DOMUS HALLANDALE

804 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL. 33009

C I T Y O F H A L L A N D A L E B E A C H

T.A.C. RESUBMITTED: 09.12.16

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NORTH MIAMI BEACH, FL. 33160

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NORTH MIAMI BEACH, FL. 33169

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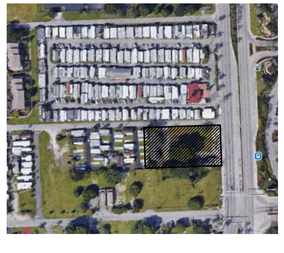
FORT LAUDERDALE, FL. 33316

TRAFFIC ENG:
CARTER BURGESS
6363 N.W. 6 WAY, SUITE 300
FORT LAUDERDALE, FL. 33309

SITE LOCATION



PLAN NORTH

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OCEAN ENGINEERING

STRUCTURAL ENGINEERS
ARBAB ENGINEERING

M/E/P ENGINEERS
FES ENGINEERING

LANDSCAPE ARCHITECT
ECOPLAN, INC.

Project
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CONDO OFFICE TOWER
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ARCHITECT OF RECORD

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CHARLES H. BENSON
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Revised:

ARCHITECTURAL COVER SHEET

21604	9/12/2016

A-0.0

PROJECT DESCRIPTION:

THESE DOCUMENTS DESCRIBE THE CONSTRUCTION OF A 20 STORY OFFICE MID RISE TOWER LOCATED ON THE CORNER OF BISCAYNE BOULEVARD AND SE 8TH STREET. THE BUILDING IS COMPOSED OF A 9–STORY OFFICE BUILDING SITTING ATOP THE PARKING DECK WITH GROUND FLOOR RETAIL AREA FACING BISCAYNE BOULEVARD AND A ROOF LEVEL GYM/SPA & LOUNGE.

PROJECT LOCATION
804 SOUTH FEDERAL HIGHWAY
HALLANDALE, FLORIDA

CODE INFORMATION

APPLICABLE CODES AND REGULATIONS

1. FLORIDA BUILDING CODE 2014
2. ACCESSIBILITY GUIDE LINES (ADA AG)
3. FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION – 2014 EDITION
4. LIFE SAFETY NATIONAL FIRE PROTECTION CODE 2014
5. NATIONAL ELECTRIC CODE ,2014
6. ELEVATOR CODE, ANSI/ASME A 17.1, 2014.
7. NFPA 101, 2014
8. FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION, 2014
9. FLORIDA PLUMBING CODE, 2014
10. FLORIDA MECHANICAL CODE, 2014
11. TEST PROTOCOLS OF HIGH VELOCITY HURRICANE ZONES, 2014

PROJECT LOCATION

804 SOUTH FEDERAL HIGHWAY
HALLANDALE, FLORIDA

BUILDING OCCUPANCY CLASSIFICATION

OFFICE BUILDING – GROUP B – BUSINESS

NUMBER OF STORIES

RETAIL AREA @ LOBBY	1 STORY
PARKING STRUCTURE	9 STORIES
OFFICE BUILDING	9 STORIES
RECREATIONAL @ ROOF	1 STORY
TOTAL STORIES	20 STORIES

BUILDING SQUARE FOOTAGE

BUILDING GROSS SQUARE FOOTAGE 467,171 S.F.

BUILDING CONSTRUCTION TYPE

PER TABLE 503
PARKING STRUCTURE
TYPE II–B GROUP S2 100% SPRINKLERED
MAX. STORIES: 12 TIERS. MAX AREA PER FLOOR: 50,000 MAX HEIGHT: 12 TIERS

OFFICE BUILDING
TYPE I–B GROUP B 100% SPRINKLERED
MAX. STORIES: UL, MAX AREA PER FLOOR: UL MAX HEIGHT: UL

FIRE RESISTIVE RATINGS – 2014 FLORIDA BUILDING CODE – TABLE 601 (5th EDITION)

PARKING STRUCTURE TYPE II–B GROUP S2		OFFICE BUILDING TYPE I–B GROUP B	
STRUCTURE ELEMENT	RATING REQ.	STRUCTURE ELEMENT	RATING REQ.
PRIMARY STRUCTURAL FRAME*	0	PRIMARY STRUCTURAL FRAME*	2
BEARING WALLS		BEARING WALLS	
EXTERIOR	0	EXTERIOR	2
INTERIOR	0	INTERIOR	2
NONBEARING WALLS & PARTITIONS	0	NONBEARING WALLS & PARTITIONS	
EXTERIOR (<10x<30)		EXTERIOR (<5x<10)	1
INTERIOR	0	INTERIOR	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS**	0	FLOOR CONSTRUCTION & SECONDARY MEMBERS**	2
ROOF CONSTRUCTION & SECONDARY MEMBERS**	0	ROOF CONSTRUCTION & SECONDARY MEMBERS**	1

PLUMBING FIXTURE COUNT FLORIDA PLUMBING CODE 2014 (5TH EDITION) TABLE 403.1				REQUIRED				PROVIDED			
				W/C		LAV	D/F	W/C		LAV	D/F
FLOOR	GSF	FACTOR	PROP	M	W			M	W		
GROUND LEVEL 1											
OFFICE	717 SF	100	7	0.07	0.07	0.08	0.07	1	1	1	1
RETAIL	1085 SF	30	36	0.03	0.03	0.04	0.03	1	1	1	2
ASSEMBLY	885 SF	15	59	0.39	0.39	1.47	0.05	1	1	1	1
OFFICE											
11	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
12	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
13	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
14	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
15	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
16	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
17	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
18	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
19	21,512 SF	100	215	2.15	2.15	2.68	2	3	3	8	2
20TH LEVEL											
GYM	2,537 SF	50	51	0.34	0.34	1.27	0.05	5	4	6	2
ASSEMBLY	1,034 SF	15	69	0.46	0.46	1.72	0.06	5	4	6	2
TOTAL	199,866 SF		2,157								
REQUIRED PER CODE:											
*OFFICE				1 X 50		1 X 80	1 X 100				
*RETAIL				1 X 500		1 X 750	1 X 1000				
*ASSEMBLY				1 X 75		1 X 40	1 X 1000				
*GYM				1 X 75		1 X 40	1 X 1000				

* ASSUME POPULATION 50% MALE, 50% FEMALE.

* FIXTURE COUNT BASED ON USABLE SQUARE FOOTAGE (USF) WHICH DEDUCTS ALL AREAS IN TOILET ROOMS, STAIR SHAFTS, ELEVATOR SHAFTS, MECHANICAL ROOMS, ELECTRICAL ROOMS, LOBBY SPACES, BUILDING SUPPORT SPACES, SERVICE CORRIDORS AND MINIMUM REQUIRED EXIT CORRIDORS.

Occupant Load based on Table 7-3.1.2 OF FLORIDA FIRE PREVENTION CODE 2014 (5th EDITION) Table 1004.1.1 FLORIDA BUILDING CODE 2014				MEANS OF EGRESS			
FLOOR	GSF	FACTOR	OCCUPANT LOAD	EXIT WIDTH 0.3 (STAIRS)	EXIT WIDTH 0.2 (LEVEL)	NO. EXITS	WIDTH PER EXIT
GROUND LEVEL 1							
PARKING	9242 SF	200	46		67.0"	2	
OFFICE	717 SF	100	7		168.5"	3	
RETAIL	1085 SF	30	36		135.0"	2	
ASSEMBLY	885 SF	15	73		67.5"	1	
PARKING							
2	25,317 SF	200	127	67"		2	44"
3	26,520 SF	200	133	67"		2	44"
4	26,520 SF	200	133	67"		2	44"
5	26,520 SF	200	133	67"		2	44"
6	26,520 SF	200	133	67"		2	44"
7	26,520 SF	200	133	67"		2	44"
8	26,520 SF	200	133	67"		2	44"
9	26,520 SF	200	133	67"		2	44"
10	31,274 SF	200	156	67"		2	44"
OFFICE							
11	21,512 SF	100	215	67"		2	44"
12	21,512 SF	100	215	67"		2	44"
13	21,512 SF	100	215	67"		2	44"
14	21,512 SF	100	215	67"		2	44"
15	21,512 SF	100	215	67"		2	44"
16	21,512 SF	100	215	67"		2	44"
17	21,512 SF	100	215	67"		2	44"
18	21,512 SF	100	215	67"		2	44"
19	21,512 SF	100	215	67"		2	44"
20TH LEVEL							
GYM	2,537 SF	50	51	67"		2	44"
ASSEMBLY	1,034 SF	15	69	67"		2	44"
TOTAL	436,961 SF		3,431				

GROUP "B" CLASSIFICATION 100% SPRINKLERED
MIN. WIDTH (STAIR, CORRIDOR, AISLE) 44", 48" PROVIDED
MAXIMUM TRAVEL DISTANCE 300'–0" ALLOWED FOR SPRINKLERED BLDG.
MAXIMUM DEAD END CORRIDOR 50'–0"

OPENING CALCULATIONS

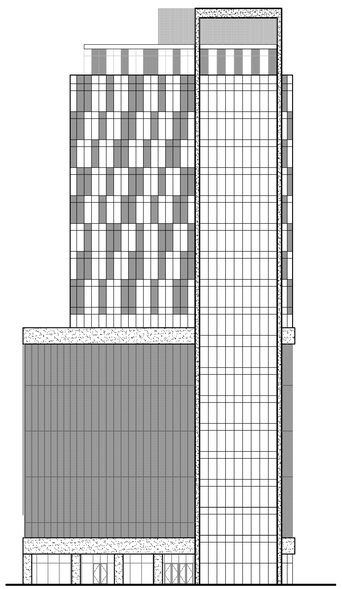
MAX. AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE & DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	MAX. ALLOWABLE AREA	LOCATION	TOTAL WALL AREA	PROVIDED AREA	
10 TO LESS THAN 15	UNPROTECTED, SPRINKLERED	45%	WEST ELEVATION OFFICE	1,206.00 S.F.	740.00 S.F.	XX%
	PROTECTED	45%				
10 TO LESS THAN 15 g	UNPROTECTED, SPRINKLERED	NOT LIMIT	WEST ELEVATION PARKING	---	---	---
	PROTECTED	NOT LIMIT				
20 TO LESS THAN 25	UNPROTECTED, SPRINKLERED	NOT LIMIT	SOUTH ELEVATION OFFICE	---	---	---
	PROTECTED	NOT LIMIT				
0 TO LESS THAN 3	UNPROTECTED, SPRINKLERED	NOT PERMITTED	SOUTH ELEVATION PARKING	---	---	---
	PROTECTED	NOT PERMITTED				

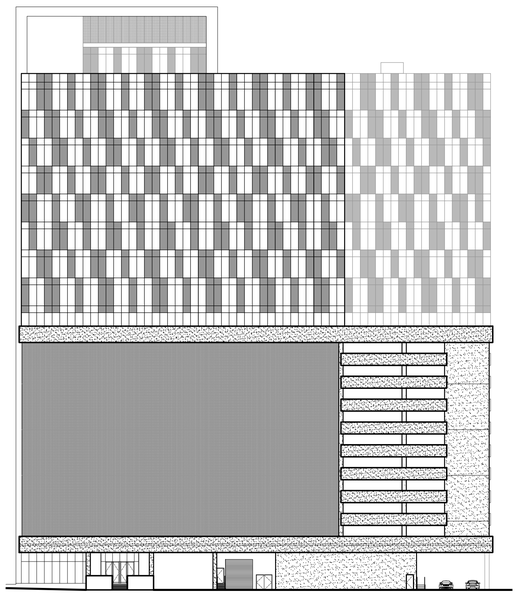
TOTAL AREA OF OPENINGS BASED ON EQUATION 7–2
(705.8.4 FBC)

NOTE:

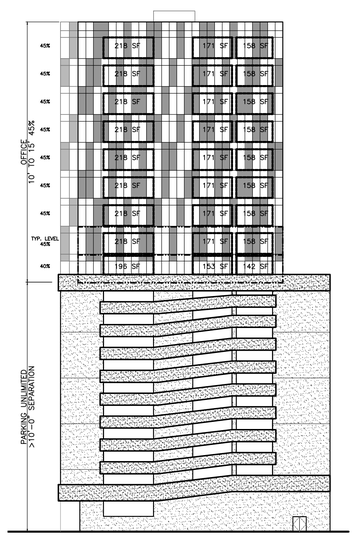
- OPENINGS ARE CONSIDERED TO BE PROTECTED PER FBC SECTION 705.8.1
- PERCENTAGE OF OPENINGS ALLOWED BASED ON TABLE 705.8 OF FBC 2010



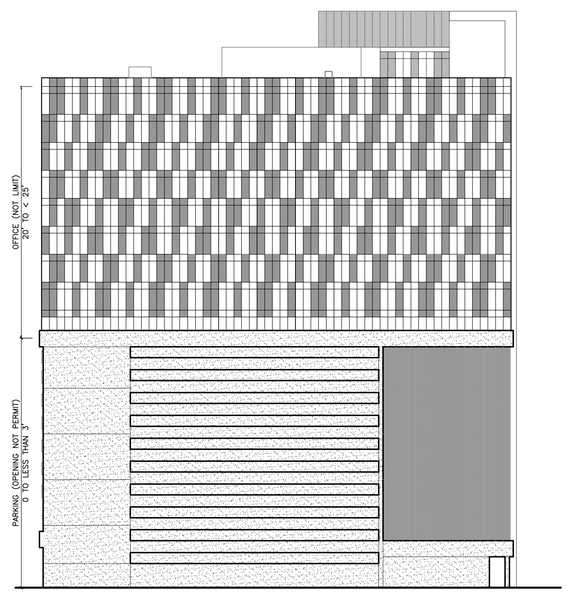
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

LIST OF DRAWINGS

A0.00	COVER SHEET
A0.01	SURVEY
CIVIL	
C–100	GENERAL NOTES AND SPECIFICATIONS
C–200	PAVING GRADING AND DRAINAGE PLAN
C–300	WATER AND SEWER PLAN
C–400	DRAINAGE DETAILS
C–500	SIGNAGE AND STRIPING PLAN
C–600	EROSION AND SEDIMENTATION CONTROL PLAN
C–700	EROSION AND SEDIMENTATION CONTROL NOTES
LANDSCAPING	
TR–1	TREE RELOCATION PLAN
LA–1	LANDSCAPE PLAN
LA–2	LANDSCAPE PLAN
LA–3	LANDSCAPE DETAILS
ARCHITECTURAL	
A0.10	GENERAL INFORMATION
AS1.00	SITE PLAN
AC1.10	LIFE SAFETY PLAN – FIRST FLOOR & TYP. PARKING FLOOR
AC1.20	LIFE SAFETY PLAN – TYPICAL OFFICE FLOOR & 11TH OFFICE FLOOR
A1.11	GROUND/SITE PLAN
A1.12	2ND FLOOR & 3RD TO 4TH FLOOR
A1.13	5TH TO 9TH FLOOR & 10TH FLOOR
A1.14	11TH FLOOR & 12TH TO 19TH FLOOR
A1.15	ROOF PLAN & UPPER ROOF PLAN
A3.11	NORTH ELEVATION
A3.12	SOUTH ELEVATION
A3.13	EAST & WEST ELEVATION
A3.21	BUILDING SECTIONS
A4.11	RENDER NORTH ELEVATION
A4.12	RENDER EAST ELEVATION
A4.13	RENDER WEST ELEVATION
A3.14	RENDER SOUTH ELEVATION
A3.15	SAMPLE/MATERIAL BOARD

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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ARCHITECT OF RECORD

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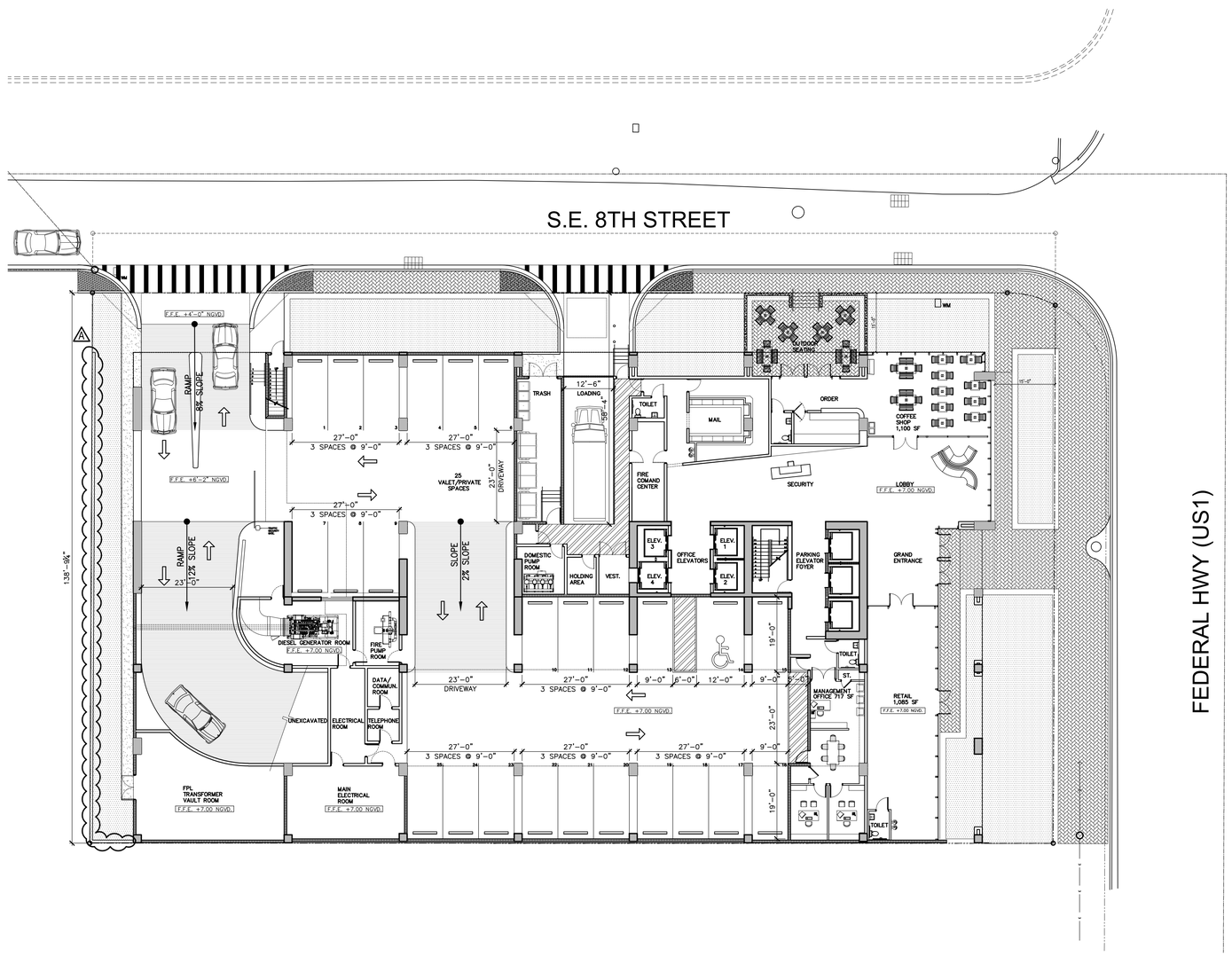
GENERAL INFORMATION

21604	9/12/2016

A-0.10



1 GROUND LEVEL FLOOR PLAN

AS1.00 SCALE: 1/16"=1'-0"

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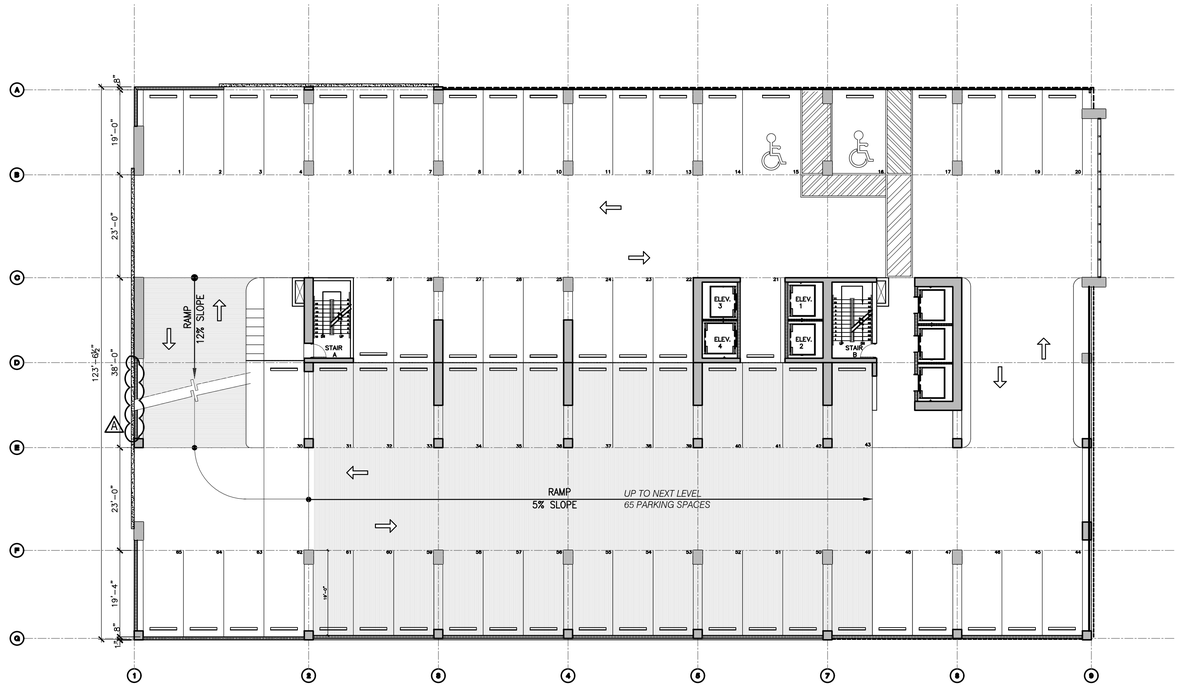
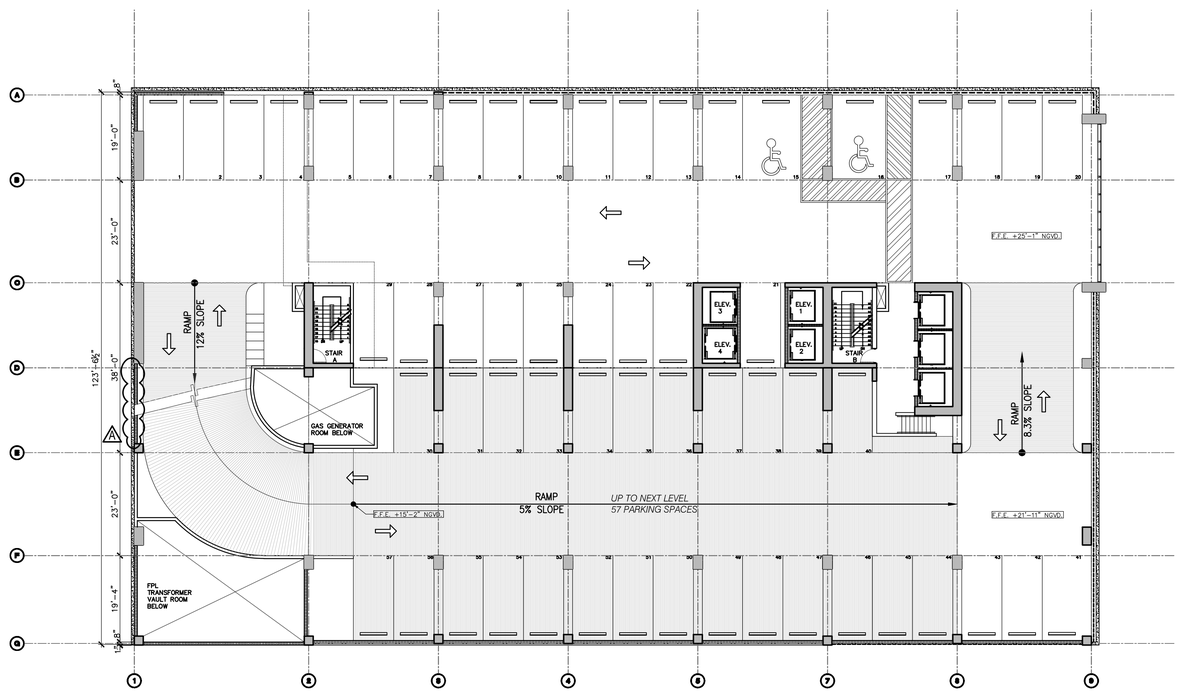
FLOOR PLAN

21604	9/12/2016

A-1.11



2 3RD TO 4TH FLOOR PLAN
SCALE: 1/16"=1'-0"



1 2ND FLOOR PLAN
SCALE: 1/16"=1'-0"

PLAN NORTH

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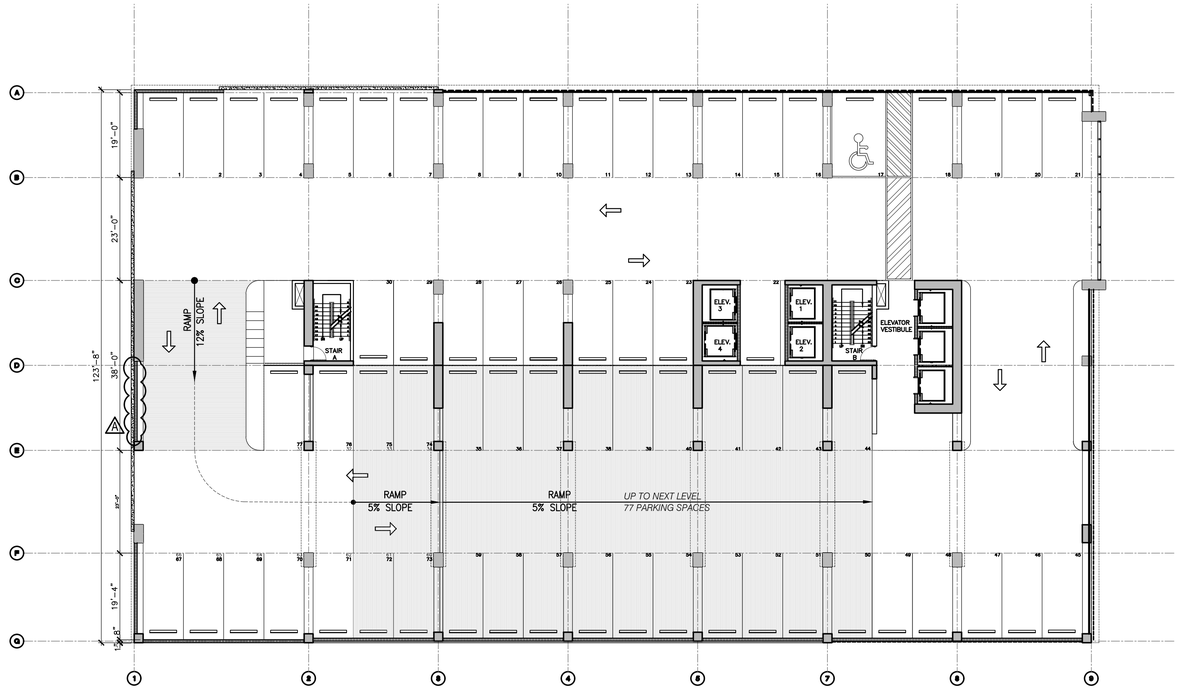
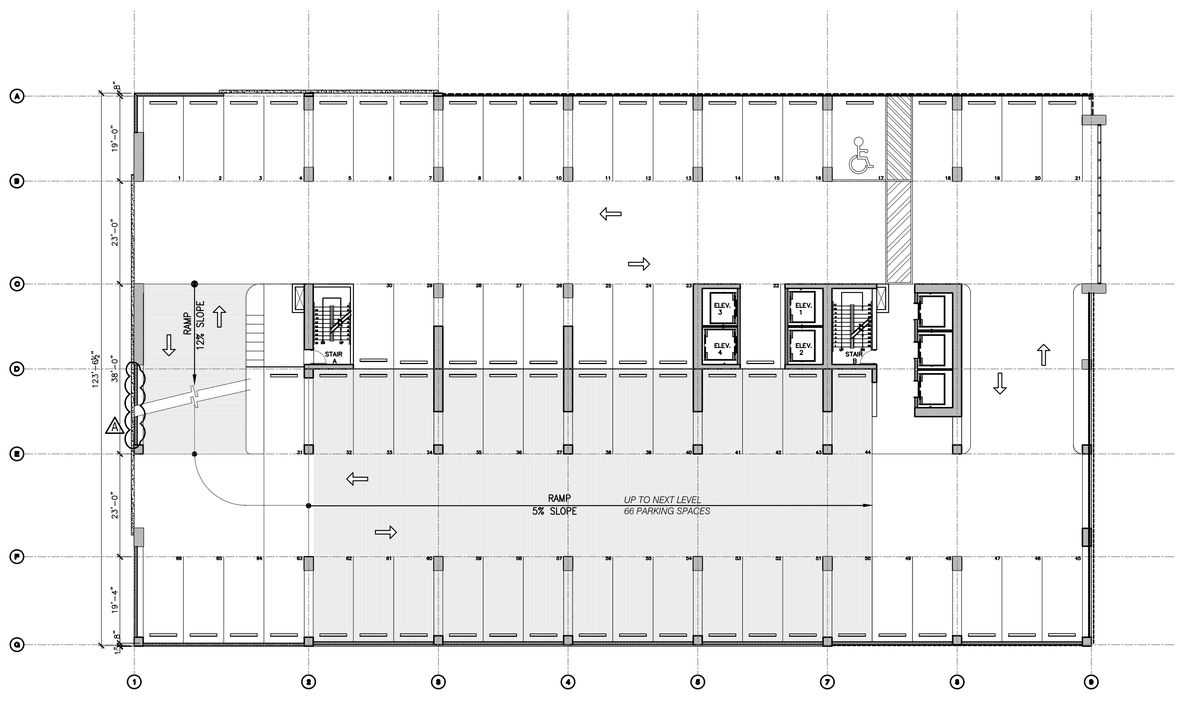
FLOOR PLANS

21604	9/12/2016

A-1.12



2 10TH FLOOR PLAN
SCALE: 1/16"=1'-0"



1 5TH TO 9TH FLOOR PLAN
SCALE: 1/16"=1'-0"

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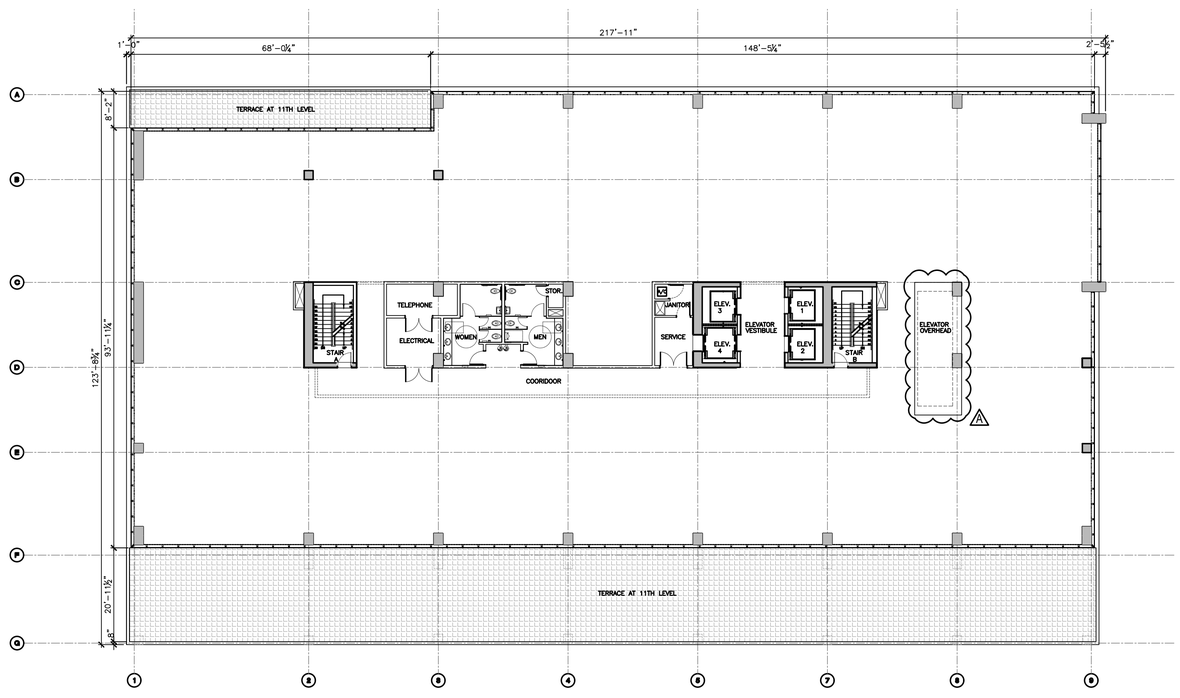
FLOOR PLANS

21604	9/12/2016

A-1.13

2 12TH TO 19TH FLOOR PLAN
SCALE: 1/16"=1'-0"



1 11TH FLOOR PLAN
SCALE: 1/16"=1'-0"

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FLOOR PLANS

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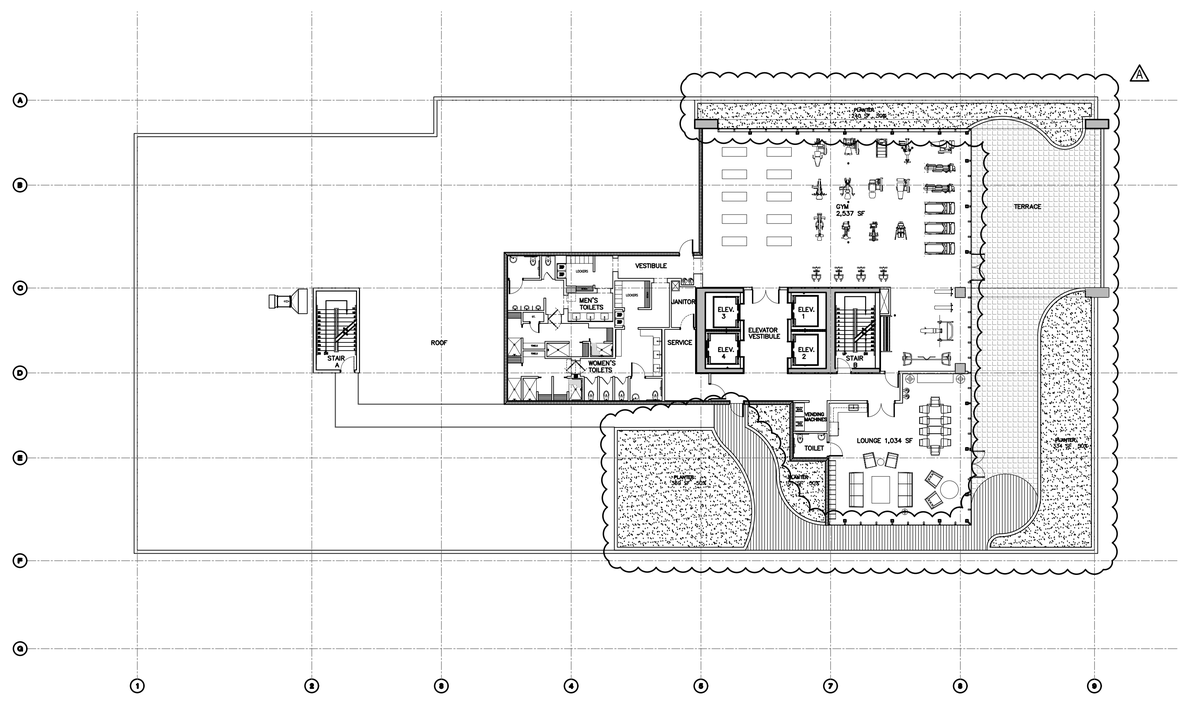
A-1.14

2 UPPER ROOF FLOOR PLAN
SCALE: 1/16"=1'-0"



1 ROOF FLOOR PLAN
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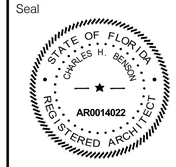

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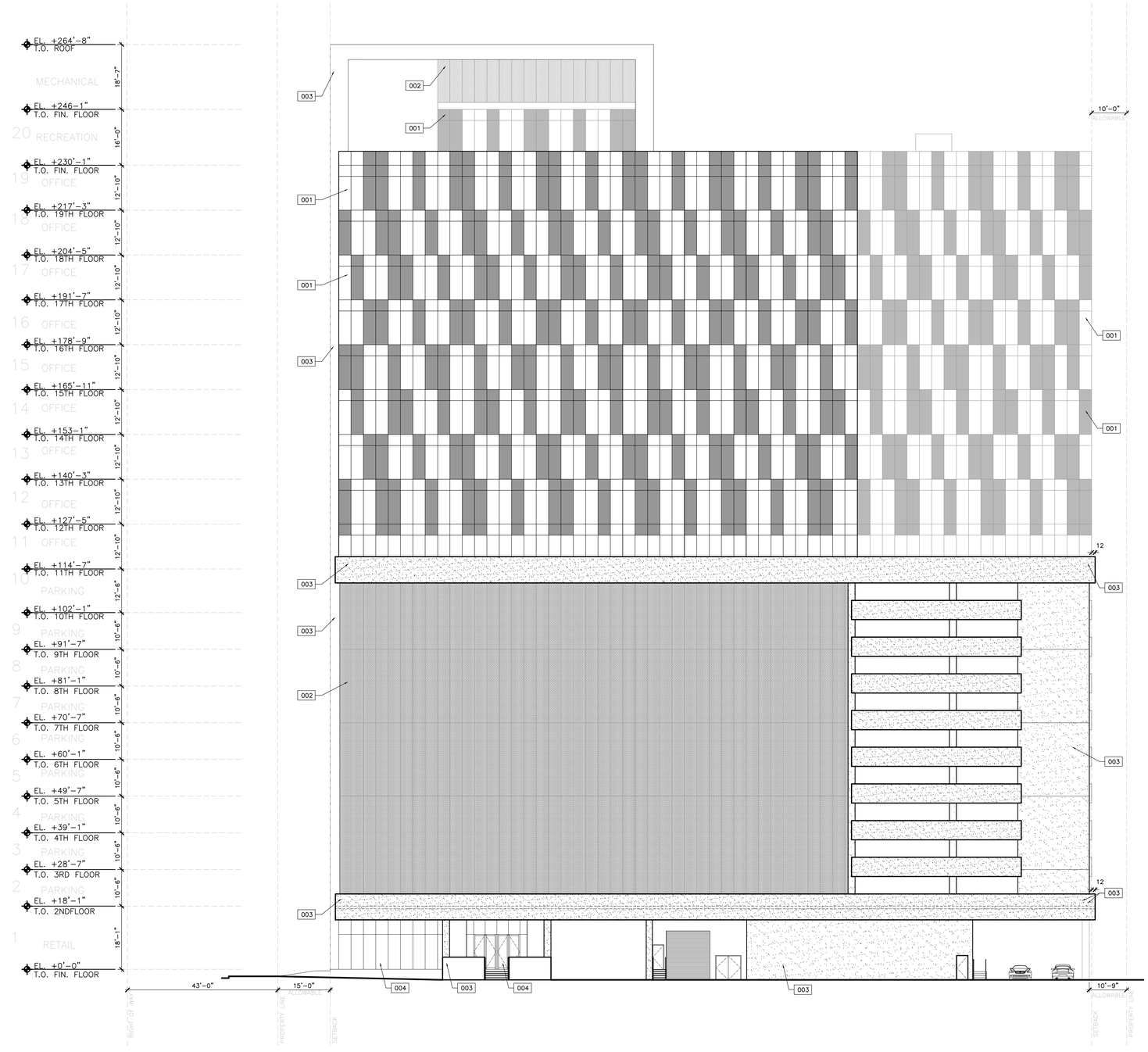
A 01-16-2017 CITY COMMENTS

FLOOR PLANS

21604	9/12/2016

A-1.15



1 NORTH ELEVATION

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

LEGEND

001	BLUE REFLECTIVE GLASS (ALTERNATED COLORS)
002	METAL MESH
003	EXTRA WHITE SW1006 PAINT
004	IMPACT RESISTANT STOREFRONT WINDOWS

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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STRUCTURAL ENGINEERS
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LANDSCAPE ARCHITECT
ECOPLAN, INC.

Project
DOMUS HALLANDALE
CONDO OFFICE TOWER

804 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH FL 33009

ARCHITECT OF RECORD

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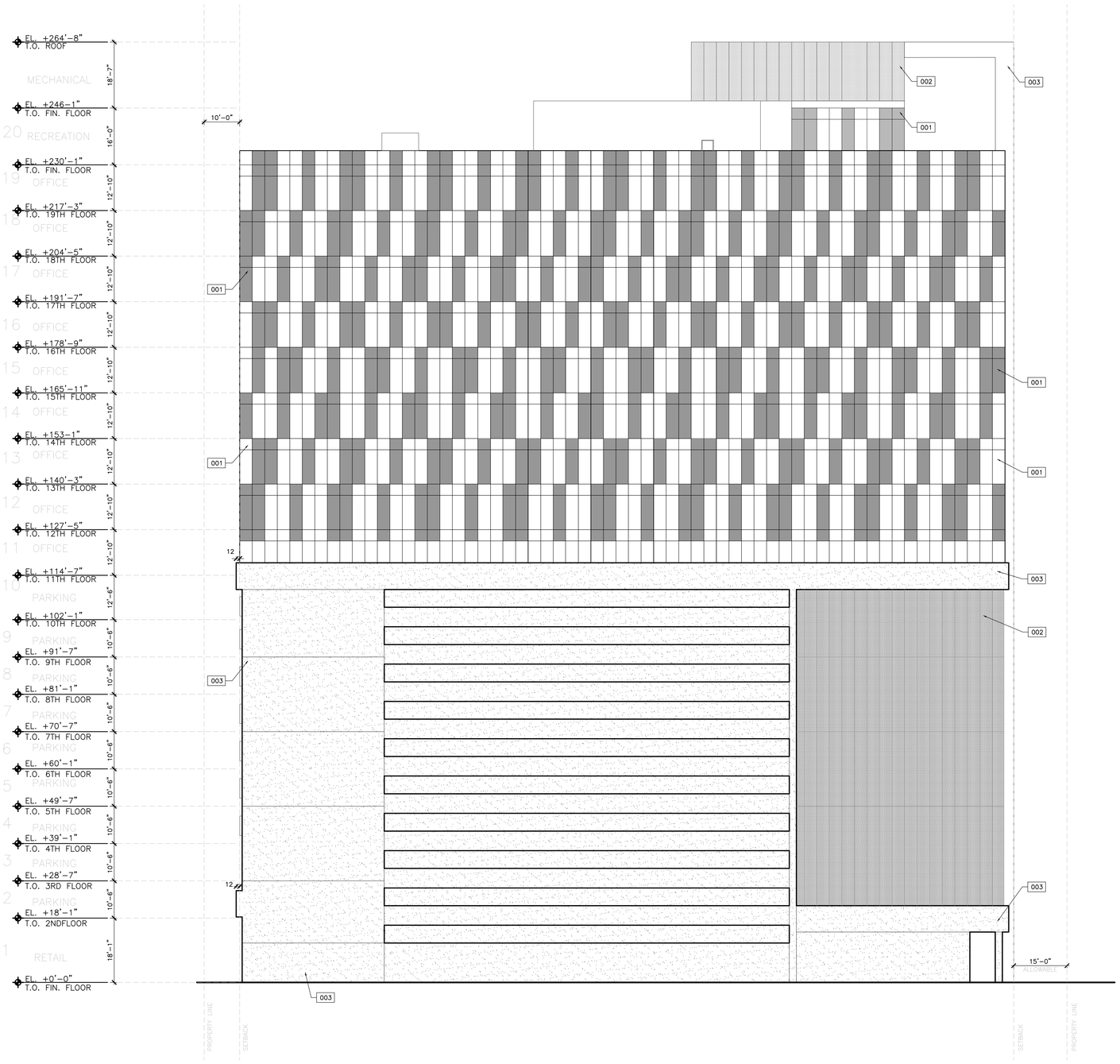
NORTH ELEVATION

21604	9/12/2016

A-3.11



1 SOUTH ELEVATION

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

LEGEND

- 001 BLUE REFLECTIVE GLASS (ALTERNATED COLORS)
- 002 METAL MESH
- 003 EXTRA WHITE SW1006 PAINT
- 004 IMPACT RESISTANT STOREFRONT WINDOWS

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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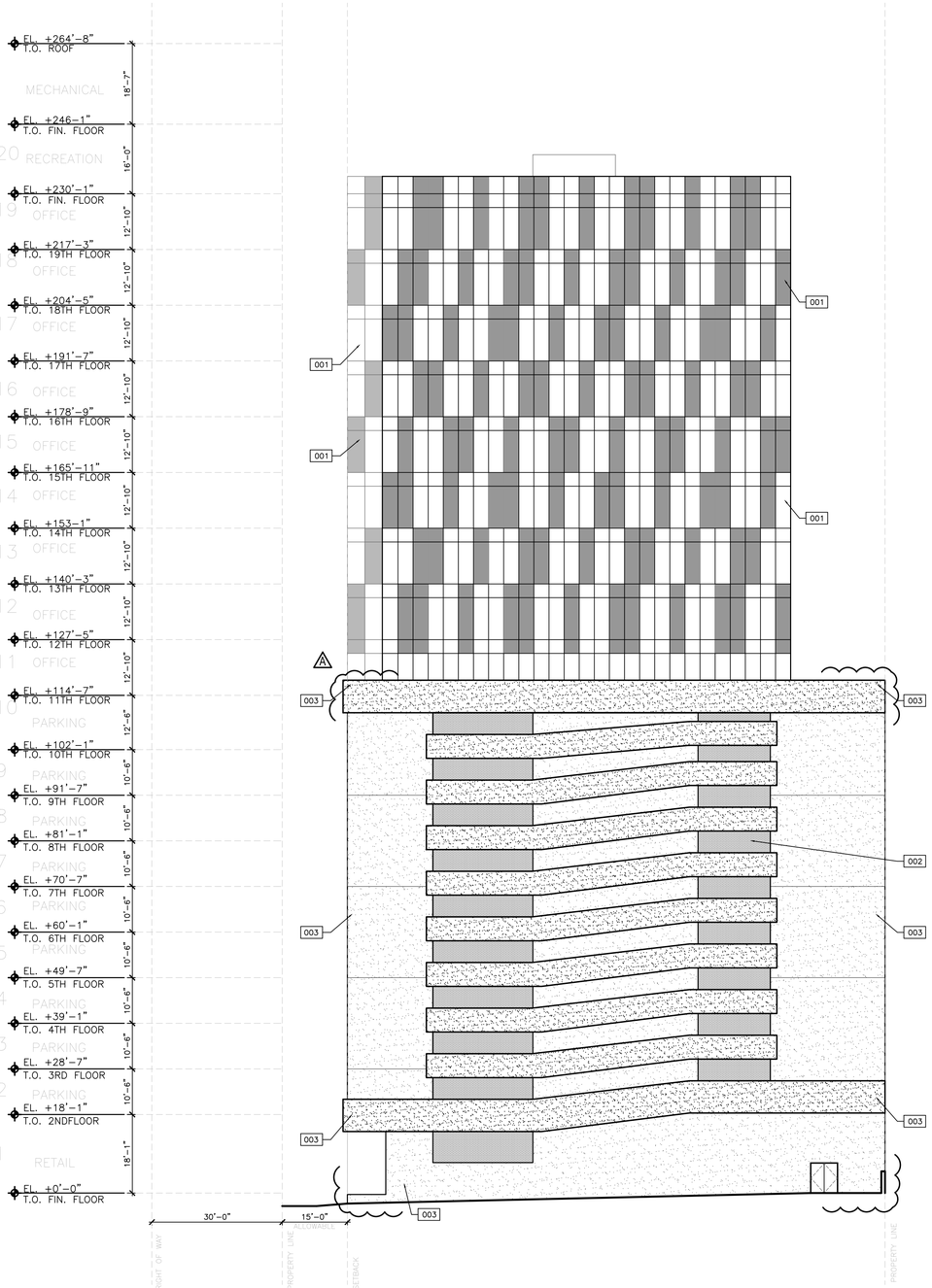
Revised:

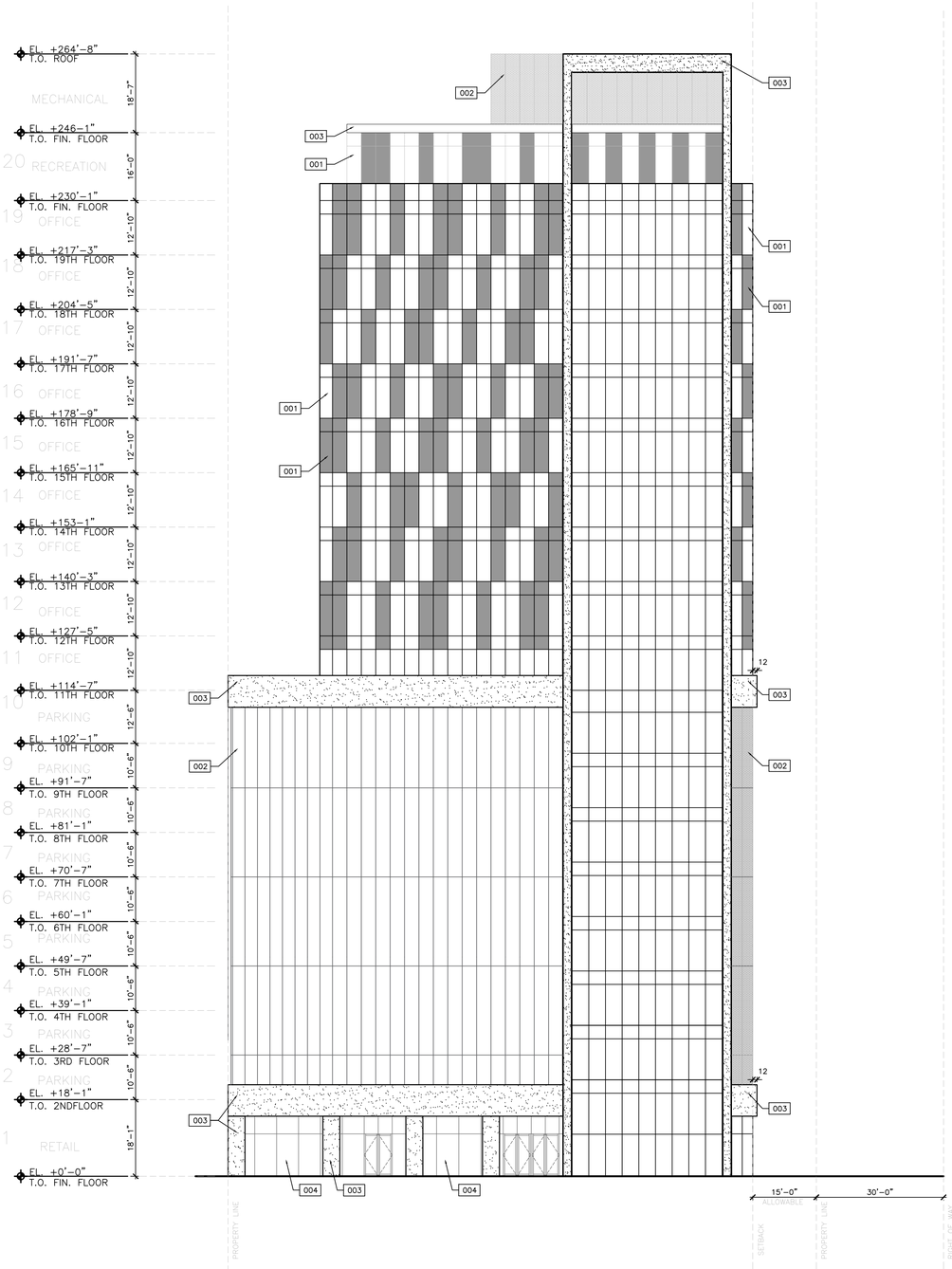
SOUTH ELEVATION

21604	9/12/2016

A-3.12



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



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

LEGEND

- 001 BLUE REFLECTIVE GLASS (ALTERNATED COLORS)
- 002 METAL MESH
- 003 EXTRA WHITE SW1006 PAINT
- 004 IMPACT RESISTANT STOREFRONT WINDOWS

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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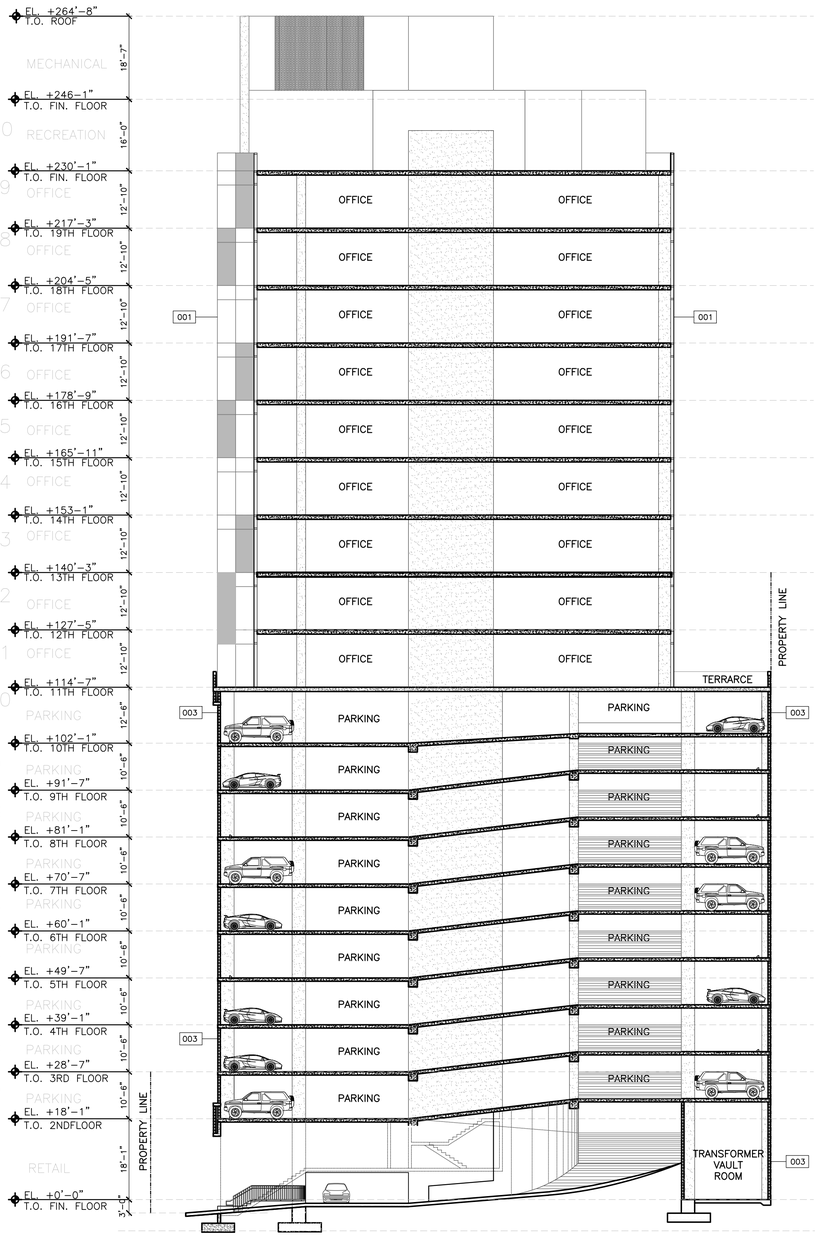
Revised:
01-16-2017
1 CITY COMMENTS

WEST & EAST ELEVATION

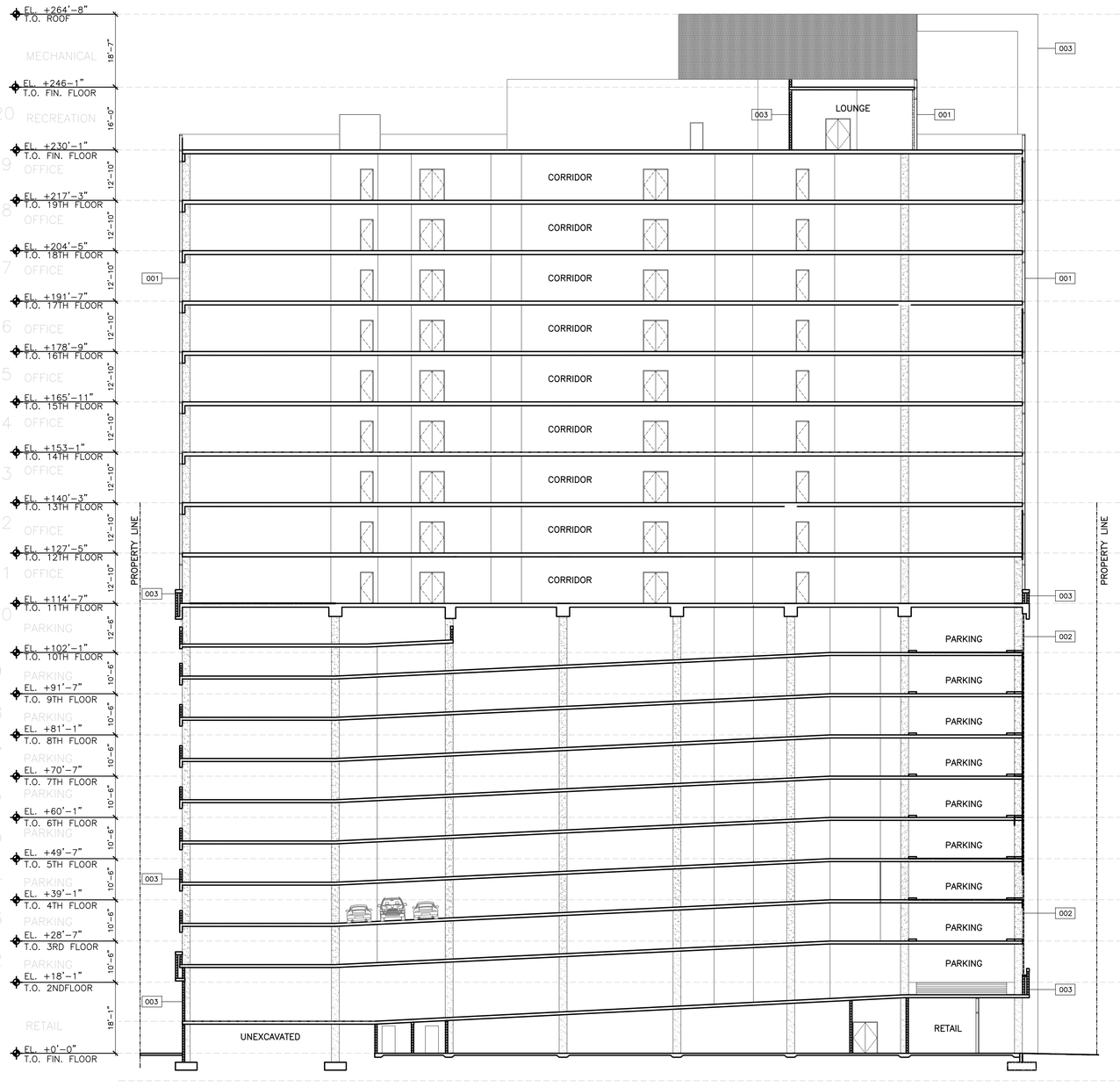
21604	9/12/2016

A-3.13



1 SECTION B–B

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



1 SECTION A–A

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

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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WH DEVELOPMENT

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Revised:

SECTIONS

21604	9/12/2016

A-3.21

EL. +264'-8" T.O. ROOF	18'-7"	MECHANICAL
EL. +246'-1" T.O. FIN. FLOOR	16'-0"	20 RECREATION
EL. +230'-1" T.O. FIN. FLOOR	12'-10"	19 OFFICE
EL. +217'-3" T.O. 19TH FLOOR	12'-10"	18 OFFICE
EL. +204'-6" T.O. 18TH FLOOR	12'-10"	17 OFFICE
EL. +191'-7" T.O. 17TH FLOOR	12'-10"	16 OFFICE
EL. +178'-9" T.O. 16TH FLOOR	12'-10"	15 OFFICE
EL. +165'-11" T.O. 15TH FLOOR	12'-10"	14 OFFICE
EL. +153'-1" T.O. 14TH FLOOR	12'-10"	13 OFFICE
EL. +140'-3" T.O. 13TH FLOOR	12'-10"	12 OFFICE
EL. +127'-5" T.O. 12TH FLOOR	12'-10"	11 OFFICE
EL. +114'-7" T.O. 11TH FLOOR	12'-9"	10 PARKING
EL. +102'-1" T.O. 10TH FLOOR	10'-9"	9 PARKING
EL. +91'-7" T.O. 9TH FLOOR	10'-9"	8 PARKING
EL. +81'-1" T.O. 8TH FLOOR	10'-9"	7 PARKING
EL. +70'-7" T.O. 7TH FLOOR	10'-9"	6 PARKING
EL. +60'-1" T.O. 6TH FLOOR	10'-9"	5 PARKING
EL. +49'-7" T.O. 5TH FLOOR	10'-9"	4 PARKING
EL. +39'-1" T.O. 4TH FLOOR	10'-9"	3 PARKING
EL. +28'-7" T.O. 3RD FLOOR	10'-9"	2 PARKING
EL. +18'-1" T.O. 2NDFLOOR	18'-1"	1 RETAIL
EL. ±0'-0" T.O. FIN. FLOOR		

1 NORTH ELEVATION
SCALE: N/A

CLIENT
WH DEVELOPMENT

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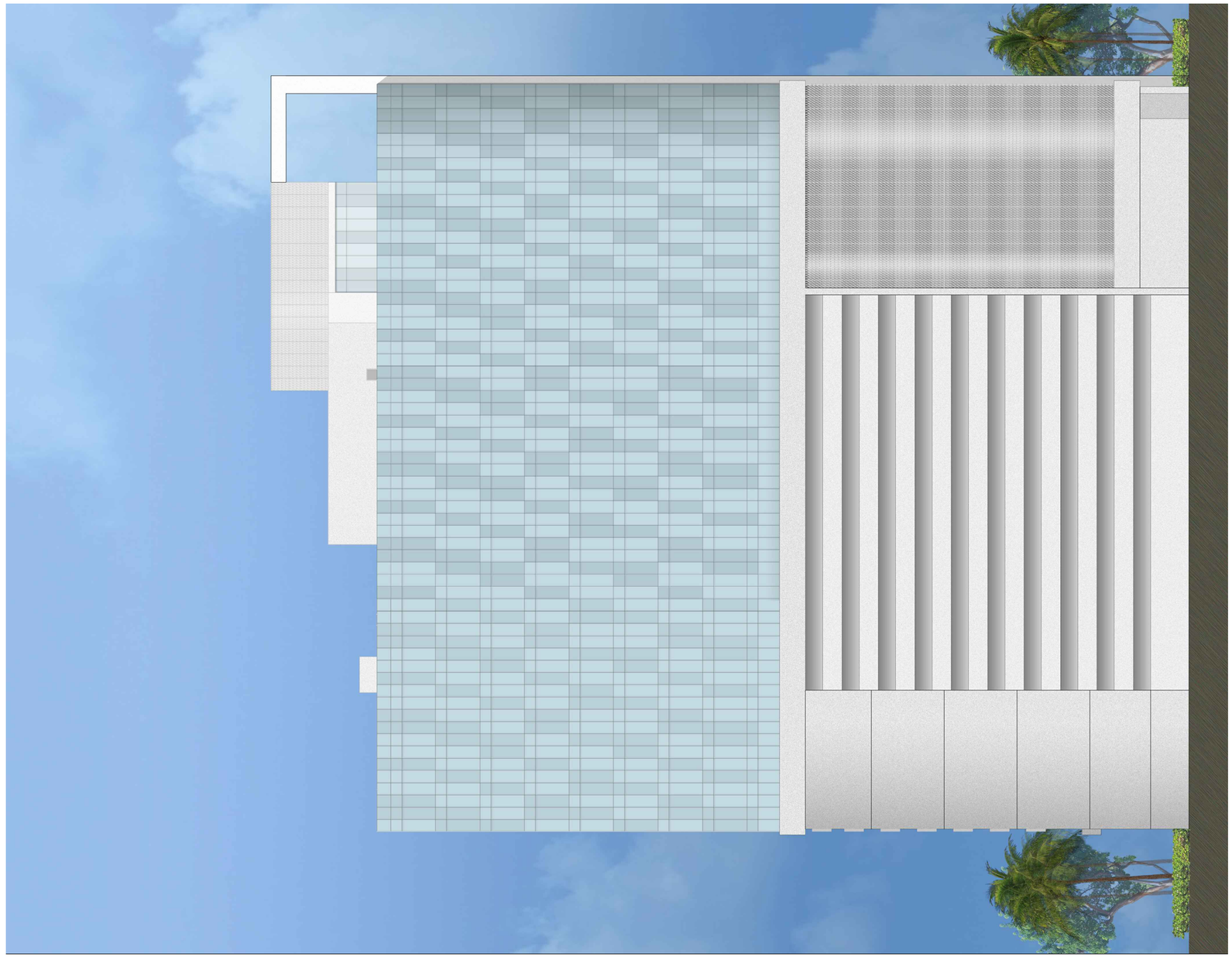
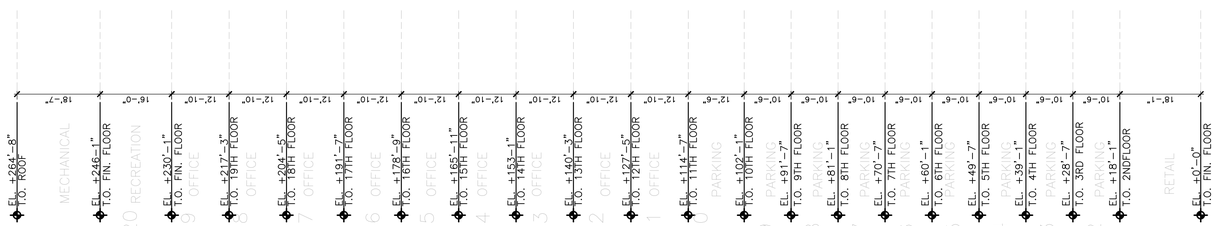
Revised:

NORTH ELEVATION

21604	9/12/2016

A-4.11





2 SOUTH ELEVATION
SCALE: N/A

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Revised:

SOUTH ELEVATION

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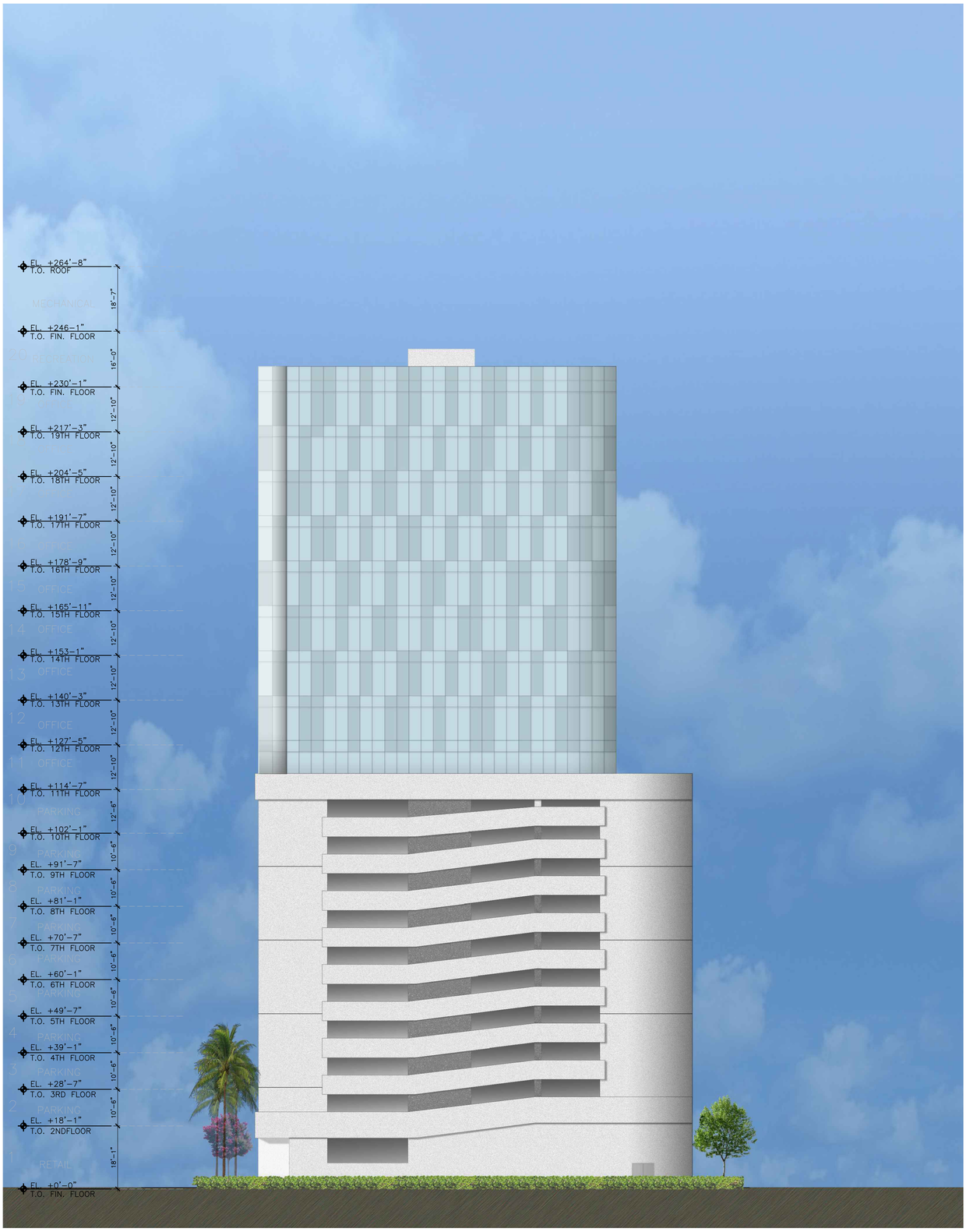
A-4.12



3 WEST ELEVATION
SCALE: N/A

WEST ELEVATION

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A-4.13

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4 EAST ELEVATION
SCALE: N/A

EAST ELEVATION

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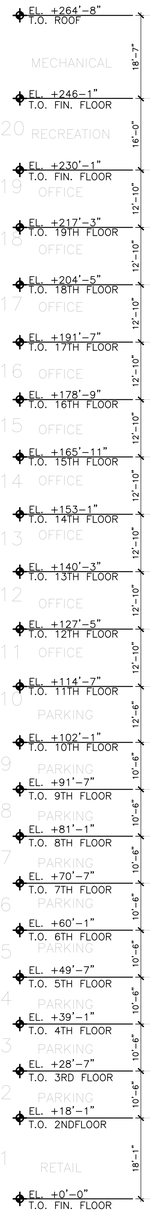
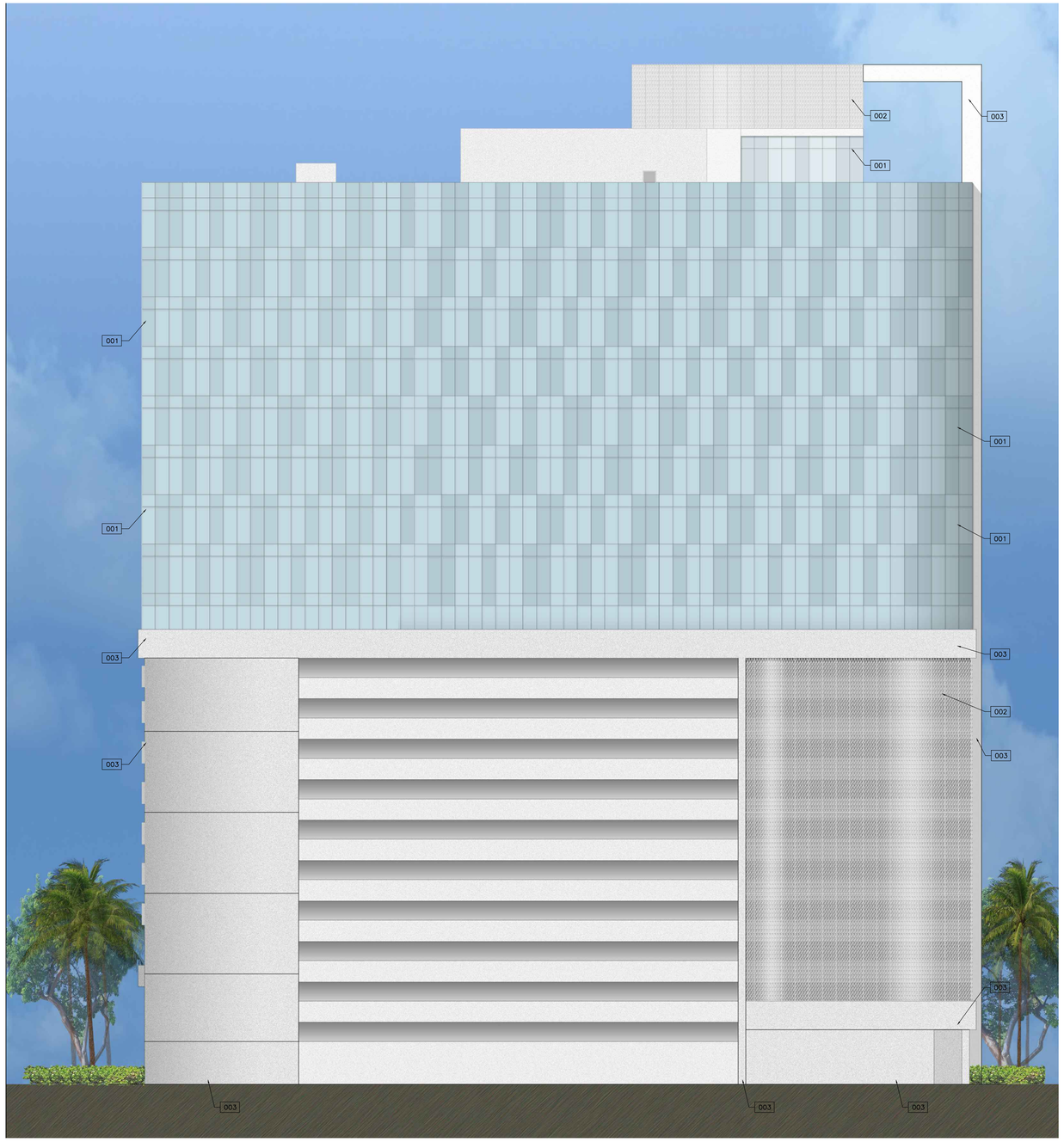


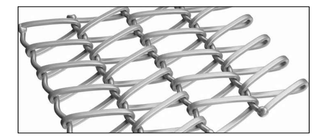


1 SAMPLE MATERIAL BOARD
SCALE: N/A

SAMPLE BOARD

001 BLUE REFLECTIVE GLASS (ALTERNATED COLORS)

002 METAL MESH



003 EXTRA WHITE SW1006 PAINT

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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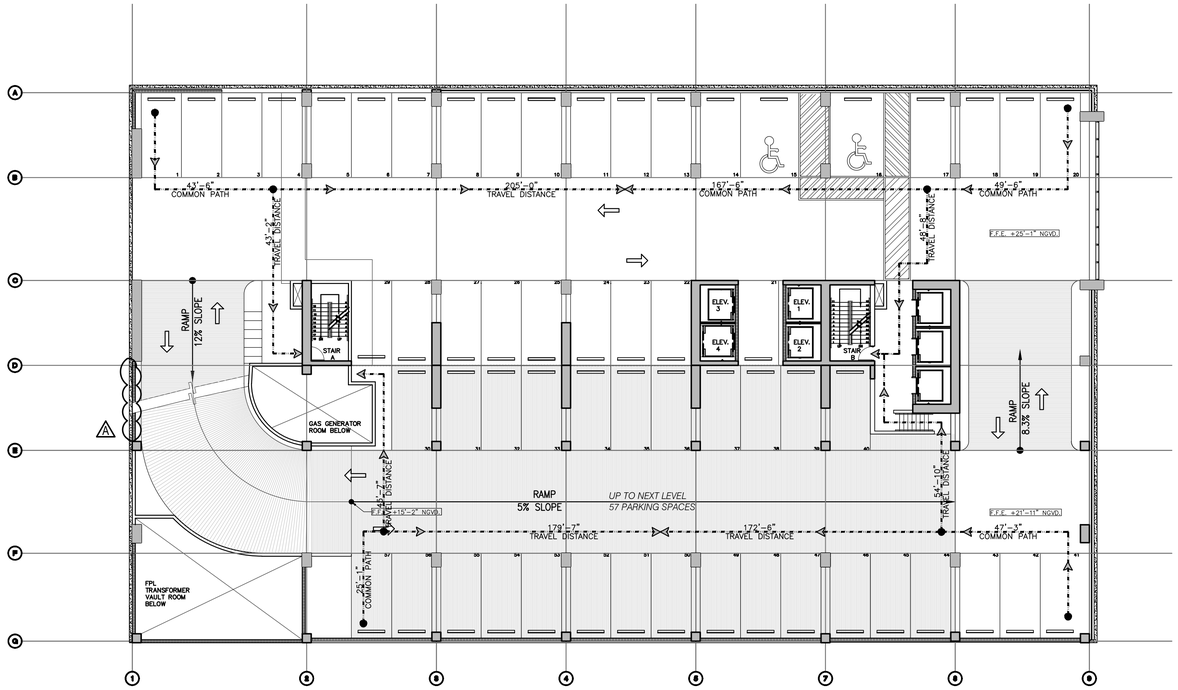
SAMPLE MATERIAL BOARD

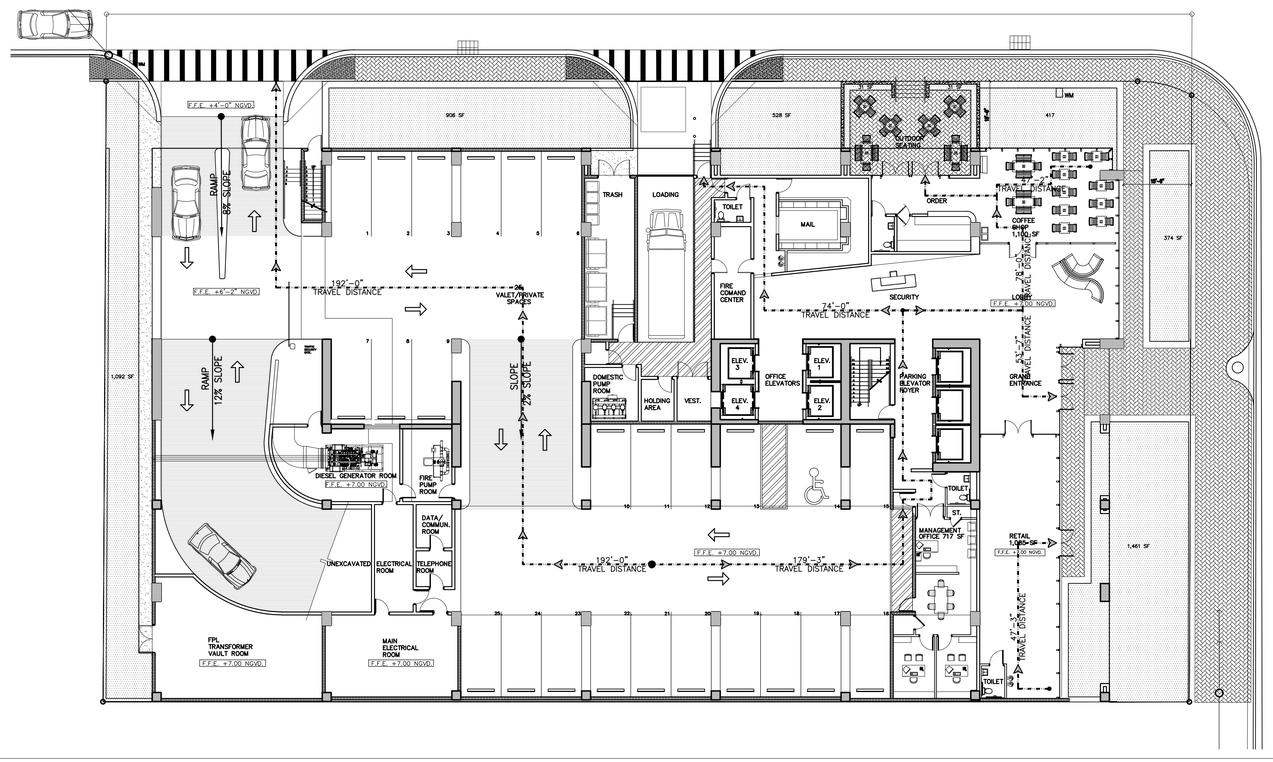
21604	9/12/2016

A-4.15



2 TYPICAL PARKING FLOOR LIFE SAKETY PLAN

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



1 FIRST FLOOR LIFE SAFETY PLAN

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

Occupant Load based on Table 7.3.1.2
OF FLORIDA FIRE PREVENTION CODE 2014 (5th EDITION)
Table 1004.1.1 FLORIDA BUILDING CODE 2014

FLOOR	GSF	FACTOR	OCCUP. LOAD	MEANS OF EGRESS EXIT WIDTH 0.3 STAIRS	EXIT WIDTH 0.2 LEVEL	NO. EXITS	WIDTH PER EXIT
GROUND LEVEL 1							
PARKING	9242 SF	200	46		67.0"	2	
OFFICE	717 SF	100	7		168.5"	3	
RETAIL	1085 SF	30	36		135.0"	2	
ASSEMBLY	885 SF	15	73		67.5"	1	
PARKING							
2	25,317 SF	200	127				
3	26,520 SF	200	133	67"		2	44"
4	26,520 SF	200	133	67"		2	44"
5	26,520 SF	200	133	67"		2	44"
6	26,520 SF	200	133	67"		2	44"
7	26,520 SF	200	133	67"		2	44"
8	26,520 SF	200	133	67"		2	44"
9	26,520 SF	200	133	67"		2	44"
10	31,274 SF	200	156	67"		2	44"
OFFICE							
11	21,512 SF	100	215	67"		2	44"
12	21,512 SF	100	215	67"		2	44"
13	21,512 SF	100	215	67"		2	44"
14	21,512 SF	100	215	67"		2	44"
15	21,512 SF	100	215	67"		2	44"
16	21,512 SF	100	215	67"		2	44"
17	21,512 SF	100	215	67"		2	44"
18	21,512 SF	100	215	67"		2	44"
19	21,512 SF	100	215	67"		2	44"
PH							
GYM	2,537 SF	50	51	67"		2	44"
ASSEMBLY	1,034 SF	15	69	67"		2	44"
TOTAL	436,961 SF		3,431				

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

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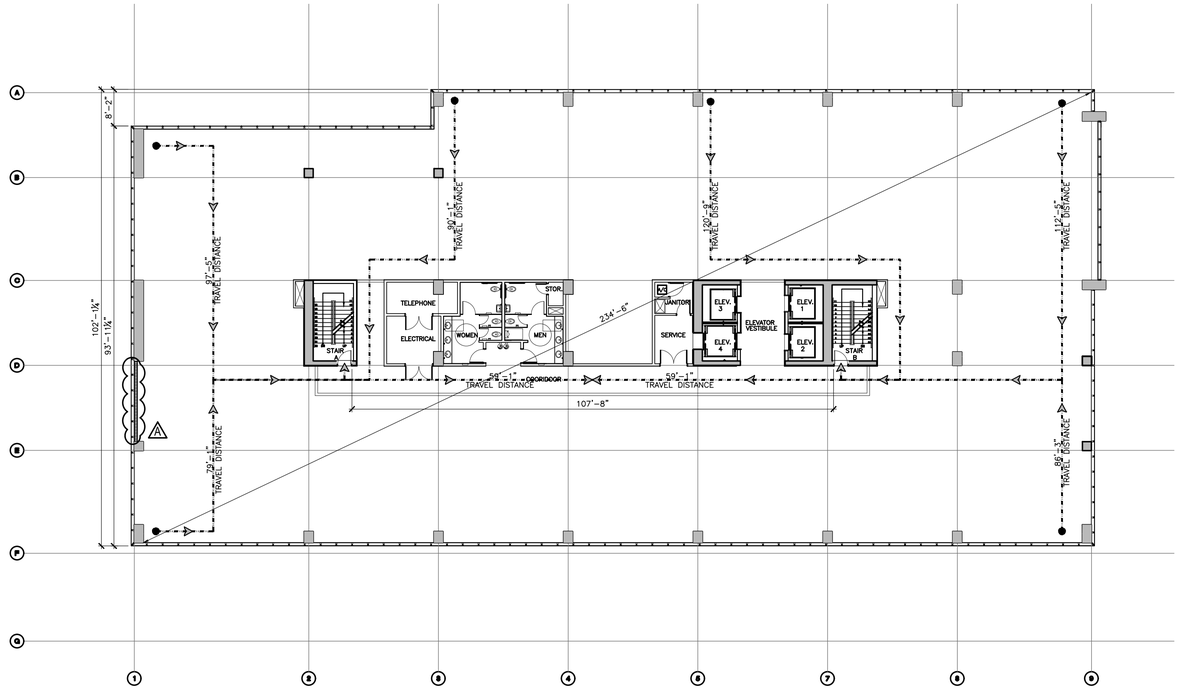
A 01-16-2017 CITY COMMENTS

LIFE SAFETY PLAN 1ST FLOOR & TYP. PARKING

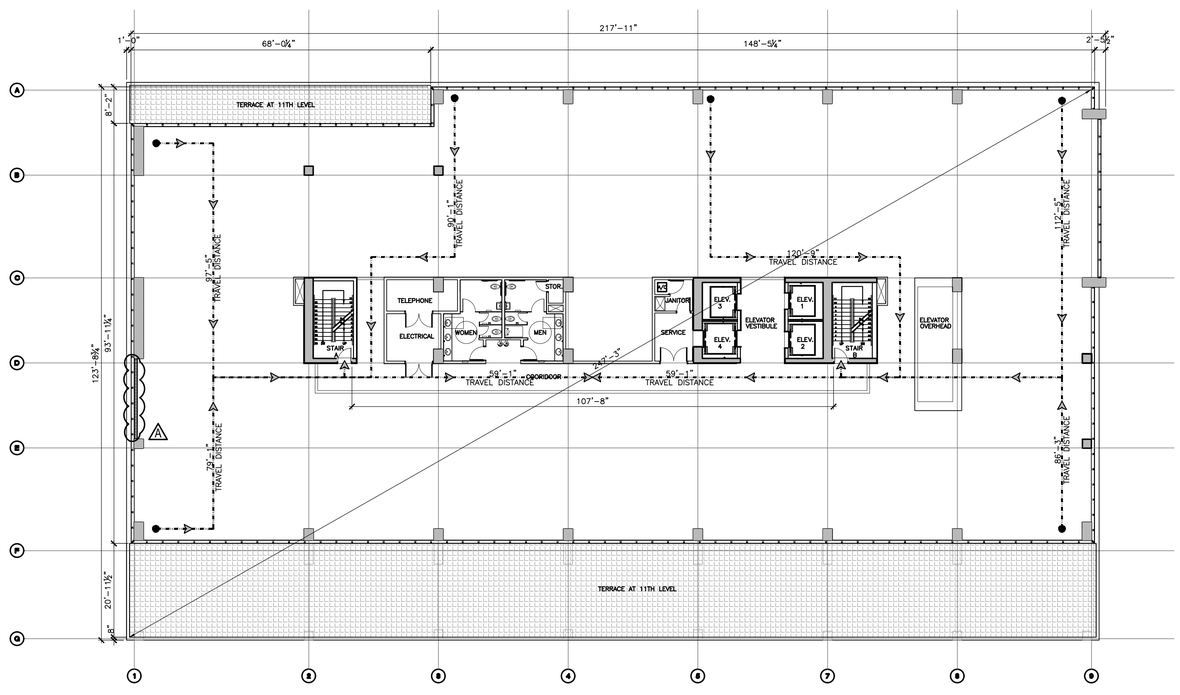
21604 | 9/12/2016

AC-1.10



2 TYPICAL OFFICE FLOOR LIFE SAFETY PLAN

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



1 ELEVENTH OFFICE FLOOR LIFE SAFETY PLAN

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

Occupant Load based on Table 7.3.1.2
OF FLORIDA FIRE PREVENTION CODE 2014 (5th EDITION)
Table 1004.1.1 FLORIDA BUILDING CODE 2014

FLOOR	GSF	FACTOR	OCCUP. LOAD	MEANS OF EGRESS EXIT WIDTH 0.3 STAIRS	EXIT WIDTH 0.2 LEVEL	NO. EXITS	WIDTH PER EXIT
GROUND LEVEL 1							
PARKING	9242 SF	200	46		67.0"	2	
OFFICE	717 SF	100	7		168.5"	3	
RETAIL	1085 SF	30	36		135.0"	2	
ASSEMBLY	885 SF	15	73		67.5"	1	
PARKING							
2	25,317 SF	200	127				
3	26,520 SF	200	133	67"		2	44"
4	26,520 SF	200	133	67"		2	44"
5	26,520 SF	200	133	67"		2	44"
6	26,520 SF	200	133	67"		2	44"
7	26,520 SF	200	133	67"		2	44"
8	26,520 SF	200	133	67"		2	44"
9	26,520 SF	200	133	67"		2	44"
10	31,274 SF	200	156	67"		2	44"
OFFICE							
11	21,512 SF	100	215	67"		2	44"
12	21,512 SF	100	215	67"		2	44"
13	21,512 SF	100	215	67"		2	44"
14	21,512 SF	100	215	67"		2	44"
15	21,512 SF	100	215	67"		2	44"
16	21,512 SF	100	215	67"		2	44"
17	21,512 SF	100	215	67"		2	44"
18	21,512 SF	100	215	67"		2	44"
19	21,512 SF	100	215	67"		2	44"
PH							
GYM	2,537 SF	50	51	67"		2	44"
ASSEMBLY	1,034 SF	15	69	67"		2	44"
TOTAL	436,961 SF		3,431				

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

CLIENT
WH DEVELOPMENT

CIVIL ENGINEERS
OCEAN ENGINEERING

STRUCTURAL ENGINEERS
ARBAB ENGINEERING

M/E/P ENGINEERS
FES ENGINEERING

LANDSCAPE ARCHITECT
ECOPLAN, INC.

Project
DOMUS HALLANDALE
CONDO OFFICE TOWER

804 SOUTH FEDERAL HIGHWAY
HALLANDALE BEACH FL 33009

ARCHITECT OF RECORD

CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE., 2nd FLOOR
MIAMI BEACH, FLORIDA 33139
V 305.532.6161 F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136

Seal

STATE OF FLORIDA
CHARLES H. BENSON
AR0014022
REGISTERED ARCHITECT

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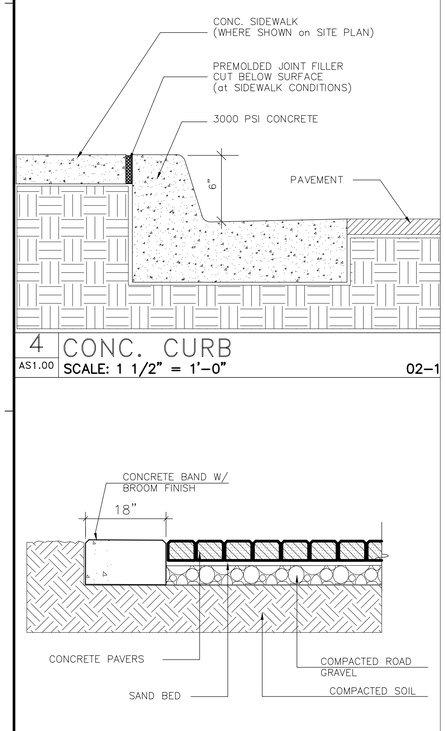
Revised:
A 01-16-2017 CITY COMMENTS

LIFE SAFETY PLAN TYP. FLOOR & 11TH FLOOR

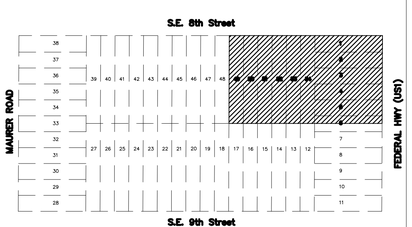
21604 | 9/12/2016

AC-1.20



4 CONC. CURB
AS1.00 SCALE: 1 1/2" = 1'-0" 02-1

3 CONCRETE BAND @PAVERS
AS1.00 SCALE: 3/4"=1'-0"



2 LOCATION & BLOCK PLAN
AS1.00 SCALE: N.T.S.

1 SITE PLAN
AS1.00 SCALE: 1/16"=1'-0"

NOTE:
SITE PLAN SHOULD BE USED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION OS SITE AND TO THE HORIZONTAL CONTROL PLAN FOR LOCATING THE BUILDINGS.

SITE PLAN DATA

PROPOSED OFFICE BUILDING

ZONING	B-L:Bussines Limited Distric;Planned Development Overlay District ; Planned Redevelopment Overlay District

AREA
SITE AREA: 33,680.85 SQ.FT. (0.773 ACRES)

	APPROVED PDD	PROPOSED PDD
PERVIOUS AREA = 15% REQ. PROVIDED =	6,525.5 SQFT.(19.37%)	5,875 SQ.FT. (17.44%)

GROSS LEASEABLE AREA (GLA)

	APPROVED PDD	PROPOSED PDD
RETAIL AREA PROVIDED	= 13,021 S.F.	= 5,756 S.F.
OFFICE AREA PROVIDED	= 160,446 S.F.	= 166,941 S.F.

BLDG SETBACKS:

	REQUIRED	APPROVED PDD	PROPOSED PDD
FRONT	15' MAX	15'	15'
REAR	10' MIN (WAIVER)	11'	11'
SIDE	0'	0'	0'
SIDE	15'	15'	15'
BUILDING HEIGHT 350'-0" MAX ALLOWED		264'-8"'	264'-8"'

*BLDG AMENITIES:

	APPROVED PDD	PROPOSED PDD
GYM, LOUNGE, COFFEE SHOP	NO	YES

PARKING REQUIREMENTS:

	APPROVED PDD	PROPOSED PDD
RETAIL + (*GYM, LOUNGE, COFFEE SHOP)	= 1/300 S.F.	= 1/300 S.F.
OFFICE	= 1/250 S.F.	= 1/250 S.F.
RETAIL PARKING REQ.	= 44 REQ.	= 19.18 REQ.
OFFICE PARKING REQ.	= 642 REQ.	= 667.76 REQ.
TOTAL PARKING	686 REQ.	686.94 REQ.
PARKING REQ. W/10% WAIVER	617 REQ.	618.24 REQ.
H.C. PARKING REQ. (2%):	13 REQ.	12.4 REQ.
PROVIDED:	611 SPACES	606 SPACES
H.C. :	13 SPACES	13 SPACES
TOTAL PROVIDED:	**624 SPACES**	**619 SPACES**
CAR DEAD ENDS:	1 @ 10TH LEVEL	1 @ 10TH LEVEL 1 @ GROUND (VALET)

TOTAL CONSTRUCTION BUILDING AREA			PARKING PER LEVEL	
	APPROVED PDD	PROPOSED PDD	APPROVED PDD	PROPOSED PDD
1st FLOOR	= 24,532 S.F.	= 24,848 S.F.	0	25
2nd FLOOR	= 26,512 S.F.	= 25,317 S.F.	67	57
3rd FLOOR	= 26,512 S.F.	= 26,530 S.F.	69	65
4th FLOOR	= 26,512 S.F.	= 26,530 S.F.	69	65
5th FLOOR	= 26,512 S.F.	= 26,530 S.F.	69	66
6th FLOOR	= 26,512 S.F.	= 26,530 S.F.	69	66
7th FLOOR	= 26,512 S.F.	= 26,530 S.F.	69	66
8th FLOOR	= 26,512 S.F.	= 26,530 S.F.	69	66
9th FLOOR	= 26,512 S.F.	= 26,530 S.F.	71	66
10th FLOOR	= 26,512 S.F.	= 31,274 S.F.	72	77
11th FLOOR	= 21,736 S.F.	= 21,512 S.F.		
12th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
13th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
14th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
15th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
16th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
17th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
18th FLOOR	= 21,625 S.F.	= 21,512 S.F.		
19th FLOOR	= 17,993 S.F.	= 21,512 S.F.		
20th FLOOR|ROOF	= 6,322 S.F.	= 6,414 S.F.		
TOTAL	=454,244 S.F.	=467,171 S.F. PROP.(2.76%) INCREASE	624	619 PROP. 5 LESS VEHICLES

NUMBER OF FLOORS:

	APPROVED PDD	PROPOSED PDD
RETAIL	= 1 LEVEL	= 1 LEVEL
OFFICE	= 9 LEVELS	= 9 LEVELS
PARKING	= 9 LEVELS	= 9 LEVELS
GYM / LOUNGE	= 0 LEVELS	= 1 LEVELS
TOTAL FLOORS	= 19 LEVELS	= 20 LEVELS

GENERAL NOTES-
-SEE CIVIL DRAWINGS FOR SIZE OF UTILITY LINES, SUCH AS WATER, SEWER, AND GAS.
-BUILDINGS FOLLOW CPTED GUIDELINES. ALL ENTRY AND PARKING AREAS ARE WELL LIT ACCORDING TO CODE REQUIREMENTS.
-ALL ROOF AND GROUND-MOUNTED EQUIPMENT WILL BE SCREENED WITH LANDSCAPE AND FENCING MATERIAL.
-NO STRUCTURAL SUPPORTS OR BALCONY PROJECTIONS ARE TO BE LOCATED IN THE SETBACKS.
-NO LIGHT POLES ON PLAN.

PLAN NORTH

UPDATED T.A.C PACKAGE 9.12.16

CLIENT
WH DEVELOPMENT

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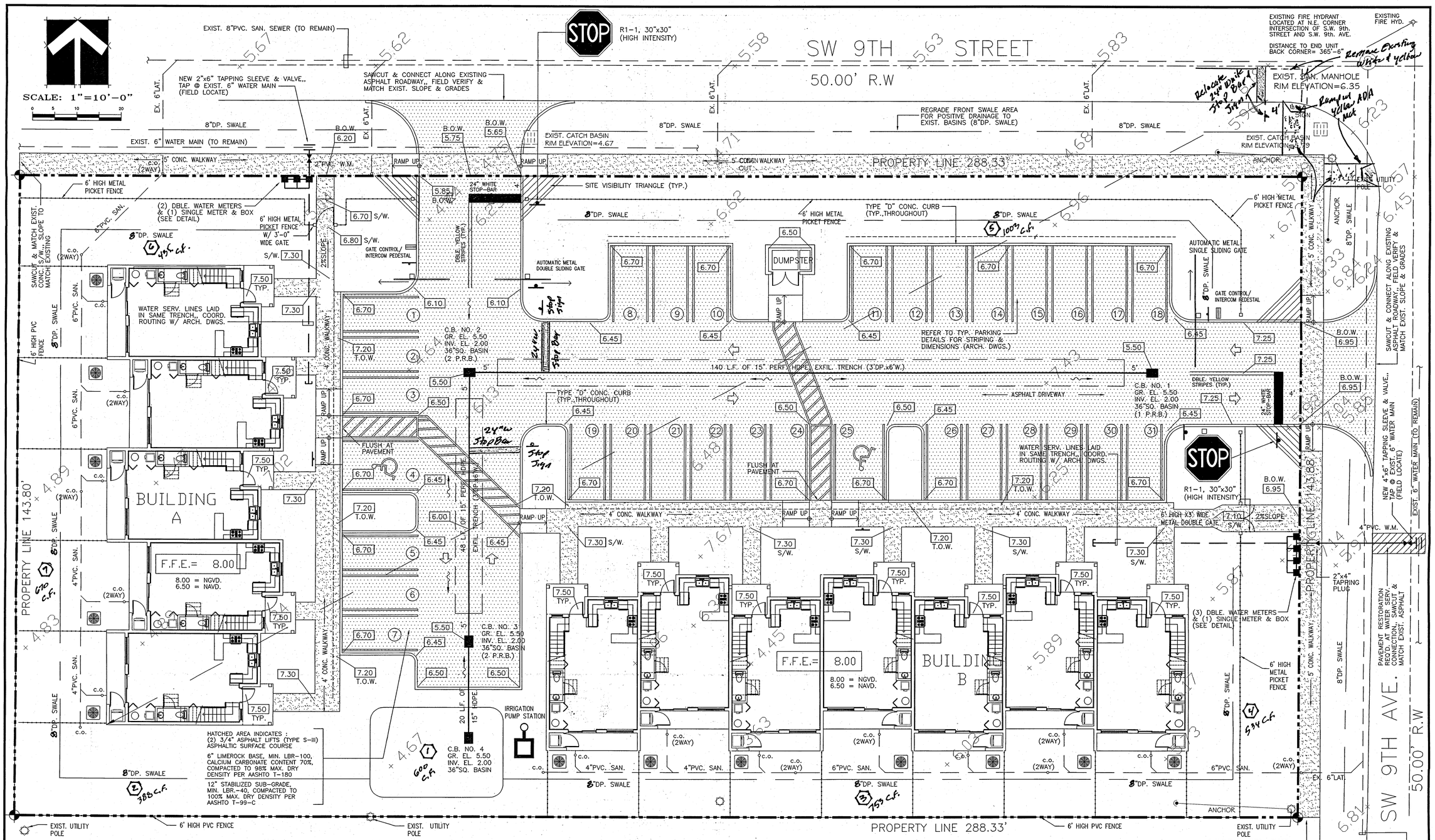
Revised:
1 01-16-2017 CITY COMMENTS

SITE PLAN SCHEUDULE OF AREAS & DETAILS

21604 | 9/12/2016

AS-1.00



GENERAL CONDITION NOTES :

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

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

PAVING, GRADING & DRAINAGE NOTES :

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.)
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
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    DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

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

DESCRIPTION:

LOTS 1 THROUGH 9, BLOCK 7, OF "GOLDEN HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

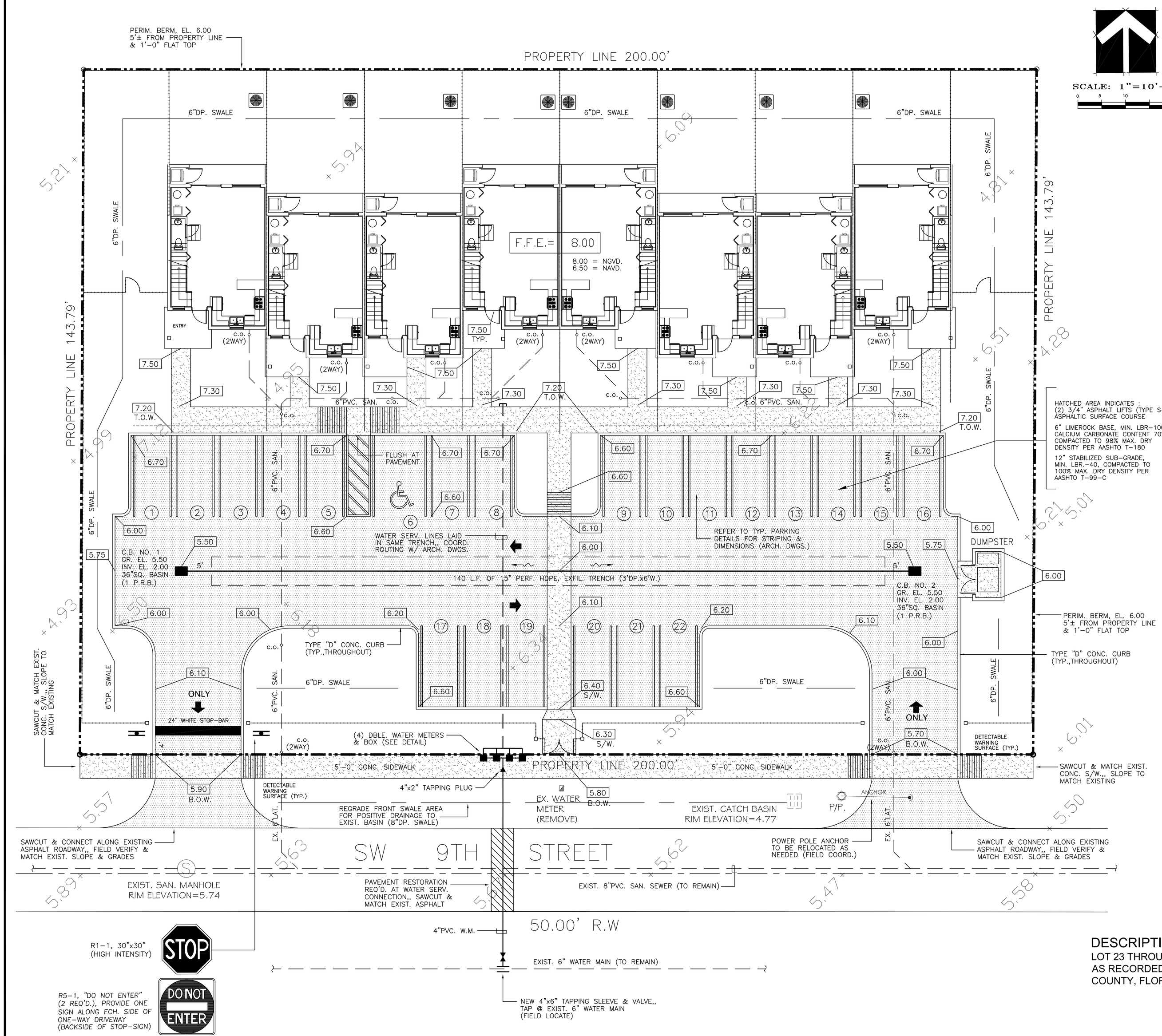
REVISIONS :
02-10-16, REV. PER DRC. ARCH. REVIEW
9.30.16 Added Sidewalk @ 9th & Stop Signs

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 923-8888

PROJECT : TOWNHOMES AT 901 - 925 S.W. 9th. STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

DRWG. TITLE : PAVING, GRADING & DRAINAGE PLAN

DATE:	DEC., 2014
SCALE:	1"=10'-0"
DWG. BY:	C.R.W.
CHK'D. BY:	C.O.B.
JOB NO.:	14-042
SHEET NO.	C-1



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0 5 10 20

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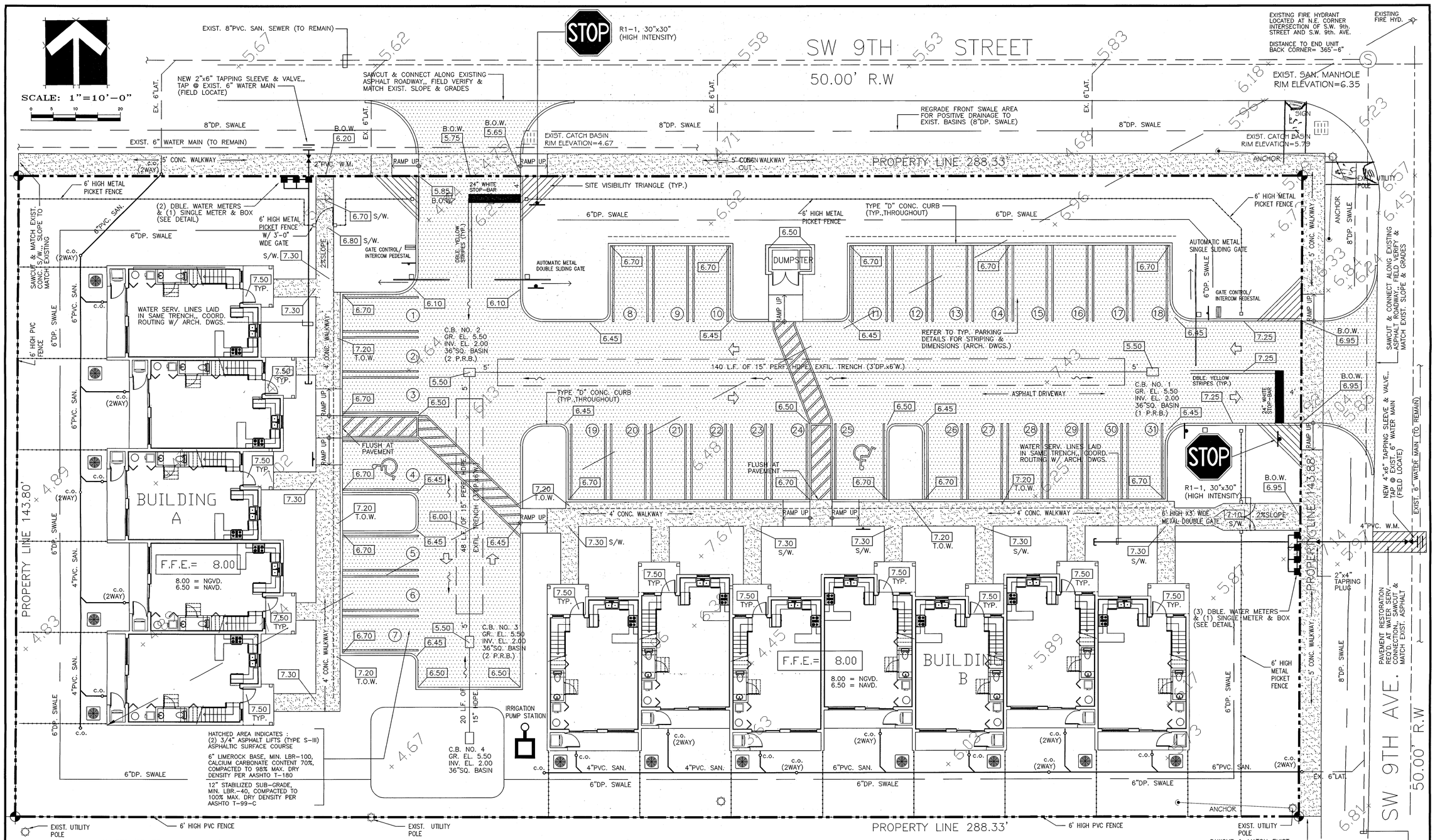
JOB NO.:	14-042
SHEET NO.	C-1



WATER/SEWER NOTES -

1. ALL MATERIALS & CONSTRUCTION SHALL BE IN ACCORDANCE W/ COUNTY HEALTH DEPARTMENT UTILITY STANDARDS & SPECIFICATIONS HAVING JURISDICTION.
2. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION (F.D.O.T., HEALTH DEPARTMENT, CITY ENG. DEPT., ETC.).
3. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD AND REPORT ANY CONFLICTS WITH THE PROPOSED UTILITIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
4. ALL UNDERGROUND UTILITIES TO BE INSTALLED BEFORE SUBGRADE IS STARTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE.
6. THE CONTRACTOR SHALL MAINTAIN A CURRENT, APPROVED SET OF CONSTRUCTION PLANS ON SITE.
7. THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24-48 HOURS IN ADVANCE.
8. WATER MAINS SHALL BE PVC OR DIP AS INDICATED ON THE PLAN SHEET. PVC PIPE SHALL CONFORM TO ANSI/AWWA C900 (SDR 18).. 36"MIN. COVER FOR PVC.,, 30"MIN. COVER FOR DIP.
9. SEWER PIPE SHALL BE PVC ASTM D3034-73 W/SDR 35 LATEST REVISION, WITH PUSH-ON RUBBER GASKET JOINTS.
10. CONTRACTOR TO SUBMIT FIVE (5) COPIES OF SHOP DRAWINGS FOR ALL STRUCTURES.
11. CONTRACTOR SHALL FURNISH COMPLETE "AS-BUILT" INFORMATION SIGNED & SEALED BY A REGISTERED FLORIDA PLS TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
12. DISINFECTION OF NEW WATER MAINS SHALL BE PERFORMED IN CONFORMANCE WITH THE ANSI/AWWA C651-05 STANDARD.
13. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF WATER & SEWER AUTHORITY HAVING JURISDICTION.
14. NO PHYSICAL CONNECTION OF NEW WATER MAINS TO ACTIVE MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE DETERMINED TO BE BACTERIOLOGICALLY SAFE.
15. CONNECTIONS TO EXISTING MAINS, OPENING/CLOSING OF EXISTING VALVES SHALL BE MADE UNDER THE DIRECTION OF THE UTILITY DEPARTMENT AND/OR AGENCIES HAVING JURISDICTION.
16. CLEANOUTS SHALL BE INSTALLED AT ALL SEWER SERVICES EXCEEDING 75' IN LENGTH (I.E., EVERY 75'O.C.), WITH A CLEANOUT AT THE PROPERTY LINE, EASEMENT LINE, OR SET 5' FROM A BUILDING. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE BUILDING CLEANOUT AND ELEVATION OF THE END SERVICE LATERAL, WITH THE BLDG. PLUMBING CONTRACTOR.
17. MAX. DENSITY OF ALL OTHER BACKFILL MATERIAL SHALL BE DETERMINED BY AASHTO METHOD DESIGNATION T-99, METHOD "D", LATEST REVISION (ASTM D698)
18. LAB. AND FIELD DENSITY TESTS, WHICH IN THE OPINION OF THE ENGINEER ARE NEEDED TO ESTABLISH COMPLIANCE WITH THE COMPACTION SPECIFICATIONS, SHALL BE CONDUCTED IN FIELD, AND SHALL BE MADE AT SUCH DEPTHS AND LOCATIONS AS SELECTED BY THE ENGINEER, OR AS REQUESTED BY MUNICIPAL/COUNTY REVIEWING AGENCIES.
19. TRENCH BACKFILL WHICH DOES NOT COMPLY WITH THE SPECIFIED DENSITIES, SHALL BE REWORKED AND RECOMPACTED UNTIL THE REQUIRED COMPACTION RATING IS OBTAINED.
20. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320..
21. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED FOR A MINIMUM PERIOD OF 2 HRS., AT A MINIMUM STARTING PRESSURE OF 150 PSI.. AND THE FORMULA FOR CALCULATING THE MAX. ALLOWABLE LEAKAGE BE APPLIED AS PER THE ANSI/AWWA, C600-05 STANDARD..

CURRENT ANSI/AWWA STANDARDS,
PROPER FORMULA FOR DETERMINING ALLOWABLE LEAKAGE ::

Q = LD X SQUARE ROOT OF P / 148,000

Q = QUANTITY OF MAKE UP WATER (GALS PER HR.)
L = LENGTH OF PIPE SECTION BEING TESTED (IN FEET)
D = NOMINAL DIAMETER OF PIPE (IN INCHES)
P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST (IN PNDS. PER SQ. IN. GAUGE)

DESCRIPTION:

LOTS 1 THROUGH 9, BLOCK 7, OF "GOLDEN HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

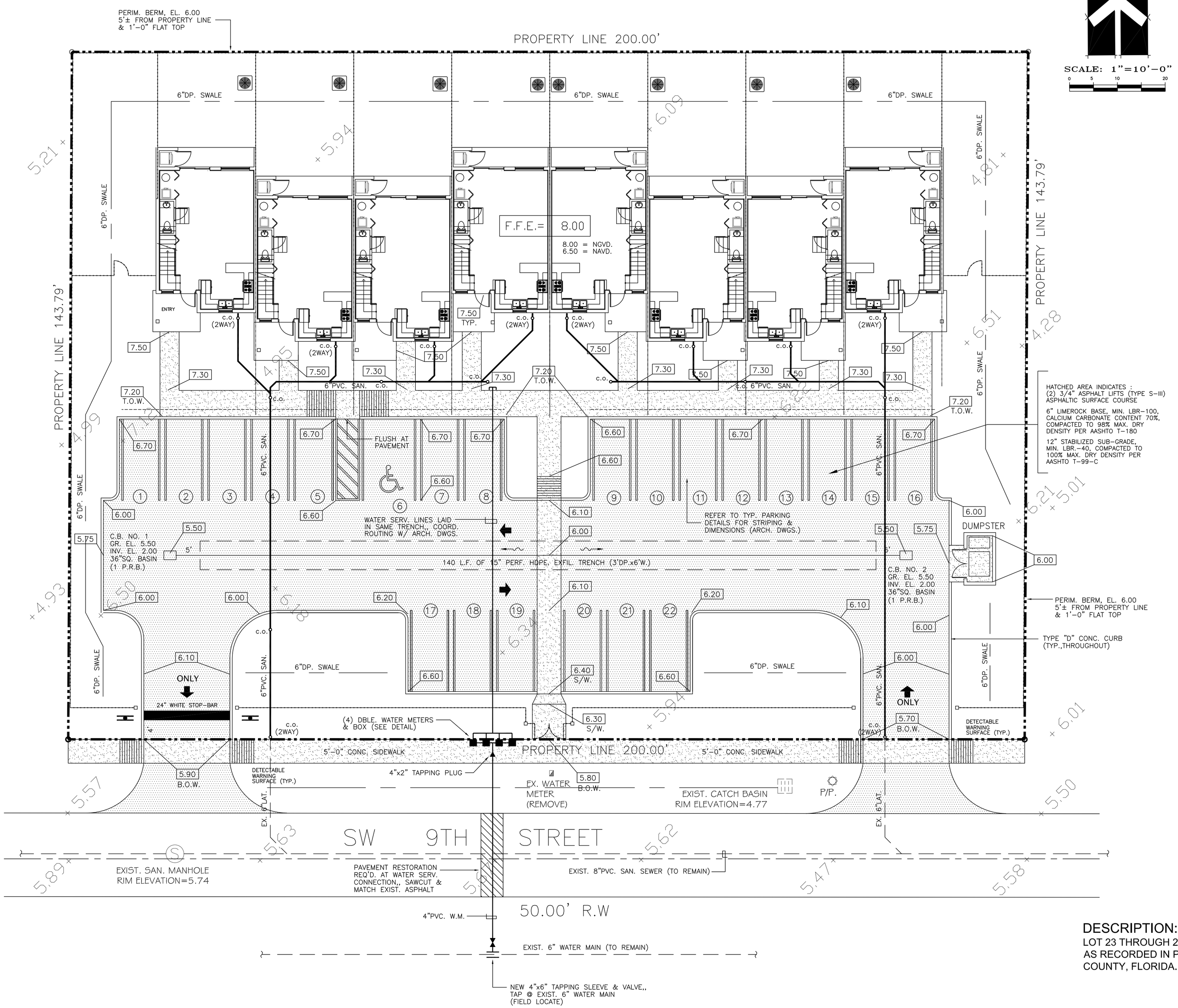
REVISIONS :
02-10-16, REV. PER DRC. ARCH. REVIEW

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 Southwood Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8988

PROJECT : TOWNHOMES AT 901 - 925 S.W. 9th. STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

DRWG. TITLE : WATER & SEWER PLAN

DATE: DEC., 2014
SCALE: 1"=10'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 14-042
SHEET NO.
C-2



WATER/SEWER NOTES –

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DESCRIPTION:

LOT 23 THROUGH 27, BLOCK 5, "GOLDEN HEIGHTS", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

REVISIONS :

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CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

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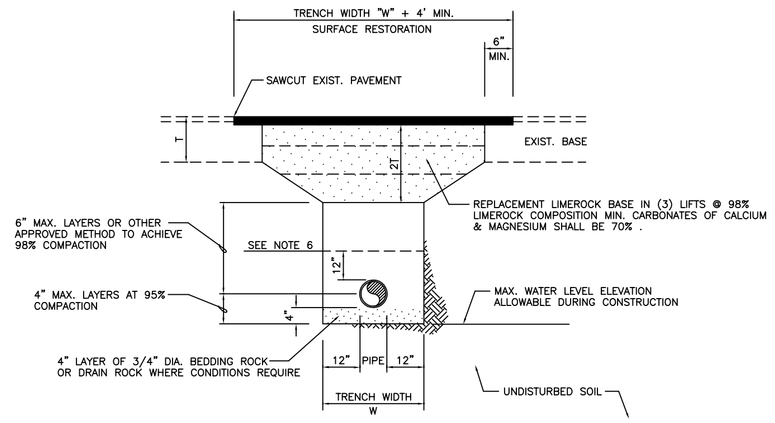
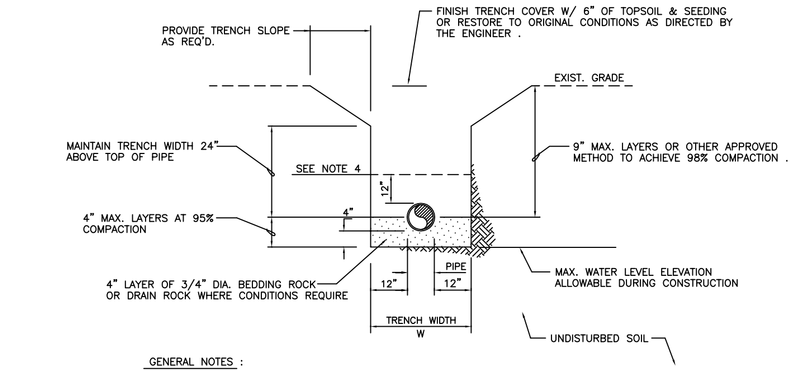


GENERAL NOTES :

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

ASPHALT RESTORATION DETAIL



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5. PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL) .

STANDARD TRENCH DETAIL

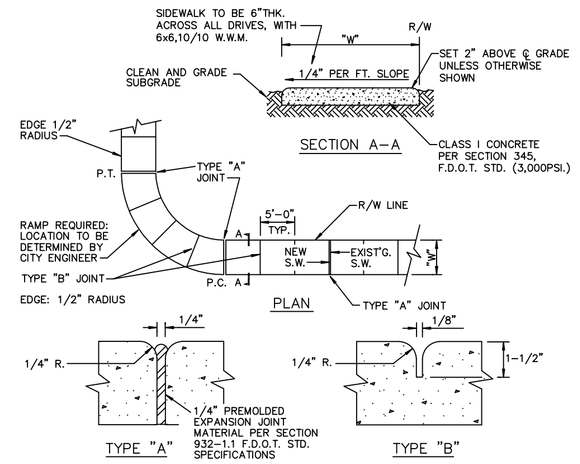
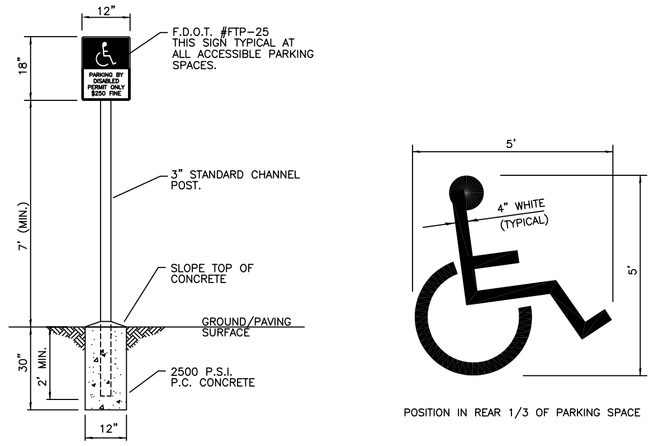


TABLE OF SIDEWALK THICKNESS – "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS – "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

SIDEWALK DETAIL



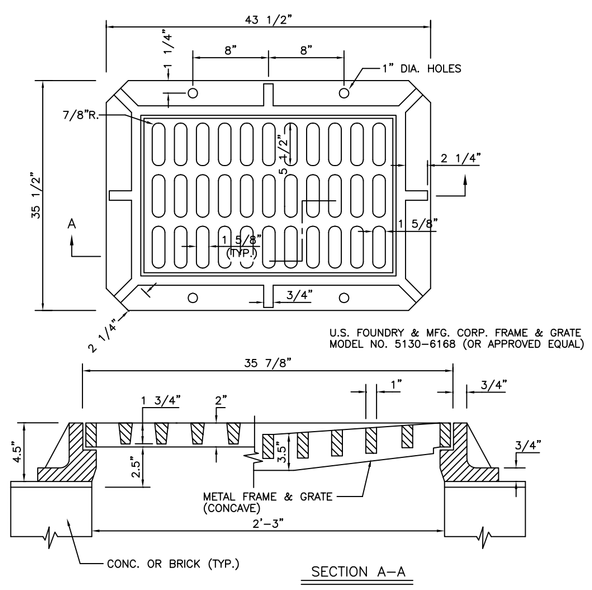
ACCESSIBLE PARKING SIGN
N.T.S.

ACCESSIBLE PARKING SYMBOL DETAIL
N.T.S.

HANDICAP SIGN NOTES :

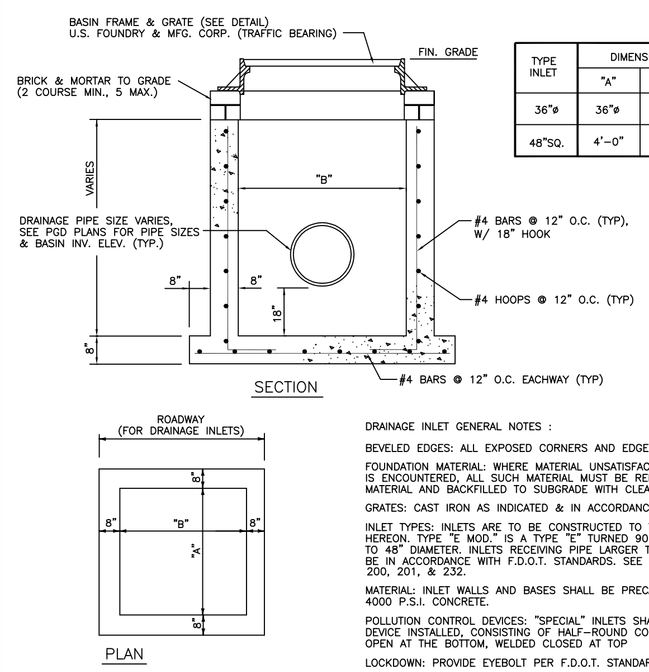
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER., BTM. PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. SIGN FACE SHALL BE LOCATED NO FURTHER THAN 6' FROM FRONT OF EACH PARKING SPACE W/ A MIN. 3'-0" CLEAR IF MOUNTED ON POST., WHERE SIGN IS MNTD. TO BLDG., SIGN SHALL BE MNTD. TO WALL DEPICTED ON PLAN AND TOP OF SIGN 5'-6" A.F.G.
3. ALL LETTERS ARE 1", SERIES "C", VERIFY ALL SIGN REQUIREMENTS W/ GOVENRING AGENCIES HAVING JURISDICTION.
4. EACH ACCESSIBLE PARKING SIGN INSTALLATION SHALL INDICATE A $250.00 PENALTY FOR ILLEGAL USE OF SPACE.

HANDICAP STRIPING DETAIL



FRAME & GRATE DETAIL
N.T.S.

FRAME/GRATE DETAIL



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

DRAINAGE INLET GENERAL NOTES :

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

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

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

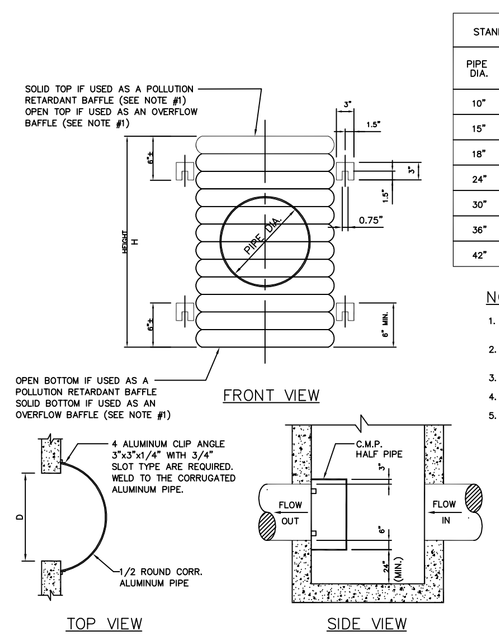
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E MOD." IS A TYPE "E" TURNED 90° TO RECIEVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201, & 232.

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

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

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

CATCH BASIN DETAIL

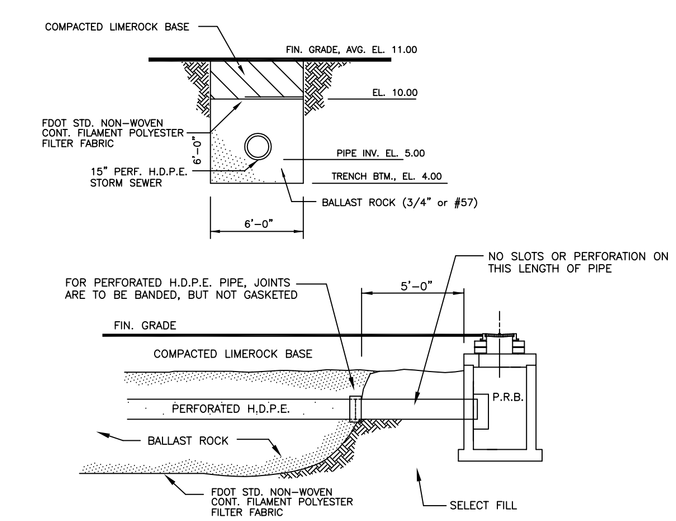


STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
10"	15"	16	15"
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

NOTES:

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

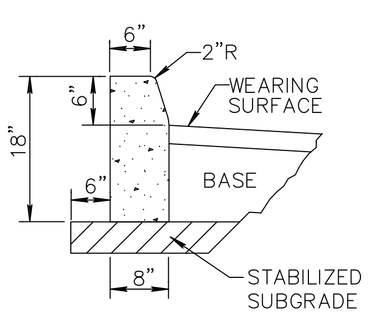
POLLUTION RETARDANT BAFFLE



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 7'-0" (EL. 4.00 ±) BELOW FINISHED GRADE ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH DETAIL



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

TYPE "D" CONC. CURB DETAIL

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

REVISIONS :

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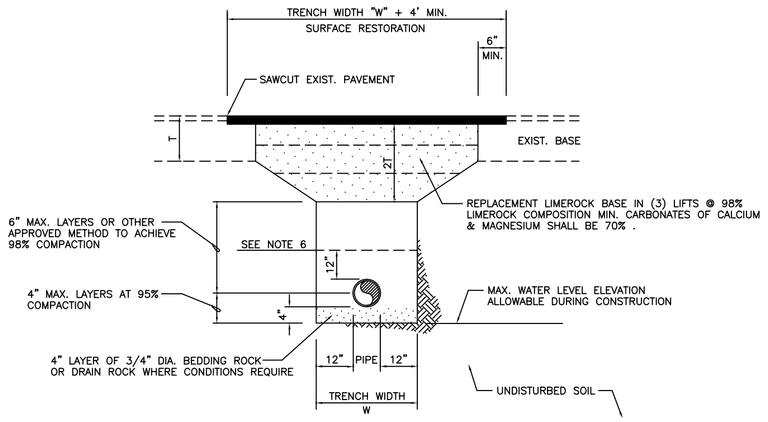
PROJECT : TOWNHOMES AT 920 S.W. 9th. STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

DRWG. TITLE : CONSTRUCTION DETAILS

DATE: DEC., 2014
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 14-042
SHEET NO.
C-3



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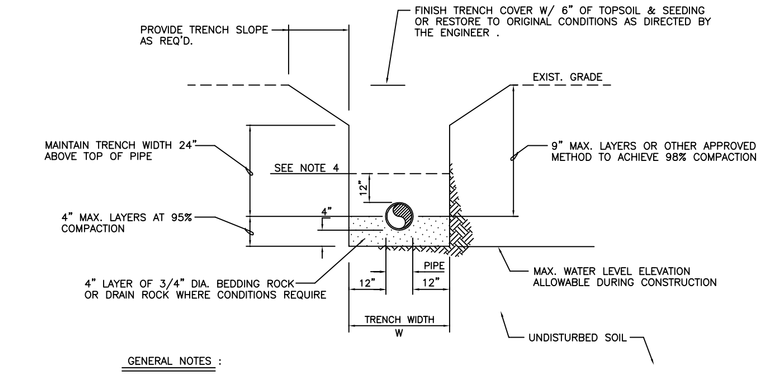

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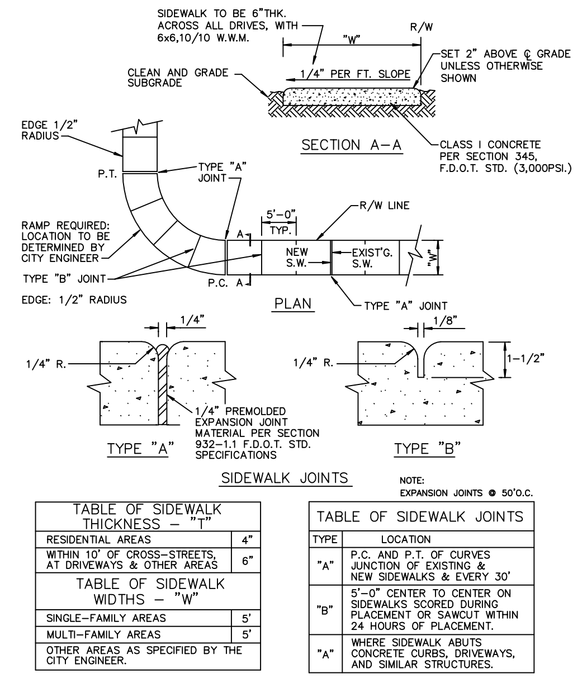

TABLE OF SIDEWALK THICKNESS – "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS – "W"	
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MULTI-FAMILY AREAS	5'
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TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
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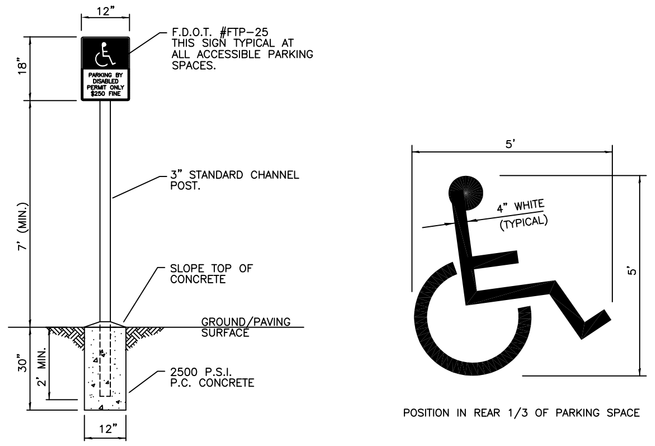


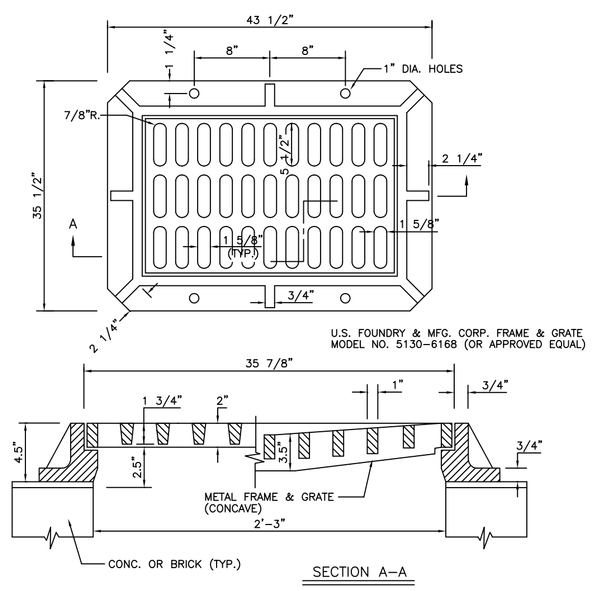
ACCESSIBLE PARKING SIGN
N.T.S.

ACCESSIBLE PARKING SYMBOL DETAIL
N.T.S.

HANDICAP SIGN NOTES :

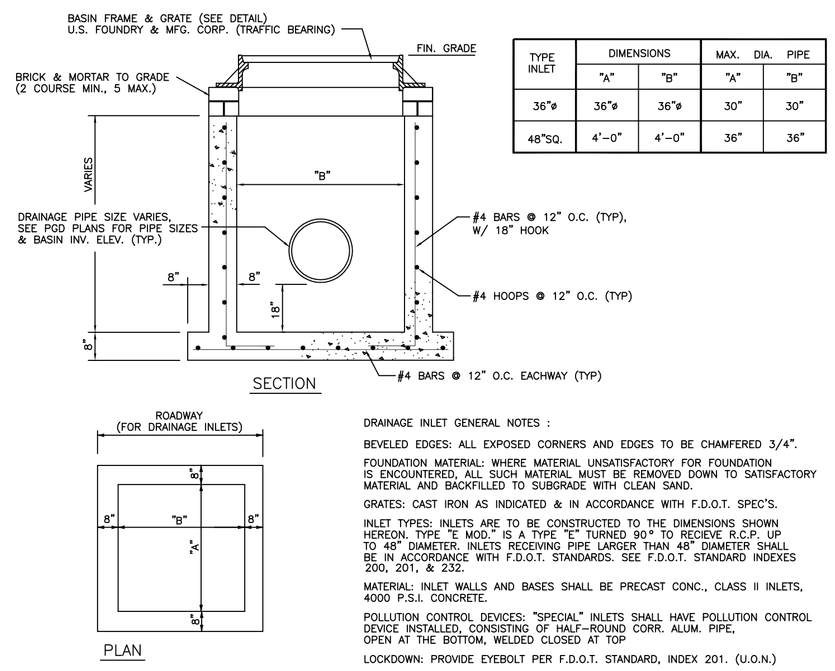
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER., BTM. PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. SIGN FACE SHALL BE LOCATED NO FURTHER THAN 6' FROM FRONT OF EACH PARKING SPACE W/ A MIN. 3'-0" CLEAR IF MOUNTED ON POST., WHERE SIGN IS MNTD. TO BLDG., SIGN SHALL BE MNTD. TO WALL DEPICTED ON PLAN AND TOP OF SIGN 5'-6" A.F.G.
3. ALL LETTERS ARE 1", SERIES "C", VERIFY ALL SIGN REQUIREMENTS W/ GOVENRING AGENCIES HAVING JURISDICTION.
4. EACH ACCESSIBLE PARKING SIGN INSTALLATION SHALL INDICATE A $250.00 PENALTY FOR ILLEGAL USE OF SPACE.

HANDICAP STRIPING DETAIL



FRAME & GRATE DETAIL
N.T.S.

FRAME/GRATE DETAIL



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

DRAINAGE INLET GENERAL NOTES :

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

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

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

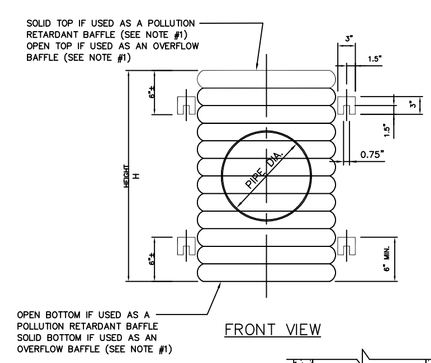
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E MOD." IS A TYPE "E" TURNED 90° TO RECIEVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201, & 232.

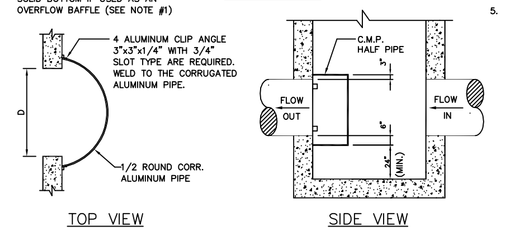
MATERIAL: INLET WALLS AND BASES SHALL BE PRECAST CONC., CLASS II INLETS, 4000 P.S.I. CONCRETE.

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

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

CATCH BASIN DETAIL



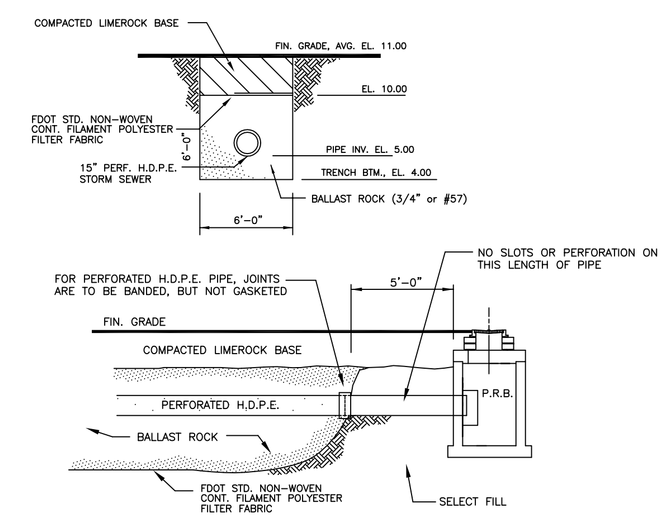


STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
10"	15"	16	15"
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

NOTES:

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

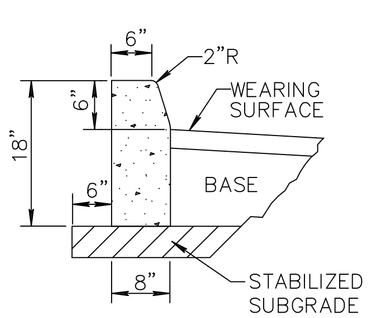
POLLUTION RETARDANT BAFFLE



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 7'-0" (EL. 4.00 ±) BELOW FINISHED GRADE ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK – 3/4" or #57)

EXFILTRATION TRENCH DETAIL



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

TYPE "D" CONC. CURB DETAIL

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

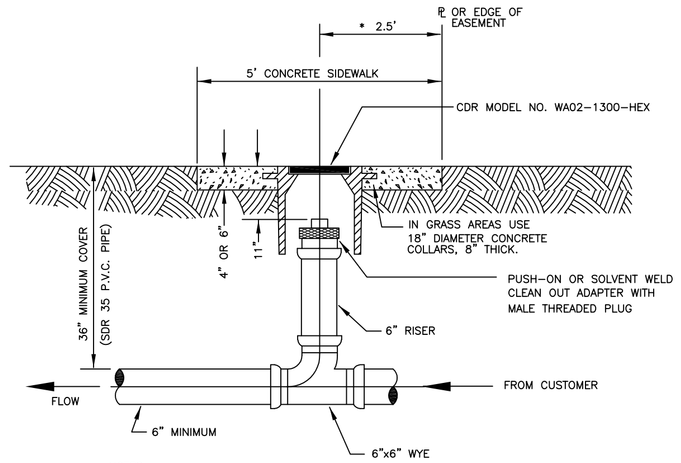
REVISIONS :

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood , Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8988

PROJECT : TOWNHOMES AT 901 - 925 S.W. 9th. STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

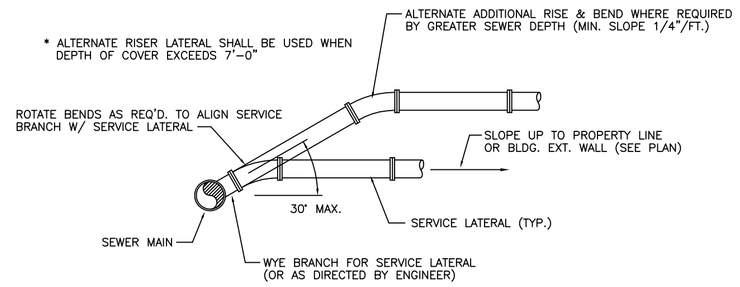
DRWG. TITLE : CONSTRUCTION DETAILS

DATE: DEC., 2014
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 14-042
SHEET NO.
C-3



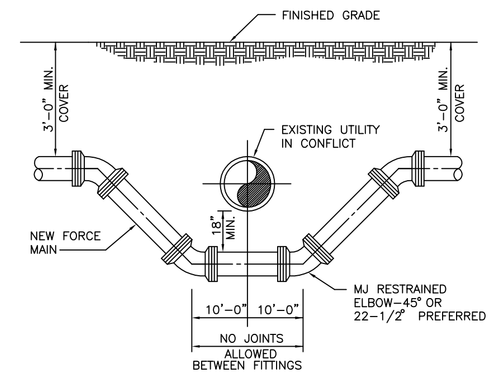
NOTES:
1. * IF CAST IN THE MIDDLE OF THE SIDEWALK THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO A 5' SIDEWALK WIDTH.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE VALVE BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.

1 SEWER SERV. CONNECTION



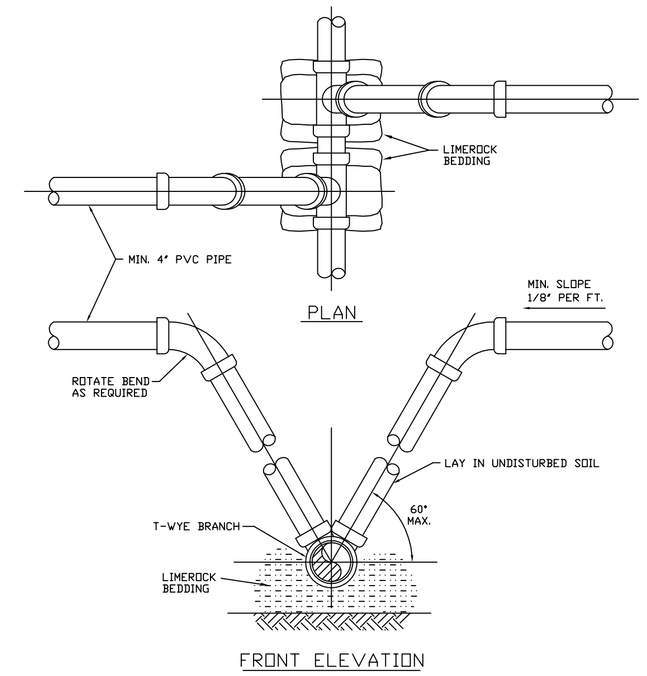
WYE BRANCH CONNECTION

2 SAN. LATERAL DETAIL



NOTE: WHERE CONDITIONS PERMIT, PIPE DEFLECTION MAY BE USED INSTEAD OF BENDS TO OBTAIN THE MINIMUM CLEARANCE. FACTORY OFFSETS MAY BE USED ON 6" OR SMALLER MAINS.

3 TYPICAL CONFLICT DETAIL



MODIFIED RISER CONNECTION - NOTES:
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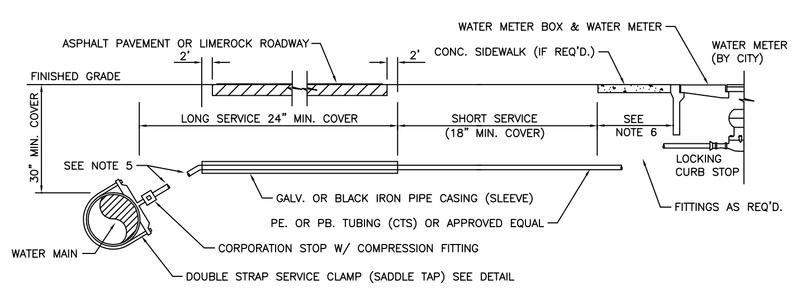
2. 3/4" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH P.V.C. PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 4" PIPE AND FITTINGS.



GENERAL NOTES :
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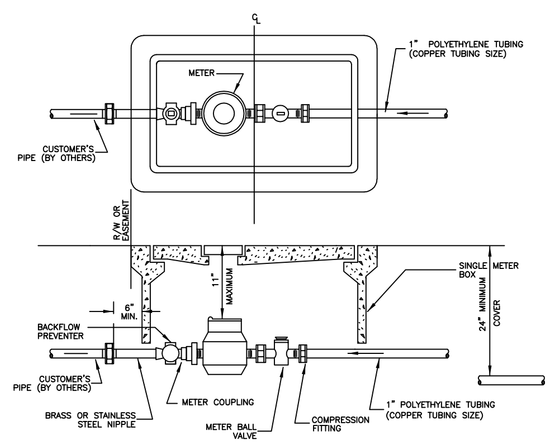
2. SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER USED EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1".
3. 1" LONG SERVICES REQUIRE A 2" MIN. I.D. CASING PIPE, 2" SERVICES REQUIRE A 3" MIN. I.D. CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MIN. OF 2' BEYOND THE EDGE OF ASPHALT PAVEMENT OR LIMEROCK ROADWAYS.
5. SERVICE LINE RADIUS : FOR 1" SERVICE LINES, MIN. RADIUS SHALL BE 14"
   FOR 2" SERVICE LINES, MIN. RADIUS SHALL BE 21"
6. IF METER & BOX IS INSTALLED AFTER WATER MAIN CONSTRUCT "GREEN LOCATER" AS MFR'D. BY AUTOMATION PRODUCTS, TO BE LOCATED OVER EACH LAT. AS REQ'D.

4 SERV. CONNECTION DETAIL



NOTES:
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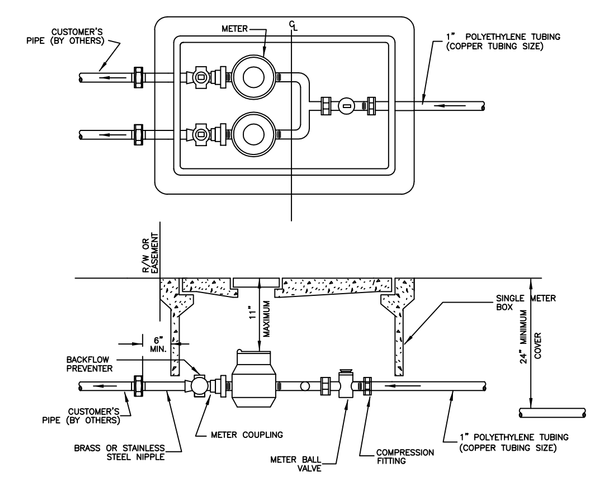
8. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.

FOR 5/8" to 1" METERS

5 WATER METER DETAIL



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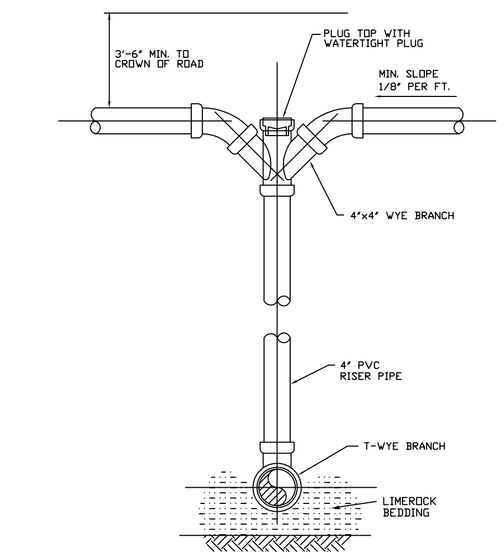
6 DOUBLE METER DETAIL



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7 SEWER RISER DETAIL

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9

10

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FLORIDA REG. NO. 24842

REVISIONS :

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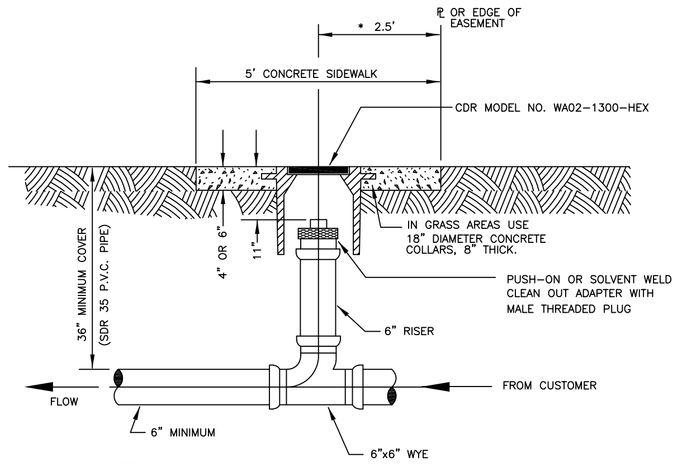

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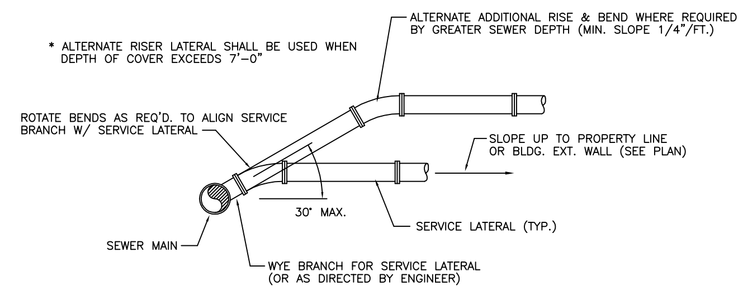

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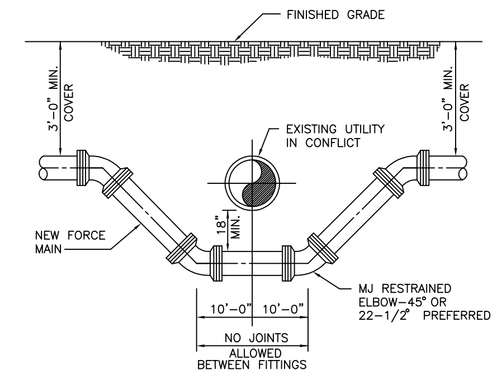

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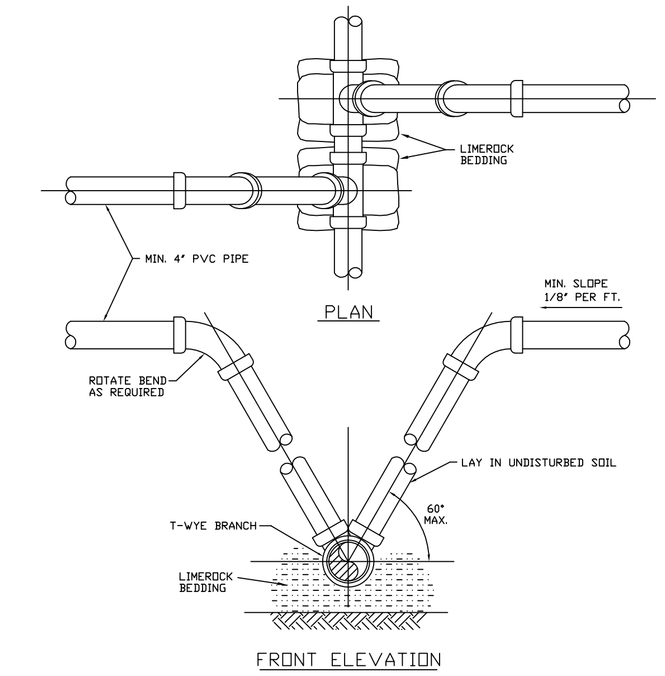

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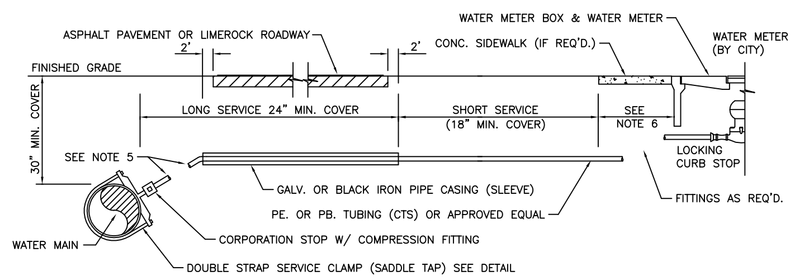

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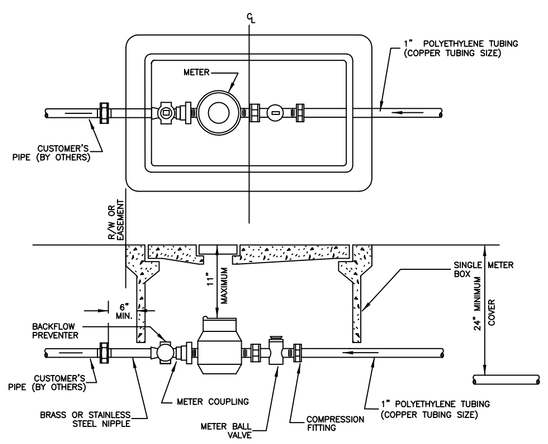

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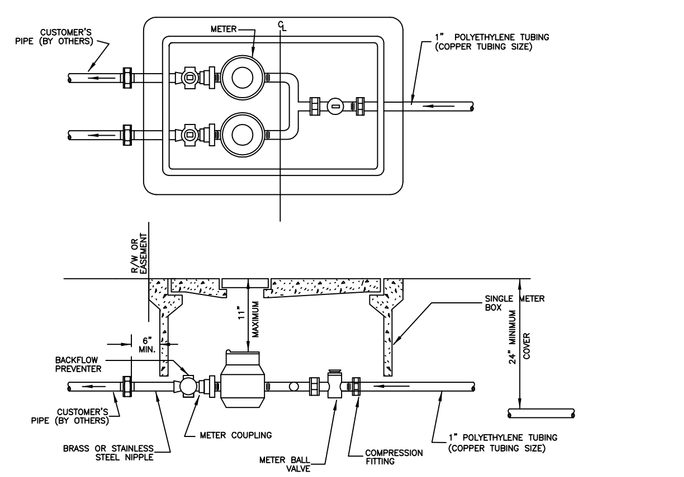

FOR 5/8" to 1" METERS

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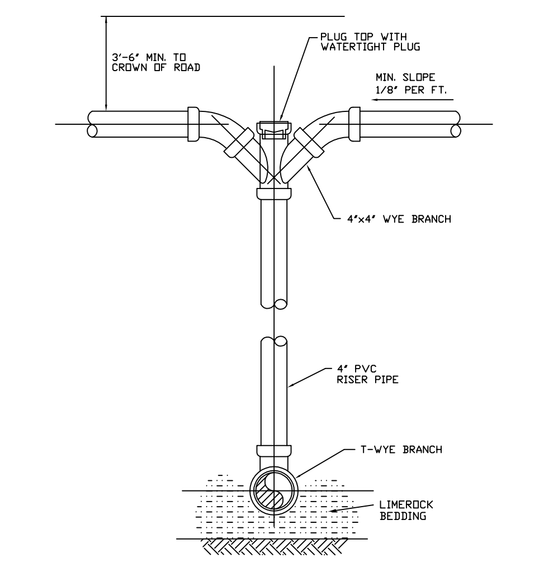

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7 SEWER RISER DETAIL

8

9

10

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BMPs
BEST MANAGEMENT PRACTICES

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

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

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

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

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

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

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

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

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

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

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

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

SECTION 3 GENERAL EROSION CONTROL

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

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

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

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

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

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

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

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

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

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

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

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

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide berms, dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

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

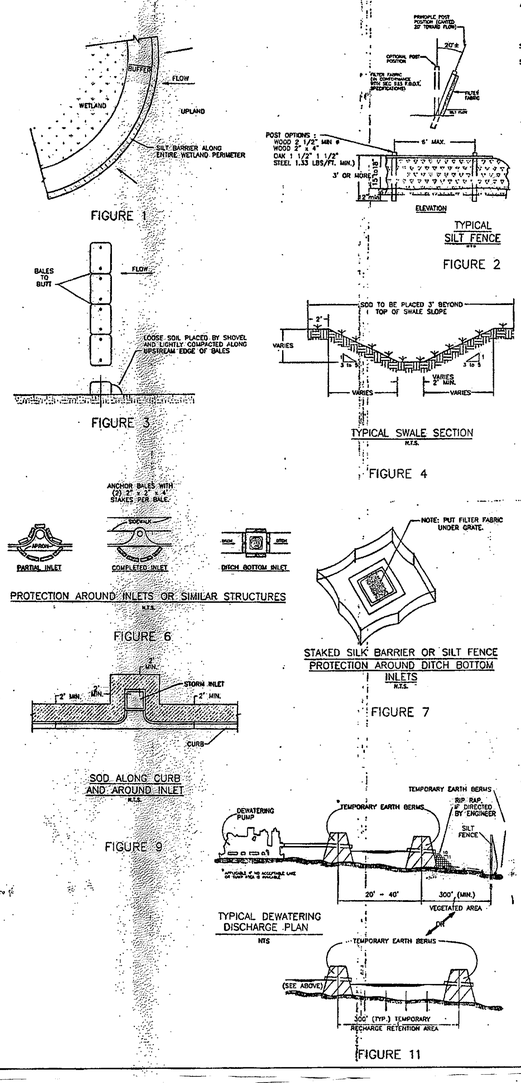
SECTION 5 CONTROL OF WIND EROSION

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

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

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

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



NOTES: 1) ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES
2) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING CITY OR COUNTY RIGHT-OF-WAYS.

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

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

REVISIONS :

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood , Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8988

PROJECT : TOWNHOMES AT 901 - 925 S.W. 9th. STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

DRWG. TITLE : EROSION CONTROL PLAN

DATE:	DEC., 2014
SCALE:	AS NOTED
DWG. BY:	C.R.W.
CHK'D. BY:	C.O.B.
JOB NO.:	14-042
SHEET NO.	C-5

BMPs
BEST MANAGEMENT PRACTICES

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

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

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

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

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

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

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

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

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

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

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

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

SECTION 3 GENERAL EROSION CONTROL

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

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

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

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

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

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

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

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

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

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

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

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

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent fiber pads to clean up spills as soon as possible after occurrence.

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

SECTION 5 CONTROL OF WIND EROSION

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

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

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

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

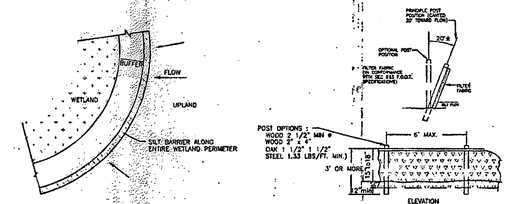


FIGURE 1

TYPICAL SILT FENCE
FIGURE 2

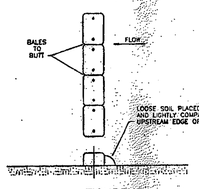
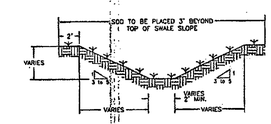
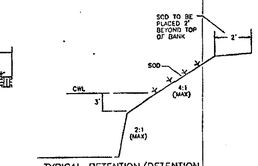


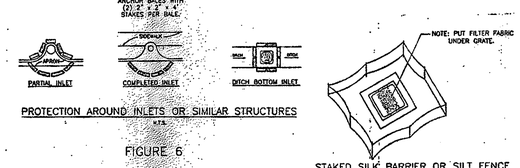
FIGURE 3



TYPICAL SWALE SECTION
N.T.S.
FIGURE 4

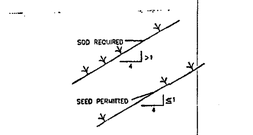


TYPICAL RETENTION/DETENTION POND SECTION
N.T.S.
FIGURE 5

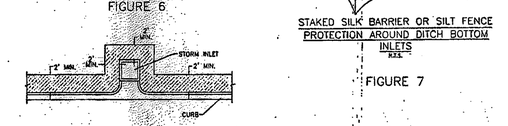


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.
FIGURE 6

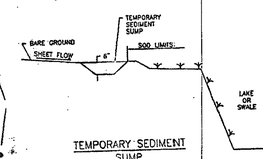
STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
N.T.S.
FIGURE 7



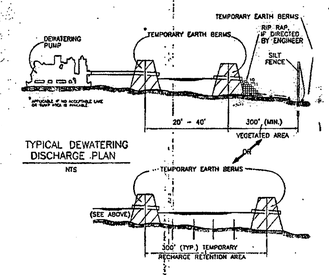
GRASS SLOPES
N.T.S.
FIGURE 8



SOD ALONG CURB AND AROUND INLET
N.T.S.
FIGURE 9



TEMPORARY SEDIMENT SUMP
N.T.S.
FIGURE 10



TYPICAL DEWATERING DISCHARGE PLAN
NTS
FIGURE 11

NOTES: 1) ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES
2) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING CITY OR COUNTY RIGHT-OF-WAYS.

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

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

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PROJECT : TOWNHOMES AT 920 S.W. 9th. STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA 33019

DRWG. TITLE : EROSION CONTROL PLAN

DATE:	DEC., 2014
SCALE:	AS NOTED
DWG. BY:	C.R.W.
CHK'D. BY:	C.O.B.
JOB NO.:	14-042
SHEET NO.	C-5

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
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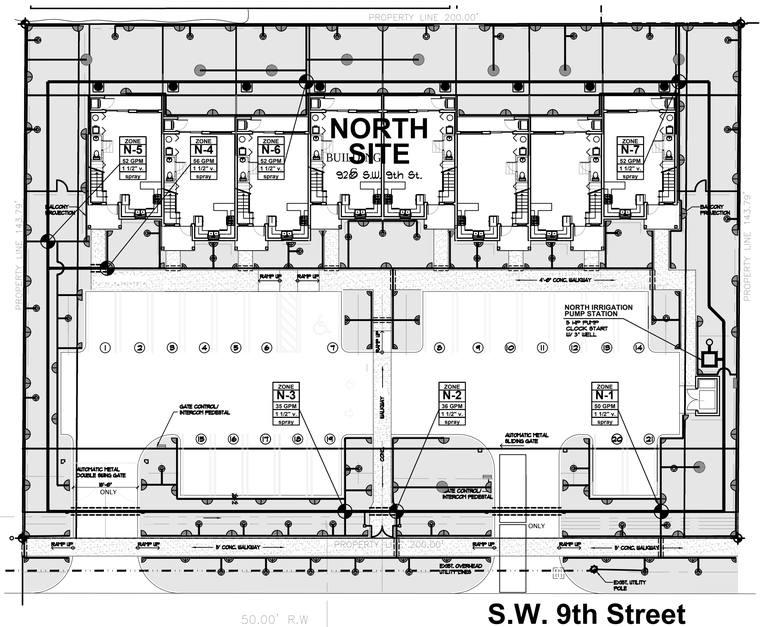
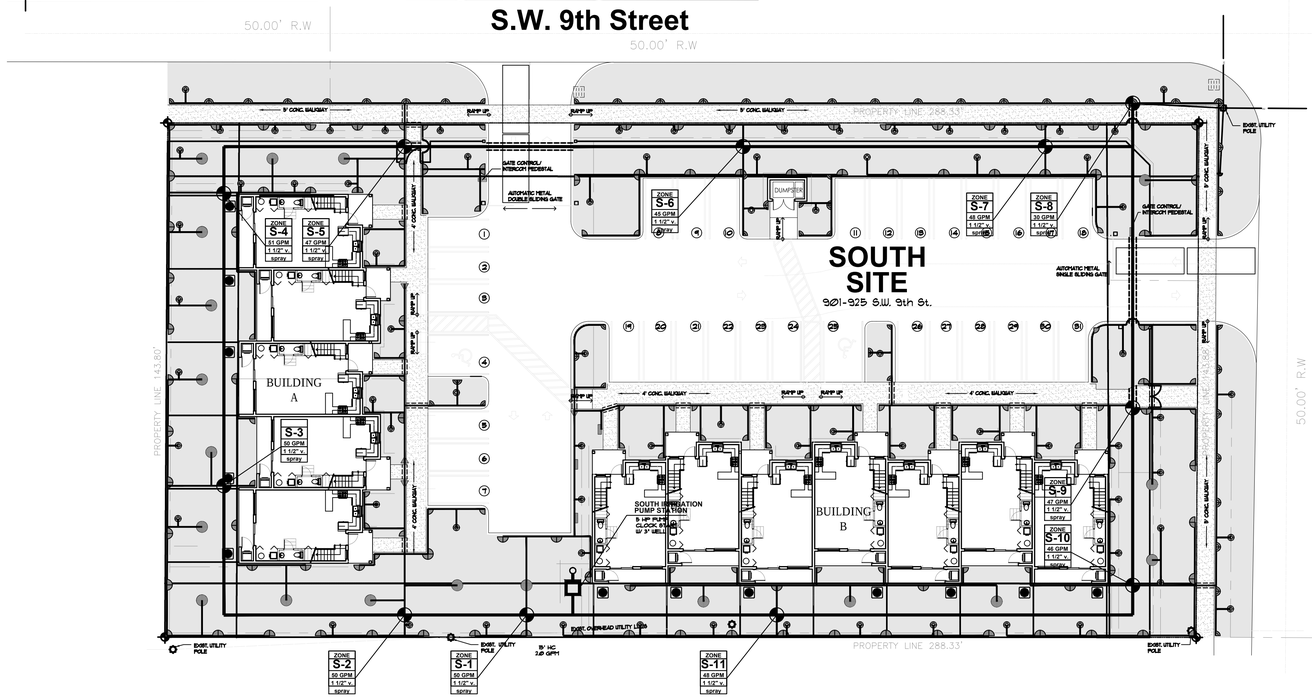
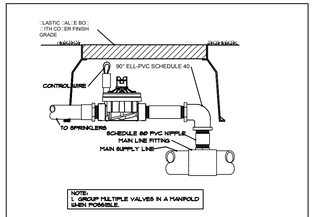


S.W. 9th Street

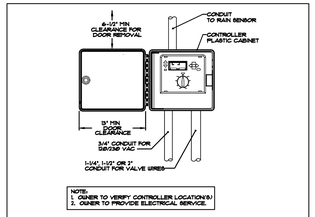


S.W. 9th Ave.



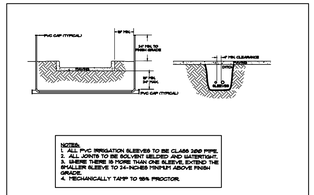
VALVE DETAIL

N.T.S.



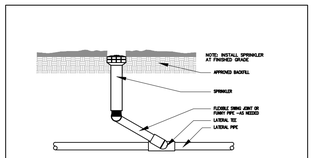
CONTROLLER DETAIL

N.T.S.



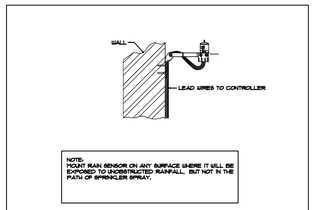
SLEEVING AND TRENCH DETAIL

N.T.S.



POP-UP SPRAY - ROTOR DETAIL

N.T.S.



RAIN SENSOR DETAIL

N.T.S.

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

IRRIGATION LEGEND

- NORTH PUMP STATION 5 HP PUMP W/ 3' WELL CLOCK START WITH RAINBIRD ESP-LXME
- SOUTH PUMP STATION 5 HP PUMP W/ 3' WELL CLOCK START WITH RAINBIRD ESP-LXME
- GV — ISOLATION GATE VALVE
- 2 1/2" PVC Main Supply Line- Sch 40
- C — RAINBIRD ESP-LXME MODULAR SERIES 24 STATION, W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JB — JUNCTION BOX W/ WATERPROOF CONNECTORS
- LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- 1 1/2" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" VALVE BOX
- ZONE 4 / 26 GPM — ZONE DESIGNATION
- RAINBIRD "FALCON" 6504 ROTORS, 8.2 GPM #8 NOZZLES, Full or Part Circle as needed
- RAINBIRD 5000 PLUS SERIES SAM, 3.5 GPM
- 15' radius — RAINBIRD 1800- U SERIES-PRS 4", 6", 12" POP-UP - HALF, QUARTER, FULL 10', 12', 15' RADIUS AS SHOWN
- 12' radius
- 10' radius — RAINBIRD 1800 SERIES STRIP-TYPE 15EST (END STRIP), 15 CST (CENTER STRIP)
- NOZZLES, 5' RADIUS, 1.5 GPM
- RAINBIRD -5 SERIES, MPR STREAM BUBBLER

ALL IRRIGATION COMPONENTS TO BE RE-USE PURPLE COLOR (TYPICAL).

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND. ARCH.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.

SPECIAL NOTES:

S-1. PROPOSED WELL SHALL CONFORM TO ALL LOCAL AND STATE CODE REQUIREMENTS INCLUDING A SEPARATE WATER-USE PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND LOCAL AGENCIES AS REQUIRED BY LAW.

S-2. A ROUGH INSPECTION IS REQUIRED BY THE CITY OF HOMESTEAD PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

S-3. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

S-4. CONTRACTOR TO VERIFY EXISTING EAST END IRRIGATION PUMP STATION. PROVIDE NEW ALTERNATE IRRIGATION STATION SYSTEM EQUAL TO OR BETTER THAN PROPOSED WEST IRRIGATION PUMP STATION.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, DETAILS, SPECIFICATIONS, ETC.

SEE SHEETS IRR-2, IRR-3 FOR NORTH AND SOUTH PROPERTY IRRIGATION PLANS AND IRR-4 FOR IRRIGATION PUMP STATION SPECIFICATIONS.

ALL IRRIGATION COMPONENTS TO BE RE-USE PURPLE COLOR (TYPICAL).

north

0' 10' 50'

SCALE: 1" = 20'

SITE IRRIGATION PLAN

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

SEAL

JAMES F. SOCASH
RLA # 0001132

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1.	03/01/15	Per City DRC comments dated March 5, 2015
2.	10/18/16	Per revised back-ground from Proj. Architect.

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PROJECT No.: 14044-901
DATE: 07-17-14
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

IRR-1

Before start of construction of the work by the Contractor, the Contractor Documents are complimentary and shall be required by one shall be as binding as if required by all, performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.
Contractor shall take complete responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and construction of the work.

14-29
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Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
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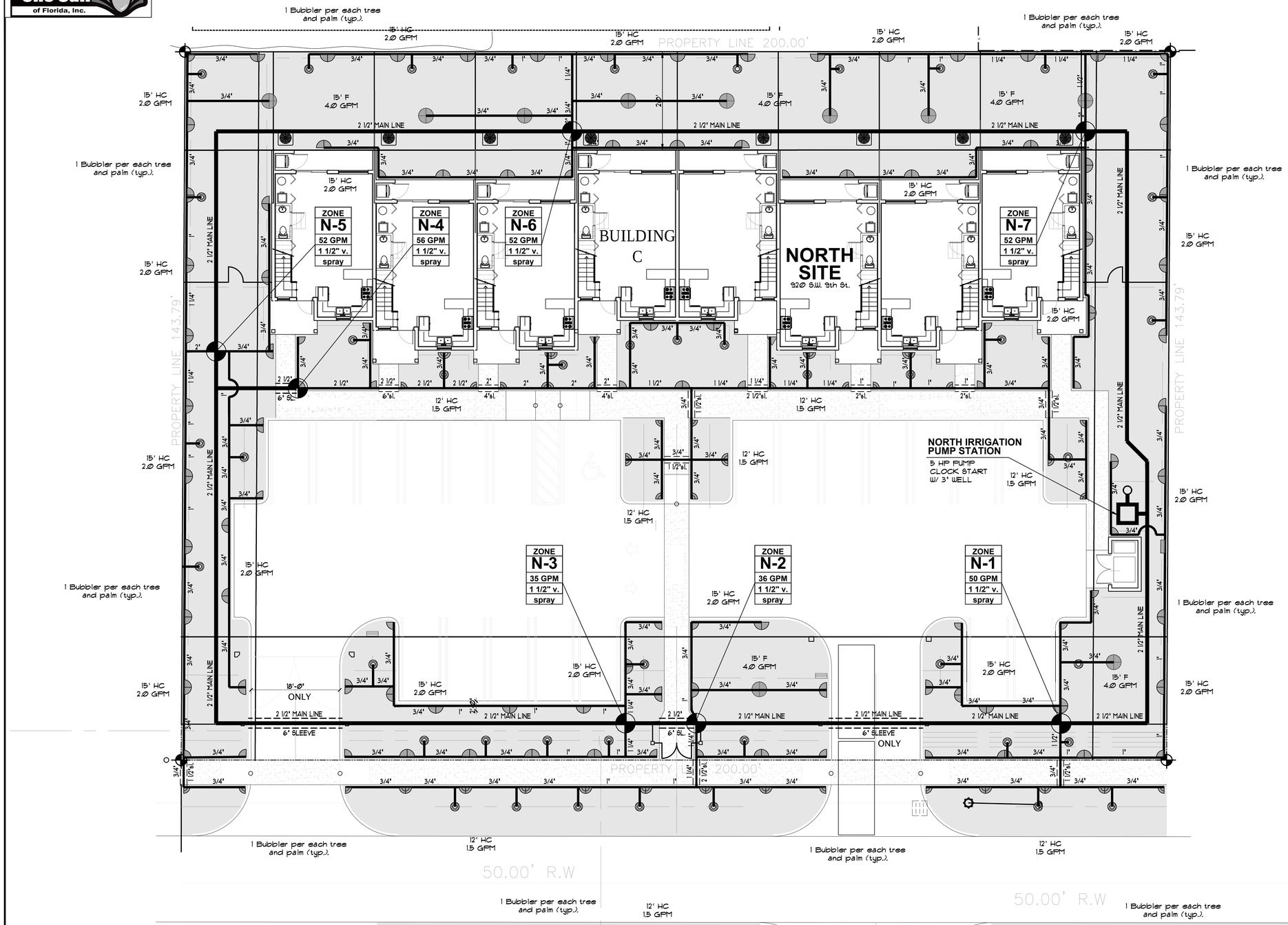

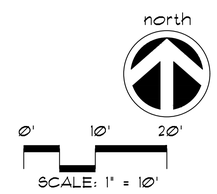

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE SHEET IRR-1 FOR OVERALL SITE IRRIGATION PLAN, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE SHEETS IRR-2, IRR-3 FOR NORTH AND SOUTH PROPERTY IRRIGATION PLANS AND IRR-4 FOR IRRIGATION PUMP SPECIFICATIONS.

ALL IRRIGATION COMPONENTS TO BE RE-USE PURPLE COLOR (TYPICAL).

NORTH PROPERTY IRRIGATION PLAN

Kaller
JOSEPH B. KALLER + ASSOCIATES PA
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(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JAMES F. SOCASH
RLA # 0001132

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE

SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
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2.	10/18/16	Per revised back-ground from Proj. Architect.

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PROJECT No.:	14044-901
DATE:	07-17-14
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

IRR-2

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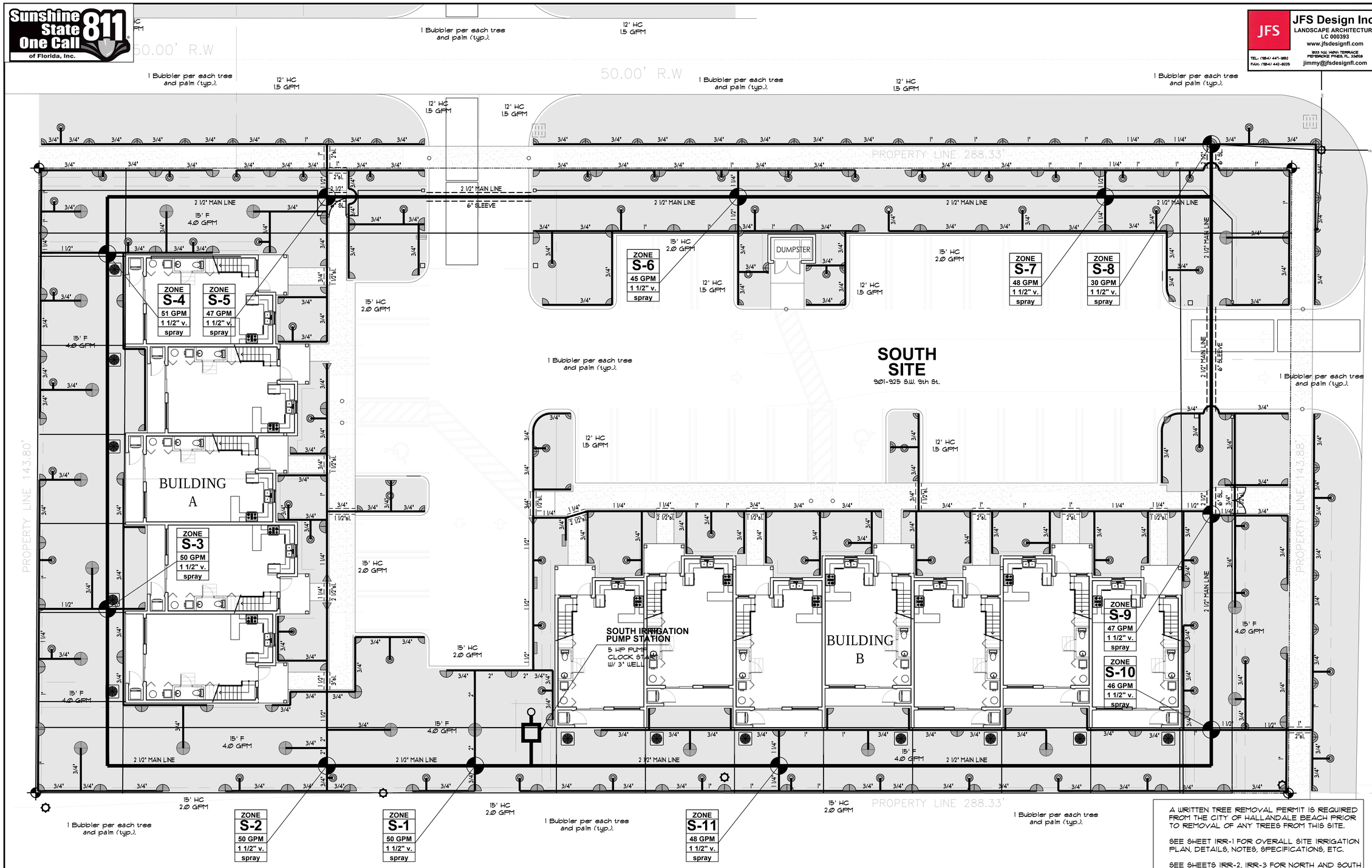

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SEE SHEETS IRR-2, IRR-3 FOR NORTH AND SOUTH PROPERTY IRRIGATION PLANS AND IRR-4 FOR IRRIGATION PUMP SPECIFICATIONS.

ALL IRRIGATION COMPONENTS TO BE RE-USE PURPLE COLOR (TYPICAL).

SOUTH PROPERTY IRRIGATION PLAN

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SEAL

JAMES F. SOCASH
RLA # 0001132

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
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PROJECT No.:	14044-901
DATE:	07-17-14
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

IRR-3

14-89
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TOWNHOMES AT 920 SW 9TH STREET
NORTH AND SOUTH STATIONS

SPECIFICATIONS

SINGLE CENTRIFUGAL PUMP SYSTEM
CLOCK START

PURPOSE:
To provide a complete prefabricated skid mounted clock start centrifugal pump system from a sole source company, herein after referred to as the "manufacturer", whose primary business is the manufacture of prefabricated pump systems. The manufacturer will manufacture, flow test, install and warrant the system to meet all specified operating requirements described below and in the system detail. The system shall be a Model HCF-5CS-2303-C,M,W,Z as manufactured by Hoover Pumping Systems of Pompano Beach, Florida USA 954-971-7350 specified below and shown on the plan details. This specification describes the general components and minimal operating requirements and shall not be construed as a manufacturing guide or complete list of required system components and appurtenances.

The contractor shall submit seven (7) complete copies of the shop drawings to the designer for approval, prior to system order placement. The submittal shall contain cut sheets for all system components. To be considered an equal, the contractor must submit the following 12 days prior to bid opening: manufacturer brochure showing prefabricated pump systems manufacturing is the primary business of the manufacturer or division proposed to manufacture the system, written specifications, dimensioned layout detail, electrical schematic, product sheets for all main components, Underwritters Laboratories, Inc. 508A "Industrial Control Panels" and QCZJ "Packaged Pumping Systems" manufacturer's certification numbers, list of 6 projects with similar operating systems with current name and phone number of person responsible for system operation, manufacturer's insurance certificate for general liability showing minimum coverage of $1 million, and written certification from the manufacturer stating the proposed system meets all requirements described in this specification, the detail and the bid documents.
If the data submitted is determined to be an equal by the designer the bidder will be notified prior to the bid date.

FIBERGLASS ENCLOSURE: The pump station shall be protected by a fiberglass enclosure with chemical and ultraviolet resistant open mold resin with exterior finish that is uniform in color and texture, reinforced with fiberglass and stiffeners for rigidity. The enclosure shall open clear of the equipment for ease of service with the aid of gas filled struts, a stainless steel hinge and latching lockable handle. The enclosure shall be of dimensions adequate to contain the pump system mounted on the skid as shown on the system detail.

MOUNTING ASSEMBLY:
The pump station shall be mounted on a prefabricated aluminum or hot dipped galvanized skid. Pedestals shall be provided to mount the pump motor and control panel assemblies. The entire station shall be installed on a reinforced concrete slab sized as noted on the system detail.

PUMP AND MOTOR:
The pump shall be a single-stage end-suction centrifugal type, with the liquid end mounted directly to the motor enclosure to allow rear pull out of the entire motor. A pressure sensor for loss of prime protection shall be mounted into the pump volute.

The system will be designed for operation at 3,450 RPM. The pump driving motor shall be of the squirrel cage induction type. The motor shall be suitable for full voltage starting at 60 Hz. The motor enclosure shall be totally enclosed fan cooled.

The main motor shall be rated at 5 HP at 60 Hz. Motor will not exceed 10HP when only single phase electric service is available.

PUMP STATION PERFORMANCE:
The required pump performance with a maximum suction lift shown on the system detail is as follows: a) discharge pressure of 50 psi, b) maximum required flow of 60 GPM, and c) minimum required flow of 25 GPM.

IRRIGATION PUMP CONTROL PANEL:
The control panel assembly shall be Underwriters Laboratories listed in accordance with section 508A for "enclosed industrial control panels." All control devices and electronic auto-sensory circuitry shall be housed in a self-contained weather-resistant NEMA 4 or 4X control cabinet. An electrical schematic shall be permanently mounted inside the cabinet. The control cabinet shall contain the following protection and control equipment:

Operation
The station operates as a clock start, clock retirement system. System features include Loss of Prime and No Flow protection. The system is equipped with 'Loss Of Prime' and 'No Flow' indicator lights, and a 'Hand-Off/Reset-Auto' (H-O-A) selector switch. The self-diagnostic control panel assembly includes LED status indicator lights for power failure, no flow, loss of prime, and pump run. Pump clock start relay, and auxiliary contacts are provided.

Clock Start
The pump starts when the irrigation controller (clock) begins a watering sequence.

Clock Retirement
The pump shuts off when the clock completes a watering sequence.

Loss of Prime Protection
If the pressure in the pump volute falls below 20 PSI for 45 seconds during pump operation, the pump will shut off and the 'Loss of Prime' light will turn on. The system will remain off until manually reset with the H-O-A selector switch.

No Flow Protection
If no flow is detected for 60 seconds during pump operation, the pump will shut off and the 'No Flow' light will turn on. The pump will remain off for 12 minutes and then will restart. The 'No Flow' light will remain on until manually reset with the H-O-A selector switch to notify the irrigation maintenance personnel of potential field valve failure.

Hand – Off / Reset – Auto Switch
The station is equipped with an H-O-A selector switch, which operates as follows:

Position		Function
Hand	-	Manual pump start. This position overrides all protective features and start controls.
Off / Reset	-	Pump will not run. This position resets all alarms.
Auto	-	Pump will start automatically. In this position, all start controls and protective features are active.

Protection Equipment
- Front operated main power disconnect
- Time delayed motor starter fuses for motor short circuit protection
- Full voltage class 10 IEC motor starter
- Metal oxide varistors (MOV) for transient voltage suppression per phase
- Fused control circuitry with blown fuse lighted indicator for each circuit

Specification
Electric service to be, in order of preference:
460V 3-Phase (A, B, C, Ground)

230V Closed-Delta 3-Phase (A, B, C, Neutral, Ground)
208V Wye 3-Phase (A, B, C, Neutral, Ground)
230V Open-Delta 3-Phase (A, B, C, Neutral, Ground)
230V 1-Phase (A, B, Neutral, Ground)
208V 1-Phase (A, B, Neutral, Ground).
Selection of 230V Open-Delta 3-Phase may require an increase in electrical equipment size to meet desired performance criteria.

PENETRATION STANDARD REQUIREMENTS:
All control panel penetrations shall be performed by a licensed electrician to minimum NEMA 4X requirements, and compliant with International Electrotechnical Commissions (IEC) IP56 rating under its IP code, to protect against dust ingression and against any harmful effects from water projected in powerful jets from any direction and protection against corrosion.

DISCHARGE PIPE MANIFOLD:
The pipe discharge manifold shall be constructed of galvanized steel pipe with galvanized roll groove fittings. A flow-switch, pressure gauge and hose bib will be provided on the station discharge. A wafer type butterfly valve will be provided at pump station discharge.

SUCTION LINE:
The minimum size suction line shall be 3" diameter or larger as required for a maximum of 5 feet per second velocity flow. If a reducing fitting is required at the pump suction, an eccentric reducer shall be installed. Any above ground pipe at the pump system exposed to sunlight shall be schedule 40 galvanized steel with galvanized roll groove fittings.

Well Source: The pump suction line shall run from the pump to the customer supplied well tee with hot dipped galvanized or high density polyethylene HDPE piping. Swing check valve placed at the well tee.

INJECTION SYSTEM:
An adjustable rate positive displacement pump shall be located inside the pump enclosure on or adjacent to the chemical tank connected to the pump system control panel and discharge pipe. The pump will have a pumping capacity of 6 to 30 gallons per day at up to 80 psi. The pump motor will be thermally protected and will stop pumping if the system backpressure exceeds the pump capacity. The tank will be made of polypropylene and have a capacity of 30 gallons with a refill hatch.

FLOWMETER INLINE TURBINE:
The flowmeter shall provide total and rate display with plus or minus 2% accuracy within its rated flow range at 14 to 228 psi. Reed switch provides pulse output. Body is constructed of cast iron with baked powder coating.

WARRANTIES:
Prior to shipping, the manufacturer shall flow test the system and submit a certified report to the designer stating the system is within 1% + or – of the specified flow rate and pressure, and meets the operational requirements.

The manufacturer of the pumping station shall warrant all components for a period of one (1) year from date of manufacture.

PN13832

HOOVER STANDARD STYLE

Power Requirements -
Please Forward to Design Professional or Your Customer

DATE: **7 December 2015**
TO: **Jimmy Socash, JFS Design Inc.**
FROM: **Kathleen VanKuren, Hoover Pumping Systems**
RE: **Townhomes at 920 SW 9th Street North Station Hallandale Beach Pump System**
Electrical Service PN13832

Thank you for selecting Hoover Pumping Systems to provide the packaged pump system for this project.

The following design information should be given to the engineering professional responsible for the design of the electrical supply to the pump system.

The system will be manufactured based on one of the following electrical configurations (listed in order from most preferred to least preferred):

Voltage	Phase	Hertz	Panel Connections
460	Three	60	4 Wires (A, B, C, Ground)
230	Three	60	5 Wires (A, B, C, Neutral, Ground)
208	Three	60	5 Wires (A, B, C, Neutral, Ground)
230	Open-Delta Three	60	5 Wires (A, B, C, Neutral, Ground)
230	Single	60	4 Wires (A, B, Neutral, Ground)
208	Single	60	4 Wires (A, B, Neutral, Ground)

The Hoover Pumping Systems pump system is supplied with an Underwriters Laboratory® listed enclosed Industrial Control Panel assembly. The Control Panel assembly contains all of the pump system controls, a main disconnect, and a ground connection. All panel penetrations by the installing electrician must use fittings and methods rated NEMA 4 or NEMA 4X. A separate service disconnect is required for systems less than 40 total horsepower.

The pump station will include the following pump motor loads:

Load	Horsepower	Amps [1]	Service Factor
Pump#1	5	Based on voltage/phase	1.15
Control Panel	N/A	4	N/A

The data here may be used for selection of appropriate electrical supply equipment, including feeder, branch circuit protection, and disconnects.

Please contact Hoover Pumping Systems at (954) 971-7350 for assistance with voltage drop or other application considerations. Thank you.

[1] Pump motor Full Load Amps (FLA), larger of variable frequency drive rated input current (ref. N.E.C. 430-122), or motor FLA per N.E.C. tables 430-148 and 430-150.

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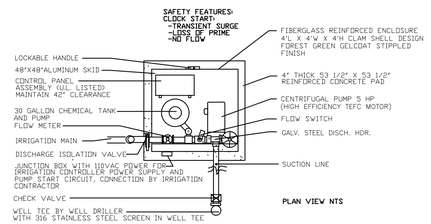
2801 N. Powerline Road • Pompano Beach, Florida 33069 • (954) 971-7350 • Fax (954) 975-0791
CD#1049 Rev. 1.4

NOTE: SUCTION PIPE SHALL BE SCHED 40 GALVANIZED STEEL WITH GALVANIZED ROLL GROOVE FITTINGS FROM THE PUMP TO THE WELL TEE. CHECK VALVES 3" AND LARGER SHALL BE SWING TYPE, 2" AND SMALLER SHALL BE POPPET STYLE

MAXIMUM VERTICAL LIFT FROM WELL PUMPING LEVEL TO PUMP PAD ELEVATION IS 10'.

PROVIDE MINIMUM OF 4' CLEARANCE ON ALL SIDES OF PUMP SYSTEMS

* OPTIONAL FEATURES ARE INCLUDED IF MARKED WITH AN "X"
___ VARIABLE FREQUENCY DRIVE
___ IRRIGATION CONTROLLER _ STATIONS WITH RAIN SENSOR ON 8" POLE
___ PRESSURE TANK FOR PRESSURE DEMAND SYSTEMS



PLAN VIEW NTS

ELECTRIC SERVICE TO BE, IN ORDER OF PREFERENCE:
460V 3-PHASE, 230V CLOSED-DELTA 3-PHASE, 230 OPEN-DELTA 3-PHASE
208 WYE 3-PHASE, 230 1-PHASE, 208V 1-PHASE,

PUMP PERFORMANCE
60 GPM @ 138 TDH, 50 PSI

FILE PN13832.DWG 12/15

HOOVER PUMPING MODEL: HCF-5CS-230/3-C,M,W,Z
Pompano Beach, Florida, Tel: 954-971-7350

TOWNHOMES AT 920 SW 9TH STREET
NORTH AND SOUTH STATIONS
CENTRIFUGAL PUMP SYSTEM DETAIL
FIBERGLASS ENCLOSED SINGLE WELL SUCTION
CLOCK START

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE SHEET IRR-1 FOR OVERALL SITE IRRIGATION PLAN, DETAILS, NOTES, SPECIFICATIONS, ETC.

SEE SHEETS IRR-2, IRR-3 FOR NORTH AND SOUTH PROPERTY IRRIGATIOIN PLANS.

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, DETAILS, NOTES, SPECIFICATIONS, ETC.

ALL IRRIGATION COMPONENTS TO BE RE-USE PURPLE COLOR (TYPICAL).

IRRIGATION PUMP SPECIFICATIONS

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SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

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SHEET

IRR-4

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14-03
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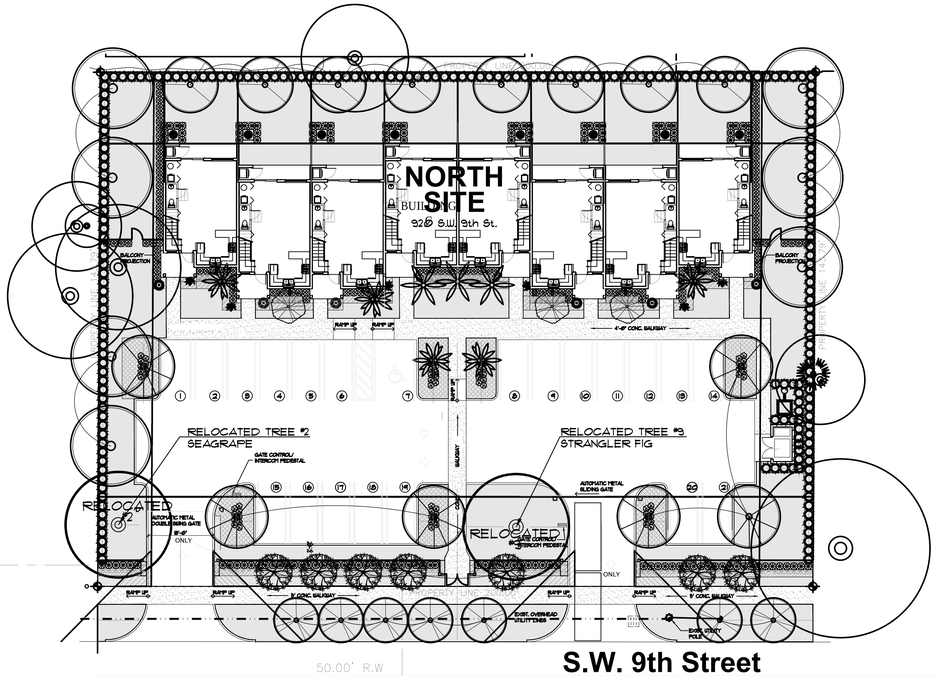

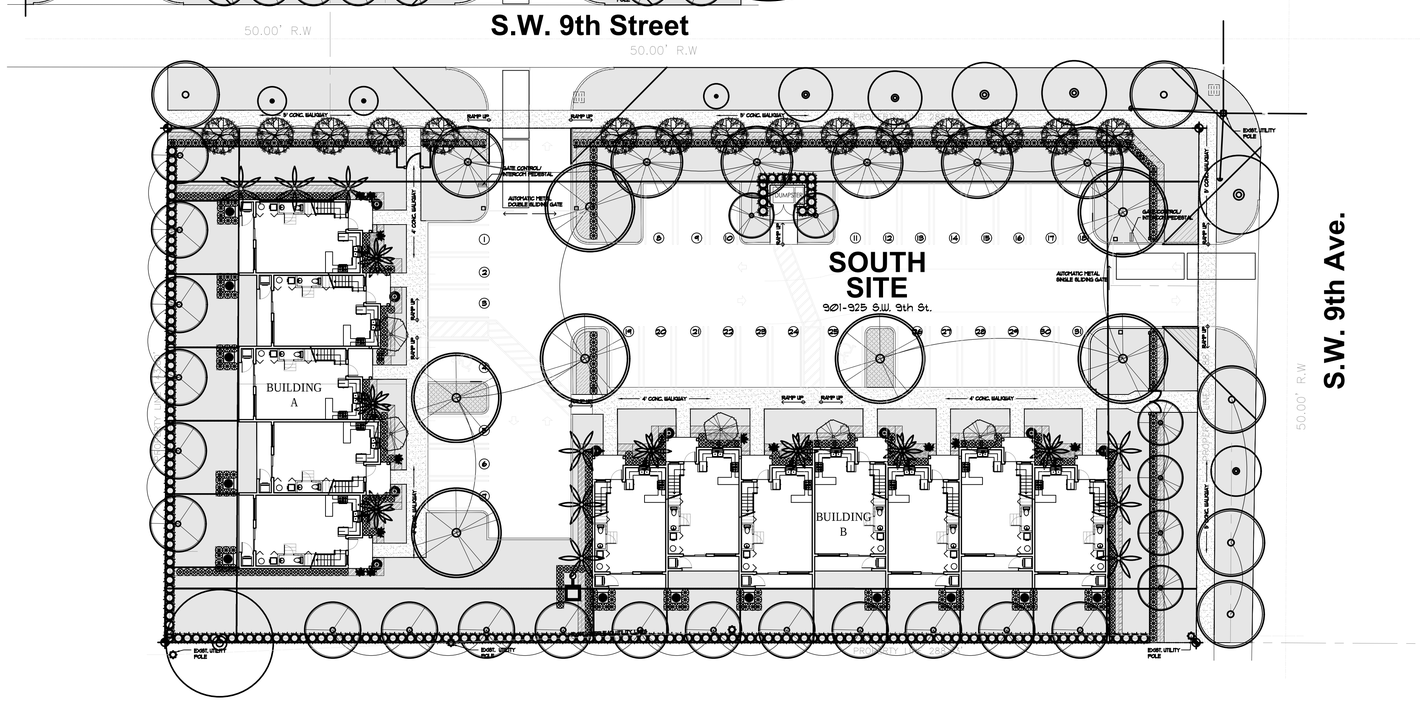

NORTH SITE-920 S.W. 9th St., HALLANDALE BEACH, FL. 33009				
DIVISION 8-LANDSCAPING-CITY OF HALLANDALE BEACH				
LANDSCAPE SITE CALCULATIONS				
10/17/2016				
ZONING CATEGORY	RD-12			
	RESIDENTIAL TWO FAMILY DISTRICT			
NET SITE AREA	28,764 S.F.			
	0.66 ACRES			
LANDSCAPE REQUIREMENTS	REQUIRED		PROVIDED	
Sec. 32-384				
ALL DUPLEX USES: 40 PERCENT	11,505.60		12,149 S.F.	
	20.00%		42.20%	
LANDSCAPE REQUIREMENTS	REQUIRED		PROVIDED	
	TREES	SHRUBS	TREES	SHRUBS
ADDITIONAL MITIGATION TREES ARE NOT INCLUDED IN THIS TABULATION				
Sec. 32-384 (C)	Tree Requirements			
	1 shade / 1,500 s.f.			
	28,764/ 1,500 =	20	continuous	21
				4 EXIST+ 7 BS+ 3 CAS+ 7 CS
	50 percent shade trees	10		11
				4 EXIST+ 7 BS
	TOTALS	20		21
NATIVE REQUIREMENT				
	TREES-50% NATIVE	10		18
	20 REQUIRED TREES X 50% = NATIVE TREES/PALMS			4 EXIST+ 7 BS+ 7 CS+
	STREET TREES			
	S.W. 9th St.	7		7
	200 L.F. @ 1 tree / 30 L.F.			7 CET
	OVERHEAD POWER LINE REQUIRES USE			
	OF SMALL TREES PER FPL			

SOUTH SITE-901-925 S.W. 9th St., HALLANDALE BEACH, FL. 33009				
DIVISION 8-LANDSCAPING-CITY OF HALLANDALE BEACH				
LANDSCAPE SITE CALCULATIONS				
10/17/2016				
ZONING CATEGORY	RD-12			
	RESIDENTIAL TWO FAMILY DISTRICT			
NET SITE AREA	41,473 S.F.			
	0.95 ACRES			
LANDSCAPE REQUIREMENTS	REQUIRED		PROVIDED	
Sec. 32-384				
ALL DUPLEX USES: 40 PERCENT	16,589.35		17,665 S.F.	
	20.00%		42.60%	
LANDSCAPE REQUIREMENTS	REQUIRED		PROVIDED	
	TREES	SHRUBS	TREES	SHRUBS
ADDITIONAL MITIGATION TREES ARE NOT INCLUDED IN THIS TABULATION				
Sec. 32-384 (C)	Tree Requirements			
	1 shade / 1,500 s.f.			
	41,473/ 1,500 =	28	continuous	35
				6 BA+ 5 CAS+ 15 CS+ 2 ILA+ 7 QV6
	50 percent shade trees	14		15
				6 BA+ 2 ILA+ 7 QV6
	TOTALS	28		35
NATIVE REQUIREMENT				
	TREES-50% NATIVE	14		24
	28 REQUIRED TREES X 50% = NATIVE TREES/PALMS			15 CS+ 2 ILA+ 7 QV6
	STREET TREES			
	S.W. 9th St.	9		9
	270 L.F. @ 1 tree / 30 L.F.			7 EXIST. SM+ 2 SM
	S.W. 9th Ave.	5		5
	144 L.F. @ 1 tree / 30 L.F.			2 EXIST. SM+ 3 SM

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SEE SHEETS L-2, L-3 FOR NORTH AND SOUTH PROPERTY LANDSCAPE PLANS, L-4, L-5 FOR PLANTLISTS, SPECIFICATIONS, DETAILS, NOTES, ETC.

north

0' 10' 50'
SCALE: 1" = 20'

SITE LANDSCAPE PLAN

Kaller
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PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1.	04/01/15	Per City DRC Comments dated March 5, 2015
2.	10/18/16	Per revised back-ground from Proj. Architect.

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PROJECT No.: 14044-901
DATE: 07-17-14
DRAWN BY: TMS
CHECKED BY: JBK

SHEET
L-1

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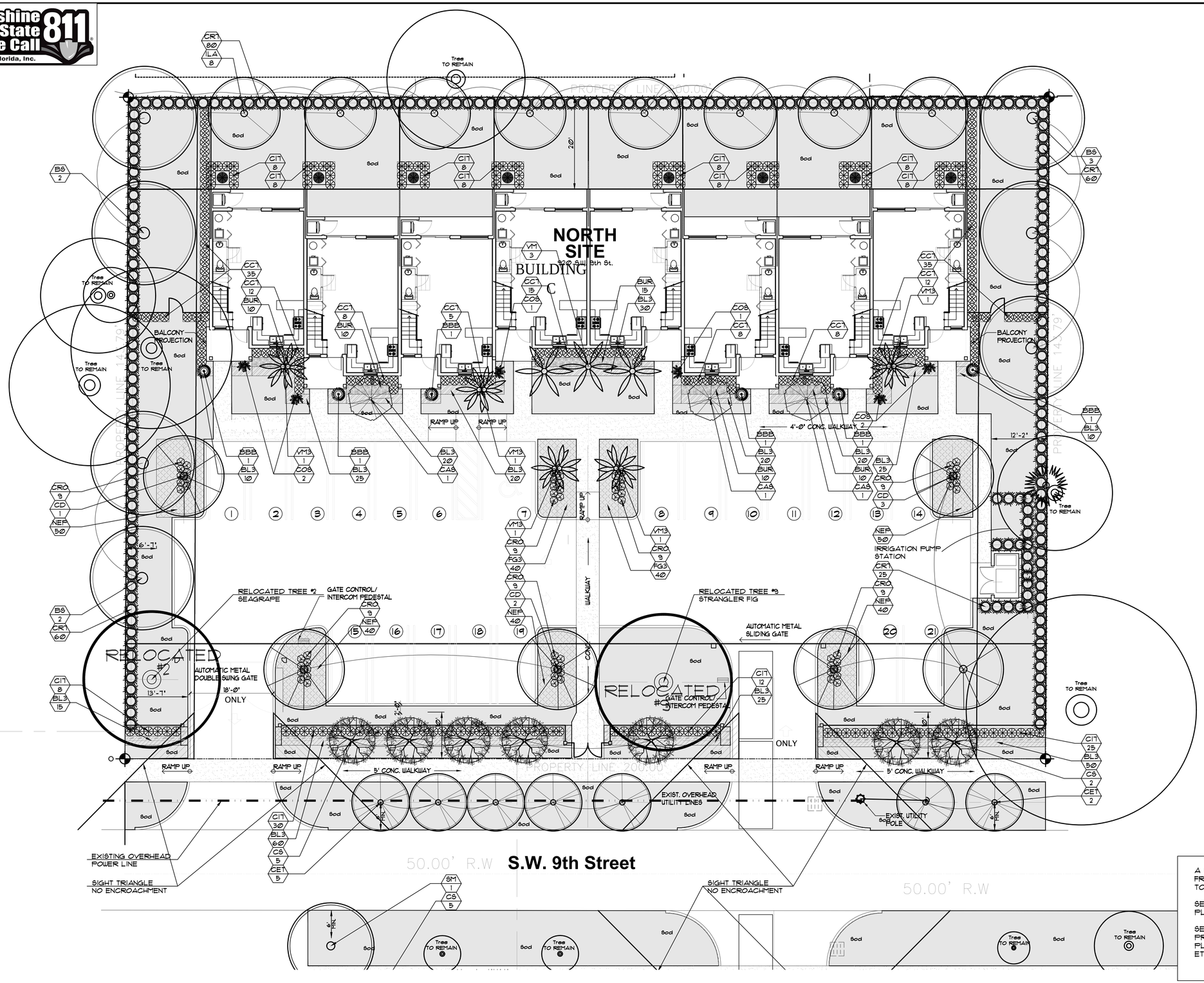

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE SHEET L-1 FOR OVERALL SITE LANDSCAPE PLAN.

SEE SHEETS L-2, L-3 FOR NORTH AND SOUTH PROPERTY LANDSCAPE PLANS, L-4, L-5 FOR PLANTLISTS, SPECIFICATIONS, DETAILS, NOTES, ETC.

NORTH PROPERTY LANDSCAPE PLAN

Kaller

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

SEAL

JAMES F. SOCASH
RLA # 0001132

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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SHEET

L-2

Dotted and concrete area of Building Documents is prepared by CMS, neither the Owner nor Architect assumes responsibility for errors or misinformation resulting from the use of incomplete or preliminary sets of Building Documents. The sheet of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary and what is required by one shall be as binding as if required by all. performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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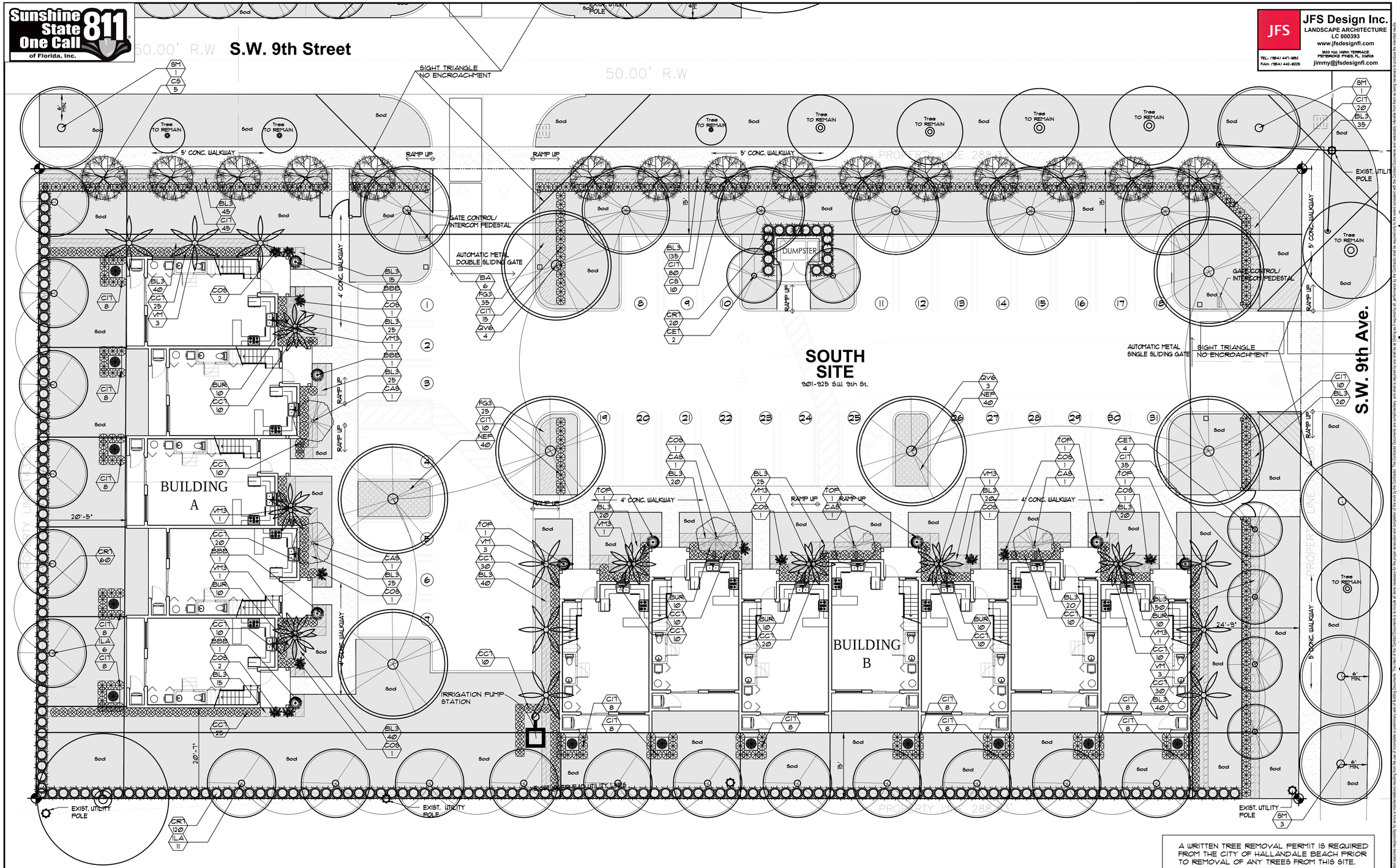

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SEE SHEET L-1 FOR OVERALL SITE LANDSCAPE PLAN.

SEE SHEETS L-2, L-3 FOR NORTH AND SOUTH PROPERTY LANDSCAPE PLANS, L-4, L-5 FOR PLANTLISTS, SPECIFICATIONS, DETAILS, NOTES, ETC.

north

0' 10' 20'

SCALE: 1" = 10'

SOUTH PROPERTY LANDSCAPE PLAN

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SHEET

L-3

Orders shall not proceed with the work by the Contractor. The Contractor Documents are complementary and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

Contractor shall verify and coordinate all Building Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary print of Building Documents. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor.

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NORTH PROPERTY PLANTLIST

920 S.W. 9th St.

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
			SEE TREE SURVEY AND INVENTORY FOR QUANTITY, SPECIES, ETC.		
EXISTING TREES TO REMAIN-ON SITE					
			1 SEAGRAPE		
			1 GUMBO LIMBO		
			1 STRANGLER FIG		
EXISTING PALMS TO REMAIN- ON SITE					
			1 SABAL PALM		
EXISTING PALMS TO RELOCATE- ON SITE					
			1 SEAGRAPE		
			1 STRANGLER FIG		
PROPOSED TREES					
BS	YES	7	GUMBO LIMBO	Bursera simaruba	15' x 6' spr., 3" cal.
CAS		3	GLAUCOUS CASSIA	Cassia surratensis	10' x 5' spr., 2" cal.
CD	YES	6	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 3" cal.
CET	YES	7	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	10' x 6', STANDARD
CS	YES	7	ORANGE GEIGER	Cordia sebestena	FG., 10' x 5', 2" cal.
ILA	YES	8	EAST PALATKA HOLLY	Ilex x attenuata	15' x 6' spr., 3" cal.
PALMS					
VM		3	MONTGOMERY PALMS	Veitchia montgomeryana	FG., 14' o.a., full head
VM3		5	MONTGOMERY PALMS	Veitchia montgomeryana	TPL. TK., FG., 14' o.a., full hd.
SHRUBS					
CC7	YES	138	JAMAICA CAPER	Capparis cynophallophora	7 gal., 30" x 24", 24" o.c. full
CI7	YES	139	COCOPLUM	Chysobalanus icaco	7 GAL., 30" x 24" full, 24" o.c.
CR7		225	PITCH APPLE	Clusia rosea	7 GAL., 36" ht., 30" O.C., FTB.
CRO		63	CROTON 'PETRA'	Codieaum variegatum	3 gal., 18" x 18", 18" o.c., full
ACCENT PLANTS					
BBB		6	BUDDHA'S BELLY	Bambusa ventricosa	25 gal., 5'-6'
COS		6	COSTUS	Costus barbartus	7 gal., 24" x 24", 24" o.c., full
GROUNDCOVERS					
BL3		310	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12" x 18", 18" o.c., full
FG3		80	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal., 18" x 18", 18" o.c., full
NEP	YES	220	BOSTON FERN	Nephrolepis exaltata	1 gal., 12" x 12" full, 15" o.c.
BUR		55	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal., 18" x 18" 18" o.c., full
SOD					
FLO		9,500 S.F.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:			TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	
		30 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		55 C.Y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		
MULCHING:					
		40 C.Y.+/-	'PINE BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		

EXISTING TREE CREDITS
NORTH SITE-920 S.W. 9th St., HALLANDALE BEACH, FL.
4/1/2015

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	D.B.H. inches	CANOPY s.f.	TREE CREDITS	DISPOSITION	DBH LOSS IN.	COMMENTS
1											
2	CU	SEAGRAPE	*Coccoloba uvifera*	32	40	48	1,257	3	RELOCATE		RELOCATE TO FRONT ISLAND
3	CU	SEAGRAPE	*Coccoloba uvifera*	32	35	48	962	3	REMAIN		
4											
5											
6											
7	BS	GUMBO LIMBO	*Bursera simaruba*	30	30	16,10	707	3	REMAIN		
8											
9	FA	STRANGLER FIG	*Ficus aurea*	30	35	36	962	3	RELOCATE		RELOCATE TO FRONT ISLAND
10											
11	SP	SABAL PALM	*Sabal palmetto*	30	12	10	113		REMAIN		
12	FA	STRANGLER FIG	*Ficus aurea*	26	25	24	491	3	REMAIN		
13											
14											
								15		0	

SOUTH PROPERTY PLANTLIST

901-925 S.W. 9th St.

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN-ON SITE					
			1 STRANGLER FIG		
			9 MAHOGANY		
			SEE TREE SURVEY AND INVENTORY FOR QUANTITY, SPECIES, ETC.		
PROPOSED TREES					
BA		6	YELLOW VERAWOOD	Bulnesia arborea	15' x 6' spr., 3" cal.
CAS		5	GLAUCOUS CASSIA	Cassia surratensis	10' x 5' spr., 2" cal.
CET	YES	6	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	10' x 6', STANDARD
CS	YES	15	ORANGE GEIGER	Cordia sebestena	FG., 10' x 5', 2" cal.
ILA	YES	17	EAST PALATKA HOLLY	Ilex x attenuata	15' x 6' spr., 3" cal.
QV6	YES	7	LIVE OAKS	Quercus virginiana	16' x 7' spr., 4" cal., 6' c.t.
SM	YES	5	MAHOGANY	Swietenia mahagoni	12' x 6'spr., 2 1/2" cal.
PALMS					
VM		9	MONTGOMERY PALMS	Veitchia montgomeryana	FG., 14' o.a., full head
VM3		7	MONTGOMERY PALMS	Veitchia montgomeryana	TPL. TK., FG., 14' o.a., full hd.
SHRUBS					
CC7	YES	240	JAMAICA CAPER	Capparis cynophallophora	7 gal., 30" x 24", 24" o.c. full
CI7	YES	349	COCOPLUM	Chysobalanus icaco	7 GAL., 30" x 24" full, 24" o.c.
CR7		200	PITCH APPLE	Clusia rosea	7 GAL., 36" ht., 30" O.C., FTB.
ACCENT PLANTS					
BBB		4	BUDDHA'S BELLY	Bambusa ventricosa	25 gal., 5'-6'
COS		12	COSTUS	Costus barbartus	7 gal., 24" x 24", 24" o.c., full
TOP		5	EUGENIA TOPIARY	Syzygium myrtifolia 'Twist'	10 gal., 5' o.a. TOPIARY
GROUNDCOVERS					
BL3		675	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal., 12" x 18", 18" o.c., full
FG3		60	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal., 18" x 18", 18" o.c., full
BUR		60	PHILODENDRON 'ROJO CONGO'	Philodendron spp.	3 gal., 18" x 18" 18" o.c., full
NEP	YES	80	BOSTON FERN	Nephrolepis exaltata	1 gal., 12" x 12" full, 14" o.c.
SOD					
FLO		15,500 S.F.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:			TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	
		25 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		95 C.Y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		
MULCHING:					
		60 C.Y.+/-	'PINE BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		

EXISTING TREE CREDITS
SOUTH SITE-901-925 S.W. 9th St., HALLANDALE BEACH, FL.
4/1/2015

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	D.B.H. inches	CANOPY s.f.	TREE CREDITS	DISPO-SITION	DBH LOSS IN.	COMMENTS
101											
102	SM	MAHOGANY	*Swetenia mahogani*	12	8	5	50	1	REMAIN		STREET TREE
103	SM	MAHOGANY	*Swetenia mahogani*	14	8	5	50	1	REMAIN		STREET TREE
104											
105											
106	SM	MAHOGANY	*Swetenia mahogani*	12	6	4	28	1	REMAIN		STREET TREE
107	SM	MAHOGANY	*Swetenia mahogani*	16	15	8	177	2	REMAIN		STREET TREE
108	SM	MAHOGANY	*Swetenia mahogani*	16	15	6	177	2	REMAIN		STREET TREE
109	SM	MAHOGANY	*Swetenia mahogani*	18	18	6	254	2	REMAIN		STREET TREE
110	SM	MAHOGANY	*Swetenia mahogani*	18	18	6	254	2	REMAIN		STREET TREE
111	SM	MAHOGANY	*Swetenia mahogani*	22	22	9	380	2	REMAIN		STREET TREE
112											
113											
114	SM	MAHOGANY	*Swetenia mahogani*	15	14	6	154	2	REMAIN		STREET TREE
115	FA	STRANGLER FIG	*Ficus aurea*	32	30	16	707	3	REMAIN		
								18		0	

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE SHEET L-1 FOR OVERALL SITE LANDSCAPE PLAN.

SEE SHEETS L-2, L-3 FOR NORTH AND SOUTH PROPERTY LANDSCAPE PLANS, L-4, L-5 FOR PLANTLISTS, SPECIFICATIONS, DETAILS, NOTES, ETC.

PLANTLISTS, DETAILS, SPECIFICATIONS, ETC.

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SHEET

L-4

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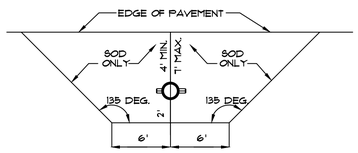


REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 521.1.2

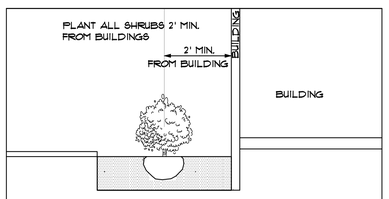
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

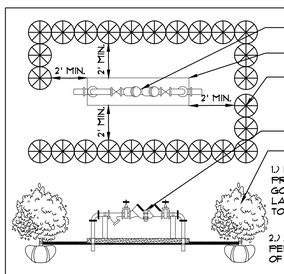
FIRE HYDRANT CLEAR ZONE

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.

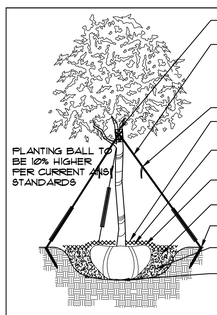
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMEROCK, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 1.5 LBS./ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 1.5 LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 1.5 OZ/ FT. OF HEIGHT



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

BIODEGRADABLE SISAL ROPE (3 GUYS PER TREE) SHALL BE USED TO SECURE TREES. USE AMPLE LENGTHS TO ALLOW FOR FUTURE ADJUSTMENTS. TIES SHALL BE SET SO AS NOT TO INJURE BRANCHING HABIT.

FLAGGING RIBBON ON ALL GUY WIRES

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANTING BALL TO BE 10% HIGHER THAN FINAL GRADE PER ANSI STANDARDS

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

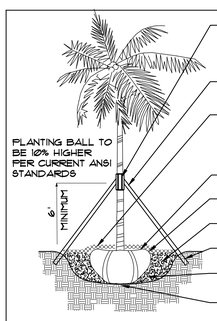
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

BACKFILL AROUND THE ROOTBALL WITH ⅓ PLANTING MIX AND ⅔ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2" X 4" BRACE TO BATTENS. MINIMUM 3 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL.

PLANTING BALL TO BE 10% HIGHER THAN FINAL GRADE PER ANSI STANDARDS

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

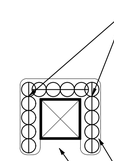
2" X 4" BRACE BURIED AND TIED W/ #4 REBAR.

BACKFILL AROUND THE ROOTBALL W/ ⅓ PLANTING MIX AND ⅔ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL: 1 (800) 432-4770

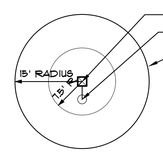
PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.

PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



LAMP

LIGHTPOST

15' MIN. RADIUS

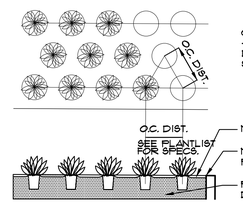
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM 7.5' CLEARANCE FROM ALL SMALL TREES AND PALMS

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

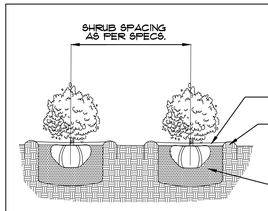
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 3-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

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JAMES F. SOCASH
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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1.	04/01/15	Per City DRC comments dated March 5, 2015
2.	10/18/16	Per revised back-ground from Proj. Architect.

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PROJECT No.: 14044-901
DATE: 07-17-14
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

L-5

Before start of construction and completion of the work by the Contractor, The Contractor Documents are complementary and what is required by one shall be as binding as if required by all, performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

Bidders must accept responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The name of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor.

14-09
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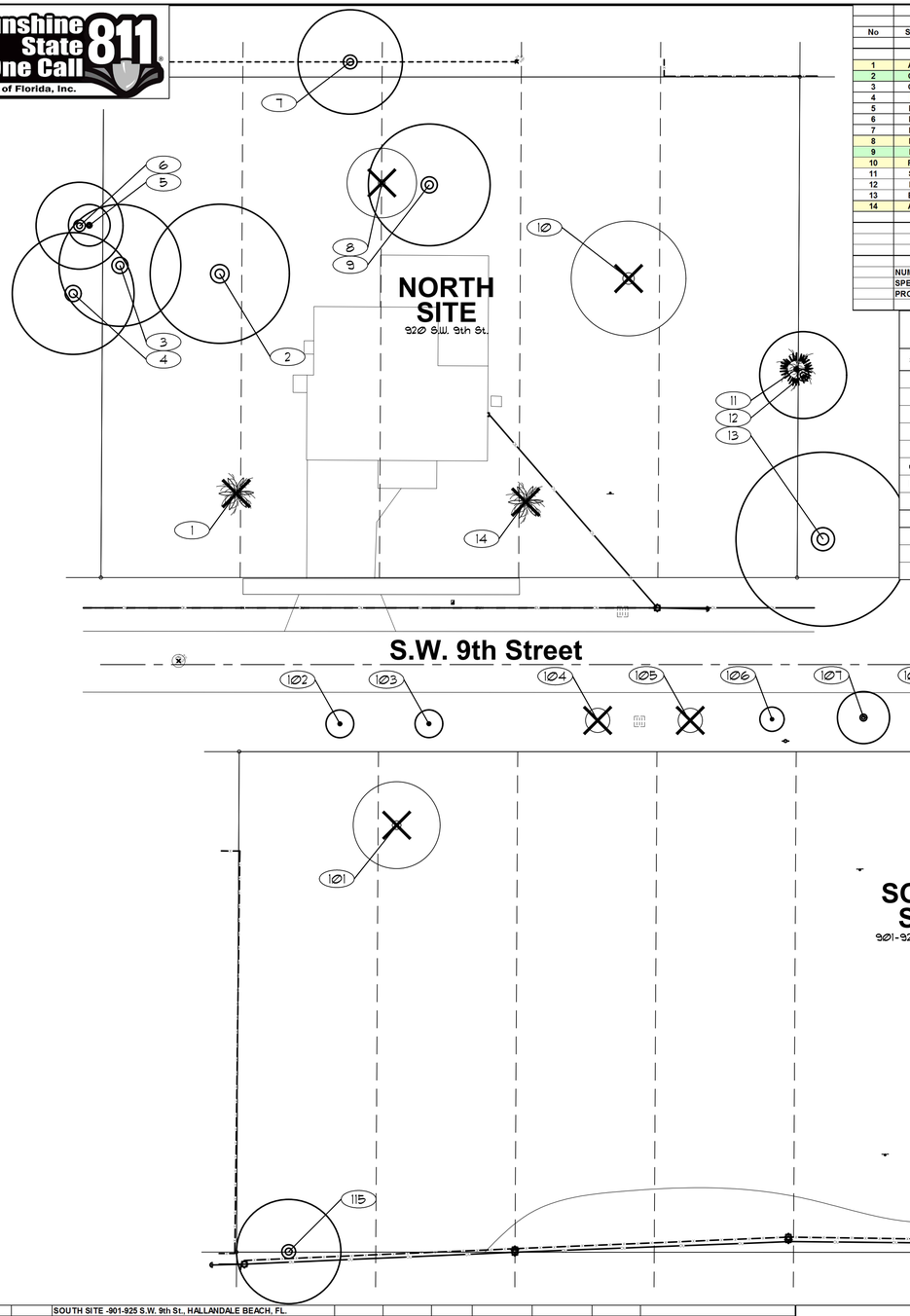
Sunshine State One Call 811 of Florida, Inc.



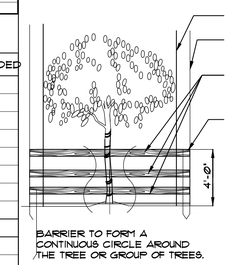
NORTH SITE-920 S.W. 9th St., HALLANDALE BEACH, FL.
4/1/2015

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	D.B.H. inches	CANOPY s.f.	CONDITION	DISPO-SITION	DBH LOSS IN.	COMMENTS
1	AM	CHRISTMAS PALM	*Adonidia merrillii*	12	8	5	50	FAIR	REMOVE	5	IN PROPOSED PAVEMENT
2	CU	SEAGRAPE	*Coccoloba uvifera*	32	40	48	1,257	GOOD	RELOCATE		RELOCATE TO FRONT ISLAND
3	CU	SEAGRAPE	*Coccoloba uvifera*	32	35	48	962	GOOD	REMAIN		
4	MI	MANGO	*Mangifera indica*	35	35	22	962	GOOD	REMAIN		ON ADJACENT PROPERTY
5	MZ	SAPODILA	*Manilkara zapota*	25	12	5	113	GOOD	REMAIN		ON ADJACENT PROPERTY
6	MZ	SAPODILA	*Manilkara zapota*	35	25	12	491	GOOD	REMAIN		ON ADJACENT PROPERTY
7	BS	GUMBO LIMBO	*Bursera simaruba*	30	30	16,10	707	GOOD	REMAIN		
8	BA	SCHEFFLERA	*Brassaia actinophylla*	25	22	multi	380	FAIR	REMOVE		PROHIBITED SPECIES, MUST REMOVE
9	FA	STRANGLER FIG	*Ficus aurea*	30	35	36	962	GOOD	RELOCATE		RELOCATE TO FRONT ISLAND
10	FIC	FICUS	*Ficus species*	32	32	30	804	FAIR	REMOVE	30	NON-NATIVE IN BLDG FOOTPRINT
11	SP	SABAL PALM	*Sabal palmetto*	30	12	10	113	GOOD	REMAIN		
12	FA	STRANGLER FIG	*Ficus aurea*	26	25	24	491	FAIR	REMAIN		
13	BB	BLACK OLIVE	*Bucida buceras*	40	50	32	1,964	GOOD	REMAIN		ON ADJACENT PROPERTY
14	AM	CHRISTMAS PALM	*Adonidia merrillii*	12	8	5	50	FAIR	REMOVE	5	IN PROPOSED PAVEMENT
							9,306			40	

NUMBERING AND MEASUREMENTS FIELD SURVEY ON OCTOBER 11, 2014.
SPECIMEN-SIZED REFER TO 18" DBH PER TREE PRESERVATION ORDINANCE.
PROHIBITED SPECIES ARE NOT CALCULATED PER TREE PRESERVATION ORDINANCE

NORTH - TREE REPLACEMENT PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION	QUANTITY	INCHES	EXTENDED
REMOVAL OF 40" D.B.H. OF EXISTING TREES								
SEE TREE DISPOSITION PLAN FOR EXISTING TREE INVENTORY AND STATUS								
REPLACEMENT TREES:								
CD	YES	6	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 3" cal.	6	3"	18"
ILA	YES	8	EAST PALATKA HOLLY	Ilex x attenuata	15' x 6' spr., 3" cal.	8	3"	24"
TOTAL NEW REPLACEMENT INCHES= 42"								42"
MITIGATION DEFICIT: 0								



TREE PROTECTION DETAIL

N.T.S.

NOTES:

1. SEE SHEET L-1 FOR PROPOSED TREE AND PALM LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (THE CITY OF HALLANDALE BEACH). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
4. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.
5. ALL TREES AND PALMS TO BE RELOCATED SHALL BE ROOT PRUNED AND CANOPY PRUNED ACCORDING TO ALL ACCEPTED STANDARDS AS DEFINED BY THE NATIONAL ARBORIST ASSOCIATION, AND ALL PRE AND POST-TRANSPLANT OPERATIONS SHALL BE COORDINATED WITH UTMOST CARE TO MINIMIZE DAMAGE AND TRANSPLANT SHOCK. WATERING-IN AND WATERING SCHEDULES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO RELOCATION.
6. ALL TREES AND PALMS TO BE RELOCATED SHALL BE STAKED AND BRACED TO INSURE STABILITY AND MINIMIZE ROOT DAMAGE DURING THE PLANT ROOT RECUPERATION PERIOD.
7. CONTRACTOR SHALL VERIFY WITH THE PROJECT SUPERINTENDENT THE PROPOSED LANDSCAPE AREAS PRIOR TO TREE AND PALM RELOCATION TO INSURE PROPER RELOCATION AND MINIMIZE ANY FIELD DISCREPANCIES WITH RESPECT TO PROPOSED PAVING, BUILDINGS, AMENITIES, ABOVE AND BELOW GROUND UTILITIES AND LIMITS OF PROPERTY.
8. CONTRACTOR SHALL ESTABLISH AN IRRIGATION SYSTEM TO PROVIDE FOR PRE AND POST-TRANSPLANT IRRIGATION SCHEDULING. TREE AND PALM FERTILIZATION SHALL BE ESTABLISHED CONCURRENTLY WITH IRRIGATION PRE AND POST-FERTILIZATION, THIS PROCEDURE SHALL BE CONDUCTED TO OPTIMIZE PLANT ESTABLISHMENT.
9. CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO PLANT ALL RELOCATED TREES AND PALMS AT THE FINAL GRADE OF SITE.
10. SEE 'ROOT PRUNING DETAIL' AND 'TREE TRANSPLANT DETAIL AS SHOWN ON THE PLANS.

north

0' 10' 50'

SCALE: 1" = 20'

SOUTH SITE -901-925 S.W. 9th St., HALLANDALE BEACH, FL.
4/1/2015

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	D.B.H. inches	CANOPY s.f.	CONDITION	DISPO-SITION	DBH LOSS IN.	COMMENTS
101	MZ	SAPODILLA	*Manilkara zapota*	25	25	16	491	FAIR	REMOVE	16	CATEGORY 1, FLEPPC LIST-REMOVE
102	SM	MAHOGANY	*Swetenia mahogani*	12	8	5	50	FAIR	REMAIN		STREET TREE
103	SM	MAHOGANY	*Swetenia mahogani*	14	8	5	50	FAIR	REMAIN		STREET TREE
104	SM	MAHOGANY	*Swetenia mahogani*	12	6	3	28	FAIR	REMOVE	3	IN PROPOSED DRIVEWAY
105	SM	MAHOGANY	*Swetenia mahogani*	8	7	4	39	FAIR	REMOVE	4	STREET TREE
106	SM	MAHOGANY	*Swetenia mahogani*	12	6	4	28	FAIR	REMAIN		STREET TREE
107	SM	MAHOGANY	*Swetenia mahogani*	16	15	8	177	GOOD	REMAIN		STREET TREE
108	SM	MAHOGANY	*Swetenia mahogani*	16	15	6	177	GOOD	REMAIN		STREET TREE
109	SM	MAHOGANY	*Swetenia mahogani*	18	18	6	254	GOOD	REMAIN		STREET TREE
110	SM	MAHOGANY	*Swetenia mahogani*	18	18	6	254	GOOD	REMAIN		STREET TREE
111	SM	MAHOGANY	*Swetenia mahogani*	22	22	9	380	GOOD	REMAIN		STREET TREE
112	SM	MAHOGANY	*Swetenia mahogani*	18	16	7	201	GOOD	REMOVE	7	STREET TREE
113	SM	MAHOGANY	*Swetenia mahogani*	16	18	7	254	GOOD	REMOVE	7	STREET TREE
114	SM	MAHOGANY	*Swetenia mahogani*	15	14	6	154	GOOD	REMAIN		STREET TREE
115	FA	STRANGLER FIG	*Ficus aurea*	32	30	16	707	GOOD	REMAIN		
							3,244			37	

NUMBERING AND MEASUREMENTS FIELD SURVEY ON OCTOBER 11, 2014.
SPECIMEN-SIZED REFER TO 18" DBH PER TREE PRESERVATION ORDINANCE.
PROHIBITED SPECIES ARE NOT CALCULATED PER TREE PRESERVATION ORDINANCE
FLORIDA LIST OF EXOTIC PEST PLANT (FLEPPC) REQUIRES REMOVAL OF CATEGORY 1, TREES

SOUTH - TREE REPLACEMENT PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION	QUANTITY	INCHES	EXTENDED
REMOVAL OF 37" D.B.H. OF EXISTING TREES								
SEE TREE DISPOSITION PLAN FOR EXISTING TREE INVENTORY AND STATUS								
REPLACEMENT TREES:								
CET	YES	6	SILVER BUTTONWOOD	Conocarpus erec. 'Sericeus'	10' x 6', STANDARD, 2" CAL	6	2"	12"
ILA	YES	17	EAST PALATKA HOLLY	Ilex x attenuata	15' x 6' spr., 3" cal.	17	3"	51"
TOTAL NEW REPLACEMENT INCHES= 63"								63"
MITIGATION DEFICIT: 0								

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE TREE RELOCATION PLAN, SHEET TD-2.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

TREE DISPOSITION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
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PEMBROKE PINES, FL. 33028
TEL: (954) 447-1882
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SEAL

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RLA # 0001132

JOSEPH B. KALLER
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PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1.	04/01/15	Per City DRC comments dated March 5, 2015
2.	10/18/16	Per revised back-ground from Proj. Architect.

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PROJECT No.: 14044-901
DATE: 07-17-14
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

TD-1

Before bid and concrete are of Building Documents is prepared by JKA, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary part of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. Dimensions shall be required by the Contractor with the Contract Documents and reasonably reliable from them as being necessary to produce the intended results.

14-89
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Sunshine State One Call of Florida, Inc. 811

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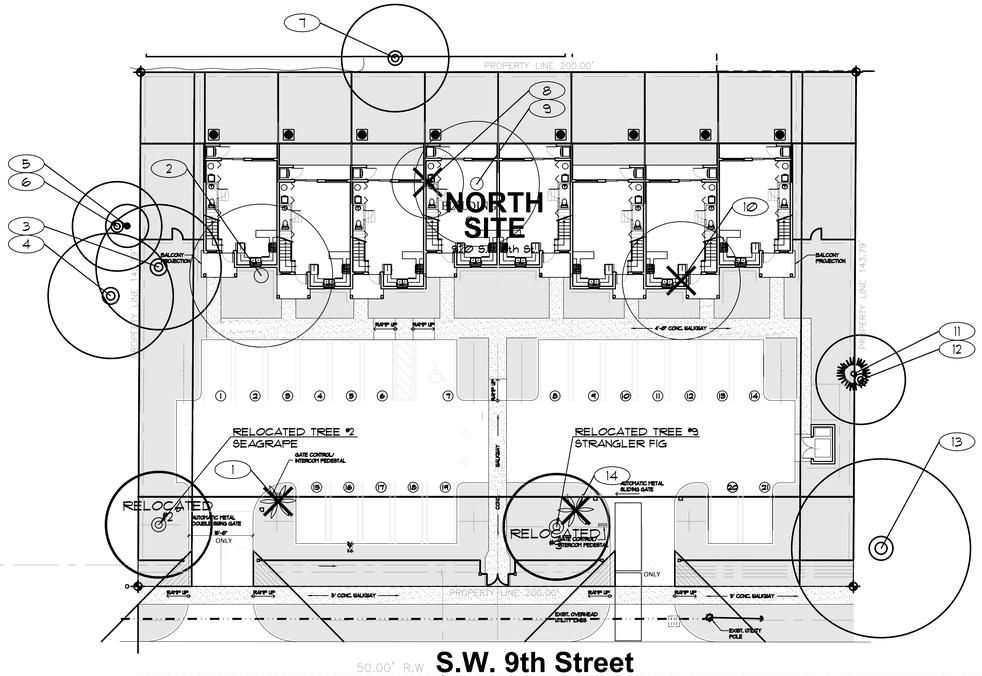
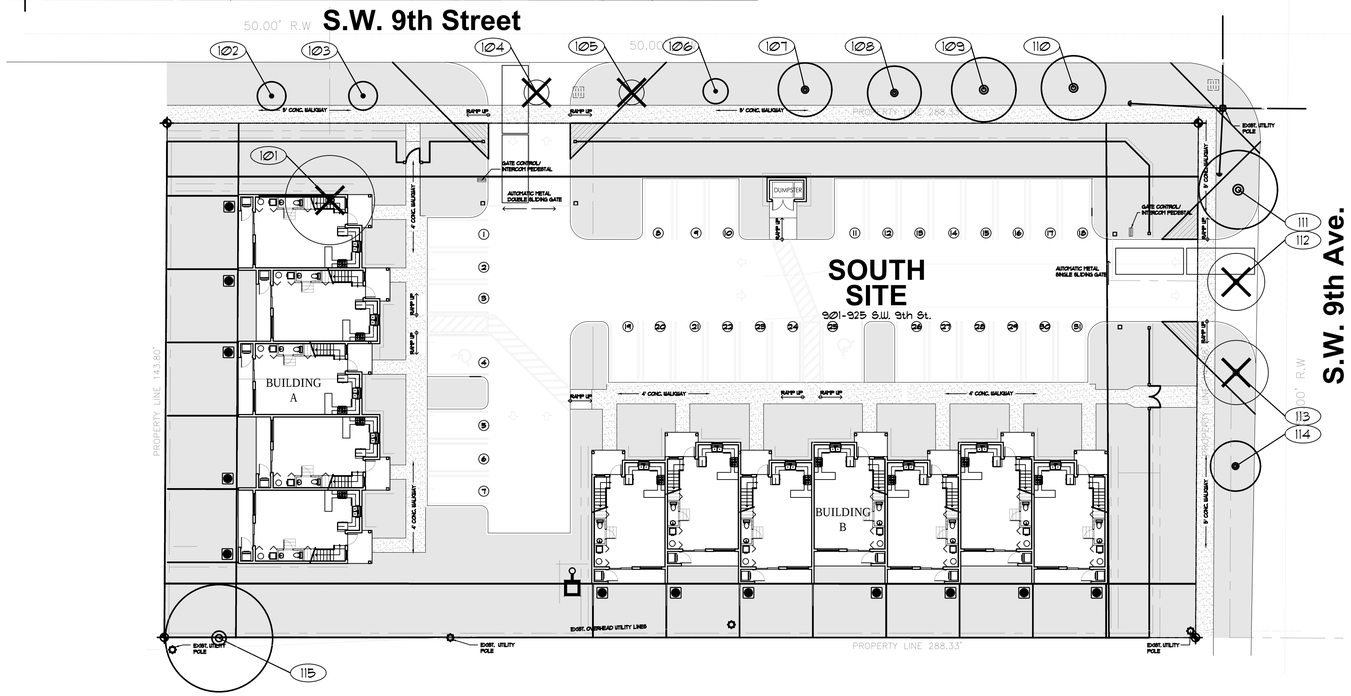
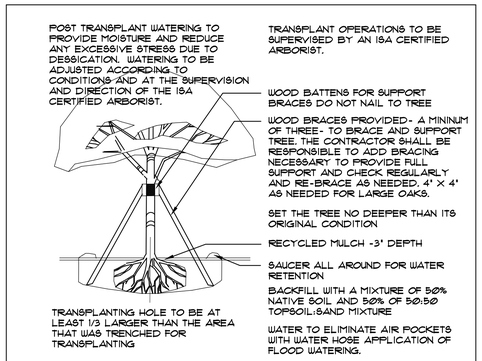


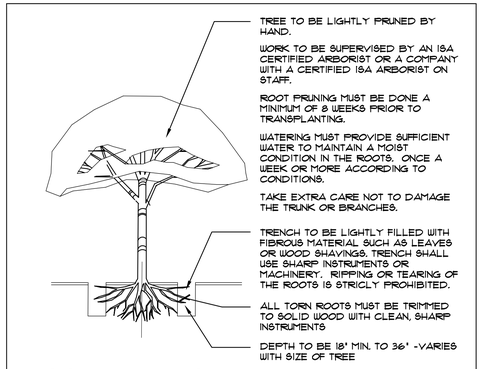




TREE TRANSPLANT DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001



ROOT PRUNING DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001

TREE TRANSPLANTING PROCEDURAL SPECIFICATION

PURPOSE: TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.

ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.

CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST WITH VERIFIABLE TREE TRANSPLANT EXPERIENCE AS THE "EXPERT ARBORIST OF RECORD" TO CARRY OUT THE FOLLOWING DUTIES:

SHALL PROVIDE A TREE RELOCATION PLAN FOR APPROVAL BY THE OWNER'S AGENT BEFORE ANY WORK CAN COMMENCE.

SHALL MAKE SITE VISITS PRIOR TO ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION WORK IS PERFORMED TO THE TREE RELOCATION GUIDELINES.

SHALL MAKE SITE VISITS DURING RELOCATION WORK TO INSURE WORK IS BEING PERFORMED TO THE TREE RELOCATION GUIDELINES.

SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.

SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC., FOR APPROVAL.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HALLANDALE BEACH PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

north

0' 10' 50'

SCALE: 1" = 20'

TREE RELOCATION PLAN

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

SEAL

JAMES F. SOCASH
RLA # 0001132

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
TOWNHOMES AT
920 SW 9th STREET
HALLANDALE BEACH, FL. 33009

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

No.	DATE	DESCRIPTION
1.	04/01/15	Per City DRC comments dated March 5, 2015
2.	10/18/16	Per revised background from Proj. Architect.

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PROJECT No.:	14044-901
DATE:	07-17-14
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

TR-1

Sellers shall not provide any of Bidding Documents to prospective bidders, nor shall the Owner or Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary print of Bidding Documents. The Bidder of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible to the extent consistent with the Contract Documents and reasonably reliable from time to time, necessary to produce the intended results.

14-89
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