

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 9/19/16

Location Address: 6032 Duval Street

Lot(s): 18-26 Block(s): _____ Subdivision: Gracewood No 3

Folio Number(s): 514113070150, 01100, 0170, 0180, 0190

Zoning Classification: C4/RM18 Land Use Classification: Comm/Res

Existing Property Use: Comm/Vacant Sq Ft/Number of Units: 5879 sq ft

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Pre-Application = PA00

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

Explanation of Request: Preliminary TAC Review of 2 (3) story Residential Multi-Family Buildings (24 units)

Number of units/rooms: 24 Sq Ft: 11,213 sq ft Each Bldg

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

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

Name of Current Property Owner: 150 N. State Rd 7, LLC

Address of Property Owner: 2415 NW 31st Street Boca Raton 33431

Telephone: 954-592-6257 Fax: 561-892-8120 Email Address: foalison2foalison@properties.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Keller

Address: 2417 Hollywood Blvd Telephone: 954-920-5746

Fax: 954-920-2841 Email Address: Joseph.Keller@architects.com

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

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 9/15/14

PRINT NAME: Fred Galison

Date: 9/15/14

Signature of Consultant/Representative: _____

Date: 9/15/14

PRINT NAME: Joseph B. Kauer, Architect

Date: 9/15/14

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

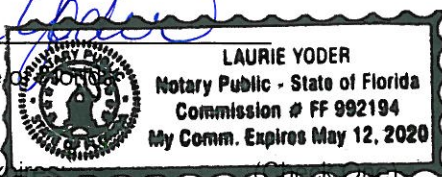
I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauer, Architect to be my legal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

Sworn to and subscribed before me

this 15 day of September

Laurie Yoder

Notary Public State of Florida



My Commission Expires May 12, 2020 (Check One)

Fred Galison

SIGNATURE OF CURRENT OWNER

Fred Galison

PRINT NAME

☒ Personally known to me; OR _____

Duval Landing

HOLLYWOOD FLORIDA



MEETING DATES

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

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE WITH NFPA 1 AND 101, 2012 REFERENCES
NFPA 13, 2014 EDITION NFPA 14, 2014 EDITION NFPA 20, 5TH EDITION NFPA 24, 5TH EDITION
BROWARD FIRE AMENDMENTS 2015

JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 520-5146
FAX: (954) 520-5241
EMAIL: joseph@kallerarchitects.com

OWNER

150 N STATE RD 1, LLC
CONTACT: FREDERICK GALISON
ADDRESS: 2415 NW 31ST STREET
BOCA RATON, FL 33431
PHONE: (954) 532-6251
EMAIL: fgallison@galisonproperties.com

SURVEYOR

JOHNSTON & JOHNSTON LAND SURVEYING
CONTACT: HENRY JOHNSTON
ADDRESS: 1201 TAFT STREET #60
FEBERCOKE PINES, FL 33024
PHONE: (954) 936-0216
EMAIL: jjohnston@jlsurveying.com

LANDSCAPE ARCHITECT

TONING AND ASSOCIATES INC.
CONTACT: MR. WAYNE TONING
ADDRESS: 199 JEFFREY STREET
BOCA RATON, FL 33481
PHONE: (561) 414-8369
FAX: (561) 892-5911
EMAIL: toning@taeol.com

CIVIL ENGINEER

CHARLES O. BUCKALEW
CONTACT: CHARLES BUCKALEW
ADDRESS: 801 SOUTH OCEAN DRIVE
HOLLYWOOD, FL 33015
PHONE: (954) 921-0216
EMAIL: cbuck66@ol.com

DRAWING INDEX

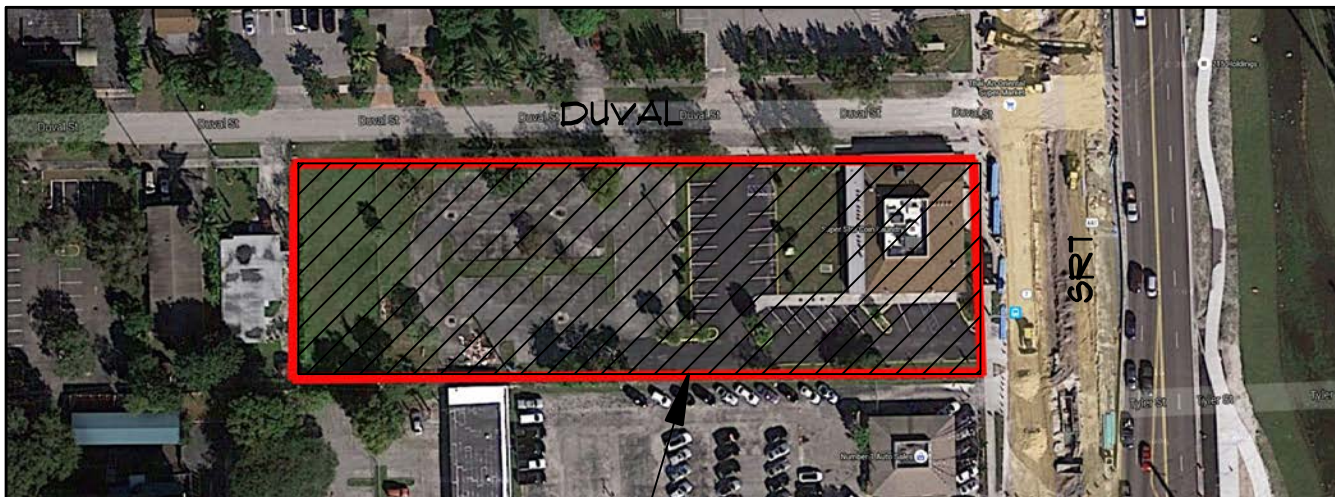
T-1	COVER SHEET	A-1	FIRST FLOOR PLAN
	SURVEY	A-2	SECOND FLOOR PLAN
SP-1	SITE PLAN AND SITE DATA	A-3	THIRD FLOOR PLAN
SP-2	DUMPSTER AND SITE DETAILS	A-4	ROOF PLAN
C-1	PAVING AND DRAINAGE PLANS	A-5	BUILDING ELEVATIONS
C-2	WATER AND SEWER PLANS	A-6	BUILDING ELEVATIONS
C-3	CIVIL DETAILS	A-7	UNIT BLOW UP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

LOCATION MAP

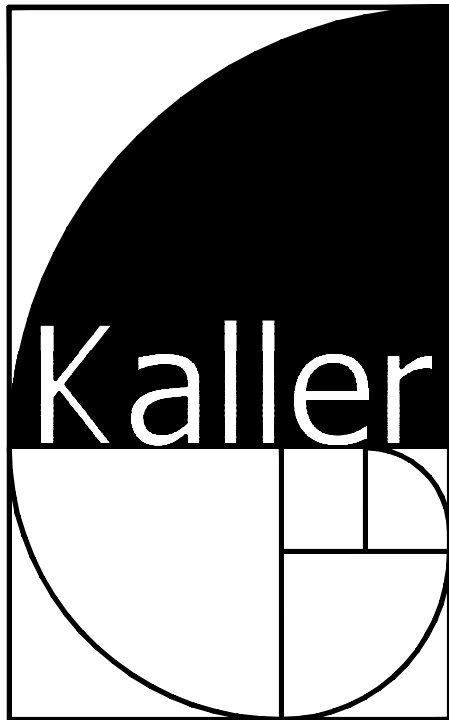


SITE

AERIAL



SITE



JOSEPH B. KALLER
+
ASSOCIATES PA
AMF 20001212
2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 520 5146 phone (954) 520 2911 fax
kaller@hollywoodfl.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
TITLE PAGE
PRELIM TAC

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

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

PROJECT No.: 15079
DATE: 8-1-16
DRAWN BY: THS
CHECKED BY: JMK

SHEET

T-1

1 OF 1



60032 Duval Street

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

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

ENCROACHMENT NOTES

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

ALTA/NSPS LAND TITLE SURVEY

DATE OF FIELD WORK: 3/13/2015

ZONING CLASSIFICATION:

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

LOT INFORMATION:

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

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

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

ELEVATION NOTES:

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

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

LEGAL DESCRIPTION:

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

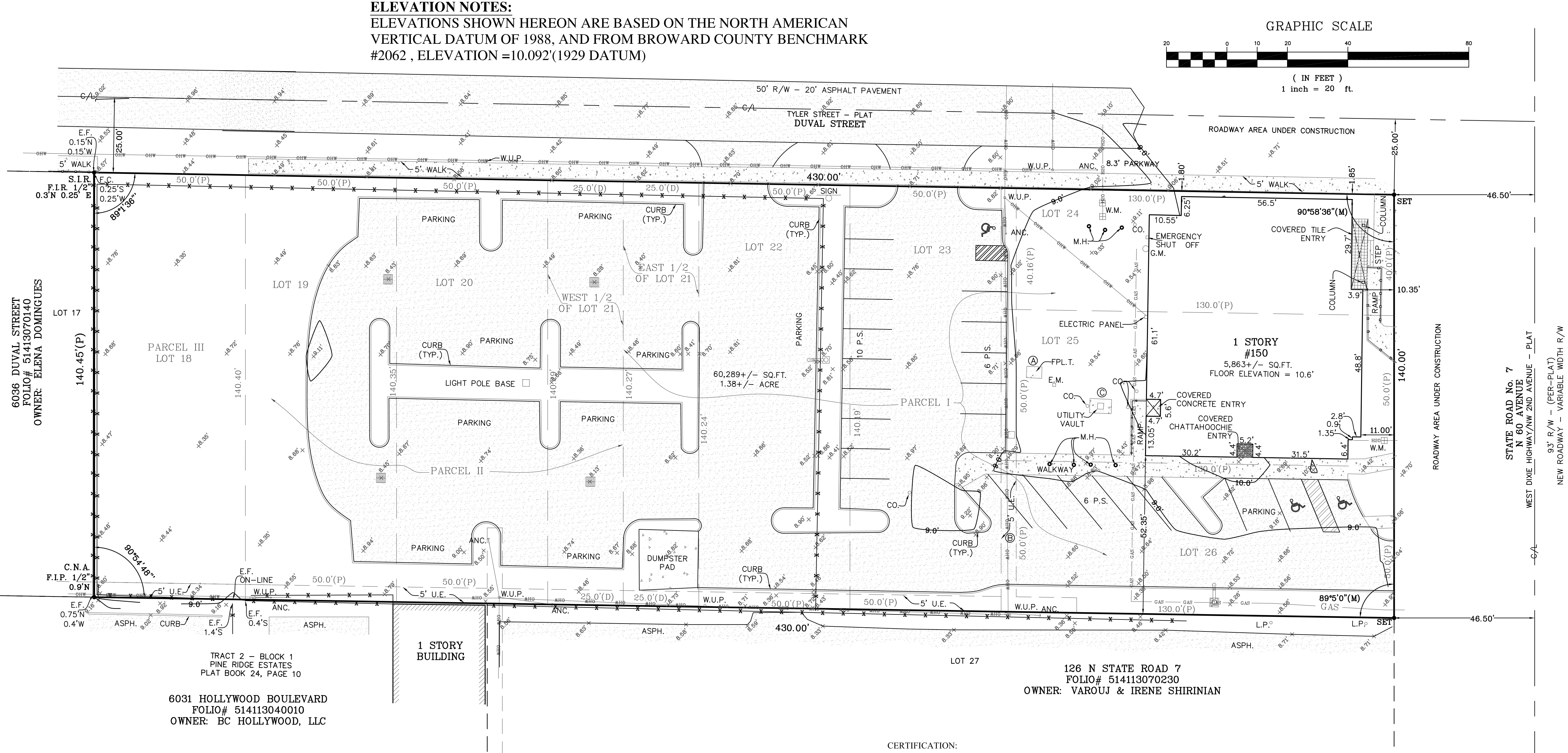
PARCEL II:

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

PARCEL III:

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

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



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

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

CERTIFICATION:

TO
150 N STATE RD 7,LLC, A FLORIDA LIMITED LIABILITY COMPANY
LEWIS BRISBOIS BISGAARD & SMITH L.L.P.
CENTERSTATE BANK OF FLORIDA, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/19/2016.

DATE OF PLAT OR MAP: 5/10/16

5/16/16

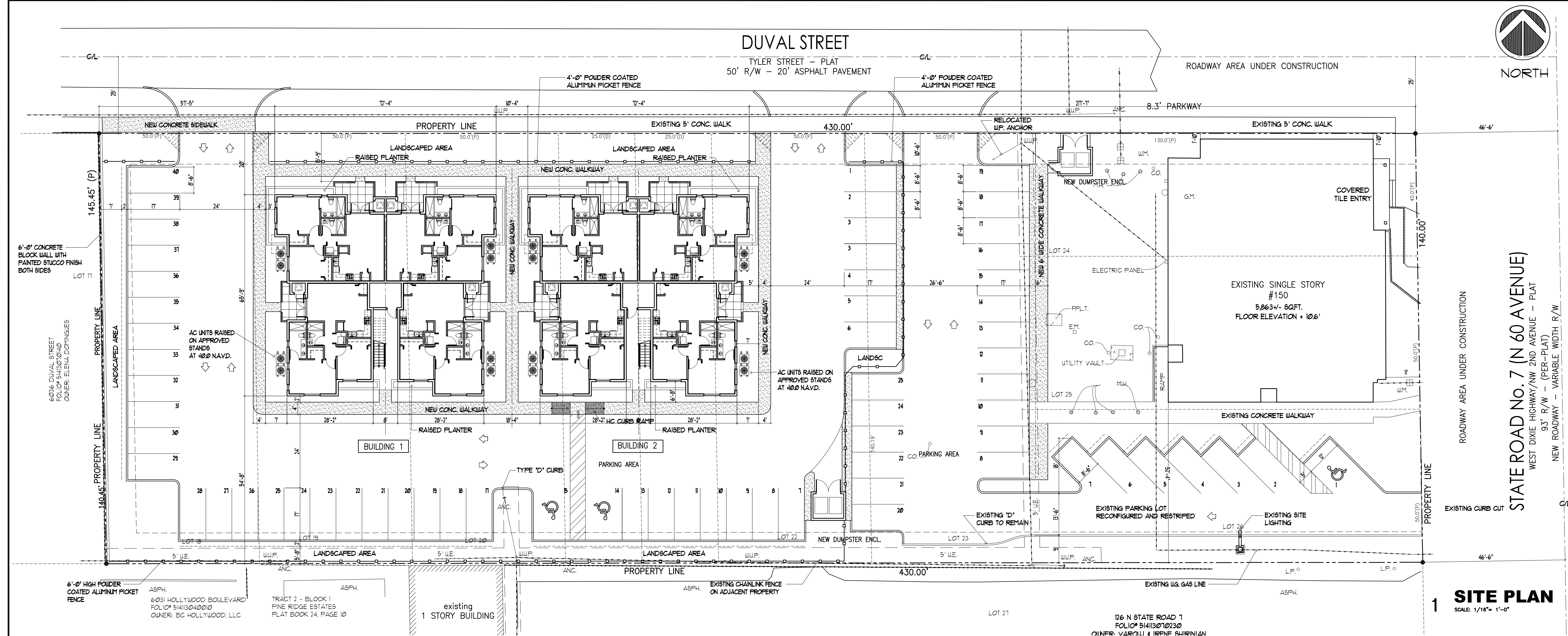
HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
PEMBROKE PINES, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM



Land Surveying Services Inc.

JOB#16-04-011



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

2 SITE DATA

PROPERTY ADDRESSES

6032 DUVAL STREET
HOLLYWOOD FL 33024

SITE INFORMATION

EXISTING ZONING:	EAST PARCEL - SR7 COD LOW HYBRID COMMERCIAL SOUTH SUB-AREA WEST PARCEL - RM-18 RESIDENTIAL MULTI-FAMILY DISTRICT		
LAND USE DESIGNATION:	EAST PARCEL - COMMERCIAL WEST PARCEL - PARKING LOT		
NET LOT AREA:	EAST PARCEL - 18,200.0 SQUARE FEET WEST PARCEL - 42,089.0 SQUARE FEET TOTAL - 60,289.0 SQUARE FEET (1.384 AC)		
GROSS LOT AREA:	EAST PARCEL - 29,452.5 SQUARE FEET (0.676 AC) WEST PARCEL - 49,257.5 SQUARE FEET (1.130 AC) TOTAL - 78,710.0 SQUARE FEET (1.806 AC)		
DENSITY:	ALLOWED	PROVIDED	
EAST PARCEL 36 DU/AC	24 UNITS	24 UNITS	
WEST PARCEL 18 DU/AC	20 UNITS		
TOTAL		24 UNITS	
PARKING:		PROVIDED	
LAUNDRY MAT	1 SPACE / 250 SF	22 SPACES	25 SPACES
UNITS	1.7 SPACE PER UNIT (INCL. GUESTS)	41 SPACES	40 SPACES
		INCL. 2 HC SPACES	
TOTAL		63 SPACES	65 SPACES

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

PERVIOUS AREA:	REQUIRED	PROVIDED
	60,289.0 X 40% = 24,115.6 S.F.	15,283.0 S.F. (25.3%)
	- LANDSCAPED AREA AT 10' BUFFER = - VEHICULAR PAVED AREA = 25% OF V.P.A. = - PROVIDED LANDSCAPING = (NOT INCLUDING 10' BUFFER)	7,075.0 S.F. 24,649.0 S.F. 6,162.25 S.F. 8,000.0 S.F.
SETBACKS:	REQUIRED	PROVIDED
	(a) DUVAL STREET 20'-0"	20'-0"
	(c) SIDE SUM OF 20% OF LOT WIDTH =86'-0" (NOT TO EXCEED 50'-0")	57'-5" WEST 217'-7" EAST
REAR	15% OF LOT DEPTH =21'-0"	56'-8"
BUILDING HEIGHT:	ALLOWED	PROVIDED
	4 STORIES/ 45'-0"	3 STORIES/ 36'-4" (MID PT. OF HIP ROOF)
BUILDING AREA:		
	FIRST FLOOR 3796.5 SF	
	SECOND FLOOR 3708.5 SF	
	THIRD FLOOR 3708.5 SF	
	TOTAL 11,213.5 SF	
UNIT AREA:		
	UNIT TYPE 1 AC 932 SF	
	BALCONY 126 SF	
	UNIT TYPE 2 AC 922 SF	
	BALCONY 99 SF	

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

CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:

PER ASCE 24-05:

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

NOTE:
NOTWITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE (NFPA 101), THE FLORIDA FIRE PREVENTION CODES, AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT.

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE 12-2011-06

1. RADIANT BARRIER ROOF - SEALORLEX COOL ROOF - REFLECT WHITE. WALLS - AL-FOL REFLECTIVE	14. 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56,	15. ENERGY EFFICIENT OUTDOOR LIGHTING
3. DOORS INSULATED AND FIRE RATED	16. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE
4. ENERGY STAR ROOFING SEALORLEX COOL ROOF - REFLECTO WHITE.	17. MERV 8 AC FILTERS
5. PROGRAMMABLE THERMOSTATS	
6. OCCUPANCY SENSORS	
7. DUAL FLUSH TOILETS	
8. 80% OF PLANT MATERIAL NATIVE	
9. ENERGY EFFICIENT OUTDOOR LIGHTING	
10. INSULATED PIPING	
11. RECYCLING AREA	
12. ENERGY STAR APPLIANCES	
13. ONE LOW FLOW SHOWER HEAD	

ADDITIONAL PRACTICES

18. ICYNENE 80Y BASED CLOSED CELL SPRAY INSULATION
19. DEEP OVERHANGS AT ROOF AND BALCONY LEVELS.

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

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

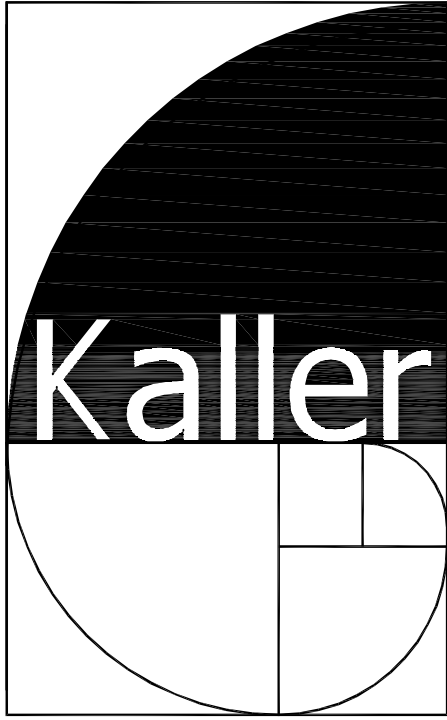
NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 40.0' NAVD.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC, 2014 NFPA 101 SECTION 28.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.



JOSEPH B. KALLER
ASSOCIATES PA

AA# 26001212
2417 HOLLYWOOD BLVD., HOLLYWOOD, FLORIDA 33020
(954) 926 5746 PHONE (954) 926 2841 FAX
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

PROJECT TITLE

SITE PLAN AND DATA
PRELIM. TAC

SHEET TITLE

REVISIONS

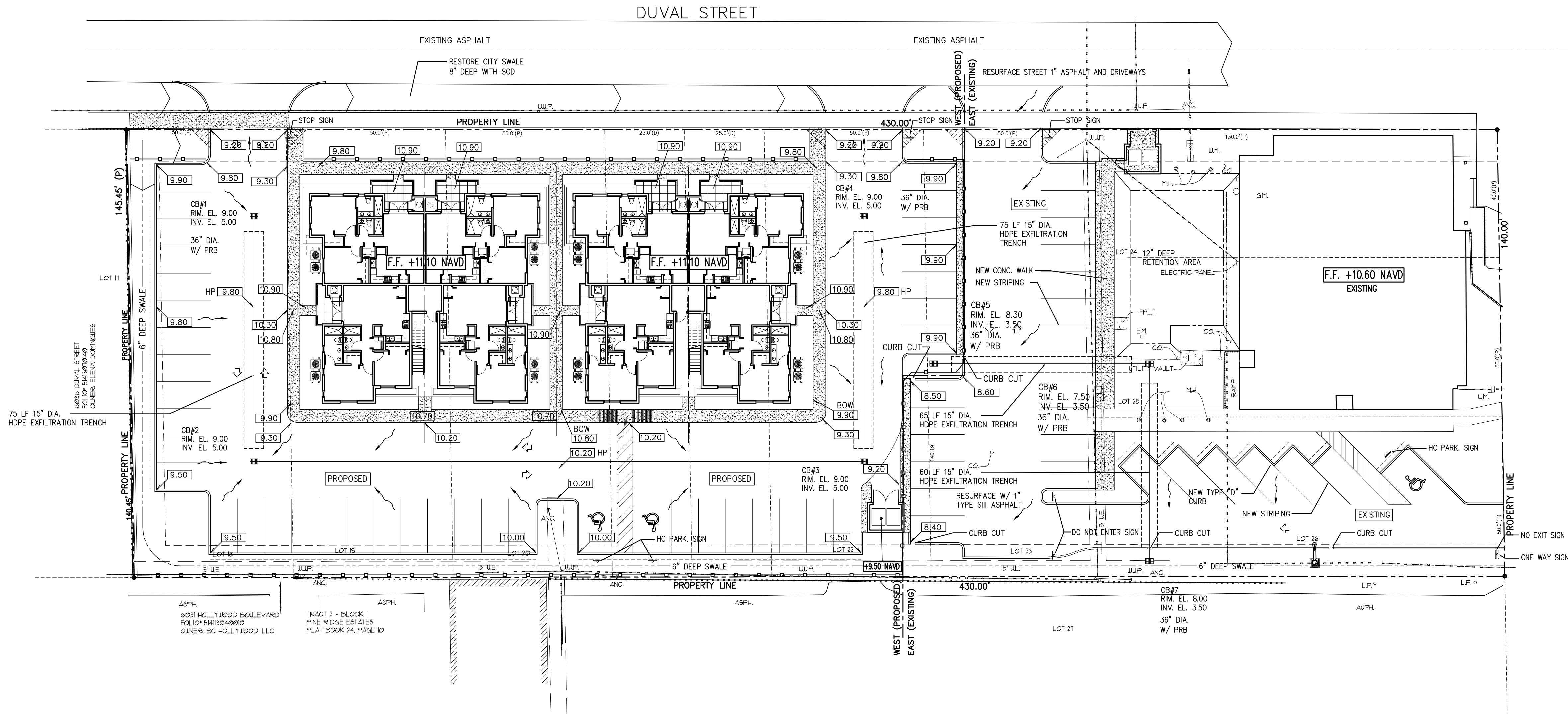
NO.	DATE	DESCRIPTION
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2		

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

SHEET

SP-1

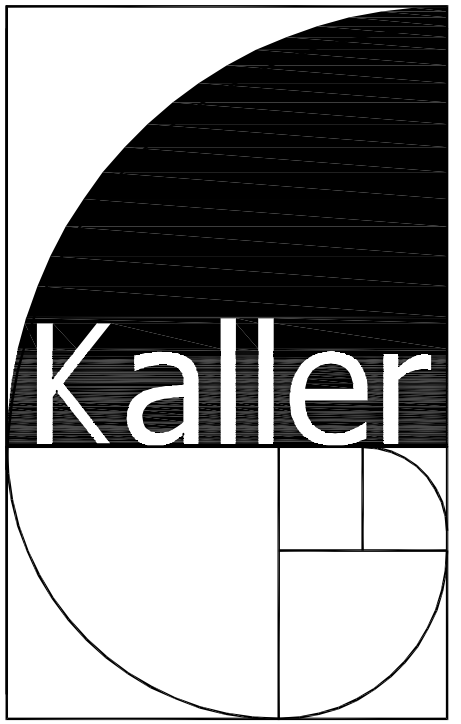
JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004



PAVING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

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



JOSEPH B. KALLER
ASSOCIATES PA
A/E 26001212
2417 Hollywood Blvd, Hollywood, Florida 33020
(954) 920 5746 phone (954) 926 2844 fax
kaller@bellsouth.net

SEAL

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
PAVING AND DRAINAGE
PRELIM. TAC

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		

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

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

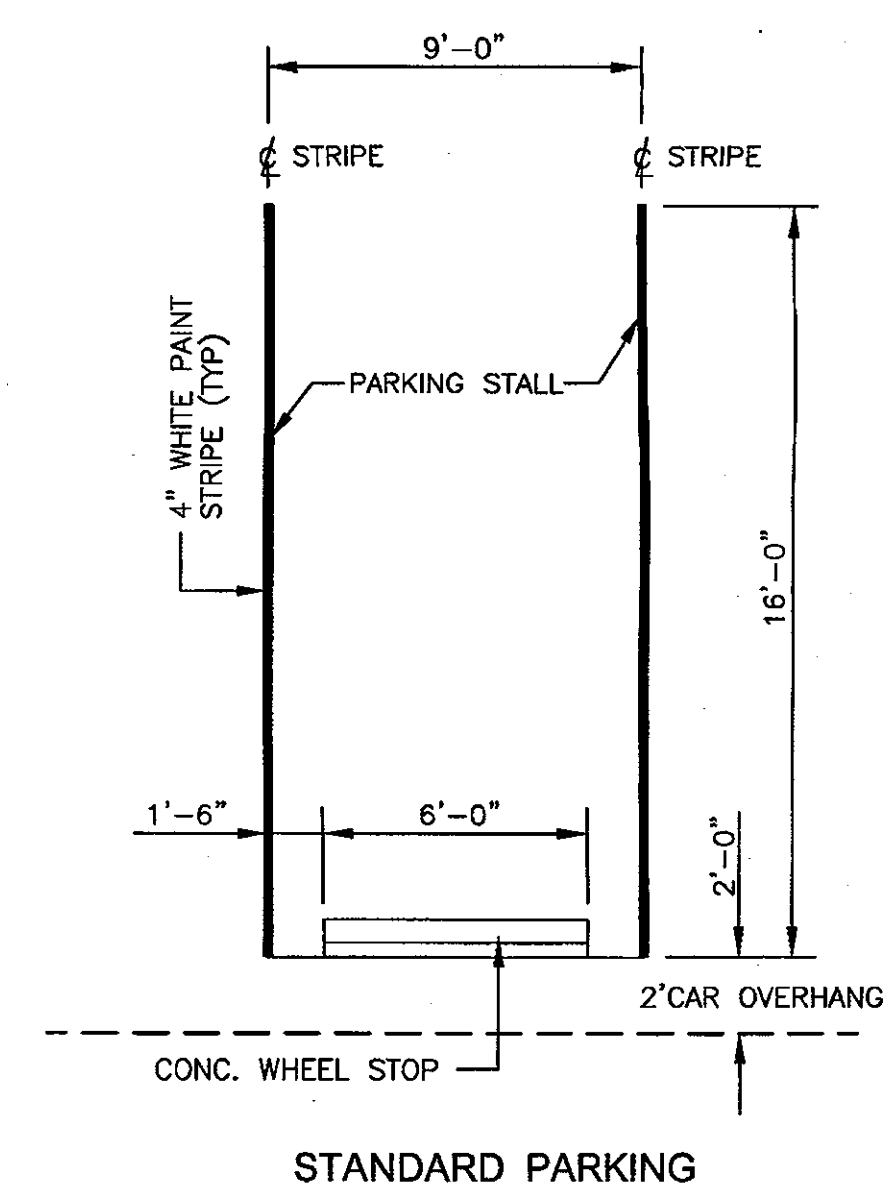
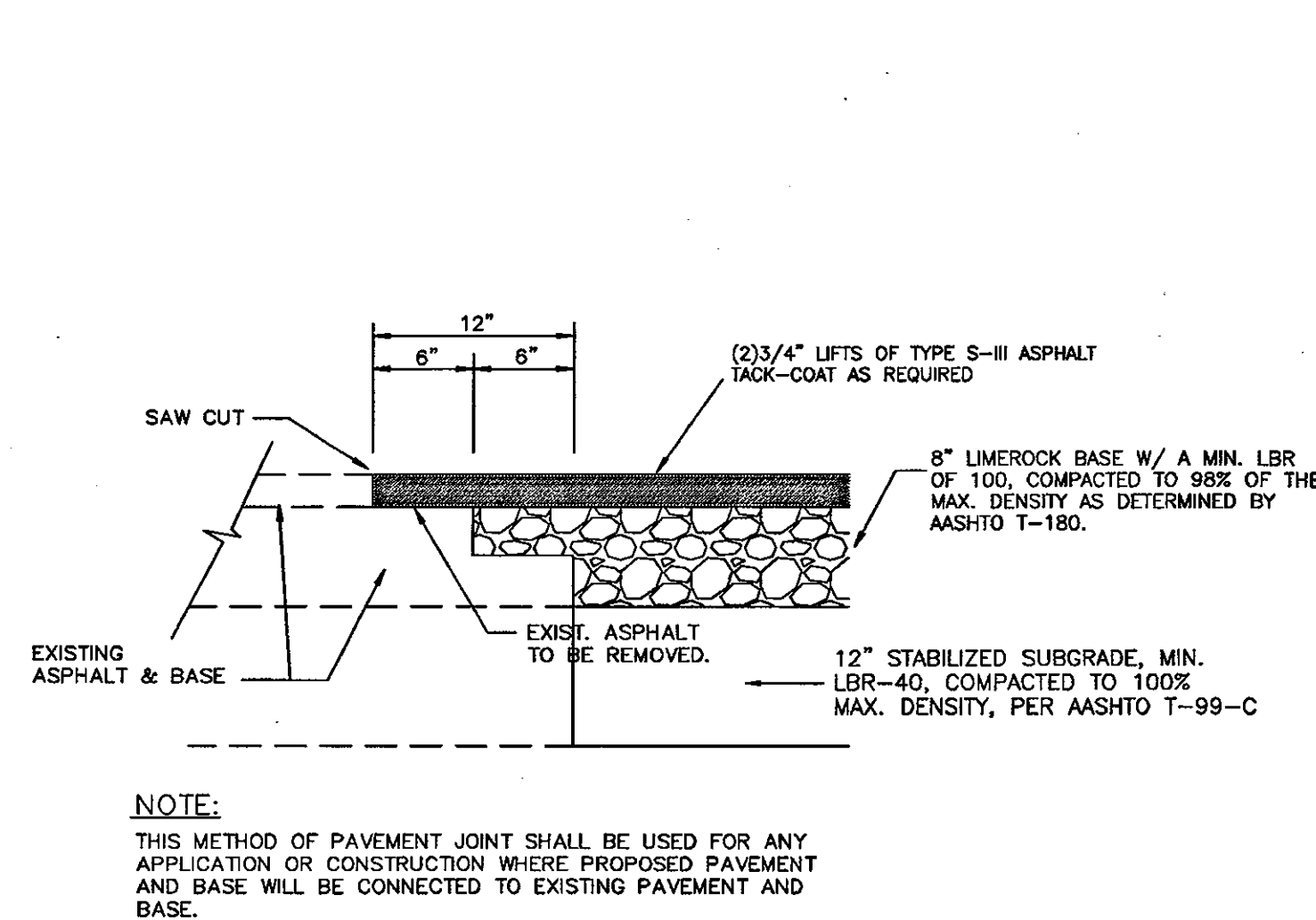
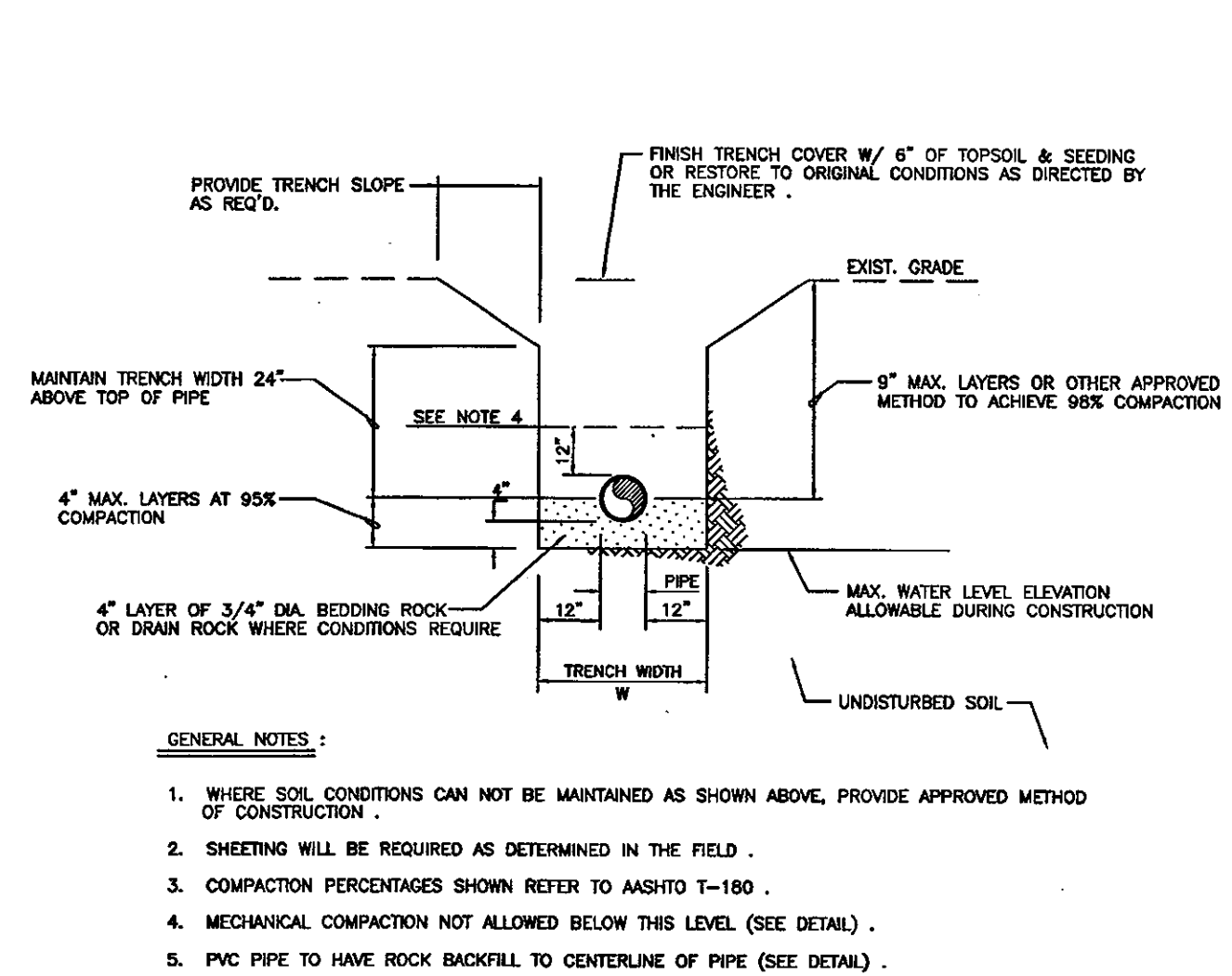
SHEET

C-1

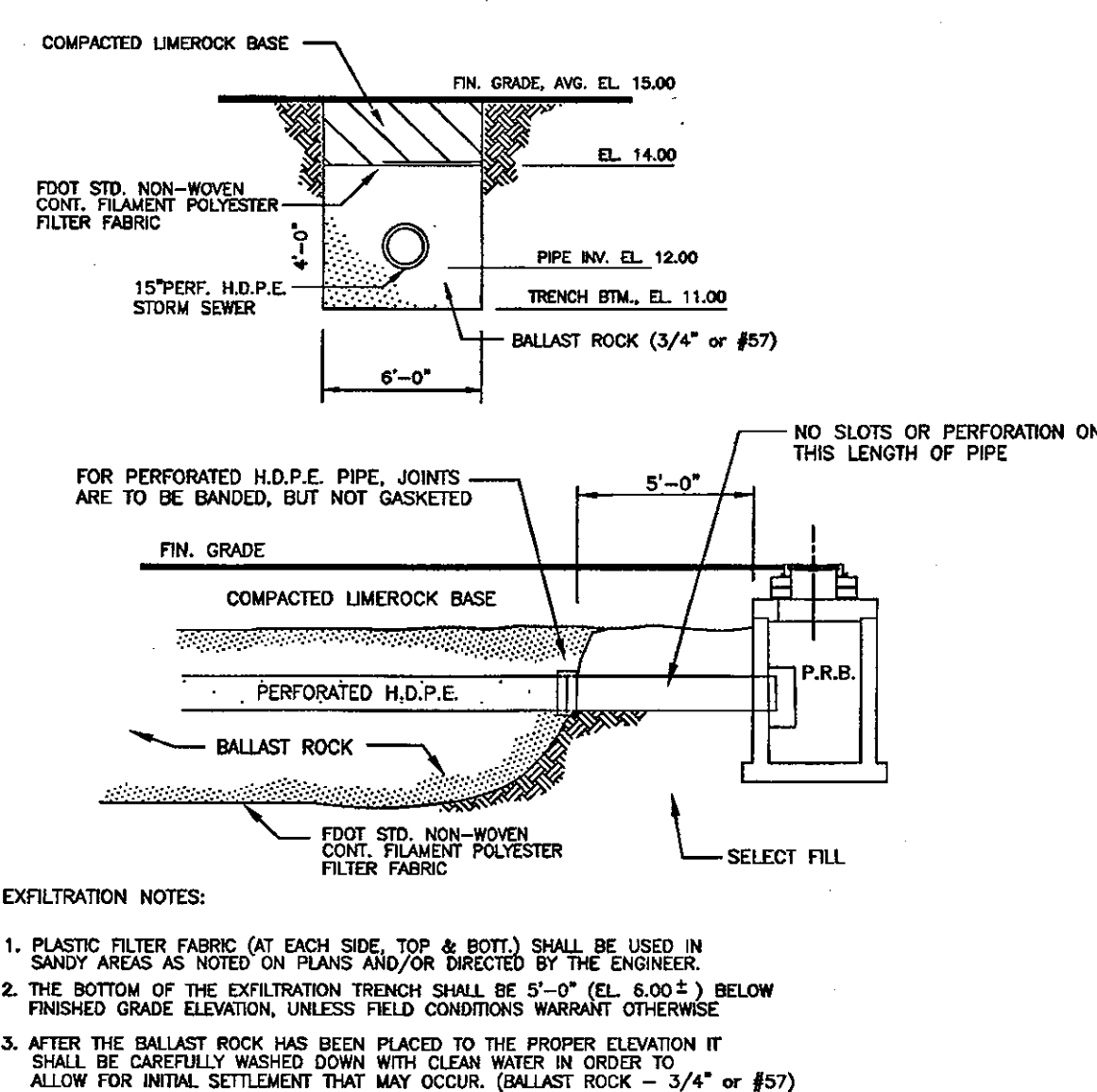
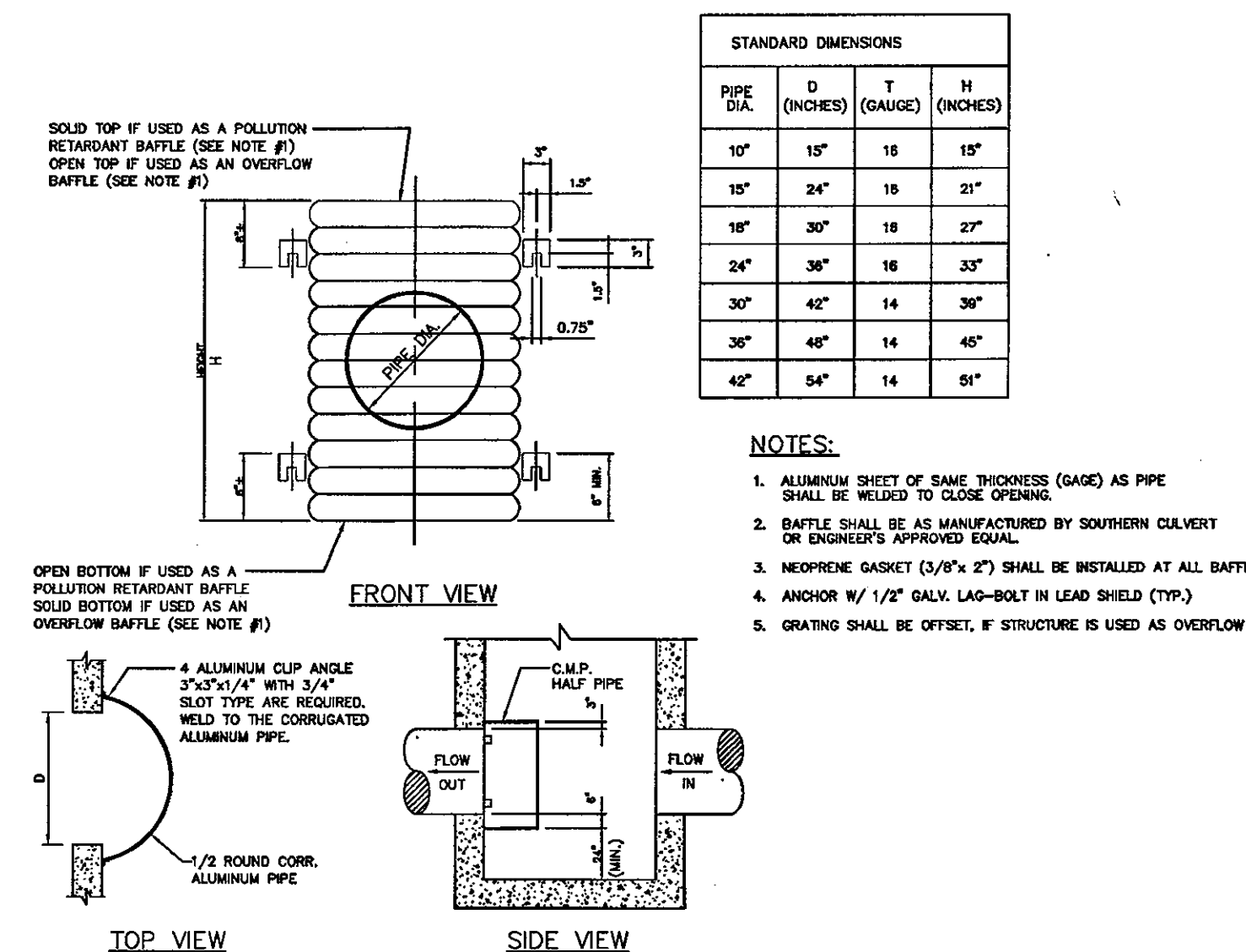
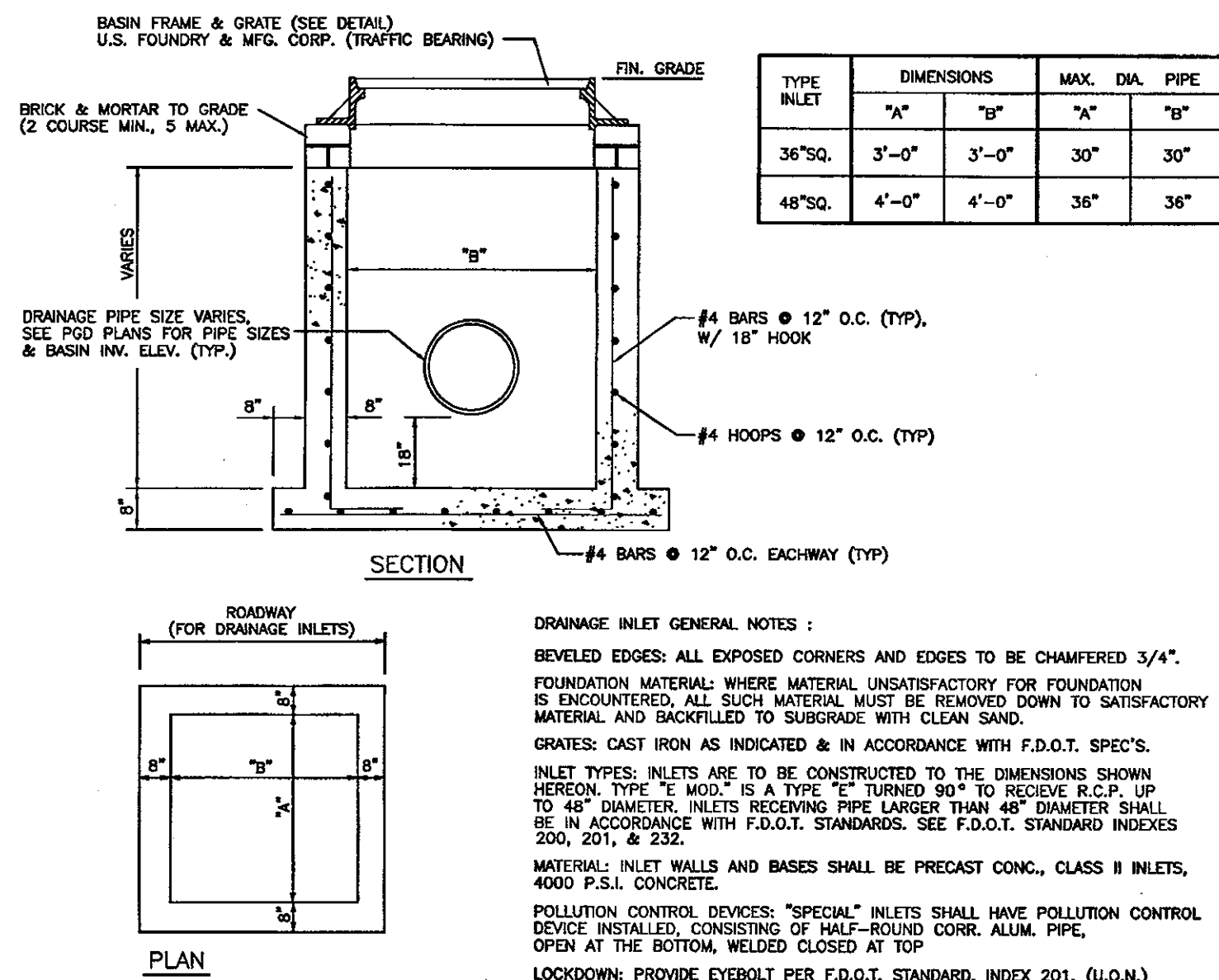
1 OF 7



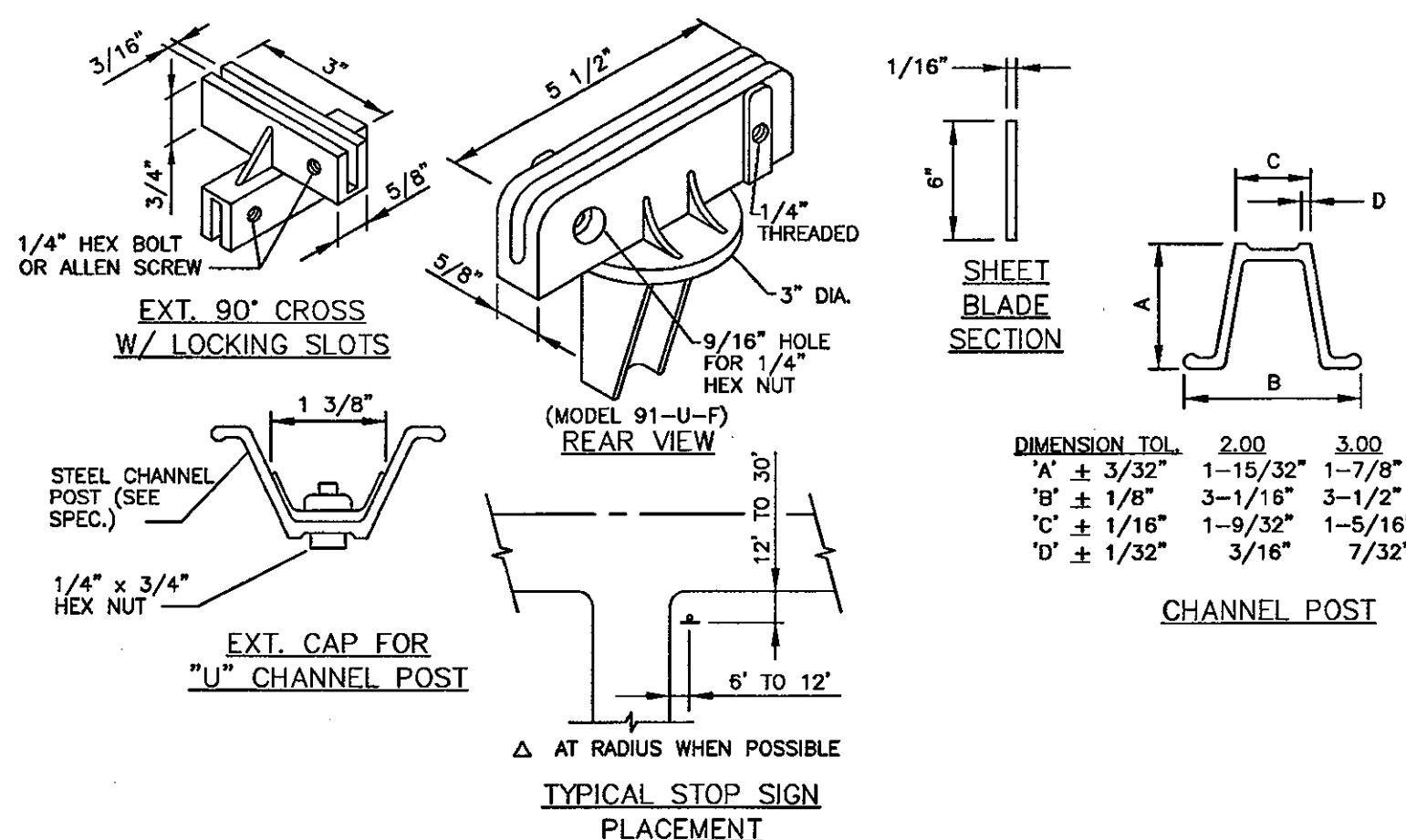
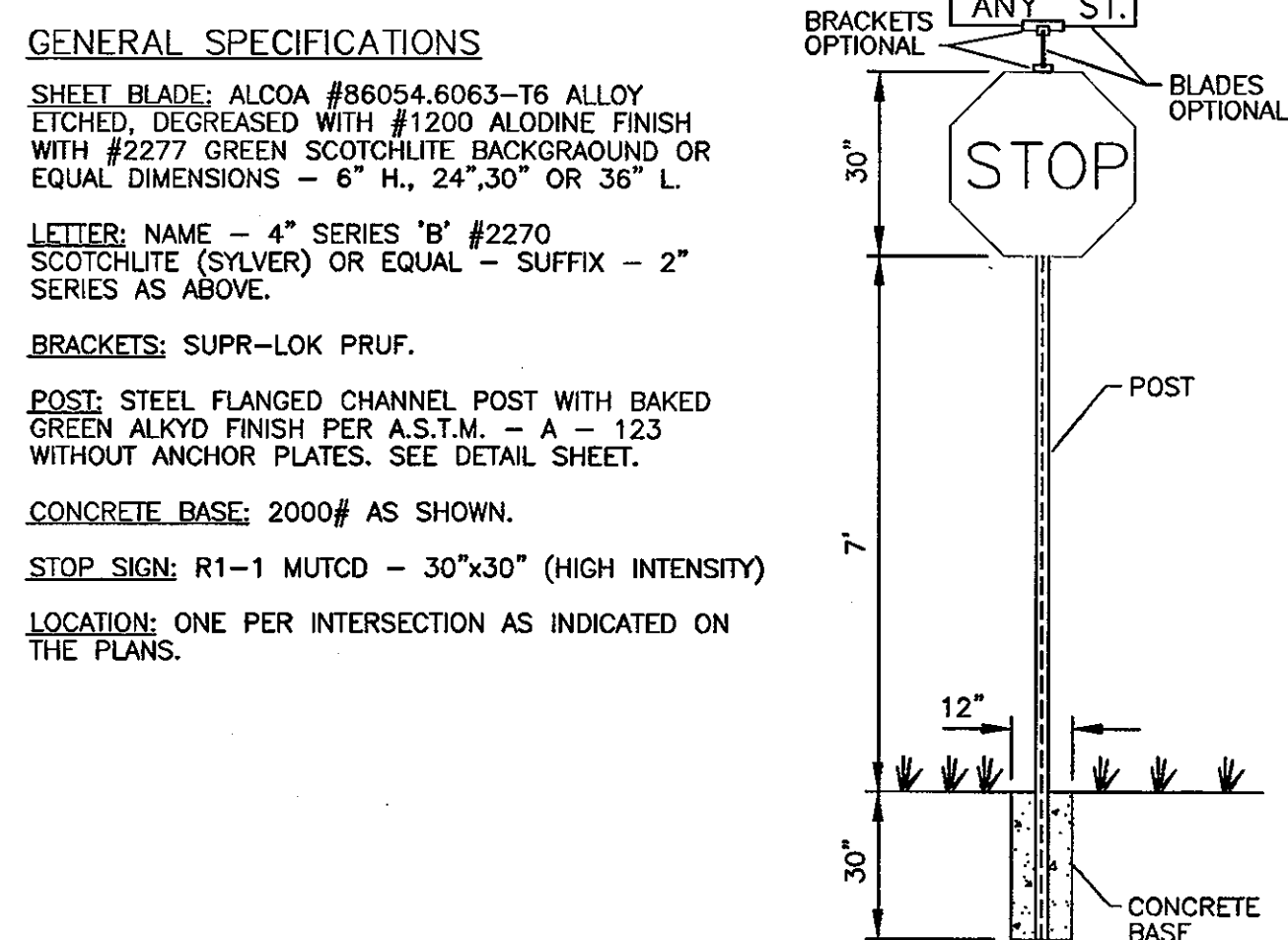
OF 7



TYP. PARKING SPACE DETAIL



EXFILTRATION TRENCH DETAIL



SITE SIGNAGE DETAILS

WATER NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

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

WATER NOTES CONTINUED:

- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/4" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-333 LF. NO SUBSTITUTIONS.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.), TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

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

WATER NOTES CONTINUED:

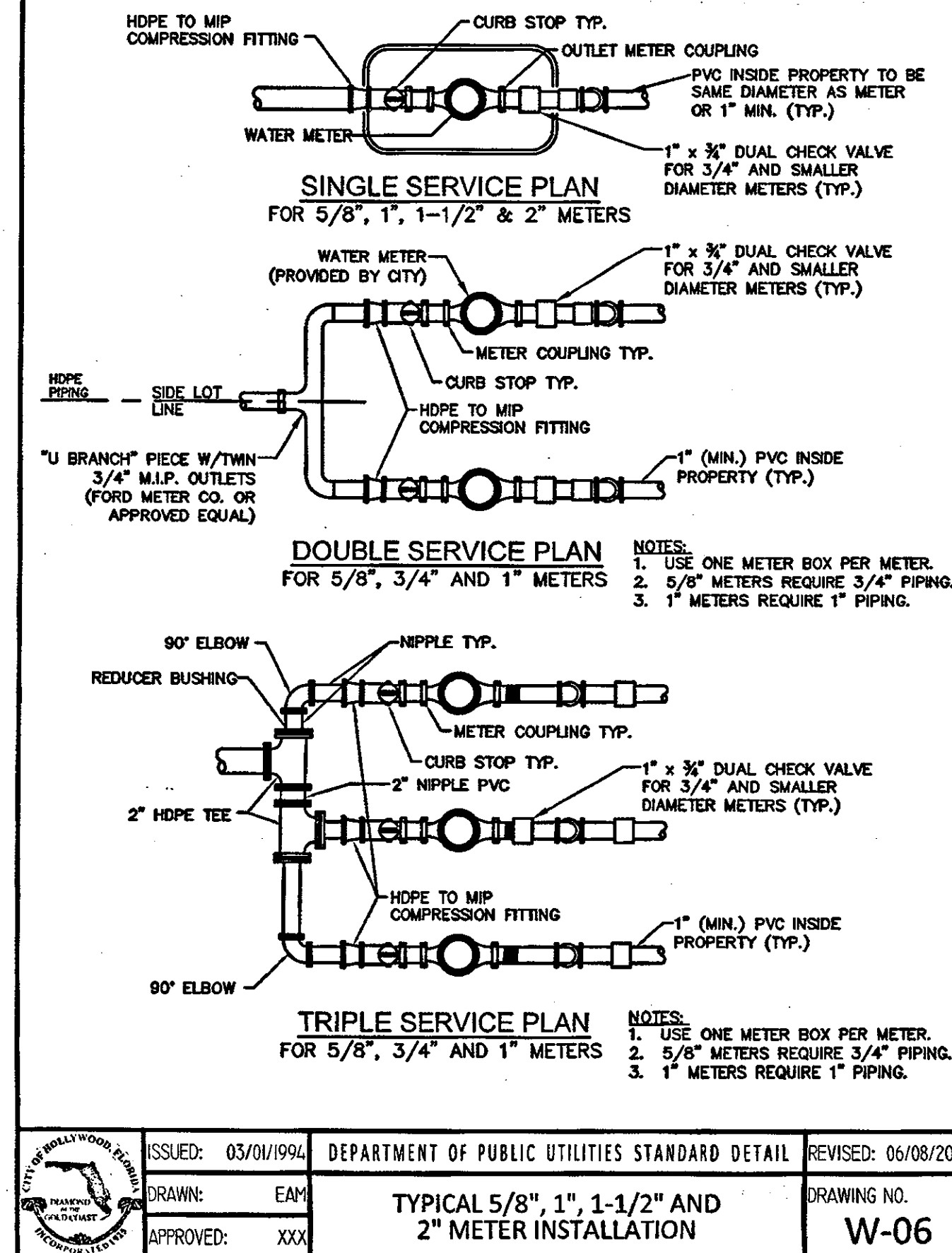
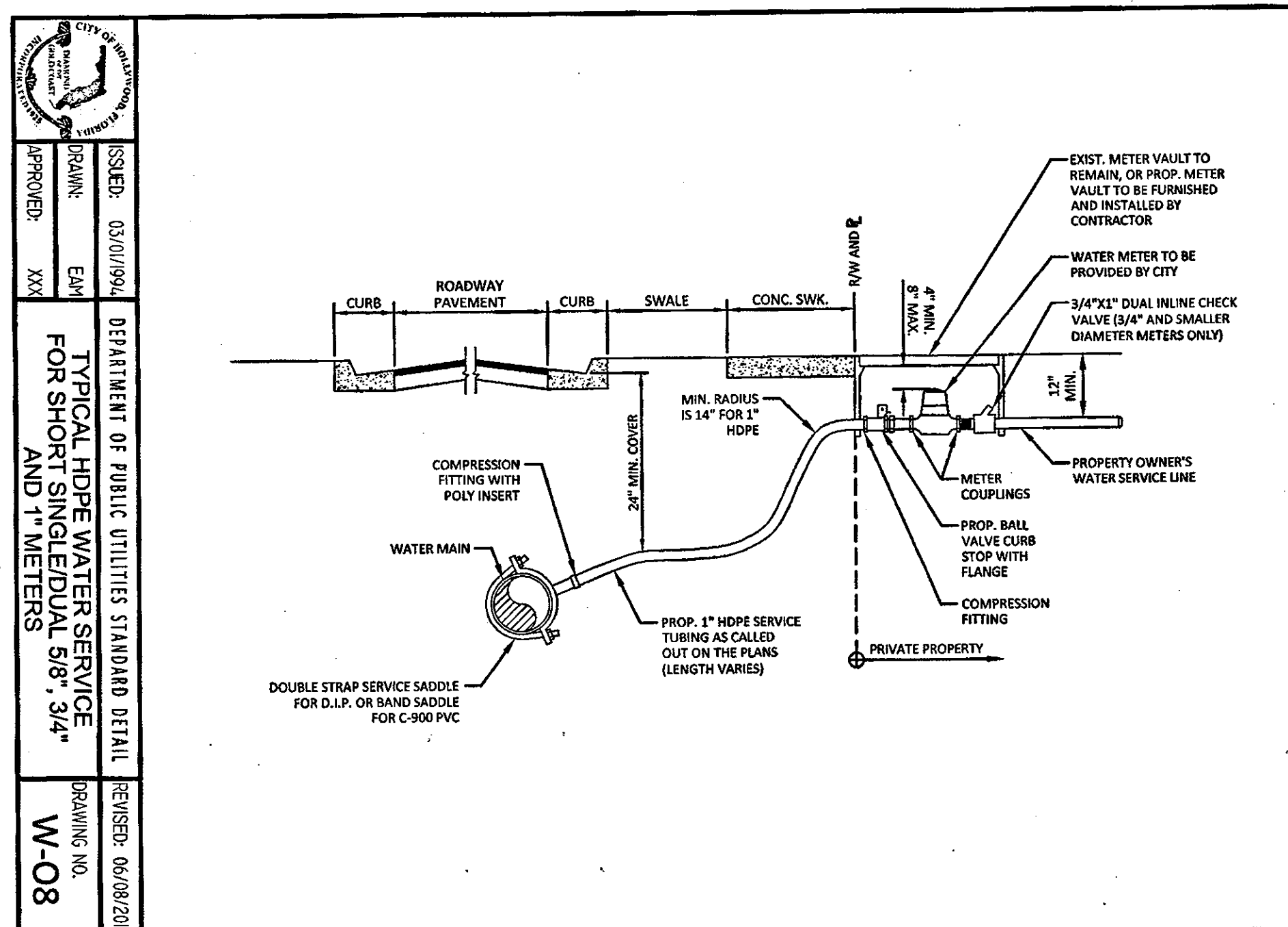
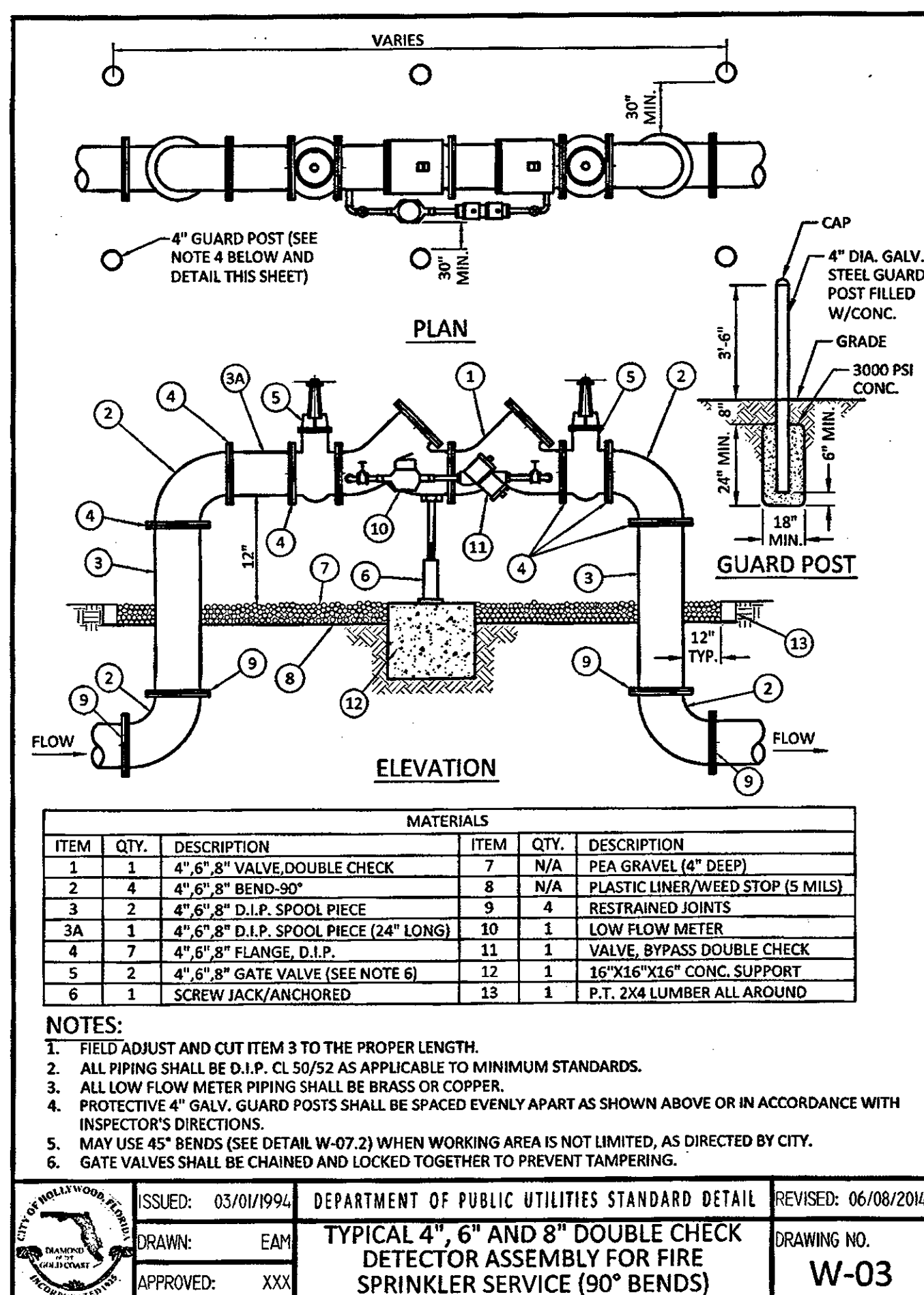
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM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

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

WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
- SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
- THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN THE SWALE ON THE OPPOSITE SIDE OF THE ROAD FROM THE METER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
- APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

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



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DUVAL LANDING
APARTMENTS

6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

CONSTRUCTION DETAILS

DRWG. TITLE :

DATE: MARCH, 2016

SCALE: AS NOTED

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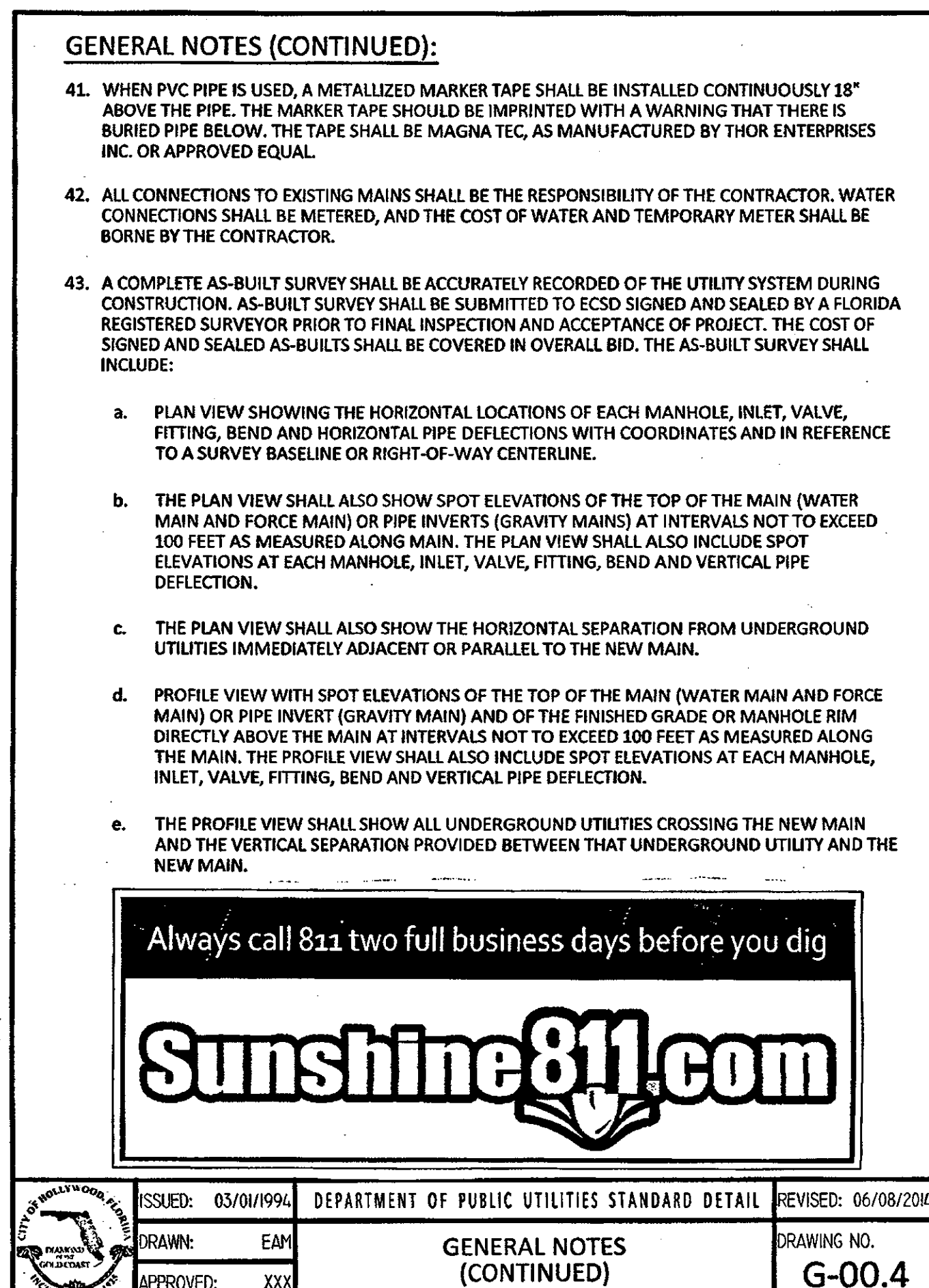
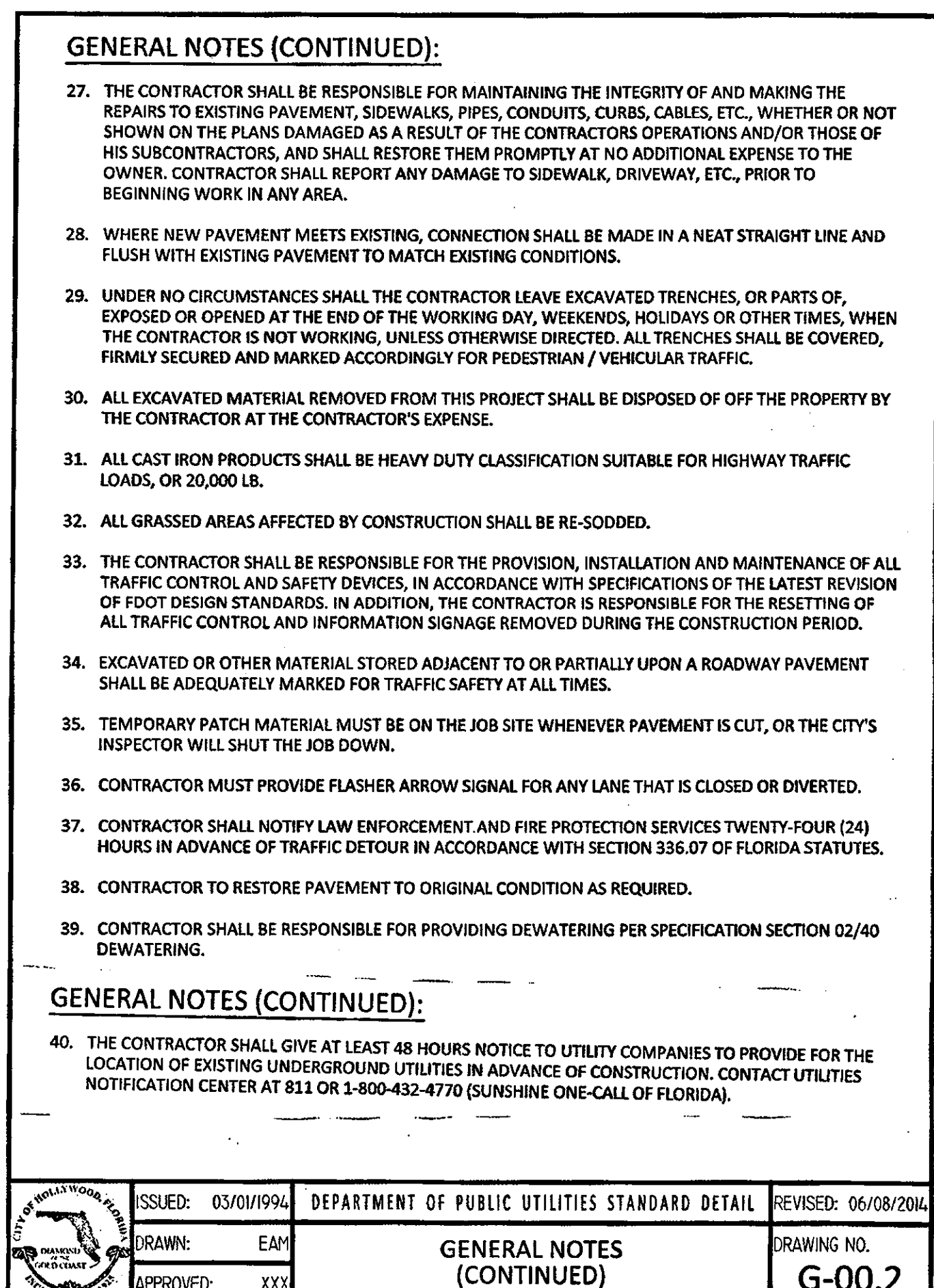
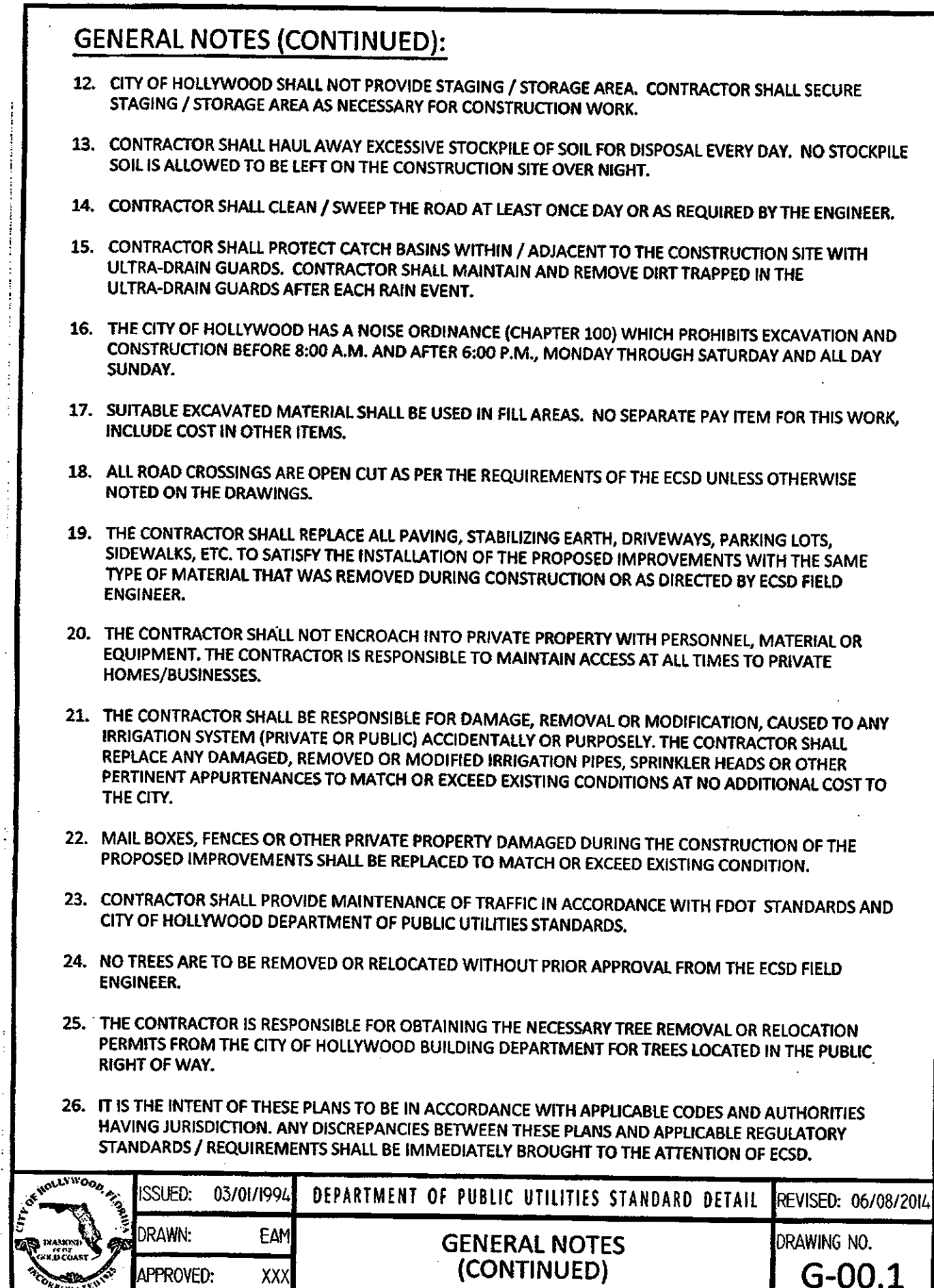
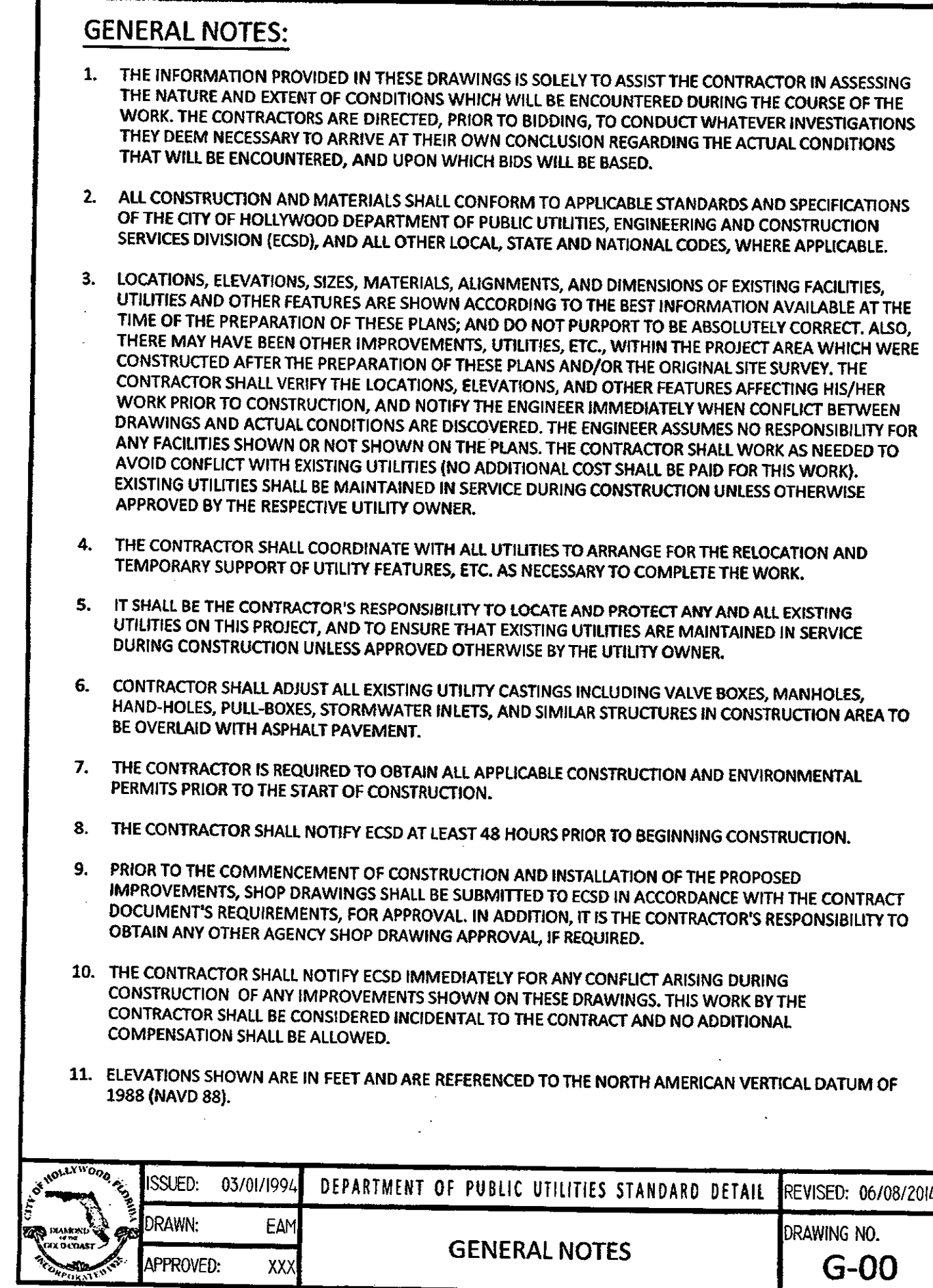
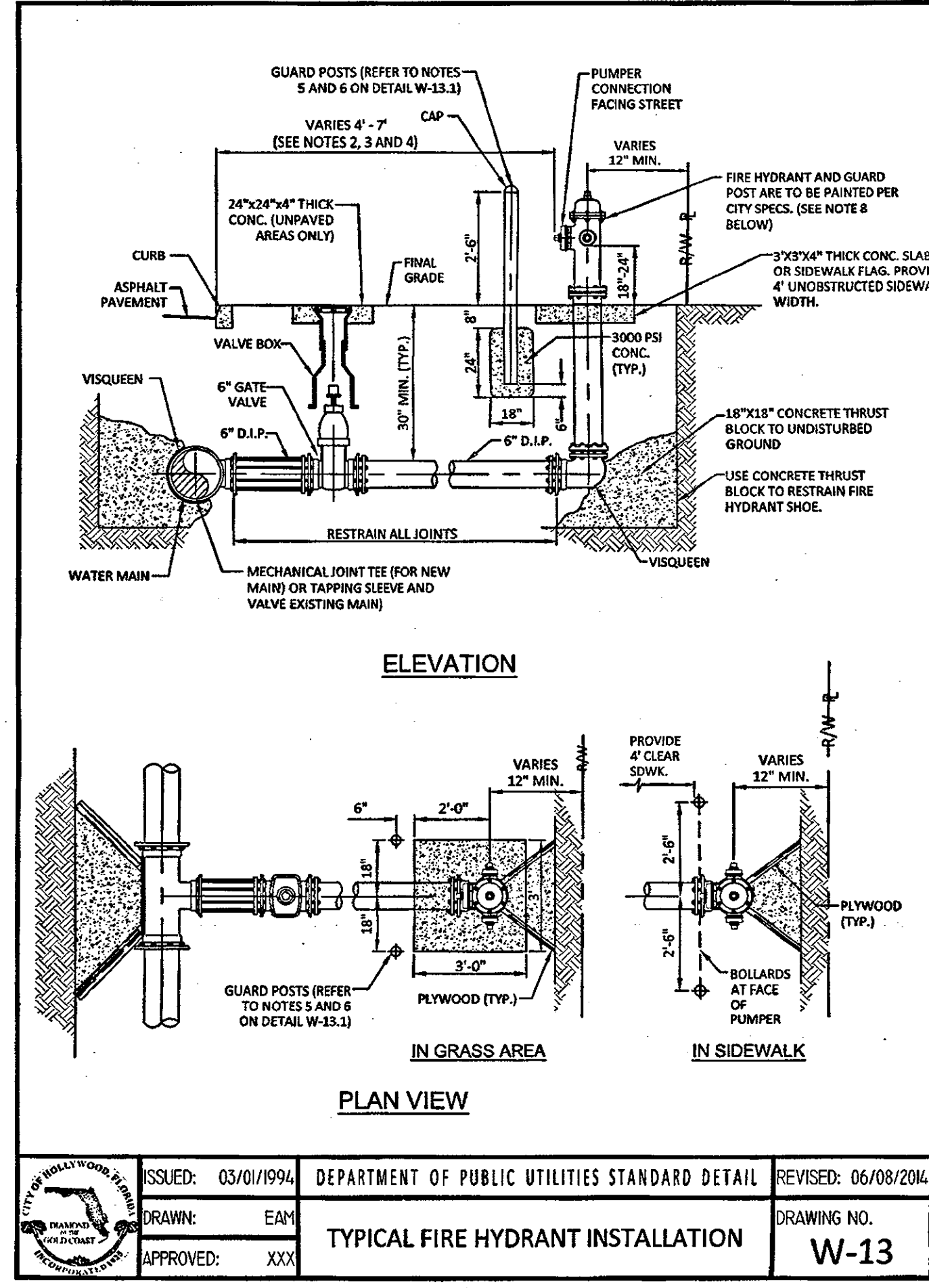
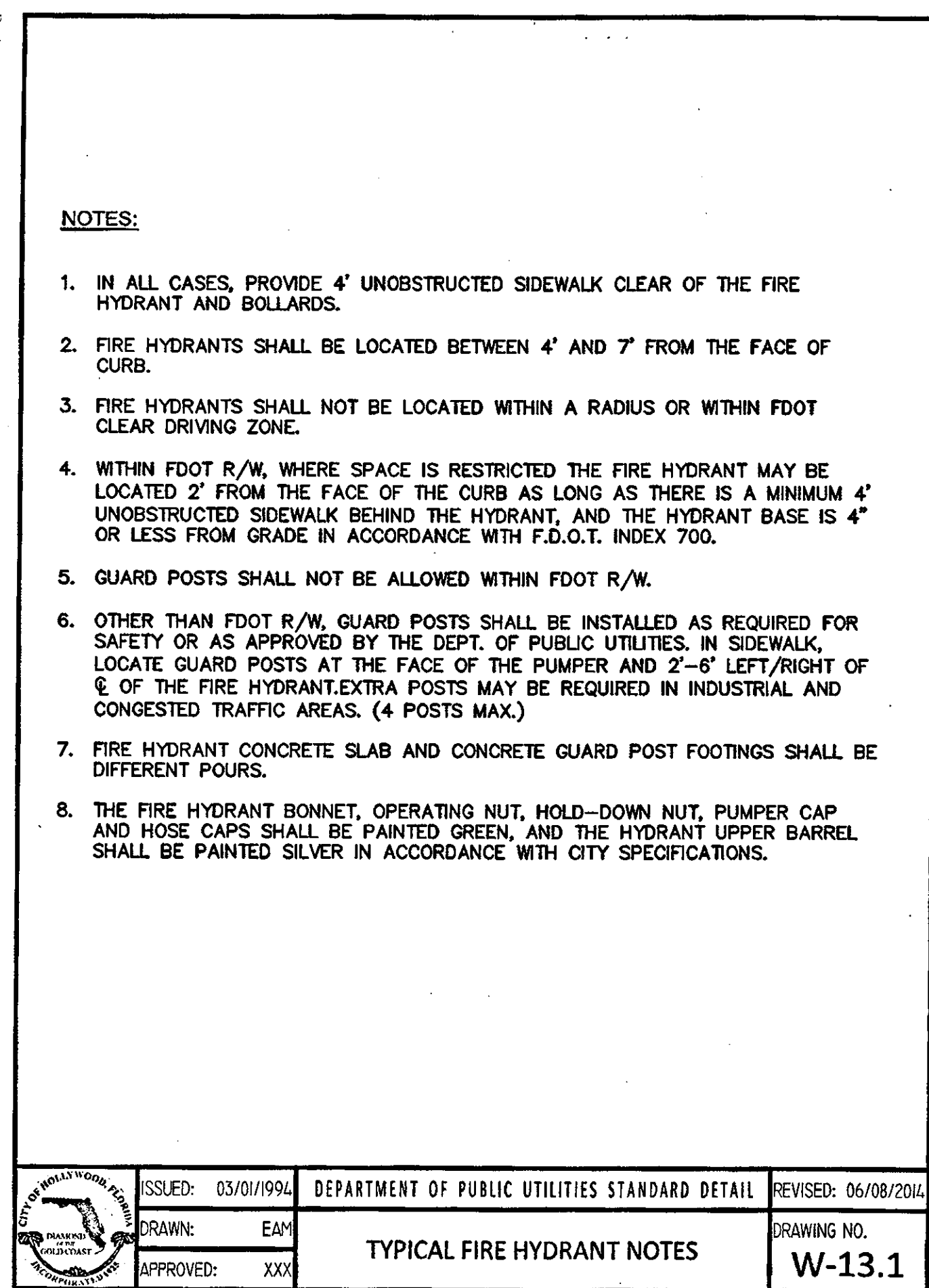
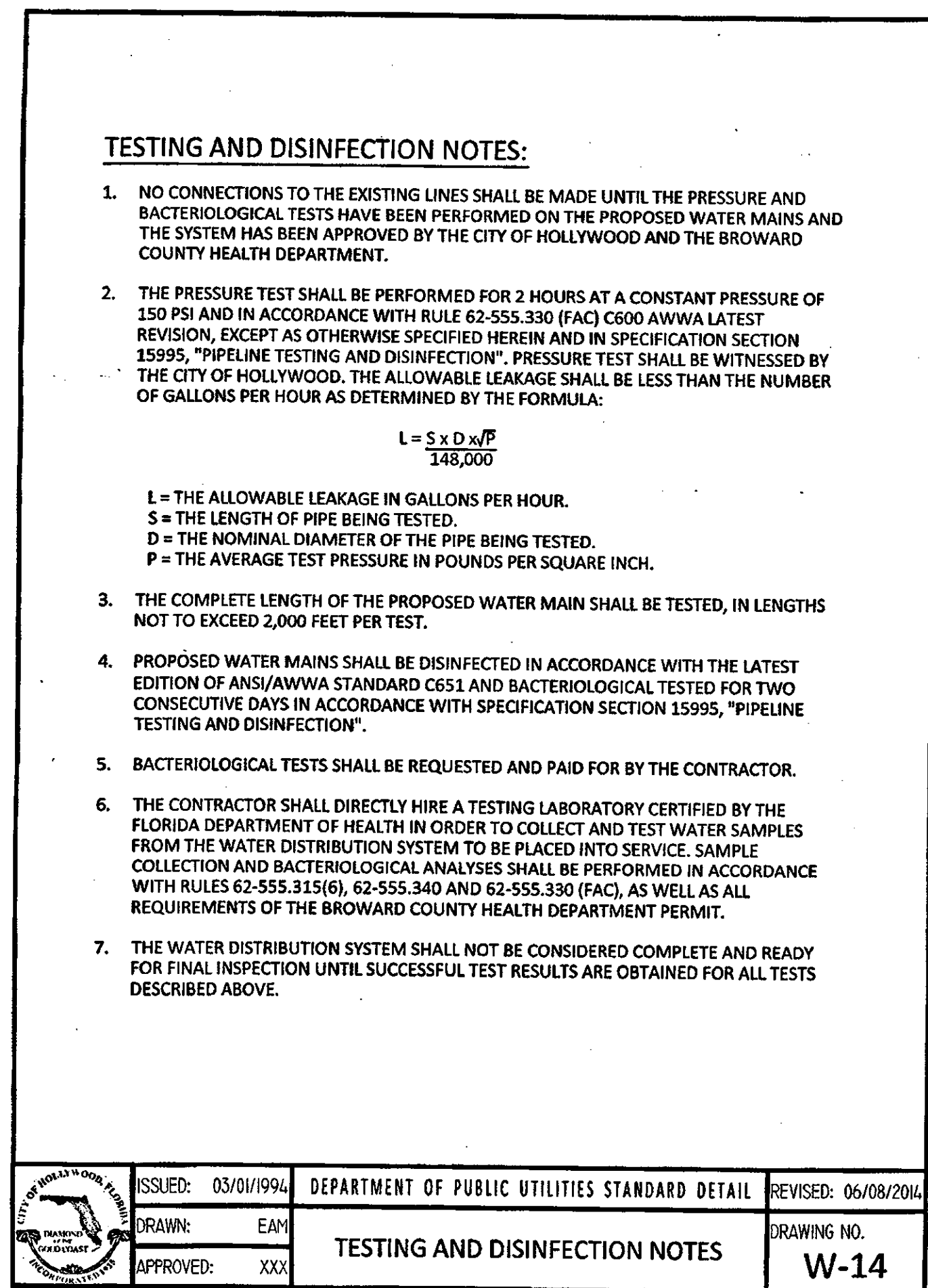
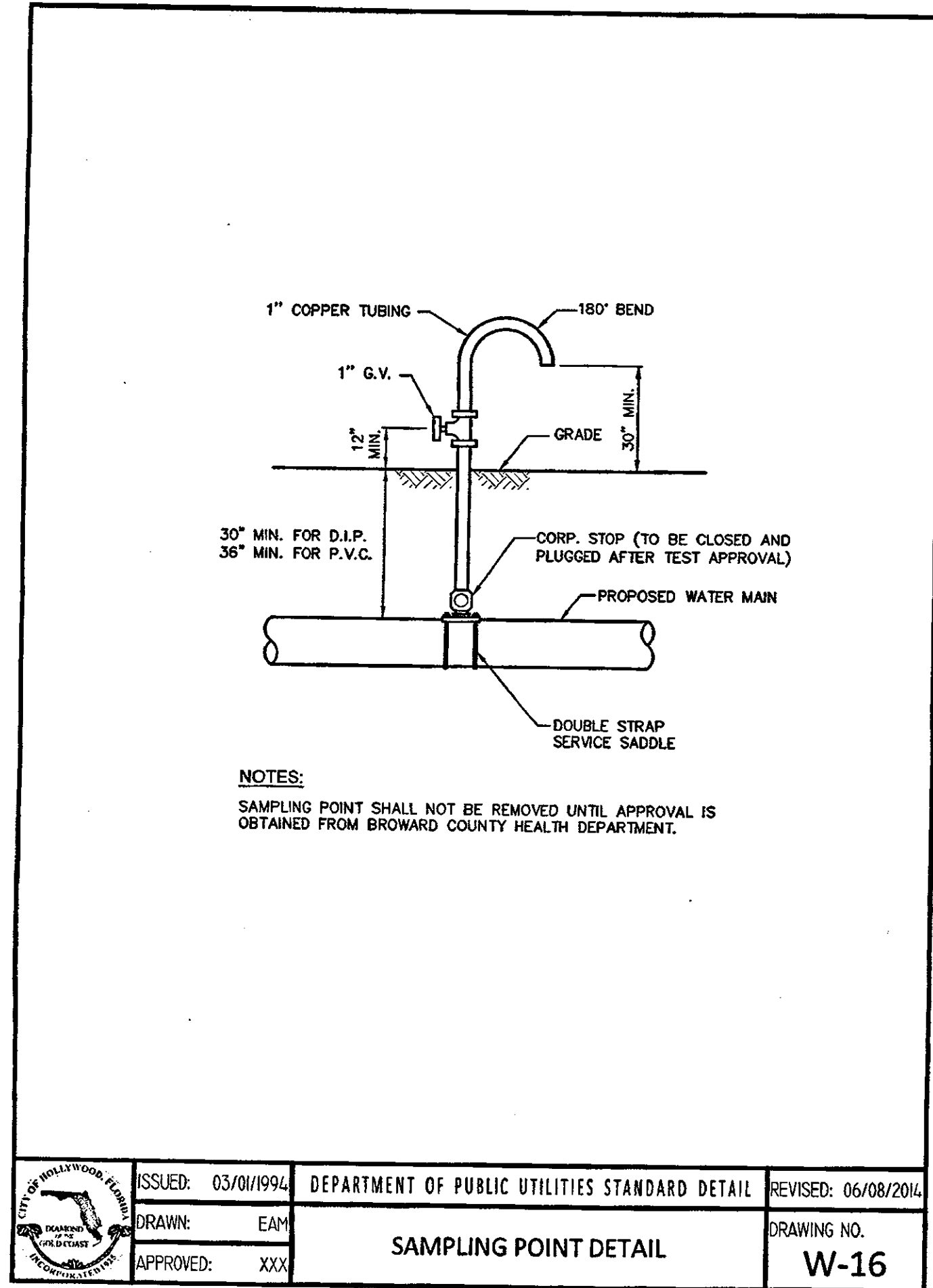
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JOB NO.: 16-232

SHEET NO.

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FLORIDA REG. NO. 24842



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DUVAL LANDING
APARTMENTS

6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

PROJECT :

CONSTRUCTION DETAILS

DRWG. TITLE :

DATE: MARCH, 2016

SCALE: AS NOTED

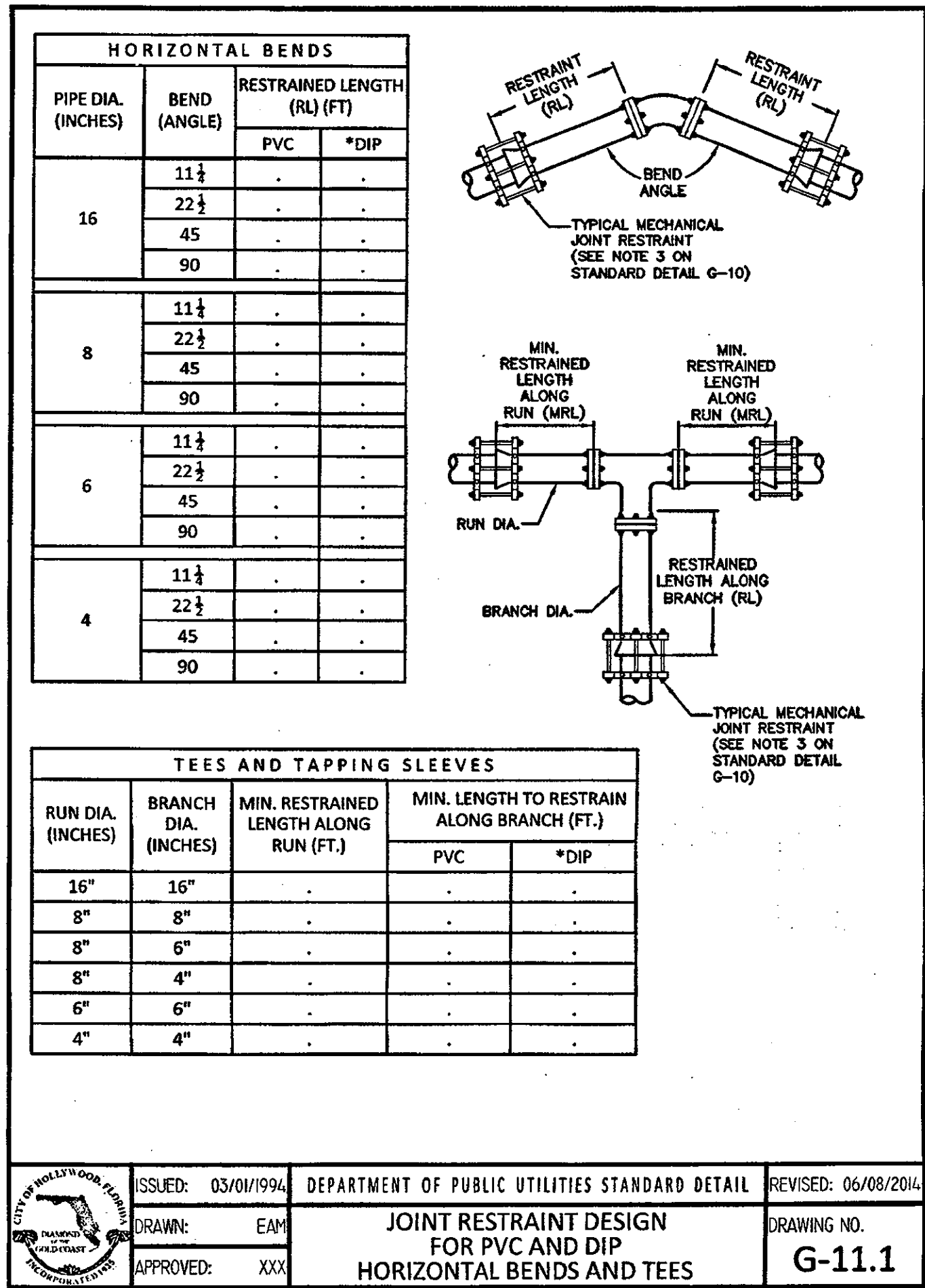
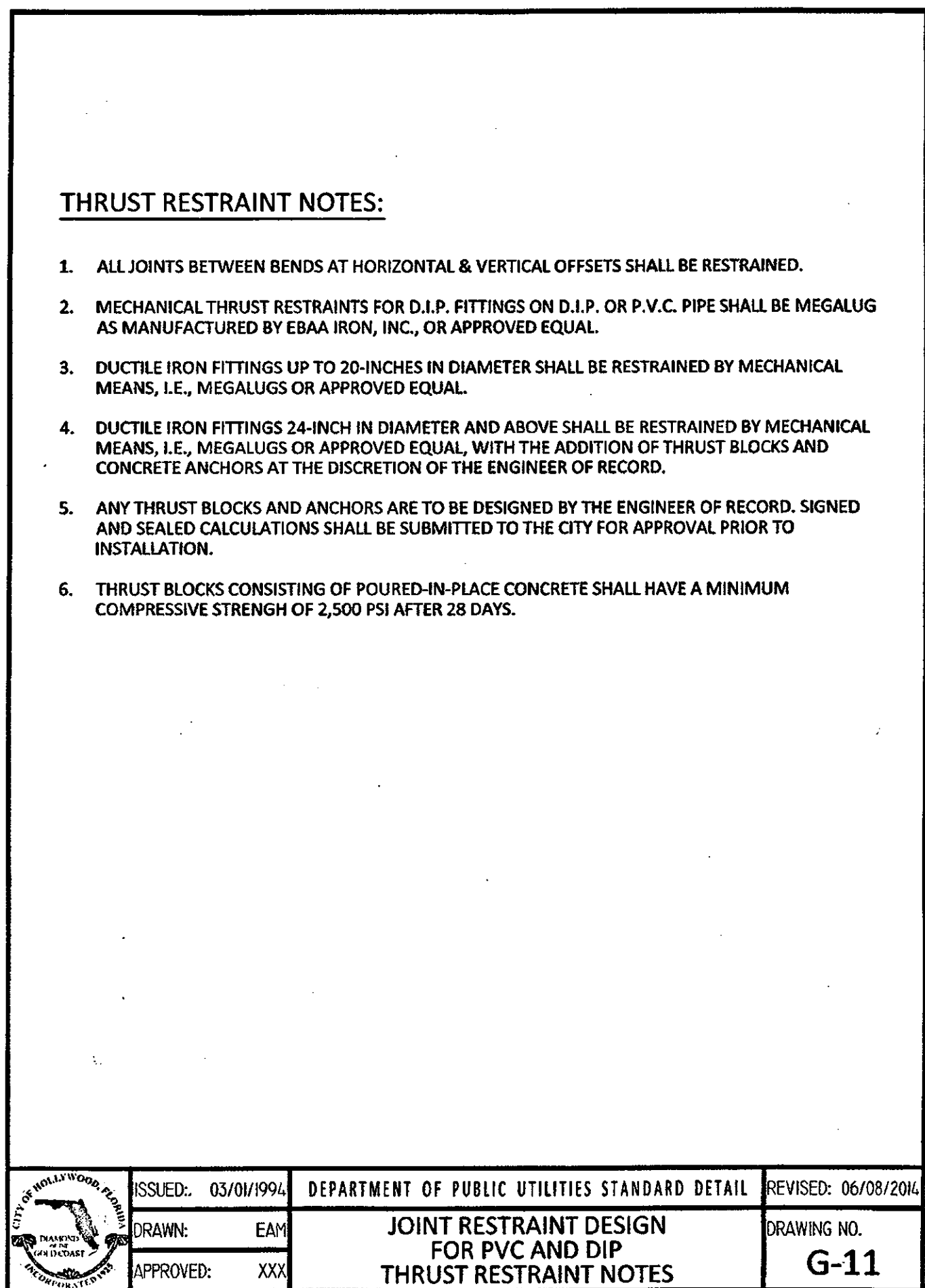
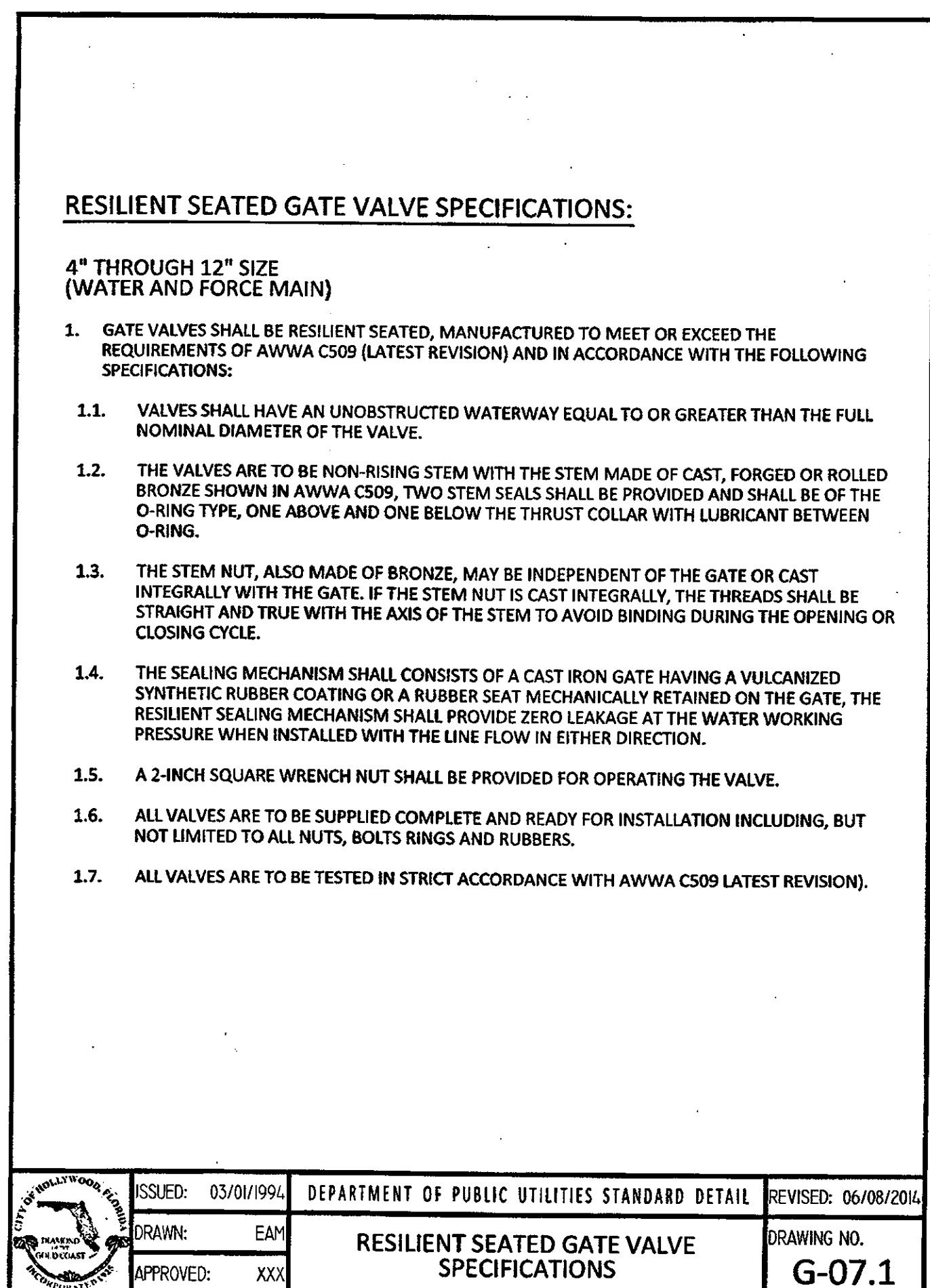
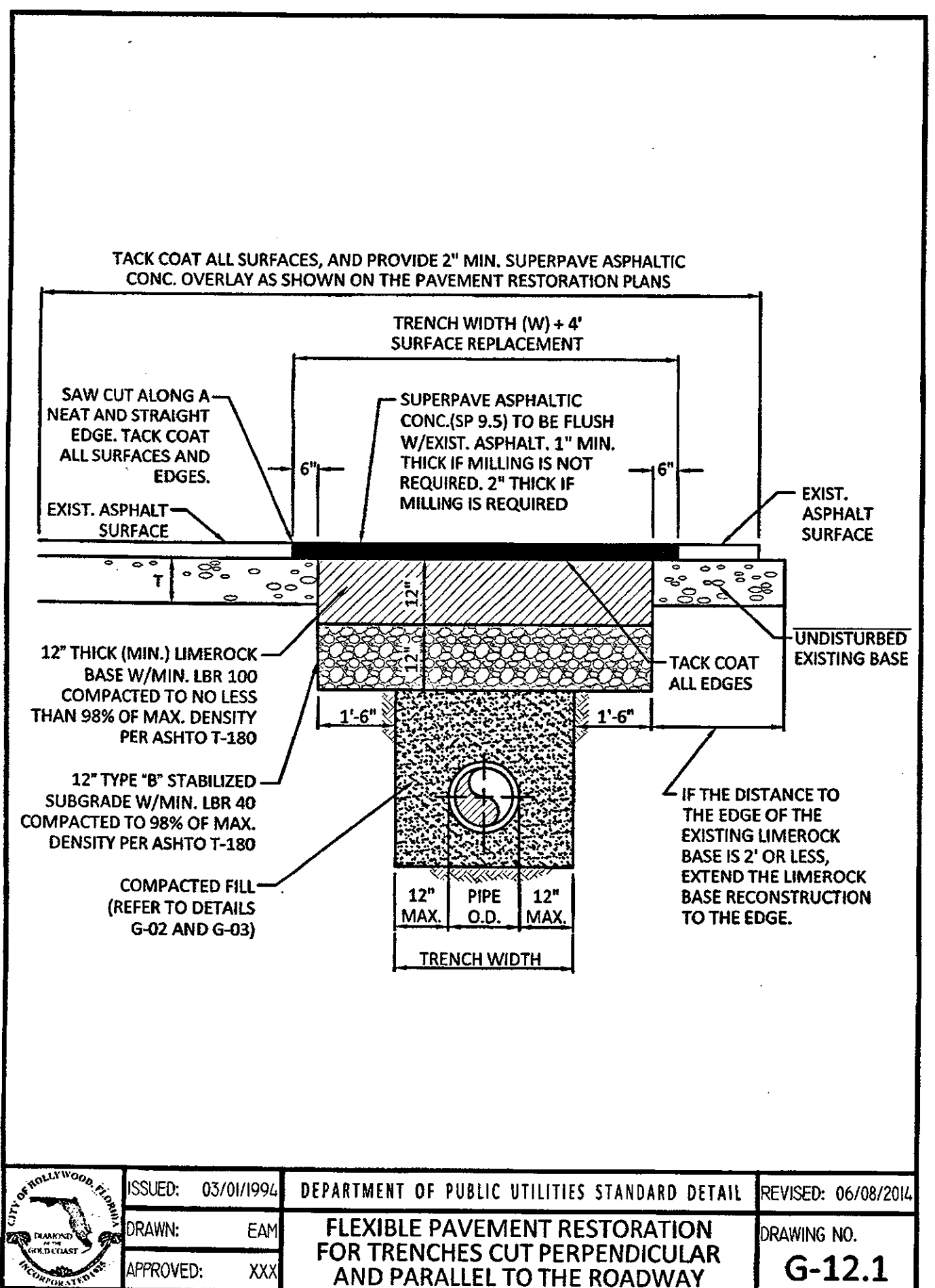
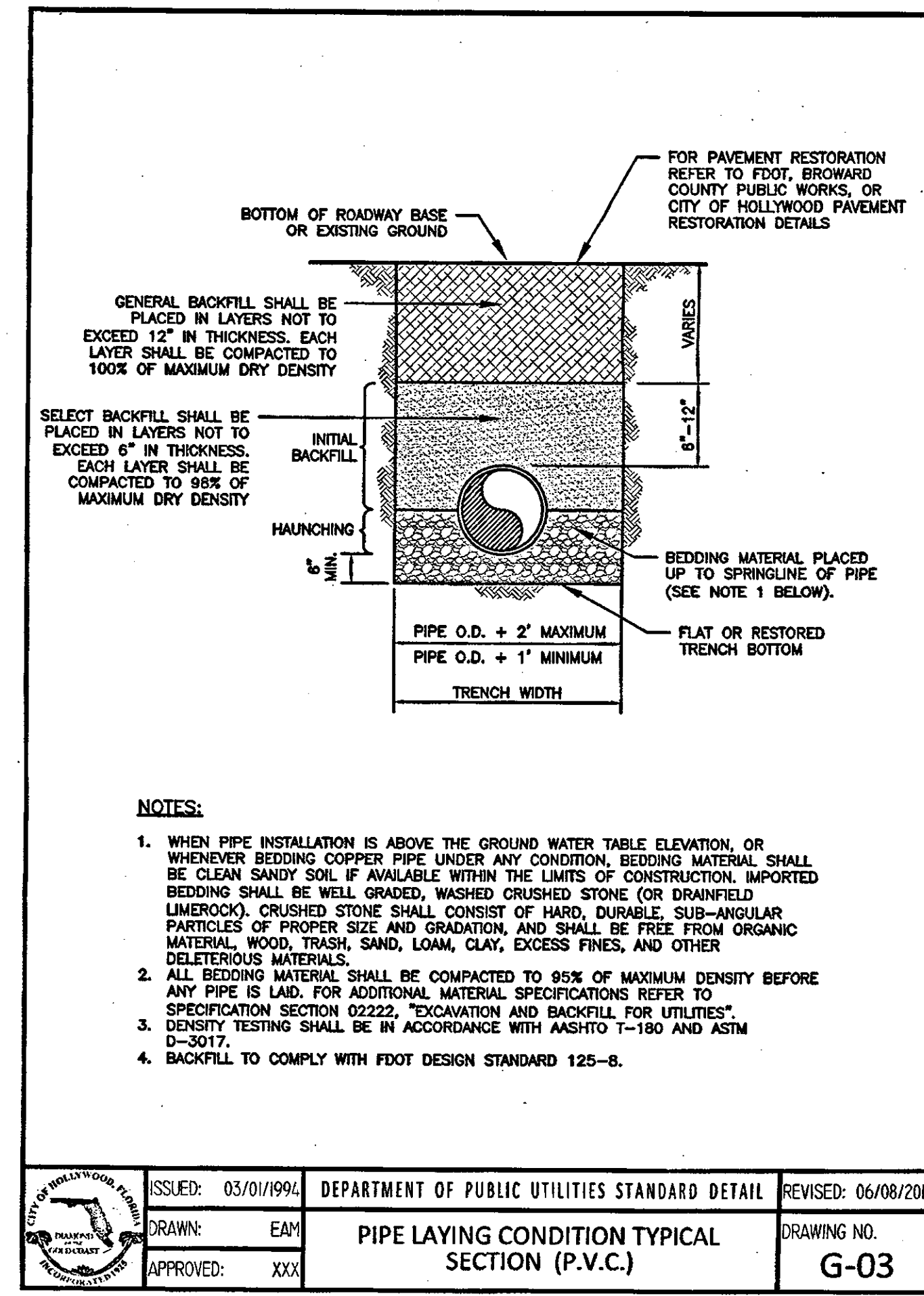
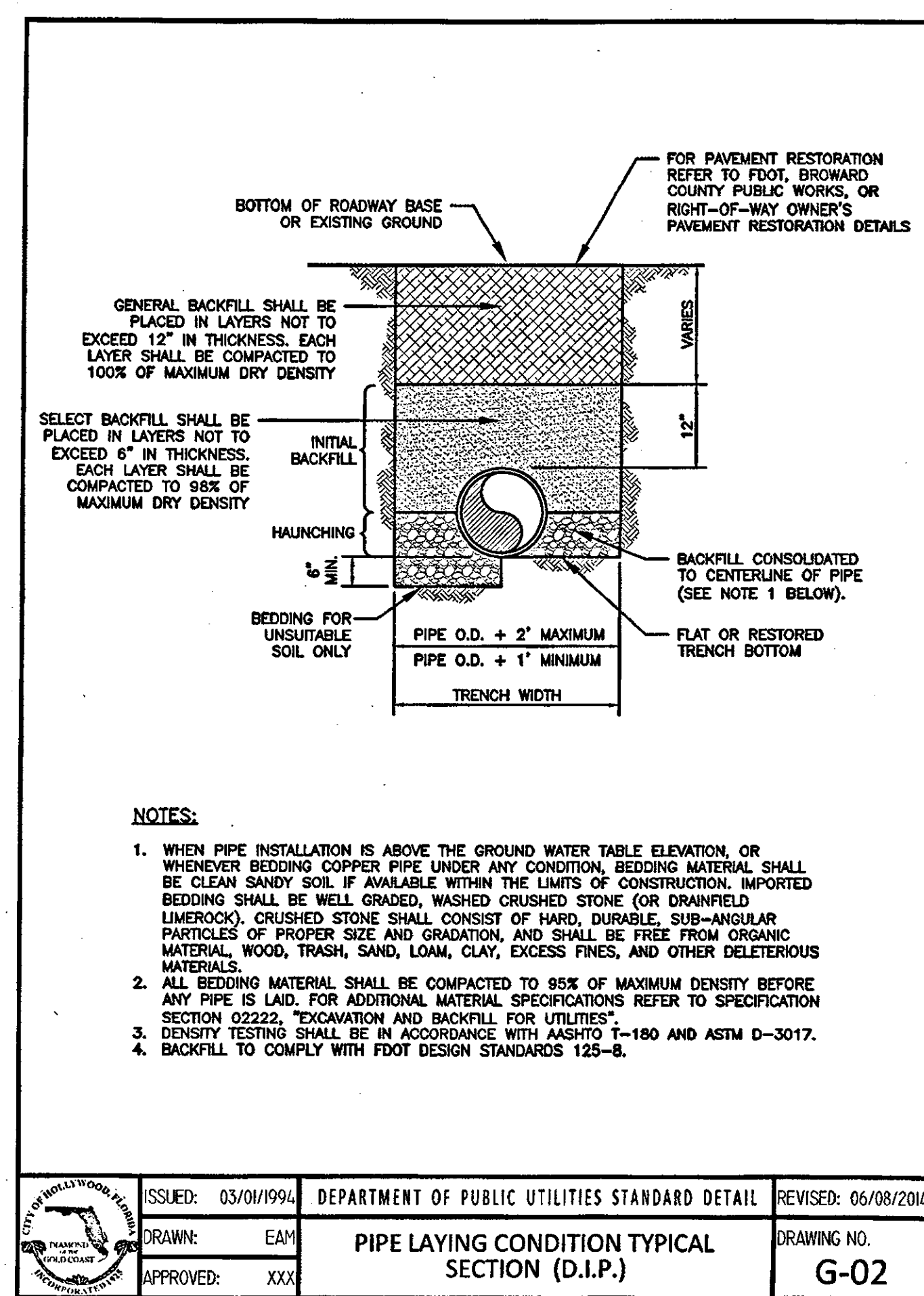
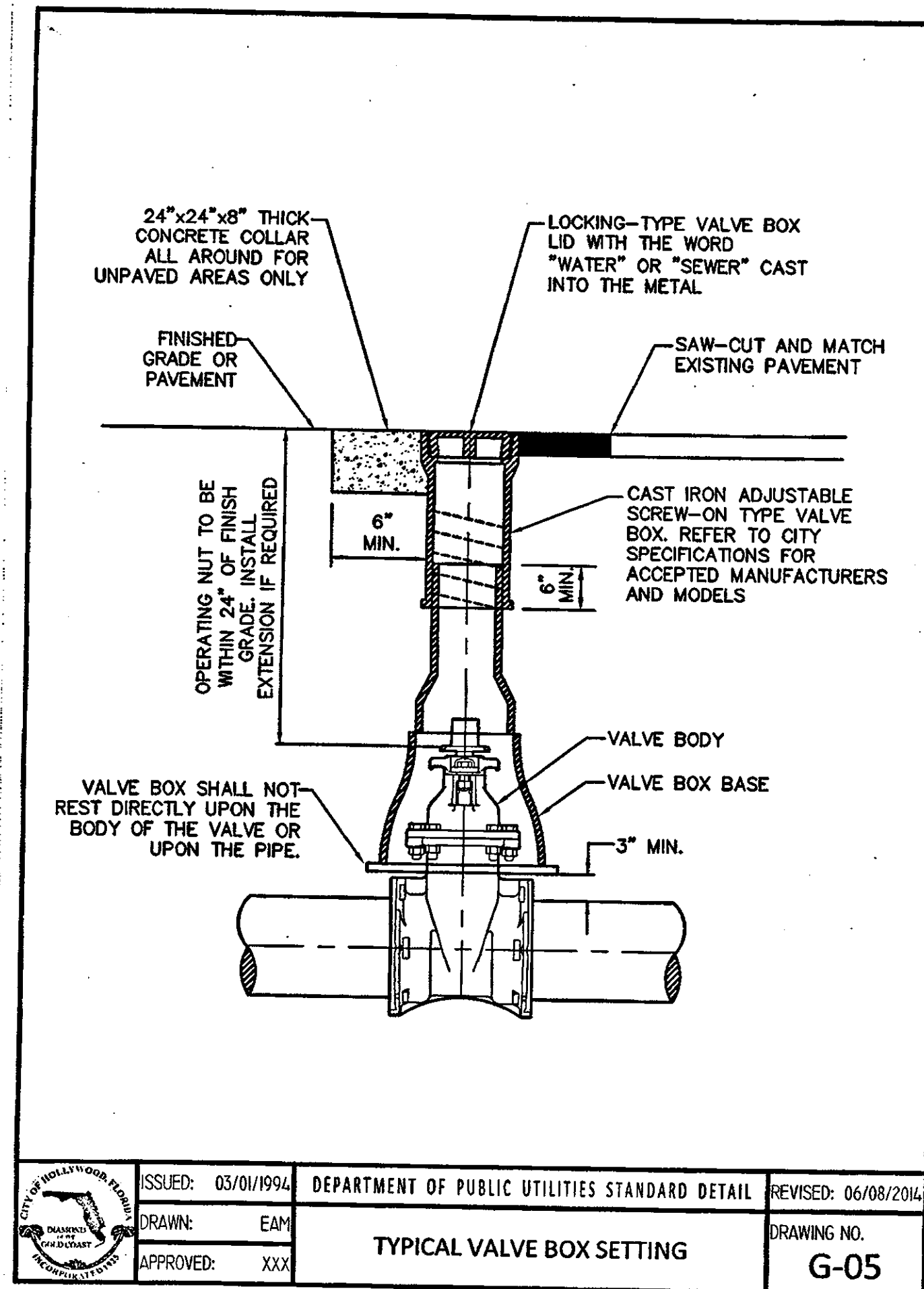
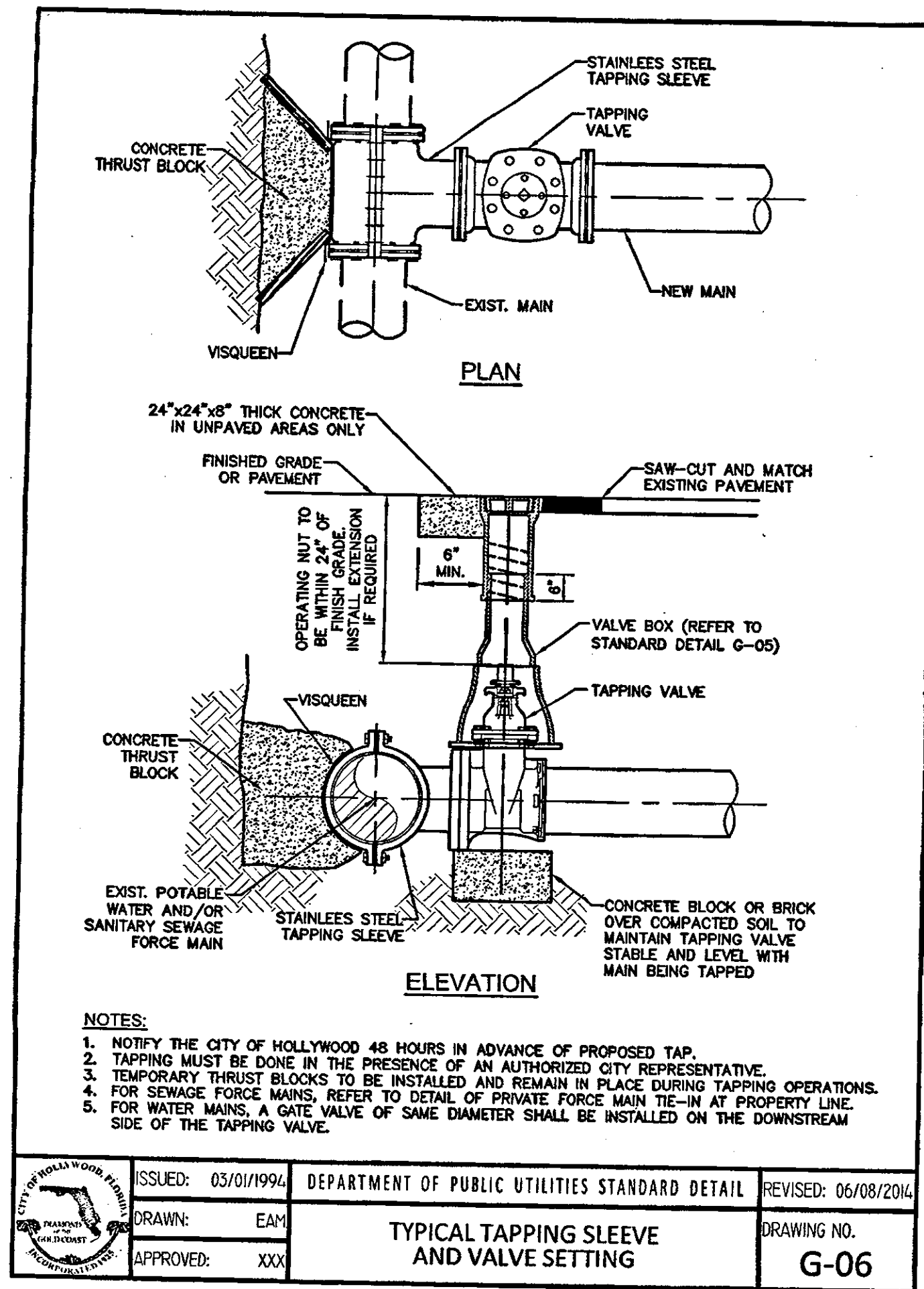
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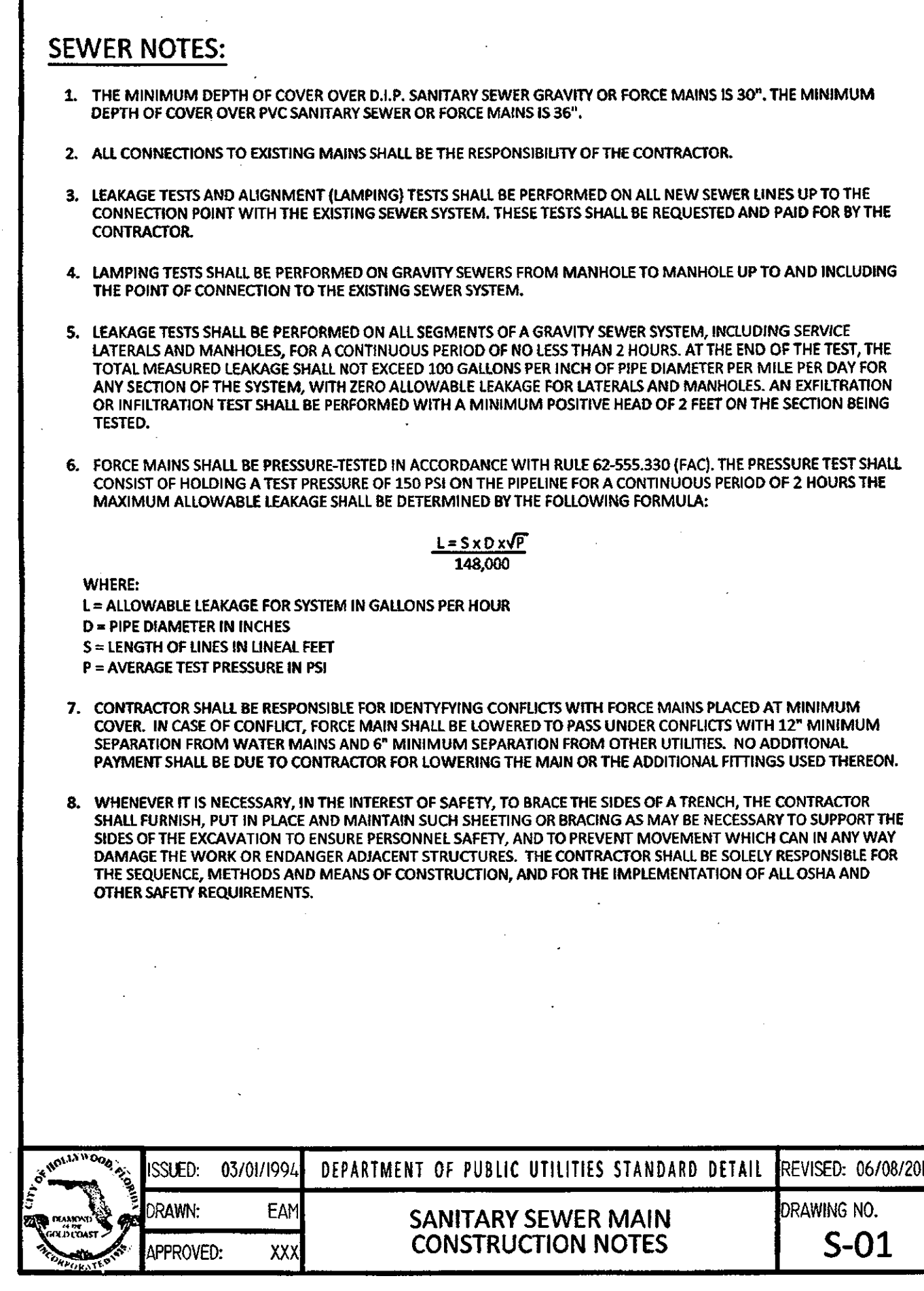
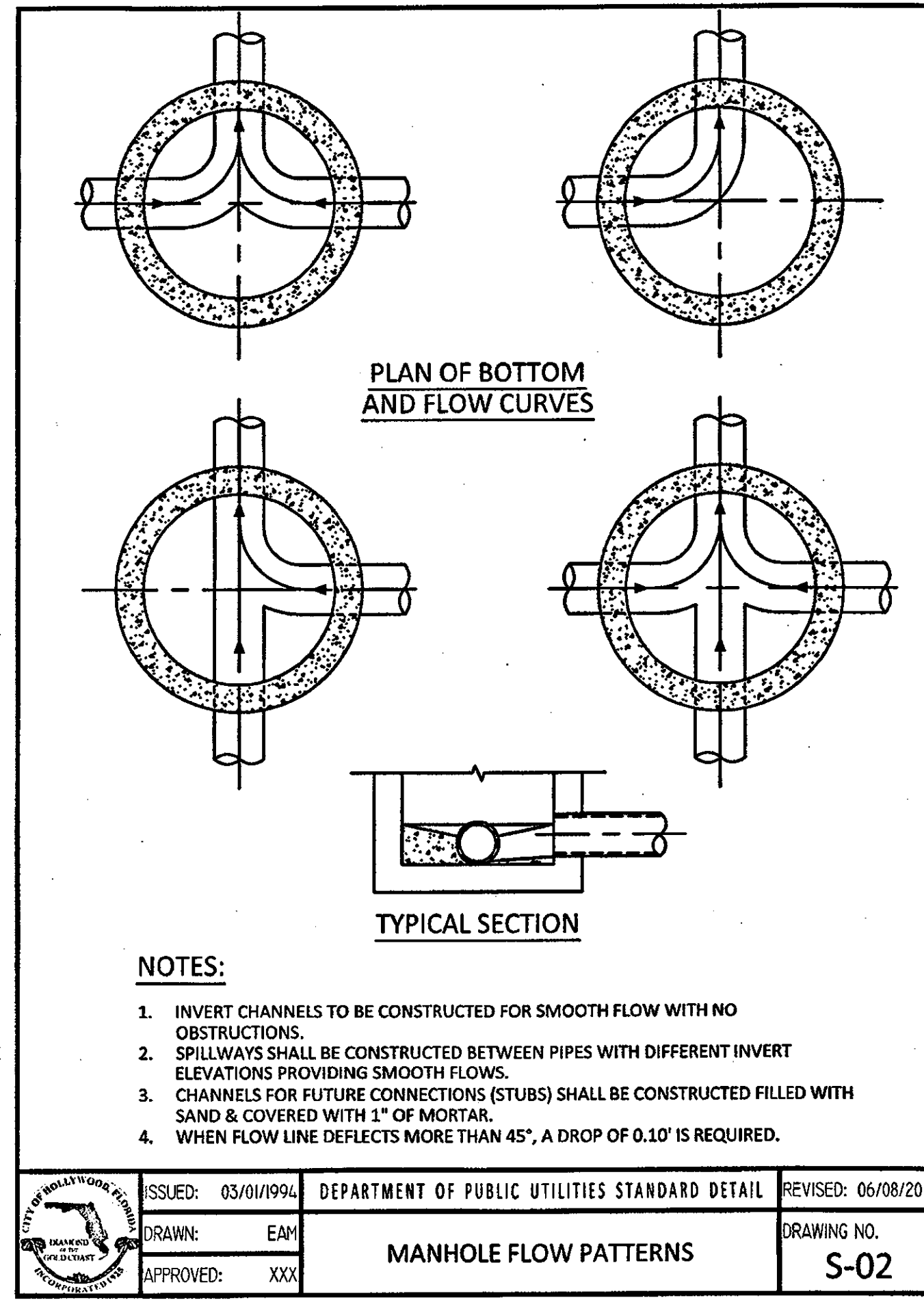
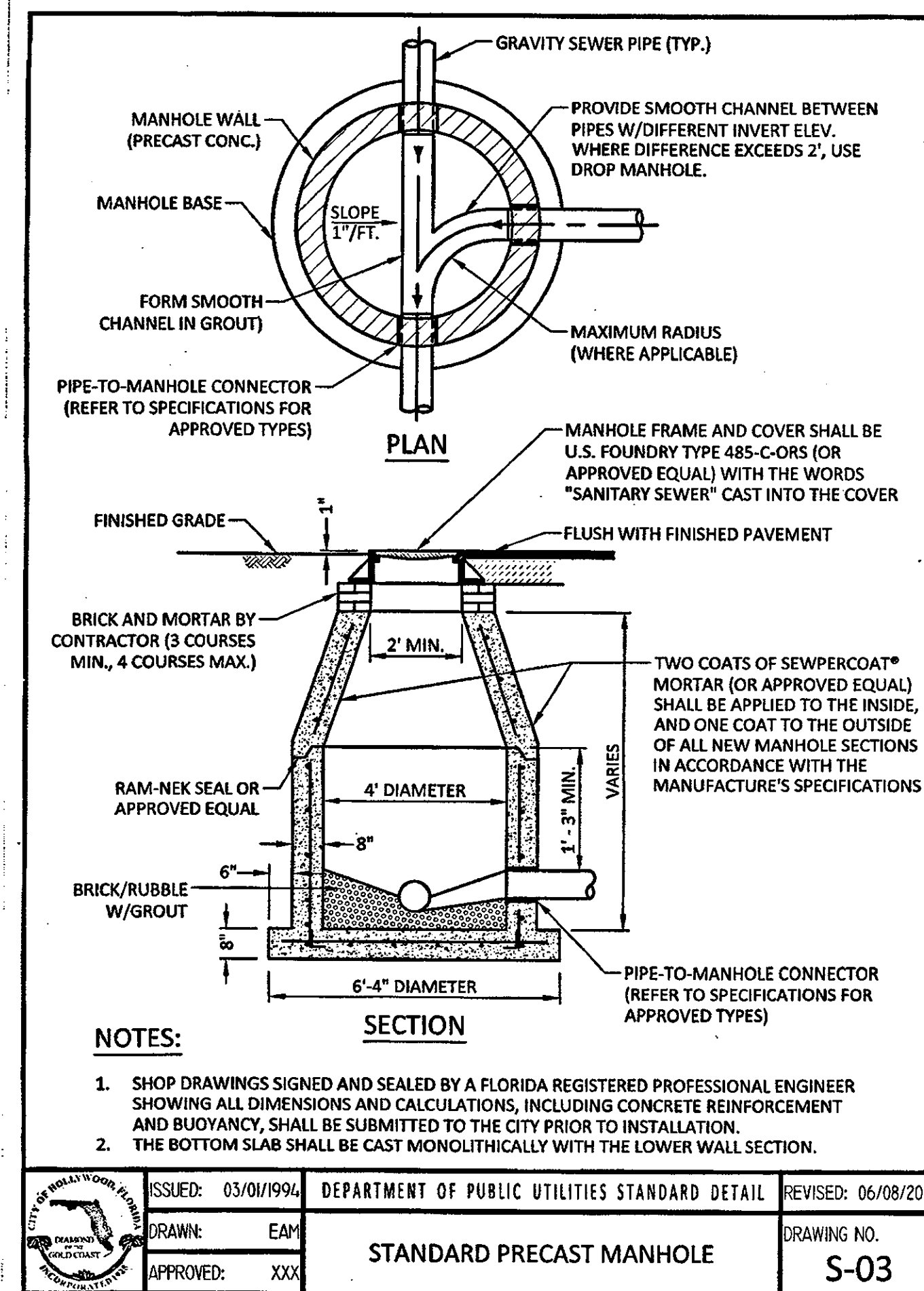
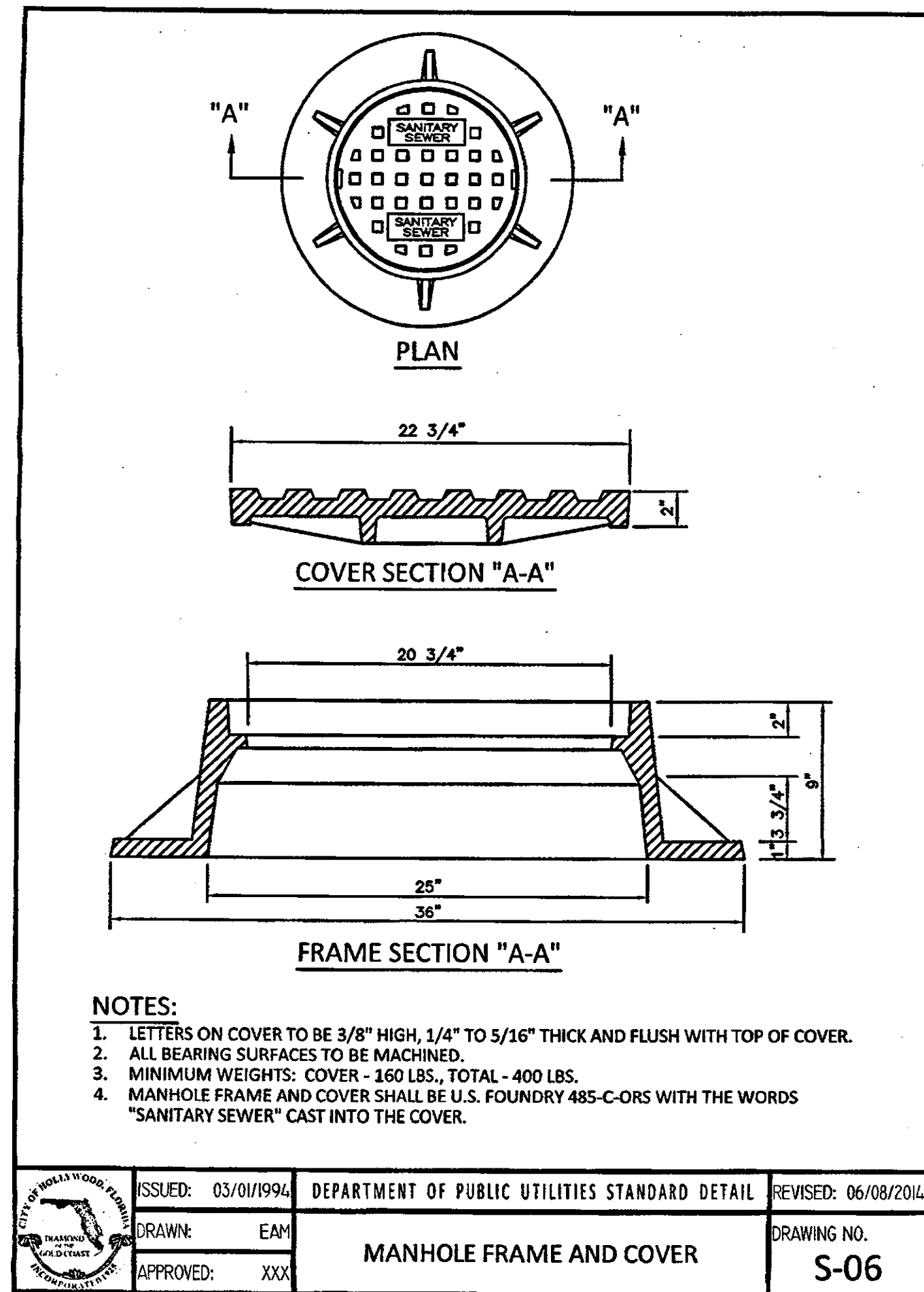
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JOB NO.: 16-232

SHEET NO.

C-5



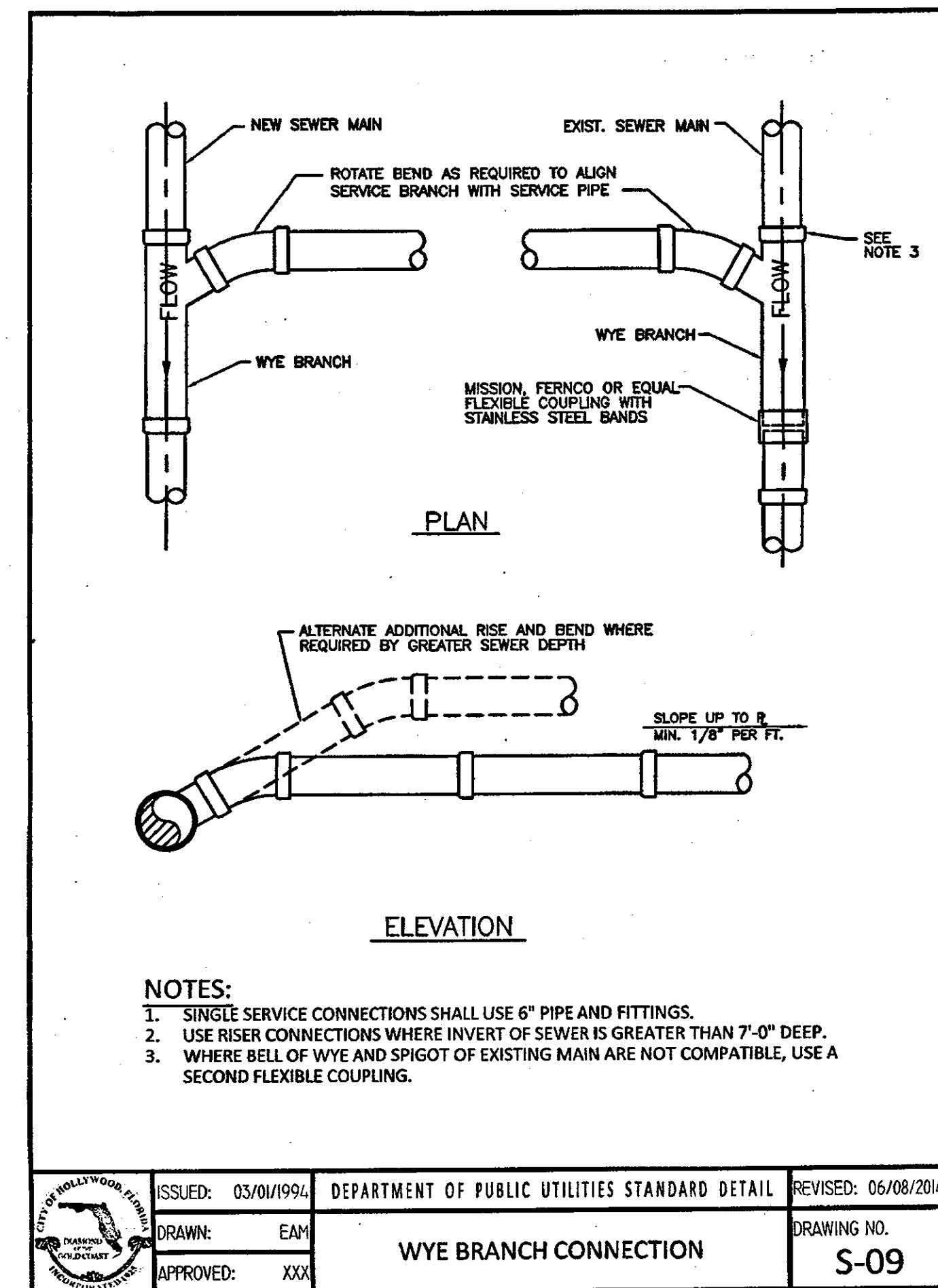
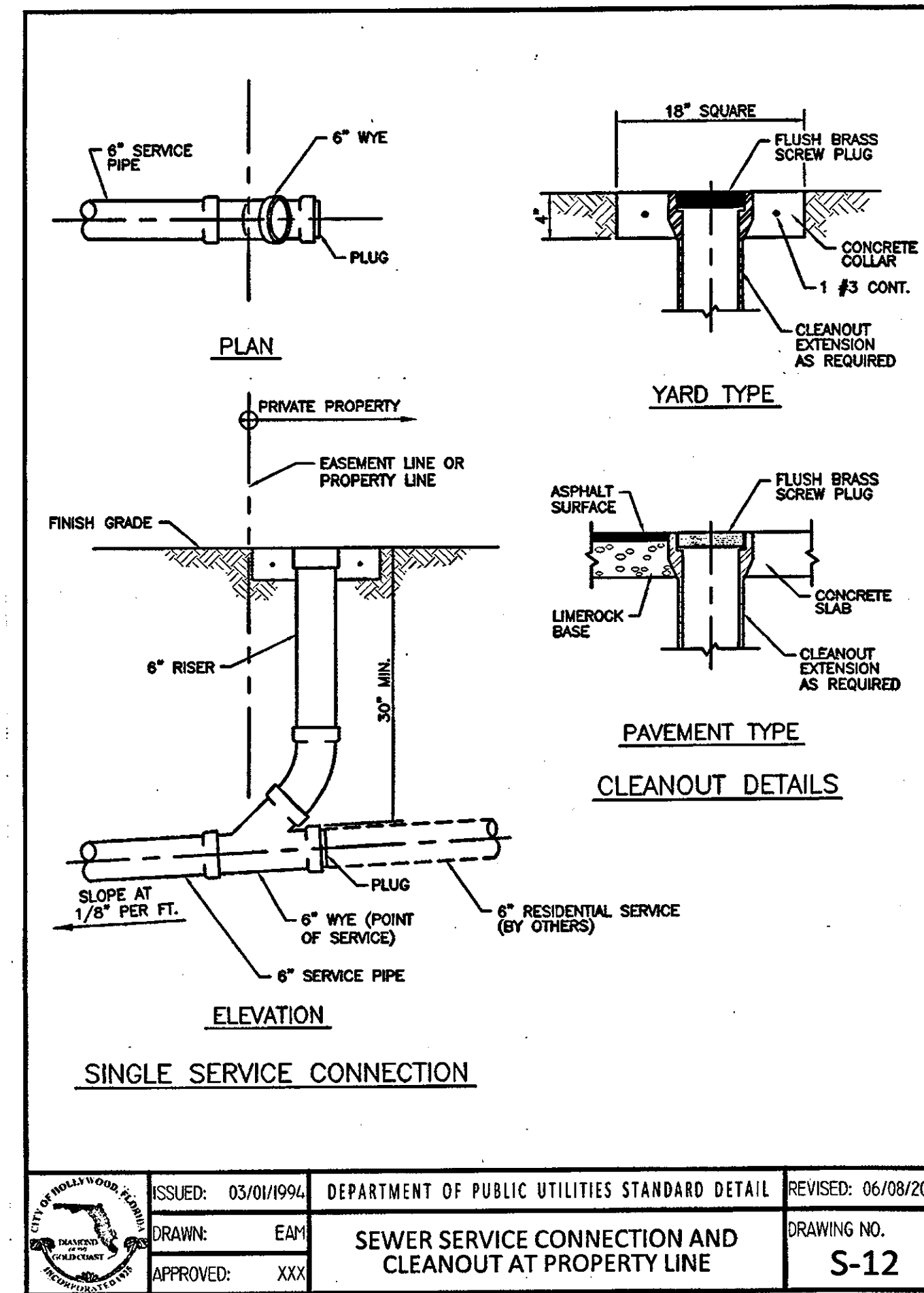
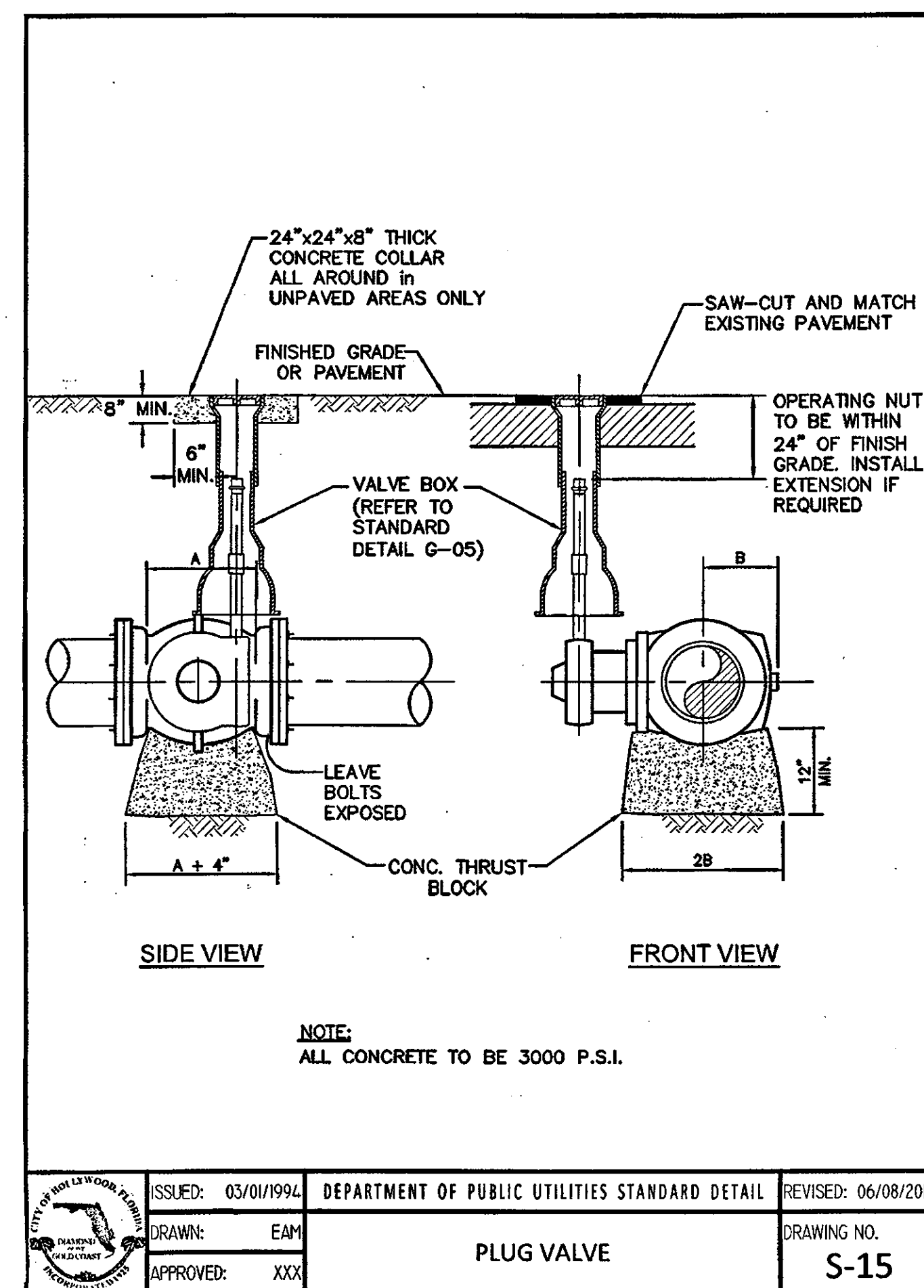


WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

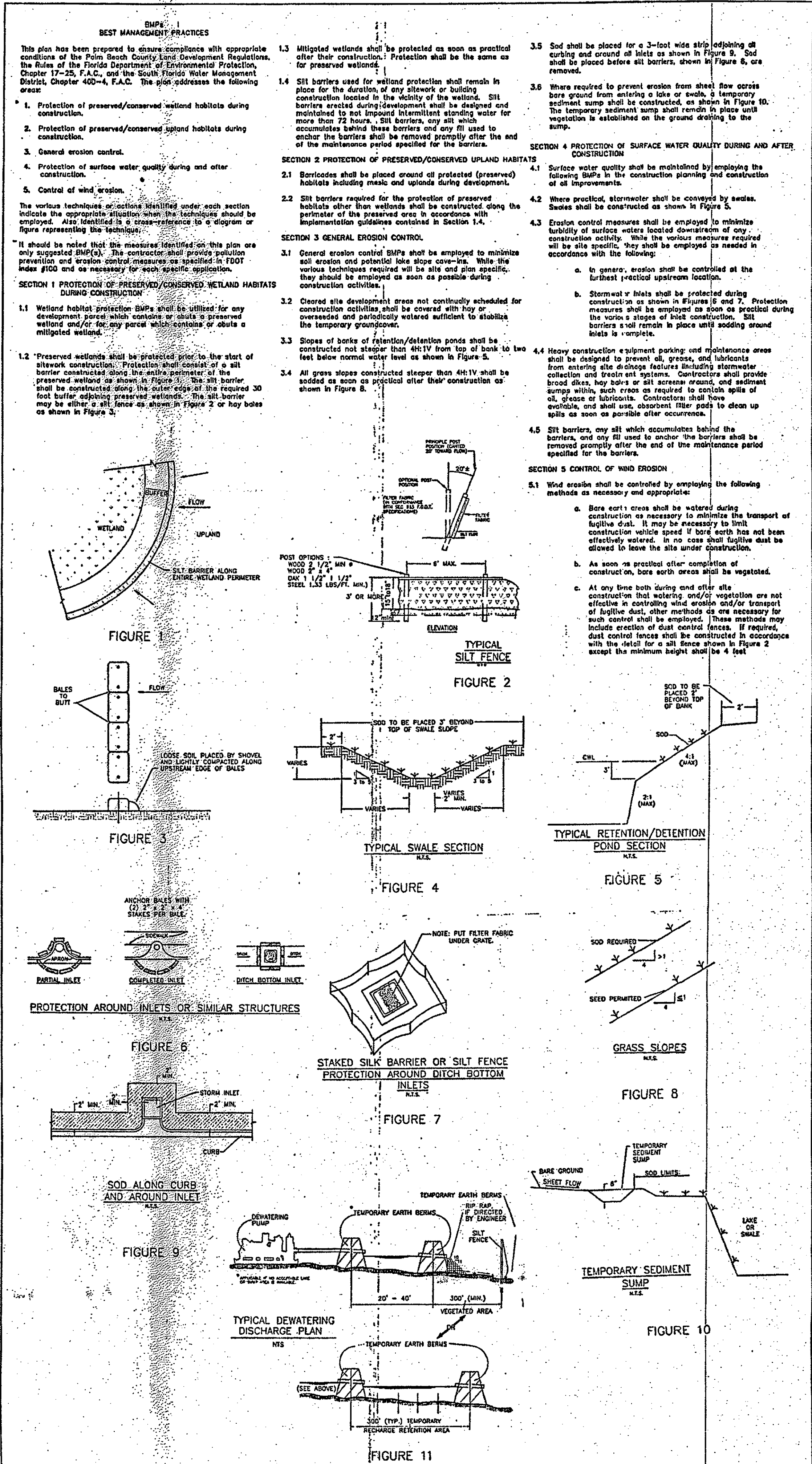
OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	15" MINIMUM SEPARATION EXCEPT FOR STORM SEWER, THEN 6 inches is the minimum and 22 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	10 ft preferred 6 ft minimum	12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 22 inches is preferred	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-620, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATION, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

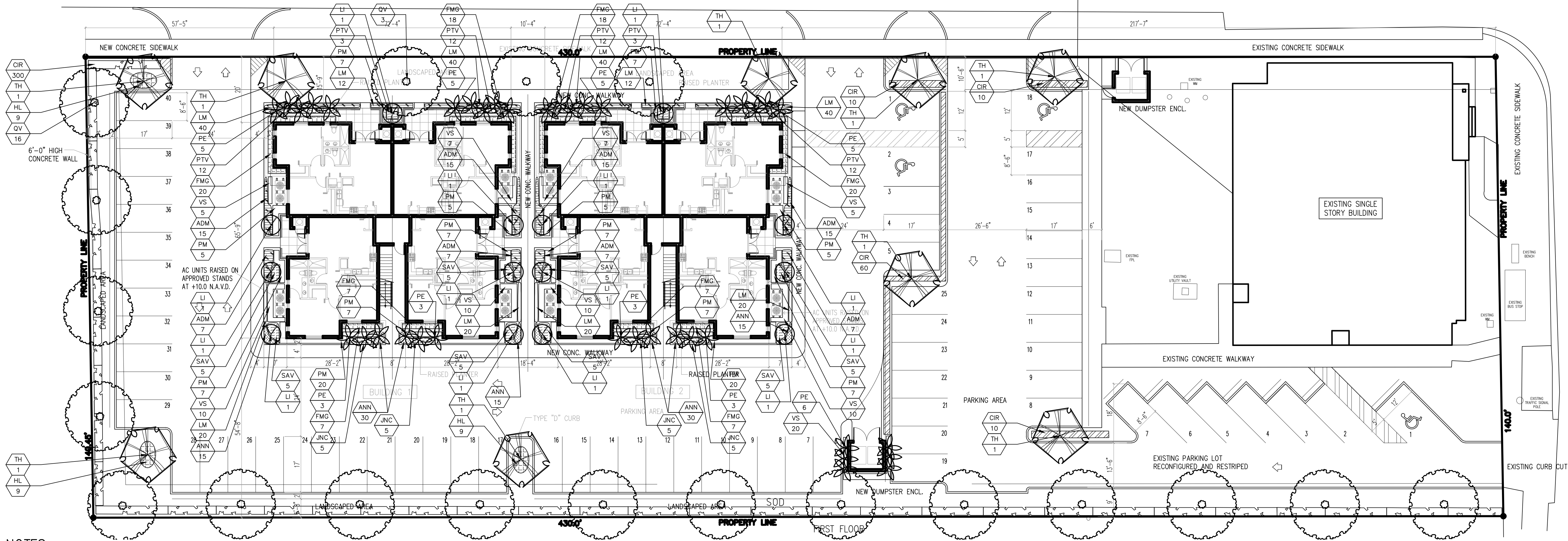
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM
 APPROVED: XXX
 DRAWING NO. S-15



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



DUVAL STREET



NOTES:
GENERAL PLANTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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

PROPOSED PLANT LIST

TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name
LI	V	14	Laegerstroemia indica / Crape Myrtle
PE	V	38	Ptychosperma elegans / Solitaire Palm
QV (N)	V	19	Quercus virginiana / Live oak
TH	V	9	Tabebuia heterophylla / Pink Tab

Specifications

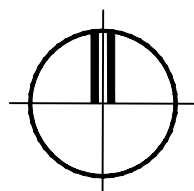
B&B Field Grown, 3" cal, 14-16' OA
B&B Field Grown, 12-14-16' OA, Staggered Heights
B&B Field Grown, 3" cal, 15-16' OA
B&B Field Grown, 3" cal, 15-16' OA

ACCENTS / SHRUBS / GROUND COVERS

ANN	V	105	Annual / Seasonal
ADM	V	88	Asparagus densiflorus 'Myers' / Foxtail Fern
CIR (N)	V	390	Chrysobalanus icaco / Red Tip Cocoplum
FMG	V	104	Ficus macrocarpa Green Island / Green Island Ficus
HL (N)	V	27	Hymenocals latifolia / Spider Lilly
JNC (N)	V	20	Juniperus conferta / Shore Juniper
LM	V	264	Liriope muscari / Liriope
PM	V	116	Podocarpus macrophyllus / Podocarpus
PTV	V	54	Pittosporum tobira variegata / Variegated Pittosporum
SAV	V	40	Schefflera arboricola / Trinetto
VS (N)	V	84	Viburnum suspensum / Viburnum

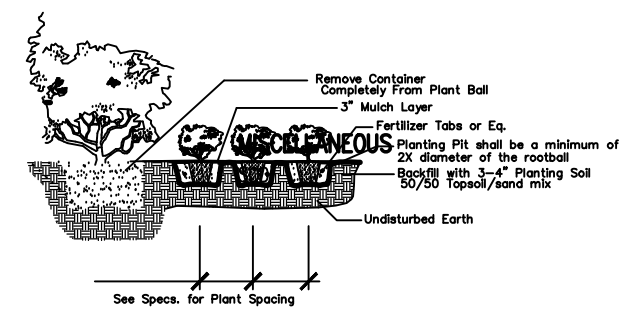
MISCELLANEOUS

SOD	(N)	St Augustine Sod	Solid application - no gaps between seams
L	(N)	Florida Native Plant Species	
M	(N)	Low Drought Tolerance	
V	(N)	Moderate Drought Tolerance	
	(N)	Very Drought Tolerant	

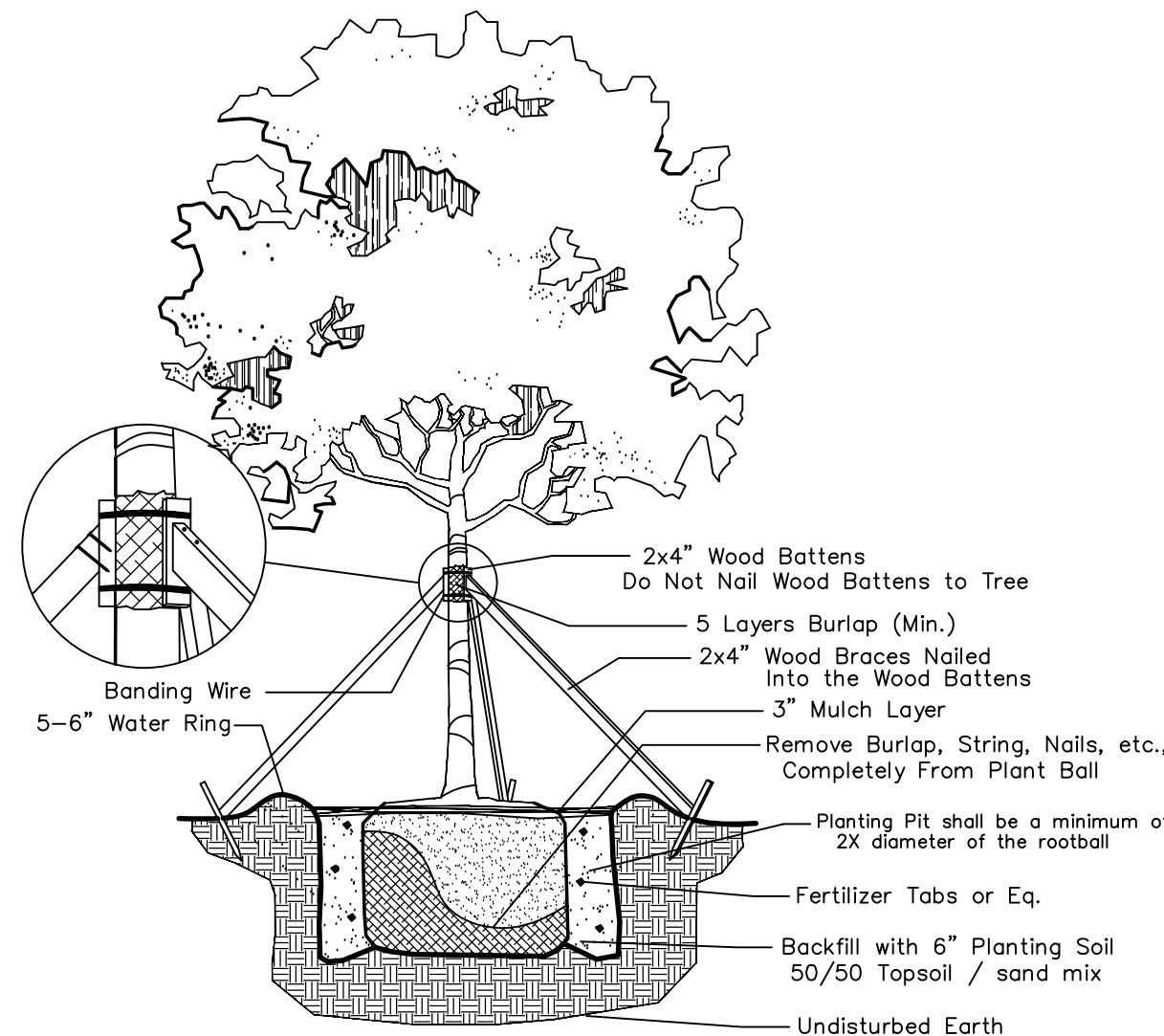


LANDSCAPE PLAN

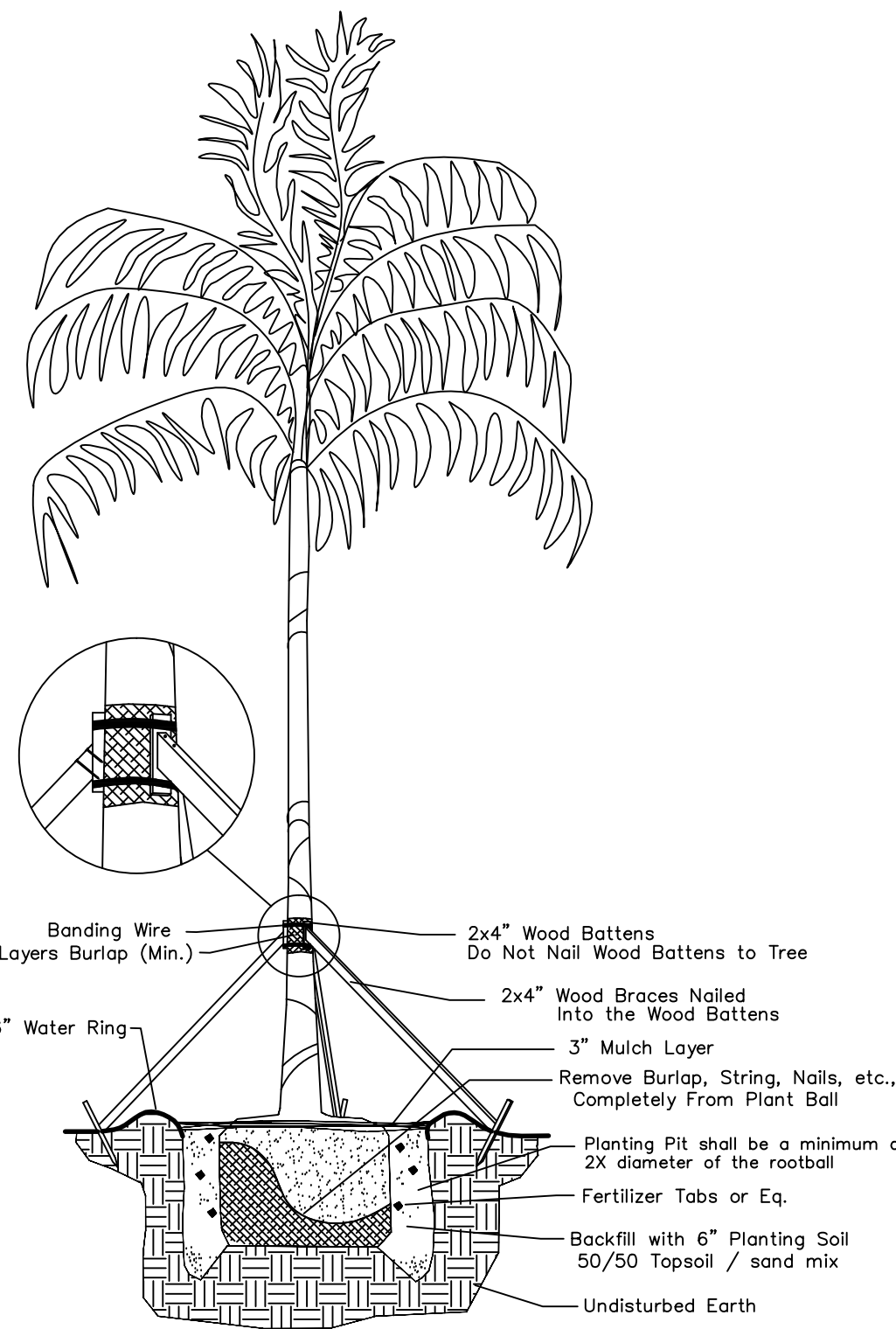
SCALE: 1/16" = 1'-0"



Shrub & Ground Cover Planting Detail



Large Tree Planting Detail



Palm Planting Detail

SEAL

PROJECT NO. 16-148

DRAWN BY WKT

DESIGNED BY WKT

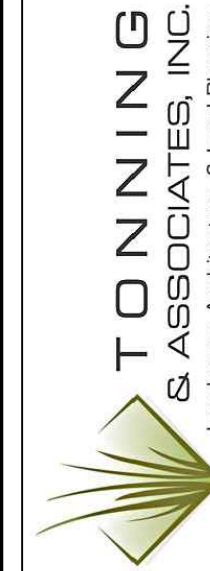
CHECKED BY WKT

DATE : 09-15-16

DWG. NO. LP-1

SHT. NO. 1 of 1

REVISIONS :



Wayne K. Tinning, RLA
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269 Email: wtonning@tonningandassociates.com

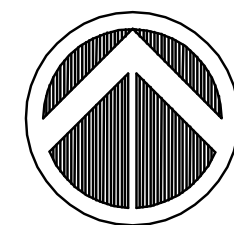
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PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD, FLORIDA 33024
CLIENT : JOSEPH B KALLER AND ASSOCIATES

WAYNE K. TONNING, RLA
RLA #6666709

NTS

Not to Scale

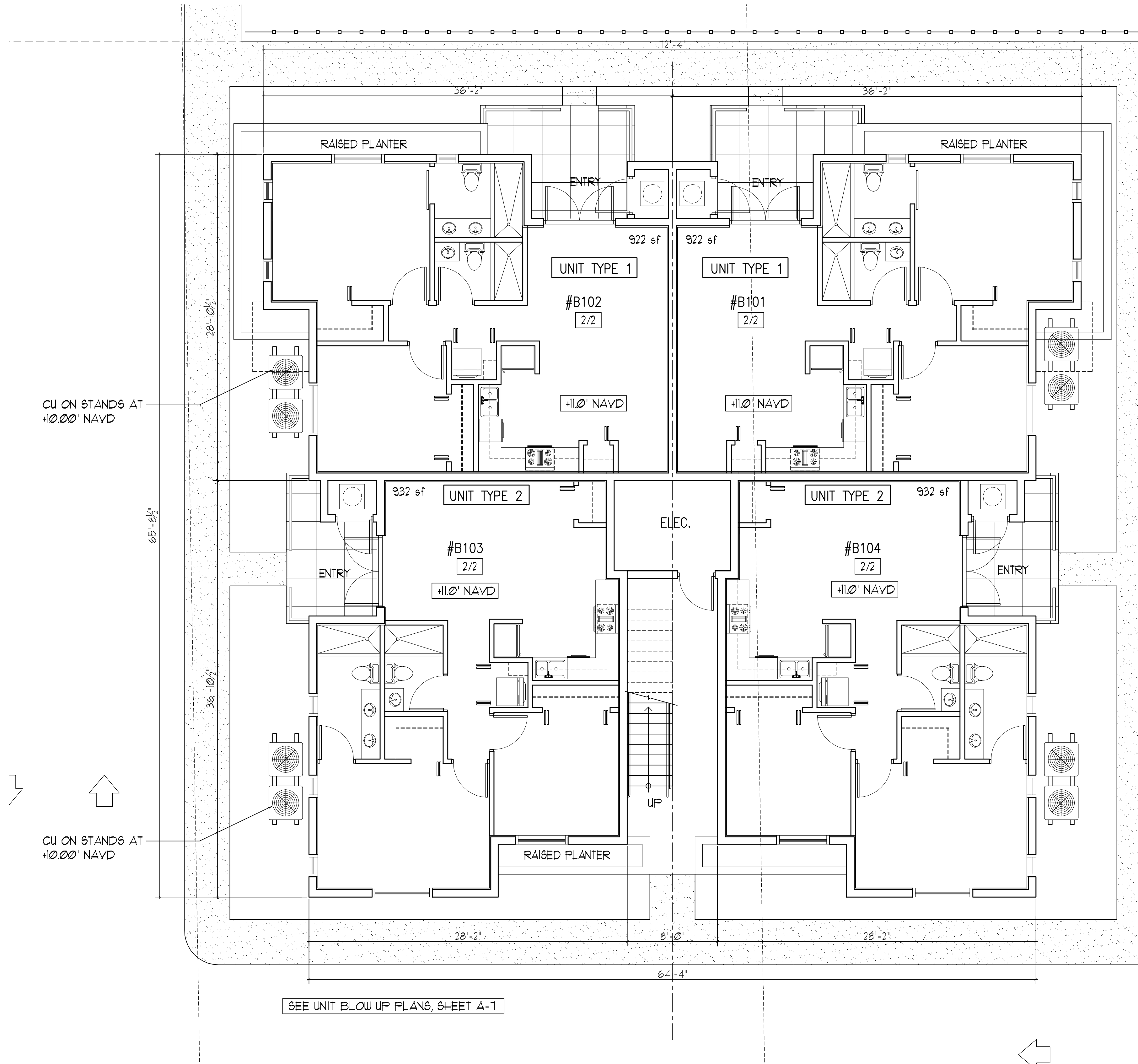
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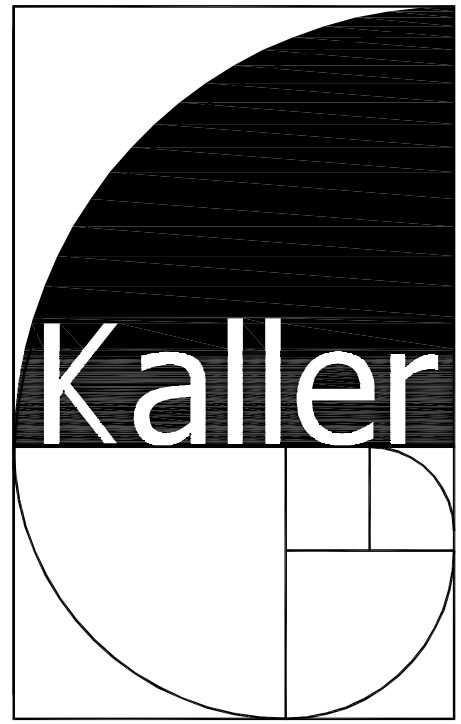
NORTH

1 FIRST FLOOR PLAN

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



SEE UNIT BLOW UP PLANS, SHEET A-1



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SHEET TITLE
FLOOR PLANS
PRELIM. TAC

REVISIONS		
NO.	DATE	DESCRIPTION
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2		

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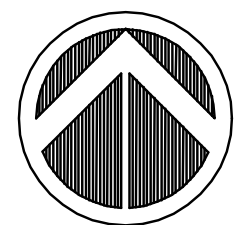
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SHEET

A-1

1 OF 8

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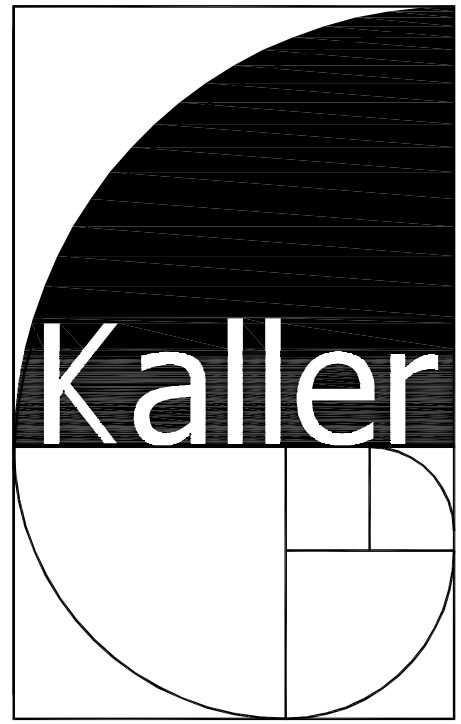
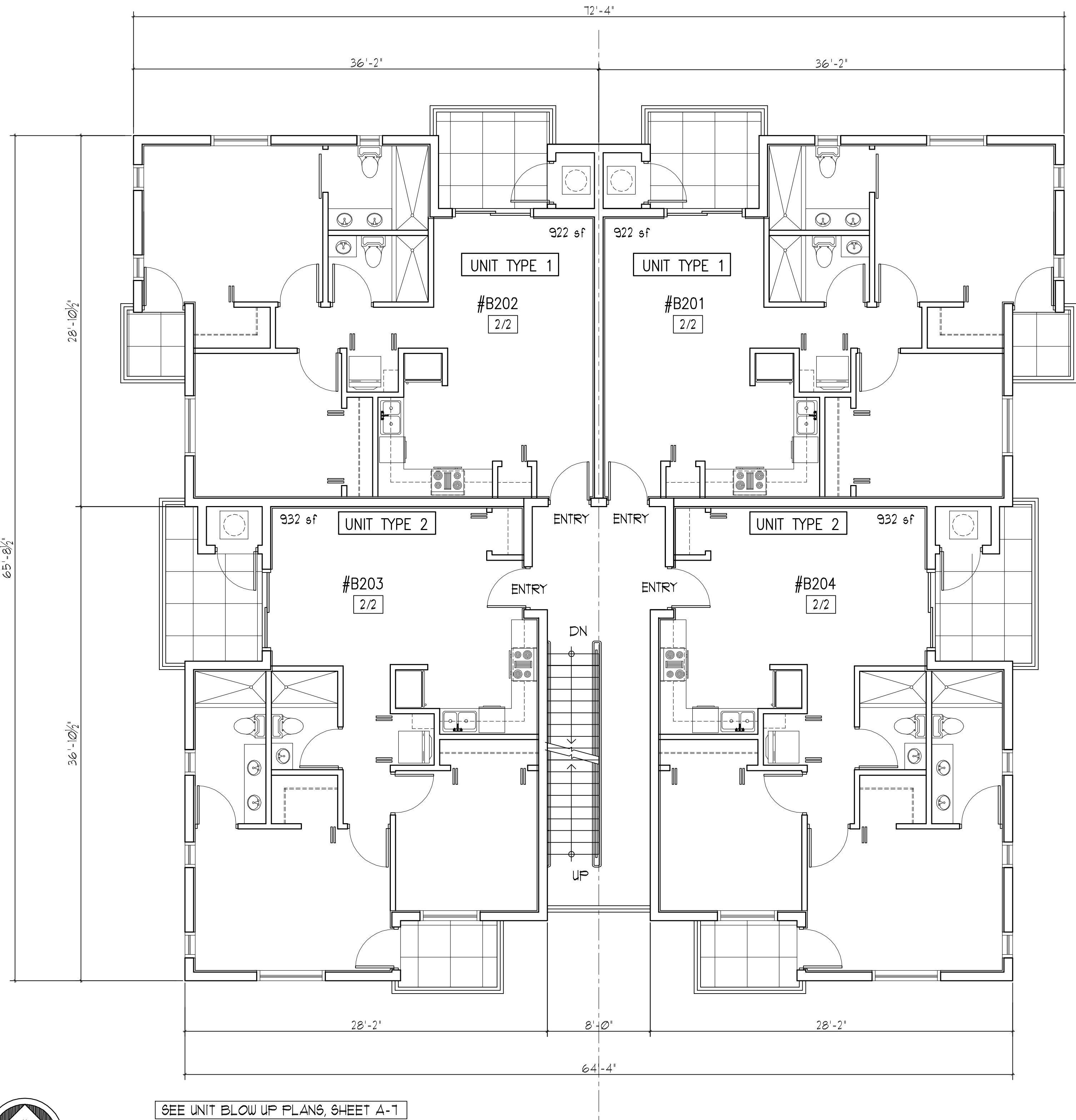


NORTH

1

SECOND FLOOR PLAN

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



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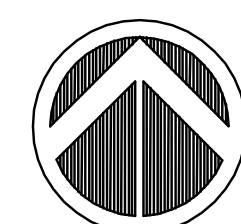
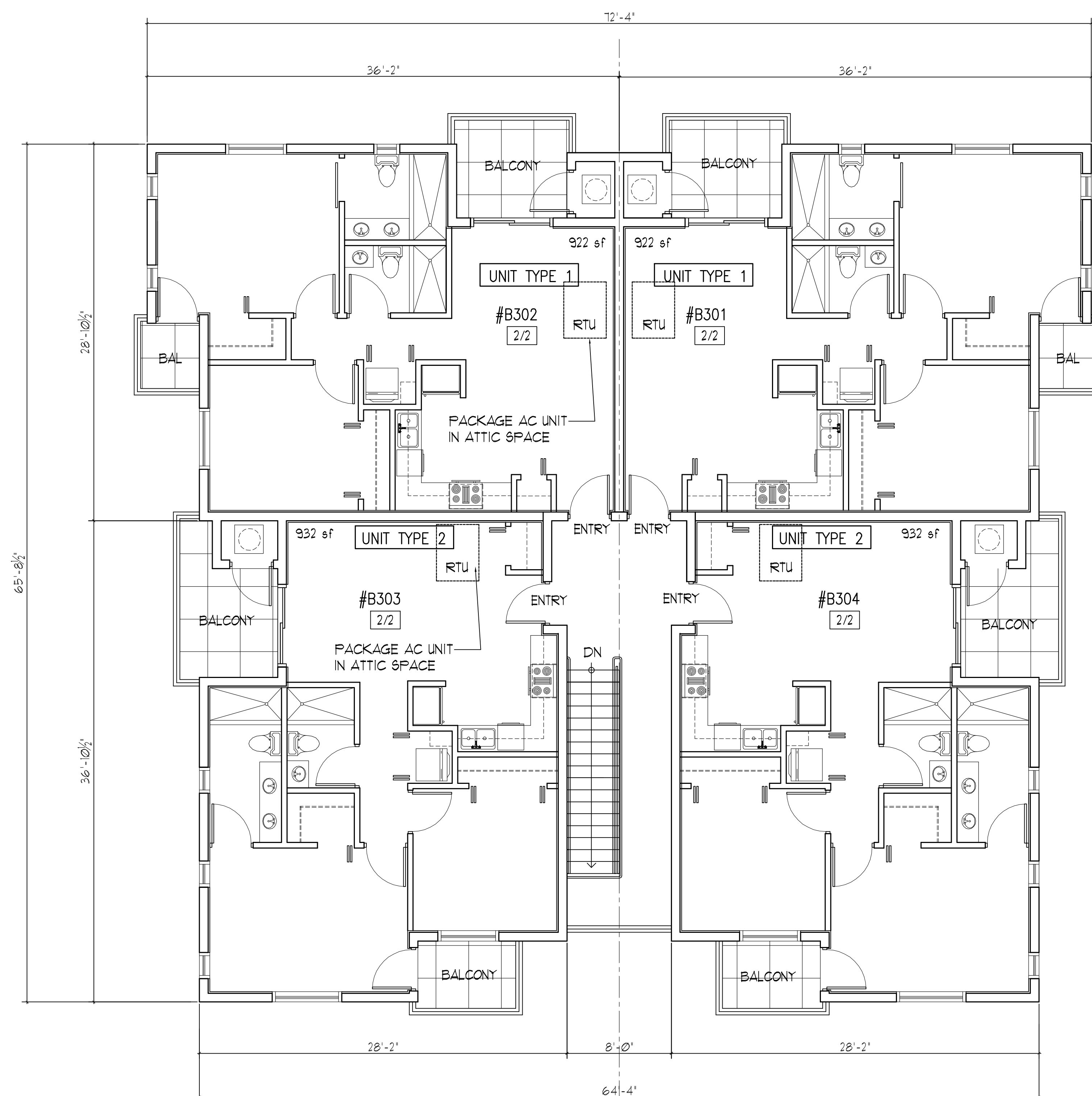
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2 OF 8

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NORTH

1 THIRD FLOOR PLAN

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

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SHEET TITLE
FLOOR P
PRELIM.

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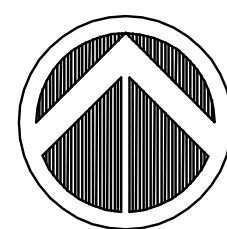
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SHEET

A-4

4 OF 8

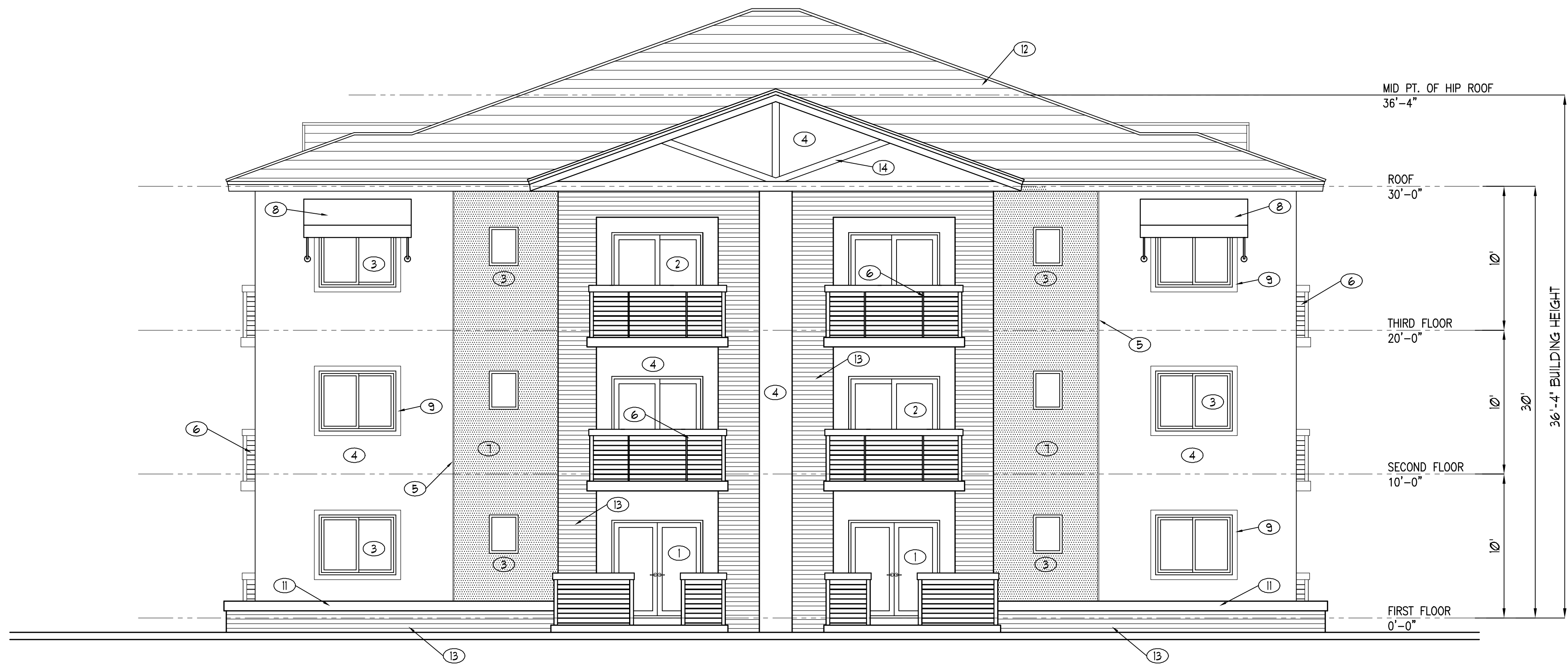


NORTH

1 ROOF PLAN

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

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NORTH ELEVATION

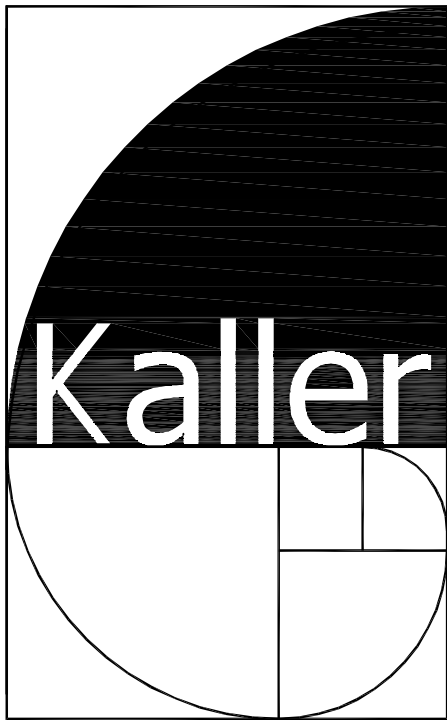


WEST ELEVATION

1 ELEVATIONS

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

- 1. TINTED IMPACT RESISTANT FRENCH DOORS
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT WINDOWS
- 4. SMOOTH STUCCO WALL FINISH
- 5. 1" WIDE VERTICAL / HORIZONTAL STUCCO SCORING
- 6. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING WITH HORIZONTAL PICKETS
- 7. SEALED TEXTURED RAU CONCRETE FINISH
- 8. FIRE RETARDANT CANVAS AWNING
- 9. 4" WIDE STUCCO BANDING
- 10. CONCRETE EXIT ACCESS STAIRCASE
- 11. RAISED PLANTER
- 12. ASPHALT SHINGLE ROOF
- 13. LEDGE STONE VENEER
- 14. GABLE END DECORATIVE WOOD TRIM



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SHEET TITLE
ELEVATIONS
PRELIM. TAC

REVISIONS		
NO.	DATE	DESCRIPTION
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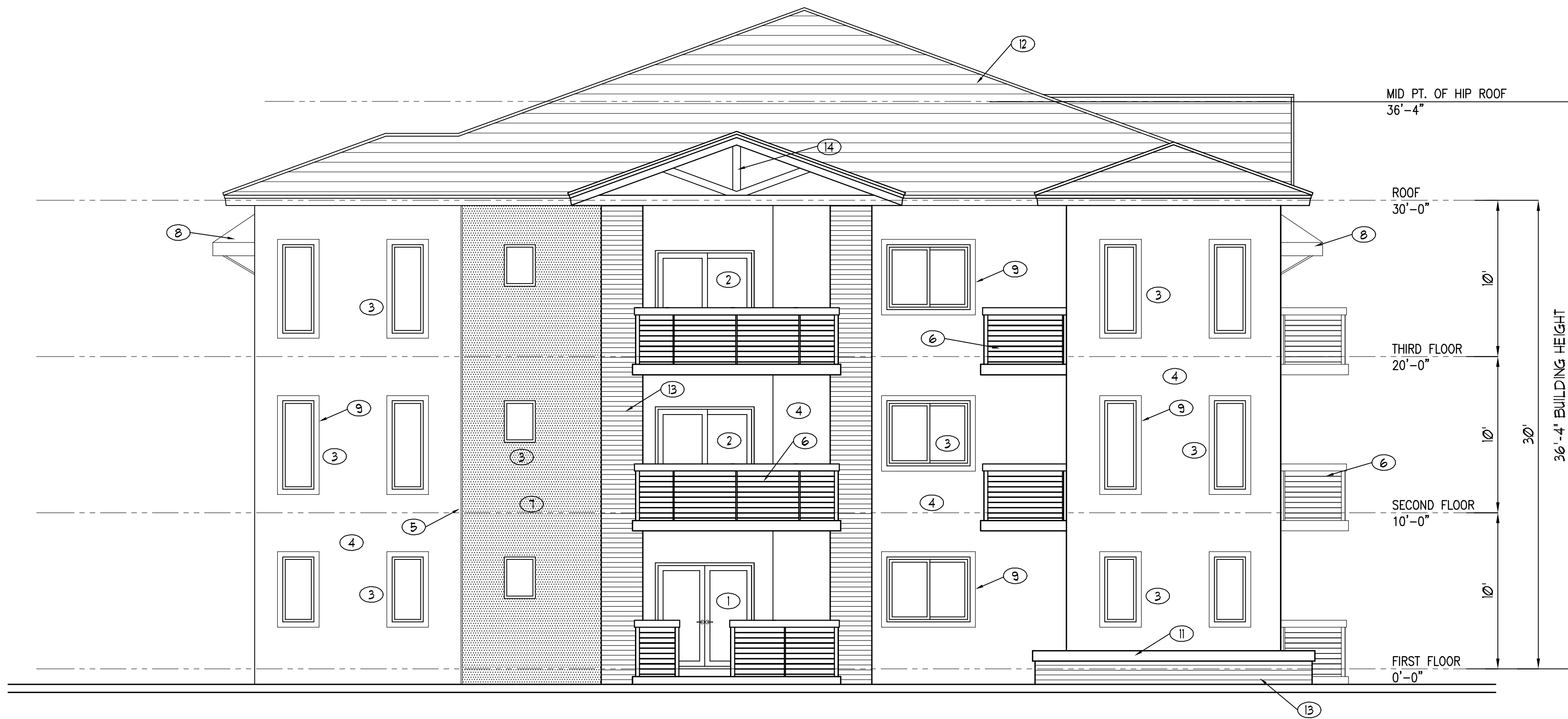
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SHEET
A-5
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SOUTH ELEVATION

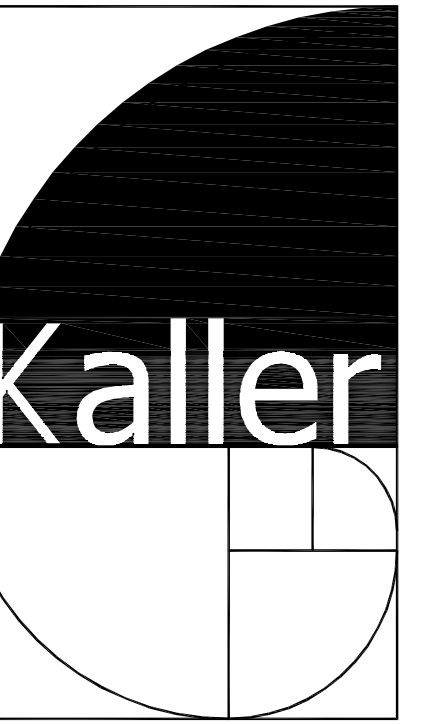


WEST ELEVATION

1 ELEVATIONS

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

1. TINTED IMPACT RESISTANT FRENCH DOORS.
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. SMOOTH STUCCO WALL FINISH
5. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
6. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING WITH HORIZONTAL PICKETS
7. SEALED TEXTURED RAW CONCRETE FINISH
8. FIRE RETARDANT CANVAS AWNING
9. 4" WIDE STUCCO BANDING
10. CONCRETE EXIT ACCESS STAIRCASE
11. RAISED PLANTER
12. ASPHALT SHINGLE ROOF
13. LEDGE STONE VENEER
14. GABLE END DECORATIVE WOOD TRIM



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ELEVATIONS
PRELIM. TAC

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NO.	DATE	DESCRIPTION
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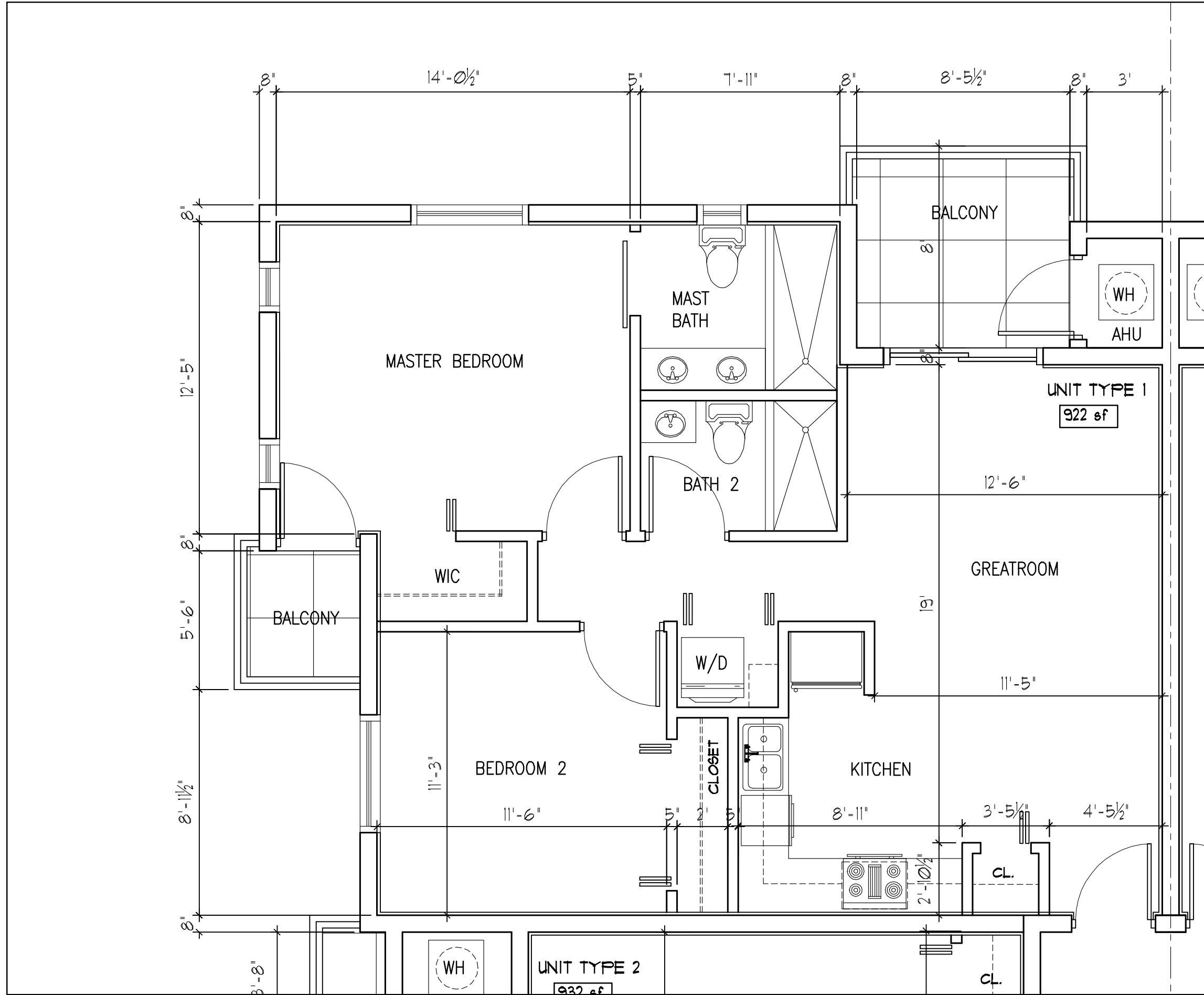
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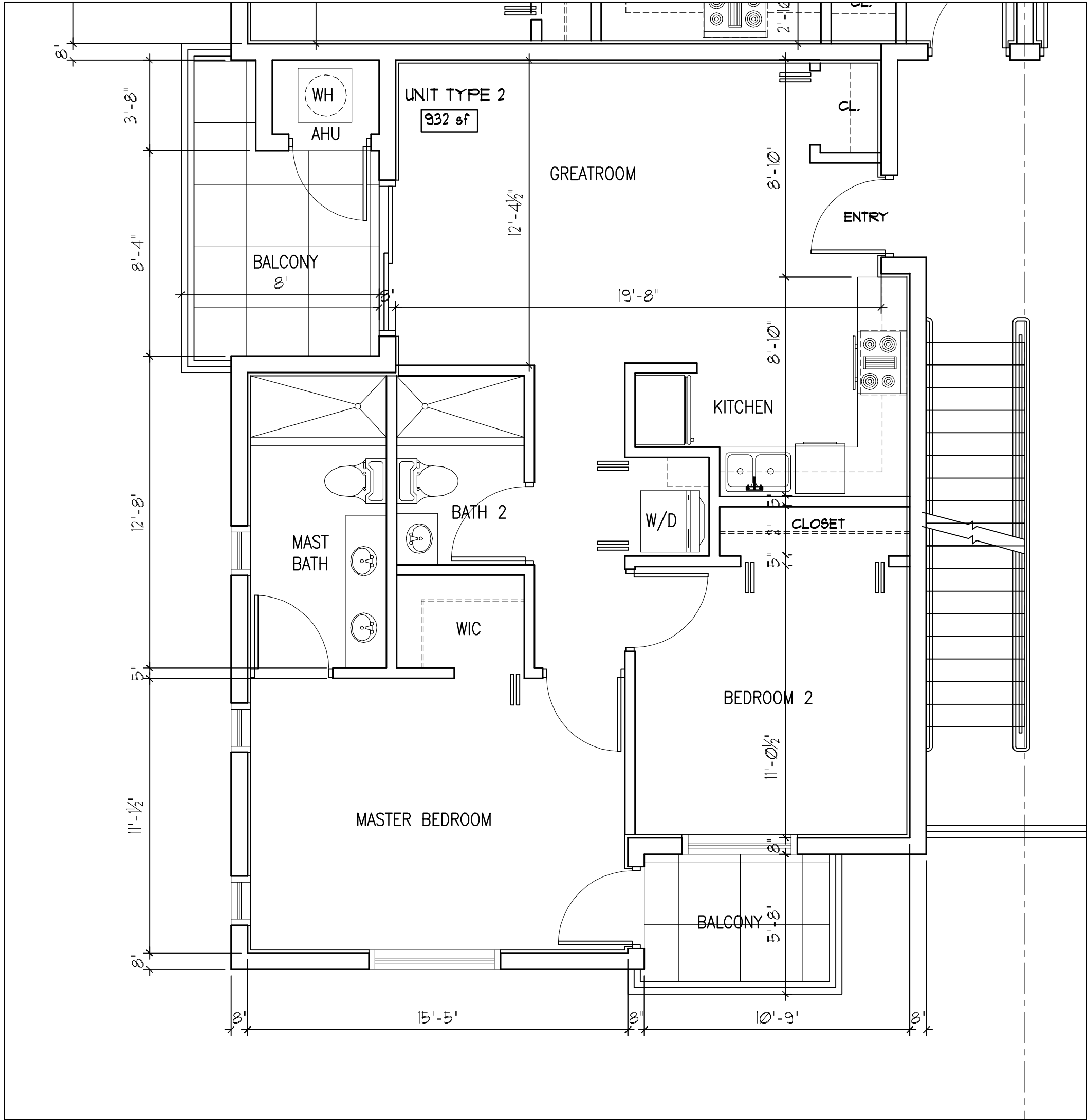
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A-6

6 OF 8



UNIT TYPE 1

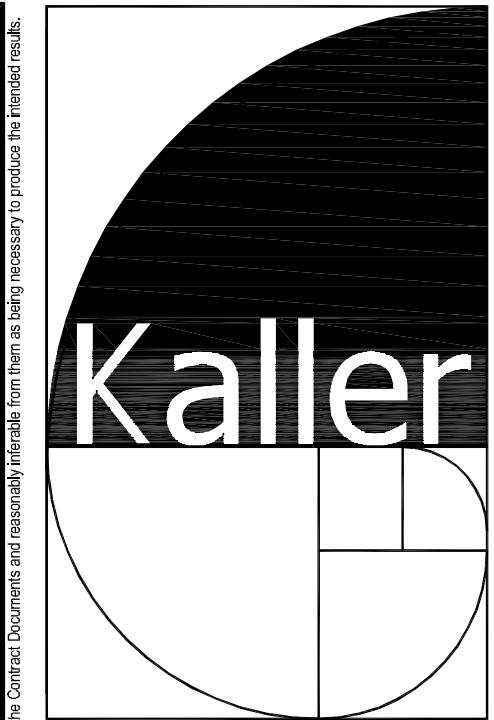


UNIT TYPE 2



1 UNIT BLOW UP PLANS

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



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UNIT BLOW UP PLANS
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SHEET

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CONTEXTUAL STREET
ELEVATION
PRELIM. TAC

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1 CONTEXTUAL STREET ELEVATION