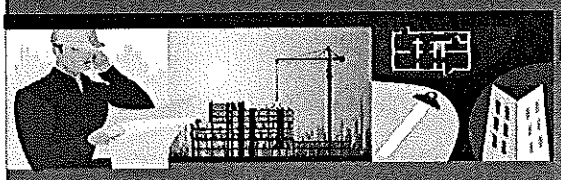
PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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):

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

Date of Application: _____

Location Address: 2442 - 2438 Jhonson St hollywood, 33020

Lot(s): The east ½ of lot 25 and lot 26 Of Hollywood little ranches Block(s): 13 Subdivision: _____

Folio Number(s): 2442 JOHNSON ST. PARCEL ID: 514216015100
2438 JOHNSON ST. PARCEL ID: 514216015110

Zoning Classification: RM-18 Land Use Classification: MEDIUM (16) RESIDENTIAL (MRES)

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: ACTUAL 2 HOMES (1 X LOT)

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 al that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: _____

PERMIT FOR BUILD 12 TOWNHOMES

Number of units/rooms: 12 UNITS / 3 ROOMS Sq Ft: 1679.52 A/C AREA + 899.57 NON A/C AREA

Value of Improvement: 2.500.000 Estimated Date of Completion: 2023-24

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

Name of Current Property Owner: KMA HOLLYWOOD 14 LLC

Address of Property Owner: 19790 W Dixie Hwy Suite 1001, Miami, FL 33180

Telephone: (305) 933-1242 Fax: _____ Email Address: projects@capitalbrokersusa.com

Name of Consultant/Representative/Tenant (circle one): CAMILO HERNANDEZ MEJIA

Address: 19790 W Dixie Hwy Suite 1001, Miami, FL 33180 Telephone: (305) 933-1242

Fax: _____ Email Address: projects@capitalbrokersusa.com

Date of Purchase: OCT 2021 Is there an option to purchase the Property? Yes ( ) No (X) NOT FOR NOW

If Yes, Attach Copy of the Contract.

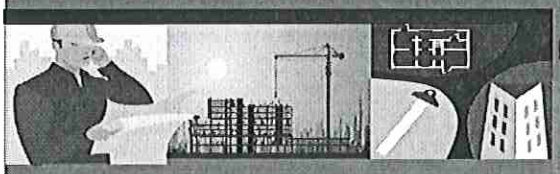
List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

DANIEL VILLAMIZAR (dvillamizar@capitalbrokersusa.com) CAMILO HERNANDEZ MEJIA (projects@capitalbrokersusa.com)

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: _____ Date: 08/16/22

PRINT NAME: KMA HOLLYWOOD 14 LLC Date: 08/16/22

Signature of Consultant/Representative: _____ Date: 08/16/22

PRINT NAME: CHRISTIAN GIRALDO Date: 08/16/22

Signature of Tenant: _____ Date: 08/16/22

PRINT NAME: KMA HOLLYWOOD 14 LLC Date: 08/16/22

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 06 day of January 2023

Vanessa Garcia
Notary Public
State of Florida

VANESSA GARCIA
Notary Public-State of Florida
Commission # HH 280989
My Commission Expires
June 26, 2026

Signature of Current Owner

CHRISTIAN GIRALDO
Print Name

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

City of Hollywood
Technical Advisory Committee Development
Services Planning Division

File number #: 22-DP-50

Address: **KMA Hollywood**
2438-2442 Johnson St.

PACO: **4/04/2022**
TAC: **10/03/2022**

A. APPLICATION SUBMITTAL

Surieska Martirena, Assistant Planner (smartirena@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
   Response: Please, see the file attachment on folder ''plat determination letter''

2. General Application:
   a. Provide supporting documentation that establish Christian Giraldo as anauthorized signatory for KMA Hollywood 14 LLC.
      Response: Please, see the file attachments on folder ''authorized owner signature''

3. Ownership & Encumbrance Report (O&E): VANNE YA

   a. Shall indicate it was searched from 1953 or time of platting (earliest of thetwo);

   b. Must be dated within 30 days of submittal packet.

   c. Shall include the names of all current owners

   d. Shall include the names of all outstanding mortgage holders or a no lienaffidavit.

   e. Shall include a list and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non- vehicular access lines, etc.)

   f. Listing of any type of encumbrance abutting the property boundary necessaryfor legal access to the property (if none, state so).

   Response: Please, see the file attachment on folder ''O&E"

4. Work with Engineering Division to ensure the O&E is accurate and alleasements and dedications are indicated.
   Response: Noted

5. Alta Survey:
   a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced. POR ACTUALIZAR FRANK
   b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

Response: Please, see the file attachment on folder ‘’ALTA SURVEY”

6. Indicate past, current and future meeting dates as they happen (not submittaldates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date

R. PACO: 4/04/2022
TAC: 10/03/2022

7. Site Plan:

   a. Include note on Site Plan indicating that all changes to the design willrequire planning review and may be subject to Board approval. **Response: please see note included in sheet SP-1.**
   b. Include on Title Block Site Plan date and subsequent revision dates.
   Response: please see note included in sheet SP-1.

8. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the applicationhas not expired at the time of Board Consideration

Response: Please, see the file attachment on folder ‘’BROWARD SCHOOL IMPACT FEES’’. City Inform is not necessary for this stage

9 . A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct atleast one public participation outreach meeting and provide mailed written noticeto all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

a. The following Civic Association are located within 500 feet project site.
North Central Hollywood

b. Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information.

Response: Please, see the file attachment email on folder ‘’PUBLIC NOTICE MEETING’’.

10. Additional comments may be forthcoming.
Response: Noted

11. Provide written responses to all comments with next submittal.
Response: Noted

B. ZONING

Surieska Martirena, Assistant Planner (smartirena@hollywoodfl.org) 954-921-3471

1. Site Data:
   a. Required and provided amounts for pervious and impervious in square footage, acreage and percentage (i.e. buffer areas, landscape areas, building footprint, vehicular use area, etc.).
   Response: please see zoning legends at open space on sheet SP-1
   b. Height of structure; allowed and proposed.
   Response: please see zoning legends at open space on sheet SP-1
   c. List any requested Variances (include required and provided amounts).
   Response: please see zoning legends at open space on sheet SP-1

2. Submit a criteria statement establishing that the requirements for a variance request have been met according to Section 5.3F of the City of Hollywood ZLDR. Include a statement stating that the need for it arises after a road dedication wasrequired on the property.
Response: Please, see the file attachment email on folder 'CRITERIA STATEMENT ''.

3. Indicate building setbacks on floor plans and elevations, including setbacks for overhangs and other horizontal encroachments.
Response: please see sheet SP-1

4. Dimension all types of proposed parking (guests, loading if required, and handicapped spaces), delineating numbers and dimensions of stalls, drivewaysand access ways.
Response: please see sheet SP-1

5. Ensure all renderings reflect actual proposed landscape material. Work withthe City's Landscape Architect to ensure species proposed are appropriate **Response: please see landscaping Plans**

C. ARCHITECTURE AND URBAN DESIGN

Surieska Martirena, Assistant Planner (smartirena@hollywoodfl.org) 954-921-3471

1. Ensure that all plumbing, mechanical and electrical fixtures and equipment areindicated on Site Plan and Elevations.
   Response: please see SP-1 and Elevations

2. List all building materials or treatments on elevations.
   Response: Please see elevations at sheet A-12, A-13 and A-14

3. Include elevations of fences and dumpster enclosures if applicable.
   Response: Please see sheet SP-2

D. SIGNAGE

Surieska Martirena, Assistant Planner (smartirena@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.
   Response: Noted

2. Include note on Site Plan indicating all signage shall be in compliance with theZoning and Land Development Regulations.
   Response: please see sheet SP-1 for note

3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.
   Response: Please see note at sheet SP-1.

E. LIGHTING

Surieska Martirena, Assistant Planner (smartirena@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.
   Response: Noted

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Surieska Martirena, Assistant Planner (smartirena@hollywoodfl.org) 954-921-3471

1. Submittal shall indicate compliance with Green Building Ordinance (O-2011-06). Include a list with proposed green building practices. Include a list with aminimum of ten (10) green building practices. Approved green building practices can be found here.
   Response: Please see sheet SP-1

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicappedspace so that the future charger will be accessible from both types of spaces. **Response: electrical vehicle charging station is being added at each unit's carport.**

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary.
   Response: Noted

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Revision Procedure:
   a. Any revisions applied to the plans shall be numbered and bubbled/clouded.
   Response: noted
   b. In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number revision cloud / bubble number and a narrative describingeach change or how a comment is being addressed.
   Response: noted

2. On Sheet SP-01, fully dimension all widths and lengths of all Carport. Minimum clear space for one-car carport is 10.5' wide by 19' deep. Within theclear space, no stairs and doors opening is permitted.
   Response: please see sheet SP-1, stairs are not encroaching withincarport usable space, as they are raised. Please see sections at sheet A-1.

3. Provide number for each parking stall.
   Response: **please see sheet SP-1**

4. For the elevations, please label the elevations using directions (North, South,West and East) instead of Left, Right, etc.
   Response: please see elevation sheets

5. On Sheet SP-01, indicate location and type of curbing for the parking area. For the parking bump out, indicate the 3' is from the front of the curb towardsthe parking lot.
   Response: please see sheet SP-1

6. On Sheet SP-01, Building 1, Type A Unit -Middle, non AC area is labeled asAC area, please revise.
   Response: please see revised sheet SP-1

7. On Sheet SP-01, clarify what is shown between Stalls 19 and 21.
   Response: please note that there is no separation between these spaces

8. On Sheet SP-01, fully dimension parking stall widths for all parking spaces.
   Response: **Please see sheet SP-1**

9. Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, vehicular turning radii, pavement marking and signage plans anddetails Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and

resurface is required for adjacent road and alley to the parcel. Provide City ofHollywood pavement, sidewalks and swale grading details in plan set.
Response: please see attached Civil Plans

10. Unity of Title is required
Response: Please, see the file attachment on folder ''UNITY OF TITLE''

11. Provide plat determination letter.

Response: Please, see the file attachment on folder ''plat determination letter''

12. Label dumpster to be used for both regular trash and for recyclables.
Response: Please see sheet SP-1

13. Provide dumpster details and dimensions meeting City Code, Chapter 50.02.
Response: Please see sheet SP-1

14. Indicate location of mail boxes/services on plan.
Response: Please see sheet SP-1

15. Show on plans for existing curb cuts to be removed and indicate on plans the restoration required.
Response: **Please see civil plans**

16. MOT plans required at the time of City Building Permit review.
Response: Noted

17. All outside agency permits must be obtained prior to issuance of City buildingpermit.

Response. Noted

18. Park impact fees requirements will be required to be satisfied at the time ofCity building permit.
Response . Noted

19. More comments may follow upon review of the requested information.
Response . Noted

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

1. Provide Tree Disposition and Landscape Plan by licensed Landscape Architect.
Response: Provided. Revise the landscape set sheet L-100.

2. Provide irrigation plans with 100% coverage.
Response: Provided. Revise the landscape sheets IR-100 and IR-200.

3. Additional comments may be forthcoming at Building permit submittal.
   Response: Noted

4. No tree removals without a tree removal permit.
   Response: Noted

5. Provide landscape standards as per code, tree minimum 12' ht with 2" dbh. Palms with 8' ct min. Palms count 3:1.

Response: Provided. Revise the landscape set sheets L-101, L-102 and L-103

I. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans indicating existing and proposed water, sewer and drainage for initial review.
   Response: please see civil plans

2. Show Water and Sewer demand calculations on proposed utilities plans.
   Response: please see civil plans

3. Clarify how the water, fire and sewer will be serviced for this property.
   Response: please see civil plans

20. Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices.
Response: noted

21. This site resides currently within FEMA Flood Zone. The proposed Finished Floor Elevation (FFE) shall, at a minimum, comply with the greatest of the following three (3) conditions, as applicable.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.

b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link: https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47 eaa5373ce3e2f01 b6e; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7 f84bdeacda6257 5e817380

Response:

22. Indicate FFE for all enclosed areas on the ground floor.
    Response: please see civil plans

23. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.
    Response: please see civil plans

24. Ensure all stormwater is retained onsite.
Response: please see civil plans

25. Indicate how roof drainage will be collected and connected to the on-sitedrainage system.
Response: please see civil plans

26. Provide preliminary drainage calculations.
Response: please see civil plans

27. Submit erosion control plan.
Response: please see civil plans

28. Permit approval from outside agencies will be required.
Response: please see civil plans

29. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features
Response: noted

14. Additional comments may follow upon further review of requested items
Response: noted

J. BUILDING

Daniel Quintana, Electrical Plans Examiner/Inspector (dquintana@hollywoodfl.org) 954-921-3335

1. Building has NO Comments
Response: Noted

2. Submittal is substantially compliant.
Response: Noted

K. FIRE

Jorge Castano, Fire Marshal / Division Chief (jcastano@hollywoodfl.org) 954-967-4404

1. Fire review for TAC, since these are proposed townhomes, is limited to fire department access. A complete architectural review will be completed duringformal application of architectural plans to the building department.
Response . Noted

2. Per NFPA 1: 18.2.3.2 Access to Building.
18.2.3.2.1- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides accessto the interior of the building. 18.2.3.2.1.1-Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installedin accordance with Section 13.3, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft. (46 m).
Response . Noted

3. Per NFPA 1: 18.2.3.5.4 Dead Ends.
Dead-end fire department access roads in excess of 150 ft. (46 m) in length shall beprovided with approved provisions for the fire apparatus to turn around.
Response: the dead end was eliminated from the design

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.
Response : Please, see the file attachment on folder 'PUBLIC WORKS''. Try to contact to C. Lassiter for receive new comments but no answer.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

R. Please see attachment on folder '' **PARKS, RECREATION AND CULTURAL ARTS'' (email) by David Vazquez**

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. Refer to Planning comments to ensure compliance with Public Participation requirements .

Response: Please, see the file attachment email on folder ''PUBLIC NOTICE MEETING''.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org)954-924-2922 Tekisha Jordan, Principal Planner (tjordan@hollywoodfl.org) 954-924-2922

1. Application is substantially compliant.
Response: Noted

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500 Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. ***Note: Application is substantially compliant.
   Response: Noted

2. Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for "2442-2438 Johnson St - Hollywood, Florida" – Preliminary.
   Response: Noted

3. Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.
   Response: Noted

4. CPTED Strategies Examples of clear border definition may include fences, shrubbery of signs in exterior area
   Response: Noted

5. External Lighting
   a. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
      - Parking Lots 3-5 foot candles
      - Walking Surfaces 3 foot candles
      - Recreational Areas 2-3 foot candles
      - Building Entryways 5 foot candles

      Response: Noted

   b. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
      Response: Noted

   c. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
      Response: Noted

   d. Exterior lighting should be controlled by automatic devices (preferably by photocell).
      Response: Noted

   e. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
      Response: Noted

   f. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
      Response: Noted

g. Light fixtures below 10' in grade should be designed to make access tointernal parts difficult (i.e. security screws, locked access panels). **Response: please see submitted CPTED letter in folder ''POLICE DEPARTMENT – CPTED LETTER"**

8. Landscaping

a. Make sure all landscaping is trimmed and well maintained.
Response: Noted

b. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
Response: Noted

c. Plant height appropriate shrubbery along walkways as to not obstruct visibilityor allow individuals to hide behind.
Response: Noted

d. Plants/Shrubbery should not be more than 2ft in height.
Response: Noted

e. Tree canopies should not be lower than 6ft in height.

Response: Noted

9. Building Perimeter Doors

a. Make sure all landscaping is trimmed and well maintained.
Response: Noted

b. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
Response: Noted

c. Plant height appropriate shrubbery along walkways as to not obstructvisibility or allow individuals to hide behind.
Response: Noted

d. Plants/Shrubbery should not be more than 2ft in height.
Response: Noted

e. Tree canopies should not be lower than 6ft in height.
Response: Noted

10. Internal Circulation and Control

a. There should not be recessed areas in corridors that could be used forhiding or loitering.
Response: Noted

b. Convex mirrors should be used in corners and in stairwells.
Response: Noted

11. Corridors

a. Corridors should be well-lighted with no dark areas.
Response: Noted

b. Increased light, reflecting paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.
Response: Noted

12. General Location

a. Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. DumpsterEnclosures.
Response: Noted

13. CCTV

a. CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas
Response: Noted

14. Fencing

a. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined borderdefinition of the entire property.
Response: Noted

15. Non-Pedestrian Building Entry Points

a. Sturdy fencing should enclose locations where gas and electric utilitiesenter buildings.
Response: Noted

b. Locations where gas and electric utilities enter buildings should be welllighted.
Response: Noted

16. Signage

a. Ensure proper signage is posted throughout property.
Response: Noted

17. The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.
Response: Noted

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980 Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

Response: Noted

AGUDELO ARCHITECT, P.A.

Phone: 786-738-8236

City of Hollywood

Project Name: **KMA Hollywood 14 LLC**
Address: **2438–2442 Johnson St.**
Hollywood, Fl.

To whom it may concern:

The following are the principles of Crime Prevention Through Environmental Design (CPTED) used in the proposed project above noted.

1. **CPTED Principle: Territoriality**
   Through the design of semi-public spaces in residential areas, it is possible to help residents assume informal ownership of public spaces thereby making it difficult for offenders to offend with impunity.
   In this project neighborhood public areas are clearly distinguished from the private areas of the community with landscaping and the use of a concrete fence, hence discouraging potential offenders while giving residents protection.

2. **CPTED Principle: Natural Surveillance**
   Closely linked to territoriality, this principle is achieved through lighting, landscaping, clear sightlines, and other design forms that enhance visibility to reduce crime opportunities and lower fear.
   Well-lit areas with LED lights throughout the proposed community, open driveways with no sight obstruction and glass entrance doors provides the residents with the right environment to observe and protect their community.

3. **CPTED Principle: Access control- houses don't have fences and or posts**
   Access control is done by using architectural strategies to limit access into the properties. The idea is to help those who have a legitimate purpose residing or managing properties to control access into their properties.
   The proposed project will have a 6'-0" concrete fence around the property to discourage trespassers from entering while decreasing the opportunity for crime.

BROWARD COUNTY Planning Council

December 27, 2022

Vanessa Garcia
19790 West Dixie Highway, Suite 1001
Aventura, Florida 33180

Via Email Only

Dear Ms. Garcia:

Re: Platting requirements for a parcel legally described as the East ½ of Lot 25 and all of Lot 26, Block 13, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Johnson Street, between North 24 Avenue and North 26 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.72 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lot 26) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the East ½ of Lot 25) or with vacated rights-of-way, Policy 2.13.1 of the BCLUP does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case, the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions regarding the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

AGUDELO ARCHITECT, P.A.

Phone: 786-738-8236

City of Hollywood
2600 Hollywood Blvd.
Hollywood, Fl. 33020

GENERAL CRITERIA STATEMENT

Project Name: **NOD Modern Living (12 residential units)**
Address: **2438–2442 Johnson St.**
Hollywood, Fl.
File number: **22-DP-50**

1500 NW 89 Ct. Suite 211-B Doral, Fl. 33172

1. Architectural and Design Components

The Proposed Project is a 3-story Townhome development located on 2442-2438 Johnson St. The Architectural style used in this project is modern. The main entrance to the community is located on Johnson Street. The proposed parking area is located in the interior portion of the property, with all the units having a carport and the remainder spaces located in the central interior area of the lot. All units are being provided with vehicle electrical charging stations. Residents can also enjoy the use of the spacious playground provided.

All residential units consist of 3 bedrooms and 3.5 bathrooms with the units being of various sizes. All the of the units contain an open living area, dining area and kitchen areas. The balconies can be accessed directly from the living areas. The bedrooms are spacious with walk-in closets. Laundry rooms are found in all units. The proposed units will have a roof top terrace. The design of the buildings is clean, with simple geometry. The elements work together to create a familiar, warm and homelike feel.

2. Compatibility

The neighborhood, in which the proposed project is located, is comprised of one-story residential buildings with some buildings containing two or three stories.

The architectural language proposed with orthogonal and clean geometries and does not compete with the aesthetics of the sector. The proposed project will improve and modernize the streetscape of the neighborhood.

3. Landscaping

Landscaped area will contain a variety of native and other compatible plant types and will be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site will bepreserved and or replaced (please refer to Landscaping Plans prepared by Landscape Architect). Irrigation for the landscaping will be provided.

Variances

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

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;
RESPONSE: The requested variances (to adjust rear setback from required 28.56' to 13.0' and from required 27 parking spaces to 26 spaces) is aligned with the basic intent and purpose of the regulations established by the city code, it will not affect the stability nor appearance of the neighborhood nor city as it only entails the use of part of the rear setback for the proposed building (Building # 2) since the city requested a dedication of 20' (lineal) at the front of the property. Furthermore, we are requesting the approval to have one less parking than the required amount, which it doesn't affect the basic intent and purpose of the subject regulations.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;
RESPONSE: the requested variances (to adjust rear setback from required 28.56' to 13.0' and from required 27 parking spaces to 26 spaces) will not be detrimental to the community and will be compatible with the surrounding land uses as it only entails the use of a part of the rear setback and the approval of having one less parking space than the required.

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; and
RESPONSE: the requested variances (to adjust rear setback from required 28.56' to 13.0' and from required 27 parking spaces to 26 spaces) are 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.

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

RESPONSE: the requested rear setback and parking variance are not in any way economically based or self imposed but rather a result of a required dedication at the front of the lot that made it necessary for all the proposed buildings to be pushed towards the rear and encroach in the rear setback.

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.
RESPONSE: the requested variances (to adjust rear setback from required 28.56' to 13.0' and from required 27 parking spaces to 26 spaces) are needed to comply with the applicable laws.

DRAINAGE REPORT

FOR

KMA HOLLYWOOD 14 LLC

MULTIFAMILY DEVELOPMENT

2438-42 JOHNSON ST
HOLLYWOOD, FLORIDA

RSP Job # C103

BROWARD COUNTY

RSP Engineers, Inc.
Miami – Orlando – Tampa - Jacksonville
O: 786-687-2677 O: 407 743 2754 O:813 375 0656 O: (904) 717 2831
www.RSPEngineers.com

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SECTION ONE: PROJECT INFORMATION

PROJECT NAME: Multifamily Development

PROJECT OWNERS: City of Hollywood

LOCATION: 2438-42 Johnson St, Hollywood Florida

EXISTING SITE CONDITIONS: The existing conditions are developed with two existing single family homes and its accessory infrastructure to support it

FEMA FLOOD ZONE: X

PROPOSED DEVELOPMENT: The proposed development consists of a new multifamily residence and its accessory infrastructure to support it.

SECTION TWO: EXECUTIVE SUMMARY

A. Introduction

The proposed development is located in the city of Hollywood, Broward County at the 2442 Johnson St. The limits of disturbance of the proposed project have a total area of 0.72acres.

B. Existing Storm Water Basin Conditions

The existing stormwater system is managed onsite by vegetation and pervious areas.

C. Post Development Storm Basin Conditions

The post developed site is required to comply with Broward County EPD and South Florida Water Management District stormwater standards. The proposed stormwater system includes a retention area and 215 LF of exfiltration trench.

SECTION THREE: DATA AND COMPUTATIONS

1. Proposed Site Data and Adjusted Land Use Breakdown.

Land Use Breakdown (Post-Development)						
Land Use	Area			Grade		
	sf	ac	%	Low	High	Average
Impervious Areas	**26,988**	**0.620**	**85.7%**			**13.22**
Building (roofed)	7,456	0.171	23.7%	13.50		13.50
Other Impervious	19,532	0.448	62.0%	12.90	13.33	13.12
Pervious Areas	**9,772**	**0.224**	**31.0%**			**12.71**
Retention 1 (V)	3,976	0.091	12.6%	13.00		13.00
Retention 1 (L)	1,277	0.029	4.1%	12.00	13.10	12.55
Green	4,519	0.10	14.3%	12.00	13.00	12.50
Total	**31,507**	**0.723301**	**100.0%**			**12.97**

Soil Storage & CN: Calculations

Soil Storage (Post-Development)		
Average Finished Grade (NGVD)	12.97 ft	
Average Water Table (NGVD)	6.10 ft	
Depth to Water Table	6.87 ft	= (12.59 ft) - (6.1 ft)
Soil Storage SFWMD (S*)	8.18 in	
%Total Pervious Area (%A_P)	31.0%	
Site Specific Soil Storage (S)	**2.5371 in**	**= (S*) x (%Ap)**
Curve Number (CN)	**80**	**= 1000 / (10 + S)**

SCS: Runoff Calculations

Runoff & Max Stage (Post-Development)			
SCS Equation	Rainfall (P)	P Excess (Pe)	Runoff (Q)
Storm Event	Taken from SFWMD Maps	$Pe = \frac{(P-0.2S)^2}{(P+0.8S)}$	$Q = Pe \times A \times \frac{1ft}{12in}$
100 yr 72 hr	18.10 in	15.38 in	0.93 ac-ft
25 yr 72 hr	13.40 in	10.77 in	0.65 ac-ft
10 yr 24 hr	10.70 in	8.16 in	0.49 ac-ft
5 yr 24 hr	7.33 in	4.97 in	0.30 ac-ft

Area (A) = 0.72 ac

2. WATER QUALITY

The following tables depict the required water quality volumes for the proposed site. The site was designed to meet Miami Dade County and SFWMD criteria.

Water Quality Runoff Calculations

Water Quality Computation (Post-Development)		
Compute first inch of runoff from the entire developed site.	**0.72 ac-in**	**= (1 in.) X (Total Project Area- Lake Area)**
*(Enitire Developed Area = Total Project Area - Lake Area)	**0.06 ac-ft**	**= (1.36 ac-in) / (12 in.)**
Compute 2.5 inches times the percentage of imperviousness.	3.20 in	
Site Area for WQ pervious/impervious calculation only	0.55 ac	= (Total Project) - (Lake + Roof)
Impervious area, for WQ pervious/impervious calculation only	0.33 ac	= (Site area for WQ pervious/impervioius) - (Pervious)
Percentage of imperviousness for water quality	59.4%	= (Impervious area for WQ x 100%) / (Site area for WQ)
For 2.5 in. times the percentage impervious	1.90 in	= (Depth) x (% of Imperviousness for WQ)
Compute volume required for quality detention	**1.37 ac-in**	= (inches to be treated) X (total site - lake)
	0.115 ac-ft	**= (2.59 ac-in) / (12 in.)**
Since the .11 ac-ft computed for 2.5 inches times the percentage of imperviousness is greater than the .1 ac-ft computed for the 1st inch of runoff the volume of .21 ac-ft controls.	**1.37 ac-in**	**is the minimum volume to be managed for Water Quality.**

Exfiltration Trench Calculations

Reverse Trench Calcs (Post-Development)		
Check for Governing Equation		
Ds>Du	False	
W>2(Ds+Du)	False	
Use Standard Equation unless either statement is True. If True, then use Conservative Equation.		
Reverse Standard Equation		
*V = L{K[H2W+2H2Du-Du2+2H2Ds]+1.39x10-4(WDu)}		
*V = FS[%WQ(Vwq)+Vadd]		
L	**215.00**	**ft**
W	6	ft
K	1.13E-03	CFS/SF-ft head
H_2	6.15	ft
D_u	4.65	ft
D_s	0.00	ft
***V**	**9.182**	**ac-in**
***V**	**0.765**	**ac-ft**

Pre vs Post Stage Storage Analysis

Stage Storage (Post-Development)	
Stage Feet NAVD	Total Storage ac-ft
6.10	0.00
6.60	0.06
7.10	0.14
7.60	0.22
8.10	0.30
8.60	0.39
9.10	0.47
9.60	0.55
10.10	0.63
10.60	0.72
11.10	0.77
11.60	0.77
12.10	0.77
12.60	0.82
13.00	1.04
13.50	1.37

Summary

After careful analysis of the drainage calculation. The project site conditions have proven to comply with the guidelines set forth by South Florida Water Management District (SFWMD), Broward County EPD, and Florida Department of Transportation (FDOT). The drainage calculations show that the entire runoff generated by the proposed improvements will be retained on-site after the post development and that the overall stage storage have increased significantly managing both water quantity and water quality volumes through a combination of drainage inlets, pipes and retention areas and exfiltration system.

APPENDIX 1
NOAA RAINFALL PRECIPITATIONS

NOAA Atlas 14, Volume 9, Version 2
Location name: Hollywood, Florida, USA*
Latitude: 26.0184°, Longitude: -80.1564°
Elevation: 12.28 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.550** (0.441-0.692)	**0.639** (0.511-0.804)	**0.784** (0.626-0.990)	**0.906** (0.719-1.15)	**1.08** (0.826-1.41)	**1.21** (0.907-1.60)	**1.34** (0.975-1.83)	**1.48** (1.03-2.07)	**1.66** (1.12-2.39)	**1.80** (1.18-2.63)
10-min	**0.806** (0.646-1.01)	**0.935** (0.749-1.18)	**1.15** (0.916-1.45)	**1.33** (1.05-1.68)	**1.58** (1.21-2.06)	**1.77** (1.33-2.35)	**1.96** (1.43-2.67)	**2.16** (1.51-3.03)	**2.43** (1.63-3.50)	**2.63** (1.73-3.86)
15-min	**0.983** (0.787-1.24)	**1.14** (0.913-1.44)	**1.40** (1.12-1.77)	**1.62** (1.28-2.05)	**1.92** (1.48-2.51)	**2.16** (1.62-2.86)	**2.39** (1.74-3.26)	**2.64** (1.84-3.69)	**2.96** (1.99-4.27)	**3.21** (2.11-4.70)
30-min	**1.57** (1.26-1.98)	**1.84** (1.47-2.31)	**2.27** (1.81-2.86)	**2.63** (2.09-3.34)	**3.14** (2.41-4.11)	**3.53** (2.65-4.69)	**3.93** (2.86-5.35)	**4.33** (3.03-6.07)	**4.87** (3.28-7.03)	**5.29** (3.47-7.76)
60-min	**2.16** (1.73-2.71)	**2.49** (1.99-3.13)	**3.07** (2.45-3.88)	**3.59** (2.85-4.55)	**4.35** (3.37-5.76)	**4.98** (3.76-6.67)	**5.64** (4.12-7.75)	**6.35** (4.46-8.97)	**7.35** (4.97-10.7)	**8.14** (5.35-11.9)
2-hr	**2.74** (2.21-3.43)	**3.14** (2.53-3.93)	**3.87** (3.11-4.86)	**4.54** (3.62-5.72)	**5.56** (4.35-7.36)	**6.43** (4.89-8.59)	**7.36** (5.42-10.1)	**8.37** (5.93-11.8)	**9.82** (6.70-14.2)	**11.0** (7.28-16.0)
3-hr	**3.06** (2.48-3.81)	**3.50** (2.82-4.36)	**4.32** (3.48-5.40)	**5.10** (4.08-6.40)	**6.33** (4.99-8.40)	**7.40** (5.67-9.90)	**8.58** (6.36-11.8)	**9.88** (7.03-13.9)	**11.8** (8.06-17.0)	**13.3** (8.84-19.3)
6-hr	**3.57** (2.90-4.41)	**4.13** (3.35-5.11)	**5.19** (4.20-6.44)	**6.21** (5.00-7.75)	**7.84** (6.22-10.4)	**9.27** (7.15-12.3)	**10.8** (8.09-14.8)	**12.6** (9.03-17.6)	**15.1** (10.4-21.7)	**17.2** (11.5-24.8)
12-hr	**4.02** (3.28-4.94)	**4.80** (3.92-5.90)	**6.23** (5.07-7.69)	**7.57** (6.12-9.37)	**9.62** (7.64-12.6)	**11.4** (8.79-15.0)	**13.3** (9.93-17.9)	**15.3** (11.0-21.3)	**18.3** (12.7-26.1)	**20.7** (14.0-29.7)
24-hr	**4.53** (3.72-5.53)	**5.54** (4.54-6.77)	**7.33** (5.99-8.98)	**8.95** (7.28-11.0)	**11.4** (9.06-14.7)	**13.4** (10.4-17.5)	**15.6** (11.7-20.8)	**17.9** (13.0-24.6)	**21.2** (14.8-29.9)	**23.9** (16.2-34.0)
2-day	**5.26** (4.34-6.37)	**6.37** (5.25-7.73)	**8.35** (6.86-10.2)	**10.1** (8.28-12.4)	**12.8** (10.2-16.4)	**15.0** (11.7-19.5)	**17.4** (13.2-23.1)	**20.0** (14.5-27.2)	**23.6** (16.6-33.1)	**26.5** (18.1-37.5)
3-day	**5.86** (4.85-7.08)	**6.96** (5.75-8.40)	**8.91** (7.35-10.8)	**10.7** (8.77-13.0)	**13.4** (10.8-17.1)	**15.7** (12.3-20.2)	**18.1** (13.8-24.0)	**20.7** (15.2-28.2)	**24.5** (17.3-34.2)	**27.5** (18.9-38.8)
4-day	**6.41** (5.32-7.72)	**7.46** (6.18-8.99)	**9.35** (7.73-11.3)	**11.1** (9.13-13.5)	**13.8** (11.1-17.6)	**16.0** (12.6-20.7)	**18.5** (14.1-24.4)	**21.1** (15.5-28.7)	**24.9** (17.7-34.8)	**28.0** (19.3-39.3)
7-day	**7.83** (6.52-9.37)	**8.79** (7.31-10.5)	**10.6** (8.76-12.7)	**12.2** (10.1-14.8)	**14.8** (12.0-18.8)	**17.0** (13.5-21.8)	**19.4** (14.9-25.5)	**22.0** (16.3-29.8)	**25.8** (18.4-35.9)	**28.9** (20.0-40.5)
10-day	**9.01** (7.53-10.7)	**10.0** (8.36-12.0)	**11.8** (9.86-14.2)	**13.6** (11.2-16.3)	**16.2** (13.1-20.4)	**18.4** (14.6-23.4)	**20.8** (16.0-27.2)	**23.4** (17.4-31.5)	**27.2** (19.5-37.6)	**30.3** (21.1-42.2)
20-day	**12.1** (10.2-14.3)	**13.6** (11.4-16.1)	**16.1** (13.5-19.2)	**18.3** (15.3-21.9)	**21.5** (17.4-26.6)	**24.0** (19.0-30.1)	**26.6** (20.5-34.2)	**29.3** (21.8-38.8)	**33.0** (23.7-45.0)	**35.9** (25.2-49.7)
30-day	**14.6** (12.3-17.2)	**16.6** (13.9-19.6)	**19.8** (16.6-23.4)	**22.4** (18.7-26.7)	**26.0** (21.1-31.8)	**28.8** (22.8-35.8)	**31.5** (24.3-40.2)	**34.2** (25.5-45.0)	**37.9** (27.2-51.2)	**40.6** (28.5-55.9)
45-day	**17.7** (15.0-20.8)	**20.2** (17.1-23.8)	**24.2** (20.4-28.5)	**27.3** (22.9-32.4)	**31.4** (25.4-38.1)	**34.4** (27.3-42.4)	**37.2** (28.7-47.0)	**39.9** (29.7-51.9)	**43.2** (31.1-58.0)	**45.6** (32.2-62.5)
60-day	**20.4** (17.3-23.9)	**23.3** (19.7-27.3)	**27.8** (23.5-32.7)	**31.2** (26.2-36.9)	**35.6** (28.8-42.9)	**38.7** (30.8-47.5)	**41.5** (32.1-52.2)	**44.1** (32.9-57.1)	**47.1** (34.0-62.9)	**49.1** (34.8-67.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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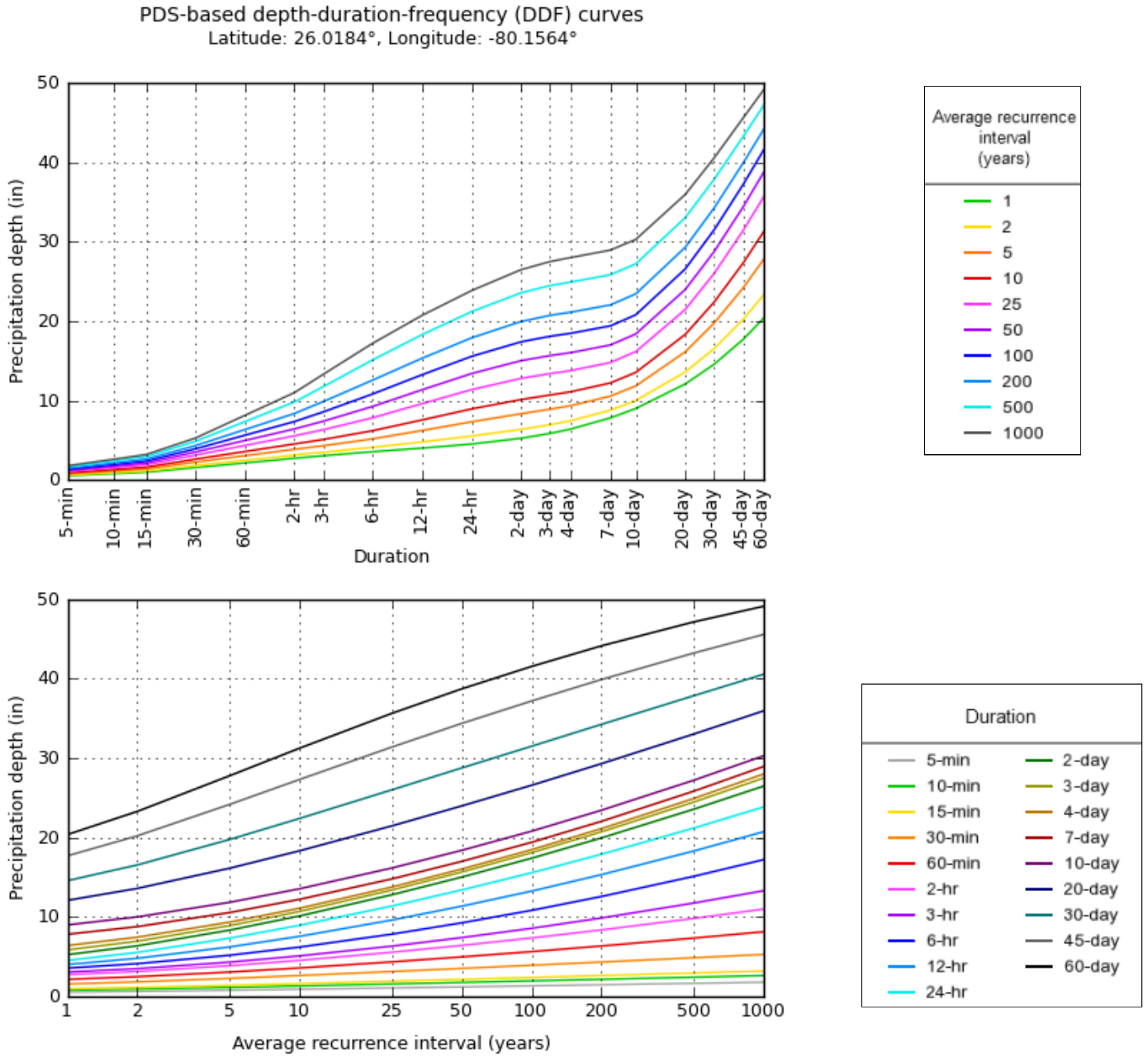
PF graphical



NOAA Atlas 14, Volume 9, Version 2

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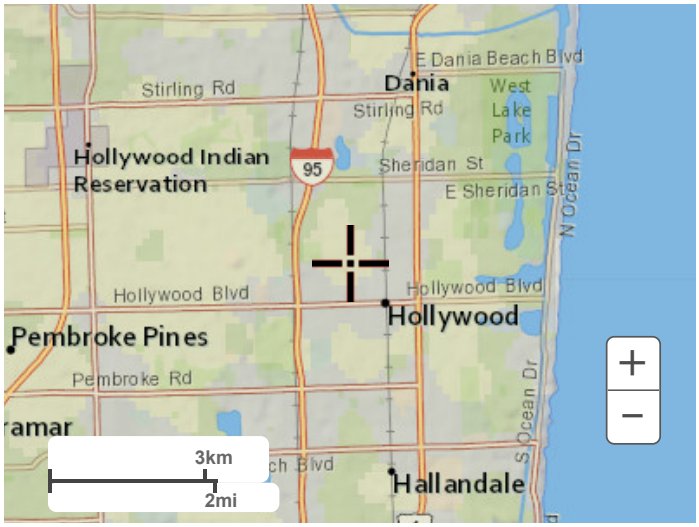
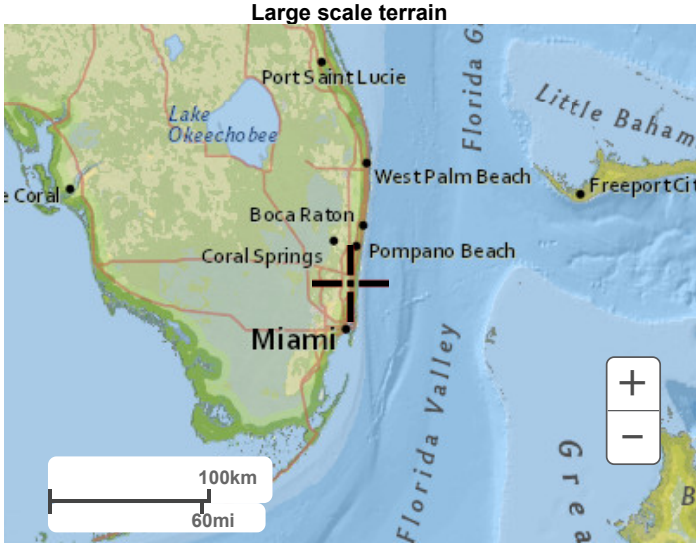
Maps & aerials

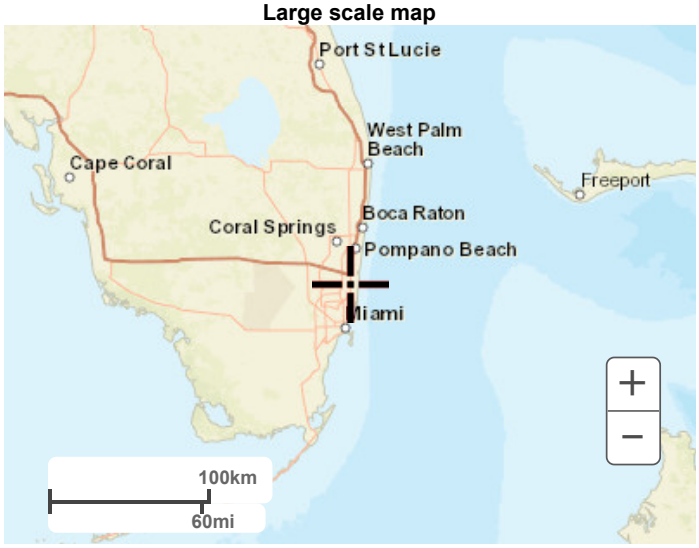
Small scale terrain



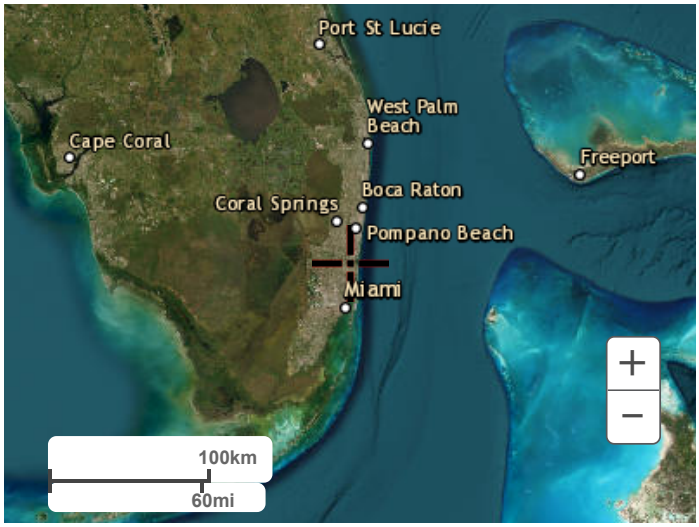
Large scale terrain



Large scale map



Large scale aerial



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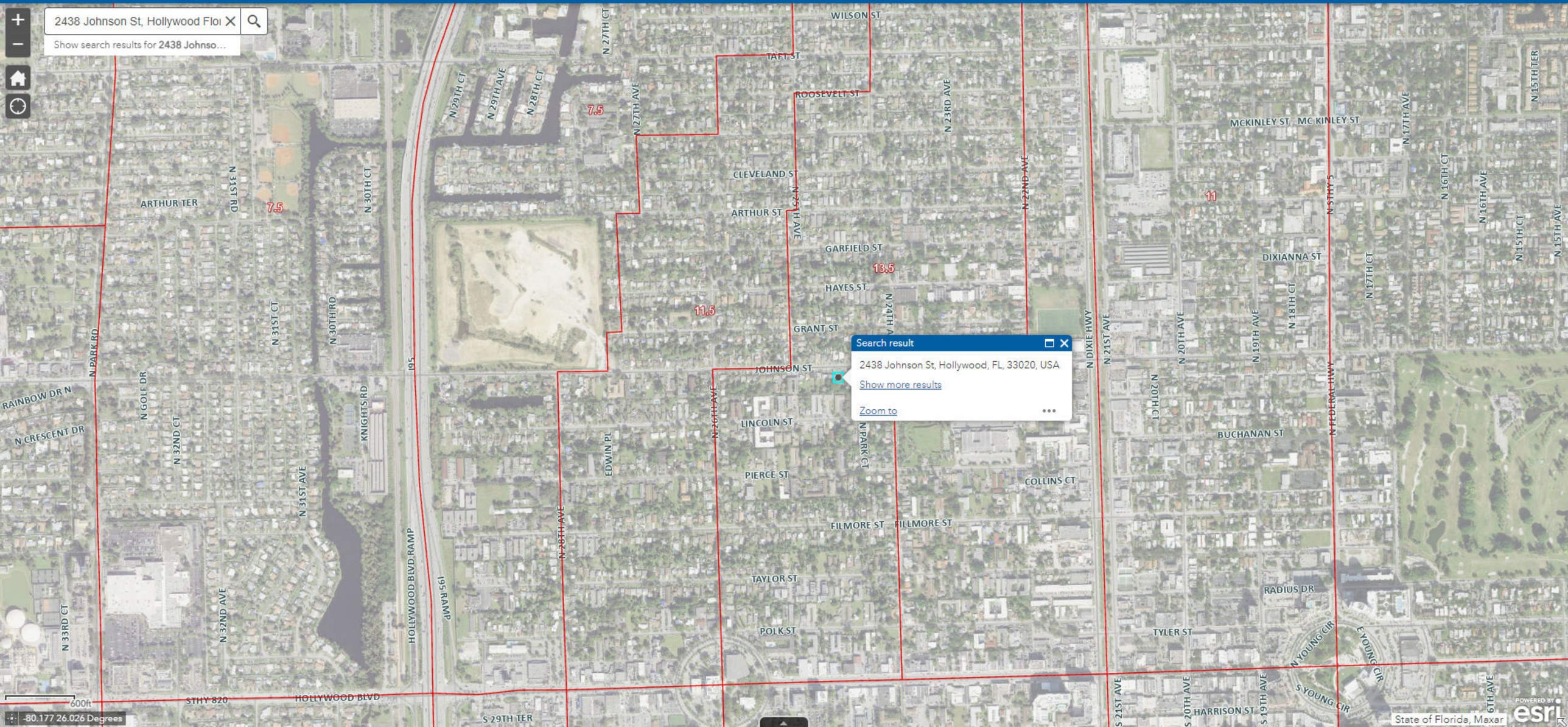
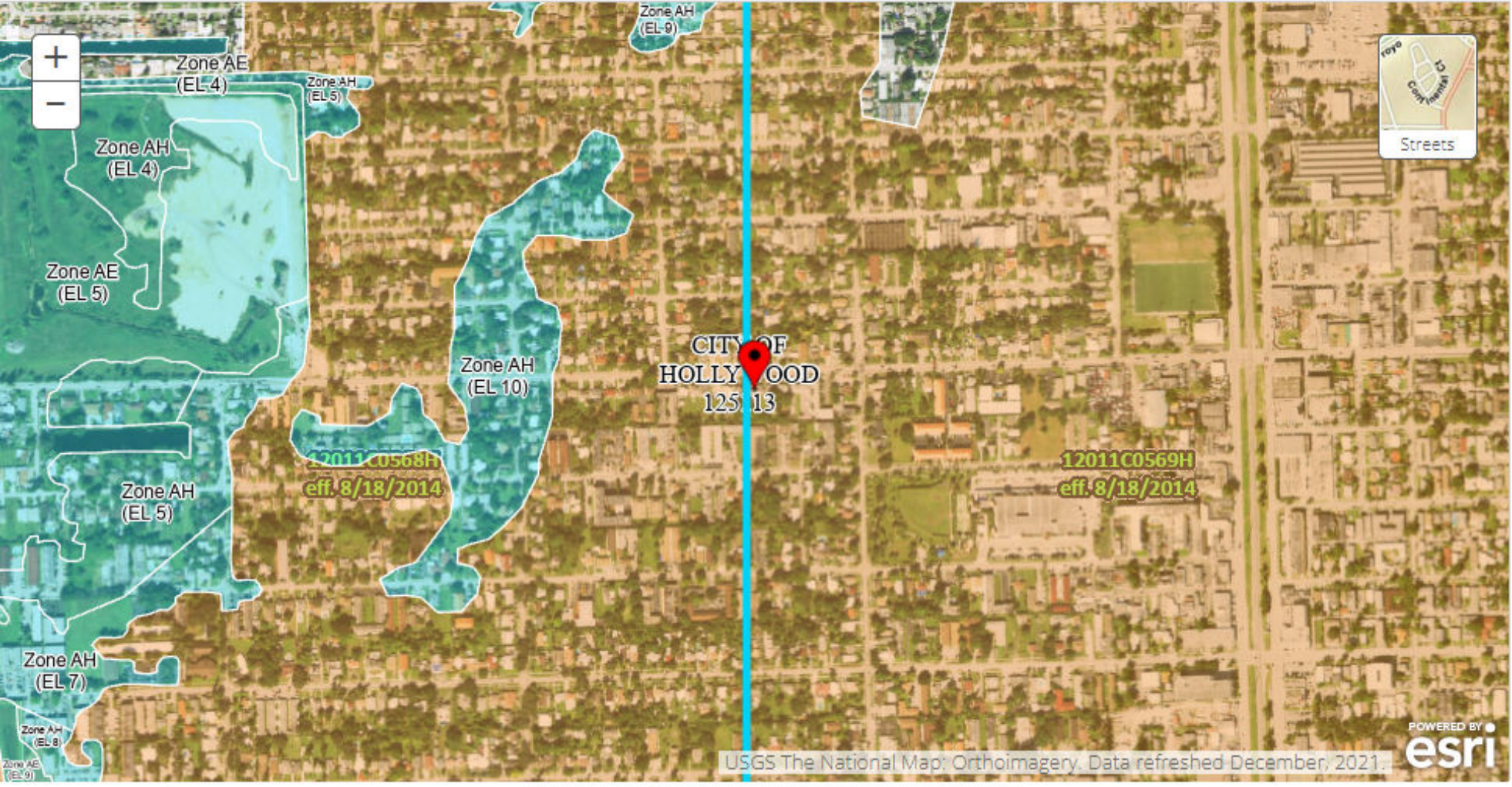
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX 2
FLOOD MAP

Future Conditions 100-Year Flood Map 2060





PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

APPENDIX 3
GEOTECHNICAL ENGINEER REPORT

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1676 West 31 PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

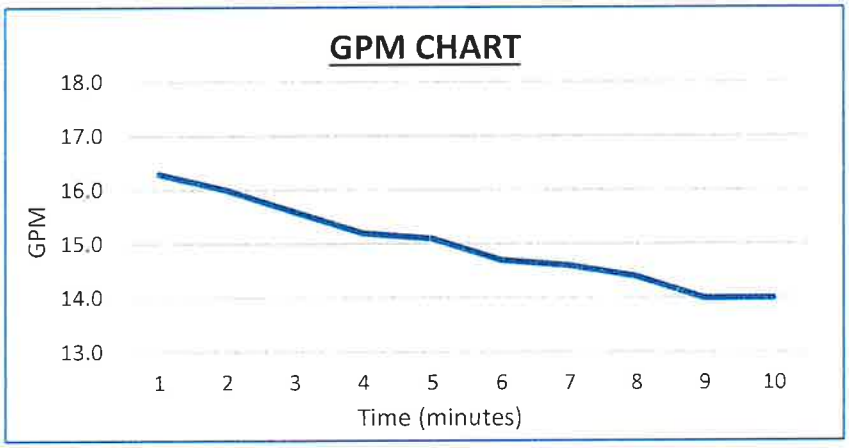
PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	**22-442**	DATE:	**12/19/2022**
PROJECT	**Existing Property** 2438 Johnson Street Hollywood, Florida 33020		
CLIENT	**RSP Engineers** 1420 NE Miami Place Miami, Florida 33132		

LOCATION OF TEST	**Refer to the site map**				
DIAMETER OF HOLE (IN)	**6.0**	LATITUD:	**26.018506°**	LONGITUD:	**-80.156027°**
DEPTH HOLE (FT)	**6.0**	DATE TEST PERFORMED		**12/15/2022**	
WATER TABLE BELOW GROUNG SURFACE (FT.)	**5.8**	TEST #:	**1**		

No.	TIME (min)	GPM
1	1	16.3
2	2	16.0
3	3	15.6
4	4	15.2
5	5	15.1
6	6	14.7
7	7	14.6
8	8	14.4
9	9	14.0
10	10	14.0



DEPTH (FT)	SOIL DESCRIPTION
0' - 6"	Topsoil with vegetaton.
6" - 1'	Dark gray fine to medium sand
1' - 6'	Light gray fine to medium sand.

PERCOLATION RATE :	**15.0**	Avg. GPM
K-VALUE:	**1.137E-03**	cfs/ft^2ft

FIELD TECH.	AL/EA
TYPE BY	bm

Report Distribution:
1 Client
1 BIII Office

Respectfully submitted,

DARIO A HERRERO LICENSE No. 67796 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/20/2022

Dario A. Herrero, P.E.
Fla. Reg. #-67796

USUAL CONDITION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

The usual test performed is an open-hole test which is either incased or cased with fully perforated casing. The procedure is described as follows:

a. Auger a 6 to 9 inch diameter hole to a depth below the ground surface equivalent to the designed depth of trench (usually 4 to 6 feet).

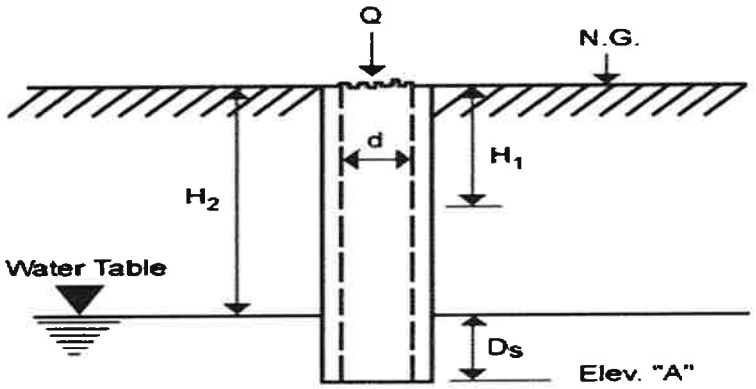
b. Record the distance from the ground surface to the water table prior to the addition of test water.

c. If hole walls are unstable lower screen or fully-perforated casing into the hole.

d. Fill hole with water and maintain water level at ground surface. Record rate of pumping in GPM giving direct readings from water meter at fixed intervals of one minute or greater. Continue recording rate of pumping of 10 minutes following the stabilization of the recording pumping rate.

Figure below shows a cross section of the test hole with a formula relating the hydraulic conductivity to the field information. The hydraulic conductivity obtained by this method may be either greater or less than the effective trench hydraulic conductivity depending upon the relative hydraulic conductivity of the surface layers.

USUAL OPEN-HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
Q = "Stabilized" Flow Rate (cfs)
d = Diameter of Test Hole (feet)
H_2 = Depth to Water Table (feet)
D_S = Saturated Hole Depth (feet)
Elev. "A" = Proposed Trench Bottom Elev. (ft NGVD or ft NAVD)
H_1 = Average Head on Unsaturated Hole Surface (ft. head)


2442-2438 Johnson St, Hollywood FL .
Legend
Percolation
P-1
P-2
2438 Johnson St
N
100 ft
Google Earth

B3 MATERIAL TESTING ENGINEERING
Essence of Perfection
1676 West 31 PL., Hialeah FL, 33012 - Off. 786.773.5871/5889 - Fax. 786.615.5801

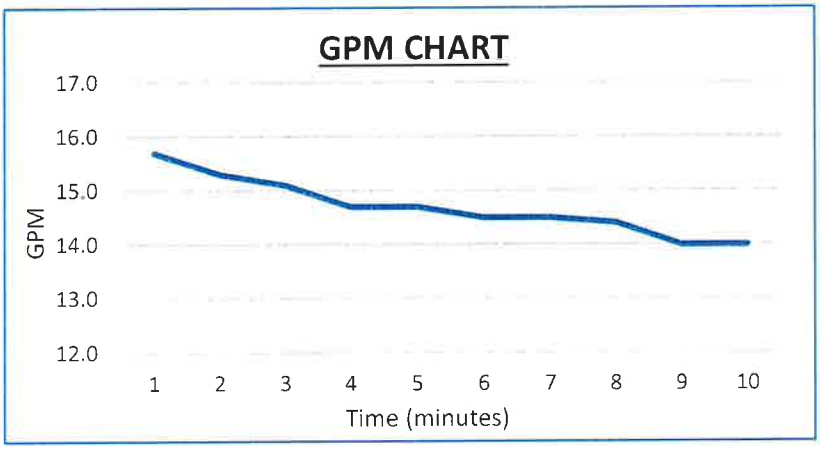
PERCOLATION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

PROJECT NO.	**22-443**	DATE:	**12/19/2022**
PROJECT	**Existing Property** 2442 Johnson Street Hollywood, Florida 33020		
CLIENT	**RSP Engineers** 1420 NE Miami Place Miami, Florida 33132		

LOCATION OF TEST	**At Center of front door 5' East of driveway**				
DIAMETER OF HOLE (IN)	**6.0**	LATITUD:	**26.018483°**	LONGITUD:	**-80.156406°**
DEPTH HOLE (FT)	**6.0**	DATE TEST PERFORMED		**12/15/2022**	
WATER TABLE BELOW GROUNG SURFACE (FT.)	**5.9**	TEST #:	**1**		

No.	TIME (min)	GPM
1	1	15.7
2	2	15.3
3	3	15.1
4	4	14.7
5	5	14.7
6	6	14.5
7	7	14.5
8	8	14.4
9	9	14.0
10	10	14.0



DEPTH (FT)	SOIL DESCRIPTION
0' - 6"	Topsoil with vegetaton.
6" - 4'	Grayish brown fine to medium sand.
4' - 6'	Light gray fine to medium sand.

PERCOLATION RATE :	**14.7**	Avg. GPM
K-VALUE:	**1.113E-03**	cfs/ft^2ft

FIELD TECH.	AL/EA
TYPE BY	bm

Report Distribution:
1 Client
1 BIII Office

Respectfully submitted,

DARIO A HERRERO LICENSE No. 67796 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/20/2022

Darío A. Herrero, P.E.
Fla. Reg. #-67796

USUAL CONDITION TEST

USUAL OPEN HOLE TEST (CONSTANT HEAD)

The usual test performed is an open-hole test which is either incased or cased with fully perforated casing. The procedure is described as follows:

a. Auger a 6 to 9 inch diameter hole to a depth below the ground surface equivalent to the designed depth of trench (usually 4 to 6 feet).

b. Record the distance from the ground surface to the water table prior to the addition of test water.

c. If hole walls are unstable lower screen or fully-perforated casing into the hole.

d. Fill hole with water and maintain water level at ground surface. Record rate of pumping in GPM giving direct readings from water meter at fixed intervals of one minute or greater. Continue recording rate of pumping of 10 minutes following the stabilization of the recording pumping rate.

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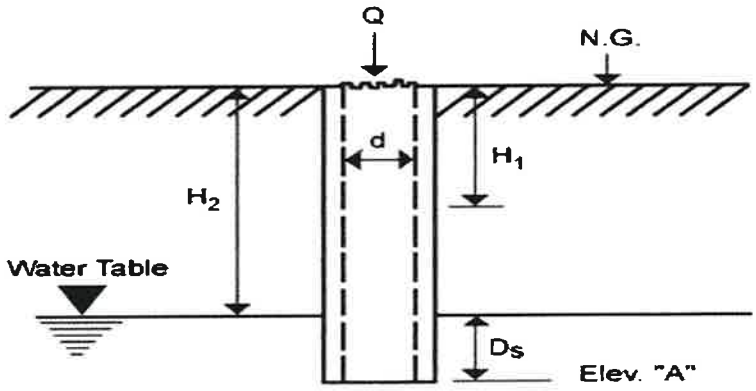
USUAL OPEN-HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.^{2} – ft. head)
Q = "Stabilized" Flow Rate (cfs)
d = Diameter of Test Hole (feet)
H_2 = Depth to Water Table (feet)
D_S = Saturated Hole Depth (feet)
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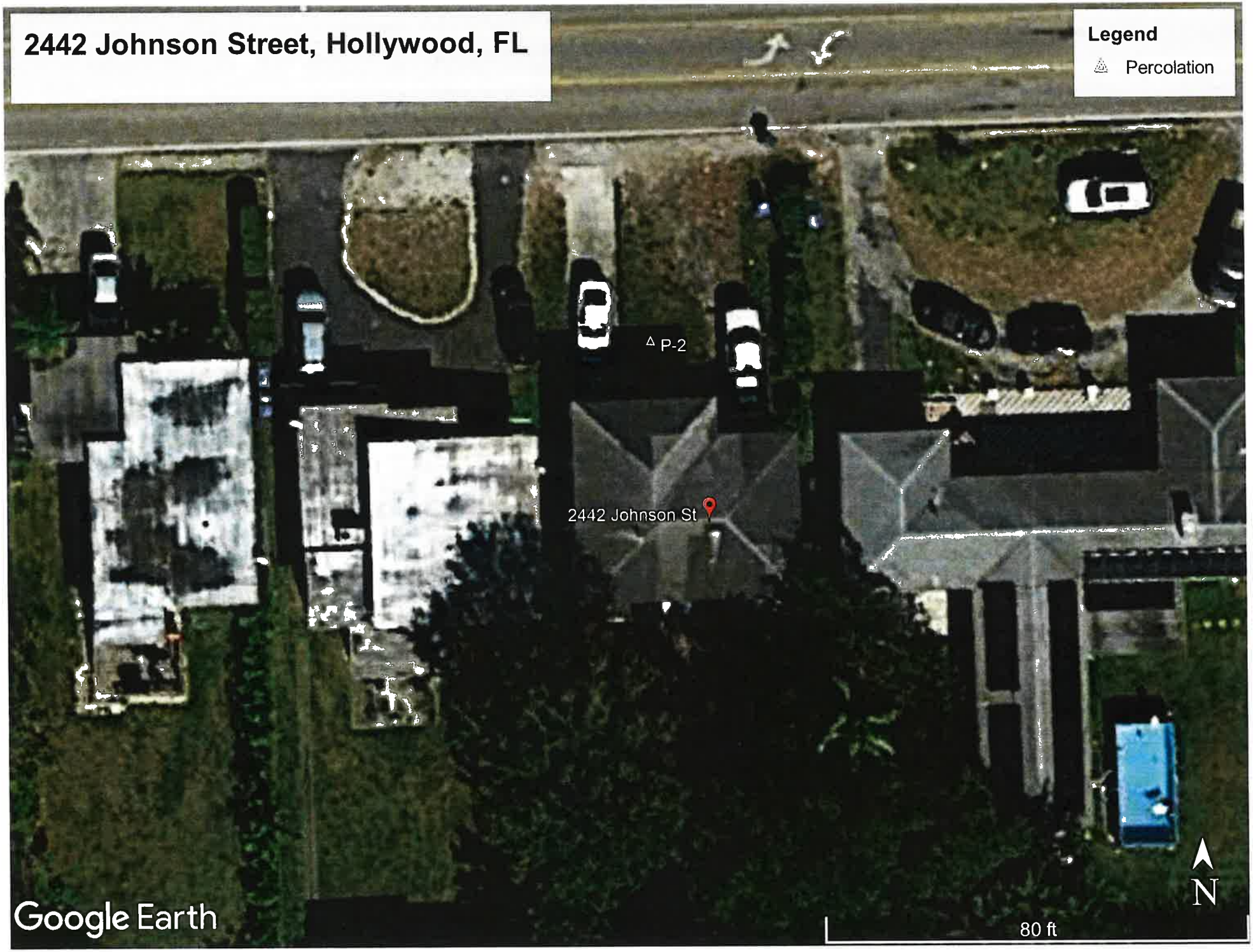

2442 Johnson Street, Hollywood, FL
Legend
Percolation
P-2
2442 Johnson St
N
80 ft
Google Earth

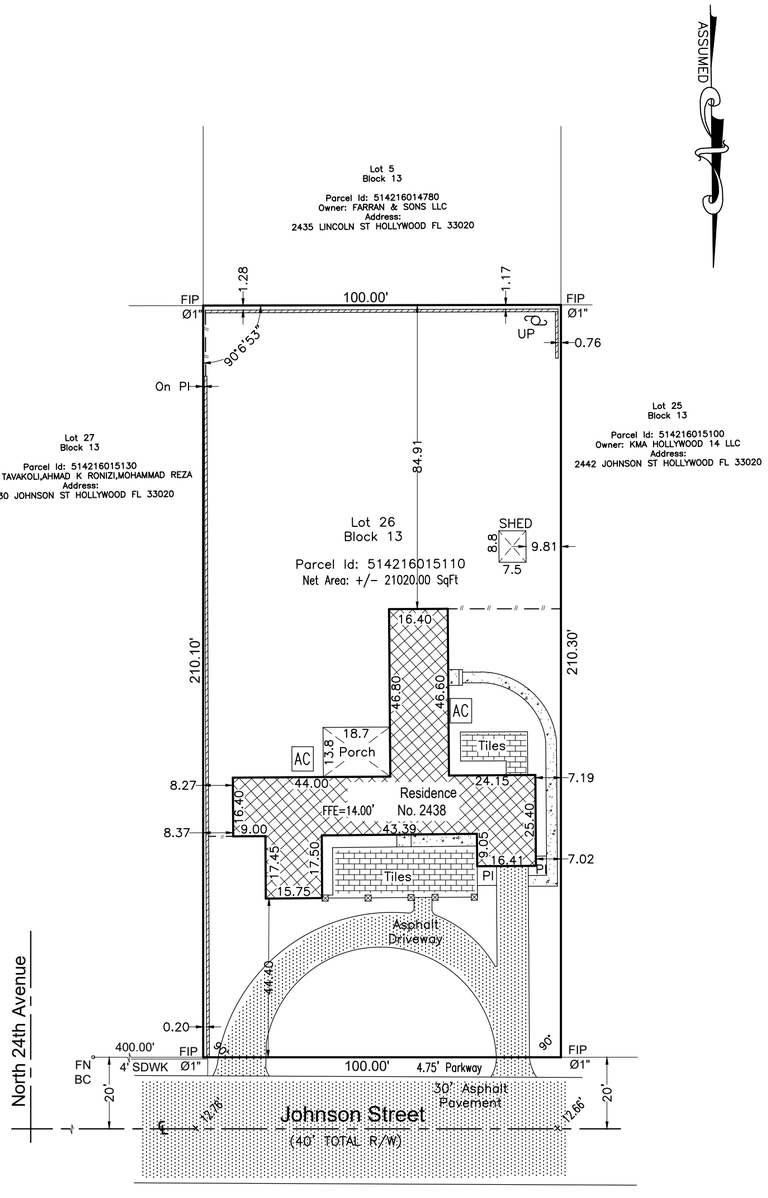
ALTA/NSPS LAND TITLE SURVEY

5102 SW 131th AVENUE,
MIAMI, FLORIDA, 33175

ESTEBAN ORTIZ, PLSM.
LAND SURVEYOR & PLANNER

PH. (786) 541-4455
EMAIL:Survey.IG@YAHOO.COM

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



Property Address: 2438 JOHNSON Street, Hollywood, Florida, 33020.

Legal Description: Lot 26, Block 13, "HOLLYWOOD LITTLE RANCHES", according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

TITLE NOTES:

SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

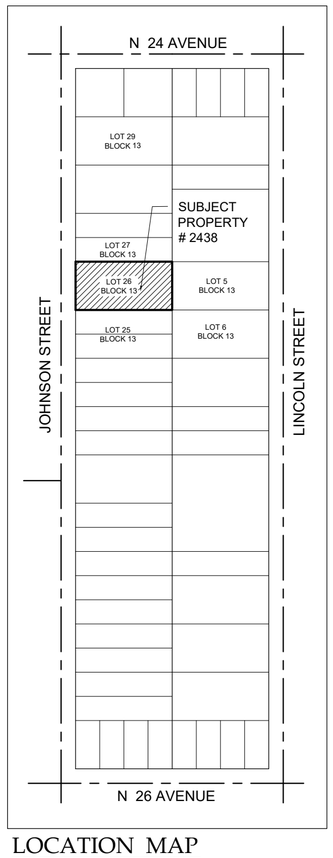
COMMITMENT AGENT'S FILE REFERENCE: 21150162 DPI,
DATED SEPTEMBER 9, 2021 AT 8.00 AM

ITEM NO.

1 THRU 6, 9 and 10: Not a survey-related matters.

7. This parcel is subject to Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida. *Refer to Survey map for geometry and lot's configuration.*

8. This parcel is subject to Ordinance recorded in Official Records Book 8136, page 244, Official Records Book 34145, page 1891. Refer to Survey map for Easement configuration. *Provisions are of "blanket nature" therefore, "non- plottable".*



LOCATION MAP
(NTS)

SURVEYOR'S REPORT

LEGAL DESCRIPTION FROM ORIGINAL SURVEY WAS REVISED TO MATCH LEGAL DESCRIPTION AS SHOWN ON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL I TITLE INSURANCE COMPANY,
COMMITMENT AGENT'S FILE REFERENCE: 21150162 DPI, DATED SEPTEMBER 9, 2021 AT 8.00 AM
THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

-THE SUBJECT PROPERTY LIES WITHIN A ZONE DESIGNATED AS **X**, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0568H AND 0569-H, AS LAST REVISED IN AUGUST 18, 2014.
-ELEVATIONS ARE RELATIVE TO THE NAVD 88 OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF BROWARD COUNTY, FLORIDA.
BENCH MARK #1944: ELEVATION: 13.438' FEET , BM DISC AT HOLLYWOOD, AT CITY HALL NEAR INTERSECTION OF HOLLYWOOD BLVD AND SOUTH 26 AVENUE, 17.4' SE OF THE NE CORNER OF THE CITY HALL, 8' EAST OF THE EAST WALL OF THE BUILDING.

THIS "ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY", AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE MEASUREMENT OF HORIZONTAL DATA FOR THE SUBJECT PROPERTY AS DESCRIBED THEREON.THE COMPARATIVE VALUES BETWEEN FIELD, RECORD AND CALCULATED MEASUREMENTS AS MAY APPLY, ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THE ONES INDICATED ON THE UNDERLYING PLAT OR THE COMMITMENT FOR TITLE INSURANCE. AS PART OF THE SURVEY, THE RECORDED DOCUMENTS CITED IN THE ABOVE CAPTIONED COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL I TITLE INSURANCE COMPANY, SCHEDULE B, SECTION 2 WERE REVIEWED.(SEE TITLE NOTES)

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER . ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.THIS NOTICE IS REQUIRED BY THE STANDARD OF PRACTICE AS SET FORTH THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS,IN THE APPLICABLE PROVISIONS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS VIA JOHNSON STREET ALONG THE SOUTH PROPERTY LINE.

THE NET LAND AREA +/- 21020.00 SqFt (0.48 ACRES)
THE GROSS LAND AREA +/- 23020.00 SqFt (0.53 ACRES)

THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION, OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND ALSO MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.05 2 F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2022.
THIS SURVEY PREPARED BY ESTEBAN ORTIZ, DATED AUGUST 19, 2022, JOB No.: 22-815

CERTIFIED TO:
THIS SURVEY IS MADE FOR THE BENEFIT OF:

-KMA HOLLYWOOD 14 LLC & CITY OF HOLLYWOOD FLORIDA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 10(a),11(a), 11(b),(BY OBSERVED EVIDENCE) 12, 13, 14, 15, 20(a), 20(b) AND 21 OF TABLE A THEREOF.

LEGEND & ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; Cl=Clear;Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation;FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale;OE=Overhead Cables; OH=Over Hang; Pb=Plat Book;PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning;PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South;SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement;UP=Utility Pole; UTY=Utility;W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; ℄ = Centerline; -x-x-x-=Chain Link; ▨ = Concrete Wall; ° =Degrees; Δ=Central Angle; ø=Diameter; ' =Minutes; " =Seconds; ////= Wood Fence

LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

ORDER NO.
22-815

ESTEBAN ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER No.5927
STATE OF FLORIDA

ALTA/NSPS LAND TITLE SURVEY

5102 SW 131th AVENUE,
MIAMI, FLORIDA, 33175

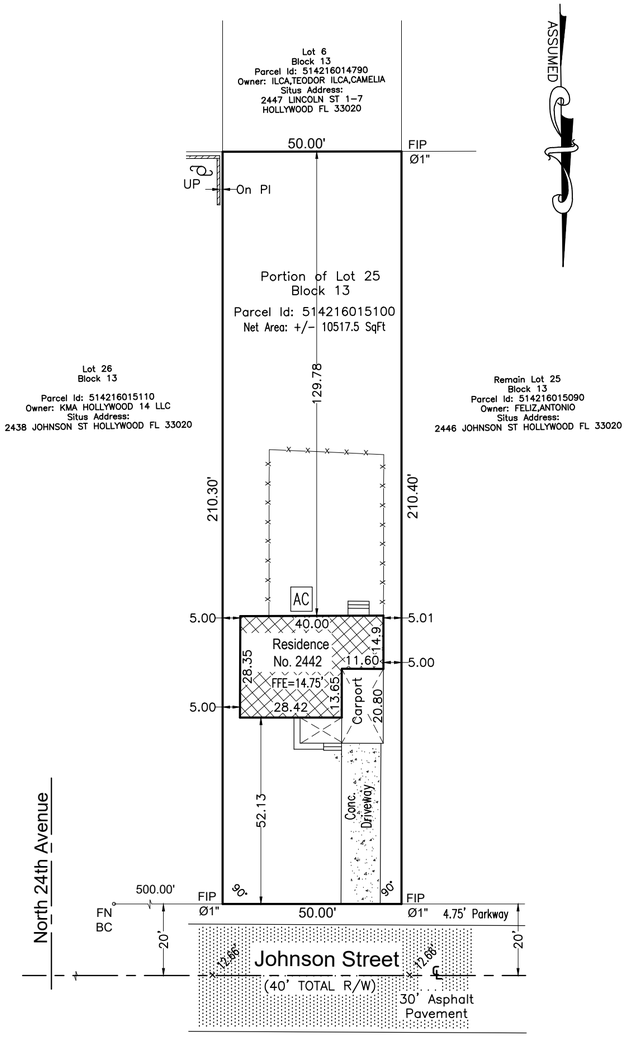
ESTEBAN ORTIZ, PLSM.
LAND SURVEYOR & PLANNER

PH. (786) 541-4455
EMAIL:Survey.IG@YAHOO.COM

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.



Property Address: 2442 JOHNSON Street, Hollywood, Florida, 33020.

Legal Description: The East $\frac{1}{2}$ of Lot 25, Block 13, "HOLLYWOOD LITTLE RANCHES", according to the Plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

TITLE NOTES:

SCHEDULE B-II, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

COMMITMENT AGENT'S FILE REFERENCE:21150198 DP1,
DATED SEPTEMBER 13, 2021 AT 8.00 AM

ITEM NO.

1 THRU 6, 9 and 10: Not a survey-related matters.

7. This parcel is subject to Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida. *Refer to Survey map for geometry and lot's configuration.*

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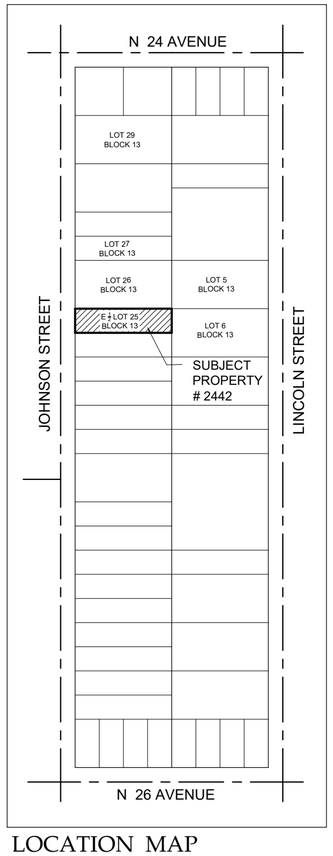

LOCATION MAP
(NTS)

SURVEYOR'S REPORT

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COMMITMENT AGENT'S FILE REFERENCE: 21150162 DPI, DATED SEPTEMBER 9, 2021 AT 8.00 AM
THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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-ELEVATIONS ARE RELATIVE TO THE NAVD 88 OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF BROWARD COUNTY, FLORIDA.
BENCH MARK #1944: ELEVATION: 13.438' FEET , BM DISC AT HOLLYWOOD, AT CITY HALL NEAR INTERSECTION OF HOLLYWOOD BLVD AND SOUTH 26 AVENUE, 17.4' SE OF THE NE CORNER OF THE CITY HALL, 8' EAST OF THE EAST WALL OF THE BUILDING.

THIS "ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY", AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE MEASUREMENT OF HORIZONTAL DATA FOR THE SUBJECT PROPERTY AS DESCRIBED THEREON.THE COMPARATIVE VALUES BETWEEN FIELD, RECORD AND CALCULATED MEASUREMENTS AS MAY APPLY, ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THE ONES INDICATED ON THE UNDERLYING PLAT OR THE COMMITMENT FOR TITLE INSURANCE. AS PART OF THE SURVEY, THE RECORDED DOCUMENTS CITED IN THE ABOVE CAPTIONED COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL I TITLE INSURANCE COMPANY, SCHEDULE B, SECTION 2 WERE REVIEWED.(SEE TITLE NOTES)

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER . ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.THIS NOTICE IS REQUIRED BY THE STANDARD OF PRACTICE AS SET FORTH THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS,IN THE APPLICABLE PROVISIONS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS VIA JOHNSON STREET ALONG THE SOUTH PROPERTY LINE.

THE NET LAND AREA +/- 10517.50 SqFt (0.24 ACRES)
THE GROSS LAND AREA +/- 11517.50 SqFt (0.26 ACRES)

THE ATTACHED SKETCH OF SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION, OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND ALSO MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.05 2 F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2022.
THIS SURVEY PREPARED BY ESTEBAN ORTIZ, DATED AUGUST 19, 2022, JOB No.: 22-816

CERTIFIED TO:

THIS SURVEY IS MADE FOR THE BENEFIT OF:

-22 AVE MGT, LLC a Florida limited liability company
-Old Republic National Title Insurance Company
-Law Office of Valeria Schavartzman, P.A.
-U.S CENTURY BANK, A FLORIDA BANKING CORPORATION,
ISAOA/AS THEIR INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 10(a),11(a), 11(b),(BY OBSERVED EVIDENCE) 12, 13, 14, 15, 20(a), 20(b) AND 21 OF TABLE A THEREOF.

LEGEND & ABBREVIATIONS

A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; Cl=Clear;Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation;FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale;OE=Overhead Cables; OH=Over Hang; Pb=Plat Book;PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning;PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South;SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement;UP=Utility Pole; UTY=Utility;W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; ℄ = Centerline; -×-×-×-=Chain Link; ▨ = Concrete Wall; ° =Degrees; Δ=Central Angle; ø=Diameter; ' =Minutes; " =Seconds; //// = Wood Fence

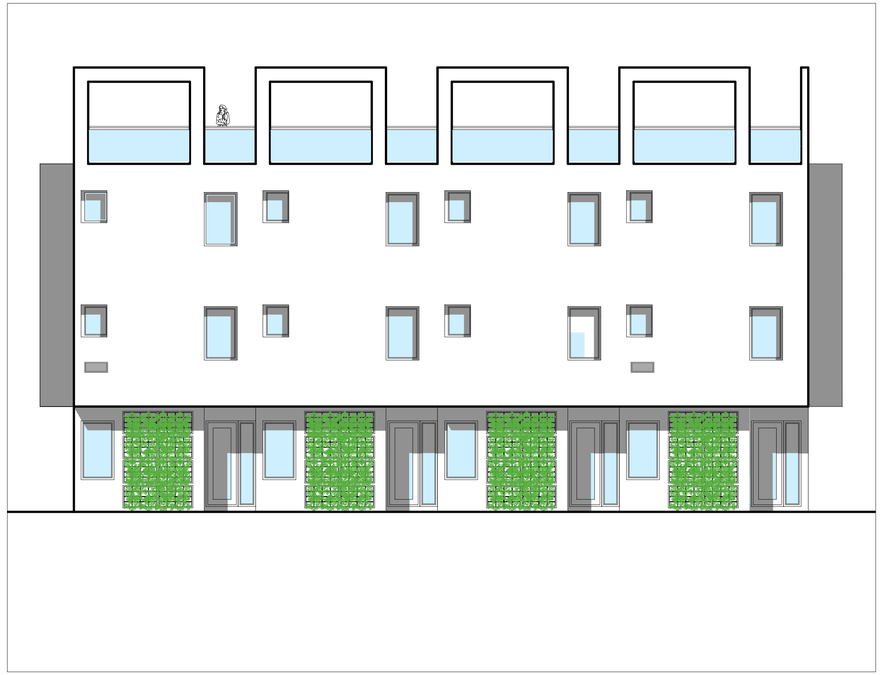
LEGAL NOTES

This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine Recorded Instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

ORDER NO.
22-816

ESTEBAN ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER No.5927
STATE OF FLORIDA

LOCATION MAP
SCALE: N.T.S.



SHEET INDEX

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
   A. THESE GENERAL NOTES AND DRAWINGS
   B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
2. DIMENSIONS:
   A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE
   B. ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF C.M.U. UNLESS OTHERWISE NOTED
   C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB, TO FINISH FACE OF CEILING JOIST.
3. WHEN SYMBOL IS ADJACENT TO A GIVEN DIMENSION, IT INDICATES THAT THE ACTUAL DIMENSION MIGHT VARY DUE TO EXISTING CONDITIONS.
4. VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK AND INMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE GIVEN DIMENSIONS AND THE ACTUAL DIMENSIONS FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK, SUCH DETAILS SHALL BE SIMILAR TO THOSE SHOWN FOR OTHER SIMILAR CONDITION AND SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.
6. PROVIDE ACCESS PANELS TO ALL CONCEALED SPACES (I.E. ATTICS, VOID SPACES, ETC.) AS REQUIRED BY THE BUILDING CODE AND LOCAL GOVERNING AUTHORITIES.
7. INSTALL ALL CABINETS, EQUIPMENT, AND FIXTURES UNDER THIS CONTRACT IN ACCORDANCE WITH THE APPLICABLE CODES.
8. ALL OPENINGS AT JOINTS ON WINDOWS, WALL SOLE PLATES, OPENINGS FOR UTILTY PIPING AND WIRING ETC. SHALL BE PROPERLY SEALED
9. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 12 INCHES ABOVE THE FLOOR. THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENTED FOR USE BY BUILDING OCCUPANTS.
10. NEITHER THE OWNER OR THE ARCHITECT SHALL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND BRACING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, STANDARDS AND LAWS.
11. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSABILITY RELATING TO ITS EXISTENCE OR REMOVAL. THE OWNER SHALL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST FOR SUCH, LICENSED BY THE STATE OF FLORIDA, SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.
12. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. IN THE EVENT OF UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE ARCHITECT HARMLESS AND PAY ALL ATTORNEY FEES AND COURT COSTS IN THE EVENT OF LITIGATION.
13. COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL, AND ELECTRICAL TRADES, THE SIZES AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTINGFOR EQUIPMENT CONDUITS, ETC. THROUGH AND UNDER FLOOR SLABS.
14. THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENTED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED. WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
15. SUBMIT ALL PERTINENT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION, ALLOWING SUFFICIENT TIME FOR REVIEW AND CORRECTIVE ACTION SHOULD IT BE REQUIRED. SUBMIT CATALOG CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES SPECIFIED FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SUBMIT IN TRIPLICATE.
16. PRIOR TO SUBMITTAL OF BID, NOTIFY THE ARCHITECT IN WRITING OF SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE INCLUDE SUFFICIENT INFORMATION FOR EVALUATION OF ANY PROPOSED ALTERNATES.
17. SUPPLY TEMPORARY ELECTRICAL POWER IF REQUIRED TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES PRIOR TO THE HOOK-UP OF SPECIFIED ELECTRICAL WORK. INCLUDE SUFFICIENT INFORMATION FOR EVALUATION OF ANY PROPOSED ALTERNATES.
18. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, FENCES, ENCLOSURE WALLS, ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION.
19. PREPARE ALL FLOORS TO RECEIVE FINISHES INDICATED. ANY SURFACE DEFECTS AND IRREGULARITIES SHALL BE FILLED AND LEVELED. FLOOR SURFACES ARE TO BE LEVEL, CLEAN AND SMOOTH, MEETING THE MANUFACTURER'S SPECIFICATIONS, PRIOR TO INSTALLATION OF ANY FLOOR COVERING.
20. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THE OPERATION ON A REGULAR BASIS DURING AND INMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK.
21. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTILL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
22. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, H.V.A.C. EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.
23. ALL PIPING AND CONDUIT SHALL BE IN WALLS OR FURRED SPACES, UNLESS NOTED OTHERWISE.
24. MECHANICAL UNITS SHALL BE ANCHORED PER HURRICANE CODE.
25. OUTLETS AND TELEPHONES BACK IN A WALL SHALL BE SEPARATED BY A MINIMUM OF ONE STUD SPACE.
26. CONTRACTOR IS TO MAKE EXACT DETERMINATION AS TO THE LOCATION OF ALL EXISTING UTILITIES. DO NOT BEGIN WORK UNTIL THIS HAS BEEN DONE. CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURY TO LOCATE AND PRESERVE UTILITIES.
27. BEFORE STARTING A SECTION OF WORK, THE CONTRACTOR AND/OR HIS SUBCONTRACTOR SHALL CAREFULLY EXAMINE ALL PREPARATORY WORK THAT HAS BEEN EXECUTED TO RECEIVE HIS WORK. HE SHALL CHECK CAREFULLY, BY WHATEVER MEANS ARE REQUIRED, TO INSURE THAT HIS WORK AND ADJACENT RELATED WORK WILL FINISH TO PROPER CONTOURS, PLANS, AND LEVELS. HE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR OF ANY DEFECTS OR IMPERFECTIONS IN PREPARATORY WORKS WHICH WILL IN ANY WAY AFFECT SATISFACTORY COMPLETION ON HIS WORK. ABSENCE OF SUCH NOTIFICATION WILL BE CONSTRUED AS AN ACCEPTANCE OF PREPARATORY WORK, AND LATER CLAIMS OF DEFECTS THEREIN WILL NOT BE RECOGNIZED.
28. UNDER NO CONDITION SHALL WORK PROCEED PRIOR TO PREPARATORY WORK HAVING BEEN COMAPACTED, CURED, DRIED, AND/OR OTHERWISE MADE SATISFACTORY TO RECEIVE SUCH RELATED WORK. RESPONSABILITY FOR TIMELY INSTALLATION OF ALL MATERIALS RESTS SOLELY WITH THE GENERAL CONTRACTOR WHO WILL MAINTAIN COORDINATION AT ALL TIMES.
29. DO NOT CUT-AND-PATCH STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. DO NOT CUT-AND-PATCH OPERATIONAL ELEMENTS AND SAFETY-RELATED COMPONENTS IN A MANNER RESULTING IN A REDUCTION OF CAPACITIES TO PERFORM IN THE MANNER INTENDED OR RESULTING IN DECREASED OPERATIONAL LIFE, INCREASES MAINTENANCE, OR DECREASED SAFETY. DO NOT CUT-AND-PATCH WORK WHICH IS EXPOSED ON THE EXTERIOR OR EXPOSED IN OCCUPIED SPACES OF THE BUILDING, IN A MANNER RESULTING IN A REDUCTION OF VISUAL QUALITIES, OR RESULTING IN SUBSTANTIAL EVIDENCE OF THE CUT-AND-PATCH WORK, AS JUDGED SOLELY BY THE STRUCTURAL ENGINEER. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE UNSATISFACTORY.
30. ALL OPENING THROUGH FIRE-RATED WALLS SHALL BE PROTECTED WITH RATED ASSEMBLIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND N.F.P.A.
31. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SCHEDULING, AND SHALL BE RESPONSIBLE TO SEE THAT THE WORK IS DONE IN A TIMELY MANNER. A PROGRESS SCHEDULE SHALL BE PREPARED AND SUBMITTED AS REQUIRED BY THE OWNER.
32. THE GENERAL CONTRACTOR SHALL NOT ALLOW OR DIRECT MATERIALS OF ANY TRADE TO BE INSTALLED PREMATURELY, WHEN IT IS OBVIOUS THAT SUCH MATERIALS MAY BE DAMAGED BY SUBSEQUENT WORK OF OTHER TRADES. THE GENERAL CONTRACTOR SHALL TAKE SUCH STEPS AS ARE NECESSARY TO PROTECT SUCH COMPLETED WORK, EXCEPT WHEN SUCH WORK IS EXPRESSLY SPECIFIED TO BE PROTECTED BY THE SUB-CONTRACTOR INSTALLING THE WORK.

CODES USED:
FLORIDA BUILDING CODE 2020
FLORIDA BUILDING CODE PLUMBING 2020
FLORIDA BUILDING CODE MECHANICAL 2020
NATIONAL ELECTRICAL CODE 2017

OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP: R-2

CONSTRUCTION TYPE V-B

PROJECT TEAM:

-AGUDELO ARCHITECT P.A.-
ARCHITECTURE
1500 NW 89 C.T. SUITE 211-B DORAL
MIAMI. FL 33172 PH: (786) 738-8236

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:
2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA, 33020

OWNER:
C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
1500 N.W 89 Ct
SUITE # 211-B
DORAL, FL. 33172

Phone #:
(786) 738-8236

e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO.:	211101

G-01 OF

LOCATION MAP
SCALE: N.T.S.

N

PROPERTY ADDRESS: 2442 - 2438 JOHNSON STREET, HOLLYWOOD, FLORIDA, 33020.

LEGAL DESCRIPTION: THE EAST $\frac{1}{2}$ OF LOT 25 AND LOT 26, BLOCK 13 OF "HOLLYWOOD LITTLE RANCHES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA .

2442 JOHNSON ST. PARCEL ID: 514216015100
2438 JOHNSON ST. PARCEL ID: 514216015110

BUILDING 1	**TYPE A UNIT - STREET CORNER**		
6 UNITS =	A/C AREA: 1,679.62 S.F.	x 1	1,679.62 S.F.
1 INT CORNER+	NON A/C AREAS: 899.57 S.F.	UNIT	899.57 S.F.
1 ST. CORNER+	**TYPE B UNIT - MIDDLE**		
4 MIDDLE	A/C AREA: **1,650.29 S.F.**	x 4	6,601.16 S.F.
	NON A/C AREAS: 883.05 S.F.	UNITS	3,532.20 S.F.
	TYPE C UNIT - INTERIOR CORNER		
	A/C AREA: 1,679.62 S.F.	x 1	1,679.62 S.F.
	NON A/C AREAS: 899.57 S.F.	UNIT	899.57 S.F. +
	TOTAL BUILDING 1 = 15,291.74 S.F.		

BUILDING 2	**TYPE D UNIT - LEFT**		
4 UNITS =	A/C AREA: 1,592.92 S.F.	x 1	1,592.92 S.F.
2 MIDDLE+	NON A/C AREAS: 844.86 S.F.	UNITS	844.86 S.F.
1 LEFT+	**TYPE E UNIT - MIDDLE**		
1 RIGHT	A/C AREA: 1,559.65 S.F.	x 2	3,119.30 S.F.
	NON A/C AREAS: 833.41 S.F.	UNITS	1,666.82 S.F.
	TYPE F UNIT - RIGHT		
	A/C AREA: 1,592.92 S.F.	x 1	1,592.92 S.F.
	NON A/C AREAS: 844.86 S.F.	UNITS	844.86 S.F. +
	TOTAL BUILDING 2 = 9,661.68 S.F.		

BUILDING 3	**TYPE D UNIT - LEFT**		
2 UNITS =	A/C AREA: 1,592.92 S.F.	x 1	1,592.92 S.F.
1 LEFT+	NON A/C AREAS: 844.86 S.F.	UNITS	844.86 S.F.
1 RIGHT	**TYPE F UNIT - RIGHT**		
	A/C AREA: 1,592.92 S.F.	x 1	1,592.92 S.F.
	NON A/C AREAS: 844.86 S.F.	UNITS	844.86 S.F. +
	TOTAL BUILDING 3 = 4,875.56 S.F.		

TOTAL BUILDING 1 = 15,291.74 S.F.
TOTAL BUILDING 2 = 9,661.68 S.F.
TOTAL BUILDING 3 = 4,875.56 S.F. +
TOTAL X 3 BUILDINGS AREAS = **29,828.98 S.F.**

RESIDENTIAL GREEN BUILDING PRACTICES APPLYING IN THIS PROJECT:

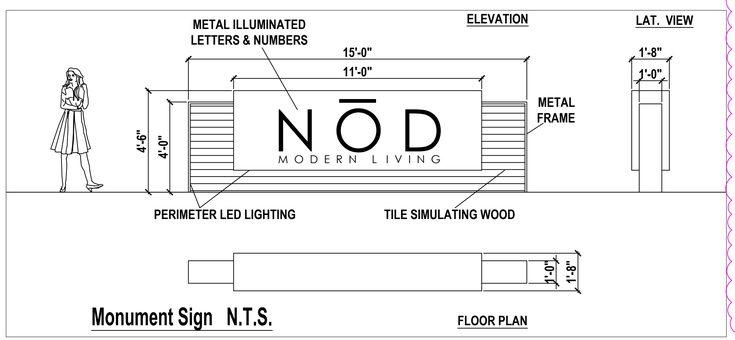
1- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
2- ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
3- ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
4- ENERGY STAR APPROVED ROOFING MATERIALS.
5- PROGRAMMABLE THERMOSTATS.
6- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC).
7- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
8- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER.
9- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
10- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE

NOTE 1:
SITE LIGHTING NOT TO EXCEED A MAXIMUM OF 0.5 FOOT CANDLE ILLUMINATION AT ALL THE PROPERTY LINES

NOTE 2:
ALL CHANGES TO THE DESIGN WILL REQUIRED PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

NOTE 3:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

NOTE 4:
ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGNS.



Monument Sign N.T.S.

FLOOR PLAN

ZONING LEGEND:

PROPOSED USE	TOWNHOMES
ZONING DISTRICT	RM-18 (MEDIUM HIGH DENSITY MULTIPLE FAMILY DISTRICT)
FUTURE LAND USE:	MEDIUM (16) RESIDENTIAL (MRES)
GROSS LOT AREA:	34,537.50 SQ. FT. PROVIDED (0.79 ACRES)
ORIGINAL NET LOT AREA:	31,537.50 SQ. FT. PROVIDED (0.72 ACRES)
NEW NET LOT AREA AFTER 20' R.O.W. DEDICATION AT FRONT:	28,537.5 SQ. FT. PROVIDED (0.65 ACRES)
DENSITY: (ALLOWED):	16 DU/ GROSS ACRE = 12.64 UNITS
DENSITY: (PROVIDED):	12 UNITS
LOT COVERAGE: (MAX. ALLOWED):	70 % OF NET LOT AREA= 28,537.50 S.F. X 0.70=19,976.25 S.F. MAX.
LOT COVERAGE: (PROVIDED):	7,456.31 SQ. FT. (26.12%)
OPEN SPACE: (MIN. ALLOWED):	40 % OF NET LOT AREA= 28,537.50 S.F. X 0.40=11,415 S.F. MIN.
OPEN SPACE: (PROVIDED):	GREEN AREA =10,045.91 SQ. FT. SIDEWALK AREA = 2,270.02 SQ. FT. TOTAL = 12,415.93 SQ. FT. (43,50%)

SETBACKS REQUIRED:	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
INTERIOR SIDE	15'-0"	15'-0" & 15'-0"
STREET SIDE	N/A	N/A
REAR	15% OF LOT DEPTH=28.56'	13'-0" & 49'-6" (REQUESTED)

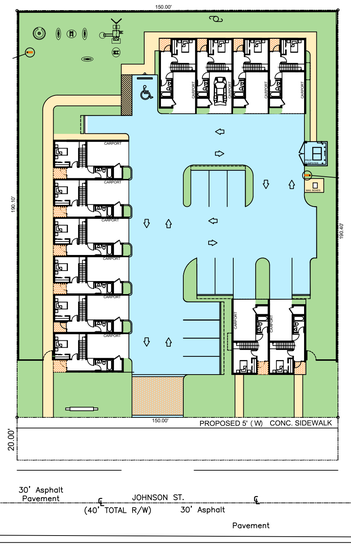
BLDNG. HEIGHT ALLOWED: FOUR STORIES OR 45'
BLDNG. HEIGHT PROVIDED: THREE STORIES & ROOF TERRACE 41'-0" A.F.G.

PARKING SPACES REQUIRED: 2 P.S. PER UNIT + (1) SPACE PER EVERY 5 UNITS (MARKED AS GUESTS= 12 UNITS X 2=24 P.S. + 3 GUEST P.S.=27 P.S.

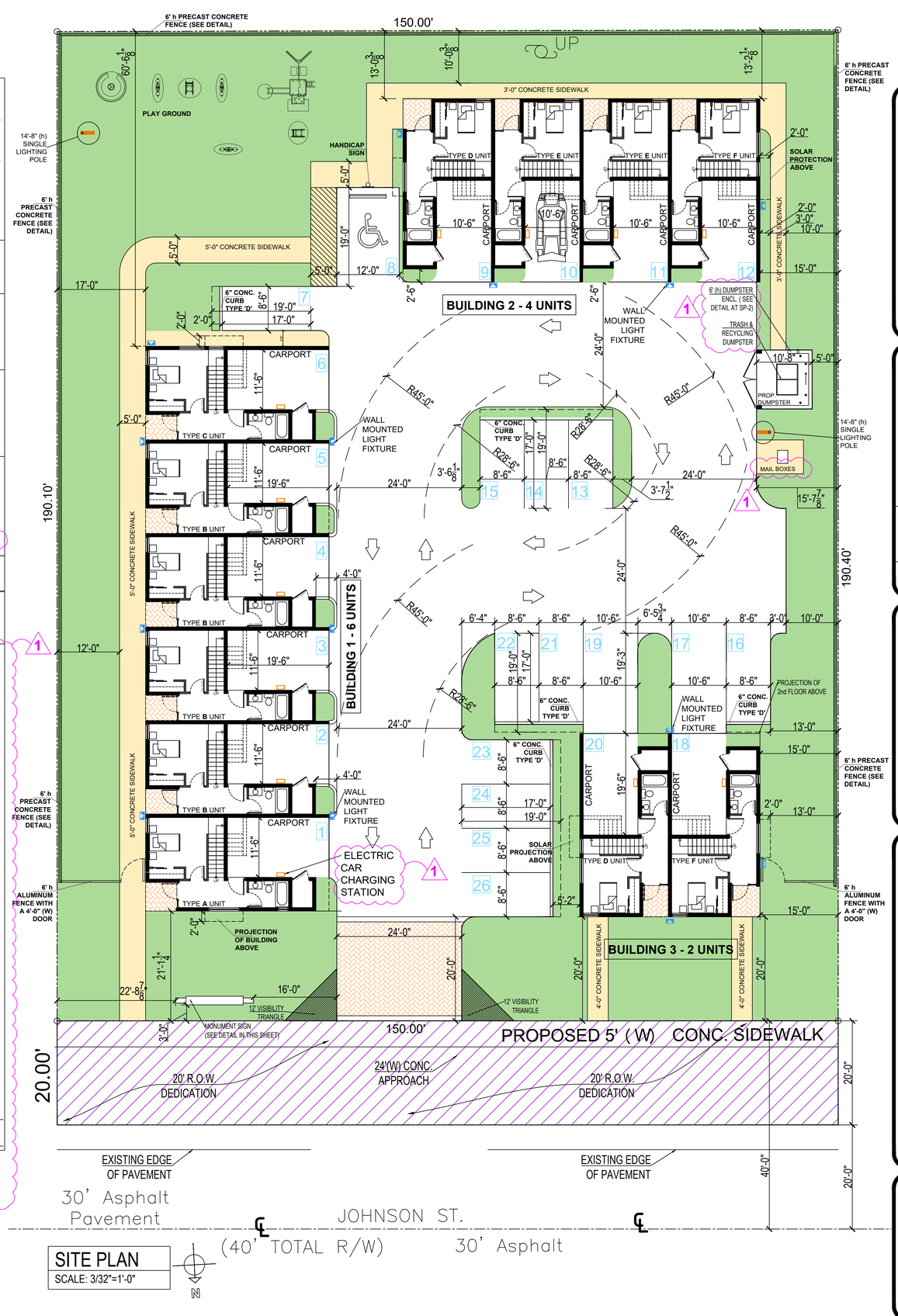
PARKING SPACES PROVIDED: 26 SPACES (INCLUDING 1 H.C.) (REQUESTED)

PROVIDED PERVIOUS AND IMPERVIOUS AREAS

	SQ.FT.	ACRES	% OF LOT
BUILDINGS 1-2-3 FOOT PRINTS:	7,456.31	0.17	26.12
VEHICULAR USE AREA & DUMPSTER:	9,765.26	0.22	30.73
GREEN AREA:	10,045.91	0.23	35.20
SIDE WALKS:	2,270.02 +	0.05 +	7.95
TOTAL	28,537.50 SQ. FT.	0.67 AC.	100 %



AREAS DIAGRAM



SITE PLAN
SCALE: 3/32"=1'-0"

N

ALL TEXAS DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST. HOLLYWOOD, FLORIDA, 33020

OWNER:

C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
1500 N W 89 Ct
SUITE #: 211-B
DORAL, FL. 33172

Phone #:
(786) 738-8236

e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO.:	211101

SP-01 OF

Rama Area Light

landscapeforms

Spec Sheet | RAL

Designed by Gonzalo Mila, Rama offers a minimalist design, universal aesthetic, and broad versatility. Directional lighting reduces light pollution and puts light where it is needed, and energy-efficient, warm white LEDs with a clear or frosted lens provide excellent performance and a great visual experience. Single or multiple luminaires that can be mounted in different positions on a range of pole heights make Rama suitable for any outdoor space. A simple clamping mechanism allows Rama luminaires to be retrofitted to existing 3" poles. With multiple distribution types and drive currents, Rama provides appropriate light levels for a variety of outdoor spaces and lighting requirements.

Housing & Materials
Cast aluminum construction with tempered glass diffuser lens. Hinged electrical access lid gives access to internal electrical components. All hardware is stainless steel.

Electrical
120V through 277V 50/60 Hz electronic driver. 0-10V dimming. -40°C start temperature. Available with optional ANSI C136.41 twist lock receptacle or Wattstopper FSP-211 photo/motion. Rama ships prewired and fully assembled.

Light Engine
High powered LEDs mounted to a RoHS compliant circuit board with PMMA optics affixed to each LED on the board. Available in 2700K, 3000K, and 4000K >80 CRI across all available color temperatures.

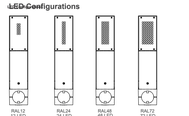
Distributions
TI TII TIII TIV

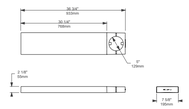
Warranty
Urbidermis Santa & Cole guarantees the composition and performance features of all material that shape the product for a period of three years. Electrical components including LED boards and electronic drivers are guaranteed for a period of five years.

Certification
cULListed for Wet Location, CIE: International Dark Sky Approved, RoHS Compliant

Designed by Gonzalo Mila for Urbidermis Santa & Cole

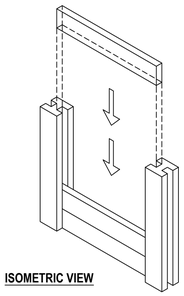
~~LED Con~~figurations



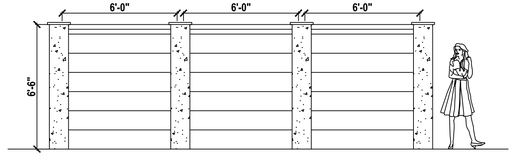


Weight: 20lbs (luminaire only)
EPA: 1.068ft²

TM21 L70(10k): 50,000hrs
Protection Class: IP66



ISOMETRIC VIEW

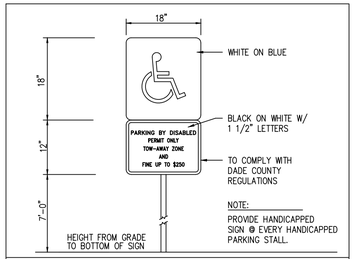


FRONT VIEW

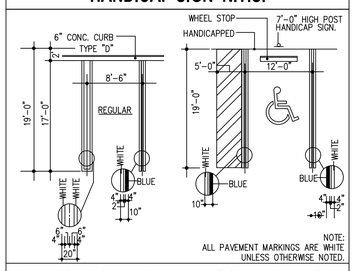
PARTIAL VIEW

PROPOSED PRECAST CONCRETE FENCE **scale: N.T.S.**

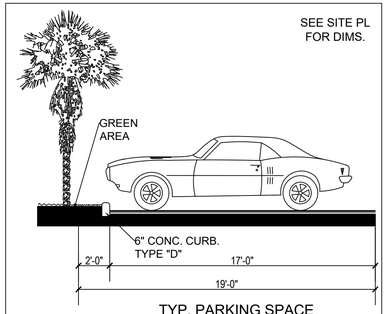
1



HANDICAP SIGN N.T.S.

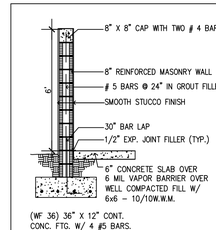


TYPICAL STALL MARKINGS DTL. N.T.S.

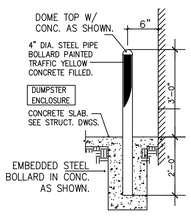


TYP. PARKING SPACE DETAIL

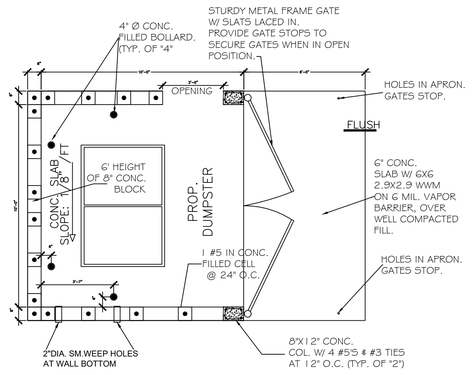
SCALE: N.T.S.



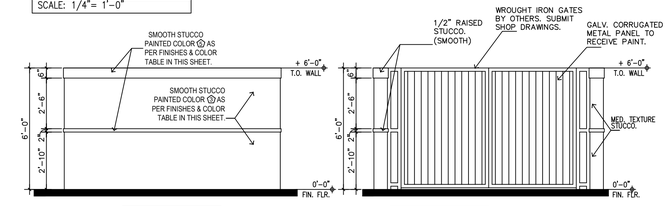
DUMPSTER ENCLOSURE SECTION (TYPICAL FOR THREE WALLS)



Bollard Detail N.T.S.



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"= 1'-0"



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

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

DUMPSTER DETAILS N.T.S.

1

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA, 33020

OWNER:

C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
A.A.26002013

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1500 N.W 89 Ct
SUITE #: 211-B
DORAL, FL. 33172

Phone #:
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e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO. :	211101

SP-02 OF

BUILDING No1

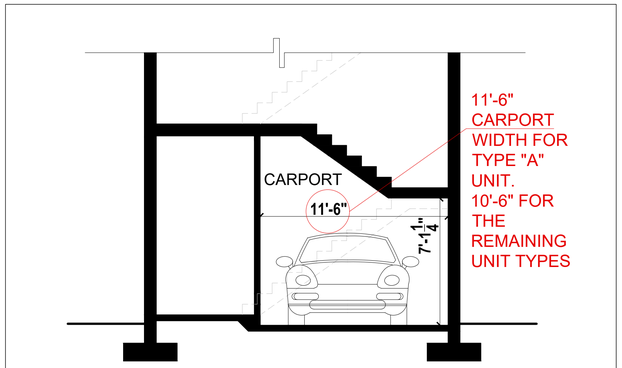
TYPE A UNIT - STREET SIDE LARGER
3 BEDROOMS - 3 & 1/2 BATHROOMS
A/C AREAS

1ST FLOOR A/C AREA:	336.18 S.F.
2ND FLOOR A/C AREA:	620.39 S.F.
3ND FLOOR A/C AREA:	620.39 S.F.
4RD FLOOR A/C AREA:	102.66 S.F.
TOTAL A/C AREA:	**1,679.62 S.F.**

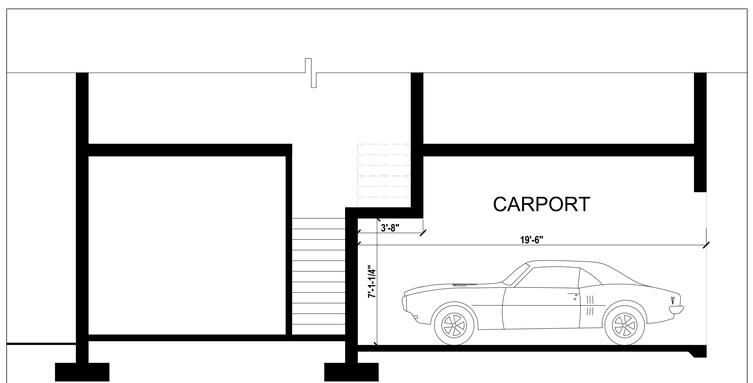
NON A/C AREAS

CARPORT & STORAGE:	276.71 S.F.
ENTRY PORCH:	31.81 S.F.
2ND FL. FRONT BALCONY:	24.44 S.F.
3NRD FL. FRONT BALCONY:	24.44 S.F.
TERRACE:	542.17 S.F.
TOTAL NON A/C AREAS:	899.57 S.F.

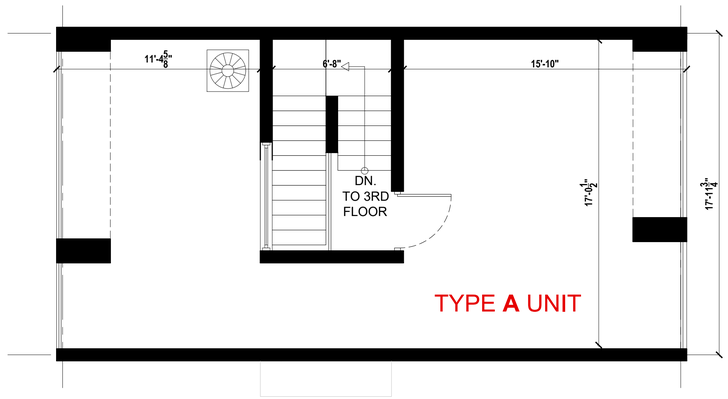
TOTAL A/C & NON A/C AREA: 2,579.19 S.F.



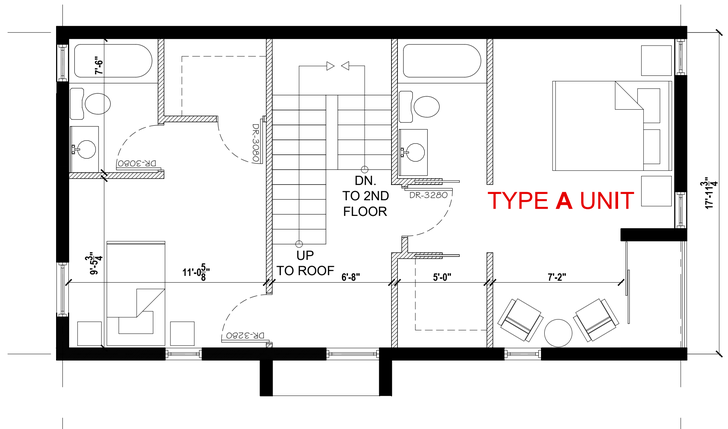
SCHEMATIC SECTION "B"-"B"
SCALE: N.T.S.



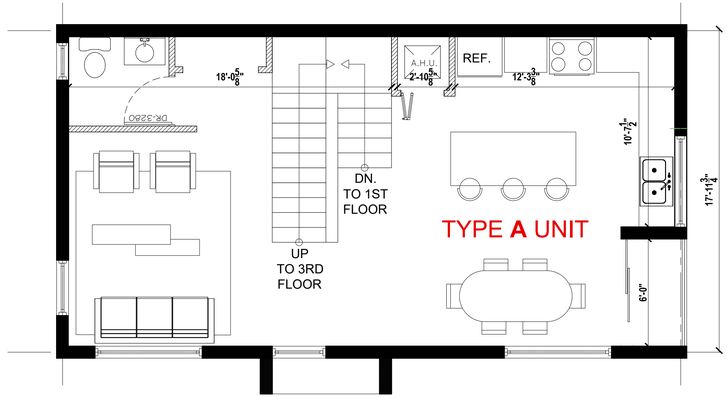
SCHEMATIC SECTION "A"-"A"
SCALE: N.T.S.



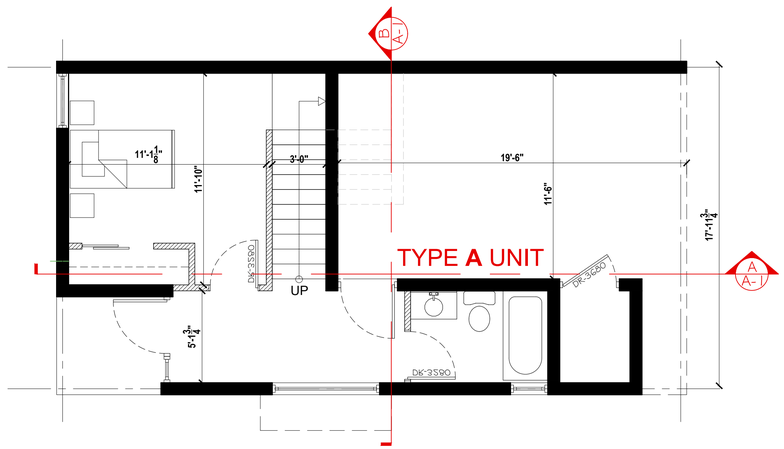
TERRACE FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:
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HOLLYWOOD, FLORIDA, 33020

OWNER:
C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
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DORAL, FL. 33172

Phone #:
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e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO. :	211101

A-1 OF

BUILDING No1

TYPE B UNIT - MIDDLE **LARGER**
3 BEDROOMS - 3 & 1/2 BATHROOMS

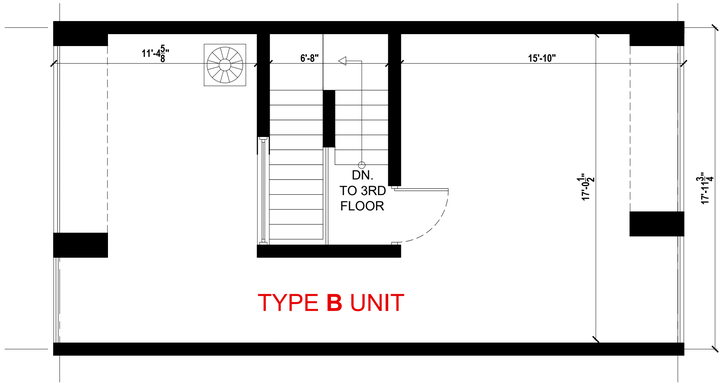
A/C AREAS

1ST FLOOR A/C AREA:	327.89 S.F.
2ND FLOOR A/C AREA:	609.87 S.F.
2ND FLOOR A/C AREA:	609.87 S.F.
4RD FLOOR A/C AREA:	102.66 S.F.
TOTAL A/C AREA:	**1,650.29 S.F.**

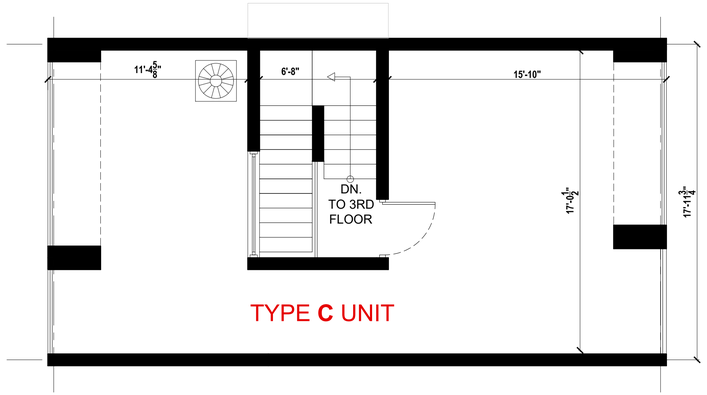
NON A/C AREAS

CARPORT & STORAGE:	274.34 S.F.
ENTRY PORCH:	30.89 S.F.
2ND FL. FRONT BALCONY:	23.22 S.F.
3NRD FL. FRONT BALCONY:	23.22 S.F.
TERRACE:	531.38 S.F.
TOTAL NON A/C AREAS:	883.05 S.F.

TOTAL A/C & NON A/C AREA: 2,533.34 S.F.



TERRACE FLOOR PLAN
SCALE: 1/4" = 1'-0"



BUILDING No1

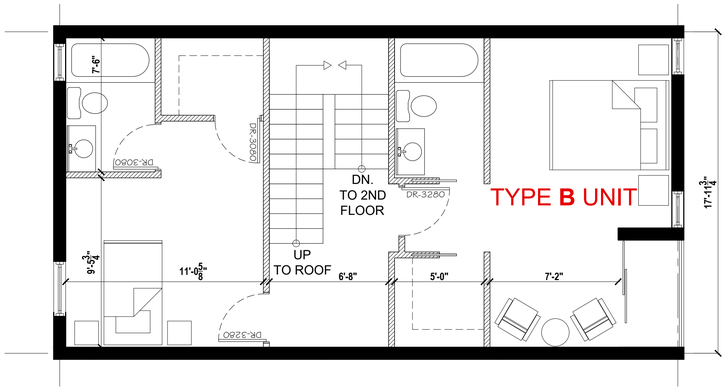
TYPE C UNIT - INTERIOR SIDE **LARGER**
3 BEDROOMS - 3 & 1/2 BATHROOMS

1ST FLOOR A/C AREA:	336.18 S.F.
2ND FLOOR A/C AREA:	620.39 S.F.
3ND FLOOR A/C AREA:	620.39 S.F.
4RD FLOOR A/C AREA:	102.66 S.F.
TOTAL A/C AREA:	**1,679.62 S.F.**

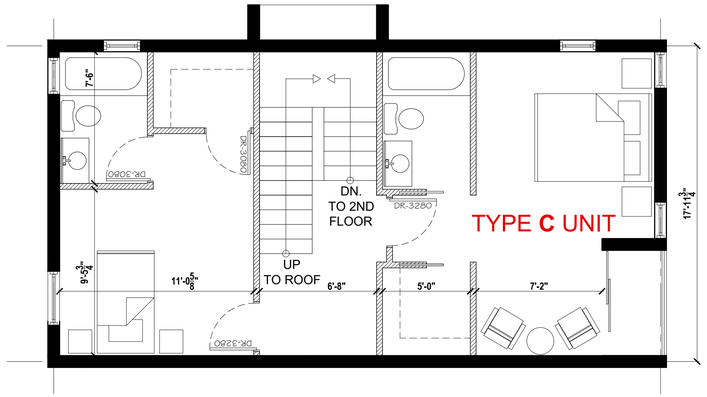
NON A/C AREAS

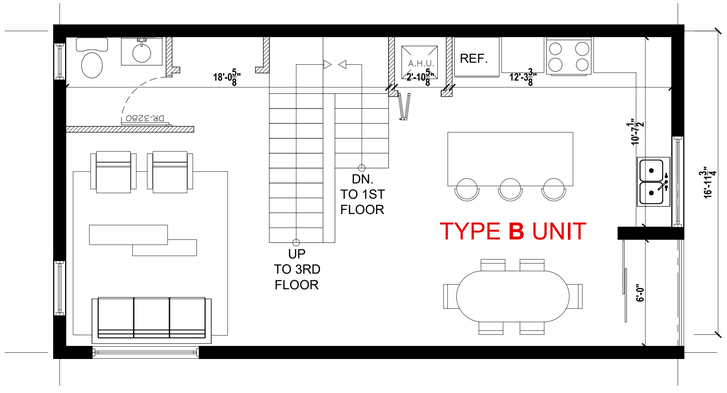
CARPORT & STORAGE:	276.71 S.F.
ENTRY PORCH:	31.81 S.F.
2ND FL. FRONT BALCONY:	24.44 S.F.
3NRD FL. FRONT BALCONY:	24.44 S.F.
TERRACE:	542.17 S.F.
TOTAL NON A/C AREAS:	899.57 S.F.

TOTAL A/C & NON A/C AREA: 2,579.19 S.F.

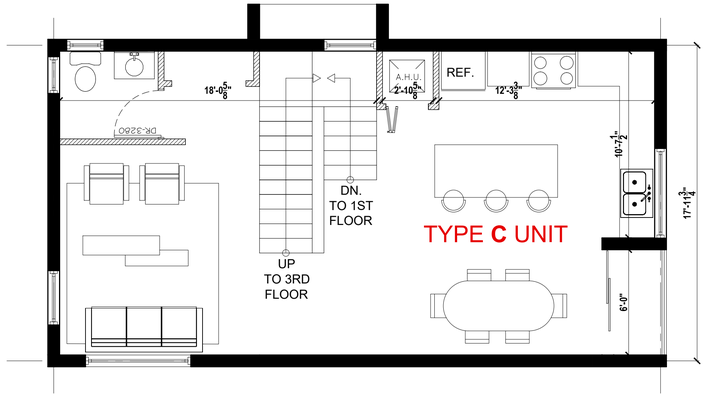


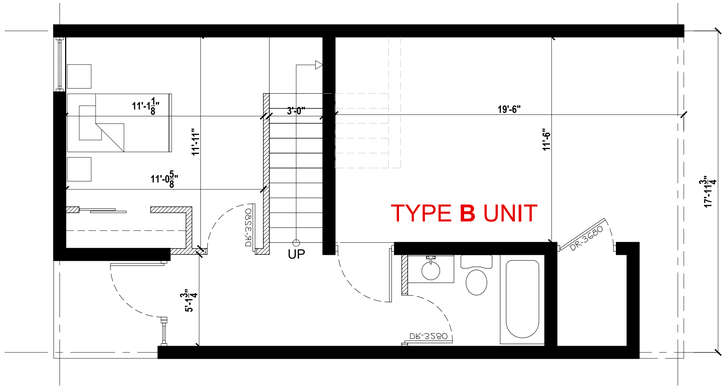
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



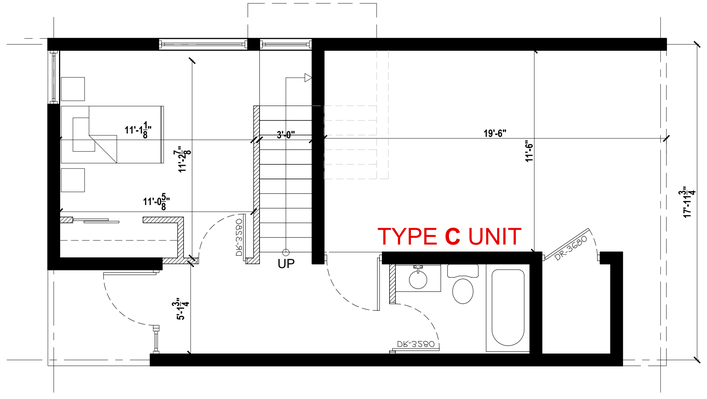


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS. SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY
DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

OWNER:

C21 CAPITAL
BROKERS/US
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AGUDELO
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Address:
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german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO.:	211101

A-2 OF

BUILDING No2 & No3

TYPE D UNIT - LEFT SIDE SMALLER
3 BEDROOMS - 3 & 1/2 BATHROOMS

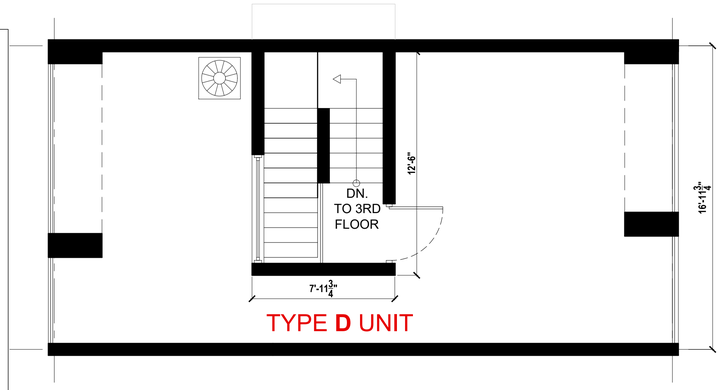
A/C AREAS

1ST FLOOR A/C AREA:	319.92 S.F.
2ND FLOOR A/C AREA:	585.17 S.F.
2ND FLOOR A/C AREA:	585.17 S.F.
4RD FLOOR A/C AREA:	102.66 S.F.
TOTAL A/C AREA:	**1,592.92 S.F.**

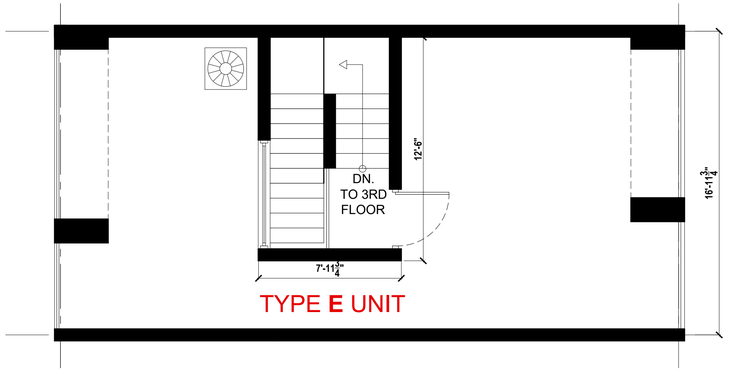
NON A/C AREAS

CARPORT & STORAGE:	257.21 S.F.
ENTRY PORCH:	31.81 S.F.
2ND FL. FRONT BALCONY:	24.44 S.F.
3NRD FL. FRONT BALCONY:	24.44 S.F.
TERRACE:	506.96 S.F.
TOTAL NON A/C AREAS:	844.86 S.F.

TOTAL A/C & NON A/C AREA: 2,437.78 S.F.



TERRACE FLOOR PLAN
SCALE: 1/4" = 1'-0"



BUILDING No2

TYPE E UNIT - MIDDLE SMALLER
3 BEDROOMS - 3 & 1/2 BATHROOMS

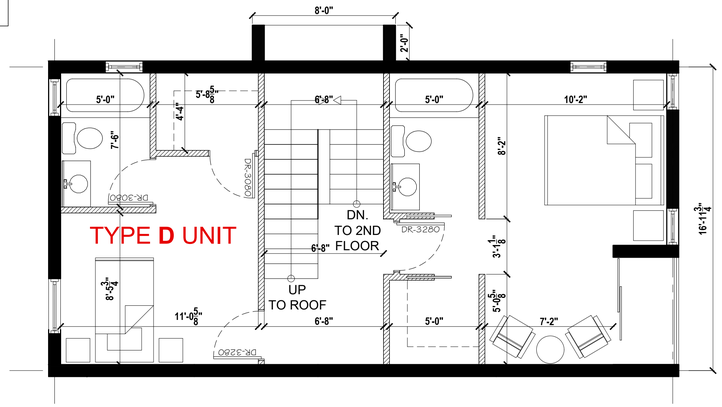
A/C AREAS

1ST FLOOR A/C AREA:	310.13 S.F.
2ND FLOOR A/C AREA:	573.43 S.F.
2ND FLOOR A/C AREA:	573.43 S.F.
4RD FLOOR A/C AREA:	102.66 S.F.
TOTAL A/C AREA:	**1,559.65 S.F.**

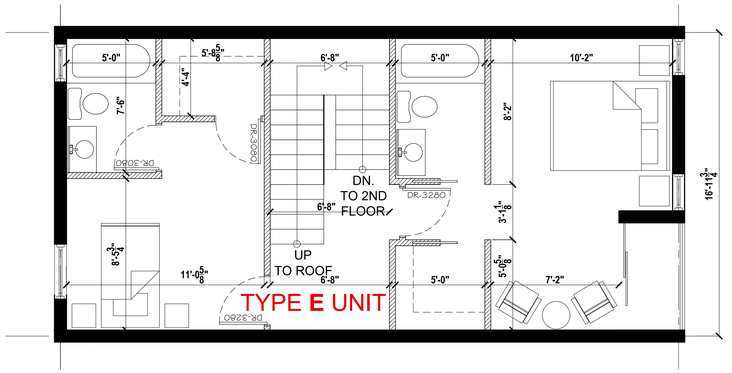
NON A/C AREAS

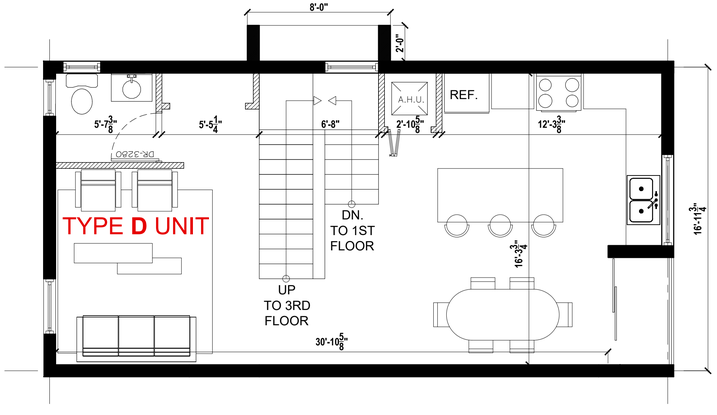
CARPORT & STORAGE:	254.84 S.F.
ENTRY PORCH:	31.81 S.F.
2ND FL. FRONT BALCONY:	24.44 S.F.
3NRD FL. FRONT BALCONY:	24.44 S.F.
TERRACE:	497.88 S.F.
TOTAL NON A/C AREAS:	833.41 S.F.

TOTAL A/C & NON A/C AREA: 2,393.06 S.F.

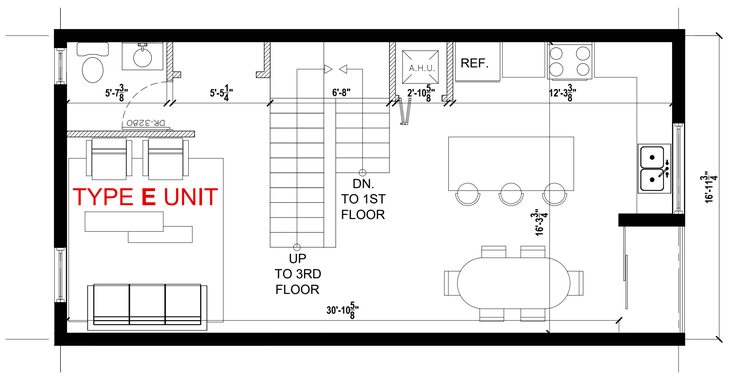


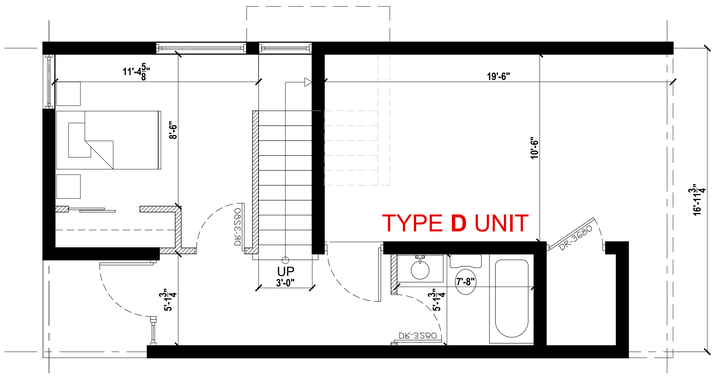
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



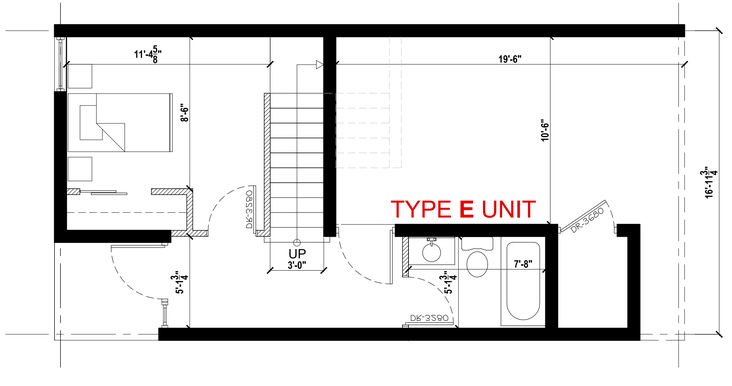


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THESE DRAWINGS WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. ANY USE OF THESE DRAWINGS, IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SAID ARCHITECT.
WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY
DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

OWNER:

C21 CAPITAL
BROKERS/US
HOUSING FUNDS

AGUDELO
ARCHITECT P.A.
A.A.26002013

Address:
1500 N.W 89 Ct
SUITE #: 211-8
DORAL, FL. 33172

Phone #:
(786) 738-8236

e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO. :	211101

A-3 OF

BUILDING No2 & No3

TYPE D UNIT - RIGHT SIDE SMALLER
3 BEDROOMS - 3 & 1/2 BATHROOMS

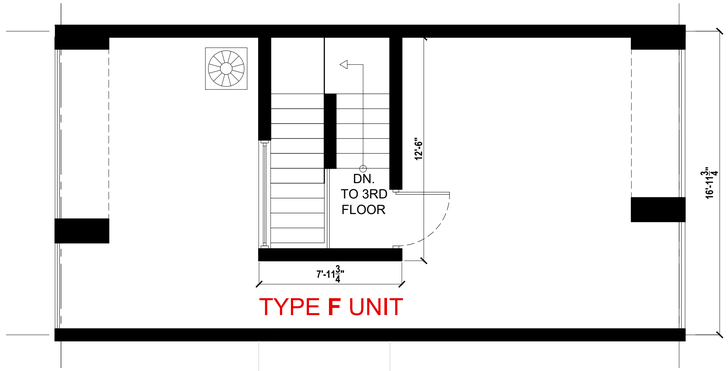
A/C AREAS

1ST FLOOR A/C AREA:	319.92 S.F.
2ND FLOOR A/C AREA:	585.17 S.F.
2ND FLOOR A/C AREA:	585.17 S.F.
4RD FLOOR A/C AREA:	102.66 S.F.
TOTAL A/C AREA:	**1,592.92 S.F.**

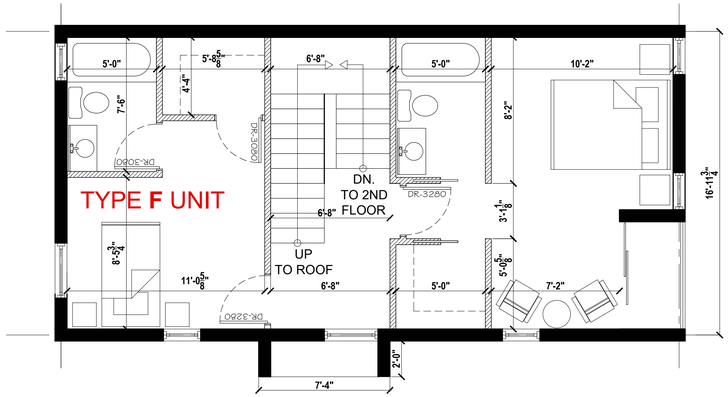
NON A/C AREAS

CARPORT & STORAGE:	257.21 S.F.
ENTRY PORCH:	31.81 S.F.
2ND FL. FRONT BALCONY:	24.44 S.F.
3NRD FL. FRONT BALCONY:	24.44 S.F.
TERRACE:	506.96 S.F.
TOTAL NON A/C AREAS:	844.86 S.F.

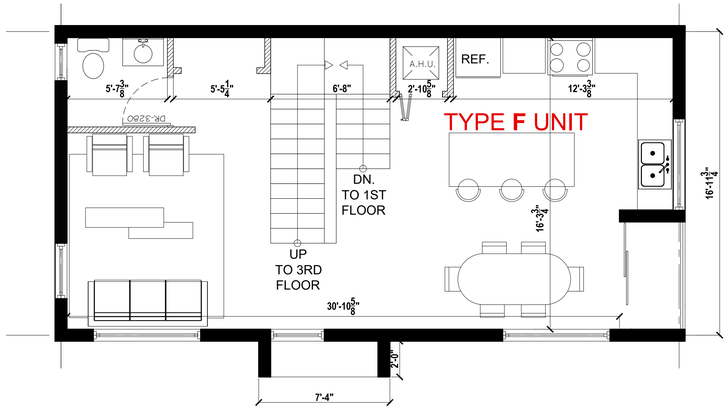
TOTAL A/C & NON A/C AREA: 2,437.78 S.F.



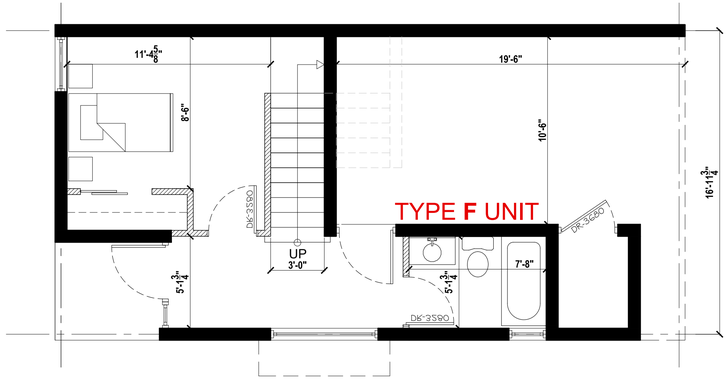
TERRACE FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY
DEVELOPMENT

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2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

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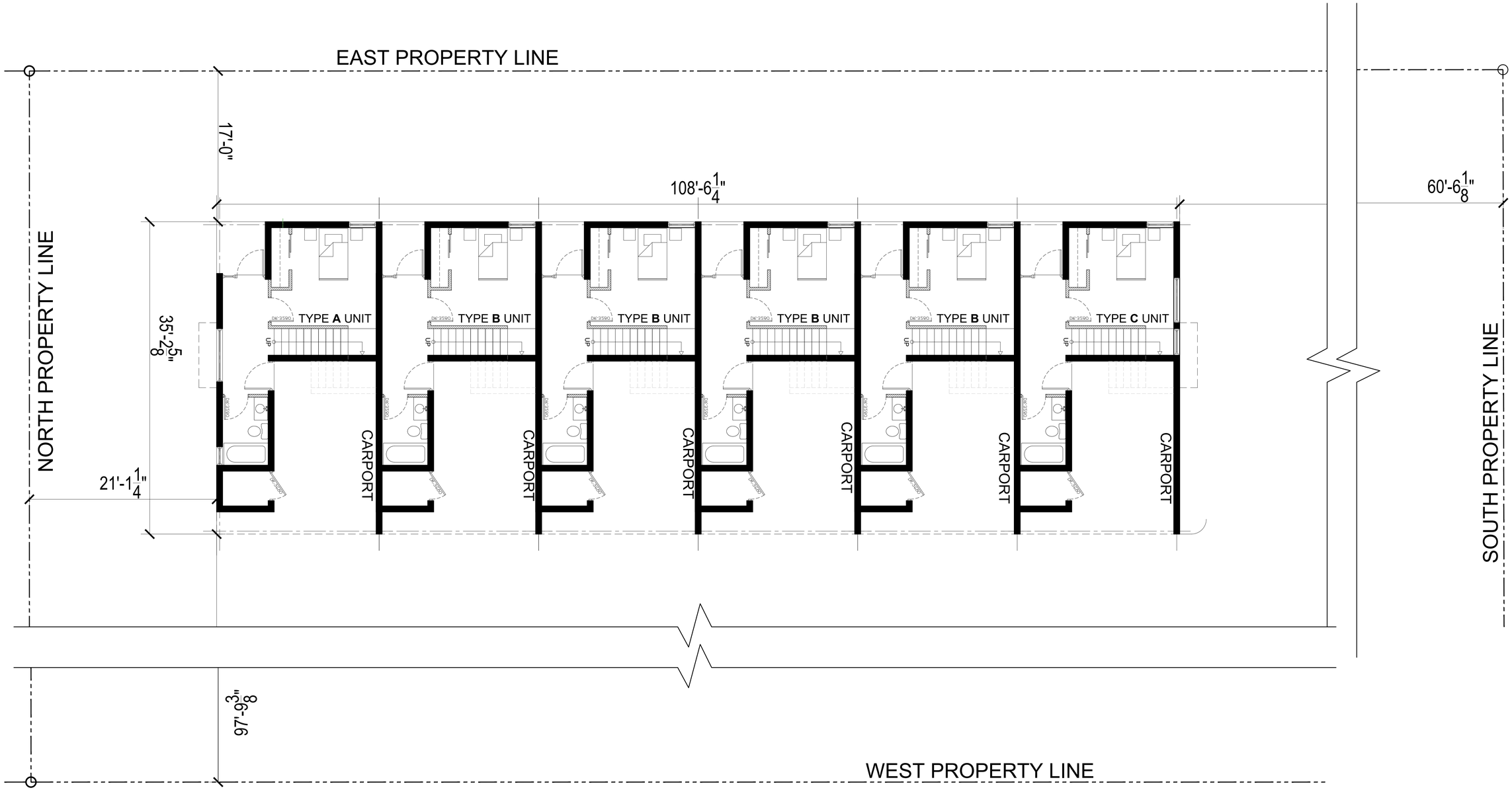
A-4 OF



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING 1 - 6 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

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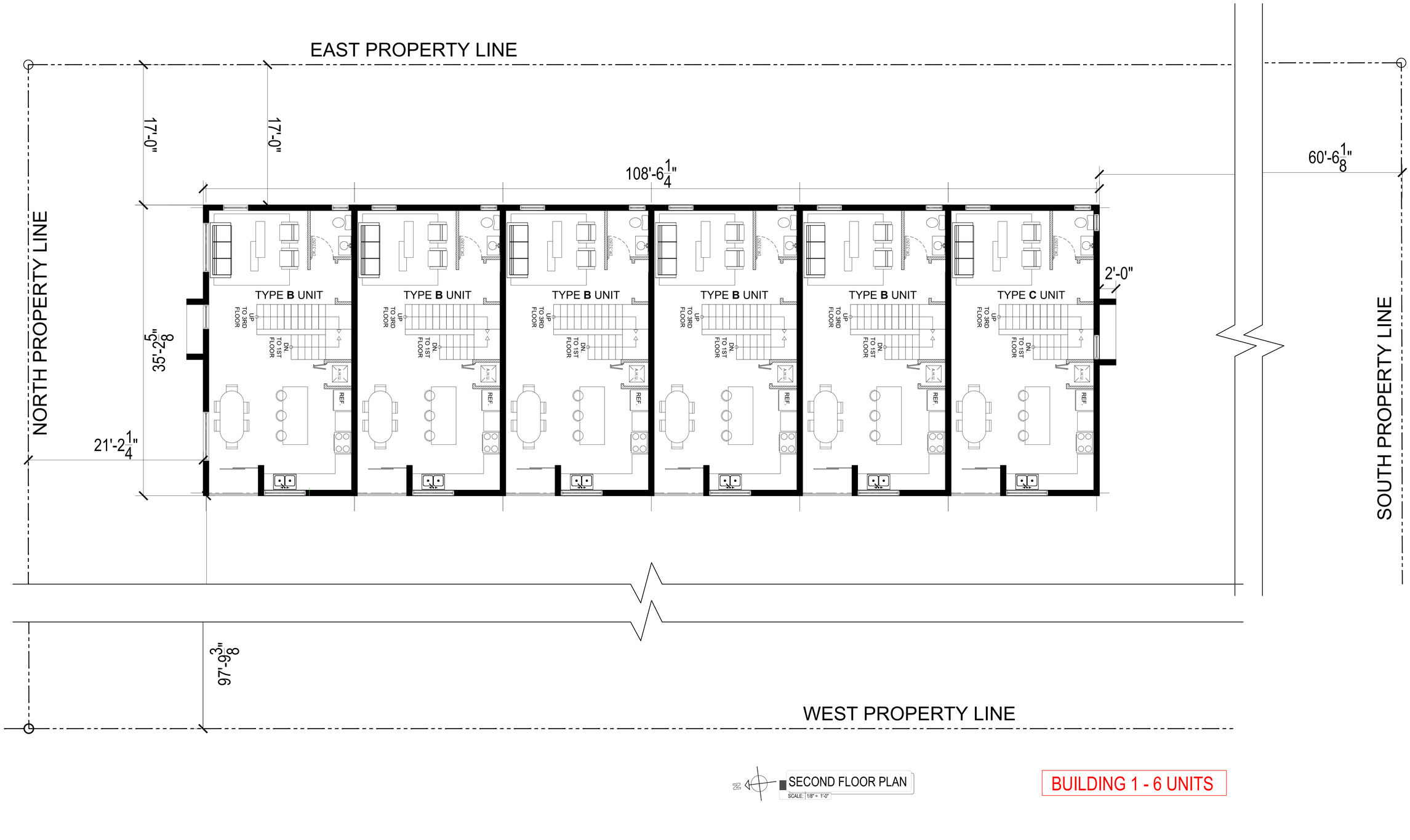

N

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING 1 - 6 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

OWNER:

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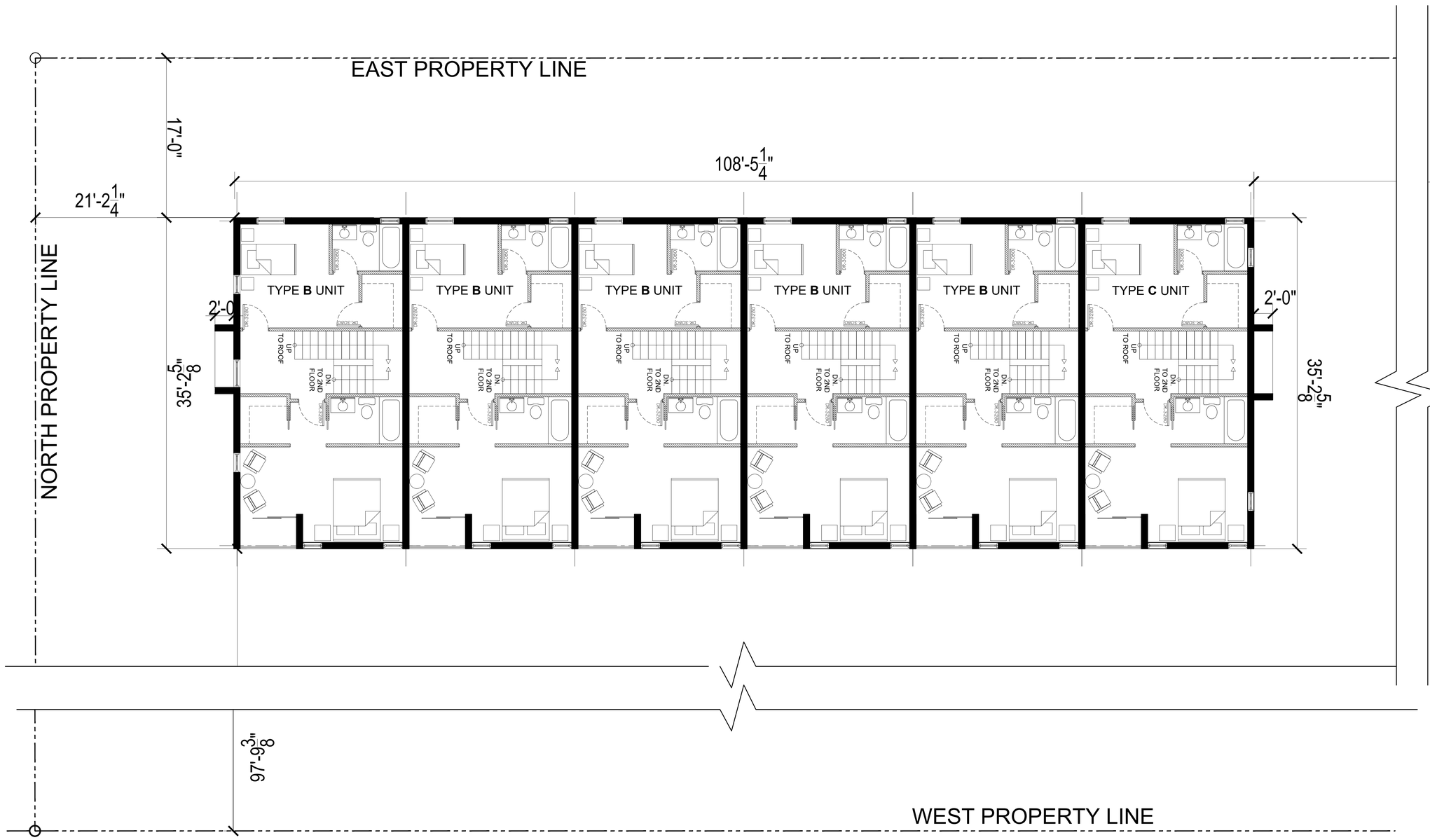
A-6 OF



N

THIRD FLOOR PLAN

SCALE: 3/16 = 1'-0"

BUILDING 1 - 6 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST, HOLLYWOOD, FLORIDA, 33020

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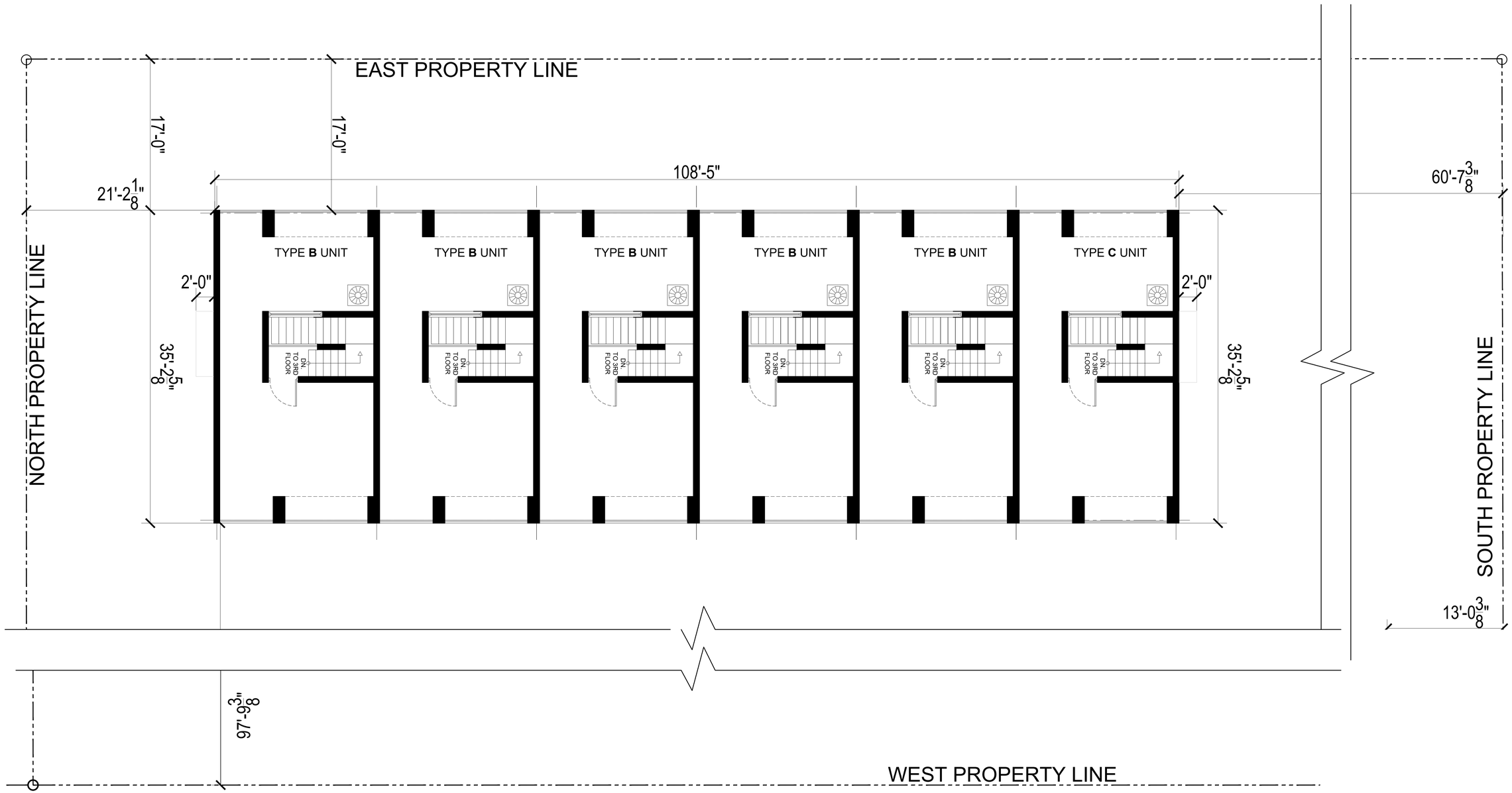
A-7 OF



N

TERRACE FLOOR PLAN

SCALE: 3/16 = 1'-0"

BUILDING 1 - 6 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

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A-8 OF

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST. HOLLYWOOD, FLORIDA, 33020

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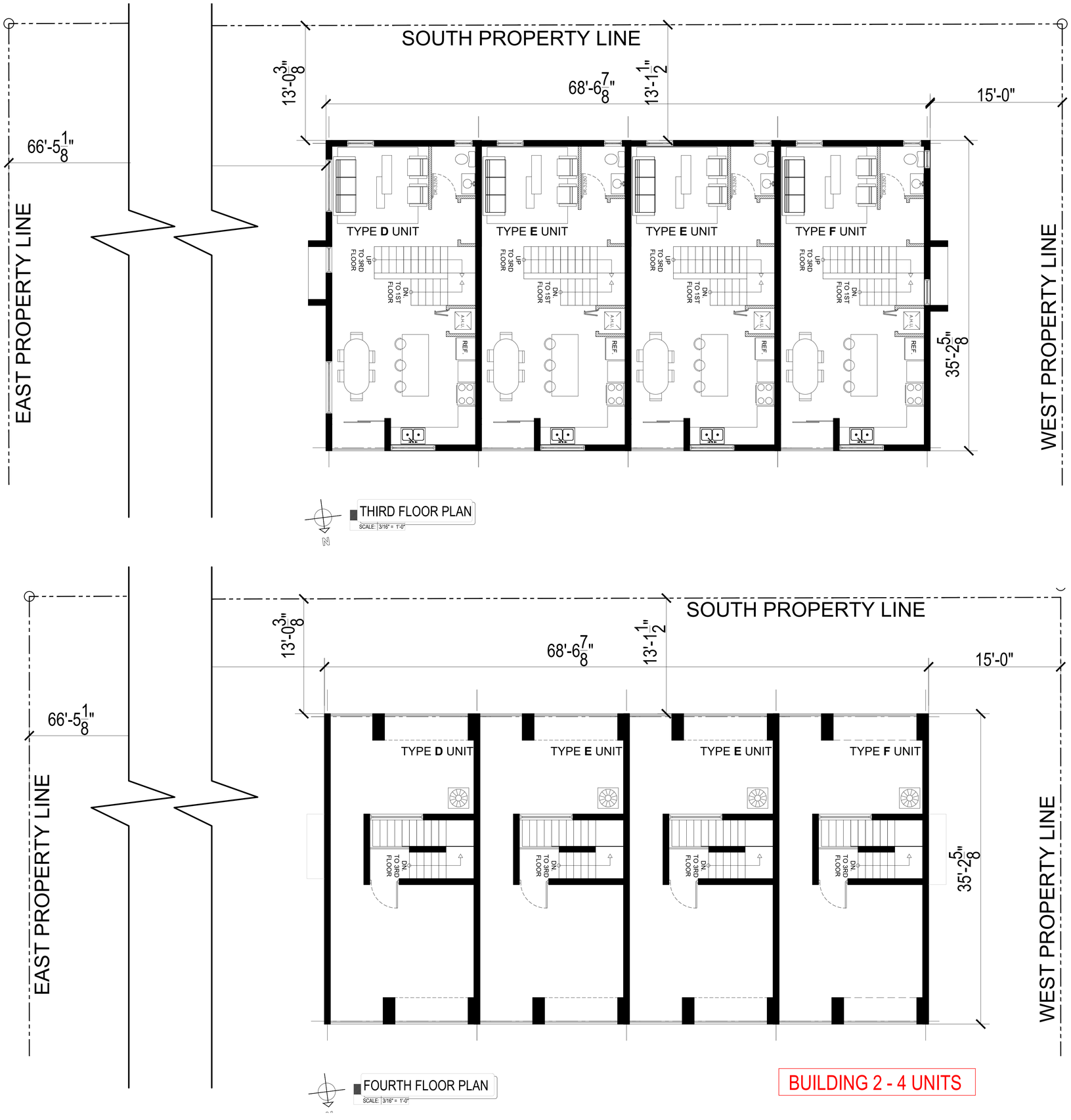

BUILDING 2 - 4 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST. HOLLYWOOD, FLORIDA, 33020

OWNER:

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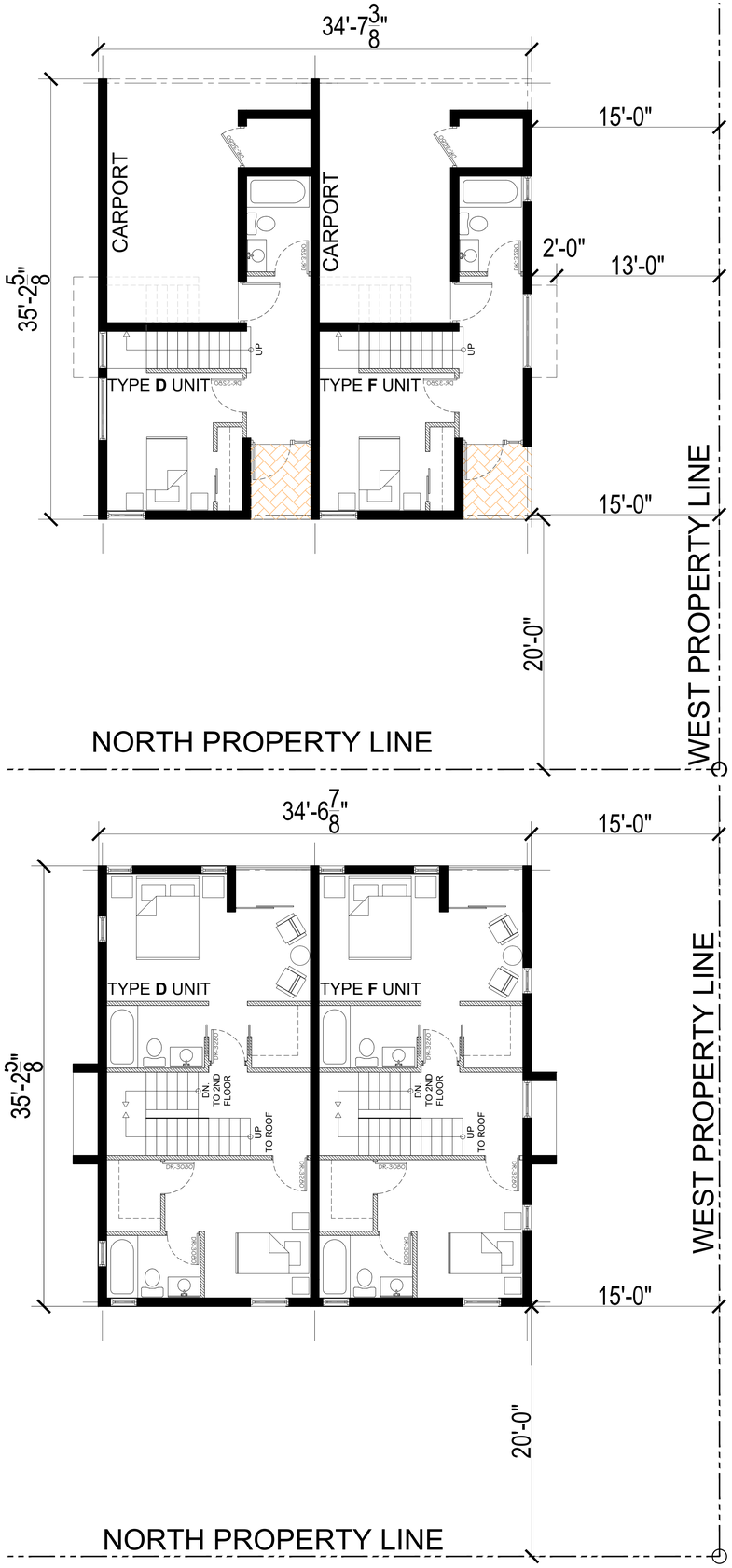
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO. :	211101

A-10 OF

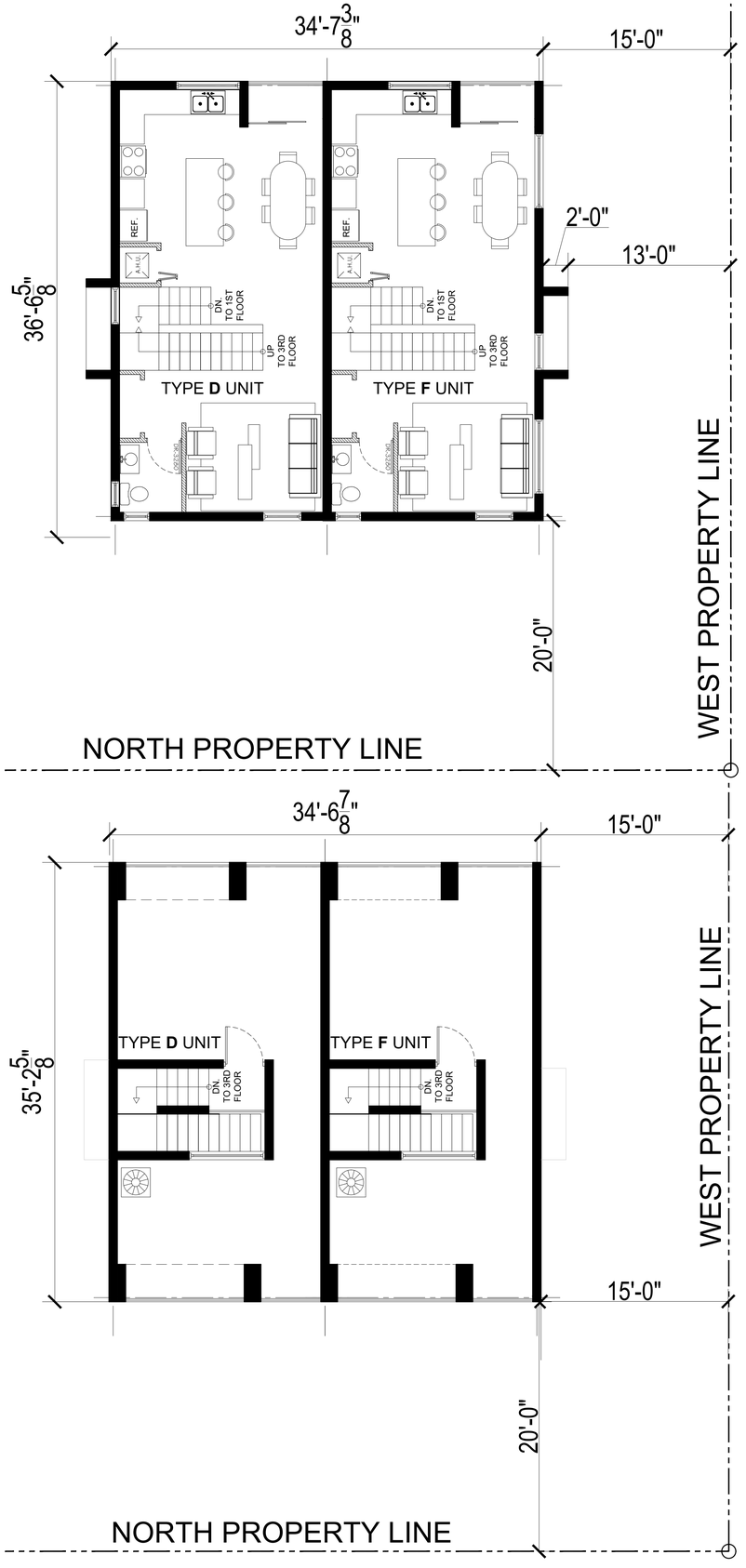
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

TERRACE FLOOR PLAN

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

BUILDING 3 - 2 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST. HOLLYWOOD, FLORIDA, 33020

OWNER:

C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
1500 N.W 89 Ct
SUITE #: 211-B
DORAL, FL. 33172

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(786) 738-8236

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STATE OF FLORIDA

GERMAN A. AGUDELO
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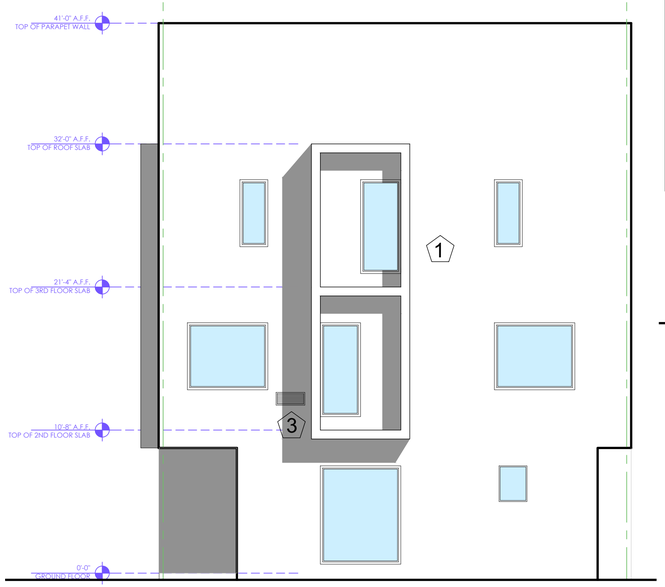
LICENSE # AR-0091594

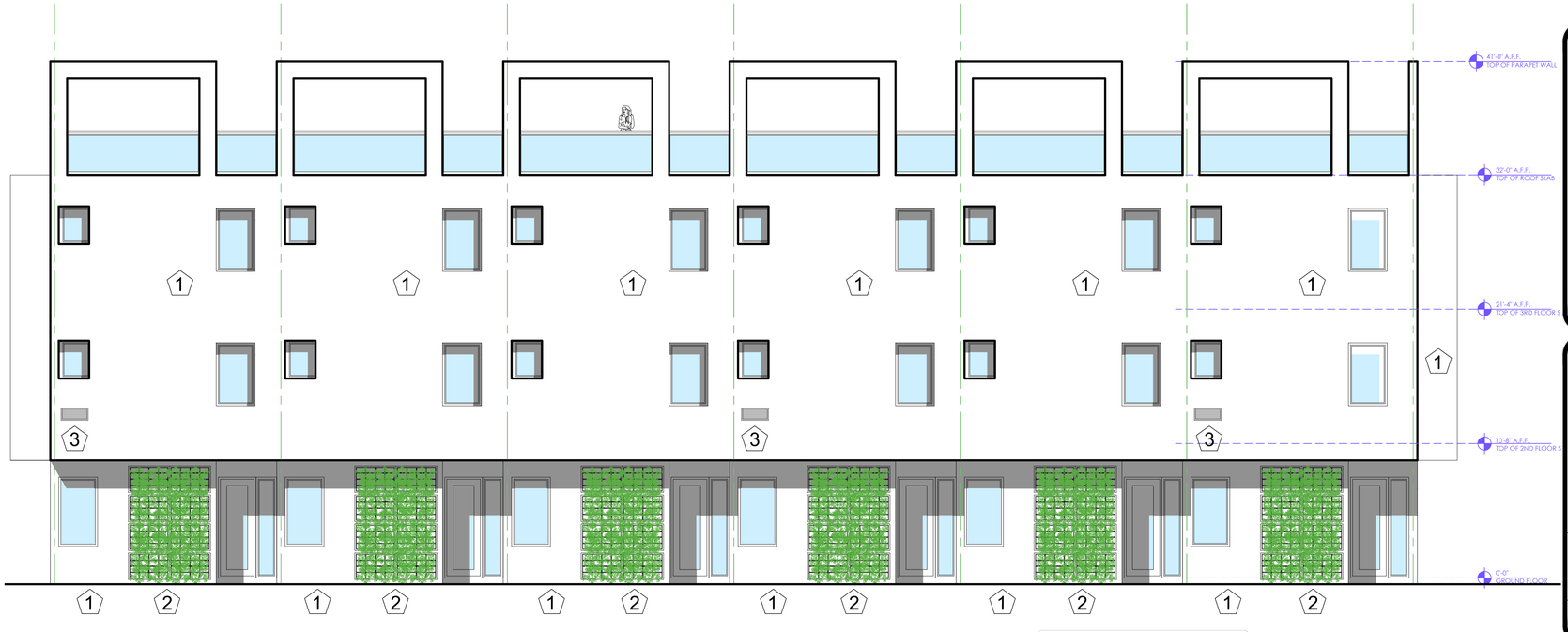
Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO.:	211101

A-11 OF



FRONT/NORTH ELEVATION

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



RIGHT/EAST ELEVATION

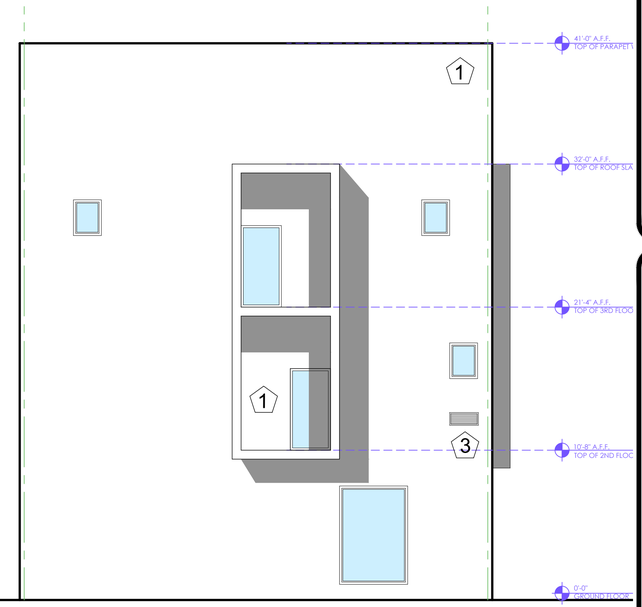
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES & COLOR TABLE

1	WHITE: EXTRA WHITE - 7006 SHERWIN-WILLIAMS 257-C1 R-238 G-239 B-234 ON SMOOTH STUCCO FINISH	
2		PREFAB METALLIC GALVANIZED WALL MOUNTED PLANT LATTICE
3		WALL MOUNTED LIGHT FIXTURE

LEFT/WEST ELEVATION

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



REAR/SOUTH ELEVATION

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

BUILDING 1 - 6 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

OWNER:

C21 CAPITAL
BROKERS/US
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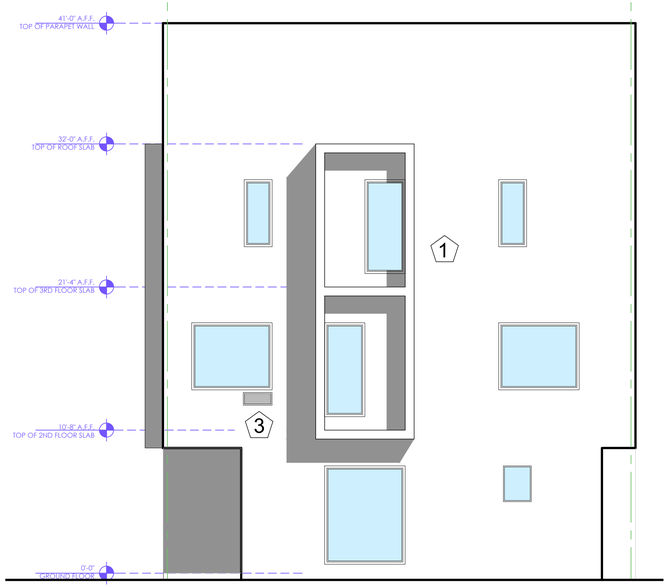
A-12 OF

FRONT/NORTH ELEVATION

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



LEFT/WEST ELEVATION

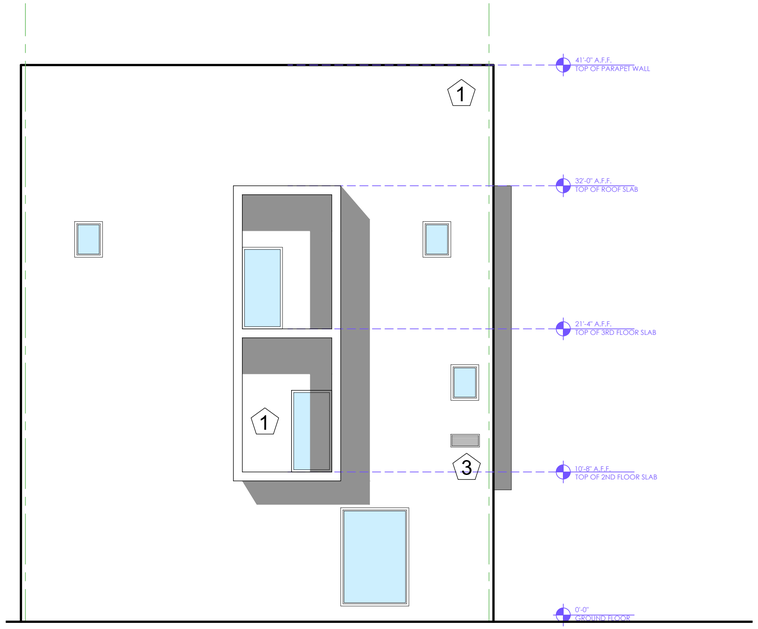
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES & COLOR TABLE

1. WHITE:
EXTRA WHITE - 7006
SHERWIN-WILLIAMS
257-C1
R-238
G-239
B-234
ON SMOOTH STUCCO
FINISH

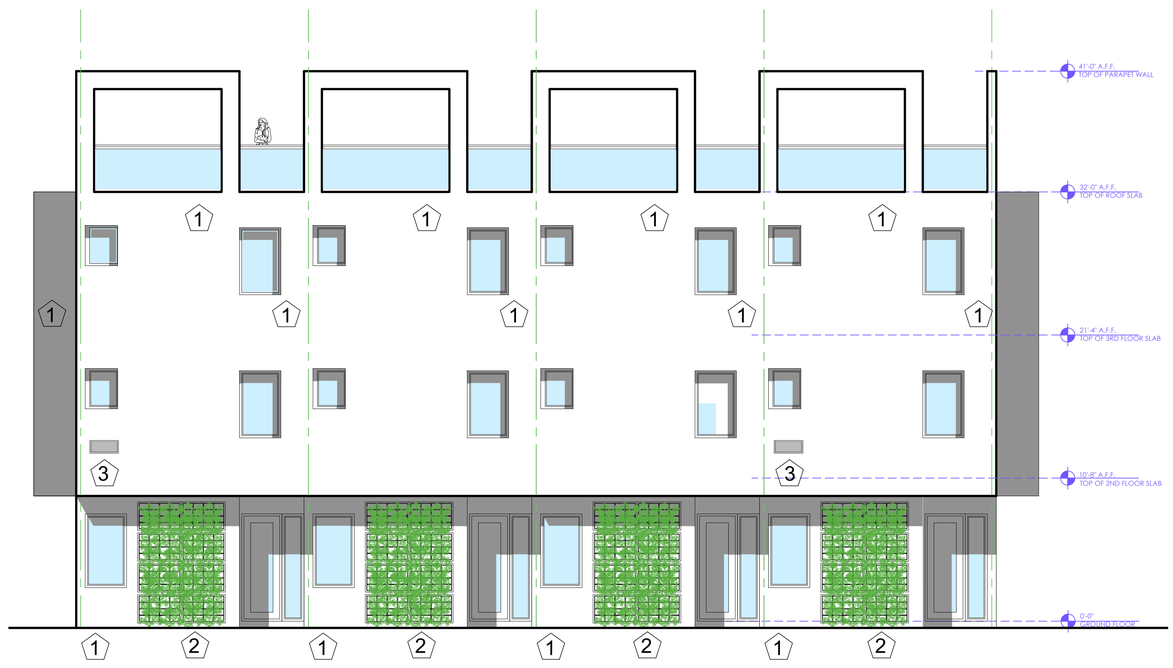
2. PREFAB
METALLIC
GALVANIZED
WALL MOUNTED
PLANT LATTICE

3. WALL MOUNTED
LIGHT FIXTURE



RIGHT/EAST ELEVATION

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



REAR/SOUTH ELEVATION

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

BUILDING 2 - 4 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY
DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA,
33020

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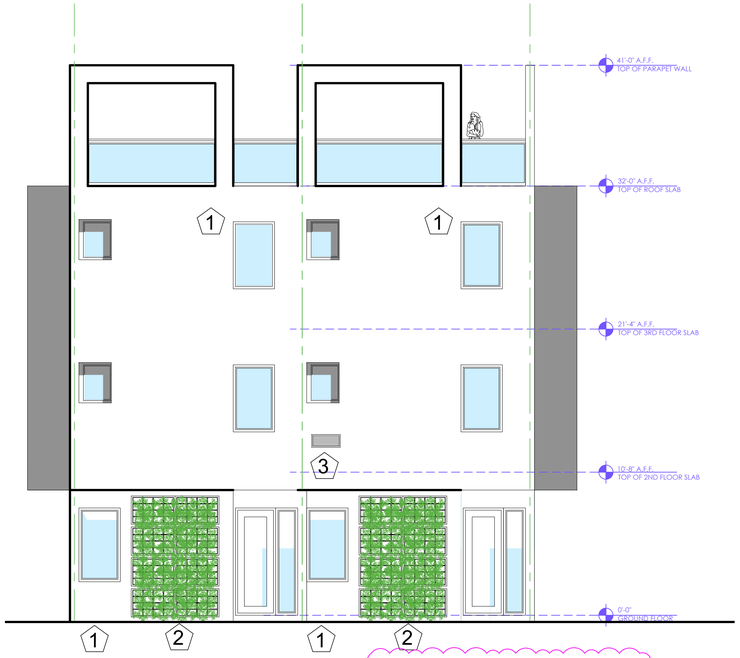
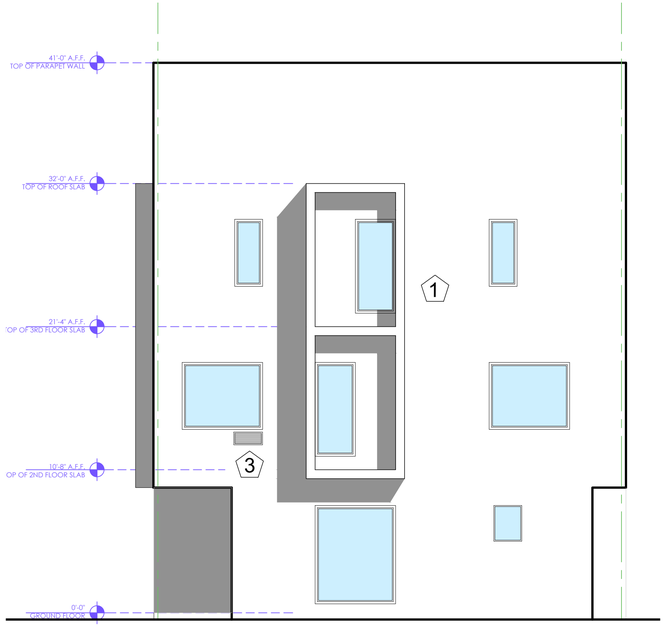
A-13 OF



FRONT/NOTH ELEVATION

SCALE: 1/8" = 1'-0"

1



RIGHT/EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

EXTERIOR FINISHES & COLOR TABLE

1 — WHITE:
EXTRA WHITE - 7006
SHERWIN-WILLIAMS
257-C1
R-238
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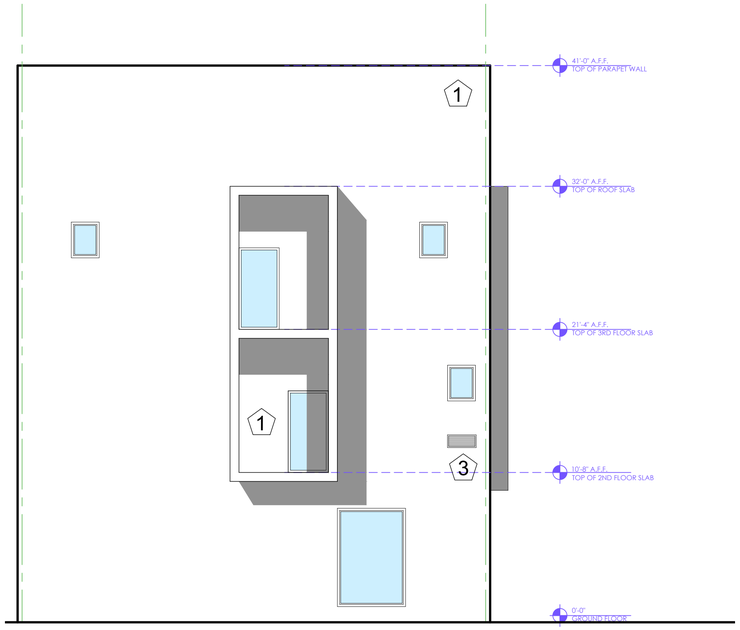
B-234
ON SMOOTH STUCCO FINISH

2 — PREFAB
METALLIC
GALVANIZED
WALL MOUNTED
PLANT LATTICE

3 — WALL MOUNTED
LIGHT FIXTURE



LEFT/WEST ELEVATION

SCALE: 1/8" = 1'-0"

1

REAR/SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

BUILDING 3 - 2 UNITS

No.	Date	Revision
1	11-30-22	TAC COMMENTS

PROPOSED:

MULTIFAMILY DEVELOPMENT

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27
k 13

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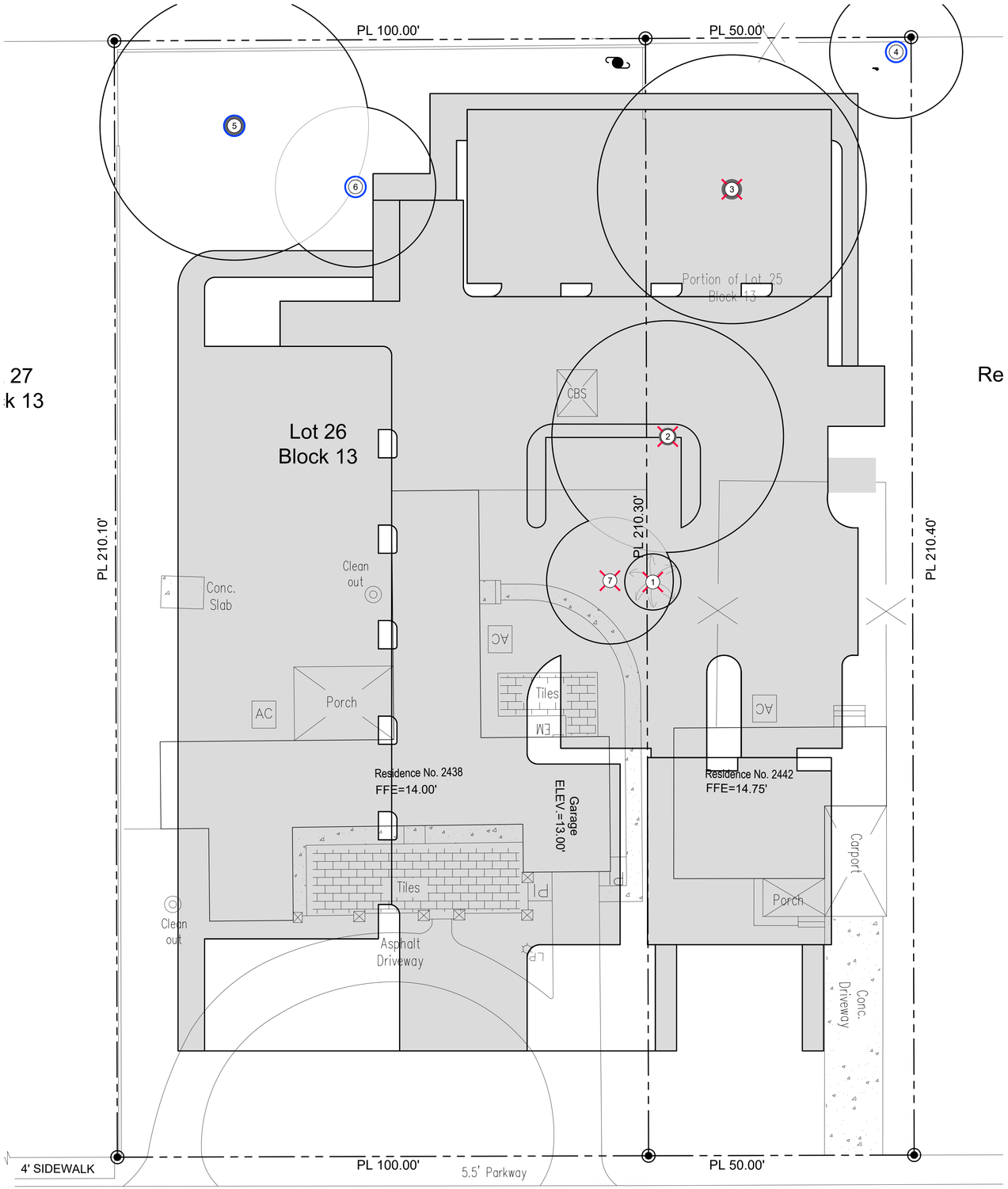
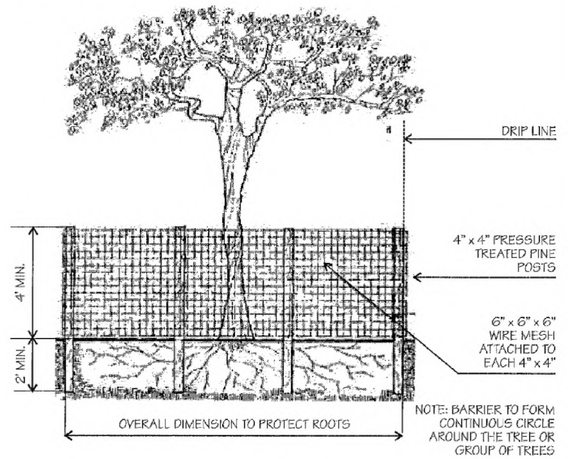
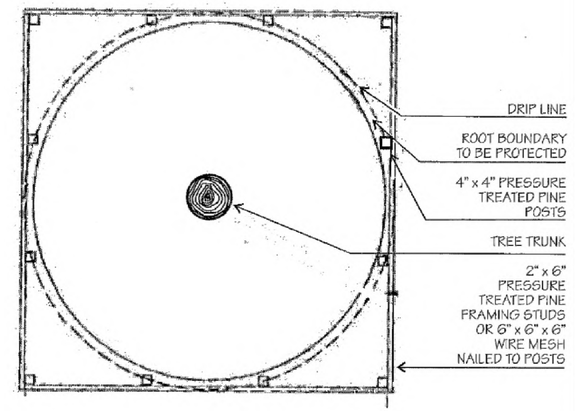


Johnson Street

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.





°EXITING TREE PROTECTION DETAIL°

EXISTING TREE DISPOSSITION LIST

No.	Common Name	Scientific Name	Diameter DBH (in)	DBH (in) for Mitigation	Height (ft)	Spread (ft)	Disposition	Comments
1	Coconut Palm	*Cocos nucifera*	12	1 Tree / Palm	20	15	Remove	
2	Gumbo limbo	*Bursera simaruba*	72	72	35	40	Remove	
3	Mango	*Mangifera indica*	42	42	35	50	Remove	
4	Live oak	*Quercus virginiana*	20		35	25	Remain	
5	Ficus	*Ficus benjamina*	70		40	50	Remain	
6	Ficus	*Ficus benjamina*	40		30	30	Remain	
7	Gumbo limbo	*Bursera simaruba*	18	18	25	20	Remove	
Total mitigation Required =		144" + 1 Palms / Trees						
Total mitigation Provided =		180"						

TREE DISPOSITION LEGEND

0 — Existing tree or palm to be transplanted

0 — Existing tree or palm to be removed

0 — Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

Tree / Palm

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

N

EXISTING TREE DISPOSITION PLAN

SCALE:

0 10 21 32 feet

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

No.	Date	Revision

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST. HOLLYWOOD, FLORIDA, 33020

OWNER:

C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
1500 N.W 89 Ct
SUITE #: 211-B
DORAL, FL. 33172

Phone #:
(786) 738-8236

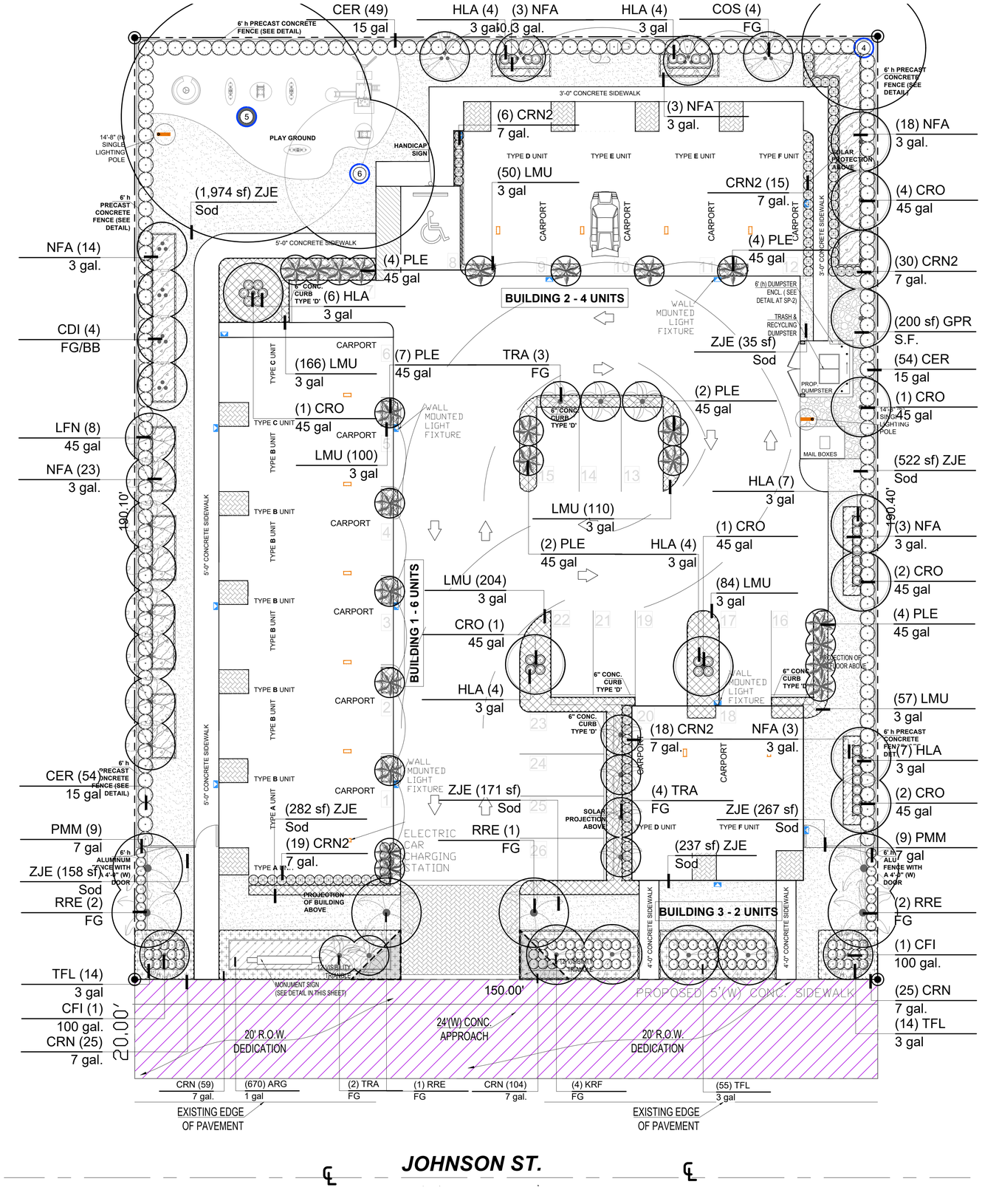
e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO.:	211101
L-100	OF

DERICK LANGEL (LA0667045)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059



CITY OF HOLLYWOOD ZONING: MULTI-FAMILY (RM)
GENERAL LANDSCAPING REQUIREMENTS

Gross Lot area: 34,537.50 S.F. Gross Lot area: 31,537.50 S.F. Net Lot area after dedication at front: 28,537.50 S.F.

PERIMETER LANDSCAPE (STREET TREES):

One street tree (min. 12' ht x 2" DBH) per 50 L.F. of street frontage of property
150.00 (Jhonson st) = 150.00 L.F. / 50 L.F. = 3
REQ.: 3 Trees
PROV.: 6 Trees

OPEN SPACE:

A minimum of 40% of the total site area must be landscape open space.
28,537.5 S.F. (Net Lot Area) * 40% = 11,415 S.F.
REQ.: 11,415 S.F.
PROV.: 12,415.93 S.F.

OPEN SPACE (LOT TREES):

A minimum of one tree per 1,000 S.F. of pervious area of property (12,415 S.F.)
12,415 S.F. (Pervious Area) / 1,000 S.F. = 12.4
REQ.: 13 Trees
PROV.: 31 Trees (3 Existing + 28 Proposed) + 6 palms trees

TOTAL TREES REQUIRED: 16
TOTAL TREES PROVIDED: 37 (Additional trees for mitigation)

NATIVE TREES:
A minimum of 60% of required trees shall be native species.
REQ.: 10 Trees
PROV.: 20 Trees

SHRUBS:
10 for each required tree
REQ.: 160 Shrubs
PROV.: 382 Shrubs

NATIVE SHRUBS:
A minimum of 50% of required shrubs shall be native species.
REQ.: 88 Shrubs
PROV.: 364 Shrubs

100% irrigation coverage will be provided by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual).

As per City of Hollywwod, Green Building Practices, at least
80% of plants, trees and grasses per the South Florida Water Management District recommendations.

PLANT SCHEDULE LANDSCAPE

TREES	BOTANICAL NAME	COMMON NAME
CRO	Clusia rosea	Autograph Tree
CDI	Coccoloba diversifolia	Pigeon Plum
COS	Cordia sebestena	Orange Geiger Tree
LFN	Lagerstroemia fauriei `Natchez`	White Crape Myrtle
PALM TREES	**BOTANICAL NAME**	**COMMON NAME**
RRE	Roystonea regia	Royal Palm
PALMS	**BOTANICAL NAME**	**COMMON NAME**
PLE	Ptychosperma elegans	Alexander Palm
TRA	Thrinax radiata	Florida Thatch Palm
STREET TREES	**BOTANICAL NAME**	**COMMON NAME**
CFI	Cassia fistula	Golden Shower Tree
KRF	Krugiodendron ferreum	Black Ironwood
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
CRN2	Clusia rosea 'Nana'	Dwarf Pitch Apple
CER	Conocarpus erectus	Buttonwood
HLA	Hymenocallis latifolia	Spider Lily
PMM	Podocarpus macrophyllus 'Maki'	Shrubby Yew
TFL	Tripsacum floridanum	Florida Gamagrass
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**
CRN	Clusia rosea 'Nana'	Dwarf Pitch Apple
LMU	Liriope muscari	Lily Turf
NFA	Nephrolepis falcata	Macho Fern
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
ARG	Arachis glabrata	Perennial Peanut
ZJE	Zoysia japonica `Empire`	Korean Grass
MULCH & AGGREGATES	**BOTANICAL NAME**	**COMMON NAME**
GPR	Gravel Pea Rock 3/8``	3/8`` Pea Rock

EXISTING TREE TO REMAIN		
No.	Common Name	Scientific Name
1	Live oak	*Quercus virginiana*
2	Ficus	*Ficus benjamina*
3	Ficus	*Ficus benjamina*

20' X 20' & 30' X 30' SITE VISIBILITY TRIANGLE:
MAX. LANDSCAPE HEIGHT 36" ABOVE GRADE

N

LANDSCAPE PLAN GROUND FLOOR

SCALE:
0 10 21 32 feet
3/32" = 1'-0"

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

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L-101 OF

KRF - Black Ironwood

CDI - Pigeon Plum

LFN - Japanese Crape Myrtle

CRO - Autograph Tree

CFI - Golden Shower

COS - Orange Geiger

COU - Sea Grape

PLE - Alexander Palm

RRE - Royal Palm

CER - Green Buttonwood

TRA - Florida Thatch Palm

LMU - Lily Turf

CRN - Dwarf Pitch Apple

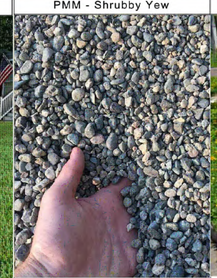
HLA - Spider Lily

PMM - Shrubby Yew

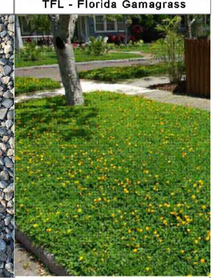
TFL - Florida Gamagrass

NFA - Macho Fern

ZJE - Korean Grass



GPR - 3/8`` Gray Pea Rock



ARG - Perennial Peanut

PLANT SCHEDULE LANDSCAPE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY
	CRO	Clusia rosea Florida Native - 4` CT - City of Oakland Park Recommended	Autograph Tree	45 gal	3"	12` OA	6`	12
	CDI	Coccoloba diversifolia STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2	Pigeon Plum	FG/BB	4"	16` OA	6`	4
	COS	Cordia sebestena Florida Native - 4` CT - City of Oakland Park Recommended	Orange Geiger Tree	FG	3"	12` OA	3`-4`	4
	LFN	Lagerstroemia fauriei `Natchez` Drought Tolerant - Standard - 4` CT - City of Oakland Park Recommended	White Crape Myrtle	45 gal	3"	12` OA	6`	8

PALM TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY
	RRE	Roystonea regia	Royal Palm	FG	18"	18` OA	16`	6

PALMS	CODE	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY
	PLE	Ptychosperma elegans Miami-Dade Landscape Manual - Single	Alexander Palm	45 gal	3"	14`-16` OA	8`	23
	TRA	Thrinax radiata 8` CT	Florida Thatch Palm	FG	6"	12` OA	5`-6`	9

STREET TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	QTY
	CFI	Cassia fistula Drought Tolerant	Golden Shower Tree	100 gal.	4"	16` OA		2
	KRF	Krugiodendron ferreum Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5` CT	Black Ironwood	FG	4"	16` OA	10`	4

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	SPACING	QTY
	CRN2	Clusia rosea 'Nana' Florida Native- Drought tolerant	Dwarf Pitch Apple	7 gal.	1.5`	1.5`		24" o.c.	88
	CER	Conocarpus erectus Florida Native	Buttonwood	15 gal	7`	4`		36" o.c.	157
	HLA	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`		24" o.c.	36
	PMM	Podocarpus macrophyllus 'Maki'	Shrubby Yew	7 gal	4`-5`	2`		24" o.c.	18
	TFL	Tripsacum floridanum Drought Tolerant - Florida Native - Miami-Dade Landscape Manual	Florida Gamagrass	3 gal	2`	2`		24" o.c.	83

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	WATER USE	SPACING	QTY
	CRN	Clusia rosea 'Nana' Florida Native- Drought tolerant	Dwarf Pitch Apple	7 gal.	1.5`	1.5`		20" o.c.	188
	LMU	Liriope muscari Drought Tolerant - Miami-Dade County Landscape Manual	Lily Turf	3 gal	1.5`	1`		15" o.c.	771
	NFA	Nephrolepis falcata Florida Native	Macho Fern	3 gal.	3` OA	3`		42" o.c.	67

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	DT	QTY
	ARG	Arachis glabrata	Perennial Peanut	1 gal	6" OA	6"		670
	ZJE	Zoysia japonica `Empire`	Korean Grass	Sod				3,680 sf

MULCH & AGGREGATES	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	DT	QTY
	GPR	Gravel Pea Rock 3/8`` 3" Layer	3/8`` Pea Rock	S.F.				200 sf

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L-102 OF

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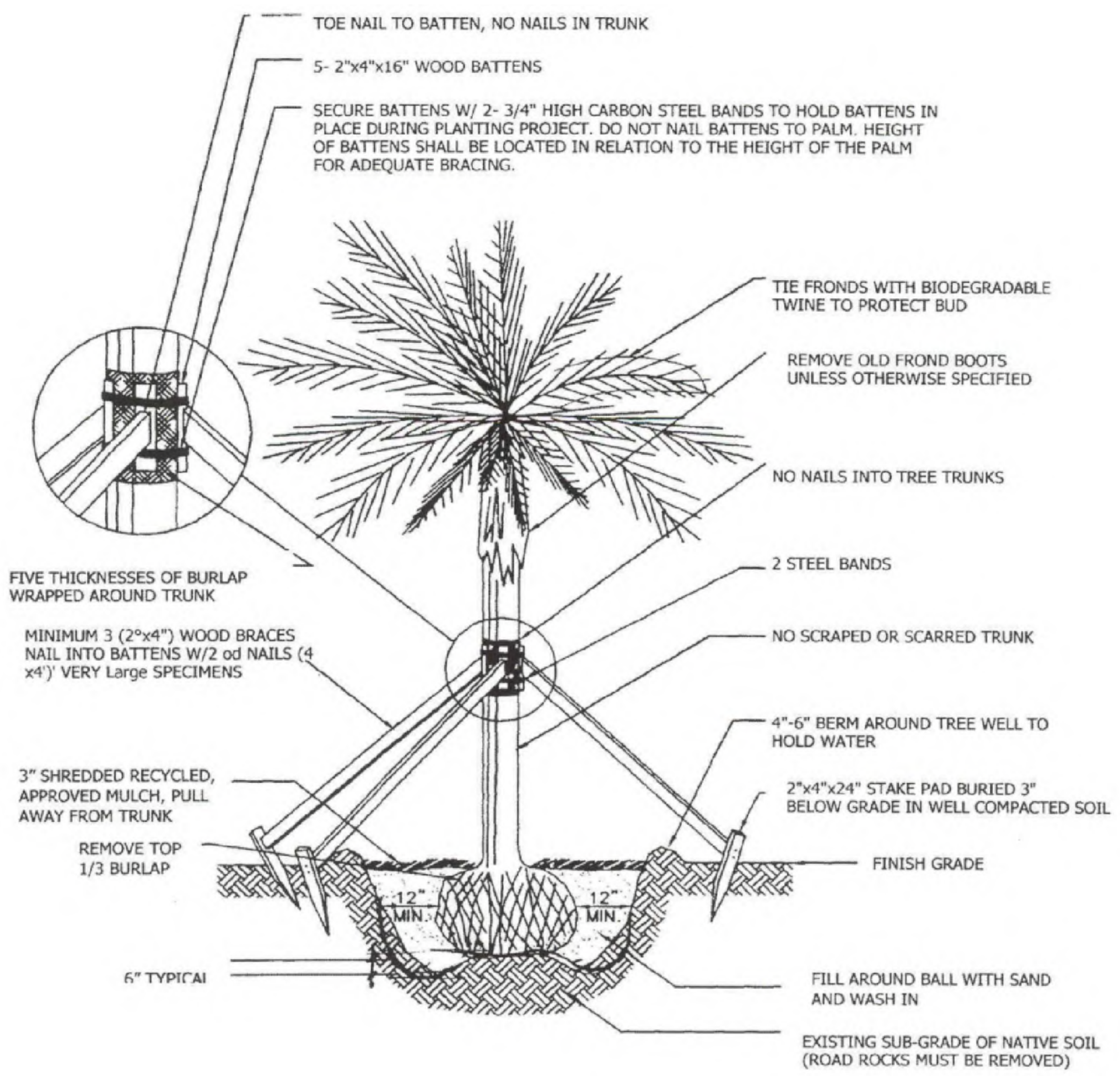
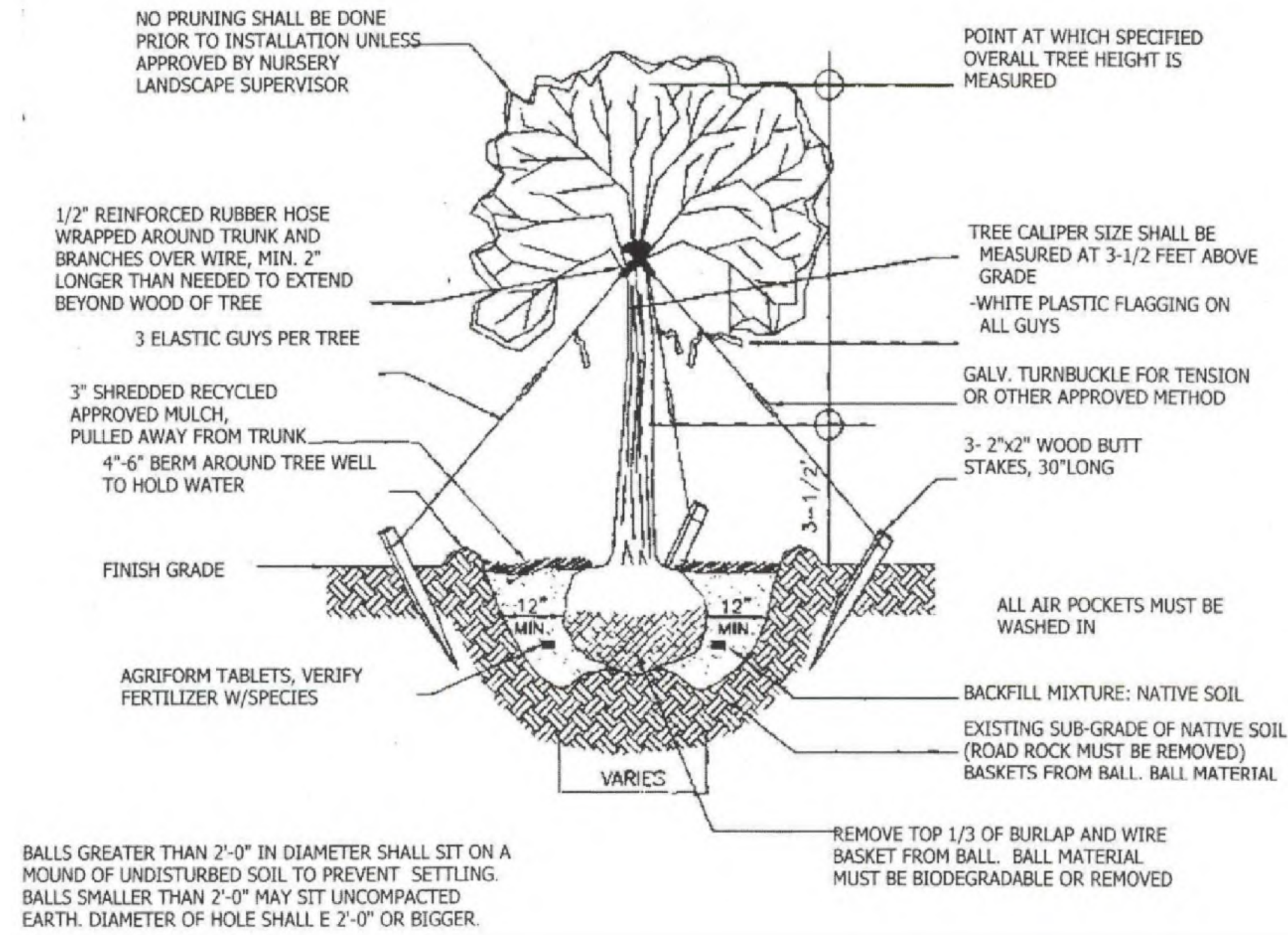
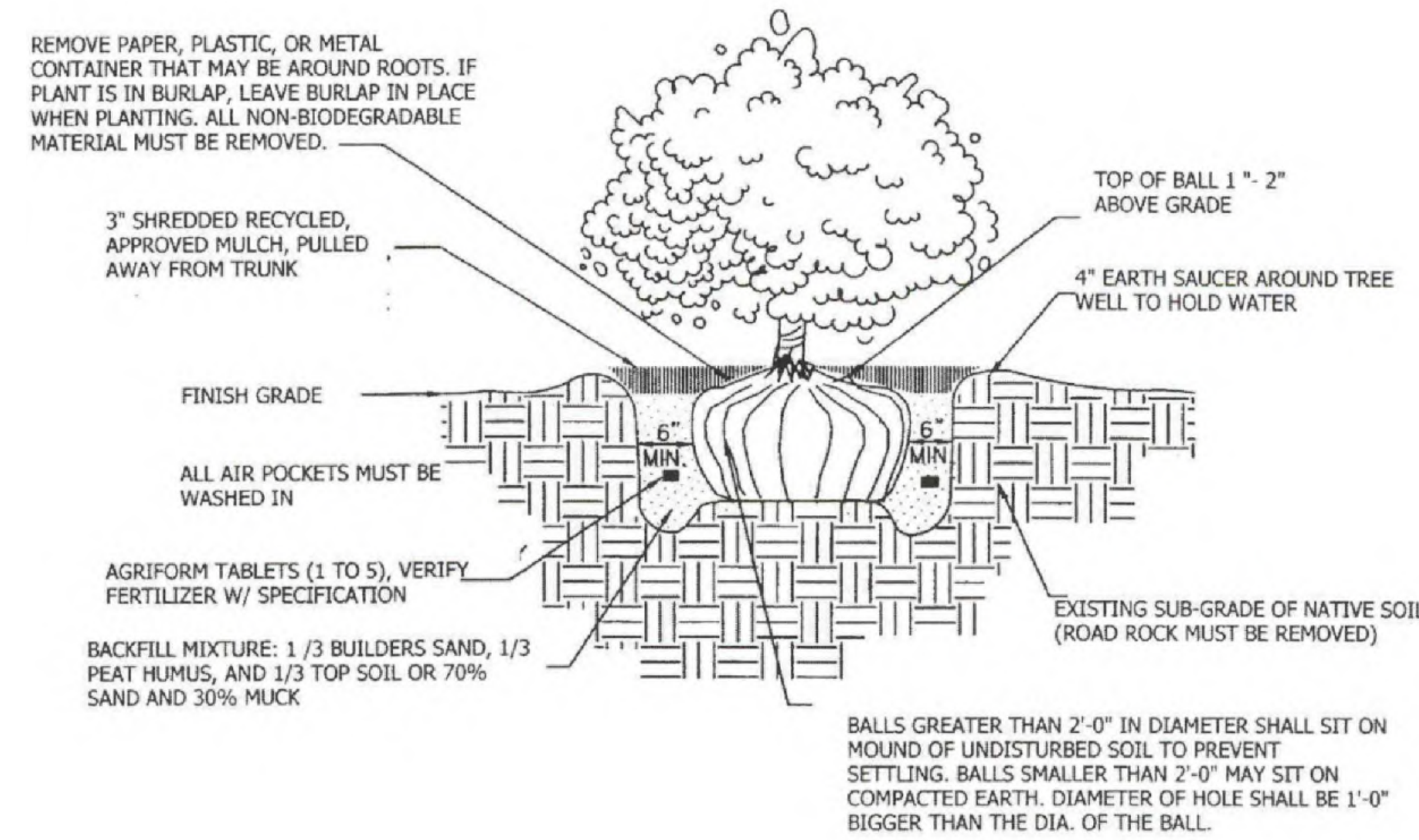


1 PALM PLANTING DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUBS PLANTING DETAIL
SCALE: N.T.S.

ONE YEAR - TREE MAINTENANCE PLAN
All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:
- Keep roots moist; **do not** allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

After Planting:
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year:
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

4 ONE YEAR TREE MAINTENANCE PLAN
SCALE: N.T.S.

NOTES:
1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

5 GENERAL PLANTING NOTES
SCALE: N.T.S.

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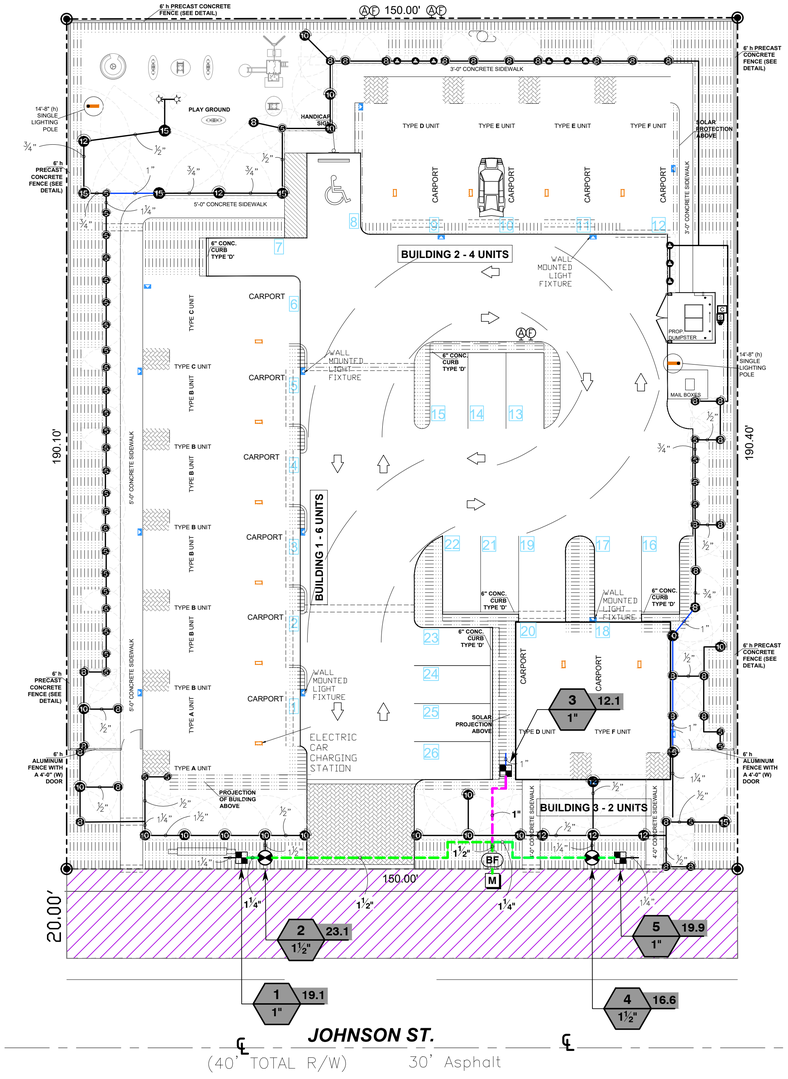


IRRIGATION PLAN GROUND FLOOR

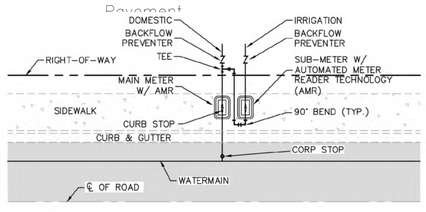
SCALE:

0 16 32 48 feet

1/16" = 1'-0"

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH MASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY MASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)



NOTES:

1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

1 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.

2 IRRIGATION NOTES

SCALE: NTS

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

VALVE SCHEDULE

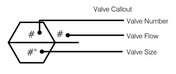
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	19.1	193.7	60.2	74.1	1.07 in/h
2	Toro 252-26 Globe	1-1/2"	Turf Spray	23.06	188.4	37.3	51.6	0.86 in/h
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	12.07	119.1	51.2	64.6	1.07 in/h
4	Toro 252-26 Globe	1-1/2"	Turf Spray	16.64	159.9	37.4	50.8	0.82 in/h
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	19.92	166.2	61.9	75.9	1.07 in/h
	Common Wire				119.2			

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	34	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	29	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	15	30
Q T H TT TQ F	Toro 570Z-6LP-PC 12' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
8 10 12 15	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
2SST 4SST 4CST 4S-SST 8SST	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	9	30
2-180 4-180 90 180 360	Toro 570S-SB-PC Pressure Compensating Shrub Stream Spray Bubbler on Fixed Riser.	2	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	3
F	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	3
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	3
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	3,060 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1-1/2" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	2
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
C	Toro Controller EVO-04OD-SC 4 Station Outdoor Controller. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	488.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	83.5 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	50.0 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	214.7 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	31.5 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	19.0 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/4"	37.3 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	62.8 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	214.8 l.f.



No.	Date	Revision

PROPOSED:

MULTIFAMILY DEVELOPMENT

SITE ADDRESS:

2442-2438 JOHNSON ST.
HOLLYWOOD, FLORIDA, 33020

OWNER:

C21 CAPITAL BROKERS/US HOUSING FUNDS

AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
1500 N.W 89 Ct
SUITE #: 211-B
DORAL, FL. 33172

Phone #:
(786) 738-8236

e-mail address:
german@agudeloarchitect.net

SEAL:
STATE OF FLORIDA

LICENSED ARCHITECT
GERMAN A. AGUDELO
LIC # AR91594
STATE OF FLORIDA

GERMAN A. AGUDELO
ARCHITECT FOR THE FIRM
LICENSE # AR-0091594

Drawing by :	W.P.
Checked by :	G.A.
Date :	11-22-2021
Scale :	AS SHOWN
JOB. NO.:	211101

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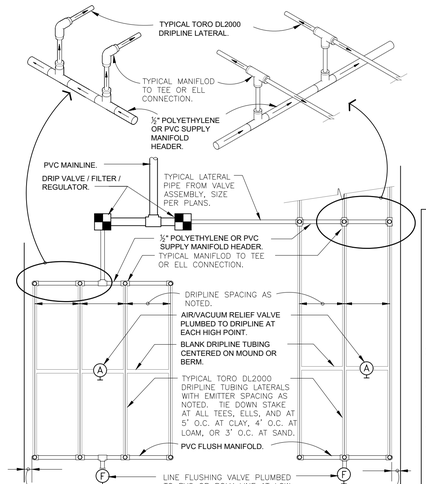
DERICK LANGEL (LA#5667045)

ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

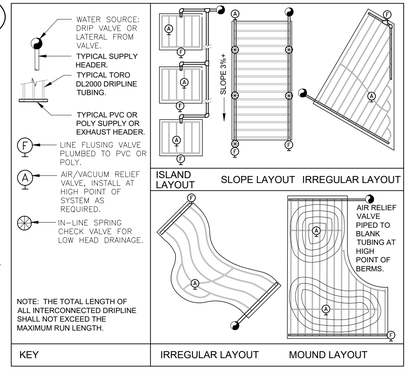


END FEED EXAMPLE

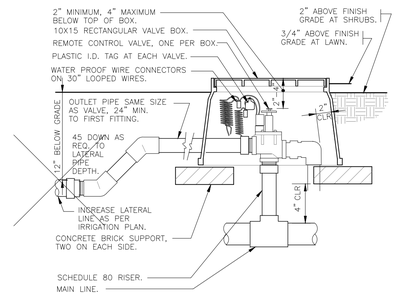
CENTER FEED EXAMPLE

MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPG212	0.53 GPH	12"	250'	360'	400'	460'
RPG218	0.53 GPH	18"	350'	515'	565'	650'
RPG412	1.0 GPH	12"	160'	240'	260'	300'
RPG418	1.0 GPH	18"	240'	340'	375'	430'

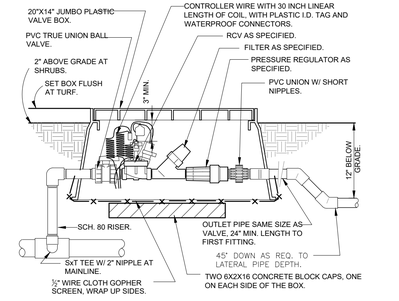
FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH	GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13



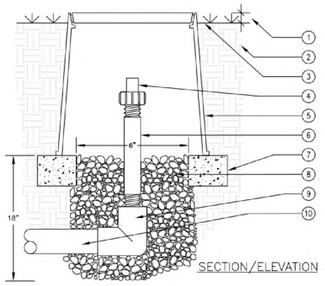
1 TORO DL2000 DRIPLINE
3" = 1'-0" 328413.56-49



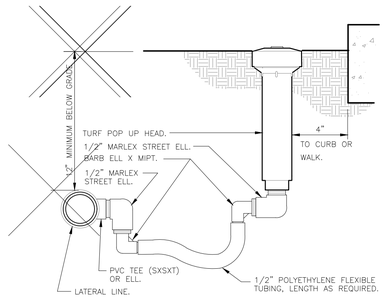
2 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" 328406.13-02



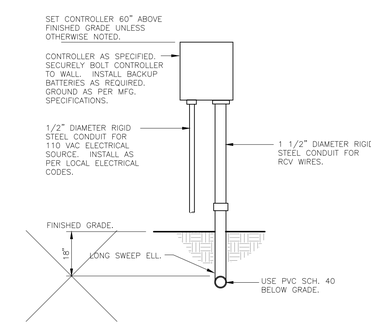
3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" 328413.76-23



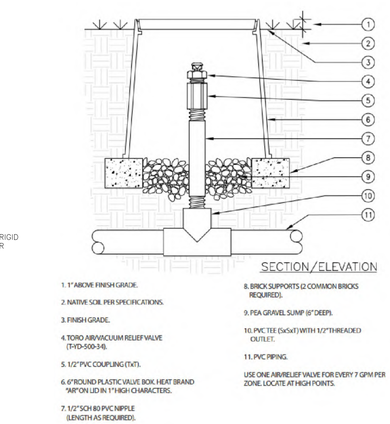
4 AUTOMATIC FLUSH VALVE
N.T.S.



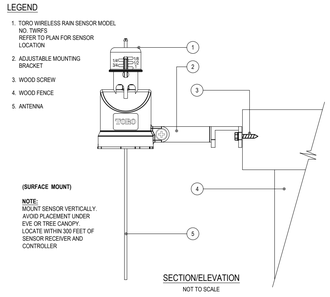
5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" 328403.13-02



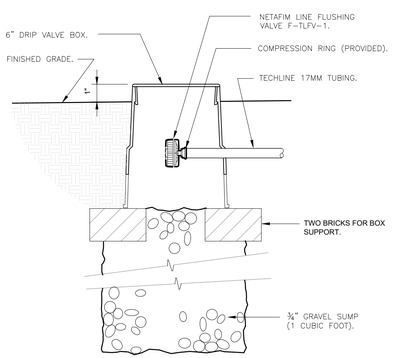
6 WALL MOUNT CONTROLLER
1" = 1'-0" 328409.13-01



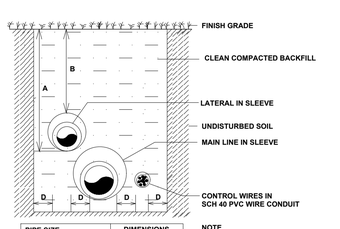
7 1/2" AIR/VACUUM RELIEF VALVE
N.T.S.



8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S. DETAIL-FILE



9 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" 328413.49-33

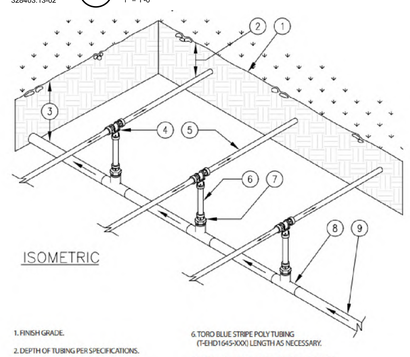


PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

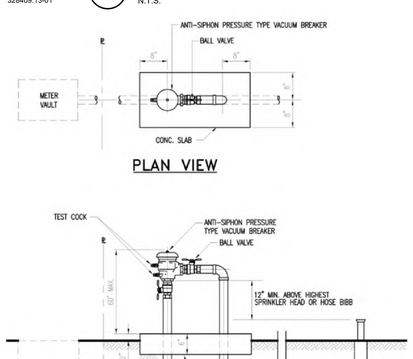
NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS 10



11 CENTER-FEED SUPPLY-MANIFOLD
N.T.S. DETAIL-FILE



12 VACUUM BREAKER
N.T.S.

No.	Date	Revision

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AGUDELO ARCHITECT P.A.
A.A.26002013

Address:
1500 N.W 89 Ct
SUITE #: 211-B
DORAL, FL. 33172

Phone #:
(786) 738-8236

e-mail address:
german@agudeloarchitect.net

SEAL:
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LIC # AR91594
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DERICK LANGEL (LA#5667045)
ALL LANDSCAPE DATA INC
www.alllandscapedata.net & .com
Ph: 305.303.7059

SITE CIVIL CONSTRUCTION PLANS
FOR
MULTIFAMILY DEVELOPMENT

2438-42 JOHNSON ST
HOLLYWOOD FLORIDA

UTILITIES

ELECTRIC SERVICE
FLORIDA POWER AND LIGHT
ATTN. : CLINT THAMES
EMAIL: CLINTON.THAMES@FPL.COM
9293 S MILITARY TRAIL
BOYNTON BEACH FL 33436

CABLE SERVICE
ATT CABLE
PHONE: (786)-449-2541
ATTN. : DAVID SCHULZE

TELEPHONE SERVICE
ATT
PHONE: (786)-449-2541
ATTN. : DAVID SCHULZE

WATER & SEWER SERVICE
CITY OF HOLLYWOOD
PHONE: (954)-921-3302
ATT: ALICIA M. VEREA

PERMITTING AGENCIES

BROWARD COUNTY

CITY OF HOLLYWOOD

PROJECT TEAM

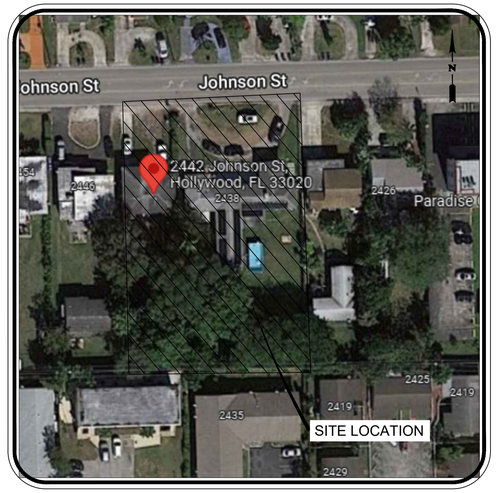
PROPERTY OWNER
KMA HOLLYWOOD 14 LLC

CIVIL ENGINEER
RSP ENGINEERS, INC.
1420 NE MIAMI PL
MIAMI, FLORIDA 33132
PHONE: (786) 817-8910
ATTN. : RODOLFO SUCRE

GEOTECHNICAL ENGINEER
B3 MATERIAL TESTING ENGINEERING
OFFICE: (786) 773-5871
PHONE: (786) 606-5072
ATTN. : BELINDA MONDUI

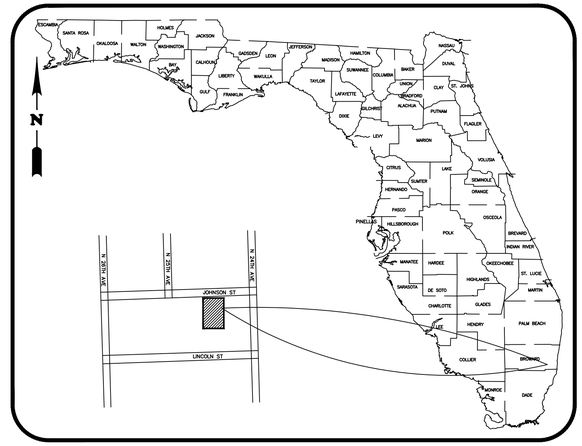
SURVEYOR
ESTABAN ORTIZ PLSM
5102 SW 131th AVENUE,
MIAMI, FLORIDA, 33175
PH. (786) 541-4455
EMAIL:Survey.IG@YAHOO.COM

ARCHITECT
GERMAN AGUDELO
AGUDELO ARCHITECT, P.A
1500 NW 89TH CT. SUITE 211-B
O: 786-738-8236



AERIAL PHOTOGRAPH
SCALE : 1" = 100'

BROWARD COUNTY, FLORIDA



MIAMI-DADE, FLORIDA

VICINITY MAP
N.T.S.

INDEX OF SHEETS

Sheet List Table	
Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	GENERAL NOTES
C-2.1	GENERAL NOTES
C-3	STORMWATER POLLUTION PREVENTION PLAN
C-3.1	STORMWATER POLLUTION PREVENTION DETAILS
C-4	PAVING GRADING AND DRAINAGE PLAN
C-4.1	PAVING GRADING AND DRAINAGE DETAILS
C-5	COMPOSITE UTILITY PLAN

NOTES

1. **ALL CONSTRUCTION MUST MEET ALL MIAMI DADE COUNTY AND THE TOWN OF MEDLEY CODES AND LAND DEVELOPMENT REGULATIONS.**
2. **ALL OTHER PERMITS REQUIRED FOR THIS PROJECT MUST BE OBTAINED. A FLORIDA DEP NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER AN NPDES PERMIT MUST BE FILED WITH FLORIDA DEP FOR ALL SITES WHICH ARE ONE (1) ACRE AND GREATER.**

RSP
www.rspengineers.com
FLORIDA
MIAMI - ORLANDO - TAMPA - JACKSONVILLE
786- 687 2677, 407- 743 2754, 813 -375 0656 - 904-717 2831

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No.	Date	Revision	By

Designed by: R.S
Drawn by: I.C.G.
Checked by: V.R
Approved by: R.S
Date: 12/28/2022
Job No.:
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Plans Prepared By:
RSP Engineers

COVER SHEET

MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
HOLLYWOOD FLORIDA

Sheet No.
C.1

GENERAL PROVISIONS

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE A PRE-CONSTRUCTION VIDEO (DVD FORMAT) ALONG THE PROPOSED ROUTE IN ACCORDANCE WITH THE SPECIFICATIONS. IN PARTICULAR, THE VIDEO SHALL DOCUMENT THE CONDITION OF EXISTING DRIVEWAYS, BUILDINGS, STRUCTURES, MAILBOXES, SIGNS, FENCES, AND LANDSCAPING ALONG PROPOSED CONSTRUCTION AREAS.

2. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

3. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

4. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

5. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. RSP ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

6. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. RSP ENGINEERS, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

7. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

8. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

10. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

11. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

12. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

13. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

10. CONSTRUCTION OF ALL WATER, SANITARY SEWER AND ANY RECLAIMED WATER SHALL MEET OR EXCEED MANATEE COUNTY PUBLIC WORK UTILITY STANDARDS.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

3. AS-BUILT DRAWINGS SHALL ALSO INCLUDE ANY OTHER ADDITIONAL REQUIREMENTS STIPULATED BY PALM BEACH COUNTY AND PALM BEACH COUNTY UTILITY DEPARTMENT.

STORM SEWER SYSTEMS

1. CONTRACTOR TO CHOOSE BETWEEN POLYETHYLENE PIPE (PE) MATERIAL AND REINFORCED CONCRETE PIPE (RCP) MATERIAL UNLESS SPECIFICALLY DESIGNATED IN THE PLANS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942.

2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.

3. CORRUGATED POLYETHYLENE PIPE AND FITTINGS 4 INCH THROUGH 10 INCH DIAMETER SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12 INCH THROUGH 48 INCH DIAMETER SHALL COMPLY WITH AASHTO M294, TYPE S, AND ASTM F2306. PIPE 54 INCH THROUGH 60 INCH DIAMETER SHALL COMPLY WITH FDOT SPECIFICATION SECTION 948 (CLASS II PIPE) AND SHALL COMPLY WITH AASHTO M294. VIRGIN MATERIAL FOR THE PRODUCTION OF PIPE AND FITTINGS SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING TO THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C FOR 4-INCH THROUGH 10-INCH DIAMETERS AND 435400C FOR 12-INCH THROUGH 60-INCH DIAMETERS PER ASTM D3350. THE 12-INCH THROUGH 60-INCH VIRGIN PIPE MATERIAL SHALL COMPLY WITH THE NOTCHED CONSTANT LIGAMENT-STRESS (NCLS) TEST AS SPECIFIED IN ASTM F2306. BELL JOINTS FOR 4 INCH THROUGH 10 INCH DIAMETER PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12 INCH THROUGH 60 INCH DIAMETER PIPE SHALL BE INTEGRALLY FORMED ON PIPE. PIPE JOINTS SHALL BE WATERTIGHT PER ASTM D3212. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM F477.

4. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 199.

5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.

6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.

7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.

8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.

2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.

3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.

5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUTE; 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND; 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.

7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS AND/OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.

   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS OVER 20 FEET DEEP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.

10. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

11. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

12. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.

13. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.

14. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.

15. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

   A. TYPE SP STRUCTURAL COURSE (SP-12.5)

   B. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-180). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE 3 (MIN. STABILITY OF 1000 LBS) AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIMEROCK BASE.

   C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), F'c (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED THE STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.

3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.

4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL/OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE.

3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXITE PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
9. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. ALL TARGET GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.

2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.

3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.102(24) SHALL BE C900 DR 14, CAST IRON OUTSIDE DIAMETER (CIOD). THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24.

4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).

5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.

6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.

7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.

8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

11. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT FIRE FLOW, PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) FLUSH AFTER DISINFECTION.

12. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

13. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

14. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

15. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/148000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

16. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

17. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

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813 -375 0656 - 904-717 2831

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Designed by:	R.S
Drawn by:	I.C.G.
Checked by:	V.R
Approved by:	R.S
Date:	12/28/2022
Job No.:	
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Plans Prepared By:
RSP Engineers

GENERAL NOTES

MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
HOLLYWOOD FLORIDA

Sheet No.

C.2

WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS KMA HOLLYWOOD 14 LLC. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF KMA HOLLYWOOD 14 LLC, THE CITY OF HOLLYWOOD AND BROWARD COUNTY.

2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.

4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.

5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) 6" THROUGH 24" DIAMETER = TC 53

6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

7. PVC PIPE 4" - 30" SHALL CONFORM TO AWWA C900. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 235 (DR18) PVC PIPE WITH CAST IRON OUTSIDE DIAMETER (CIOD), AND SHALL CONTAIN MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.

8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.

9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.

10. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.

11. RESTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR DUCTILE IRON PIPE AND FITTING MECHANICAL JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1100, STAR GRIP SERIES 3000, OR TYLER UNION TUF-GRIP SERIES TLD. LOCKING BELL JOINT RESTRAINT SHALL BE AMERICAN FLEX RING JOINT, AMERICAN LOK-RING JOINT, OR U.S. PIPE TR-FLEX. RESTRAINED JOINTS FOR PVC PIPE MECHANICAL JOINTS SHALL BE TYLER UNION SERIES 2000 TUF GRIP TLP, JCM SUR-GRIP BELL RESTRAINER, FORD UNI-FLANGE SERIES 1500 CIRCLE LOCK, OR EBAA IRON MEGA LUG SERIES 2000PV. RESTRAINED JOINTS FOR PVC PIPE PUSH ON JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1500 OR SERIES 1600 (C900 PVC), SERIES 2800, FORD UNI-FLANGE SERIES 1390, OR SMITH-BLAIR BELL-LOK SERIES 165. PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. VALVES ARE TO BE RESTRAINED ON EACH SIDE OF THE VALVE AT THE CONNECTION TO ADJOINING PIPE.

12. POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES ½-3 INCH DIAMETER SHALL BE POLYETHYLENE IN ACCORDANCE WITH AWWA C901, STANDARD CODE DESIGNATION PE 4710, SDR 9 (OUTSIDE DIAMETER BASED DIMENSION RATIO), 250 PSI. PIPE SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.

13. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF AWWA C800 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COATED, MINIMUM THICKNESS 12 MILS, OUTLET OF SADDLE IS TO HAVE NPT THREADS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, MUELLER, OR SMITH-BLAIR.

14. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT.

15. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.

16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.

17. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. THE INTERIOR OF VALVES WITH A CAST IRON OR DUCTILE IRON BODY SHALL BE COATED WITH AN EPOXY PROTECTIVE COATING MEETING NSF INTERNATIONAL STANDARD 61 AND AWWA C550. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.

18. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.

19. TAPPING SLEEVES ARE TO BE 18-8 TYPE 304 STAINLESS STEEL AND STAINLESS STEEL OUTLET, AS MANUFACTURED BY JCM OR APPROVED EQUAL. TAPPING VALVES SHALL BE RESILIENT SEATED GATE VALVES AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. TAPPING VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500, CLOW SERIES F-6100, OR MUELLER SERIES A2361.

20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.

21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.

22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER AND SHALL BE HEAVY DUTY TRAFFIC RATED. VALVE BOXES SHALL BE CAST IRON. VALVE BOX LIDS SHALL BE CAST IRON H-20 LOAD RATED. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. ALL VALVE BOX EXTENSIONS SHALL BE CAST IRON. VALVE BOX LIDS IN PAVED AREAS SHALL BE LOCKABLE. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN AND VALVE BOXES IN PAVED AREAS SHALL BE ADJUSTABLE SCREW TYPE. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER". IN UNPAVED AREAS, INSTALL A 2-FT X 2-FT X 6-IN THICK CONCRETE PAD (2500 PSI) AT EACH VALVE. ALL VALVE BOX COVERS SHALL BE PAINTED WITH A THREE COAT SYSTEM. THE FIRST COAT SHALL BE PRIMER, 2.5-3.5 MIL DRY FILM THICKNESS (DFT) TNEMEC SERIES 135 CHEMBUILD OR APPROVED EQUAL; THE INTERMEDIATE COAT SHALL BE 4.0-10.0 MIL DFT TNEMEC COLOR HI-BUILD EPOXOLINE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE BLUE (WATER) OR PURPLE (RECLAIMED WATER) OR AS APPROVED BY THE LOCAL UTILITY.

23. PVC PIPES SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) AND STENCILED (0.75-INCH LETTERING ON THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) "POTABLE WATER MAIN" OR "RECALIMED WATER MAIN" AS APPLICABLE.

24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", AS APPLICABLE.

26. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 10 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER LOCAL UTILITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.

27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.

28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

30. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

31. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) DECHLORINATE AND FLUSH AFTER DISINFECTION.

32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 150 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA $L = SDP/148000$ WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

36. PRIOR TO DISINFECTION, CONDUCT FULL DIAMETER FLUSHING OF PIPELINE IN SECTIONS IN ORDER TO REMOVE ANY SOLIDS OR CONTAMINATED MATERIAL THAT MAY HAVE BECOME LODGED IN THE PIPE.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS KMA HOLLYWOOD 14 LLC. THE CONTRACTOR SHALL MEET OR EXCEED ALL THE REQUIREMENTS OF KMA HOLLYWOOD 14 LLC, THE CITY OF HOLLYWOOD AND BROWARD COUNTY

2. UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS, PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 26 FOR 6" THROUGH 12" . PVC PIPE SIZES OVER 12" SHALL BE APPROVED BY THE CITY OF LARGO.

3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER UNLESS SPECIFICALLY DIRECTED OTHERWISE ON THE CONSTRUCTION PLANS.

4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.

5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.

6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION). ALL PIPES SHALL BE CLEARLY MARKED WITH THE MANUFACTURER'S NAME OR TRADEMARK, THE NOMINAL PIPE SIZE, THE PVC CELL CLASSIFICATION, THE LEGEND "TYPE PSM SDR-26 PVC SEWER PIPE" AND THE DESIGNATION ASTM-3034.

7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.

9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.

10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

11. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.

15. PLUG PIPE LINES AND CONDUCT VACUUM TEST ON MANHOLES. INDUCE A BACKPRESSURE OF 5.0 PSI EQUIVALENT TO 10" HG (MERCURY). THE MANHOLE ASSEMBLY IS CONSIDERED SATISFACTORY IF THE VACUUM LOSS IS LESS THAN 1" HG FOR THE LENGTH OF TIME LISTED IN THE FOLLOWING TABLE. ANY MANHOLE NOT PASSING THE TEST MUST HAVE PROBLEMS CORRECTED AND THEN BE RETESTED.

	TIME OF TEST (SEC)		
DEPTH (FT)	4' DIA. MANHOLE	5' DIA. MANHOLE	6' DIA. MANHOLE
4	10	13	16
8	20	26	32
12	30	39	48
16	40	52	64
20	50	65	80
24	60	78	96
T*	5	6.5	8

16. *NOTE: ADD "T" SECONDS FOR EACH ADDITIONAL 2'-0" OF DEPTH.

17. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.

18. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

19. SIGNS AND PAVEMENT MARKINGS

20. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.

21. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" X 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.

22. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.

23. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.

24. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.

25. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.

26. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.

27. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

28. UTILITY SEPARATION REQUIREMENTS

29. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

30. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.

31. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

32. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

33. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

34. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.

35. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.

36. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.

37. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:

38. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.

39. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.

40. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

41. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES TO BE CONSIDERED FOR COST EVALUATION WITH NO GUARANTEE THEY WILL BE APPROVED FOR IMPLEMENTATION WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS. EXCEPTIONS FROM MEETING THE PIPE SEPARATION REQUIREMENTS, WITHOUT MITIGATION, SHALL BE ALLOWED ONLY BY FDEP IF TECHNICAL OR ECONOMIC JUSTIFICATIONS FOR EACH EXCEPTION PROVIDED BY THE ENGINEER ARE ACCEPTABLE TO FDEP AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER AND APPROVAL FROM FDEP ON A CASE BY CASE BASIS. ALL POSSIBLE MEASURES TO ACHIEVE COMPLIANCE WITH THE PIPE SEPARATION REQUIREMENTS SHALL BE CONSIDERED FIRST ALONG WITH DESIGN CHANGES TO MEET THE REQUIREMENTS BEFORE THE ENGINEER SUBMITS A JUSTIFICATION OF AN EXCEPTION TO FDEP FOR APPROVAL. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER AND APPROVAL BY FDEP COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO ADDITIONAL COST.

42. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN
43. THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:

44. USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.

45. USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE.

46. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE.

47. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE OR WHERE A WATER MAIN
48. CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION:

49. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE),
50. OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE
51. OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATER.

37. OBTAIN A MINIMUM FLUSHING VELOCITY OF 2.5 FEET PER SECOND PER AWWA C651.

38. ALL TAPS REQUIRED FOR FLUSHING AND THE TEMPORARY OR PERMANENT RELEASE OF AIR AS NEEDED FOR FLUSHING SHALL BE PROVIDED BY THE CONTRACTOR.

39. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651. THE DISCHARGE LOCATIONS FOR THE CHLORINATED WATER SHALL BE APPROVED BY THE OWNER. NEUTRALIZE THE CHLORINE RESIDUAL BY MEANS OF A REDUCING AGENT IN ACCORDANCE WITH AWWA C651.

40. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. ALL BACTERIOLOGICAL TESTING INCLUDING COLLECTION OF SAMPLES FOR TESTING SHALL BE PERFORMED BY A STATE CERTIFIED LABORATORY CONTRACTED BY THE CONTRACTOR. ALL WATER SAMPLE COLLECTION SHALL TAKE PLACE WITH A REPRESENTATIVE OF THE UTILITY PRESENT. PROPER CHAIN OF CUSTODY PROCEDURES MUST BE FOLLOWED. COPIES OF ALL TESTING RESULTS AND ALL RELATED CORRESPONDENCE FROM THE TESTING LAB SHALL BE SUBMITTED TO THE OWNER, UTILITY, AND ENGINEER.

41. SAMPLE LOCATIONS SHALL BE ALONG EVERY 1200 FEET OF NEW MAIN, PLUS ONE FROM EACH END OF THE LINE AND AT LEAST ONE FROM EACH BRANCH. THE SAMPLE POINTS MUST HAVE A BRASS NON-THREADED SMOOTH-NOSED DOWNWARD SPOUTED HOSE BIBB MOUNTED ON A RIGID STAND PIPE AT LEAST THREE FEET ABOVE THE FINISH GRADE. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. WARNING TAGS SHALL BE ATTACHED TO EACH SAMPLE POINT.

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813 -375 0656 - 904-717 2831

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Designed by: R.S
Drawn by: I.C.G.
Checked by: V.R
Approved by: R.S
Date: 12/28/2022
Job No.:

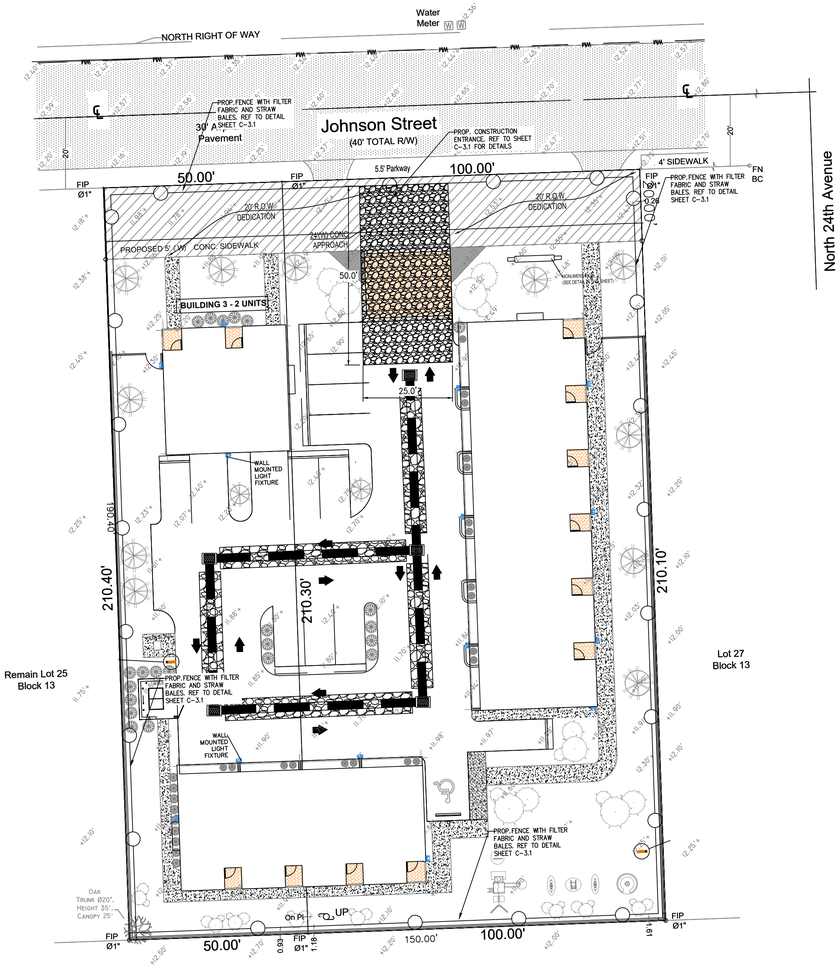
Plans Prepared By:
RSP Engineers

GENERAL NOTES

MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
HOLLYWOOD FLORIDA

Sheet No.

C-2.1



SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AS DESCRIBED BELOW. IF THE CONTRACTOR FINDS THAT THE SEQUENCE NEEDS TO BE MODIFIED, THE CONTRACTOR SHALL CONTACT THE CEC FOR FURTHER DIRECTION. THE INSTALLATION OR REMOVAL OF BMPS, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG AND ON THE SITE MAP. THE CONTRACTOR SHALL DISTURB ONLY THOSE AREAS NECESSARY TO INSTALL THE BMPS UNTIL DIRECTED IN THE SEQUENCE TO BEGIN CLEARING AND GRUBBING OPERATIONS. ALL TEMPORARY BMPS SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE, THEN THEY SHALL BE REMOVED.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL PERIMETER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL REMAINING PERIMETER CONTROLS.
5. INSTALL TEMPORARY PARKING AND STORAGE AREAS (TRAILER, PARKING, LAY DOWN, SANITARY FACILITIES, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC).
6. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
7. BEGIN CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
9. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
10. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
11. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
12. PREPARE SITE FOR PAVING.
13. PAVE SITE.
14. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
15. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AREAS.
16. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).
17. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN.

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LEGEND

- SILT FENCE, FDOT TYPE III (TEMP. EROSION CONTROL)
- IP — INLET PROTECTION
- LIMIT OF DISTURBANCE

ACREAGE SUMMARY

TOTAL SITE AREA	0.72 AC
ON-SITE DISTURBED AREA	0.72 AC.
OFF-SITE DISTURBED AREA	0 AC
TOTAL DISTURBED AREA	0.72 AC.

Stormwater Team		
Description	Name	
Company Contractor:		
Contractor's Responsible Authority:		
Qualified Inspector(s):		
Maintenance Personnel:		

The contractor shall complete this table identifying the individuals of the stormwater team and their responsibilities.

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

STORMWATER POLLUTION PREVENTION NOTES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

SITE DESCRIPTION

A. SITE LOCATION:
THE SITE IS LOCATED AT 2442 JOHNSON ST, HOLLYWOOD FL

B. SITE CONDITIONS & ACTIVITIES NARRATIVE:
THE EXISTING CONDITION OF THE SITE IS DEVELOPED. IT INCLUDES TWO EXISTING RESIDENTIAL BUILDINGS. THE PROPOSED PROJECT IS FOR THE COMPLETE DEMOLITION OF THE EXISTING STRUCTURES AND NEW MULTIFAMILY DEVELOPMENT

C. LEVEL OF SOIL DISTURBANCE = 0.80

WETLANDS/BUFFERS

NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT

THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER , AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION

THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: *STORMWATER SHEET FLOW.*

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

MS4 OPERATOR NAME (IF ANY): BROWARD COUNTY

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT TO THE MS4. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. 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:

I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMPS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPS.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE CEC PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPS THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I DISCHARGES RESULTING FROM GROUND WATER DEWATERING ACTIVITIES ARE NOT COVERED BY THE NPDES GENERIC PERMIT. SEPARATE PERMIT COVERAGE MUST BE OBTAINED BY THE CONTRACTOR UNDER THE DEPARTMENT'S GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY PURSUANT TO SUBSECTION 62-621.300(2), F.A.C.

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMPS AND PRIOR TO GROUND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

STABILIZATION

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

DUST CONTROL

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED 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 EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

WASTE MANAGEMENT

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE/MASONRY WASHOUT, PAINT WASHOUT, EIFS, ETC.) THE CONTRACTOR SHALL CLEAN UP SPILLS PROMPTLY AND ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE

A. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OR OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE JOBSITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKED OR SPILLED SOILS SHALL BE SHOVELED OR SWEPT FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

INSPECTIONS AND MAINTENANCE

A. THE CONTRACTOR SHALL INSPECT BMPS (I.E. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, INLET PROTECTION, STABILIZATION, EROSION CONTROL, DOCUMENTATION, WASTE DISPOSAL AREAS, MATERIAL STORAGE AREAS, ETC.) TO DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS BMPS, CONFIRM BMPS ARE ACHIEVING PERMIT COMPLIANCE, AND MAINTAIN BMPS AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.50 INCHES.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES

THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART IV.A.3 OF THE GENERIC PERMIT ARE: DISCHARGES FROM FIREFIGHTING ACTIVITIES; FIRE HYDRANT FLUSHING; WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES (WASTEWATER FROM A MORE THOROUGH CLEANING, INCLUDING THE USE OF DETERGENTS OR OTHER CLEANERS IS NOT AUTHORIZED BY THIS PART) OR CONTROL DUST IN ACCORDANCE WITH PART V.D.2.C.(2) OF THE GENERIC PERMIT; POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; IRRIGATION DRAINAGE; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASHWATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; AIR CONDITIONING CONDENSATE; SPRINGS; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.

RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

REFERENCES

THE CONSTRUCTION PLANS AND SPECIFICATIONS FOR JOB # C103 AS PREPARED BY RSP ENGINEERS, INC. ON DECEMBER, 2022 ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.

CONSTRUCTION SEQUENCING TABLE

ANTICIPATED CONSTRUCTION SEQUENCE*	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
CONSTRUCTION ENTRANCE									
TEMPORARY CONTROL MEASURES									
ROUGH GRADE / SEDIMENT CONTROL									
FOUNDATION / BUILDING CONSTRUCTION									
PERMANENT CONTROL MEASURES									

* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Operator and/or Responsible Authority

Date

Project Name and location information:

RSP
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FLORIDA
MIAMI - ORLANDO - TAMPA - JACKSONVILLE
786- 687 2677, 407- 743 2754, 813 -375 0656 - 904-717 2831

VICTOR RAMOS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO [87496]. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY VICTOR RAMOS ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

No.	Revision	Date	By
1			
2			
3			
4			
5			

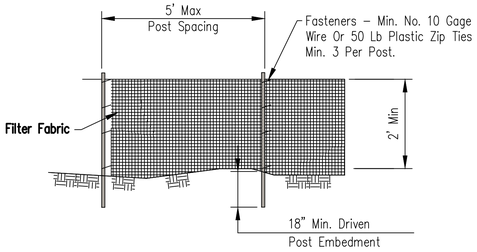
Designed by:	R.S	Approved by:	R.S
Drawn by:	I.C.G.	Date:	12/28/2022
Checked by:	V.R	Job No.:	

Plans Prepared By.
RSP Engineers

STORMWATER POLLUTION PREVENTION PLAN

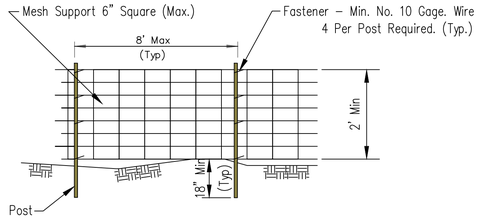
MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
HOLLYWOOD FLORIDA

Sheet No.
C.3



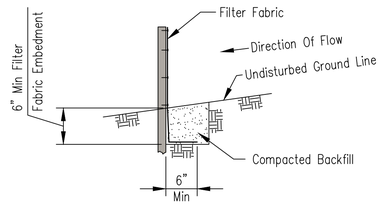
SILT FENCE ELEVATION

NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

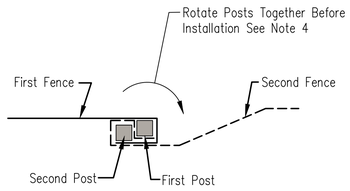


SILT FENCE WIRE SUPPORT ELEVATION

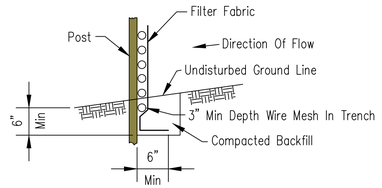
NOTES:
1. Wires of mesh support shall be minimum gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.



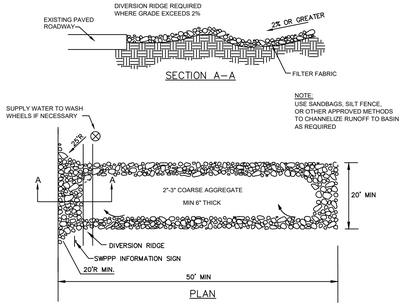
FABRIC ANCHOR DETAIL



SPLICE DETAIL–PLAN VIEW



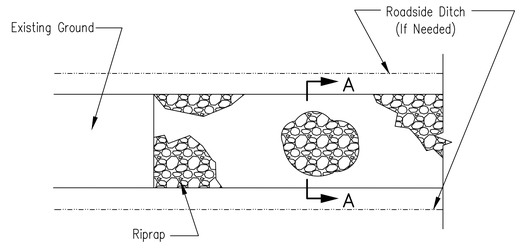
SILT FENCE WIRE SUPPORT FABRIC ANCHOR DETAIL



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

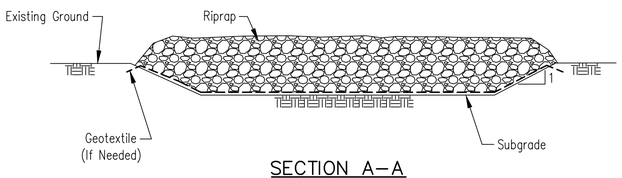
TEMPORARY CONSTRUCTION ENTRANCE DETAIL (CE)

N.T.S.

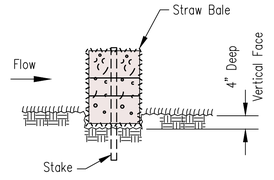


CONSTRUCTION ROAD STABILIZATION PLAN VIEW

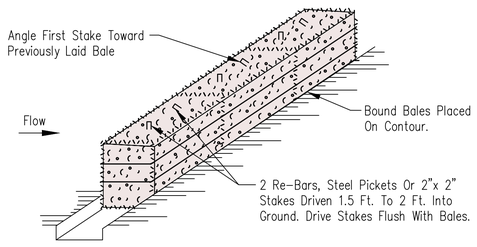
NOTES:
1. Rock shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
2. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
4. Roadway shall follow the contour of the natural terrain to the extent possible.
5. Geotextile (non-woven, needle punched) min. criteria:
   Grab Tensile strength (lb) ASTM D 4632_____202
   Elongation at failure (%) ASTM D 4632_____≥50
   Trapezoidal tear strength (lb) ASTM D 4533_____79
   Puncture strength (lb) ASTM D 6241 _____433
   Ultraviolet light (% retained strength) ASTM 4355_____min 50
   Apparent opening size (AOS) ASTM D 4751____
   max 0.22 mm (US sieve size 70)
   Permittivity sec^{-1}/ ASTM D 4491_____min 0.70
6. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.



SECTION A–A



STRAW BALE BEDDING DETAIL



STRAW BALE ANCHORING DETAIL

NOTES:
1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4", and placed so that bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

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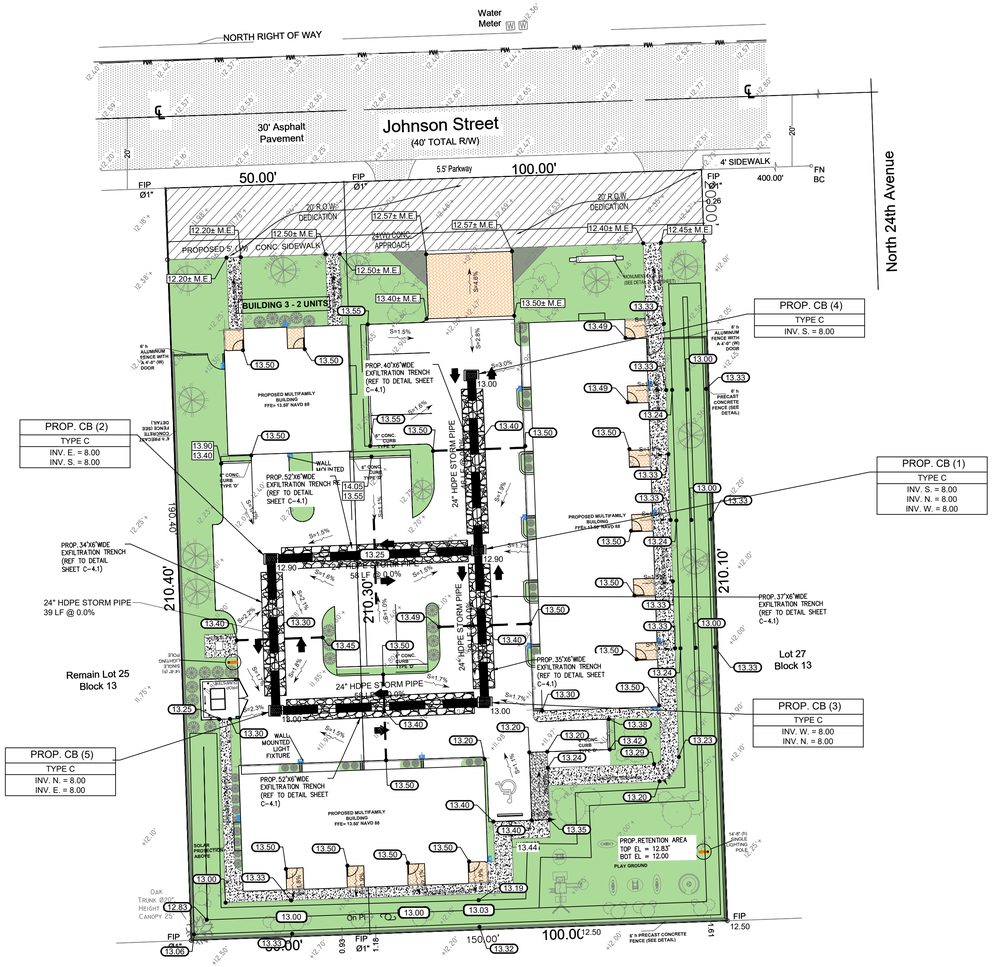
Drawn by: I.C.G.
Checked by: V.R
Approved by: R.S
Date: 12/28/2022
Job No.:

Plans Prepared By:
RSP Engineers

EROSION AND SEDIMENTATION CONTROL DETAILS

MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
HOLLYWOOD FLORIDA

Sheet No.
C-3.1



LEGEND	
10.00	PROP. SPOT ELEVATION
ME ±9.45	MATCH EXIST. GRADE
10.64 / 10.14	PROP. TOP AND BOTTOM OF CURB
	PROP. HIGH POINT
S=1.0%	PROP. SLOPE
	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE
	PROP. GRASS
WM	EXIST. WATER METER
	EXIST. FIRE HYDRANT
	EXIST. LIGHT POLE
OHU	EXIST. ELECTRIC OVERHEAD UTILITY
T	EXIST. TRANSFORMER
	PROP. SEWER CLEAN OUT
	PROP. DIRECTIONAL SIGN

GENERAL GRADING AND STORM SYSTEM NOTES

1. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON PLANS AND PROVIDED IN FDOT INDEX NO. 102 AS CONSTRUCTION PROGRESSES, THE CONTRACTOR SHALL PERIODICALLY CHECK THE SEDIMENTATION CONTROLS AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION USING PROTECTION AS DETAILED IN FDOT INDEX NO. 102.
2. THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.
3. FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. ANY SILTATION IN THE STORMWATER SYSTEM SHALL BE COMPLETELY FLUSHED PRIOR TO CERTIFICATION OF COMPLETION.
4. ALL WORK PERFORMED WITHIN THE RIGHT OF WAY REQUIRES A SEPARATE PERMIT ISSUED BY THE BROWARD COUNTY PUBLIC WORKS DEPARTMENTS.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP THIS PROPERTY LIES IN ZONE "X".
6. THIS PROJECT IS PENDING APPROVAL BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT
7. CONTRACTOR SHALL FIELD VERIFY EXISTING AND SURROUNDING DEVELOPMENT GRADES AND CONTACT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE FLOW AWAY FROM BLDG. AND THAT A MINIMUM SLOPE OF AT LEAST 1% IN THE DIRECTION OF DRAINAGE FLOW INDICATED CAN BE ACHIEVED.
9. ALL PIPES IN LEGEND SPECIFIED AS "STORM PIPE" SHALL BE SELECTED FROM THOSE LISTED IN GENERAL NOTES, STORM SEWER SYSTEMS, SHEET C.2. FOR INLET BOTTOMS SEE PGD DETAIL SHEET.
10.
11. FOR SUPPLEMENTAL DETAILS SEE SEE PGD DETAIL SHEET. ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, TOPS, RINGS AND COVERS, ETC. AS APPLICABLE.
12. ALL PROPOSED INLET GRATES SHALL BE H20 TRAFFIC BEARING RETICULINE STEEL.
13. PIPE CROSSING AT THIS LOCATION HAS BEEN CALCULATED TO BE LESS THAN 12" CLEARANCE. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO ENSURE JOINTS/BELLS DO NOT ALIGN VERTICALLY AT CROSSING POINT AND SAID JOINTS HAVE AT LEAST 2 FEET HORIZONTAL CLEARANCE FROM CROSSING POINT.
14. ALL PROPOSED STORMWATER STRUCTURES SHALL CONTAIN POLLUTION PREVENTION BAFFLES WITH SKIMMERS.
15. ALL ONSITE STORMWATER INLETS SHALL INCLUDE A 2-FOOT SLUMP AT THE BASE TO PREVENT SEDIMENTATION DOWNSTREAM.
16. ALL SIDEWALK WORK MUST COMPLY WITH ADA TITLE II.
17. DO NOT "MEET AND MATCH EXISTING SIDEWALK", UNLESS THE EXISTING IS ADA COMPLIANT.
18. PROPOSED SIDEWALKS NEED TO BE IN COMPLIANCE WITH ADA AND BROWARD COUNTY PUBLIC WORKS MANUAL, AND AS PER THE BROWARD COUNTY'S STANDARD SPECIFICATIONS.
19. THE MAXIMUM CROSS-SLOPE FOR NEW SIDEWALK AND PEDESTRIAN ACCESS ROUTE (PAR) IS 2%.
20. MINIMUM SIDEWALK CLEAR PEDESTRIAN ACCESS ROUTE (PAR) IS 48" WIDE.
21. EXISTING SIDEWALK IMMEDIATELY ADJACENT TO THE NEW SIDEWALKS MUST BE ADA COMPLIANT, OTHERWISE NEEDS TO BE REPLACED. REPLACE COMPETE CONCRETE FLAGS, FROM JOINT TO JOINT NO PATCHING IS PERMITTED.
22. NO OBSTRUCTION IS PERMITTED ALONG THE WIDTH OF THE SIDEWALK UP TO 7'-0"IN HEIGHT.
23. DAMAGED CURB AND GUTTER TO BE REPLACED FROM JOINT TO JOINT.

NOTE: THE PRESENCE OF GROUNDWATER MAY BE ENCOUNTERED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
CONVERSION: NAVD=NGVD−1.55'.

N

GRAPHIC SCALE
10 0 10 20
Graphic Scale in Feet
(IN FEET)
1 inch = 10 ft.

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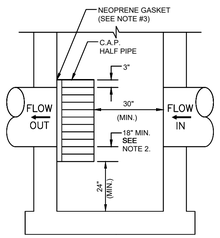
Plans Prepared By:
RSP Engineers

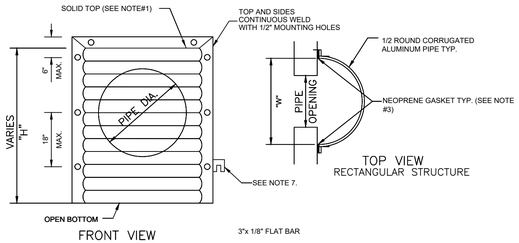
PAVING GRADING AND DRAINAGE PLAN

MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
HOLLYWOOD FLORIDA

Sheet No.
C.4



SIDE VIEW



FRONT VIEW

TOP VIEW
RECTANGULAR STRUCTURE

PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

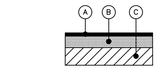
NOTE: USE TYPE II SKIMMER PER FDOT INDEX 241

NOTES

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 1.5'BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1"X2") SHALL BE INSTALLED ON THE SIDES AND TOP ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH ¾"X4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE.
6. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE DETAIL

N.T.S.



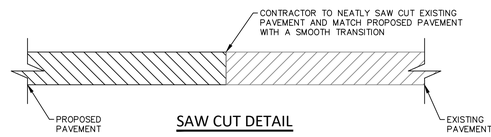
(A) 3" FLORIDA DOT ASPHALT TYPE S–I OR S–III COMPACTED TO 95% OF THE MARSHALL DESIGN DENSITY.

(B) 6" LIMEROCK BASE COURSE HAVING A MINIMUM LBR OF 100 AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D–1557).

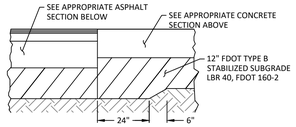
(C) 12" STABILIZED SUB BASE FILL WITH A MIN. LBR OF 40 COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

HEAVY DUTY ASPHALT PAVEMENT

NOTE: TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING REPORT SPECIFICATIONS

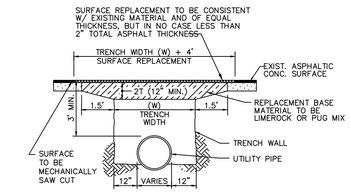


SAW CUT DETAIL



ASPHALT TO CONCRETE TRANSITION DETAIL

NTS

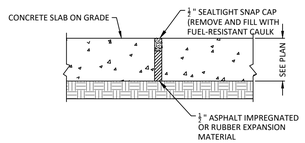


NOTES:

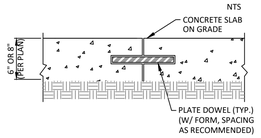
1. BACKFILL SHALL BE PLACED IN 6" LAYERS FROM BENEATH THE HAUNCHES OF THE PIPE TO THE BASE AND COMPACTED TO 98% DENSITY PER AASHTO T–180 MODIFIED PROCTOR.
2. BASE MATERIALS TO BE PLACED IN TO OR THREE LAYERS ROLLED AND TAMPED TO ABOVE SPECIFIED DENSITY.

STANDARD ROADWAY OPEN CUT DETAIL

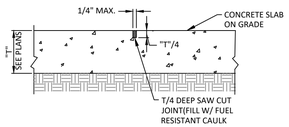
STANDARD DUTY ASPHALT PAVEMENT TYPICAL CROSS SECTION



ISOLATION JOINT DETAIL
AT STRUCTURES SUCH AS GAS ISLANDS, BUILDING CANOPY COLUMNS, BOLLARDS ETC.

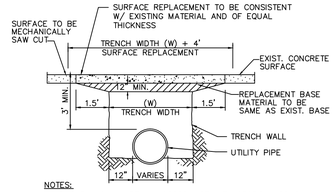


CONSTRUCTION JOINT DETAIL



CONTROL JOINT DETAIL

NOTE: SEE ARCHITECT SPECIFICATIONS FOR COMPLETE CONCRETE DETAILS.



NOTES:

1. BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 125–8 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1991 , AS AMENDED.
2. BASE MATERIALS TO BE PLACED IN TWO OR THREE LAYERS, ROLLED AND TAMPED TO SPECIFIED DENSITY FOR BACKFILL.

CLASS "C" BEDDING FOR CONCRETE

1. Bc = PIPE O.D.
   Bd = TRENCH WIDTH AT TOP OF PIPE
   MAX. Bd = Bc + 24"
   MIN. Bc = MAX. DIM. OF BELL + 8" (UNSHEETED TRENCH)
   MAX. DIM. OF BELL + 12" (SHEETED TRENCH)
2. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION FOR NON–CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
3. SHEETING SHALL BE DRIVEN BELOW THE UTILITY INVERT IF REQUIRED FOR LATERAL SUPPORT OR UNSUITABLE MATERIAL REMOVAL WHERE DRIVEN BELOW PIPE INVERT, SHEETING SHALL BE CUT OFF A MINIMUM OF 12" ABOVE TOP OF PIPE, OR HIGHER AS AUTHORIZED BY ENGINEER, AND LEFT IN PLACE. IN NO CASE SHALL SHEETING LEFT IN PLACE EXTEND HIGHER THAN 30" BELOW SURFACE GRADE UNLESS SPECIFICALLY APPROVED. BRACING SHALL BE PROVIDED AS REQUIRED.
4. PROTECTIVE CONCRETE SLABS ARE REQUIRED WHENEVER DEPTH OF COVER IS LESS THAN 36".
5. BACKFILL TO BE COMPACTED TO 98% DENSITY OF AASHTO T–180 MODIFIED PROCTOR IN AREAS TO BE PAVED AND 95% IN OTHERS.

BEDDING AND TRENCHING NOTES

Exfiltration Trench Design

Trench Summary

Trench Length=	215.00 ft	ft
Trench Width=	6.00 ft	ft
Trench Depth=	4.65 ft	ft
Trench Volume=	5998.5	CF

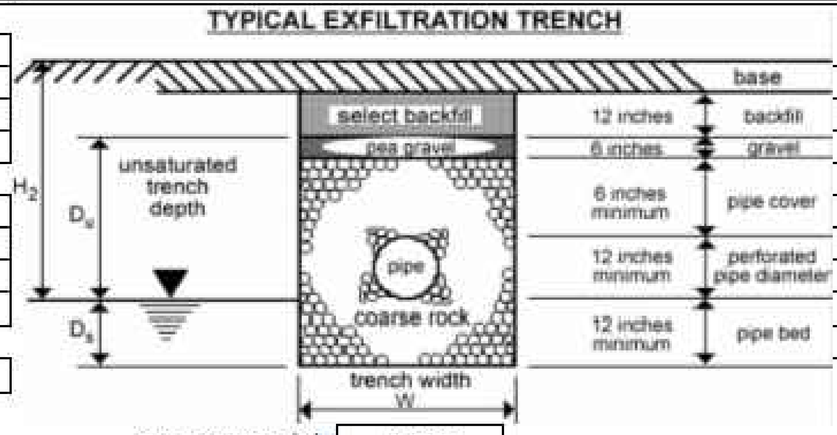
Trench Variables

K=	1.13E-03	*Geotech Report*
%WQ=	100%	
FS=	2	

	NAVD
Lowest Surf. Elev. Above	12.40 ft
Lowest Rim Elev.=	12.40 ft
Top of Trench Elev.=	10.90 ft

	Depth
H2=	6.15 ft
Du=	4.65 ft
WT=	6.10 ft
Ds=	.00 ft
Bottom of Trench Elev.=	6.25 ft

TYPICAL EXFILTRATION TRENCH



Depth	
6.00 in	=Base
12.00 in	=Backfill
6.00 in	=Pea Gravel
4.15 ft	=Coarse Rock
4.30 ft	=Pipe Cover

Pipe	
24.00 in	=Pipe Diameter
8.00 ft	=Pipe Inv. Elev.
1.75 ft	=Pipe Bed Elev.

Trench Width (ft)= 6.00 ft

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PAVING AND DRAINAGE DETAILS

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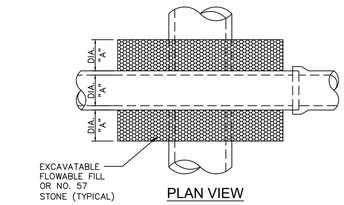
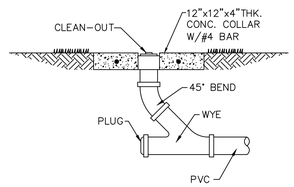


PIPE CROSSING DETAIL

(FOR LESS THAN 12" CLEARANCE)

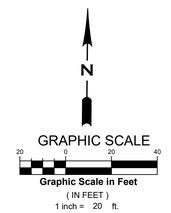


TYPICAL STORM CLEAN-OUT

NTS

NOTE:
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SANITARY CLEAN OUT DETAILS.

LEGEND	
10.00	PROP. SPOT ELEVATION
ME ±9.45	MATCH EXIST. GRADE
10.64 / 10.14	PROP. TOP AND BOTTOM OF CURB
	PROP. HIGH POINT
S=1.0%	PROP. SLOPE
	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE
	PROP. GRASS
WM	EXIST. WATER METER
	EXIST. FIRE HYDRANT
	EXIST. LIGHT POLE
OHU	EXIST. ELECTRIC OVERHEAD UTILITY
T	EXIST. TRANSFORMER
S	PROP. SEWER CLEAN OUT
	PROP. DIRECTIONAL SIGN



ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
CONVERSION: NAVD=NGVD-1.55'.

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Drawn by:	I.C.G.
Checked by:	V.R
Approved by:	R.S
Date:	12/20/2022
Job No.:	
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Plans Prepared By:
RSP Engineers

COMPOSITE UTILITY PLAN

MULTIFAMILY DEVELOPMENT
2442-2438 JOHSON ST
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Sheet No.
C.5


NŌD
MODERN LIVING


12
11
AK-279-AR


NŌD
MODERN LIVING
AA-120-RT


3
4
5
6
8