


**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: June 8, 2017 **FILE:** 16-DP-84

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Carcamo, Principal Planner 

SUBJECT: Design and Site Plan for a 21 unit residential development located at 2201 Polk Street (Cielo Azul).

REQUEST

Design and Site Plan for a 21 unit residential development (Cielo Azul).

RECOMMENDATION

Design: Approval.

Site Plan: Approval, if Design is granted.

BACKGROUND

Regional Activity Center (RAC) Land Use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

In 2009 a Master Plan was established for Downtown. This plan recommended the creation of several zoning districts complementary of the RAC Land Use; later in 2016 the rezoning of the area was finalized.

REQUEST

The Applicant is requesting Design and Site Plan approval for a 21 unit residential development (Cielo Azul). The site is located west of Dixie Highway and north of Polk Street with a land use designation of Regional Activity Center (RAC) and a zoning designation of Dixie Highway Medium Intensity Multi-Family (DH-2).

The proposed development is comprised of a four story building (approximately 45 feet) on an approximate 0.5 acre lot. The building will consist of 21 units; thirteen 1 bedroom/1.5 bathroom units, four 2 bedroom/2 bathroom units, two 3 bedroom/2 bathroom units, and two penthouse units. As encouraged by the Master Plan the building fronts the street and is oriented to provide direct pedestrian access and give definition to the urban form; additionally a lobby area is provided for active uses. The roof top provides access to the several amenities, including a pool, gym, and BBQ areas. The design is contemporary, proposing a series of contrasting volumes, creating dynamic and visually appealing façades. The neutral paint palette and varying materials, such as smooth and scored stucco, decorative eyebrows, 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 Polk Street. In addition, parking is located at grade under the building and screened from view. The Applicant

has worked with Staff to ensure that all applicable regulations are met; as such the proposed site plan is consistent with code. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center.

Owner/Applicant:	Sunexus at Hollywood, LLC.
Address/Location:	2201 Polk Street
Gross Area of Property:	22,500 square feet (0.517 acres)
Net Area of Property:	20,500 square feet (0.47 acres)
Land Use:	Regional Activity Center
Zoning:	Dixie Highway Medium Intensity Multi-Family (DH-2)
Existing Use of Land:	Multi-Family dwellings

ADJACENT LAND USE

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

ADJACENT ZONING

North:	Dixie Highway Medium Intensity Multi-Family (DH-2)
South:	Dixie Highway Medium Intensity Multi-Family (DH-2)
East:	Dixie Highway High Intensity Mixed-Use (DH-3)
West:	Dixie Highway Medium Intensity Multi-Family (DH-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential and commercial properties. 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.* The intent of the Regional Activity Center Land Use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located in Sub-Area 3, East Central Hollywood, defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central.

The proposed request is consistent with City-Wide Master Plan based upon the following:

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

Guiding Principle: *Preserve stable single-family neighborhoods while providing alternative housing options that will meet the needs of all residents in the City of Hollywood.*

Policy 3.6: *Provide regulations to increase buffering between residential and commercial uses.*

Policy 3.39: *Support new housing and rehabilitation to replace deteriorated structures.*

APPLICABLE CRITERIA

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 contemporary, proposing a series of contrasting volumes, creating dynamic and visually appealing façades. The neutral paint palette and varying materials, such as smooth and scored stucco, decorative eyebrows, and aluminum railings are used to further emphasize the geometric language. The building fronts the street and is oriented to provide direct pedestrian access and give definition to the urban form. Orienting buildings toward the street further supports the intent of the Regional Activity Center *to encourage redevelopment or development which facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.*

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 area is primarily surrounded by multi-family residential buildings; densification of this underutilized site reinforces the urban form and building pattern emerging throughout the Downtown and Sub-Area 3. The applicant states, "Following the new guidelines for the RAC...the building sits on a street that has a variety of styles from different architectural periods. We saw that the opportunity that the presence of the new building has is a unique one to mark a new departure in style. The idea is that this building serves as a new departure, as an insight provider of what the new street and its character could be like in the near future." The proposed development is compatible with both the building pattern and characteristics of the surrounding neighborhood.

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 proposed four story building is approximately 45 feet in height. The surrounding buildings are comprised of single-family homes and multi-residential buildings, many of which are older building stock. Adjacent buildings are composed of single-, two-, and three-story buildings; as such the proposed scale and height is consistent with the vision of the Regional Activity Center to accommodate denser development within the City. Therefore the proposed design is compatible with existing surrounding structures, as well as, reinforcing the desired architectural typology for future redevelopment within the neighborhood.

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 Polk Street. In addition, parking is located at grade under the building and screened from view. The Applicant states, "The green areas will be planted with native trees of the region: floral plants will accentuate the green first level, which will activate the soft and perimeter surfaces of the lot. In addition, street trees aimed to maximize canopy and shade over the pedestrian pathways."

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 April 17, 2017. Therefore, staff recommends approval.

ATTACHMENTS

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

ATTACHMENT A

Application Package

PLANNING DIVISION



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: 3/20/2017

Location Address: 2201 Polk St

Lot(s): 1 Block(s): 8 Subdivision: _____

Folio Number(s): 5142 16 01 3400

Zoning Classification: 01 Residential Land Use Classification: 01 Residential

Existing Property Use: Residential Sq Ft/Number of Units: 21,451 / 21

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

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

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

Explanation of Request: _____

Number of units/rooms: 21 Sq Ft: 24,451

Value of Improvement: \$5,000,000 Estimated Date of Completion: 08/2018

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

Name of Current Property Owner: Sunexus at Hollywood LLC

Address of Property Owner: 10900 NW 25 ST Suite 106 Miami FL 33172

Telephone: 786-203-8026 Fax: _____ Email Address: camilo@sunexus.com

Name of Consultant/Representative/Tenant (circle one): Camilo Hasbun

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: _____ 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: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 3/20/17

PRINT NAME: Ludvin Hasbon

Date: 3/20/17

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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

Legal Description & Project Information

1. Legal Description:

“LOT 1, BLOCK 8 AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.”

2. Property Description

The project is a 4- story 21 unit residential apartment building. Focused on modern design, the building provides residents an upscale living in Hollywood. The building has plenty of amenities among many; jacuzzi, an infinity pool, a solarium, a gym, and an office space. The building is also a LEED green certified building with a silver LEED certification. The building has thirteen (13) 1 BE/1.5 BA units, one which is ADA accessible. Four (4) 2BE/2BA, Two (2) 3 BE/2BA and Two (2) penthouses which are 3BE/2BA.

TAC

16-DP-84

Hydrant Flow Test Procedure**Procedure For One & Two Flow Hydrant Test:**

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (P) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (F) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off P hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow F1 hydrant and record GPM and residual off P hydrant.
- Flow F2 hydrant and record GPM and residual off P hydrant.
- Flow F1 & F2 simultaneously and record GPM separately from F1 and F2 and record P hydrant residual.

Legend:F1 & F2
P

Designation shall represent first and second flowed hydrants respectively

Designation shall represent test hydrant for static and residual distribution system pressures.

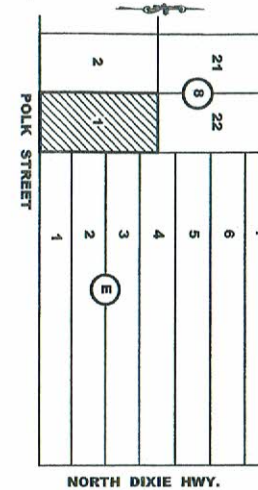
Sonexus of Hollywood

Date: March 16 2017	Time: 8:30 AM	60	
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH001918	2205 Taylor St.	F-1 Only	F-2 Only
		55	55
		F-1 & F-2 → 53	
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH001917	2143 Filmore St.	GPM	
		950	
F-2 Hydrant (Individual) FH001929	2201 Polk St.	GPM	
		1000	
F-1 Hydrant (Both Flowing)		GPM	
		850	
F-2 Hydrant (Both Flowing)		GPM	
		920	

LOCATION SKETCH SCALE: NTS

TREE CHART

NO.	NAME	DIAMETER	HEIGHT	SPAN
1	GUINOA LIMO TREE	2"	30'	20'
2	MACADAMIA NUT TREE	6.8"	25'	25'
3	MACADAMIA NUT TREE	6.7"	26'	15'
4	GUINOA LIMO TREE	6.7"	18'	12'
5	GUINOA LIMO TREE	1"	30'	25'
6	OAK TREE	1.2"	25'	25'
7	GUINOA LIMO TREE	1.2"	30'	20'
8	OAK TREE	6.6"	20'	12'
9	GUINOA LIMO TREE	6.75"	20'	20'
10	MANGO TREE	1.2"	20'	25'
11	GUINOA LIMO TREE	1"	30'	20'
12	OAK TREE	4"	45'	50'
13	MACADAMIA NUT TREE	1.8"	22'	20'
14	AVOCADO TREE	6.8"	20'	18'
15	BRAHMA TREE	1.5"	25'	25'
16	AVOCADO TREE	0.7"	16'	18'
17	ORNAMENTAL PALM	1"	20'	12'
18	ORNAMENTAL PALM	1.2"	25'	25'
19	ORNAMENTAL PALM	1.2"	25'	25'
20	ORNAMENTAL PALM	1.2"	12'	12'
21	MACADAMIA NUT TREE	0.6"	22'	20'
22	MACADAMIA NUT TREE	0.6"	20'	18'
23	ORNAMENTAL PALM	1.2"	30'	12'
24	OAK TREE	1.2"	30'	12'
25	MACADAMIA NUT TREE	0.8"	32'	18'
26	MACADAMIA NUT TREE	0.7"	30'	30'
27	MACADAMIA NUT TREE	0.8"	35'	20'
28	AVOCADO TREE	1.2"	30'	30'
29	MACADAMIA NUT TREE	0.7"	30'	30'
30	FLORIDA HOLLY TREE	2.4"	15'	20'
31	ORNAMENTAL PALM	1"	12'	6'
32	TWIN MACADAMIA NUT TREE	0.6"	16'	16'
33	ORNAMENTAL PALM	1"	16'	16'



ALTA/NSPS SURVEY

Property Address: 2201 Polk St., Hollywood, FL. 33020.

Certified To: Sunexus at Hollywood LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Closings.com, Inc.

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 1, 2, 3, 4, 5, 6a, 7a, 7b, 8, 9, 10a, 10b, 11a, 13, 14, 16, 17, 18, 19 and 20 of table A thereof. The field work was completed on November 21st, 2016.

Survey done according to Old Republic National Title Insurance Company Policy No.: OF6-8421235

- Schedule B-II title exception #5 affects the property and is plotted hereon. (P.B. 1, PG 26)
- All other Schedule B-II title exceptions are blanket in nature and not plottable.
- There are no encroachments on the property.

Legal Description: Lot 1, Block 8, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL. 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: X

SUFFIX: L

DATE: 9/11/09 BASE: N/A

PANEL: 0569

COMMUNITY #: 125113

DATE: 11/21/16

SCALE: 1"=30'

DWN. BY: F. Blanco

JOB No: 16-866

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED: 3/17/17
FOR ELEVATIONS

NET AREA = 20,500 SQ. FEET (0.47 ACRES)

GROSS AREA = 22,500 SQ. FEET (0.517 ACRES)

ABBREVIATIONS:

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, AC=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RE=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, ND=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WA TER METER, WOOD FENCE= MASONRY WALL, CONCRETE= MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

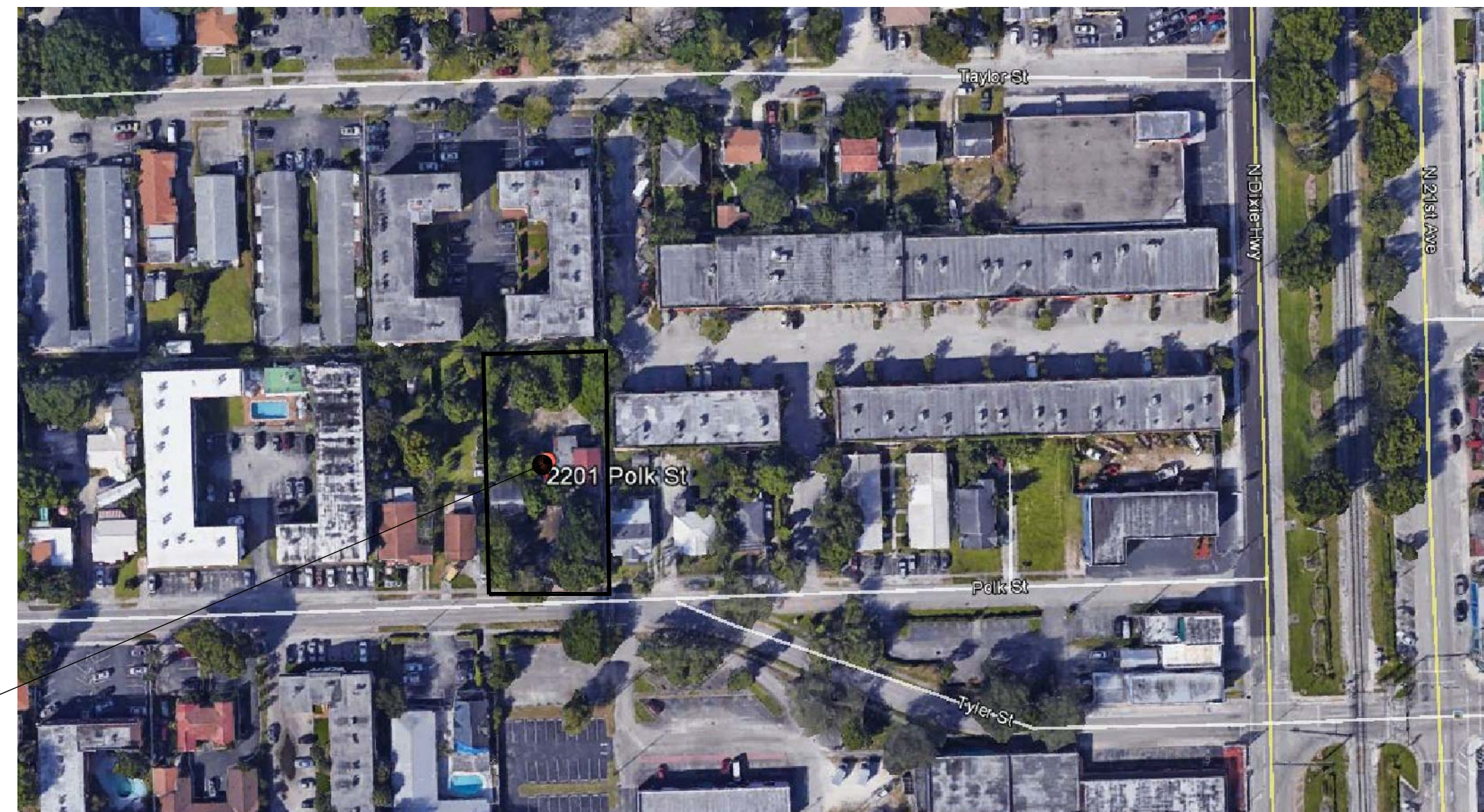
ELEV FROM BM 1896 (BCED) WITH STAMP P-239 ELEV.
10.932' NGVD -1.56' = 9.37' NAVD

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



CITY OF HOLLYWOOD, FLORIDA



N.T.S.

2201 POLK Street
HOLLYWOOD, FL.

SP-1	SITE PLAN.
A-1	SECOND FLOOR PLAN
A-2	THIRD FLOOR PLAN
A-3	FOURTH FLOOR PLAN
A-4	ELEVATIONS

13131 SW 132 STREET SUITE 104
MIAMI, FL 33186

JUNE 8 2017

CIELO AZUL AT HOLLYWOOD
2201 POLK STREET
CITY OF HOLLYWOOD, FLORIDA

[illegible]

SHEET OF

<p>LEGAL JURISDICTION: (BROWARD COUNTY, FLORIDA)</p> <p>ADOPTED ENFORCED CODES:</p>	2014 ED.	FLORIDA BUILDING CODE
	1992	ZONING ORDINANCES (BROWARD COUNTY)
	2014 ED.	MECHANICAL CODE (FBC)
	2014 ED.	ELECTRICAL CODE (FBC)
	2014 ED.	FLORIDA ACCESSABILITY CODE CHAPTER II (FBC)
	2014	NFPA 101 LIFE SAFETY CODE
	2012	FLORIDA FIRE PREVENTION CODE 5TH EDITION

DOORS AND WINDOWS, MUST BE PROTECTED
WITH A FIRE RATING OF 30 MINUTES.
AS PER FBC TABLE 1018.1

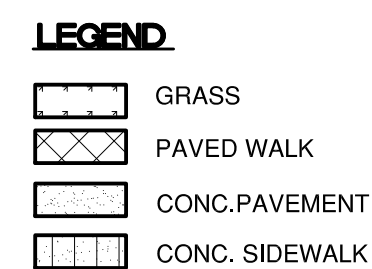
UNIT "E" (1 bed / 1 b.):	780 S.F.
FRONT OFFICE:	785 S.F.
STORAGE / LAUNDRY:	585 S.F.
GROUND FLOOR CONST. AREA:	2,376 S. F. (11.5 %)
PARKING AREA & WALKS:	9,305 S.F.

UNIT "A" (1 bed / 1 b.); 12 UNITS	795 S.F.	= 9,540 S.F.
UNIT "B" (3 bed / 2 b.); 2 UNITS	1,240 S.F.	= 2,480 S.F.
UNIT "C" (2 bed / 2 b. + Den); 2 UNITS	1,240 S.F.	= 2,480 S.F.
UNIT "D" (2 bed / 2 b.); 2 UNITS	1,100 S.F.	= 2,200 S.F.
UNIT "E" (1 bed / 1 b.); 1 UNIT	780 S.F.	= 780 S.F.
UNIT "PH" (3 bed / 2 b.); 2 UNITS	2,172 S.F.	= 4,344 S.F.
FRONT OFFICE:	785 S.F.	= 785 S.F.
STORAGE / LAUNDRY:	585 S.F.	= 585 S.F.
TOTAL UNITS BREAKDOWN		23,194 S.F.

1. INTERACTIVE PROCESS
2. LEED FOR NEIGHBORHOOD DEVELOPMENT LOCATION
3. SENSITIVE LAND PROTECTION
4. HIGH PRIORITY SITE
5. SURROUNDING DENSITY AND DIVERSE USES
6. ACCESS TO QUALITY TRANSIT
7. BICYCLE FACILITIES
8. REDUCED PARKING FOOT PRINT
9. OPTIMIZE ENERGY PERFORMANCE
10. INTERIOR LIGHTING

FRONT SETBACK	15'-0" PROV'D. / 15'-0" REQ'D
REAR SETBACK	28'-0" PROV'D. 20'-0" REQ'D
SIDES SETBACK (INT.)	10'-0" PROV'D. / 10'-0" REQ'D

13	ONE BEDROOM UNITS @ 1.0 =	13 SPACES
5	TWO BEDROOM UNITS @ 1.0 =	5 SPACES
3	THREE BEDROOM UNITS @ 1.0 =	3 SPACES
2	VISITORS =	2 SPACES
	TOTAL REQUIRED =	23 SPACES
	TOTAL PROVIDED =	30 SPACES







MAXIMUM FOOT-CANDLE AT ALL PROPERTY
LINES (MAXIMUM 0.5 IF ADJACENT TO
RESIDENTIAL)

GREEN BUILDING ORDINANCE.
CERTIFICATION IS REQUIRED FOR ANY
NEW CONSTRUCTION OF 20,000 S.F OR
MORE.

ALL SIGNAGE WILL COMPLY WITH ZONING
AND LAND DEVELOPMENT REGULATIONS.

PROVISIONS FOR RECYCLING WILL BE INCLUDED.

BUILDING WILL BE IN COMPLIANCE WITH NFPA 1,11.10 TWO WAY RADIO COMMUNICATION SYSTEMS AND BROWARD BUILDING CODE AMENDMENT 118.2 ON REQUIREMENTS.

 GRASS
 PAVED WALK
 CONC. PAVEMENT
 CONC. SIDEWALK

SHEET OF



CIELO AZUL AT HOLLYWOOD
2201 POLK STREET
CITY OF HOLLYWOOD, FLORIDA

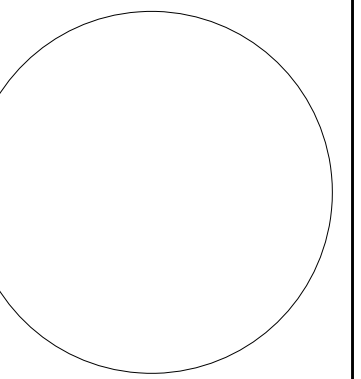
[illegible]

PROJECT No. LB344

RAWN BY: JP

CHECKED BY: LB

DATE: 11-08-16



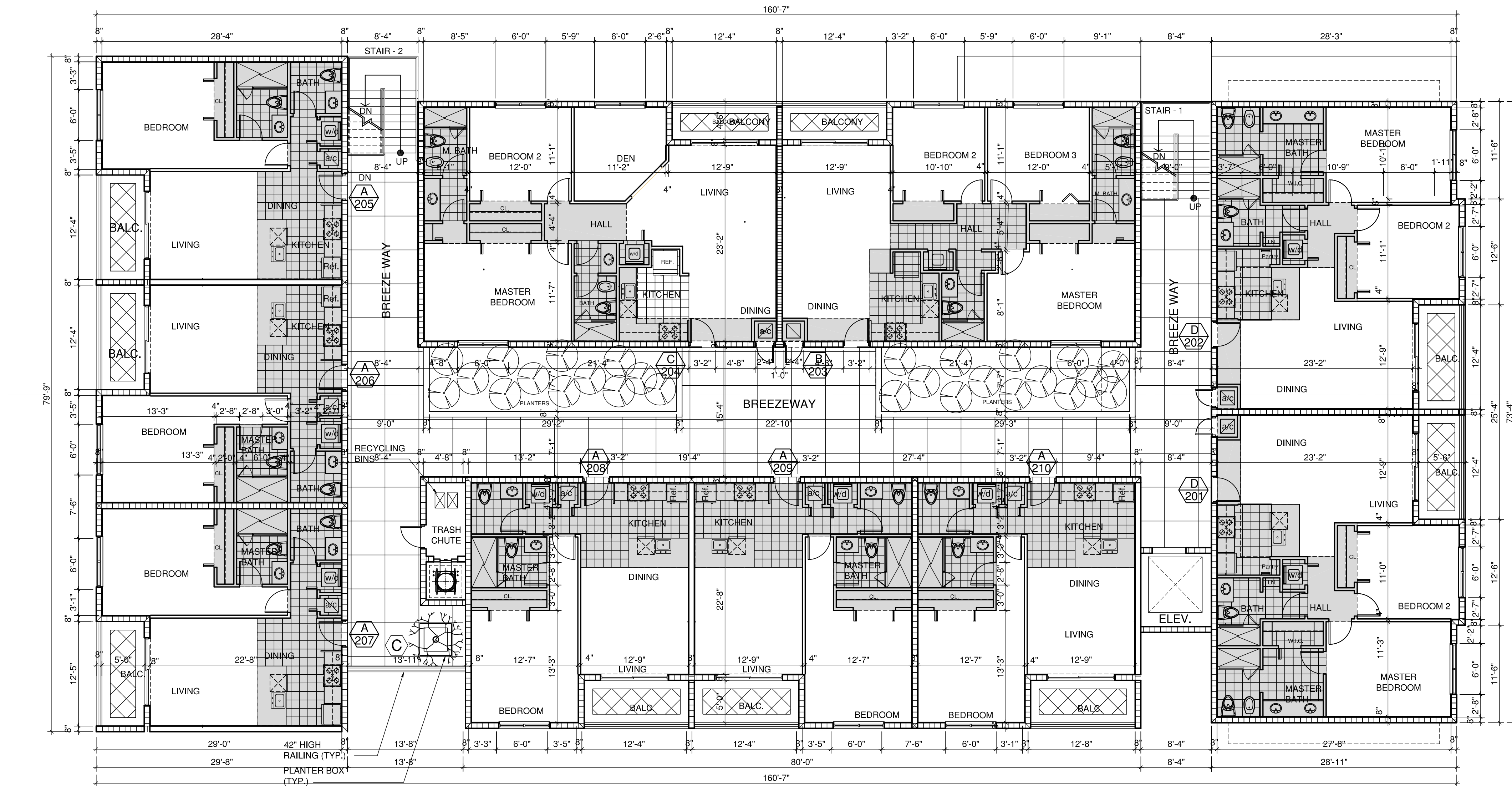
POLODO BELLON, AIA (AR-8737)

SHEET TITLE

SECOND FLOOR PLAN

A-1

SHEET OF



SECOND FLOOR PLAN

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



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

CIELO AZUL AT HOLLYWOOD
2201 POLK STREET
CITY OF HOLLYWOOD, FLORIDA

[illegible]

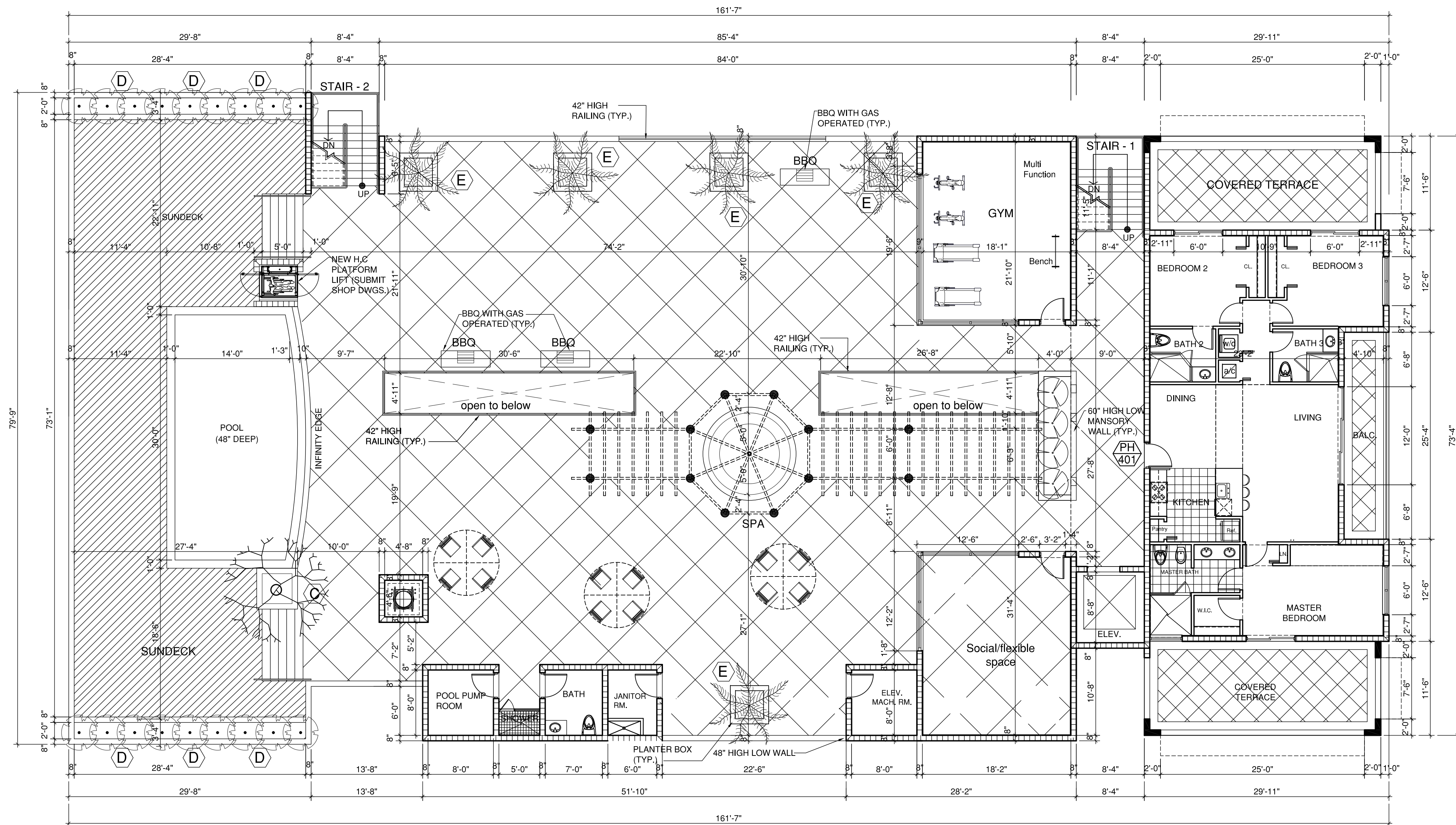
POLODO BELLON, AIA (AR-8737)

SHEET TITLE

FOURTH FLOOR PLAN

A-3

SHEET OF



FOURTH FLOOR PLAN

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

CIELO AZUL AI HOLLYWOOD
2201 POLK STREET
CITY OF HOLLYWOOD, FLORIDA

PROJECT No. LB344
DRAWN BY: JP
CHECKED BY: LB
DATE: 11-08-16

POLODO BELLON, AIA (AR-8737)

HEET TITLE

ELEVATIONS

A-4

八 十



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



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



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

FRONT ELEVATION

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

CIELO AZUL AT HOLLYWOOD

WATER, SEWER & DRAINAGE

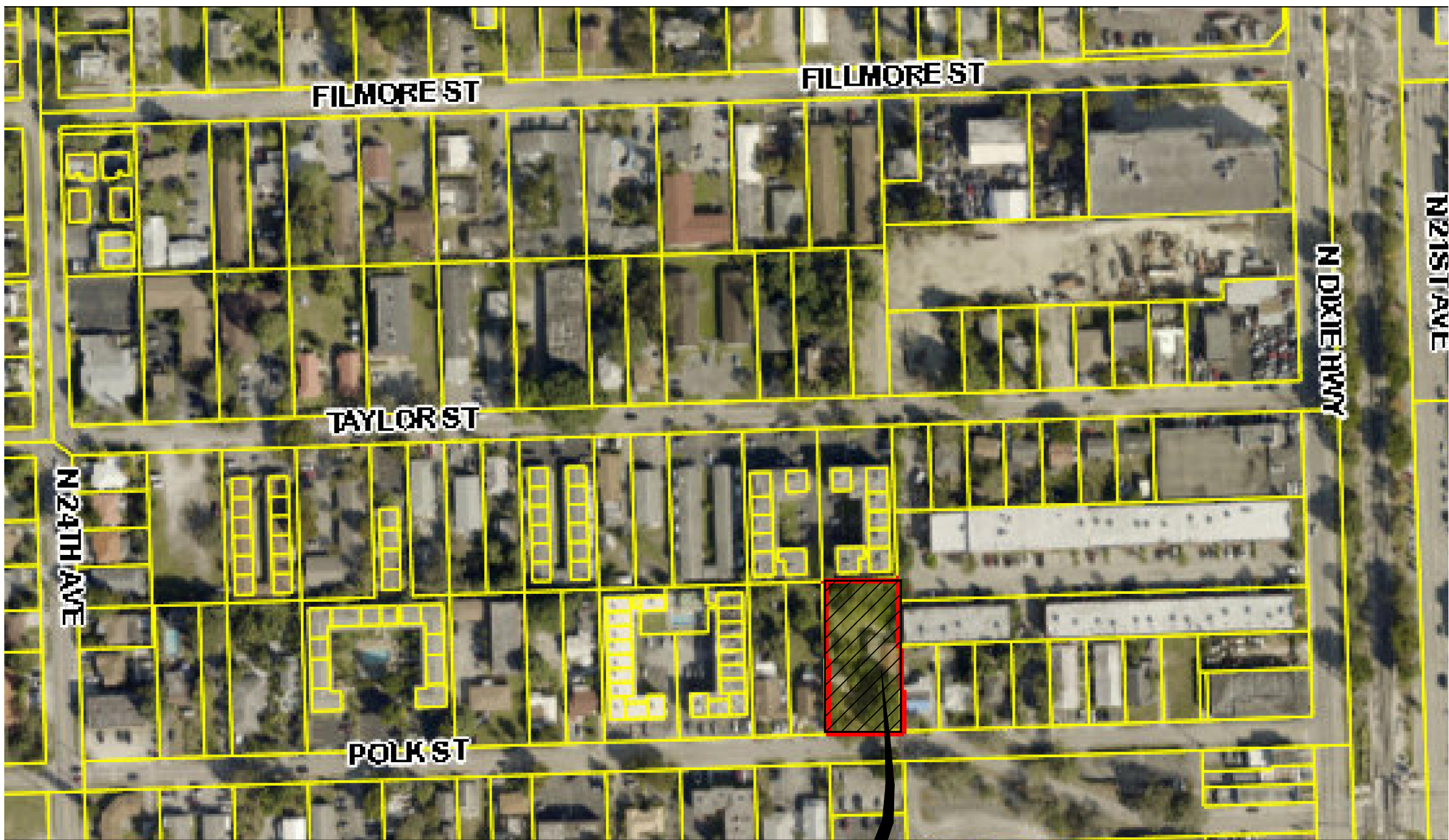
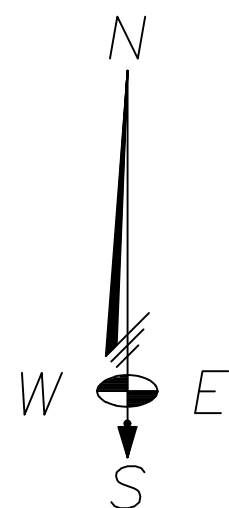
2201 POLK STREET
HOLLYWOOD, FLORIDA

INDEX TO DRAWINGS

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WATER DETAILS (WS-2)	4 OF 11
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LEGAL DESCRIPTION:

LOT 1 BLOCK 8 "AMENDED PLAT OF
HOLLYWOOD LITTLE RANCHES"
PLAT BOOK 1 PAGE 26
AS RECORDED IN THE PUBLIC
RECORDS OF BROWARD COUNTY



PROJECT
LOCATION

LEED CERTIFICATION CRITERIA:

LEED BD +C BASIC 40 CREDIT
BUILDING CERTIFICATION

1. INTERACTIVE PROCESS
2. LEED FOR NEIGHBORHOOD
DEVELOPMENT LOCATION
3. SENSITIVE LAND PROTECTION
4. HIGH PRIORITY SITE
5. SURROUNDING DENSITY AND
DIVERSE USES
6. ACCESS TO QUALITY TRANSIT
7. BICYCLE FACILITIES
8. REDUCED PARKING FOOT PRINT
9. GREEN VEHICLES
10. OPTIMIZE ENERGY PERFORMANCE
11. INTERIOR LIGHTING

LOCATION MAP

SEC. 16 TWP. 51S RGE. 42E
SCALE: N.T.S.

p r e p a r e d b y

CHEROKEE CONSULTING, INC.
CIVIL ENGINEERS

5821 SW 51 TERRACE, MIAMI, FLORIDA 33155

Phone: 305.205.2361; E-Mail: kwgroce@att.net

Certificate of Authorization 27419

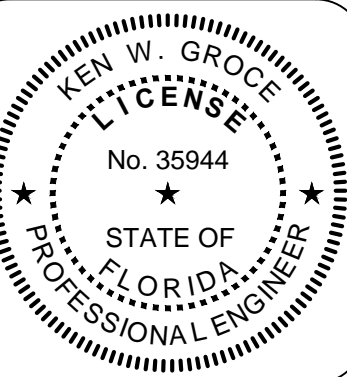
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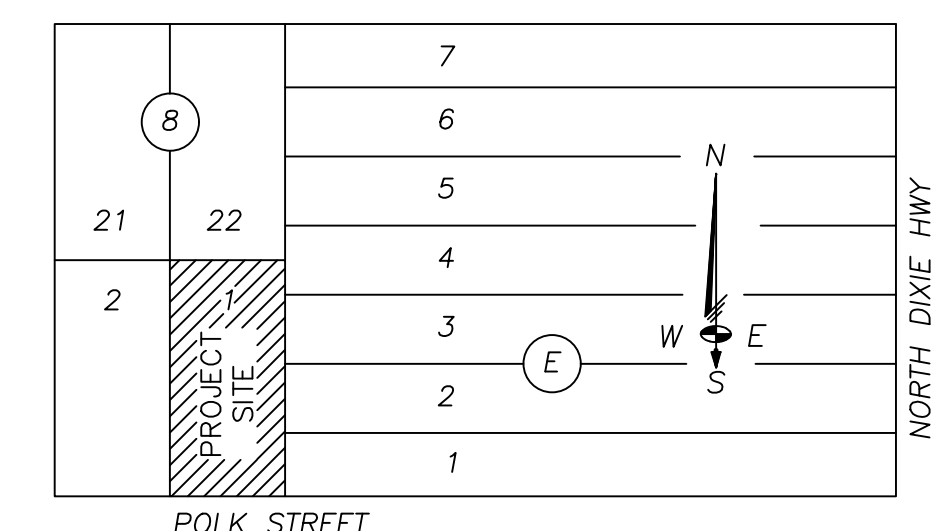
Date	Remarks	By
3.1.17	REVISIONS PER CITY OF HOLLYWOOD COMMENTS	K.W.G.
4.18.17	REVISIONS PER CITY OF HOLLYWOOD ADD COMMENTS	K.W.G.



Scale: As Shown In Views
Designed By: KWG
Drawn By: CDS
Checked By: KWG
Date: 2.3.17
Project No: 17-05
Sheet:
COVER
1 OF 11












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For The Firm By: KEN W. GROCE, P.E. FL. Reg. No. 35944 Civil Engineer





LOCATION MAP
SCALE: N.T.S.
Section 16 Township 51S Range 42E

LOT 1 BLOCK 8, "AMENDED PLAT
OF HOLLYWOOD LITTLE RANCHES"
PLAT BOOK 1 PAGE 26 AS
RECORDED IN THE PUBLIC
RECORDS OF BROWARD COUNTY

- LEGEND:**
-  = EXISTING GRADE
 = PROPOSED GRADE
C&G = CURB & GUTTER
EOP = EDGE OF PAVEMENT
P.P. = PROPERTY LINE
C.C. = CENTER LINE
R/W = RIGHT OF WAY
X = EXISTING
E.B. = AS-BUILT ELEVATION
D.I.P. = DUCTILE IRON PIPE
W.W. = WATER MAIN
ELEV. = ELEVATION
U.P. = TOP OF PIPE
B.L.G. = BUILDING
F.O.R. = UNKNOWN
W. = WATER VALVE
C. = CAST IRON
B.S.T. = BELL SOUTH TELEPHONE
S. = SANITARY
ELEC. = ELECTRIC
S.W. = SEWER VALVE
SS = STORM SEWER
S. = SANITARY SEWER
M.H. = MANHOLE
P.P. = POWER POLE
L. = LIGHT POLE
F.R.D. = FRENCH DRAIN
 = EXIST/NEW SEWER LATERAL
 = EXIST GATE/BUTTERFLY VALVE
 = NEW GATE/BUTTERFLY VALVE
 = EXIST/NEW HYDRANT ASSEMBLY
 = SINGLE/DUAL WATER SERVICE
 = EXIST/NEW REDUCER
 = EXIST/NEW MANHOLE
E.S. & B.S. = EASES & BENDS
 = PROP. DRAINAGE
 = F.Y.S.T. DRIVE

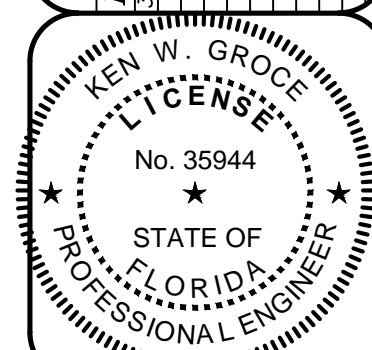
No.	NAME	DIAMETER	HEIGHT	SPAN
18	ORNAMENTAL PALM	1.2'	25'	25'
19	ORNAMENTAL PALM	1.2'	25'	25'
20	ORNAMENTAL PALM	1.2'	12'	12'
21	MACADAMIA NUT TREE	0.6'	22'	20'
22	MACADAMIA NUT TREE	0.6'	20'	18'
23	ORNAMENTAL PALM	1.2'	30'	12'
24	OAK TREE	1.3'	16'	12'
25	MACADAMIA NUT TREE	0.8'	32'	15'
26	MACADAMIA NUT TREE	0.7'	30'	30'
27	MACADAMIA NUT TREE	0.6'	25'	20'
28	AVOCADO TREE	1.2'	30'	30'
29	MACADAMIA NUT TREE	0.7'	30'	30'
30	FLORIDA HOLLY TREE	2 - 4'	15'	20'
31	ORNAMENTAL PALM	1'	12'	6'
32	TWIN MACADAMIA NUT TREE		16'	16'
33	ORNAMENTAL PALM	1'	18'	16'

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18	ORNAMENTAL PALM	1.2'	25'	25'
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ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

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Date	Remarks
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For The Firm By:
KEN W. GROCE, P.E.
 FL. Reg. No. 35944
 Civil Engineer

Scale: As Shown In Views

Designed By:	KWG
By:	SPC

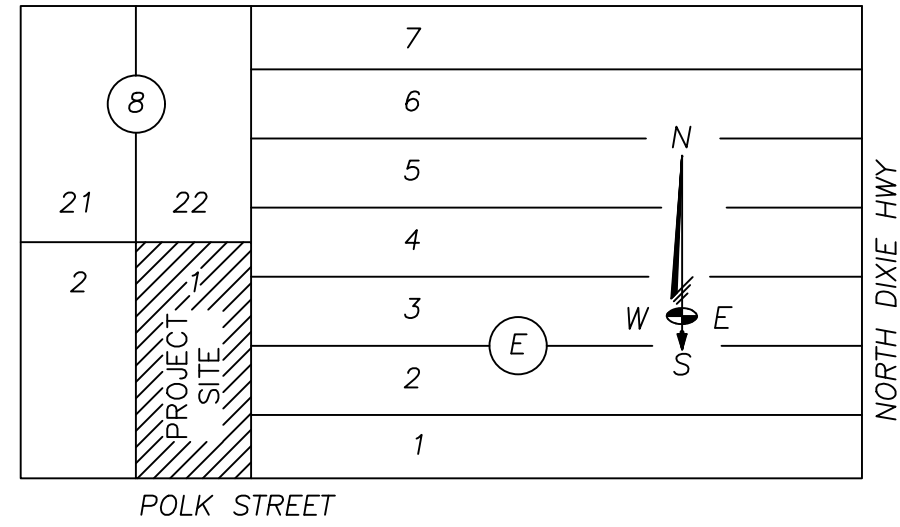
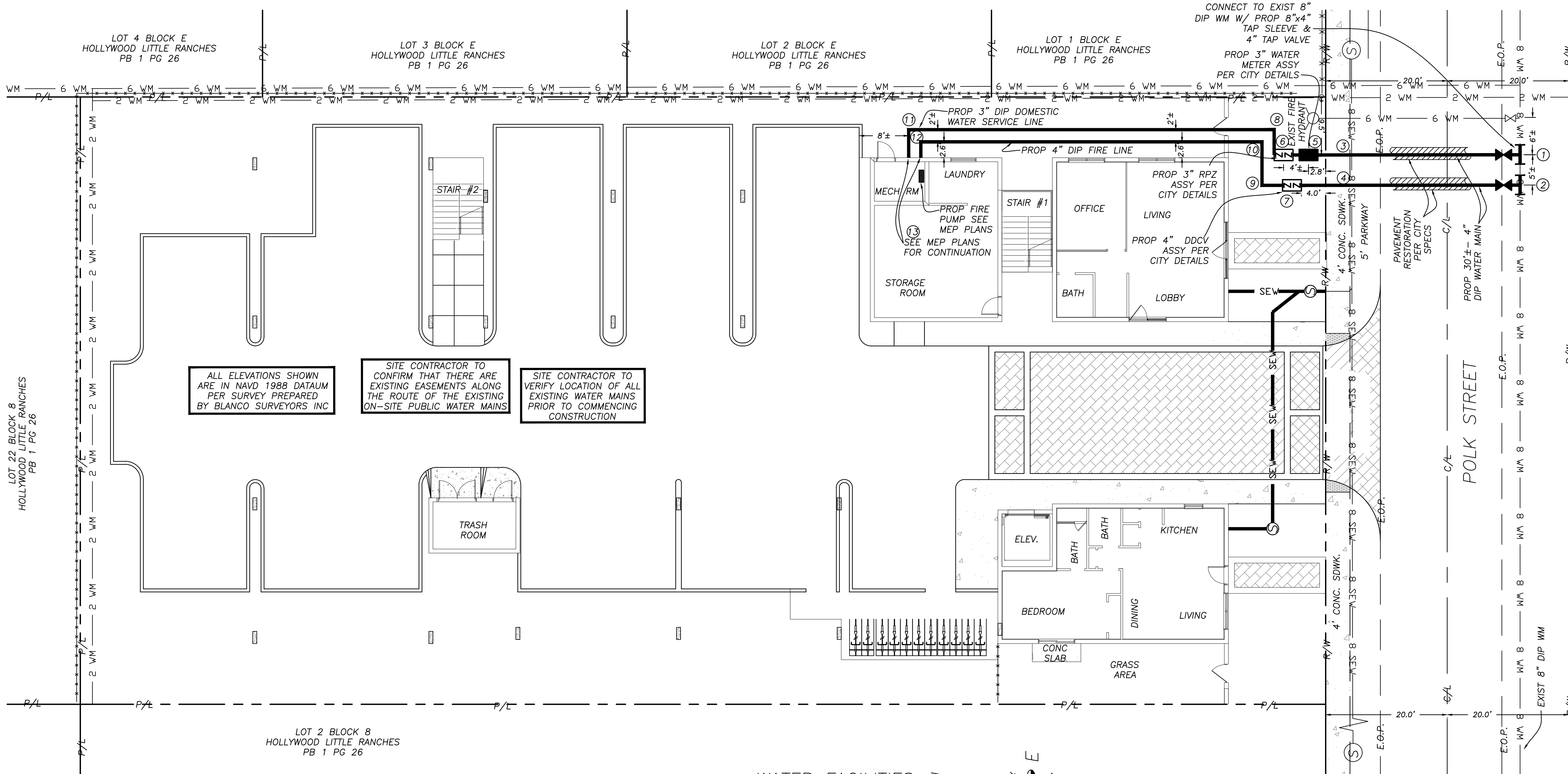
Drawn By:	CDS
Checked By:	KWG

Date:	2.3.17
Page:	1 of 25

Project No: 17-05

Sheet:
EV 1

人 EX-1 2 OF 11



LEGAL DESCRIPTION:
LOT 1 BLOCK 8, "AMENDED PLAT
OF HOLLYWOOD LITTLE RANCHES"
PLAT BOOK 1 PAGE 26 AS
RECORDED IN THE PUBLIC
RECORDS OF BROWARD COUNTY

- WATER SYSTEM NOTES:**
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM 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.
 - NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
 - AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN QUANTITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
 - NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
 - POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH ANSI/AWWA C900 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 SNAG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
 - THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
 - FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
 - GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE. NON-SHOCK, BLOCK PATTERN, SCREWED BOWTIE, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
 - 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 DEPTH 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.
 - ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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

- WATER SERVICE DATA:**
- PROP 8"x4" TAP WM T.O.P. ELEV +6.78±
 - PROP 8"x4" TAP WM T.O.P. ELEV +6.78±
 - PROP 4" DIP DOMESTIC WATER LINE OVER EXIST 8" VCP SAN SEWER MAIN W/ MIN 8" CLEARANCE T.O.P. ELEV +8.00±, EXIST FINISH GRADE @ +10.70±
 - PROP 4" DIP FIRE LINE OVER EXIST 8" VCP SAN SEWER MAIN W/ MIN 8" CLEARANCE T.O.P. ELEV +8.00±, EXIST FINISH GRADE @ +10.70±
 - PROP 3" METER ASSEMBLY PER CITY OF HOLLYWOOD DETAILS UNKNOWN PROP FINISH GRADE @ +11.00±
 - PROP 3" ABOVE GRADE RPZ PER CITY OF HOLLYWOOD DETAILS
 - PROP 4" ABOVE GRADE DDCV PER CITY OF HOLLYWOOD DETAILS
 - PROP 3"-90° BEND DOMESTIC WATER SERVICE LINE @ T.O.P. ELEV +8.00±, PROP FINISH GRADE @ ELEV +10.50±
 - PROP 4"-90° BEND FIRE LINE SERVICE @ T.O.P. ELEV +8.00± PROP FINISH GRADE @ ELEV +10.50±
 - PROP 4"-90° BEND FIRE LINE SERVICE @ T.O.P. ELEV +8.00± PROP FINISH GRADE @ ELEV +10.50±
 - PROP 3"-90° BEND DOMESTIC LINE SERVICE @ T.O.P. ELEV +8.00± PROP FINISH GRADE @ ELEV +10.50±
 - PROP 4"-90° BEND FIRE LINE SERVICE @ T.O.P. ELEV +8.00± PROP FINISH GRADE @ ELEV +10.50±
 - PROP 3" & 4" SERVICE LINES @ BLDG FACE @ T.O.P. ELEV +8.00± PROP FINISH GRADE @ ELEV +10.50±

- LEGEND:**
- EXISTING GRADE
 - PROPOSED GRADE
 - CURB & GUTTER
 - EDGE OF PAVEMENT
 - PROPERTY LINE
 - CENTER LINE
 - RIGHT OF WAY
 - EXISTING
 - AS-BUILT ELEVATION
 - DUCTILE IRON PIPE
 - WATER MAIN
 - ELEVATION
 - T.O.P. OF PIPE
 - BUILDING
 - UNKNOWN
 - WATER VALVE
 - CAST IRON
 - BELL SOUTH TELEPHONE
 - SANITARY
 - ELECTRIC
 - SEWER VALVE
 - STORM SEWER
 - SANITARY SEWER
 - MANHOLE
 - POWELL POLE
 - LIGHT POLE
 - FRENCH DRAIN
 - EXIST/NEW SEWER LATERAL
 - EXIST GATE/BUTTERFLY VALVE
 - NEW GATE/BUTTERFLY VALVE
 - EXIST/NEW FIRE HYDRANT ASSEMBLY
 - EXIST/NEW REDUCER
 - EXIST/NEW MANHOLE
 - TEES & BENDS
 - PROP DRAINAGE
 - EXIST DRAINAGE

WATER-SEWER DEMAND:

- 21 APARTMENT UNITS
- 250 GPD PER UNIT
- TOTAL FLOW 5250 GPD

- WATER SYSTEM NOTES (CONTINUED):**
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
 - ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS OR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE 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 UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
 - FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT UNED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
 - ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
 - PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD SPECIFICATIONS.
 - ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISCONNECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
 - THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 3' (DIP OR 36" IPVC).
 - MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
 - MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM WHERE DEFLECTION IS REQUIRED).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWEST TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
 - PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A563-80, TWIST-ON 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 EBA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
 - WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SLOTTED 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: EAP	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		

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CHEROKEE CONSULTING, INC
CIVIL ENGINEERS
5821 SW 51 TERRACE, MIAMI, FLORIDA 33155
Phone: 305.205.2361; E-Mail: kugroce@att.net
Certificate of Authorization 27419

CIELO AZUL AT HOLLYWOOD
PROPOSED WATER FACILITIES
2201 POLK STREET
HOLLYWOOD, FLORIDA

REVISIONS	By	Comments
1	KWG	2201 POLK STREET PER CITY OF HOLLYWOOD COMMENTS
2	KWG	4/18/17 REVISIONS PER CITY OF HOLLYWOOD ADDED COMMENTS K.W.G.

KEN W. GROCE
No. 35944
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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ON 4/18/17 BY KEN W. GROCE P.E.
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For The Firm By:
KEN W. GROCE, P.E.
Fl. Reg. No. 35944
Civil Engineer

Scale: As Shown In Views

Designed By: KWG

Drawn By: CDS

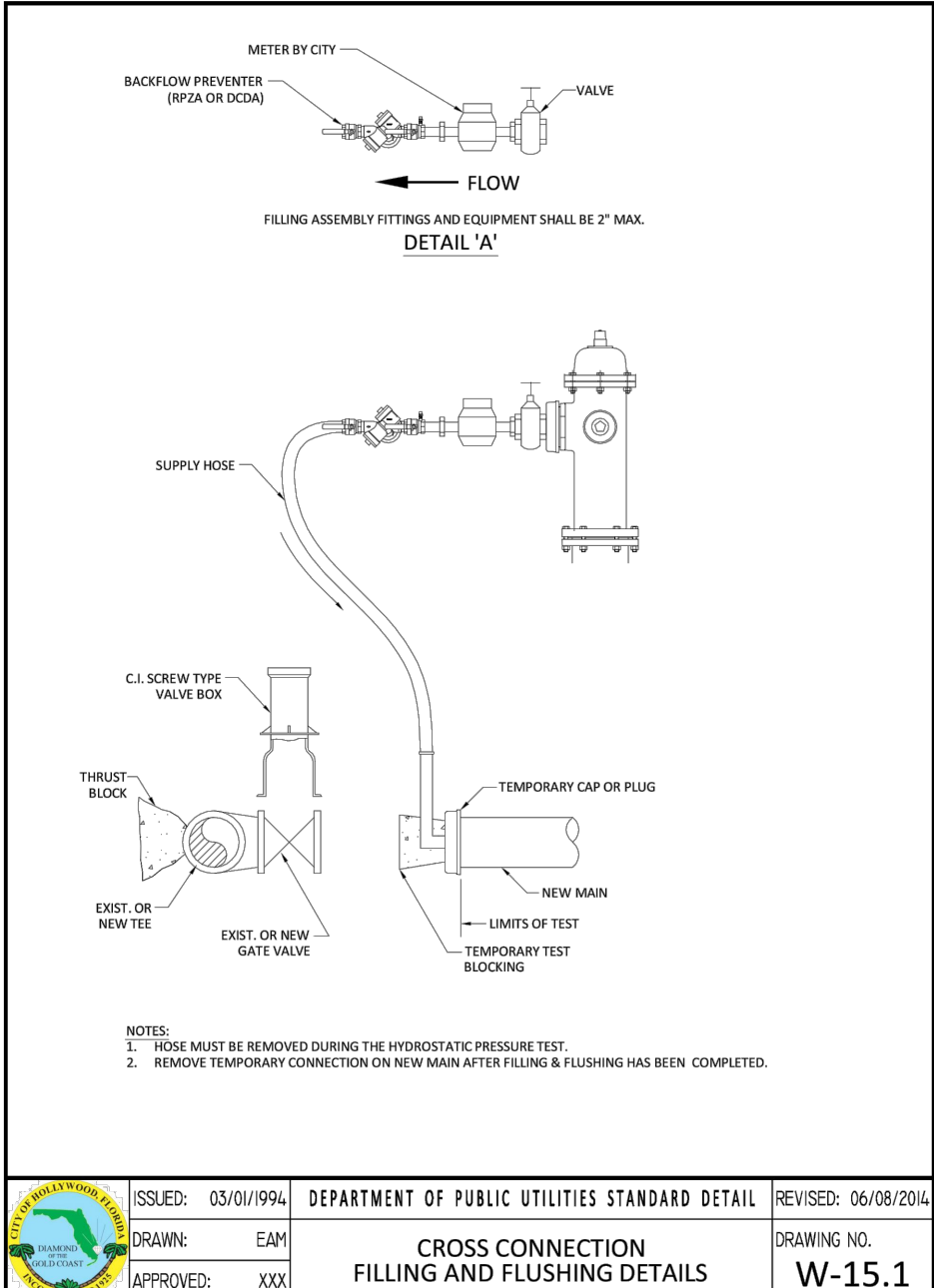
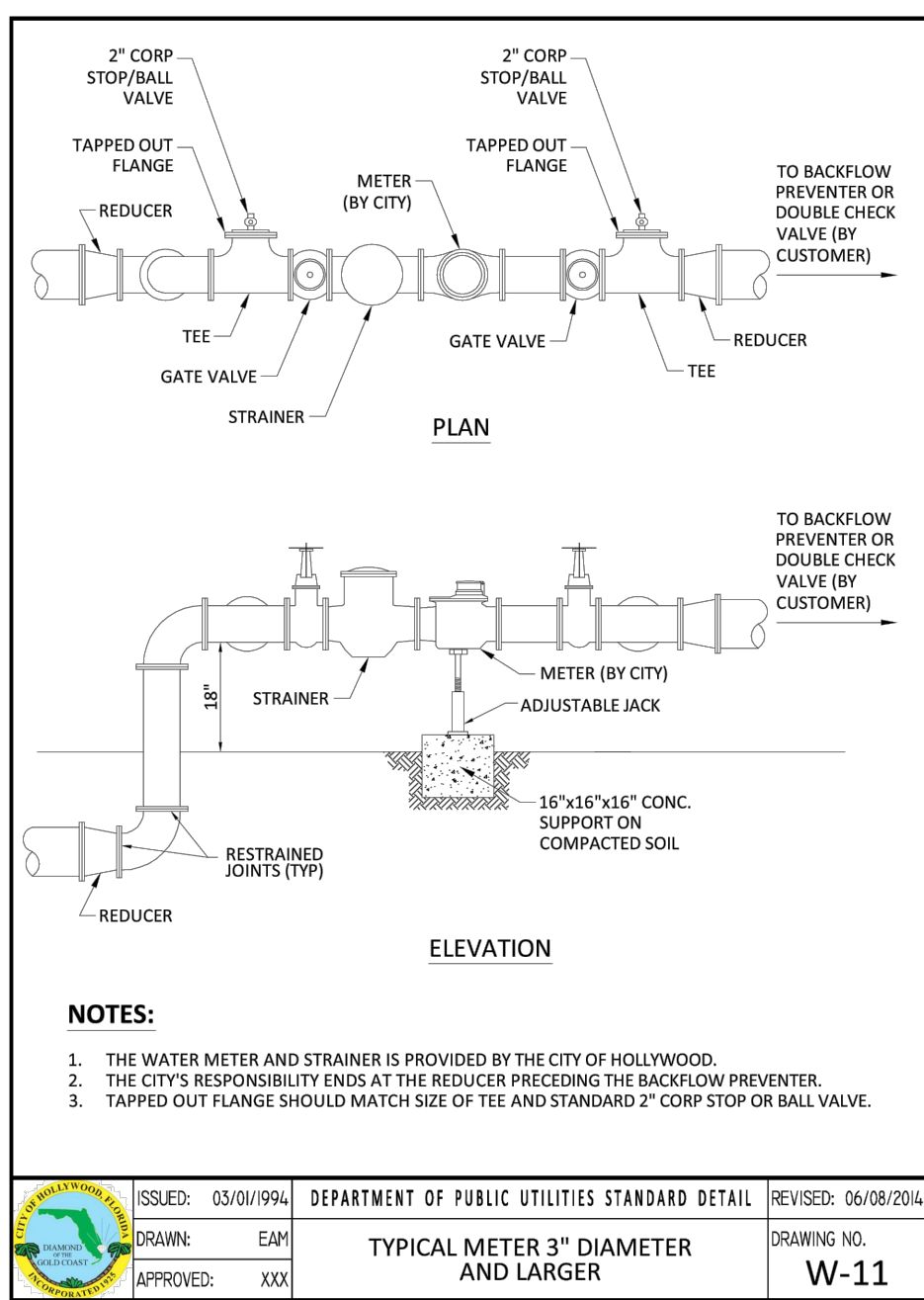
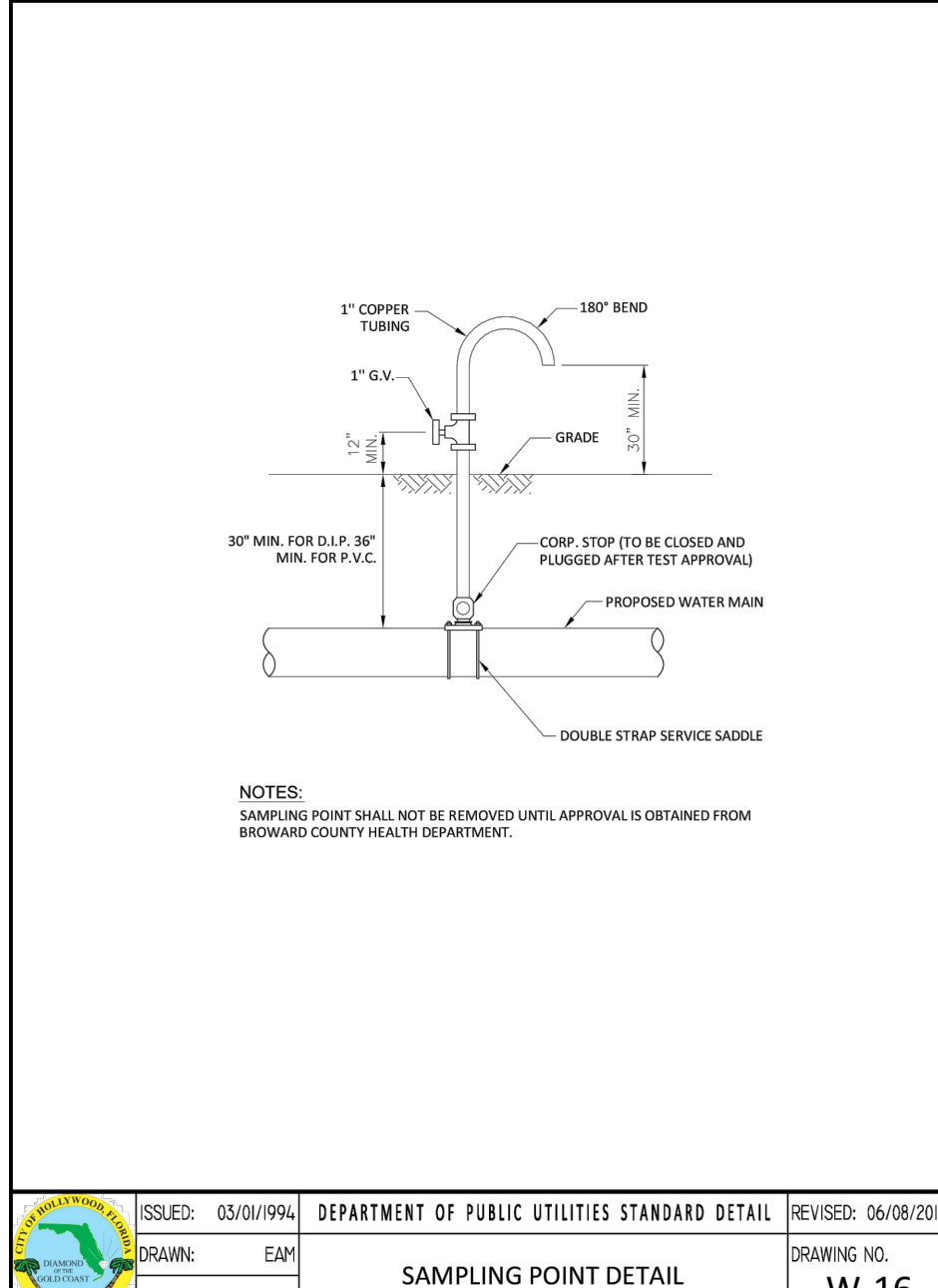
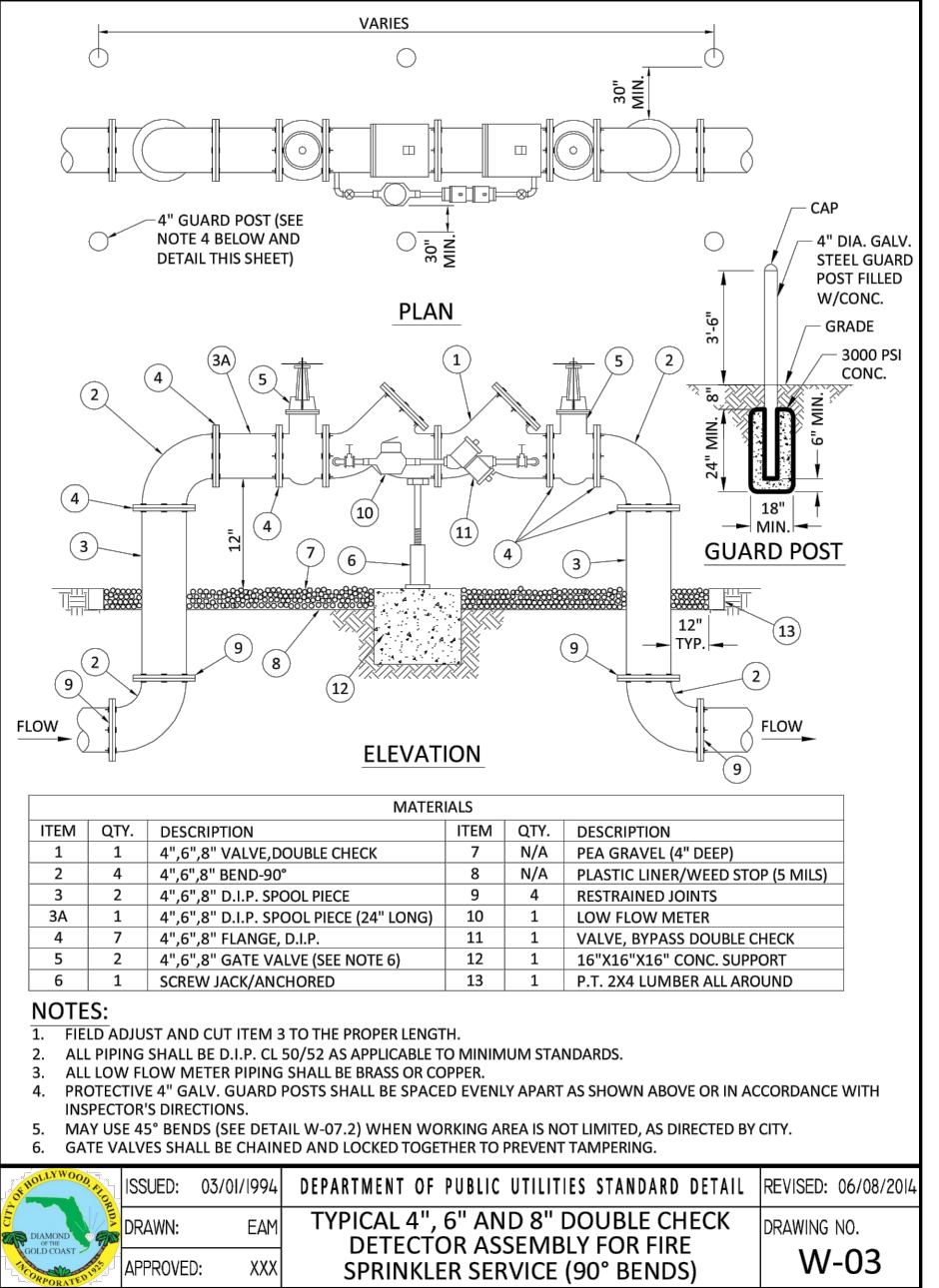
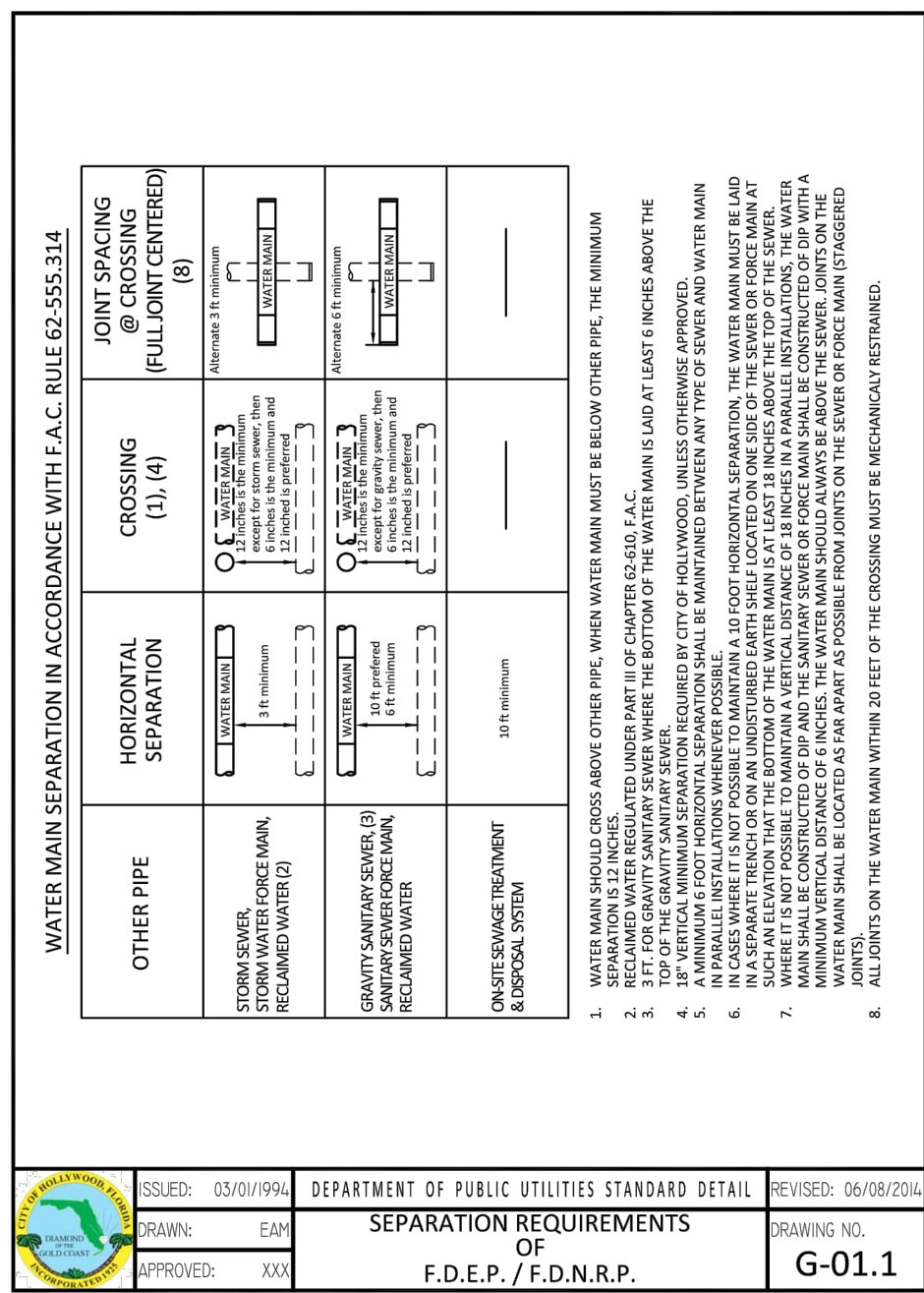
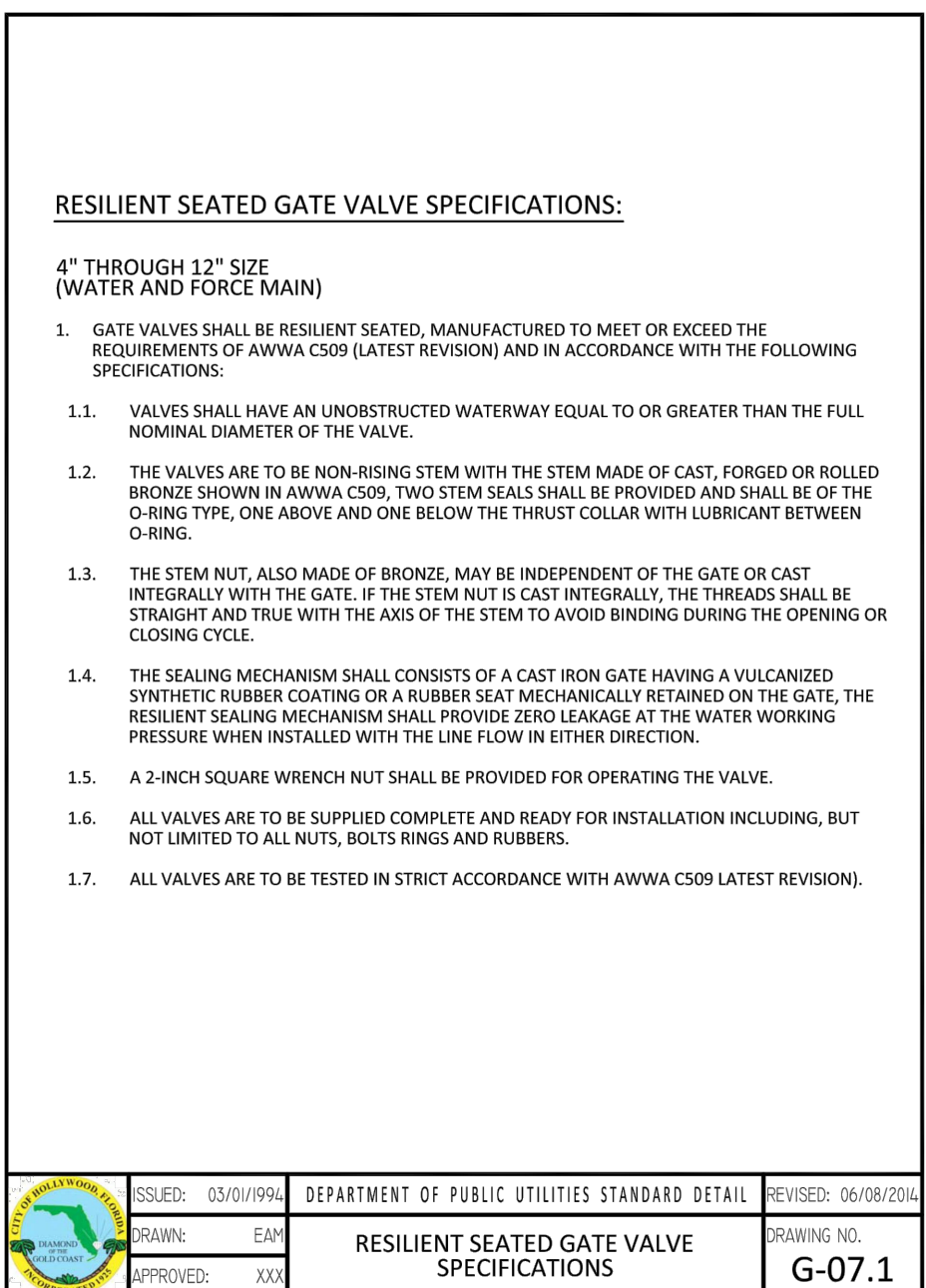
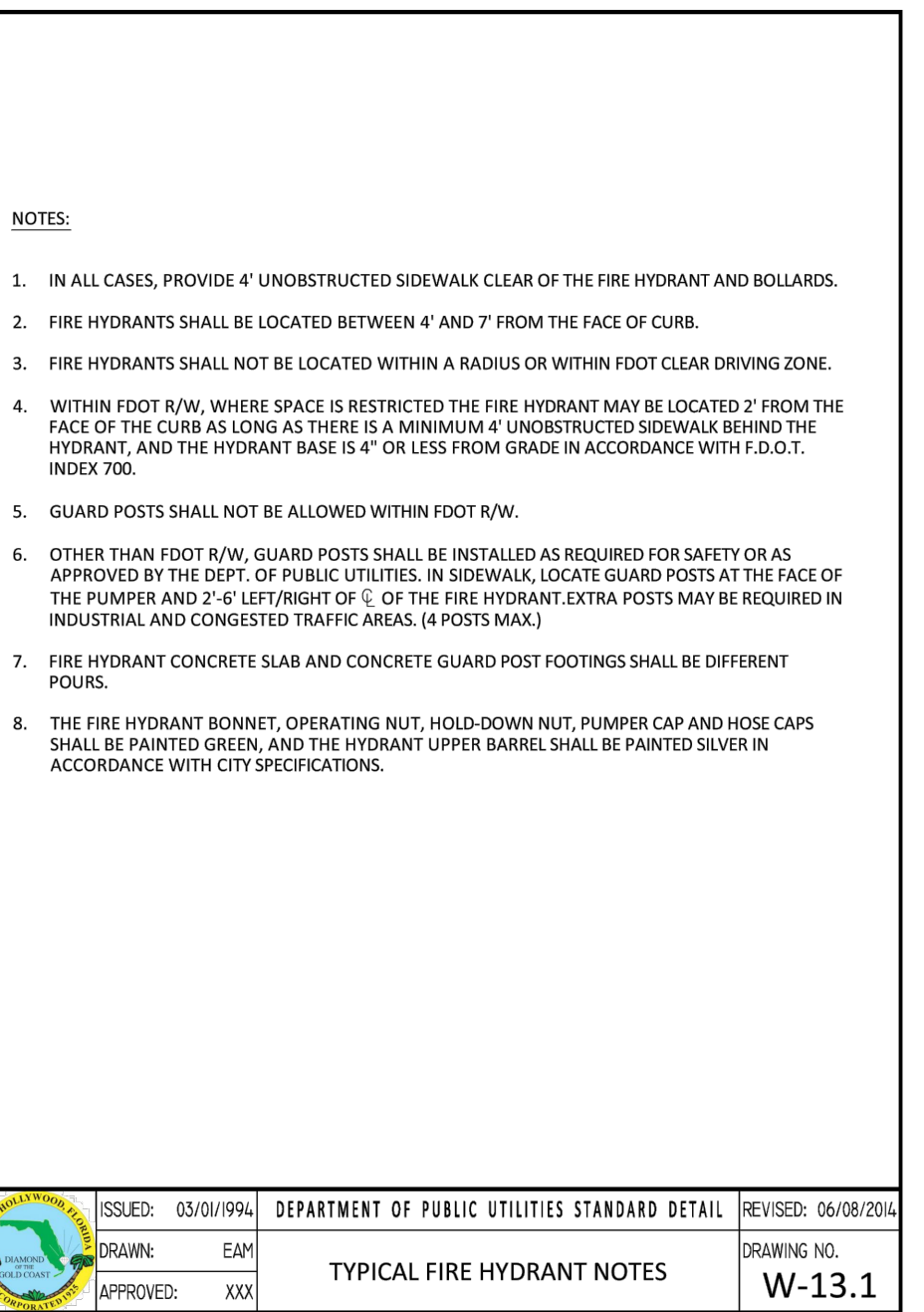
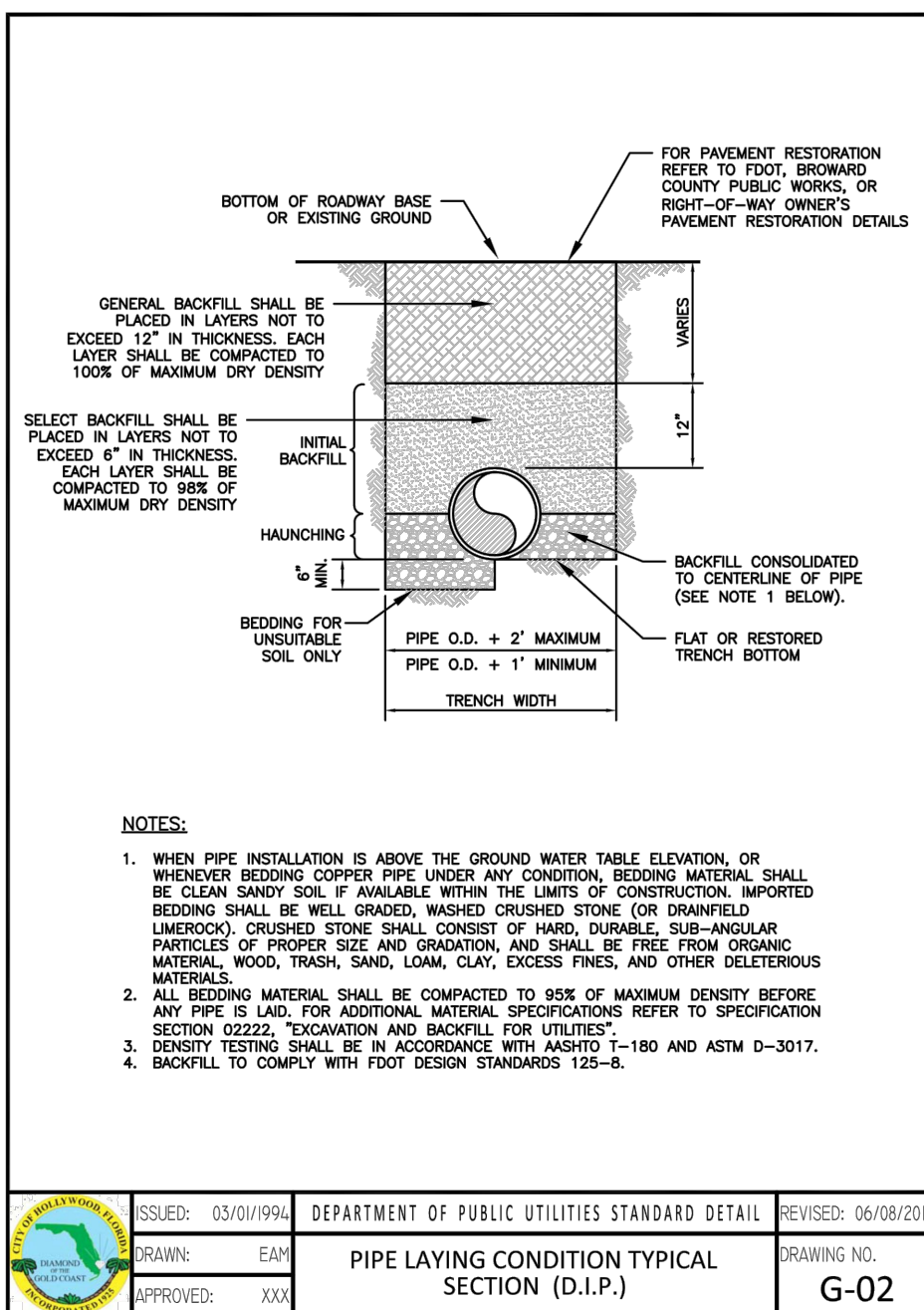
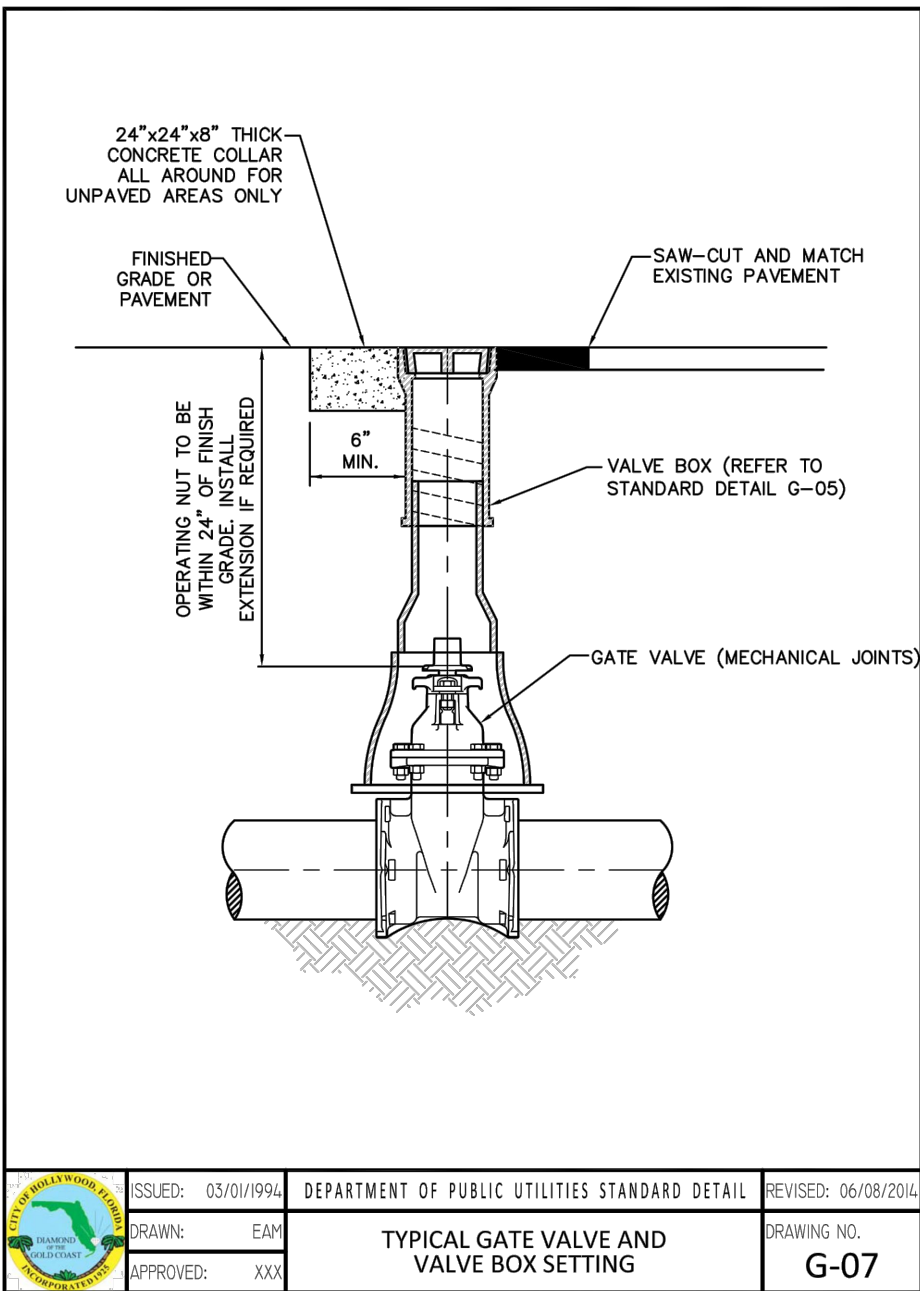
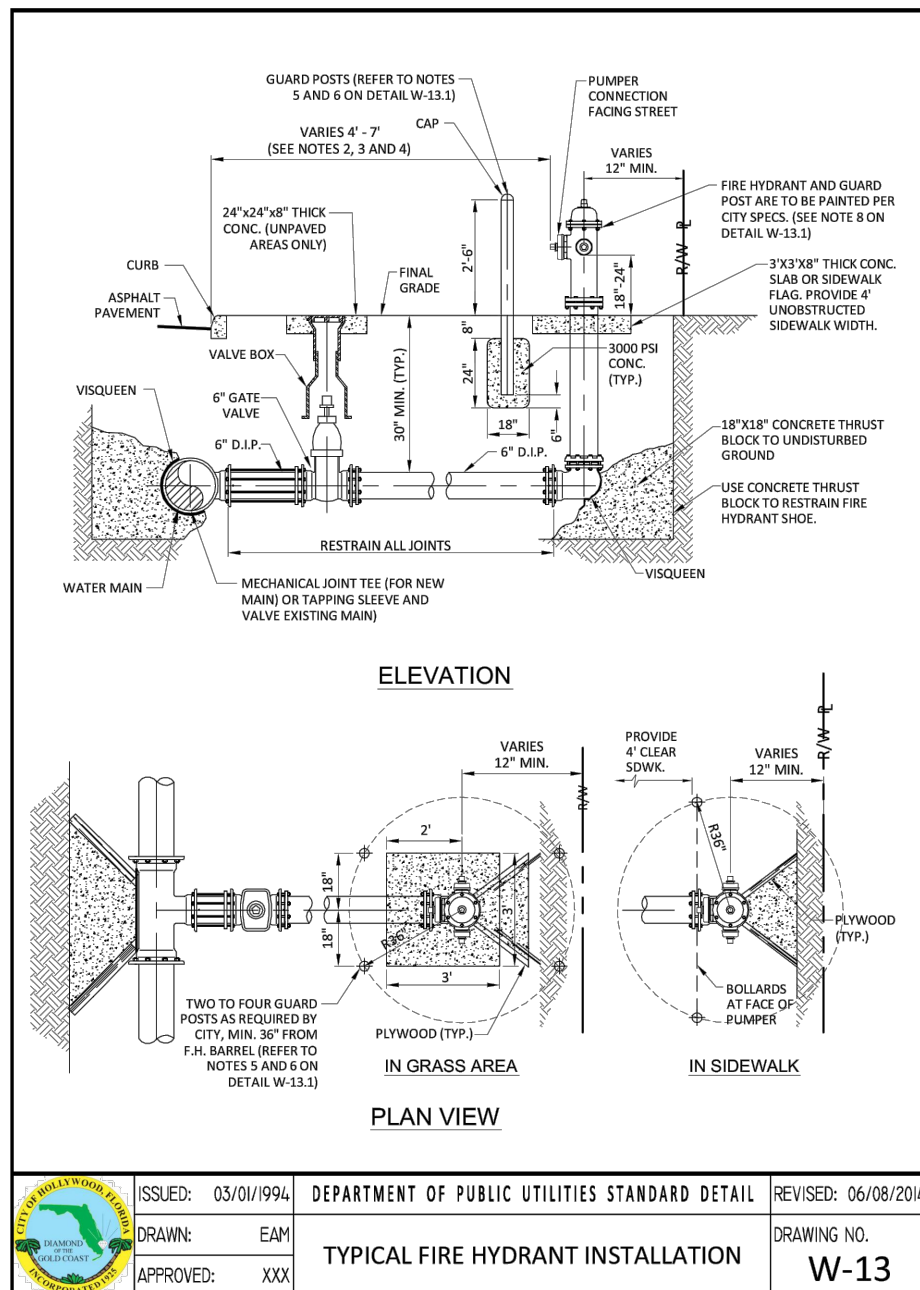
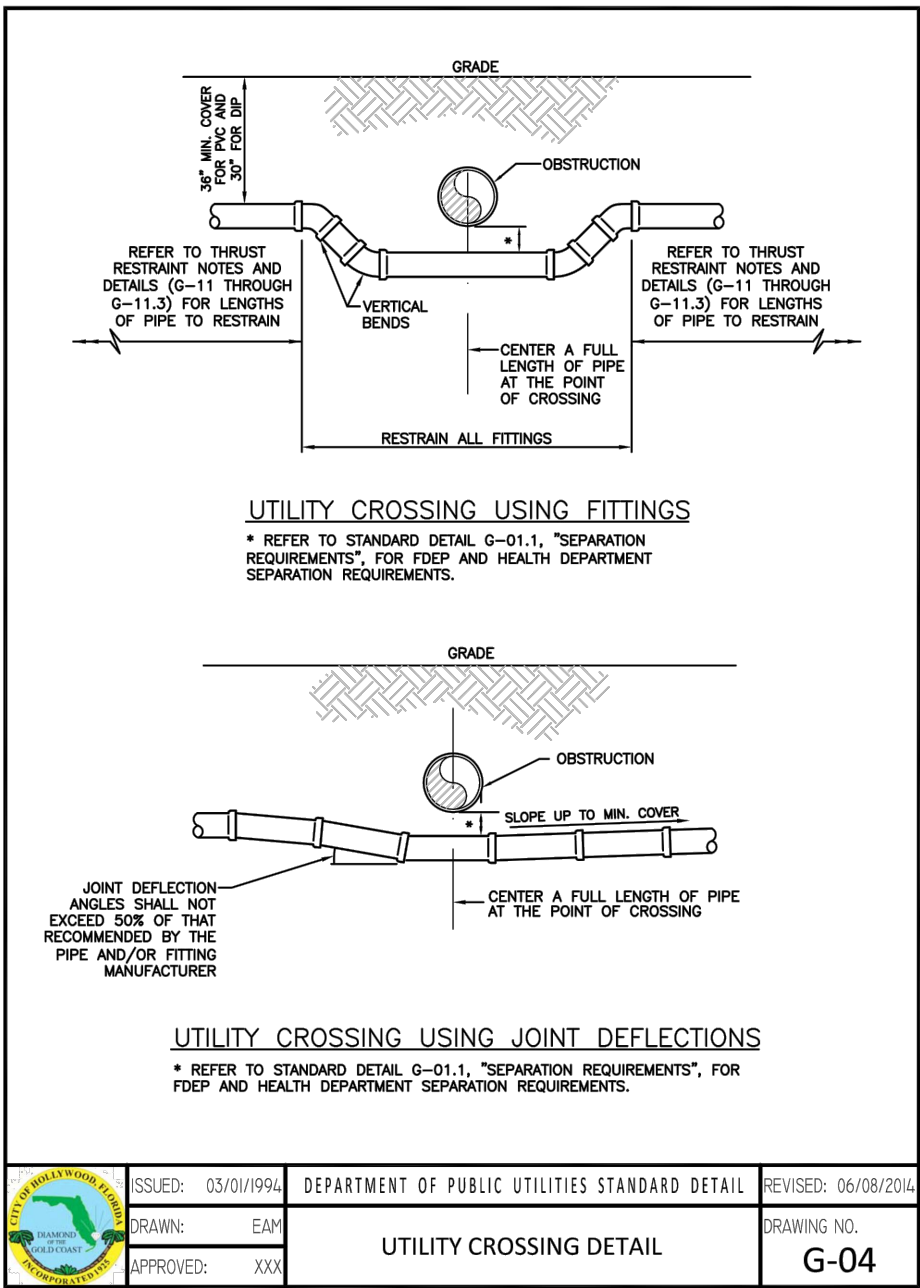
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Date: 2.3.17

Project No: 17-05

Sheet:

WS-1 3 OF 11



WATER MAIN TESTING AND DISINFECTION NOTES:

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
- THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 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.

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

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER MAIN TESTING AND DISINFECTION NOTES	DRAWING NO. W-14
APPROVED: XXX		

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Certificate of Authorization 27419

CIELO AZUL AT HOLLYWOOD
WATER STANDARD DETAILS
2201 POLK STREET
HOLLYWOOD, FLORIDA

Date	Remarks	By
12/01/17	REVISIONS PER CITY OF HOLLYWOOD COMMENTS	KWG
04/18/18	REVISIONS PER CITY OF HOLLYWOOD ADDED COMMENTS K.W.G.	KWG



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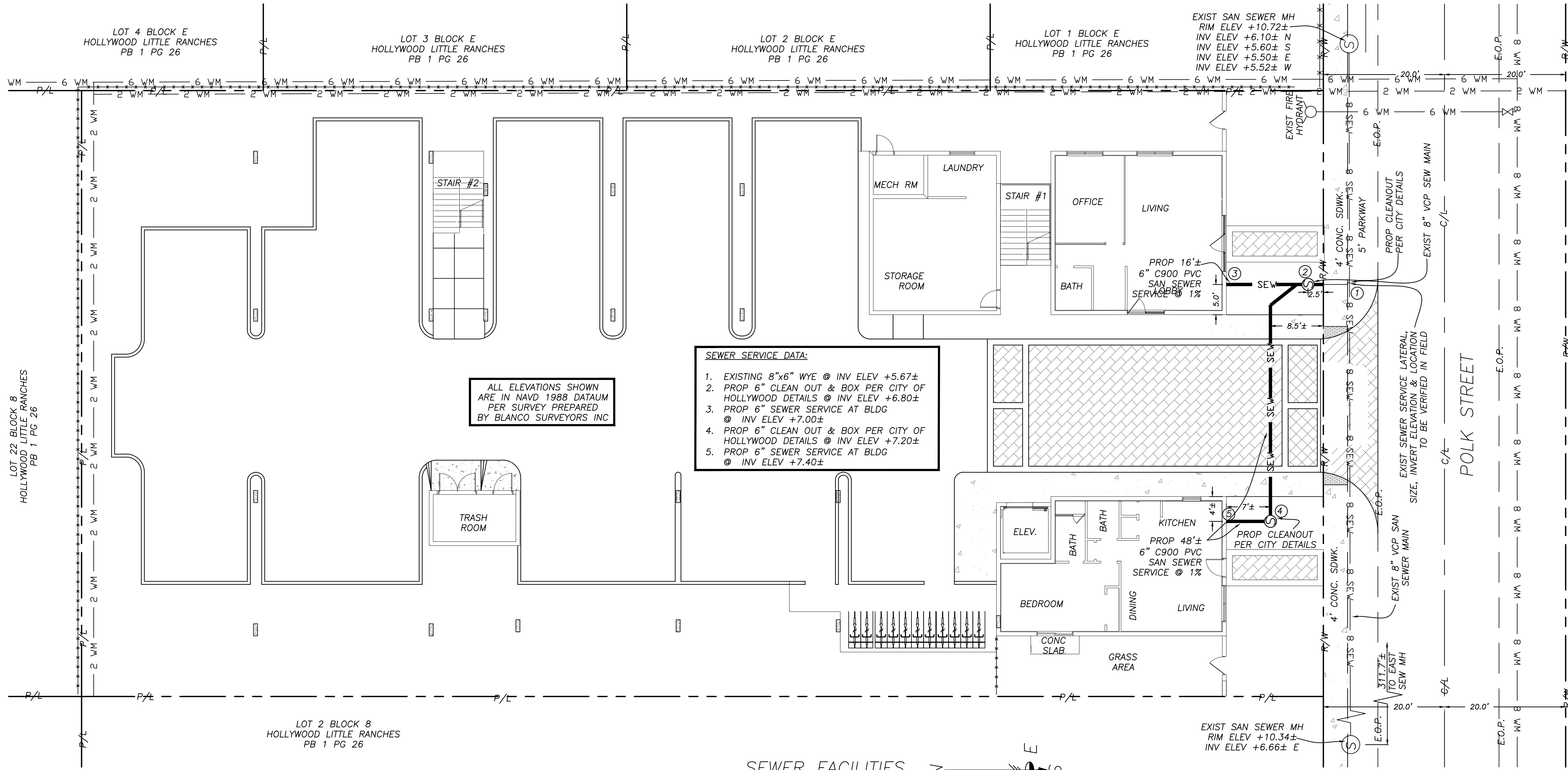
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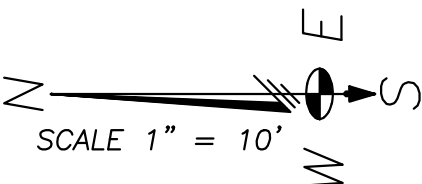
For The Firm By:
KEN W. GROCE, P.E.
Fl. Reg. No. 35944
Civil Engineer

Scale: As Shown In Views
Designed By: KWG
Drawn By: CDS
Checked By: KWG
Date: 2.3.17
Project No: 17-05

Sheet:
WS-2 4 OF 11



SEWER FACILITIES



GENERAL NOTES:

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

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

GENERAL NOTES (CONTINUED):

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

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

GENERAL NOTES (CONTINUED):

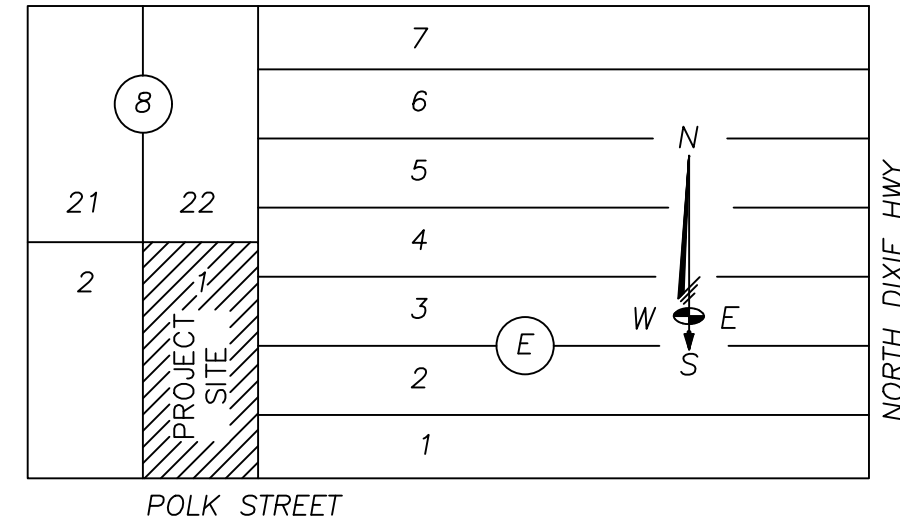
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, PROPERLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL CAST IRON PRODUCTS SHALL BE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FOOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 62/40 DEWATERING.

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

GENERAL NOTES (CONTINUED):

- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
- A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILT SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAIN) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
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	APPROVED: XXX	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3



LOCATION MAP
SCALE: N.T.S.
Section 16 Township 51S Range 42E

LEGAL DESCRIPTION:

LOT 1 BLOCK 8, "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES" PLAT BOOK 1 PAGE 26 AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY

LEGEND:

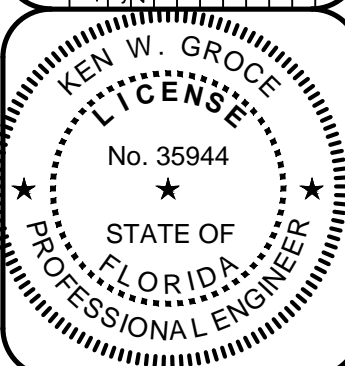
	= EXISTING GRADE
	= PROPOSED GRADE
	= CURB & GUTTER
	= EDGE OF PAVEMENT
	= PROPERTY LINE
	= CENTER LINE
	= RIGHT OF WAY
	= EXISTING EASEMENT
	= AS-BUILT ELEVATION
	= DUCTILE IRON PIPE
	= WATER MAIN
	= ELEVATION
	= TOP OF PIPE
	= BUILDING
	= UNKNOWN
	= WATER VALVE
	= CAST IRON
	= BELL, SOUTH TELEPHONE
	= SANITARY
	= ELECTRIC
	= SEWER VALVE
	= STORM SEWER
	= SANITARY SEWER
	= MANHOLE
	= POWER POLE
	= LIGHT POLE
	= FRENCH DRAIN
	= EXIST NEW SEWER LATERAL
	= EXIST GATE/BUTTERFLY VALVE
	= NEW GATE/BUTTERFLY VALVE
	= EXIST/NEW FIRE HYDRANT ASSEMBLY
	= SINGLE/DUAL WATER SERVICE
	= EXIST/NEW REDUCER
	= EXIST/NEW MANHOLE
	= TEES & BENDS
	= PROP DRAINAGE
	= EXIST DRAINAGE

WATER-SEWER DEMAND:

- 21 APARTMENT UNITS
- 250 GPD PER UNIT
- TOTAL FLOW 5250 GPD

REVISIONS

Date	Remarks	By	KWG
12/01/17	REVISIONS PER CITY OF HOLLYWOOD COMMENTS		
4/18/17	REVISIONS PER CITY OF HOLLYWOOD ADDED COMMENTS K.W.G.		



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For The Firm By:
KEN W. GROCE, P.E.
Fl. Reg. No. 35944
Civil Engineer

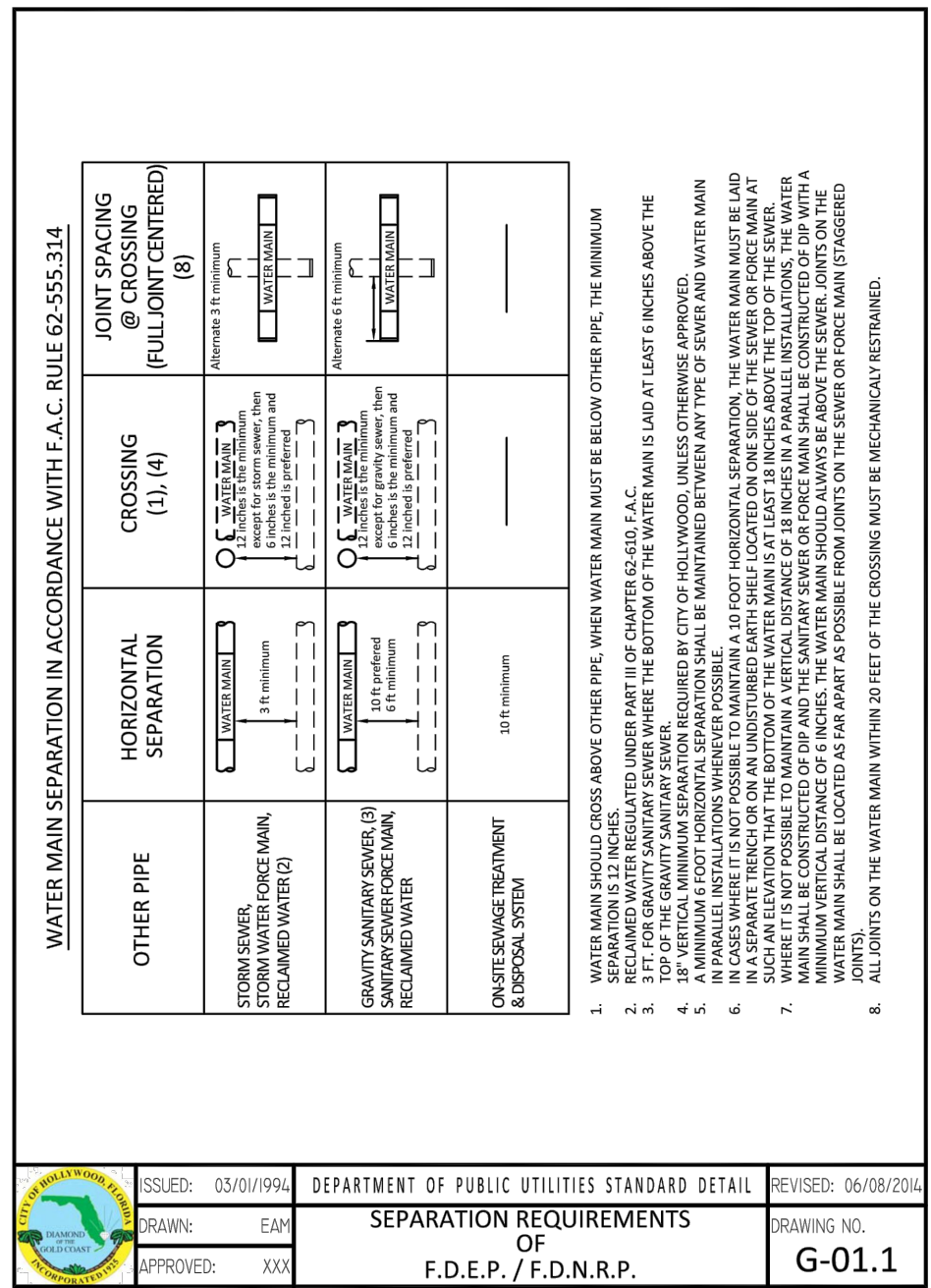
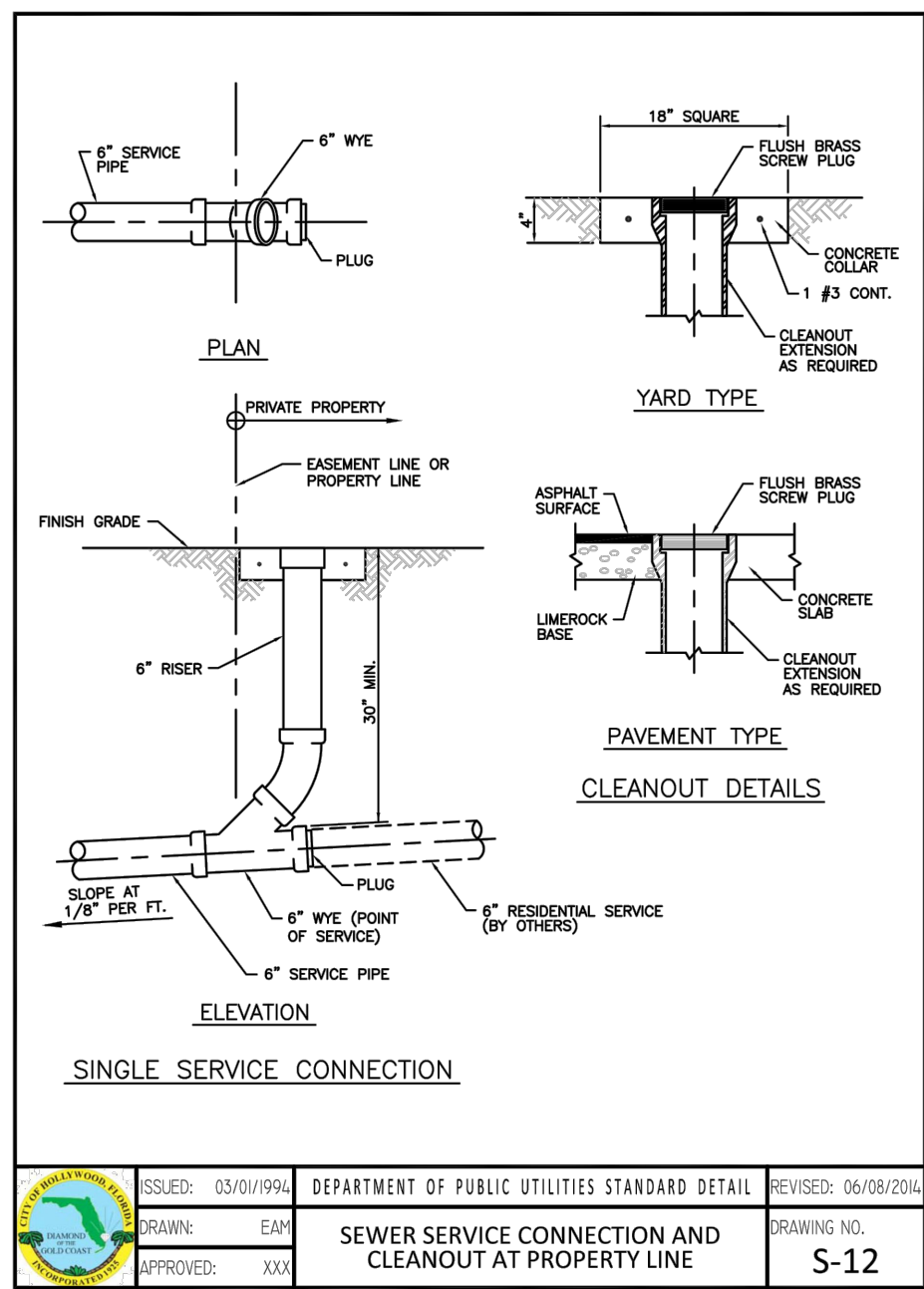
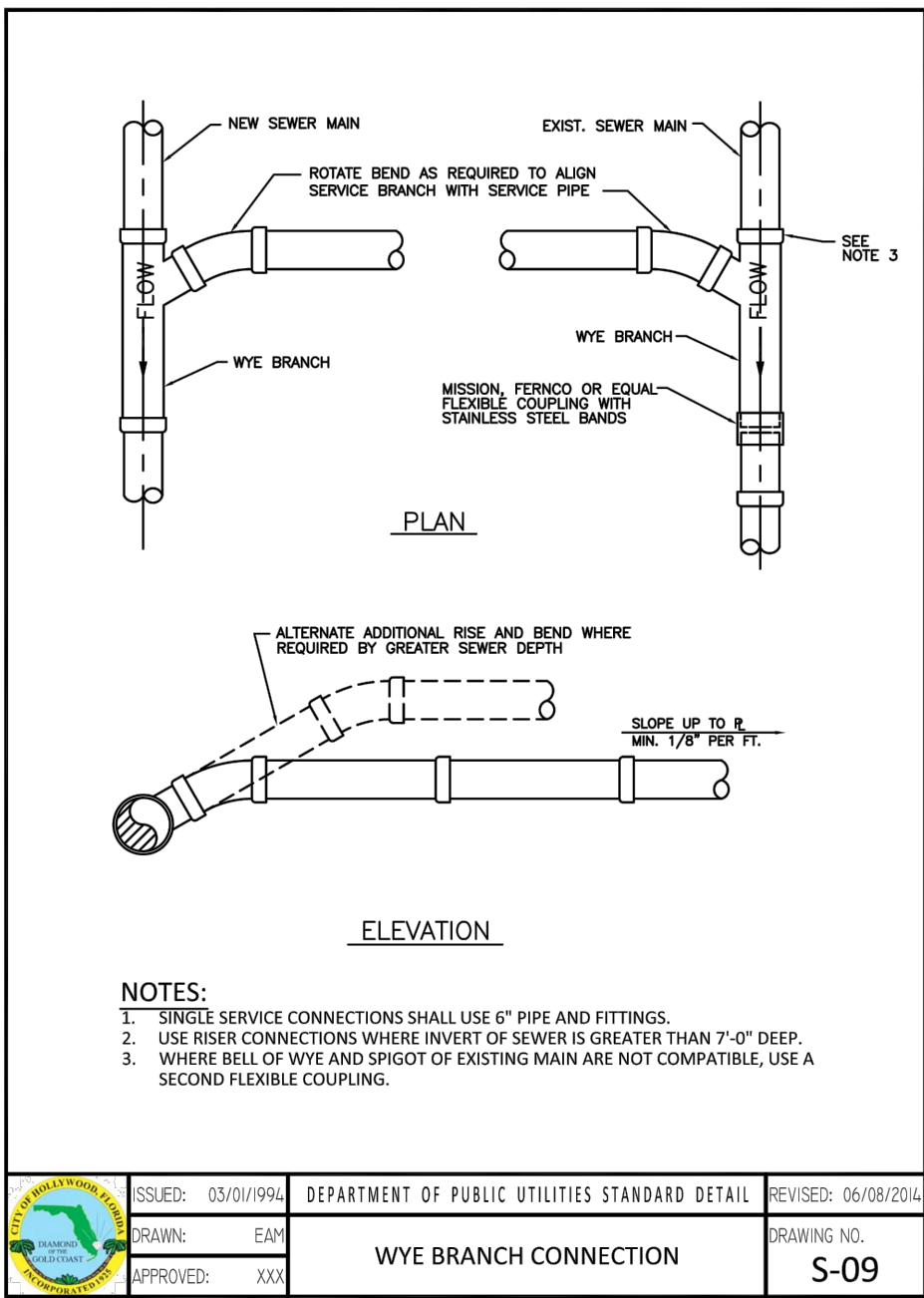
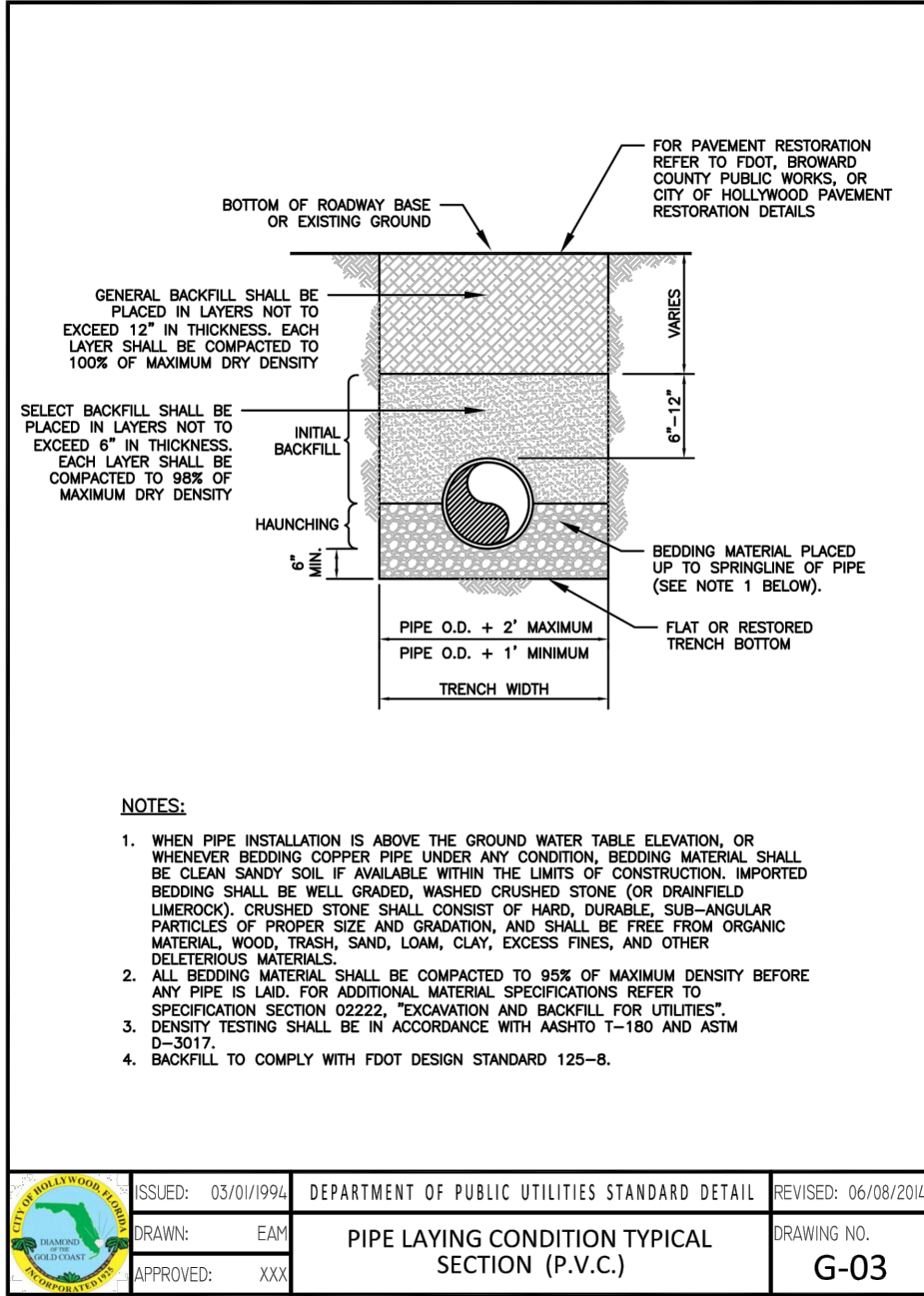
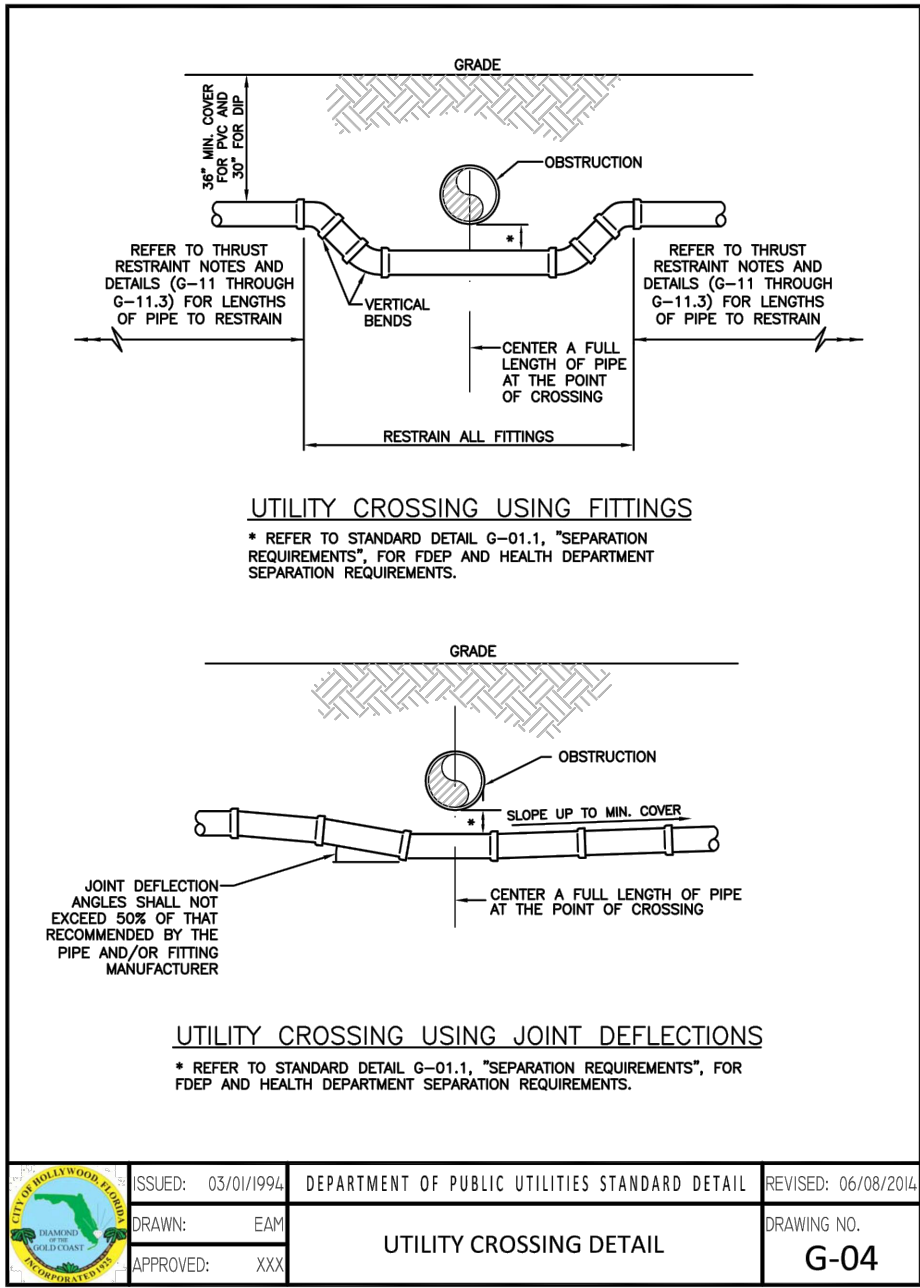
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Drawn By: CDS
Checked By: KWG
Date: 2.3.17
Project No: 17-05

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WS-3 5 OF 11



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Certificate of Authorization 27419

CIELO AZUL AT HOLLYWOOD
PROPOSED SEWER FACILITIES
2201 POLK STREET
HOLLYWOOD, FLORIDA



SEWER NOTES:

- 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".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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

- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING 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.
- 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.

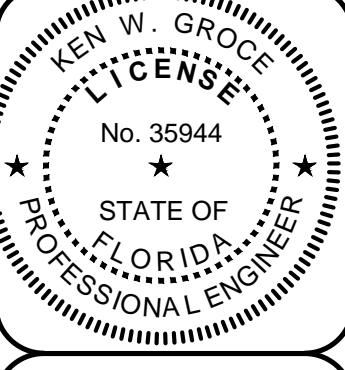
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM
APPROVED: XXX
DRAWING NO. S-01

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CIELO AZUL AT HOLLYWOOD
SEWER STANDARD DETAILS
2201 POLK STREET
HOLLYWOOD, FLORIDA

REVISIONS

Date	Remarks	By	K.W.G.
11/20/17	REVISIONS PER CITY OF HOLLYWOOD COMMENTS		
4/18/17	REVISIONS PER CITY OF HOLLYWOOD COMMENTS		



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For The Firm By:
KEN W. GROCE, P.E.
Fl. Reg. No. 35944
Civil Engineer

Scale: As Shown In Views

Designed By:	KWG
Drawn By:	CDS
Checked By:	KWG
Date:	2.3.17
Project No:	17-05

Sheet:
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