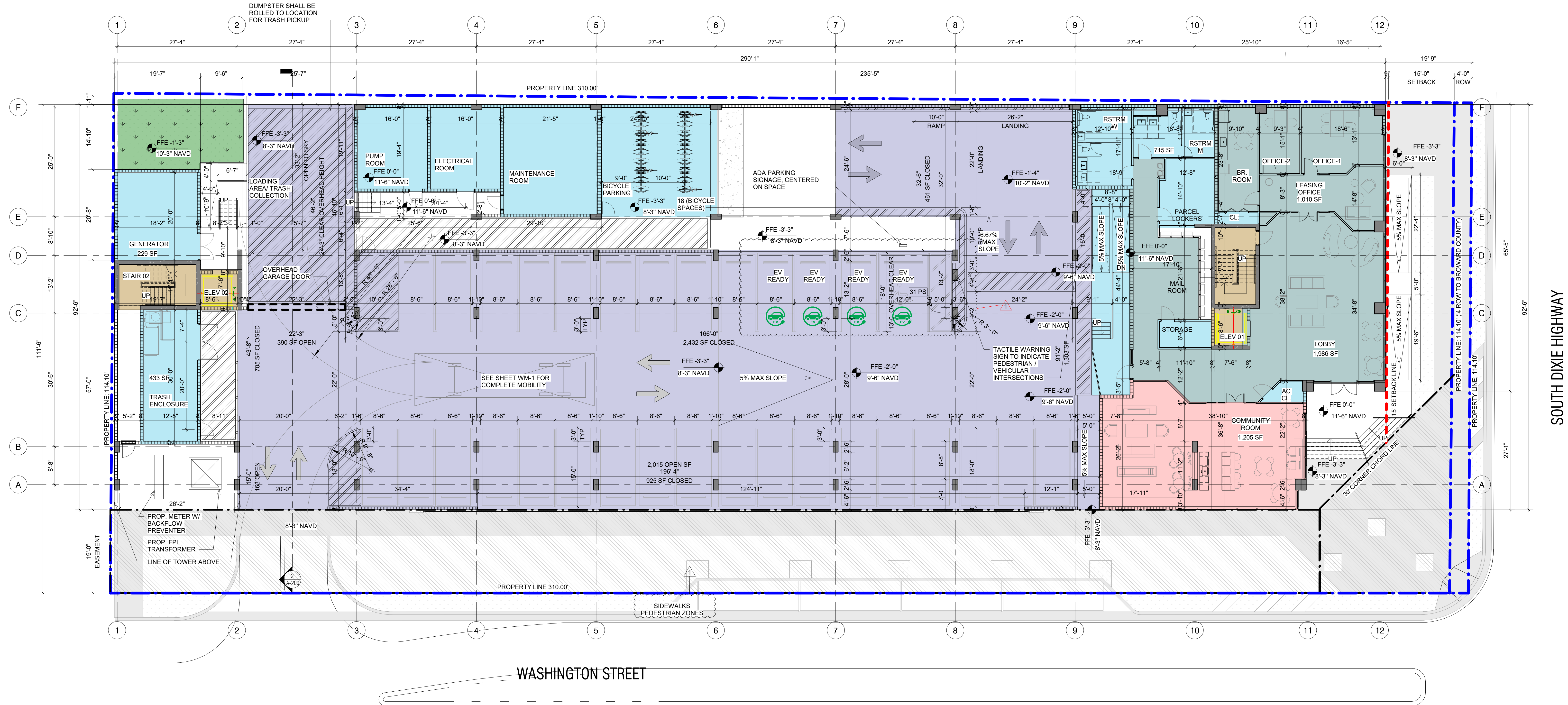








NATURAL VENTILATION		GENERAL INFORMATION		GENERAL LAYOUT LEGEND		
<b>AREA OF OPENINGS</b> TOTAL PERIMETER WALL AREA TOTAL EXTERIOR OPEN AREA PROPOSED % OF OPENING PROPOSED % OF OPENING W/ SCREEN MIN % OF OPENING	5,826 SF 2,568 SF 44% 26% 20%	<b>OVERALL COUNT</b>  1/BED = 86 2/BED = 10  <b>OVERALL PARKING</b> REQUIRED = 111 / 5 HC PROVIDED = 116 / 5 HC  <b>COMMON UNIT NET SOFT</b> UNIT A1 = 669 SOFT UNIT B2 = 994 SOFT	<div></div>	LANDSCAPE	<div></div>	UNIT A4
			<div></div>	COMMON AREA	<div></div>	UNIT B1
			<div></div>	VERTICAL CIRCULATION	<div></div>	UNIT B2
			<div></div>	AMENITIES	<div></div>	BOH PROGRAM
			<div></div>	UNIT A1	<div></div>	PARKING STRIPES
<b>PERIMETER OF OPENINGS</b> TOTAL PERIMETER LF OPENING PERIMETER LF PROPOSED % OF OPENING MIN % OF PERIMETER	380' - 3" 186' - 0" 48.0% 40%		UNIT A2	<div></div>	PARKING	
			UNIT A3	<div></div>	BALCONY	
	<b>NOTES:</b> PARKING GARAGE TO MEET NATURAL VENTILATION REQUIREMENTS PER 406.5.2 FBC 2023.					
	<b>UNIT COUNT PER LEVEL</b>					
	<b>LEVEL</b>	<b>1/BED</b>	<b>2/BED</b>	<b>ACCESSIBLE</b>		
LEVEL 4	17	0	2			
LEVEL 5	18	1	1			
LEVEL 6	17	3	1			
LEVEL 7	17	3	2			
LEVEL 8	17	3	1			



**LEVEL 1 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



FINAL TAC SUBMITTAL (25-DP-02)

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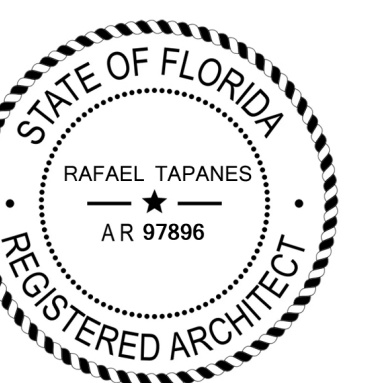
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REVISIONS:

DATE: 03.03.2025  
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 1 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

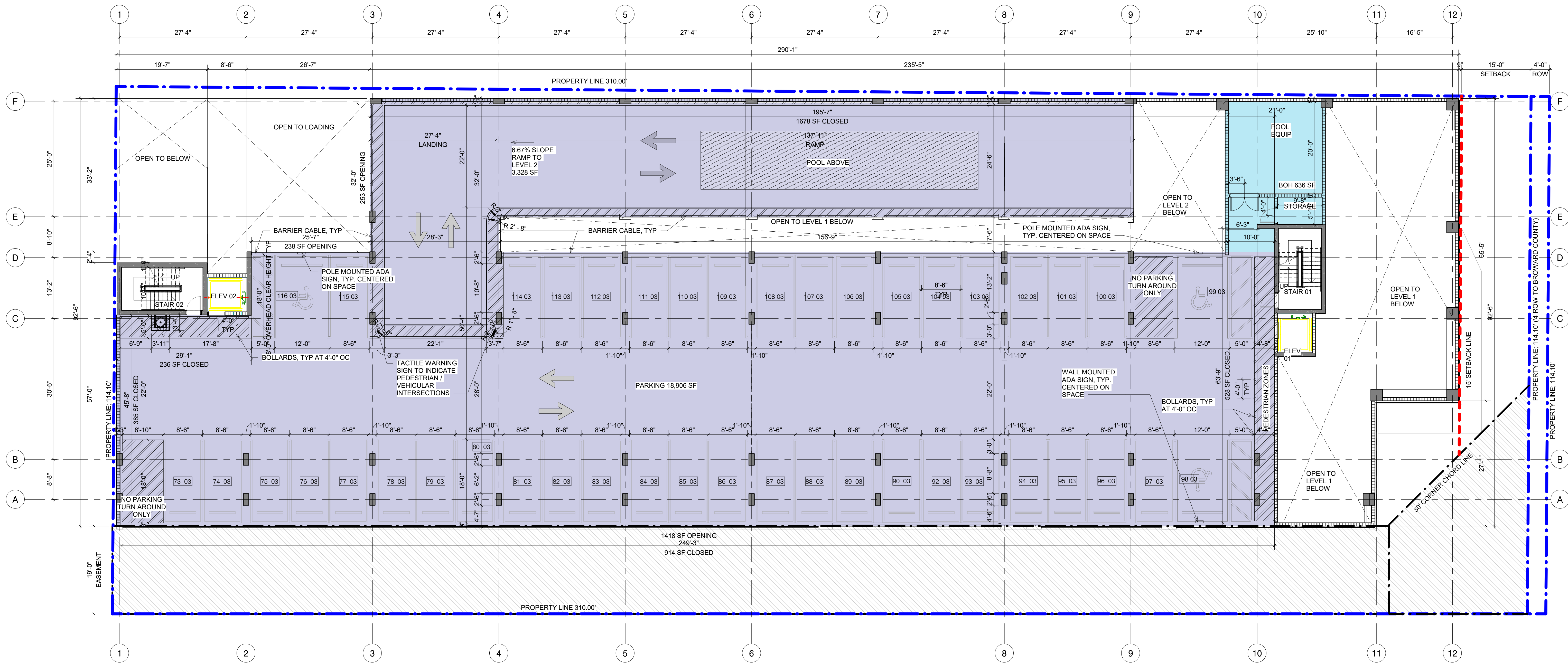
**A-200**







NATURAL VENTILATION	GENERAL INFORMATION	GENERAL LAYOUT LEGEND																									
<b>AREA OF OPENINGS</b> TOTAL PERIMETER WALL AREA 3,543 SF TOTAL EXTERIOR OPEN AREA 1,909 SF PROPOSED % OF OPENING 53% PROPOSED % OF OPENING W/ SCREEN 33% MIN % OF OPENING 20%	<b>OVERALL COUNT</b> 1/BED = 86 2/BED = 10  <b>OVERALL PARKING</b> REQUIRED = 111 / 5 HC PROVIDED = 116 / 6 HC  <b>COMMON UNIT NET SQFT</b> UNIT A1 = 669 SQFT UNIT B2 = 994 SQFT	<div></div> LANDSCAPE	<div></div> UNIT A4																								
<b>PERIMETER OF OPENINGS</b> TOTAL PERIMETER LF 601' - 3" OPENING PERIMETER LF 308' - 0" PROPOSED % OF OPENING 51.1% MIN % OF PERIMETER 40%		<div></div> COMMON AREA	<div></div> UNIT B1																								
<b>NOTES:</b> PARKING GARAGE TO MEET NATURAL VENTILATION REQUIREMENTS PER 406.5.2 FBC 2023.	<b>UNIT COUNT PER LEVEL</b> <table><tr><th>LEVEL</th><th>1/BED</th><th>2/BED</th><th>ACCESSIBLE</th></tr><tr><td>LEVEL 4</td><td>17</td><td>0</td><td>2</td></tr><tr><td>LEVEL 5</td><td>18</td><td>1</td><td>1</td></tr><tr><td>LEVEL 6</td><td>17</td><td>3</td><td>1</td></tr><tr><td>LEVEL 7</td><td>17</td><td>3</td><td>2</td></tr><tr><td>LEVEL 8</td><td>17</td><td>3</td><td>1</td></tr></table>	LEVEL	1/BED	2/BED	ACCESSIBLE	LEVEL 4	17	0	2	LEVEL 5	18	1	1	LEVEL 6	17	3	1	LEVEL 7	17	3	2	LEVEL 8	17	3	1	<div></div> VERTICAL CIRCULATION	<div></div> UNIT B2
LEVEL	1/BED	2/BED	ACCESSIBLE																								
LEVEL 4	17	0	2																								
LEVEL 5	18	1	1																								
LEVEL 6	17	3	1																								
LEVEL 7	17	3	2																								
LEVEL 8	17	3	1																								
		<div></div> AMENITIES	<div></div> BOH PROGRAM																								
		<div></div> UNIT A1	<div></div> PARKING STRIPES																								
		<div></div> UNIT A2	<div></div> PARKING																								
		<div></div> UNIT A3	<div></div> BALCONY																								

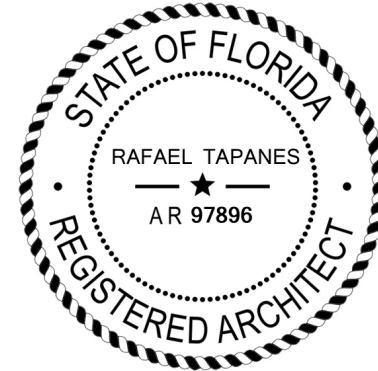


**LEVEL 3 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

FINAL TAC SUBMITTAL (25-DP-02)

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DISCIPLINE / SHEET TITLE:

LEVEL 3 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

**A-202**