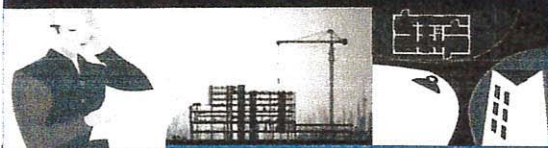


PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 2/4/17

Location Address: 831 N Highland Drive Hollywood
Lot(s): 6-22 Blot 14-2 Block(s): 49 Subdivision: Hollywood Hills
Folio Number(s): 5142 07 02 1280

Zoning Classification: _____ Land Use Classification: _____
Existing Property Use: Res & Vac Land Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check 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: SEE ATTACHED LOVER PAGE'S

Number of units/rooms: _____ Sq Ft: 20,000

Value of Improvement: 10 MILLION Estimated Date of Completion: SEPT 2019

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

Name of Current Property Owner: Ocean Drive Commercial Realty Management, LLC

Address of Property Owner: 3000 S. Ocean Dr Apt 1120 Hollywood, FL 33019

Telephone: (305) 298-7028 Fax: (954) 983-6665 Email Address: Nguyen365@aol.com

Name of Consultant/Representative/Tenant (circle one): FRANK ZINGALE

Address: 6482 Northwest 62 Terr PARKLAND FL Telephone: 954-444-8480

Fax: 954-346-8636 Email Address: FZINGALE@BELL South.net

Date of Purchase: 3/8/2014 Is there an option to purchase the Property? Yes () No (X)

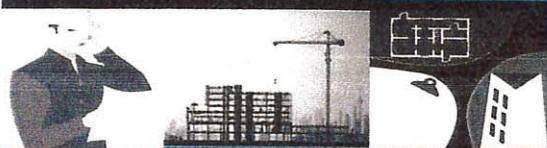
If Yes, Attach Copy of the Contract.

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: HA M NGUYEN Date: 2/4/17

PRINT NAME: HA M NGUYEN, MD General Manager Date: 2/4/17

Signature of Consultant/Representative: Frank C Zingale Date: 2/4/17

PRINT NAME: FRANK C ZINGALE Date: 2/4/17

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

Sworn to and subscribed before me
this 4 day of Feb 2017

Elizabeth M. Barioli
Notary Public

State of Florida

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



ELIZABETH M. BARIOLI
MY COMMISSION # FF 179337
EXPIRES: January 5, 2019
Bonded Thru Budget Notary Services

HA M NGUYEN
Signature of Current Owner

HA M NGUYEN
Print Name



CITY of HOLLYWOOD, FLORIDA

Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

Thomas Barnett
Director

TECHNICAL ADVISORY COMMITTEE REPORT

April 3, 2017

Ocean Drive Commercial Realty Management, LLC
3000 South Ocean Drive, No 1120
Hollywood, FL 33019

FILE NUMBER: 17-DP-12

SUBJECT: Site Plan review for a 20,000 square foot office building (Medical Office Building).

SITE DATA

Owner/Applicant:	Ocean Drive Commercial Realty Management, LLC
Address/Location:	831 North Highland Drive
Gross Area of Property:	N/A
Net Area of Property:	60,522 Sq. Ft. (1.39 acres)
Land Use:	Low Residential
Zoning:	Office (O-1)/Single Family (RS-5)
Existing Use of Land:	Single Family Home/Vacant

ADJACENT LAND USE

North:	Community Facility
South:	Low Residential
East:	Low Residential
West:	Office

ADJACENT ZONING

North:	Hospital (HD)
South:	Single Family (RS-5)
East:	Single Family (RS-5)
West:	Office (O-1)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

A. APPLICATION SUBMITTAL

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Has a platting determination by Broward County Planning Council? If so, provide supporting documentation.

The Platting Determination Letter is included in our package.

2. Provide an O&E Report which shall:

- Accounted for in the O&E Report*
- a. Be dated within 30 days of submittal packet.
 - b. Indicate it was searched from time of platting of 1953 (earliest of the two).
 - c. Provide the legal description of property.
 - d. Provide the names of all current owners.
 - e. Provide a listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within or on the property boundaries (i.e., easements, right-of-way, non-vehicular access lines, et cetera).
 - f. Provide a listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so).

3. The Cover Sheet shall:

- Provided as requested.*
- a. Provide a box on the Cover Sheet listing the dates for Preliminary TAC meeting, Final TAC meeting and PDB meeting.
 - b. Provide a name of the development and phase (if applicable).
 - c. Provide a Title Block.
 - d. Do not include parking stalls on Cover Sheet.
 - e. Parking count on Cover Sheet does not match Site Plan.
 - f. "Site Info" shall be provided on the Site Plan, not the Cover Sheet.

4. The ALTA Survey shall:

- Provided as requested on the survey.*
- a. State that it is based on and dated after the O&E.
 - b. Illustrate the existing curb cuts and driveways to surrounding properties within 100-feet.
 - c. Provide the net and gross property size in square feet and acreage.
 - d. List and illustrate all easements and/or dedications with O.R.

5. Work with the Engineering Division to determine the public right-of-way areas proposed for development on the Site plan, specifically, the 15 foot alley at the rear of the subject property and the portion of right-of-way at the southeast corner of North Highland Drive and Johnson Street, are proceeding with application and have support of the City Engineer.

TBD - 6. Work with Engineering Division to ensure the abandonment of any public right-of-way includes the proper relocation of any public or franchise utilities and infrastructure.

Engineering Plan 3/14 - 7. Once the aforementioned abandonments have been confirmed, update the Site Plan to reflect any pending abandonments and dedications and include clear and concise notes of same.

Engineering Plan 2/14 - 8. Work with the Engineering Division to eliminate the maneuvering conflicts with the on-site traffic circulation.

9. Site Plan:

a. Shall be fully dimensioned.

On site plan and survey - b. Provide a Site Data table which lists relevant information for development, such as Land Use Designation, Zoning, net lot area in square feet and acres, existing land use, proposed development, setbacks, open space calculations, parking and accessible parking, height, calculations where necessary, breakdown of floor areas, etc.

on site plan and survey - c. In the Site Data table, provide a breakdown of airconditioned and non-airconditioned space (i.e., balconies, restrooms, power equipment rooms, meter rooms, etc.), for each floor and the floor area for the building.

Please review narrative - d. Provide a box that lists any requested variances.

e. Provide a box indicating a Special Exception is being requested for the proposed parking in a Single-Family District (RS-5) for use by an abutting commercial use.

f. Provide a box indicating the request for applying 20,000 square of office is being requested for Commercial FLEX in a Residential Future Land Use Designation for Flex Zone 88.

all architectural plans A1-7 - g. Include a Title Block with revision dates and Architects name and address of their office.

N/A - h. Clearly indicate the portions of land to be vacated by the City for development. If Resolution numbers are available, they shall also be provided in the plan note.

Site plan and survey - i. Illustrate the existing property line and the proposed property line pursuant to the abandonment stated herein above.

located on A-7 - j. Demark the vehicular use area on the Site Plan, or separate plan if deemed appropriate by the Applicant, which shall provide the pervious and impervious area calculations. This information shall be included in the Site Data box.

Eng. Plan 6 of 14 curb type D - k. Identify the type of curb utilized throughout the Vehicular Use Area (Type D or F permitted).

A1 of 7 - l. Illustrate the proposed 2 foot overhang included in the parking stall dimension.

A1 of 7 existing - m. Provide pedestrian access from Johnson Street.

- n. Provide the correct and complete spelling of Highland Drive.

Site plan and survey - o. Provide the names of all abutting right-of-ways.

- Eng. Plan 4 of 14 - p. Provide and label the required sight triangles.
- Eng. Plan 2 of 14 and ALTA Survey - q. Clearly indicate the dedication of land along Johnson Street to the City for a proposed right-hand turning lane. This information shall be consistent on the ALTA Survey.
- Eng. Plan 4 of 14 and 7 of 14 - r. Provide, due to the complex on-site maneuvering of vehicles, the complete traffic markings including the locations and types of traffic signage.
- Eng. Plan 4/14 and 8/14 - s. Note any transitions from accessible parking stalls.
- Eng. Plan 4/14 - t. Illustrate the location of state required signage for accessible stalls.
- Eng. Plan 4/14 and 8/14 - u. Illustrate the overhang for accessible stalls.
- Arch. Plan A2/7 - v. Demark the main entry to the proposed building.
- Site Plan A1 - w. New buildings shall be sited in a manner that results in the maximum distance from adjacent residential structures.
- Site Plan A1 - x. Illustrate the Base Building Line, pursuant to Article, from which all setbacks shall be measured.
- Site Plan A1 - y. Label the recycle and waste container on the illustration of the dumpster enclosure.
- Site Plan A1 - z. Show the pedestrian access for the dumpster enclosure.
- Site Plan A1 - aa. Provide the dimensions of all walkways.
- Arch. Plan A5 sec. 3-A11 - bb. Illustrate the location of the AC pads and condenser units.
- Site Plan A1 - cc. Illustrate the provided bicycle parking.
- Site Plan A1 - dd. Illustrate the location of all fences/walls/hedges and provide their height and material. Elevations of any wall or fence should be provided as well.
- Arch. Plan A2 of 7 - ee. Provide method of mail delivery.

10. Building Elevations:

- Arch. Plan ELVA6 - a. Provide the Base Flood Elevation on the elevation drawings, which shall be utilized as the 0'-0" marker for measuring building height.
- Eng. Plan 3 of 14 and Survey
11. Ensure all renderings of the project are in a resolution appropriate for the print size.

B. ZONING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

- Site Plan A1
1. Several deviations from the Zoning and Land Development Regulations have been identified by staff; however, the Applicant has not stated whether same are going to be addressed by amendment of the proposed Site Plan or by variance request. Should the Applicant choose the latter, the variance request must be listed on the Site Plan.
 2. Provide a 20 foot setback from the side street plot line.
 3. Provide a 20 foot setback from the rear plot line.

new design - 4. 80 parking stalls required where 78 are provided.

Site plan A-1 - 5. At-grade parking lots require a 10 foot setback from any plot line.

6. All office or commercial development adjacent to residentially zoned properties on the sides and rear shall be separated from the residential property by an opaque 6 foot concrete wall and tree screen.

7. Parking islands shall measure 190 square feet and shall be demarked by drawing convention including a note stating the area as measured in square feet.

8. Parking areas including stalls shall be curbed, allowing for the terminus of the parking stall to have a two (2) foot overhang which shall include curb and landscaping. Note that said landscaping may *not* be included in open space calculations.

9. Sites exceeding 0.5 acres shall have a decorative CBS wall. Long walls should be designed to break-up their linear form through alternating the location of the footings. The placement of pilasters, stucco banding, decorative caps and similar types of treatments on the wall is encouraged.

Site plan A-1
Landscape Plan 1 and 2 - 10. Any development which has parking in any yard that faces a street shall provide an opaque 4 foot high concrete wall setback 3 foot from and parallel to the street right-of-way line **OR** a screening hedge with 100-percent irrigation system. If the wall is selected, it shall also include a screening hedge in the setback area.

Site Plan A-1
Eng. Plan 2/14 - 11. Provide the dimensions and locations of any existing or proposed easements or right-of-ways on or adjacent to the site, and provide any documentation relating to the abandonment or dedications of easements or right-of-ways.

N/A - 12. If available, provide the agreement and supporting legal documentation (drafts at minimum) for proposed easements.

C. ARCHITECTURE AND URBAN DESIGN

Jean-Paul W. Perez, Planning Administrator 954-921-3471

New design - 1. Remove the freestanding arch unless it can be demonstrated that it contributes to and is incidental to the overall aesthetic and architectural design.

New Design
A-1 of 7, Corb. Inscon - 2. Staff does not find a singular architectural style has been proposed; therefore, it is recommended to incorporate elements of design from a defined architectural style (i.e., Post Modern, Early Modern, Mediterranean Revival, etc.).

Cover sheet, Site Plan and Landscape Plan - 3. It is the intent of the Office (O-1) District to provide a buffer from single-family homes from busy corridors. Given the intent of the district, demonstrate how the proposed development will minimize the impact on the abutting single-family homes.

Terrence Comiskey, Architect, 954-921-3930

Site Plan A-1 - 4. Sheet A-1: There should be a pedestrian connection to the side walk along Johnson Street.

5. Sheet A-1: There should be a bike rack on a concrete pad.

Site Plan A 5 of 7 - 6. Sheet A-1: Dumpster enclosure details were not included for review. Gates are required and how is recycling being accommodated? Pavement does not meet alley.

Yes, recycling is accommodated.

New design - 7. Sheet A-2: The restrooms seem inadequate for the square footage of the First Floor. There needs to be a janitorial closet with a mop sink.

yes New design - 8. Sheet A-2: Will exam rooms have hand washing sinks?

New design - { 9. Sheet A-3: The restrooms seem inadequate for the square footage of the Second Floor.
10. Sheet A-3: Is all the mechanical equipment adequately screened behind the mansard roof?
11. Sheet A-4: South Elevation - The two story entry piece seems awkward and disjointed from the rest of the building. It doesn't work.

Spanish "S" - 12. Sheet A-4: What kind of "stone veneer"? Are you doing a real barrel tile roof, or is it Spanish "S" tile? *Owens Corning Stone Veneer - Red Rock Country Ledge Stone*

New design - { 13. Sheet A-4: What is the covered walkway constructed of? It looks awkward and out of place.
14. The signage element on the West Elevation seems forced and out of place.

Arch. Plan A-1, A-5, A-6 of 7 - 15. No Roof Plan was included for review.

D. LANDSCAPING

Dale Bryant, Landscape Architect 954-921-3997

Landscape Comments:

- Landscape Plan 1 and 2* {
1. Provide existing tree and palm information including location, nomenclature (common and botanical names), estimated height and canopy/crown spread, caliper diameter of trunks (for dicots only), overall condition, and proposed disposition (remain, remove, or relocate) on a Tree Disposition Plan prepared, signed and sealed by a Florida Registered Landscape Architect or prepared by an ISA Certified Arborist.
 2. For any trees to be removed, quantify mitigation requirements in the tabular data chart 'required' column on the Landscape Plan and how they are being met. Mitigation for new development can be found in Article 9 of the Land and Zoning Development Regulations.
 3. A City of Hollywood Tree Removal/Relocation Permit will be required for any existing tree removal or relocation. The existing Royal Palms where proposed for removal appear to be good candidates for relocation instead of removal.
 4. Submit a Landscape Planting Plan and details/specifications signed and sealed by a Registered Landscape Architect in the State of Florida. Landscape Plans will follow City of Hollywood Land and Zoning Development Regulation requirements and Florida State Statute requirements in regard to Florida Friendly Landscaping, Xeriscape principles and other requirements and standards listed in the landscape manual. Include a tabular data chart defining applicable City of Hollywood landscape requirements, including any tree mitigation requirements, and demonstrate on the Landscape Plan how they are being met.
 5. Landscape Plans should responsibly maximize shade by way of spreading habit canopy trees on the site and adjacent to the site (especially where adjacent to public pedestrian ways), aim to preserve or relocate existing trees, and also serve to buffer site uses and design from adjacent properties while improving the overall site aesthetic from public view.

Site Plan Comments:

Landscape Plan 1 and 2 - 6. NE quadrant appears to show 3' landscape buffer area adjacent to at-grade parking lot with 17' depth parking stalls resulting in a 2' overhang into this space. This will restrict the landscape requirements for at grade parking lots. Landscape buffer along this area is 5' width minimum unobstructed landscape buffer area. Please revise to provide.

New design Arch. Plan A-4 of 7 - 7. Eastern ingress- the direction of travel southbound on 35th into the site exceeds 90°; what is the radius of the turn from 35th Ave. into the site and will this be designed for automobiles only or service vehicles as well?

yes, Arch. Plan A-1 of 7 - 8. Change of direction in alley- Will waste trucks be able to make the turn in direction safely as drawn (reviewer is assuming their direction of travel as planned through the alley is northeast to merge with the eastern egress lane on the site plan)?

New design - 9. What is meant by "proposed vacated property" at the NW sector of the site in what appears to be public right-of-way?

Existing walkway - 10. How will existing pedestrian neighborhood walk at southwest of site connect to Johnson St.? It appears the pedestrian connectivity is eliminated in the proposed plan. Will the walk now terminate where the site property line begins?

yes - 11. Will existing below- and/or above-ground utilities in the alley be relocated with the new proposed alley directional change and movement?

New design Arch. Plan A-1 - 12. Highly recommend to move the proposed dumpster enclosure further into the site and away from adjacent residential housing.

13. Additional comments may be forthcoming.

E. SIGNAGE

Jean-Paul W. Perez, Planning Administrator 954-921-3471

Arch. Plan A-6 12" alum. letters - 1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.

N/A - 2. Refer to the City of Hollywood Design Guidelines to ensure the monument sign meets design standards.

- 3. Include a note on plans that all signage will comply with Zoning and Land Development Regulations.

yes - 4. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

F. LIGHTING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

Arch. Plan A-4 of 7 - 1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

G. GREEN BUILDING

Jean-Paul W. Perez, Planning Administrator 954-921-3471

Arch. Plan A-1 of 7 - 1. Work with Building Department to ensure compliance with Green Building Ordinance.

Arch. Plan
A-1 of 7

2. Provide a note on the Site Plan stating Green Building Certification shall be achieved.

H. ENVIRONMENTAL SUSTAINABILITY

Lindsey Nieratka, Environmental Sustainability Coordinator, 954 -921-3201

1. List the green building features you will choose to comply with the green building ordinance. Consider selecting items related to:

- a. Using Energy Star rated materials for roofing – “cool roof”
- b. External lights should be energy efficient and fully shielded in compliance with the International Dark Skies Association
- c. Use of sustainable building material (e.g. material with recycled content, third party sustainable labels.)
- d. Increased energy efficiency relative to the Florida Building Code.

Eng. Plan
3 of 14

2. Consider the utilization of green infrastructure methods (e.g. bioswales, rain gardens) and pervious pavement to manage stormwater on the property, increase pervious area, and reduce the use of sod.

I. UTILITIES

James Rusnak, Engineer 954-921-3302

Wilford Zephyr, Engineer 954-924-2985

Eng. Plan

1. Provide pre and post stormwater calculations.

Eng. Plan
3 of 14

2. Provide site grading and drainage civil plans to show how you propose to collect and retain drainage and to maintain site grading not higher than adjacent property.

Eng. Plan

3. Include perimeter grading cross section details and show how roof drainage will connect to your drainage system.

N/A

4. Any right of way improvements such as turn lanes will also require drainage reconfiguration or improvements to the existing right of way system along Johnson and N 35th Ave.

Eng. Plan

5. City owns, operates and maintains an existing water main within the alley, applicant will be required to coordinate any relocation of the water main and or provide clear on obstructed dedicated easements.

Eng. Plan

6. Provide water and sewer demand calculations for proposed use. These calculations should be included on your civil water and sewer sheet.

Eng. Plan

7. Provide civil water and sewer plans to show how you propose to connect to city water and sewer.

Eng. Plan

8. Specify water meter size for domestic and size of irrigation meter if you will be requesting one.

9. Include any fire line taps you may need.

10. For a copy of our water, sewer and drainage atlas information and our utilities standard details please contact Mike Zaske at 954-921-3302.

11. Construction sites are required to operate using Best Management Practices and an approved Storm Water Pollution Plan (SWPPP)

12. The following comments are provided as a courtesy:

13. NPDES – Up to 1 Ac.

Eng. Plan 6 of 14 14. The construction activity on this site is regulated by City Code Chapter 54. Failure to maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$500.00 per day.

15. Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required. The SWPPP must be maintained at the job site at all times. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

16. Construction sites and operations shall be required to maintain during and after all demolition, construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection
2600 Blair Stone Road, MS #2500
Tallahassee, FL 32399-2400
(850) 245-7522
Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes/

RECOMMENDATION:

17. Revise and address preliminary utility comments prior to final site plan approval.

J. BUILDING

Philip Sauer, Chief Building Official 954-921-3025

Site Plan A-1 - 1. Provide an accessible path of travel from the building to the public way.

K. ENGINEERING

Luis Lopez, City Engineer 954-921-3251

Clarissa Ip, Engineering Support Services Manager 954-921-3915

Eng. Plan 1 of 14 - 1. Provide civil plans for the proposed work. Provide and indicate items such as but not limited to curbing, all vehicle turning radii, sight triangles, pavement material, pavement marking and signage plans and details.

Eng. Plan 10 of 14 - 2. For utility work within City rights-of-way, show area of pavement restoration and include City restoration detail. Full lane or road width pavement restoration is required, length of road restoration equal to width.

New design Eng. Plan 7 of 14 - 3. Provide complete detailed dimensions for the angled parking stalls, include items such as width, angle and depth perpendicular to drive aisle.

Arch. Plan A-1 4. Provide table to show parking requirements and calculations.

Eng. Plan - 5. Extend sidewalk flush thru driveway, 6" thick concrete at driveways.

6. Label Rainbow Drive on plans.

7. Narrative included in the submittal package referenced a "left" turn lane, plans shows for a right turn lane, please clarify.

*Arch. Plan A-1
Site Plan*

8. Provide corner setback measuring 25' along the property lines at Johnson Street and North 35 Avenue.

*Survey,
Site Plan
Eng. Plan 9 of 14*

9. Show locations of existing power and light poles on Johnson Street and North 35th Avenue on plans. Relocation will be necessary for the proposed site plan.

New design

10. Remove all existing driveways aprons and curb cuts on North Highland Drive, coordinate resod/reconstruction of area with the proposed site improvements.

11. Sheet A-1 shows for 78 parking spaces and Cover Sheet shows 76.

12. Provide the required setback of 10' for parking along Johnson Street.

13. Provide better internal vehicular circulation and traffic control. Currently, there are conflicting movements between the two parking areas. Consider extending the alley vacation to the property line of the south parcel to improve internal circulation and increase turning radius/angle for the drive access off of North 35th Avenue.

*Eng. Plan
4 of 14*

14. For the drive access off of North 35 Avenue, indicate the turn lane queue length being provided. Show the existing striped area at the intersection on plans.

New design

15. For the parking area south of the alley, the drive aisle between the angled parking is a one-way condition, a 24' drive aisle is provided; reduce drive aisle width to avoid confusion for drivers.

*Eng. Plan
4 of 14*

16. Lengths shown for the proposed right turn lane does not meet FDOT clearance distance and break to stop distance requirements. Distances are measured from the stop bar, not the perpendicular tangent. Drive access location may need to be shifted accordingly. Posted speed limit on Johnson Street is 30 mph.

17. Proposed site plan requires alley vacation and shows for alley being used as site drive aisle. Vacation application and City Commission approval is required. Limits of the vacation area should be further discussed.

18. Area of proposed vacation along Johnson Street off of North Highlands Drive requires vacation application and City Commission approval. Staff cannot support extend of the area as currently drafted on the site plan.

New design

19. All outside agency permits must be obtained prior to issuance of building permit.

20. More comments may follow upon review of the requested information.

L. FIRE

Janet A. Washburn, Fire Prevention Officer III 954-921-3263

*Eng. Plan
1 of 14*

1. No civil drawings were included. Please show the locations of all existing fire hydrants and any new ones on the next submittal. In order to determine the required fire flow, a hydrant flow test is required. Call 954-921-3046 to schedule. Once test results are available, show, by calculations how you are meeting the fire flow requirements found in NFPA 1, 18.4.5.2.

Arch. Plan
A-4 of 7

1. Show on the plan that building will be in compliance with NFPA 1, 11.10* Two-Way Radio Communication Systems. (there is also a Broward Building code amendment 118.2 on requirements).
2. Provide AutoCAD movement on the plan for turning radius for fire department vehicles from main entrance and exiting to the street: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior. 32'.2".
3. Please check with the Florida Building Code 5th edition to determine if fire sprinklers are required. If so, show the connection of underground piping from city supply, and location of fire department connection, on the civil drawings.

The building will
have fire
sprinklers.

M. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager 954-921-3271

Sheet A-1:

1. There's a conflict between two intersecting parking spaces at SE corner of the building.
2. Suggest marking pavement to encourage counter-clockwise traffic circulation in south lot.

Sheet A-2:

3. What is the space labeled "CL" between the two first floor offices? No access is shown to the space.

Sheet A-3:

4. "Second Floor" label is a typo
5. Show details of second floor
6. What is purpose of double door at east side of second floor?
7. What is the purpose of space labeled "Outside Mechanical"? How is the space accessed?

8. Where is mechanical equipment located? (on the roof)

9. How is roof accessed?

Sheet A-4:

10. "Mooth" stucco label is a typo

11. Show details of covered walkway, including materials and renderings

12. Show details of dumpster enclosure

13. What is the open space on exterior of second floor above east entrance?

N. PARKS, RECREATION AND CULTURAL ARTS

Eric Brown, Recreation Supervisor 954-921-3404
David Vazquez, Assistant Director 954-921-3404

1. Application is substantially compliant.

O. POLICE DEPARTMENT

Doreen Avitabile, Police 954-967-4371

1. No comments received.

P. PUBLIC WORKS

Karen Arndt, Assistant Director 954-967-4264

Charles Lassiter, Environmental Services Supervisor 954-967-4207

1. No comments received.

Q. ECONOMIC DEVELOPMENT

Brian Rademacher, Corridor Redevelopment Manager 954-924-2922

- New design* - 1. Where is the doorway access to the proposed first floor office space adjacent to the medical office?
- yes, New design* - 2. Are the areas marked 'proposed' spec office space on the first and second floor?

R. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director 954-924-2980

Susan Goldberg, Deputy Director 954-924-2980

1. Not applicable.

S. PARKING AND INTERGOVERNMENTAL AFFAIRS

Tamikia Bacon, Parking Operations Manager 954-921-3548

Hal King, Parking Administrator 954-921-3549

1. No comments received.

T. ADDITIONAL COMMENTS

Jean-Paul W. Perez, Planning Administrator 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

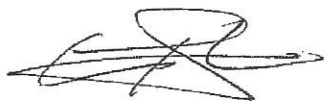
Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

A handwritten signature in black ink, appearing to be 'Alexandra Carcamo', with a stylized, cursive script.

Alexandra Carcamo
Principal Planner

C: Hoa N. Nguyen, M.D. via nguyen305@aol.com
Frank Zingale via fzingale@bellsouth.net



Zingale General Construction, Inc.
6482 N.W. 62nd Terr. Parkland, FL 33067
(954) 753-9916 Fax (954) 346-8636
Lic.# CGC 045402 –QB #0016

November 1, 2017

Technical Advisory Committee
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022

To Whom It May Concern;

RE: Narrative for Final TAC Meeting

Zingale General Construction, Inc. represents the owner of the property located at 831 North Highland Drive in Hollywood, Florida. Based on input from the last TAC Meeting and various meetings with staff, we have redesigned this project to be a square foot size of 16,891 sq. ft. using the balance of the property to accommodate 68 parking spaces.

We are requesting a land use change from low residential (RS-5) to office (O-1). Our building will be located on the first two lots at the western part of the property. We hope that this can be accomplished via a FLEX Land Use change. We are also requesting a special exemption for the remaining lots for parking per our survey and site plan.

This project will also involve the relocation of the alleyway from the corner of Johnson Street and 35th Avenue to further south on 35th Avenue. This allows for a safer entrance and exit from the alleyway to 35th Avenue.

It was requested in a meeting with staff, for the owner of the property to donate a portion of the land to provide for a right-hand turning lane from Johnson Street to 35th Avenue. While the owner is willing to donate the property in itself, the construction of the turning lane is not in the budget. Therefore, included in the new design, we have provided for the property to be donated to the city for future development of the right-hand turning lane.

It is our hope that we meet with the TAC Committee's approval and look forward to the next step of addressing the commission and finishing this process.

Sincerely,

Frank Zingale
Zingale General Construction, Inc.



DATES
PRELIMINARY TAC MEETING
APRIL 3, 2017
FINAL TAC MEETING
NOVEMBER 20, 2017
PDB MEETING
TBD

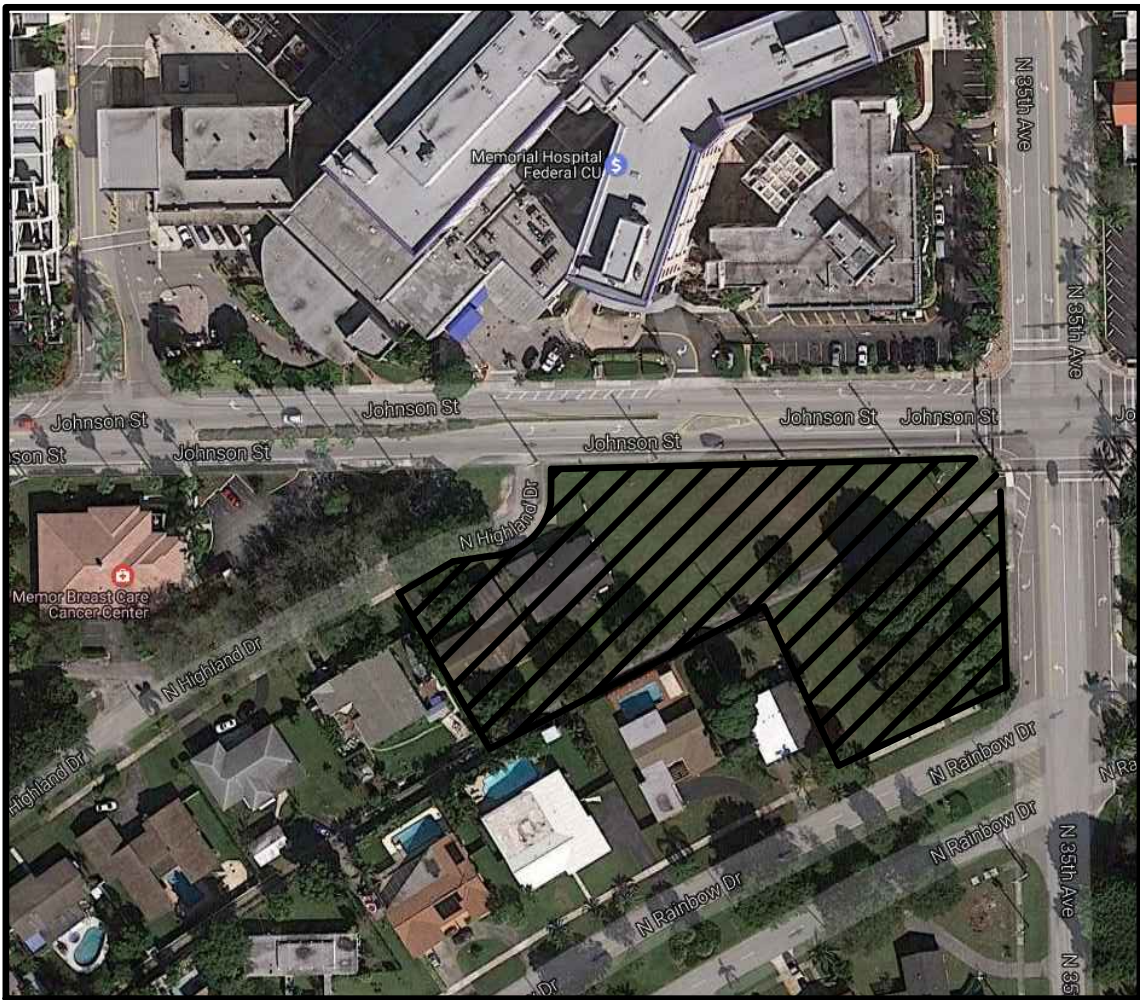
SHEET INDEX

ARCHITECTURAL	
	COVER SHEET
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	PARKING LOT LIGHTING FIRE TRUCK PATH PLAN
A5	WALL DETAIL DUMPSTER ENCLOSURE SECTION
	BUILDING SECTION
A6	BUILDING ELEVATIONS
A7	SITE COVERAGE PLAN
A8	SURVEY
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE NOTES
LI-1	IRRIGATION PLAN
1-14	ENGINEERING PLANS

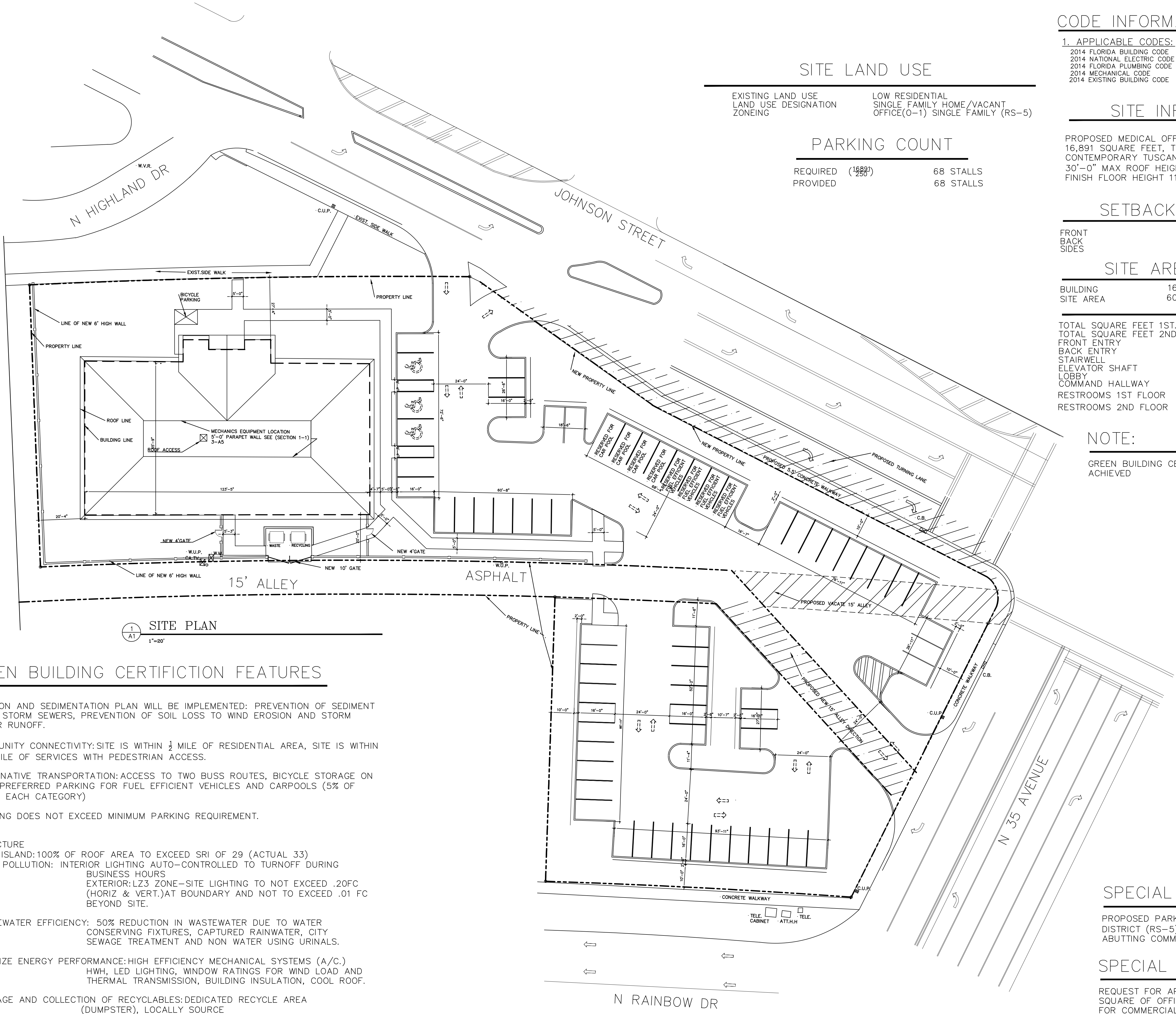
OWNER
OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT,LLC
3000 SOUTH OCEAN DRIVE, NO. 1120
HOLLYWOOD, FLORIDA 33019

SITE LOCATION
839-831 N HIGHLAND DRIVE,-828 N 35 AVE.
HOLLYWOOD, FLORIDA 33332

PROPOSED LAND USE
16,891 SQUARE FOOT MEDICAL OFFICE BUILDING
NUMBER OF STORIES IN THE BUILDING IS 2
OCCUPANCY IS B
BUILDING TYPE III



LOCATION MAP
3500 BUILDING



1 SITE PLAN
1"=20'

GREEN BUILDING CERTIFICTION FEATURES

SITE:
EROSION AND SEDIMENTATION PLAN WILL BE IMPLEMENTED: PREVENTION OF SEDIMENT FROM STORM SEWERS, PREVENTION OF SOIL LOSS TO WIND EROSION AND STORM WATER RUNOFF.

COMMUNITY CONNECTIVITY: SITE IS WITHIN 1/2 MILE OF RESIDENTIAL AREA, SITE IS WITHIN A 1/2 MILE OF SERVICES WITH PEDESTRIAN ACCESS.

ALTERNATIVE TRANSPORTATION: ACCESS TO TWO BUSS ROUTES, BICYCLE STORAGE ON SITE, PREFERRED PARKING FOR FUEL EFFICIENT VEHICLES AND CARPOOLS (5% OF TOTAL EACH CATEGORY)

PARKING DOES NOT EXCEED MINIMUM PARKING REQUIREMENT.

STRUCTURE
HEAT ISLAND: 100% OF ROOF AREA TO EXCEED SRI OF 29 (ACTUAL 33)
LIGHT POLLUTION: INTERIOR LIGHTING AUTO-CONTROLLED TO TURNOFF DURING BUSINESS HOURS
EXTERIOR: LZ3 ZONE-SITE LIGHTING TO NOT EXCEED .20FC (HORIZ & VERT.) AT BOUNDARY AND NOT TO EXCEED .01 FC BEYOND SITE.

WASTEWATER EFFICIENCY: 50% REDUCTION IN WASTEWATER DUE TO WATER CONSERVING FIXTURES, CAPTURED RAINWATER, CITY SEWAGE TREATMENT AND NON WATER USING URINALS.

OPTIMIZE ENERGY PERFORMANCE: HIGH EFFICIENCY MECHANICAL SYSTEMS (A/C.) HWH, LED LIGHTING, WINDOW RATINGS FOR WIND LOAD AND THERMAL TRANSMISSION, BUILDING INSULATION, COOL ROOF.

STORAGE AND COLLECTION OF RECYCLABLES: DEDICATED RECYCLE AREA (DUMPSTER), LOCALLY SOURCE

INDOOR AIR QUALITY: LOW EMITTING MATERIALS, ADHESIVES AND SEALANTS WILL BE SPECIFIED.
NO SMOKING EXCEPT IN DESIGNATED SMOKING AREA WITHIN THE BUILDING OR 25' FROM ENTRANCE OUTSIDE OF BUILDING.

SITE PLAN

SITE LAND USE

EXISTING LAND USE
LAND USE DESIGNATION
ZONING

LOW RESIDENTIAL
SINGLE FAMILY HOME/VACANT
OFFICE(0-1) SINGLE FAMILY (RS-5)

PARKING COUNT

REQUIRED (16883)
PROVIDED 250

68 STALLS
68 STALLS

CODE INFORMATION

1. APPLICABLE CODES:
2014 FLORIDA BUILDING CODE
2014 NATIONAL ELECTRIC CODE
2014 FLORIDA PLUMBING CODE
2014 MECHANICAL CODE
2014 EXISTING BUILDING CODE

SITE INFO

PROPOSED MEDICAL OFFICE
16,891 SQUARE FEET, TWO STORY
CONTEMPORARY TUSCAN BUILDING
30'-0" MAX ROOF HEIGHT.
FINISH FLOOR HEIGHT 11.50 NAVD

SETBACKS

FRONT 25'0"
BACK 20'0"
SIDES 20'0"

SITE AREA

BUILDING 16516.46 S.F. A/C
SITE AREA 60,522 S.F. (1.39 ACRES)

TOTAL SQUARE FEET 1ST. FLOOR 8255.78'
TOTAL SQUARE FEET 2ND. FLOOR 8634.99'
FRONT ENTRY 163.61'
BACK ENTRY 35.81'
STAIRWELL 202.50'
ELEVATOR SHAFT 78.75'
LOBBY 245.41'
COMMAND HALLWAY 659.55'
RESTROOMS 1ST FLOOR 192.0'
RESTROOMS 2ND FLOOR 192.0'

NOTE:

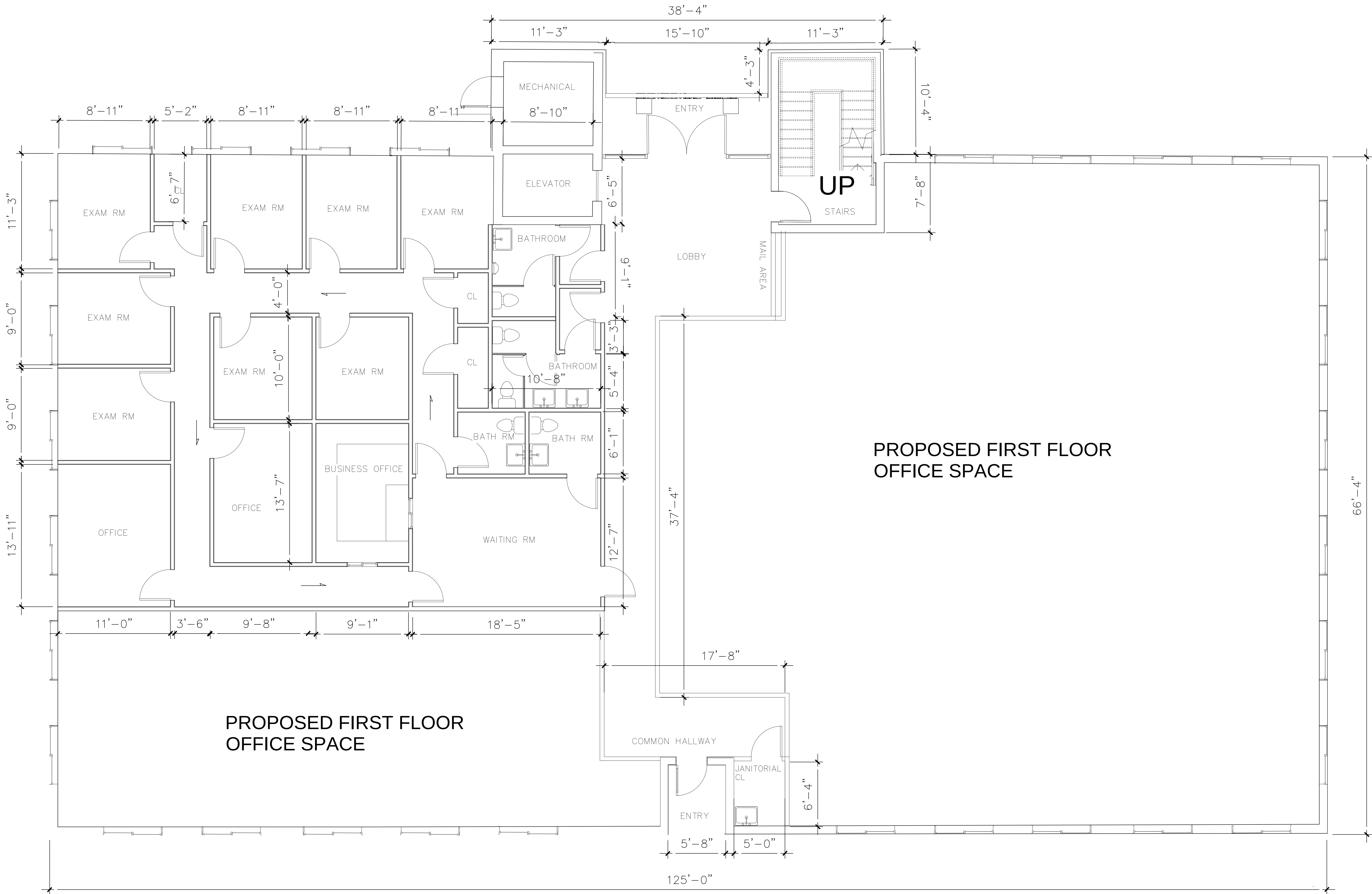
GREEN BUILDING CERTIFICATION SHALL BE ACHIEVED

SPECIAL EXCEPTION

PROPOSED PARKING IN A SINGLE-FAMILY DISTRICT (RS-5) FOR USE BY AN ABUTTING COMMERCIAL USE

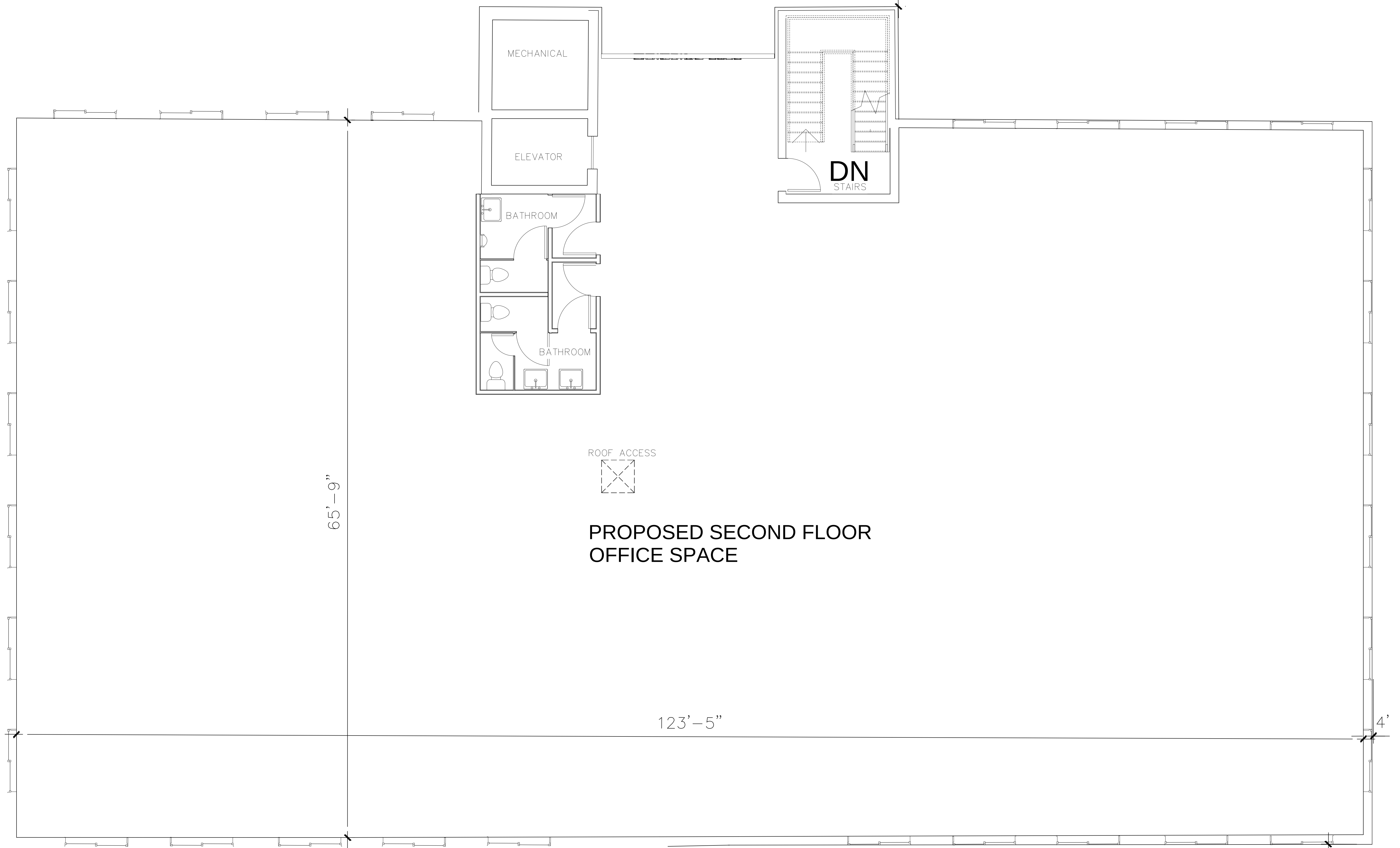
SPECIAL REQUEST

REQUEST FOR APPLYING OF A 16516.46 SQUARE OF OFFICE IS BEING REQUESTED FOR COMMERCIAL FLEX IN A RESIDENTIAL FUTURE LAND USE DESIGNATION FOR FLEX ZONE 88



PROPOSED FIRST FLOOR
OFFICE SPACE

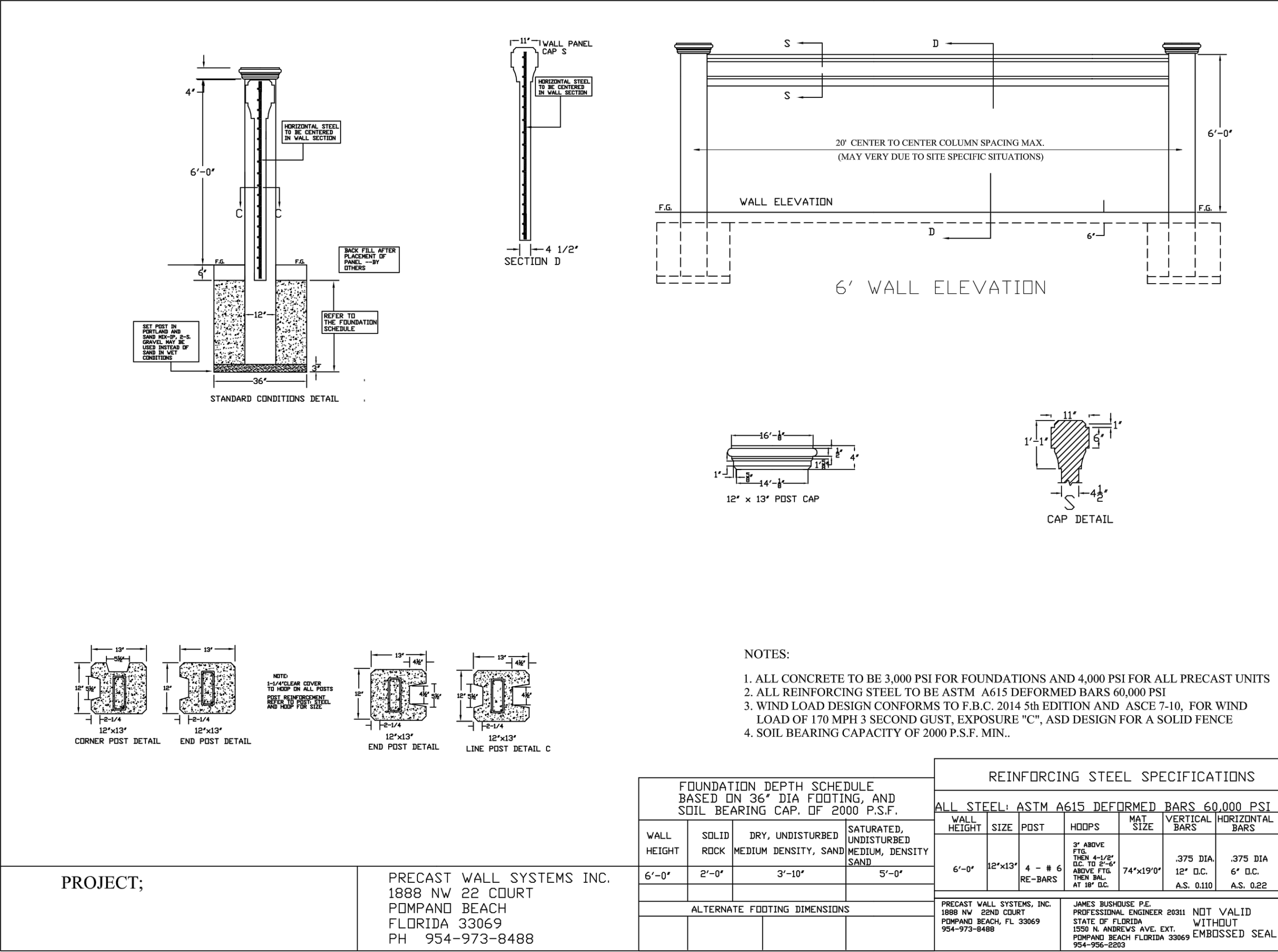
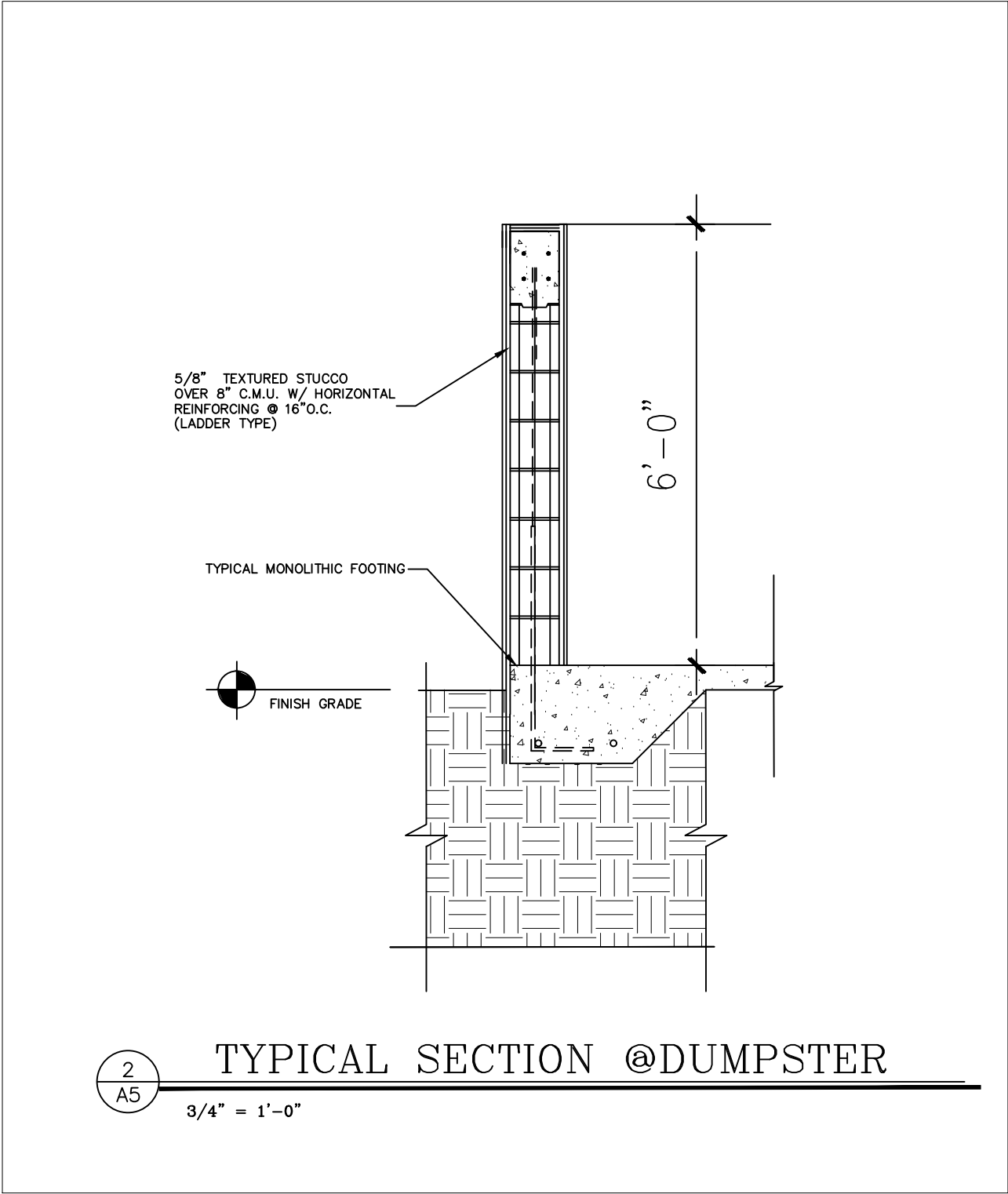
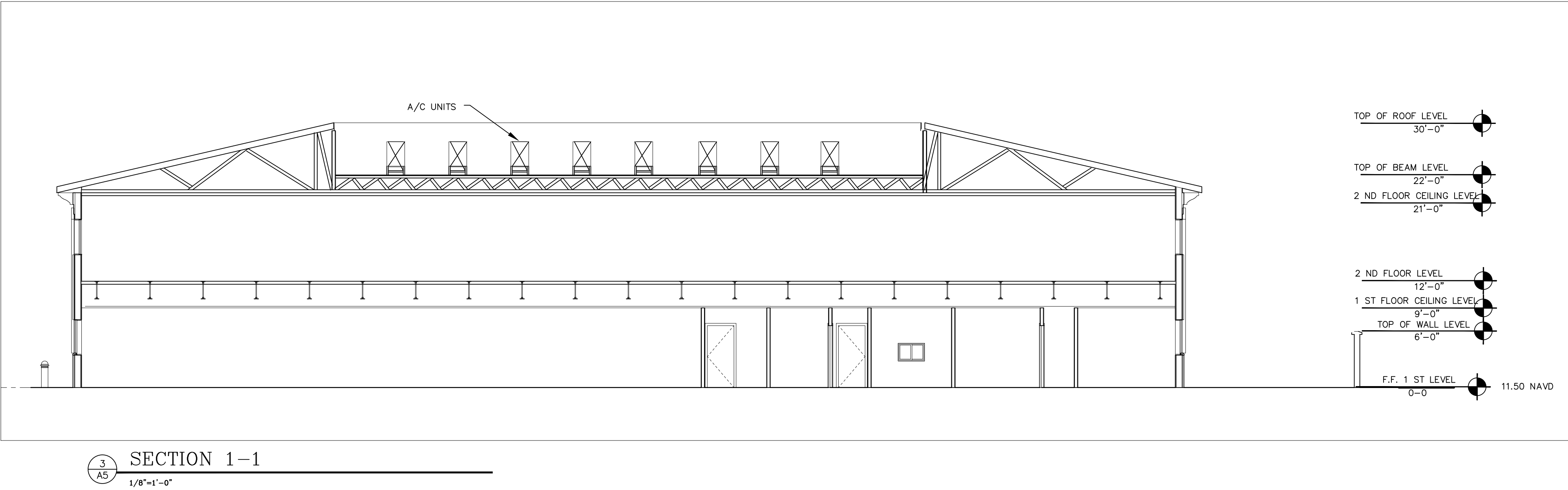
PROPOSED FIRST FLOOR
OFFICE SPACE



PROPOSED SECOND FLOOR
OFFICE SPACE

1 SECOND FLOOR PLAN
A3 1/8"=1'-0"

SECOND FLOOR PLAN
5'-3"



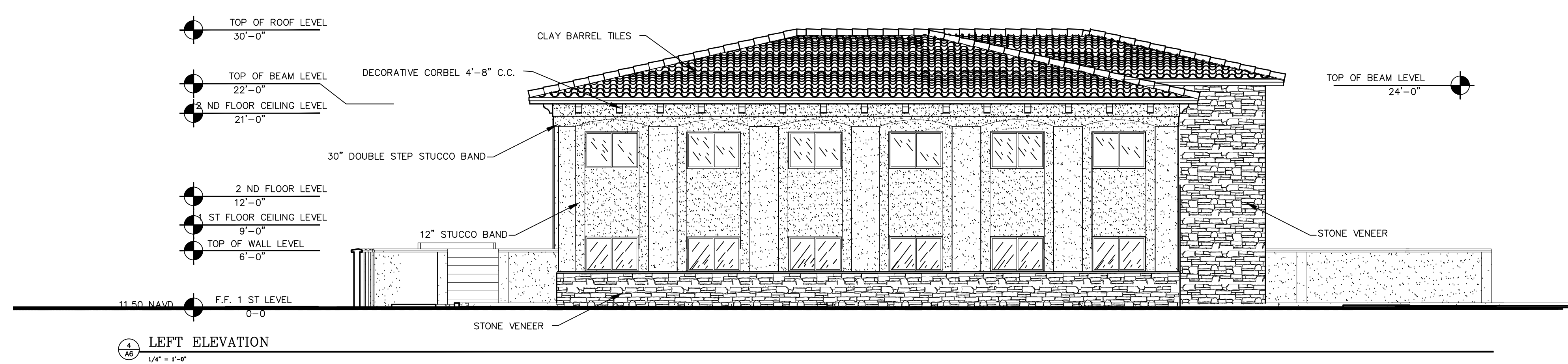
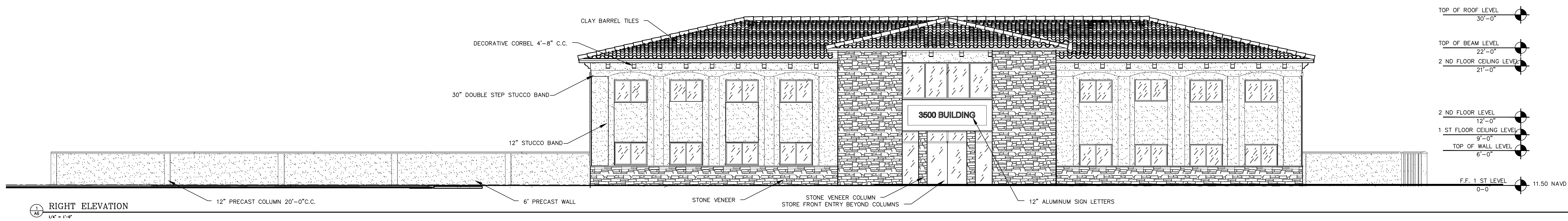
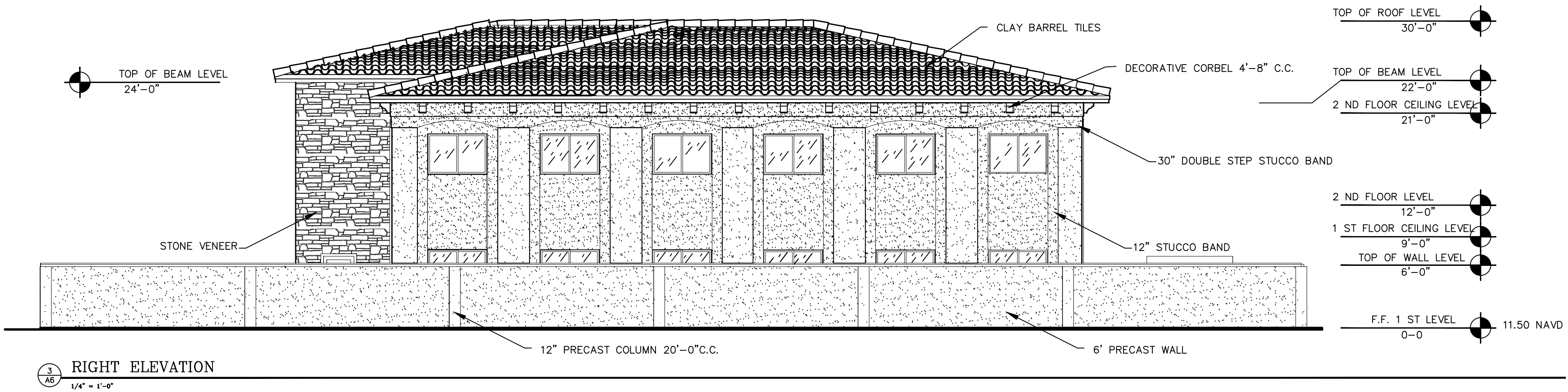
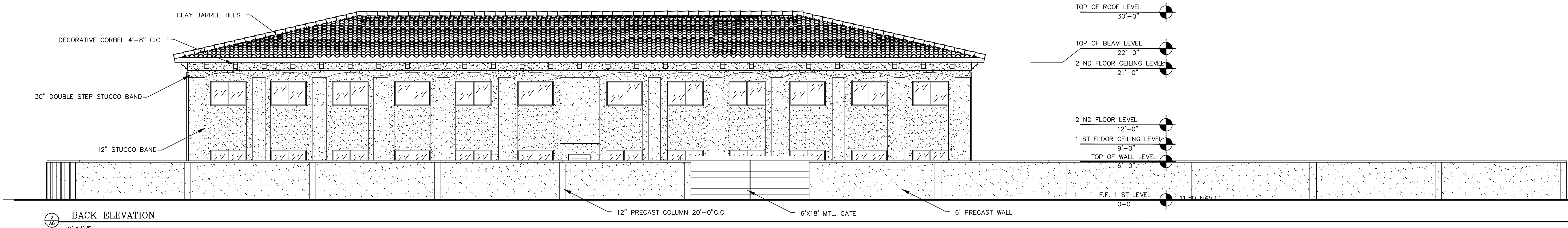
DETAILS

SHEET A-5 OF 7

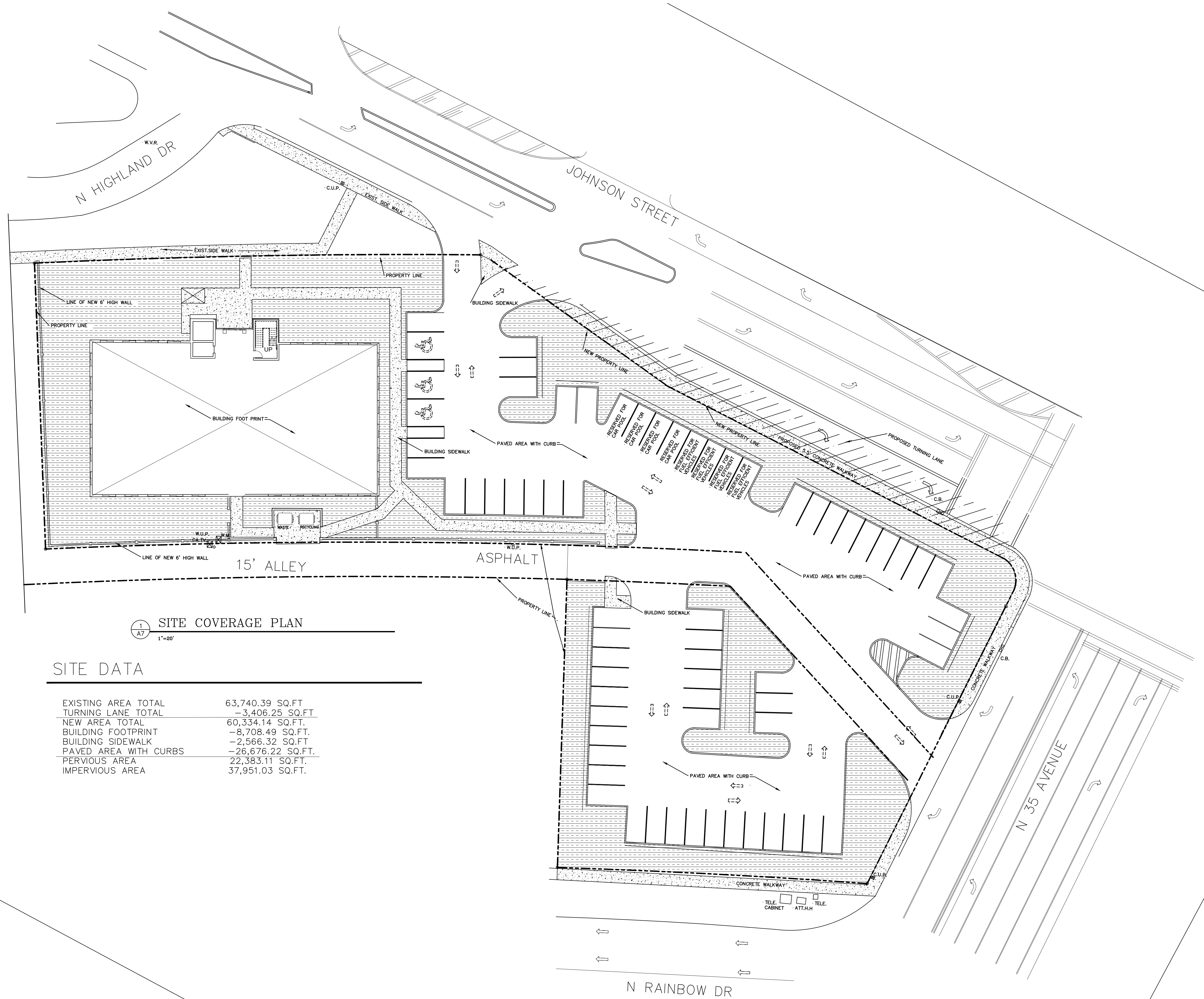
DATE 10/10/2017

REVISION #1
REVISION #1

REVISION #1
REVISION #1



ELEVATIONS



1 SITE COVERAGE PLAN
A7 1"=20'

SITE DATA

EXISTING AREA TOTAL	63,740.39 SQ.FT
TURNING LANE TOTAL	-3,406.25 SQ.FT
NEW AREA TOTAL	60,334.14 SQ.FT.
BUILDING FOOTPRINT	-8,708.49 SQ.FT.
BUILDING SIDEWALK	-2,566.32 SQ.FT.
PAVED AREA WITH CURBS	-26,676.22 SQ.FT.
PERVIOUS AREA	22,383.11 SQ.FT.
IMPERVIOUS AREA	37,951.03 SQ.FT.



SKETCH OF ALTA/NSPS SURVEY

DATES OF LAST FIELD WORK: 3/5/2017, 9/27/17



PROPERTY ADDRESS:
PARCEL 1: 831 N HIGHLAND DRIVE
PARCEL 2: 839 N HIGHLAND DRIVE
PARCEL 3: VACANT LAND, JOHNSON STREET
PARCEL 4: VACANT LAND, 828 N 35 AVENUE
ALL IN HOLLYWOOD, FLORIDA 33332

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
CITY OF FORT HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0568H
INDEX DATE 8/16/14 PANEL EFFECTIVE DATE 8/16/14
FLOOD ZONE "AH" / "X" BASE FLOOD ELEVATION "10" / "NOT-APPLICABLE"
NOTE:
FLOOD ZONE LINE PLACED ON SKETCH BY SCALING FROM MAP LISTED ABOVE

ELEVATION INFORMATION:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED FROM CITY OF HOLLYWOOD BENCH MARK 3 NAIL AND TAB LOCATED AT THE INTERSECTION OF 40th AVENUE AND ARTHUR STREET, ELEVATION = 9.15(1929 DATUM)
SPOT ELEVATION = 8.88

NOTES PERTAINING TO OPINION OF TITLE
SURVEY BASED ON THE FOLLOWING INFORMATION

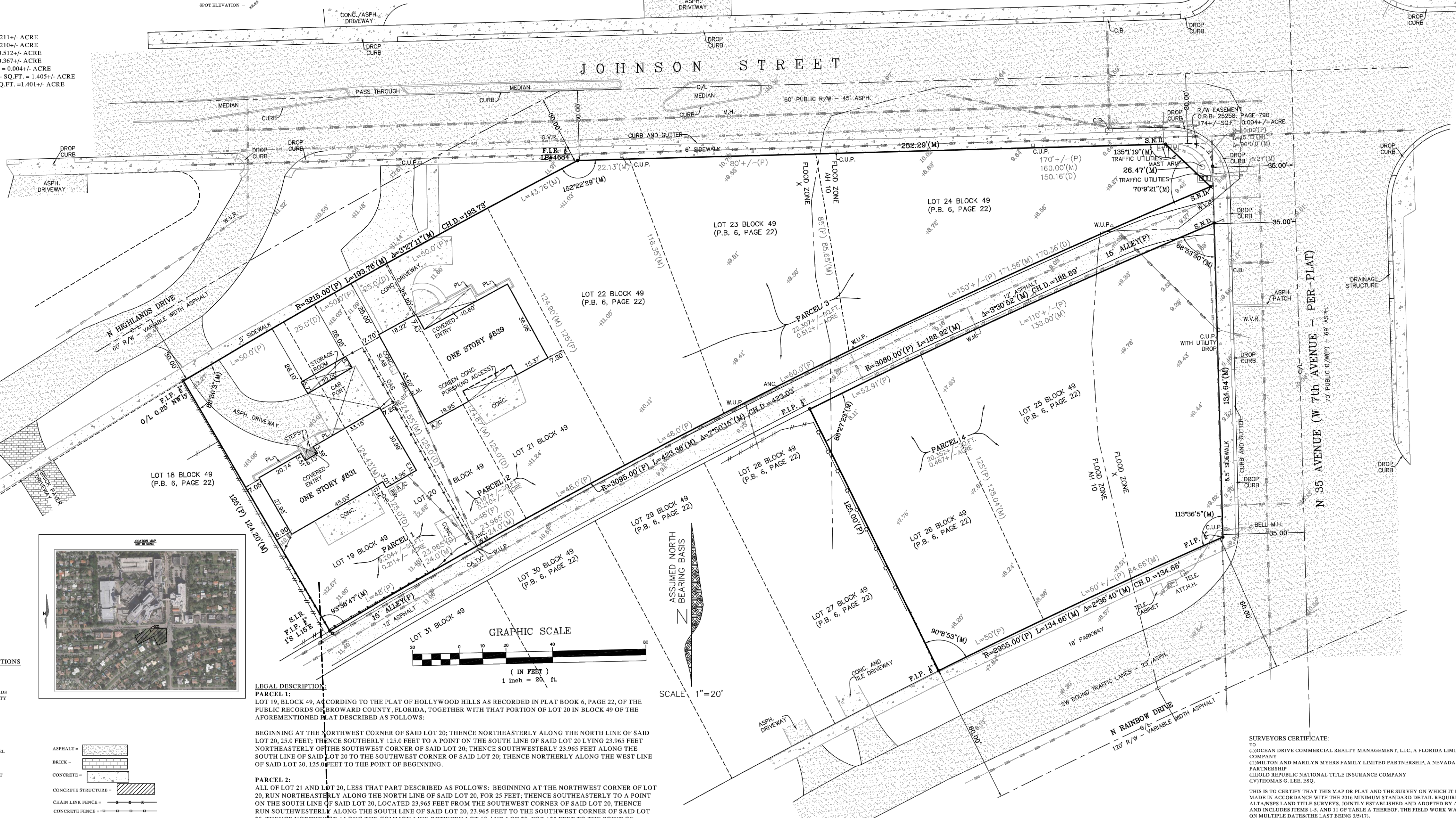
DATED: JANUARY 31, 2017
PROVIDED BY: THOMAS G. LEE, ESQ.

PLAT BOOK 6, PAGE 22(B.C.R.): PLAT DEDICATIONS - PLOTTED AND SHOWN

O.R.B. 1306, PAGE 114(B.C.R.): NOT OBTAINED: F.P.L. EASEMENT - UNKNOWN IF AFFECTS PARCEL(MOST LIKELY RUNNING ALONG S R/W LINE OF JOHNSON STREET ALONG PROPERTY)

O.R.B. 25258, PAGE 790(B.C.R.): R/W EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD - AFFECTS PARCEL: PLOTTED AND SHOWN

AREA CALCULATIONS:
PARCEL 1: 9,204+/- SQ.FT. = 0.211+/- ACRE
PARCEL 2: 9,167+/- SQ.FT. = 0.210+/- ACRE
PARCEL 3: 22,307+/- SQ.FT. = 0.512+/- ACRE
PARCEL 4: 20,352+/- SQ.FT. = 0.367+/- ACRE
R/W EASEMENT: 174+/- SQ.FT. = 0.004+/- ACRE
TOTAL GROSS AREA: 61,030+/- SQ.FT. = 1.405+/- ACRE
TOTAL NET AREA: 61,030+/- SQ.FT. = 1.401+/- ACRE



LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ANC = ANCHOR
ASPH = ASPHALT
ATT.H.H. = ATT HAND HOLE
B.C.R. = BROWARD COUNTY RECORDS
CAT.V. = CABLE TELEVISION UTILITY
C.B. = CATCH BASIN
CH.D. = CHORD DISTANCE
CL = CENTER LINE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
D = DEAD
D.N.A.P. = DOES NOT AFFECT PARCEL
E.M. = ELECTRIC METER
F.I.P. = FOUND IRON PIPE
F.L.R. = FOUND IRON ROD
F.P.L. = FLORIDA POWER AND LIGHT
G.M. = GAS METER
G.V.R. = GAS VALVE RISER
I.R.K. = IRRIGATION EQUIPMENT
L = ARC LENGTH
M = MEASURED
M.H. = MAN HOLE
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT
P.B. = PLAT BOOK
PL = PLASTER
R = RADIUS
R/W = RIGHT-OF-WAY
S.I.R. = SET 1/2" IRON ROD LB7689
S.N.D. = SET NAIL AND DISC LB7689
T.E.L. = TELECOMMUNICATIONS UTILITY
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
W.V.R. = WATER VALVE RISER

ASPHALT = ASPHALT
BRICK = BRICK
CONCRETE = CONCRETE
CONCRETE STRUCTURE = CONCRETE STRUCTURE
CHAIN LINK FENCE = CHAIN LINK FENCE
CONCRETE FENCE = CONCRETE FENCE
WOOD FENCE = WOOD FENCE
ATT LOCATE = ATT LOCATE
ELECTRIC LOCATE = ELECTRIC LOCATE
FIBER OPTIC CABLE LOCATE = FIBER OPTIC CABLE LOCATE
GAS LOCATE = GAS LOCATE
OVERHEAD WIRE = OVERHEAD WIRE
SEWER LOCATE = SEWER LOCATE
STORM WATER LOCATE = STORM WATER LOCATE
WATER LOCATE = WATER LOCATE

LEGAL DESCRIPTION

PARCEL 1:
LOT 19, BLOCK 49, ACCORDING TO THE PLAT OF HOLLYWOOD HILLS AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 20 IN BLOCK 49 OF THE FOREMENTIONED PLAT DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, 25.0 FEET; THENCE SOUTHERLY 125.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20 LYING 23.965 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY 23.965 FEET ALONG THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 20, 125.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
ALL OF LOT 21 AND LOT 20, LESS THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 20, RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, FOR 25 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 23.965 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20, THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 20, 23.965 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, THENCE NORTHWEST ALONG THE COMMON LINE BETWEEN LOT 19 AND LOT 20, FOR 125 FEET TO THE POINT OF BEGINNING, OF ALL OF THE ABOVE BEING PART OF BLOCK 39, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOTS 22, 23 AND 24, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PREMISES ALSO KNOWN AS TRIANGULAR PARCEL EAST OF 839 NORTH HIGHLANDS DRIVE, HOLLYWOOD, FLORIDA.

PARCEL 4:
LOTS 25 AND 26, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:
1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.
2) UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT
3) UNLESS OTHERWISE SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION
4) FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE LINES ARE TAKEN TO THE CENTER OF THE FENCE, FENCE LINES MAY BE LOCATES OF MARKED UTILITIES, THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE, ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT LOCATED WHERE SHOWN
5) SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY
6) SUBSURFACE UTILITY FEATURES WERE LOCATED AS SHOWN FOR THIS SURVEY. LOCATIONS OF EXISTING UNDERGROUND UTILITIES WERE OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATES OF MARKED UTILITIES. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE, ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT LOCATED WHERE SHOWN
7) SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES
8) THE LOCATION MAP SHOWN ON THIS SURVEY IS FOR ILLUSTRATIVE PURPOSES ONLY AND ANY ABBREVIATIONS AND SYMBOLS SHOWN MIGHT NOT BE NOTED ON THIS SURVEY
9) ABSTRACT OF OPINION OF TITLE HAS BEEN PROVIDED FOR THIS SURVEY AND IS REFERENCED HEREON. OTHER EASEMENTS AND/OR OTHER RECORDED ENCUMBRANCES NOT ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH
10) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
11) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE, SUBCHAPTER 17N-2.007
12) 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

SURVEYORS CERTIFICATE:
TO:
(1) OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(2) JIMMILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
(3) DOLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(4) THOMAS G. LEE, ESQ.
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 REQUIRED FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MULTIPLE DATES THE LAST BEING 3/5/17.
DATE OF PLAT OR MAP: 3/6/17
HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

PRINTING ELECTRONICALLY SIGNED DOCUMENT:

IN ORDER FOR THIS PAGE OF THE DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 24x36" ARCH D 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 MANNER.

CURB CUTS AND MISCELLANEOUS REVISIONS 9/27/17

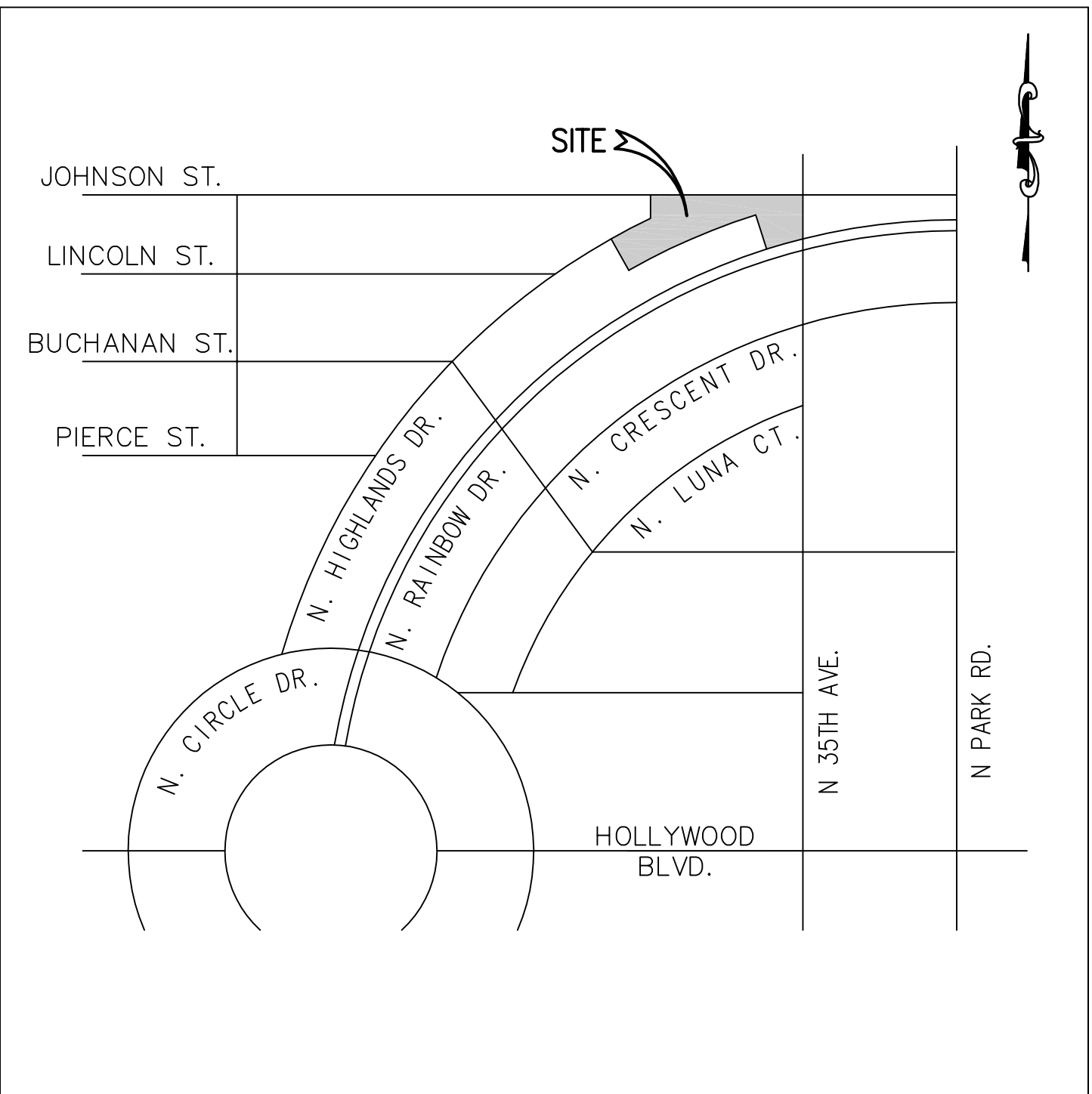
JOB#16-01-007ALTArc3

ENGINEERING PLANS
PAVING, GRADING, DRAINAGE, WATER & SEWER IMPROVEMENTS
FOR

NGUYEN OFFICE 3500 BUILDING
BROWARD COUNTY
HOLLYWOOD, FL

APPLICANT: OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC.
3000 SOUTH OCEAN DRIVE, NO. 1120
HOLLYWOOD, FL 33019

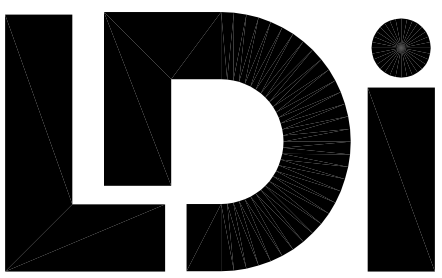
OWNER: OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC.
3000 SOUTH OCEAN DRIVE, NO. 1120
HOLLYWOOD, FL 33019



LOCATION MAP

N.T.S.
SEC. 000 TWP. 000 RGE. 000

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	PAVING, GRADING & DRAINAGE PLAN
4	PAVEMENT MARKING & SIGNAGE PLAN
5	STORMWATER POLLUTION PREVENTION PLAN
6-8	PAVING, GRADING & DRAINAGE DETAILS
9	UTILITY PLAN
10-14	CITY OF HOLLYWOOD UTILITY DETAILS



PREPARED BY:

Last Devenport, Inc.

1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872
EB 9889

ALL ELEVATIONS INDICATED HEREON ARE NAVD 88 VERTICAL DATUM
BASED ON SURVEY PROVIDED BY:
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES INC. LB #7689
7081 TAFT STREET, SUITE 160
HOLLYWOOD, FL 33024 TEL:(954) 296-9516

NAVD TO NGVD CONVERSION = NAVD + 1.598 FT

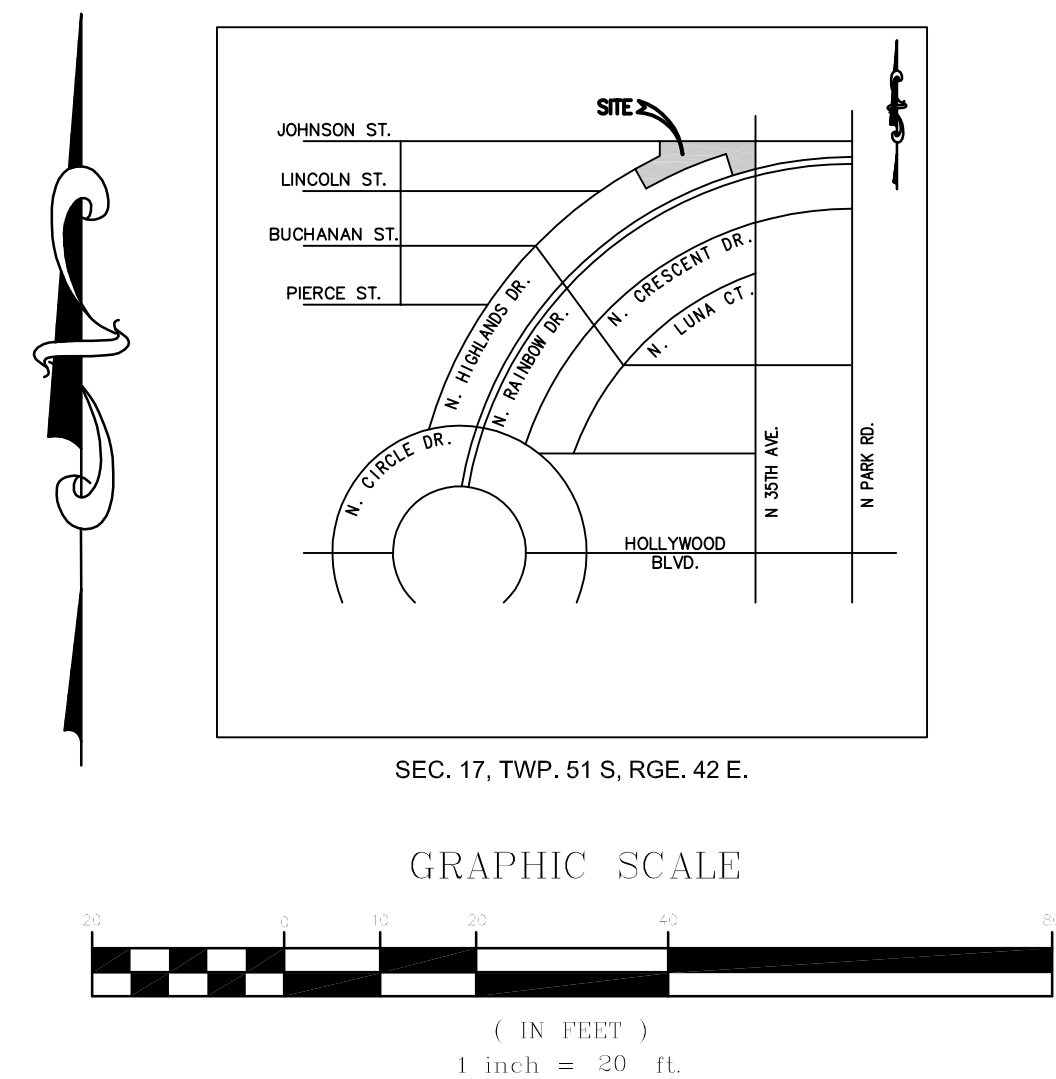
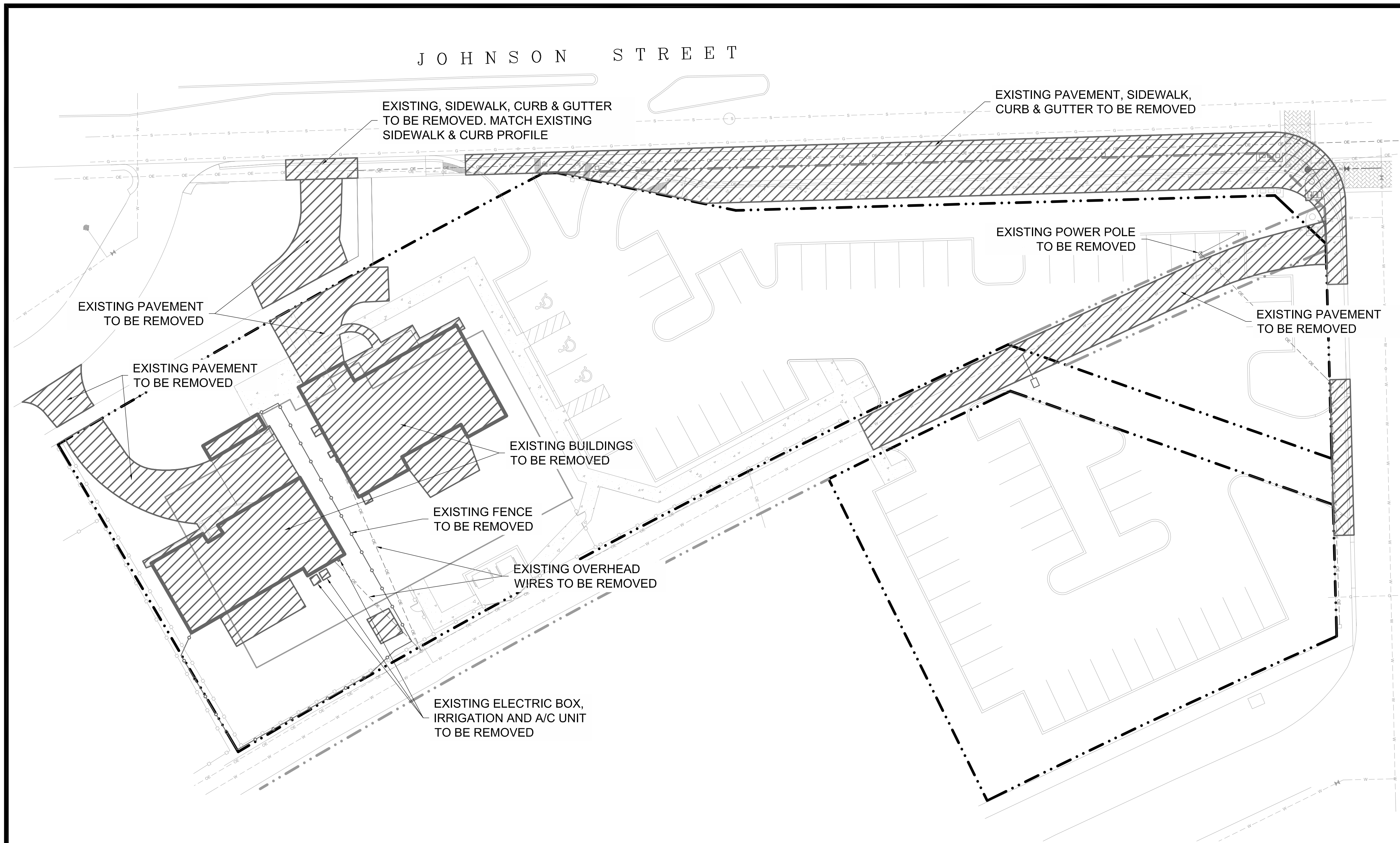


PRELIMINARY ☒
PROGRESS SET ☐
BID SET ☐
PERMIT SET ☐
CONSTRUCTION SET ☐

10/11/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-024 COV

SHEET 1 OF 14



LEGEND

- EXISTING FENCE TO BE REMOVED
- EXISTING LIGHT POLE
- EXISTING OVERHEAD ELECTRIC TO BE REMOVED
- EXISTING OVERHEAD ELECTRIC TO REMAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ASPHALT TO BE REMOVED
- EXISTING PAVERS TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY

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DEMOLITION PLAN
FOR
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

REVISIONS	DATE	BY	CHK
1. REV. ALL SHEETS PER REVISED SITE PLAN	10/05/17	SMG	RNL

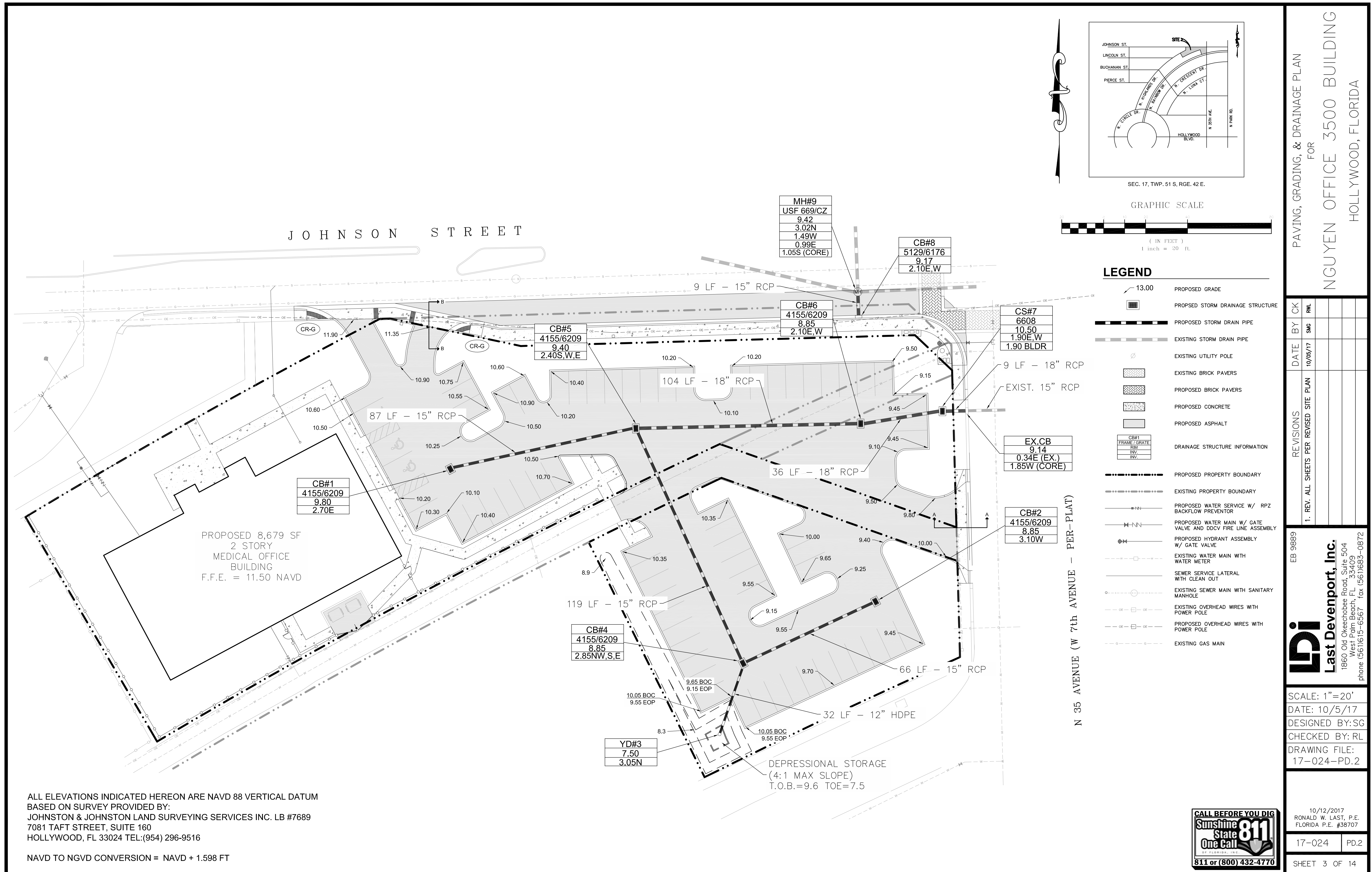
EB 9889
LPI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

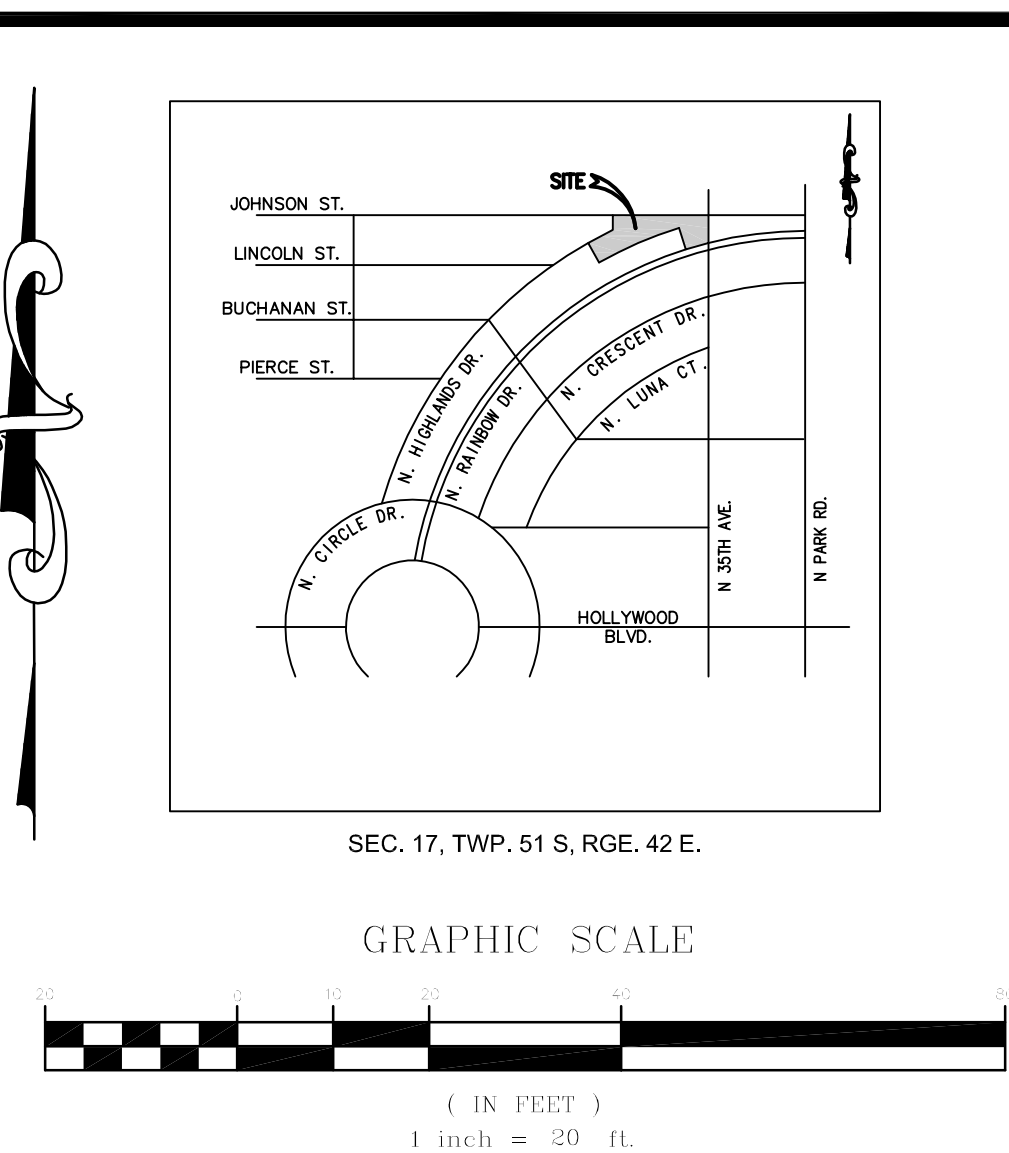
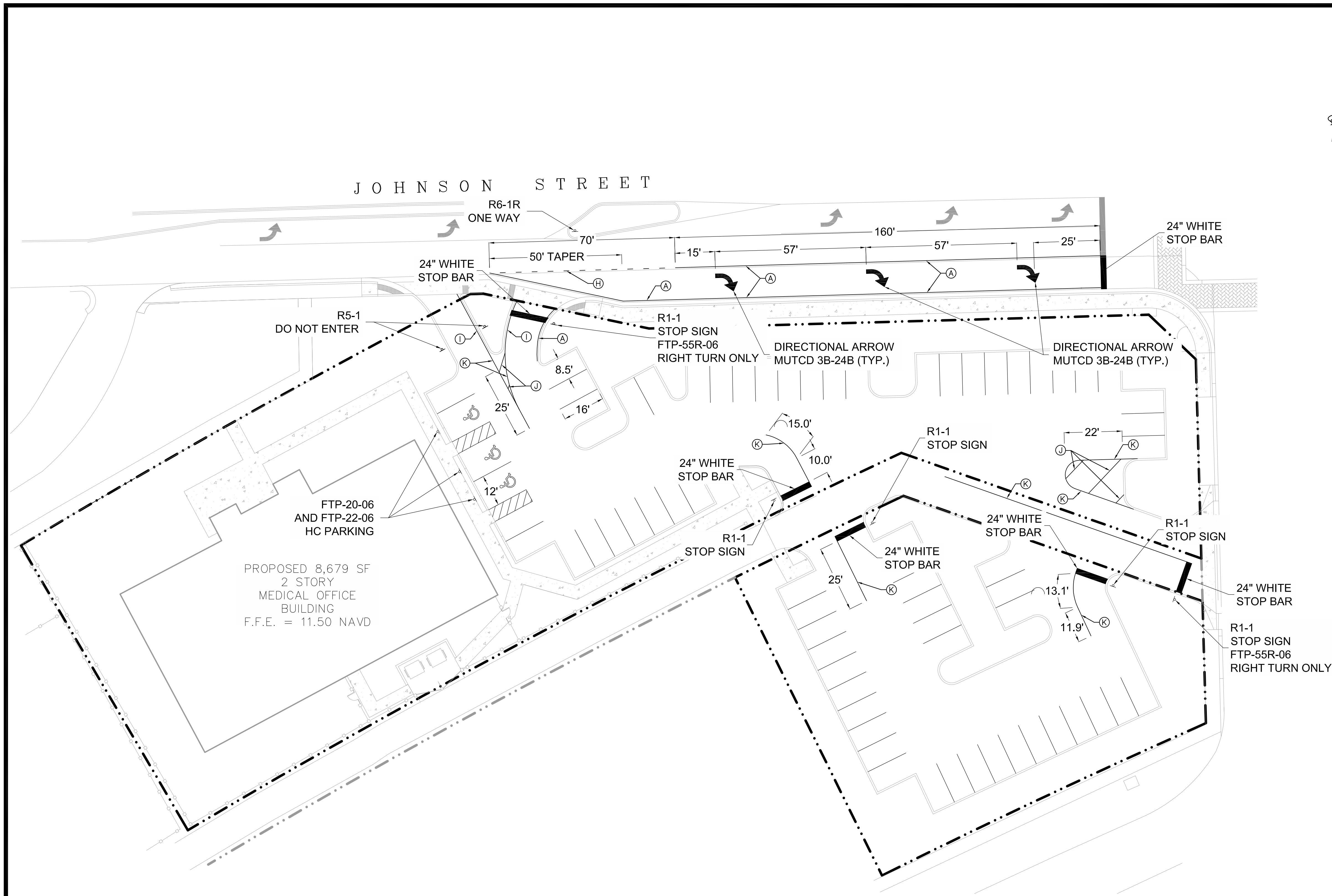
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DATE: 10/5/17
DESIGNED BY:SG
CHECKED BY:RL
DRAWING FILE:
17-024-PD.1

10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-024 PD.1

SHEET 2 OF 14





STRIPING KEY

- (A) - 6" SOLID WHITE
- (B) - 8" SOLID WHITE
- (C) - 12" SOLID WHITE
- (D) - 18" SOLID WHITE
- (E) - 24" SOLID WHITE
- (F) - 6" SKIP WHITE TYP. (10'-30')
- (G) - 6" SKIP WHITE TYP. (6'-10')
- (H) - 6" SKIP WHITE TYP. (2'-4')
- (I) - 6" SOLID YELLOW
- (J) - 18" SOLID YELLOW
- (K) - 6" DOUBLE YELLOW
- (L) - 6" SKIP YELLOW TYP. (10'-30')
- (M) - 6" SKIP YELLOW TYP. (6'-10')
- (N) - 6" SKIP YELLOW TYP. (2'-4')
- (P) - RPM BI-DIRECTIONAL AMBER/AMBER
- (R) - FDP WHITE
- (S) - FDP YELLOW
- (T) - RPM BI-DIRECTIONAL WHITE/RED
- (U) - RPM BI-DIRECTIONAL RED/YELLOW

PAVEMENT MARKING AND SIGNAGE NOTES

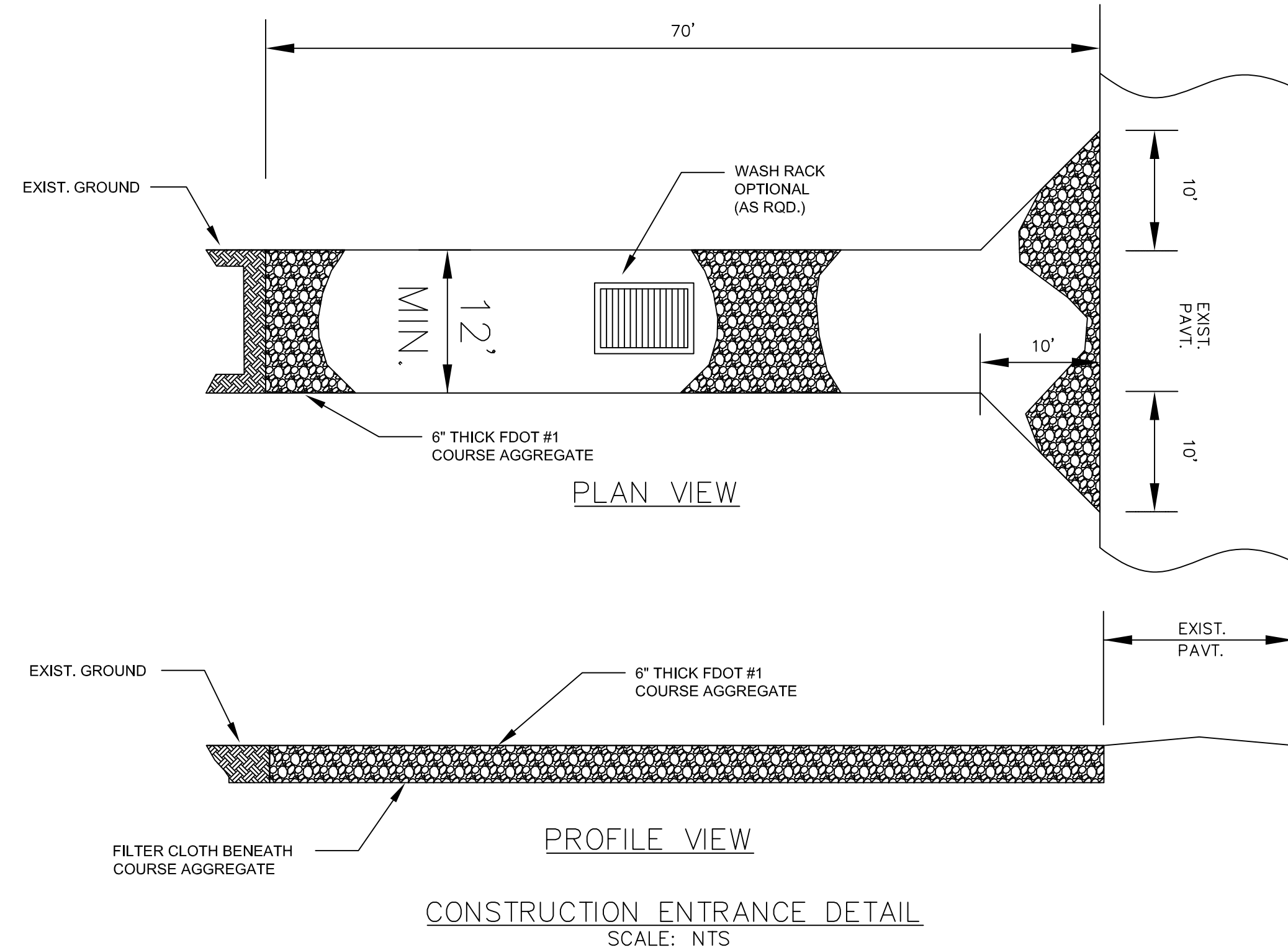
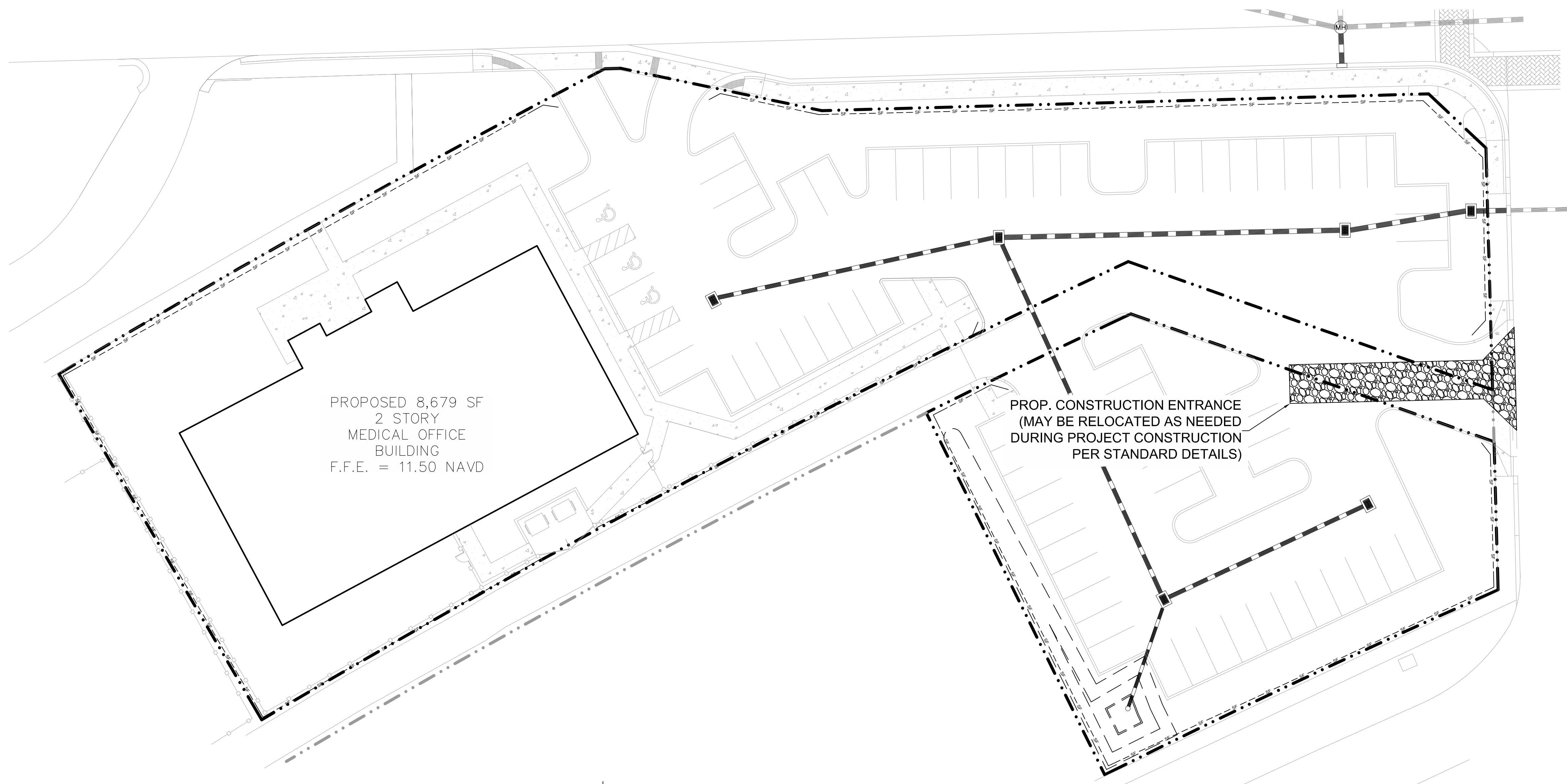
- OBTAIN ALL REQUIRED PERMITS AND APPROVALS.
- NOTIFY ALL REGULATORY AGENCIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT.
- ALL PAVEMENT MARKING AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH BROWARD COUNTY, AASHTO, MUTCD AND FDOT WHEREVER APPLICABLE. INSTALLATION SHALL INCLUDE PLACEMENT OF ALL REQUIRED REFLECTIVE PAVEMENT MARKERS (RPM'S).
- CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITIES WITHIN PROJECT LIMITS AND SHALL NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES ON THE PLANS.
- CONTRACTOR SHALL MAINTAIN A CLEAN WORK ENVIRONMENT AND SHALL PROPERLY DISPOSE OF ANY DEBRIS AT THE END OF EACH DAY UNLESS OTHERWISE APPROVED BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC THROUGHOUT THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL TAKE REASONABLE CARE NOT TO DAMAGE ANY SURROUNDING EXISTING PROPERTIES OR IMPROVEMENTS. ANY DAMAGES SHALL BE PROMPTLY REPAIRED TO ORIGINAL OR BETTER CONDITION TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL PERMANENT SIGNAGE SHALL REMAIN COVERED UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND CONSTRUCTION MAINTENANCE OF TRAFFIC SIGNAGE IS REMOVED.
- PAVEMENT MARKINGS & SIGNINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS AND THE CITY OF HOLLYWOOD.
- STOP BARS, STRIPING AND TURNAGE BOULEVARD STRIPING TO BE THERMOPLASTIC. ALL ONSITE STRIPING TO BE PAINT.

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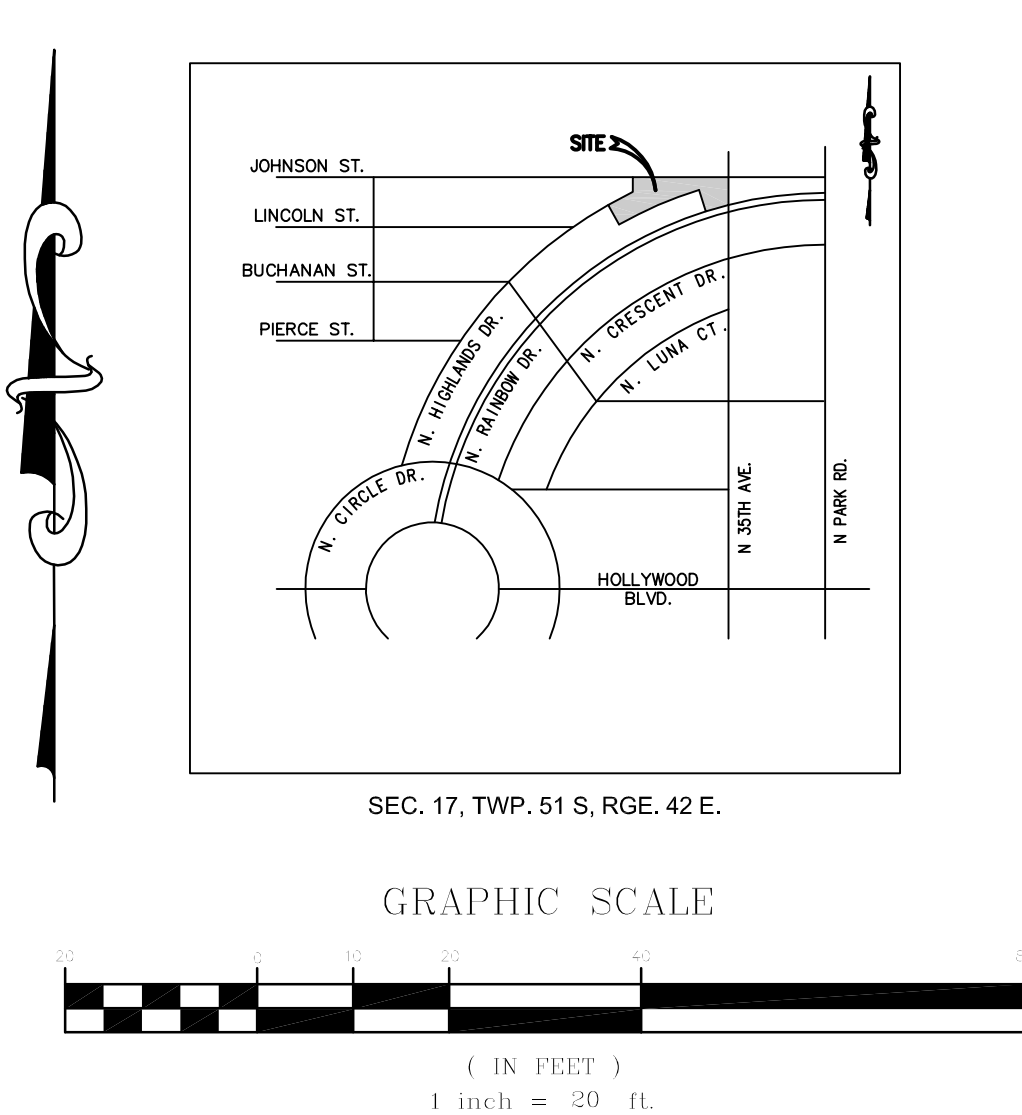
PAVEMENT MARKING & SIGNAGE PLAN				FOR				NGUYEN OFFICE 3500 BUILDING				HOLLYWOOD, FLORIDA			
REV	DATE	BY	CHK	REV	DATE	BY	CHK	REV	DATE	BY	CHK	REV	DATE	BY	CHK
1. REV. ALL SHEETS PER REVISED SITE PLAN	10/05/17														
EB 9889				Last Devenport, Inc.				1860 Old Okeechobee Road, Suite 504				West Palm Beach, FL 33409			
				SCALE: 1"=20'				DATE: 10/5/17				DESIGNED BY: SG			
				CHECKED BY: RL				DRAWING FILE:				17-024-PD.3			
				10/12/2017				RONALD W. LAST, P.E.				FLORIDA P.E. #38707			
				17-024				PD.3				SHEET 4 OF 14			



- NOTES:
- ALL CONTRACTORS AND SUBCONTRACTORS ON THE SITE SHALL UTILIZE NPDES BEST MANAGEMENT PRACTICES THROUGHOUT THE DURATION OF CONSTRUCTION IN ORDER TO PREVENT THE DISCHARGE OF UNCONFINED SOILS AND PARTICULATE MATTER BEYOND THE PROJECT BOUNDARIES.
 - ALL ADJACENT STORM SEWER INLET GRATES AND INLETS WITH THE POTENTIAL FOR IMPACT DURING CONSTRUCTION SHALL BE COVERED WITH FILTER FABRIC (OR APPROVED EQUAL) THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION AND PROTECTED FROM SEDIMENTATION RESULTING FROM SOIL EROSION.
 - CONTRACTOR SHALL, AT A MINIMUM, PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION AND DEMOLITION OPERATIONS FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE LOCAL BUILDING OFFICIAL OR PROJECT ENGINEER, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED. ALL BEST MANAGEMENT PRACTICES ITEMS (EG. SILT FENCE, CONSTRUCTION ENTRANCES, ETC.) SHALL BE IN CONFORMANCE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, RULE 62-621.003 (4)(a), F.A.C., AND THE FDOT DESIGN STANDARDS INDEX 102 FOR TEMPORARY EROSION CONTROL AND WATER QUALITY, 2010 EDITION (AS APPLICABLE).
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY CLEARING, DEMOLITION OR EARTHMOVING ACTIVITIES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS NEEDED AFTER COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A LOG OF CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED OR REMOVED FROM THE SITE. A NPDES GENERAL NOI PERMIT FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED FOR THE CONSTRUCTION ACTIVITIES PROPOSED IN THESE PLANS AND THE CONTRACTOR SHALL MAINTAIN INSPECTION RECORDS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCURING AND ABATEMENT APPROVALS FOR LEAD, ASBESTOS, MERCURY AND RODENTS PRIOR TO DEMOLITION AS REQUIRED BY LOCAL, STATE AND FEDERAL JURISDICTIONS HAVING AUTHORITY.
 - IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT THE HAZARDOUS MATERIAL.
 - PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN SHOWING EXISTING CONDITIONS OF THE SITE AND ADJACENT BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
 - THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITION AND NOTIFY THE ENGINEER OR ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL CALL SUNSHINE ONE CALL 72 HOURS PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES. IF ANY CONFLICTS ARISE AS A RESULT OF FIELD UNDERGROUND UTILITY LOCATES AND DESIGNATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER AND ARCHITECT IN WRITING PRIOR TO COMMENCEMENT ONSITE ACTIVITIES. FAILURE OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND ARCHITECT IN WRITING SHALL BE DEEMED ACCEPTANCE OF EXISTING CONDITIONS "AS IS, WHERE IS" AND SHALL RELIEVE THE ENGINEER AND ARCHITECT OF ANY LIABILITY ASSOCIATED WITH EXISTING CONDITIONS. FURTHER, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND ARCHITECT FOR ANY EXISTING AND/OR UNFORSEEN CONDITIONS THAT MAY RESULT IN ANY FORM OF LIABILITY.
 - ALL CONTRACTORS AND SUBCONTRACTORS MUST SIGN AND DATE THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING LAND DISTURBING ACTIVITIES ON THE SITE AS APPLICABLE:
"I CERTIFY UNDER THE PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THERE UNDER."

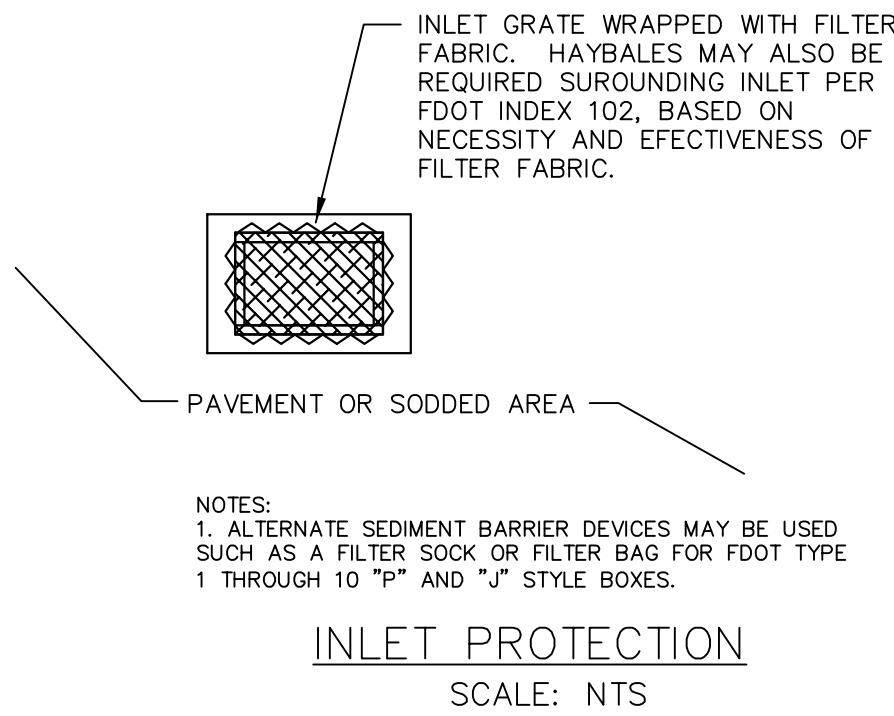
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LEGEND

- PROPOSED STORM DRAINAGE STRUCTURE
- PROPOSED STORM DRAIN PIPE
- EXISTING DRAINAGE PIPE
- SILT FENCE
- PROPOSED BUILDING
- PROPERTY LINE
- CONSTRUCTION ENTRANCE



STORMWATER POLLUTION PREVENTION PLAN
FOR
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

REV	DATE	BY	CHK
1. REV. ALL SHEETS PER REVISED SITE PLAN	10/05/17	SMG	RWL

EB 9889

LPI
Last Devanport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

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10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

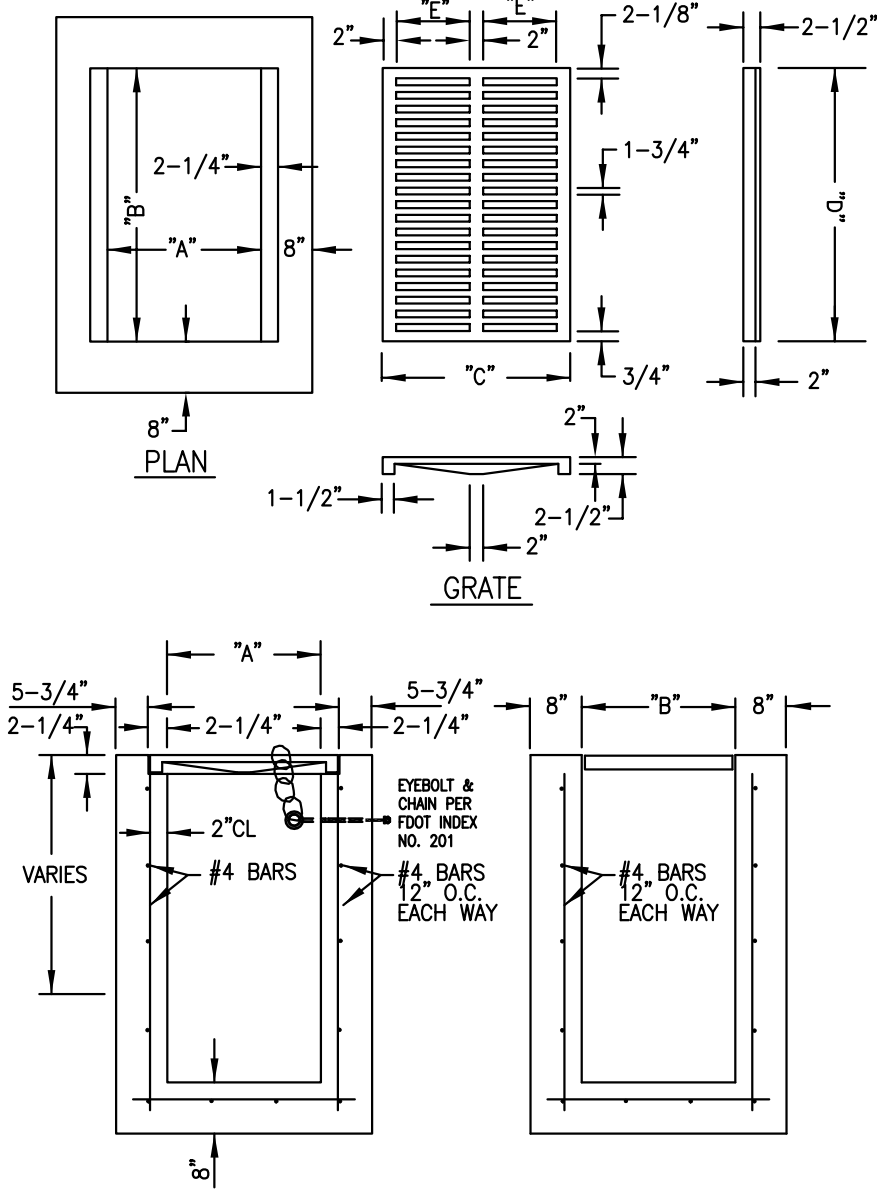
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SHEET 5 OF 14



GENERAL CONSTRUCTION NOTES

1. ALL CHANGES SHALL BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
2. ALL WORK SHALL BE DONE IN A WELL EXECUTED MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK.
3. SEQUENCE OF CONSTRUCTION – THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
4. THE CONTRACTOR SHALL CALL CALL THE SUNSHINE STATE ONE CALL AT 811 OR 1-888-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- AS-BUILTS – CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING AND PIPE INVERT ELEVATIONS PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT.
6. ELEVATIONS – ALL ELEVATIONS INDICATED HEREON ARE NAVD 88 VERTICAL DATUM BASED ON TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY BROWN & PHILLIPS, INC. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCEMENT AND SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS. FAILURE TO DO SO SHALL SERVE AS CONTRACTOR'S ACCEPTANCE OF ALL EXISTING GRADES IN "AS-IS, WHERE-IS" CONDITION.
7. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
9. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A DAY DURING CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
11. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE ENGINEER OF RECORD.
12. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
13. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR WILL NOTIFY THE ENGINEER OF RECORD, AT A MINIMUM, 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. FURTHERMORE, PRECONSTRUCTION MEETINGS MAY BE REQUIRED WITH ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MAY INCLUDE BUT NOT BE LIMITED TO THE CITY OF HOLLYWOOD, BROWARD COUNTY ENGINEERING, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND FLORIDA DEPARTMENT OF TRANSPORTATION.
14. GRADES SHOWN ARE FINISHED GRADE SPOT ELEVATIONS. CONTRACTOR SHALL GRADE ROADWAY TO DRAIN TO PROPOSED CATCH BASINS AND DETENTION AREAS. ANY CONFLICTS SHALL BE PRESENTED TO ENGINEER IN WRITING FOR RESOLUTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED. CONTRACTOR SHALL TAKE DUE CARE NOT TO DISTURB ADJACENT PROPERTIES AND SHOULD ANTICIPATE HAND CLEARING, CUTTING, STUMP GRINDING AND REMOVAL FOR THE WORK TO PREVENT DAMAGE.
16. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL FLOW BY GRAVITY AWAY FROM ADJACENT PROPERTIES TO NEW OR EXISTING STORM DRAIN INLETS, SWALES, DITCHES OR RETENTION AREAS TO THE GREATEST EXTENT PRACTICABLE.
17. GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
18. HARDPAN – IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL BE REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
19. MUCK, PEAT AND DELETERIOUS MATERIALS ENCOUNTERED IN THE ROADWAY SHALL BE REMOVED COMPLETELY TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND IN NO CASE SHALL REMAIN UNDER ANY PAVED AREAS.
20. WHERE SOD IS DESIRED, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
21. PIPE BACKFILL – REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O.) T-99 SPECIFICATIONS.
22. UTILITIES – IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
23. ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.
24. INLETS AND MANHOLES – ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA D.O.T. STANDARDS SPECIFICATIONS, LATEST EDITION AND CITY OF HOLLYWOOD DESIGN STANDARDS, LATEST EDITION UNLESS OTHERWISE APPROVED BY ENGINEER OF RECORD.
25. REINFORCED CONCRETE PIPE (RCP) – UNLESS OTHERWISE NOTED ON PLANS, THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OR A.S.T.M. C-76 AND WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. ALL PIPE JOINTS, INCLUDING THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. AND CITY OF HOLLYWOOD SPECIFICATIONS.
26. CORRUGATED METAL PIPE (CMP) – SHALL CONFORM WITH THE REQUIREMENTS OF AASHTO M36, A.S.T.M. A760 AND WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. ALL PIPE JOINTS, INCLUDING THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. AND CITY OF HOLLYWOOD SPECIFICATIONS.
27. HIGH DENSITY POLYETHYLENE PIPE (HDPE) – SHALL CONFORM WITH ALL AASHTO AND ASTM STANDARDS AND GUIDELINES SPECIFIC TO THE PIPE SIZE, MATERIAL AND INSTALLATION REQUIREMENTS. ALL PIPE JOINTS, INCLUDING THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. AND CITY OF HOLLYWOOD SPECIFICATIONS.
28. ALL PAVING AND DRAINAGE WORK SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH CITY OF HOLLYWOOD, SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND FDOT LATEST STANDARDS. ANY CONFLICTS BETWEEN THE STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BY THE CONTRACTOR FOR RESOLUTION.
29. ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.
30. SUBGRADE – SHALL BE STABILIZED TO LBR 40 AND COMPACTED AS NOTED ON THE PLANS TO MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-180 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I SHALE, CLAY PIPE AND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK, COMPACTED TO 98% ACCORDING TO A.A.S.H.T.O. T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED IN ACCORDANCE WITH NOTE 15.
31. BASE – SHALL BE FDOT APPROVED LIMEROCK MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 SPECIFICATIONS AND AS CALLED FOR IN FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I SHALE, CLAY PIPE AND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK, COMPACTED TO 98% ACCORDING TO A.A.S.H.T.O. T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED IN ACCORDANCE WITH NOTE 15.
32. PRIME COAT – BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A LOWER RATE IS DIRECTED BY THE ENGINEER.
33. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
34. SURFACE COURSE – ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
35. PAVEMENT MARKINGS – SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, CITY OF HOLLYWOOD DESIGN STANDARDS AND THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION.
36. CONCRETE – ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
37. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
38. THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITIES TO OWNER-SUPPLIED PROPERTY, EASEMENTS AND RIGHTS-OF-WAYS.
39. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND COORDINATED WITH ENGINEER OF RECORD.
40. MAINTENANCE OF TRAFFIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.
41. CLEAN UP: THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE OF RUBBISH AND WASTE MATERIALS AND RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS. CLEAN UP AND RESTORATION SHALL BE ACCOMPLISHED ON A DAILY BASIS THROUGHOUT THE CONTRACT PERIOD.
42. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SIGNS, BARRICADES, FLASHING LIGHTS, FLAGMEN, AND WATCHMEN AND TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION OF THE WORK AREA AND THE PUBLIC. TRAFFIC CONTROL WARNING SIGNS AND BARRICADES SHALL BE IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL ON TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATION (LATEST REVISION). WHERE APPLICABLE ALL BARRICADES AND OBSTRUCTIONS SHALL BE PROTECTED AT NIGHT BY FLASHING SIGNAL LIGHTS WHICH SHALL BE KEPT BURNING FROM SUNSET TO SUNRISE. BARRICADES SHALL BE OF SUBSTANTIAL CONSTRUCTION AND SUITABLE FOR NIGHT VISIBILITY. SUITABLE WARNING SIGNS SHALL BE SO PLACED AND ILLUMINATED AT NIGHT AS TO SHOW IN ADVANCE WHERE CONSTRUCTION, BARRICADES OR DETOURS EXIST (AS NECESSARY).
43. SHOULD DEWATERING BE REQUIRED FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, DISCHARGES SHALL BE CONTAINED ONSITE. LOCATION OF IMPOUNDMENT SHALL BE WITHIN THE PROPOSED RETENTION AREAS. A WATER USE PERMIT IS REQUIRED FOR DEWATERING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEWATERING PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
44. CONTRACTOR SHALL PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE CITY INSPECTOR, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED. ALL BEST MANAGEMENT PRACTICES ITEMS (EG. SILT FENCE, CONSTRUCTION ENTRANCES, ETC.) SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE FDOT DESIGN STANDARDS, LATEST EDITION.
45. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHMOVING ACTIVITIES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR SHALL MAINTAIN A LOG OF CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED OR REMOVED FROM THE SITE. A NPDES GENERAL NOI PERMIT FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED FOR THE CONSTRUCTION ACTIVITIES PROPOSED IN THESE PLANS AND THE CONTRACTOR SHALL MAINTAIN INSPECTION RECORDS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
46. GUARANTEE: ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON NOTICE FROM THE OWNER OF FAILURE OF ANY PARTS OR MATERIALS, THOSE PARTS OR MATERIALS SHALL BE REPLACED PROMPTLY AT NO EXPENSE TO THE OWNER.



TYPE INLET	MAX. SIZE R.C.P.				
	"A"	"B"	"C"	"D"	"E"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"
"E MOD"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"

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

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED AT FLOW LINE OMIT FLOOR AND CARRY WALLS DOWN TO SATISFACTORY FOUNDATION BACKFILL TO FLOW LINE WITH CLEAN SAND.

WEEP HOLES: NOT REQUIRED

GRATES: CAST IRON GRATES IN ACCORDANCE WITH FLA. D.O.T. SPECS.

INLET TYPES: INLETS ARE TO BE AS SHOWN HEREON. TYPE "E MOD" IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIA. INLETS RECEIVING R.C.P. LARGER THAN 48" DIA. SHALL BE IN ACCORDANCE WITH FLA. D.O.T. STANDARDS. HOPE INLETS MAY BE UTILIZED FOR YARD & ROOF DRAINS IN LIEU OF CONCRETE STRUCTURES AS APPROVED BY ENGINEER OF RECORD AND IN ACCORDANCE CITY OF WEST PALM BEACH STANDARDS AND SPECIFICATIONS AS APPLICABLE. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO EOR FOR APPROVAL PRIOR TO ORDERING MATERIALS.

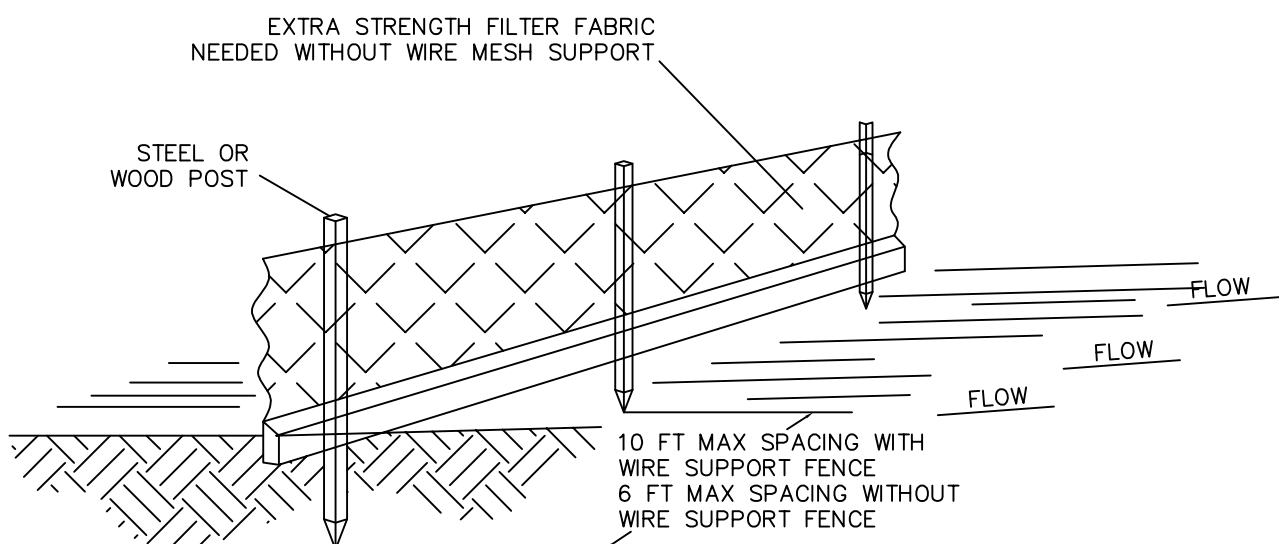
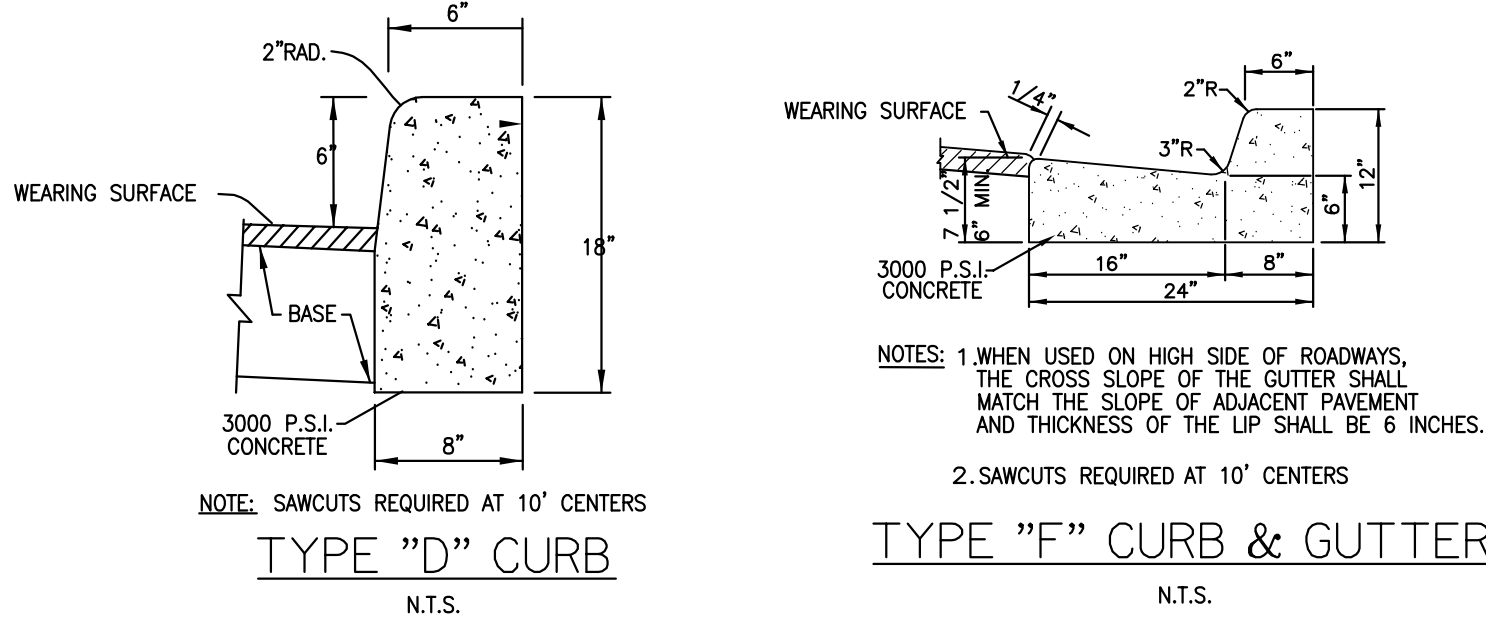
MATERIAL: INLET WALLS AND FOOTING MAY EITHER POURED-IN-PLACE 2500 LB. CONC. OR PRECAST CLASS "A" 3000 LB. CONC.

ALL INLET CONSTRUCTION IS IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX NO. 201 & 232.

SUMPS: ALL INLETS TO HAVE 12" SUMP MINIMUM.

CATCH BASIN DETAIL

N.T.S.



STANDARD DETAIL

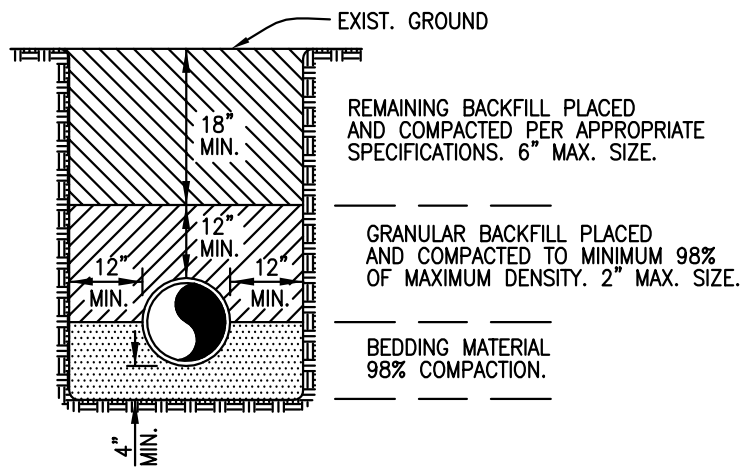
TRENCH WITH NATIVE BACKFILL

NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE MAY BE ATTACHED TO PERIMETER CONSTRUCTION/DEMOLITION FENCE AS LONG AS BOTTOM IS ANCHORED IN A MANNER SIMILAR TO DETAILS ABOVE AS APPROVED BY ENGINEER AND LOCAL MUNICIPAL AGENCY HAVING JURISDICTION.

SILT FENCE DETAIL

N.T.S.



PERIMETER BERM DETAIL

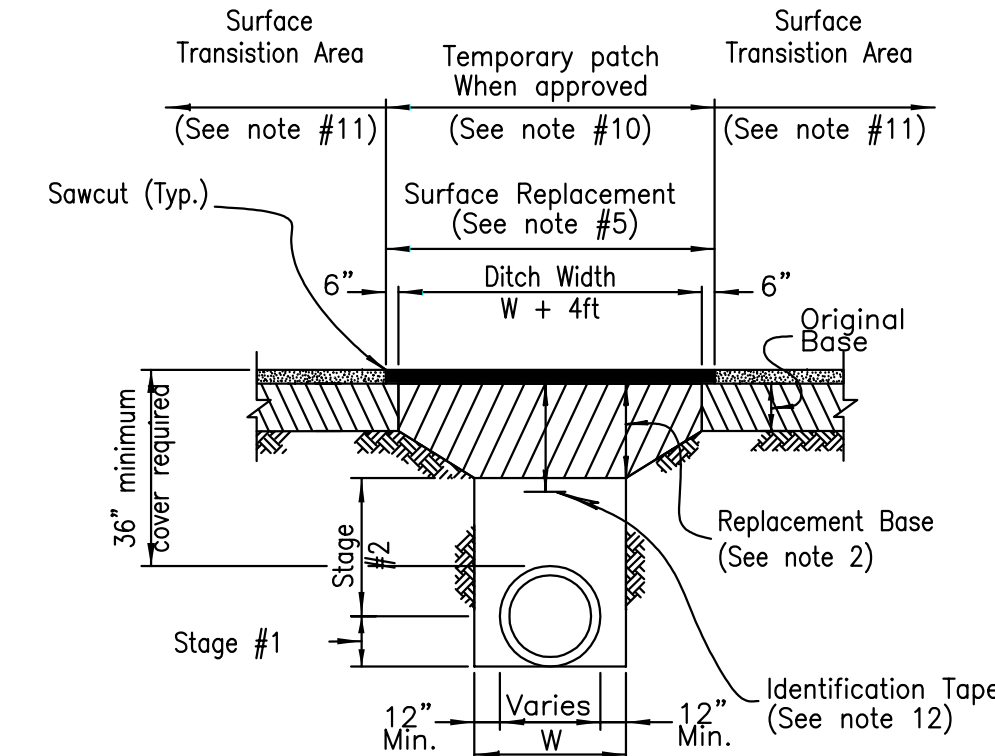
N.T.S.

CONSTRUCTION PROCEDURES

THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

STAGE 1: THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE 2: THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.



REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

NOTES

- 1) BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- 2) REPLACED BASE MATERIAL OVER DITCH SHALL BE 16" LIMEROCK (LBR100) MINIMUM FOR THOROUGHFARE PLAN ROADS. ANY ALTERNATE BASE MATERIAL REQUESTED BY THE ENGINEER OF RECORD REQUIRES APPROVAL BY THE ROADWAY PRODUCTION DIVISION.
- 3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
- 4) BASE MATERIAL (PER CITY OF HOLLYWOOD DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY. (MINIMUM 98% AASHTO-T-180)
- 5) 1" FRICTION COURSE FC-9.5 OVER 1-1/2" TYPE SP STRUCTURAL COURSE (TRAFFIC LEVEL C) WITH TACK COAT AT 0.05 GAL/SY AND RC-70 PRIME COAT AT 0.10 GAL/SY FOR LIMEROCK BASE. FOLLOW THE LATEST FDOT SPECIFICATIONS FOR APPLICATION RATES OF PRIME AND TACK COATS. CONTRACTOR TO SUBMIT MATERIALS AND RATES TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.
- 6) PIPE SHALL BE PLACED IN A DRY TRENCH.
- 7) ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 8) DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CITY OF HOLLYWOOD. RESULTS SHALL BE SUBMITTED TO THE CITY OF HOLLYWOOD AS PART OF THEIR FIELD REVIEW.
- 9) ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- 10) IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.5" SP 12.5 STRUCTURAL COURSE ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE CITY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAY PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CITY OF HOLLYWOOD.
- 11) FOR FINAL RESTORATION (INCLUDES THE PATCHED/SURFACE REPLACEMENT AREA OVER THE TRENCH), THE ROAD SHALL BE MILLED/RESURFACED PER NOTE 5 ABOVE FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENROACHED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE MEASURED FROM TOP OF TRENCH.
- 12) APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE CITY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- 13) CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCOP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT DETAIL FOR THOROUGHFARE ROADS (PAVED AREAS)

EB 9889

LDi Last Devanport, Inc.

1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: N/A

DATE: 10/5/17

DESIGNED BY:SG

CHECKED BY:RL

DRAWING FILE: 17-024-PD.5

10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-024 PD.5

SHEET 6 OF 14

PAVING, GRADING & DRAINAGE DETAILS

FOR

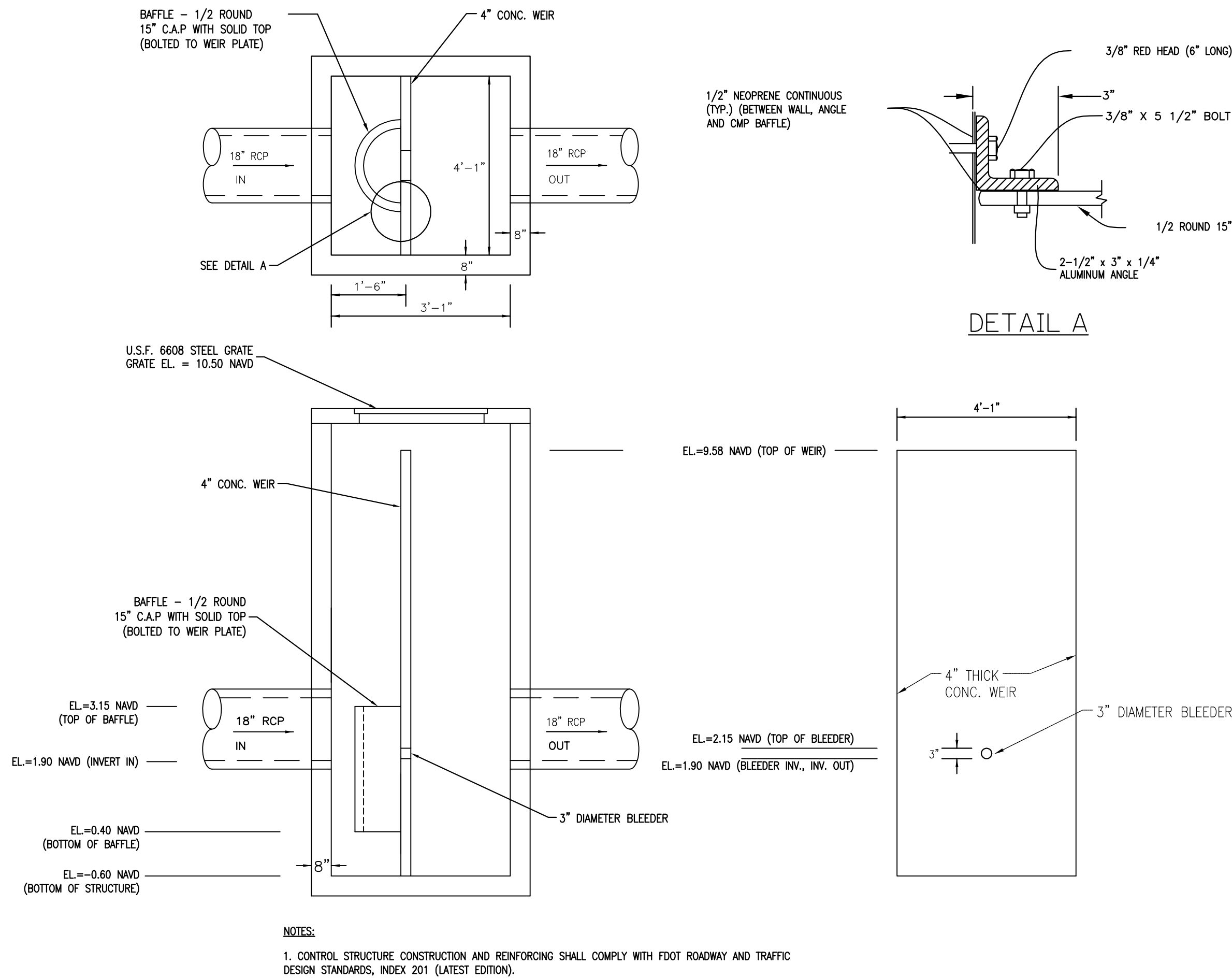
NGUYEN OFFICE 3500 BUILDING

HOLLYWOOD, FLORIDA

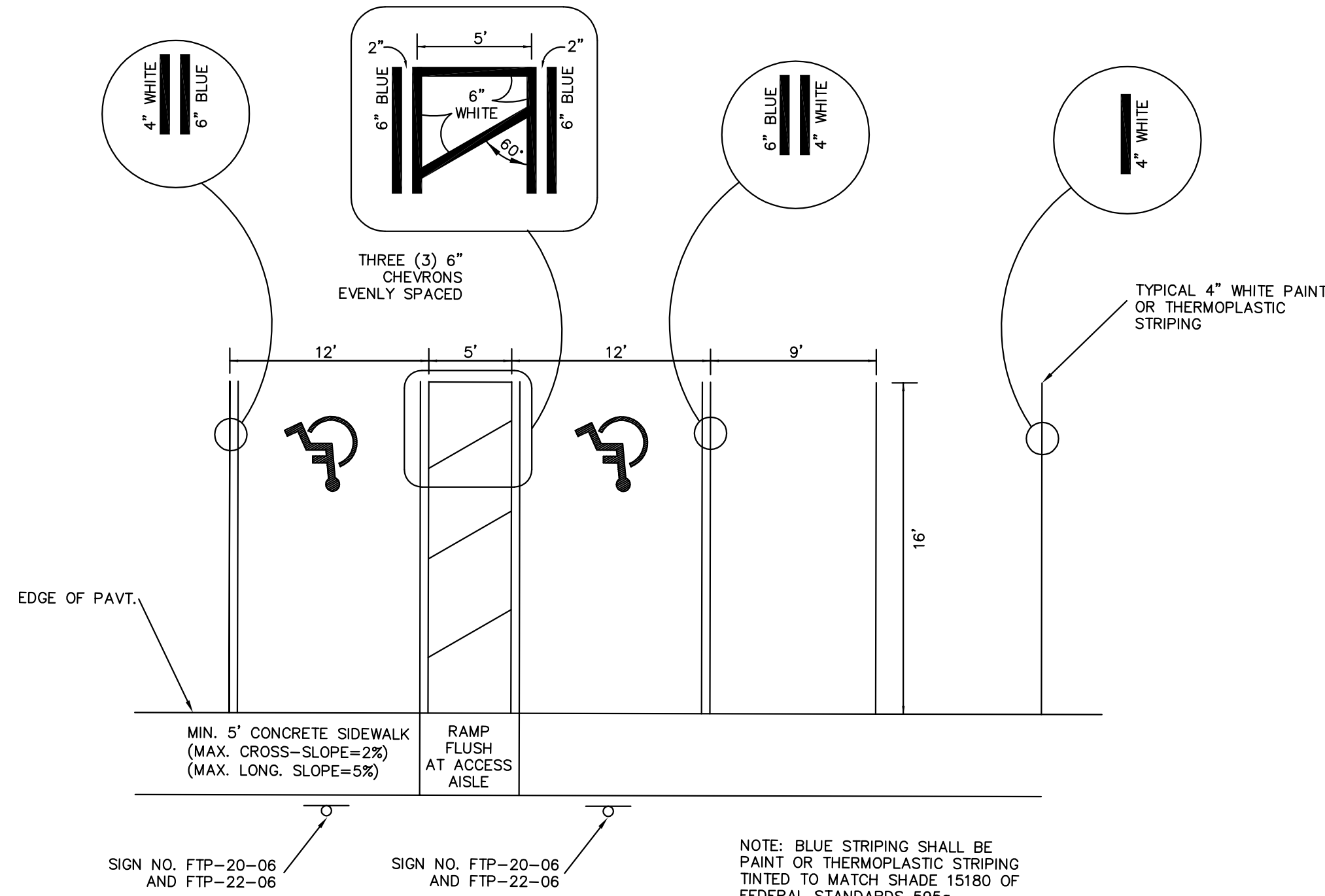
ALL ELEVATIONS INDICATED HEREON ARE NAVD 88 VERTICAL DATUM BASED ON SURVEY PROVIDED BY:
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES INC. LB #7689
7081 TAFT STREET, SUITE 160
HOLLYWOOD, FL 33024 TEL:(954) 296-9516

NAVD TO NGVD CONVERSION = NAVD + 1.598 FT

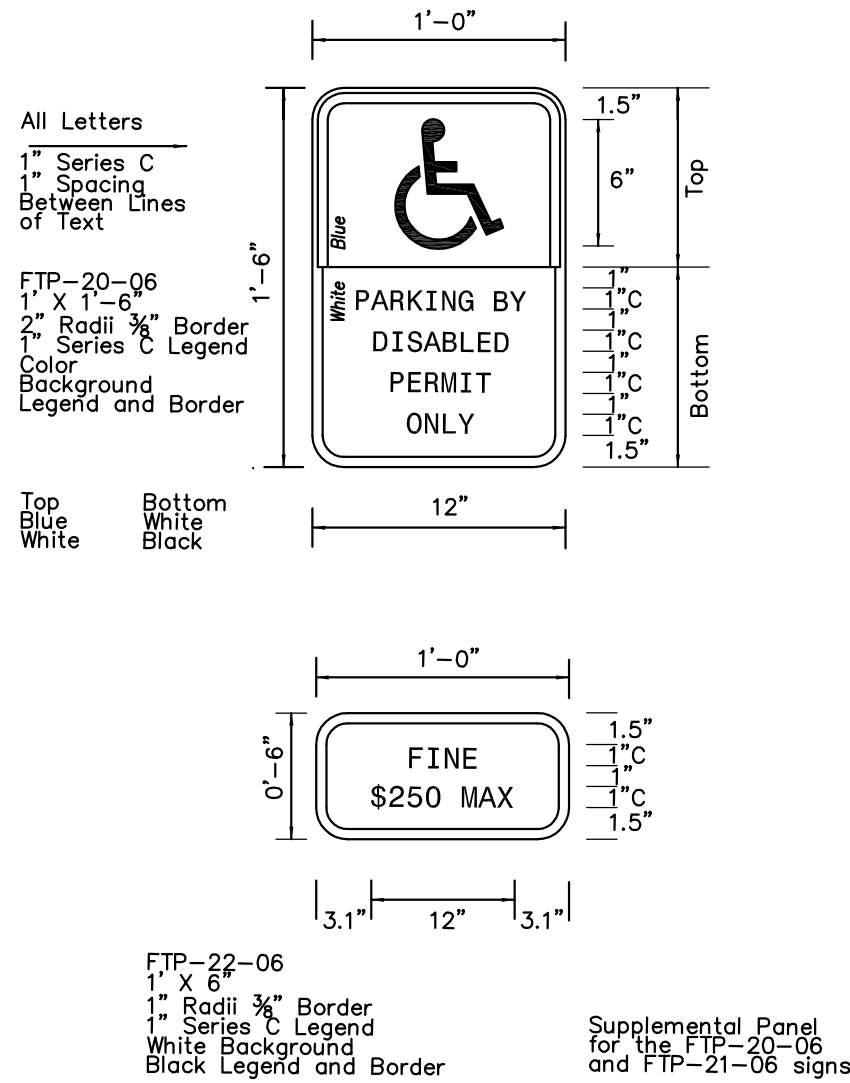




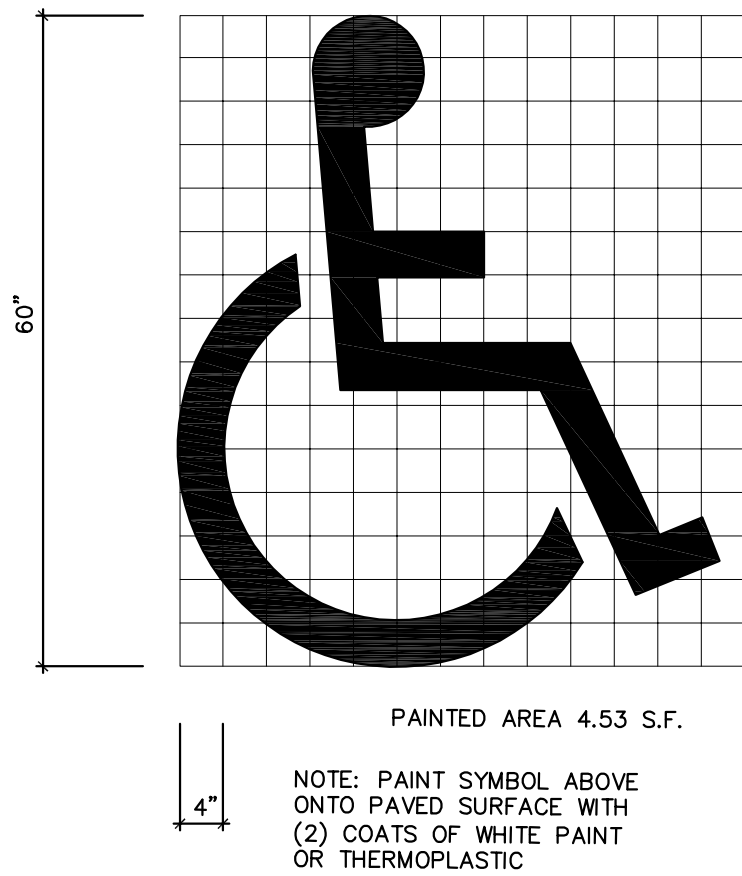
CONTROL STRUCTURE DETAIL (CS-7)



HANDICAP & STANDARD PARKING AND SIGNAGE DETAIL
N.T.S.



HANDICAP PARKING SIGNAGE DETAIL
N.T.S.



HANDICAPPED SYMBOL PARKING DETAIL
N.T.S.

GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054-6063-T6 ALLOY, ETCHED, DECREASED WITH #1200 ALDINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30", 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE. SERIES 'B' # 3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX - 4.5".

POST: ALUMINUM COLUMN (POST) DESIGNED AND INSTALLED PER FOOT INDEX 11860.

ZEE BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD ALUMINUM COLUMN POSTS BY MEANS OF 3/4" U-BOLT SIZED SPECIFICALLY FOR POST DIAMETER WITH NUT AND LOCK WASHER.

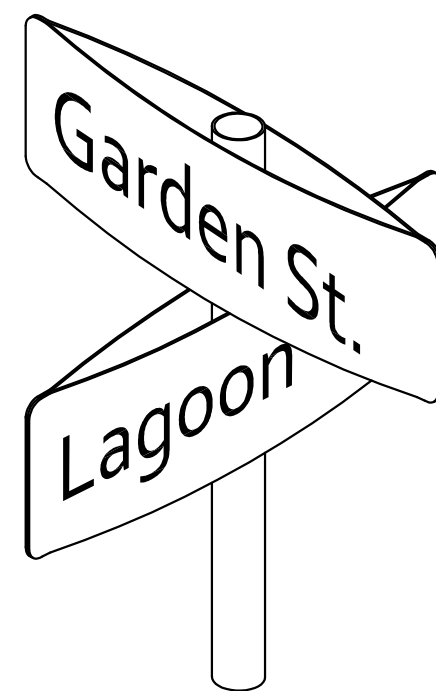
STOP SIGN: R1-1 MUTCD (HIGH INTENSITY)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

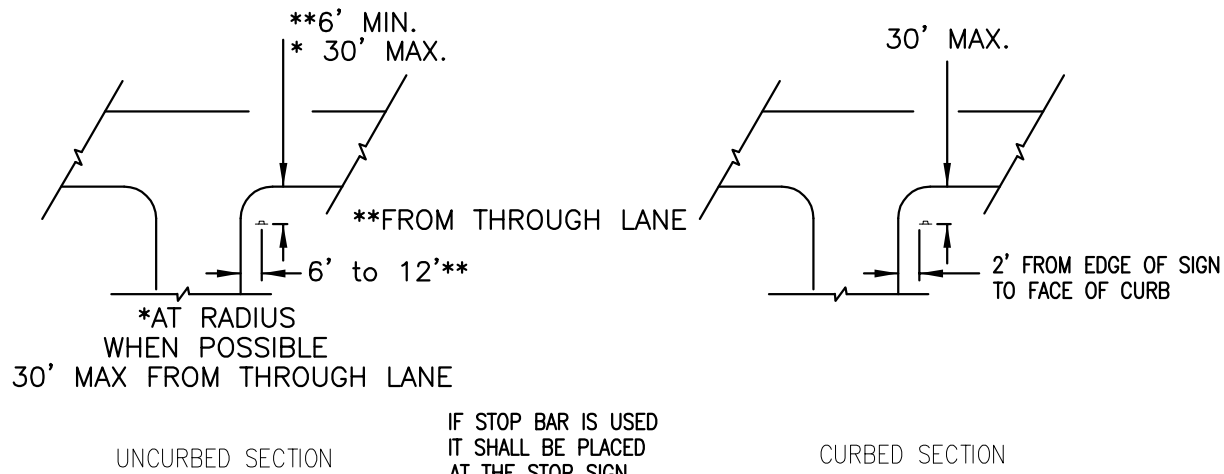
POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTERS FOR TWO ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTERS FOR: -THOROUGHFARE ROADS FOUR LANES OR WIDER. -TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE. ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.

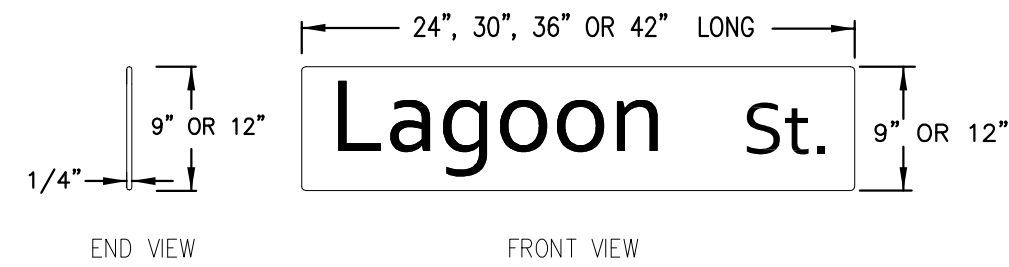
ALL SIGNS SHALL HAVE MANUFACTURER IDENTIFICATION STICKER LOCATED ON THE BACK PER FDOT REQUIREMENTS



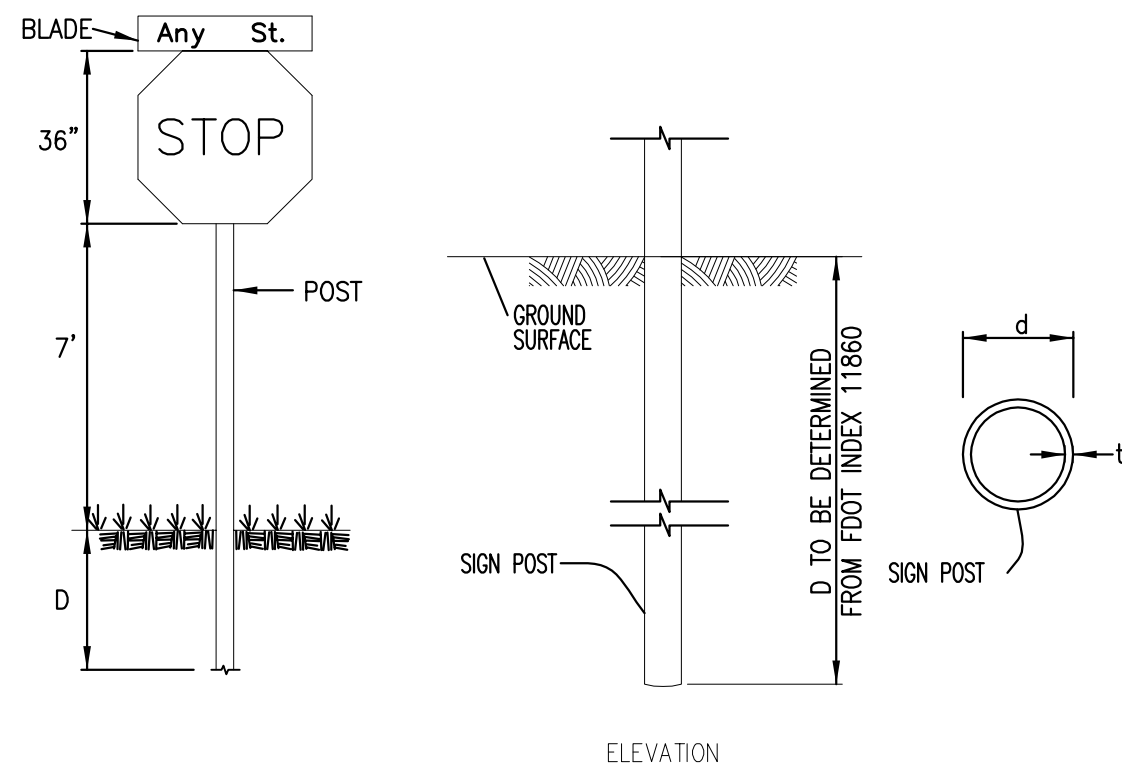
ISOMETRIC VIEW



TYPICAL STOP SIGN PLACEMENT

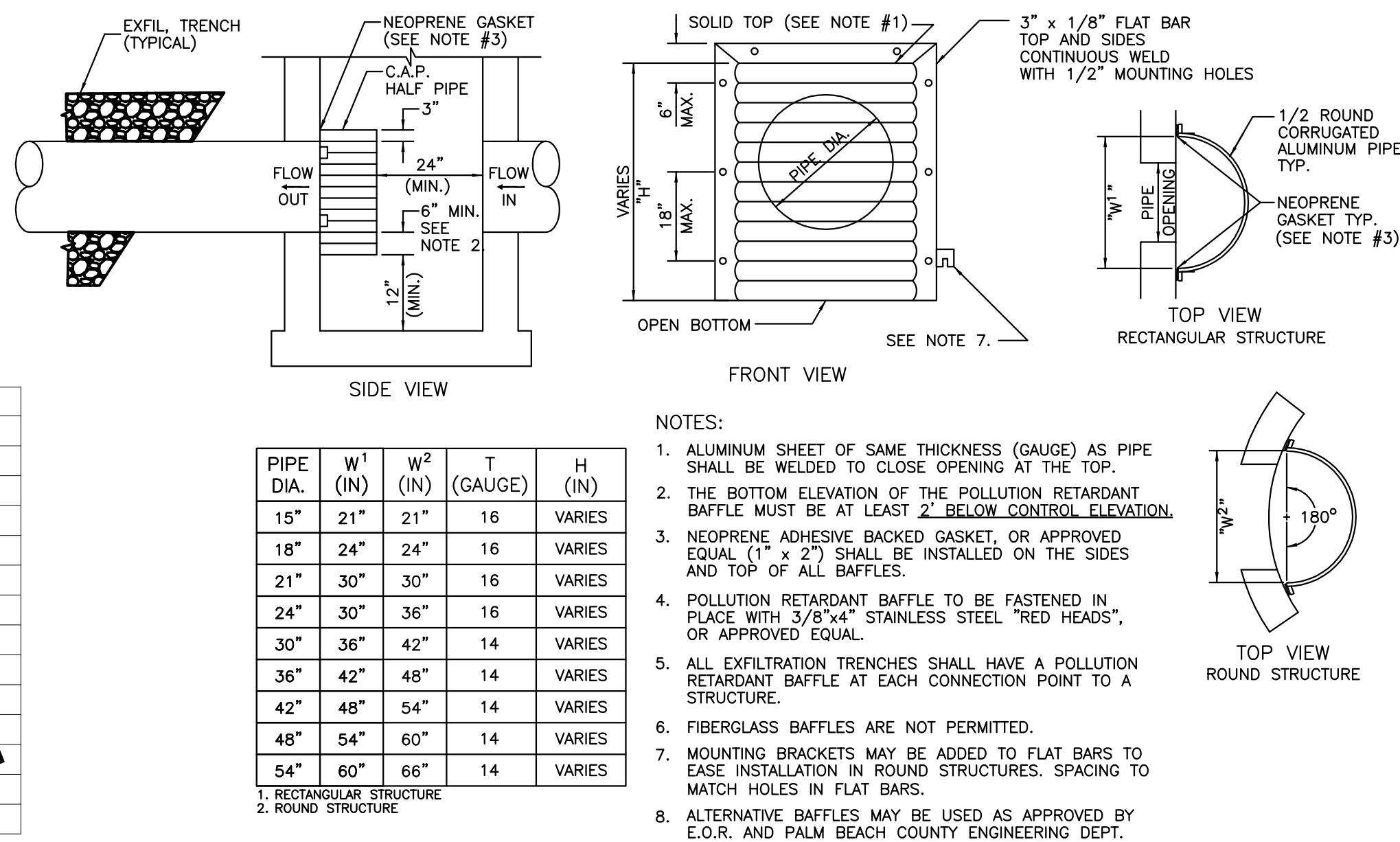


END VIEW



ALUMINUM COLUMN (POST) DETAILS

STREET NAME SIGN WITH STOP SIGN
N.T.S.



POLLUTION RETARDANT Baffle DETAIL
N.T.S.

STRUCTURE NOTES:
1. POLLUTION RETARDANT Baffle IS LOCATED IN THE CONTROL STRUCTURE.



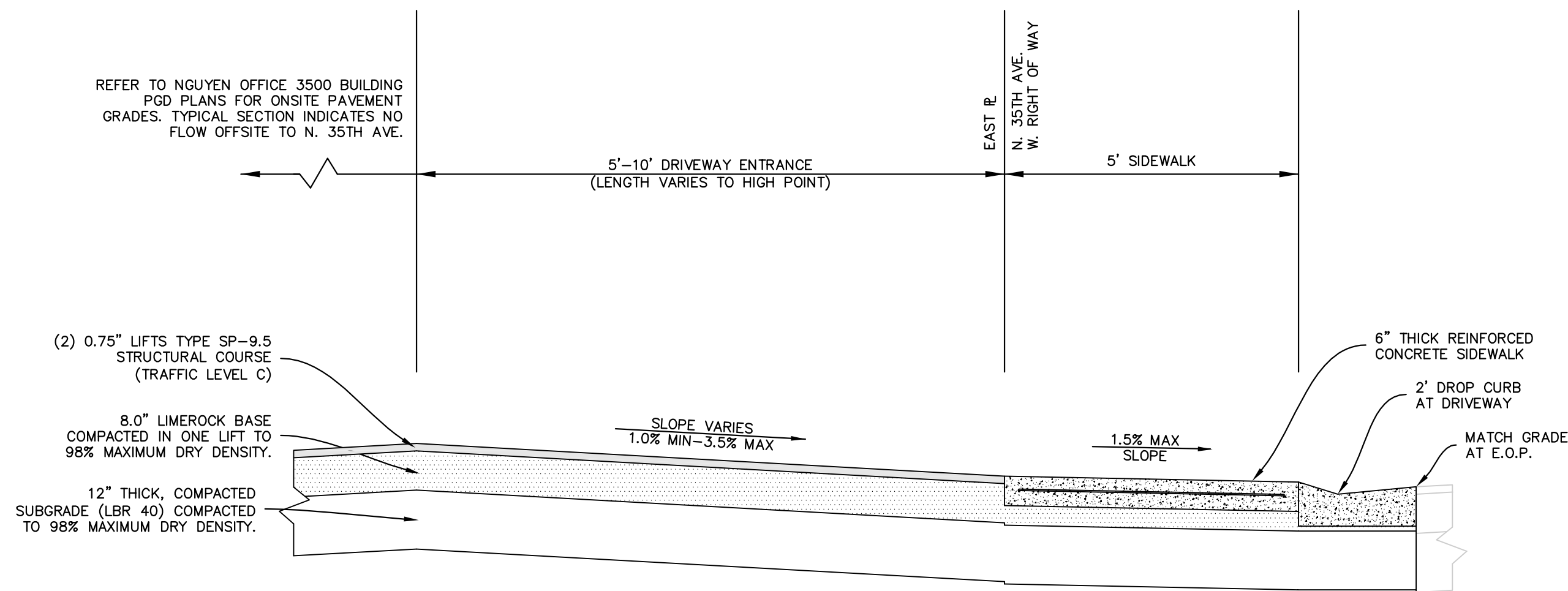
PAVING, GRADING & DRAINAGE DETAILS
FOR
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

REVISED	DATE	BY	CK
1. REV. ALL SHEETS PER	10/05/17	SMG	RWL

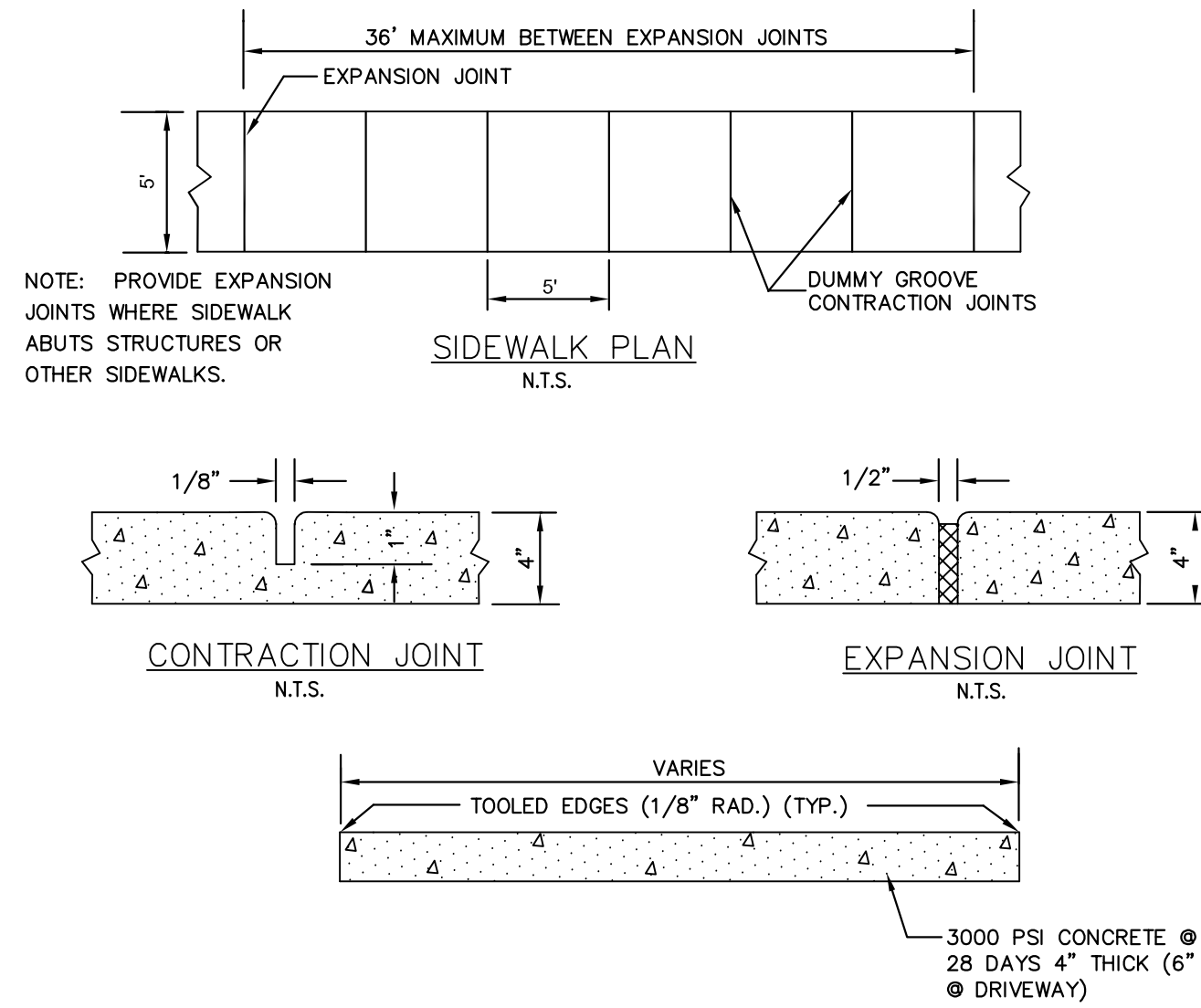
EB 9889
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: N/A
DATE: 10/5/17
DESIGNED BY: SG
CHECKED BY: RL
DRAWING FILE:
17-024-PD.6

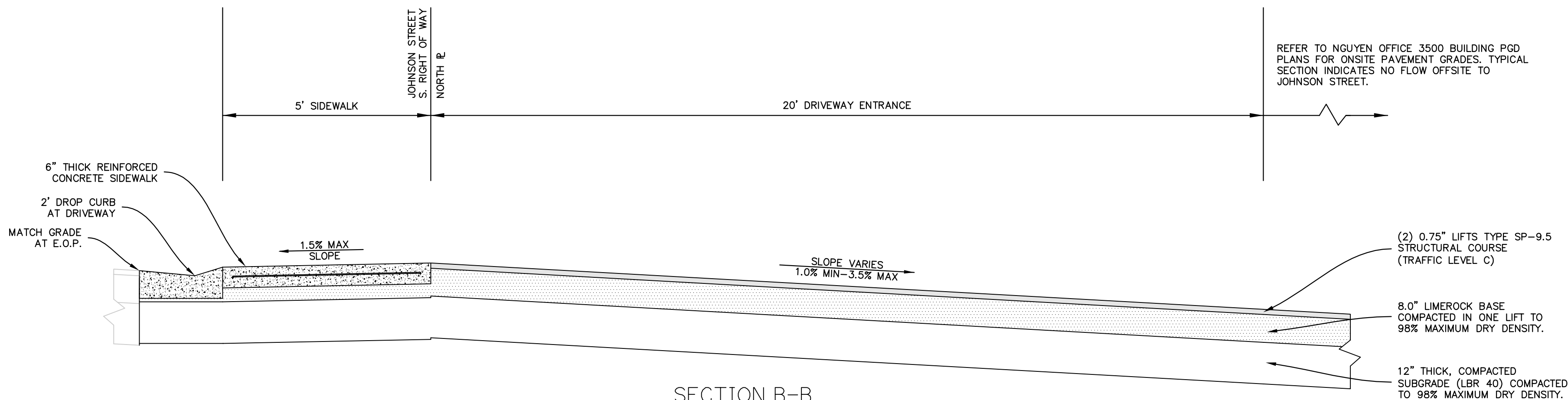
10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707
17-024 PD.6
SHEET 7 OF 14



SECTION A-A
N.T.S.

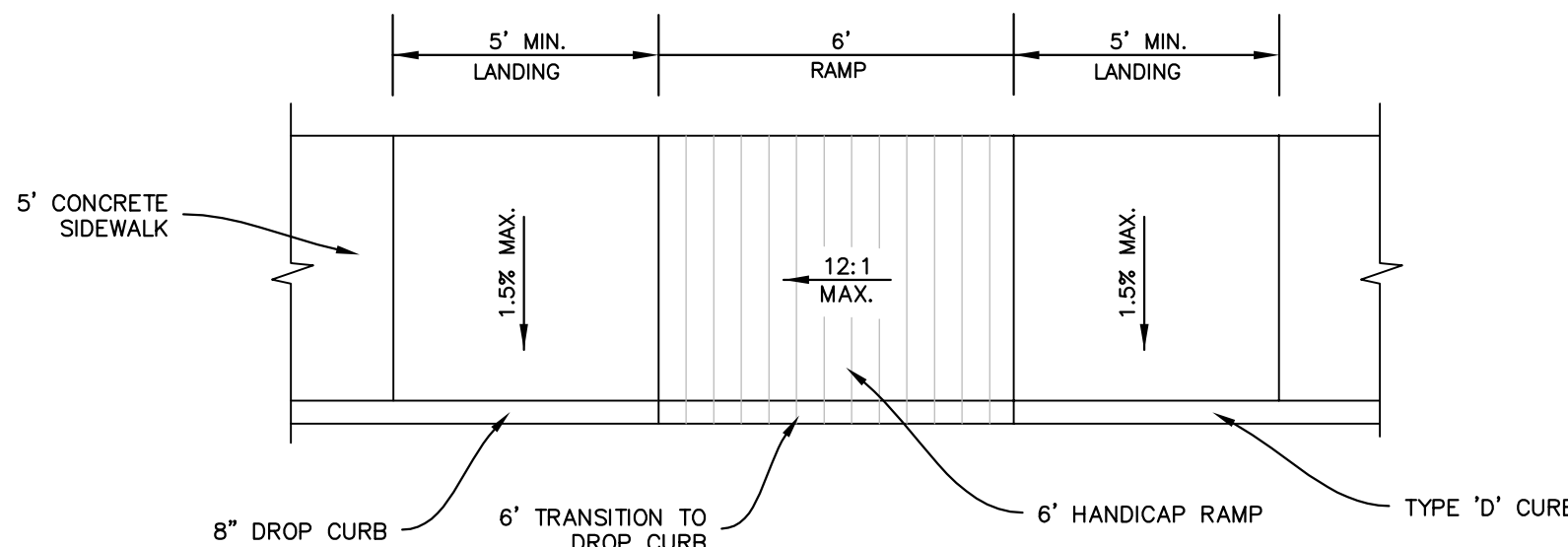


TYPICAL SIDEWALK SECTION
N.T.S.

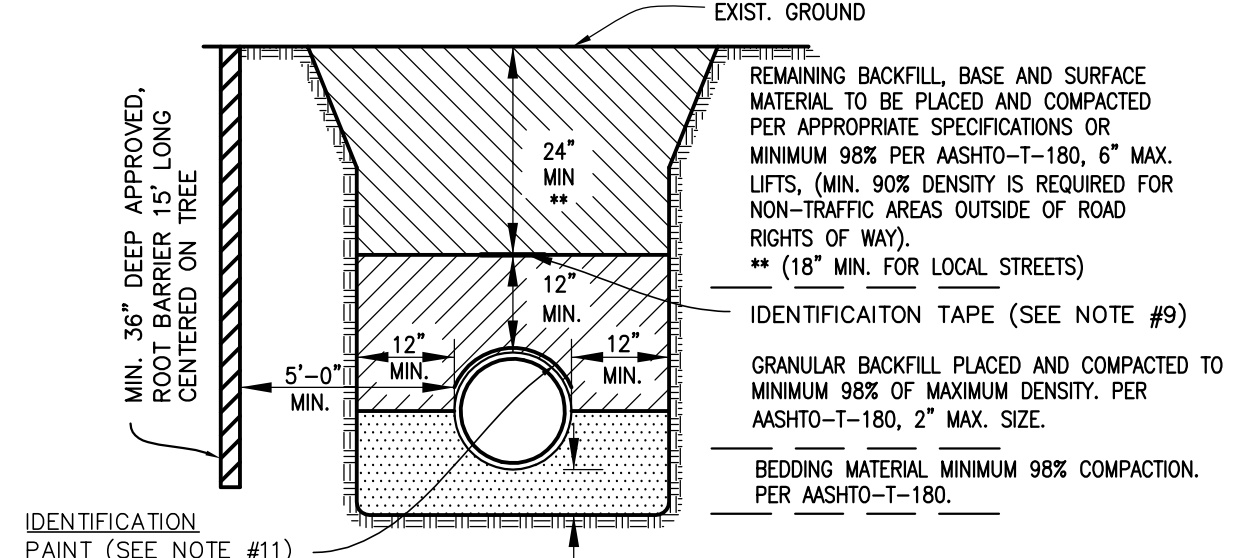


SECTION B-B
N.T.S.

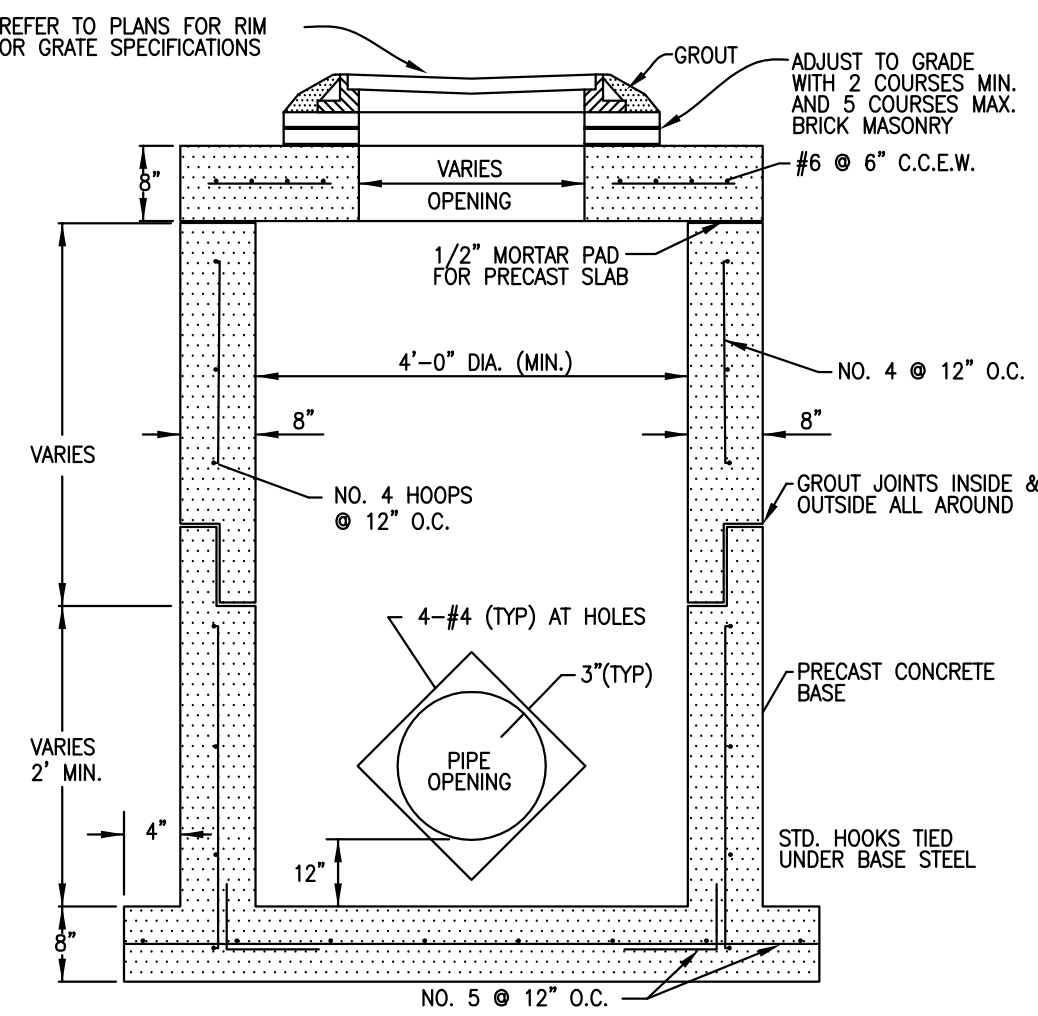
PAVING SPECIFICATIONS / SIDEWALKS				
TYPE	WEARING SURFACE	BASE	SUBGRADE	SIDEWALKS
PARKING LOT & DRIVES	1-1/2" THICK, SUPERPAVE TYPE SP-9.5 (PLACED IN TWO EQUAL LIFTS)	8" THICK, LIMEROCK BASE COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY. A.A.S.H.T.O. T-180	12" THICK, COMPACTED SUBGRADE (LBR 40) COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180	4" THICK CONCRETE (2500 PSI) WITH 4" COMPACTED BASE. 6" THICK REINFORCED CONCRETE (3,000 PSI) REQUIRED AT DRIVEWAYS



6' HANDICAP RAMP W/ 8" TYPE "D" CURB
N.T.S.



TYPICAL TRENCH DETAIL WITH
ROOT BARRIER INSTALLATION DETAIL
(NON-PAVED AREAS)
N.T.S.



DRAINAGE STRUCTURES
N.T.S.

- NOTES:
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - DENSITY TESTS SHALL BE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM. (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW
 - THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS
 - SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUGHFARE ROADS).
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
 - ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTING TREE.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCOP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.
 - PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

REVISONS	DATE	BY	CK
1. REV. ALL SHEETS PER REVISED SITE PLAN	10/05/17	SMG	RWL

EB 9889
LPI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: N/A
DATE: 10/5/17
DESIGNED BY: SG
CHECKED BY: RL
DRAWING FILE:
17-024-PD.7

10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-024 PD.7

SHEET 8 OF 14



LEGEND

	PROPOSED STORM DRAINAGE STRUCTURE		EXISTING GAS MAIN
	PROPOSED STORM DRAIN PIPE		EXISTING WATER MAIN WITH FIRE HYDRANT ASSMBLY
	EXISTING STORM DRAIN PIPE		PROPOSED WATER MAIN W/ RPZ BACKFLOW PREVENTOR
	PROPOSED CONCRETE		PROPOSED WATER MAIN W/ GATE VALVE
	BRICK PAVERS		PROPOSED HYDRANT ASSEMBLY W/ GATE VALVE
	SANITARY MANHOLE INFORMATION		BACTERIOLOGICAL SAMPLING POINT
	SANITARY SEWER MAIN W/ MANHOLE		DDCV FIRE LINE ASSEMBLY
	EXISTING OVERHEAD WIRES TO BE REMOVED WITH POWER POLE		PROPOSED SEWER SERVICE LATERAL WITH CLEAN OUT (INVERT ELEVATION)
	EXISTING OVERHEAD WIRES WITH POWER POLE		EXISTING PROPERTY BOUNDARY
	PROPOSED OVERHEAD WIRES WITH POWER POLE		PROPOSED PROPERTY BOUNDARY

WATER AND SEWER NOTES:

1. PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
2. ALL WATER MAINS (BLUE), FORCE MAINS (GREEN) AND RECLAIMED WATER MAINS (PURPLE) SHALL BE P.V.C. (C-900) UNLESS A DIFFERENT MATERIAL IS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7' AND A MAXIMUM OF 12' FROM EDGE OF PAVEMENT WHERE NOT ADJACENT TO CURB AND SHALL BE CONNECTED USING DUCTILE IRON PIPE.
4. VALVES SHALL NOT BE PLACED IN CURBS.
5. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
6. MAGNETIC TAPE IS REQUIRED FOR WATER MAINS AND RECLAIM WATER MAINS AND SHALL BE 6" WIDE, IMPRINTED WITH 2" HIGH LETTERING READING "CAUTION - WATER MAIN BURIED BELOW", "CAUTION - FORCE MAIN BURIED BELOW" OR "CAUTION - RECLAIM WATER MAIN BURIED BELOW", AS REQUIRED. TAPE SHALL BE LOCATED APPROXIMATELY 12" ABOVE THE CROWN OF THE PIPE AND THE WORDING SHALL OCCUR EVERY THREE FEET.
7. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS (LATEST EDITION).
8. ALL WATER MAINS TO CROSS OVER SANITARY SEWER SERVICES, WHERE 12" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATER MAIN SHALL BE CENTERED ON THE CROSSING. THE SEWER SERVICE SHALL BE C-900, SDR-18 IF THE SEWER SERVICE IS ABOVE THE WATER MAIN WITH LESS THAN 12" MINIMUM SEPARATION. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.
9. RECORD DRAWINGS SHALL INCLUDE ALL UTILITY OBJECTS AND ASSOCIATED LOCATIONS IDENTIFIED AS REQUIRED BY CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT AND SHOWN IN THE AS-BUILT LOCATION.
10. ALL RECORD DRAWINGS SHALL BE DRAWN IN THE STATE PLANE COORDINATE SYSTEM. STATE PLANE COORDINATES ARE REQUIRED FOR ALL AS-BUILT UTILITY OBJECTS AS REQUIRED BY CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT. ALL OBJECTS SHALL BE IDENTIFIED BY ASSIGNING AN APPROVED FEATURE CODE AND A UNIQUE NUMBER. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
11. ALL POTABLE WATER MAIN DUCTILE IRON PIPE, PIPE FITTINGS, AND FIRE LINES SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. APPROVED PAINT: INDURON, AQUANAUT 5082 ALASKA BLUE (ONE COAT, 3 MILS DRY FILM THICKNESS APPLIED WITH 1/2" NAP MEDIUM ROLLER).
12. PVC PIPING AND SLEEVES USED FOR RECLAIMED WATER SYSTEMS SHALL BE INFUSED DURING MANUFACTURE WITH A PERMANENT PURPLE COLOR.
13. BRASS PRODUCTS IN CONTACT WITH POTABLE WATER SHALL BE LEAD FREE.
14. ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988.
15. PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
16. FIRE LINE REQUIRES INSPECTION BY CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT PRIOR TO BACKFILL & COMPACTION.
17. ALL EXISTING CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT FACILITIES (I.E. VALVES) TO BE OPERATED BY CITY OF HOLLYWOOD PERSONNEL ONLY. ANY REMOVAL TO BE UNDER THE DIRECTION OF THE PROJECT'S CITY OF HOLLYWOOD INSPECTOR.

HYDRANT SECURITY EQUIPMENT:

1. EACH NEW FIRE HYDRANT SHALL BE EQUIPPED WITH A SET OF AFO "CAPTIVATER" SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF "CONSTRUCTION WATER RELEASE" CERTIFICATION. A SCHEDULED INSPECTION BY CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT IS REQUIRED TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
2. PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT THE CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT INSPECTOR FOR ASSISTANCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSE.
3. NO HYDRANT OBSTRUCTIONS: REQUIRED CLEARANCE OF 7.5' TO FRONT AND SIDES OF HYDRANT AND 7.5' BEHIND HYDRANT.

GENERAL LANDSCAPE NOTE:

1. SOD ONLY WITH NO SHRUBS AND/OR TREES TO BE INSTALLED WITHIN 5' OF A WATER METER AND 7.5' OF A FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WATER OR SEWER MAIN WITHOUT PRIOR CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT APPROVAL AND THE INSTALLATION OF A ROOT BARRIER.

NOTES:

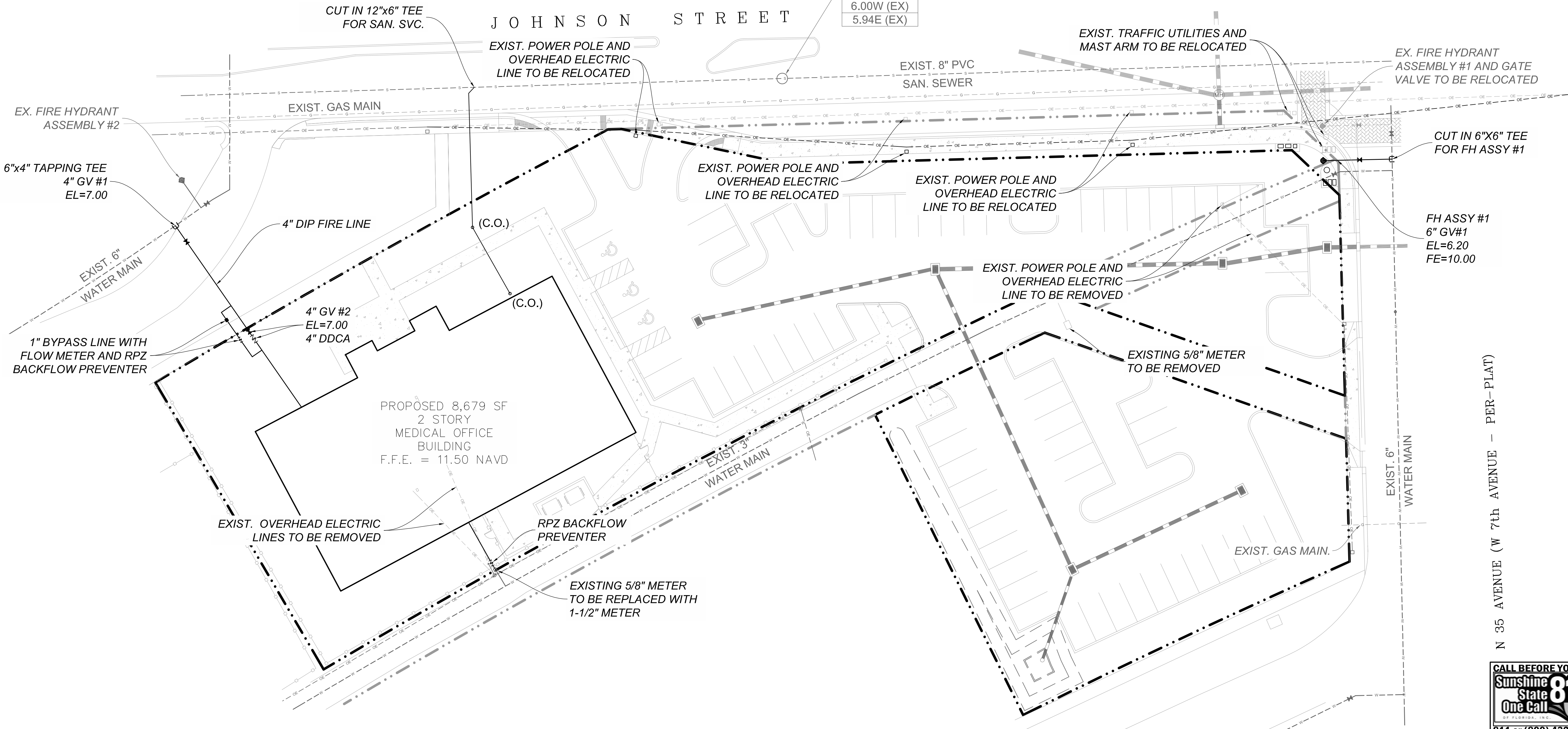
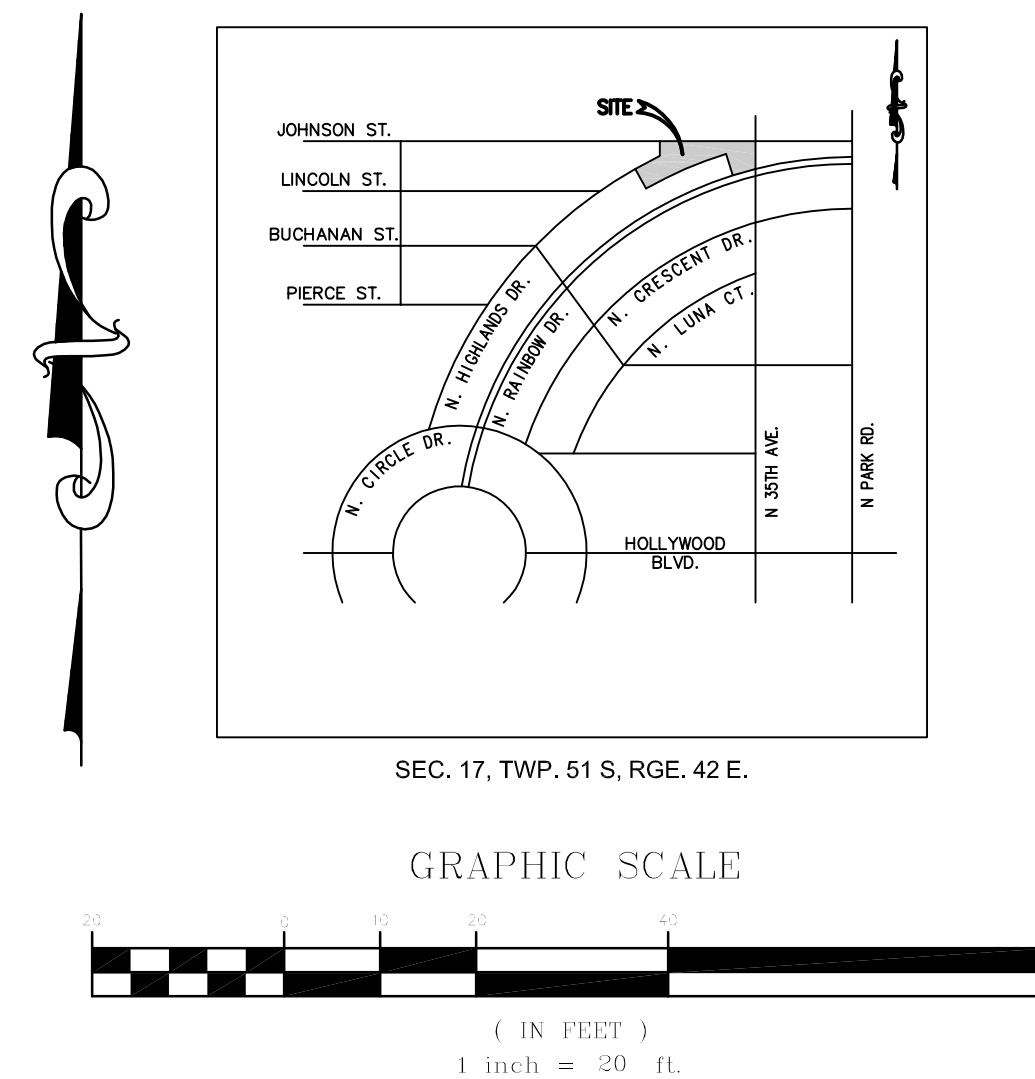
1. FIRE SPRINKLER RISERS SHALL BE LOCATED ON EXTERIOR OF BUILDINGS.

GENERAL SEWER NOTES:

1. ON-SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.
2. SEWER CLEANOUT MINI-MANHOLE ARE REQUIRED ON ALL CLEANOUTS WITHIN PAVEMENT AREAS

CITY OF HOLLYWOOD FACILITIES & FPL ELECTRICAL CONDUIT NOTE:

A MINIMUM 1.5' (18") SEPARATION IS REQUIRED BETWEEN ANY ELECTRICAL CONDUIT INSTALLED FOR THE FPL FEEDERS BETWEEN THE FPL TRANSFORMERS AND ANY CITY OF HOLLYWOOD WATER AND WASTEWATER MAINS. THOSE ELECTRICAL CONDUITS SHALL BE SHOWN ON THE CITY OF HOLLYWOOD WATER & WASTEWATER AS-BUILT DRAWINGS WHERE THEY CROSS THE CITY OF HOLLYWOOD MAINS WITH AS-BUILT DATA THAT SHALL INCLUDE SEPARATION AND COORDINATES LOCATING THE CROSSING.



N 35 AVENUE (W 7th AVENUE - PER-PLAT)



REV	DATE	BY	CHK
1.	10/05/17	SMG	RNL

EB 9889
Last Devanport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: 1"=20'
DATE: 10/5/17
DESIGNED BY: SG
CHECKED BY: RL
DRAWING FILE:
17-024-UT.1

10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

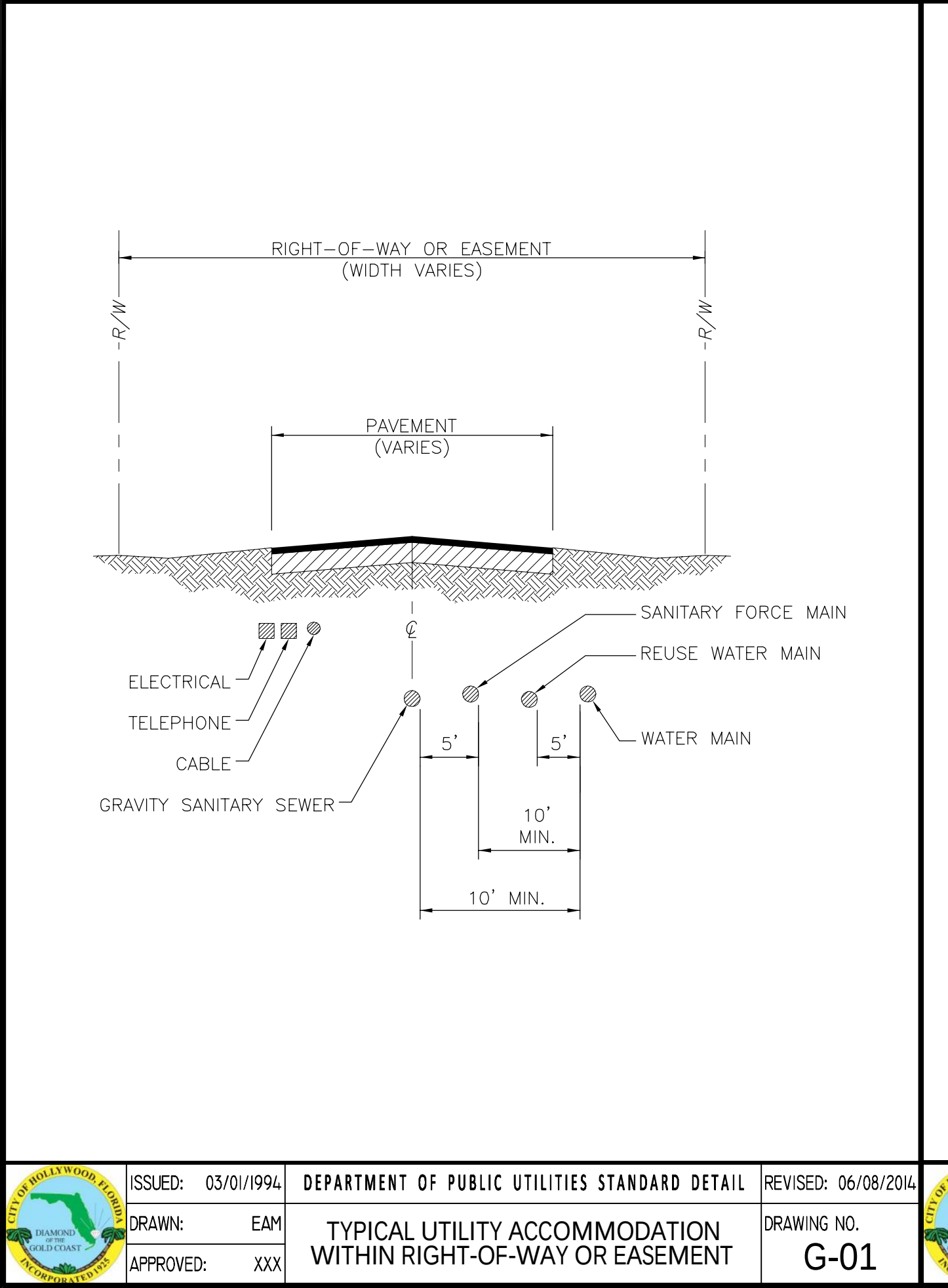
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SHEET 9 OF 14

UTILITY PLAN
FOR
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

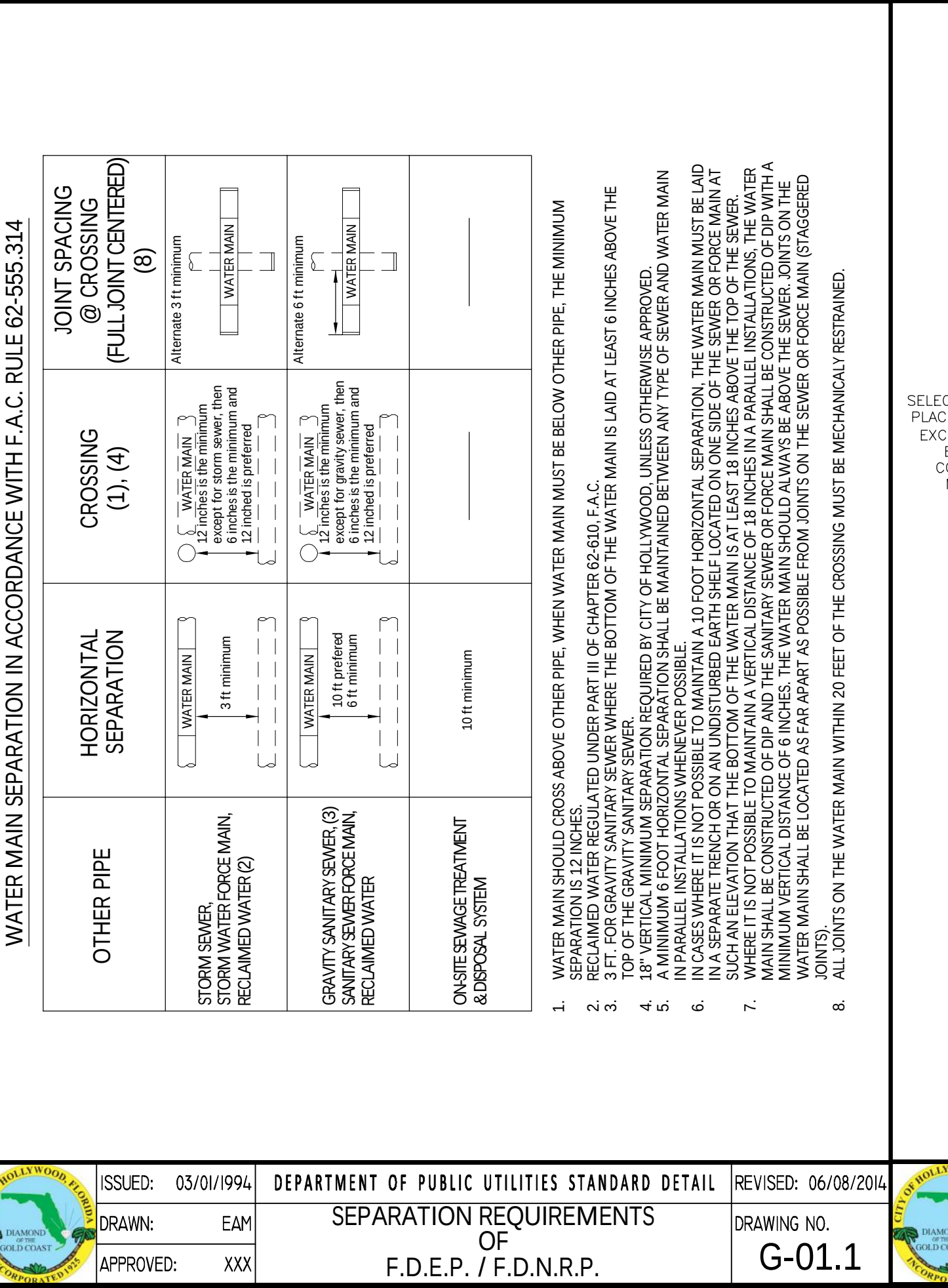
GENERAL NOTES:

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 (ECS), 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 OVERLAIN 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 ECS 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 ECS 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 ECS 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).



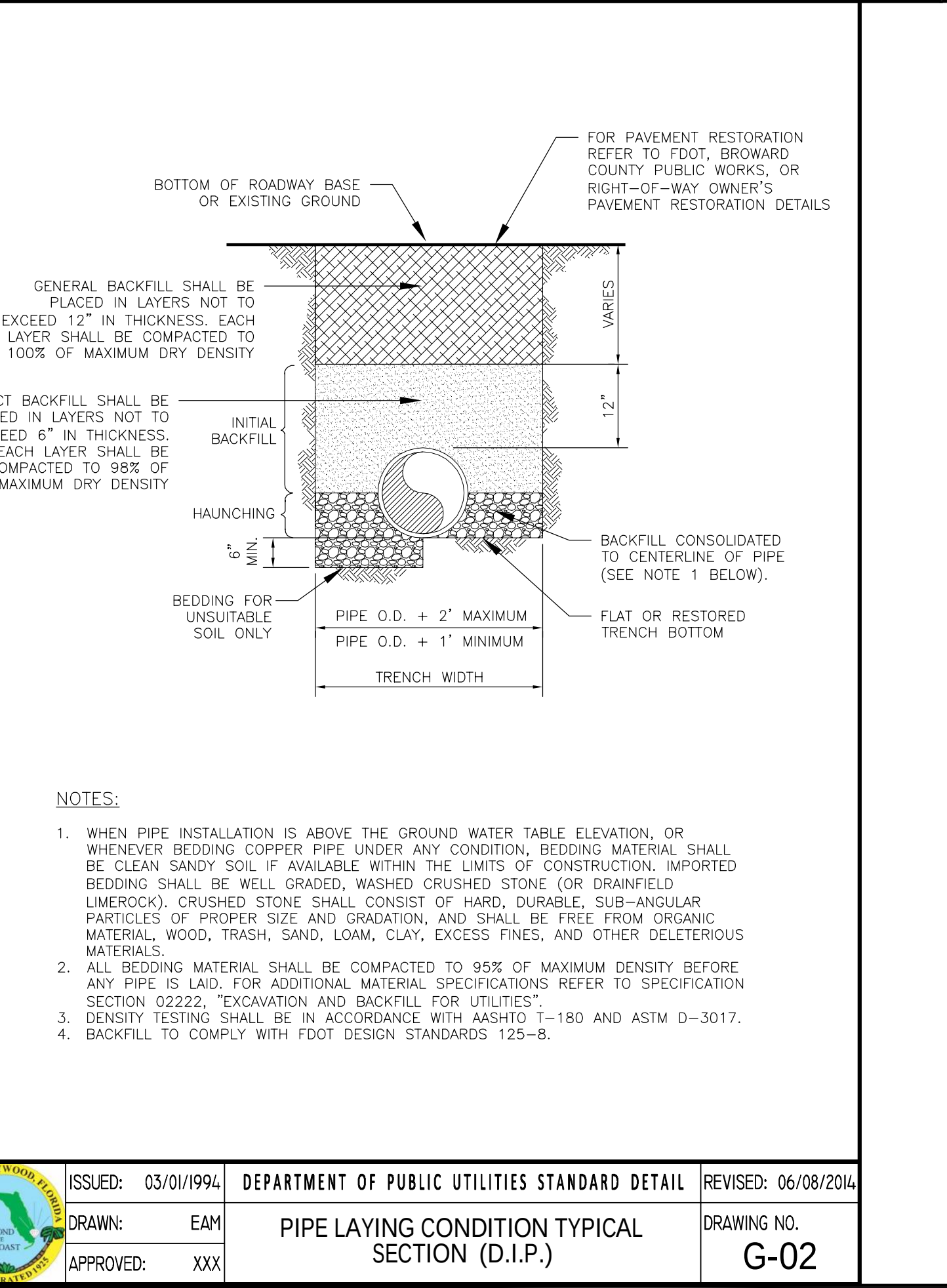
GENERAL NOTES (CONTINUED):

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 ENCR OACH 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.



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 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.
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 FOOT 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 NOT 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).

Always call 811 two full business days before you dig

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 THE 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.



10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

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SHEET 10 OF 14	

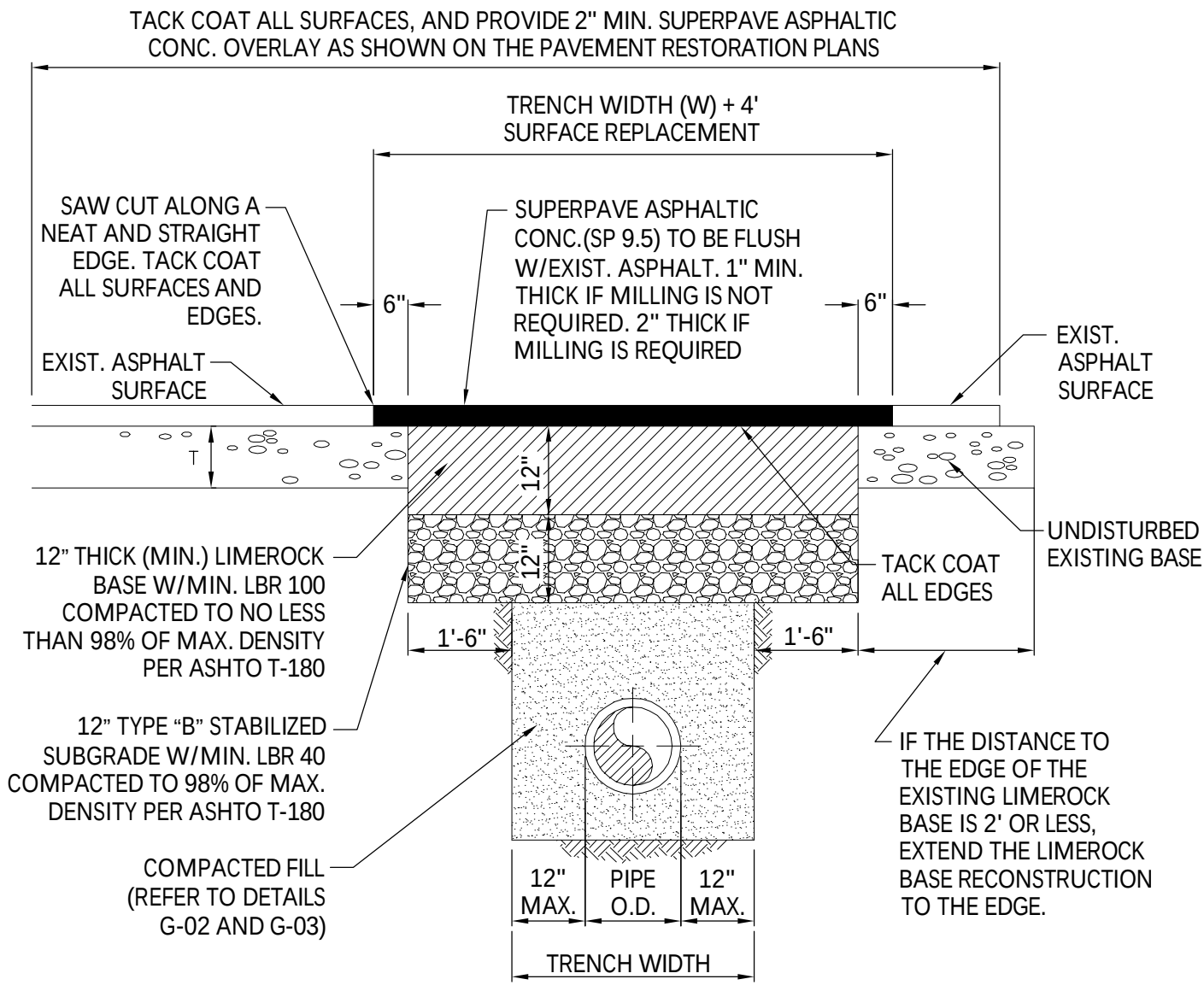
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

THRUST RESTRAINT NOTES:

- ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE RESTRAINED.
- 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.
- DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL.
- 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.
- 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.
- THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.

FLEXIBLE PAVEMENT RESTORATION NOTES:

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED FOR A SMOOTH, FLUSH TRANSITION TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT. THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.



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 GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE 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.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 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 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.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.



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

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
JOINT RESTRAINT DESIGN FOR PVC AND DIP THRUST RESTRAINT NOTES

REVISED: 06/08/2014
DRAWING NO. G-11



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

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
FLEXIBLE PAVEMENT RESTORATION NOTES

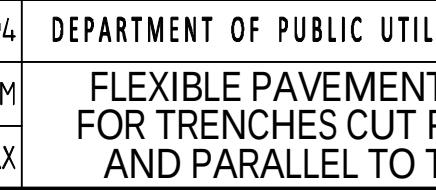
REVISED: 06/08/2014
DRAWING NO. G-12



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

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY

REVISED: 06/08/2014
DRAWING NO. G-12.1



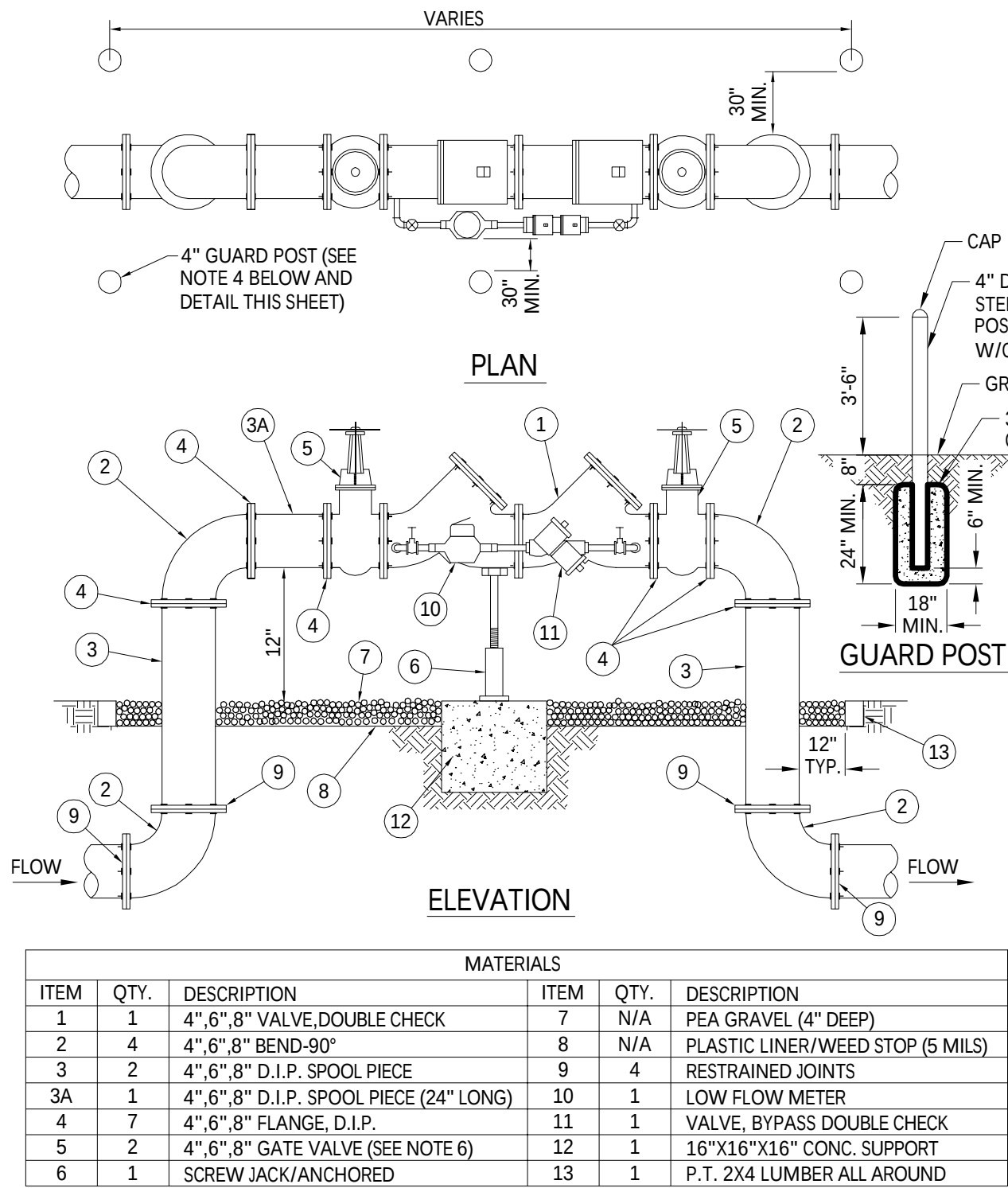
ISSUED: 03/01/1994
DRAWN: EAM
APPROVED: XXX

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
WATER SYSTEM NOTES

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

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 C300 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES 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 LOWERED 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 A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.



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

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
WATER SYSTEM NOTES

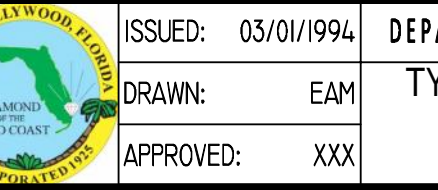
REVISED: 06/08/2014
DRAWING NO. W-02



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

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)

REVISED: 06/08/2014
DRAWING NO. W-03



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

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL
TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (45° BENDS)

REVISED: 06/08/2014
DRAWING NO. W-05

CITY OF HOLLYWOOD UTILITY DETAILS

FOR

NGUYEN OFFICE 3500 BUILDING

HOLLYWOOD, FLORIDA

REVISED	DATE	BY	CHK
1. REV. ALL SHEETS PER	10/05/17	SMG	RWL

EB 9889

LDI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: N/A

DATE: 10/5/17

DESIGNED BY: SG

CHECKED BY: RL

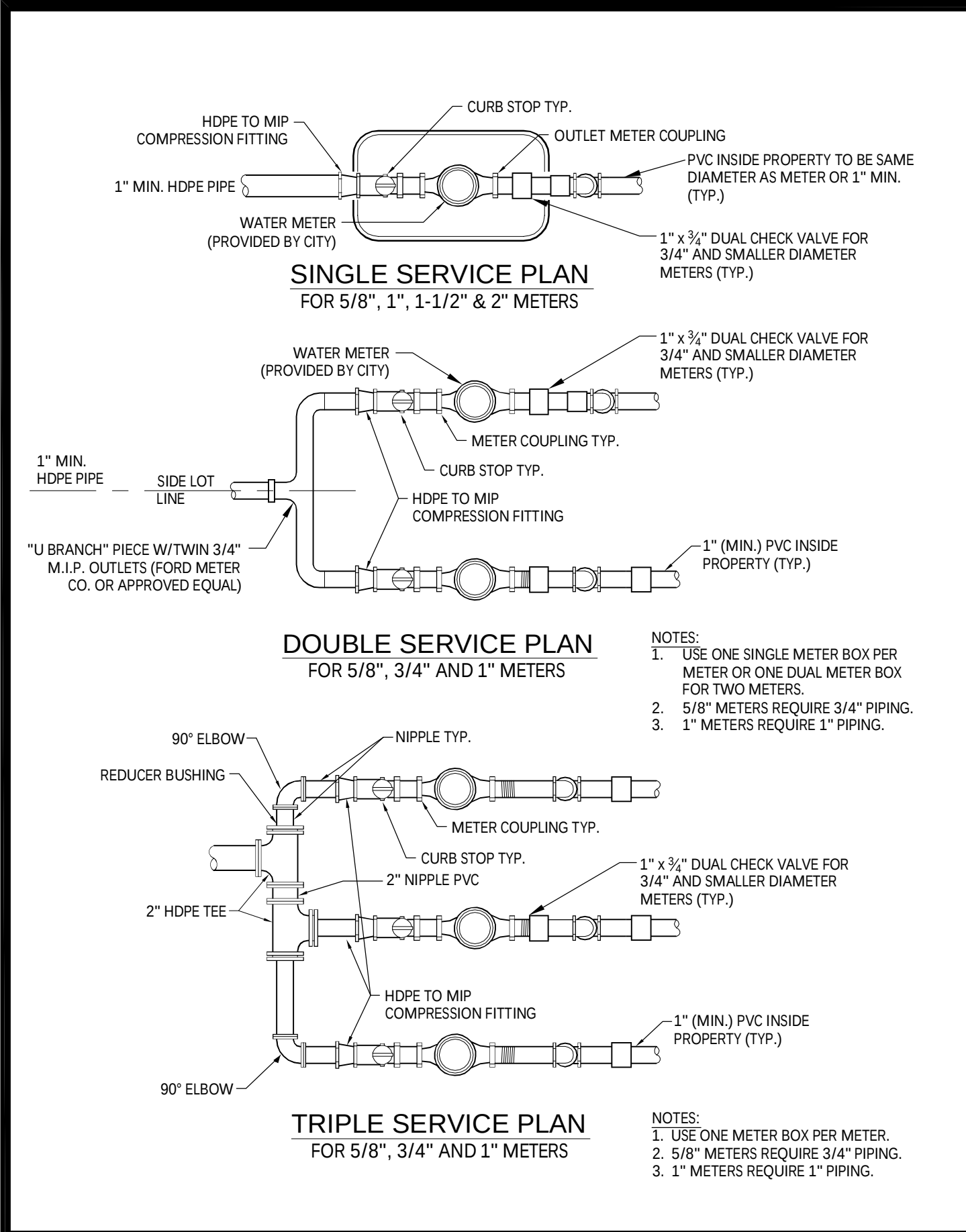
DRAWING FILE:
17-024-UT.4

17-024 UT.4

SHEET 12 OF 14

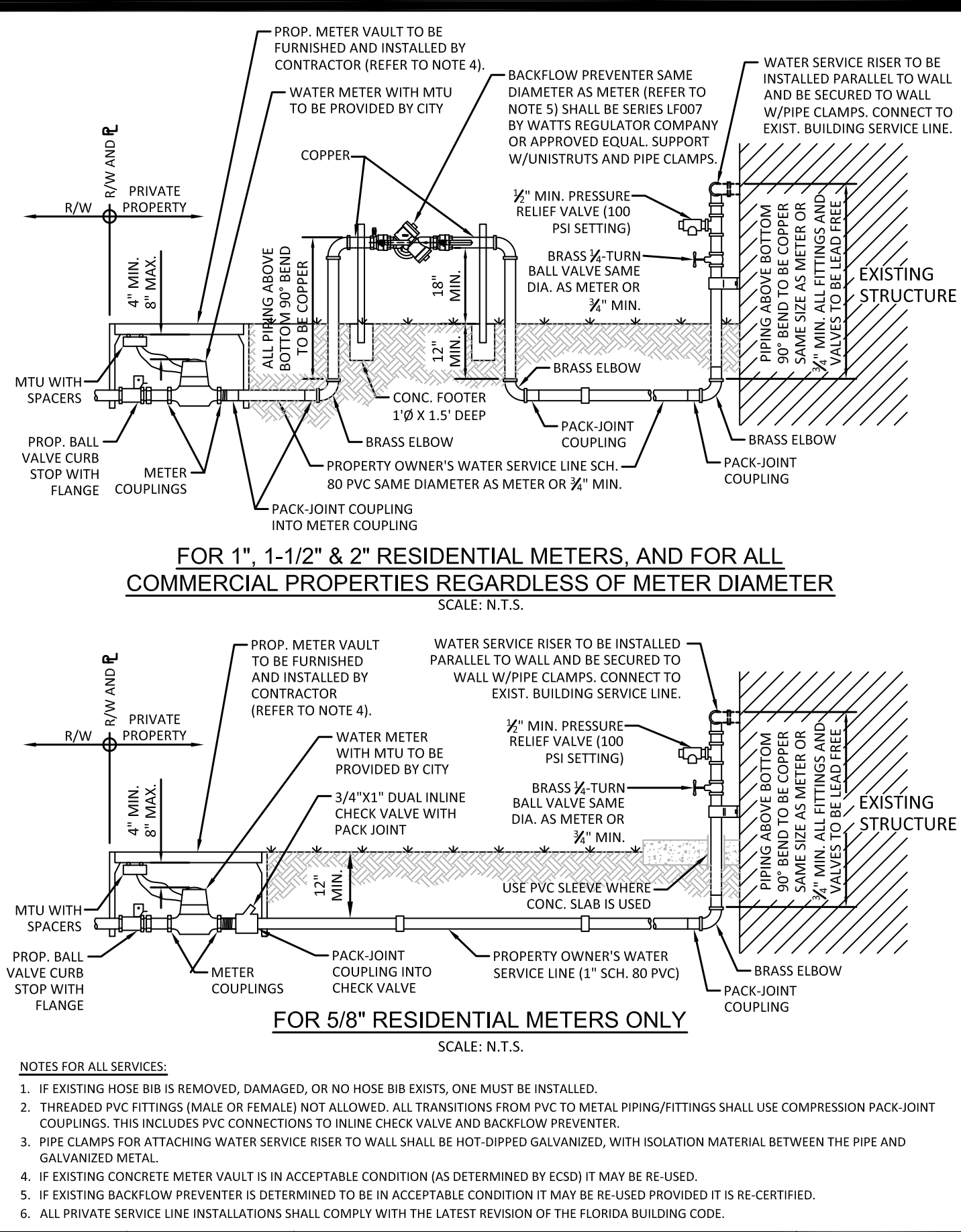
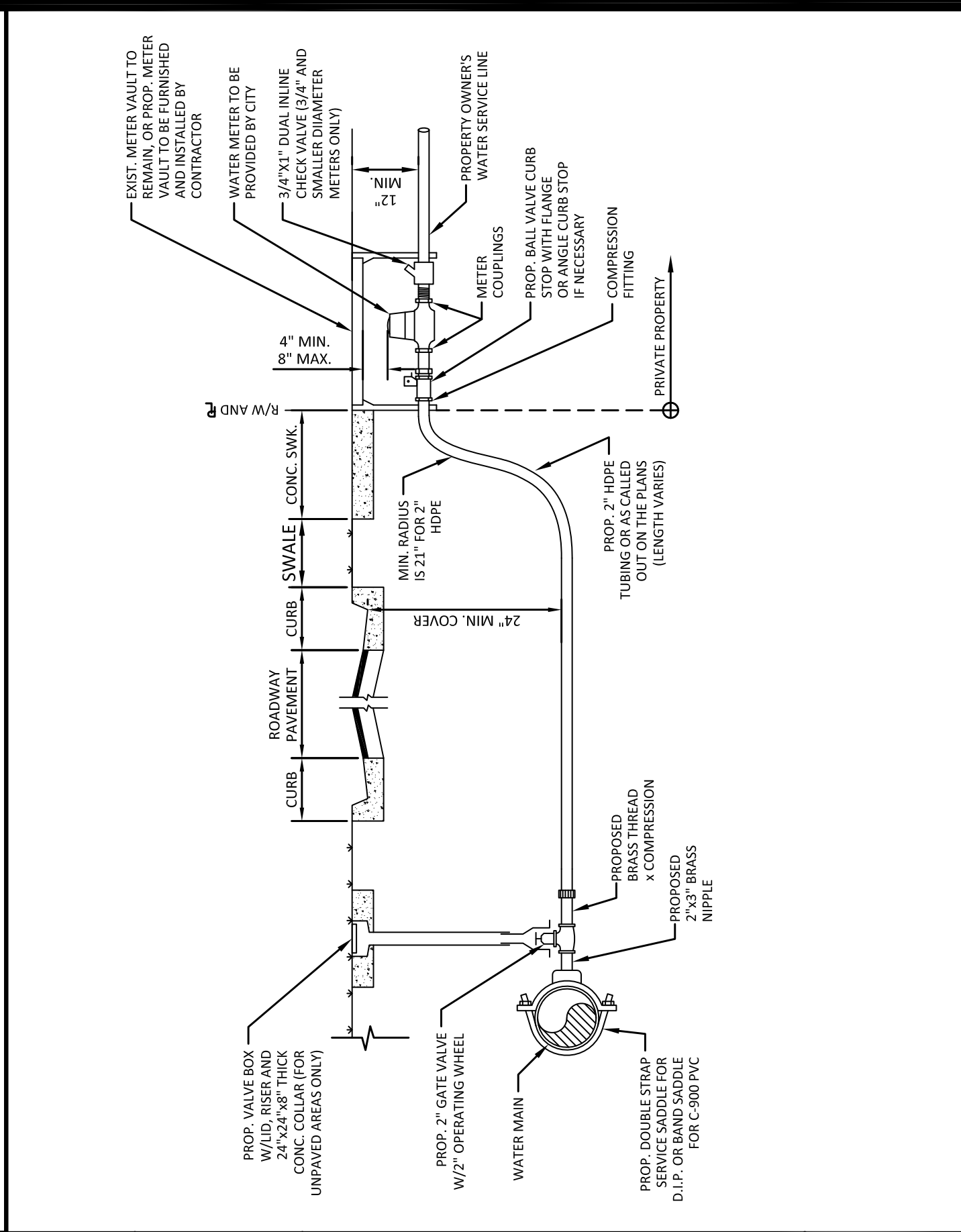


10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707



WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 5/8" OR 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR 1-1/2" OR 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

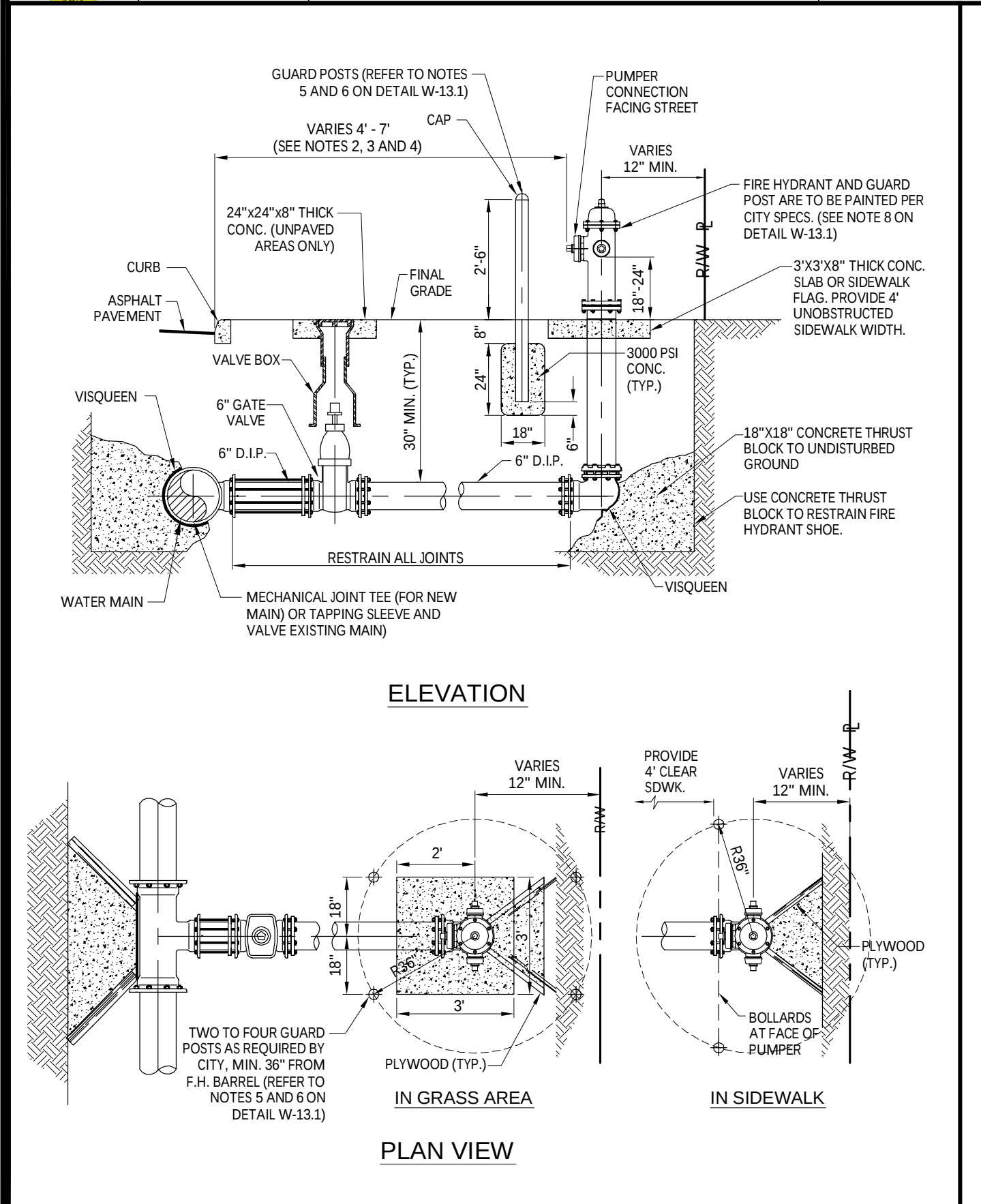


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/08/2014
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



- NOTES:
- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
 - FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
 - FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
 - 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.
 - GUARD POSTS SHALL NOT BE ALLOWED WITHIN FDOT R/W.
 - 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 1/4 OF THE FIRE HYDRANT EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
 - FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
 - 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.

- ### 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:
$$L = S \times D \times P \times 148,000$$

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

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	WATER MAIN TESTING AND DISINFECTION NOTES	DRAWING NO. W-14
APPROVED: XXX		



CITY OF HOLLYWOOD UTILITY DETAILS
FOR
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

REVISIONS	DATE	BY	CHK	DATE	BY	CHK
1. REV. ALL SHEETS PER	10/05/17	SMG	RWL			

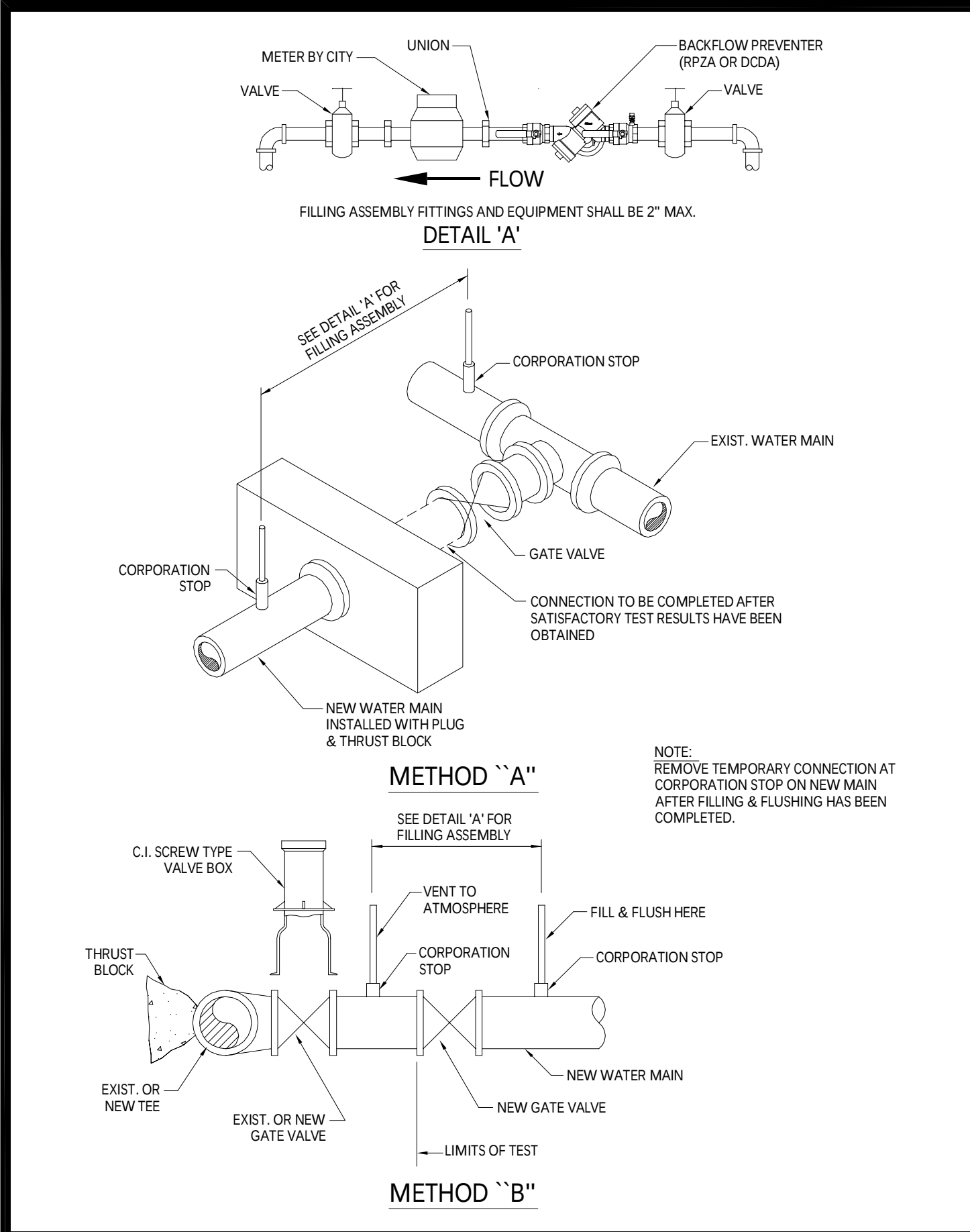
EB 9889

Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

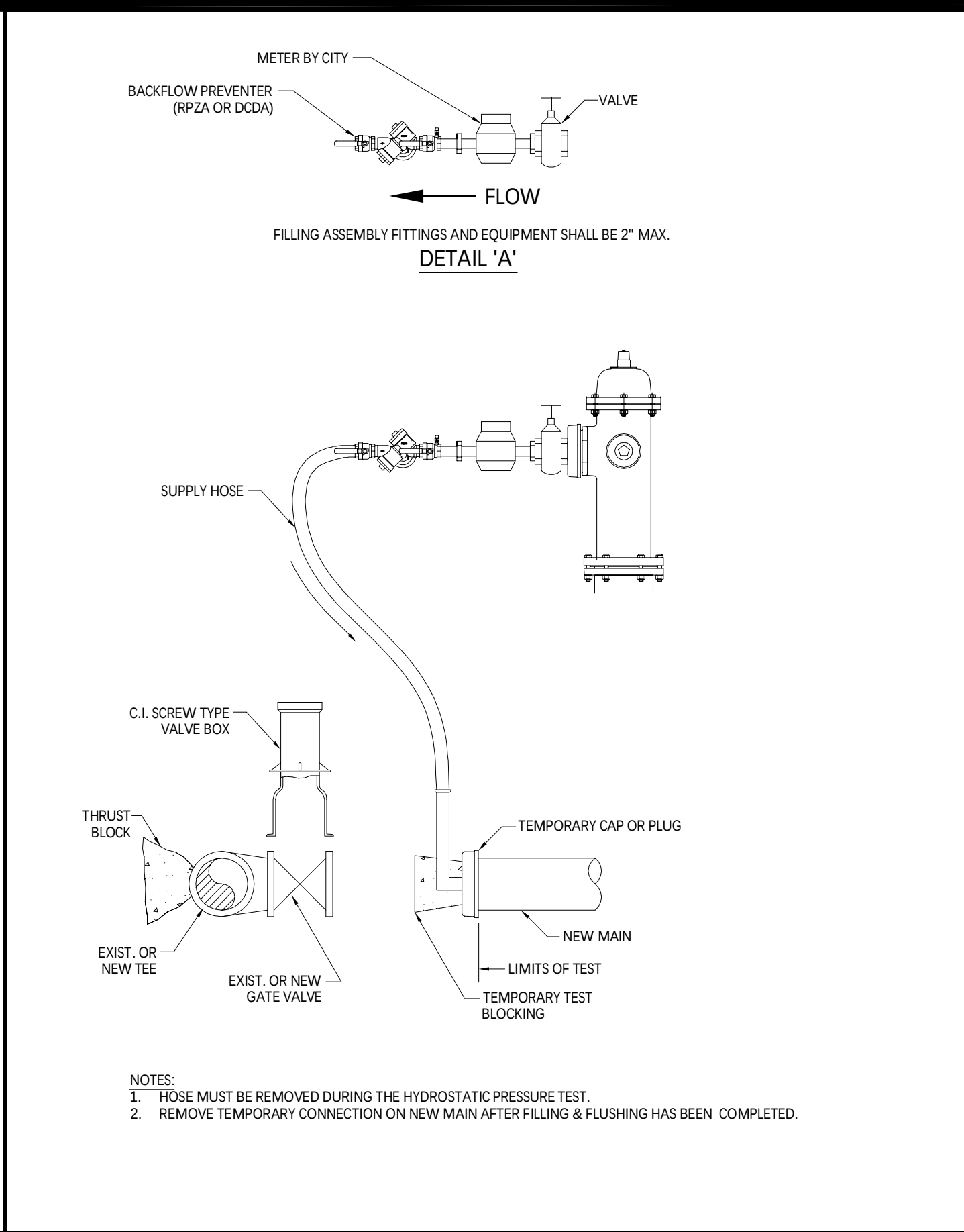
SCALE: N/A
DATE: 10/5/17
DESIGNED BY: SG
CHECKED BY: RL
DRAWING FILE: 17-024-UT.5

10/12/2017
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

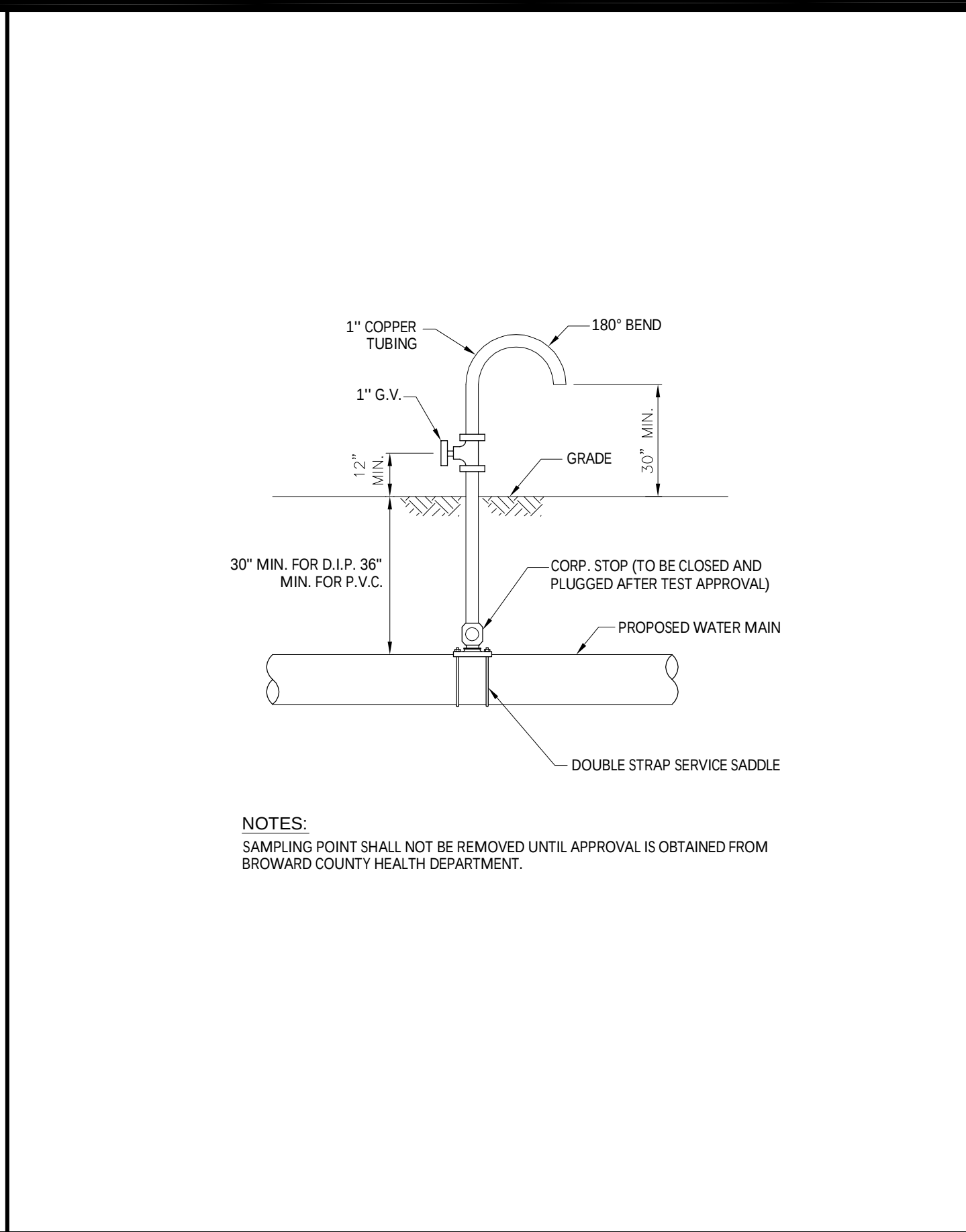
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SHEET 13 OF 14



	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL FILLING AND FLUSHING DETAILS	REVISED: 06/08/2014 DRAWING NO. W-15
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL CROSS CONNECTION FILLING AND FLUSHING DETAILS	REVISED: 06/08/2014 DRAWING NO. W-15.1
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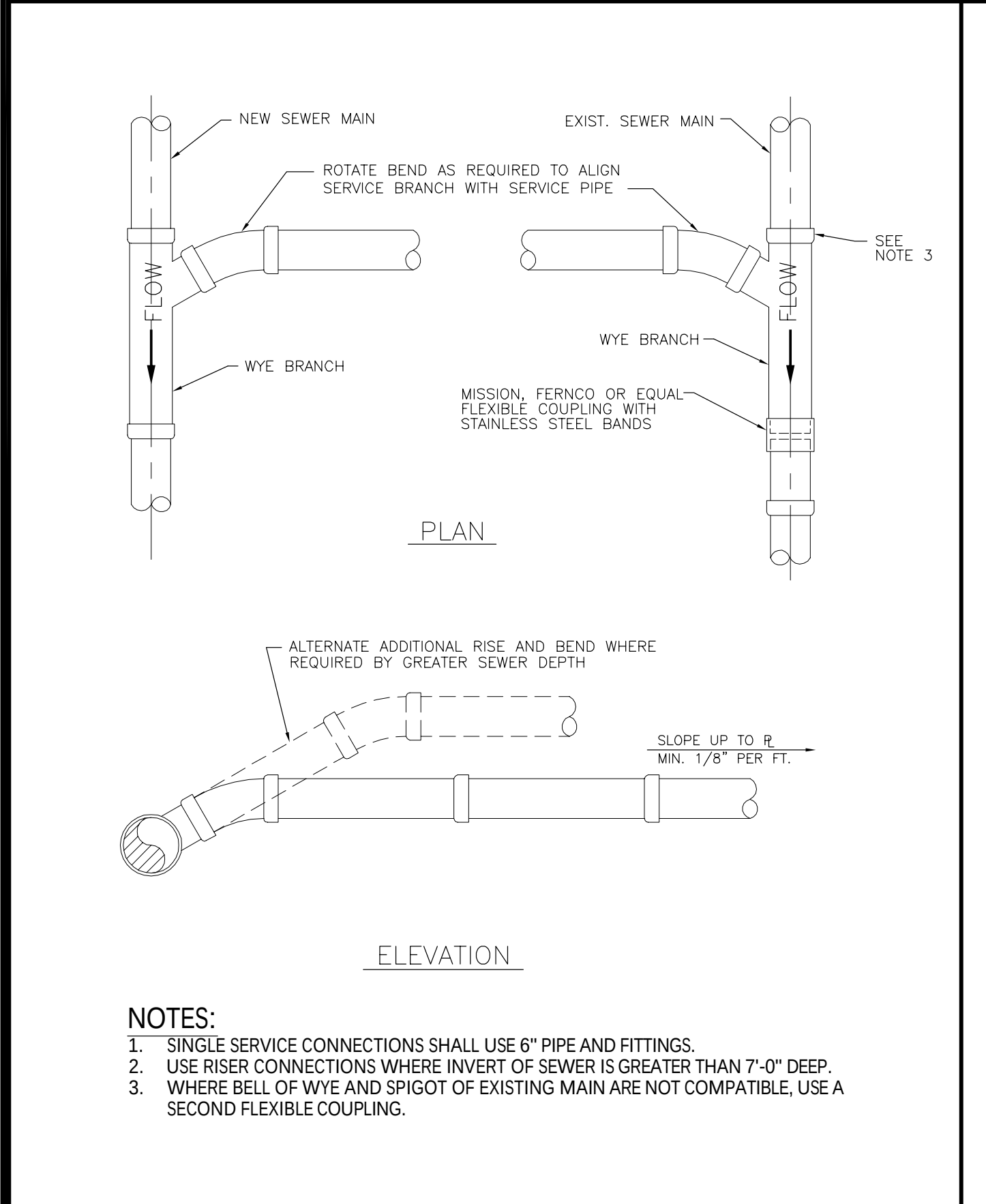
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SEWER NOTES:

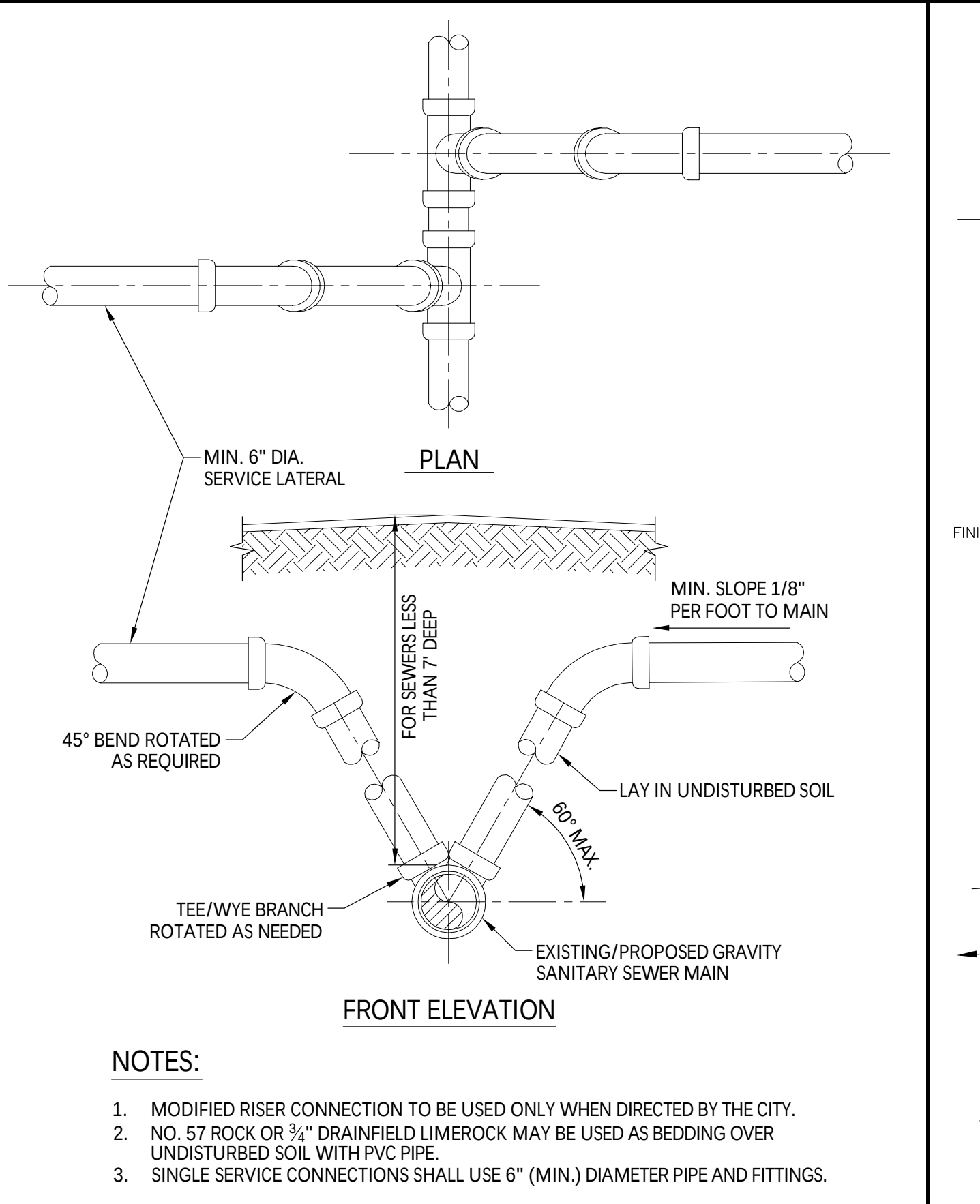
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE 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 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.
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.

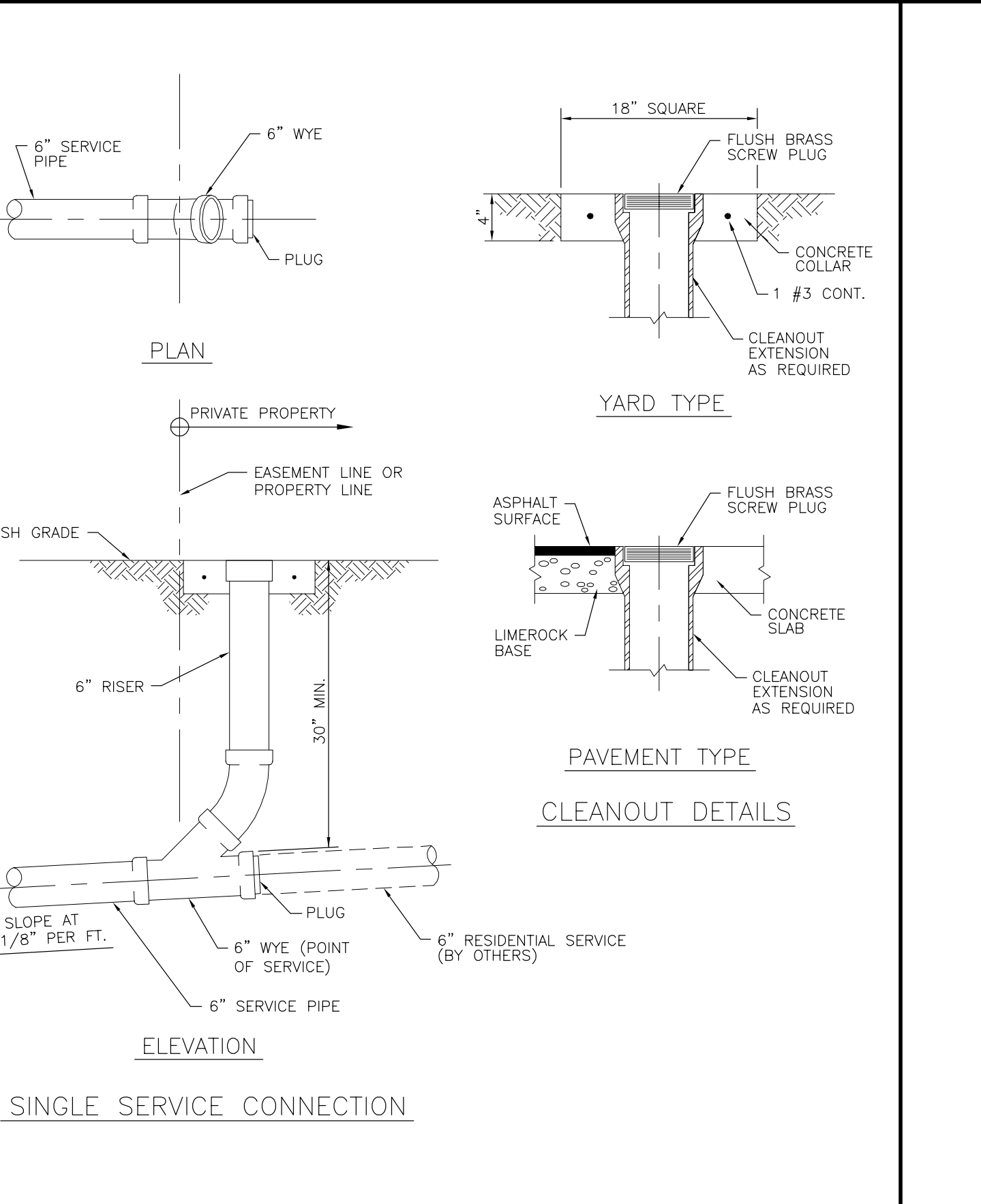
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WYE BRANCH CONNECTION	REVISED: 06/08/2014 DRAWING NO. S-09
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SANITARY SEWER LATERAL MODIFIED RISER	REVISED: 06/08/2014 DRAWING NO. S-10
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	REVISED: 06/08/2014 DRAWING NO. S-12
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CITY OF HOLLYWOOD UTILITY DETAILS
FOR
NGUYEN OFFICE 3500 BUILDING
HOLLYWOOD, FLORIDA

REVISIONS	DATE	BY	CK
1. REV. ALL SHEETS PER REVISED SITE PLAN	10/05/17	SMG	RWL

EB 9889
LPI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)683-0872

SCALE: N/A
DATE: 10/5/17
DESIGNED BY: SG
CHECKED BY: RL
DRAWING FILE:
17-024-UT.6

10/12/2017 RONALD W. LAST, P.E. FLORIDA P.E. #38707	17-024	UT.6
SHEET 14 OF 14		



IRRIGATION LEGEND:

--- MAIN LINE -
1-1/2" Feed From City Water Source
--- LATERAL ZONE LINES - SDR PVC as noted
- - - - - ZONE BOUNDARIES
▶ BACK FLOW: See Point of Connection Detail.
■ CONTROLLER - Toro Custom Command Series Electric 6 station controller, #CC-P-6 mounted on Southwest corner of structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.

● ZONE VALVES -
Toro 252 Series.
Ⓜ PROPOSED WATER METER -
1-1/4" or per City Code.

Ⓢ SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" POP-UP SPRAY -
Toro 570 Series MPR Spray Nozzles as Required.
NOTE - All of the below may not be used.

15' Series -	12' Series -	10' Series -	8' Series -
15-Q-PC - 1/4"	12-Q-PC - 1/4"	10-Q-PC - 1/4"	8-Q-PC - 1/4"
15-T-PC - 1/3"	12-T-PC - 1/3"	10-T-PC - 1/3"	8-T-PC - 1/3"
15-H-PC - 1/2"	12-H-PC - 1/2"	10-H-PC - 1/2"	8-H-PC - 1/2"
15-TT-PC - 2/3"	12-TT-PC - 2/3"	10-TT-PC - 2/3"	8-TT-PC - 2/3"
15-TQ-PC - 3/4"	12-TQ-PC - 3/4"	10-TQ-PC - 3/4"	8-TQ-PC - 3/4"
15-F-PC - Full	12-F-PC - Full	10-F-PC - Full	8-F-PC - Full

■ 4S-SST-PC 4 x 18'
■ 4-EST-PC 4 x 15'
■ 4-CST-PC 4 x 30'

★ 6" POP-UP FLOOD BUBBLER -
Toro 570 Series MPR Pressure Compensating Nozzles as Required.

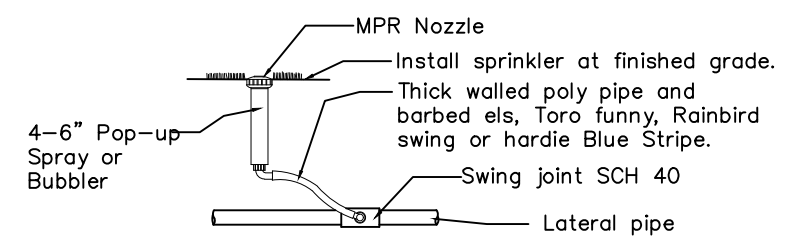
SYSTEM DESIGN OPERATING PRESSURE = Between 35 and 40 psi.

Zone 2
37.6 1 1/2
Zone Number
Valve Size
GPM per Zone

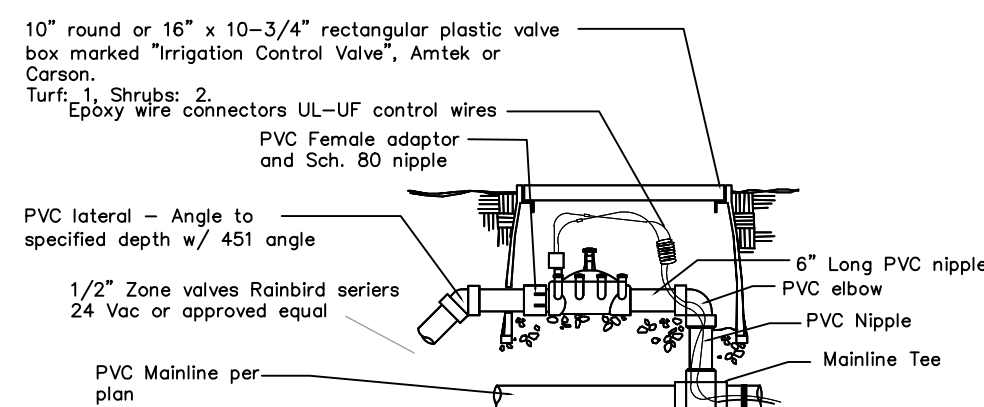
▲ 4" POP-UP ROTOR -
Hunter PCM Rotor w/ Appropriate Nozzle as Required.

IRRIGATION NOTES:

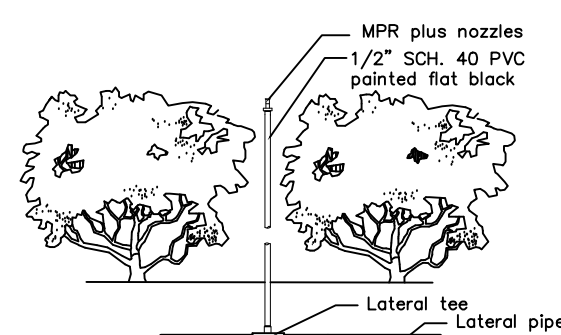
Piping:
Main Lines: PVC SDR 26, Class 160 Solvent Weld.
Zone Lines: PVC, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 3/5 PSI: 1 in. = SDR 21. 200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.
All end of the line unmarked pipe = 1 in. (min.).
Sleeves and suction Line: PVC, SCH 40.
Fittings: SCH 40 PVC.
Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.
Allow all main lines to cure for 24 hours before pressuring.
All pipe, fittings, and solvents to conform to latest ASTM specs.
Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run splices, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Shop Use or DBT UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run in conduit where no Main line runs.
Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.
All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.
Contractor shall verify all underground utilities prior to commencement of work.
The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.



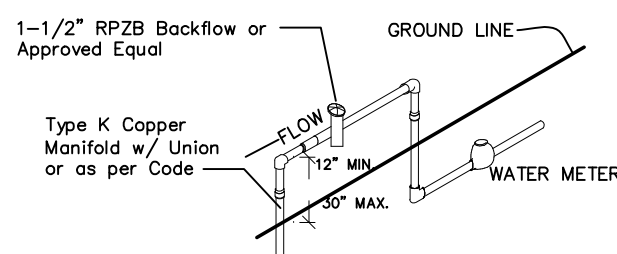
4 or 6" Pop-up Spray / Bubbler Detail
NTS



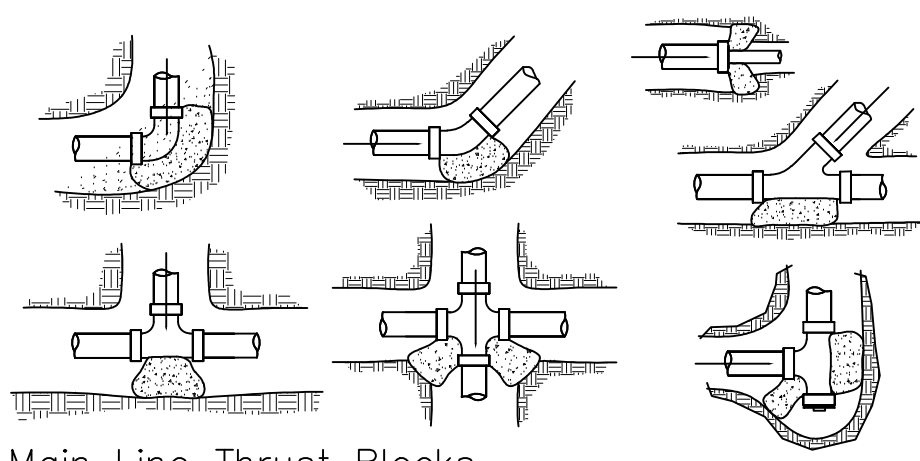
Zone Valve Detail
NTS



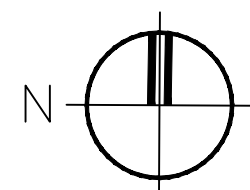
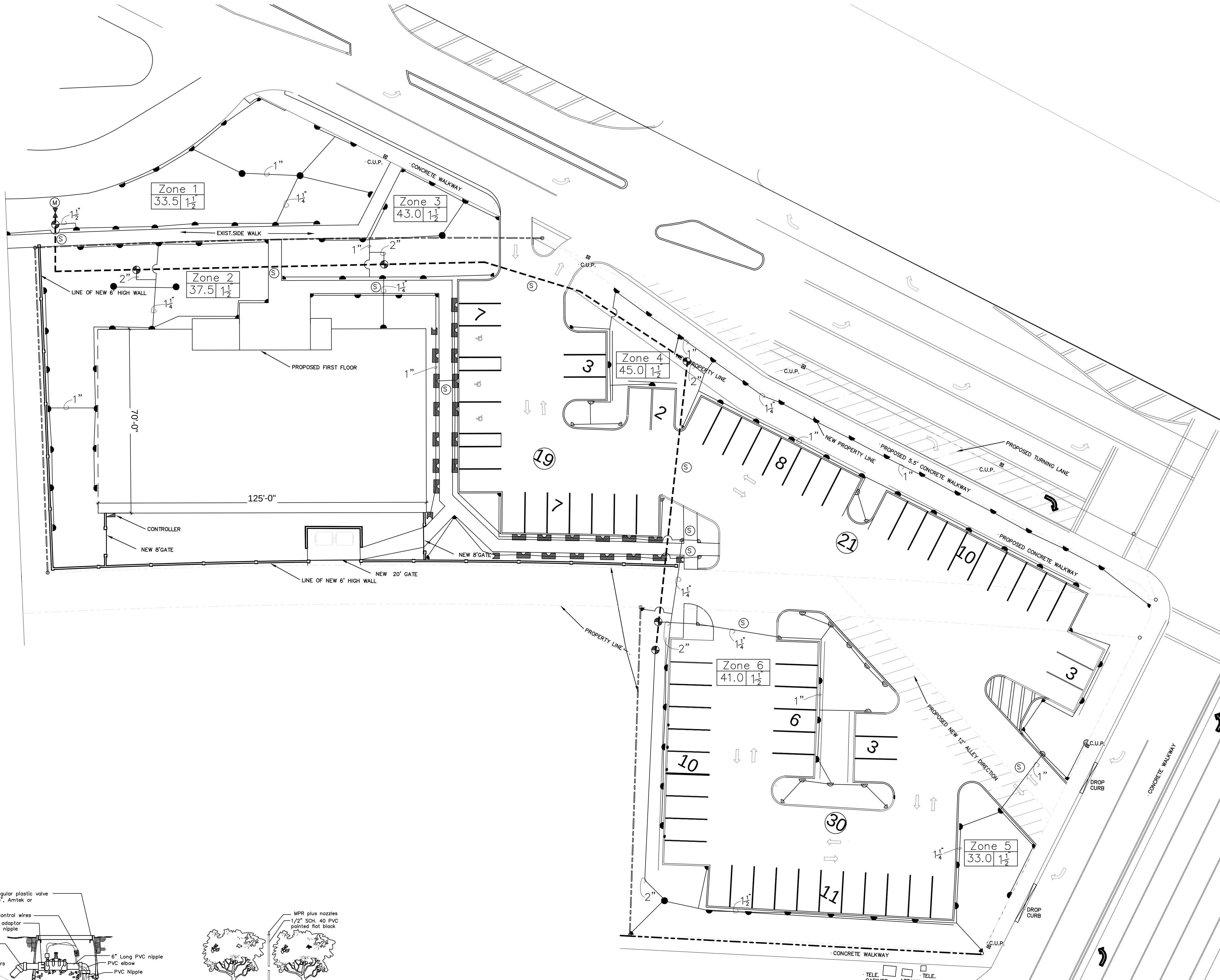
Shrub Riser Spray Detail
NTS



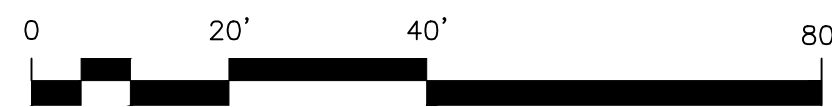
Point of Connection
NTS



Main Line Thrust Blocks
NTS



IRRIGATION PLAN
SCALE: 1" = 20'-0"



DRWG. TITLE : IRRIGATION PLAN

PROJECT : NGUYEN OFFICE

CLIENT : RODNEY NORTH GREEN ARCHITECT

SEAL

PROJECT NO. 17-122

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 10-02-17

DWG. NO. LI-1

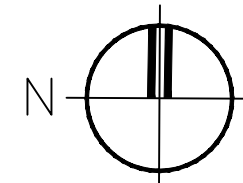
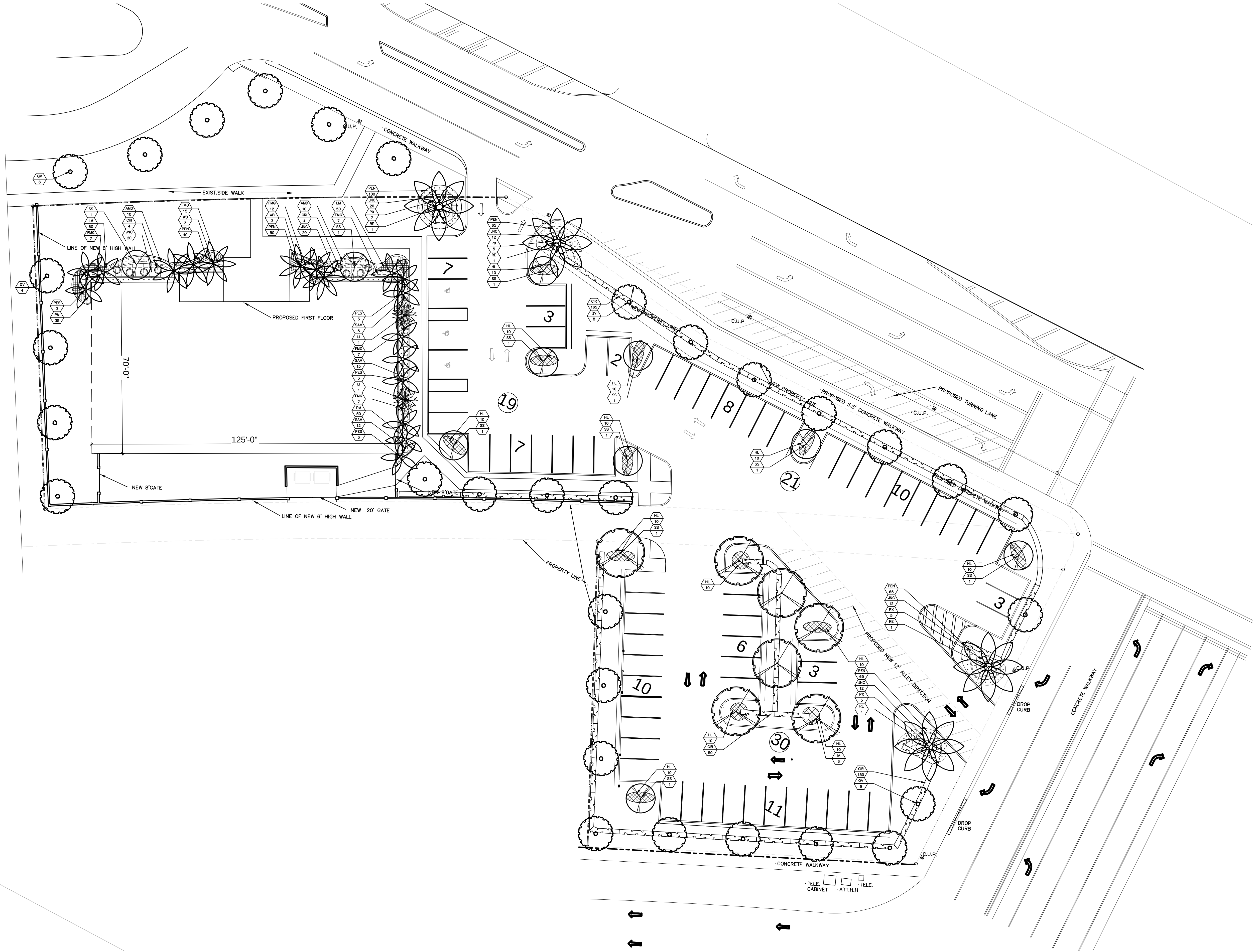
SHT. NO. 1 of 2

REVISIONS :

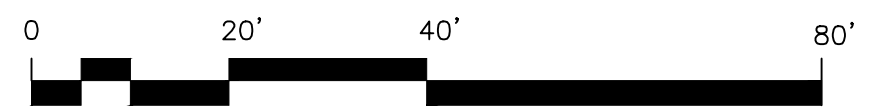


Landscape Architect - Florida License #6666709
4855 NW 92 Terrace, Coral Springs, Florida 33067
Tel. 561-414-8265 Email: w.tonning@tonningandassociates.com

WAYNE K. TONNING, RLA
RLA #6666709



LANDSCAPE PLAN
SCALE: 1" = 20'-0"



SEAL

PROJECT NO. 17-122
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 10-02-17
DWG. NO. LP-1
SHT. NO. 1 of 2
REVISIONS :

DRWG. TITLE : LANDSCAPE PLAN

PROJECT : NGUYEN OFFICE
839-831 NORTH HIGHLAND DRIVE 828 NORTH 35th AVENUE
HOLLYWOOD, FLORIDA 33332

CLIENT : RODNEY NORTH GREEN ARCHITECT



TONNING
& ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8265 Email: wtonning@tonningandassociates.com

WAYNE K. TONNING, RLA
RLA #6666709



SKETCH OF ALTA/NSPS SURVEY

DATES OF LAST FIELD WORK: 3/5/2017, 9/27/17

PROPERTY ADDRESS:

PARCEL 1: 831 N HIGHLAND DRIVE
PARCEL 2: 839 N HIGHLAND DRIVE
PARCEL 3: VACANT LAND, JOHNSON STREET
PARCEL 4: VACANT LAND, 828 N 35 AVENUE
ALL IN HOLLYWOOD, FLORIDA 33332

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

CITY OF FORT HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0568H
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
FLOOD ZONE "AH" / "X" BASE FLOOD ELEVATION "10" / "NOT-APPLICABLE"
NOTE:
FLOOD ZONE LINE PLACED ON SKETCH BY SCALING FROM MAP LISTED ABOVE

ELEVATION INFORMATION:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED FROM CITY OF HOLLYWOOD BENCH MARK 3 NAIL AND TAB LOCATED AT THE INTERSECTION OF 40th AVENUE AND ARTHUR STREET. ELEVATION = 9.15 (1929 DATUM)
SPOT ELEVATION = 38.8

NOTES PERTAINING TO OPINION OF TITLE

SURVEY BASED ON THE FOLLOWING INFORMATION

DATED: JANUARY 21, 2017
PROVIDED BY: THOMAS G. LEE, ESQ.

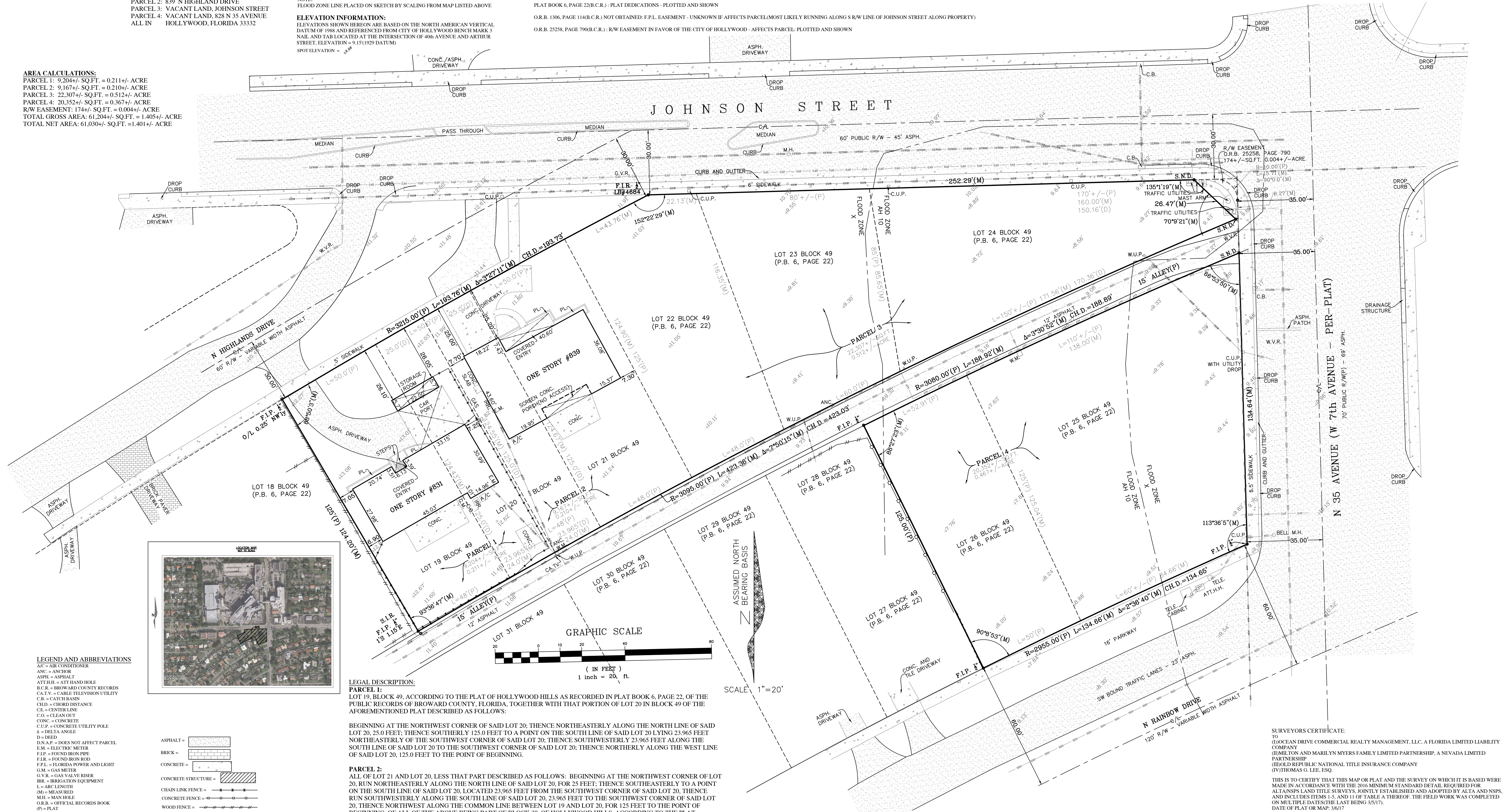
PLAT BOOK 6, PAGE 22(B.C.R.): PLAT DEDICATIONS - PLOTTED AND SHOWN

O.R.B. 1306, PAGE 114(B.C.R.) NOT OBTAINED: F.P.L. EASEMENT - UNKNOWN IF AFFECTS PARCEL(MOST LIKELY RUNNING ALONG S R/W LINE OF JOHNSON STREET ALONG PROPERTY)

O.R.B. 25258, PAGE 790(B.C.R.): R/W EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD - AFFECTS PARCEL: PLOTTED AND SHOWN

AREA CALCULATIONS:

PARCEL 1: 9,204+/- SQ.FT. = 0.211+/- ACRE
PARCEL 2: 9,167+/- SQ.FT. = 0.210+/- ACRE
PARCEL 3: 22,307+/- SQ.FT. = 0.512+/- ACRE
PARCEL 4: 20,352+/- SQ.FT. = 0.367+/- ACRE
R/W EASEMENT: 174+/- SQ.FT. = 0.004+/- ACRE
TOTAL GROSS AREA: 61,204+/- SQ.FT. = 1.405+/- ACRE
TOTAL NET AREA: 61,030+/- SQ.FT. = 1.401+/- ACRE



LEGEND AND ABBREVIATIONS

AC = AIR CONDITIONER
ANC = ANCHOR
ASPH = ASPHALT
ATT.H.H. = ATT HAND HOLE
B.C.R. = BROWARD COUNTY RECORDS
C.A.T.V. = CABLE TELEVISION UTILITY
C.B. = CATCH BASIN
CH.D. = CHORD DISTANCE
C.L. = CENTER LINE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
D = DEED
D.N.A.P. = DOES NOT AFFECT PARCEL
E.M. = ELECTRIC METER
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.P.L. = FLORIDA POWER AND LIGHT
G.M. = GAS METER
G.V.R. = GAS VALVE RISER
I.R. = IRRIGATION EQUIPMENT
L = ARC LENGTH
(M) = MEASURED
M.H. = MAN HOLE
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLAT
P.B. = PLAT BOOK
PL = PLANTER
R = RADIUS
R.W. = RIGHT-OF-WAY
S.I.R. = SET 1/2" IRON ROD LB7689
S.N.D. = SET NAIL AND DISC LB7689
TELE. = TELECOMMUNICATIONS UTILITY
W.M. = WATER METER
W.U.P. = WATER UTILITY POLE
W.V.R. = WATER VALVE RISER

ASPHALT =
BRICK =
CONCRETE =
CONCRETE STRUCTURE =
CHAIN LINK FENCE =
CONCRETE FENCE =
WOOD FENCE =
ATT LOCATE =
ELECTRIC LOCATE =
FIBER OPTIC CABLE LOCATE =
GAS LOCATE =
OVERHEAD WIRE =
SEWER LOCATE =
STORM WATER LOCATE =
WATER LOCATE =

LEGAL DESCRIPTION:

PARCEL 1:
LOT 19, BLOCK 49, ACCORDING TO THE PLAT OF HOLLYWOOD HILLS AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 20 IN BLOCK 49 OF THE AFOREMENTIONED PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, 25.0 FEET; THENCE SOUTHERLY 125.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20 LYING 23.965 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY 23.965 FEET ALONG THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 20, 125.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
ALL OF LOT 21 AND LOT 20, LESS THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 20, RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, FOR 25 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 23.965 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20, THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 20, 23.965 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, THENCE NORTHWEST ALONG THE COMMON LINE BETWEEN LOT 19 AND LOT 20, FOR 125 FEET TO THE POINT OF BEGINNING, OF ALL OF THE ABOVE BEING PART OF BLOCK 39, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOTS 22, 23 AND 24, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PREMISES ALSO KNOWN AS TRIANGULAR PARCEL EAST OF 839 NORTH HIGHLANDS DRIVE, HOLLYWOOD, FLORIDA.

PARCEL 4:
LOTS 35 AND 26, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- 1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.
- 2) UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
- 3) UNLESS OTHERWISE SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION.
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- 5) SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY.
- 6) LOCATES OF MARKED UTILITIES: THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT LOCATED WHERE SHOWN.
- 7) SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES.
- 8) THE LOCATION MAY SHOWN ON THIS SURVEY IS FOR ILLUSTRATIVE PURPOSES ONLY AND ANY ABBREVIATIONS AND SYMBOLS SHOWN MIGHT NOT BE NOTED ON THIS SURVEY.
- 9) ABSTRACT OF OPINION OF TITLE HAS BEEN PROVIDED FOR THIS SURVEY AND IS REFERENCED HEREON. OTHER EASEMENTS AND/OR OTHER RECORDED ENCUMBRANCES NOT ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH.
- 10) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 11) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE: SUBURBAN 1" IN 750'
- 12) 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.

SURVEYORS CERTIFICATE:

TO:
(1) OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(2) HAMILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
(3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(4) THOMAS G. LEE, ESQ.

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 REQUIRED FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MULTIPLE DATES THE LAST BEING 3/5/17.

DATE OF PLAT OR MAP: 3/6/17

10/20/17

HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

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CURB CUTS AND MISCELLANEOUS REVISIONS 9/27/17

JOB#16-01-007ALTAr4