CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: February 9, 2017 **FILE:** 16-DPV-69

TO: Planning and Development Board

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Variances, Design, and Site Plan for a 24 unit residential development (Duval Landings).

REQUEST

Variances, Design, and Site Plan for a 24 unit residential development (Duval Landings).

Variance 1: To reduce the required 40 percent landscape open space to allow 25 percent.

Variance 2: To reduce the required parking lot setback from ten feet to five feet.

RECOMMENDATION

Variance 1-2: Approval.

Design: Approval, if Variances are granted.

Site Plan: Approval, if Variances and Design are granted with the condition a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance.

BACKGROUND

The subject property, consisting of multiple lots, is generally located west of State Road 7, and south of Duval Street. Surrounding uses include multi-family residential, vacant land, and commercial uses fronting State Road 7.

Transit Oriented Corridors (TOC) Land Use designation encourages redevelopment or development of significant areas. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentive for quality development, and give definition to the urban form.

State Road 7 is a major transportation corridor and one of regional significance. It has long been the City's intent to shape this area into one which supports multiple modes of transportation while also creating a hub for redevelopment and economic vitality for the western portion of Hollywood. This can be seen in numerous measures taken over the years, beginning with the rezoning of the Corridor in 2004 to the land use designation of TOC in 2010. In addition to everything which has taken place intermittent of the latter, these two actions create a framework for the future of State Road 7. Specifically, they work together to provide a list of permitted uses and design principles that will attract redevelopment more conducive to an urban environment where people can work, live and partake in recreational activities, e.g., less industrial and automotive uses, more offices, residential, and personal services. Additionally, a rezoning of State Road 7 is anticipated in the near future to strengthen the vision of this corridor.

REQUEST

The current request is for Variances, Design, and Site Plan approval for a 24 unit residential development (Duval Landings). The development will consist of two three-story buildings (approximately 40 feet in height). Each building is comprised of 12 units; each unit is approximately 930 square feet. As encouraged by the anticipated State Road 7 rezoning, the buildings front the street and are oriented to provide direct pedestrian access and give definition to the urban form. The design is traditional with Florida Vernacular elements, consisting of simple lines throughout the building while the balconies propose a series of contrasting volumes, creating dynamic and visually appealing façades. The neutral paint palette and varying materials, such as smooth and scored stucco, stone accent wall finish, and aluminum railings are used to further emphasize the geometric language. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Duval Street. In addition, most of the parking is oriented towards the rear and is screened from view.

Associated with the request are two Variances. The first is to reduce the required 40 percent landscape open space to allow 25 percent; this creates a more urban design and is a model of the proposed future regulations. The second variance is to reduce the required parking lot setback from ten feet to five feet. Providing a more urban design; as the parking is primarily oriented towards the rear of the property, this Variance is not impactful to the site. In addition, a two foot car overhang is included in the landscape area, although not counted towards the setback calculation but it adds to a larger visual buffer.

As the site consists of multiple lots, Staff recommends **a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

State Road 7 is a major transportation corridor and one of regional significance. It has long been the City's intent to shape this area into one which supports multiple modes of transportation while also creating a hub for redevelopment and economic vitality for the western portion of Hollywood. Staff supports the Applicant's request as it is a much needed improvement for the overall site and for State Road 7.

SITE INFORMATION

Owner/Applicant:	150 N. State Road 7, LLC.
Address/Location:	6032 Duval Street; Generally located on lots 18-26, south of Duval Street and west of State Road 7.
Gross Area of Property:	78,710 sq. ft. (1.806 acres)
Net Area of Property:	60,289 sq. ft. (1.384 acres)
Land Use:	Transit Oriented Corridor
Zoning:	SR7 CCD-LHC, C-4, RM-18
Existing Use of Land:	Vacant, At-Grade Parking, and Commercial use

ADJACENT LAND USE

North:	Transit Oriented Corridor
South:	Transit Oriented Corridor
East:	Transit Oriented Corridor
West:	Transit Oriented Corridor

ADJACENT ZONING

North:	SR7 CCD-LHC, C-4
South:	SR7 CCD-LHC, C-4
East:	SR7 CCD-LHC, C-4
West:	RM-18

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project site on all sides is surrounded by commercial uses, and multi-family dwellings. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Redevelopment of this site will increase the availability of residential uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Policy 2.2.11: *Promote the development of US 441/SR 7 as a major transit corridor.*

Policy 3.1.1: *Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future plans.*

Policy 3.1.4: *Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located in Sub-Area 1, the US 441/SR 7 Corridor, geographically defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. The area includes the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

The City of Hollywood recognizes State Road 7 as a major transportation corridor and one which is crucial to the success of the western portion of the City. Being established as the first sub-area in the Plan, it is clear the City and its residents are committed to the revitalization of this corridor.

The following City-Wide Master Plan Policies are applicable to this project:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 1.1: *Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*

Policy 1.27: *Assist FDOT regarding the redesign of the US 441/SR 7 Corridor through the City of Hollywood to ensure that FDOT's redesign plans complement and support the City's plans as well as accommodate FDOT's construction needs.*

Policy 1.47: *Promote the development of US 441/SR 7 as a major transit corridor.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

VARIANCE 1: To reduce the required 40 percent landscape open space to allow 25 percent.

CRITERIA 1: 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.

ANALYSIS: Portions of the property are vacant and portions exist as an at-grade parking lot; the proposed development will enhance the property's appearance and that of surrounding areas, as well as improve the community. The proposed Variance is to achieve an urban type of development in a form that will enhance the community while providing compliance to the State Road 7 rezoning recommendation.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. Although the 40 percent landscape open space is not met, the Applicant has worked with the City's Landscape Architect and developed a landscape plan which incorporates an array of native trees, palms, and shrubs while improving the streetscape along Duval Street.

FINDING: Consistent.

CRITERIA 3: 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.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Furthermore as stated previously, the intent of the TOC Land Use designation encourages redevelopment or development of significant areas. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentive for quality development, and give definition to the urban form.

Denser development such as the proposed project supports development within the State Road 7 districts and redevelopment of a major corridor. The proposed Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the Comprehensive Plan and vision for the State Road 7 rezoning.

FINDING: Consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the reduced setbacks, therefore reflecting a reduction in the permeable area. Redevelopment of this neighborhood into a more urban community supports the vision for the TOC Land Use designation as a mixed-use development, which encourages mass transit and reduces the need for automobile travel over time.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

VARIANCE 2: To reduce the required parking lot setback from ten feet to five feet.

CRITERIA 1: 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.

ANALYSIS: The purpose of required setbacks is to provide landscaping and safe distances between adjacent structures and right-of-ways. Reducing the required parking lot setback provides a more urban design; as the parking is primarily oriented towards the rear of the property, this Variance is not impactful to the site. In addition, a two foot car overhang is included in the landscape area, although not counted towards the setback calculation but it adds to a larger visual buffer. The Applicant has worked with the City's Landscape Architect to provide a generous buffer just south of the subject site which is the area most affected by this Variance.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: As mentioned most of the adjacent properties are of commercial use, the Applicant has worked with the City's Landscape Architect to provide a generous buffer just south of the subject site which is the area most affected by this Variance. Development of the site as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The site will adequately accommodate the structures and residents while serving as a model for denser development within the TOC.

FINDING: Consistent.

CRITERIA 3: 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 plan adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Furthermore as stated previously, the intent of the TOC Land Use designation encourages redevelopment or development of significant areas. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentive for quality development, and give definition to the urban form.

The requested Variance will not diminish the intent of the Comprehensive Plan as it is accommodating improvements on an underdeveloped site and enhancing the neighborhood. Reducing the required parking lot setback provides a more urban design; as the parking is primarily oriented towards the rear of the property, this Variance is not impactful to the site. As such, the proposed Variance is consistent with and in furtherance of the Goals, Objective, and Policies of the Comprehensive Plan and vision for the TOC.

FINDING: Consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates the reduced parking lot setback requests. Redevelopment of this neighborhood into a more urban community supports the vision for the Transit Oriented Corridor Land Use designation as a mixed-use development, which encourages mass transit and reduces the need for automobile travel over time. Therefore the requested Variance is not economically based and better serves the intent of the applicable plans than the current use of the property, as well as serving as a model for other redevelopment within the area.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

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

ANALYSIS: The design is traditional with Florida Vernacular elements, consisting of simple lines throughout the building while the balconies propose a series of contrasting volumes, creating dynamic and visually appealing façades. The neutral paint palette and varying materials, such as smooth and scored stucco, stone accent wall finish, and aluminum railings are used to further emphasize the geometric language. In addition, parking is primarily oriented towards the rear and is screened from view.

FINDING: Consistent.

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

ANALYSIS: The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility*.

The proposed development is compatible with the surrounding neighborhoods, specifically the other multi-family complexes which consist of two-, and three-story high buildings. As stated by the Applicant, “the surrounding buildings are a mixture of Florida Vernacular, Ranch, and Modern Architecture.”

FINDING: Consistent.

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

ANALYSIS: The development will consist of two three-story buildings (approximately 40 feet in height). Each building is comprised of 12 units; each unit is approximately 930 square feet. As encouraged by the anticipated State Road 7 rezoning, the buildings front the street and are oriented to provide direct pedestrian access and give definition to the urban form. Consistent in both scale and mass with the surrounding neighborhoods, the proposed development will further enhance the residential core along Duval Street and meet the overall vision for State Road 7.

FINDING: Consistent.

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

ANALYSIS: The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Duval Street. The Applicant has worked with the City in selecting appropriate landscaping material which meets the City of Hollywood's landscaping requirements.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Zoning and Land Development Regulations on December 27, 2016. **Therefore, staff recommends approval, if Variances and Design are granted with the condition a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

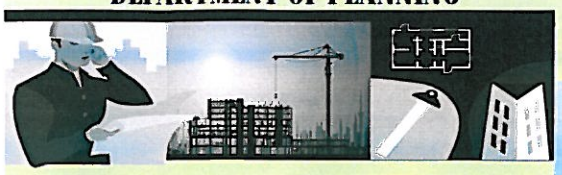
ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Correspondence

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 12-16-16

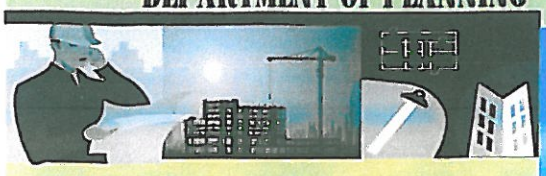
Location Address: 6032 DUVAL STREET
Lot(s): 18-26 Block(s): _____ Subdivision: GRACENWOOD #3
Folio Number(s): 514113070150 - 0190
Zoning Classification: RM-18/C4 Land Use Classification: IOC
Existing Property Use: VACANT/COMM Sq Ft/Number of Units: 5879 sf
Is the request the result of a violation notice? ( ) Yes (✓) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): 16-DPV-69 (TAC)

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

Explanation of Request: Site Plan approval for a new 24 unit apartment building(s).

Number of units/rooms: 24 Sq Ft: 922-932 sf/unit
Value of Improvement: 2.3 MIL 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 FL 33431
Telephone: 954 592 6257 Fax: 561 892 8120 Email Address: fgalison@galisonproperties.com
Name of Consultant/Representative/Tenant (circle one): JOSEPH KALLER
Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5746
Fax: 954 926 2841 Email Address: joseph@kallerarchitects.com
Date of Purchase: 7/22/15 Is there an option to purchase the Property? Yes ( ) No ( )
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address: _____
_____ Email Address: _____



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: 12-19-16

PRINT NAME: Fred Galison Date: 12-19-16

Signature of Consultant/Representative: _____ Date: 12-19-16

PRINT NAME: JOSEPH B. KALLER Date: 12-19-16

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me
this 19th day of Dec, 2016

_____
SIGNATURE OF CURRENT OWNER

Fred Galison
PRINT NAME

Notary Public State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # FF 992194
My Comm. Expires May 12, 2020

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

Duval Landing

HOLLYWOOD FLORIDA

PROJECT INFO:

RESIDENTIAL MULTI FAMILY BUILDINGS. EACH WITH 12 UNIT IN 3 STORIES. THERE ARE TWO BUILDING MAKIN IT 24 UNITS IN TOTAL. ALL UNITS HAVE TWO BEDROOM AND TWO BATHROOMS.

LEGAL DESCRIPTION

PARCEL 1:
EAST ½ 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 11:
LOTS 19 AND 20, AND THE WEST ½ 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 111:
LOT 18, GRACEWOOD NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

GENERAL CRITERIA STATEMENT
DUVAL LANDINGS
October 28, 2016

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

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

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

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

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

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

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

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

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

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

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

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
DUVAL LANDINGS
October 28, 2016

The Variances being requested are as follows:

- A reduction of the required 10' landscape buffer to 5'-6"
- A reduction of the required pervious area from 40% of the net lot area to 25.3%

A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

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

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

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

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joseph@kallerarchitects.com
www.kallerarchitects.com

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

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

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

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

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

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

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

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

150 N STATE RD 7, LLC

James Rusnak, Engineer
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

Re: Apartment Project, Duval Landings

Dear James:

Regarding the project at 6032 Duval Street, Hollywood, it is understood that the sewer is not ready to be connected at this time, and will most likely not be ready until around June, 2018 as scheduled.

I, Fred Galison, as owner of this project, and my company, 150 N State Rd 7, LLC, agree to hold the City of Hollywood harmless in the event this project is delayed or cannot proceed due to the fact that the State Rd 7 sewer project is not ready for hookup.

Yours Sincerely,

Fred Galison, Owner, Manager
150 N State Rd 7, LLC

SHIRLEY CUSTODIO
Notary Public - State of Florida
Commission # GG 002725
My Comm. Expires Jun 15, 2020

11/29/16
personal known

2415 NW 31st Street | Boca Raton, Florida 33431 | Phone: 954.592.6257 | Fax: 561.892.8120

fgalison@galisonproperties.com

EAST END OF SITE

WEST END OF SITE

NORTH OF SITE

6021 & 6031 DUVAL

NORTH OF SITE

6001 DUVAL

WEST OF SITE 6065 DUVAL

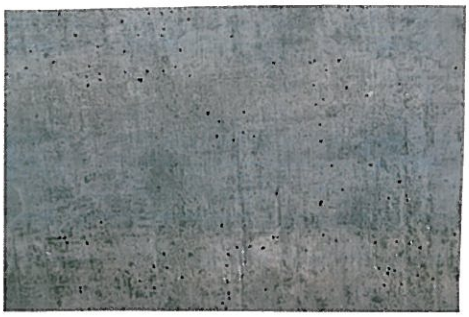
WEST OF SITE 6036 DUVAL

Duval Landing

HOLLYWOOD FLORIDA

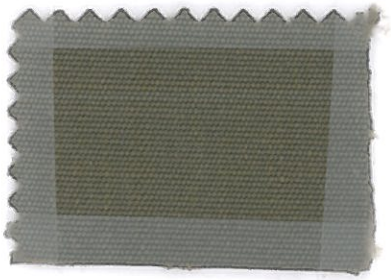
main building color
benjamin moore OC-60
icicle

accent color
sealed texture raw concrete



roof
certainteed
georgetown gray

accent wall finish
lonestar stone
ledge stone – cheyenne



canvas awning
sunbrella
cocoa

Duval Landing

HOLLYWOOD FLORIDA

balcony railing

precast concrete fence

vinyl fence

- DUVAL LANDING -

Duval Landing

HOLLYWOOD FLORIDA

MEETING DATES

PRE APPLICATION - JULY 26, 2016

P.A.C.O - SEPTEMBER 12, 2016

PRELIMINARY T.A.C. MEETING - OCTOBER 4, 2016

FINAL T.A.C. MEETING - NOVEMBER 21, 2016

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE WITH NFPA 1 AND 101, 2012 REFERENCES
NFPA 13R, 2010 EDITION
BROWARD FIRE AMENDMENTS 2016

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: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

OWNER

150 N STATE RD 7, LLC
CONTACT: FREDERICK GALISON
ADDRESS: 2415 NW 31ST STREET
BOCA RATON, FL 33431
CELL: (954) 592-6257
EMAIL: fgalison@galisonproperties.com

SURVEYOR

JOHNSTON & JOHNSTON LAND SURVEYING
CONTACT: HENRY JOHNSTON
ADDRESS: 7081 TAFT STREET #160
PEMBROKE PINES, FL 33024
PHONE: (954) 296-9516
EMAIL: jjsurveying@gmail.com

LANDSCAPE ARCHITECT

TONNING AND ASSOCIATES INC.
CONTACT: MR. WAYNE TONNING
ADDRESS: 799 JEFFREY STREET
BOCA RATON, FL 33487
PHONE: (561) 414-8269
FAX: (561) 892-5977
EMAIL: tonningrla@aol.com

CIVIL ENGINEER

CHARLES O. BUCKALEW
CONTACT: CHARLES BUCKALEW
ADDRESS: 801 SOUTH OCEAN DRIVE
HOLLYWOOD, FL 33019
PHONE: (954) 927-0516
EMAIL: cbuck76670@aol.com

DRAWING INDEX

T-1 COVER SHEET
SURVEY

SP-1 SITE PLAN AND SITE DATA
SP-2 DUMPSTER AND SITE DETAILS
SP-3 SIGN AND FENCE DETAILS

C-1 PAVING AND DRAINAGE PLANS
C-2 WATER AND SEWER PLANS
C-3 CIVIL DETAILS
C-4 CIVIL DETAILS
C-5 CIVIL DETAILS
C-6 CIVIL DETAILS
C-7 CIVIL DETAILS
EC-2 CONSTRUCTION DETAILS

LP-1 LANDSCAPE PLAN

A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 ROOF PLAN
A-5 BUILDING ELEVATIONS
A-6 BUILDING ELEVATIONS
A-7 UNIT BLOW UP PLANS
A-8 CONTEXTUAL STREET ELEVATIONS

LOCATION MAP

SITE

NORTH

AERIAL

SITE

NORTH

Kaller

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

TITLE PAGE
FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

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

SHEET

T-1

1 OF 1

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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

ALTA/NSPS LAND TITLE SURVEY

DATE OF FIELD WORK: 3/13/2015

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

OWNERSHIP AND ENCUMRANCE NOTES
THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTANCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY "LEWIS, BRISBOIS, BISGAARD AND SMITH LLP"
EFFECTIVE DATE: SEPTEMBER 16, 2016 FILENO.:34512.05

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)

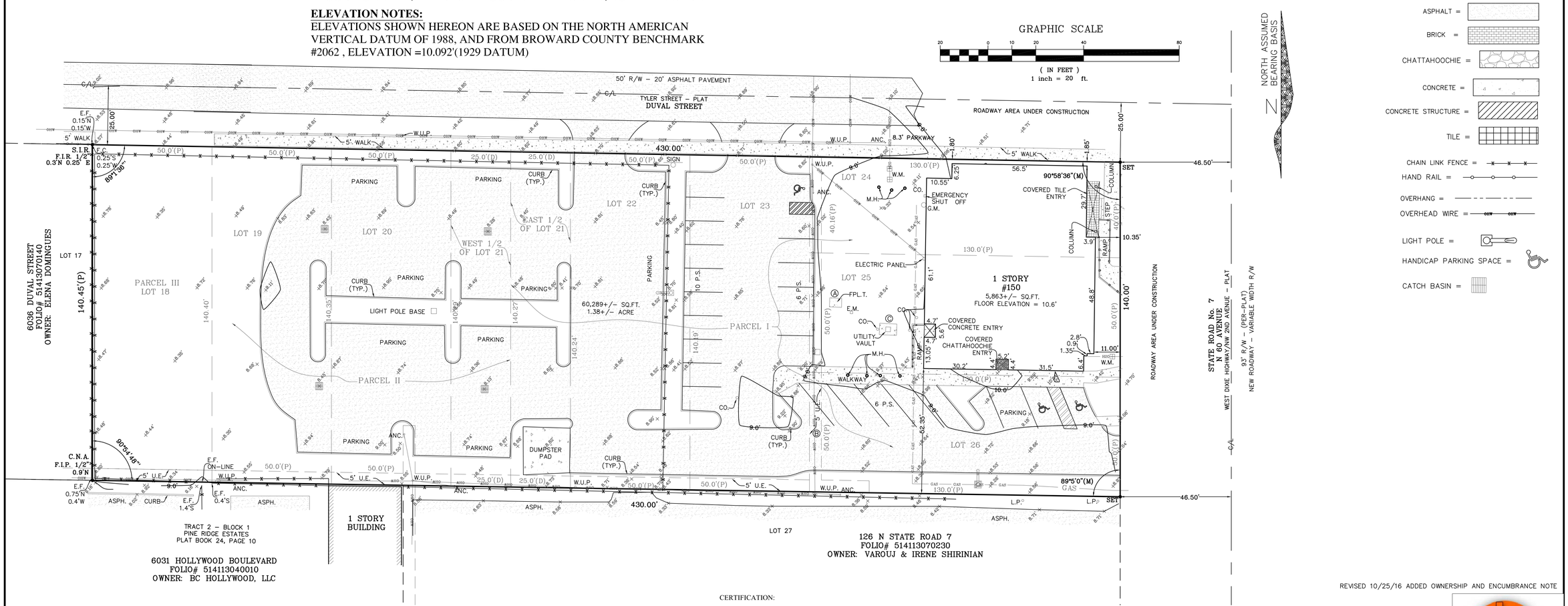
PROPERTY ADDRESS: 150 N 60 AVENUE, HOLLYWOOD, FL. 33021

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



REVISED 10/25/16 ADDED OWNERSHIP AND ENCUMBRANCE NOTE

NOTES:
1)THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTIED 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 WERE 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.

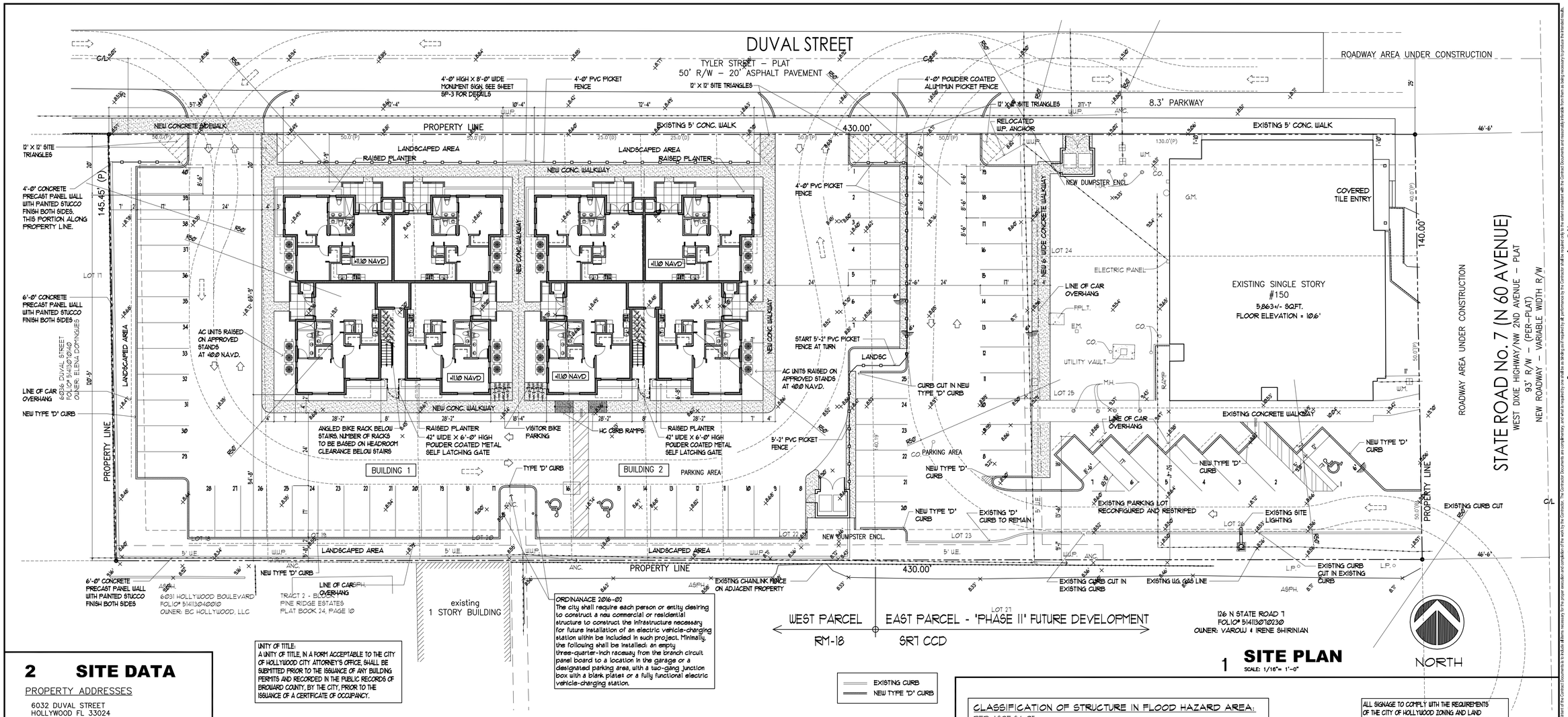
DATE OF PLAT OR MAP: 5/10/16

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

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

PRINTING ELECTRONICALLY SIGNED DOCUMENT: IN ORDER FOR THIS PAGE OF THE DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 24X36 SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANOR.



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

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS IN BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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 CCD LOW HYBRID COMMERCIAL SOUTH SUB-AREA WEST PARCEL – RM-18 RESIDENTIAL MULTI-FAMILY DISTRICT
LAND USE DESIGNATION:	EAST PARCEL – COMMERCIAL WEST PARCEL – PARKING LOT
NET LOT AREA:	EAST PARCEL – 18,200.0 SQUARE FEET WEST PARCEL – 42,089.0 SQUARE FEET TOTAL – 60,289.0 SQUARE FEET (1.384 AC)
GROSS LOT AREA:	EAST PARCEL – 29,452.5 SQUARE FEET (0.676 AC) WEST PARCEL – 49,257.5 SQUARE FEET (1.130 AC) TOTAL – 78,710.0 SQUARE FEET (1.806 AC)

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

PARKING:			PROVIDED
LAUNDRY MAT	1 SPACE / 250 SF	22 SPACES	25 SPACES
UNITS	1.7 SPACE PER UNIT (INCL. GUESTS)	41 SPACES	40 SPACES 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 =		7,075.0 S.F.
– VEHICULAR PAVED AREA =		24,649.0 S.F.
25% OF V.P.A. =		6,162.25 S.F.
– PROVIDED LANDSCAPING = (NOT INCLUDING 10' BUFFER)		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%)

LEGAL DESCRIPTION:
PARCEL I:
EAST ½ OF LOT 21, AND LOTS 22, 23, 24, 25 AND 26 IN GRACELWOOD NO. 3, ACORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

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	+11.00' N.A.V.D.
DRY FLOOD PROOFING OF NON-RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE WHICHEVER IS HIGHER	+11.00' N.A.V.D.

NOTE:
NOT WITHSTANDING INFORMATION PROVIDED HEREIN, ALL WORK PERFORMED BY THE G.C. AND THE SUB-CONTRACTORS, UNDER THIS SET OF CONSTRUCTION DOCUMENTS AND BUILDING PERMIT, MUST BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE 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 #0-2011 -06

1. WINDOWS AND GLAZING
   LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
2. DOORS
   INSULATED AND FIRE RATED
3. PROGRAMMABLE THERMOSTATS
4. OCCUPANCY SENSORS
5. DUAL FLUSH TOILETS
6. ENERGY EFFICIENT OUTDOOR LIGHTING
7. INSULATED PIPING
8. RECYCLING AREA
9. ENERGY STAR APPLIANCES
10. LOW FLOW SHOWER HEADS IN ALL BATHROOMS
11. 80% OF PLANTS AND TREES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS
12. ENERGY EFFICIENT OUTDOOR LIGHTING
13. ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
14. MERV 8 AC FLITERS
15. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

ADDITIONAL PRACTICES

16. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION
17. 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 10.00' N.A.V.D.

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.
EXTERNAL LIGHTS TO BE SHEILDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC. 2014 NFPA 101 SECTION 30.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

ACCESIBILITY NOTE:
ALL UNITS ON THE FIRST FLOOR WILL BE ACCESSIBLE AND COMPLY WITH THE FAIR HOUSING ACT REGARDING MOBILITY AND COMMUNICATION.
F.A.C. 2014 233.3

Kaller

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
SITE PLAN AND DATA
PRELIM. TAC

REVISIONS

No.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2	11-21-16	FINAL TAC

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

SHEET
SP-1

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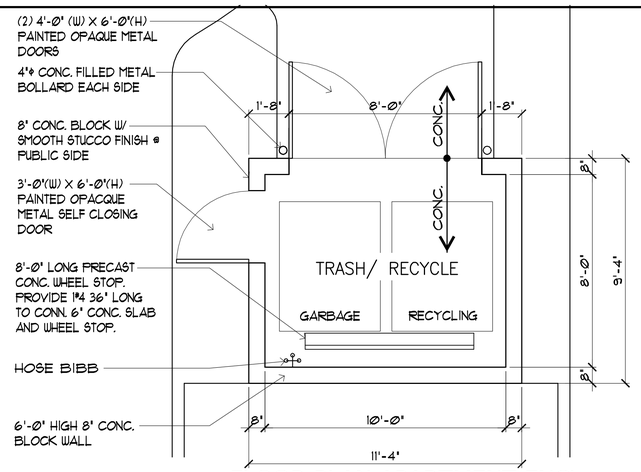
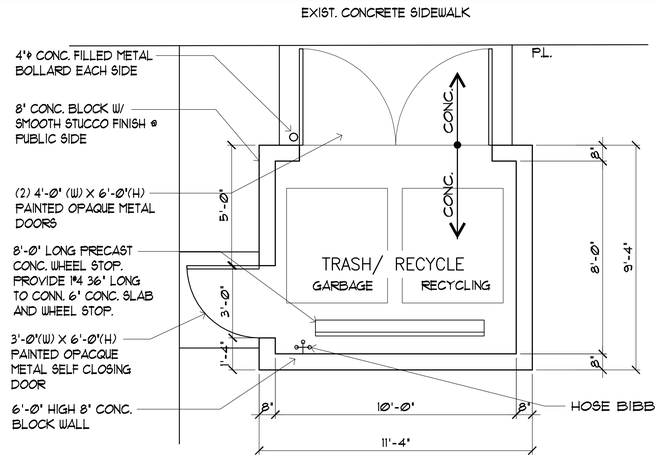
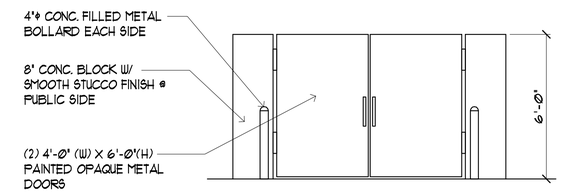


FLOOR PLAN APARTMENT ENCL.



FLOOR PLAN LAUNDRY ENCL.



TYPICAL FRONT ELEVATION

1 REFUSE ENCLOSURE DETAIL

(NTS)

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE –
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH –
1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR.
2. RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

LANDINGS –
RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY FBC ACCESSIBILITY 2010

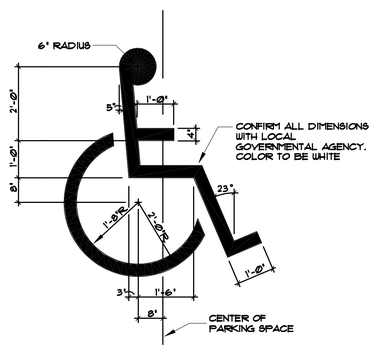
HANDRAILS –
IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 72 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.
2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2 INCH
4. GRIPPING SURFACES SHALL BE CONTINUOUS.
5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.
6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES –
THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ CHAPTER 4 OF FBC 2010 ACCESSIBILITY CODE.

EDGE PROTECTION –
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH

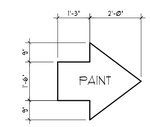
OUTDOOR CONDITIONS –
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

2 SITE ACCESSIBILITY NOTES

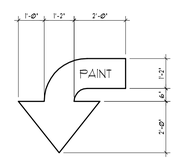


(NTS)

4 PAINTED H.C. SPACE SYMBOL



DIRECTIONAL ARROW

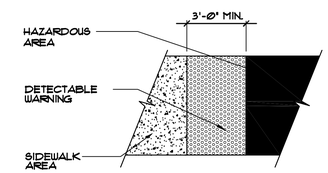


TURNING SIGN DETAIL

NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL "DIRECTIONAL" DRIVEWAY PAVING DETAILS

5 NOT USED

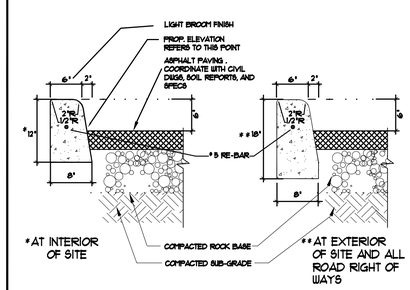
(NTS)



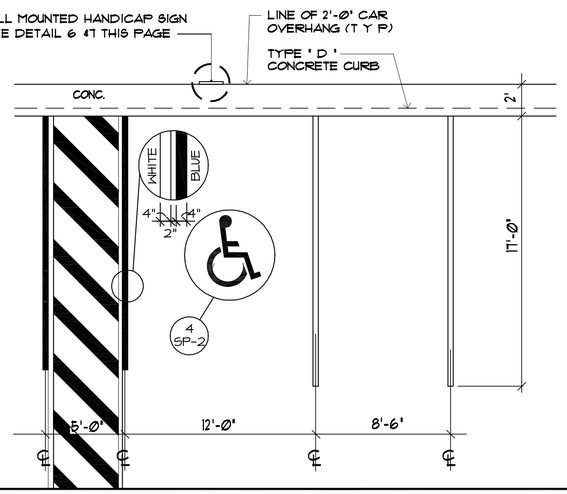
A- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILING AND OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS "DETECTABLE WARNING" WHICH IS 36" WIDE, AS PER F.B.C. ACCESSIBILTY 2010 SECTION 705

B- "DETECTABLE WARNING" ON EXTERIOR WALKING SURFACES SHALL BE "TRUNCATED CONES"

6 DETECTABLE WARNING

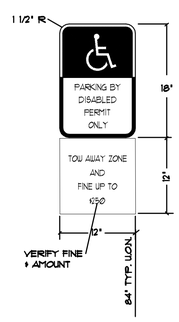


7 TYP. TYPE D CONCRETE CURB



3 TYP. PARKING SPACE DETAILS (NTS)

(NTS)



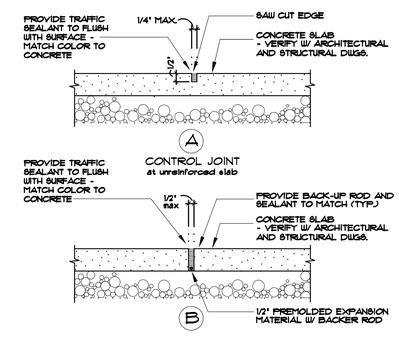
NOTES:

1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG. SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

(NTS)

8 HANDICAPPED SIGNAGE DETAIL



(NTS)

9 TYP. CONC. SLAB JOINTS

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SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE
DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE
SITE DETAILS
FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2	11-21-16	FINAL TAC

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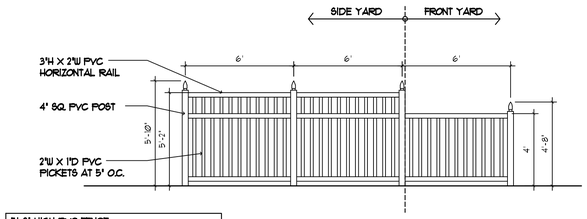
PROJECT No.:	15079
DATE:	8-1-16
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

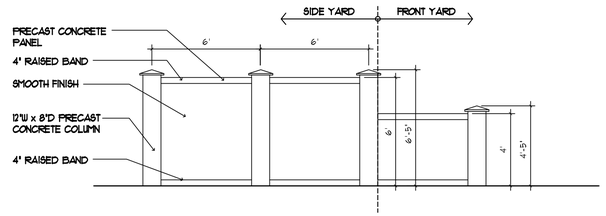
SP-2

Notes and all complete sets of Building Documents is prepared by and/or under the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

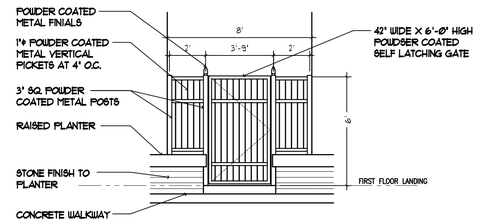


5'-2" HIGH PVC FENCE.
MIAMI DADE PRODUCT CONTROL # 11-0908.06

VINYL PICKET



PRECAST PANELS



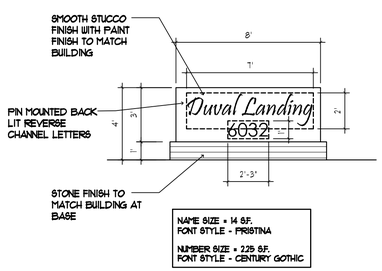
NOTE:
GATE TO BE PROVIDED WITH INTERCOM ENTRY SYSTEM CONNECTION TO EACH UNIT.

STAIRWELL ENTRY GATES

VINYL PICKET W/ MONUMENT SIGN

1 SITE FENCE DETAILS

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



NAME SIZE = 14 S.F.
FONT STYLE - FRISTINA

NUMBER SIZE = 2.25 S.F.
FONT STYLE - CENTURY GOTHIC

MONUMENT SIGN

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

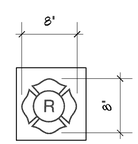
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-18 ZONING DISTRICT.

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

SIGN NOTES

2 SIGN DETAILS

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



MALTESE PLACARD

WEATHER PROOF 8"X8" PLACARD INDICATING LIGHT FRAME ROOF TRUSS CONSTRUCTION. BRIGHT RED SYMBOL ON WHITE BACKGROUND SECURELY FIXED TO WALL. (BEHIND COLUMN NEXT TO ENTRY DOOR ABOVE INTERCOM 5'-0" A.F.F.) FLORIDA STATUE 69A-60.0081

3 MALTESE PLACARD

SCALE: 1"= 1'-0"

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Contractor shall ascertain and verify all Building Documents to properly bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of building documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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FENCE DETAILS, MALTESE
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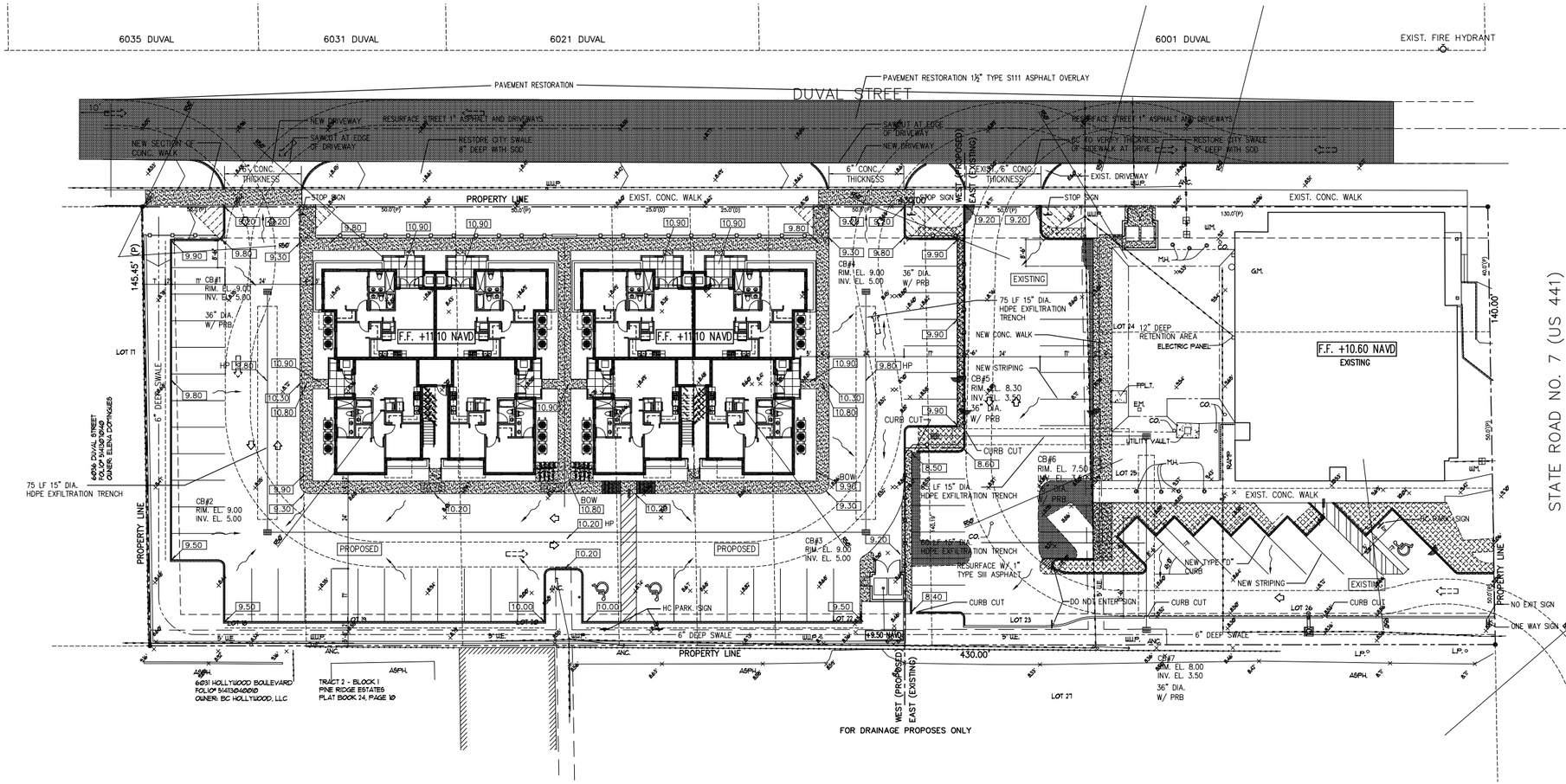
PROJECT No.: 15079
DATE: 8-1-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-3



GENERAL NOTES :

1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE INDICATED AS SHOWN .
2. CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE .
3. IN AREAS WHERE ASPHALT PAVEMENT ABUTS EXIST. ASPHALT, CONTRACTOR TO SAWCUT EXIST. PAVEMENT & SLOPE PAVEMENT TO MATCH EXIST. ELEVATIONS .
4. CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC.., TO FINISHED GRADE W/IN ASPHALT LIMITS.

GENERAL CONDITION NOTES –

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES –

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.)
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE

15. ASPHALT –

    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

    DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.

LEGEND :

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- + 7.30 EXIST. GRADE ELEVATION
- 8.50 PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW
- TYPE "D" CONC. CURB (AS APPLICABLE)
- CATCH BASIN W/ EXFILTRATION TRENCH
- EXISTING CONCRETE CURB
- NEW TYPE "D" CURB
- EXISTING ASPHALT TO BE REMOVED
- NEW AREAS TO BE PAVED WITH ASPHALT
- NEW CONCRETE WALK

NOTE:
ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED

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

NOTE:
RESTORE ALL EXISTING PAVEMENT MARKINGS ALONG DUVAL STREET IN PROJECT AREA

PAVING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

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

REVISIONS :

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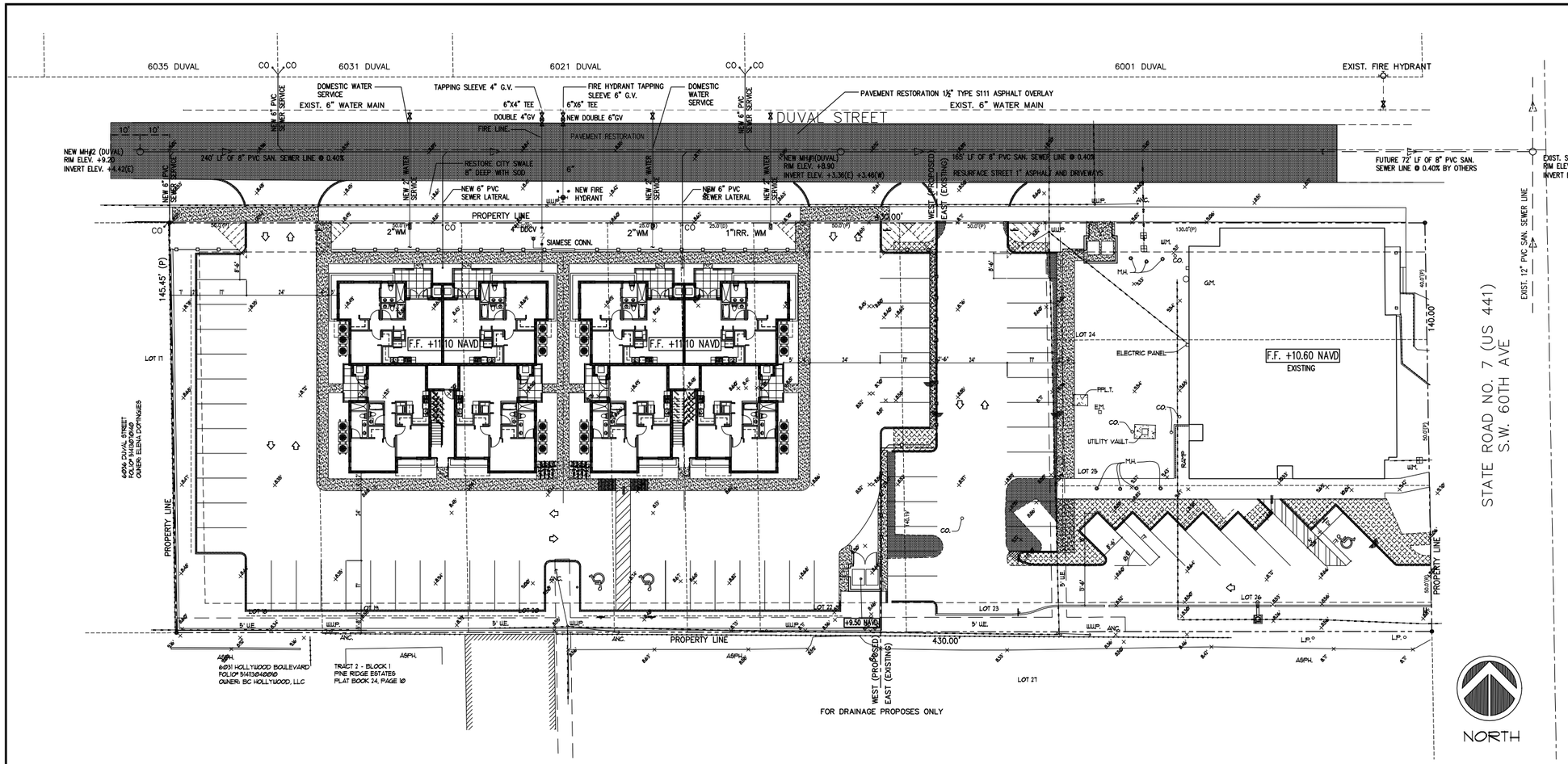
PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

DRWG. TITLE : PAVING , GRADING & DRAINAGE PLAN

DATE:	SEPT., 2016
SCALE:	1"=20'-0"
DWG. BY:	C.R.W.
CHK'D. BY:	C.O.B.
JOB NO.:	16-287
SHEET NO.	C-1



WATER AND SEWER PLAN

SCALE: 1" = 20'-0"

NOTES

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

POTABLE WATER-SANITARY SEWER-Reclaimed WATER SEPARATION NOTES

The following statements must be included on all plans for sewage collection/transmission systems and/or reclaimed water mains to meet the minimum requirements of the Florida Department of Environmental Protection (FAC Rule 62-555.314) and the Broward County Department of Planning and Environmental Protection.

1) VERTICAL CROSSINGS
Sanitary sewer systems and/or reclaimed water mains shall cross under potable water mains wherever physically possible. Sanitary sewer systems and/or reclaimed water mains crossing below potable water mains shall be laid to provide a preferred vertical separation distance of 12 inches (minimum 6" for gravity/reclaimed main) between the invert of the potable water main and the crown of the lower pipe.

2) HORIZONTAL SEPARATIONS
Wherever it is physically possible:

Sanitary sewer systems require a preferred 10-foot horizontal separation distance (minimum 6-foot) outside to outside of pipe between any potable water main parallel installations.

Reclaimed water mains require a minimum of a 3 foot outside to outside of pipe horizontal separation distance between any potable water main and/or a sanitary sewer system parallel installations.

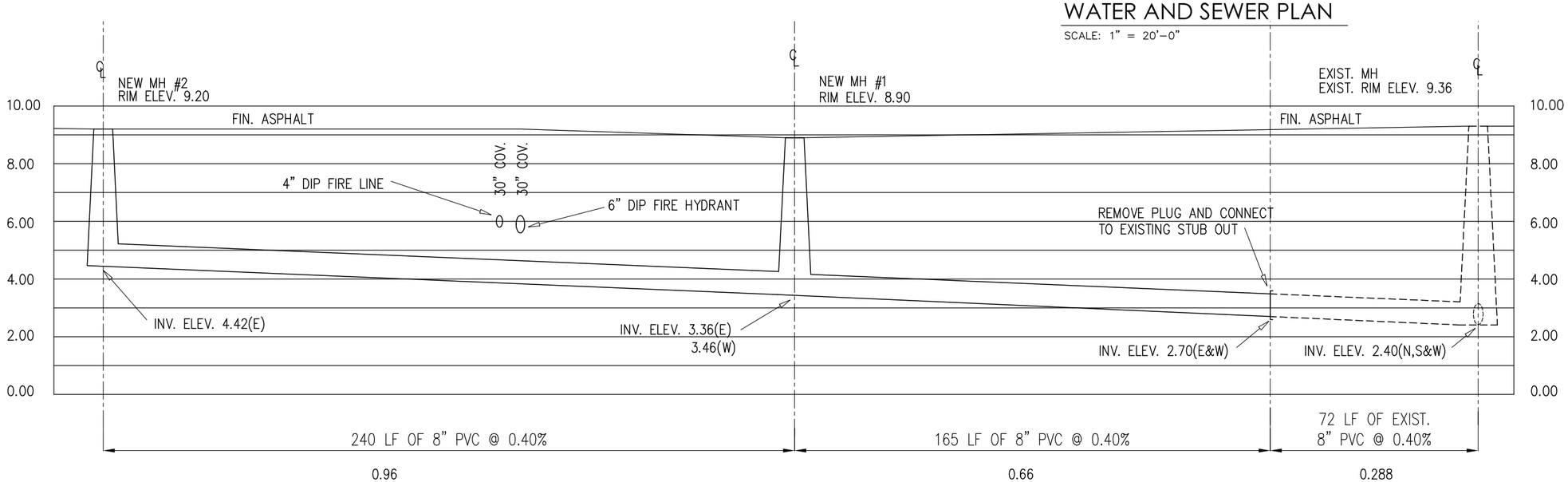
Wherever either are not physically possible, then the potable water main shall be laid at the maximum physical horizontal separation distance possible, and either laid:
A) in a separate trench;
B) on an undisturbed earth shelf,
and conforming to the minimum Vertical Crossings in paragraph 1).

3) CONFLICTS
Wherever it is not possible to maintain the minimum standards in 1) and 2), then all piping material shall be ductile iron pipe (DIP). All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used as determined by the design and site conditions. Additionally, the potable water main shall a full joint centered on the conflict and mechanically restrained. An absolute minimum vertical separation distance of 6 inches shall be provided between the invert of the upper pipe and the crown of the lower pipe.

EXISTING CONCRETE CURB
NEW TYPE "D" CURB
EXISTING ASPHALT TO BE REMOVED
NEW AREAS TO BE PAVED WITH ASPHALT
NEW CONCRETE WALK

NOTE:
ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED

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



SEWER PROFILES

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

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

REVISIONS :

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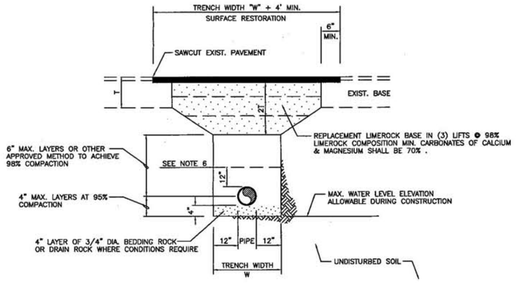
PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

DRWG. TITLE : WATER AND SEWER CIVIL PLAN

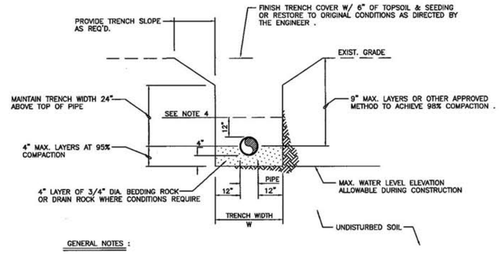
DATE:	SEPT., 2016
SCALE:	1"=20'-0"
DWG. BY:	C.R.W.
CHK'D. BY:	C.O.B.
JOB NO.:	16-287
SHEET NO.	C-2



GENERAL NOTES :

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

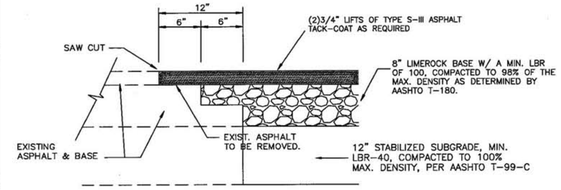
ASPHALT RESTORATION DETAIL



GENERAL NOTES :

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

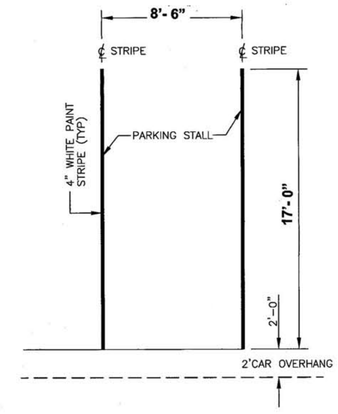
STANDARD TRENCH DETAIL



NOTE:

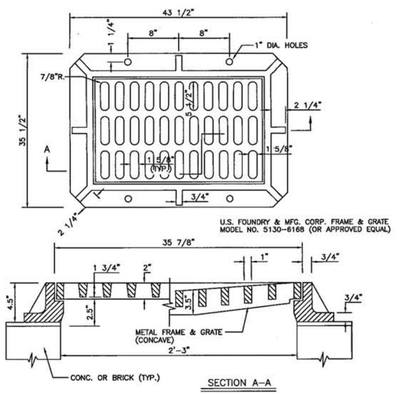
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

ASPHALT CONNECTION DETAIL



STANDARD PARKING

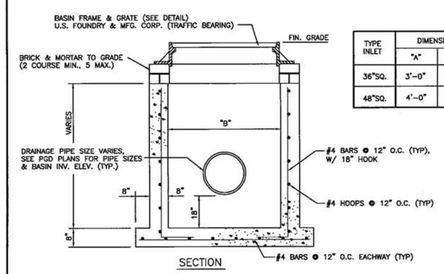
TYP. PARKING SPACE DETAIL



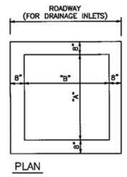
FRAME & GRATE DETAIL

N.T.S.

FRAME/GRATE DETAIL



TYPE INLET	DIMENSIONS		MAX. DIA. PIPE	
	"A"	"B"	"A"	"B"
36"SQ.	3'-0"	3'-0"	30"	30"
48"SQ.	4'-0"	4'-0"	36"	36"



DRAINAGE INLET GENERAL NOTES :

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

GRATES: CAST IRON AS INDICATED & IN ACCORDANCE WITH F.D.O.T. SPEC'S.

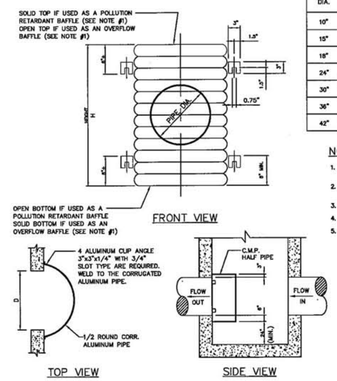
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E MOD." IS A TYPE "E" TURNED 90° TO RECIEVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201, & 232.

MATERIAL: INLET WALLS AND BASES SHALL BE PRECAST CONC., CLASS II INLETS, 4000 P.S.I. CONCRETE.

POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND CORR. ALUM. PIPE, OPEN AT THE BOTTOM, WELDED CLOSED AT TOP

LOCKDOWN: PROVIDE EYEBOLT PER F.D.O.T. STANDARD, INDEX 201. (U.O.N.)

CATCH BASIN DETAIL

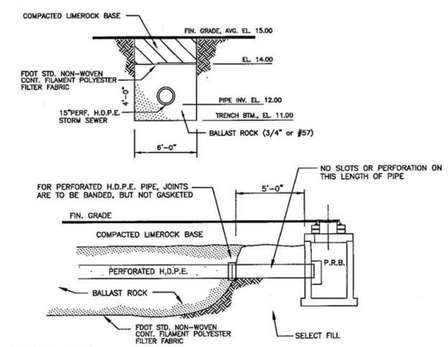


STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
10"	15"	16	15"
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8"x 2") SHALL BE INSTALLED AT ALL BAFFLES.
4. ANCHOR W/ 1/2" GALV. LAG-BOLT IN LEAD SHIELD (TYP.)
5. GRATING SHALL BE OFFSET, IF STRUCTURE IS USED AS OVERFLOW

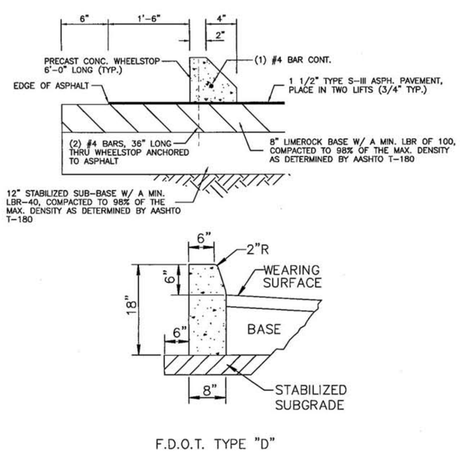
POLLUTION RETARDANT BAFFLE



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 5'-0" (EL. 6.00 ±) BELOW FINISHED GRADE ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH DETAIL



F.D.O.T. TYPE "D"

"D" CURB - WHEELSTOP DETAIL

GENERAL SPECIFICATIONS

SHEET BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGRAOUND OR EQUAL DIMENSIONS – 6" H., 24",30" OR 36" L.

LETTER: NAME – 4" SERIES 'B' #2270 SCOTCHLITE (SYLVER) OR EQUAL – SUFFIX – 2" SERIES AS ABOVE.

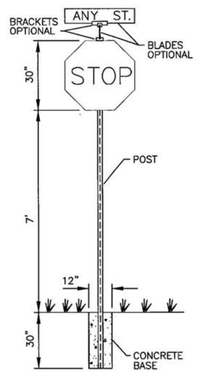
BRACKETS: SUPR-LOK PRUF.

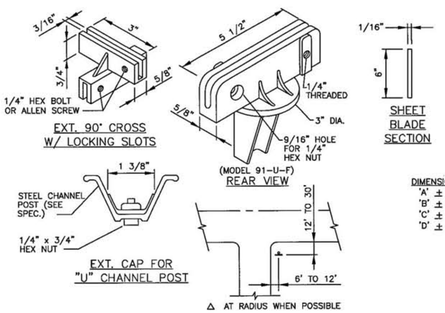
POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. – A – 123 WITHOUT ANCHOR PLATES. SEE DETAIL SHEET.

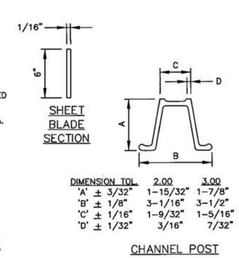
CONCRETE BASE: 2000# AS SHOWN.

STOP SIGN: R1-1 MUTCD – 30"x30" (HIGH INTENSITY)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.



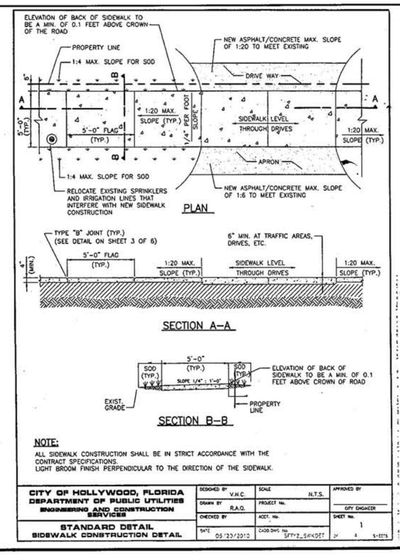




DIMENSION TOL.	2.00	3.00
'A' ± 3/32"	1-15/32"	1-7/8"
'B' ± 1/8"	3-1/16"	3-1/2"
'C' ± 1/16"	1-9/32"	1-5/16"
'D' ± 1/32"	3/16"	7/32"

CHANNEL POST

SITE SIGNAGE DETAILS



NOTE:

ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF PUBLIC UTILITIES ENGINEERING AND CONSTRUCTION SERVICES	DESIGNED BY V.H.C.	SCALE N.T.S.	APPROVED BY
	DRAWN BY R.A.G.	PROJECT No.	CITY ENGINEER
	CHECKED BY	ACCT. No.	SHEET No. 1
STANDARD DETAIL SIDEWALK CONSTRUCTION DETAIL	DATE 05/23/2012	CADD DWG. No. SFPZ_SHA05DT	

REVISIONS : 1
Revised 10-14-16

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

DRWG. TITLE : CONSTRUCTION DETAILS

DATE: SEPT., 2016
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 16-287
SHEET NO.
C-3

WATER NOTES:

1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND 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.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE 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.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 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.
APPROVED: XXX			W-01

WATER NOTES CONTINUED:

9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
10. FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5¼" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5¼" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. 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.
13. 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.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. 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-133 LF. NO SUBSTITUTIONS.
16. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
17. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
18. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
19. 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.
20. 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.
21. 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.
APPROVED: XXX			W-01.1

WATER NOTES CONTINUED:

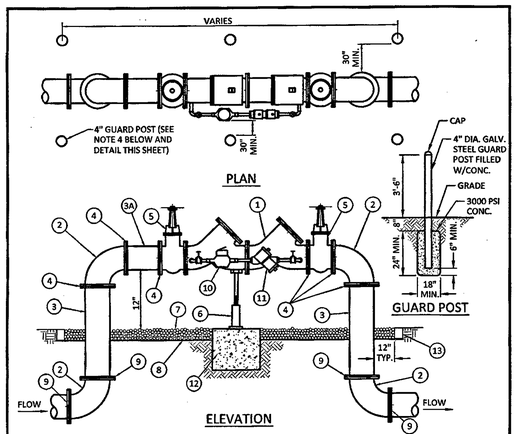
22. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM 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.
23. 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.
APPROVED: XXX			W-02

WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. 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".
3. SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
4. SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
5. 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.
6. APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. 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.
8. THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
9. 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.
10. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
11. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
    a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
    b. 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.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
13. 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.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

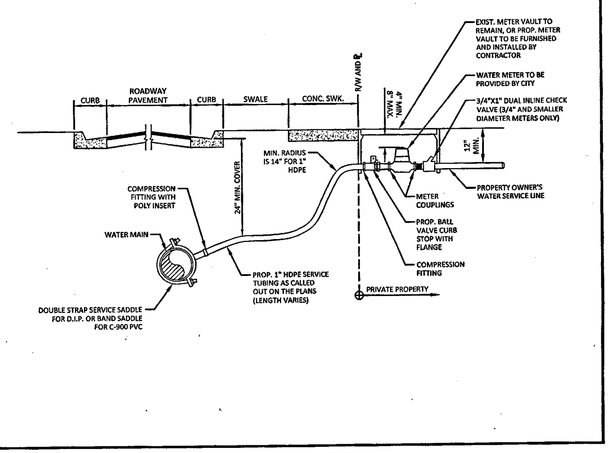
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS		DRAWING NO.
APPROVED: XXX			W-07



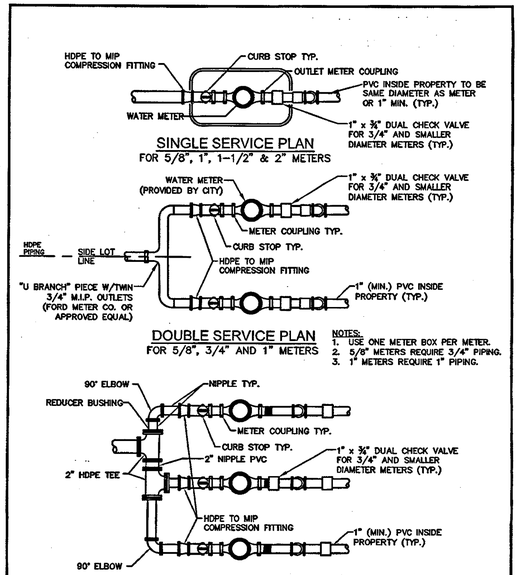
MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 52/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

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



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



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

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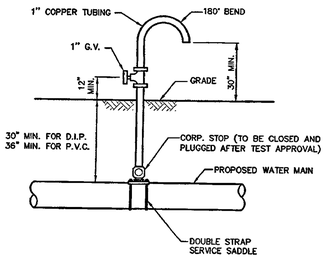
PROJECT :
DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

DRWG. TITLE :
CONSTRUCTION DETAILS

DATE: MARCH, 2016
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 16-232
SHEET NO.
C-4



NOTES:

SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY HEALTH DEPARTMENT.

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

TESTING AND DISINFECTION NOTES:

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

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

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

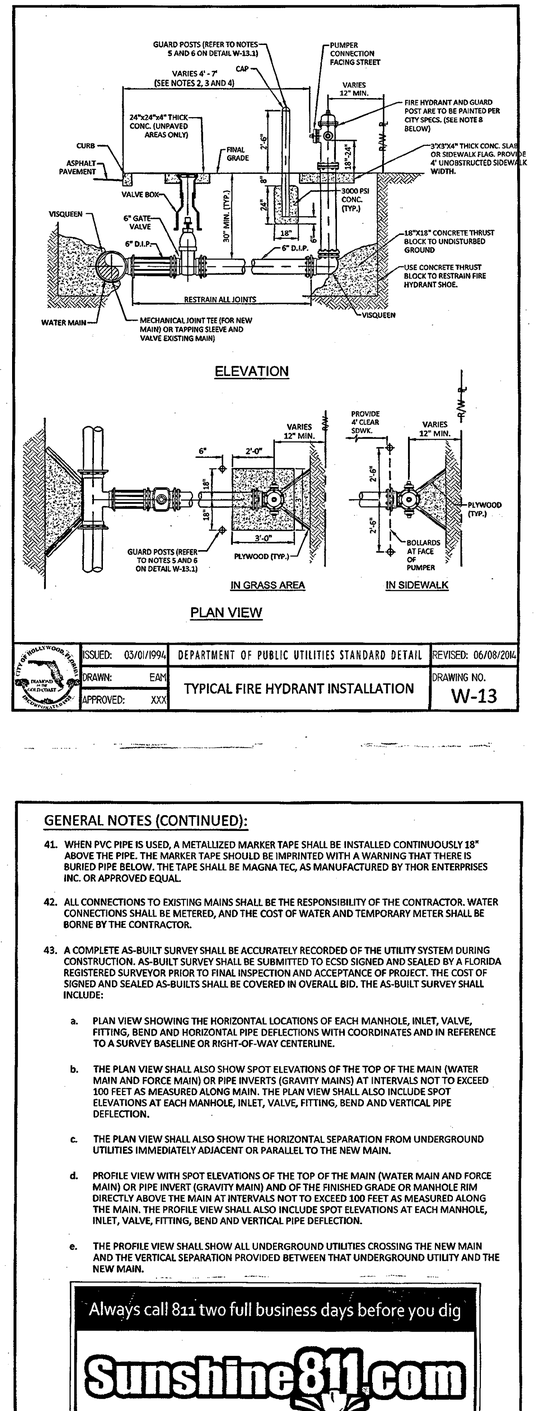
3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
5. BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
7. THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

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

NOTES:

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

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



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

GENERAL NOTES:

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

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

GENERAL NOTES (CONTINUED):

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.1
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL CAST IRON PRODUCTS SHALL BE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02/40 DEWATERING.

GENERAL NOTES (CONTINUED):

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.2
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

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

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ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.4
APPROVED: XXX			

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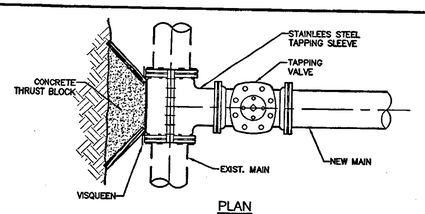
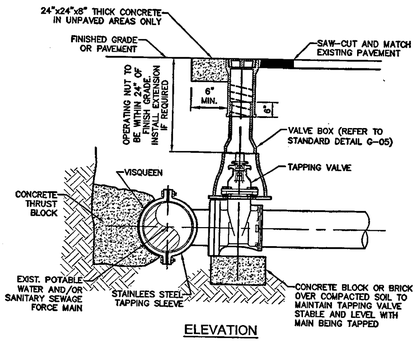
PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

DRWG. TITLE : CONSTRUCTION DETAILS

DATE: MARCH, 2016	
SCALE: AS NOTED	
DWG. BY: C.R.W.	
CHK'D. BY: C.O.B.	
JOB NO.: 16-232	
SHEET NO. C-5	



PLAN

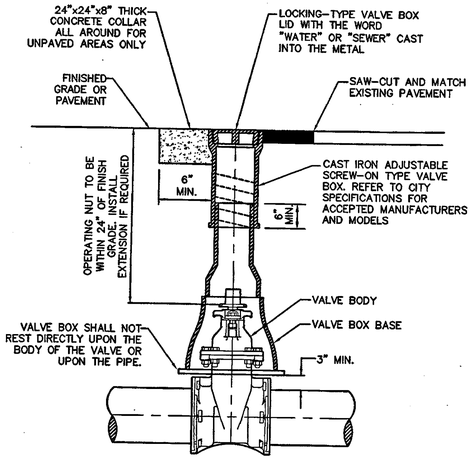


ELEVATION

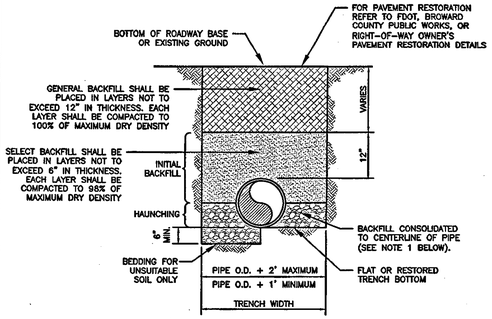
NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING		DRAWING NO.
APPROVED: XXX			G-06



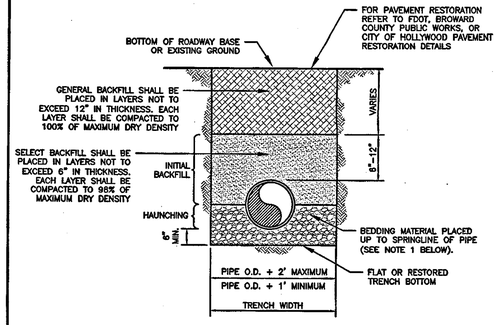
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING		DRAWING NO.
APPROVED: XXX			G-05



NOTES:

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

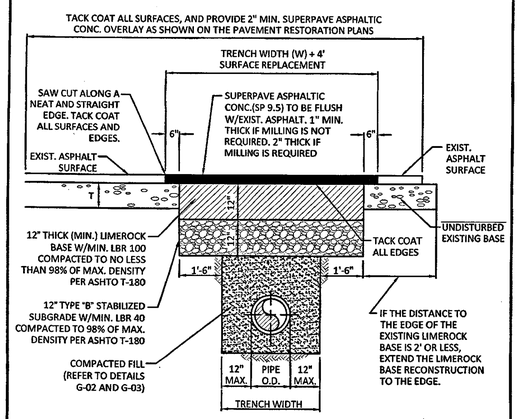
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)		DRAWING NO.
APPROVED: XXX			G-02



NOTES:

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

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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY		DRAWING NO.
APPROVED: XXX			G-12.1

RESILIENT SEATED GATE VALVE SPECIFICATIONS:

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

1. GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.

1.2. THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509, TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.

1.3. THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.

1.4. THE SEALING MECHANISM SHALL CONSISTS OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE, THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.

1.5. A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.

1.6. ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.

1.7. ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

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

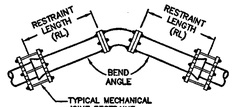
THRUST RESTRAINT NOTES:

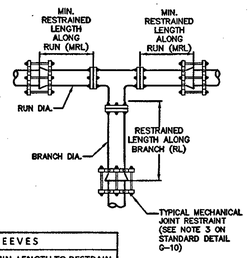
1. ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE RESTRAINED.
2. MECHANICAL THRUST RESTRAINTS FOR D.I.P. FITTINGS ON D.I.P. OR P.V.C. PIPE SHALL BE MEGALUG AS MANUFACTURED BY EBAA IRON, INC., OR APPROVED EQUAL.
3. DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL.
4. DUCTILE IRON FITTINGS 24-INCH IN DIAMETER AND ABOVE SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL, WITH THE ADDITION OF THRUST BLOCKS AND CONCRETE ANCHORS AT THE DISCRETION OF THE ENGINEER OF RECORD.
5. ANY THRUST BLOCKS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
6. THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGH OF 2,500 PSI AFTER 28 DAYS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP THRUST RESTRAINT NOTES		DRAWING NO.
APPROVED: XXX			G-11

HORIZONTAL BENDS

PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT) PVC	RESTRAINED LENGTH (RL) (FT) *DIP
16	11 1/4	.	.
	22 1/2	.	.
	45	.	.
	90	.	.
8	11 1/4	.	.
	22 1/2	.	.
	45	.	.
	90	.	.
6	11 1/4	.	.
	22 1/2	.	.
	45	.	.
	90	.	.
4	11 1/4	.	.
	22 1/2	.	.
	45	.	.
	90	.	.





TEES AND TAPPING SLEEVES

RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MIN. RESTRAINED LENGTH ALONG RUN (FT.)	MIN. LENGTH TO RESTRAIN ALONG BRANCH (FT.) PVC	MIN. LENGTH TO RESTRAIN ALONG BRANCH (FT.) *DIP
16"	16"	.	.	.
8"	8"	.	.	.
8"	6"	.	.	.
8"	4"	.	.	.
6"	6"	.	.	.
4"	4"	.	.	.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP HORIZONTAL BENDS AND TEES		DRAWING NO.
APPROVED: XXX			G-11.1

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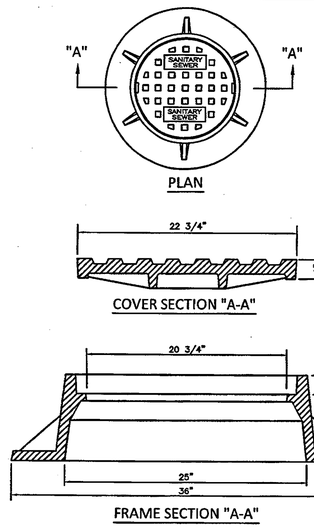
PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET, HOLLYWOOD, FLORIDA 33024

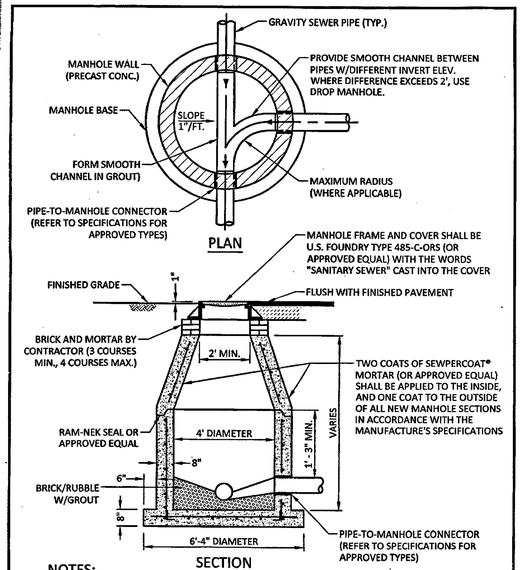
DRWG. TITLE : CONSTRUCTION DETAILS

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



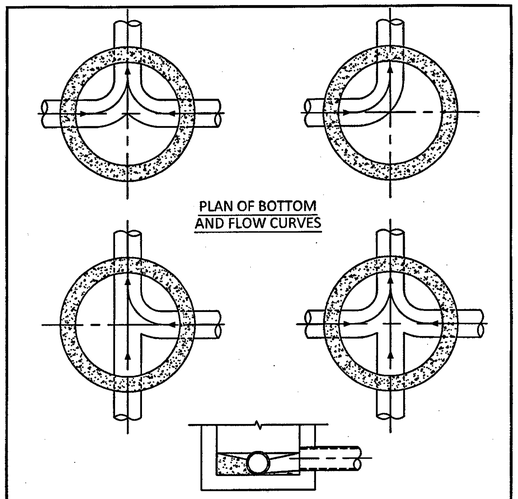
NOTES:
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
2. ALL BEARING SURFACES TO BE MACHINED.
3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

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



NOTES:
1. SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER SHOWING ALL DIMENSIONS AND CALCULATIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION.

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



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
4. WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS		DRAWING NO.
APPROVED: XXX			S-02

SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

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

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. 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.

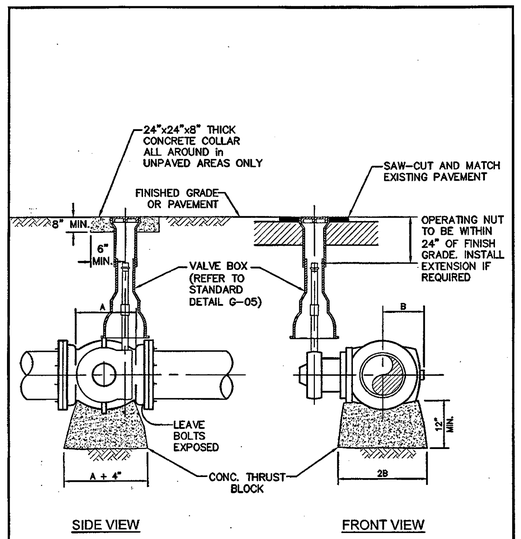
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES		DRAWING NO.
APPROVED: XXX			S-01

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

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

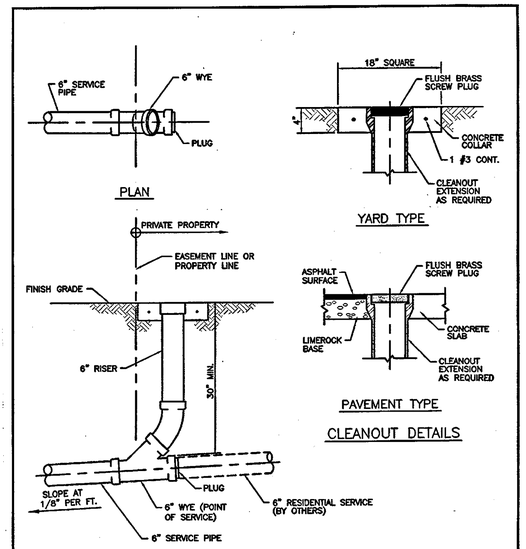
1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEPARATION REQUIREMENTS		DRAWING NO.
APPROVED: XXX	F.D.E.P. / F.D.N.R.P.		G-01.1

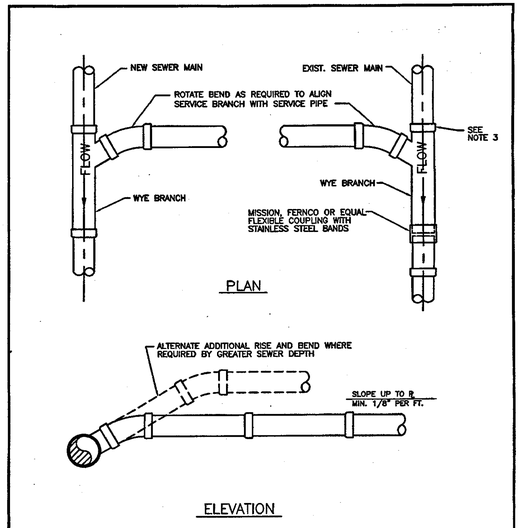


NOTE:
ALL CONCRETE TO BE 3000 P.S.I.

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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO.
APPROVED: XXX			S-12



NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION		DRAWING NO.
APPROVED: XXX			S-09

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

DRWG. TITLE : CONSTRUCTION DETAILS

DATE:	MARCH, 2016
SCALE:	AS NOTED
DWG. BY:	C.R.W.
CHK'D. BY:	C.O.B.
JOB NO.:	16-232
SHEET NO.	C-7

BMPs
BEST MANAGEMENT PRACTICES

This plan has been prepared to ensure compliance with appropriate conditions of the Palm Beach County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C., and the South Florida Water Management District, Chapter 40D-4, F.A.C. The plan addresses the following areas:

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

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

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

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.

1.2 Preserved wetlands shall be protected prior to the start of sitework construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.

1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.

1.4 Silt barriers used for wetland protection shall remain in place for the duration of any sitework or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

2.1 Barricades shall be placed around all protected (preserved) habitats including mesic and uplands during development.

2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

3.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.

3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.

3.4 All grass slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.

3.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.

3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground adjoining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.

4.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.

4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:

a. In general, erosion shall be controlled at the furthest practical upstream location.

b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

4.4 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, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.

b. As soon as practical after completion of construction, bare earth areas shall be vegetated.

c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet

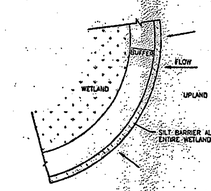
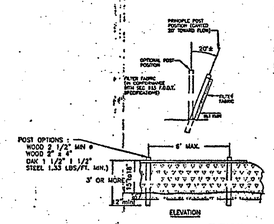


FIGURE 1



TYPICAL SILT FENCE
N.T.S.

FIGURE 2

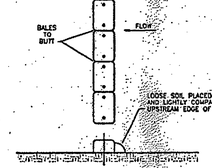
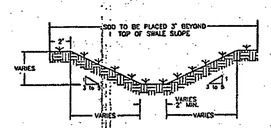
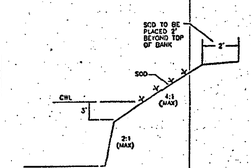


FIGURE 3



TYPICAL SWALE SECTION
N.T.S.

FIGURE 4

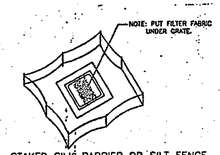


TYPICAL RETENTION/DETENTION POND SECTION
N.T.S.

FIGURE 5

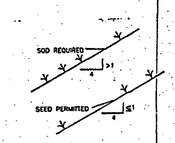
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

FIGURE 6



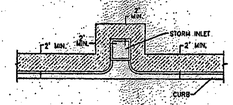
STAKED SILK BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
N.T.S.

FIGURE 7



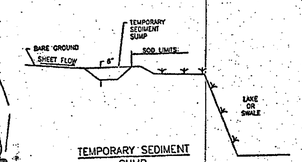
GRASS SLOPES
N.T.S.

FIGURE 8



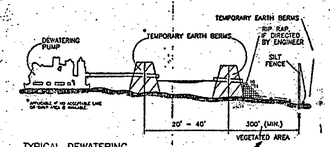
SOD ALONG CURB AND AROUND INLET
N.T.S.

FIGURE 9



TEMPORARY SEDIMENT SUMP
N.T.S.

FIGURE 10



TYPICAL DEWATERING DISCHARGE PLAN
NTS

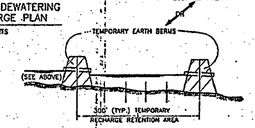


FIGURE 11

1 / C3.3 **EROSION CONTROL PLAN**
SCALE: AS NOTED

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

REVISIONS :

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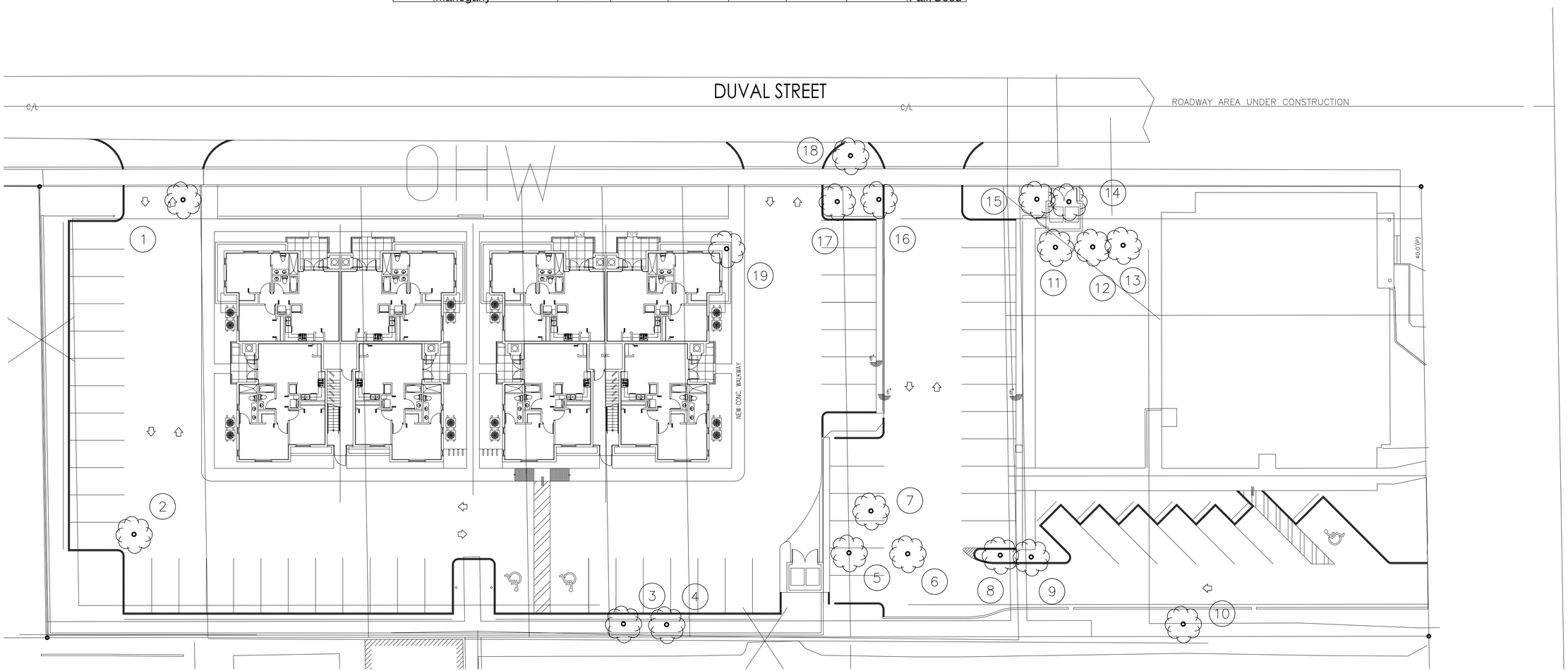
Tele. : (954) 558-1189 Fax. : (954) 929-8988

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

DRWG. TITLE : CONSTRUCTION DETAILS

DATE: MARCH, 2016
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 16-232
SHEET NO.
EC-2

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



EXISTING LANDSCAPE PLAN

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

0 16' 32' 64'

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
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Email: wtonning@tonningandassociates.com

DRWG. TITLE : EXISTING LANDSCAPE PLAN

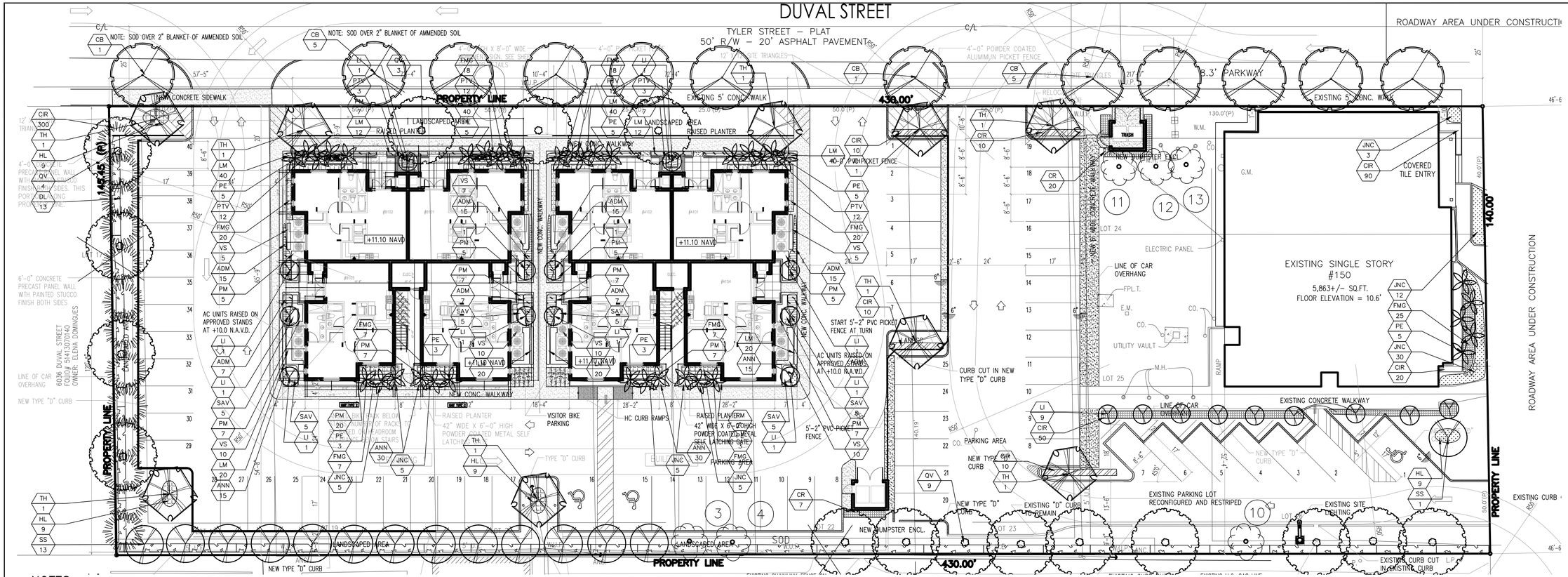
PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD, FLORIDA 33024

CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL

WAYNE K. TONNING, RLA
RLA #6666709

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



LANDSCAPE PLAN

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

0 16' 32' 64'

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 warrantied 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. Tonning,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 'Floratam' 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

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
TREES / PALMS					
CB		V	12	Callophylium brasiliense / Brazilian Beauty Leaf	B&B Field Grown, 3" cal, 14–16' OA
DL		V	13	Dypsis lutescens / Areca Palm	B&B Field Grown, 12–14' OA
LI		V	21	Laegerstroemia indica / Crape Myrtle	B&B Field Grown, 3" cal, 14–16' OA
PE		V	37	Ptychosperma elegens / Solitaire Palm	B&B Field Grown, 12–14–16' OA, Staggered Heights
QV	(N)	V	16	Quercus virginiana / Live oak	B&B Field Grown, 3" cal, 15–16' OA
SS		V	14	Senna surratensis / Glaucous Cassia	B&B Field Grown, 3" cal, 14–16' OA
TH		V	9	Tabebuia heterophylla / Pink Tab	B&B Field Grown, 3" cal, 15–16' OA
ACCENTS / SHRUBS / GROUND COVERS					
ANN		V	90	Annual / Seasonal	6" Pot., 12" OC
ADM		V	88	Asparagus densiflorus 'Myers' / Foxtail Fern	3 Gal., 24" OC
CR	(N)	V	27	Clusea rosea / Clusia	7 Gal., 48" OA, 2' OC
CIR	(N)	V	510	Chrysobalinus icaco / Red Tip Cocoplum	3 Gal., 24" OA, 2' OC
FMG		V	129	Ficus macrocarpa Green Island / Green Island Ficus	3 Gal., 24" OA, 2' OC
HL	(N)	V	36	Hymencalos latifolia / Spider Lilly	3 Gal., 24" OA, 2' OC
JNC	(N)	V	65	Juniperus conferta / Shore Juniper	3 Gal., 24" OA, 2' OC
LM		V	264	Liriope muscari / Liriope	1 Gal., 12" OC
PM		V	116	Podocarpus macrophyllus / Podocarpus	3 Gal., 24" OA, 2' OC
PTV		V	54	Pittosporum tobira varigata / Varigated Pittosporum	3 Gal., 24" OA, 2' OC
SAV		V	30	Scheffiera arboricola / Trinette	3 Gal., 24" OA, 2' OC
VS	(N)	V	57	Viburnum suspensum / Viburnum	3 Gal., 24" OA, 2' OC
MISCELLANEOUS					
SOD				St Augustine Sod	Solid application – no gaps between seams

(N) Florida Native Plant Species
L Low Drought Tolerance
M Moderate Drought Tolerance
V Very Drought Tolerant

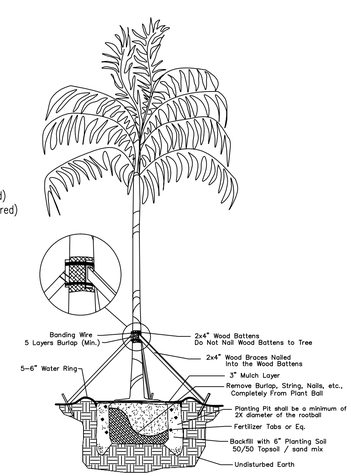
TREE MITIGATION

To Be Removed	Quantity	DBH Removed	To Be Mitigated	PROPOSED TREES/PALMS
Canopy Trees – Native	6	45"	45"	48"
Canopy Trees – Non-Native	1	6"	0"	168"
Sabal Palms	5	60"	5 Palms	0 Native Palms
Queen Palms	1	12"	0"	50 Non Native Palms

LANDSCAPE CODES

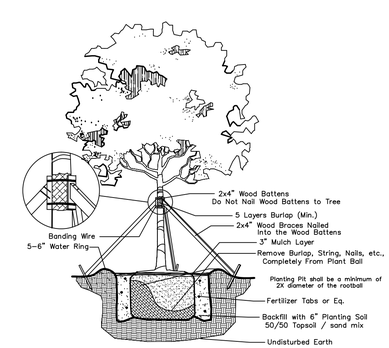
CITY OF HOLLYWOOD – 2.4 Commercial Districts A. Commercial Districts C–1 through C–5 ZONING SR7 CCD–LHC, C–4

REQUIRED	PROPOSED
Perimeter Landscape	
1. One 12' street tree per 50 linear feet of street frontage	12 Trees (207 Linear Feet / 50 = 4 Trees Required)
2. A 5' landscape buffer must be included within setback areas with one tree every 20 linear feet of required buffer area	30 Trees (568 LINEAR FEET / 20 = 29 Trees Required)
3. abutting or across from an alley from residential zoning district 1 tree / 20 linear feet	N/A
Interior Landscape for Vehicular Use Area	
4. Terminal islands at each end of row with 1 tree	9 islands = 9 trees
5. Lots with width of 50 ft or less: 15% of total SF VUA shall be landscaped	N/A
6. Lots with a width of more than 50 ft: 25% of total SF of VUA shall be landscaped	Complies. See Site Plan for calcs
Open Space	
7. all pervious areas must be landscaped with grass, groundcover and/or shrubbery	Complies
8. Minimum of one tree per 1,000 SF of pervious area of property. This is in addition to tree requirement for parking lots and paved VUA	8,000 SF = 8 Trees (provided)



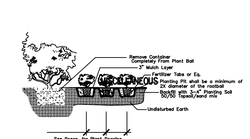
Palm Planting Detail

Not to Scale



Large Tree Planting Detail

NTS



Shrub & Ground Cover Planting Detail

NTS

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Landscape Architect – Florida License #6666709
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DRWG. TITLE : LANDSCAPE PLAN

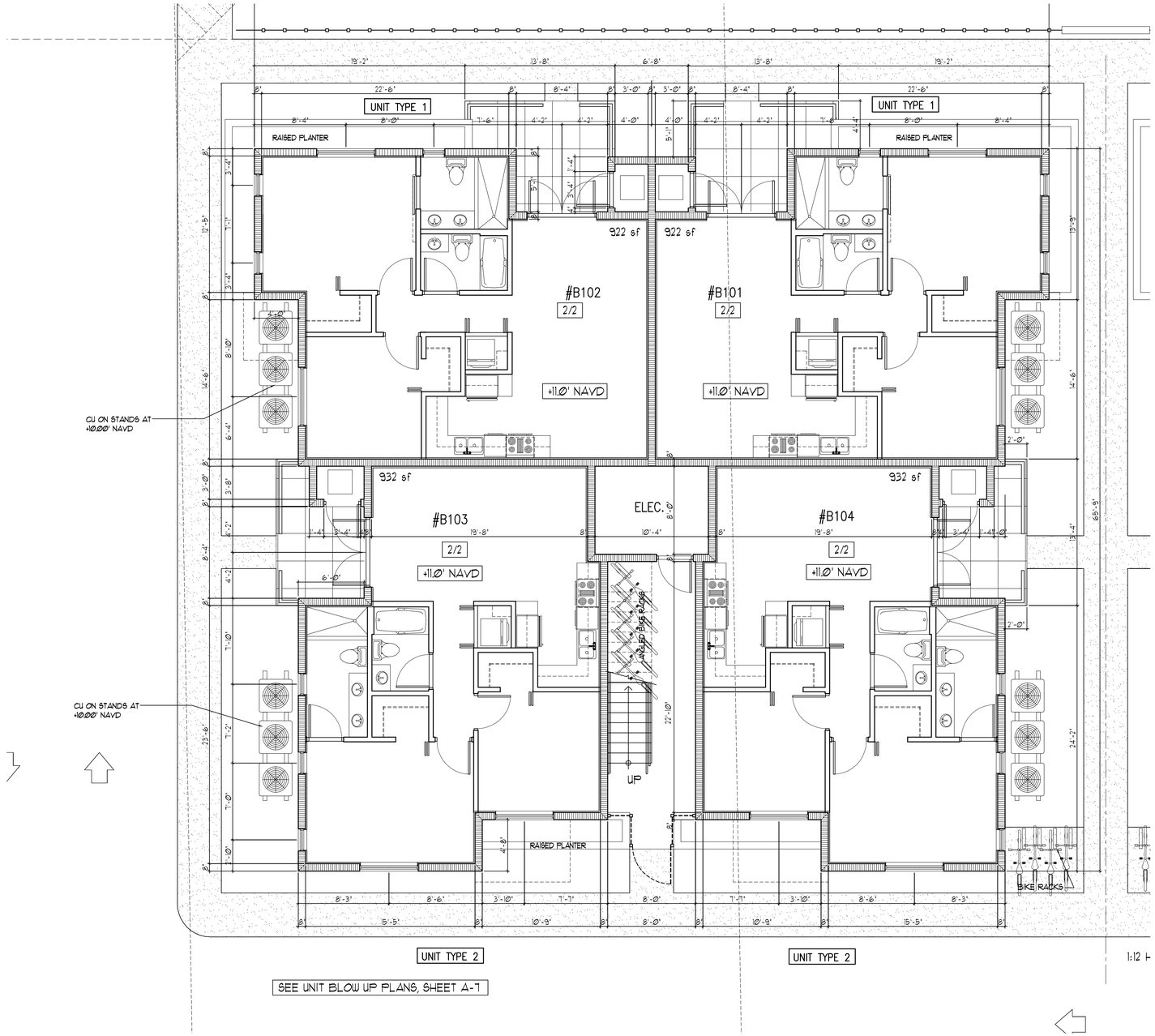
PROJECT : DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD, FLORIDA 33024

CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL

WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO. 16–148
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 09–15–16
DWG. NO. LP–1
SHT. NO. 1 of 1
REVISIONS :
11–03–16
12–14–16



NORTH

1 **FIRST FLOOR PLAN**

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

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SEAL

JOSEPH B. KALLER
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PROJECT TITLE

DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLANS
FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2	11-21-16	FINAL TAC

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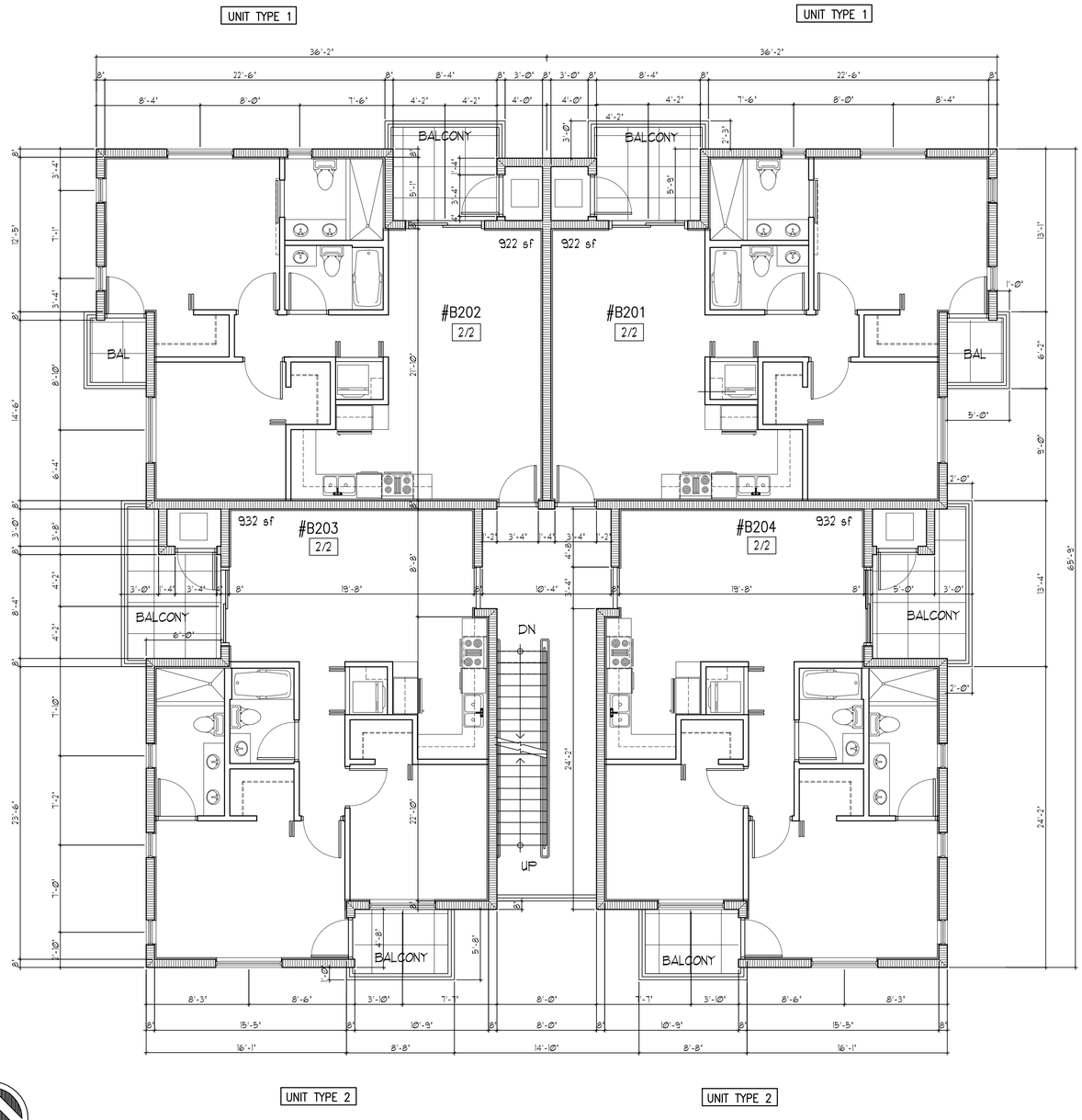
PROJECT No.: 15079
DATE: 8-1-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-1

Contractor shall and complete sets of Bidding Documents to prospective bidders. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

1 **SECOND FLOOR PLAN**

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

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SEAL

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PROJECT TITLE

DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLANS
FINAL TAC

REVISIONS

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SHEET

A-2

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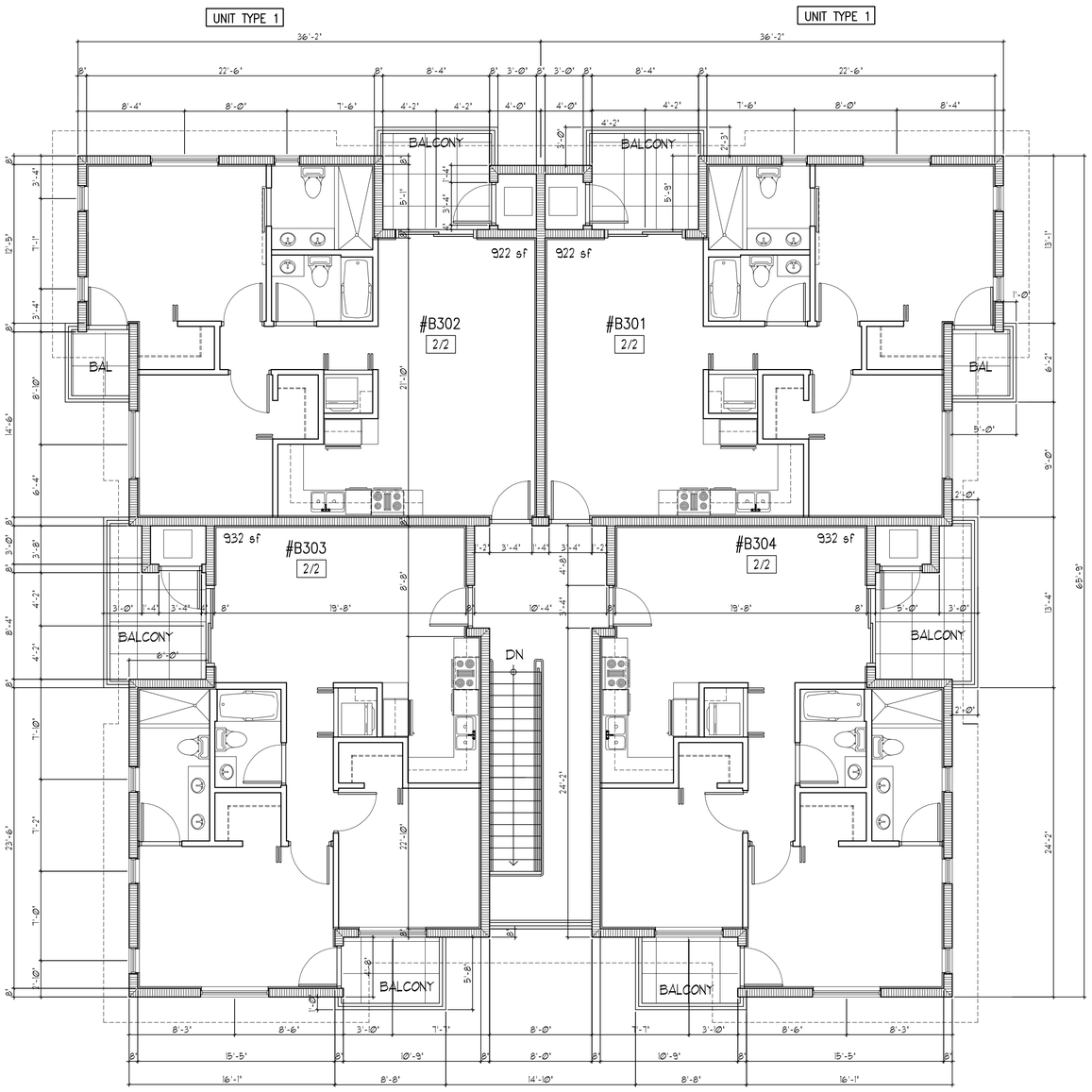
Drawings and specifications are complementary, and what is required by one shall be as binding as if required by all. Contractor shall be responsible for the accuracy of the work by his Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all. Contractor shall be responsible for the accuracy of the work by his Contractor. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Contractor shall be responsible for the accuracy of the work by his Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH

1 **THIRD FLOOR PLAN**

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

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kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLANS
FINAL TAC

REVISIONS

No.	DATE	DESCRIPTION
1	10-4-16	PRELIM TAC
2	11-21-16	FINAL TAC

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DATE: 8-1-16
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-3

3 OF 8

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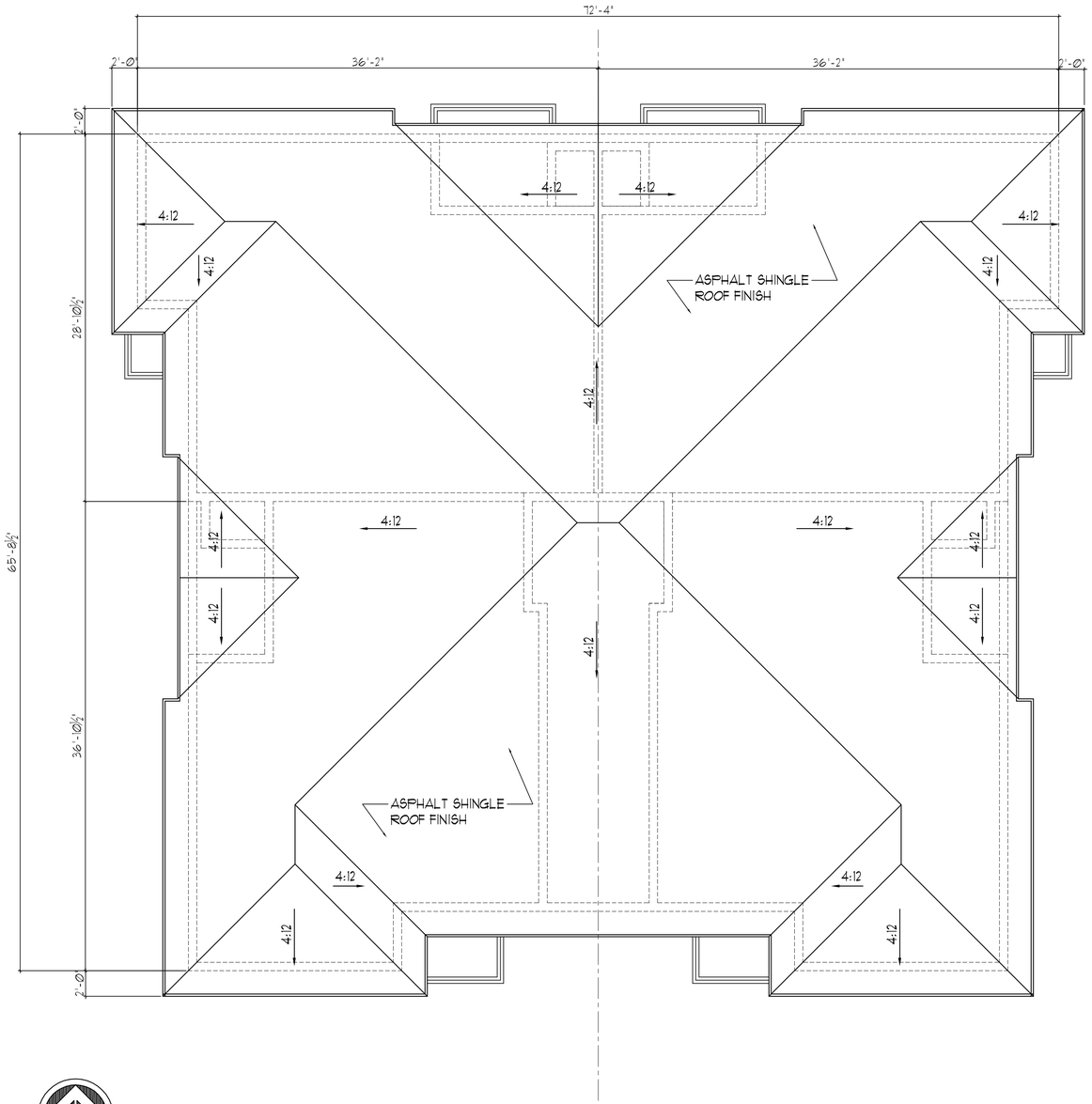

NORTH

1 **ROOF PLAN**

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

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HOLLYWOOD FL 33024

SHEET TITLE

FLOOR PLANS
FINAL TAC

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DATE: 8-1-16
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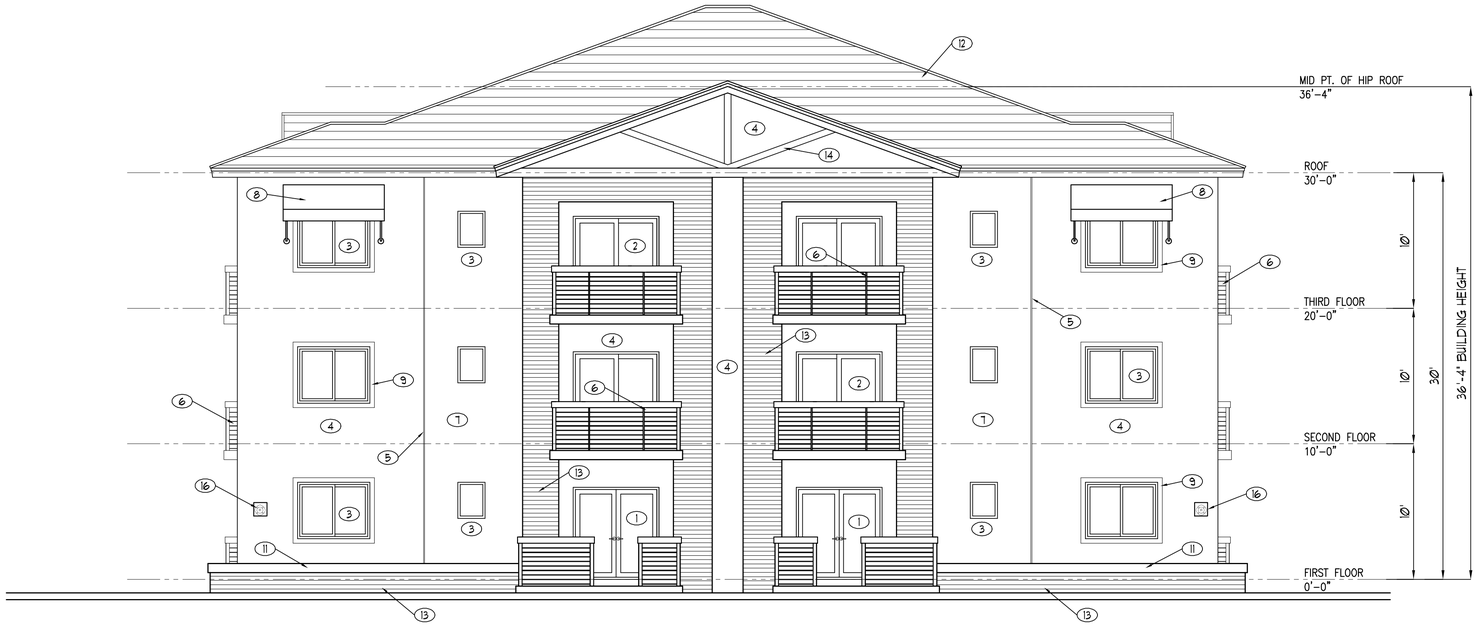
SHEET

A-4

Bidders shall and constitute units of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary units of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



NORTH ELEVATION

WEST ELEVATION

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
15. 42" WIDE X 6'-0" HIGH POWDER COATED METAL SELF LATCHING GATE
16. MALTESE PLACARD

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

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PROJECT TITLE

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6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

ELEVATIONS
FINAL TAC

REVISIONS

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DATE: 8-1-16
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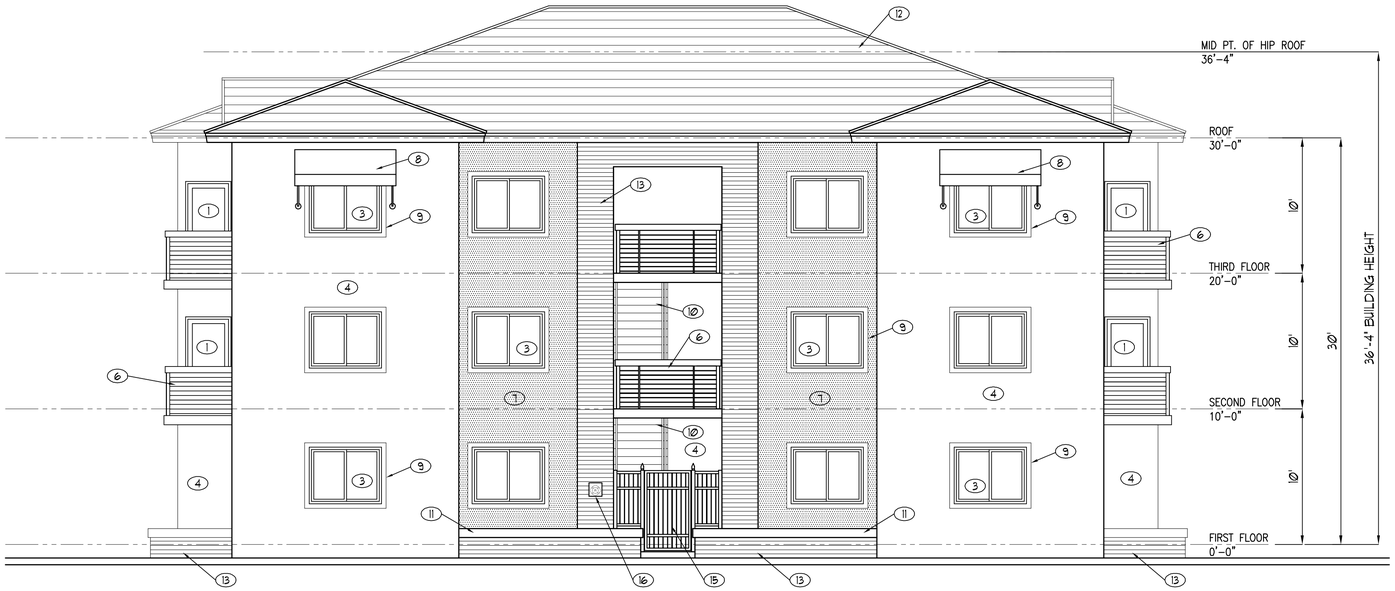
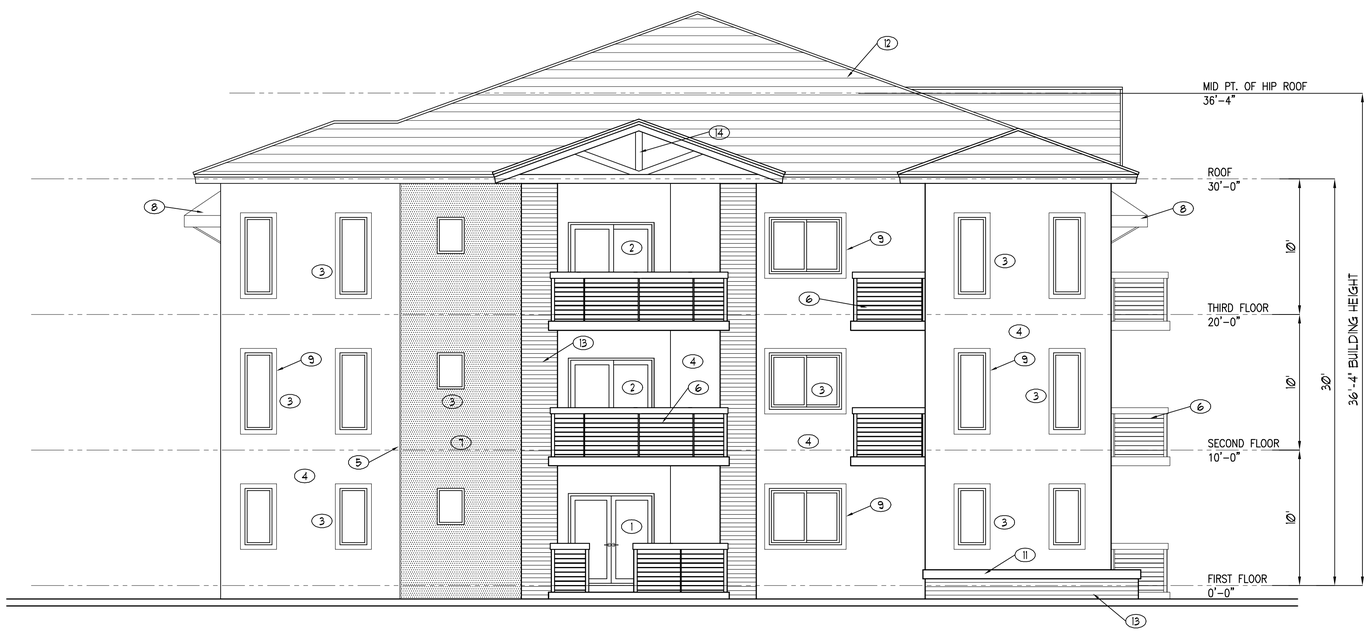
SHEET

A-5

Shown shall avoid complaints arising of Building Documents to property lists, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



SOUTH ELEVATION



EAST ELEVATION

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
15. 42" WIDE X 6'-0" HIGH POWDER COATED METAL SELF LATCHING GATE
16. MALTESE PLACARD

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

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FLORIDA R.A. # 0009239

PROJECT TITLE

DUVAL LANDING APARTMENTS
6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

ELEVATIONS
FINAL TAC

REVISIONS

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PROJECT No.: 15079
DATE: 8-1-16
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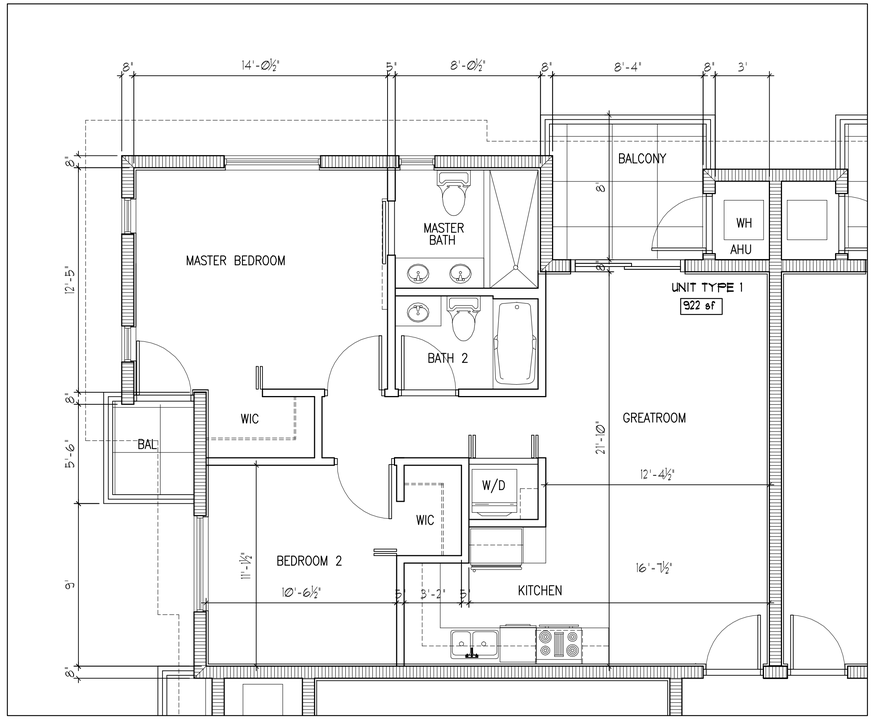
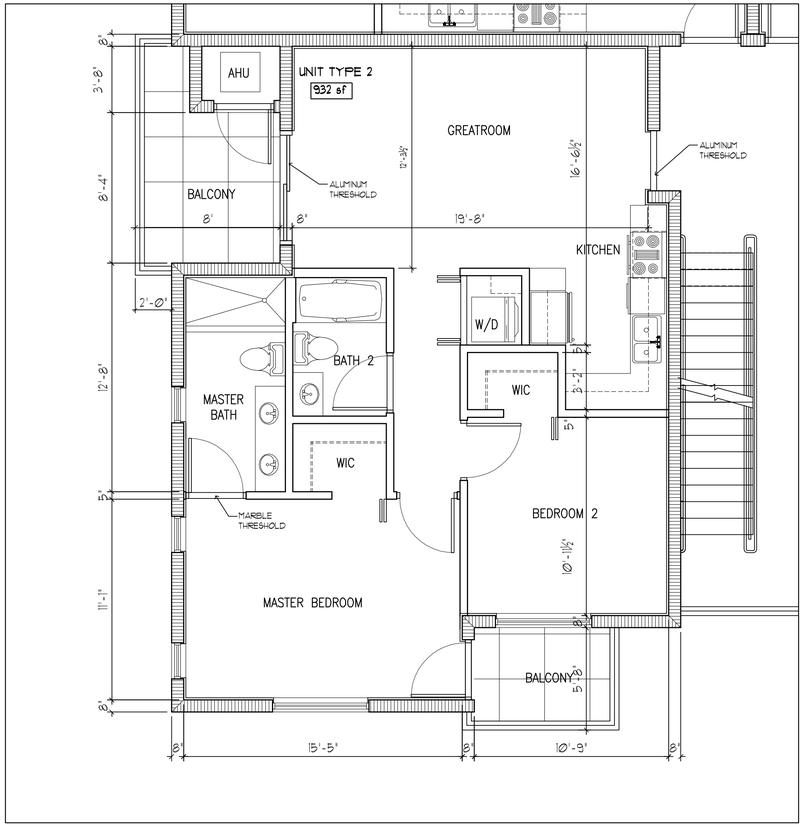
SHEET

A-6

Contractor shall and complete sets of Bidding Documents to prospective bidders, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



UNIT TYPE 1



UNIT TYPE 2

1 **UNIT BLOW UP PLANS**
SCALE: 1/4"= 1'-0"

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6032 DUVAL STREET
HOLLYWOOD FL 33024

SHEET TITLE

UNIT BLOW UP PLANS
FINAL TAC

REVISIONS

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

SHEET

A-7

7 OF 8

Contractors shall verify and compare sets of Building Documents for proper execution and completeness of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
Contractors shall not complete sets of Building Documents for pricing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work.

LOOKING SOUTH ON DUVAL STREET

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

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SHEET TITLE

CONTEXTUAL STREET
ELEVATION
FINAL TAC

REVISIONS

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DATE: 8-1-16
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SHEET

A-8

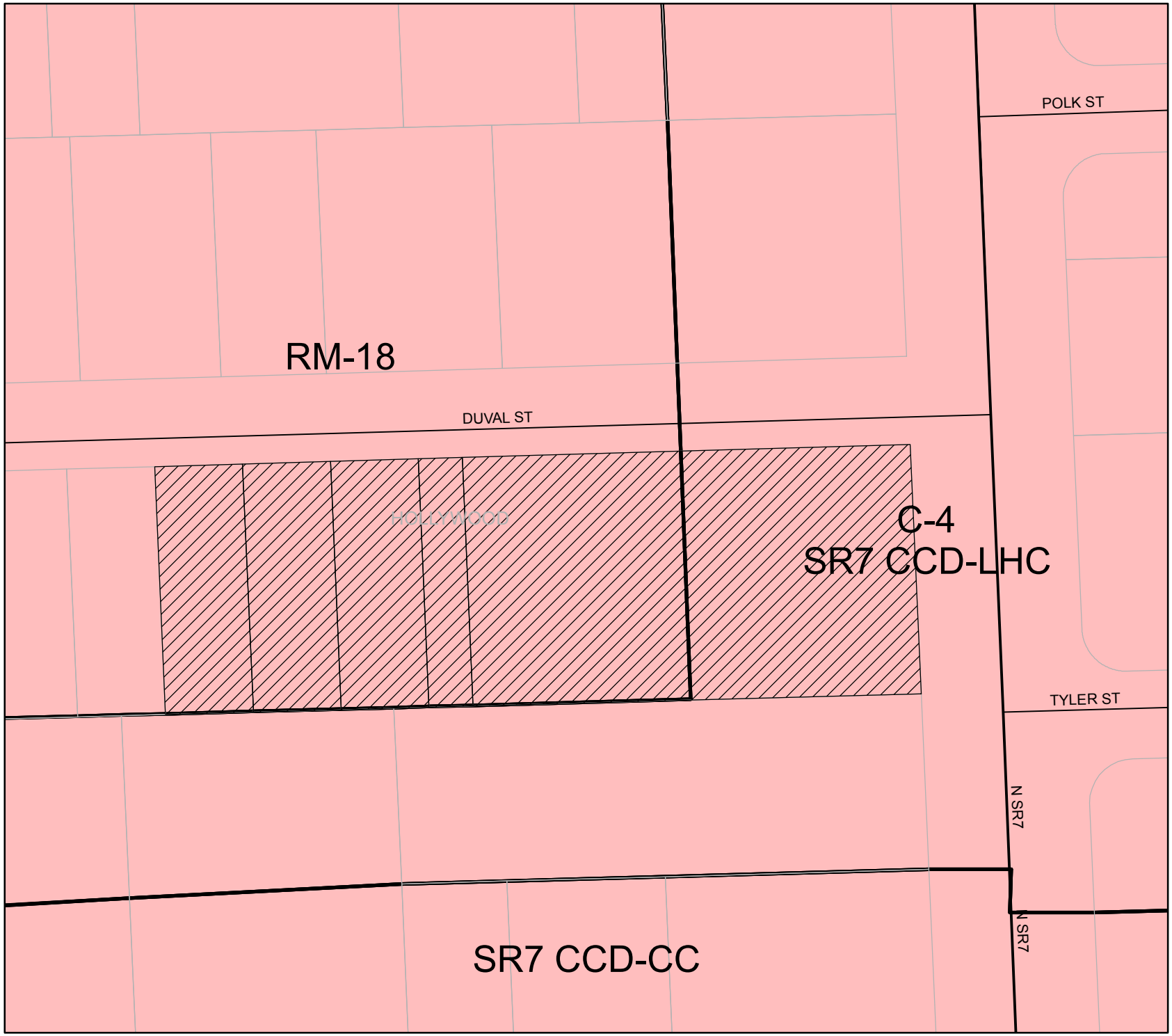
8 OF 8

Contractor shall verify and compare sets of Building Documents for errors or misinterpretations resulting from the use of Preliminary or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

ATTACHMENT B

Land Use and Zoning Map

Folio ID: 5141 13 07 0150, 5141 13 07 0160, 5141 13 07 0170, 5141 13 07 0180, 5141 13 07 0190 (6032 Duval Street)



DEVELOPMENT SERVICES
PLANNING

Legend

Subject Property

Streets

Major Roads

LAND USE

TOC

ZONING

C-4

RM-18

SR7 CCD-CC

SR7 CCD-LHC

0 15 30 60 Feet

N

GIS File: H:\GIS Maps\PDFs\6032 Duval Street

ATTACHMENT C

Correspondence

November 14, 2016

RECEIVED

NOV 15 2016

CITY OF HOLLYWOOD
OFFICE OF PLANNING

Ms. Alexandra Carcamo
Principal Planner
City of Hollywood, Florida
P.O. Box 229045
Hollywood, Fl 33022-9045

RE: File No: 16-DPV-69
Applicant: 150 N State Road 7, LLC
Location: Generally located on lots 18-26, south of Duval Street and west of State Road 7
Request: Site Plan for a 24-unit residential development (Duval Landings)

Dear Ms. Carcamo:

This is in reply to your letter of November 10, 2016 regarding the above captioned subject.

I own a single family home on Duval Street, next to the proposed construction of ***Duval Landings***. I am very concerned with the construction of this apartment complex as it relates to flooding in my property. My property is not on a flood zone, therefore not required to carry flood insurance, and I fear the construction of 24 units in close proximity to my home may change this classification. I am a senior citizen, retired, living on a fixed income and any changes in classification may result in an added burden to my economic situation.

I do not support or object the construction of ***Duval Landings***, but would greatly appreciate your letting me know what will be its flood elevation as any changes to the flood zone may affect me unfavorably. Your prompt reply is appreciated.

Sincerely,

Elena Dominguez

Elena Dominguez
6036 Duval Street
Hollywood, FL 33024
954-967-2389