PROPOSED

HALLANDALE BEACH TOWNHOMES

@ 901-925 & 920 SOUTH WEST 9th STREET
HALLANDALE BEACH, FLORIDA 33009

PROJECT INFORMATION

NORTH PARCEL

LEGAL DESCRIPTION:

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

PROPERTY ADDRESS
920 SW 9TH STREET
HALLANDALE BEACH, FL 33009

SITE INFORMATION/ BUILDING SUMMARY
SITE INFORMATION:

1)– ZONING: RESIDENTIAL TWO–FAMILY DISTRICT RD–12

2)– NET LOT AREA: 28,764 S.F. (0.66 ACRES)

4)– DENSITY:

ALLOWED	PROVIDED
14 UNITS PER AC: 0.66 X 14 = 9 UNITS	8 UNITS

5)– PARKING

REQUIRED	PROVIDED
2 PER UNIT= 16	21

6)– SETBACKS

	REQUIRED	PROVIDED
(a) FRONT	25'–0"	79'–3"
(b) SIDE INTERIOR	15'–0"	17'–7"
(c) SIDE STREET	NA	NA
(d) REAR	20'–0"	20'–0"

7)– PERVIOUS AREA

11505.60 SF (40%)	12,179 SF (42.3%)

BUILDING SUMMARY:

1)– BUILDING HEIGHT:

ALLOWED	PROVIDED
2 STORIES 30'–0"	2 STORIES 20'–0"

2)–BUILDING AREAS:

FIRST FLOOR	4918 S.F.
SECOND FLOOR	5447 S.F.
TOTAL	10365 S.F.

2)–UNIT AREA: 1286 S.F. AC

SOUTH PARCEL

LEGAL DESCRIPTION:

LOTS 1 THROUGH 7, 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.

PROPERTY ADDRESS
901–925 SW 9TH STREET
HALLANDALE BEACH, FL 33009

SITE INFORMATION/ BUILDING SUMMARY
SITE INFORMATION:

1)– ZONING: RESIDENTIAL TWO–FAMILY DISTRICT RD–12

2)– NET LOT AREA: 41472.81 S.F. (0.95 ACRES)

4)– DENSITY:

ALLOWED	PROVIDED
14 UNITS PER AC: 0.95 X 14 = 13 UNITS	12 UNITS

5)– PARKING

REQUIRED	PROVIDED
2 PER UNIT	24
GUESTS 0.5 PER UNIT	6
ADDITIONAL SPACE	1
	31 SPACES (INCL. 2 HC SPACE)

6)– SETBACKS

	REQUIRED	PROVIDED
(a) FRONT	25'–0"	25'–0"
(b) SIDE INTERIOR	15'–0"	15'–0"
(c) SIDE STREET	15'–0"	20'–0"
(d) REAR	20'–0"	20'–0"

7)– PERVIOUS AREA

16589.12 SF (40%)	17,908 SF (43.2%)

BUILDING SUMMARY:

1)– BUILDING HEIGHT:

ALLOWED	PROVIDED
2 STORIES 30'–0"	2 STORIES 20'–0"

2)–BUILDING AREAS:

BUILDING A		BUILDING B	
FIRST FLOOR	3079 S.F.	FIRST FLOOR	5145 S.F.
SECOND FLOOR	3412 S.F.	SECOND FLOOR	5612 S.F.
TOTAL	6491 S.F.	TOTAL	10757 S.F.

2)–UNIT AREA: 1286 S.F. AC

SITE ACCESSIBILITY NOTES

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

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

CLEAR WIDTH –
1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36"
2. RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES

LANDINGS –
RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES.
1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6 OF THE A.D.A. CODE.

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

CROSS SLOPE SURFACES –
THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY W/ 4.5 OF THE ADA CODE

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

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

CODES

BUILDING CODES

FLORIDA BUILDING CODE, 2014
N.F.P.A. LIFE SAFETY CODE 101, 2012 EDITION
FLORIDA ACCESSIBILITY CODE, 2014.
FLORIDA FIRE PREENTION CODE, 5th EDITION

PROJECT TEAM

OWNER:
99 HALLANDALE LLC
CONTACT : ADOLFO GUITELEMAN
2857 NE 191 STREET
#801 AVENTURA FL 33180
PHONE: 305 527 2442
FAX:
E–MAIL: ADOLFOGUI@GMAIL.COM

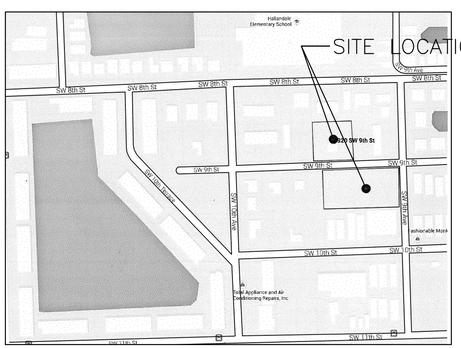
ARCHITECT:
JOSEPH B. KALLER AND ASSOCIATES
CONTACT : JOSEPH B. KALLER
ADDRESS : 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33020
PHONE : (954) 920–5746
E–MAIL: KALLER@BELLSOUTH.NET

CIVIL ENGINEER :
CONSULTING ENGINEERING SERVICES INC.
CHARLES O. BUCKALEW
ADDRESS: 801 SOUTH OCEAN DRIVE
SUITE 201
HOLLYWOOD, FL 33019
PHONE: (954) 558–1189
FAX: (954) 929–8988
E–MAIL: CBUCK76670@AOL.COM

LAND SURVEYOR
GIBBS LAND SURVEYORS
STEPHEN K. SEELEY
ADDRESS: 2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923–7666
PHONE: (954) 923–7666
FAX:
E–MAIL: sseeley@gibbslandsurveyors.com

LANDSCAPE ARCHITECT
JFS DESIGN INC.
CONTACT: JIMMY SOCASH
ADDRESS: 1833 NW 140th TERRACE
PEMBROKE PINES, FL 33028
PHONE: (954) 447–1857
FAX: (954) 442–8225
E–MAIL: jimmy@jfsdesignfl.com

LOCATION PLAN



MASTER DRAWING LIST

PROJECT DRAWINGS	
T–1	COVER SHEET / NOTES
PER–1	PERSPECTIVE IMAGE 920 SW 9th STREET
PER–2	PERSPECTIVE IMAGE 901–925 SW 9th STREET
SU–1	SURVEY FOR 920 SW 9th STREET
SU–2	SURVEY FOR 901–925 SW 9th STREET
CIVIL ENGINEERING FOR 920 SW 9TH STREET	
C–1	PAVING GRADING AND DRAINAGE PLAN
C–2	WATER AND SEWER PLAN
CIVIL ENGINEERING FOR 901–925 SW 9TH STREET	
C–1	PAVING GRADING AND DRAINAGE PLAN
C–2	WATER AND SEWER PLAN
LANDSCAPE ARCHITECTURE	
TD–1	TREE DISPOSITION PLAN
TR–1	TREE RELOCATION PLAN
L–1	SITE LANDSCAPE PLANS
L–2	LANDSCAPE PLAN FOR 920 SW 9th ST.
L–3	LANDSCAPE PLAN 901–925 SW 9th ST.
L–4	PLANT LIST,DETAILS AND SPECIFICATIONS
L–5	DETAILS, SPECIFICATIONS AND NOTES
IRR–1	SITE IRRIGATION PLAN
IRR–2	NORTH PROPERTY IRRIGATION PLAN
IRR–3	SOUTH PROPERTY IRRIGATION PLAN
ARCHITECTURE	
SP–1	COMBINED SITE PLAN
SP–1N	SITE PLAN AND DATA FOR 920 SW 9TH ST.
A–1N	BUILDING FLOOR PLAN
A–2N	BUILDING ELEVATIONS
A–3N	UNIT FLOOR PLANS
SP–1S	SITE PLAN AND DATA FOR 901–925 SW 9th ST.
A–1S	BUILDING B FLOOR PLANS
A–2S	BUILDING B ELEVATIONS
A–3S	BUILDING A FLOOR PLANS
A–4S	BUILDING A ELEVATIONS
A–5S	UNIT FLOOR PLANS

GREEN BUILDING PRACTICES

Green Building:

1. Energy efficient (low e) windows will be incorporated that conforms to the Energy Star Rating Criteria for South Florida as approved by the NFRC (National Fenestration Rating Council)
2. Energy efficient doors that conform to the Energy Star Rating Criteria for South Florida.
3. Energy Star approved roofing materials
4. Programmable thermostats
5. Dual flush toilets
6. At least 80% of plants, trees and grasses shall conform to the South Florida Water Management District recommendations.
7. Energy efficient outdoor lighting.
8. MERVE air filters on all air conditioning units with a rating of at least 8 with anti-microbial agents.
9. All hot water pipes shall be insulated.

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
TOWNHOMES AT
920 SW 9TH STREET
901-925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE
COVER SHEET

REVISIONS

No.	DATE	DESCRIPTION
1	12.02.15	PLANNING AND ZONING
2	12.05.16	PLANNING AND ZONING
3	3.30.18	PLANNING AND ZONING

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

PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

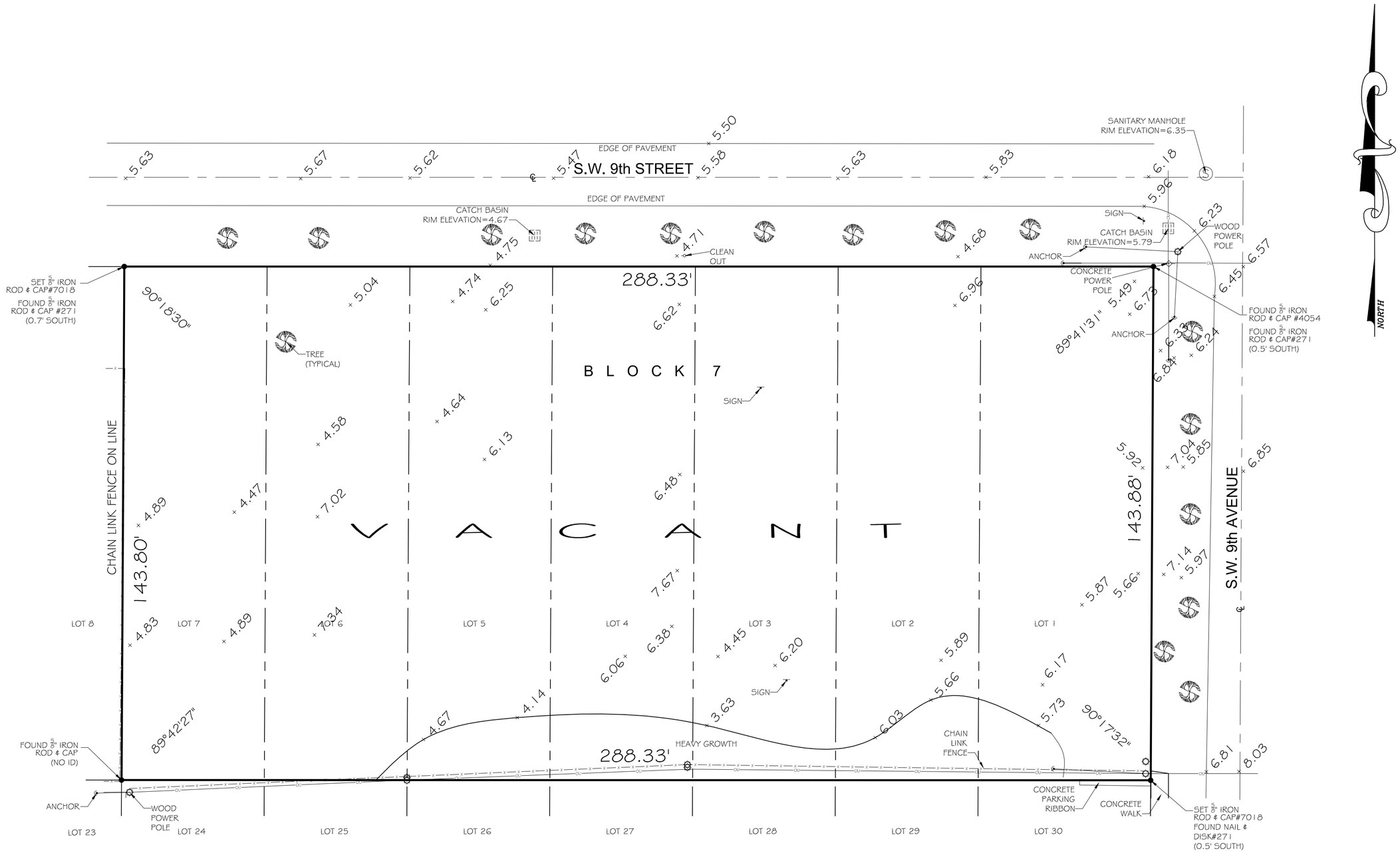
T-1

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

HALLANDALE BEACH TOWNHOMES SOUTH
901-925 SOUTHWEST 9th STREET
HALLANDALE, FL 33009
Kaller
architects

DESCRIPTION:

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



BROWARD COUNTY FOLIO #514228030230
ZONING: RD-12 RESIDENTIAL TWO FAMILY DUPLEX DISTRICT

NET PROPERTY AREA: 41,477 SQUARE FEET - 0.95 ACRES, +/-

FEMA FLOOD INSURANCE RATE MAP NO.
12011C0731H
PANEL NO. - 731 SUFFIX - H ZONE - X
EFFECTIVE DATE: AUGUST 18, 2014
CITY OF HALLANDALE BEACH - 125110

NOTES
1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. NATIONAL GEODETIC SURVEY MONUMENT BENCHMARK BC 531 - PID-AC4693 ELEVATION 9.45
4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF SW 9th STREET.
5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION	DATE	BY
UPDATE	10/27/16	CM

SKETCH OF TOPOGRAPHIC SURVEY

JOB #: RN8363	DATE: 3-10-14	DRAWN BY: CM
SCALE: 1"= 20'	FILE No.:	CHECKED BY: SKS

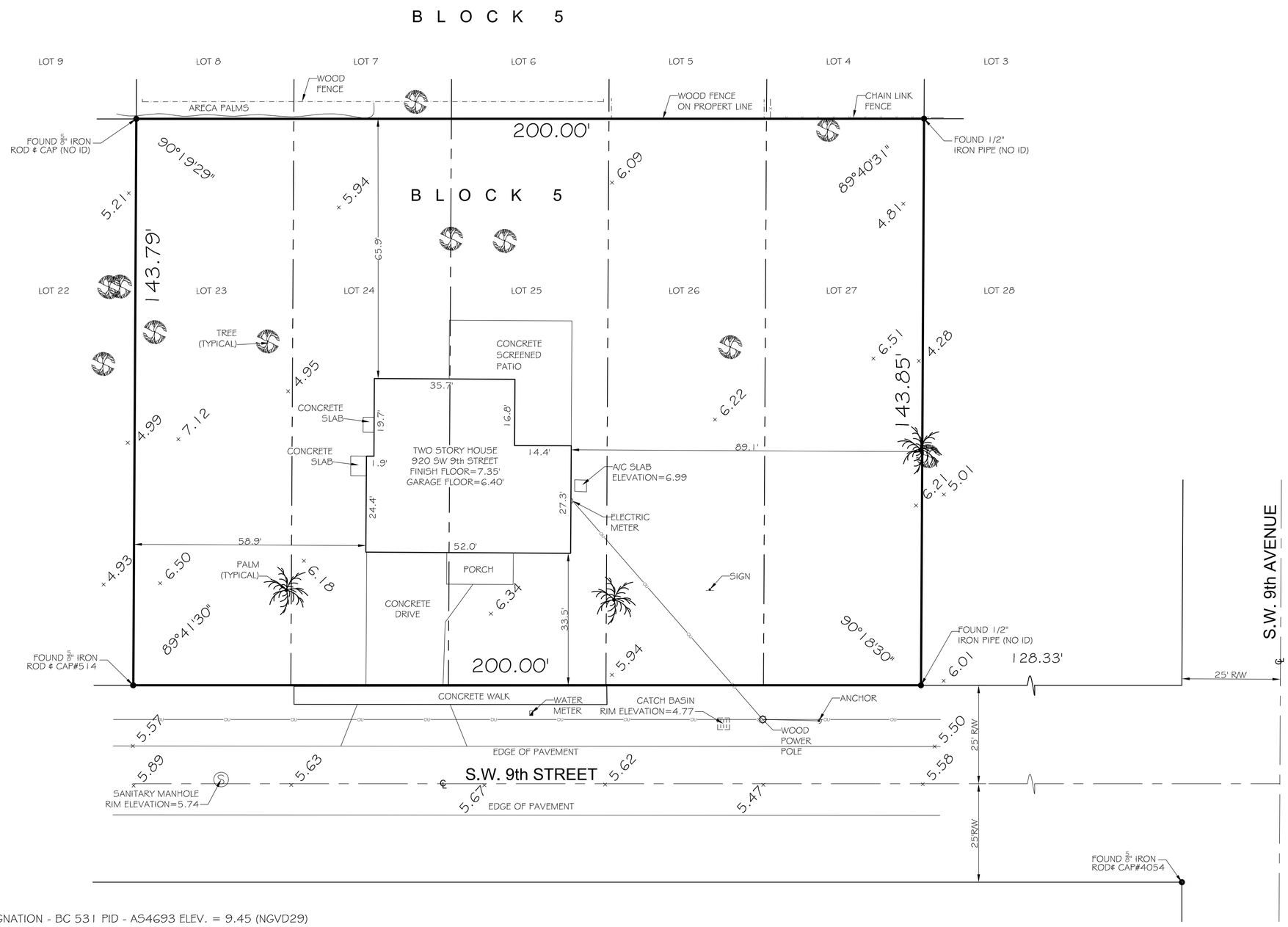
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

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.



BENCHMARK REFERENCE:
NATIONAL GEODETIC SURVEY DESIGNATION - BC 531 PID - AS4693 ELEV. = 9.45 (NGVD29)

BROWARD COUNTY FOLIO #514228030100

ZONING: RD-12 RESIDENTIAL TWO FAMILY DUPLEX DISTRICT

NET PROPERTY AREA: 28,764 SQUARE FEET - 0.66 ACRES +/-

FEMA FLOOD INSURANCE RATE MAP NO.
12011C0731H
PANEL NO. - 731 SUFFIX - H ZONE - X
EFFECTIVE DATE: AUGUST 18, 2014
CITY OF HALLANDALE BEACH - 125110

NOTES
1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. NATIONAL GEODETIC SURVEY MONUMENT BENCHMARK BC 531 - PID-AC4693 ELEVATION 9.45
4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF SW 9th STREET.
5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION	DATE	BY
UPDATE	10/27/16	CM

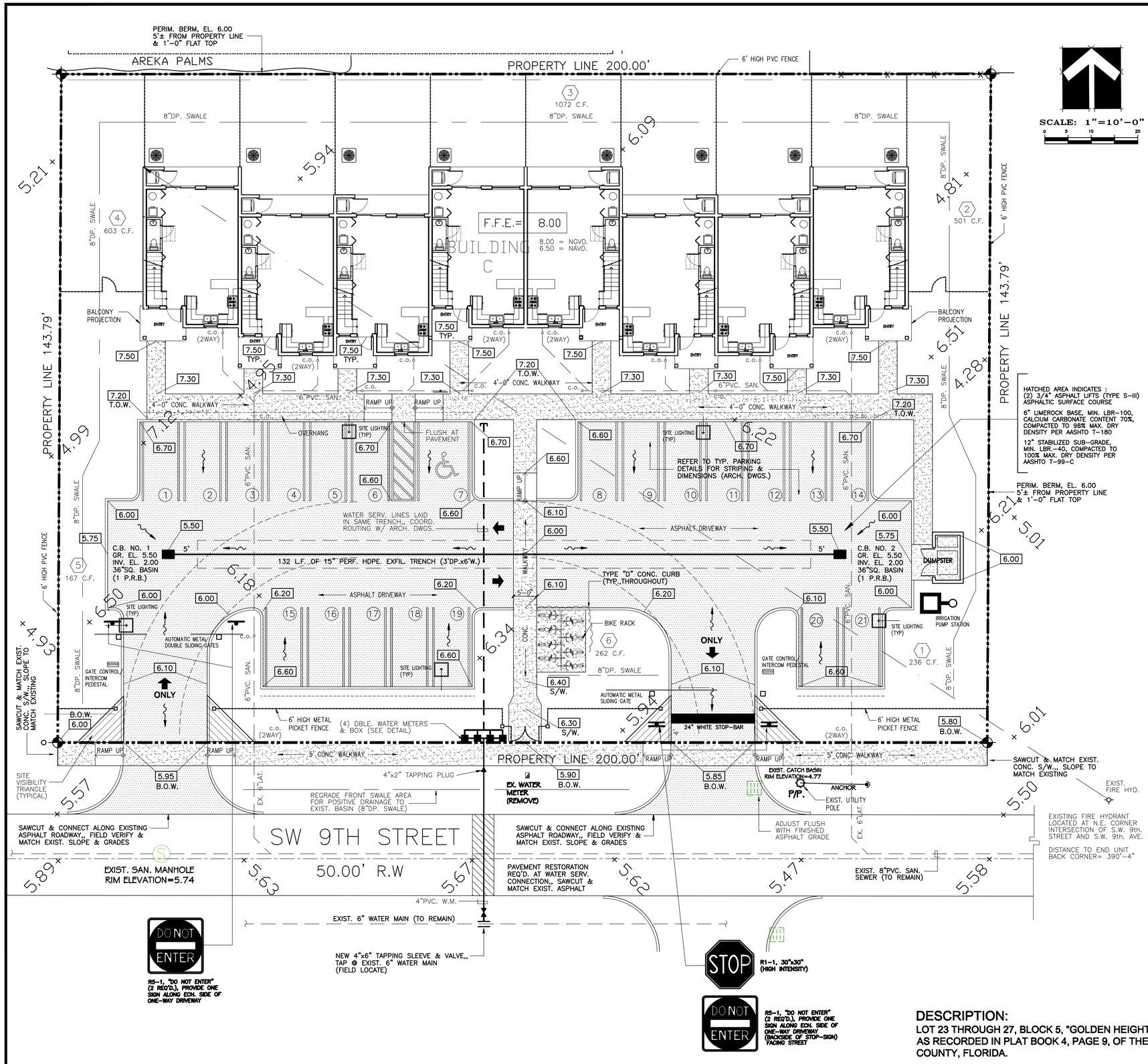
SKETCH OF BOUNDARY
TOPOGRAPHIC SURVEY

JOB #: RN8363	DATE: 3-10-14	DRAWN BY: CM
SCALE: 1"= 20'	FILE No.:	CHECKED BY: SKS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018



GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

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

PAVING, GRADING & DRAINAGE NOTES :

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.

3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, & ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC..

5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.)

8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.

9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.

10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)

12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE. W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75', CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

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

15. ASPHALT –

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

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

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

PAVEMENT MARKING & SIGNING STANDARD NOTES :

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

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

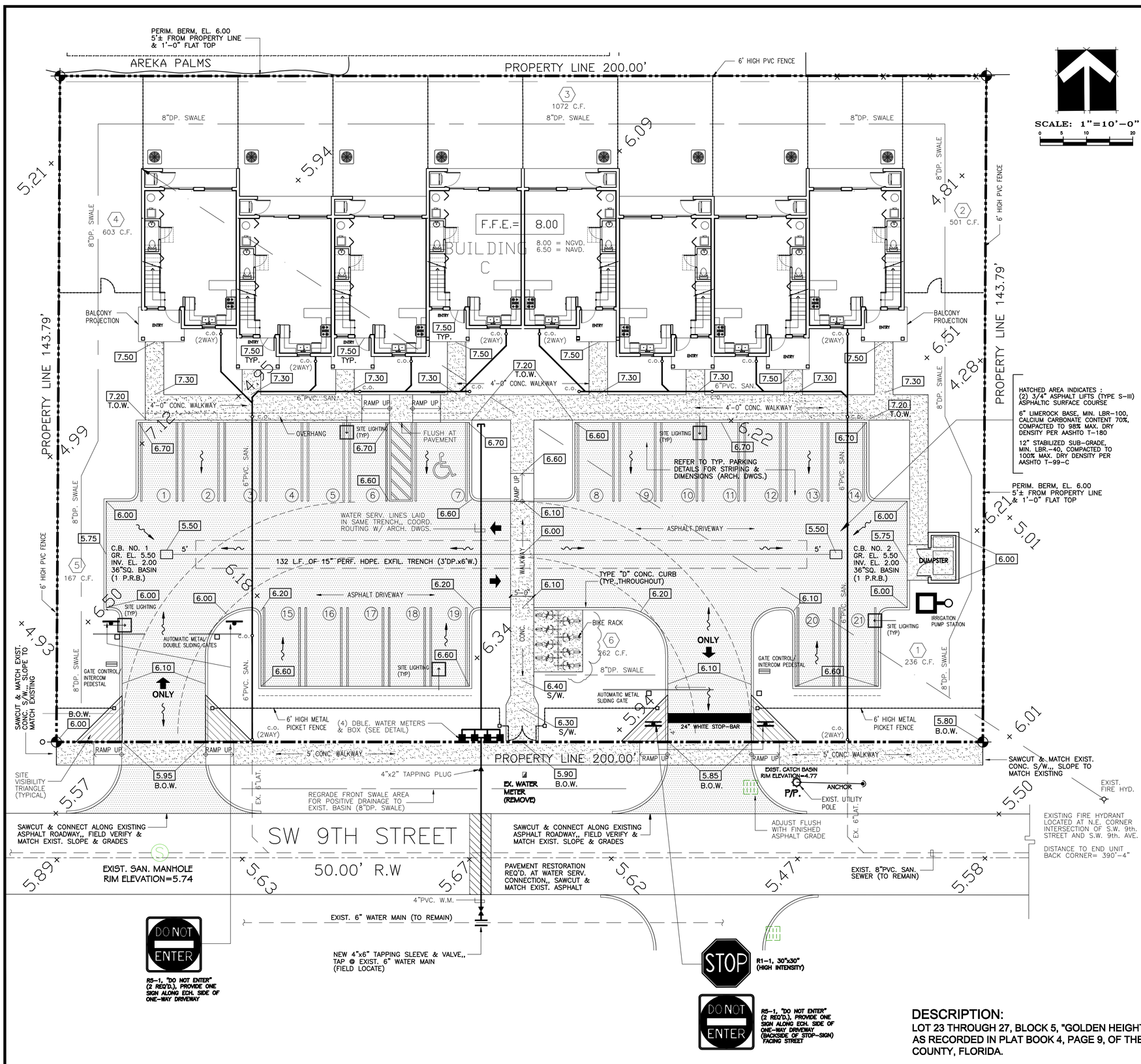
REVISIONS :
02-10-16, REV. PER DRC. ARCH. REVIEW
12-20-17, REV. PER DRC. ARCH. REVIEW
5-29-18, REV. PER DRC. ARCH. REVIEW

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 920 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



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:

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

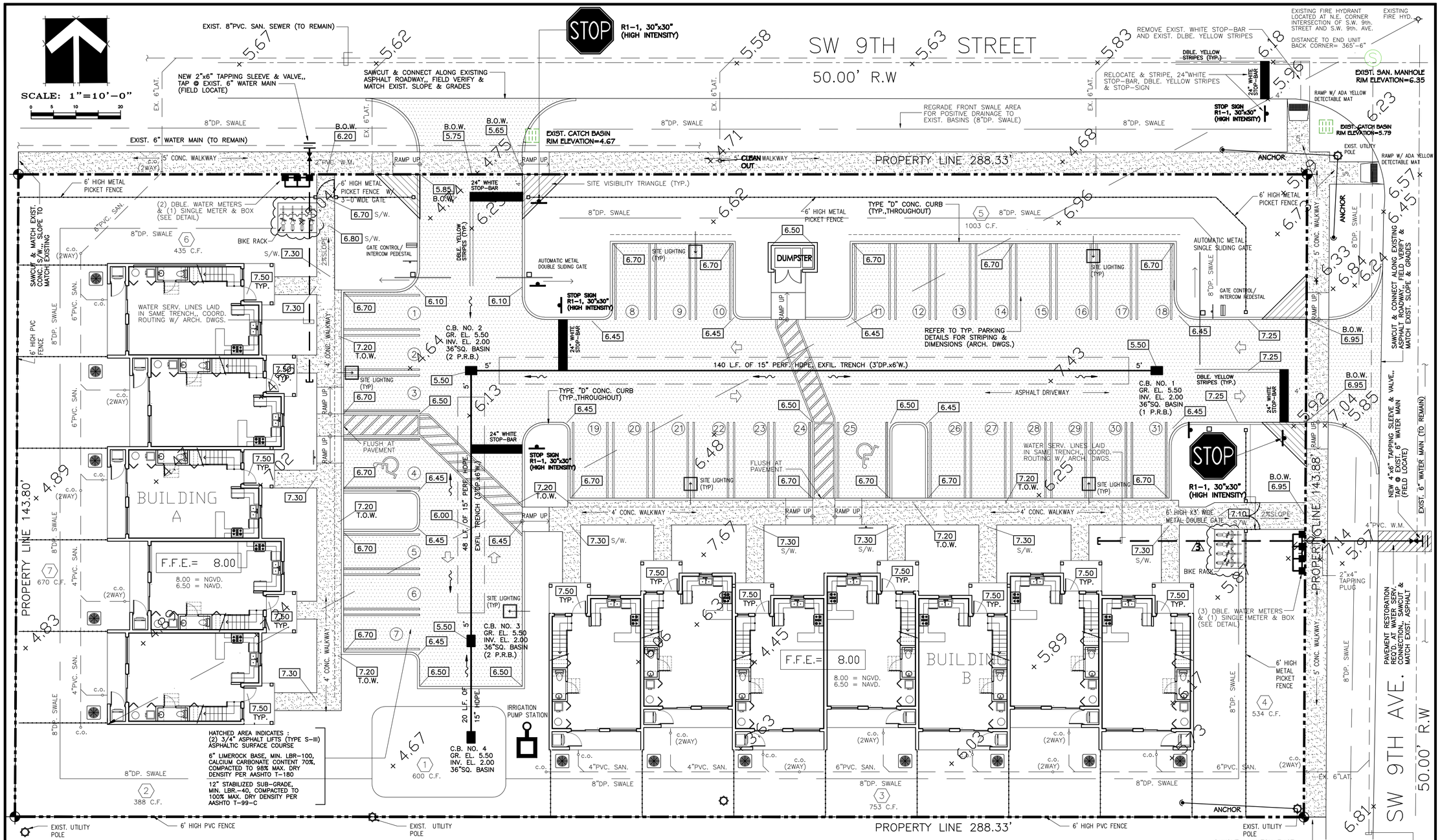
REVISIONS :
02-10-16, REV. PER DRC. ARCH. REVIEW
12-20-17, REV. PER DRC. ARCH. REVIEW
5-29-18, REV. PER DRC. ARCH. REVIEW

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 920 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



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 DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

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

PAVING, GRADING & DRAINAGE NOTES :

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

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

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

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

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

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. PAVEMENT MARKINGS SHALL BE 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

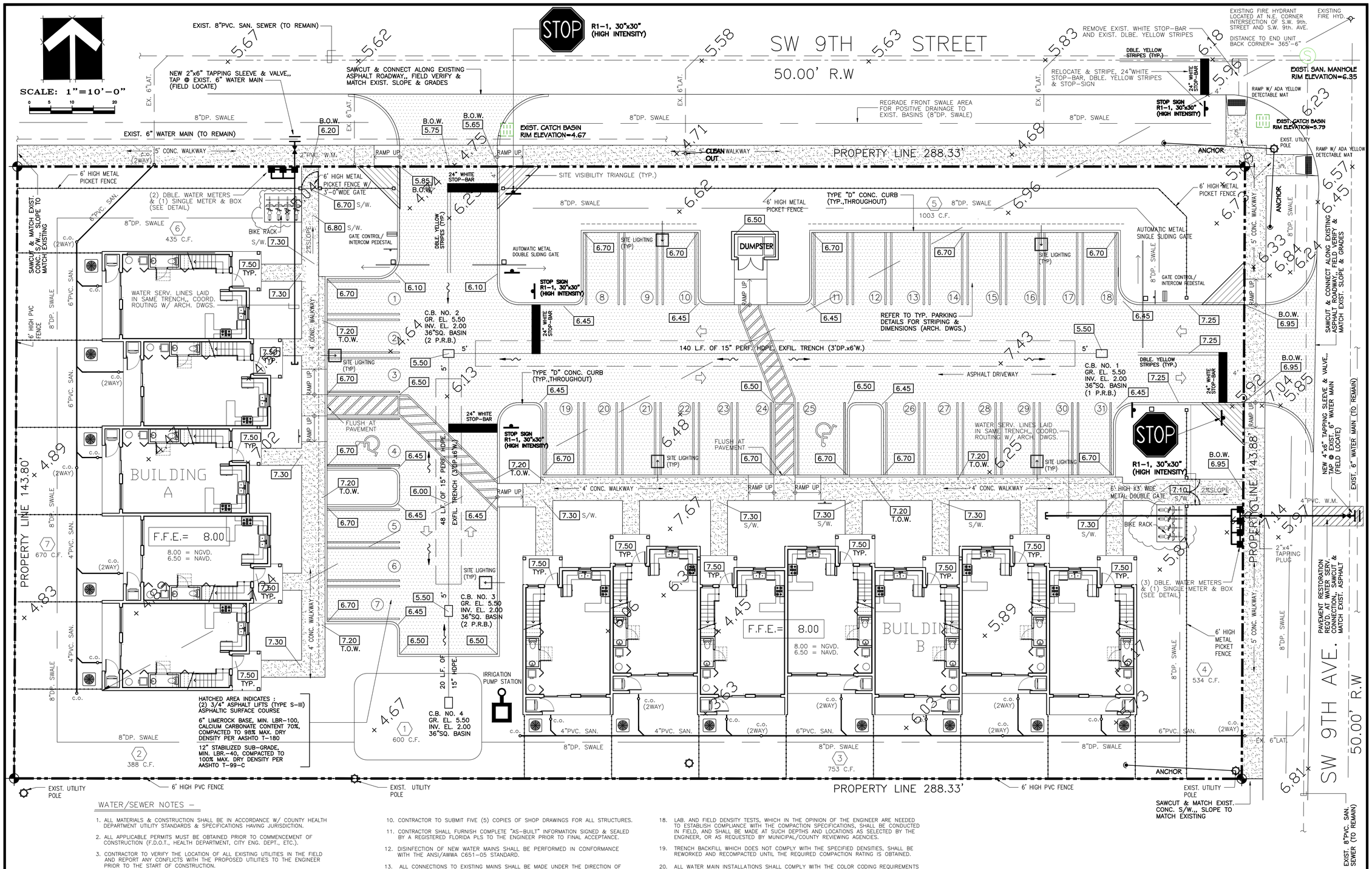
REVISIONS :
02-10-16, REV. PER DRC. ARCH. REVIEW
12-20-17, REV. PER DRC. ARCH. REVIEW
5-29-18, REV. PER DRC. ARCH. REVIEW

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 : 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



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
12-20-17, REV. PER DRC, ARCH. REVIEW
5-29-18, REV. PER DRC, ARCH. REVIEW

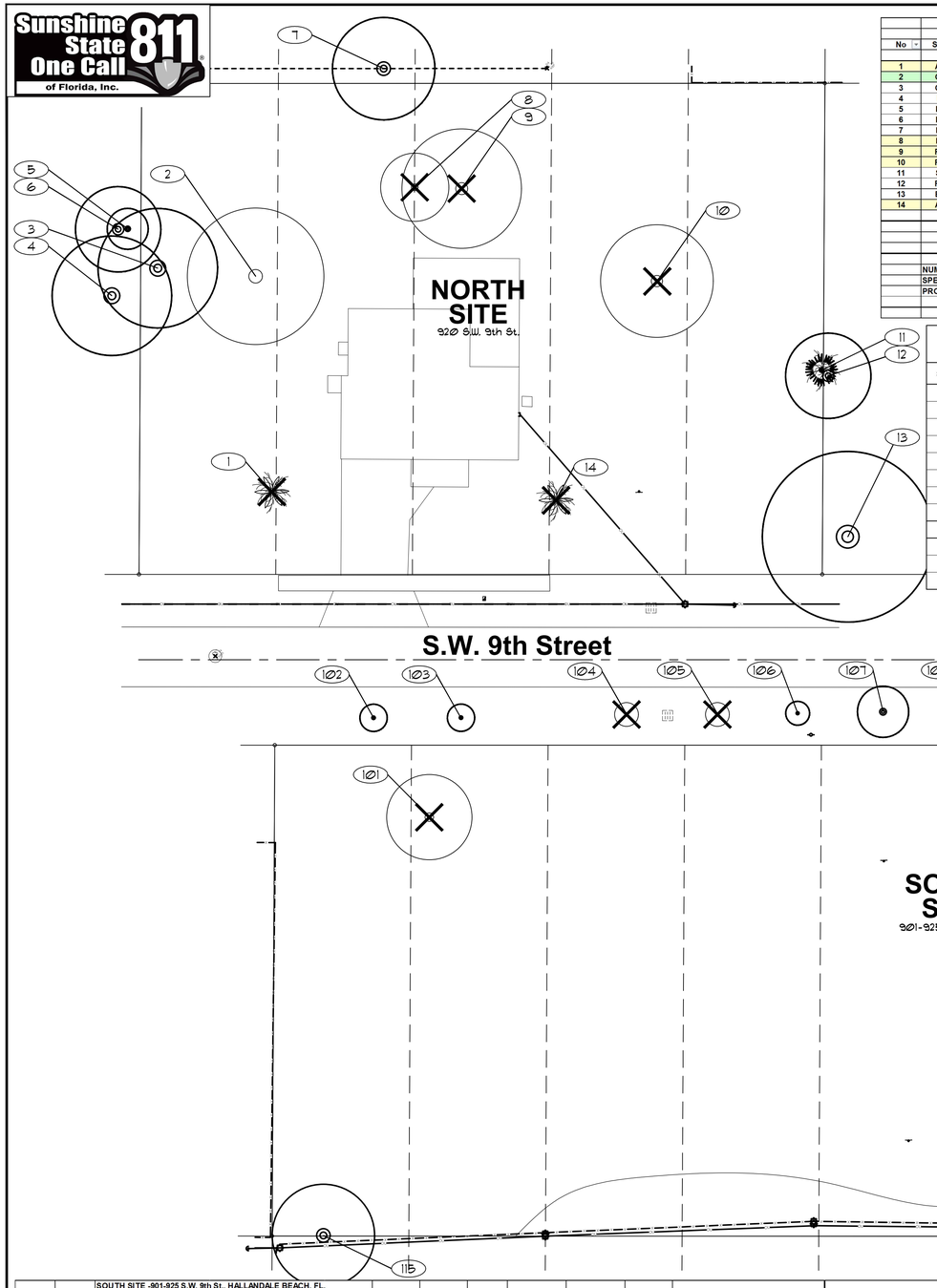
Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood , Florida 33019
C.O.A. Number: 6255
Tele. : (954) 558-1189 Fax. : (954) 929-8988

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

DRWG. TITLE : 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

Sunshine State One Call of Florida, Inc. 811



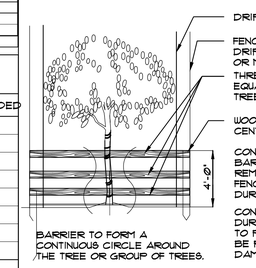
NORTH SITE-920 S.W. 9th St., HALLANDALE BEACH, FL.
8/14/2017

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	D.B.H. inches	CANOP s.f.	CONDITION	DISPOSITION	DBH LOSS IN.	COMMENTS
1	AM	CHRISTMAS PALM	*Adonidia merrillii*	12	8	5	50	FAIR	REMOVE		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	FIC	FICUS	*Ficus species*	30	35	36	962	FAIR	REMOVE		PROHIBITED SPECIES, MUST REMOVE
10	FIC	FICUS	*Ficus species*	32	32	30	804	FAIR	REMOVE		PROHIBITED SPECIES, MUST REMOVE
11	SP	SABAL PALM	*Sabal palmetto*	30	12	10	113	GOOD	REMAIN		
12	FIC	FICUS	*Ficus species*	26	25	24	491	FAIR	REMAIN		ON ADJACENT PROPERTY
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		IN PROPOSED PAVEMENT
							9,306			0	

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 0" D.B.H. OF EXISTING TREES							
SEE TREE DISPOSITION PLAN FOR EXISTING TREE INVENTORY AND STATUS							
REPLACEMENT TREES:							
TOTAL NEW REPLACEMENT INCHES= 0							
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 1, 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.
8/14/2017

No	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	SPREAD FEET	D.B.H. inches	CANOP s.f.	CONDITION	DISPOSITION	DBH LOSS IN.	COMMENTS
101	MZ	SAPODILLA	*Manilkara zapota*	25	25	16	491	FAIR	REMOVE		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	FIC	FICUS	*Ficus species*	32	30	16	707	FAIR	REMAIN		ON ADJACENT PROPERTY
							3,244			21	

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 21" 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	15 EAST PALATKA HOLLY	Ilex x attenuata	15' x 6' spr., 3" cal.	15	3"	45"
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
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
NORTH MIAMI, FL. 33181
jimmy@jfsdesignfl.com

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. BOCASH
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.	08/17/17	Per DRC mtg. comments on 08-16-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

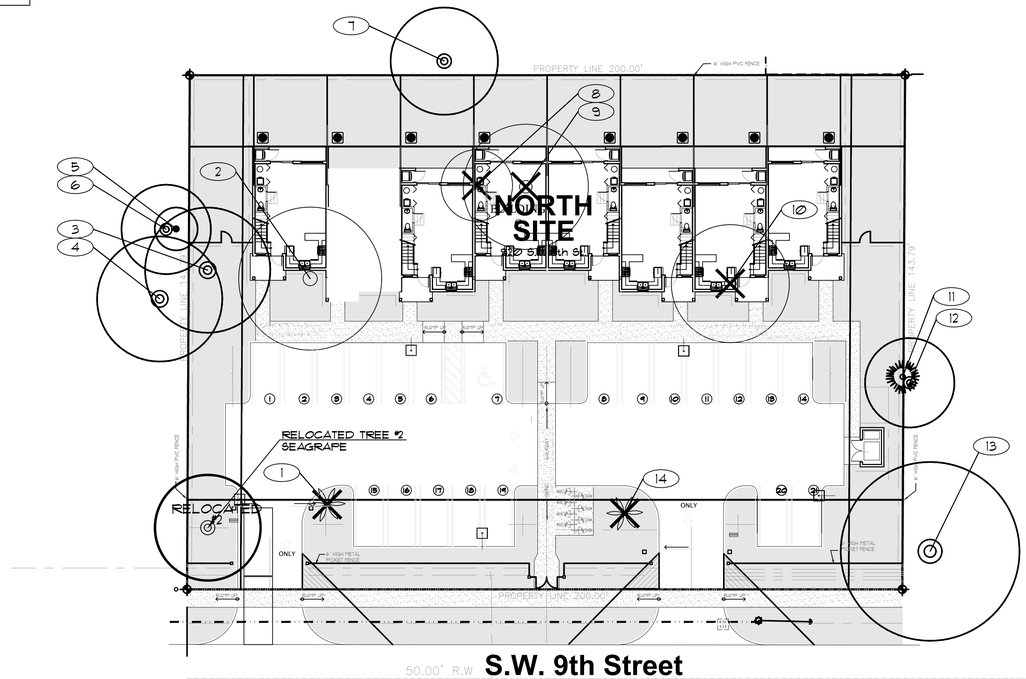
SHEET

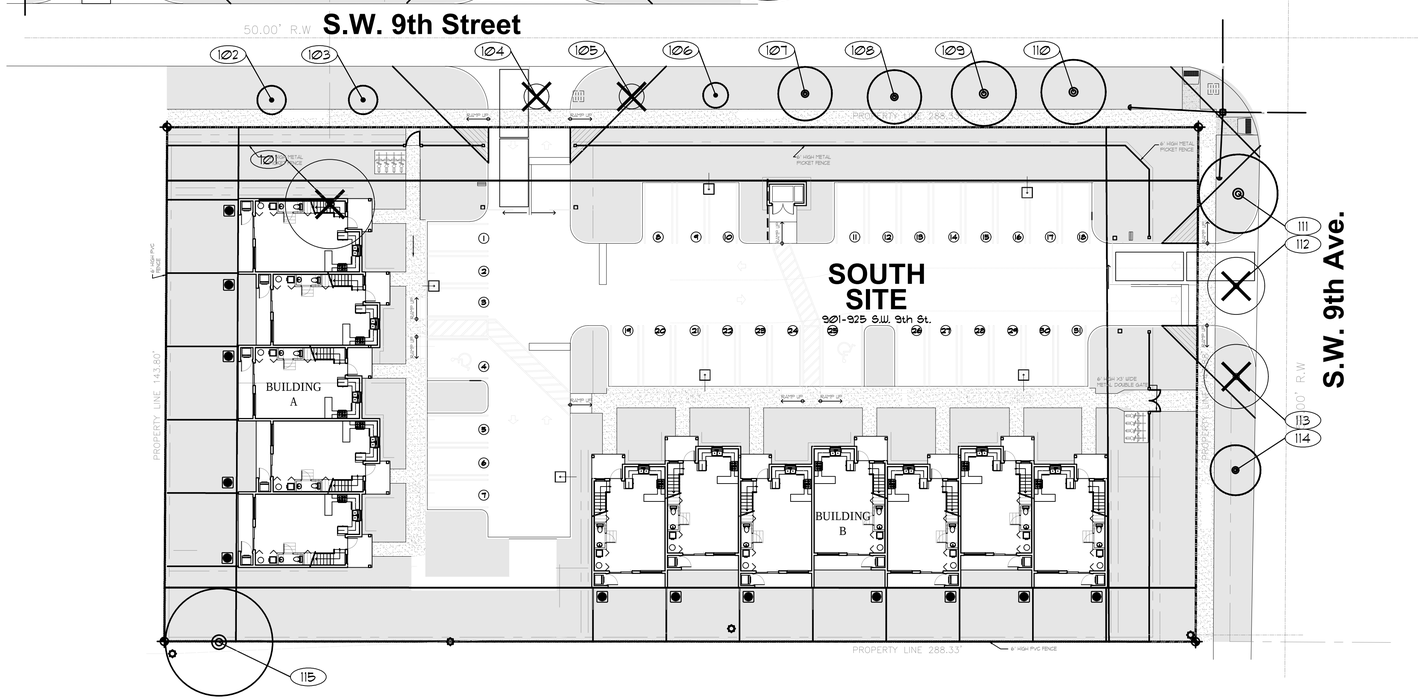
TD-1

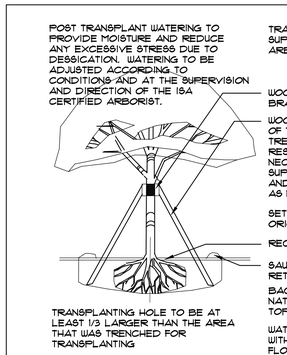
14-09
COPYRIGHT © JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FORT LAUDERDALE, FL. 33325
jimmy@jfsdesignfl.com



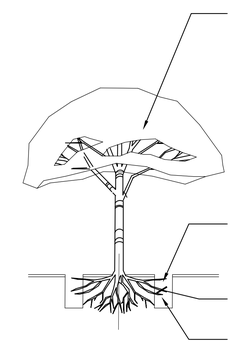




TREE TRANSPLANT DETAIL

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.	08/17/17	Per DRC mtg. comments on 08-12-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

SHEET

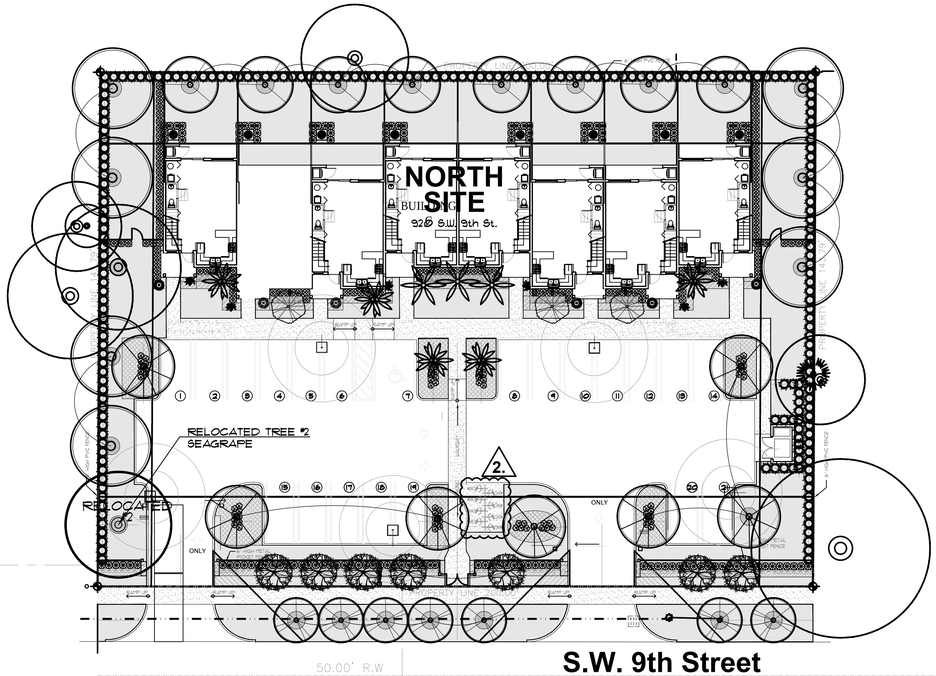
TR-1

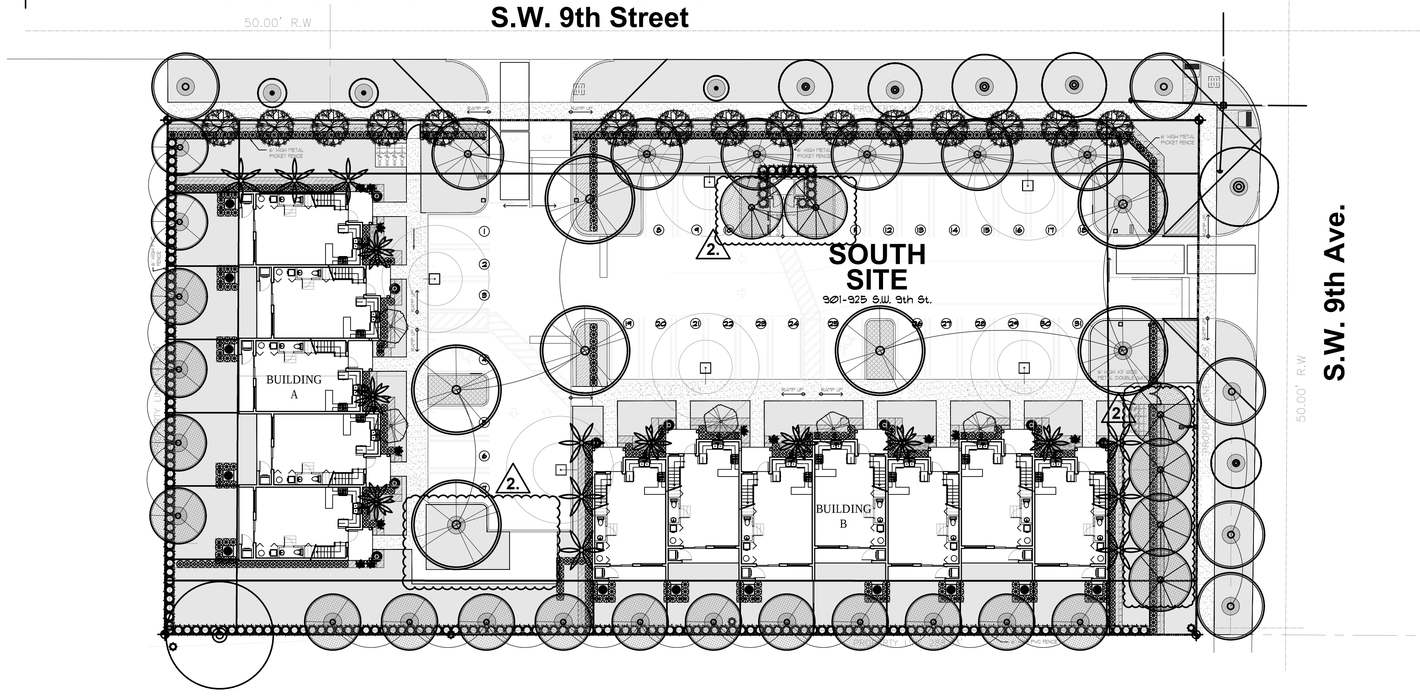
Bidders shall set complete sets of Bidding Documents to prepare a bid, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contractor shall be responsible to the extent consistent with the Contract Documents and reasonably reliable from them as being necessary to produce the indicated results.

14-89
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FORT LAUDERDALE, FL. 33325
jimmy@jfsdesignfl.com





NORTH SITE-920 S.W. 9th St., HALLANDALE BEACH, FL. 33009 DIVISION 8-LANDSCAPING-CITY OF HALLANDALE BEACH LANDSCAPE SITE CALCULATIONS 8/11/2017				
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 40.00%		12,149 S.F. 42.23%
LANDSCAPE REQUIREMENTS		REQUIRED TREES	SHRUBS	PROVIDED 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 2 EXIST+ 7 BS+ 3 CAS+ 7 CS + 2 ILA
	50 percent shade trees	10		11 2 EXIST+ 7 BS + 2 ILA
	TOTALS	20		21
NATIVE REQUIREMENT				
	TREES-50% NATIVE 20 REQUIRED TREES X 50% = NATIVE TREES/PALMS	10		18 2 EXIST+ 7 BS+ 7 CS+ 2 ILA
	STREET TREES S.W. 9th St. 200 L.F. @ 1 tree / 30 L.F. OVERHEAD POWER LINE REQUIRES USE OF SMALL TREES PER FPL	7		7 7 CET

SOUTH SITE-901-925 S.W. 9th St., HALLANDALE BEACH, FL. 33009 DIVISION 8-LANDSCAPING-CITY OF HALLANDALE BEACH LANDSCAPE SITE CALCULATIONS 8/11/2017				
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 40.00%		17,665 S.F. 42.60%
LANDSCAPE REQUIREMENTS		REQUIRED TREES	SHRUBS	PROVIDED 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 28 REQUIRED TREES X 50% = NATIVE TREES/PALMS	14		24 15 CS+ 2 ILA+ 7 QV6
	STREET TREES S.W. 9th St. 270 L.F. @ 1 tree / 30 L.F.	9		9 7 EXIST. SM+ 2 SM
	S.W. 9th Ave. 144 L.F. @ 1 tree / 30 L.F.	5		5 2 EXIST. SM+ 3 SM

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

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
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.	08/17/17	Per DRC mtg. comments on 08-10-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

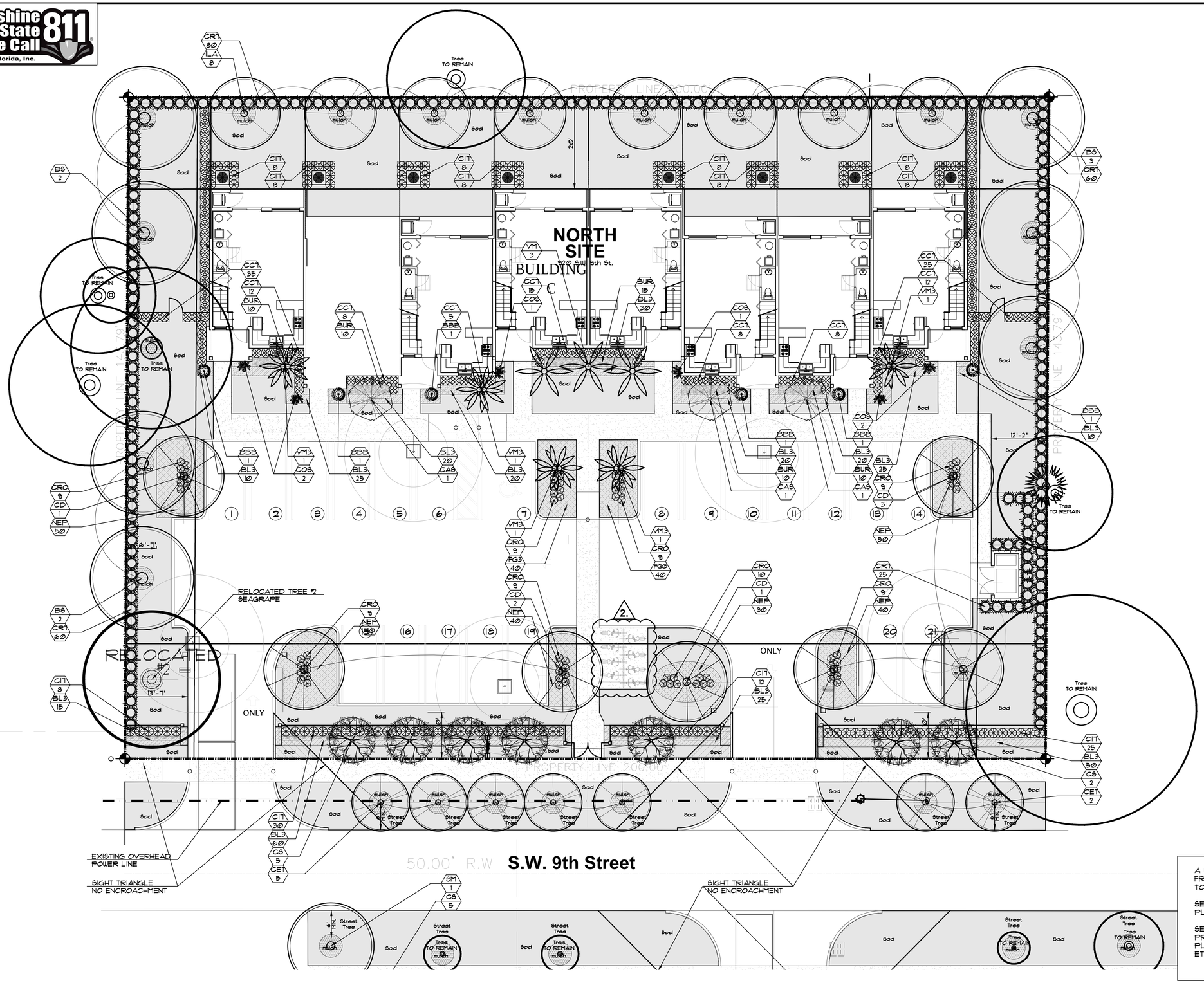
PROJECT No.: 14044-901
DATE: 07-17-14
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

L-1

14-86
JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004

Sunshine State One Call of Florida, Inc. 811



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

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FERNDALE PINES, FL. 33020
jimmy@jfsdesignfl.com

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. BOCASH
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.	08/17/17	Per DRC mtg. comments on 08-10-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

Owners and contractors are responsible for all work by the Contractor. The Contractor Documents are complementary and what is required by one shall be as binding as if required by all. Contractor shall be responsible for the proper execution and completion of the work in compliance with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

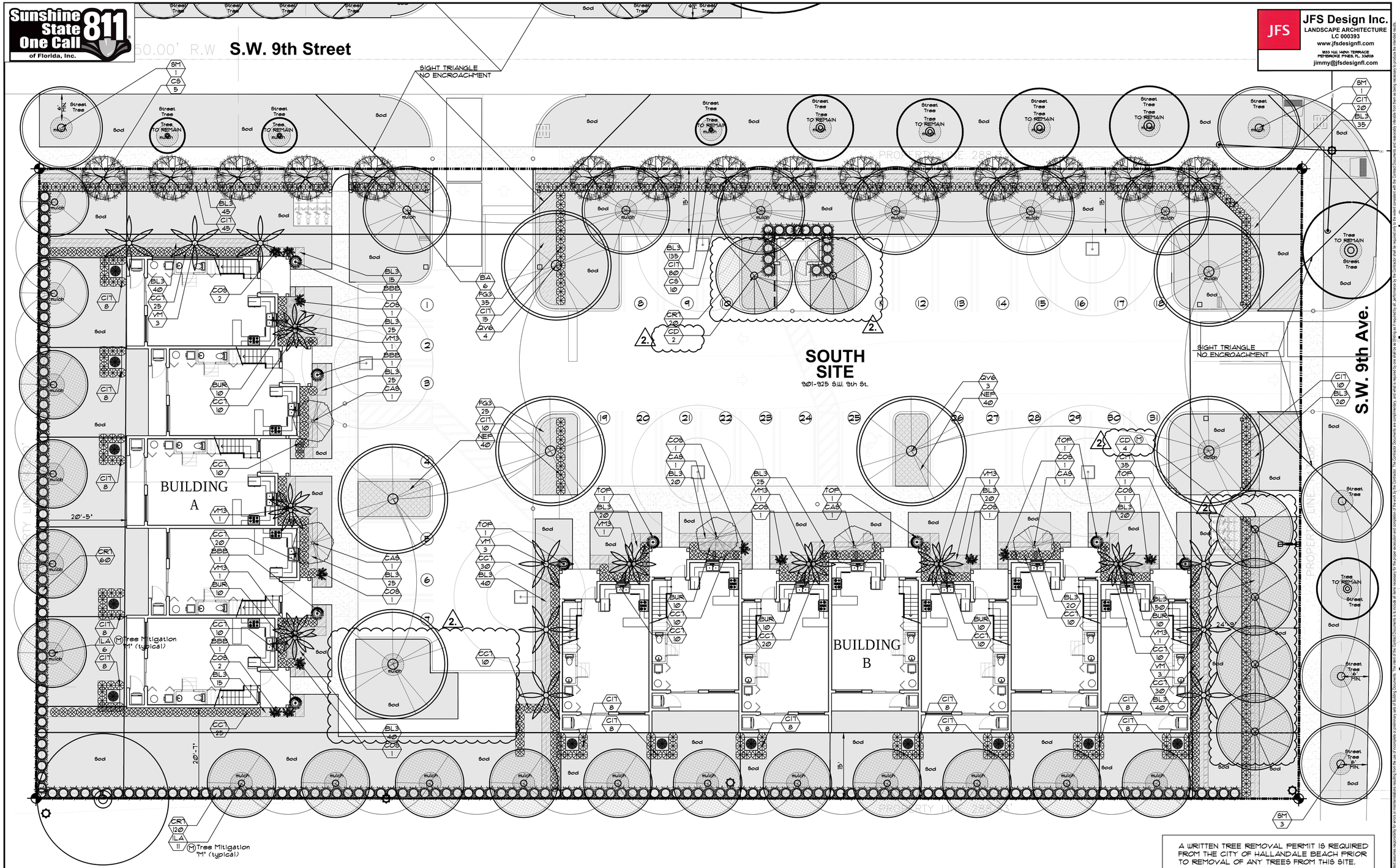
Dimensions shall not be scaled from drawings. Contractor is responsible for errors or misinformation resulting from the use of incomplete or preliminary sets of Building Documents. The start of the Contract Documents is to include all items necessary for the proper execution and completion of the work.

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

SHEET

L-2

14-89
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



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

0' 10' 20'

SCALE: 1" = 10'

SOUTH PROPERTY LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FORT LAUDERDALE, FL. 33009
jimmy@jfsdesignfl.com

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.	08/17/11	Per DRC mtg. comments on 08-10-11.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

SHEET

L-3

Sunshine State One Call of Florida, Inc. 811

Drawings and specifications are instruments of service and are the property of the Architect. The reproduction, alteration or reuse of these drawings and specifications without the written consent of the Architect is prohibited. Visual contact with these drawings and specifications shall constitute prima facie evidence of acceptance of these restrictions.

Contractor shall verify all plans, dimensions and conditions of the work on this project and report any errors, inconsistencies or omissions he may discover to the Architect before commencing work. The Contractor shall be responsible for all dimensions and conditions on the job and shall report any discrepancies to the Architect before commencing work. The Contractor shall be responsible for the proper execution and completion of the work in accordance with the Contract Documents and shall supply any work and materials reasonably inferable from them as being necessary to produce the intended results.

Dotted lines and underlines on Drawings and Specifications are complimentary and shall not be required by one shall be as binding as if required by all. Information shown on Drawings and Specifications is intended to be complimentary. The Contractor shall be responsible for any conflicts between the Drawings and Specifications and shall report any such conflicts to the Architect before commencing work affected by such conflicts.

14-89
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FT. LAUDERDALE, FL. 33062
jimmy@jfsdesignfl.com

NORTH PROPERTY PLANTLIST

TREE CREDIT	MITIGATION TREES	STREET TREES	LOT TREES
2. 13		7	32
2 CU=8 credits		CET	7 BS
1 BS=3 credits			+ 3 CAS
1 SP=2 credits			+ 7 CS
			+ 8 ILA
			+ 7 CD

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		
EXISTING PALMS TO REMAIN- ON SITE					
			1 SABAL PALM		
EXISTING PALMS TO RELOCATE- ON SITE					
			1 SEAGRAPE		
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	7	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
VM13		5	MONTGOMERY PALMS	Veitchia montgomeryana	TPL. TK., FG., 14' o.a., full hd.
SHRUBS					
CC7	YES	138	JAMAICA CAPER	Capparis cynophallophora	3 gal., 24" x 24", 24" o.c. full
CI7	YES	139	COCOPLUM	Chysobalanus icaco	3 GAL., 24" x 24" full, 24" o.c.
CR7		225	PITCH APPLE	Clusia rosea	3 GAL., 24" ht., 30" O.C., FTB.
CRO		73	CROTON 'PETRA'	Codiaeum 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		330	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	250	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.
8/11/2017

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	4	RELOCATE		RELOCATE TO FRONT ISLAND
3	CU	SEAGRAPE	#	32	35	48	962	4	REMAIN		
4											
5											
6											
7	BS	GUMBO LIMBO	*Bursera simaruba*	30	30	16,10	707	3	REMAIN		
8											
9											
10											
11	SP	SABAL PALM	*Sabal palmetto*	30	12	10	113	2	REMAIN		
12											
13											
14											
								13		0	

SOUTH PROPERTY PLANTLIST

TREE CREDIT	MITIGATION TREES	STREET TREES	LOT TREES
2. 15	21	5	35
3 SM=3 credits	6 CD	SM	6 BA
6 SM=12 credits	+ 15 ILA		+ 5 CAS
			+ 15 CS
			+ 2 ILA
			+ 7 QV6

901-925 S.W. 9th St.

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN-ON SITE					
			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.
CD	YES	6	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 3" cal.
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	3 gal., 24" x 24", 24" o.c. full
CI7	YES	311	COCOPLUM	Chysobalanus icaco	3 GAL., 24" x 24" full, 24" o.c.
CR7		200	PITCH APPLE	Clusia rosea	3 GAL., 24" 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.
8/11/2017

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
								15		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.

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.	08/11/11	Per DRC mtg. comments on 08-10-11.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

SHEET
L-4

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

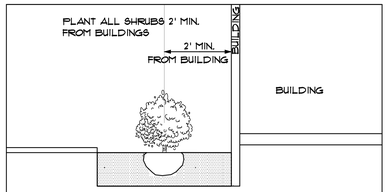
14-09
JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004

Sunshine State One Call 811 of Florida, Inc.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FT. LAUDERDALE, FL. 33062
jimmy@jfsdesignfl.com

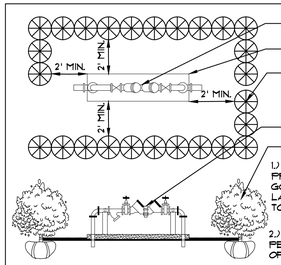
FERTILIZATION:

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.



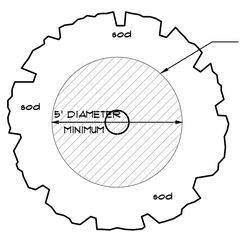
SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.

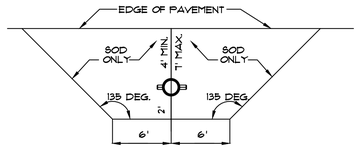


8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY.

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.

TYPICAL MULCH RING FOR FREE-STANDING TREES AND PALMS

N.T.S.



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 521.2

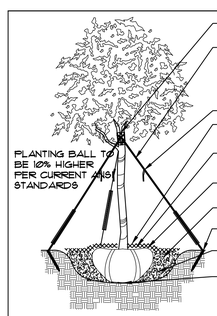
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

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.

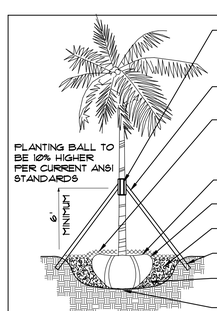
FIRE HYDRANT CLEAR ZONE

N.T.S.



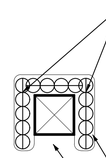
TREE PLANTING DETAIL

N.T.S.



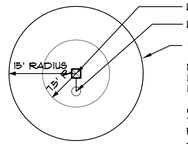
PALM PLANTING DETAIL

N.T.S.



TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



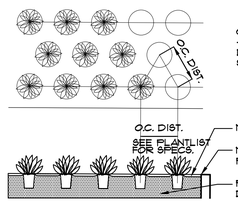
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

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

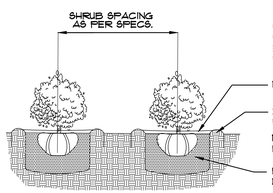
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVER DETAIL

N.T.S.



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 18" 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 5-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 50% 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.

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.	08/17/17	Per DRC mtg. comments on 08-12-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

SHEET

L-5

Contractor shall verify all conditions 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.

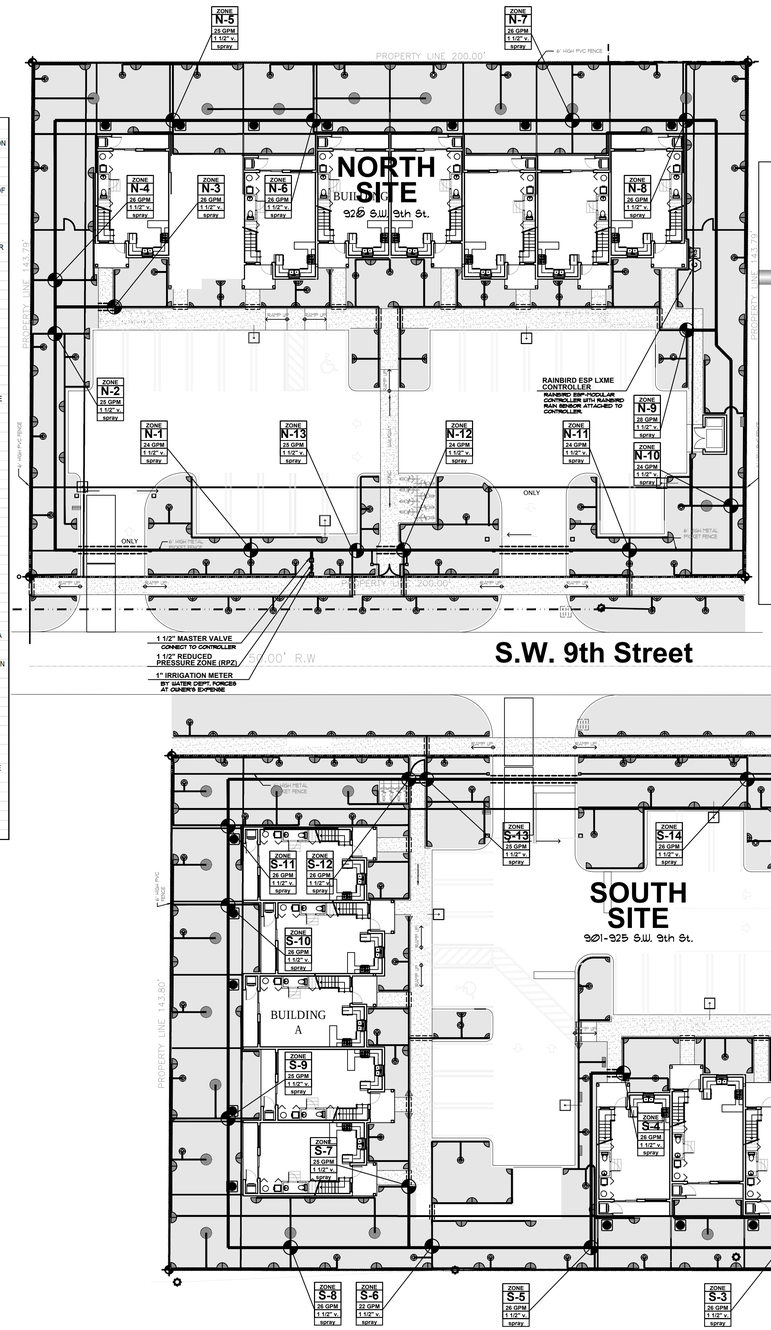
Contractor shall not proceed with Bidding Documents or preparing bids, notify the Owner and Architect immediately regarding any discrepancies including the fact that all information or preliminary work is required for the proper execution and completion of the work by the Contractor.

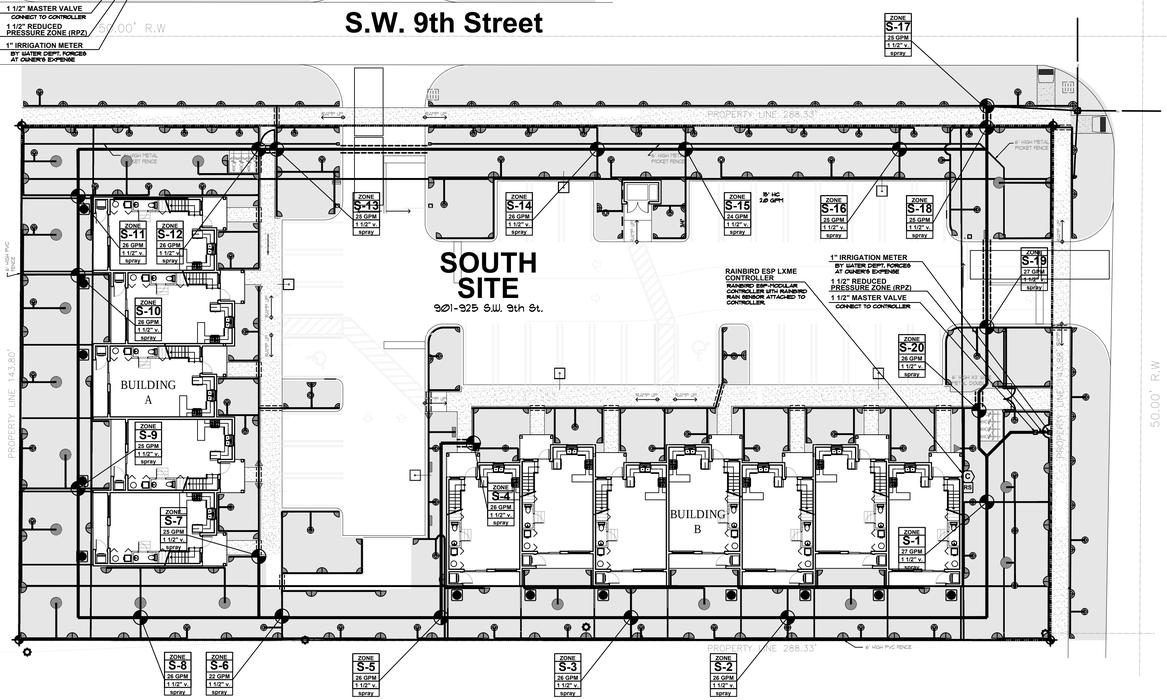
14-89
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

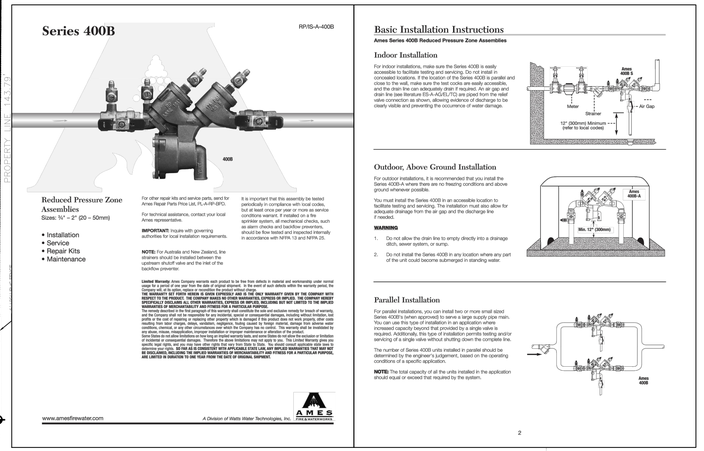
Sunshine State One Call of Florida, Inc. 811

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 UTILITES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCENT 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.







IRRIGATION LEGEND

NORTH SITE

1" IRRIGATION METER BY WATER DEPT. FORCES, AT OWNER'S EXPENSE

1 1/2" BACKFLOW PREVENTER (RPZ)

1 1/2" MASTER VALVE CONNECT TO CONTROLLER

SOUTH SITE

1" IRRIGATION METER BY WATER DEPT. FORCES, AT OWNER'S EXPENSE

1 1/2" BACKFLOW PREVENTER (RPZ)

1 1/2" MASTER VALVE CONNECT TO CONTROLLER

GV — ISOLATION GATE VALVE

1 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

12' radius — 10', 12', 15' RADIUS AS SHOWN

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).

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.

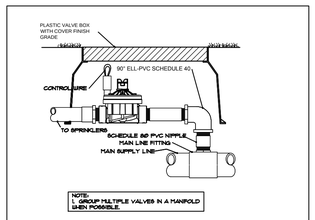
ALL IRRIGATION COMPONENTS TO BE RE-USE PURPLE COLOR (TYPICAL).

north

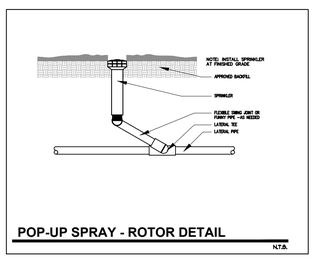
0' 10' 50'

SCALE: 1" = 20'

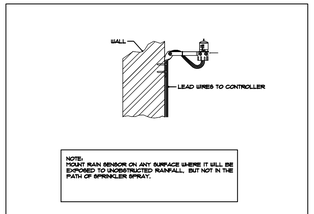
SITE IRRIGATION PLAN



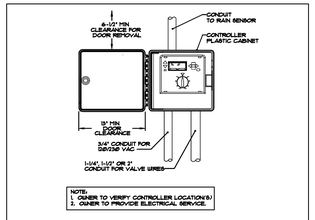
VALVE DETAIL — N.T.A.



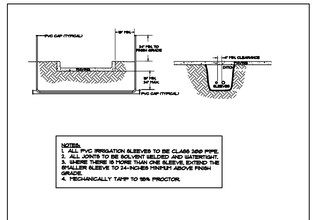
POP-UP SPRAY - ROTOR DETAIL — N.T.A.



RAIN SENSOR DETAIL — N.T.A.



CONTROLLER DETAIL — N.T.A.



SLEEVING AND TRENCH DETAIL — N.T.A.

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"

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.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.W. 149th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

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.	08/17/17	Per DRC mtg. comments on 08-10-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

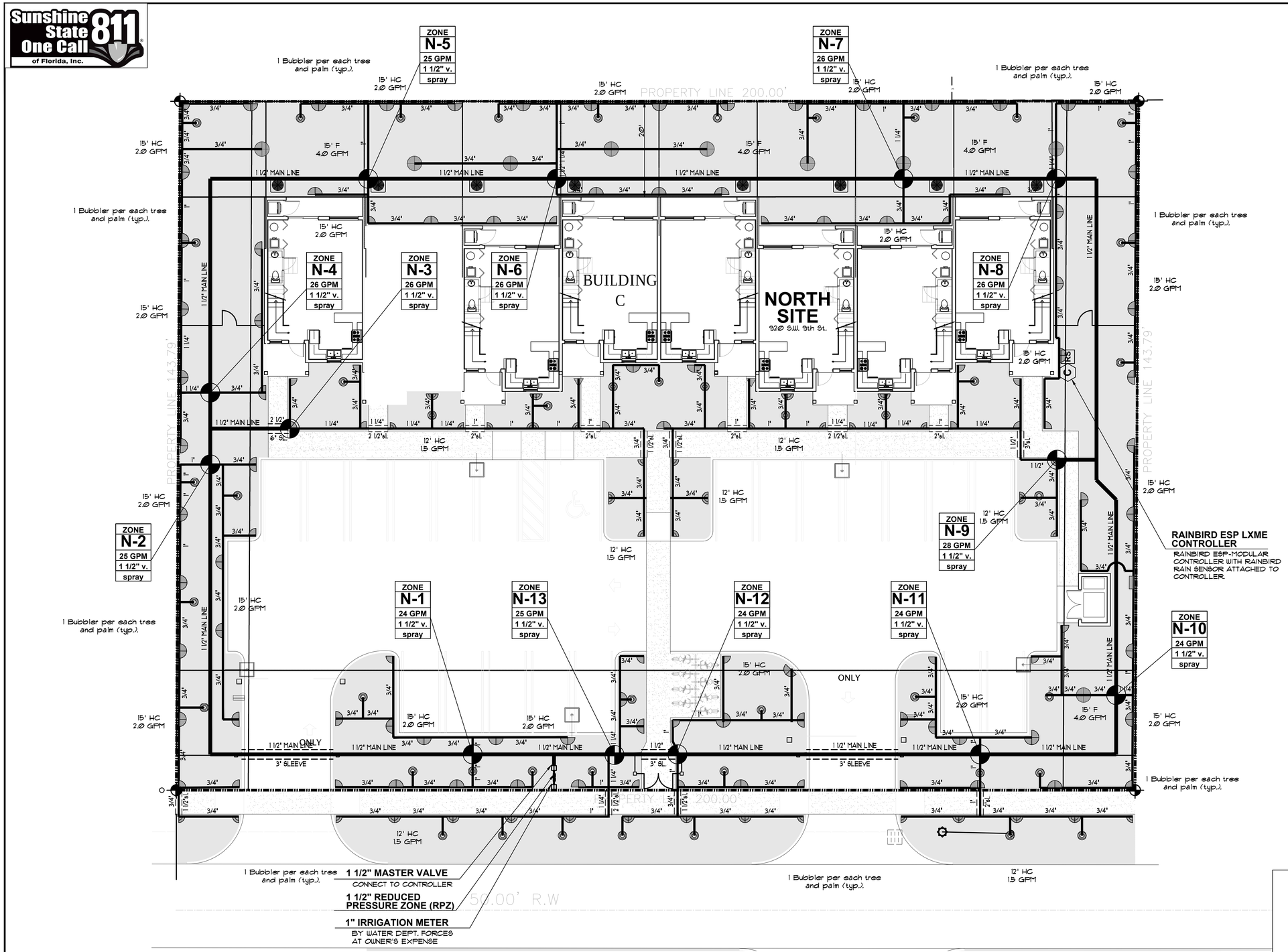
SHEET

IRR-1

14-29
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FT. LAUDERDALE, FL. 33306
jimmy@jfsdesignfl.com



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
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.	08/17/17	Per DRC mtg. comments on 08-10-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

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

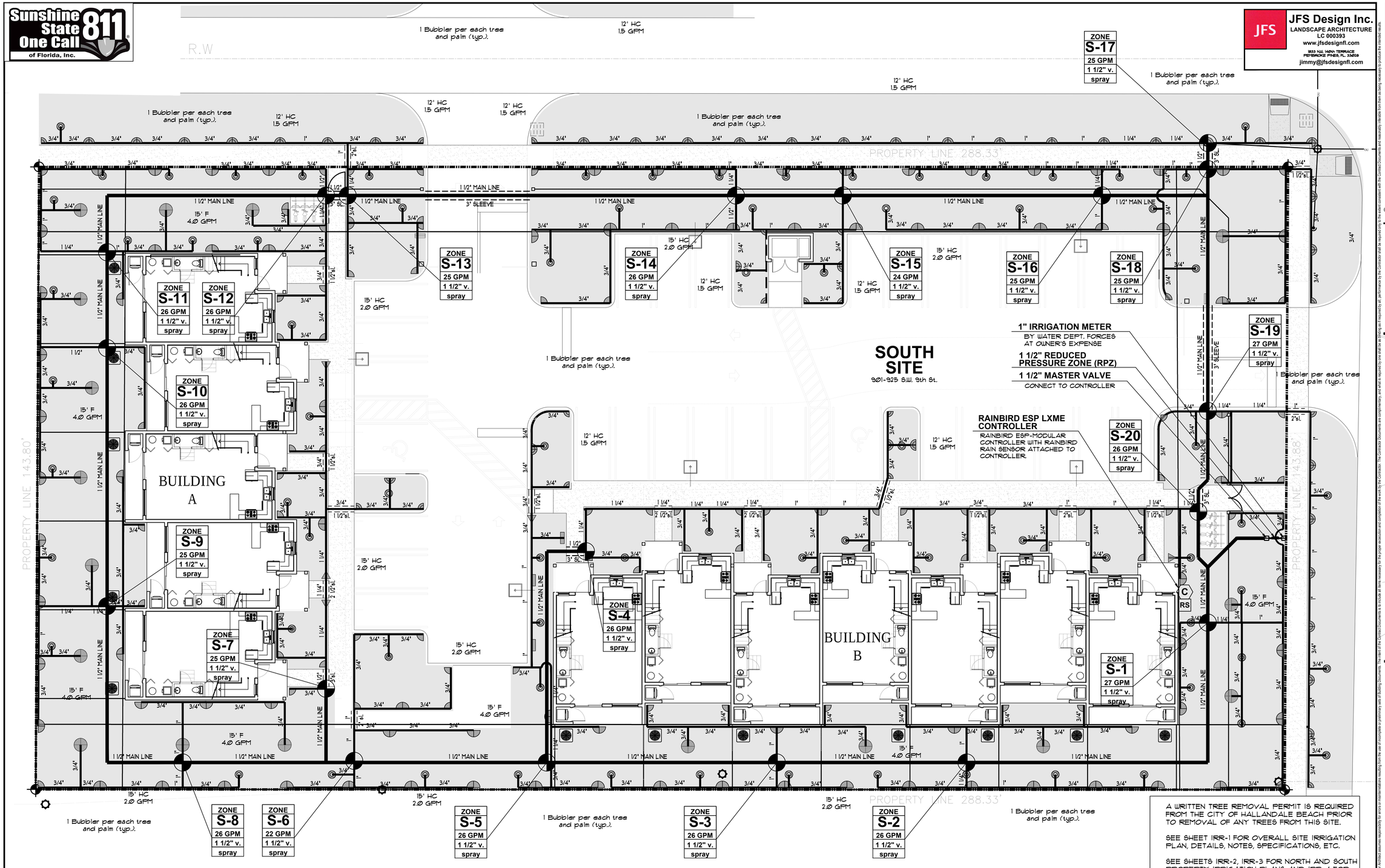
SHEET
IRR-2

Bidders shall plan compass and of Bidding Documents in preparing bids. Author the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The 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.

14-29
JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2004

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 N.E. 149th TERRACE
FORT LAUDERDALE, FL. 33305
jimmy@jfsdesignfl.com



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

0' 10' 20'

SCALE: 1" = 10'

SOUTH PROPERTY 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.	08/17/17	Per DRC mtg. comments on 08-16-17.
2.	04/24/18	Per DRC mtg. comments on 03-15-18.

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

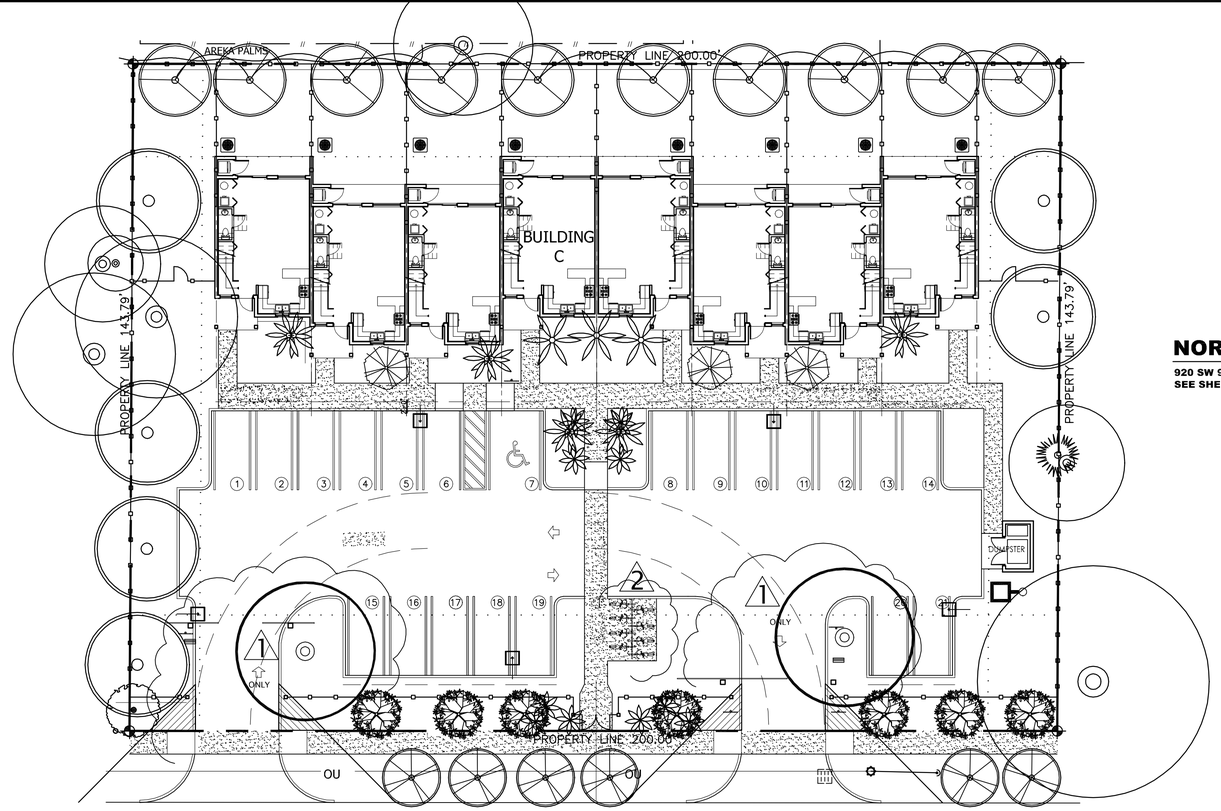
PROJECT No.:	14044-901
DATE:	07-17-14
DRAWN BY:	TMS
CHECKED BY:	JBK

SHEET

IRR-3

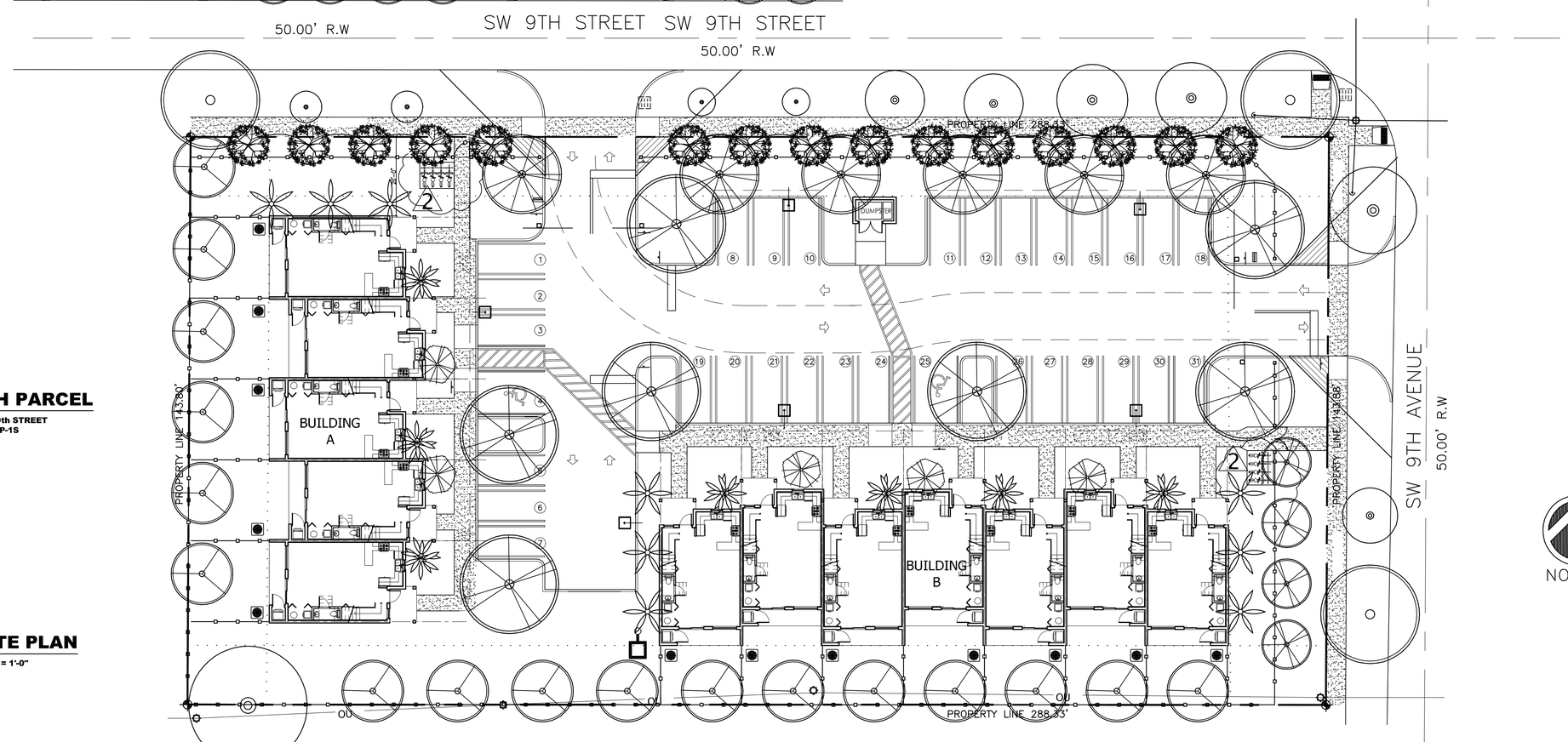
©2014 Shall not constitute part of Bidding Documents or property title, rights the Owner or Architect assumes responsibility for and no of misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The meaning of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

14-89
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



NORTH PARCEL

920 SW 9th STREET
SEE SHEET SP-1N



SOUTH PARCEL

901-925 SW 9th STREET
SEE SHEET SP-1S

1 SITE PLAN

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

NORTH

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
920 SW 9th STREET
901-925 SW 9th STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

COMBINED SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	11.14.17	PLANNING & ZONING
2	3.12.18	PLANNING & ZONING

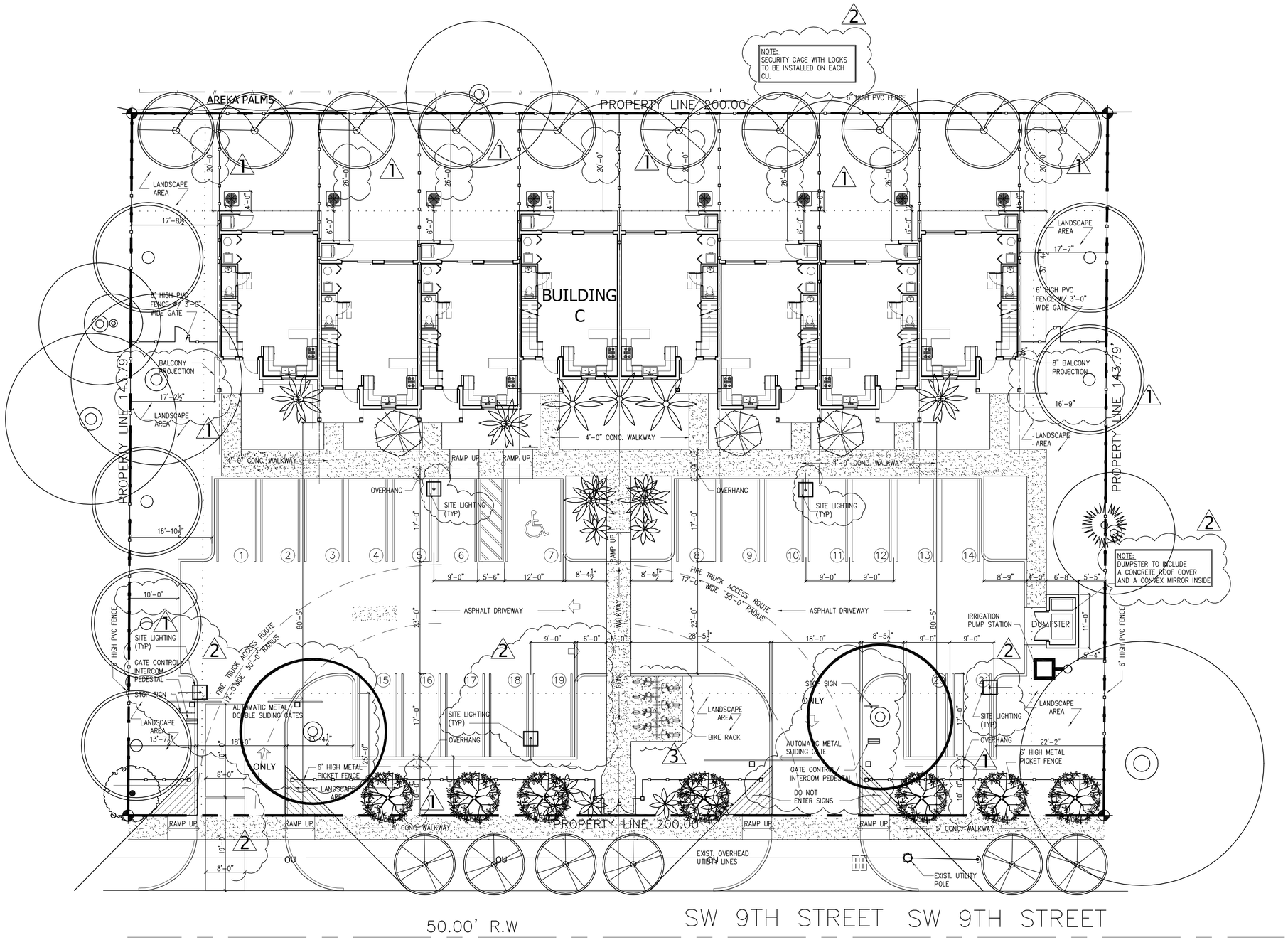
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 14044
DATE: 12.02.15
DRAWN BY: TMS/RH
CHECKED BY: JBK

SHEET

SP-1

Notes: Shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Board of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



1 NORTH PARCEL SITE PLAN

SCALE: 3/32" = 1'-0"

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
920 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

NORTH PARCEL SITE PLAN
BUILDING C

REVISIONS

No.	DATE	DESCRIPTION
1	12.05.16	PLANNING & ZONING
2	8.16.17	POLICE / SANITATION / PLANNING
3	3.19.18	PLANNING & ZONING

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

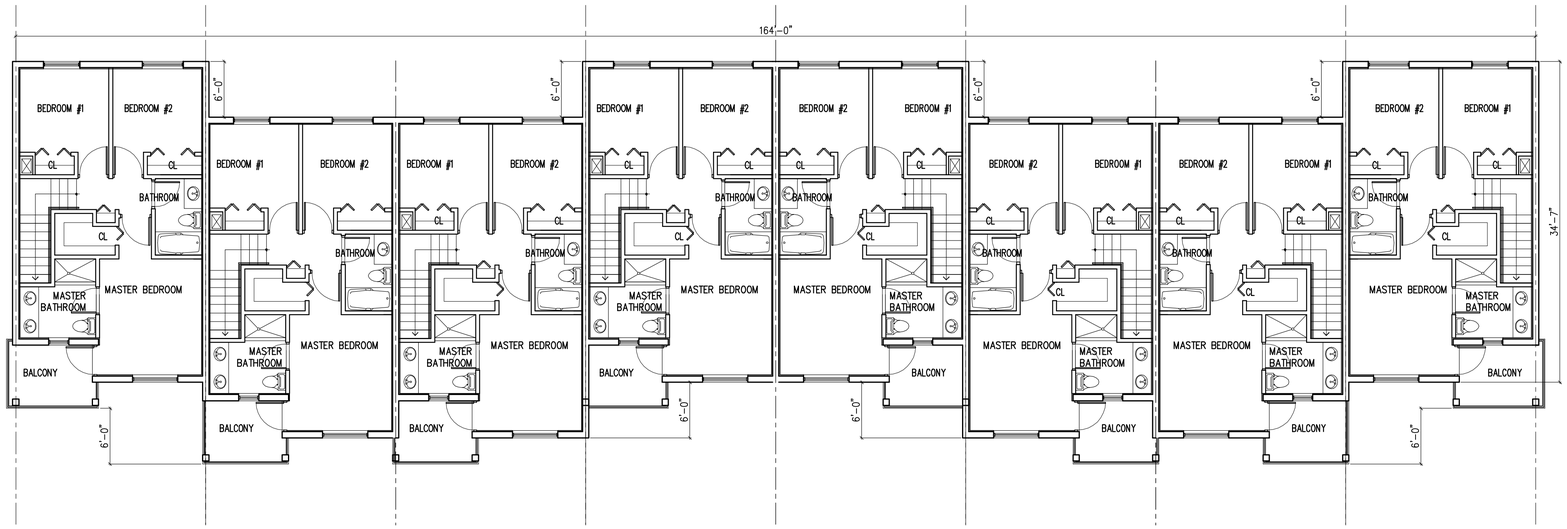
PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

SP-1N

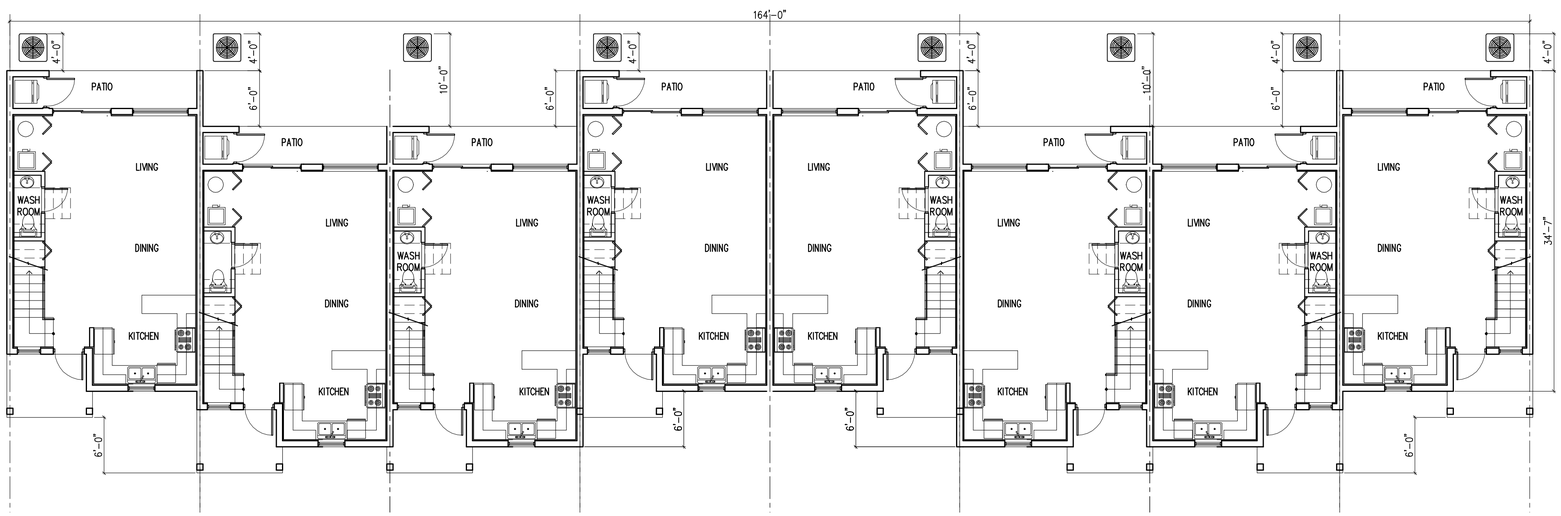
Drawings and specifications as instruments of Building Documents, the property of the Owner (or Architect) assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The Owner (or Architect) assumes responsibility for the proper 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.

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



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

NORTH

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
920 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

BUILDING FLOOR PLANS

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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

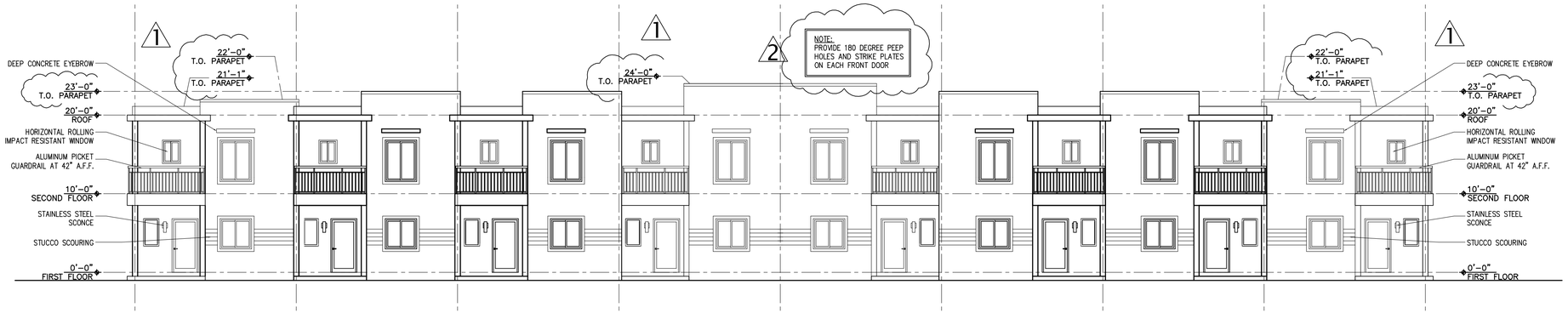
PROJECT No.: 14044
DATE: 12.02.15
DRAWN BY: TMS/RH
CHECKED BY: JBK

SHEET

A-1N

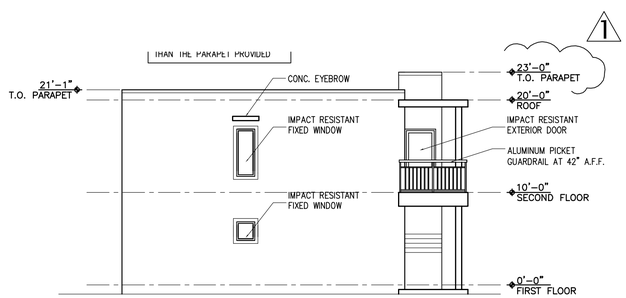
Bidders shall not complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required to perform work reasonably inferable from the Contract Documents as being necessary to produce the intended results.

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2006



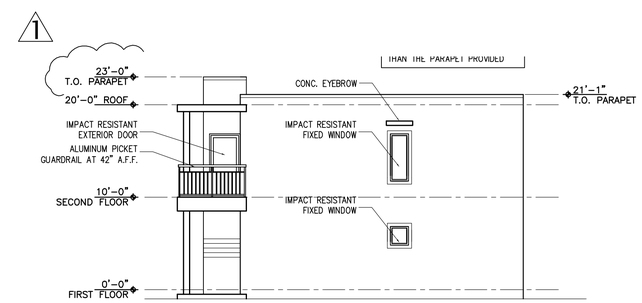
1 SOUTH ELEVATION

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



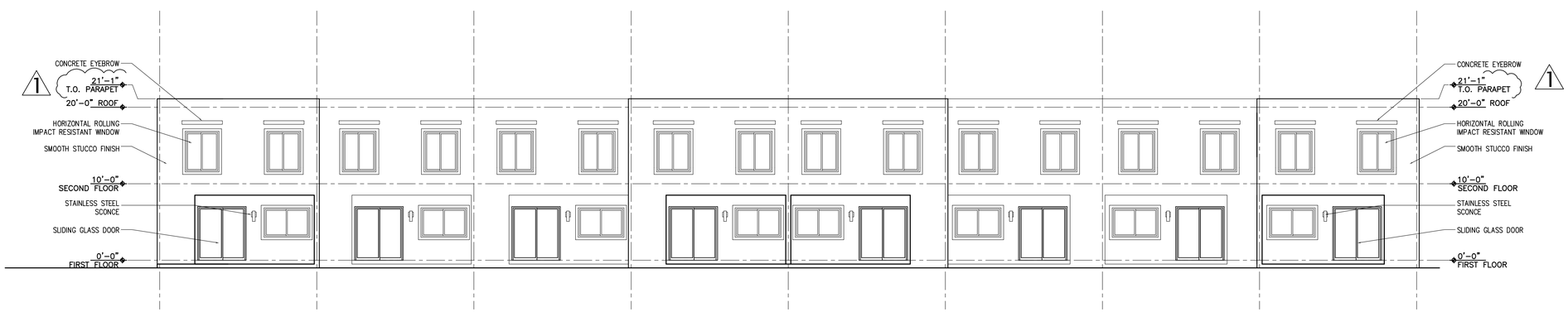
2 WEST ELEVATION

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



3 EAST ELEVATION

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



4 NORTH ELEVATION

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

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

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
920 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

BUILDING FLOOR PLANS AND ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	12.05.16	PLANNING AND ZONING
2	8.16.17	POLICE

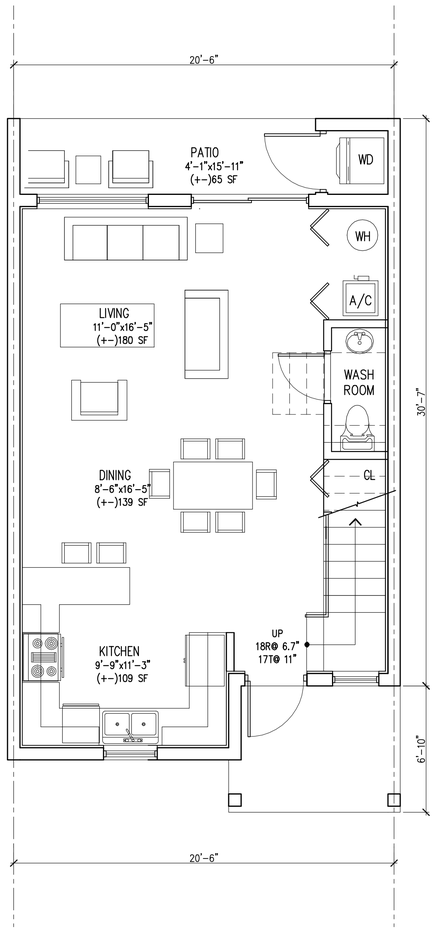
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

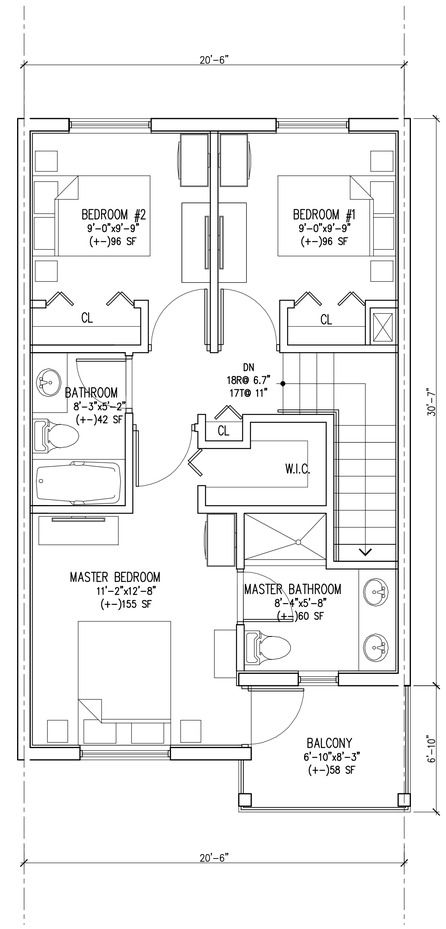
A-2N

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



1 FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN

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

FIRST FLOOR UNIT AREA = 610 SF.
SECOND FLOOR UNIT AREA = 676 SF.
TOTAL UNIT AREA = 1286 SF.

NORTH

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
920 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

UNITT FLOOR PLANS

REVISIONS

No.	DATE	DESCRIPTION
-		

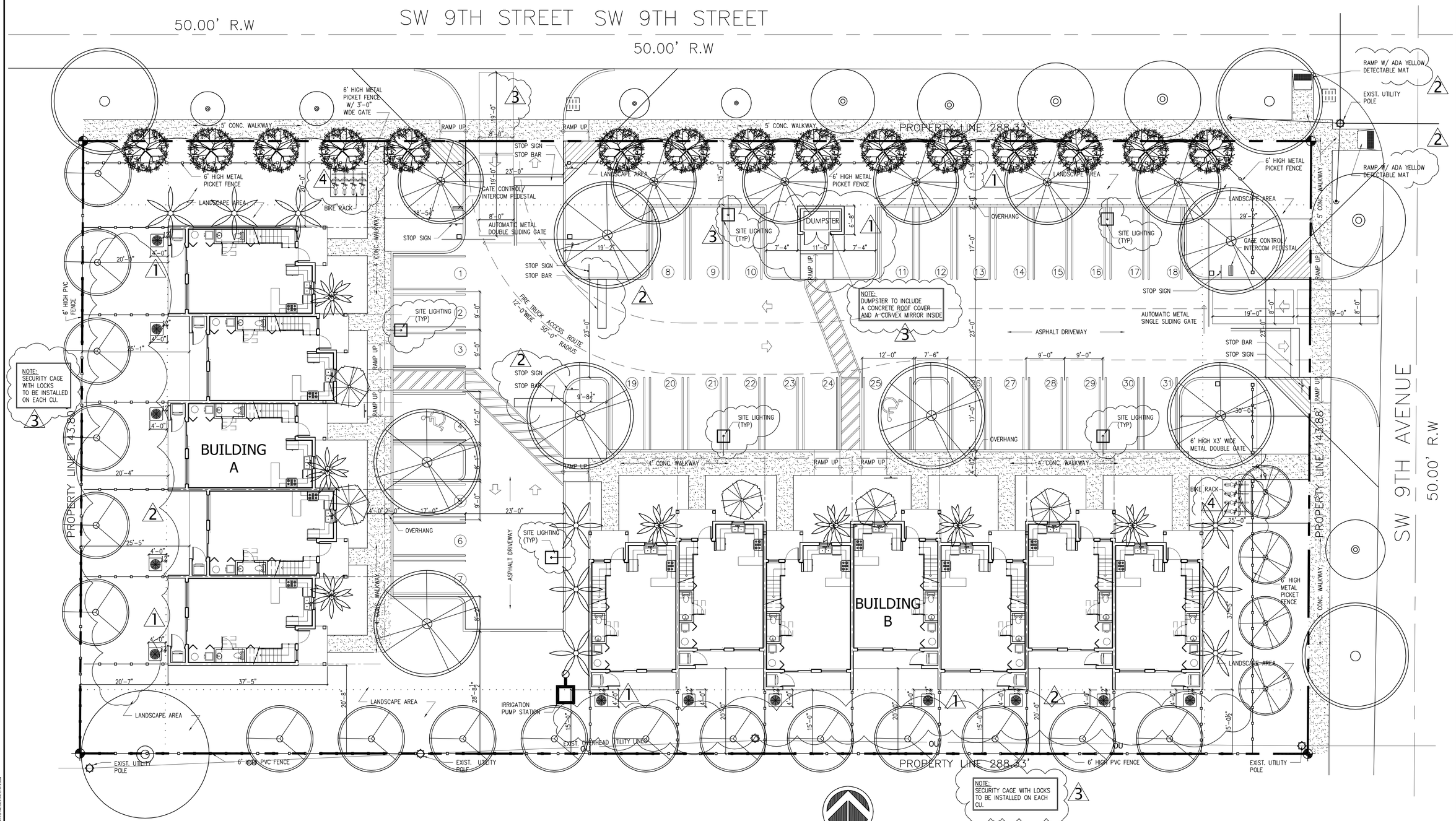
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 14044
DATE: 12.02.15
DRAWN BY: TMS/RH
CHECKED BY: JBK

SHEET

A-3N

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



1 SOUTH PARCEL SITE PLAN

SCALE: 3/32" = 1'-0"

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

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd. Hollywood, Florida 33020

(954) 920 5746 phone - (954) 926 2841 fax

kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
901-925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

SOUTH PARCEL SITE PLAN
BUILDING A & BUILDING B

REVISIONS

No.	DATE	DESCRIPTION
1	12.02.15	PLANNING AND ZONING
2	12.05.16	TRAFFIC
3	8.16.17	POLICE / SANITATION / PLANNING
4	3.21.18	PLANNING AND ZONING

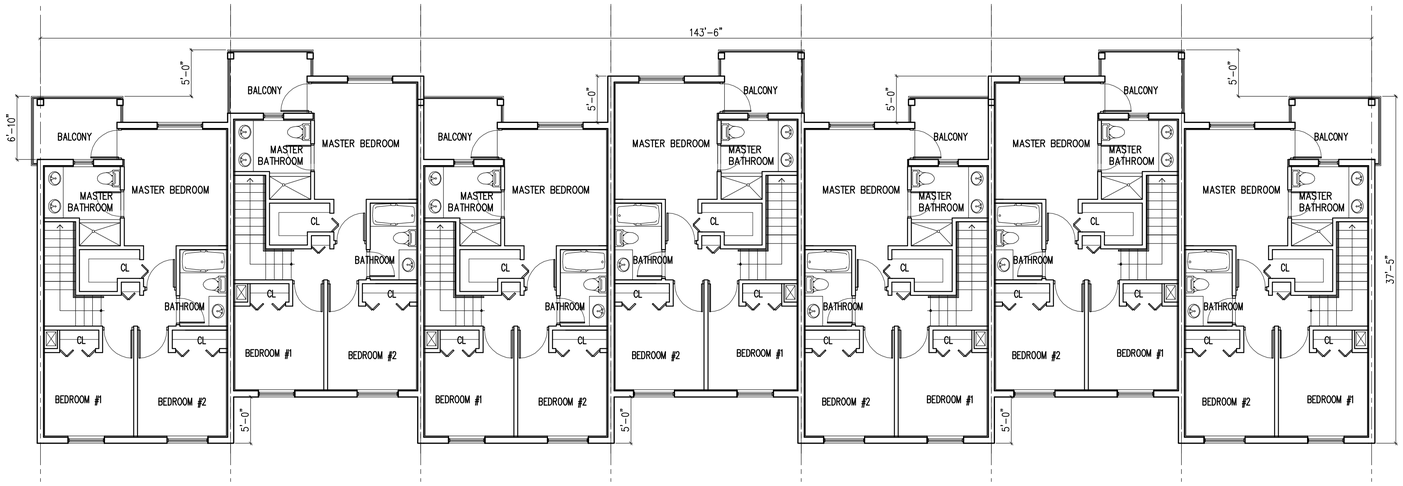
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

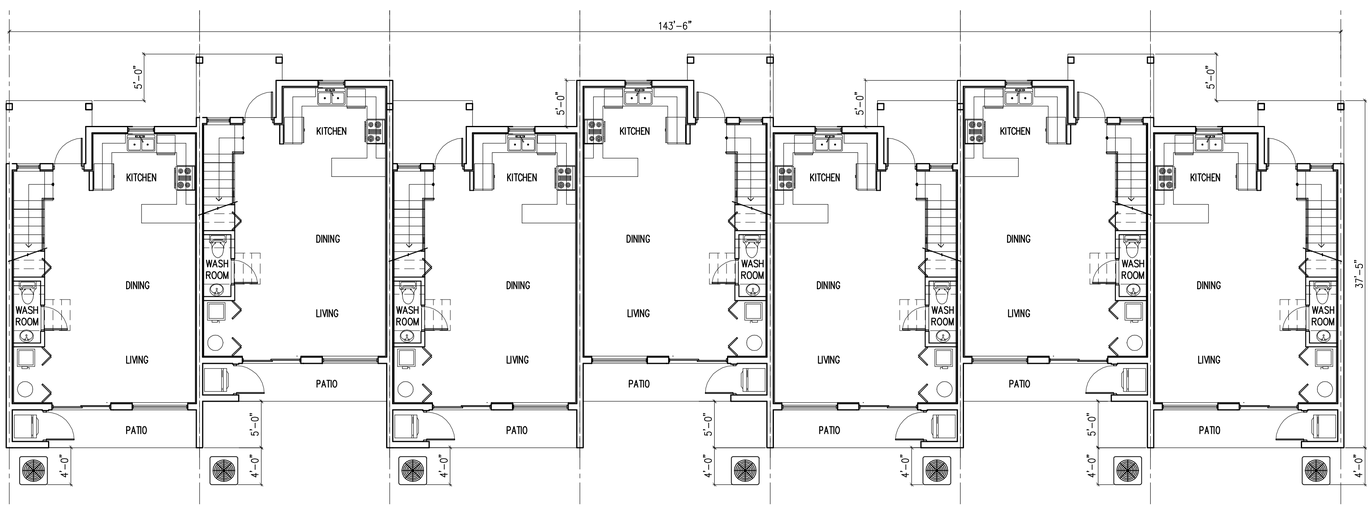
SP-1S

Notes: Shall also complete sets of Building Documents to prepare a bid, rather the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
901-925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

BUILDING B FLOOR PLANS
SEVEN UNIT CLUSTER

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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

PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

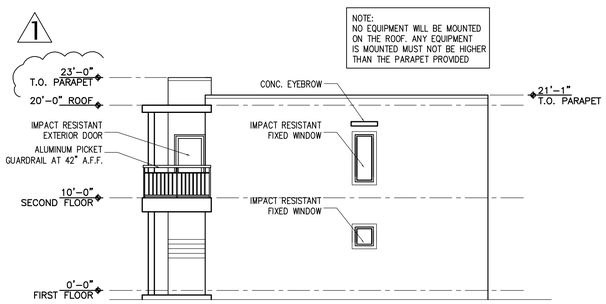
A-1S

Notice: All as-complete sets of Bidding Documents is prepared by JBK, neither the Owner nor Architect assume responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to produce 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 of items required only by the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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

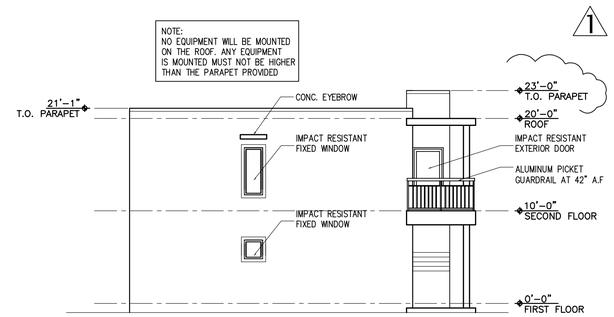
1 SOUTH ELEVATION

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



2 WEST ELEVATION

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



3 EAST ELEVATION

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

4 NORTH ELEVATION

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

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
901-925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

BUILDING B FLOOR PLANS
ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	12.05.15	PLANNING AND ZONING
2	8.16.17	POLICE

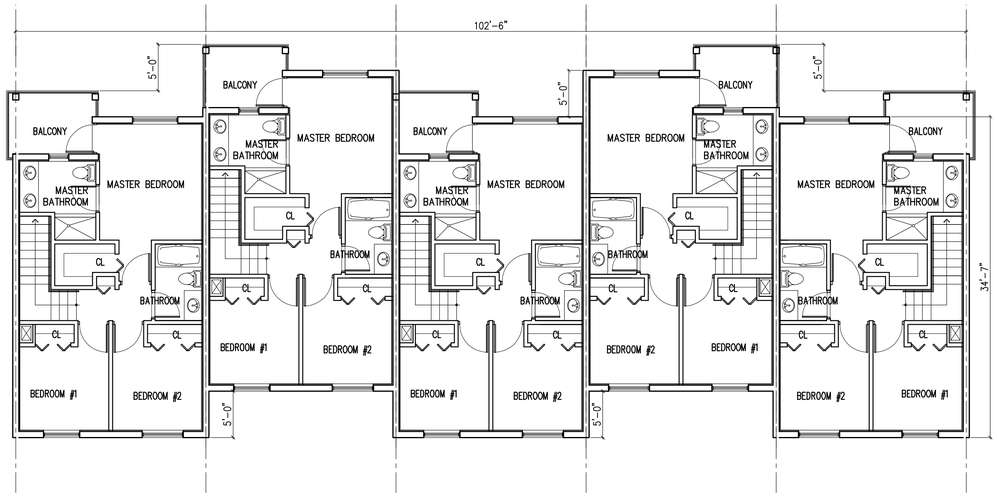
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

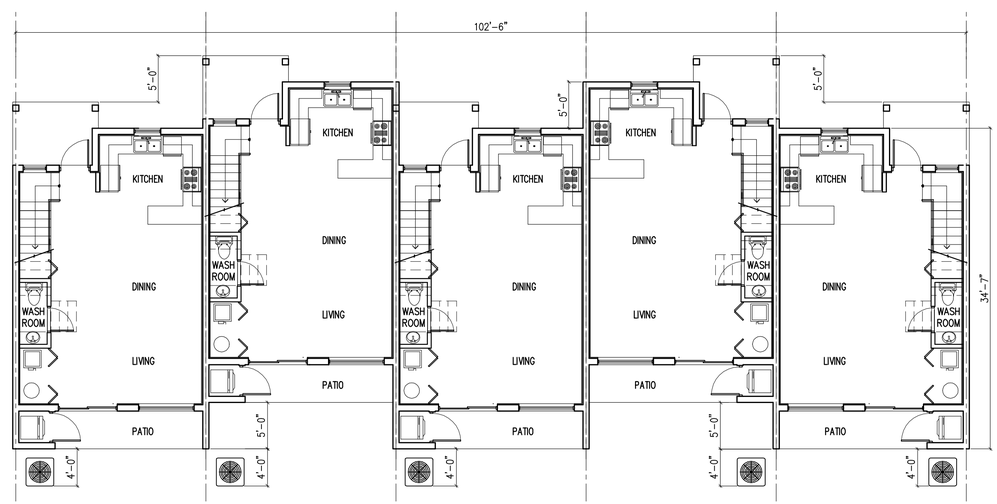
A-2S

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



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

NORTH

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

AA# 26001212

2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
901-925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

BUILDING A FLOOR PLANS
ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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

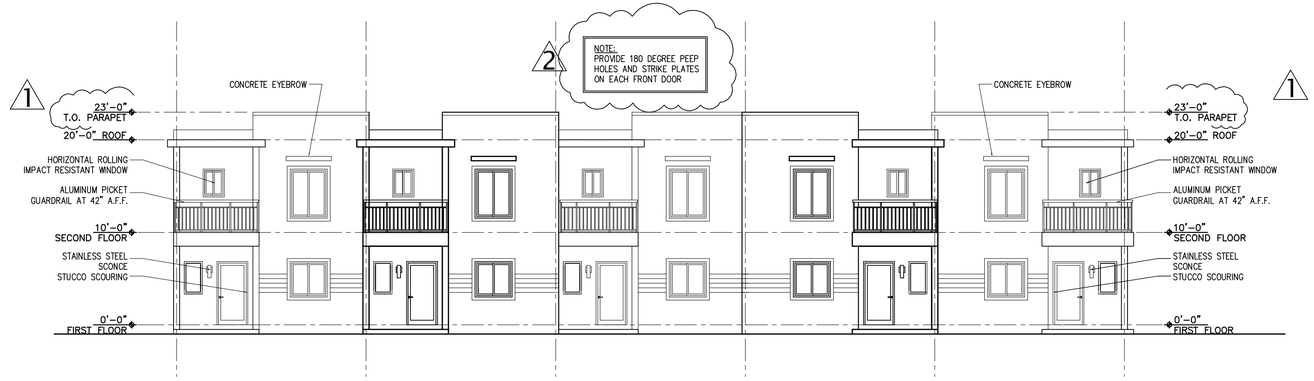
PROJECT No.: 14044
DATE: 12.02.16
DRAWN BY: TMS/RH
CHECKED BY: JBK

SHEET

A-3S

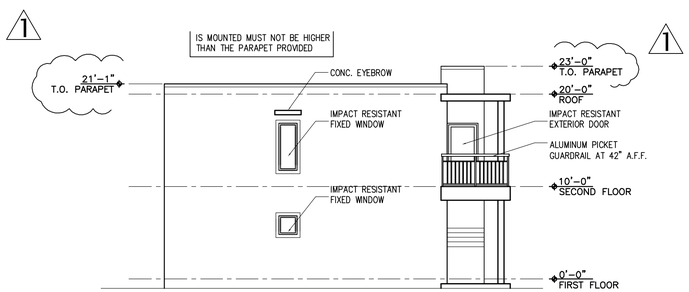
Sections shall take complete sets of Bidding Documents for preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The general the Contract Documents are complete, and will be required by one shall be in bidding and if required by all performance by the Contractor shall provide all other work or labor necessary to produce the intended results.

JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2006



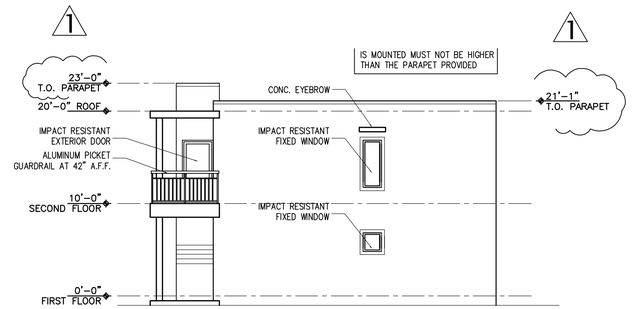
1 EAST ELEVATION

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



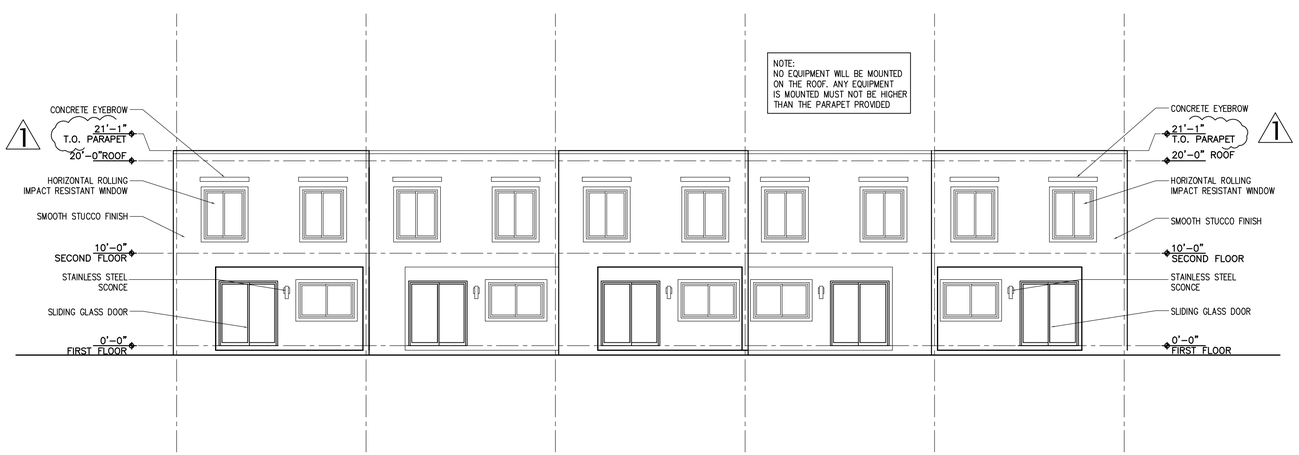
2 SOUTH ELEVATION

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



3 NORTH ELEVATION

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



4 WEST ELEVATION

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

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
901-925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

BUILDING A ELEVATIONS
FIVE UNIT CLUSTER

REVISIONS

No.	DATE	DESCRIPTION
1	12.05.16	PLANNING AND ZONING
2	8.16.17	POLICE

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

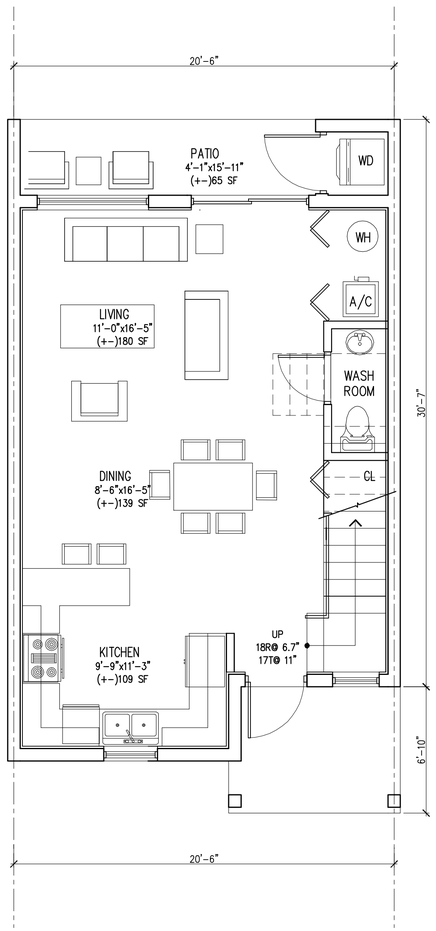
PROJECT No.: 14044
DATE: 12.02.15
DRAWN BY: TMS/RH
CHECKED BY: JBK

SHEET

A-4S

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

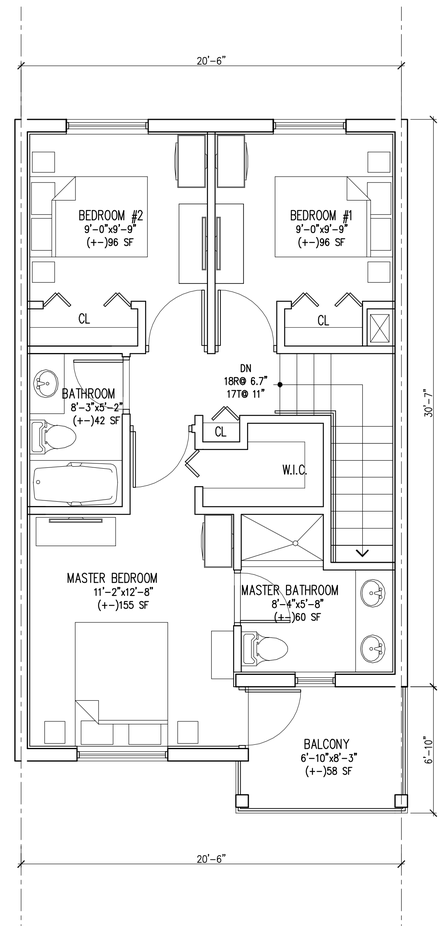
JOSEPH B. KALLER & ASSOCIATES, P.A., ALL RIGHTS RESERVED © 2004



1 FIRST FLOOR PLAN

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

FIRST FLOOR UNIT AREA = 610 SF.
SECOND FLOOR UNIT AREA = 676 SF.
TOTAL UNIT AREA = 1286 SF.



2 SECOND FLOOR PLAN

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

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

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

TOWNHOMES AT
901 -925 SW 9TH STREET
HALLANDALE BEACH FL 33009

SHEET TITLE

UNITT FLOOR PLANS

REVISIONS

No.	DATE	DESCRIPTION
-		

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

PROJECT No.:	14044
DATE:	12.02.15
DRAWN BY:	TMS/RH
CHECKED BY:	JBK

SHEET

A-5S

Contractor shall visit complete work of Building Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Building Documents. The period 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 construed to imply that he has satisfied himself as to the conditions under which the work is to be performed, and he shall not be relieved by any misunderstanding of the extent of the work to be performed.