



Kaller Architecture
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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
FEE SIMPLE TOWNHOMES
 2327-2339 LINCOLN STREET HOLLYWOOD,
 FL 33020

SHEET TITLE
TOWNHOME TYPE B

REVISIONS

No.	Description	Date

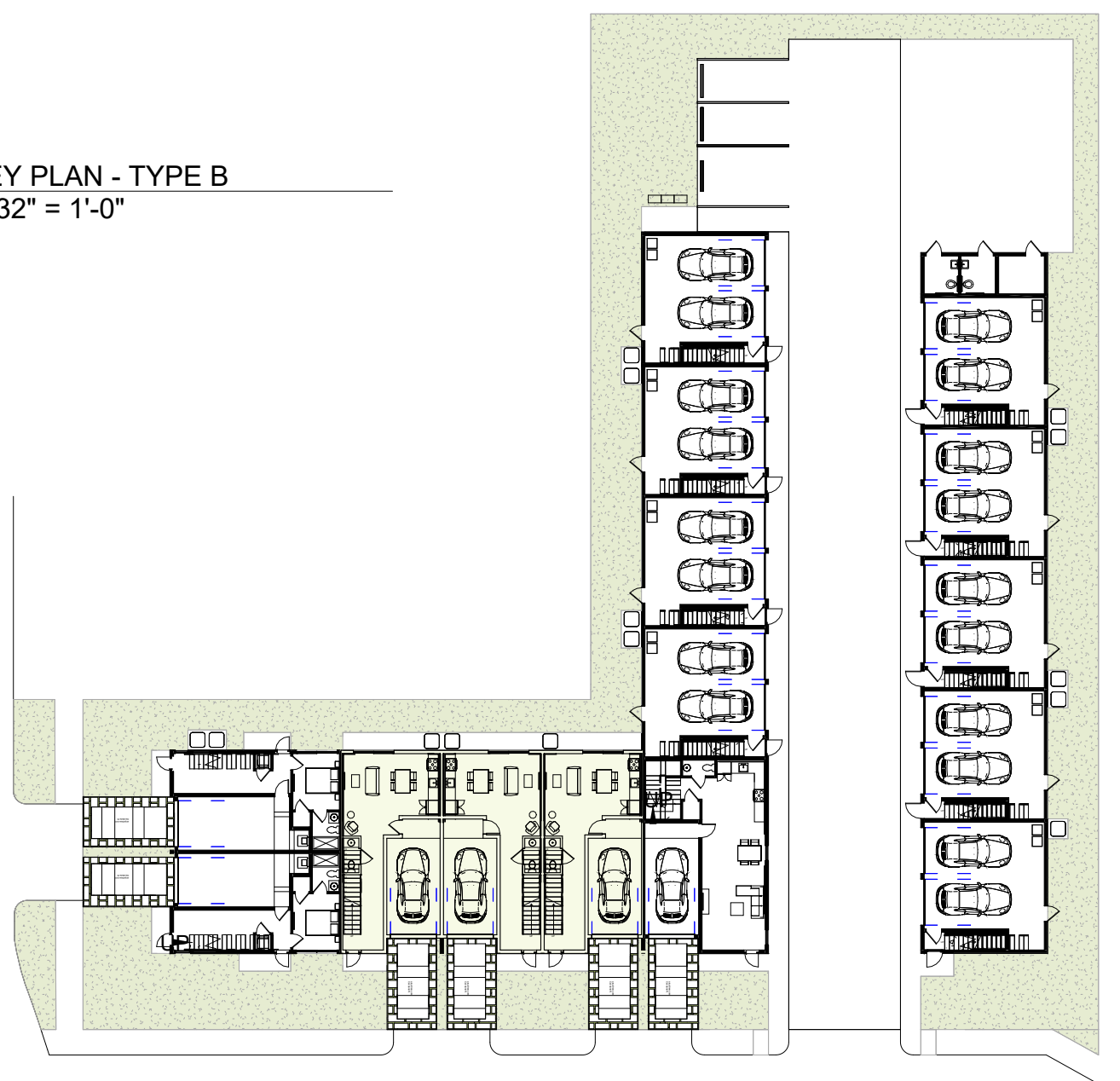
PROJECT No.: 23-056
 DATE: 12/2/22
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET

A-06

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3 KEY PLAN - TYPE B
 1/32" = 1'-0"



PROPERTY ADDRESS		
2327-2339 LINCOLN ST HOLLYWOOD, FL 33020		
FOLIO		
514216014540		
LEGAL DESCRIPTION		
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12		
CITY OF HOLLYWOOD FILE #		
24-DP-90		
CITY OF HOLLYWOOD MEETING DATES		
PRE APPLICATION CONCEPTUAL OVERVIEW	OCTOBER 21, 2024	
PRELIMINARY TECHNICAL ADVISORY COMMITTEE	NOVEMBER 18TH, 2024	
FINAL TECHNICAL ADVISORY COMMITTEE	TBD	
BUILDING INTENSITY		
ALLOWED	PROVIDED	
LOT COVERAGE	N/A	N/A
FAR:	1.75 (47,950 SF)	1.06(29,274 SF)
A/C AREA:	N/A	
BUILDING FOOT PRINT	N/A	10,019 SF (TERRACE NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	15 TOWNHOMES
NUMBER OF FLOORS	N/A	(SEE UNIT TYPE)
BUILDING HEIGHT	45 FEET	32 FEET

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	VACANT	TOWNHOME DEVELOPMENT
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	27,400 SQFT- 0.63 ACRES	N/A
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
OPEN SPACE :	5,480 SF (20%)	6,571 SF (24%)
VEHICULAR USE AREA (VUA):	1,377.5 SF (5%)	3,117 SF (57%)
SETBACKS:	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCRoACHMENT (75%)		
ALLOWABLE ELEVATOR ENCRoACHMENT (25%)		
ALLOWABLE STAIR ENCRoACHMENT @ FRONT (-3%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) REAR (NORTH)	20'-0"	57'-8"

UNIT TYPE:	PROVIDED
TOWNHOME TYPE A - THREE STORY (4 BED/3 BATH)	2
TOWNHOME TYPE B - TWO STORY (3 BED/2.5 BATH)	3
TOWNHOME TYPE C - TWO STORY (4 BED/3.5 BATH)	1
TOWNHOME TYPE D- THREE STORY (4 BED/3.5 BATH)	9
TOTAL	= 15 UNITS

PARKING CALCULATION:	REQUIRED	PROVIDED
MIN REQ. PER UNIT (2) PARKING SPACE PER TOWNHOME		
UNITS (15)	30	30
GUEST	2	2
HANDICAPPED SPACE	1	1
TOTAL	= 32 SPACES	= 33 SPACES

GROSS FLOOR AREA:	PROVIDED
FIRST FLOOR	10,571 SF
SECOND FLOOR	11,119 SF
THIRD FLOOR	7,584 SF
TOTAL	= 29,274 SF

APPLICABLE CODES:

PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:

BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION
MECHANICAL:	FLORIDA BUILDING CODE MECHANICAL	2023, 8TH EDITION
ELECTRICAL:	NFPA 70 (NEC)	2020 EDITION
PLUMBING:	FLORIDA BUILDING CODE PLUMBING	2023, 8TH EDITION
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
FIRE CODE:	NFPA 1	2021 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION

Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101

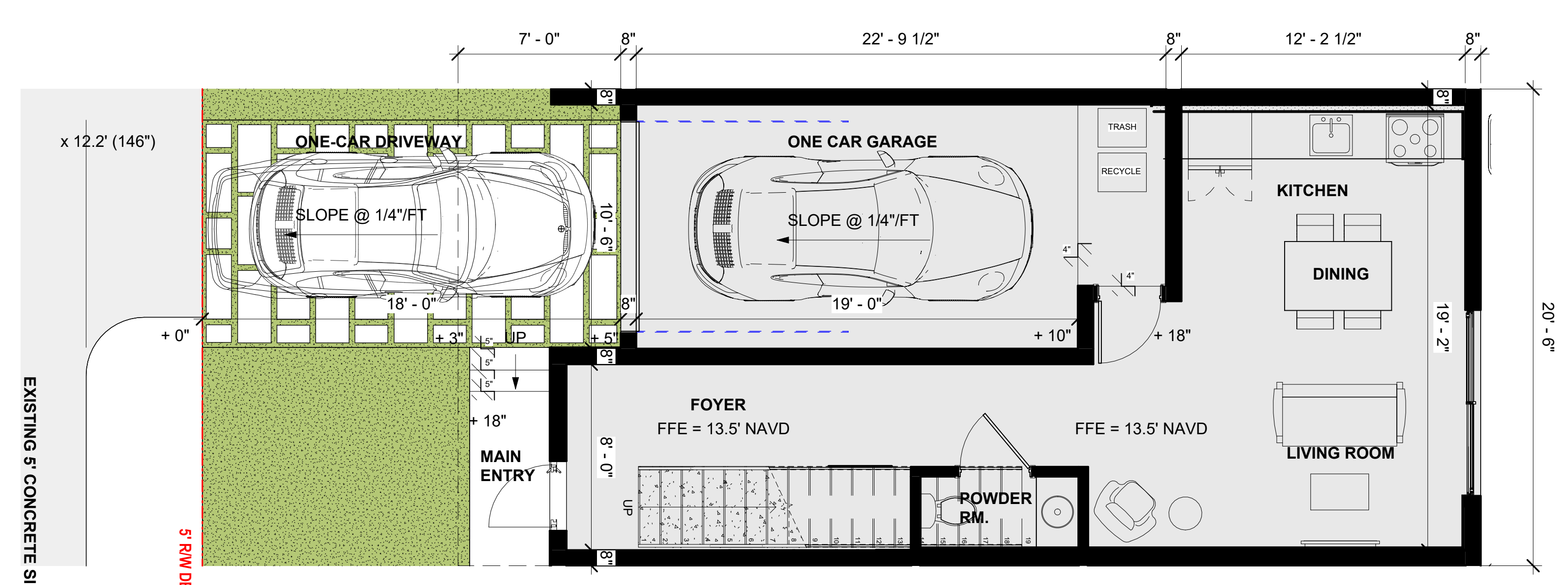
TYPE B (3 BED/2.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,358 SF
 TOTAL SQ. FT = 1,613 SF

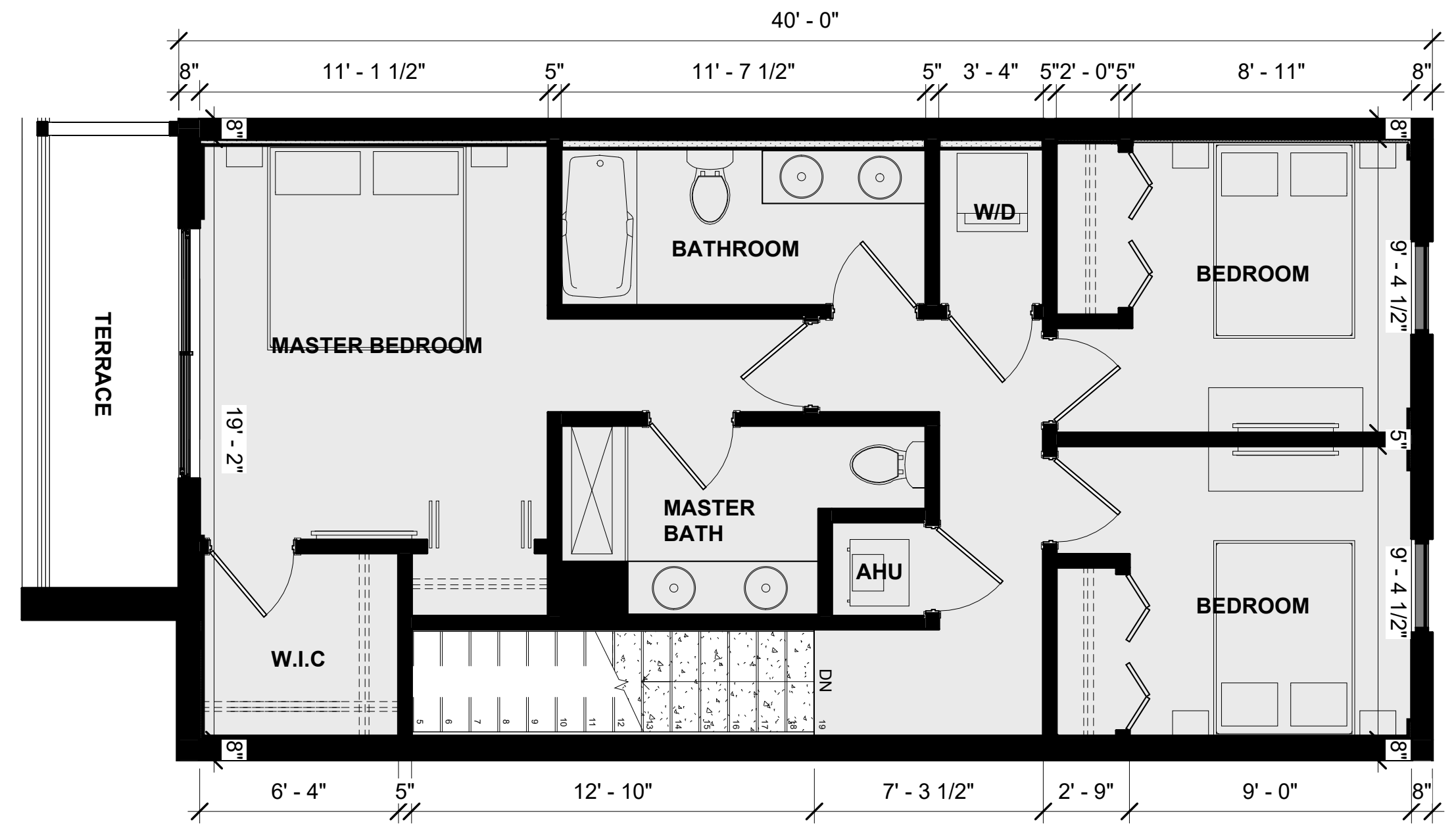
CROWN OF ROAD
 x 12.0' (144")

LINCOLN STREET

1/4" = 1'-0" (FIRST FLOOR)

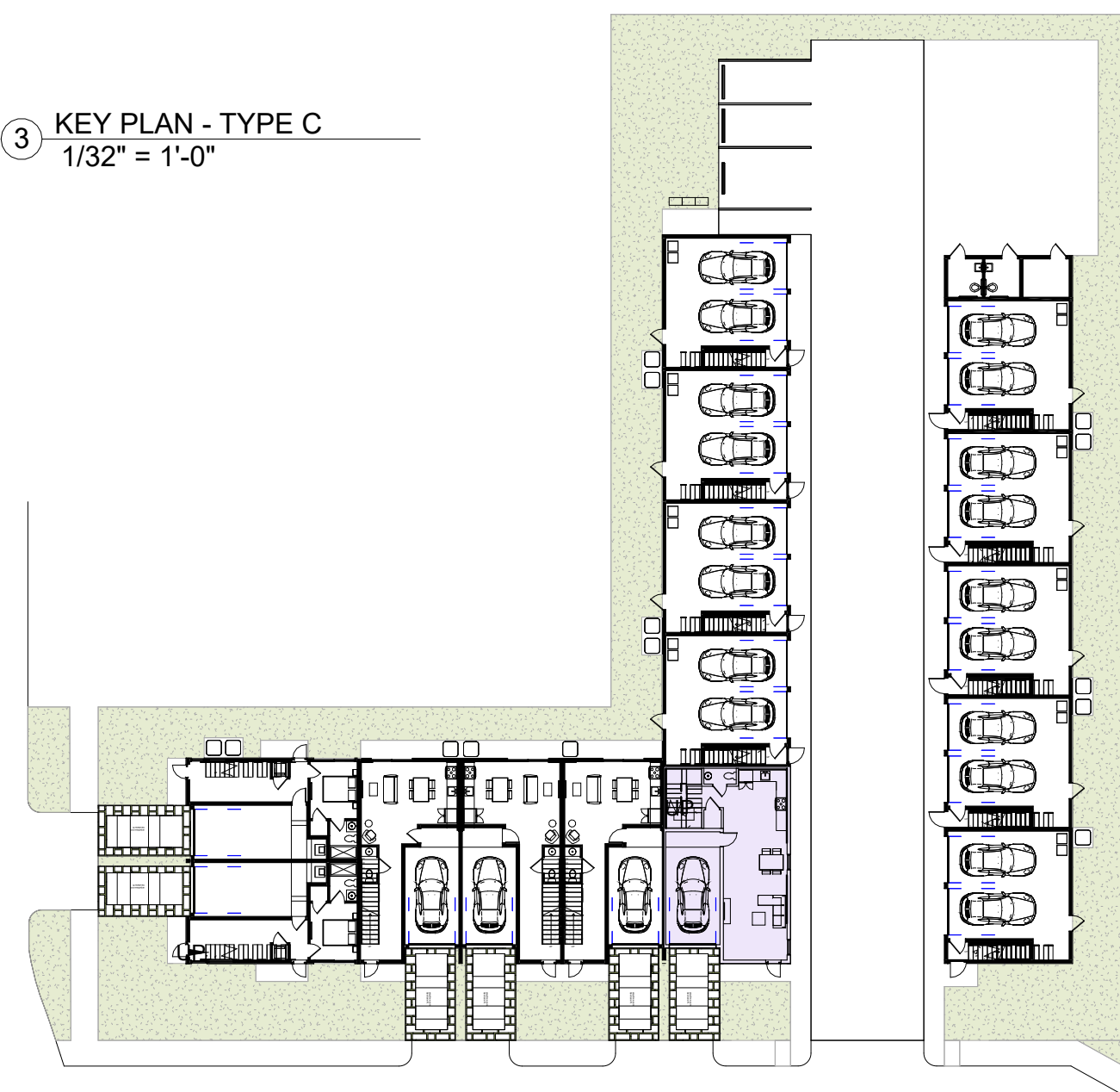


1/4" = 1'-0" (SECOND FLOOR)



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3 KEY PLAN - TYPE C
1/32" = 1'-0"



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2327-2339 LINCOLN ST HOLLYWOOD, FL 33020		
FOLIO		
514216014540		
LEGAL DESCRIPTION		
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12		
CITY OF HOLLYWOOD FILE #		
24-DP-90		
CITY OF HOLLYWOOD MEETING DATES		
PRE APPLICATION CONCEPTUAL OVERVIEW	OCTOBER 21, 2024	
PRELIMINARY TECHNICAL ADVISORY COMMITTEE	NOVEMBER 18TH, 2024	
FINAL TECHNICAL ADVISORY COMMITTEE	TBD	
BUILDING INTENSITY		
LOT COVERAGE	N/A	N/A
A/C AREA:	1.75 (47,950 SF)	1.06(29,274 SF)
N/A		
BUILDING FOOT PRINT	N/A	10,019 SF (TERRACE NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	15 TOWNHOMES
NUMBER OF FLOORS	N/A	(SEE UNIT TYPE)
BUILDING HEIGHT	45 FEET	32 FEET

SITE INFORMATION		
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	VACANT	TOWNHOME DEVELOPMENT
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	27,400 SQFT- 0.63 ACRES	N/A
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
OPEN SPACE :	5,480 SF (20%)	6,571 SF (24%)
VEHICULAR USE AREA (VUA):	1,377.5 SF (5%)	3,117 SF (57%)

SETBACKS:		
ALLOWABLE BALCONY ENCRoACHMENT (75%)	REQUIRED	PROVIDED
ALLOWABLE ELEVATOR ENCRoACHMENT (25%)		
ALLOWABLE STAIR ENCRoACHMENT @ FRONT (-3%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) REAR (NORTH)	20'-0"	57'-8"

UNIT TYPE:		PROVIDED
TOWNHOME TYPE A - THREE STORY (4 BED/3 BATH)		2
TOWNHOME TYPE B - TWO STORY (3 BED/2.5 BATH)		3
TOWNHOME TYPE C - TWO STORY (4 BED/3.5 BATH)		1
TOWNHOME TYPE D- THREE STORY (4 BED/3.5 BATH)		9
TOTAL		= 15 UNITS

PARKING CALCULATION:		
MIN REQ. PER UNIT (2) PARKING SPACE PER TOWNHOME	REQUIRED	PROVIDED
UNITS (15)	30	30
GUEST	2	2
HANDICAPPED SPACE	1	1
TOTAL	= 32 SPACES	= 33 SPACES

GROSS FLOOR AREA:		PROVIDED
FIRST FLOOR		10,571 SF
SECOND FLOOR		11,119 SF
THIRD FLOOR		7,584 SF
TOTAL		= 29,274 SF

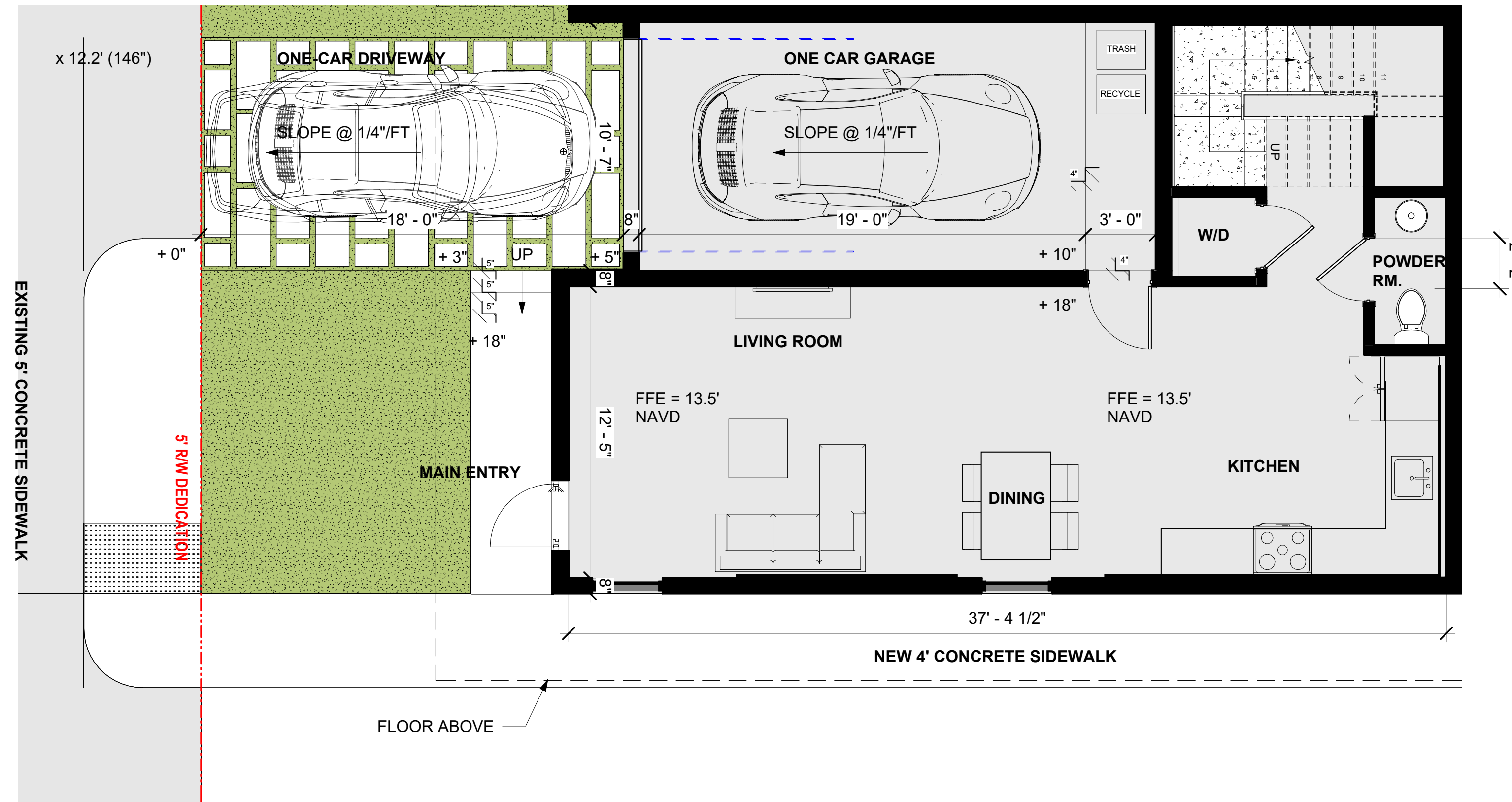
APPLICABLE CODES:			
PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:			
BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION	
MECHANICAL:	FLORIDA BUILDING CODE MECHANICAL	2023, 8TH EDITION	
ELECTRICAL:	NFPA 70 (NEC)	2020 EDITION	
PLUMBING:	FLORIDA BUILDING CODE PLUMBING	2023, 8TH EDITION	
LIFE SAFETY:	NFPA 101	2021 EDITION	
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION	
FIRE CODE:	NFPA 1	2021 EDITION	
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION	

Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101

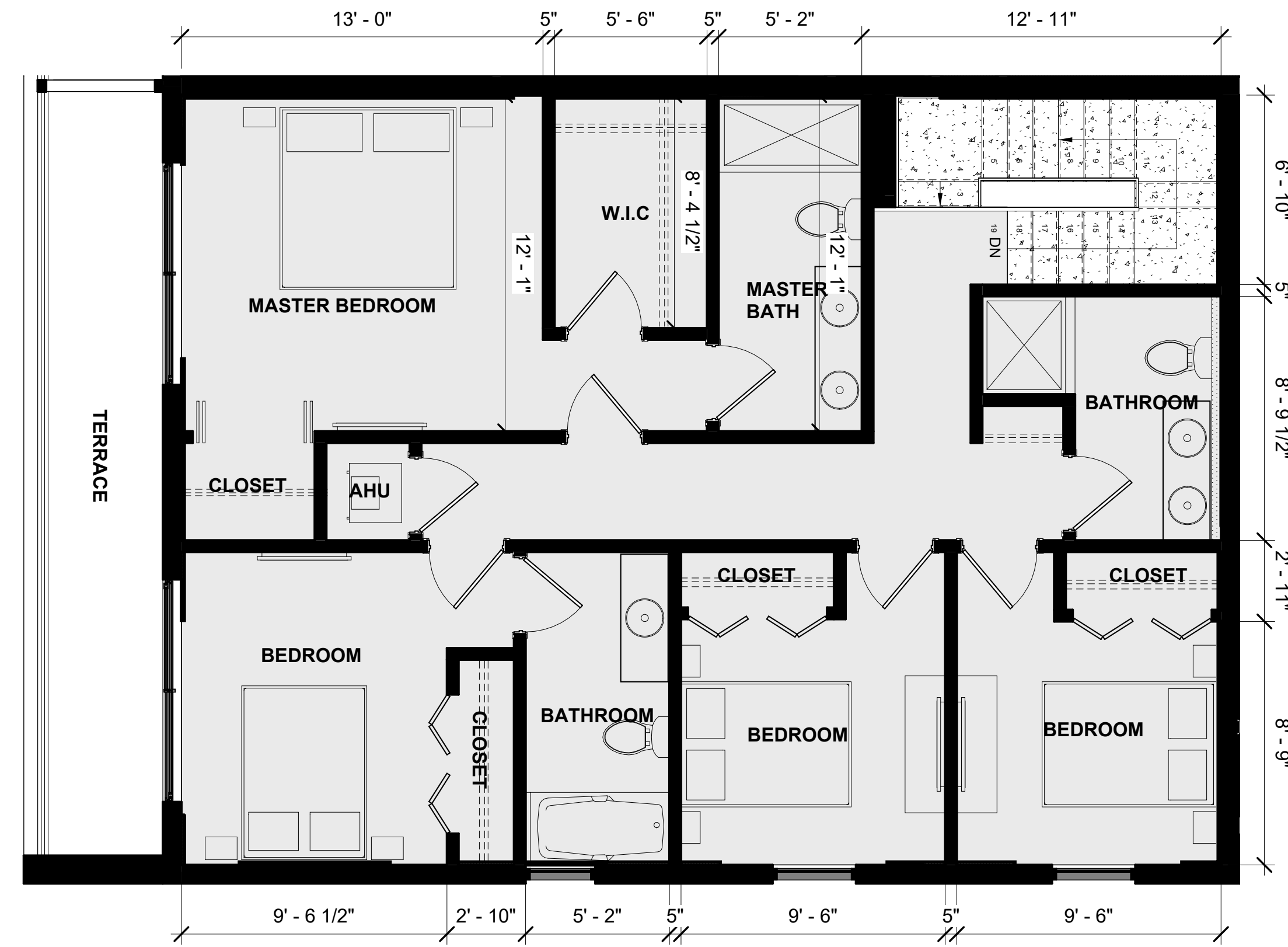
TYPE C (4 BED/3.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,810 SF

TOTAL SQ. FT = 2,056 SF



1/4" = 1'-0"
TOWNHOME TYPE C - (FIRST FLOOR)



1/4" = 1'-0"
TOWNHOME TYPE C - (SECOND FLOOR)



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SEAL

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FLORIDA R.A. #0009239

PROJECT TITLE
FEE SIMPLE TOWNHOMES
2327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

SHEET TITLE
TOWNHOME TYPE C

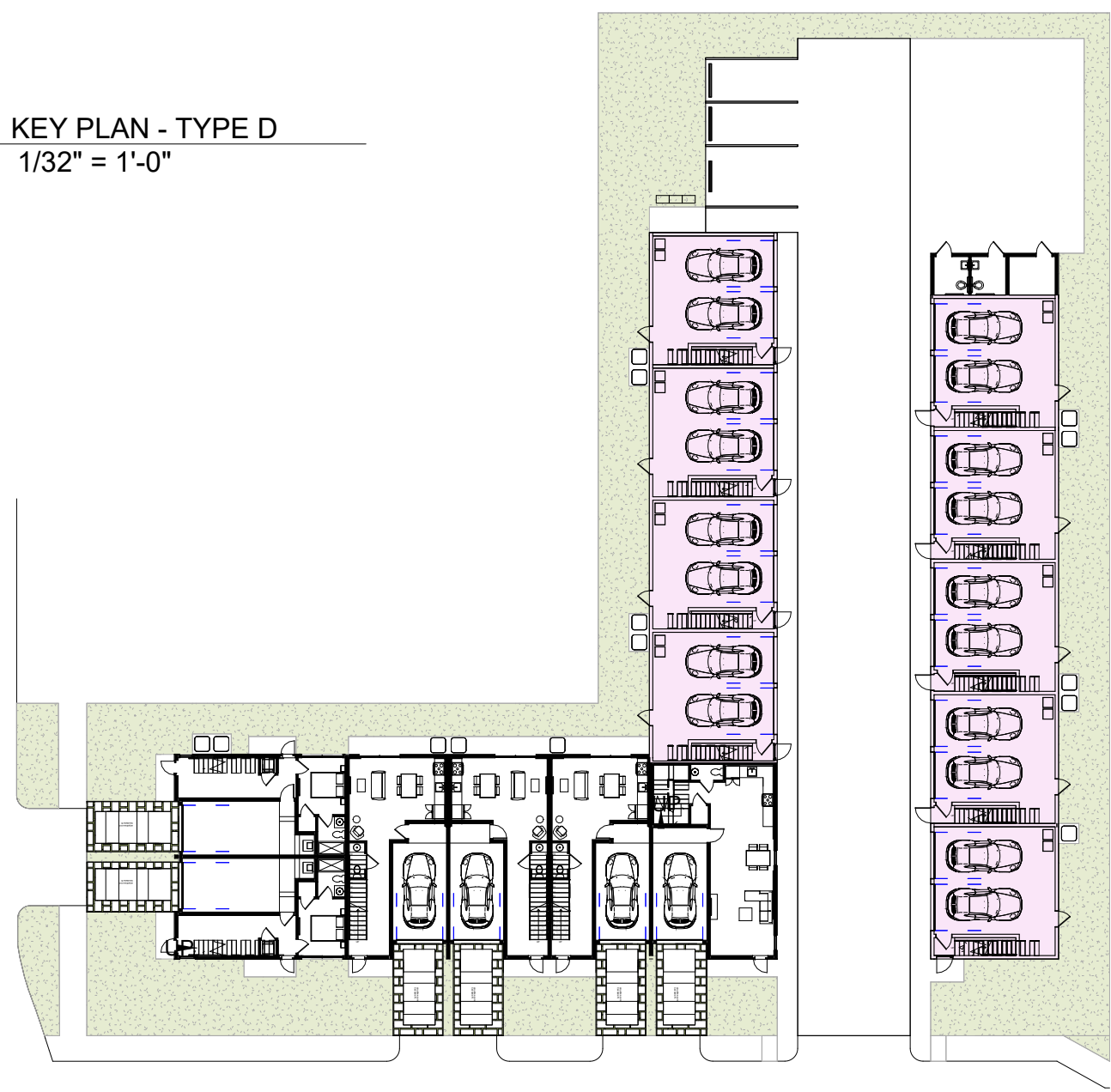
REVISIONS		
No.	Description	Date

PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-07

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4 KEY PLAN - TYPE D
1/32" = 1'-0"



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2327-2339 LINCOLN ST HOLLYWOOD, FL 33020		
FOLIO		
514216014540		
LEGAL DESCRIPTION		
HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12		
CITY OF HOLLYWOOD FILE #		
24-09-90		
CITY OF HOLLYWOOD MEETING DATES		
PRE APPLICATION CONCEPTUAL OVERVIEW	OCTOBER 21, 2024	
PRELIMINARY TECHNICAL ADVISORY COMMITTEE	NOVEMBER 18TH, 2024	
FINAL TECHNICAL ADVISORY COMMITTEE	TBD	
BUILDING INTENSITY		
LOT COVERAGE	N/A	N/A
FAR:	1.75 (47,950 SF)	1.06(29,274 SF)
A/C AREA:	N/A	
BUILDING FOOT PRINT	N/A	10,019 SF (TERRACE NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	15 TOWNHOMES (SEE UNIT TYPE)
NUMBER OF FLOORS	N/A	
BUILDING HEIGHT	45 FEET	32 FEET

SITE INFORMATION		
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	VACANT	TOWNHOME DEVELOPMENT
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	27,400 SQFT- 0.63 ACRES	N/A
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
OPEN SPACE :	5,480 SF (20%)	6,571 SF (24%)
VEHICULAR USE AREA (VUA):	1,377.5 SF (5%)	3,117 SF (57%)

SETBACKS:		
ALLOWABLE BALCONY ENCR OACHMENT (75%)	REQUIRED	PROVIDED
ALLOWABLE ELEVATOR ENCR OACHMENT (25%)		
ALLOWABLE STAIR ENCR OACHMENT @ FRONT (-3%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(c) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(c) REAR (NORTH)	20'-0"	57'-8"

UNIT TYPE:		PROVIDED
TOWNHOME TYPE A - THREE STORY (4 BED/3 BATH)		2
TOWNHOME TYPE B - TWO STORY (3 BED/2.5 BATH)		3
TOWNHOME TYPE C - TWO STORY (4 BED/3.5 BATH)		1
TOWNHOME TYPE D- THREE STORY (4 BED/3.5 BATH)		9
TOTAL		= 15 UNITS

GROSS FLOOR AREA:		PROVIDED
FIRST FLOOR		10,571 SF
SECOND FLOOR		11,119 SF
THIRD FLOOR		7,584 SF
TOTAL		= 29,274 SF

PARKING CALCULATION:		
MIN REQ. PER UNIT (2) PARKING SPACE PER TOWNHOME		
UNITS (15)	30	30
QUEST	2	2
HANDICAPPED SPACE	1	1
TOTAL	= 32 SPACES	= 33 SPACES

APPLICABLE CODES:		
PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:		
BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION
MECHANICAL:	FLORIDA BUILDING CODE MECHANICAL	2023, 8TH EDITION
ELECTRICAL:	NFPA 70 (NEC)	2020 EDITION
PLUMBING:	FLORIDA BUILDING CODE PLUMBING	2023, 8TH EDITION
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
FIRE CODE:	NFPA 1	2021 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION

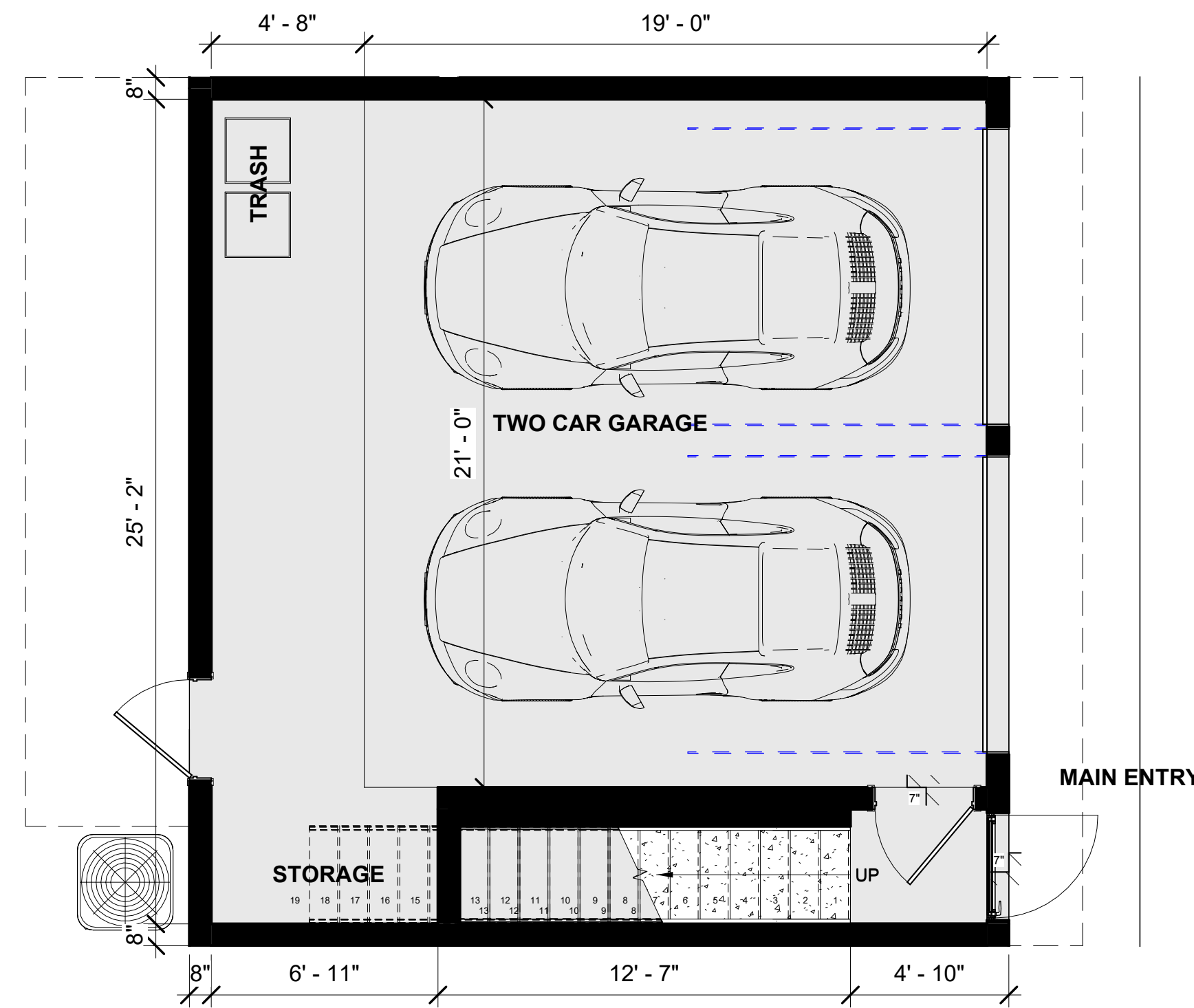
Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101

TYPE D (4 BED/3.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,560 SF

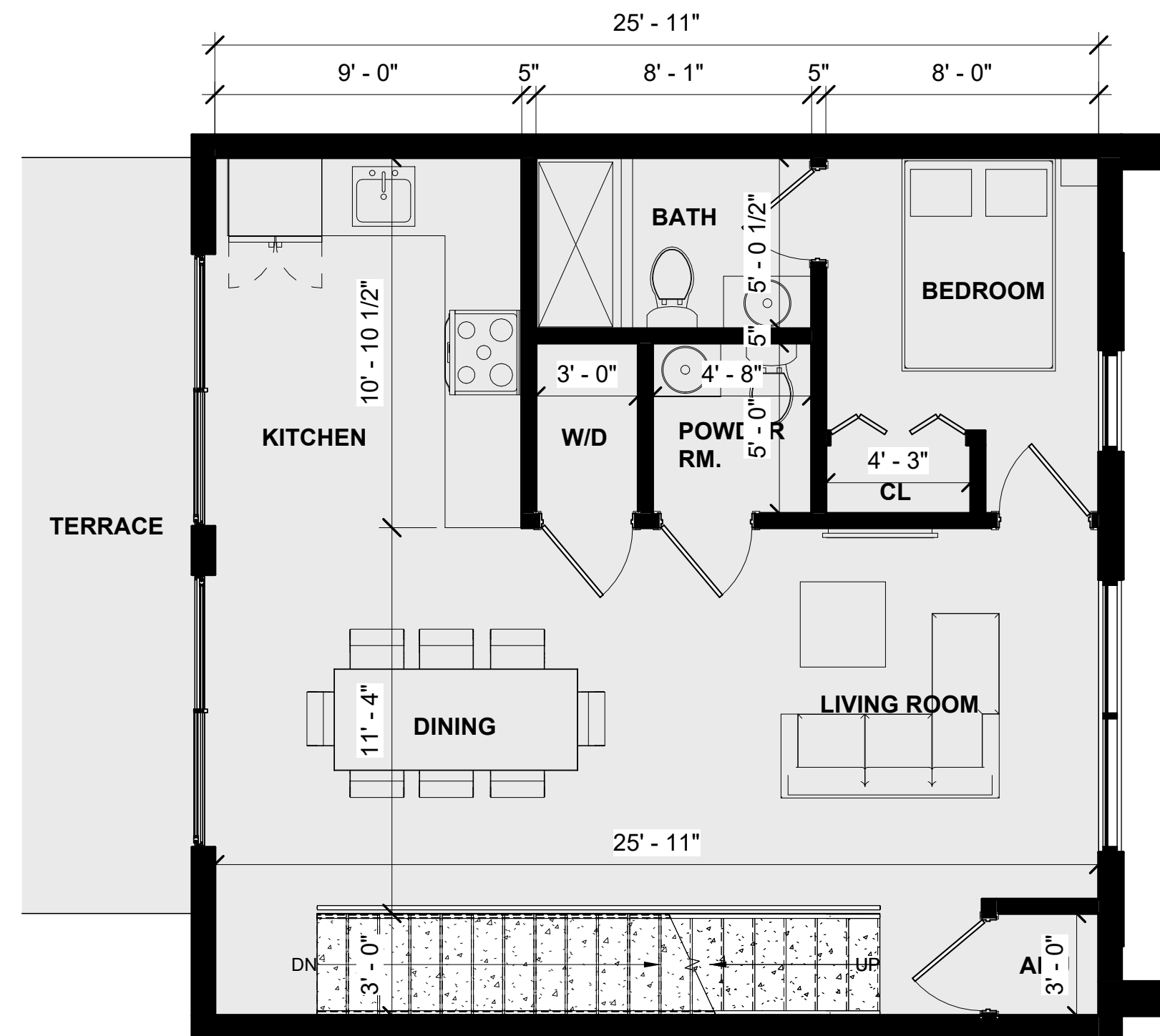
TOTAL SQ. FT = 2,110 SF

ADJACENT TOWNHOME TYPE D

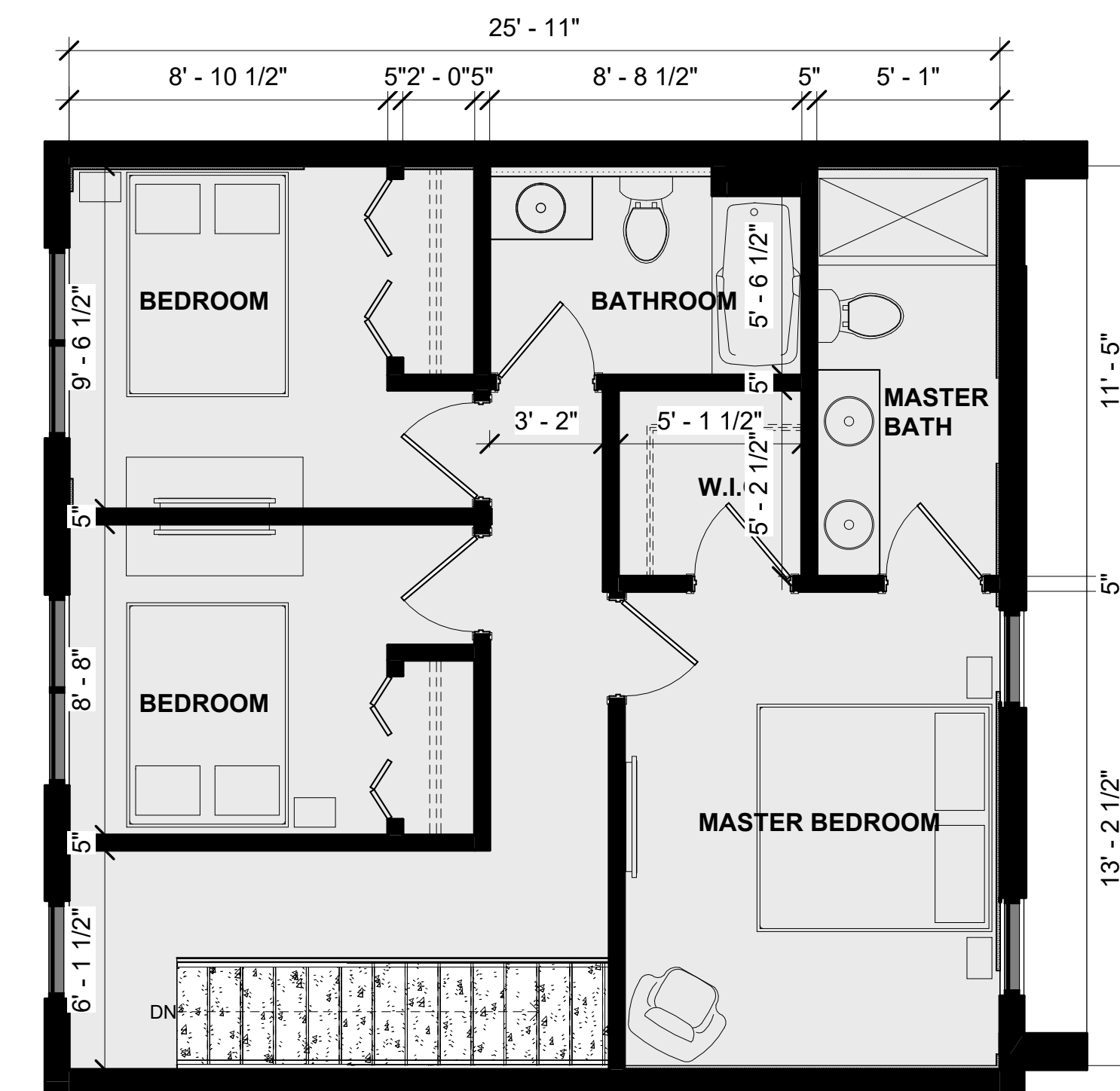


ADJACENT TOWNHOME TYPE C

1 TOWNHOME TYPE D - (FIRST FLOOR)
1/4" = 1'-0"



2 TOWNHOME TYPE D - (SECOND FLOOR)
1/4" = 1'-0"



3 TOWNHOME TYPE D - (THIRD FLOOR)
1/4" = 1'-0"



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PROJECT TITLE
FEE SIMPLE TOWNHOMES
2327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

SHEET TITLE
TOWNHOME TYPE D

REVISIONS		
No.	Description	Date

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-08

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SEAL

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FLORIDA R.A. #0009239

PROJECT TITLE
FEE SIMPLE TOWNHOMES
2327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

SHEET TITLE
**TYPE D FRONT
ELEVATION**

REVISIONS

No.	Description	Date

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CHECKED BY: JBK

SHEET

A-09



② TYPE D - FRONT ELEVATION
1/4" = 1'-0"

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SEAL

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PROJECT TITLE
FEE SIMPLE TOWNHOMES
2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

SHEET TITLE
TYPE A, B, C FRONT ELEVATION (LINCOLN ST.)

REVISIONS

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CHECKED BY: JBK

SHEET

A-10



① TYPE ABC FRONT ELEVATION
1/4" = 1'-0"

REVISIONS

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DATE: 12/2/22
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CHECKED BY: JBK

SHEET

A-11



① TYPE A FRONT ELEVATION (N. 24TH AVE.)
1/4" = 1'-0"

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① CORNER OF 24TH AND LINCOLN



② FRONT VIEW FROM LINCOLN



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 FLORIDA R.A. #0009239

PROJECT TITLE
FEE SIMPLE TOWNHOMES
 2327-2339 LINCOLN STREET HOLLYWOOD,
 FL 33020

SHEET TITLE
TYPE ABC PERSPECTIVE

REVISIONS

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 CHECKED BY: JBK

SHEET

A-12



LEGEND

- BUILDING COVERAGE (INCLUDES PROJECTIONS)
- UNCOVERED VEHICULAR USE - 5,510 SF
- LANDSCAPE AREA - 3,117 SF (EXCLUDES LANDSCAPE BUFFERS)

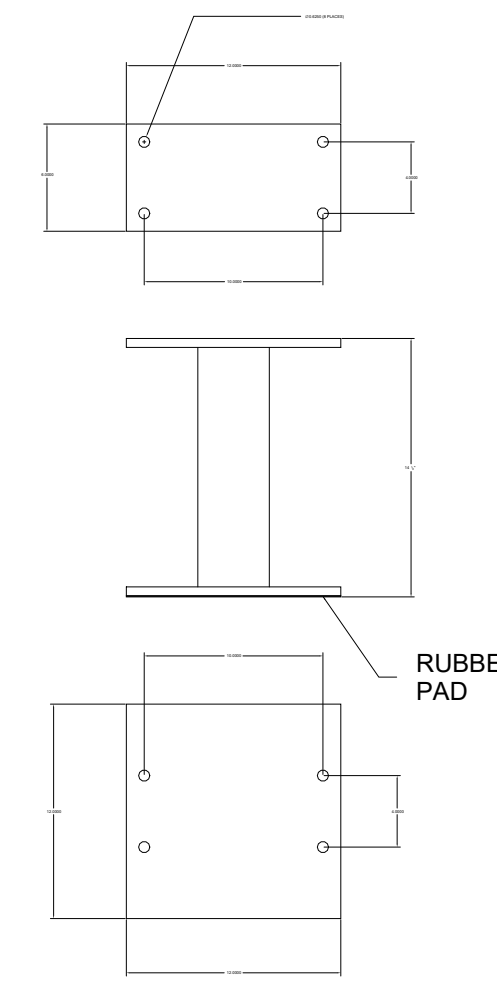
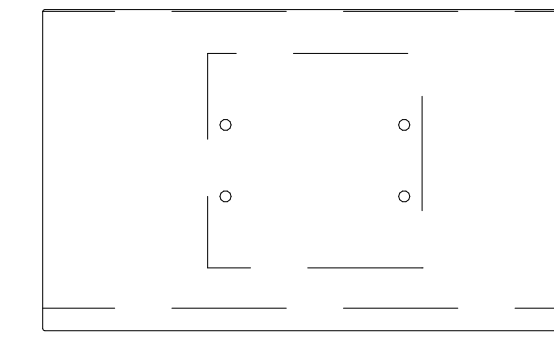
V.U.A CALCULATION

TOTAL LOT AREA:	27,400 SF
VEHICULAR USE AREA (UNCOVERED):	5,510 SF x 25% = 1,377.5 SF (25%)
LANDSCAPED AREA (EXCLUDES BUFFERS)	3,117 SF (57%)

REQUIRED	PROPOSED
1,377.5 SF (25%)	3,117 SF (57%)

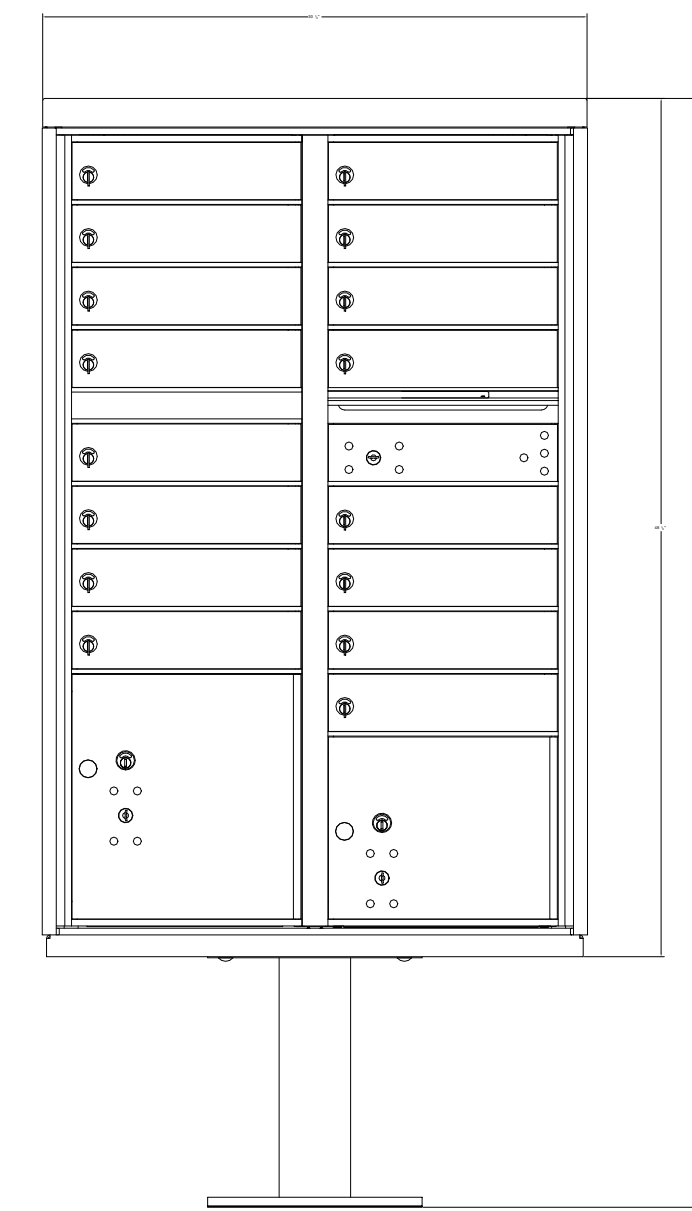
① VEHICULAR USE AREA
1/32" = 1'-0"

PLAN

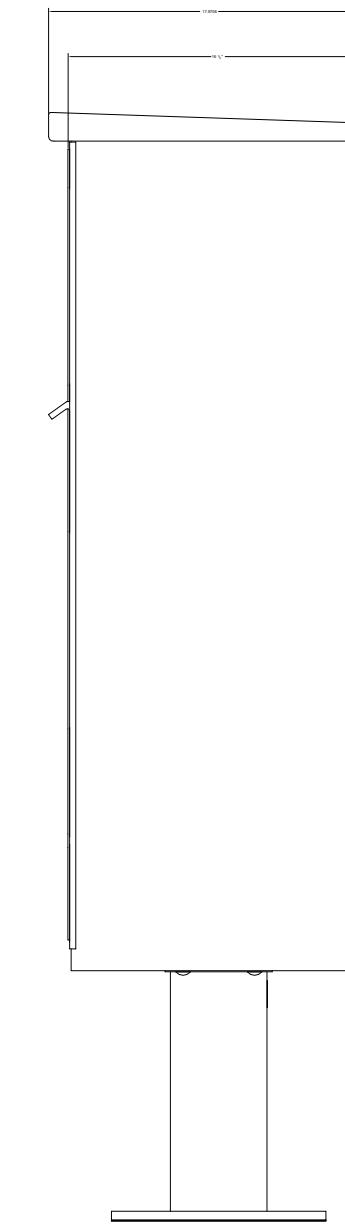


PEDESTAL

② MAIL KIOSK
3/32" = 1'-0"



FRONT



SIDE



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DIAGRAMS/DIAGRAMS

REVISIONS

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SHEET

A-14

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GENERAL NOTES:

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



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

GENERAL NOTES (CONTINUED):

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



ISSUED:	03/01/1994
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DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

**GENERAL NOTES
(CONTINUED)**

REVISED:	11/06/2017
DRAWING NO.	G-00.1

GENERAL NOTES (CONTINUED):

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



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APPROVED:	XXX

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

**GENERAL NOTES
(CONTINUED)**

REVISED:	11/06/2017
DRAWING NO.	G-00.2

GENERAL NOTES (CONTINUED):

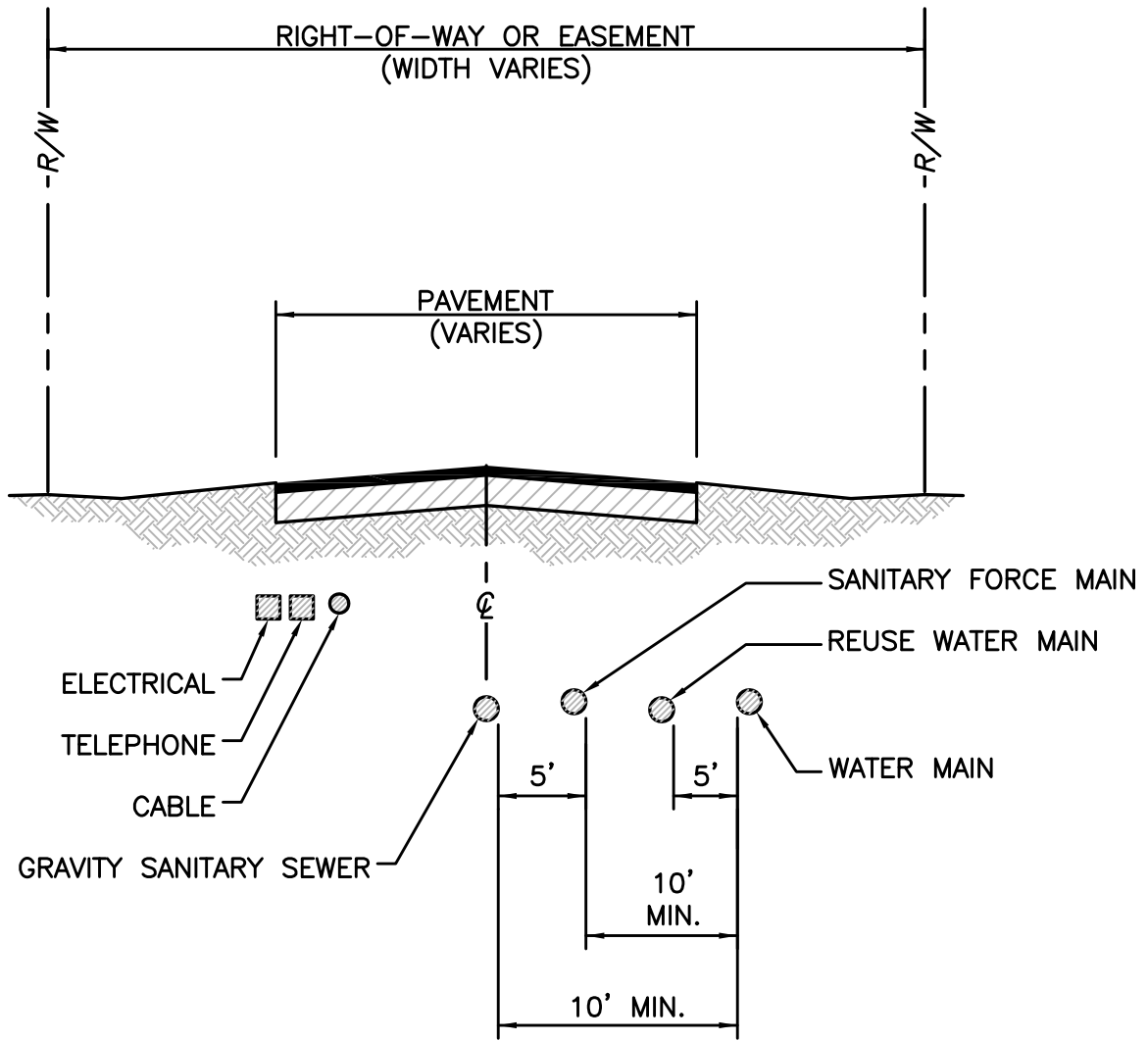
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



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



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

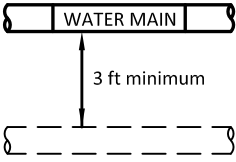
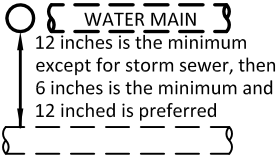
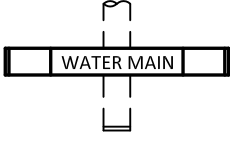
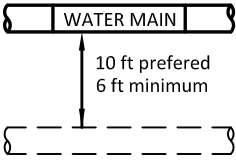
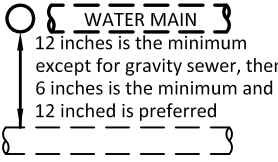
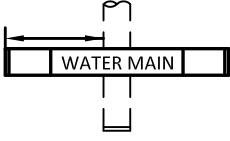


ISSUED: 03/01/1994
 DRAWN: EAM
 APPROVED: XXX

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
**TYPICAL UTILITY ACCOMMODATION
 WITHIN RIGHT-OF-WAY OR EASEMENT**

REVISED: 06/08/2014
 DRAWING NO.
G-01

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)			<p>Alternate 3 ft minimum</p> 
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			<p>Alternate 6 ft minimum</p> 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	_____	_____

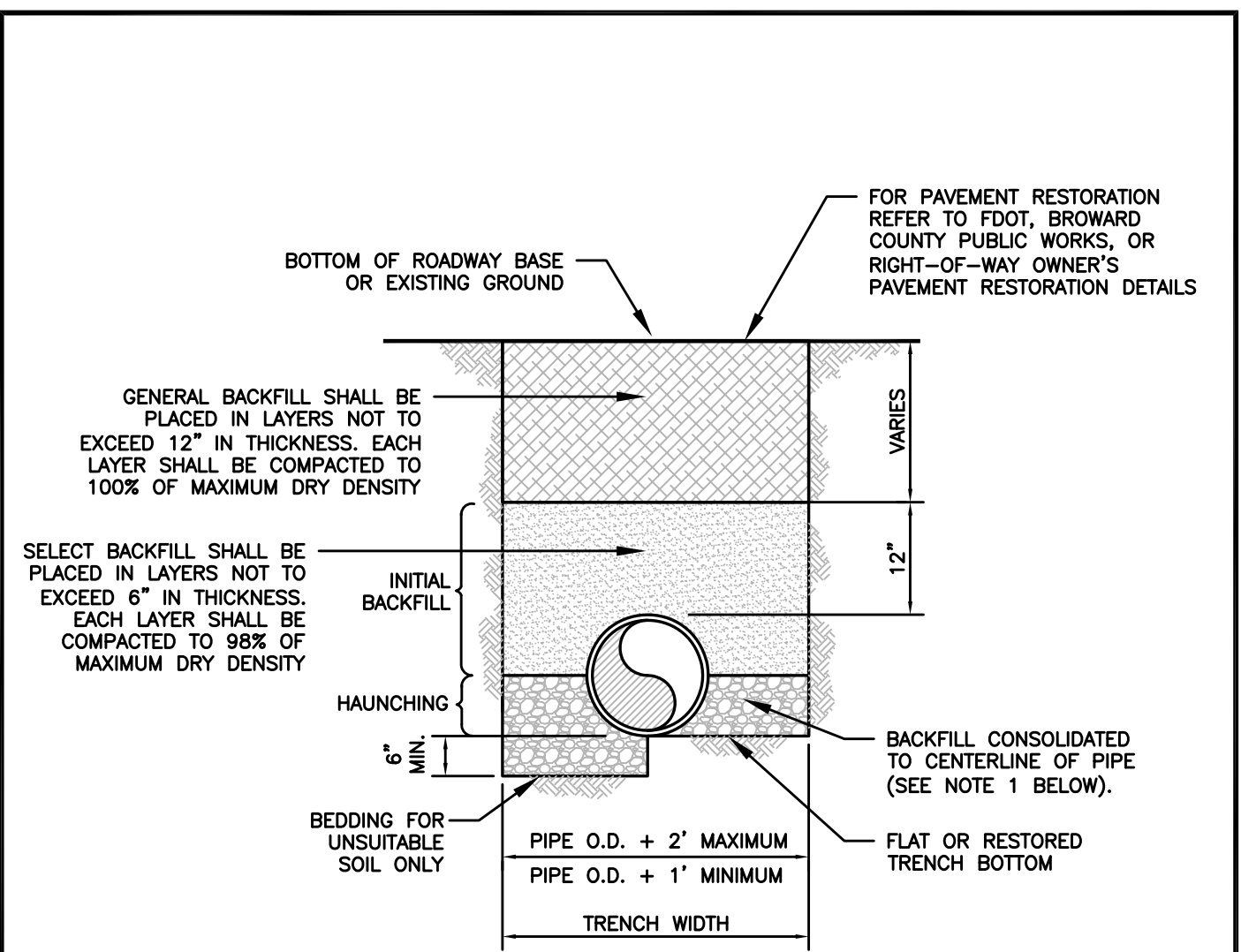
1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE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



ISSUED: 03/01/1994
 DRAWN: EAM
 APPROVED: XXX

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
**SEPARATION REQUIREMENTS
 OF
 F.D.E.P.**

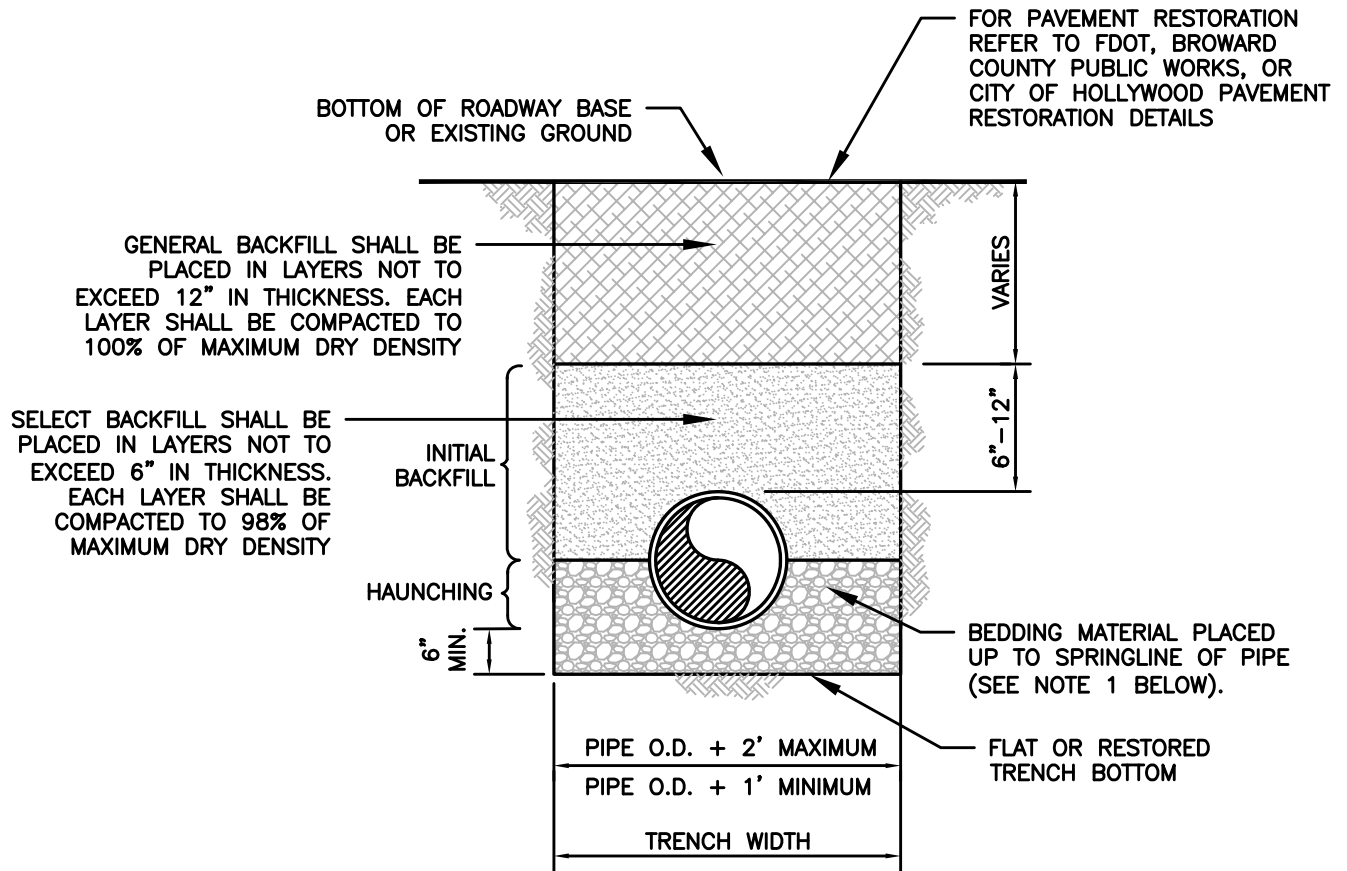
REVISED: 11/06/2017
 DRAWING NO.
G-01.1



NOTES:

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

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



NOTES:

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



ISSUED: 03/01/1994
 DRAWN: EAM
 APPROVED: XXX

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)

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 DRAWING NO.
G-03