

DEPARTMENT OF PLANNING

RECEIVED



File No. (internal use only): _____

NOV 17 2016

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at <http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 11-7-16

Location Address: 6082 DUVAL STREET

Lot(s): 18-26 Block(s): _____ Subdivision: GRACWOOD #3

Folio Number(s): 514113070150 - 0190

Zoning Classification: RM-18/C4 Land Use Classification: RES / COMM

Existing Property Use: VACANT/COMM Sq Ft/Number of Units: 5879 SF

Is the request the result of a violation notice? () Yes (X) 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): 16-DPV-69

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: _____

Number of units/rooms: 24 Sq Ft: 922 - 932 sf/unit

Value of Improvement: 2.3 million Estimated Date of Completion: 12/2017

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: 150 N STATE RD 7 LLC

Address of Property Owner: 2415 NW 31st STREE BOCA RATON 33431

Telephone: 954 592 6257 Fax: 561 892 8120 Email Address: fgalison@galisonproperties.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH KALLER

Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5246

Fax: 954 926 2841 Email Address: joseph@kallerarchitects.com

Date of Purchase: 7/22/15 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

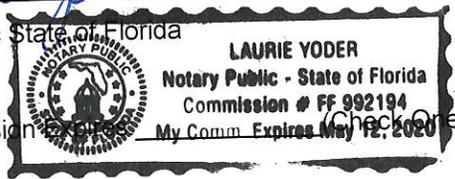
The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable 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: [Signature] Date: 10-27-16
 PRINT NAME: Fred Galison Date: 10-27-16
 Signature of Consultant/Representative: [Signature] Date: 10-27-16
 PRINT NAME: JOSEPH B. KALLER Date: 10-27-16
 Signature of Tenant: _____ Date: _____
 PRINT NAME: _____ Date: _____

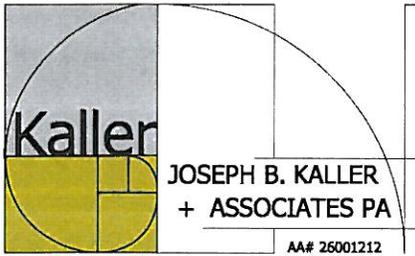
CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Final Technical Advisory Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 27 day of October 2016
[Signature]
 Notary Public State of Florida

 My Commission Expires May 12, 2020

[Signature]
 SIGNATURE OF CURRENT OWNER
Fred Galison
 PRINT NAME

Personally known to me; OR _____



architecture - interiors - planning

October 17, 2016

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33019

Reference: 150 North State Road 7
6032 Duval Street
Hollywood, Florida
Architect's Project #15079
TAC #16-DPV-69

To Whom It May Concern:

The following are our responses to your Preliminary Technical Advisory Comments for the above referenced Project.

A. APPLICATION SUBMITTALS – Alexandra Carcamo

1. Noted.
2. Survey
 - a. The Survey has been revised to reflect the O & E Report
 - b. Survey does not need to show curb cuts on other sites.
3. Justification Statement will be included in the Planning & Development Submittals.
4. Color Samples have been included in the Submission.
5. Parking Count has been revised.
6. Details of fences have been added to new Sheet SP-3
7. Rendering will reflect proposed landscaping.
8. Noted. Civil Engineer has worked with James Rusnak and Sheets have been revised.
9. Noted.
10. School Board Impact Fee Application has been done.
11. Noted. Meeting is being arranged.
12. Noted.
13. Noted.

B. ZONING – Alexandra Carcamo

1. There will be no gates at this time.
2. The container will be wheeled along the sidewalk to the driveway.
3. Noted. That has been done with Engineering and Utilities Department Comments.
4. Two Charging Station Conduit Locations are now referenced at Spaces #16 & #17. One Handicap and one regular space.

C. ARCHITECTURE & URBAN DESIGN – Alexandra Carcamo

1. The Owner would like to keep the asphalt shingle specified in the Submission.
2. The Owner has indicated that using such materials would not be financially feasible.

Terrance Comiskey

1. While not required, the developer has opted to put a bath tub in Bath #2 of each Unit.
2. A gate at each courtyard entry has been included. Gate to include intercom entry system connection to units. Gate Detail on Sheet SP-3.
3. Yes, Bike Racks now shown on Sheet SP-1 and A-1. The number of racks will have to be determined when Construction Documents are done so that head height below stair is known.
4. Final interior layouts will be determined at time of Construction Documents.
5. Attic will be accessed from the Third Floor Landing with a 25' X 53" attic access with aluminum ladder. See Note on Sheet A-3.
6. The canvas awning allows for easy update in the look of the Building if it fades. Owner would prefer to keep the canvas awning.

D. LANDSCAPING – Dale Bryant

1. See attached Landscape Architects responses.

E. SIGNAGE – Alexandra Carcamo

1. Signage Details added to Sheet SP-3.
2. Note about separate Permit of Sign added to Sheet SP-3.

F. LIGHTING – Alexandra Carcamo

1. Substantially Compliant.

G. GREEN BUILDING – Alexandra Carcamo

1. Green Practices have been listed on Sheet SP-1. We will work with the Building Department during Building Permit Submission. Also addressing Comments from Environmental Sustainability – Lindsey Nieratka.

H. ENVIRONMENTAL SUSTAINABILITY – Lindsey Nieratka

1. See Landscape Architect’s response.
2. A Photometric Plan will be provided at time of Building Permit. A note has been added on SP-1 regarding light shield.
3. Green List has been revised.
4. The Developer has looked into the pervious pavement and it is not financially feasible at this time.
5. Short Term Bike Racks added to the south side of Building. Resident’s bike racks added below staircase and gates added to that area to secure the entry to the stairwell.

I. UTILITIES – James Rusnak/Wilford Zephyr

1. See attached Civil Engineering responses.

J. BUILDING – Phil Sauer

1. The Project is Rental Units.
2. All First Floor Units which is 33% of the total will comply with the Fair Housing Act. This will include all of the requirements of FAC 2014 809.2 to 809.4 and 809.5 (Mobility and Communication requirements). Note added to SP-1. There is an accessible route and the required accessible parking. All details will be a part of the Building Permit Set.

K. ENGINEERING – Luis Lopez/Clarissa Ip

2. Two Parcels indicated on Site Plan.
3. See Civil Engineering Plans.
4. The Parking Count has been adjusted on the Site Plan (SP-1)
5. Angle & Depth of Parking Stall added to Site Plan.
6. The walkway is 6” above the drive. It acts as a wheel stop with the car having an overhang of 24”. This leaves an actual walkway of 4’-0”. Type “D” curbs and the line of car overhang now called out on Site Plan.
7. The container will be wheeled out along the sidewalk to the driveway.
8. Turning Radii and Site Triangles on Site Plan (SP-1). See Civil Engineering Plans for elevations, pavement markings, etc. See Civil Engineering for new and existing curbs.
9. Drive aisle width has been clarified (24’-0”).

10. See Civil Drawings and Written Responses.
11. Noted.
12. Parking Detail on C-3 has been revised.
13. Noted.
14. Noted.

L. FIRE – Janet Washburn

1. Noted.
2. Code references have been revised.
3. Occupancy Type has been changed to Chapter 30 of NFPA 101.
4. Fire line on C-2 has been identified,
5. Fire Flow Test has been ordered and paid for.
6. Note regarding Fire Line Contractor added to C-2.
7. Landscape Plans have been coordinate with Civil Plans.
8. The Maltese Placard has been added to the north and south elevations and a Detail Is on Sheet SP-3.
9. Turning Radius for fire truck added to Sheet SP-1. 50' outside radius used which can accommodate a large delivery truck.
10. Noted.

M. COMMUNITY DEVELOPMENT – Clay Milam

1. The dumpster provides for recycling. See Enclosure Detail in Sheet SP-2.
2. Noted.
3. Sheet A-7 shows the Blow Up Plan of the both Unit Types. The dimensions are shown there for the rooms.
4. A tub has been added to the hall bath in all units.
5. West has been changed to east.

N. PARKS, RECREATION AND CULTURAL ARTS – Eric Brown

1. Impact Fee Application attached.

O. POLICE – Tracey Thomas

1. Substantially Compliant.

P. PUBLIC WORKS – Karen Arndt/Charles Lassiter

1. No Comments Received.

Q. ECONOMIC DEVELOPMENT – Brian Rademadrer

1. Substantially Compliant.

R. DOWNTOWN AND BEACH CRA – Jorge Camajo

1. Not Applicable.

S. PARKING AND INTERGOVERNMENTAL AFFAIRS – Tamika Bacon

1. No Comments Received.

T. ADDITIONAL COMMENTS – Alexandra Carcamo

1. Noted.

If you should have any questions concerning these comments, please feel free to contact our office.

Sincerely,
Joseph B. Kaller & Associates, P.A.



Michele Sherlock
Senior Associate

Charles O. Buckalew
Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201
Hollywood, Florida 33019
Phone (954) Mobile: 558-1189

Mrs. Leslie A. Del Monte, / Mr. James Rusnak
Engineering, Building Planning and Zoning Department
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

October 10, 2016

RE: Duval Landings 16-DPV-69
@ 150 North State Road # 7
Response to Comments For Development Review Board
Project No.2016-901

Dear Mrs. Leslie A. Del Monte,

In response to the City's comments dated October 4, 2016. the following is offered:

I. Utilities: James Rusnak & William Zephyr

COMMENTS:

1. Plans show connection r to State Road # 7 Sewer System. Please note system is not ready yet: **Noted.**
2. Sewer Laterals and clean n-outs to be installed for each property to the north side of Duval Street: and the property to the east: **This will be provided, but the laterals and service lines can be charged to the adjacent property owners and the developer reimbursed for theses connections?**
3. Call out tapping sleeve and valves and gate valves: **This is shown.**
4. Call out Nico-Scott Y113-LF valves for the tow inch services: **This has been shown.**
5. **Provide water and sewer demands sheet C-2: Number of apartment i units are 24, The Water and Sewage flow is 24 Apartment Units times 250 gallons per day equals = 6,000 Gallons per day. This s is shown on sheet C-2.**
6. Show existing Grades: **These are shown on the Paving Grading and Drainage Plan.**
7. Submit Pre and Post Calculations. **See attached information.**
8. NPDES Permit: **The site is over than one area so the formal NPDES permit is required and all construction shall follow the Erosion Control Permit and Plans.**

Duval Landings
Response to Comments
Page Two

K. Engineering: Luis Lopez

1. Indicate limits of east and west parcels.: **This division is only for drainage purposes, since the east portion is existing and the drainage system will be improved in this area and the existing septic tank removed and the green area used for drainage.**
2. All Broken sidewalks shall be replaced: **A note on the plans is shown.**
3. **Parking stall # 16 is not shown and the 39 is one less than the 40 indicated: This has been clarified.**
4. Indicate angle and depth of parking stalls: **This has been shown.**
5. Are 90 degree parking stalls at the commercial site flush with the proposed walkway?: **This has been clarified.**
6. How will the new dumpster for the commercial adjacent to the sidewalk and the 6 inch swale be accessed: **This has been clarified.**
7. Provide vehicle turning radii, sight triangles, and pavement markings and signage.: **This has been shown.**
8. Sheet SP-1 Clarify drive isles width of the commercial site: **This has been clarified.**
9. Provide city sidewalk detail minimum 6 inch thick thru driveways.: **The detail has been added and the driveway thickness shown.**
10. Unity of Title: **Noted.**
11. On Sheet C-3 Typical Parking space Detail does not meet City Code: **This has been revised to meet Code.**
12. All outside agency permits must be obtained prior to building permit: **Noted.**
13. More Comments may follow: **Noted.**

L. Fire Janet Washburn

4. Page C-2 Identify the fire line: **This has been clarified.**
6. Add note on C-2 that all under ground fire , main work to be performed by a licensed Contractor I, II, or V.: **Noted on plans.**
8. Turning Radii: **These are shown.**

If you have any questions please feel free to contact this office.

Very Truly Yours,
Charles O. Buckalew
Consulting Engineering Services, Inc.

Charles O Buckalew

Charles O. Buckalew
President
cc: Kaller Architects



November 4, 2016

Project: Duval Landings
Address: 6032 Duval Street, Hollywood, Florida

FILE NUMBER: 16-DPV-69
ZONING: SR7 CCD-LHC, C-4

RESPONSE COMMENTS TO TECHNICAL ADVISORY COMMITTEE

D. LANDSCAPING

- 1) Provide separate Tree Disposition Plan with location and proposed action of each affected tree, species nomenclature, trunk DBH, estimated height and spread. Quantity and required mitigation for proposed removals in accordance with Article 9 and the LDR.

RESPONSE: See sheet LP-1. Tree disposition plan and tabular form listed.

- 2) Landscape Plan reads well and appears to meet the intent of the Code, but please see following comments.

RESPONSE: Will address remaining comments below.

- 3) Please provide a tabular data chart showing the applicable City of Hollywood landscape requirements for the development and how they are being met (required quantities and provided quantities). Include any required tree mitigation plantings on the tabular data chart and how they are being fulfilled in the landscape plan (required quantities and provided quantities).

RESPONSE: See sheet LP-1. Tabular calculations added on plan for C-4 zoning.

- 4) There appears to be an overhead electric line along the south perimeter. Please revise to a smaller species such as senna surratensis, conocarpus e. sericeus or cordial sebestena where beneath electric lines and tighten spacing between trees to compensate for smaller statured species.

RESPONSE: See sheet LP-1. Revised southern perimeter to senna surratensis / glaucous cassia and spaced closer together.

- 5) To buffer between existing SF home adjacent to west perimeter, add Areca palms between the proposed Live Oaks to create a more dense buffer.

RESPONSE: See sheet LP-1. Revised western perimeter added Areca palms as advised.

- 6) Provide the required street trees between existing public concrete walk and edge of pavement and specify sod over a 2" blanket of amended soil. Given no overhead lines and ample pervious area, Calophyllum may be a good street tree choice for this area.

RESPONSE: See sheet LP-1. Added Calophyllum Brazilian Beauty leaf street trees and note.

- 7) To better buffer expansive pavement between proposed gated parking serving residential complex and existing parking to the east, please include Solitaire Palms along the narrow landscape divider where cocoplum is specified. Align with striped parking space dividers to avoid vehicular overhang conflicts.

RESPONSE: See sheet LP-1 and site plan. Site Plan revised to concrete.

- 8) Irrigation plans will be required at time of building permit. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under state of Florida statute 481.303(6)© or as otherwise prescribed under Florida Statutes.

RESPONSE: Note is under General notes. Plan will be prepared for building permit.

- 9) Additional comments may be forthcoming.

RESPONSE: Will address as advised.

D. ENVIRONMENTAL SUSTAINABILITY

- 1) The existing and proposed swales and retention area could be utilized for bio retention.

RESPONSE: Swale areas are minimal in width and would not be effective for bio-retention species groundcovers and shrubs.

L. FIRE

- 7) The landscaping needs to be considered that no fire equipment will be blocked. See NFPA 1, 18.5.3 for clearances.

RESPONSE: No fire equipment has been blocked access.

M. COMMUNITY DEVELOPMENT

- 2) Explore opportunities to enhance landscaping at the laundry facility.

RESPONSE: Under Owner review.

SAFE LANDSCAPES

- 8) Plant growth within three feet of any walking surface (including informal pathways), parking lots, loading docks, receiving areas, walkways and building entryways should not exceed two feet in height. (Recommended)

RESPONSE: Taken under advisement.

- 9) Ground cover plant materials, low planters and forms of hostile landscape should be used to discourage persons from standing near small alcoves, corners of building and the edges of parking lots.

RESPONSE: Taken under advisement.

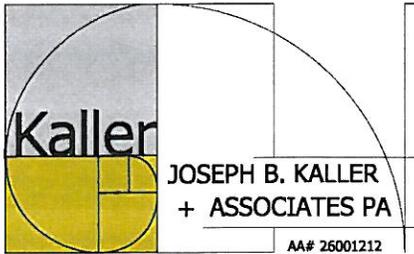
- 10) Trees should be trimmed at least seven feet from the lowest foliage to the ground.

RESPONSE: Taken under advisement.

If you have any questions, or need further supportive information, I may be reached at 561-414-8269 or at wtonning@tonningandassociates.com .

Regards,

Wayne Toning, RLA
FL Reg LA6666709



architecture - interiors - planning

GENERAL CRITERIA STATEMENT
DUVAL LANDINGS

October 28, 2016

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Project is located at 6032 Duval Street on the west side of State Road 7, just north of Hollywood Boulevard. The Project is Twenty-Four Residential Units in two Buildings, each of which is three stories high. Access to the first Floor Units is directly from the concrete walkways surrounding the buildings. These entries are accentuated by front porches that promote a welcoming homey feel. This is very important in the promotion of interaction between residents as they sit on the front porch and greet the pedestrians going by. Pedestrian access around the buildings and from the buildings to the street is very fluid and concentrated away from vehicular movement. This allows for ease of movement.

The Architecture is Modern Florida Vernacular. A simple structure made warm with the use of ledge stone and textured stucco. Wood framing around windows and canvas awnings also adds a residential quality to the Buildings and large balconies and porches takes advantage of outdoor living.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The proposed Style of Architecture is Modern Florida Vernacular. This is shown in the use of hip and gable end roofs, entry porches and balconies, stone veneer wall finish, etc. The surrounding buildings are a mixture of Florida Vernacular, Ranch and Modern Architecture. The surrounding homes are modest. They have traditional size window openings, roof overhangs and small entry porches. Some have windows framed in wood or stucco banding,

others have stone or brick wall finishes. The eaves are prominent in the look of the homes as they are painted in order to stand out. All of these qualities have been incorporated into the Project in a modern way.

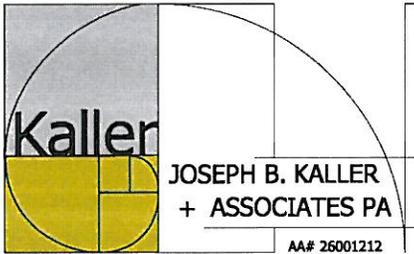
3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The surrounding structures along Duval Street are one and two story buildings. The proposed Project is three stories in height, but does not overpower as it is kept a good distance away from the adjacent single story home. The Project sits on a large Site and it is centered to the Site with parking along the perimeter. The relationship of the Buildings foot print to the site it sits on is compatible to the surrounding smaller buildings on their smaller sites.

Architectural details such as wood framing on windows, overhangs with prominent eaves, front porches and balconies ties the proposed Project into the neighborhood. The surrounding buildings entry elevation is almost flush with the grade they sit on. This could not be done on this Project because of FEMA requirements, but a low planter at the base of the Building, grounds the Building giving the illusion that the floor elevation is the same as grade like the adjacent properties.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The proposed landscaping features a variety of native trees, shrubs and ground covers. The most prominent trees, the Live Oak, is situated along the entire perimeter of the Site. This will provide good shading to parked cars. Between and below the Live Oaks will be Red Tip Coco Plum providing privacy along the property line. Other natives included in the landscape are Spider Lily, Juniper and Viburnum. They can be found as screen plantings at the mechanical units and trash enclosure, as well as in the planters at the entry to the units or the staircase. The existing Site is currently a parking lot with not much existing trees within the Site, but a Tree Disposition Plan will show any existing trees being removed or relocated



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
DUVAL LANDINGS

October 28, 2016

The Variances being requested are as follows:

- A reduction of the required 10' landscape buffer to 5'-6"
 - A reduction of the required pervious area from 40% of the net lot area to 25.3%
- A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

The Project is located along the west side of the State Road 7 Corridor. This corridor for the past few years has been going through a physical transformation courtesy of the Florida Department of Transportation. These efforts are aimed at improving vehicular traffic circulation, pedestrian movement and the overall look and feel of this major thoroughfare. Within these improvements are new utilities infrastructure (sewer and electrical lines), new landscaping (hard and soft scapes, parks and meandering pathways), as well as other items that will promote ease of movement, encourage development and facilitate higher densities of living units. Along with the improvements being made by FDOT, the City of Hollywood is in the process of changing the Zoning and Land Development Code for the Site on either side of the corridor. The State Road 7 Corridor is a major north/south artery, where there is a reliable means of Public Transportation and therefore can manage surroundings that, similar to the RAC,

- Facilitate Mixed-Use Development
- Encourage Mass Transit
- Reduce the need for automobile travel.
- Incentivize quality development
- Promote an Urban character

With that being mentioned above, the Duval Landing Project provides living units close to the corridor which encourages the use of Mass Transit, Walking or Biking. The Project adds to the look and feel of the corridor and will be a positive addition to the stability and appearance of the City. The requested variances actually promotes the changes in the Zoning Requirements being considered for the area.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

The Zoning in progress happening in the area seeks to significantly improve the look and feel of the corridor. The idea of a walkable community where living, working and entertainment happens in the same area. The Project adds to the number of living units that will add to the neighborhood that can support new businesses by providing both consumer and labor practices. This makes the Project compatible with the surrounding land uses both current and future.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:

The 441 Corridor is going through a Zoning in progress in order to provide a more Urban, transit oriented area. This means that mixed-use developments where living and working are within the same development is promoted. The idea of being able to walk or bike to work promotes new businesses and means these businesses have a built in customer base. This type of Neighborhood Plan ensures a successful, vibrant, twenty four hour community. The requested variances allows the addition of Twenty-Four Residential Units close to businesses that may only benefit from this. The reduced pervious area and landscape buffer allows for a more urban feel to the Project.

- D. That the need for the requested Variance is not economically based or self-imposed:

The requested Variances are not economically based or self-imposed. The variances are based on creating a development that allows for ease of pedestrian movement throughout the Site and to and from the Site. The emphasis is on the safe and easy movement of the residents as it pertains to access to State Road 7. Providing sidewalks, pathways is a central location that directly access units feels more community based. Residents sitting on their porches interacting with their neighbors passing by helps to create that sense of community. The Variances could have been avoided by providing the parking below the Building on the First Floors with the Units above, but that would defeat the intent of the Neighborhood Plan that 441 and its surroundings hopes to be.

E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law:

No state or federal laws are being affected by the Variance request. The Variance Request is the minimum necessary to provide a development with the intent of future zoning requirements.

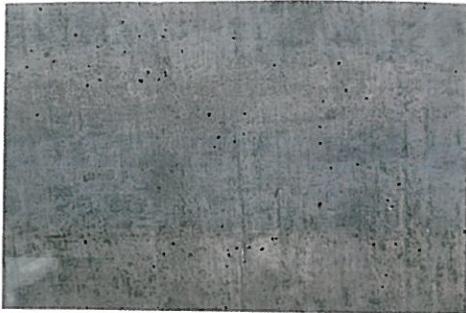
Duval Landing

HOLLYWOOD

FLORIDA

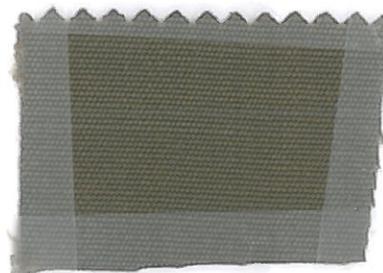
main building color
benjamin moore OC-60
icicle

accent color
sealed texture raw concrete



roof
certainteed
georgetown gray

accent wall finish
lonestar stone
ledge stone - cheyenne



canvas awning
sunbrella
cocoa

Duval Landing

HOLLYWOOD

FLORIDA

balcony railing



precast concrete fence



vinyl fence



WIND LOAD RATING

THIS FENCE, ITS VERTICAL SUPPORTS AND FOUNDATIONS ARE IN COMPLIANCE WITH FLORIDA BUILDING CODE R44003.2.1 THIS FENCE IS APPROVED FOR MAXIMUM SUSTAINED WIND VELOCITY OF 75 MPH (80 MPH 3-SECOND GUST) WHEN THE MAXIMUM POST CENTERS (L) ARE 95" ON CENTER

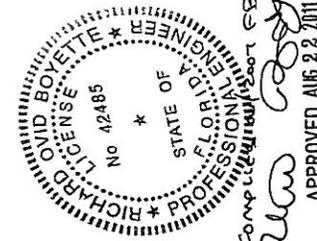
PVC MATERIAL SPECIFICATIONS

ASTM Cell Classification	Value	ASTM
1-40323-15-0101 (D4216)	1.45	D-792
Specific Gravity (40.021) 0.125" Specimen	17.0	D-256
Acid Impact FT-lbs/in notch	6.200	D-638
Tensile Yield Strength, PSI	365,000	D-638
Tensile Modulus, PSI	12,000	D-780
Flexural Yield Strength, PSI	410.00	D-780
Flexural Modulus, PSI	10,000	D-780
Char. Temp. (220) PSI, Degrees Celsius	101.000	D-646
T022 - Titanium Dioxide UV Inhibitor	101.000	

**PVC FENCE
ARLINGTON POOL FENCE
PRO-SERIES STYLE**

DRAWING NO. **15CF73064072**
12-10-05 / 18/11
Sheet # 7 of 11

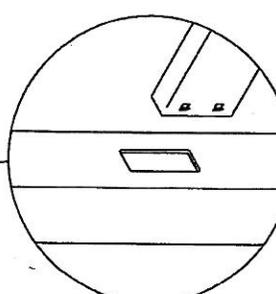
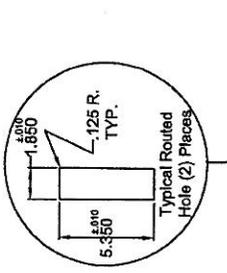
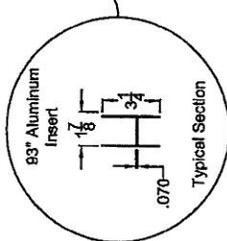
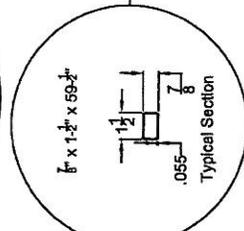
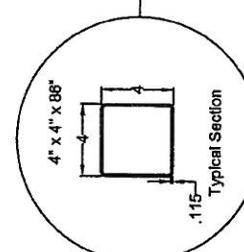
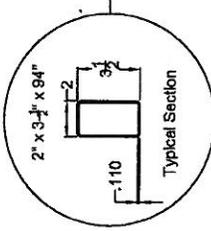
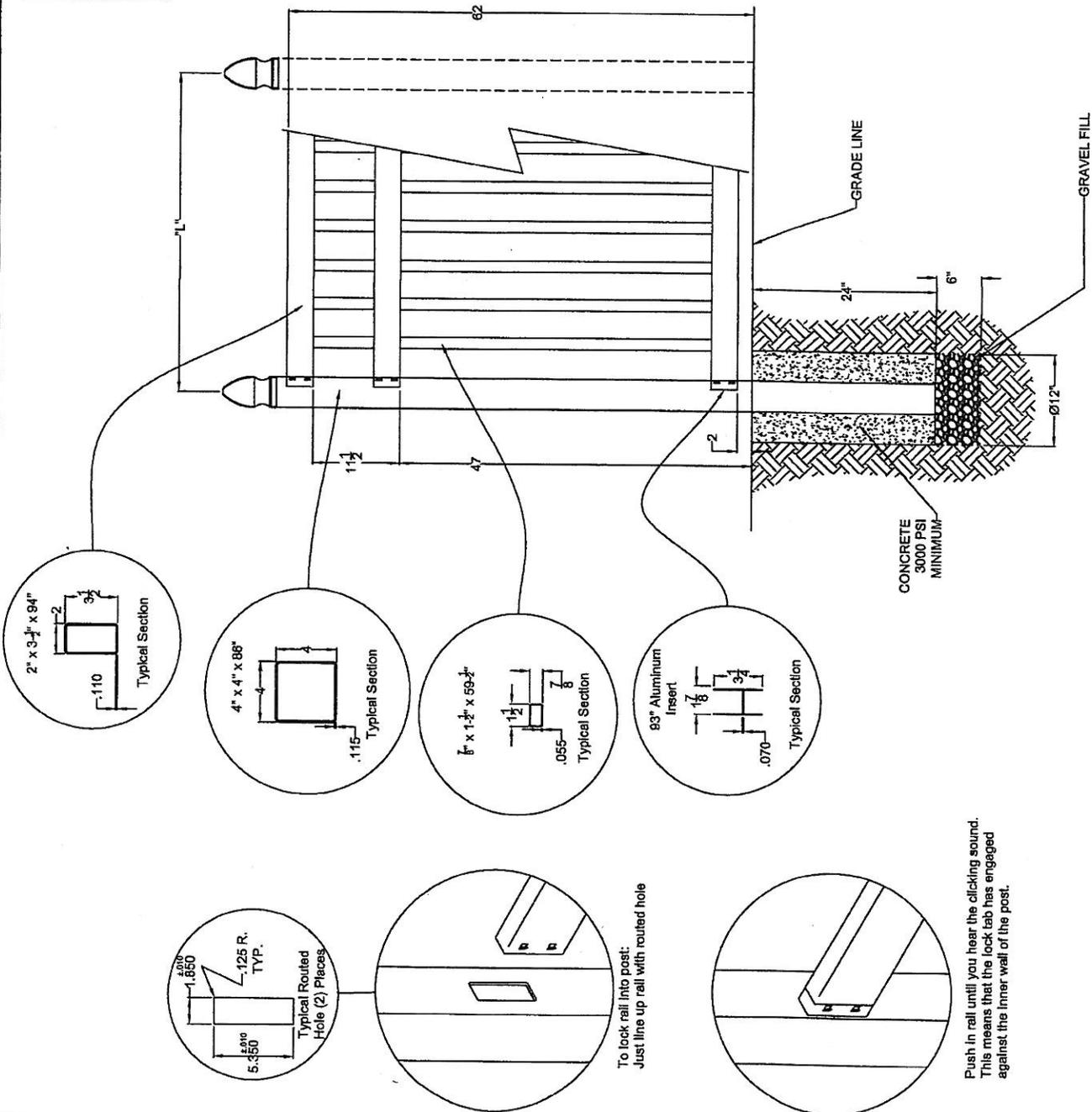
Richard Boyette, FL P.E. 42485
Rick Boyette Consulting, Inc. CoA #9707
4031 Coconut Boulevard
Royal Palm Beach, Florida 33411
(561) 790-5766



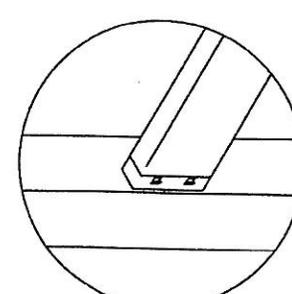
APPROVED AUG 22 2011

BARRETTE OUTDOOR LIVING
7830 FREEWAY CIRCLE
MIDDLEBURG HEIGHTS, OH 44130
440-891-0790

PRODUCT RENEWED
as complying with the Florida
Building Code
Acceptance No. **11-0908-06**
Expiration Date **11-21-16**
By: *[Signature]*
Miami Dade Product Control

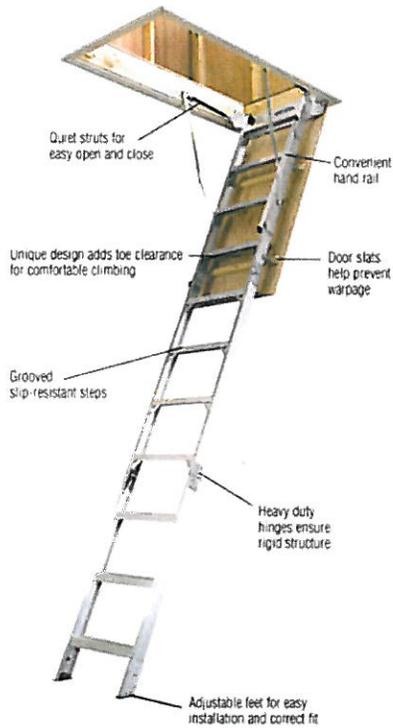


To lock rail into post:
Just line up rail with routed hole



Push in rail until you hear the clicking sound.
This means that the lock tab has engaged
against the inner wall of the post.

Product Overview



Available for standard or extra-wide openings, the Werner Aluminum Attic Ladder offers a lightweight design, yet boasts a duty rating of 375 lbs. The strut design eliminates springs and allows for a wide access opening, easy to open and close smoothly. Designed for safety, the ladder features wide, slip-resistant steps that provide stability when climbing, while the non-marring feet help protect any flooring type.

- Aluminum construction offers lightweight durability
- 375 lb. load capacity offers ample support for transporting items to and from the attic
- Fits all ceiling heights from 8 ft. to 10 ft.
- For ceiling openings measuring 25 in. x 54 in.
- Slip-resistant steps provide secure footing
- Non-marring feet protect floor surface from damage
- Step-by-step online video for easy installation
- ANSI and OSHA compliant for safety

Info & Guides

[Instructions / Assembly](#)

[Specification](#)

[Use and Care Manual](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download a free copy from the Adobe Web site.](#)

Specifications

Dimensions

Maximum ceiling height (ft.)	10	Recessed Opening Width (In.)	25
Minimum ceiling height (ft.)	8	Rung/Step Depth	3 in
Recessed Opening Height (In.)	54	Step Rise (in.)	15.0625



Feedback

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-2142-2016
Municipality Number: TBD
Duval Landing

November 3, 2016



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: November 3, 2016	Single-Family:		Elementary: 3
Name: Duval Landing	Townhouse:		Middle: 1
SBBC Project Number: SBBC-2142-2016	Garden Apartments: 24		High: 1
County Project Number: N/A	Mid-Rise:		Total: 5
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: 150 N. State Road 7, LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 24		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
West Hollywood	687	687	572	-115	-6	83.3%	3
Apollo	1,558	1,558	1,279	-279	-12	82.1%	1
Mcarthur	2,330	2,330	2,177	-153	-6	93.4%	1

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
West Hollywood	575	-112	83.7%	544	530	521	528	521
Apollo	1,280	-278	82.2%	1,277	1,289	1,302	1,314	1,327
Mcarthur	2,178	-152	93.5%	2,178	2,163	2,148	2,133	2,118

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
West Hollywood	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Apollo	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Mcarthur	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes 24 (two bedroom) garden apartment units, which are anticipated to generate 5 students (3 elementary, 1 middle, and 1 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include West Hollywood Elementary, Apollo Middle and McArthur High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are currently operating below the adopted LOS of 100% and are expected to maintain their current status through the 2018/19 school year. It should be noted that these projections incorporate the cumulative students anticipated from this development and approved and vested projects anticipated to be built within the next three years (2016/17 – 2018/19). Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

There are no charter schools located within a two-mile radius of the site. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2016/17 school year or 180 days, whichever is greater, for a maximum of 24 (two bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on August 20, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2142-2016 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

Date

11/3/2016

Signature



Lisa Wight

Name

Planner

Title

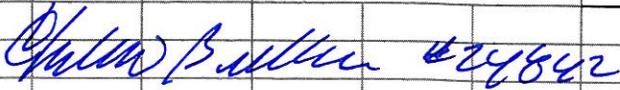
APENDIX D - SAMPLE FIRE FLOW ESTIMATE CHARTS

FIRE FLOW ESTIMATE										
				Date	10/20/16					
City	Hollywood		State	FL	Eng.	Charles Buckalew				
Bound Block or Complex, by streets, etc:				Previous Fire Flow No.						
				Fire Flow No.						
150 North State Road # 7				Phantom No.						
				Route No.						
Address (name of occupant if prominent)				Sanborn Vol.		Page				
Duval Landings Apartments				Type dist.						
6000 Block of Duval Street										
Hollywood, FL 33022										
Fire Area Considered										
Types of Construction:				Fire Resistive Construction						
Ground Floor Area				3,800	S.F.	No. of Stories	3			
Total Floor Area (if needed)				11,400						
Fire Flow From Table:				1,025						gpm (a)
Occupancy :				Normal	Add or Subtract	0	%	0		
						Sub Total	1,025	gpm (b)		
Automatic Sprinklers:				yes	Subtract	50	% x b =	512		
						Sub Total	513	gpm		
Exposures:				Distance	Exposure					
1.	Front	120 Ft.	Over	North	Add	5	%			
2.	Left	120 Ft.	Over	East		5	%			
3.	Rear	55 Ft.		South		15	%			
4.	Right	60 Ft.		West		15	%			
				Total		40	%			
Notes and/or Calculations:				Use		40	%	% x b =	205	
						Total	718	gpm		
						Fire Flow Required	718	gpm		
										
Draw Sketch on other side if needed.										

APENDIX D - SAMPLE FIRE FLOW ESTIMATE CHARTS

FIRE FLOW ESTIMATE										
				Date	10/20/16					
City	Hollywood		State	FL	Eng.	Charles Buckalew				
Bound Block or Complex, by streets, etc:				Previous Fire Flow No.						
150 North State Road # 7				Fire Flow No.						
				Phantom No.						
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Address (name of occupant if prominent)				Sanborn Vol.		Page				
Duval Landings Apartments				Type dist.						
6000 Block of Duval Street										
Hollywood, FL 33022										
Fire Area Considered										
Types of Construction:				Fire Resistive Construction						
Ground Floor Area		3,800		S.F.	No. of Stories	3				
Total Floor Area (if needed)		11,400								
Fire Flow From Table:		1,025						gpm (a)		
Occupancy :		Normal		Add or Subtract	0	%	0			
						Sub Total	1,025		gpm (b)	
Automatic Sprinklers:		yes		Subtract	50	% x b =	512			
						Sub Total	513		gpm	
Exposures:		Distance	Exposure							
1.	Front	120 Ft.	Over	North	Add	5	%			
2.	Left	120 Ft.	Over	East		5	%			
3.	Rear	55 Ft.		South		15	%			
4.	Right	60 Ft.		West		15	%			
					Total	40	%			
Notes and/or Calculations:				Use	40	%	% x b =	205		
							Total	718 gpm		
							Fire Flow Required	718 gpm		
<p align="right"><i>Charles W. Buckalew #24842</i></p>										
Draw Sketch on other side if needed.										

APENDIX D - SAMPLE FIRE FLOW ESTIMATE CHARTS

FIRE FLOW ESTIMATE										
				Date	10/20/16					
City	Hollywood		State	FL	Eng.	Charles Buckalew				
Bound Block or Complex, by streets, etc:				Previous Fire Flow No.						
				Fire Flow No.						
<u>150 North State Road # 7</u>				Phantom No.						
				Route No.						
Address (name of occupant if prominent)				Sanborn Vol.		Page				
Duval Landings Apartments				Type dist.						
6000 Block of Duval Street										
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Fire Area Considered										
Types of Construction:				Fire Resistive Construction						
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Occupancy :				Normal	Add or Subtract	0	%	0		
						Sub Total		1,025	gpm (b)	
Automatic Sprinklers:				yes	Subtract	50	% x b =	512		
						Sub Total		513	gpm	
Exposures:				Distance	Exposure					
1.	Front	120 Ft.	Over	North	Add	5	%			
2.	Left	120 Ft.	Over	East		5	%			
3.	Rear	55 Ft.		South		15	%			
4.	Right	60 Ft.		West		15	%			
				Total		40	%			
Notes and/or Calculations:				Use		40	%	% x b =	205	
						Total		718	gpm	
						Fire Flow Required		718	gpm	
										
Draw Sketch on other side if needed.										

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: 150 N. State Road 7
2. Project Name: Duval Landings
3. Project Address: 6032 Duval Street
4. Contact person: Joseph B. Kaller, Architect
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 24 Apartments
8. Unit Fee per residential dwelling based on sq. ft.: \$ 1875.00
9. Unit Fee per hotel/motel room: _____
10. Total Park Impact Fee: \$ 45,000.00 Date: 10/17/16

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.



WEST OF SITE

6005 DUVAL



WEST OF SITE

6036 DUVAL



NORTH OF SITE

6021 & 6031 DUVAL



NORTH OF SITE

6001 DUVAL



EAST END OF SITE



WEST END OF SITE

GRACEWOOD NO. 3

BROWARD COUNTY, FLORIDA
M. E. BERRY - Surveyor

DESCRIPTION

Tracts 1 and 6, Block 1, of "PINE RIDGE ESTATES," according to plat thereof recorded in Plat Book 24, page 10, of the public records of Broward County, Florida; and Lot 17, Block 5, of "GRACEWOOD NO. 2," according to plat thereof recorded in Plat Book 24, page 33, of the public records of Broward County, Florida.

SURVEYOR'S CERTIFICATE

I, Maurice E. Berry, hereby certify that I have made a recent survey of the hereon described lands as indicated, that Permanent Reference Monuments were set at locations shown on the attached plat and that said plat is true and correct to the best of my knowledge and belief.
Dated at Hollywood, Broward County, Florida, this 11th day of DECEMBER, A.D., 1948.

Maurice E. Berry
MAURICE E. BERRY
FLORIDA LAND SURVEYOR 371
HOLLYWOOD, FLORIDA



COUNTY COMMISSION

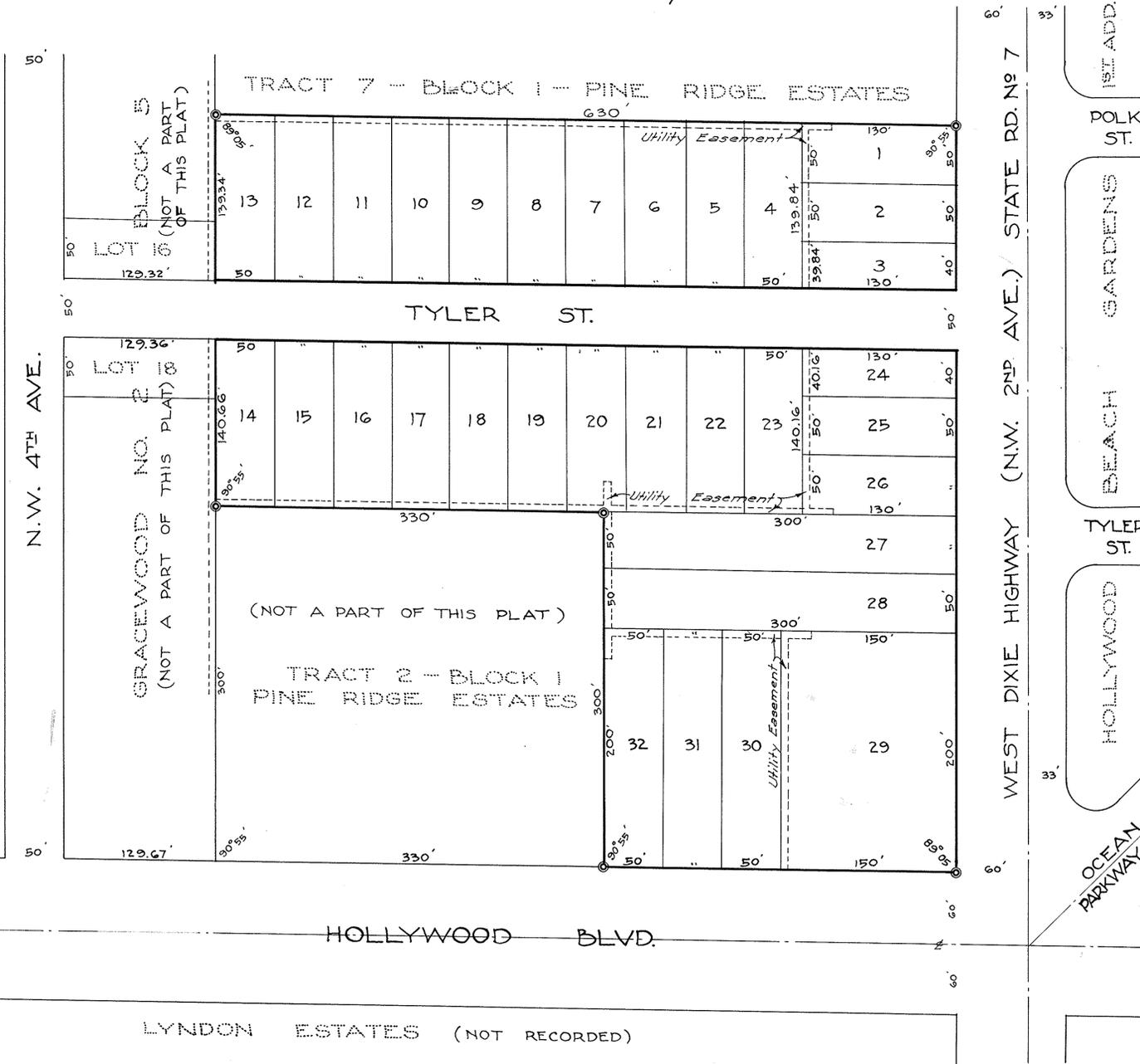
This plat was approved and accepted for record by the Board of Commissioners of Broward County, Florida, this day of A.D. 1948.
And in accepting this plat all prior plats are nullified and all previously dedicated streets are hereby vacated and closed to the public forever.

Jed Cabot
CLERK OF CIRCUIT COURT
By *Madelina Parkhurst, D.C.*
APPROVED: *H.C. Davis*
H.C. DAVIS - County Engineer
State Registry #48

CIRCUIT COURT CLERK'S CERTIFICATE

Filed for record this 11th day of January, A.D. 1949, in Plat Book 24, page 48, of the public records of Broward County, Florida. This plat complies with the provisions of Chapter 10275 (N.S. 253) Laws of the State of Florida.

BY: *Madelina Parkhurst*
DEPUTY
ATTEST: *Jed Cabot*
CLERK OF CIRCUIT COURT



DEDICATION

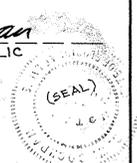
STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
KNOW ALL MEN BY THESE PRESENTS, THAT R. L. Conlon and Grace B. Conlon, his wife, are the owners in fee simple of the lands shown and described hereon, have caused said lands to be subdivided and platted in the manner shown hereon and to be known as "GRACEWOOD NO. 3."
All streets shown on said plat are hereby dedicated to the perpetual use of the public, reserving, however, unto themselves, their successors and assigns, the reversion thereof whenever discontinued by law.
In Witness Whereof we hereunto set our hands and seals this 14th day of December, A.D. 1948.

B. W. Cochran WITNESS
R. L. Conlon (SEAL) R. L. CONLON
Julia H. Bennett WITNESS
Grace B. Conlon (SEAL) GRACE B. CONLON

ACKNOWLEDGMENT

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
I hereby certify that on this day personally appeared before me R. L. Conlon and Grace B. Conlon, his wife, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication, and they severally acknowledged the execution thereof to be their free act and deed; and I further certify that the said Grace B. Conlon, on a separate and private examination taken apart from her said husband did acknowledge that she executed said plat and instrument of dedication, freely and voluntarily and without any compulsion, constraint, apprehension, or fear of or from her said husband.
Witness my signature and official seal at Hollywood, Broward County, Florida, this 14th day of December, A.D. 1948.

MY COMMISSION EXPIRES: Oct. 2nd, 1949
B. W. Cochran
NOTARY PUBLIC



NOTES

All Utility Easements are 5 feet in width.
Easements for Guy Wires are 25 feet long.
⊙ = Permanent Reference Monument.



M. E. BERRY
SURVEYS - AERIAL PHOTOS - MAPS
P.O. BOX 945
HOLLYWOOD, FLORIDA

NOTES PERTAINING TO SCHEDULE B-II
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 AGENTS FILE REFERENCE #: 34512-06
 DATE: AUGUST 4, 2015 AT 11:00PM

ALTA/NSPS LAND TITLE SURVEY

DATE OF FIELD WORK: 3/13/2015

PROPERTY ADDRESS: 150 N 60 AVENUE, HOLLYWOOD, FL. 33021

7) PLAT AND OTHER MATTERS:
 PLAT BOOK 24, PAGE 48 - PLOTTED AND SHOWN

ZONING CLASSIFICATION:
 C-4, RM-18
 PER CITY OF HOLLYWOOD
 ZONING AND LAND USE MAP DATED APRIL 11, 2011

LEGAL DESCRIPTION:
PARCEL I:
 EAST 1/2 OF LOT 21, AND LOTS 22, 23, 24, 25, AND 26 IN GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ENCROACHMENT NOTES
 (A) = UNKNOWN USE OR UNDERGROUND OF FPL.T.
 (B) = MISCELLANEOUS IMPROVEMENTS IN 5' U.E.
 (C) = UNKNOWN UTILITY VAULT USE OR UNDERGROUND

LOT INFORMATION:
 GROSS AREA = 78,710 +/- SQ.FT. 1.806 +/- ACRE
 NET AREA = 60,289 +/- SQ.FT. 1.384 +/- ACRE
 HANDICAP PARKING SPACE = 3
 REGULAR PARKING SPACES = 23

PARCEL II:
 LOTS 19 AND 20, AND THE WEST 1/2 OF LOT 21 IN GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

OWNERSHIP AND ENCUMBRANCE NOTES
 THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY "LEWIS, BRISBOIS, BISGAARD AND SMITH LLP"
 EFFECTIVE DATE: SEPTEMBER 16, 2016 FILE NO.: 34512.05

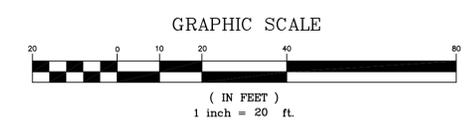
NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
 CITY OF HOLLYWOOD 125113
 MAP/PANEL NUMBER 12011C0564H
 INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
 FLOOD ZONE "AH/X" BASE FLOOD ELEVATION "10/NOT-APPLICABLE"

PARCEL III:
 LOTS 18, GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

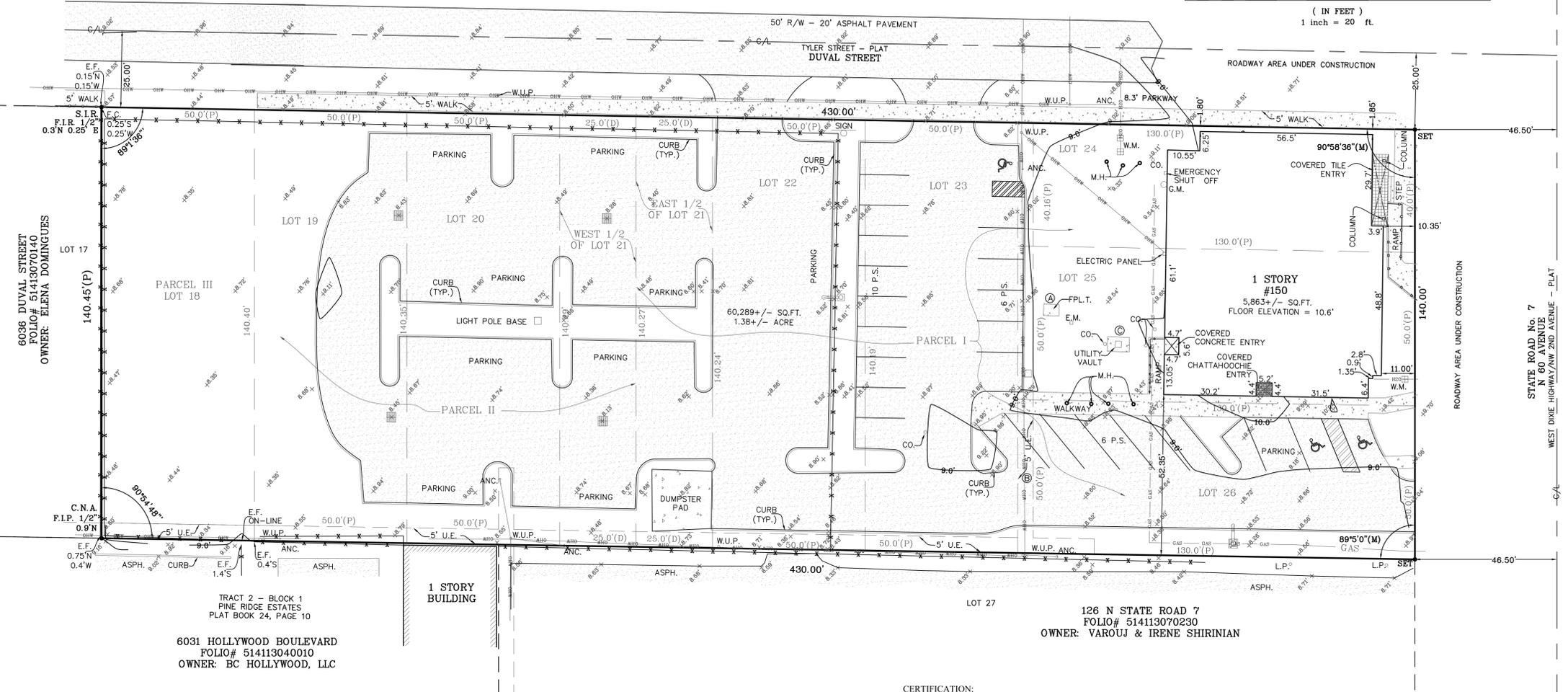
ELEVATION NOTES:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND FROM BROWARD COUNTY BENCHMARK #2062, ELEVATION = 10.092' (1929 DATUM)

LEGEND AND ABBREVIATIONS

A/C	= AIR CONDITIONER
ANC	= ANCHOR
ASPH.	= ASPHALT
C.B.	= CATCH BASIN
C/L	= CENTER LINE
C.N.A.	= CORNER NOT ACCESSIBLE
CO.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DEED
E.F.	= END FENCE
E.H.H.	= ELECTRIC HAND HOLE
E.M.	= ELECTRIC METER
F.C.	= FENCE CORNER
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
FND.	= FOUND
FPL.T.	= FLORIDA POWER AND LIGHT TRANSFORMER
G.M.	= GAS METER
L.P.	= LIGHT POLE
(M)	= MEASURED
M.H.	= MAN HOLE
P.B.	= PLAT BOOK
PG.	= PAGE
P.S.	= PARKING SPACE
R/W	= RIGHT-OF-WAY
S.I.R.	= SET 5/8" IRON ROD LB7689
S.L.H.H.	= STREET LIGHT HAND HOLE
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
W.M.	= WATER METER
W.U.P.	= WOOD UTILITY POLE
W.V.R.	= WATER VALVE RISER



ASPHALT	= [Pattern]
BRICK	= [Pattern]
CHATTAAHOOCHEE	= [Pattern]
CONCRETE	= [Pattern]
CONCRETE STRUCTURE	= [Pattern]
TILE	= [Pattern]
CHAIN LINK FENCE	= [Symbol]
HAND RAIL	= [Symbol]
OVERHANG	= [Symbol]
OVERHEAD WIRE	= [Symbol]
LIGHT POLE	= [Symbol]
HANDICAP PARKING SPACE	= [Symbol]
CATCH BASIN	= [Symbol]



NOTES:
 1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS. 2) UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT. 3) LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT ON THE PLAT, HOWEVER THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN ON THIS SKETCH. 4) FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED. 5) SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY. 6) SUBSURFACE UTILITY FEATURES WERE LOCATED ONLY AS SHOWN HEREON FOR THIS SURVEY. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN HEREON, THIS FIRM HOWEVER DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION AND SUCH INFORMATION SHOULD BE VERIFIED BY EXCAVATION. 7) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING TITLE INSURANCE FOR THE CERTIFIED HEREON NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED. 8) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 9) NEIGHBORING LOT INFORMATION WAS OBTAINED THROUGH THE BROWARD COUNTY PROPERTY APPRAISER WEB SITE. 10) CORNERS LABELED AS SET WILL BE SET AFTER ROADWAY CONSTRUCTION HAS BEEN FINISHED.

CERTIFICATION:
 TO
 150 N STATE RD 7, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 LEWIS BRISBOIS BISGAARD & SMITH L.L.P.
 CENTERSTATE BANK OF FLORIDA, N.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/19/2016.
 DATE OF PLAT OR MAP: 5/10/16

REVISED 10/25/16 ADDED OWNERSHIP AND ENCUMBRANCE NOTE

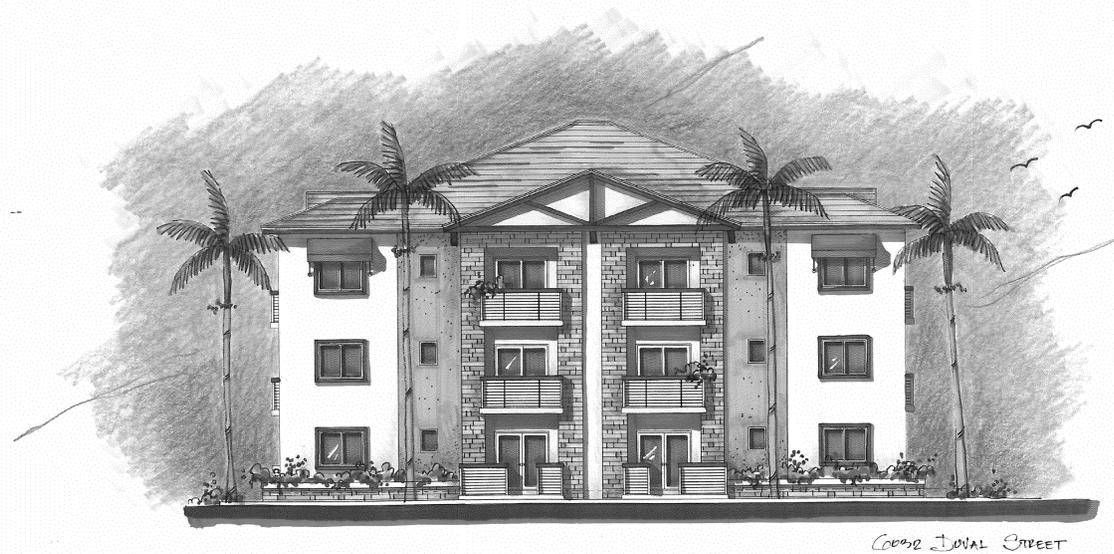
5/16/16

HENRY A. JOHNSTON P.L.S. #6843
 JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LP #7689
 7081 TAFT ST. #160
 PEMBROKE PINES, FL 33024
 PHONE: 954-296-9516
 WEB: WWW.JJSURVEYING.COM

Land Surveying Services Inc.
 JOB#16-04-011

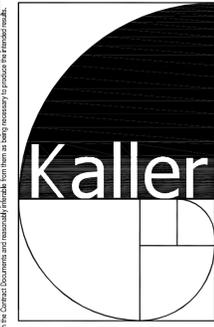
Duval Landing

HOLLYWOOD FLORIDA



MEETING DATES

PRE APPLICATION - JULY 26, 2016
 P.A.C.O. - SEPTEMBER 12, 2016
 PRELIMINARY T.A.C. MEETING - OCTOBER 4, 2016
 FINAL T.A.C. MEETING -



JOSEPH B. KALLER
 ASSOCIATES PA
 AA# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920-5746 phone (954) 935-2841 fax
 kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 DUVAL LANDING APARTMENTS
 6032 DUVAL STREET
 HOLLYWOOD FL 33024

SHEET TITLE
 TITLE PAGE
 FINAL TAC

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

PROJECT No.: 15079
 DATE: 8-1-16
 DRAWN BY: TMS
 CHECKED BY: JBK

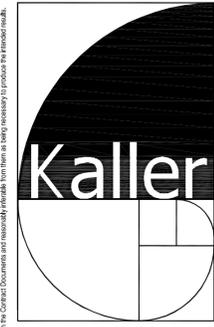
SHEET
T-1
 1 OF 1

PROJECT DATA	
<p>CODES: FLORIDA BUILDING CODE, 5TH EDITION 2014 5TH EDITION FLORIDA FIRE PREVENTION CODE WITH NFPA 1 AND 101, 2012 REFERENCES NFPA 909, 2010 EDITION BROWARD FIRE AMENDMENTS 2015</p>	
<p>JURISDICTION: CITY OF HOLLYWOOD BROWARD COUNTY STATE OF FLORIDA</p>	
PROJECT TEAM	
<p>ARCHITECT JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 935-2841 EMAIL: joseph@kallerarchitects.com</p>	<p>OWNER 150 N STATE RD 7, LLC CONTACT: FREDERICK GALLISON ADDRESS: 2415 NW 31ST STREET BOCA RATON, FL 33431 CELL: (954) 592-6251 EMAIL: fgallison@gallisonproperties.com</p>
<p>SURVEYOR JOHNSTON & JOHNSTON LAND SURVEYING CONTACT: HENRY JOHNSTON ADDRESS: 1081 TAFT STREET #60 PEMBROKE PINES, FL 33024 PHONE: (954) 296-9516 EMAIL: jjsurveying@gmail.com</p>	<p>LANDSCAPE ARCHITECT TONING AND ASSOCIATES INC. CONTACT: MR. WAYNE TONING ADDRESS: 799 JEFFREY STREET BOCA RATON, FL 33487 PHONE: (561) 414-8263 FAX: (561) 892-5911 EMAIL: toningria@aol.com</p>
<p>CIVIL ENGINEER CHARLES O. BUCKALEW CONTACT: CHARLES BUCKALEW ADDRESS: 801 SOUTH OCEAN DRIVE HOLLYWOOD, FL 33019 PHONE: (954) 921-0916 EMAIL: cbuck16610@aol.com</p>	

DRAWING INDEX	
T-1 COVER SHEET	A-1 FIRST FLOOR PLAN
SURVEY	A-2 SECOND FLOOR PLAN
	A-3 THIRD FLOOR PLAN
SP-1 SITE PLAN AND SITE DATA	A-4 ROOF PLAN
SP-2 DUMPSTER AND SITE DETAILS	A-5 BUILDING ELEVATIONS
SP-3 SIGN AND FENCE DETAILS	A-6 BUILDING ELEVATIONS
	A-7 UNIT BLOW UP PLANS
	A-8 CONTEXTUAL STREET ELEVATIONS
C-1 PAVING AND DRAINAGE PLANS	
C-2 WATER AND SEWER PLANS	
C-3 CIVIL DETAILS	
C-4 CIVIL DETAILS	
C-5 CIVIL DETAILS	
C-6 CIVIL DETAILS	
C-7 CIVIL DETAILS	
EC-2 CONSTRUCTION DETAILS	
LP-1 LANDSCAPE PLAN	
L-2 LANDSCAPE DETAILS	

LOCATION MAP

AERIAL



JOSEPH B. KALLER ASSOCIATES PA
 AA# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920-5746 phone (954) 926-2841 fax
 kaller@bellsouth.net

SEAL
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 FLORIDA R.A. # 0009239

PROJECT TITLE
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 6032 DUVAL STREET
 HOLLYWOOD FL 33024

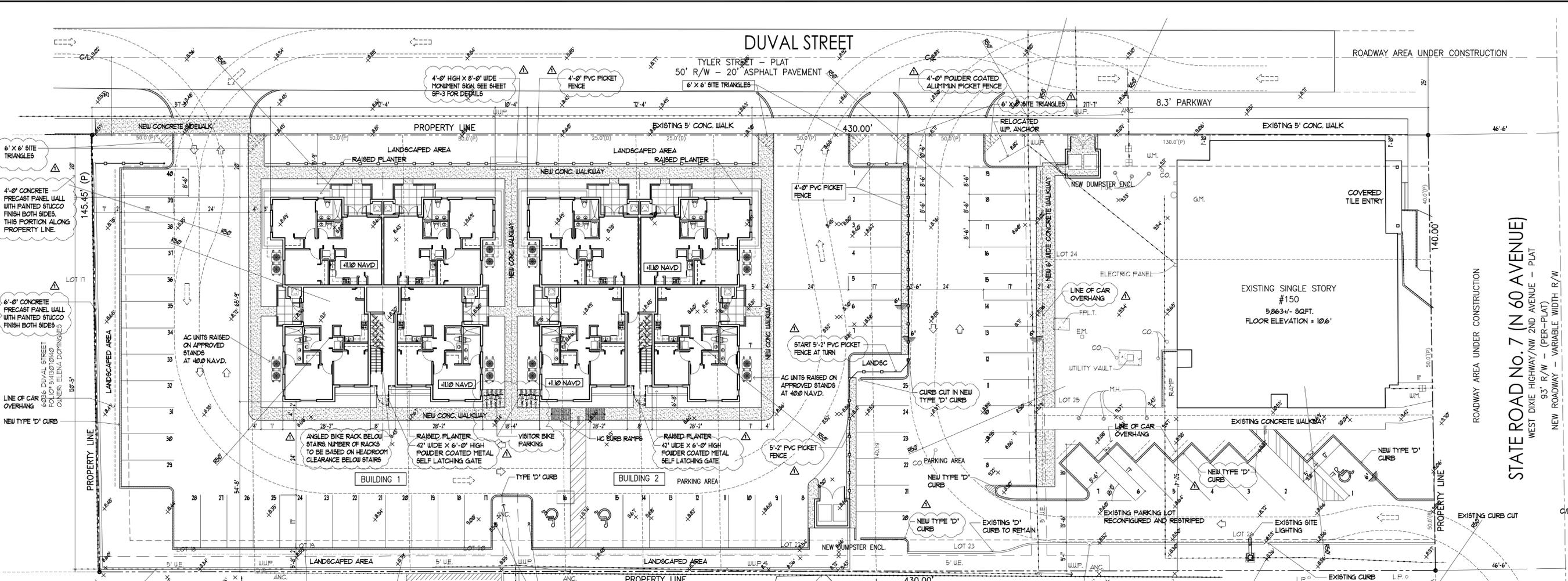
SHEET TITLE
 SITE PLAN AND DATA
 PRELIM. TAC

REVISIONS

No.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2		

PROJECT No.: 15079
 DATE: 8-1-16
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET
SP-1
 1 OF 3



2 SITE DATA

PROPERTY ADDRESSES

6032 DUVAL STREET
 HOLLYWOOD FL 33024

SITE INFORMATION

EXISTING ZONING: EAST PARCEL - SR7 CCD LOW HYBRID COMMERCIAL SOUTH SUB-AREA
 WEST PARCEL - RM-18 RESIDENTIAL MULTI-FAMILY DISTRICT

LAND USE DESIGNATION: EAST PARCEL - COMMERCIAL
 WEST PARCEL - PARKING LOT

NET LOT AREA: EAST PARCEL - 18,200.0 SQUARE FEET
 WEST PARCEL - 42,089.0 SQUARE FEET
 TOTAL - 60,289.0 SQUARE FEET (1.384 AC)

GROSS LOT AREA: EAST PARCEL - 29,452.5 SQUARE FEET (0.676 AC)
 WEST PARCEL - 49,257.5 SQUARE FEET (1.130 AC)
 TOTAL - 78,710.0 SQUARE FEET (1.806 AC)

DENSITY: ALLOWED PROVIDED
 EAST PARCEL 36 DU/AC 24 UNITS 24 UNITS
 WEST PARCEL 18 DU/AC 20 UNITS
 TOTAL 24 UNITS

PARKING: PROVIDED
 LAUNDRY MAT 1 SPACE / 250 SF 22 SPACES 25 SPACES
 UNITS 1.7 SPACE PER UNIT (INCL. GUESTS) 41 SPACES 40 SPACES
 TOTAL 63 SPACES 65 SPACES

PERVIOUS AREA: REQUIRED PROVIDED
 60,289.0 X 40% = 24,115.6 S.F. 15,283.0 S.F. (25.3%)
 - LANDSCAPED AREA AT 10' BUFFER = 7,075.0 S.F.
 - VEHICULAR PAVED AREA = 24,649.0 S.F.
 25% OF V.P.A. = 6,162.25 S.F.
 - PROVIDED LANDSCAPING = 8,000.0 S.F.
 (NOT INCLUDING 10' BUFFER)

ORDINANCE 2016-02
 The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch recessed from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plates or a fully functional electric vehicle-charging station.

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

STRUCTURE CATEGORY	CATEGORY II
ELEVATION BELOW WHICH FLOOD-DAMAGE-RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE WHICHEVER IS HIGHER
DRY FLOOD PROOFING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE WHICHEVER IS HIGHER

NOTE: NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE (NFPA 101), THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE 20-2011-026

- WINDOWS AND GLAZING: LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
- DOORS: INSULATED AND FIRE RATED
- PROGRAMMABLE THERMOSTATS
- OCCUPANCY SENSORS
- DUAL FLUSH TOILETS
- ENERGY EFFICIENT OUTDOOR LIGHTING
- INSULATED PIPING
- RECYCLING AREA
- ENERGY STAR APPLIANCES
- ONE LOW FLOW SHOWER HEAD
- 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
- ENERGY EFFICIENT OUTDOOR LIGHTING
- ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE
- MERV 8 AC FILTERS
- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE

ADDITIONAL PRACTICES

- ICYNENE 50Y BASED CLOSED CELL SPRAY INSULATION
- DEEP OVERHANGS AT ROOF AND BALCONY LEVELS.

ACCESSIBILITY NOTE:

ALL UNITS ON THE FIRST FLOOR WILL BE ACCESSIBLE AND COMPLY WITH THE FAIR HOUSING ACT REGARDING MOBILITY AND COMMUNICATION. F.A.C. 204.2333

SETBACKS:

	REQUIRED	PROVIDED
(a) DUVAL STREET	20'-0"	20'-0"
(b) SUM OF 20% OF LOT WIDTH	=86'-0" (NOT TO EXCEED 50'-0")	57'-5" WEST 217'-7" EAST
(c) SIDE		56'-8"
REAR	15% OF LOT DEPTH =21'-0"	
BUILDING HEIGHT:	ALLOWED 4 STORIES/ 45'-0"	PROVIDED 3 STORIES/ 36'-4" (MID PT. OF HIP ROOF)
BUILDING AREA:	FIRST FLOOR 3796.5 SF SECOND FLOOR 3708.5 SF THIRD FLOOR 3708.5 SF TOTAL 11,213.5 SF	
UNIT AREA:	UNIT TYPE 1 AC 932 SF BALCONY 126 SF UNIT TYPE 2 AC 922 SF BALCONY 99 SF	

VARIANCES:

	REQUIRED	PROVIDED
LANDSCAPE BUFFER:	10'-0"	5'-6" (NOT INCL. CAR O.H.)
PERVIOUS AREA:	24,115.6 S.F. (40%)	15,283.0 S.F. (25.3%)

ALL REQUIREMENTS AND ALLOWANCES BELOW ARE BASED ON THE DISTRICT REQUIREMENTS OF RM-18

6032 DUVAL STREET
 HOLLYWOOD FL 33024

SITE INFORMATION

EXISTING ZONING: EAST PARCEL - SR7 CCD LOW HYBRID COMMERCIAL SOUTH SUB-AREA
 WEST PARCEL - RM-18 RESIDENTIAL MULTI-FAMILY DISTRICT

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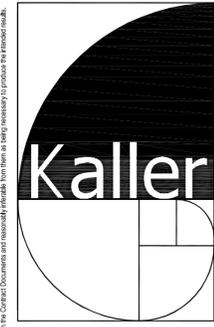
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JOSEPH B. KALLER
ASSOCIATES PA
AA# 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

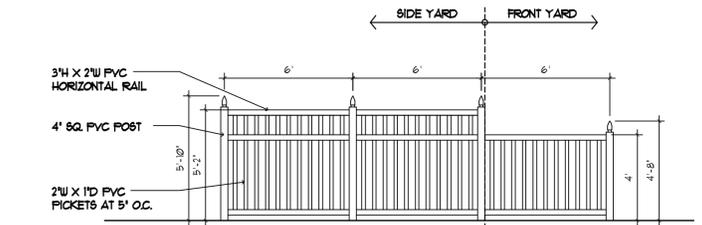
SHEET TITLE
SIGN DETAILS
FENCE DETAILS, MALTESE
FINAL TAC

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2		

PROJECT No.: 15079
DATE: 8-1-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
SP-3
3 OF 3

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



5'-2" HIGH PVC FENCE
MIAMI DADE PRODUCT CONTROL # 11-09200.06

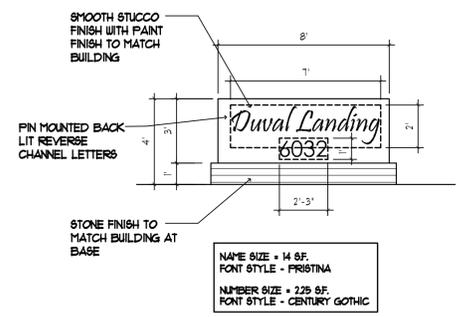
VINYL PICKET



VINYL PICKET W/ MONUMENT SIGN

1 SITE FENCE DETAILS

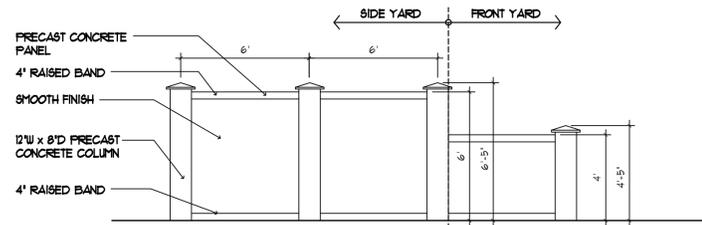
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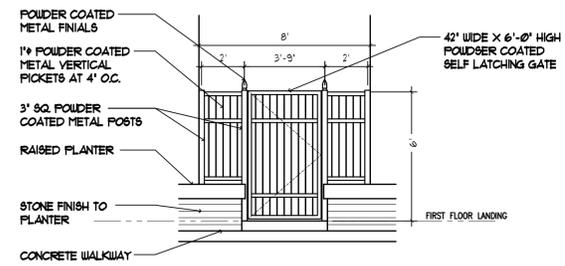
MONUMENT SIGN

2 SIGN DETAILS

SCALE: 1/4" = 1'-0"



PRECAST PANELS



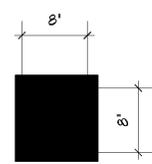
NOTE:
GATE TO BE PROVIDED WITH
INTERCOM ENTRY SYSTEM
CONNECTION TO EACH UNIT.

STAIRWELL ENTRY GATES

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 ZONING DISTRICT.

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.



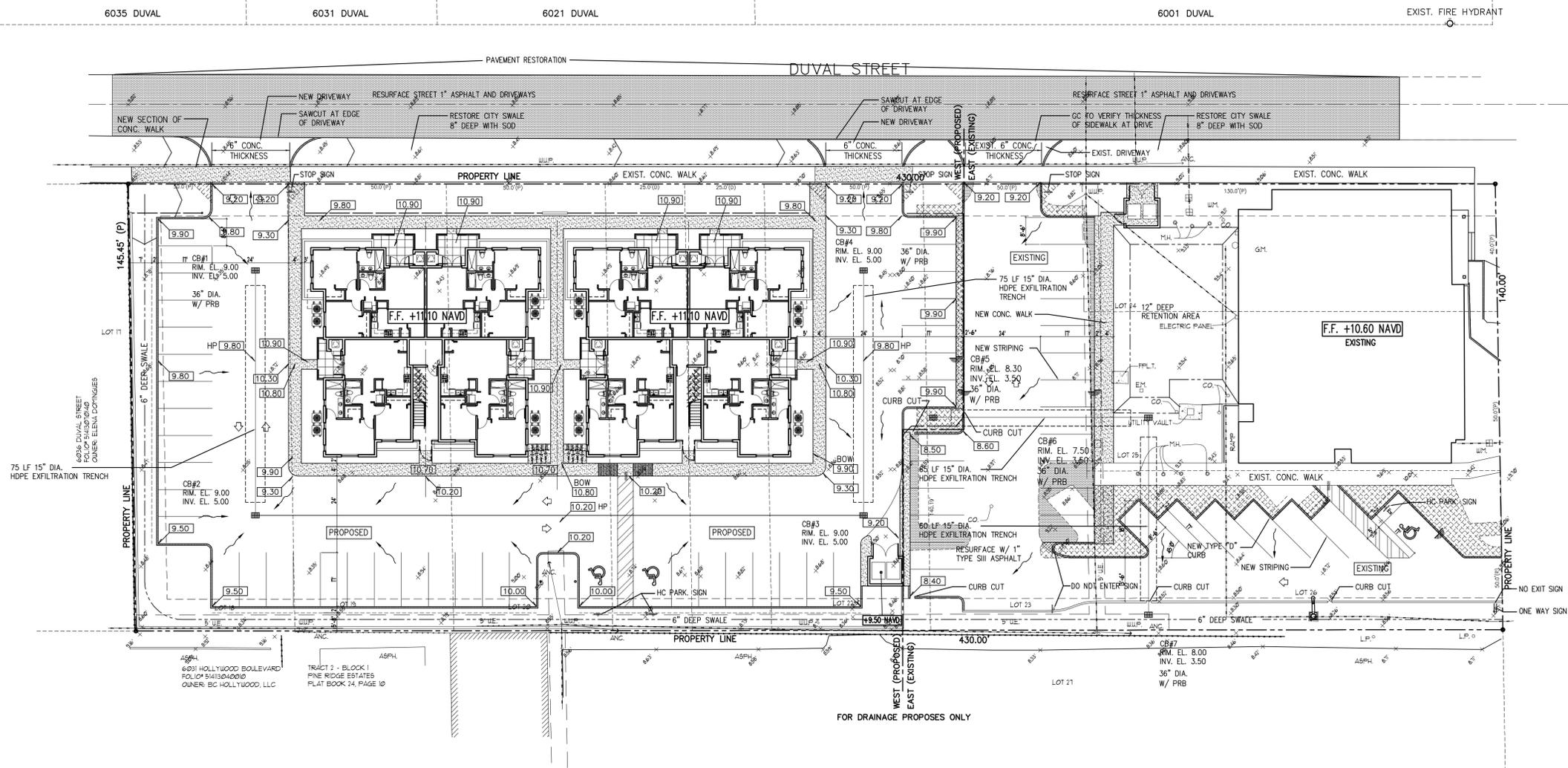
MALTESE PLACARD
WEATHER PROOF 8'x8' PLACARD INDICATING LIGHT FRAME ROOF TRUSS CONSTRUCTION BRIGHT RED SYMBOL ON WHITE BACKGROUND SECURELY FIXED TO WALL (BEHIND COLUMN NEXT TO ENTRY DOOR ABOVE INTERCOM 5'-0" AFF.) FLORIDA STATUTE 69A-6.02(2)(b)

SIGN NOTES

3 MALTESE PLACARD

SCALE: 1" = 1'-0"

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004



- EXISTING CONCRETE CURB
 - NEW TYPE "D" CURB
 - EXISTING ASPHALT TO BE REMOVED
 - NEW AREAS TO BE PAVED WITH ASPHALT
 - NEW CONCRETE WALK
- NOTE:
ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED
- NOTE:
ALL ELEVATIONS SHOWN ARE BASED ON NAVD DATUM OF 1988



PAVING AND DRAINAGE PLAN
SCALE: 1" = 20'-0"

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

REVISIONS :

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tel. : (954) 558-1189 Fax. : (954) 929-8988

DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

PAVING, GRADING & DRAINAGE PLAN

DRWG. TITLE :

DATE: SEPT., 2016
SCALE: 1"=10'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 16-287
SHEET NO.

C-1

REVISIONS :

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.A. Number: 6255
 Tele. : (954) 558-1189 Fax. : (954) 929-8988



DUVAL LANDING APARTMENTS
 6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

WATER AND SEWER CIVIL PLAN

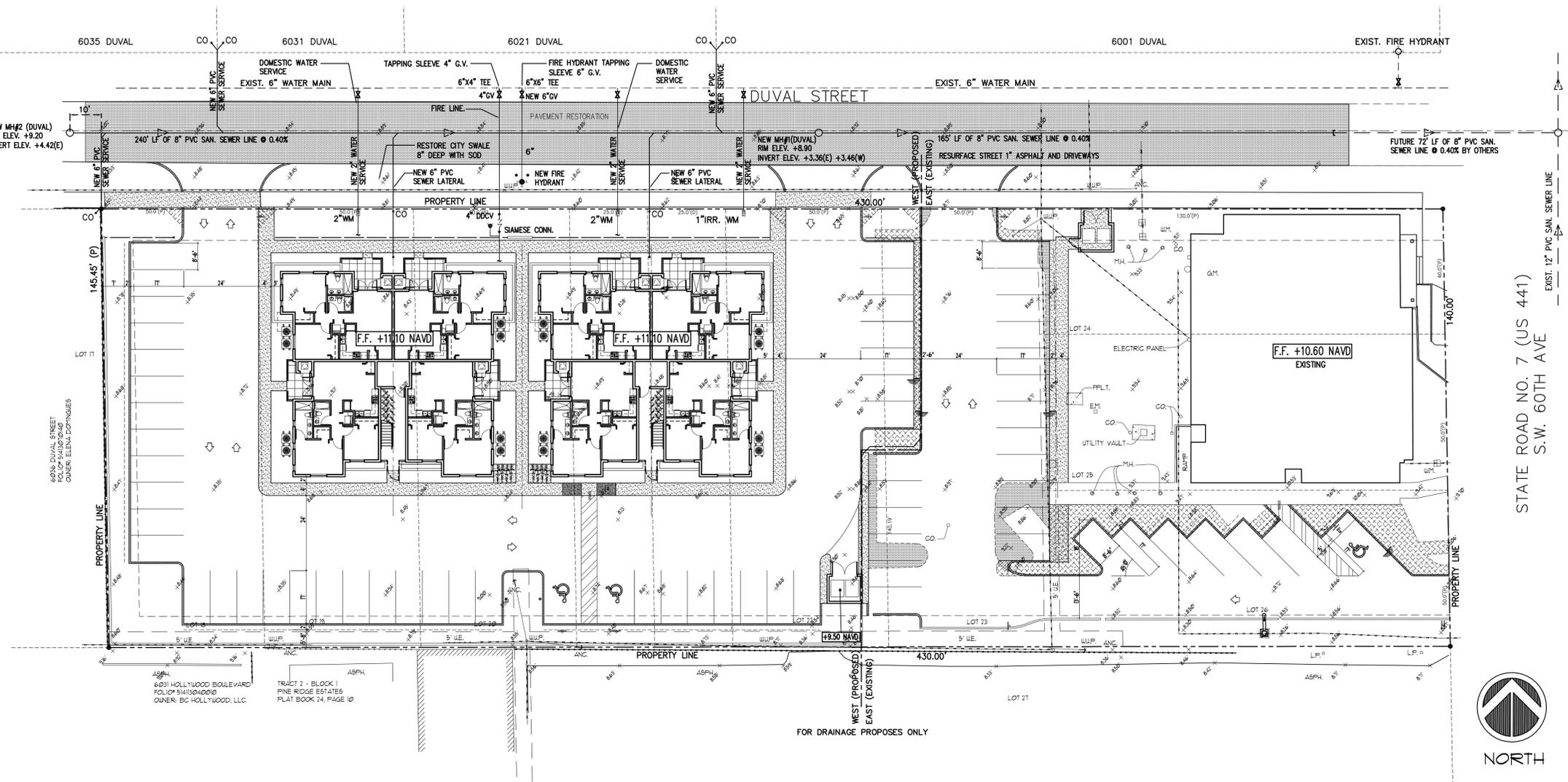
DRWG. TITLE :

DATE: SEPT., 2016
 SCALE: 1"=10'-0"
 DWG. BY: C.R.W.
 CHK'D. BY: C.O.B.
 JOB NO.: 16-287

SHEET NO.

C-2

- NOTES
- FOR WATER SERVICE USE
 - 2" NIBCO-SCOTT T113 LF VALVES FOR (2) 2" CONN.
 - WATER AND SEWER DEMAND
 - 24 APT UNITS @250 GAL./UNIT = 6000 GPD
 - COMMERCIAL - # OF WASHERS
 - NPDES PERMIT REQUIRED
 - ALL UNDERGROUND FIRE MAIN WORK FROM THE POINT OF SERVICE WILL BE CONDUCTED BY A LICENSED CONTRACTOR 1, 11 OR V PER FS 633.102



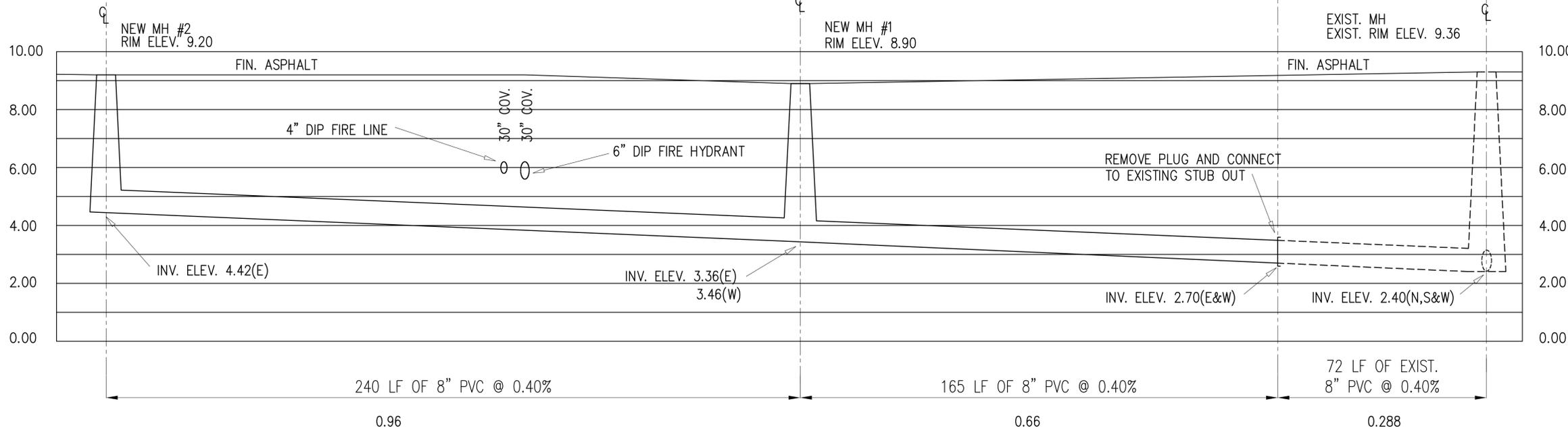
- EXISTING CONCRETE CURB
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NOTE:
 ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED

NOTE:
 ALL ELEVATIONS SHOWN ARE BASED ON NAVD DATUM OF 1988

WATER AND SEWER PLAN

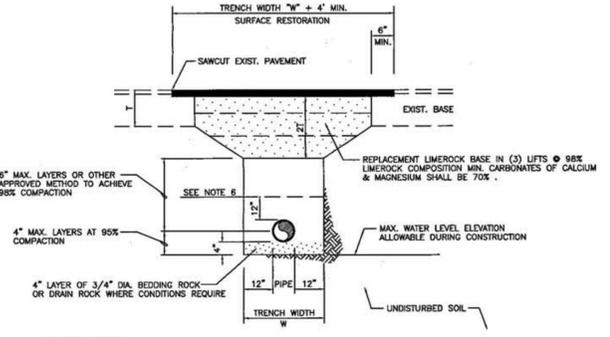
SCALE: 1" = 20'-0"



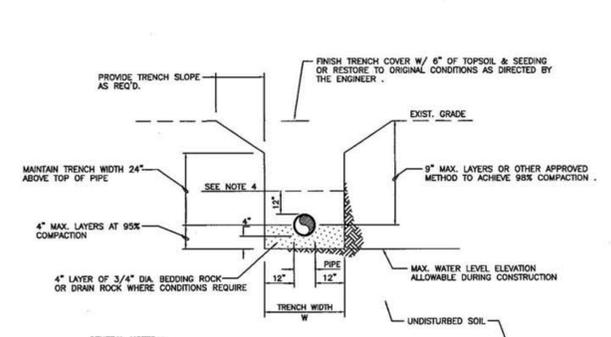
SEWER PROFILES

SCALE: 1" = 20'-0" HORIZ.
 1" = 2'-0" VERT.

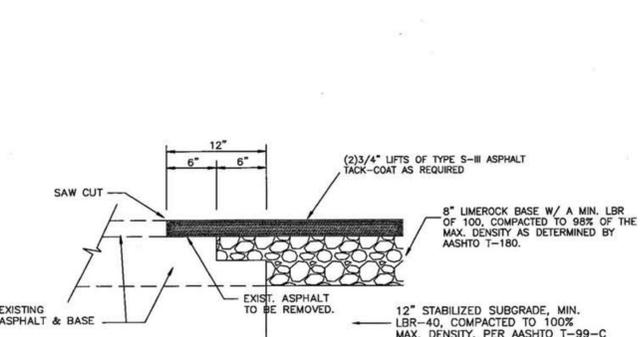
CHARLES O. BUCKALEW, P.E.
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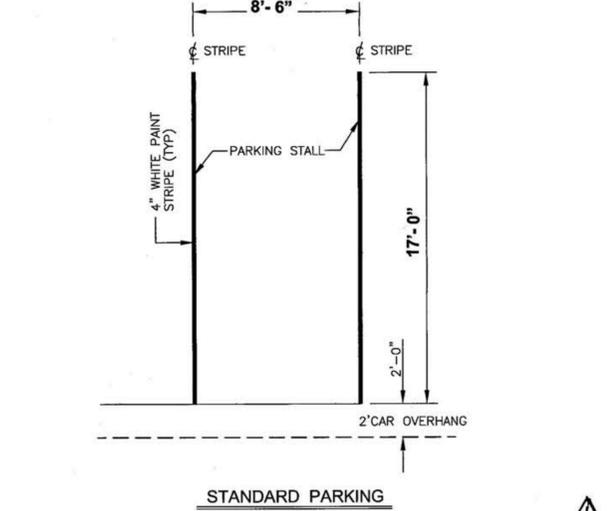
- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
 - NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.).
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
 - ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION.
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
 - DENSITY TESTS - MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT - CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS.



- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
 - PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL).



NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

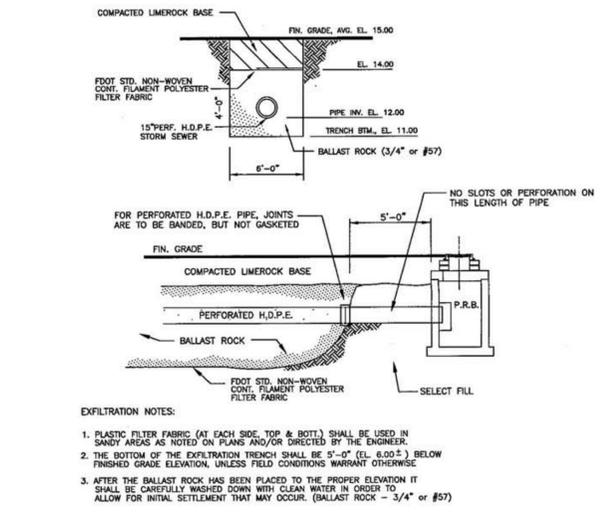
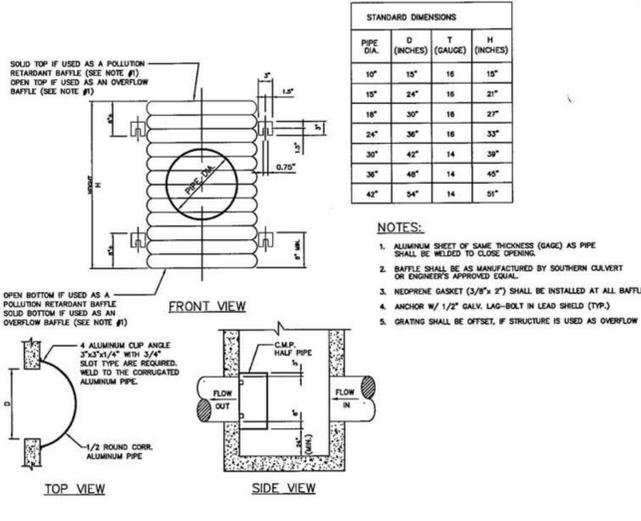
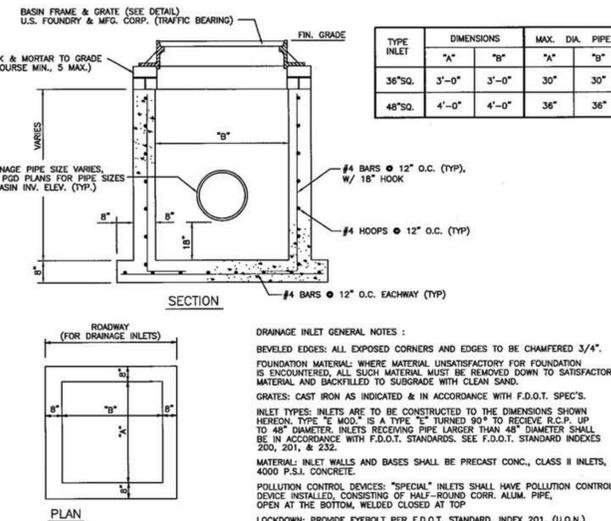
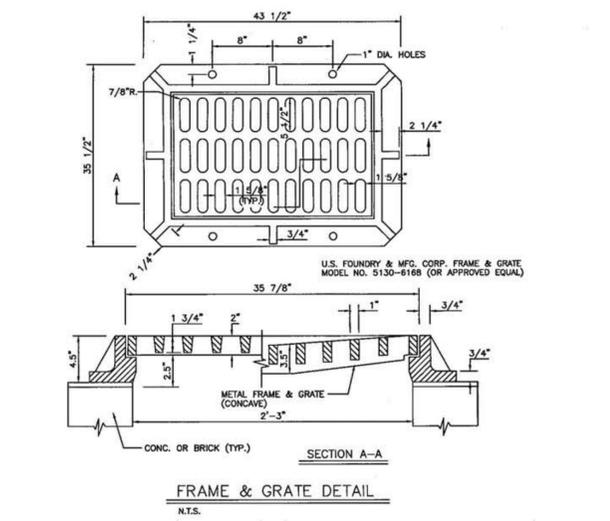


ASPHALT RESTORATION DETAIL

STANDARD TRENCH DETAIL

ASPHALT CONNECTION DETAIL

TYP. PARKING SPACE DETAIL

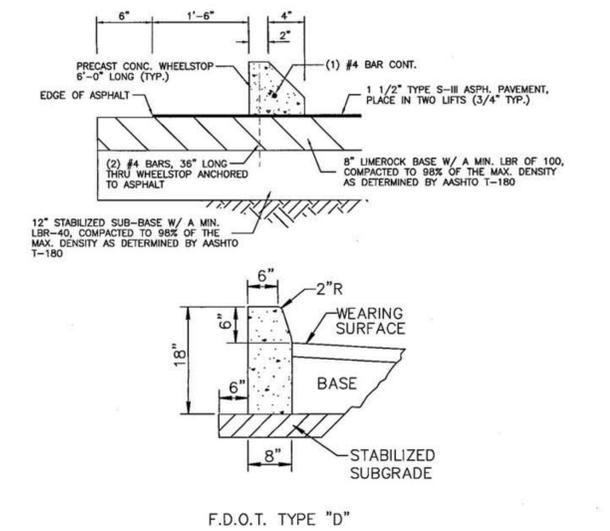


FRAME/GRATE DETAIL

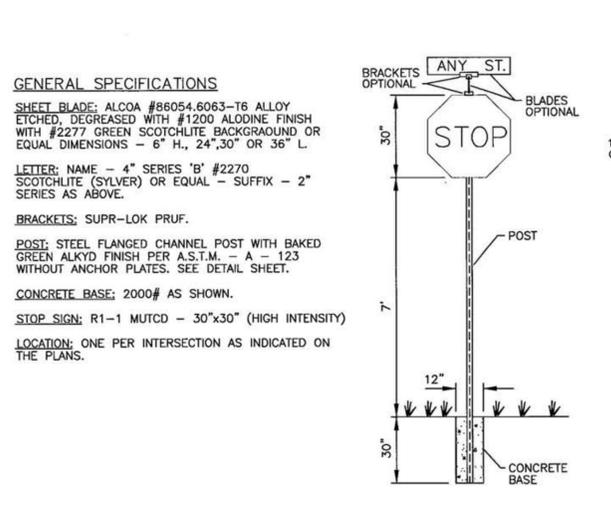
CATCH BASIN DETAIL

POLLUTION RETARDANT BAFFLE

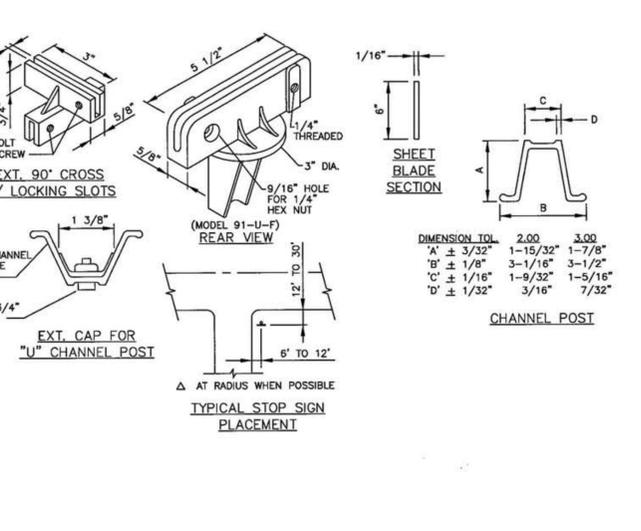
EXFILTRATION TRENCH DETAIL



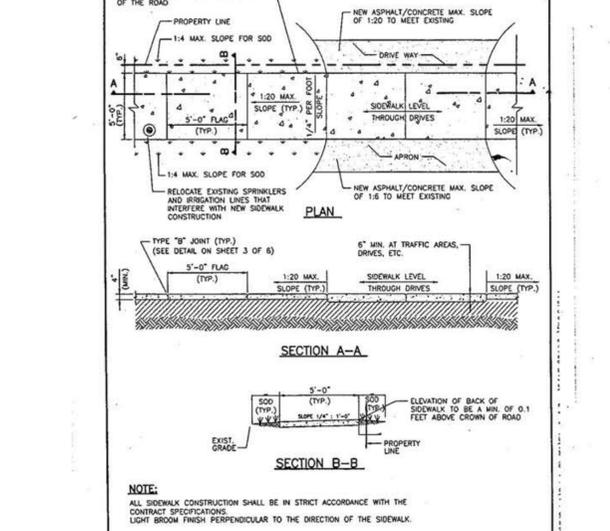
"D" CURB - WHEELSTOP DETAIL



SITE SIGNAGE DETAILS



CHANNEL POST



CONSTRUCTION DETAILS

REVISIONS :
Revised 10-11-16

PROJECT :
DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

DRWG. TITLE :
CONSTRUCTION DETAILS

DATE: SEPT., 2016
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 16-287
SHEET NO.

CHARLES O. BUCKALEW
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Numbers: 6255
Tel.: (954) 598-1189 Fax.: (954) 929-8988

C-3

WATER 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 WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER 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 ENCASUREMENT 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 HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

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

WATER NOTES CONTINUED:

- 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. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/4" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- 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 ANS/AWWA C900 LATEST REVISION AND CLASS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANS/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANS/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-333 LF. NO SUBSTITUTIONS.
- 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 CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.), TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANS/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- 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 SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO. W-01.1
APPROVED: XXX		

WATER NOTES CONTINUED:

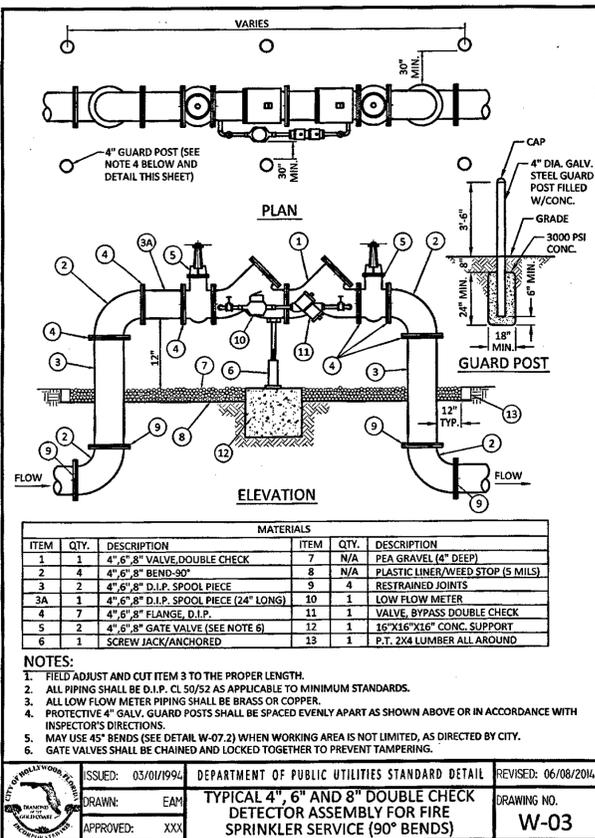
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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

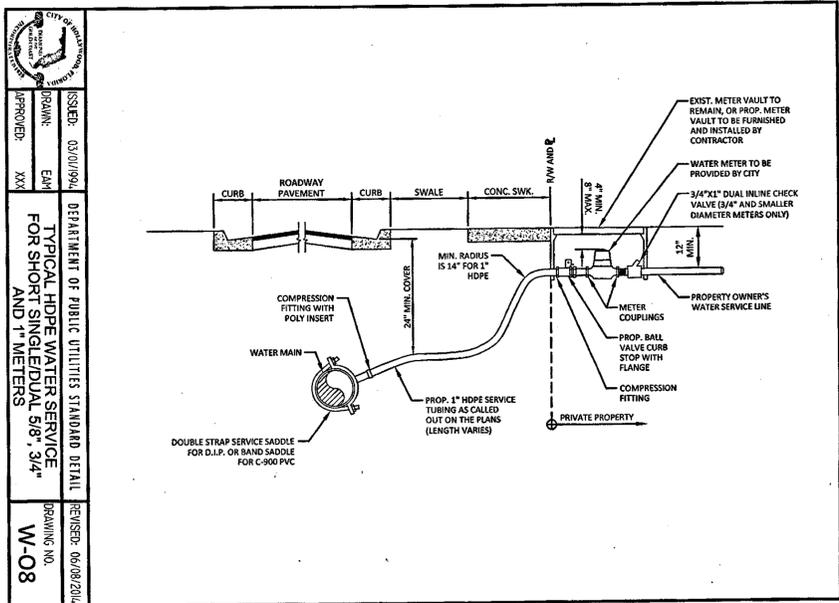
WATER METER SERVICE NOTES:

- 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".
- SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
- SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
- THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN THE SWALE ON THE OPPOSITE SIDE OF THE ROAD FROM THE METER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
- APPROVED TYPE 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 BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
- 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.
- 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.

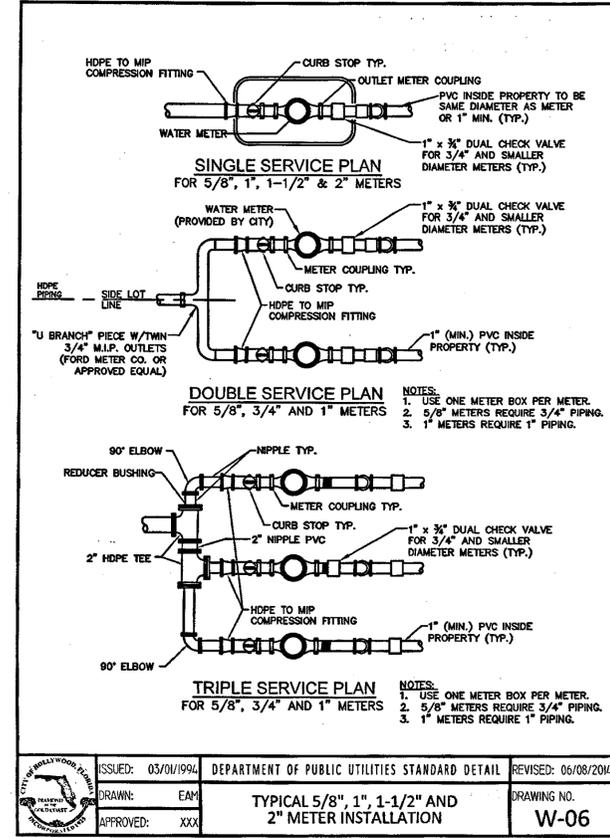
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL HDPE WATER SERVICE FOR SHORT SINGLE/DUAL 5/8", 3/4" AND 1" METERS	DRAWING NO. W-08
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

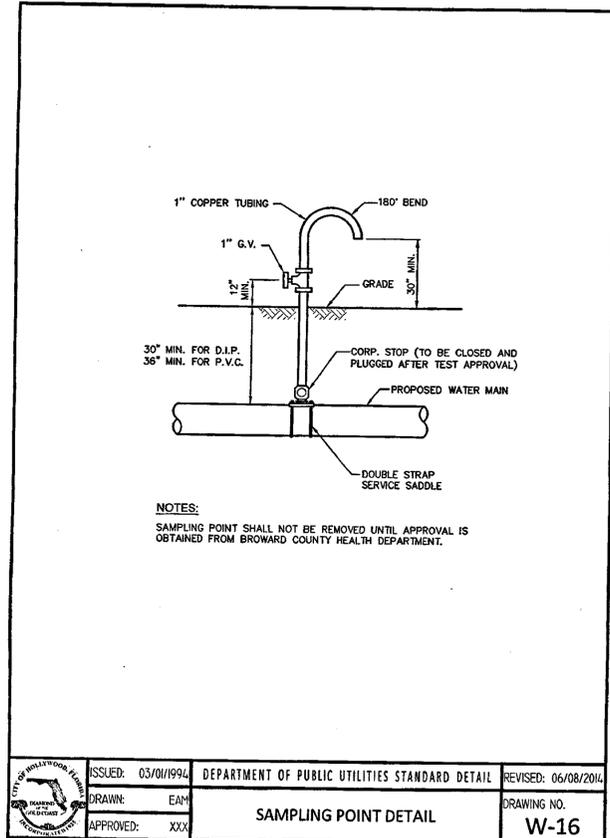
REVISIONS :

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Blvd., Suite 201
 Hollywood, Florida 33019
 P.O. Box: 6255
 C.O.A. Number: 6255
 Tel.: (954) 558-1189 Fax.: (954) 929-8888

DUVAL LANDING APARTMENTS
 6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

CONSTRUCTION DETAILS

DATE: MARCH, 2016
 SCALE: AS NOTED
 DWG. BY: C.R.W.
 CHK'D. BY: C.O.B.
 JOB NO.: 16-232
 SHEET NO.



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

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 ANWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{S \times D \times P}{148,000}$$

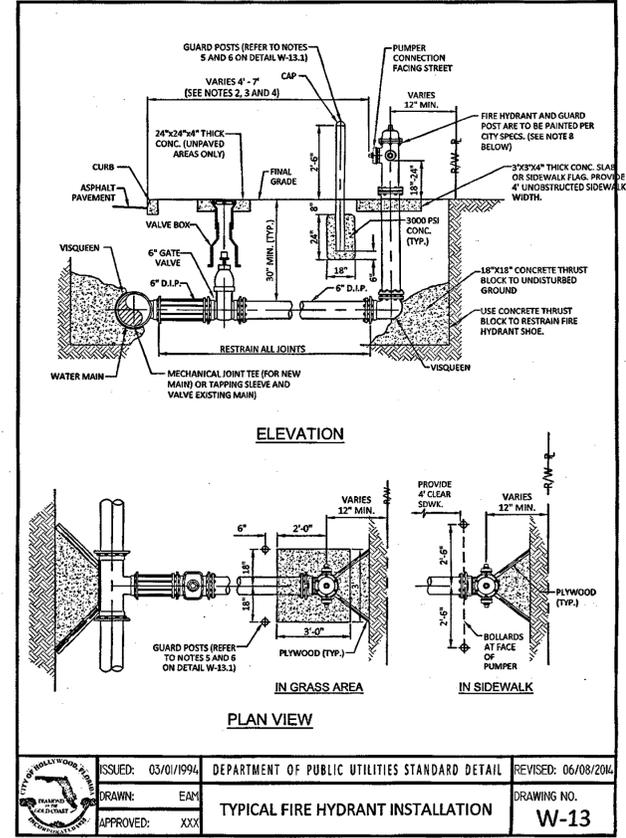
L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- 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.

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

NOTES:

- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
- FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
- WITHIN FDOT R/W, WHERE SPACE IS RESTRICTED THE FIRE HYDRANT MAY BE LOCATED 2' FROM THE FACE OF THE CURB AS LONG AS THERE IS A MINIMUM 4' UNOBSTRUCTED SIDEWALK BEHIND THE HYDRANT, AND THE HYDRANT BASE IS 4' OR LESS FROM GRADE IN ACCORDANCE WITH F.D.O.T. INDEX 700.
- GUARD POSTS SHALL NOT BE ALLOWED WITHIN FDOT R/W.
- OTHER THAN FDOT R/W, GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF 1/2 OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
- FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
- THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. W-13
APPROVED: XXX	TYPICAL FIRE HYDRANT INSTALLATION	

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 (ECS), 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 OTHERWISE APPROVED 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 OVERLAIN 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 ECS 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 ECS 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 ECS 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).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. G-00
APPROVED: XXX	GENERAL NOTES	

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 ONE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE WITH ULTRA-DRAIN GUARDS. CONTRACTOR SHALL MAINTAIN AND REMOVE DIRT TRAPPED IN THE ULTRA-DRAIN GUARDS AFTER EACH RAIN EVENT.
- 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 ECS 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 ECS FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCRUACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. 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 FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECS 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 ECS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
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APPROVED: XXX	GENERAL NOTES (CONTINUED)	

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 CONTRACTOR'S 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 OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL CAST IRON PRODUCTS SHALL BE 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 FDOT 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 02/40 DEWATERING.

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).

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APPROVED: XXX	GENERAL NOTES (CONTINUED)	

GENERAL NOTES (CONTINUED):

- 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 ECS 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.

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REVISIONS :

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6225
Tel.: (954) 958-1189 Fax.: (954) 929-8989

DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

DRWG. TITLE : CONSTRUCTION DETAILS

DATE: MARCH, 2016

SCALE: AS NOTED

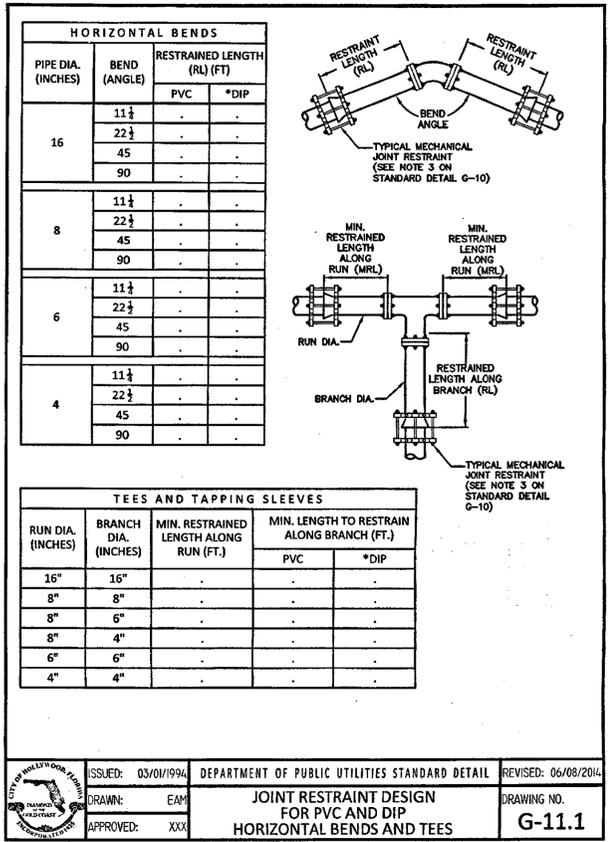
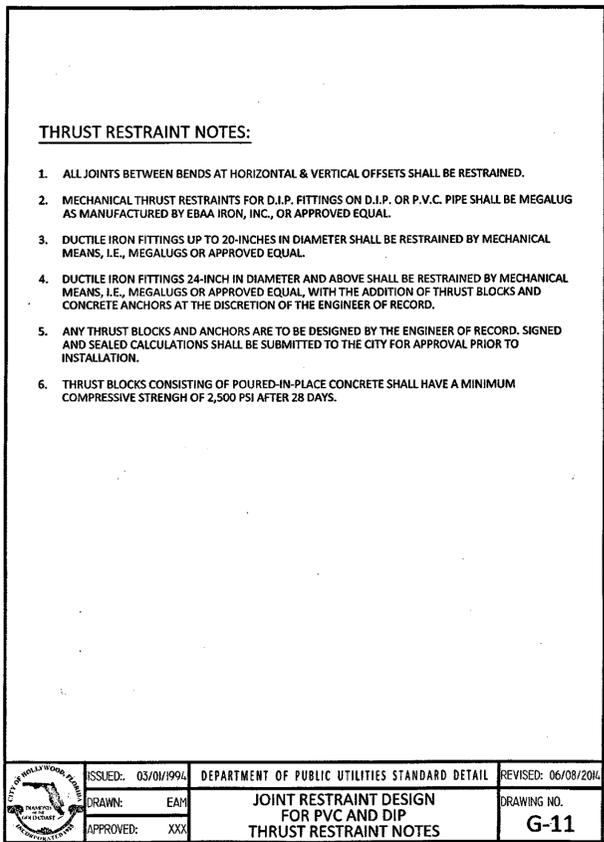
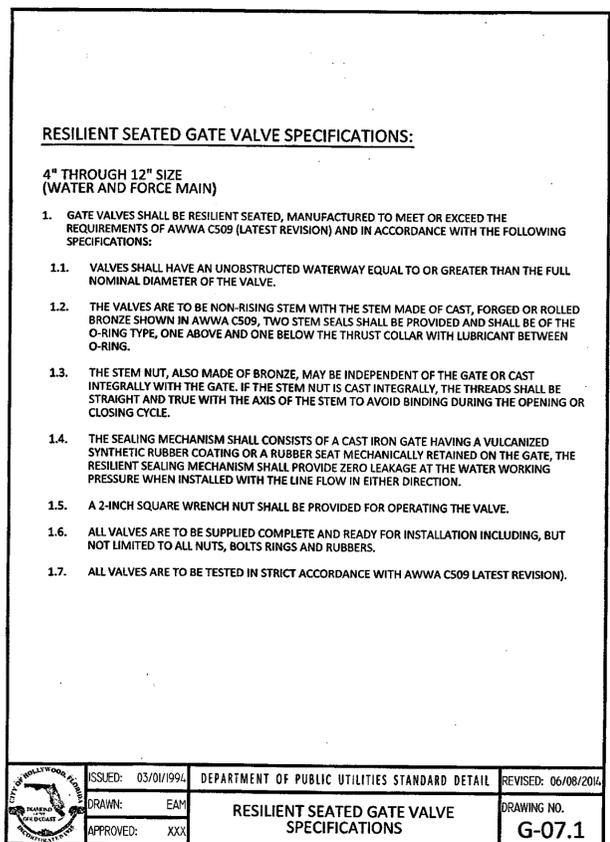
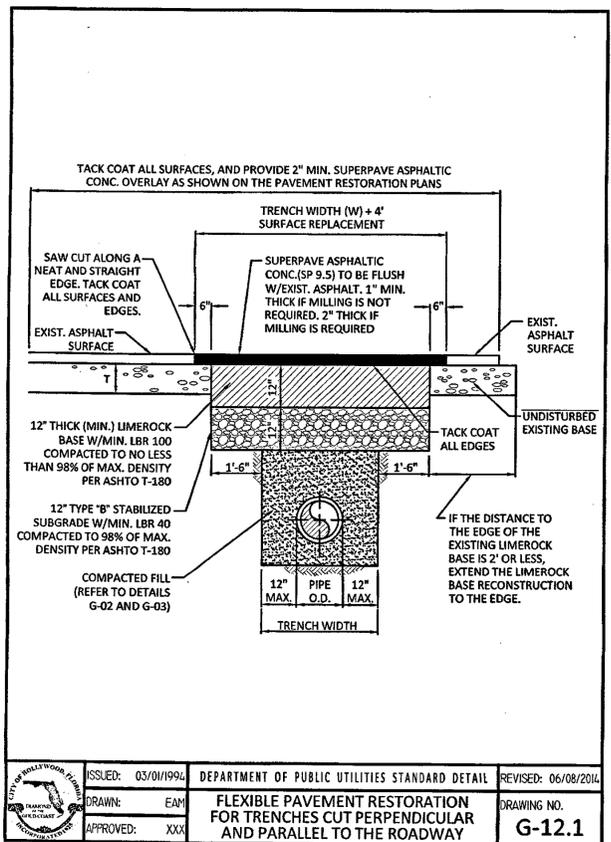
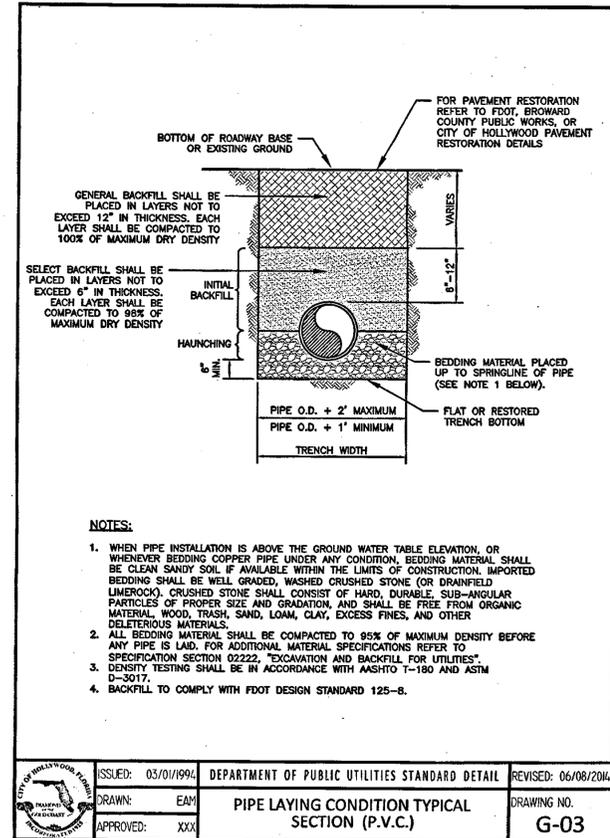
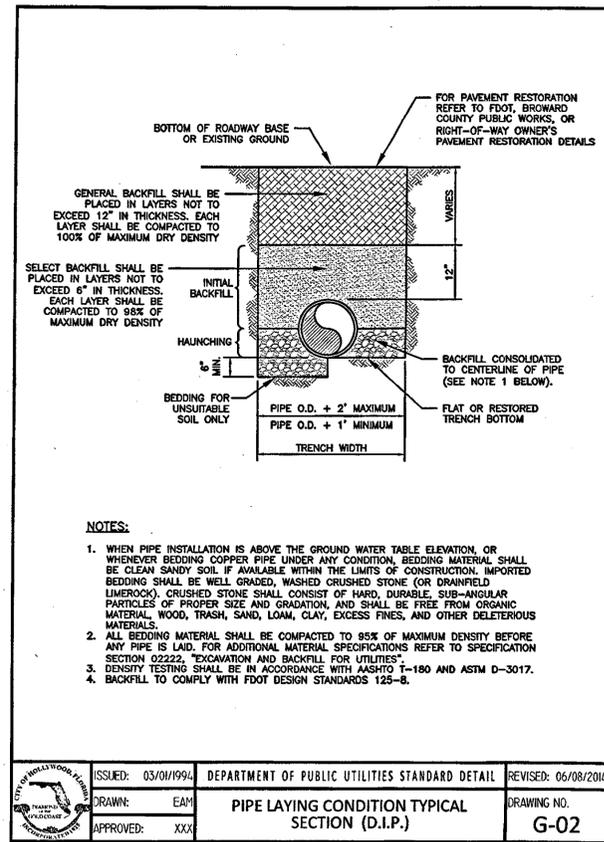
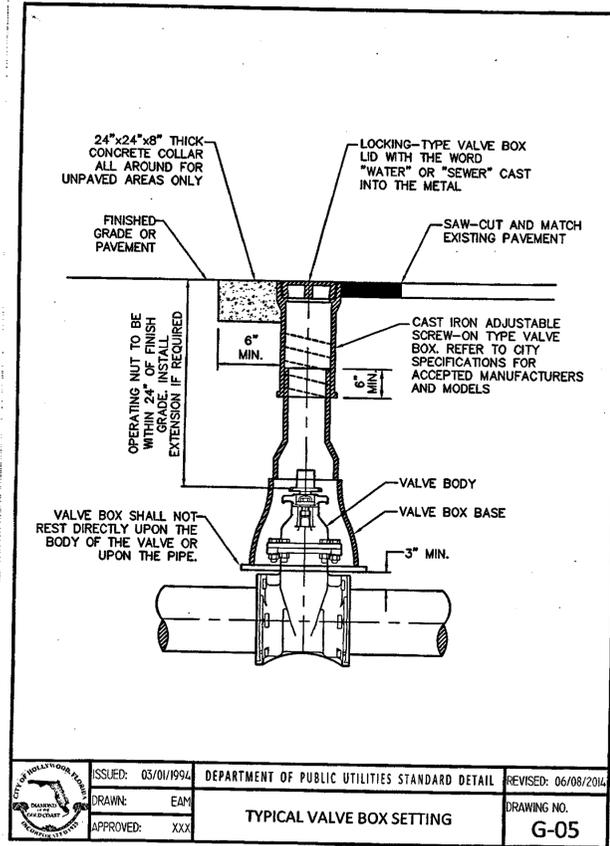
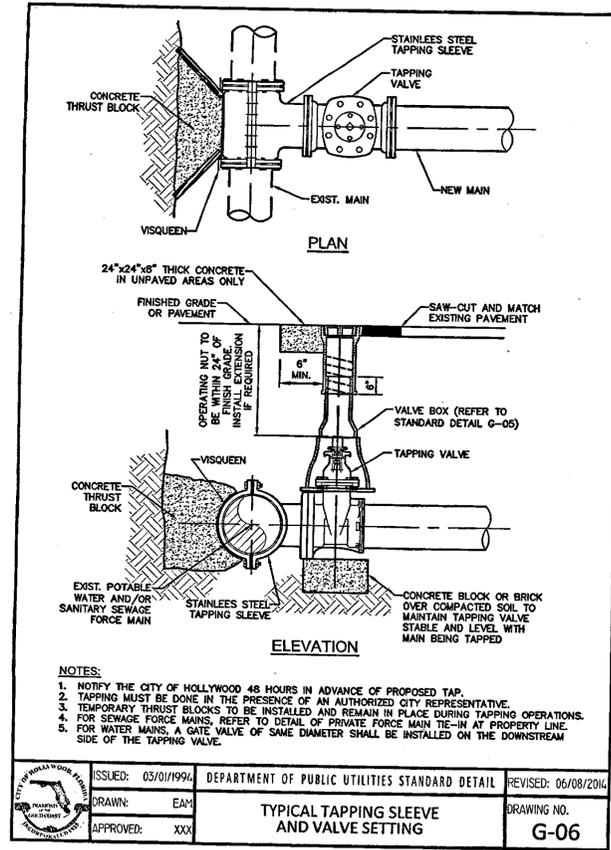
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CHK'D. BY: C.O.B.

JOB NO.: 16-232

SHEET NO.

C-5



REVISIONS :

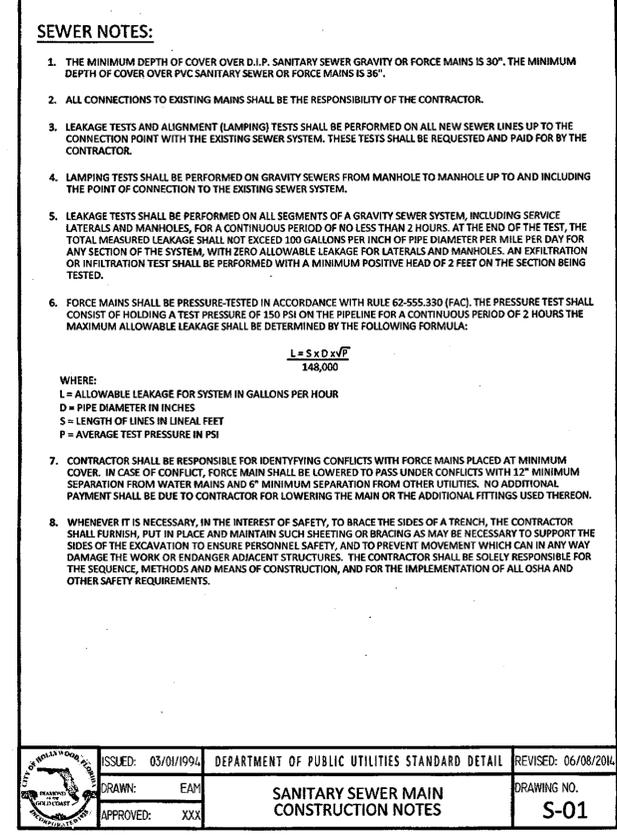
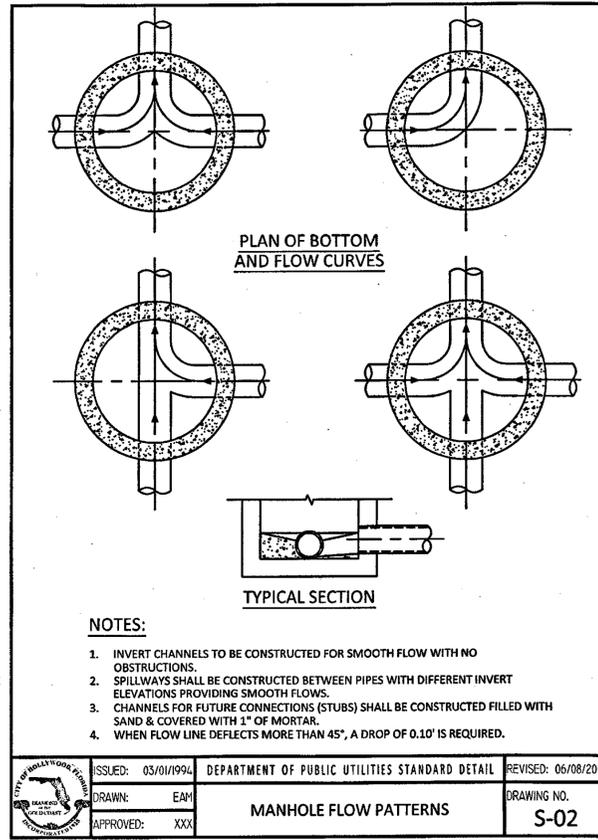
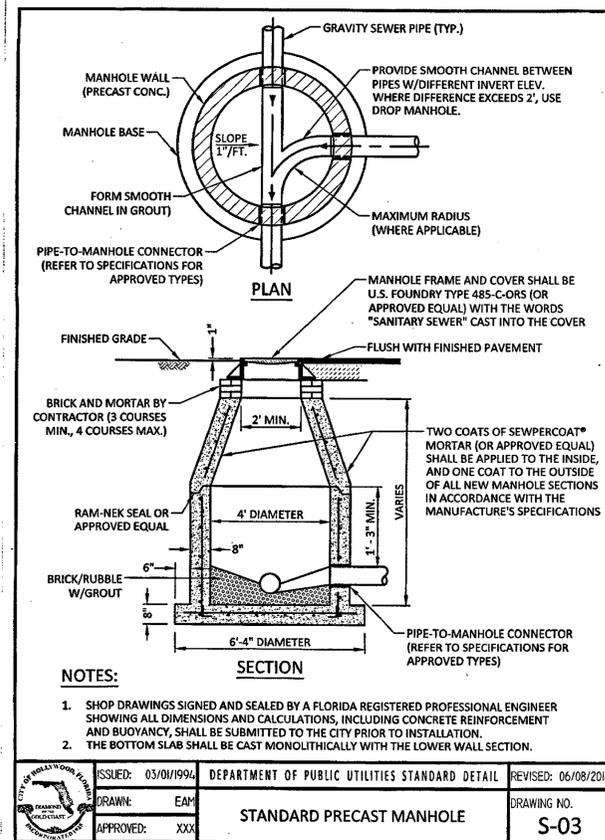
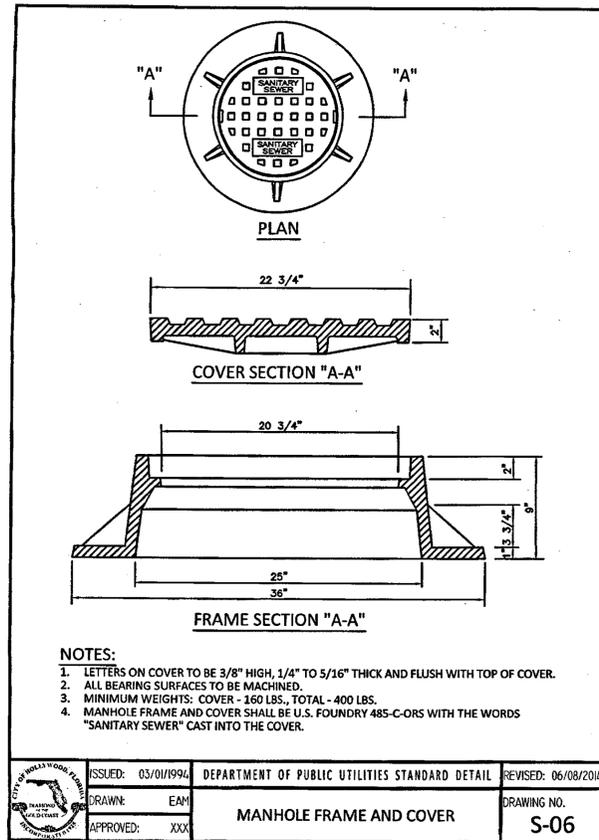
Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6235
Tel. : (954) 558-1188 Fax : (954) 929-8988

DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

CONSTRUCTION DETAILS

DATE: MARCH, 2016
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 16-232
SHEET NO. C-6



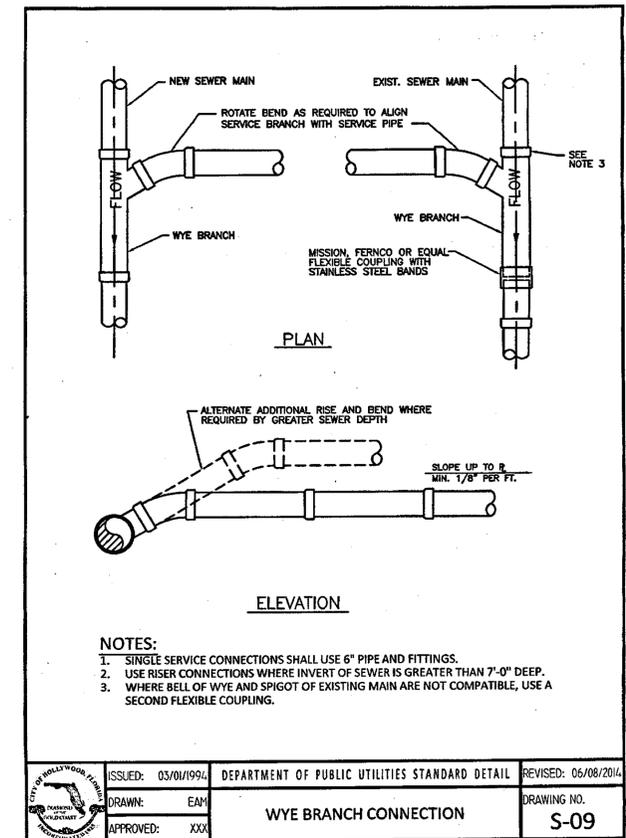
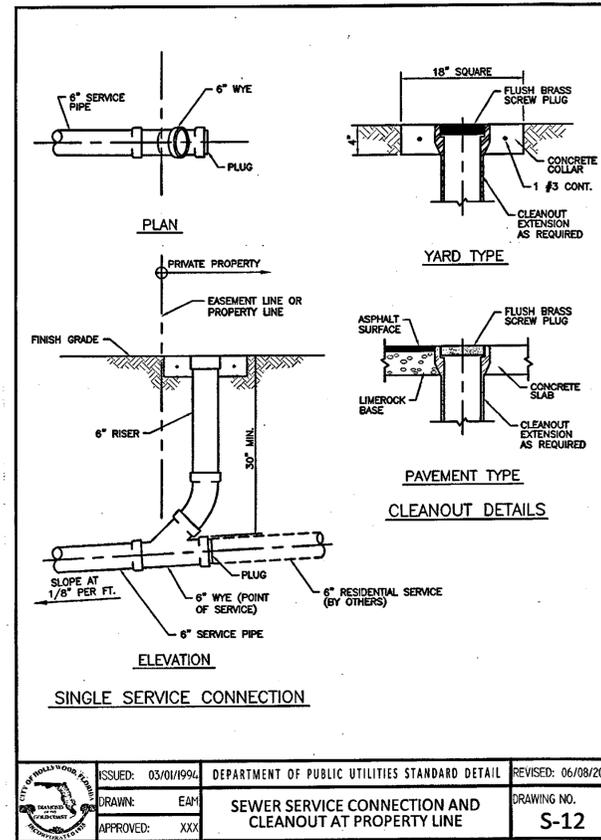
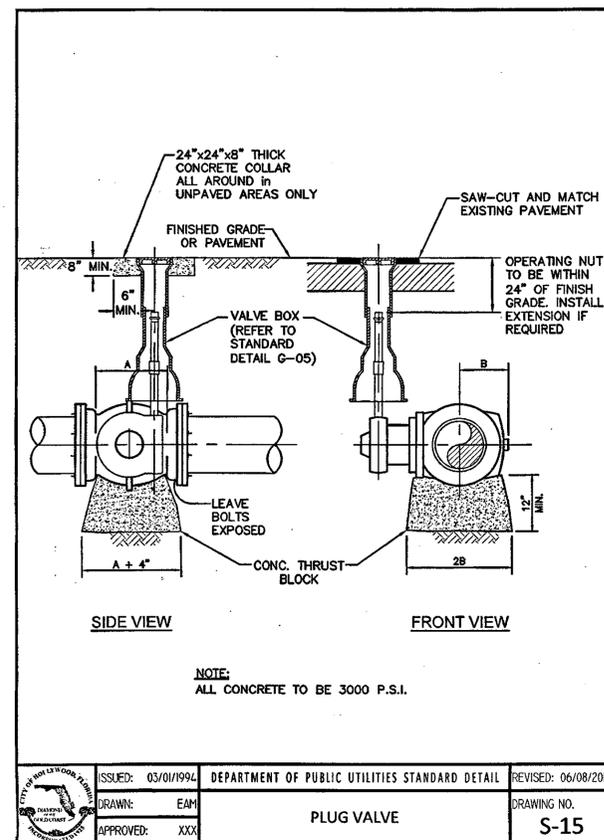
WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	12" MINIMUM TO WATER MAIN 15" MINIMUM TO WATER MAIN except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	18 ft preferred 6 ft minimum	12" MINIMUM TO WATER MAIN 15" MINIMUM TO WATER MAIN except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	18 ft minimum		

- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 30 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATION, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM
 APPROVED: XXX

DRAWING NO. G-01.1



REVISIONS:

Charles O. Buckalew
 Consulting Engineering Services, Inc.
 801 South Ocean Drive, Suite 201
 Hollywood, Florida 33019
 C.O.A. Number: 6255
 Tele.: (954) 558-1189 Fax.: (954) 929-8888

DUVAL LANDING APARTMENTS
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PROJECT: CONSTRUCTION DETAILS

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 JOB NO.: 16-232
 SHEET NO. C-7



**BMPs - 1
BEST MANAGEMENT PRACTICES**

This plan has been prepared to ensure compliance with appropriate conditions of the Pinellas County Local Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C., and the South Florida Water Management District, Chapter 400-4, F.A.C. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction.
2. Protection of preserved/conserved upland habitats during construction.
3. General erosion control.
4. Protection of surface water quality during and after construction.
5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the technique should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMPs. The contractor shall provide pollution prevention and erosion control measures as specified in FDOT rules #100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

- 1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.
- 1.2 Preserved wetlands shall be protected prior to the start of sitework construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.
- 1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.
- 1.4 Silt barriers used for wetland protection shall remain in place for the duration of any sitework or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

- 2.1 Barriocades shall be placed around all protected (preserved) habitats including meads and uplands during development.
- 2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

- 3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
- 3.2 Cleared site development areas not continuously scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
- 3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.
- 3.4 All grass slopes constructed steeper than 4H:1V shall be seeded as soon as practical after their construction as shown in Figure 8.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

- 4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.
- 4.2 Where practical, stormwater shall be conveyed by sewers. Sewers shall be constructed as shown in Figure 6.
- 4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
 - a. In general, erosion shall be controlled at the furthest practical upstream location.
 - b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding ground inlets is complete.
 - c. Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site discharge features including stormwater collection and treatment systems. Contractors shall provide brood dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.
- 4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

- 5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
 - a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
 - b. As soon as practical after completion of construction, bare earth areas shall be vegetated.
 - c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.

FIGURE 1

FIGURE 2

FIGURE 3

FIGURE 4

FIGURE 5

FIGURE 6

FIGURE 7

FIGURE 8

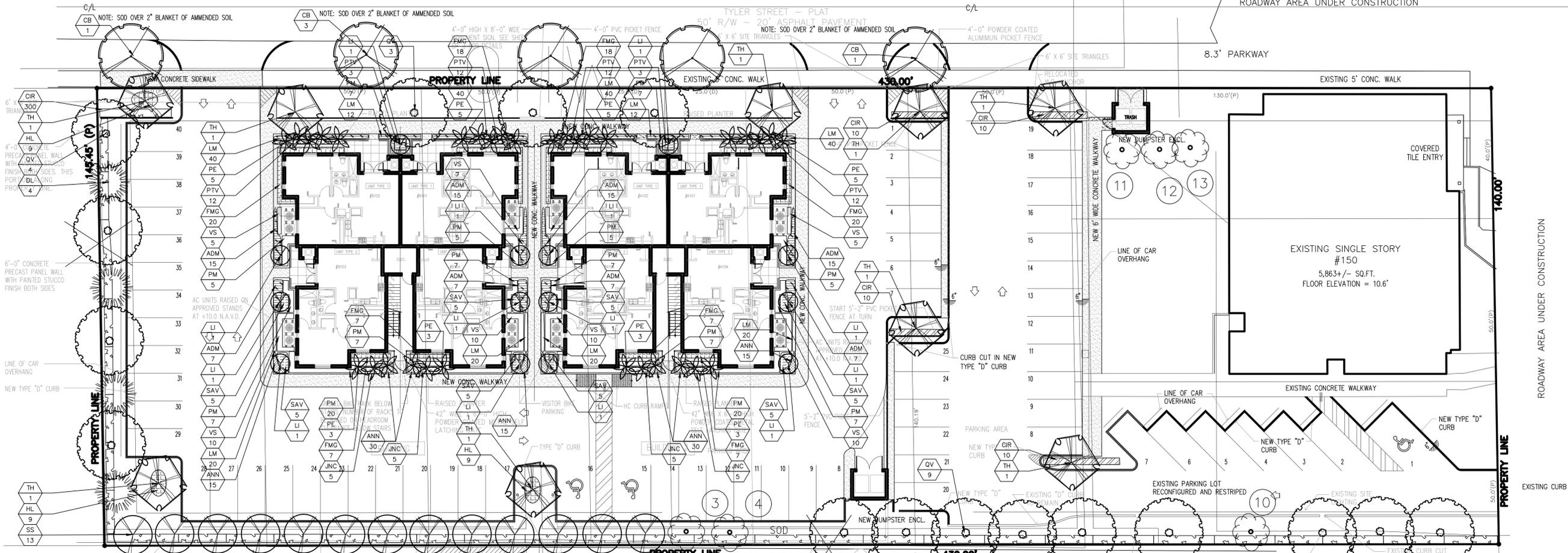
FIGURE 9

FIGURE 10

FIGURE 11

1
C3.3
EROSION CONTROL PLAN
 SCALE: AS NOTED

DUVAL STREET



NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed the minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tinning, RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive *Stenotaphrum secundatum*, St. Augustine "Floratum" solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

PROPOSED PLANT LIST

TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CB	V	5	<i>Calophyllum brasiliense</i> / Brazilian Beauty Leaf	B&B Field Grown, 3" cal, 14-16" OA
DL	V	4	<i>Dysoxylum</i> / Areca Palm	B&B Field Grown, 12-14" OA
LI	V	14	<i>Lagerstroemia indica</i> / Grape Myrtle	B&B Field Grown, 3" cal, 14-16" OA
PE	V	32	<i>Ptychosperma elegans</i> / Scalloped Palm	B&B Field Grown, 12-14" OA, Staggered Heights
QV	(N)	16	<i>Quercus virginiana</i> / Live oak	B&B Field Grown, 3" cal, 15-16" OA
SS	V	13	<i>Senna surratensis</i> / Glauca Cassia	B&B Field Grown, 3" cal, 14-16" OA
TH	V	9	<i>Tabebuia heterophylla</i> / Pink Tab	B&B Field Grown, 3" cal, 15-16" OA

ACCENTS / SHRUBS / GROUND COVERS

ANN	V	105	Annual / Seasonal	6" Pot., 12" OC
ADM	V	88	<i>Asparagus densiflorus 'Myers'</i> / Foxtail Fern	3 Gal., 24" OC
CIR	(N)	350	<i>Chrysobalanus icaco</i> / Red Tip Coccoloba	3 Gal., 24" OA, 2" OC
FMG	V	104	<i>Ficus macrocarpa</i> Green Island / Green Island Ficus	3 Gal., 24" OA, 2" OC
HL	(N)	27	<i>Hymenocallis latifolia</i> / Spider Lily	3 Gal., 24" OA, 2" OC
JNC	(N)	20	<i>Juniperus conferta</i> / Shore Juniper	3 Gal., 24" OA, 2" OC
LM	V	264	<i>Liriope muscari</i> / Liriope	1 Gal., 12" OC
PM	V	116	<i>Podocarpus macrophyllus</i> / Podocarpus	3 Gal., 24" OA, 2" OC
PTV	V	54	<i>Pittosporum tobira variegata</i> / Variegated Pittosporum	3 Gal., 24" OA, 2" OC
SAV	V	40	<i>Schefflera arborescens</i> / Trinitie	3 Gal., 24" OA, 2" OC
VS	(N)	57	<i>Viburnum suspensum</i> / Viburnum	3 Gal., 24" OA, 2" OC

MISCELLANEOUS

SOD			St. Augustine Sod	Solid application - no gaps between seams
-----	--	--	-------------------	---

LANDSCAPE CODES

CITY OF HOLLYWOOD - 2.4 Commercial Districts A. Commercial Districts C-1 through C-5 ZONING SR7 CCD-LHC, C-4

REQUIRED

Perimeter Landscape

- One 12' street tree per 50 linear feet of street frontage
- A 5' landscape buffer must be included within setback areas with one tree every 20 linear feet of required buffer area
- abutting or across from an alley from residential zoning district 1 tree / 20 linear feet

Interior Landscape for Vehicular Use Area

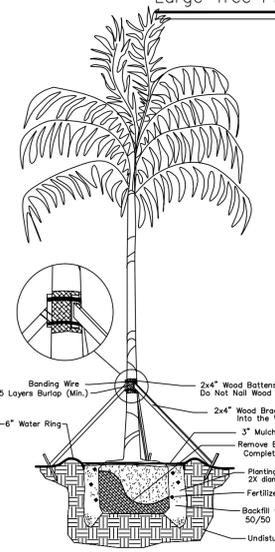
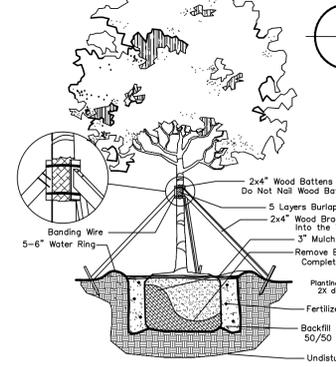
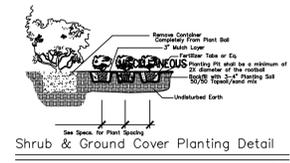
- Terminal islands at each end of row with 1 tree
5. Lots with width of 50 ft or less: 15% of total SF VJA shall be landscaped
6. Lots with a width of more than 50 ft: 25% of total SF of VJA shall be landscaped

Open Space

7. all pervious areas must be landscaped with grass, groundcover and/or shrubbery
8. Minimum of one tree per 1,000 SF of pervious area of property. This is in addition to tree requirement for parking lots and paved VJA

Specifications

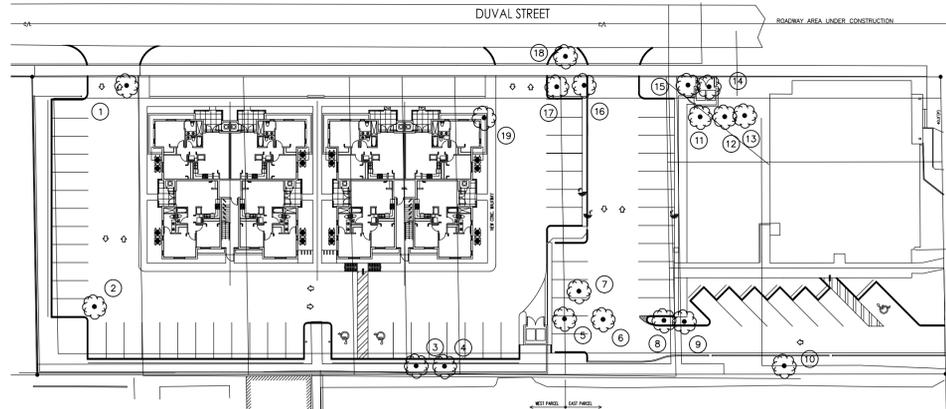
B&B Field Grown, 3" cal, 14-16" OA
 B&B Field Grown, 12-14" OA
 B&B Field Grown, 3" cal, 14-16" OA
 B&B Field Grown, 12-14" OA, Staggered Heights
 B&B Field Grown, 3" cal, 15-16" OA
 B&B Field Grown, 3" cal, 14-16" OA
 B&B Field Grown, 3" cal, 15-16" OA



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

Duval Landing - Hollywood, Florida								
Tree #	Type	Caliper	Height	Canopy	Disposition			Condition
					Remove	Remain	Relocate	
1	Queen Palm	12"	15'	100 SF	x			Fair/Good
2	Ficus	6"	20'	100 SF	x			Fair/Good
3	Live Oak	6"	15'	450 SF		x		Fair/Good
4	Live Oak	6"	15'	450 SF		x		Fair/Good
5	Sabal Palm	12"	20'	100 SF	x			Fair/Good
6	Sabal Palm	12"	20'	100 SF	x			Fair/Good
7	Sabal Palm	12"	20'	100 SF	x			Fair/Good
8	Sabal Palm	12"	20'	100 SF	x			Fair/Good
9	Sabal Palm	12"	20'	100 SF	x			Fair/Good
10	Live Oak	6"	15'	450 SF		x		Fair/Good
11	Washington Palm	12"	25'	100 SF		x		Fair/Good
12	Washington Palm	12"	25'	100 SF		x		Fair/Good
13	Washington Palm	12"	25'	100 SF		x		Fair/Good
14	Live Oak	6"	20'	450 SF	x			Fair/Good
15	Live Oak	6"	20'	450 SF	x			Fair/Good
16	Mahogany	8"	15'	450 SF	x			Fair/Good
17	Mahogany	8"	15'	450 SF	x			Fair/Good
18	Live Oak	3"	10'	100 SF	x			Fair/Good
19	Mahogany	12"	20'	450 SF	x			Fair/Good



EXISTING LANDSCAPE PLAN

SCALE: NTS

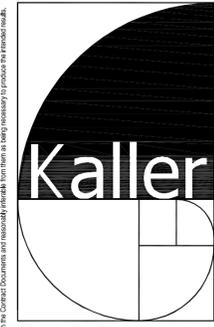


LANDSCAPE PLAN
 DUVAL LANDING APARTMENTS
 6032 DUVAL STREET
 HOLLYWOOD, FLORIDA 33024
 PROJECT :
 CLIENT : JOSEPH B KALLER AND ASSOCIATES

PROJECT NO. 16-148
 DRAWN BY WKT
 DESIGNED BY WKT
 CHECKED BY WKT
 DATE : 09-15-16
 DWG. NO. LP-1
 SHT. NO. 1 of 1
 REVISIONS : 11-03-16

Wayne K. Tinning, RLA #666709

Wayne K. Tinning, RLA #666709



JOSEPH B. KALLER
ASSOCIATES PA
 AA# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920 5746 phone (954) 926 2841 fax
 kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 DUVAL LANDING APARTMENTS
 6032 DUVAL STREET
 HOLLYWOOD FL 33024

SHEET TITLE
 FLOOR PLANS
 FINAL TAC

REVISIONS

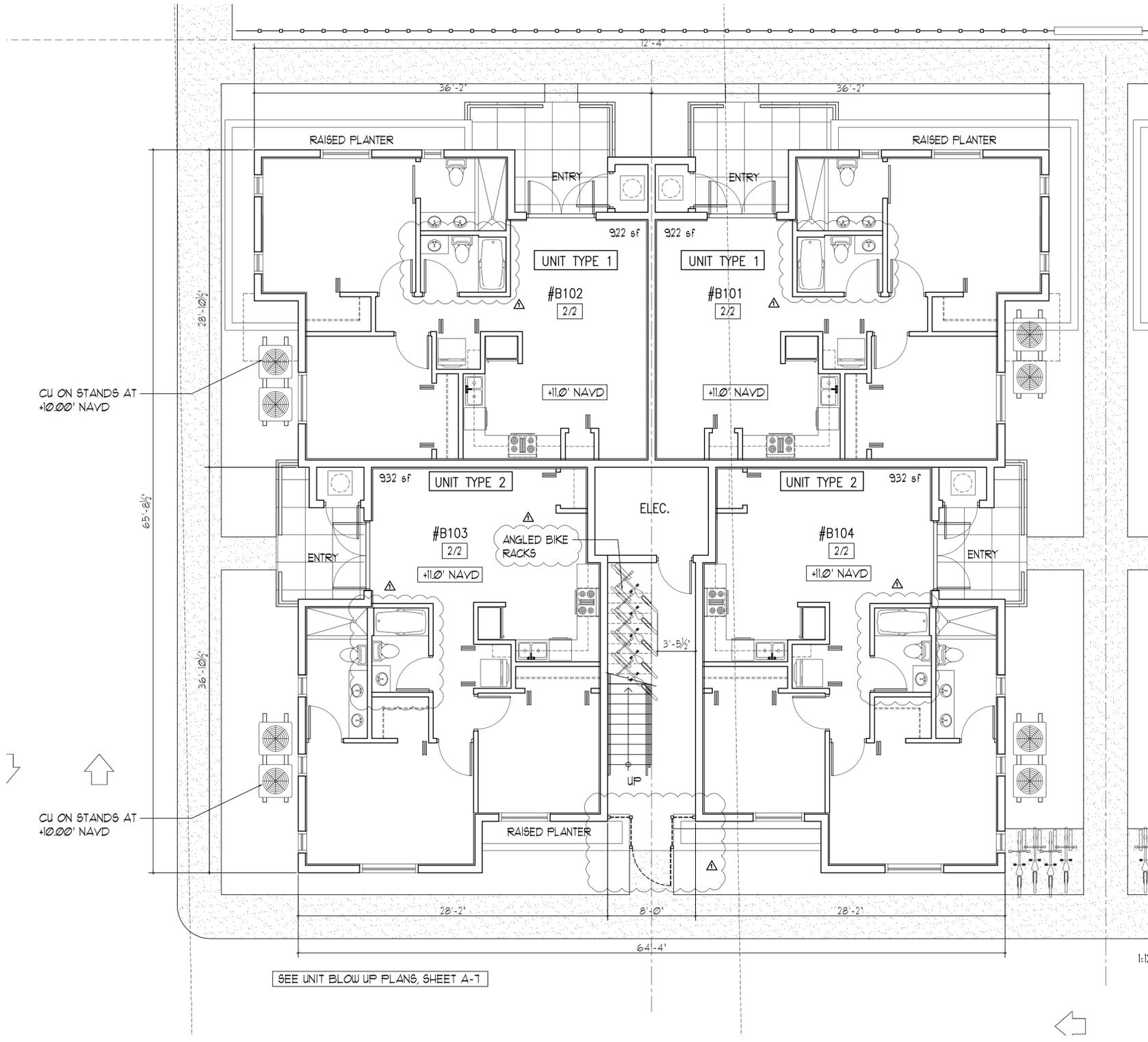
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1	10-4-16	PRELIM TAC
2		

PROJECT No.: 15079
 DATE: 8-1-16
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET

A-1

1 OF 8



SEE UNIT BLOW UP PLANS, SHEET A-1

1:12



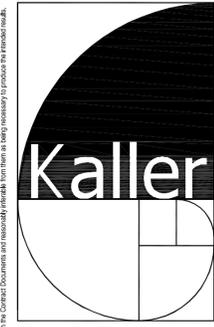
NORTH

1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
FLOOR PLANS
FINAL TAC

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2		

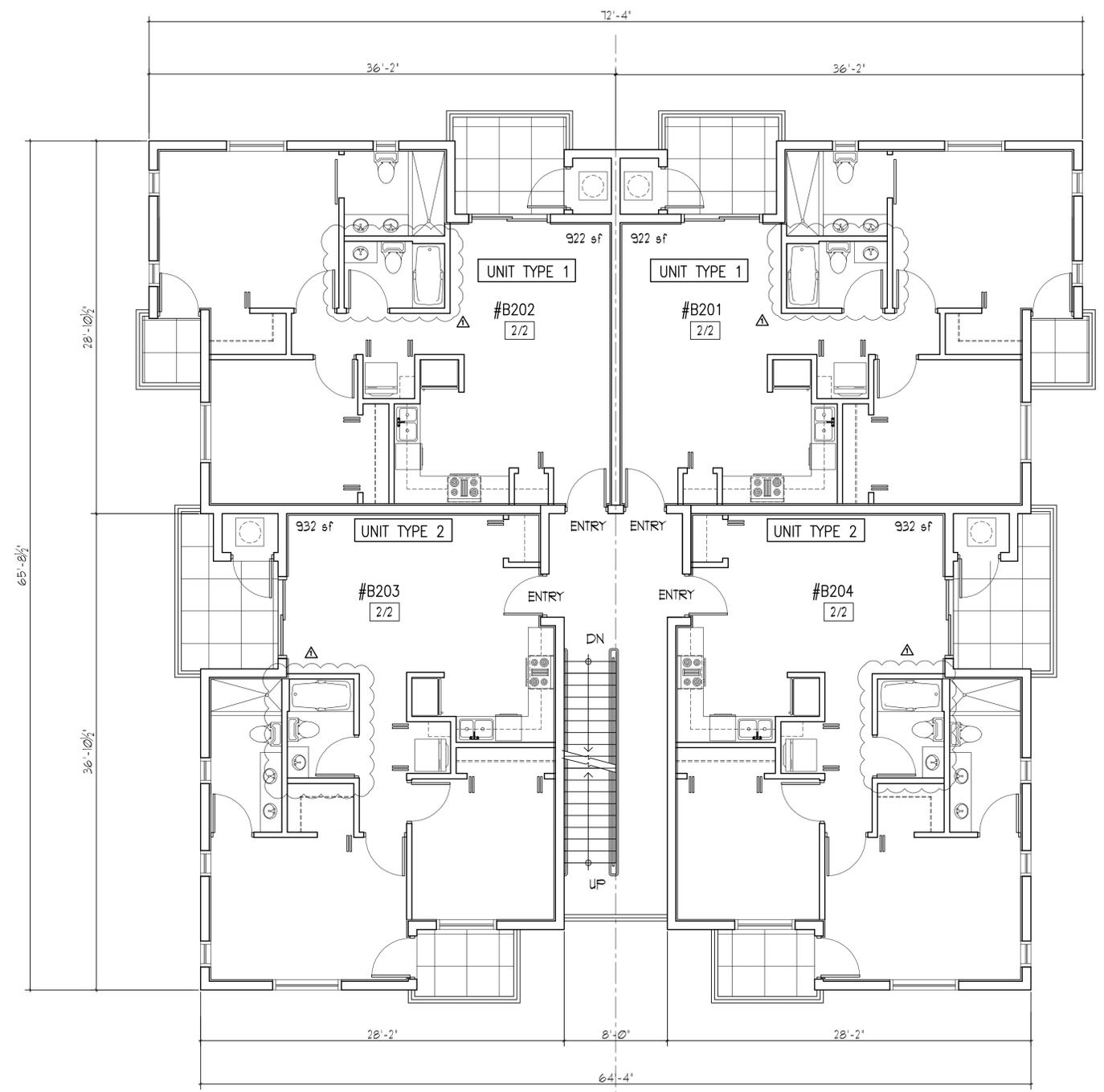
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SHEET

A-2

2 OF 8



SEE UNIT BLOW UP PLANS, SHEET A-1



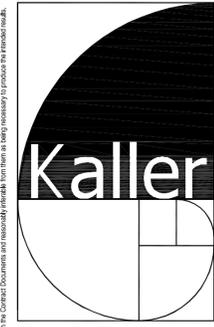
NORTH

1 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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JOSEPH B. KALLER
ASSOCIATES PA
 AA# 26001212
 2417 Hollywood Blvd., Hollywood, Florida 33020
 (954) 920 5746 phone (954) 926 2841 fax
 kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
 DUVAL LANDING APARTMENTS
 6032 DUVAL STREET
 HOLLYWOOD FL 33024

SHEET TITLE
 FLOOR PLANS
 FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2		

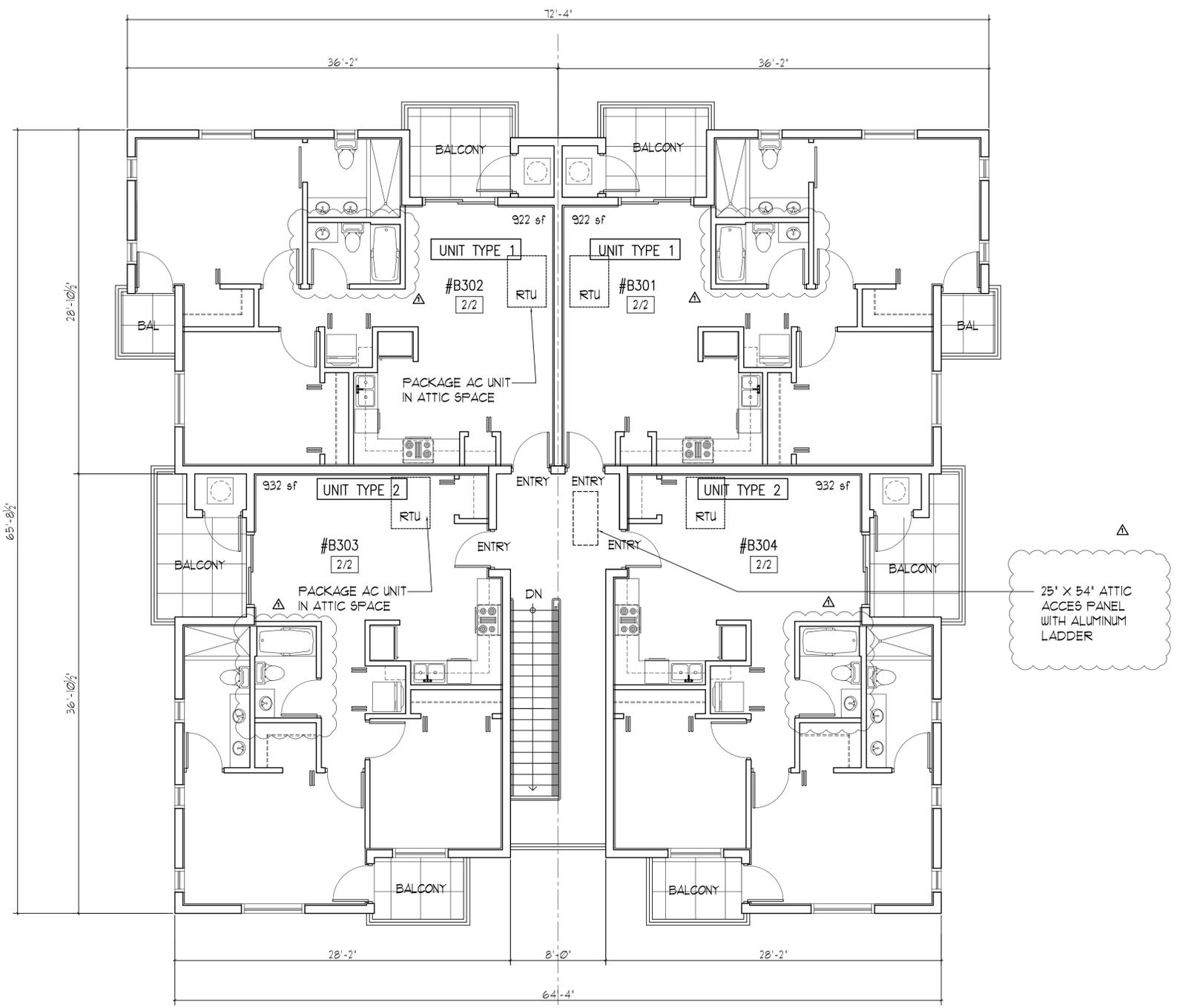
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SHEET

A-3

3 OF 8



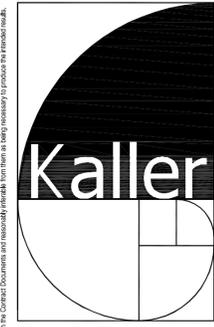
SEE UNIT BLOW UP PLANS, SHEET A-1



1 THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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JOSEPH B. KALLER
ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920-5746 phone (954) 926-2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
FLOOR PLANS
FINAL TAC

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2		

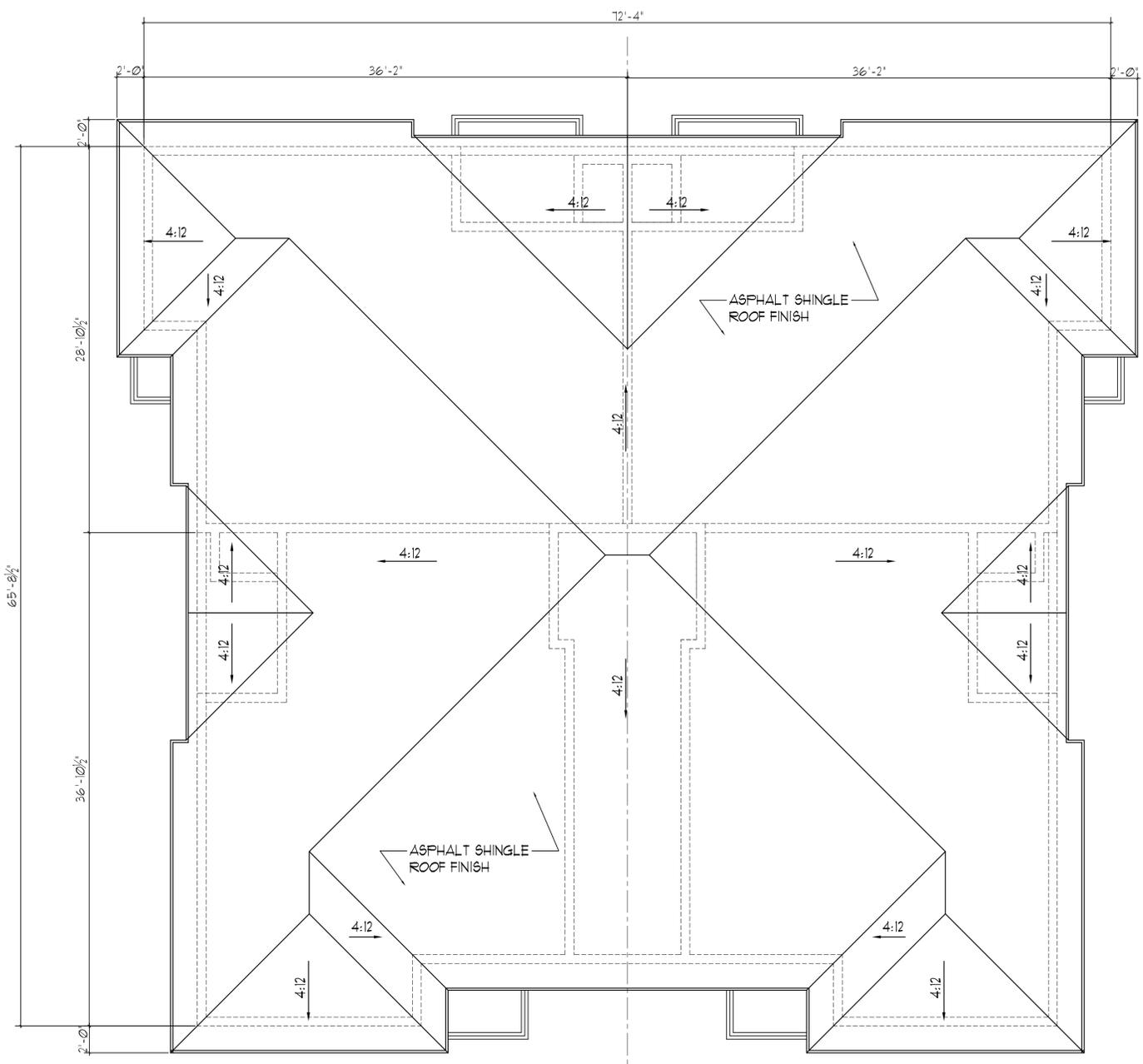
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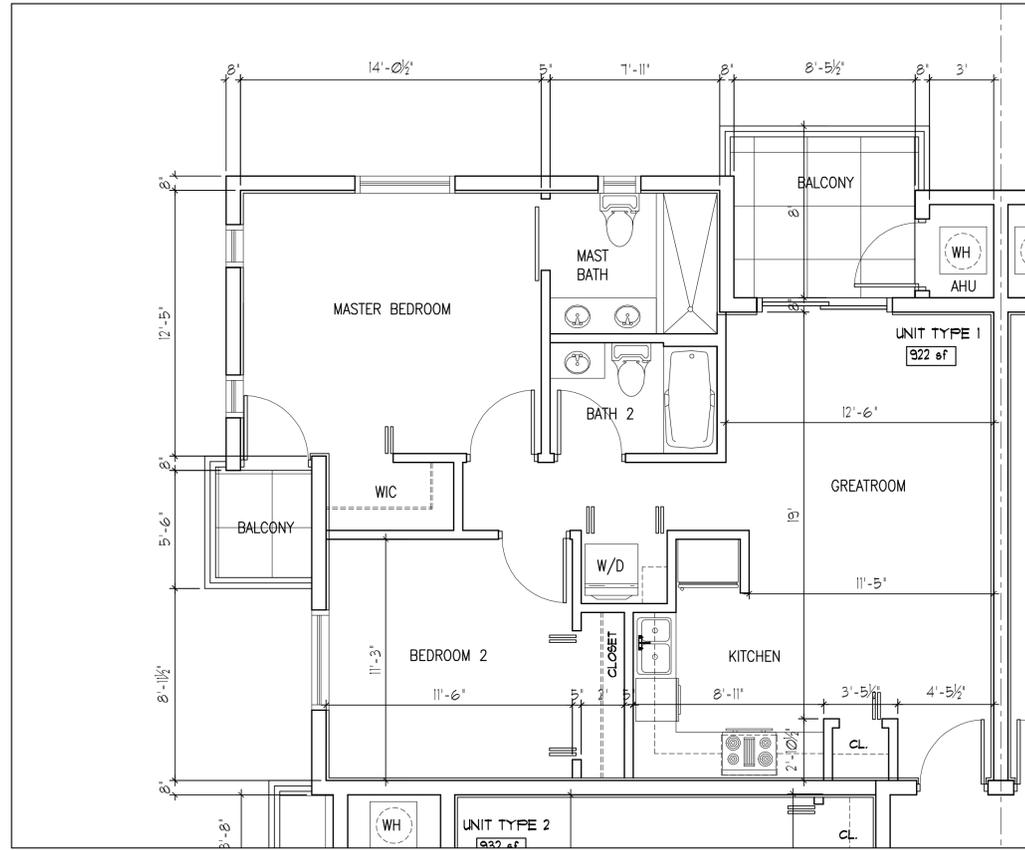
A-4

4 OF 8

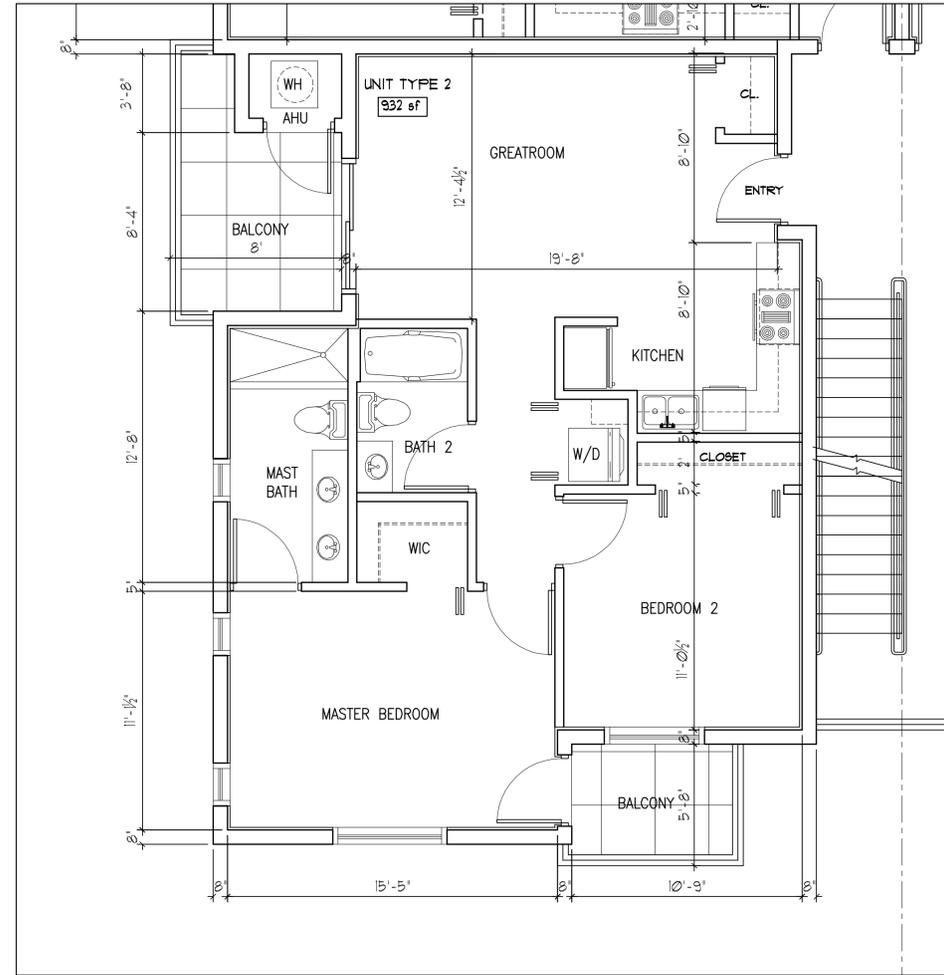


NORTH

1 ROOF PLAN
SCALE: 3/16" = 1'-0"



UNIT TYPE 1



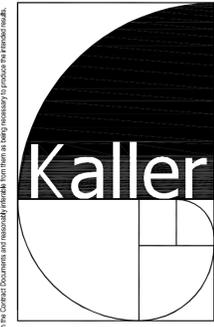
UNIT TYPE 2



NORTH

1 UNIT BLOW UP PLANS

SCALE: 1/4" = 1'-0"



JOSEPH B. KALLER
ASSOCIATES PA

AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
UNIT BLOW UP PLANS
FINAL TAC

REVISIONS		
No.	DATE	DESCRIPTION
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SHEET

A-7

7 OF 8

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**JOSEPH B. KALLER
+
ASSOCIATES PA**
AA# 26001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
CONTEXTUAL STREET
ELEVATION
FINAL TAC

REVISIONS

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SHEET
A-8
8 OF 8



LOOKING SOUTH ON DUVAL STREET

1 CONTEXTUAL STREET ELEVATION
SCALE: 1" = 20'-0"

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