KallerArchitecture

LETTER OF INTENT

633 W HALLANDALE BEACH BLVD

PROJECT ADDRESS: 633 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009
FOLIO NUMBER: 5142-28-12-0130
OWNER: GUSPAB LLC
PROJECT NUMBER: 22198



North-east façade

We are proposing a single-story commercial building which is 4,671 SQ. FT., we anticipate this development to have 2-3 tenants/businesses and 8-15 employees. As seen in the rendering, the development has a clean and modern design, highlighting its double height and radical volumetric composition, which has a dialogue with the neighboring building located to the east of the property and harmonizes with the existing and future surroundings. Being a one-story building, this development will have a minimal impact on the neighboring properties due to shade from solar exposure.

PROPOSED MATERIAL BOARD:



The main materials are: Black fenestration and white exterior walls (smooth finish stucco) to create the illusion that the frame is floating, it also has a vertical garden on the east façade and UPVC panels into a grid to bring dynamism to the composition.

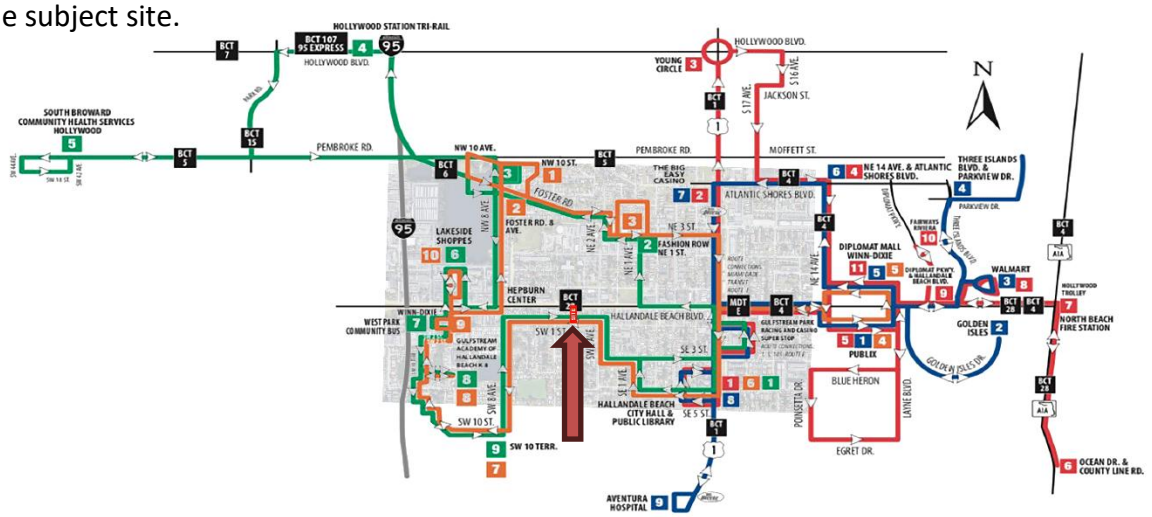


East view façade

Regarding energy consumption, this will be defined more thoroughly with the tenants to meet their specific requirements and all the details will be coordinated with the MEP engineer to make the relevant calculations to reduce energy consumption as much as possible.

The proposed building conforms with the local designs and zoning code requirements including but not limited to the height, scale, landscaping, etc. the building provides a significant amount of glazing and pedestrian access with a welcoming communication with the public.

Please see attached the City of Hallandale Beach Community Bus System Map and the location of the subject site.



Route 1

HALLANDALE CITY HALL & LIBRARY	THE BIG EASY CASINO	YOUNG CIRCLE	NE 14 AVE & ATLANTIC SHORES BLVD	GOLDEN ISLES SC/ PUBLIX SE 14 AVE	OCEAN DR COUNTY LINE RD	NORTH BEACH FIRE STATION	WALMART HALLANDALE BEACH BLVD	DIPLOMAT PKWY/ HALLANDALE BEACH BLVD	FAIRWAYS RIVIERA	DIPLOMAT MALL	HALLANDALE CITY HALL & LIBRARY
1	2	3	4	5	6	7	8	9	10	11	1
7:00a	7:13a	7:23a	7:29a	7:37a	7:47a	7:53a	7:58a	8:03a	8:09a	8:15a	8:25a
7:45a	7:58a	8:08a	8:14a	8:22a	8:32a	8:38a	8:43a	8:48a	8:54a	9:00a	9:10a
8:30a	8:43a	8:53a	8:59a	9:07a	9:17a	9:23a	9:28a	9:33a	9:39a	9:45a	9:55a
9:15a	9:28a	9:38a	9:44a	9:52a	10:02a	10:08a	10:13a	10:18a	10:24a	10:30a	10:40a
10:00a	10:13a	10:23a	10:29a	10:37a	10:47a	10:53a	10:58a	11:03a	11:09a	11:15a	11:25a
10:45a	10:58a	11:08a	11:14a	11:22a	11:32a	11:38a	11:43a	11:48a	11:54a	12:00p	12:10p
11:30a	11:43a	11:53a	11:59a	12:07p	12:17p	12:23p	12:28p	12:33p	12:39p	12:45p	12:55p
12:15p	12:28p	12:38p	12:44p	12:52p	1:02p	1:08p	1:13p	1:18p	1:24p	1:30p	1:40p
1:00p	1:13p	1:23p	1:29p	1:37p	1:47p	1:53p	1:58p	2:03p	2:09p	2:15p	2:25p
1:45p	1:58p	2:08p	2:14p	2:22p	2:32p	2:38p	2:43p	2:48p	2:54p	3:00p	3:10p
2:30p	2:43p	2:53p	2:59p	3:07p	3:17p	3:23p	3:28p	3:33p	3:39p	3:45p	3:55p
3:15p	3:28p	3:38p	3:44p	3:52p	4:02p	4:08p	4:13p	4:18p	4:24p	4:30p	4:40p
4:00p	4:13p	4:23p	4:29p	4:37p	4:47p	4:53p	4:58p	5:03p	5:09p	5:15p	5:25p
4:45p	4:58p	5:08p	5:14p	5:22p	5:32p	5:38p	5:43p	5:48p	5:54p	6:00p	6:10p
5:30p	5:43p	5:53p	5:59p	6:07p	6:17p	6:23p	6:28p	6:33p	6:39p	6:45p	7:00p
6:15p	6:28p	6:38p	6:44p	6:52p	7:02p	7:08p	7:13p	7:18p	7:24p	7:30p	7:45p

Route 2

PUBLIX SE 14 AVE RK PLAZA	GOLDEN ISLES DR LAKE POINT TOWER	WALMART HALLANDALE BEACH BLVD	THREE ISLANDS BLVD & PARKVIEW DR	DIPLOMAT MALL WINN-DIXIE	NE 14 AVE ATLANTIC SHORES BLVD	THE BIG EASY CASINO	HALLANDALE BEACH CITY HALL & PUBLIC LIBRARY	AVENTURA HOSPITAL	PUBLIX SE 14 AVE RK PLAZA
1	2	3	4	5	6	7	8	9	1
7:00a	7:05a	7:12a	7:18a	7:27a	7:35a	7:39a	7:47a	7:53a	8:03a
8:04a	8:09a	8:16a	8:22a	8:31a	8:39a	8:43a	8:51a	8:57a	9:07a
9:08a	9:13a	9:20a	9:26a	9:35a	9:43a	9:47a	9:55a	10:01a	10:11a
10:12a	10:17a	10:24a	10:30a	10:39a	10:47a	10:51a	10:59a	11:05a	11:15a
11:16a	11:21a	11:28a	11:34a	11:43a	11:51a	11:55a	12:04p	12:11p	12:21p
12:22p	12:27p	12:34p	12:40p	12:49p	12:57p	1:01p	1:11p	1:18p	1:28p
1:29p	1:34p	1:41p	1:47p	1:56p	2:04p	2:08p	2:18p	2:25p	2:35p
2:36p	2:41p	2:48p	2:54p	3:03p	3:11p	3:15p	3:25p	3:32p	3:42p
3:42p	3:47p	3:54p	4:00p	4:09p	4:17p	4:21p	4:31p	4:38p	4:48p
4:48p	4:53p	5:00p	5:06p	5:15p	5:23p	5:27p	5:37p	5:44p	5:54p
5:54p	5:59p	6:06p	6:12p	6:21p	6:29p	6:33p	6:43p	6:50p	7:00p

Route 3

HALLANDALE BEACH CITY HALL & PUBLIC LIBRARY	FASHION ROW NW 1 AVE	HEPBURN CENTER (NW 10 ST)PEMBROKE RD NW 8 AVE	HOLLYWOOD STATION TRI-RAIL-95 EXPRESS	BROWARD SOUTH COMMUNITY HEALTH SERVICES - HOLLYWOOD	LAKE SIDE SHOPS IHOP	WINN ZDIXIE / HALLANDALE BEACH BLVD & SW 10 TER	GULFSTREAM ACADEMY OF HALLANDALE BEACH K-8	SW 10 TER & HALLANDALE BEACH	HALLANDALE BEACH CITY HALL & PUBLIC LIBRARY
1	2	3	4	5	6	7	8	9	1
7:00a	7:07a	7:13a	7:23a	7:30a	7:36a	7:41a	7:45a	7:52a	8:02a
8:05a	8:12a	8:18a	8:28a	8:35a	8:41a	8:46a	8:50a	8:57a	9:07a
9:10a	9:17a	9:23a	9:33a	9:40a	9:46a	9:51a	9:55a	10:02a	10:12a
10:15a	10:22a	10:28a	10:38a	10:45a	10:51a	10:56a	11:00a	11:07a	11:17a
11:20a	11:27a	11:33a	11:43a	11:50a	11:56a	12:01p	12:05p	12:13p	12:23p
12:25p	12:32p	12:39p	12:47p	12:56p	1:03p	1:08p	1:12p	1:20p	1:30p
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2:37p	2:44p	2:51p	2:59p	3:08p	3:15p	3:20p	3:24p	3:32p	3:42p
3:44p	3:51p	3:58p	4:06p	4:15p	4:22p	4:27p	4:31p	4:39p	4:49p
4:52p	4:59p	5:06p	5:14p	5:23p	5:30p	5:35p	5:39p	5:47p	5:57p
6:00p	6:07p	6:14p	6:22p		6:33p	6:38p	6:42p	6:50p	7:00p

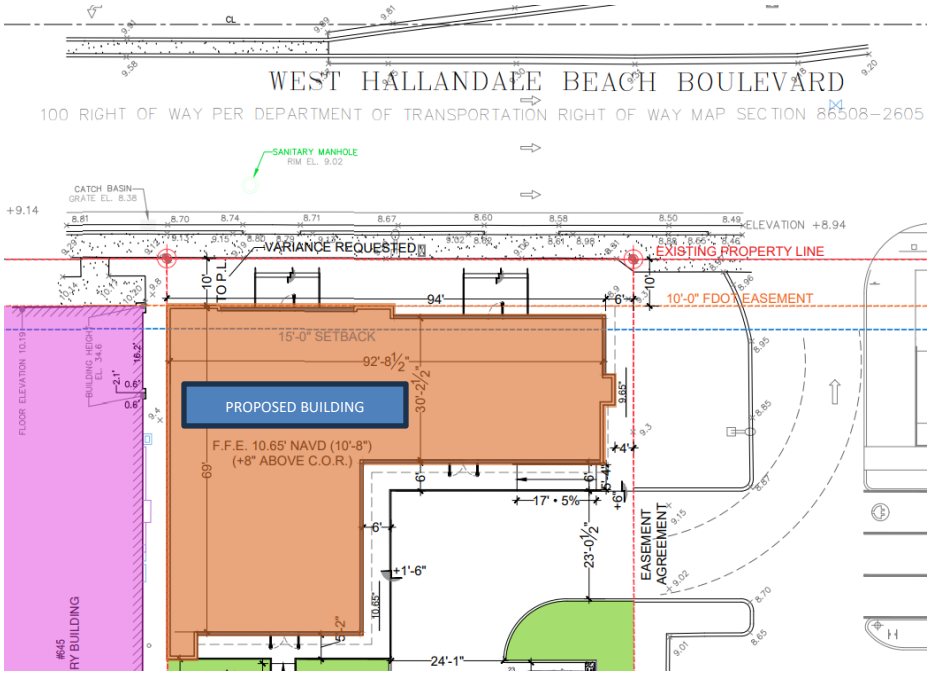
Route 4

HEPBURN CENTER NW 8 AVE SOUTH OF NW 10 ST	FOSTER RD NW 8 AVE	FASHION ROW NE 1 AVE	GOLDEN ISLES SC/PUBLIX SE 14 AVE	DIPLOMAT MALL	HALLANDALE BEACH CITY HALL & PUBLIC LIBRARY	SW 10 TERR / SW 10 STREET HALLANDALE BEACH	GULFSTREAM ACADEMY OF HALLANDALE BEACH K-8	WINN-DIXIE HALLANDALE BEACH BLVD & SW 10 TER	LAKESIDE SHOPS IHOP	HEPBURN CENTER NW 8 AVE SOUTH OF NW 10 ST
1	2	3	4	5	6	7	8	9	10	1
7:00a	7:03a	7:07a	7:15a	7:19a	7:28a	7:38a	7:41a	7:45a	7:48a	7:57a
8:00a	8:03a	8:07a	8:15a	8:19a	8:28a	8:38a	8:41a	8:45a	8:48a	8:57a
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10:00a	10:03a	10:07a	10:15a	10:19a	10:28a	10:38a	10:41a	10:45a	10:48a	10:57a
11:00a	11:03a	11:07a	11:15a	11:19a	11:28a	11:38a	11:41a	11:45a	11:48a	11:57a
12:00p	12:03p	12:07p	12:15p	12:19p	12:28p	12:38p	12:41p	12:45p	12:48p	12:57p
1:00p	1:03p	1:07p	1:15p	1:19p	1:28p	1:38p	1:41p	1:45p	1:48p	1:57p
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REQUESTED VARIANCE #1

REQUIRED FRONT SETBACK: 15 FEET
PROPOSED FRONT SETBACK: 10 FEET (FDOT EASEMENT AGREEMENT)

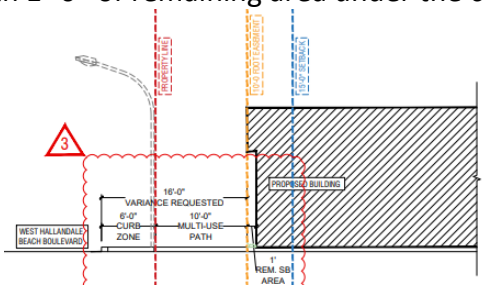
In order to better harmonize the project with the neighboring buildings we are requesting this variance., Consists of aligning the main façade (north) with the neighboring project façade (west of our property) located at 645 W Hallandale beach Blvd., to accomplish this we are proposing a 10 feet front setback (required setback: 15 feet), the purpose of this is to better harmonize the project with the surroundings and give it visibility since being recessed 5 feet the project is hidden.



REQUESTED VARIANCE #2

REQUIRED STREETSCAPE WIDTH: 20 FEET
PROPOSED STREETSCAPE WIDTH: 16 FEET

In order to align our building with the western neighboring property, and in conjunction with the previously requested variance, we must reduce the remaining streetscape area, resulting in a 16'-0" wide streetscape with 1'-0" of remaining area under the canopy.



CHECKLIST ITEMS PER SECTION 32-965

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).
R/ The neighboring building is extruded 5 feet from our required development setback causing it to be hidden.

2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a variance was caused by something you did on the property, or is the situation caused by the actions of others).
R/ We are requesting this variance due to the fact that the neighboring building is affecting the visibility of our development.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).
R/ Per zoning code we are not allowed., We are proposing to match the neighboring building setback.

4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district?
What is the hardship (other than monetary) or problem, which is being created by having to comply?)
R/ Our development is losing visibility due to neighboring building setback.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. (Describe what alternatives or options you have considered in order to minimize your variance request and still have reasonable use of your property.)
R/ There is no alternative since we can't modify an existing condition on a neighboring property owned by others/out of our property line.

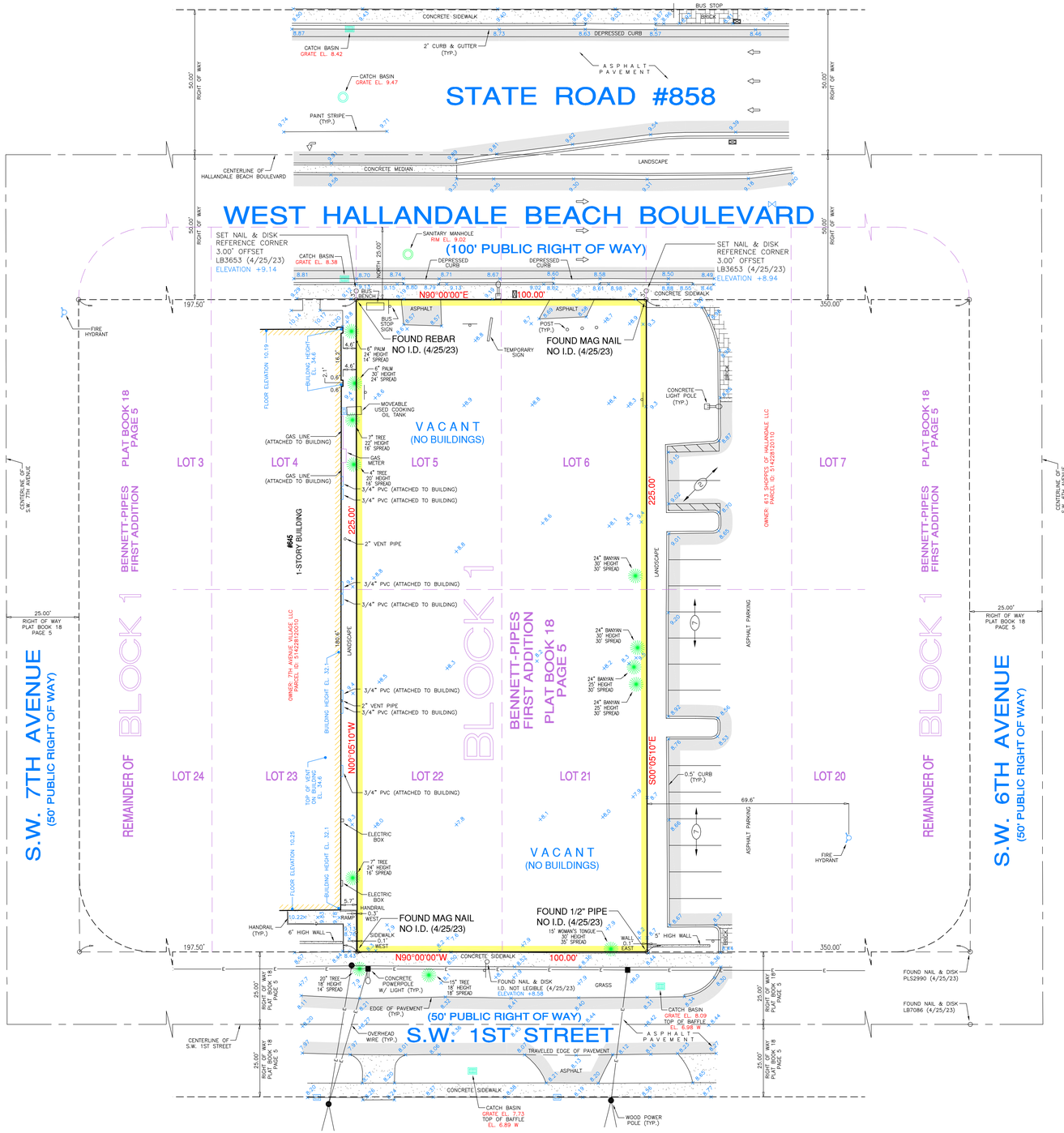
6. That the granting of the variance will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect and improve the public's health, safety, comfort, good order, appearance, etc.)
R/ This variance improves the harmonization of our project with the existing neighboring properties.

7. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the variance will not adversely affect neighboring properties and the City overall.)
R/ In our project there is not a single element that affects neighboring properties, currently we are being affected by the existing conditions of the neighboring property and that is the reason of this request.

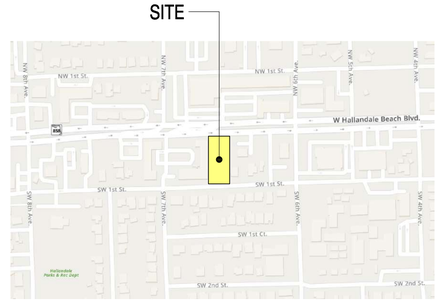
Sincerely,

Joseph B. Kaller

ELEVATIONS SHOWN HEREON ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988







LOCATION SKETCH
NOT TO SCALE

VERTICAL DATUM CONVERSION DETAIL

BENCHMARK 9.40' N.A.V.D. = 10.99' N.G.V.D. 1.59'
THIS SURVEY IS IN N.A.V.D. 1988 9.40' 10.99'
0.00 NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)
0.00 NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)
BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

= CATCH BASIN	= 0.5' CURB
= MANHOLE	= 2.00' CURB & GUTTER
= LIGHT POLE	= CHAIN LINK FENCE
= WATER METER	I.D. = IDENTIFICATION
= WATER VALVE	EL. = ELEVATION
= CATCH BASIN INLET	INV. = INVERT
= UTILITY POLE	SAN. = SANITARY
= RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	= CONCRETE
= HANDHOLE	= ASPHALT PAVEMENT
= SIGN	

LEGAL DESCRIPTION:

Lots 5, 6, less the North 25 feet thereof and Lots 21 and 22, Block 1, BENNETT-PIPES FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 18 at Page 5 of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 28, Township 51 South, Range 42 East, City of Hallandale Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 90°00'00" E for the South right of way line of Hallandale Beach Boulevard, and evidenced by found rebar and found mag nail.
- Elevations shown hereon are relative to the National American Vertical Datum of 1988, based on Florida Department of Transportation Bench Mark #BLC8, Stamped 858-86-04-C-08, (Elevation +9.40 NAVD) (Elevation +10.99 NGVD) .
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0732H for Community No. 125110, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Site could be subject to a FEMA Letter of Map Revision/Amendment. Surveyor has not determined if any Letter of Map Revision/Amendment affects this site. This should be independently verified by client prior to any design, permitting, or construction.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 22,500 square feet, or 0.517 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- No parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Property I.D. Number 5142-28-12-0130 per Broward County Appraiser Website.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 25, 2023, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on April 25, 2023.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below."

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/NSPS LAND TITLE SURVEY

633 WEST HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

Original Date	4/25/23
Scale	1"=20'
Drawn By	MAP
CAD No.	230209
Plotted	5/1/23 11:39a
Ref. Dwg.	-
Field Book	SJH
	670/57-58&FLD. SHTS.
Job No.	230209
Dwg. No.	2023-053-NAVD
Sheet	1 of 1

633 W HALLANDALE BEACH BLVD

HALLANDALE BEACH, FL 33009



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C-03	PAVING, GRADING & DRAINAGE PLAN
C-04	UTILITIES
C-05	ROADWAY PLAN

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

OWNER

GUSPAB LLC
19370 COLLINS AVE STE CU1
SUNNY ISLES BEACH, FL 33160

LANDSCAPE

THOMAS WHITE
ADDRESS: 2600 NE 27th AVE.
FORT LAUDERDALE, FL 33306
PHONE: (954)-253-2265
EMAIL: tcawhite@bellsouth.net

CIVIL

SZAUER ENGINEERING
CONTACT: JORGE M. SZAUER
ADDRESS: 7251 W PALMETTO PARK ROAD.
BOCA RATON, FL 33433
PHONE: (561)-716-0159
EMAIL: jszauer@szauereng.com

SURVEYOR

FORTIN, LEAVY, SKILES, INC.
ADDRESS: 180 NE 168TH ST.
NORTH MIAMI BEACH, FL 33162
PHONE: (305)-653-4493
EMAIL: fls@flssurbey.com

PHOTOMETRIC

GENESIS LIGHTING
CONTACT: CHRIS MARCH
ADDRESS: 14101 NW 9TH ST.
SUNRISE, FLORIDA 33325
PHONE: (954)-347-4594
EMAIL: cmarch@genesislighting.net

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Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 9239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

633 W HALLANDALE BEACH
BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE

COVER / INDEX
- -

REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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PROJECT No.:	22198
DATE:	05.27.26
DRAWN BY:	J. DIAZ
CHECKED BY:	JBK

SHEET

A-0.0

EGRESS GATE WITH PANIC BAR

TRAVEL DISTANCE = 99'-6"

59'-9" / 2 = 29'-10"
MIN. EXIT SEPARATION DISTANCE (NON-SPRINKLERED)

RETAIL #2

M
1,451 SF
1:30
48 OCC

44'-0"

87'-11" / 2 = 44'-0"
MIN. EXIT SEPARATION DISTANCE (NON-SPRINKLERED)

59'-8"

TRAVEL DISTANCE = 114'-5"

TRAVEL DISTANCE = 47'-7"

31'-9"

RETAIL #1

M
2,850 SF
1:30
95 OCC

TRAVEL DISTANCE = 105'-4"

16.2'

2.1'

0.6'

0.6'

1

2

22

225.00'

3

EL. 8.38

EL. 34.6

8.70 8.74 8.71 8.67 8.60 8.58 9.13 9.15 8.80 8.79 9.13 9.02 8.62 8.61 8.98 9.06 9.19 9.12 10.17 10.20 9.8 8.9 9.3 9.4

1. LIFE SAFETY LEGEND

- DIRECTIONAL EXIT SIGN
- EXIT SIGN / EMERGENCY LIGHT COMBO W/ 90 MIN. BATTERY BACK UP.
- EMERGENCY LIGHT W/ 90 MIN. BATTERY BACK UP.
- FEC — FIRE EXTINGUISHER
- TRAVEL DISTANCE
- COMMON PATH

2. OCCUPANT LOAD

TYPE	OCCUPANT TYPE
SQFT	SQUARE FOOTAGE
1:100	OCCUPANT LOAD FACTOR
#OCC	OCCUPANT LOAD

3. DOOR FIRE RATING (HR)

- "A" 180 MINUTES
- "B" 90 MINUTES
- "60" 60 MINUTES
- "C" 45 MINUTES
- "20" 20 MINUTES

3. COMMON PATH, DEAD-END, + TRAVEL DISTANCE LIMITS WITHOUT SPRINKLER SYSTEM

PER FBC TABLE 1017.2, 1020.4, 1029.7 AND 1029.8 AND NFPA-101 TABLE A7.6

OCCUPANCY	COMMON PATH	DEAD-END	TRAVEL DISTANCE
MERCANTILE (NEW)	75'-0"	20'-0"	150'-0"

4. OCCUPANT LOAD CALCULATION • GROUND LEVEL

PER FBC TABLE 1004.1.2 + FFPC 14.8.1.2 / NFPA TABLE 101 7.3.1.2

ROOM NAME	ROOM AREA / LENGTH (SQ.FT.)	OCCUPANT LOAD FACTOR		OCCUPANT LOAD	
		FBC	NFPA 101	FBC	NFPA 101
RETAIL #1	2,850 SF	30	30	95	95
RETAIL #2	1,451 SF	30	30	48	48
			TOTAL OCCUPANT LOAD	143	143

6. LIFE SAFETY NOTES

1. PURPOSE OF LIFE SAFETY PLAN IS FOR REFERENCE TO ESSENTIAL FIRE PROTECTION, DETECTION AND LIFE SAFETY COMPONENTS, THEY SHALL NOT BE USED FOR INSTALLATION OF EQUIPMENT AND DEVICES FOR EXACT LOCATIONS REFER TO DRAWINGS PREPARED BY MEP & FP ENGINEERS.
2. ALL PLANS SHALL COMPLY WITH FFPC 2023, EIGHT EDITION, CH 11.8
3. DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING
4. A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION
5. THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
3. ALL WALKING SURFACES SHALL BE IN COMPLIANCE WITH FFPC 7.1.6.3 AND 7.1.6.4
4. FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN ½" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
5. ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W F.A.C. 4.13.9.
6. FIRE EXTINGUISHERS: OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48"aff. SEE FLOOR PLAN FOR LOCATIONS.
7. INTERIOR FINISHES: INTERIOR WALL AND CEILING FINISH MATERIAL COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS (NFPA 101 SECTION 30.3.3.2.1) INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C IN AREAS OTHER THAN THOSE SPECIFIED IN NFPA 101 SECTION 30.3.3.2.1INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR CLASS II. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA 101 SECTION 10.2.7.1 OR 10.2.7.2, AS APPLICABLE.
8. AUTOMATIC FIRE SPRINKLER SYSTEM NOT REQUIRED
9. FIRE ALARM SYSTEM NOT REQUIRED
10. SEE ELECTRICAL DRAWINGS FOR SMOKE/CARBON DETECTOR, HORN/STROBE FIXTURE'S LOCATION, EMERGENCY LIGHTS, SPECs & NOTES.
11. PER NFPA 1 11.10 MINIMUM RADIO STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. IF NOT ACCEPTABLE A TWO-WAY RADIO COMMUNICATION ENHANCED SYSTEM (BDA) SHALL BE INSTALLED.

1 GROUND LEVEL
3/16" = 1'-0"

2 DATA
N.T.S.

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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STATE OF FLORIDA · JOSEPH B. KALLER · R.A. 9239 · REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
GROUND LEVEL LIFE SAFETY PLAN

REVISIONS

No.	DATE	DESCRIPTION
3	12.23.25	CITY COMMENTS

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CHECKED BY: JBK

SHEET
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Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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R-1

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Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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R. A. 9239
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HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE

RENDERING
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No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS
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SHEET

R-2

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Hollywood Florida 33020
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SHEET TITLE

RENDERING
-
-

REVISIONS

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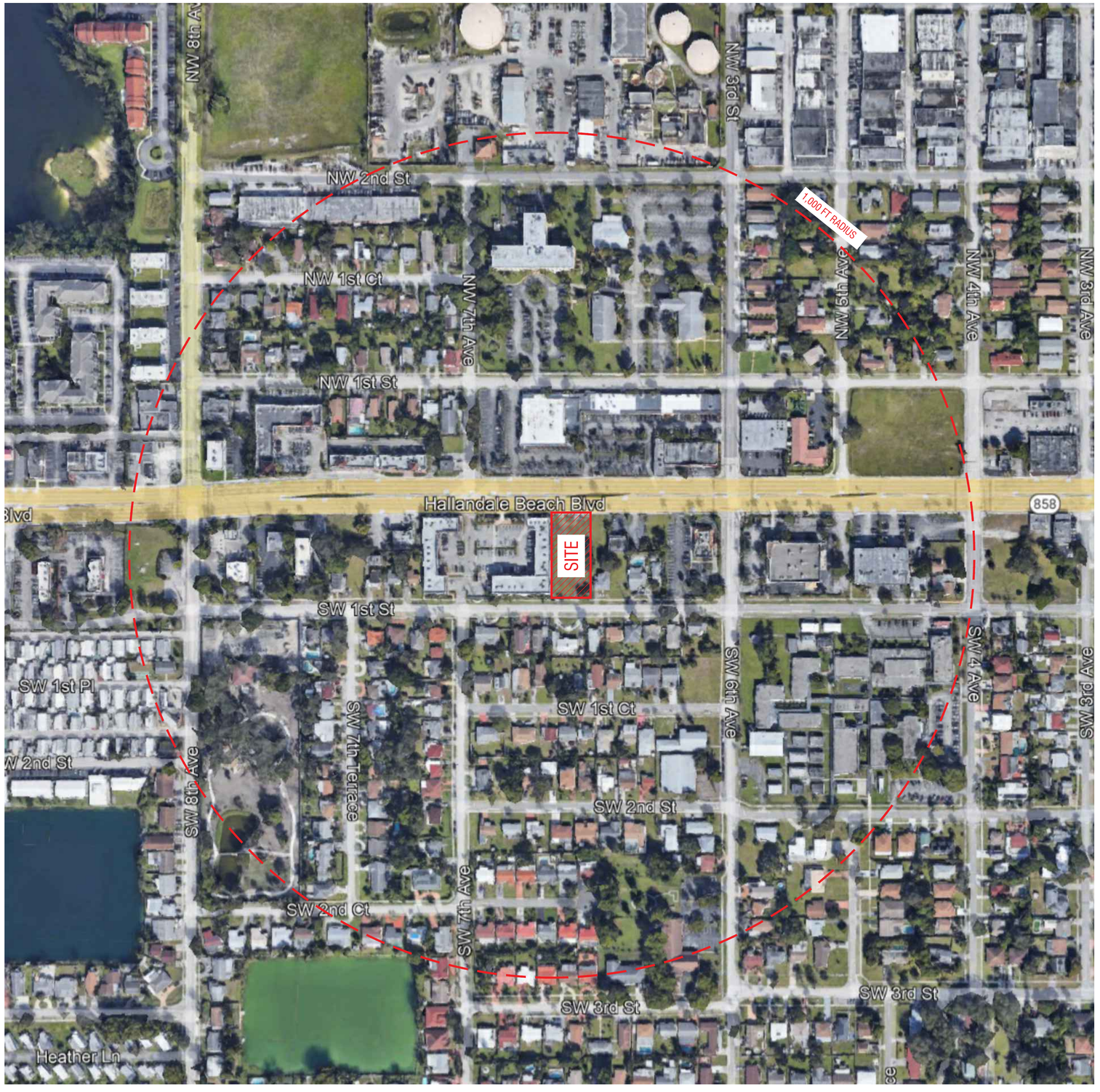
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SHEET

R-3

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NORTH

1 SITE CONTEXT
N.T.S.

PROPERTY ADDRESS

633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FL. 33009

FOLIO

5142-28-12-0130

LEGAL DESCRIPTION

BENNETT-PIPES FIRST ADD 18-5 B LOTS 5 & 6 LESS N 25 TOG W/ LOTS 21 & 22 BLK 1

JURISDICTION

CITY OF HALLANDALE BEACH
BROWARD COUNTY
STATE OF FLORIDA

BUILDING CODES

FLORIDA BUILDING CODE 2023 8th EDITION
NFPA 1, NFPA 101, LIFE SAFETY CODE, 2023 EDITION - FIRE CODE, 2023 EDITION
CITY OF HALLANDALE BEACH ZONING CODE

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	HALLANDALE BEACH BOULEVARD WEST	
BUILDING USE:	VACANT LOT	COMMERCIAL
FUTURE LAND USE DESIGNATION:	GENERAL COMMERCIAL	
NET LOT AREA:	+/-22,500 SQFT- 0.517 ACRES	

FEMA FLOOD HAZARD: ZONE-X (0.2% ANNUAL CHANCE OF FLOOD HAZARD)

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE	20,250 (90%)	17,483 S.F. (77%)
BUILDING FOOT PRINT	N/A	4,671 SF
NUMBER OF FLOORS	8	1
BUILDING HEIGHT	MIN. 20' - MAX. 100'	20' - 0"

BUILDING INFORMATION	PROVIDED
TYPE OF CONSTRUCTION	V-B
SPRINKLER (NON-REQUIRED)	NO
FIRE ALARM (NON-REQUIRED)	NO
EXTERIOR WALL OPENING	EAST SIDE = 28% (MAX. ALLOWED = 100%) WEST SIDE = 0% (ALLOWED = 0%)
EXTERIOR WALL FIRE RATING	2 HOURS
ALLOWABLE NUMBER OF STORIES TYPE V-B CONSTRUCTION (M OCCUPANCY) NON-SPRINKLERED	1 STORY - 20' (MAX. ALLOWED = 1 STORY - 40' • N'S)

PARKING CALCULATION:	REQUIRED	PROVIDED
RETAIL (1:300 SF) • 4,671 SF / 300	15	18
EV CHARGING PARKING SPACES	1	4
HANDICAPPED SPACE	1	1
TOTAL	= 17 SPACES	= 23 SPACES
LOADING:		
COMMERCIAL 1:6,000 SF	NOT REQ. LESS THAN 6,000 SF	0 SPACE
BICYCLE PARKING	2	4

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (NORTH)	MIN. = 15'-0" • MAX. = 20'-0"	10'-0"
(b) SIDE INTERIOR (EAST)	MIN. = 0'-0"	5'-0"
(c) SIDE INTERIOR (WEST)	MIN. = 0'-0"	0'-0"
(d) REAR (SOUTH)	MIN. = 10'-0"	139'-6"

LANDSCAPE	REQUIRED		PROVIDED
IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	20,250 S.F (90%)	MAX	17,483 S.F. (77%)
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	2,250 S.F. (10%)	MIN	5,014 S.F. (23%)

3

VARIANCES	REQUIRED	PROVIDED
SETBACKS		
1. FRONTAGE (NORTH)	15'-0"	10'-0"
2. STREETSCAPE WIDTH	20'-0"	16'-0"

GENERAL NOTE:
ALL BUILDINGS TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH.

2 SITE DATA
NTS

KA
Keller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
SITE DATA

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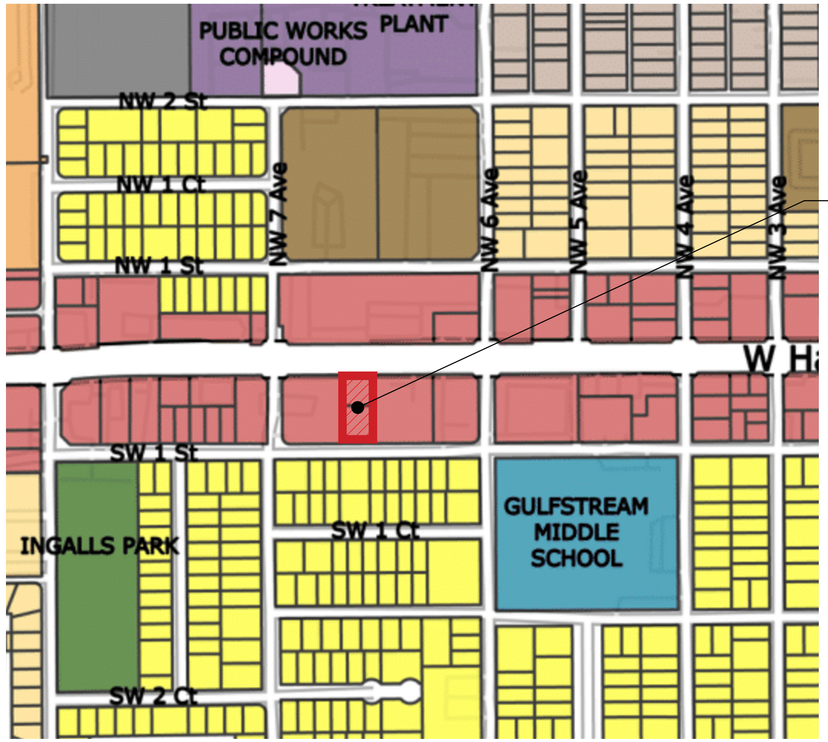
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1	07.24.24	CITY COMMENTS
2	09.30.24	CITY COMMENTS
3	12.23.25	CITY COMMENTS

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LEGEND

COMMERCIAL
- NEIGHBORHOOD
- GENERAL
- RECREATION
- LIGHT INDUSTRIAL
- EMPLOYMENT CENTER

1 FUTURE LAND USE DESIGNATION - GENERAL COMMERCIAL
N.T.S.



3 FEMA 100 YEAR - FLOOD ELEVATION MAP - X ZONE
N.T.S.

ZONING MAP



LEGEND

HALLANDALE BEACH BOULEVARD SUBDISTRICTS
- HALLANDALE BEACH BOULEVARD WEST
- HBB-WEST INCENTIVE AREA
- HALLANDALE BEACH BOULEVARD EAST

2 ZONING - HALLANDALE BEACH BOULEVARD WEST
N.T.S.



NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP No. 12011C0732H FOR COMMUNITY No. 125110, DATED AUGUST 18, 2014, AND INDEX MAP REVISED AUGUST 18, 2014, AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NORTH

4 FEMA FLOOD ELEVATION MAP
N.T.S.

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KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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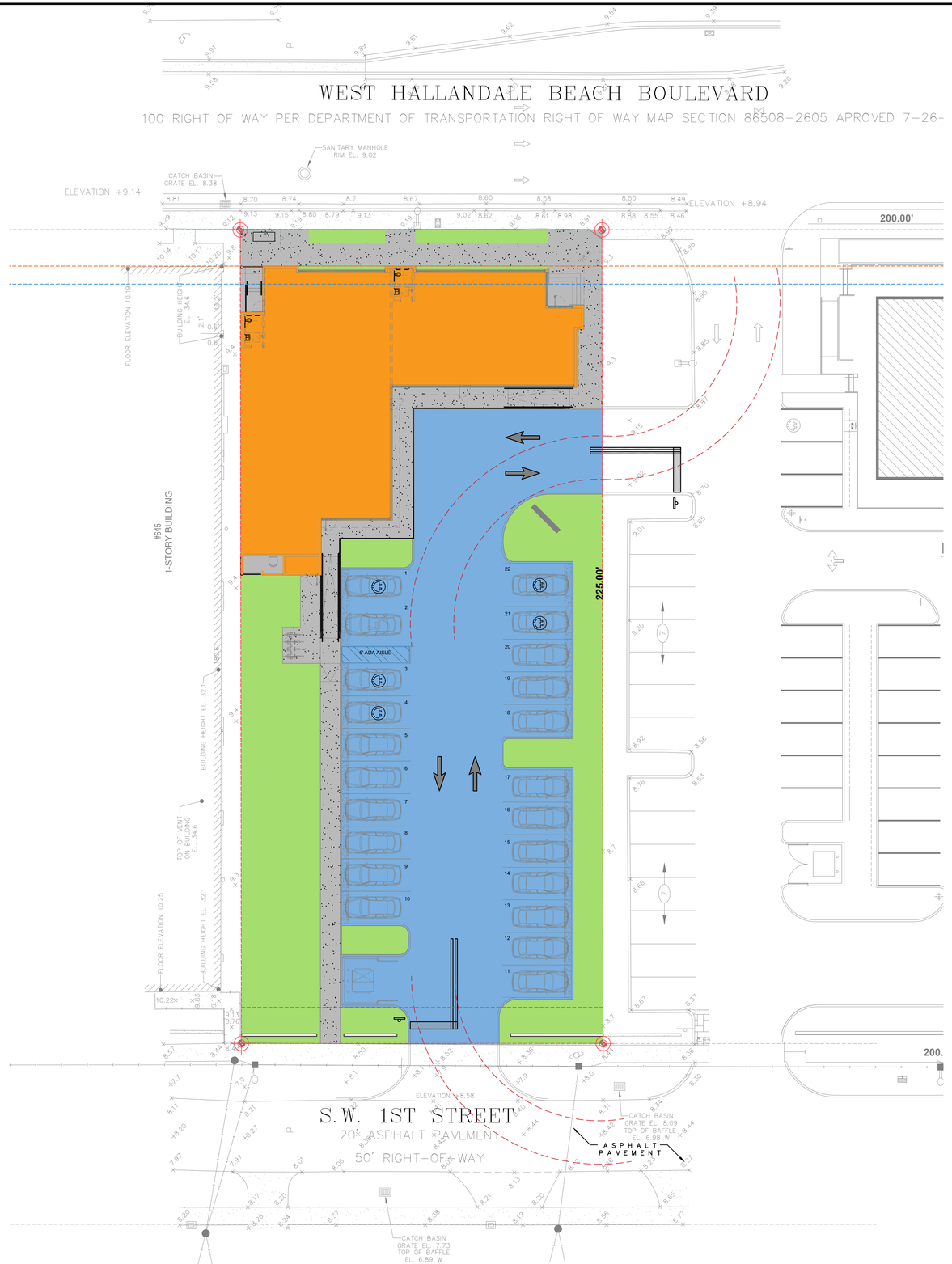
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SHEET
A-1.1



LANDSCAPE • NET LOT AREA: 22,500 SF	REQUIRED	PROVIDED
BUILDING FOOTPRINT		4,671 SF
PARKING AND DRIVEWAYS		9,864 SF
WALKWAYS		3,002 SF
IMPERVIOUS AREA	20,250 SF (90% MAX.)	17,483 SF (77%)
PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	2,250 SF (10% MIN.)	5,014 (23%)

NORTH

1 OPEN AREA CALCULATION
1/16" = 1'-0"

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KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
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joseph@kallerarchitects.com
www.kallerarchitects.com

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SHEET TITLE
OPEN AREA CALCULATION

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SHEET
A-1.2

FRONTAGE STANDARDS DEFINE ARCHITECTURE AND DESIGN COMPONENTS FOR THE ENTRANCE(S) TO BUILDINGS AND THE AREA FROM BUILDING FACADES TO STREETS. BUILDING SETBACKS AND OTHER DEVELOPMENT STANDARDS ARE COORDINATED WITH STREET CROSS-SECTIONS TO ENSURE A SUPERIOR PUBLIC REALM RESULTS, IMPROVING BOTH THE OVERALL VISUAL APPEARANCE AND USE OF STREETS.

(1) HALLANDALE BEACH BOULEVARD STREETSCAPE STANDARDS. THE COMBINATION OF PUBLIC SIDEWALK (LOCATED WITHIN THE RIGHT-OF-WAY) AND HARDSCAPE (LOCATED IN FRONT SETBACK AREAS) SHALL PROVIDE A MINIMUM STREETSCAPE AREA NO LESS THAN 20 FEET IN WIDTH, MEASURED FROM THE BACK OF CURB. THE STREETSCAPE AREA SHALL BE ORGANIZED AS FOLLOWS:

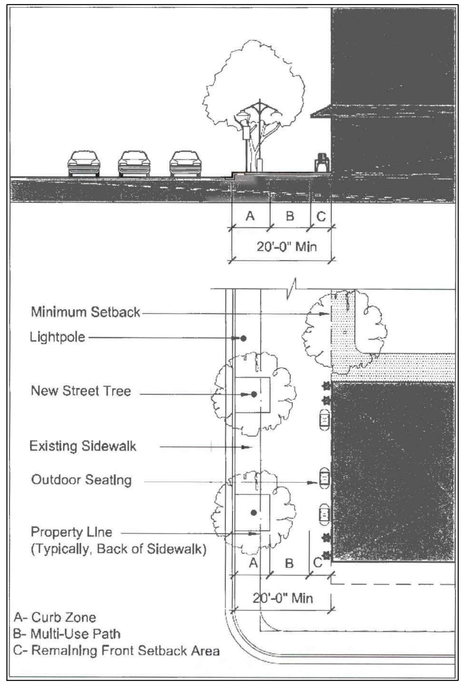
A. CURB ZONE. THE CURB ZONE IS AT LEAST FIVE FEET WIDE, MEASURED FROM THE BACK OF CURB TOWARD THE PROPERTY LINE (SEE FIGURE 32-212(A)). THIS ZONE ACCOMMODATES STREET TREES AND PUBLIC INFRASTRUCTURE NEEDS SUCH AS UTILITY POLES, STREETLIGHTS, STREET SIGNS, ETC. THESE ELEMENTS SHALL BE LOCATED AS CLOSE TO THE CURB AS POSSIBLE; SIGNS SHALL BE CONSOLIDATED AS MUCH AS POSSIBLE.

B. PEDESTRIAN WALKWAY AND MULTI-USE PATH. A TEN-FOOT WIDE MULTI-USE PATH SHALL BE PROVIDED ALONG HALLANDALE BEACH BOULEVARD AND A PEDESTRIAN WALKWAY AT LEAST SIX FEET WIDE SHALL BE PROVIDED ON ALL OTHER STREETSCAPES. ANY PORTION OF THE MULTI-USE PATH OR PEDESTRIAN WALKWAY WITHIN THE FRONT SETBACK AREA SHALL BE IMPROVED AS AN EXTENSION OF THE PUBLIC RIGHT-OF-WAY AND SHALL MATCH THE DESIGN AND MATERIAL, PROVIDING A SEAMLESS PHYSICAL TRANSITION. A SIDEWALK EASEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, OVER ANY PORTION OF THE MULTI-USE PATH OR PEDESTRIAN WALKWAY LOCATED WITHIN THE FRONT SETBACK SHALL BE GRANTED TO THE CITY. THE PROPERTY OWNER SHALL ALSO BE REQUIRED TO ENTER INTO A MAINTENANCE AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, REQUIRING THE PROPERTY OWNER TO BE RESPONSIBLE FOR AND MAINTAIN ANY IMPROVEMENTS MADE OR INSTALLED BY THE OWNER TO MEET THE REQUIREMENTS OF THIS SECTION.

C. REMAINING FRONT SETBACK AREA. THE REMAINING FRONT SETBACK AREA WITHIN THE MINIMUM 20-FOOT WIDE STREETSCAPE SHALL BE DETAILED APPROPRIATELY FOR THE GROUND STORY USE OF THE BUILDING:

1.COMMERCIAL USES. BUILDINGS WITH RETAIL OR COMMERCIAL USES IN THE GROUND STORY SHALL DETAIL AND DESIGN ANY REMAINING FRONT SETBACK AREA WITHIN THE 20-FOOT WIDE MINIMUM STREETSCAPE AREA USING A HARDSCAPE DESIGN. THIS PORTION MAY BE USED TO ACCOMMODATE OUTDOOR DINING AREAS, SUBJECT TO SECTION 32-420. LANDSCAPING COMPRISED OF PLANTS IN REMOVABLE PLANTERS, PALMS, AND/OR GROUND PLANTING MAY BE INSTALLED ADJACENT TO THE BUILDING PROVIDED IT DOES NOT OBSTRUCT VIEWS INTO STOREFRONT WINDOWS.

2.RESIDENTIAL USES. BUILDINGS WITH RESIDENTIAL USES IN THE GROUND STORY SHALL DETAIL AND DESIGN ANY REMAINING FRONT SETBACK AREA WITHIN THE 20-FOOT WIDE MINIMUM STREETSCAPE AREA USING HARDSCAPE OR LANDSCAPING. THE ENCROACHMENT OF STOOPS IN THIS AREA MAY BE PERMITTED, PURSUANT TO SECTION 32-201(A)(2).



(2) STREET TREES. STREET TREES SHALL BE INSTALLED AS SET FORTH IN SUBSECTION 32-201(C).

(3) FRONTAGE TYPES

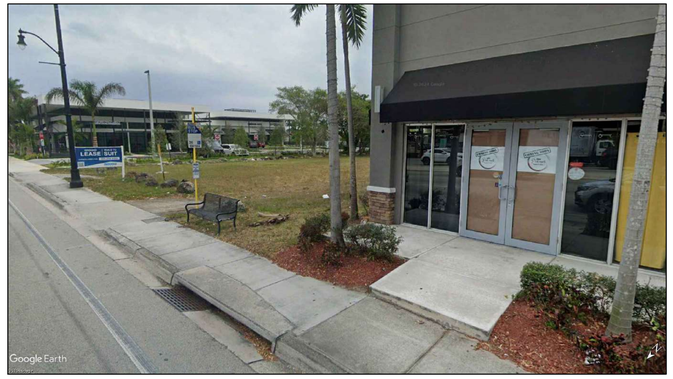
A.THE MAIN ENTRANCE(S) TO GROUND STORY LOBBIES OR COMMERCIAL SPACE(S) SHALL BE DIRECTLY FROM AND FACE A PUBLIC RIGHT-OF-WAY OR CIVIC OPEN SPACE. DOORS ALLOWING PUBLIC ACCESS SHALL OCCUR AT INTERVALS NO GREATER THAN 75 FEET ALONG THE MAIN FAÇADE.

B.BUILDING ENTRANCES SHALL USE AT LEAST ONE OF THE FOLLOWING FRONTAGE TYPES DETAILED IN SUBSECTIONS 32-201(A)(2) TO (A)(7):

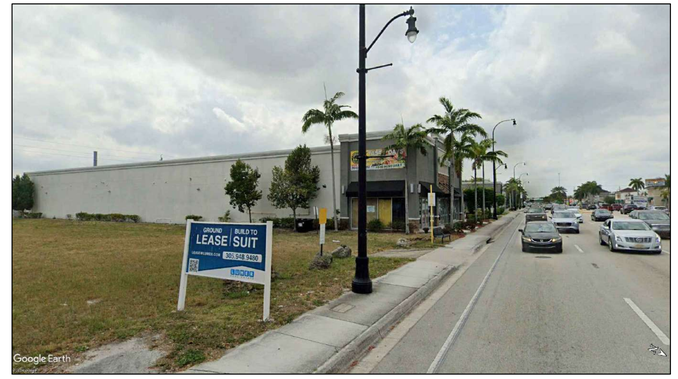
1.STOOP.
2.FORECOURT.
3.BRACKETED BALCONY.
4.STOREFRONT.
5.ARCADE/COLONNADE.
6.LOBBY ENTRY.

(4)HALLANDALE BEACH BOULEVARD DESIGN GUIDELINES. PLEASE REFER TO THE HALLANDALE BEACH BOULEVARD DESIGN GUIDELINES FOR DESIGN TECHNIQUES AND STRATEGIES.

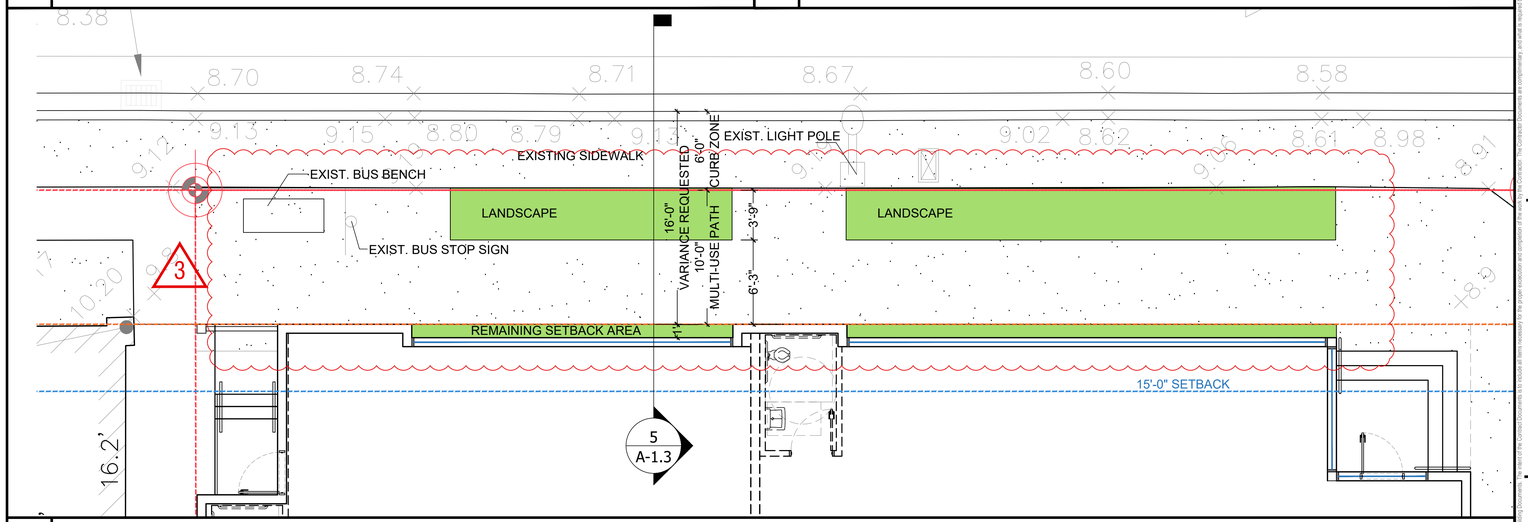
1 REQUIRED STREETSCAPE / PER SEC. 32-212 - FRONTAGE STANDARDS



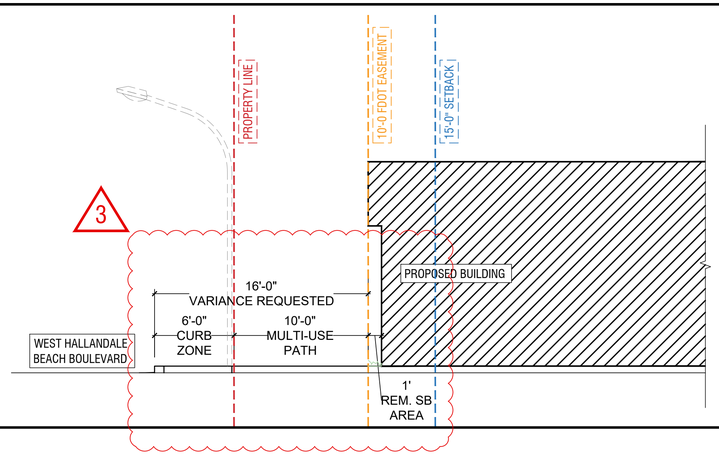
2 EXISTING CONDITIONS



3 EXISTING CONDITIONS



4 ENLARGED SITE PLAN



5 PROPOSED STREETSCAPE

Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA
JOSEPH B. KALLER
R.A. 9239
REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
PROPOSED STREETSCAPE

REVISIONS

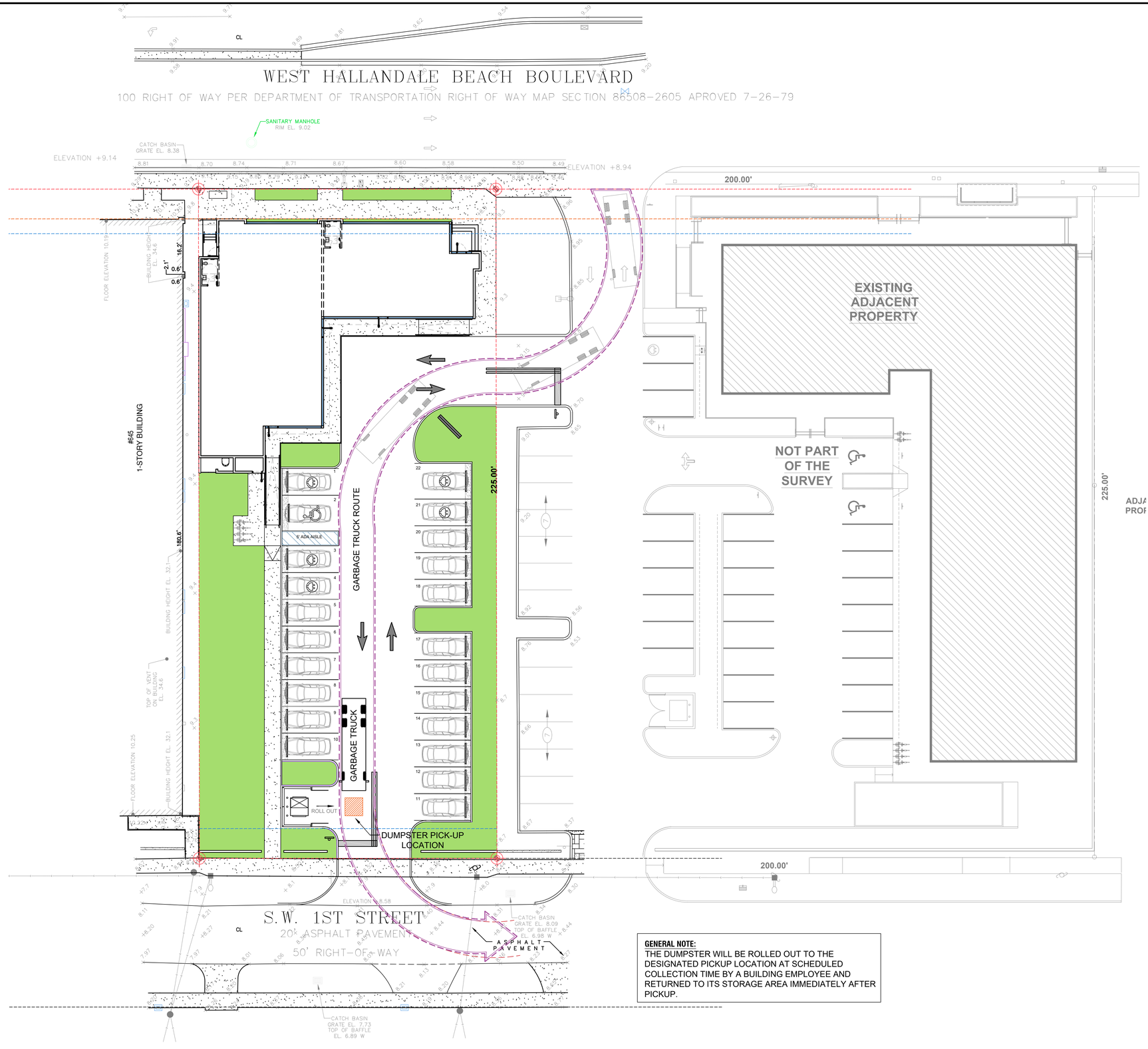
No.	DATE	DESCRIPTION
2	11.10.25	CITY COMMENTS
3	12.23.25	CITY COMMENTS

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PROJECT No.: 22198
DATE: 05.27.26
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
A-1.3

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GENERAL NOTE:
THE DUMPSTER WILL BE ROLLED OUT TO THE DESIGNATED PICKUP LOCATION AT SCHEDULED COLLECTION TIME BY A BUILDING EMPLOYEE AND RETURNED TO ITS STORAGE AREA IMMEDIATELY AFTER PICKUP.

NORTH

1 TRASH STRATEGY DIAGRAM
1/16" = 1'-0"

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KA
KallerArchitecture
AA# 26001212
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Hollywood Florida 33020
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633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
TRASH STRATEGY DIAGRAM

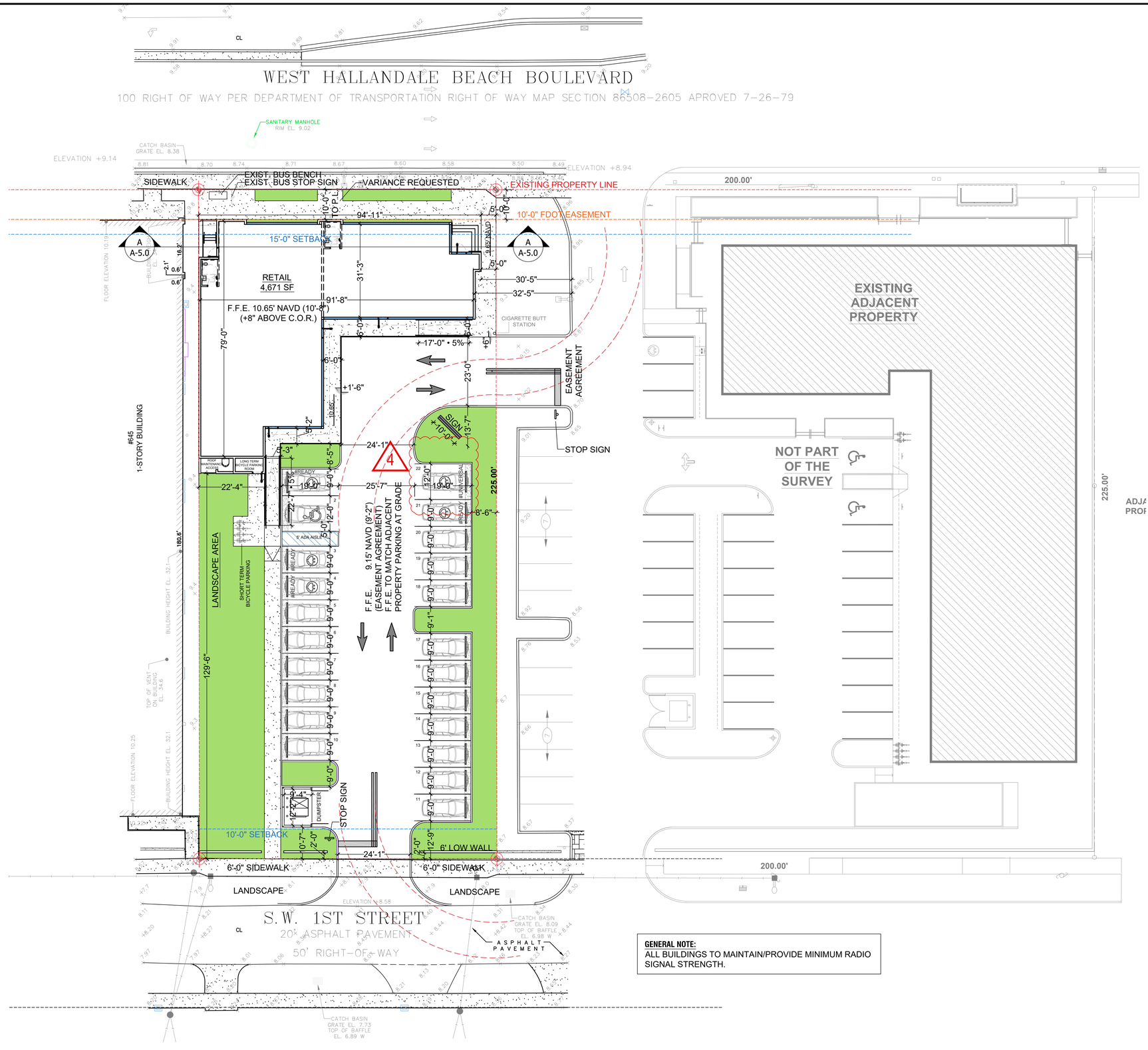
REVISIONS

No.	DATE	DESCRIPTION
3	12.23.25	CITY COMMENTS

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SHEET 3
A-1.4



GENERAL NOTE:
ALL BUILDINGS TO MAINTAIN/PROVIDE MINIMUM RADIO SIGNAL STRENGTH.

NORTH

GREEN BUILDING NOTES:

IN COMPLIANCE WITH SEC. 8-40 (b) OF HALLANDALE BEACH C.O.D.

- (1-a.) ALL APPLIANCES SHALL BE ENERGY STAR QUALIFIED APPLIANCES.
- (2-b.) ROOFING MATERIAL SHALL HAVE A SOLAR RELECTANCE INDEX (SRI) OF 82
- (3) ALL INDOOR WATER FIXTURES SHALL MEET U.S. EPA WaterSense SPECIFICATIONS.
- (5) ELECTRICAL ENGINEER SHALL LOCATE ELECTRICAL PANEL WITH CAPACITY TO SUPPORT A MINIMUM OF ONE 40-AMP 208/240 VOLT CIRCUIT IN PARKING AREA.

EACH DEVELOPMENT TYPE IN SUBSECTION 32-787(K) SHALL MEET THE MINIMUM NUMBER POINTS FROM AT LEAST FOUR DIFFERENT CATEGORIES IN TABLE 8-40(b), THE SUSTAINABILITY WORKSHEET.

TABLE 8-40 (b) SUSTAINABILITY WORKSHEET — ENHANCED - 75 POINTS

TOPIC	POINTS	SUBMITTED POINTS
1.4 - HEAT ISLAND REDUCTION USE ANY COMBINATION OF THE FOLLOWING STRATEGIES FOR 50% OF THE NON-ROOF IMPERVIOUS SITE LANDSCAPE (INCLUDING ROADS, SIDEWALKS, COURTYARDS, PARKING LOTS, AND DRIVEWAYS): (1) PROVIDE SHADE FROM THE OPEN STRUCTURES SUCH AS THOSE SUPPORTING SOLAR PANELS, CANOPIES, WALKWAYS, PERGOLAS, ALL WITH A SOLAR REFLECTANCE INDEX (SRI) OF AT LEAST 29 (2 POINTS); (2) USE PAVING MATERIALS WITH A SRI OF AT LEAST 29 (1 POINT); (3) USE AN OPEN GRID PAVEMENT SYSTEM (AT LEAST 50% PERVIOUS) (2 POINTS).	1 TO 5	2
1.5 - COOL WALLS USE WHITE OR COOL LIGHT COLORS FOR THE BODY OF BUILDINGS TO REFLECT RATHER THAN ABSORB HEAT AND REDUCE COOLING COSTS. ACCENT AND TRIM COLORS ARE NOT LIMITED TO THESE CHOICES.	2	2
2.2 CIGARETTE BUTT STATION ONE POINT PER APPROVED CIGARETTE BUTT STATION WITH A MAXIMUM OF 2 POINTS	1 TO 2	2
3.1 MINIMUM OPEN SPACE PROVIDE COMMON OPEN SPACE THAT EXCEEDS THE CODE'S BASE REQUIREMENTS BY 10%. FIVE ADDITIONAL POINTS GRANTED FOR EACH ADDITIONAL 10% UP TO A TOTAL OF 40% ABOVE CODE.	5 TO 20	10
3.3 COMMUNITY GARDENS FOR RESIDENTIAL OR MIXED-USE PROJECTS, DEDICATE PERMANENT AND VIABLE GROWING SPACE AND RELATED FACILITIES (SUCH AS GREENHOUSES) WITHIN THE PROJECT AT A MINIMUM OF TEN SQUARE FEET PER DWELLING UNIT FOR 20% OF THE PROJECT. PROVIDE FENCING, EFFICIENT WATERING SYSTEMS, SOIL, AND/OR GARDEN BED ENHANCEMENTS (SUCH AS RAISED BEDS), SECURE STORAGE SPACE FOR GARDEN TOOLS, SOLAR ACCESS, AND PEDESTRIAN ACCESS FOR THESE SPACES.	10	10
3.4 TREE CANOPY PROVIDE TREES IN AN AMOUNT WHICH EXCEEDS THE BASE REQUIREMENTS OF SECTION 32-384 BY 10%. TWO ADDITIONAL POINTS GRANTED FOR EACH ADDITIONAL 10% UP TO 50% ABOVE CODE.	2 TO 10	8
4.1 CHARGING STATIONS FOR NEW BUILDINGS, PROVIDE EV CHARGING STATIONS IN THE PARKING AREA. TWO POINTS PER STATION WITH MAXIMUM 10 POINTS.	2 TO 10	10
5.1 WATER EFFICIENT PLANTS TO THE EXTENT POSSIBLE, ALL LANDSCAPING PLANTS, INCLUDING THOSE ON GREEN ROOFS, SHALL BE SELECTED FROM A LIST OF WATER-EFFICIENT VEGETATION MAINTAINED BY THE FLORIDA YARDS AND NEIGHBORHOODS HANDBOOK FROM THE UNIVERSITY OF FLORIDA OR SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S WATERWISE GUIDE, AND UTILIZE THE PRINCIPLES OF FLORIDA FRIENDLY LANDSCAPING.	2	2
7.1 ABOVE-CODE GREEN BUILDING CERTIFICATION DESIGN AND BUILD THE PROJECT TO MEET THE STANDARDS OF AN ABOVE-CODE PROGRAM SUCH AS LEED, GREEN GLOBES, FGBC, LIVING BUILDING CHALLENGE, ETC. AS A GOOD FAITH DEMONSTRATION OF THE DEVELOPER'S INTENT, THE APPLICANT WILL UTILIZE SOLAR ENERGY TO POWER THE PROJECT OR ACHIEVE GREEN BUILDING CERTIFICATION DEMONSTRATING THE METHOD THAT WILL BE USED TO ACHIEVE SAID CERTIFICATION. THE MOST RECENT LEED SCORECARD, THE MOST RECENT VERSION OF THE FGBC CHECKLIST, OR EQUIVALENT GREEN BUILDING CERTIFICATE CHECKLIST SHALL BE SUBMITTED DEPENDING ON THE CERTIFICATION THE DEVELOPER IS SEEKING.	30	30
TOTAL SUBMITTED POINTS		76

KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS
2	09.30.24	CITY COMMENTS
3	12.23.25	CITY COMMENTS
4	04.09.26	CITY COMMENTS

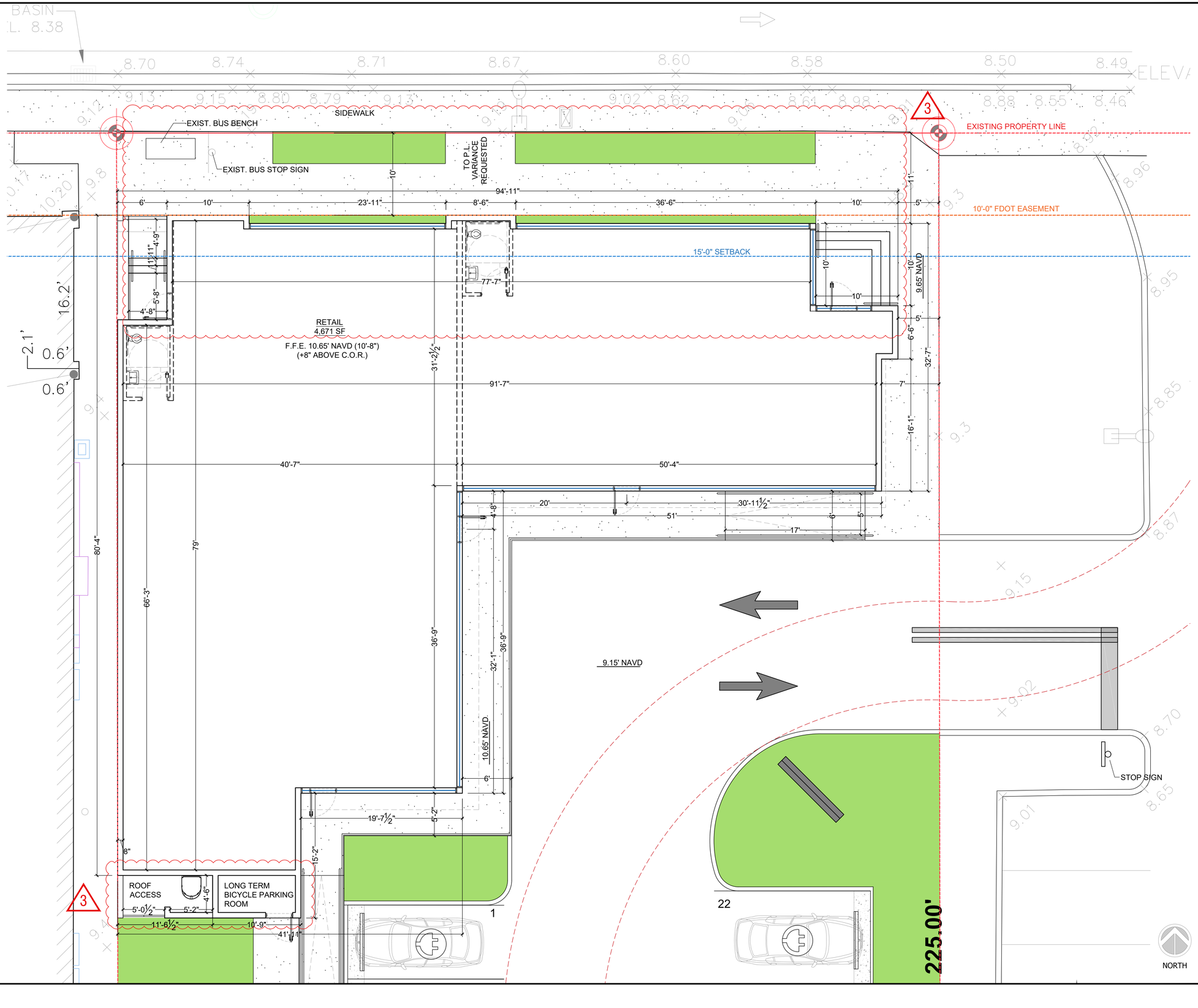
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PROJECT No.: 22198
DATE: 05.27.26
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
A-2.0

1 SITE PLAN
1/16" = 1'-0"

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1 GROUND LEVEL
3/16" = 1'-0"

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

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SHEET TITLE
GROUND LEVEL

REVISIONS

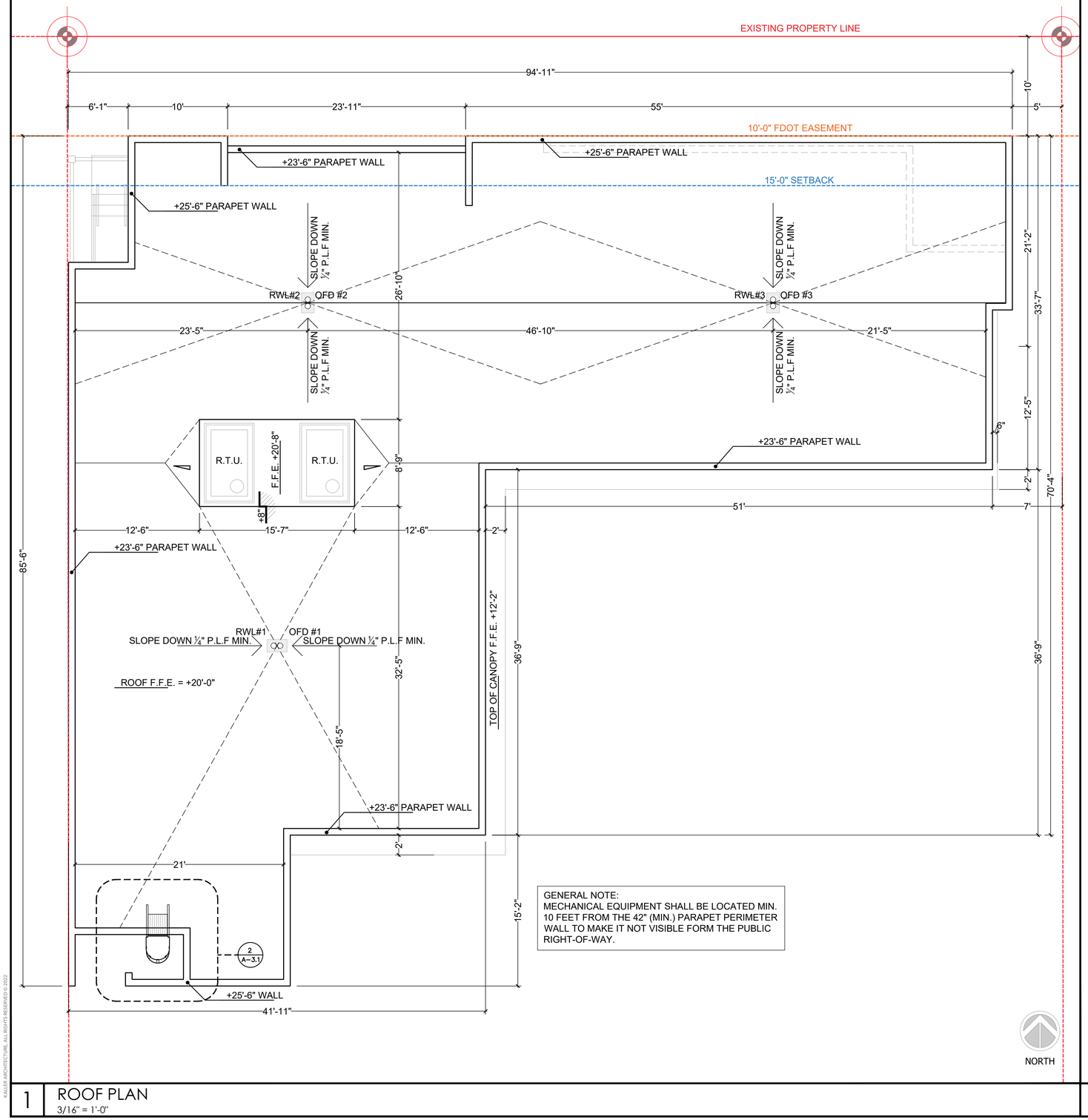
No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS
3	12.23.25	CITY COMMENTS

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SHEET
A-3.0

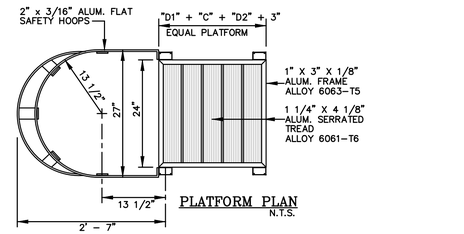
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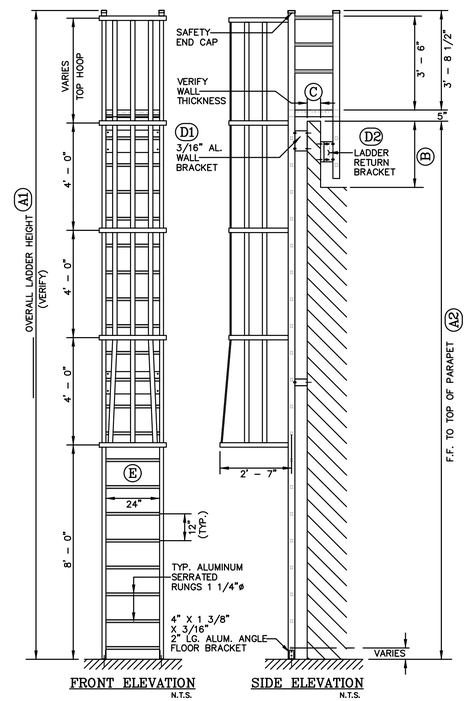
GENERAL NOTE:
MECHANICAL EQUIPMENT SHALL BE LOCATED MIN. 10 FEET FROM THE 42" (MIN.) PARAPET PERIMETER WALL TO MAKE IT NOT VISIBLE FORM THE PUBLIC RIGHT-OF-WAY.

NORTH

1 ROOF PLAN
3/16" = 1'-0"

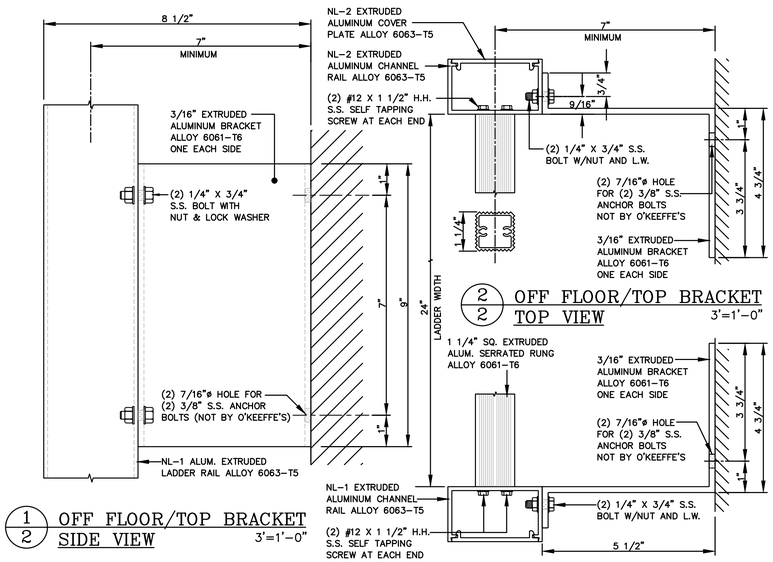


PLATFORM PLAN
N.T.S.



FRONT ELEVATION
N.T.S.

SIDE ELEVATION
N.T.S.



1/2 OFF FLOOR/TOP BRACKET SIDE VIEW 3"=1'-0"

2/2 OFF FLOOR/TOP BRACKET TOP VIEW 3"=1'-0"

2 ROOF ACCES STAIR DETAIL
N.T.S.

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KA
Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
GROUND LEVEL

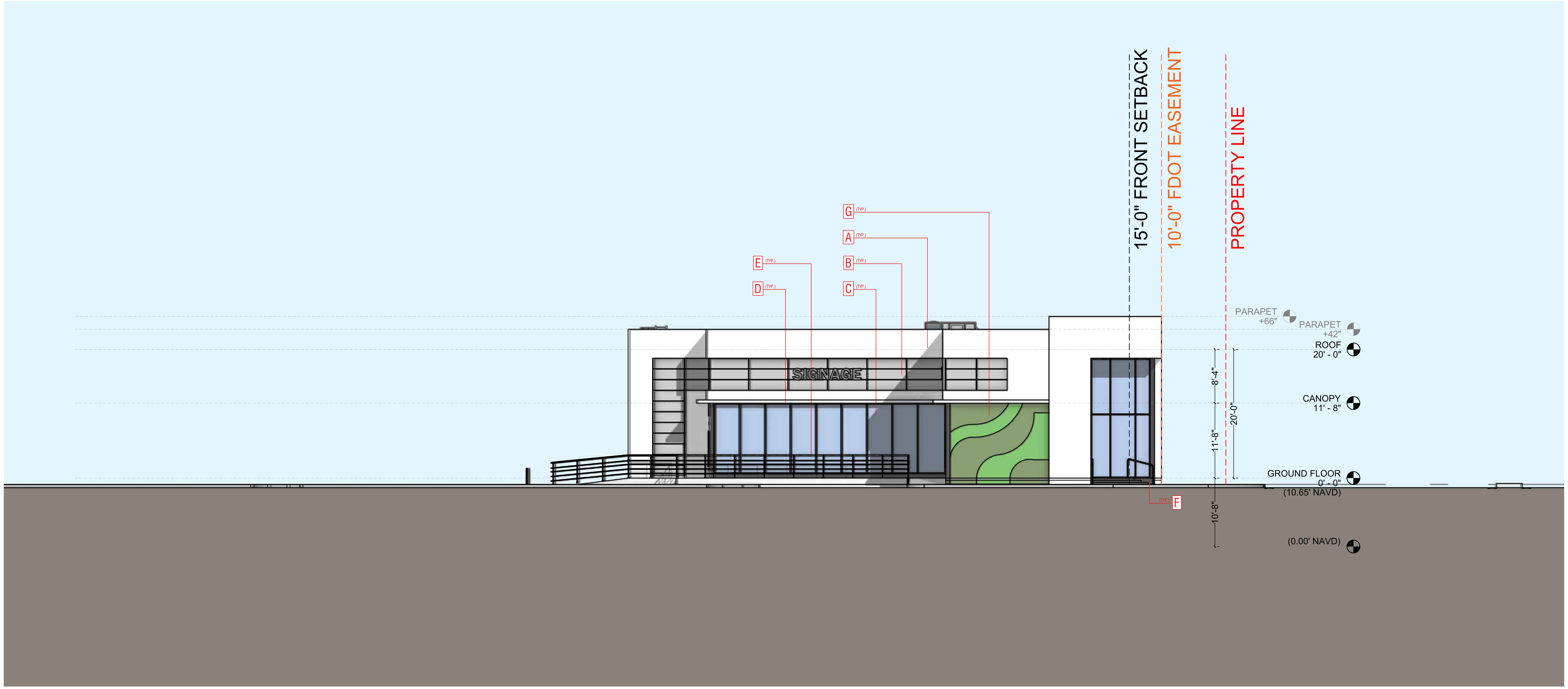
REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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DRAWN BY:	J. DIAZ
CHECKED BY:	JBK

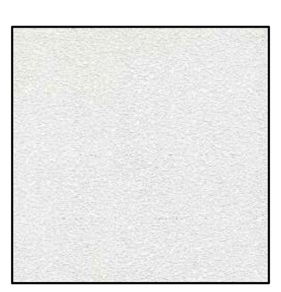
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A-3.1



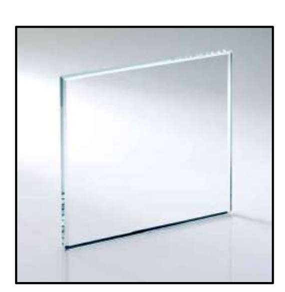
1 EAST ELEVATION
1/8" = 1'-0"

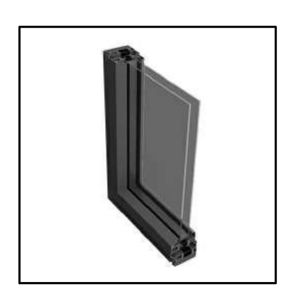
GENERAL NOTES:

- ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HALLANDALE BEACH AND LAND DEVELOPMENT CODE BASED ON THE "HALLANDALE BEACH BOULEVARD WEST" ZONING DISTRICT.
- A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE.
- A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.
- SIGNAGE TO BE COORDINATED WITH TENANTS, ALL SIGNAGES SHOWN ON RENDERINGS ARE CONCEPTUAL.

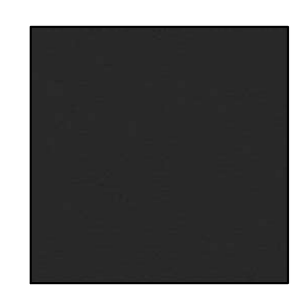

A
SMOOTH FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR.


B
PVC CLADDING SYSTEM COLOR: DARK GRAY OR SIMILAR.


C
CLEAR TEMPERED GLASS, OR SIMILAR.


D
WINDOW ALUMINUM FRAME BLACK, OR SIMILAR.


E
TUBULAR DECK RAILING SYSTEM COLOR: BLACK OR SIMILAR.


F
SMOOTH FINISH STUCCO COLOR: BLACK OR SIMILAR.

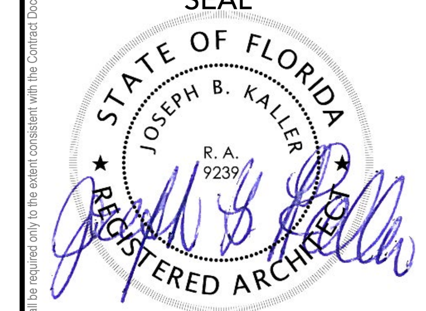

G
ARTIFICIAL GRASS.

2 MATERIAL LEGEND
N.T.S.

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Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
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www.kallerarchitects.com

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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SHEET TITLE
EAST ELEVATION

REVISIONS

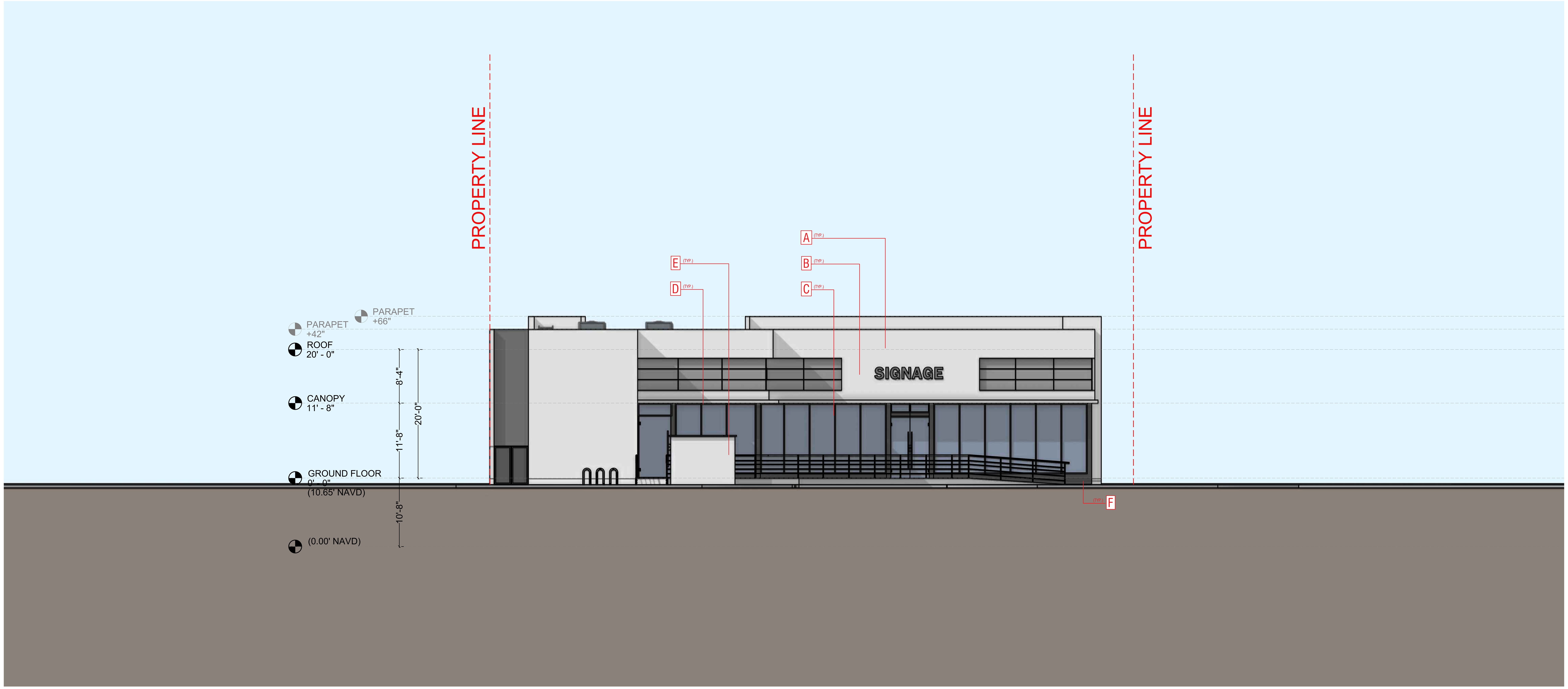
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SHEET
A-4.0

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

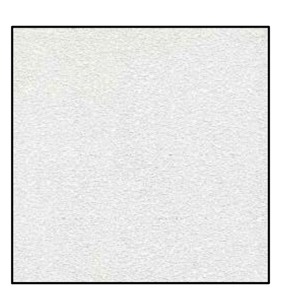


1 SOUTH ELEVATION

1/8" = 1'-0"

GENERAL NOTES:

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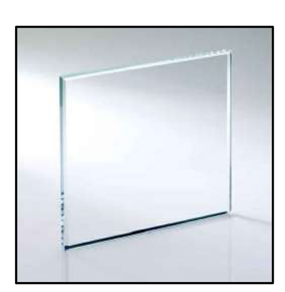
A

SMOOTH FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR.



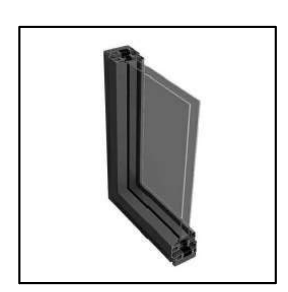
B

PVC CLADDING SYSTEM COLOR: DARK GRAY OR SIMILAR.



C

CLEAR TEMPERED GLASS, OR SIMILAR.



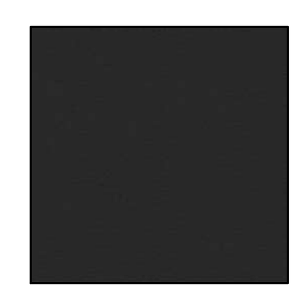
D

WINDOW ALUMINUM FRAME BLACK, OR SIMILAR.



E

TUBULAR DECK RAILING SYSTEM COLOR: BLACK OR SIMILAR.



F

SMOOTH FINISH STUCCO COLOR: BLACK OR SIMILAR.



G

ARTIFICIAL GRASS.

2 MATERIAL LEGEND

N.T.S.

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Hollywood Florida 33020
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JOSEPH B. KALLER
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PROJECT TITLE

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HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE

SOUTH ELEVATION

REVISIONS

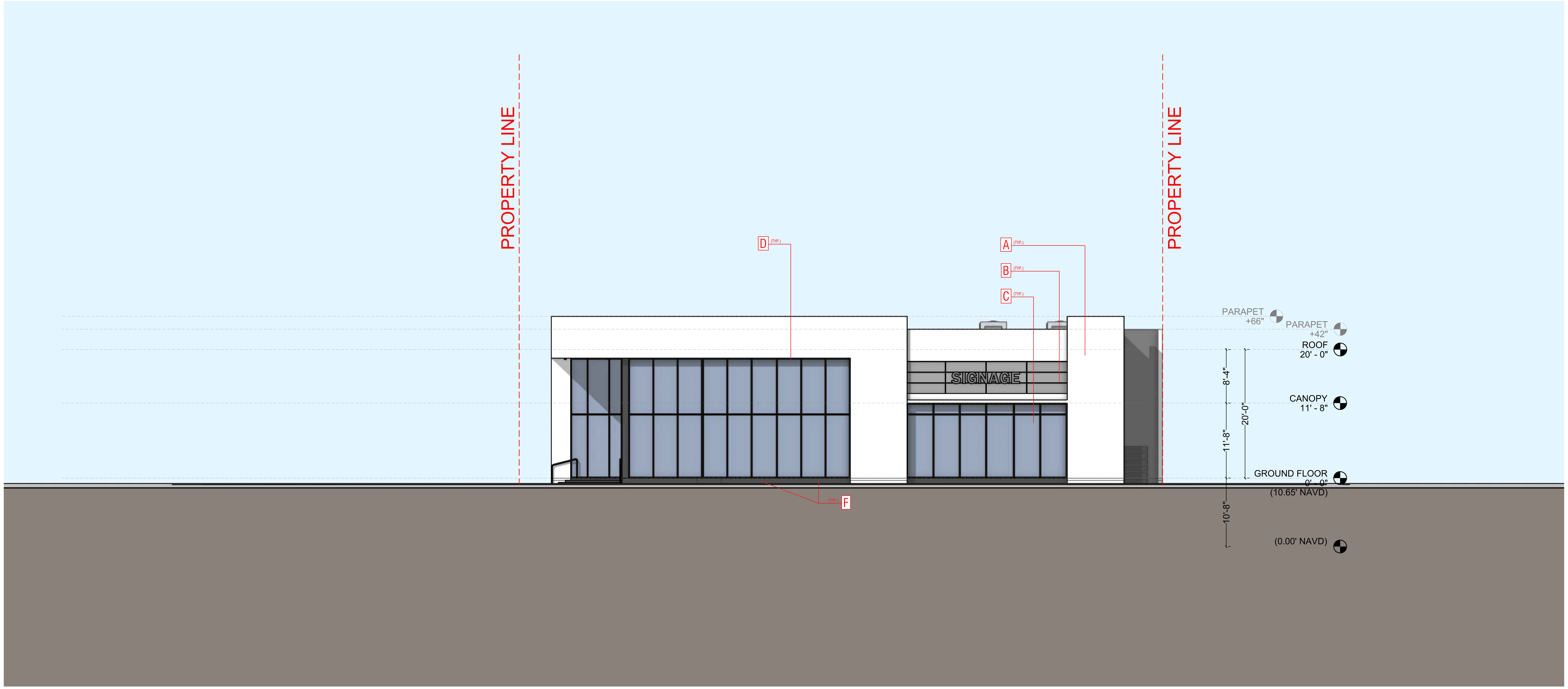
No.	DATE	DESCRIPTION
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SHEET

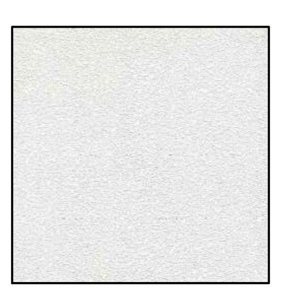
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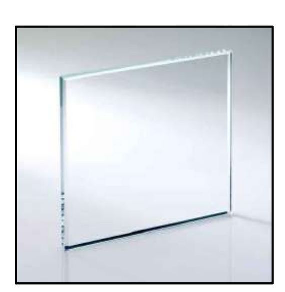
1 NORTH ELEVATION
1/8" = 1'-0"

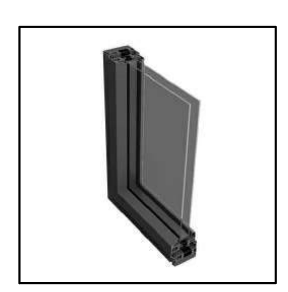
GENERAL NOTES:

- ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HALLANDALE BEACH AND LAND DEVELOPMENT CODE BASED ON THE "HALLANDALE BEACH BOULEVARD WEST" ZONING DISTRICT.
- A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE.
- A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.
- SIGNAGE TO BE COORDINATED WITH TENANTS, ALL SIGNAGES SHOWN ON RENDERINGS ARE CONCEPTUAL.

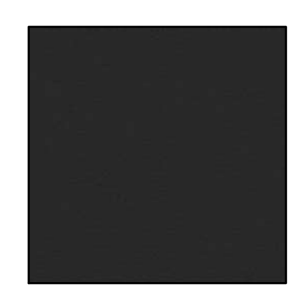

A
SMOOTH FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR.


B
PVC CLADDING SYSTEM
COLOR: DARK GRAY OR SIMILAR.


C
CLEAR TEMPERED GLASS,
OR SIMILAR.


D
WINDOW ALUMINUM FRAME
BLACK, OR SIMILAR.


E
TUBULAR DECK RAILING SYSTEM
COLOR: BLACK OR SIMILAR.


F
SMOOTH FINISH STUCCO
COLOR: BLACK OR SIMILAR.

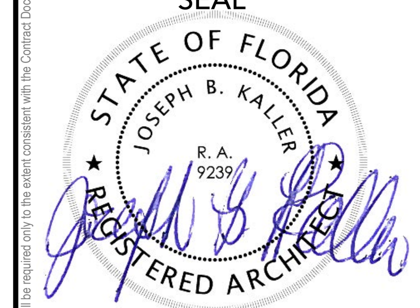

G
ARTIFICIAL GRASS.

2 MATERIAL LEGEND
N.T.S.

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Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
NORTH ELEVATION

REVISIONS

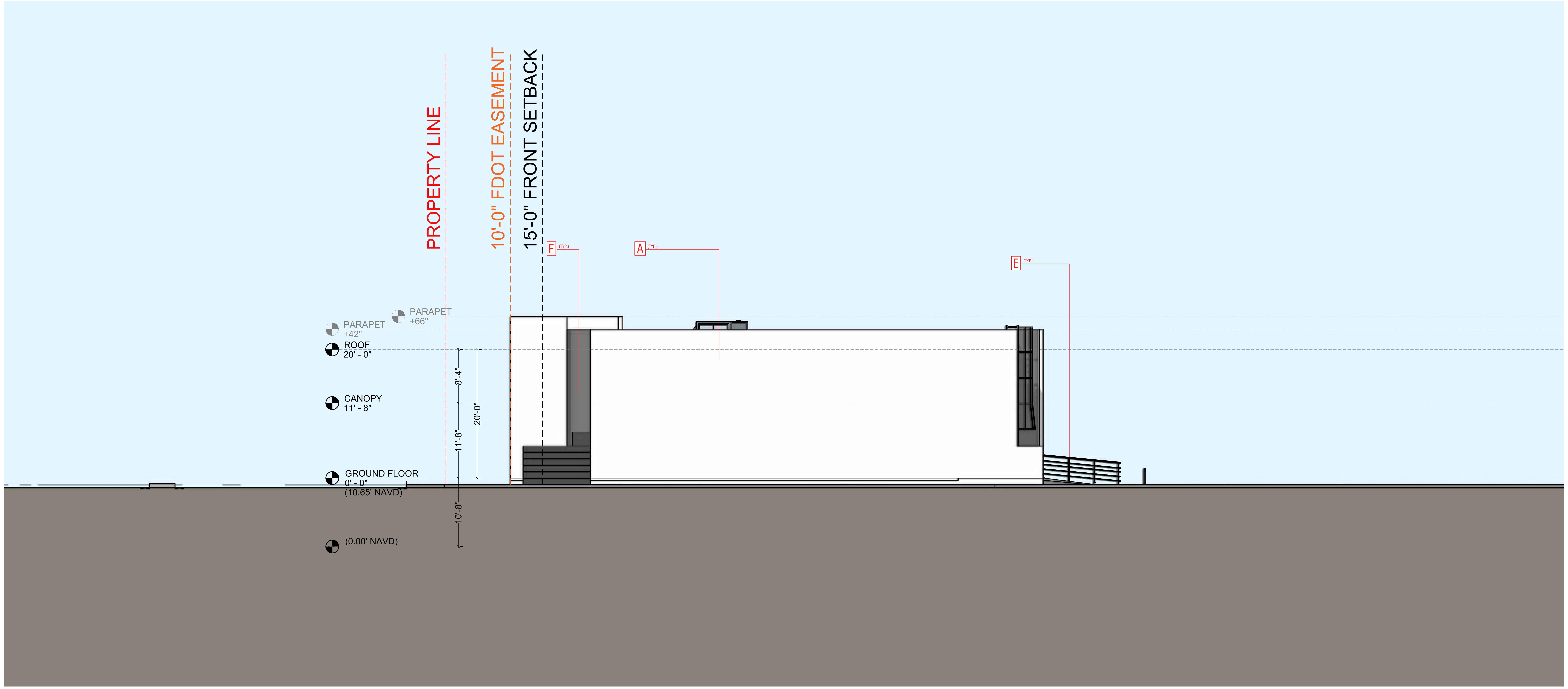
No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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PROJECT No.: 22198
DATE: 05.27.26
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
A-4.2

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

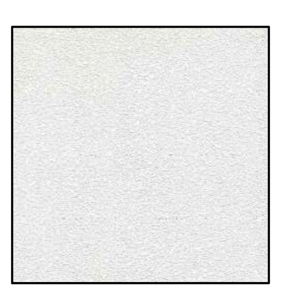


1 WEST ELEVATION

1/8" = 1'-0"

GENERAL NOTES:

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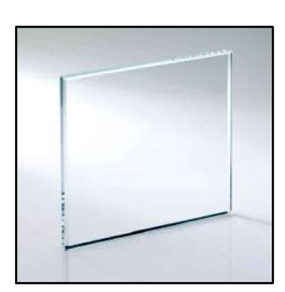
A

SMOOTH FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR.



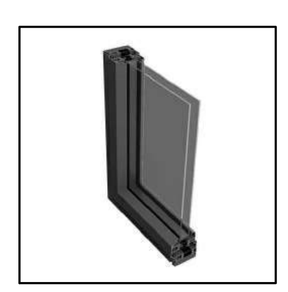
B

PVC CLADDING SYSTEM COLOR: DARK GRAY OR SIMILAR.



C

CLEAR TEMPERED GLASS, OR SIMILAR.



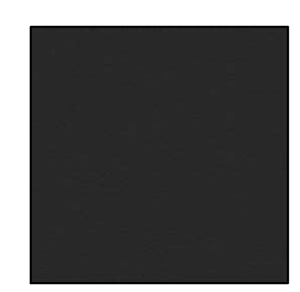
D

WINDOW ALUMINUM FRAME BLACK, OR SIMILAR.



E

TUBULAR DECK RAILING SYSTEM COLOR: BLACK OR SIMILAR.



F

SMOOTH FINISH STUCCO COLOR: BLACK OR SIMILAR.



G

ARTIFICIAL GRASS.

2 MATERIAL LEGEND

N.T.S.

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Kaller Architecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE

WEST ELEVATION

REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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DRAWN BY: J. DIAZ
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SHEET

A-4.3









1 ISOMETRIC RENDERING
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AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
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joseph@kallerarchitects.com
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REGISTERED ARCHITECT

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FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
ISOMETRIC RENDERING

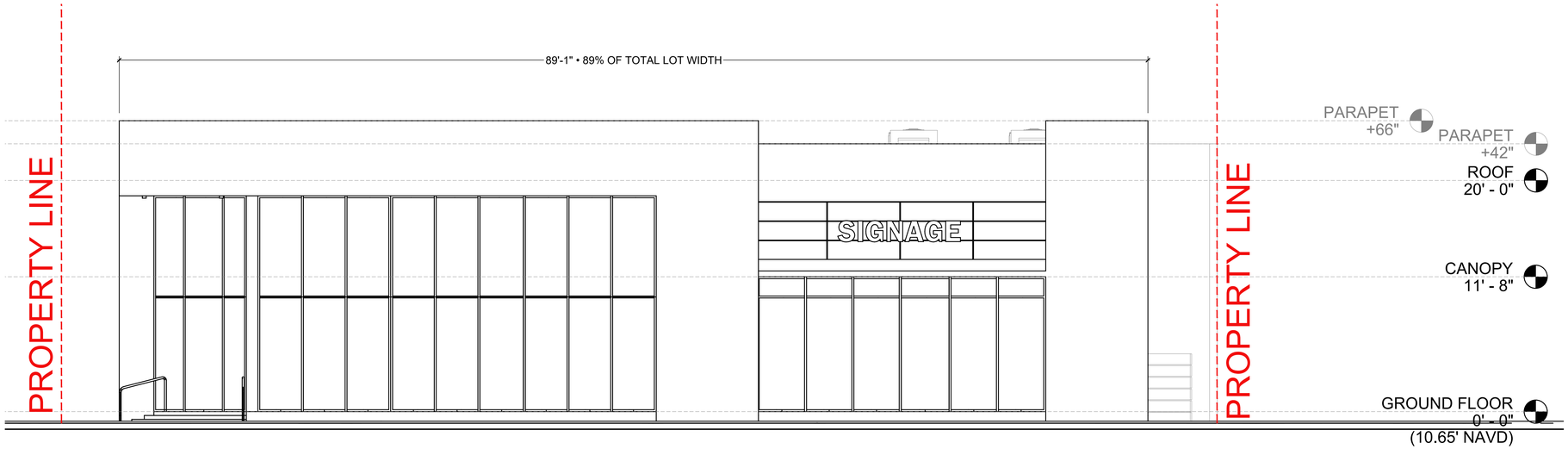
REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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PROJECT No.:	22198
DATE:	05.27.26
DRAWN BY:	J. DIAZ
CHECKED BY:	JBK

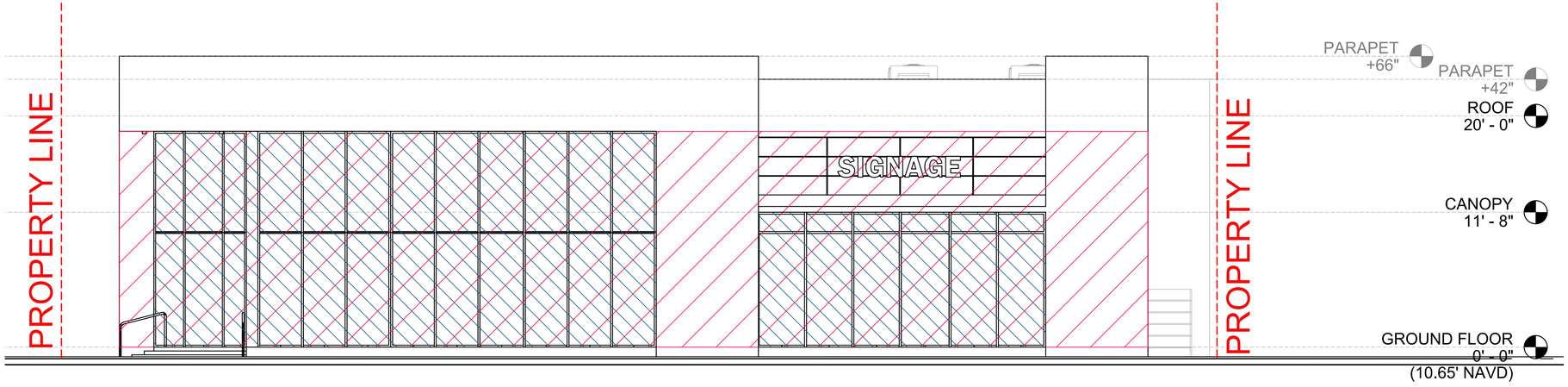
SHEET
A-4.4



1 NORTH FACADE/FRONTAGE - DIAGRAM PER TABLE 32-210 (a)

FRONTAGE CALCULATION

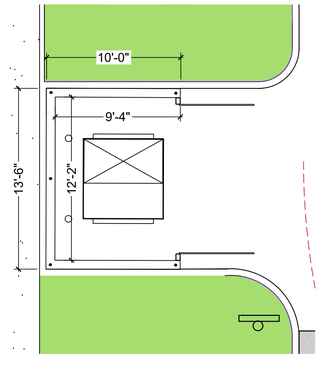
TOTAL LOT WIDTH: 100'-0"
MIN. REQUIRED FRONTAGE: 60% OF LOT WIDTH (60'-0")
MAX. REQUIRED FRONTAGE: 100% OF LOT WIDTH (100'-0")
PROVIDED FRONTAGE: 89% OF LOT WIDTH (89'-1")

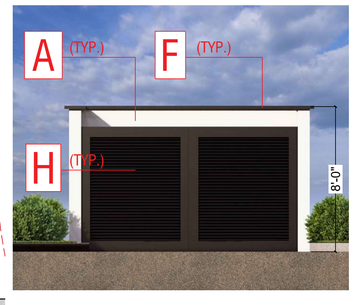


2 NORTH FACADE/FRONTAGE - WINDOWS DIAGRAM

FACADE CALCULATION	REQUIRED	PROVIDED
TOTAL FACADE AREA		1,662 SF
TRANSPARENT WINDOWS AREA	332 SF (20% MIN.) 1,246 SF (75% MAX.)	1,102 SF (67%)

3 LEGEND







4 DUMPSTER ENCLOSURE DETAIL

A
SMOOTH FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR.

F
SMOOTH FINISH STUCCO
COLOR: BLACK OR SIMILAR.

H
METAL DOOR
COLOR: DARK GRAY OR SIMILAR.

5 DUMPSTER MATERIAL LEGEND

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2417 Hollywood Blvd.
Hollywood Florida 33020
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FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

2 FRONT FACADE WINDOW DIAGRAM & DUMPSTER DETAIL

SHEET TITLE

REVISIONS

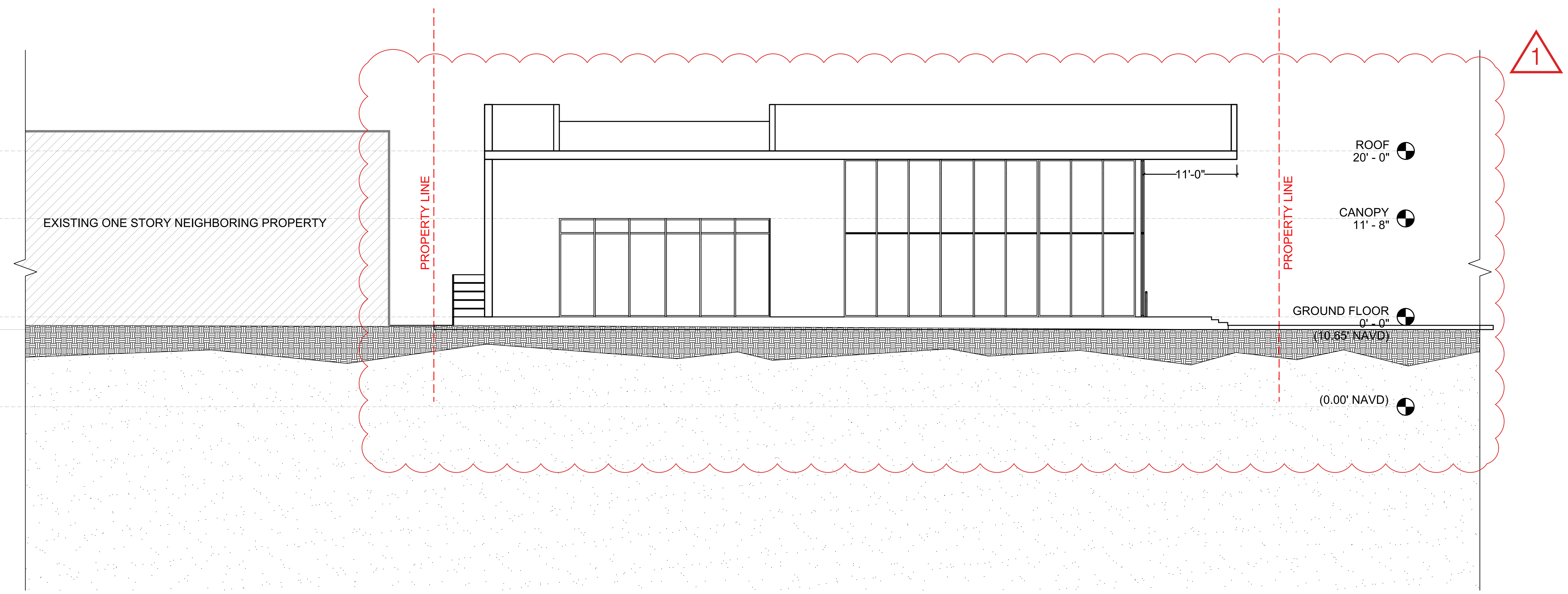
No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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PROJECT No.: 22198
DATE: 05.27.26
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET

A-4.5



A SCHEMATIC BUILDING SECTION
1/8" = 1'-0"

- NO USED
-

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AA# 26001212
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joseph@kallerarchitects.com
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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
BUILDING SECTION "A"
- -

REVISIONS

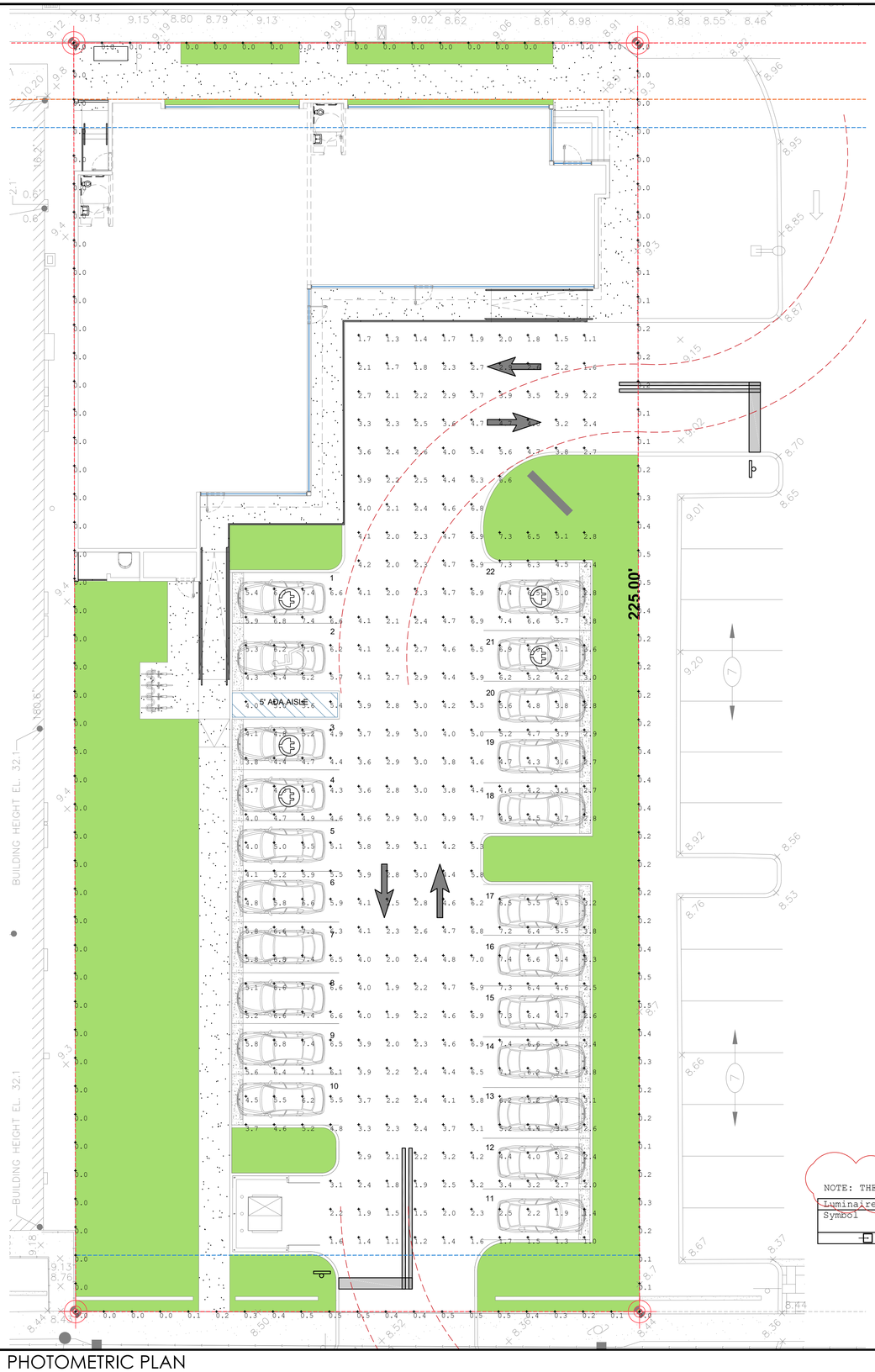
No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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PROJECT No.: 22198
DATE: 05.27.26
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
A-5.0

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NOTE: THE REQUIRED ILLUMINATION SHALL BE PROVIDED AT LEAST 30 MINUTES AFTER THE CLOSING TIME OF ANY ESTABLISHMENT SERVED BY THE PARKING FACILITY.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊣⊢	4	SA	Single	LSI Industries MRS-LED-21L-SIL-3-UNV-DIM-40-70CRI-XX-IL	0.900	14628	165	660

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	4.19	7.4	1.0	4.19	7.40
Property Line	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.

NORTH

1 PHOTOMETRIC PLAN
1/16" = 1'-0"

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
633 W HALLANDALE BEACH BOULEVARD
HALLANDALE BEACH, FLORIDA 33009

SHEET TITLE
PHOTOMETRIC PLAN

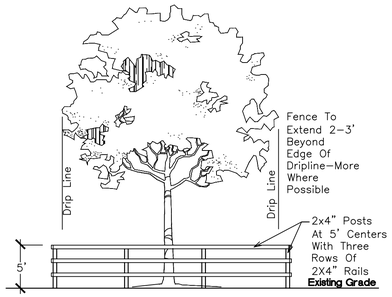
REVISIONS

No.	DATE	DESCRIPTION
1	07.24.24	CITY COMMENTS

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PROJECT No.: 22198
DATE: 05.27.26
DRAWN BY: J. DIAZ
CHECKED BY: JBK

SHEET
P-1



NOTE:
From The Start And Throughout The Duration Of The Project: Contractor To Install A Wood Fence Barrier To Form A Continuous Circle Around The Tree Or All Existing Trees To Remain.

Contractor Shall Take Extra Care During Earthwork And Utility Operations To Protect All Existing Trees And Shall Be Responsible To Replace Any Damaged Trees During Construction.

EXISTING TREE PROTECTION DETAIL

NTS

Before Construction Begins, Contractor to Install and Maintain Tree Protection Fencing Around Existing Trees As Shown. See Existing Tree Protection Detail This Sheet



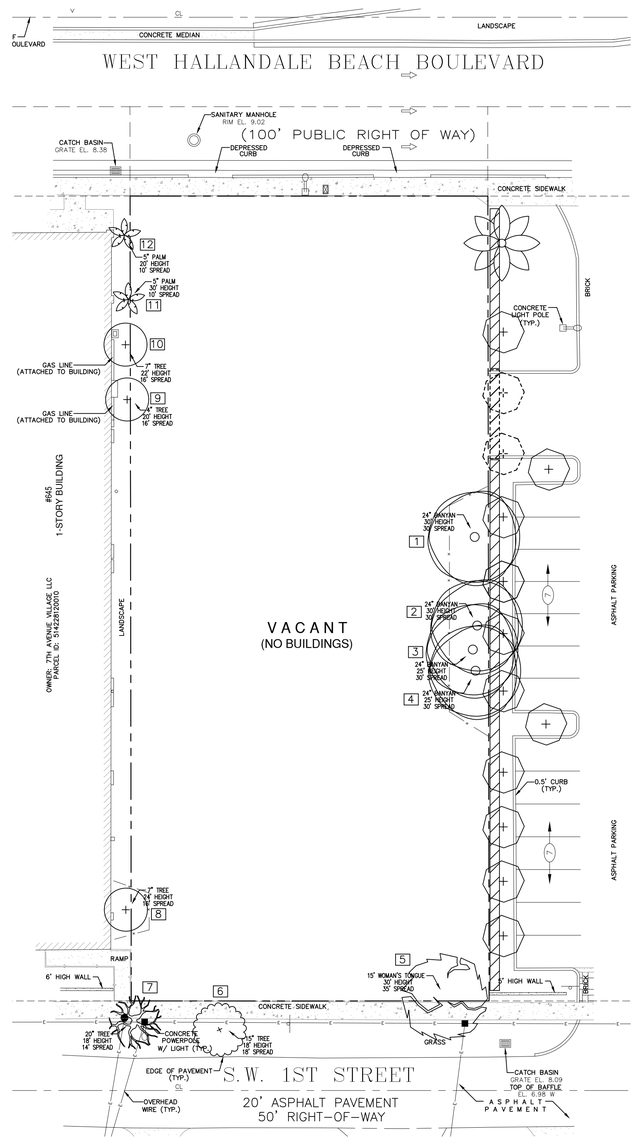
Existing Tree Disposition List

Guide for Plant Appraisal, 9th Edition
Location: 633 W. Hallandale Beach Blvd.
Date: 11/13/2023
Appraiser: Thomas White, ASLA-ISA.
Landscape Architect FL #LA1100
ISA Arborist #FL-5248A

Tree #	Botanical Name / Common Name	DBH (Inches)	HT (Feet)	Canopy (Feet)	Disposition	Condition	Mitigation Required
1	Ficus benghalensis / Banyan Tree	30	25	30	Remove	Fair	NO
2	Ficus benghalensis / Banyan Tree	22	25	30	Remove	Poor	NO
3	Ficus benghalensis / Banyan Tree	22	25	30	Remove	Poor	NO
4	Ficus benghalensis / Banyan Tree	24	25	30	Remove	Very Poor	NO
5	Albizia lebbeck / Women's tongue-lebbeck	17	30	40	Remove	Extremely Poor	NO
6	Lagerstroemia indica / Crape Myrtle	23	20	15	Remove	Fair	NO
7	Schefflera actinophylla / Umbrella Tree	18	15	12	Remove	Very Poor	NO
8	Coccoloba diversifolia / Pigeon Plum	8	25	12	**Remain**	Good	NA
9	Coccoloba diversifolia / Pigeon Plum	4	25	10	Remove	Very Poor	NO
10	Coccoloba diversifolia / Pigeon Plum	6	25	10	Remove	Poor	NO

Existing Palm Disposition List

Palm #			CT (Feet)				
11	Veitchia montgomeryana / Montgomery Palm	5	25	10	Remove	Fair	YES
12	Veitchia montgomeryana / Montgomery Palm	5	15	10	**Remain**	Good	NO
	Palm Replacement =	1					



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

Thomas White

Digitally signed by Thomas White
Date: 2024.08.19 18:02:16 -04'00'

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

7-15-2024- Banyan trees removed per city request

Tree Survey / Disposition Plan

New Retail

633 W. Hallandale Beach Blvd.
Hallandale Beach, Florida 33009

DRAWN: TW
CHECKED: TW
DATE: 12-11-2023
SCALE: 1"=20'

Sheet No.
L-1
Sheet 1 Of 3

GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. **All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..**

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks ½" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

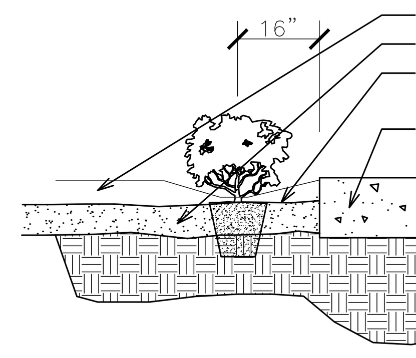
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

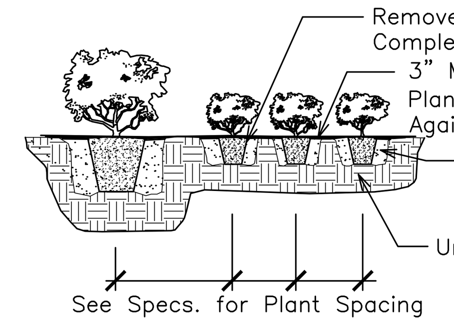
Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA. AKA Land Art Planning & Design, LLC.

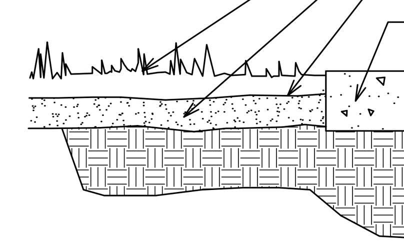
All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



SHRUB INSTALLATION DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



SOD INSTALLATION DETAIL
NTS

century root barrier

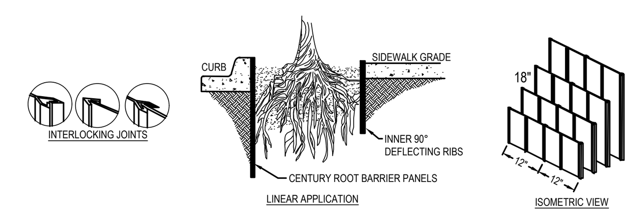
CENTURY PRODUCTS
1144 N. GROVE ST.
ANAHEIM, CA 92806
TOLL FREE: 1-800-480-8084
PHONE: (714) 632-7083
FAX: (714) 632-5470
www.centuryrootbarrier.com

SPECIFICATIONS:
CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.
B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING ½"-¾" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED 6" (15 CM) APART. INTERLOCKING, PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.080"

MATERIAL	POLYETHYLENE	
THICKNESS	0.080"	
PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000
TENSILE IMPACT	D1822	PSI 50FT. LBS/IN²
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	68

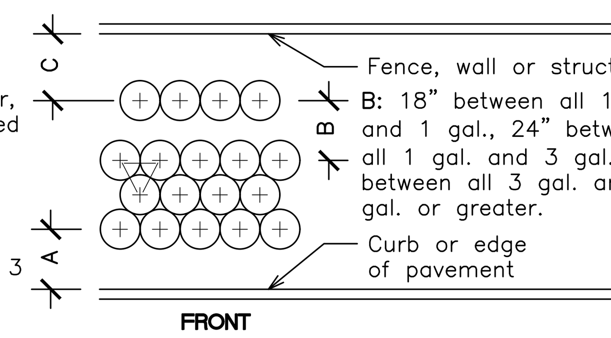
FEATURES
-FLEXIBLE TOP SAFETY EDGE
-VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
-MANUFACTURED WITH RECYCLED PLASTIC
-RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
- 90° 1/2"- 3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
-ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS

LINEAR APPLICATION: FOR ROOT PRUNING OF EXISTING TREES OR IN PLANTING SITUATIONS WHERE ONE OR MORE TREES ARE IN CLOSE PROXIMITY TO HARDSCAPES.

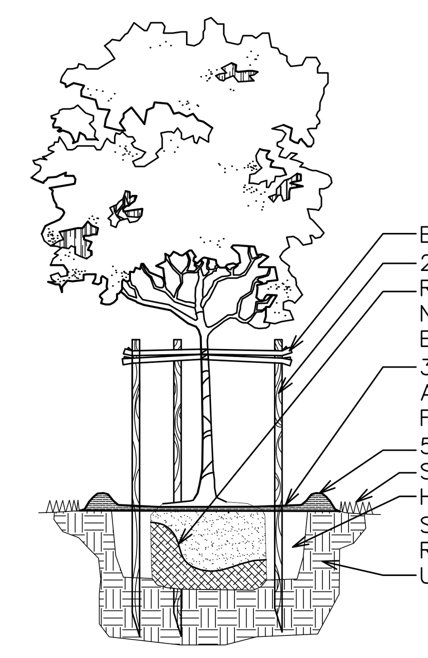


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. TOLERANCES MAY VARY IN ORDER TO MAINTAIN THE INTEGRITY OF POST-CONSUMER MATERIALS AND ASSURE THE MATERIAL STRUCTURE. WE MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIM THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

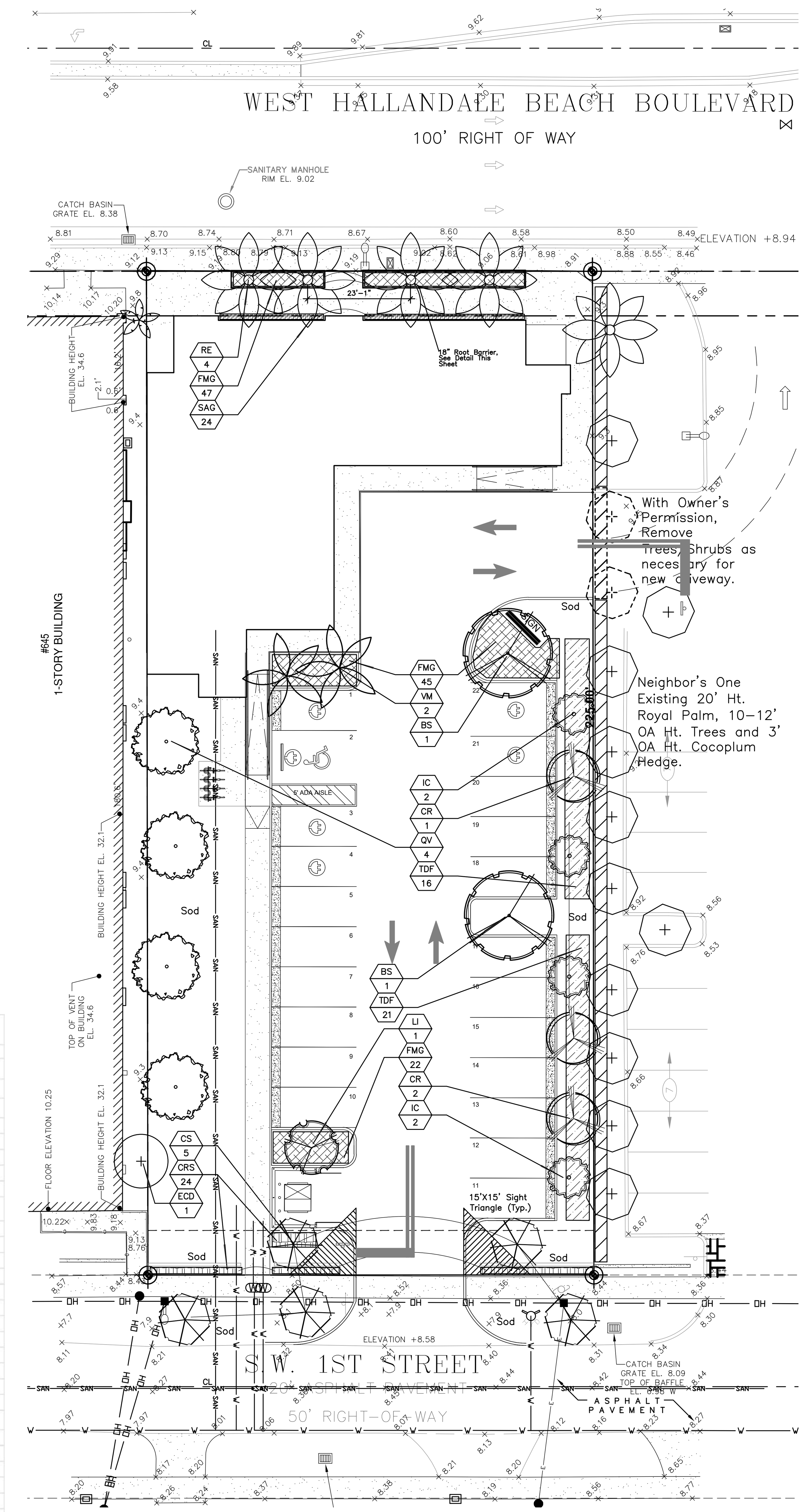
18" ROOT BARRIER DETAIL



TYPICAL SHRUB SPACING DETAIL
NTS

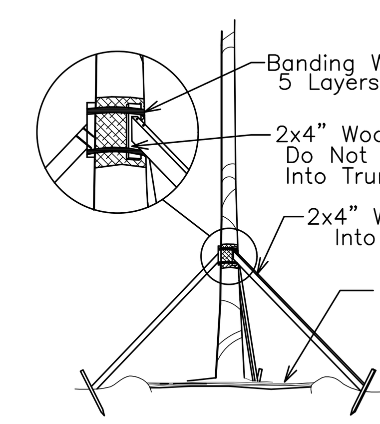


SMALL TREE PLANTING DETAIL
NTS

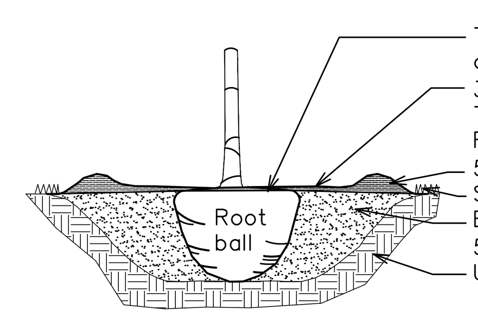


Landscape Area Requirements		
Site in sq. ft.: 22,500		
	Required	**Provided**
SubDistrict		
% of landscape		
1 tree per 1500 sqft.	15	15
Trees		
Street Trees	7	7
Site Trees	15	18
Total Site Trees (Site + street)	22	25
Tree Diversity	4	9
Drought tolerant trees	50%	100%
Native Trees	50%	90%
Turf Max	70%	23%
Hedges/Plants Drought tolerant	30%	100%

Plant List - 633 W Hallandale Bch Blvd											
Code	**Qty.**		**Botanical Name / Common Name**	**Caliper**	**Quality**	**Height at Planting**	**Drought**	**Native**	**Notes**	**Tree Credits**	**Total**
PROPOSED STREET TREES (Off-Site)											
CS	3		Cordia sebestena / Orange Geiger	2"	FL#1 or Better	12' Std.	V	(N)		1	3
PROPOSED STREET TREES (On-Site)											
RE	4		Roystonea elata / Florida Royal Palm	10"	FL#1 or Better	20 OA Ht.	V	(N)		1	4
PROPOSED TREES/ PALMS (On-Site)											
BS	2		Bursera simarubra / Gumbo Limbo	3"	FL#1 or Better	15' Std.	V	(N)		1	2
CR	3		Clusia rosea / Pitch Apple	3"	FL#1 or Better	15' Std.	V	(N)		1	3
CS	2		Cordia sebestena / Orange Geiger	3"	FL#1 or Better	15' Std.	V	(N)		1	2
ECD	1		Exist. Coccoloba diversifolia / Pigeon Plum	8"	FL#1 or Better	15' Std.	V	(N)		1	1
IC	4		Ilex cassine / Dahoon Holly	3"	FL#1 or Better	15' Std.	V	(N)		1	4
LI	1		Lagerstroemia indica / Crape Myrtle	3"	FL#1 or Better	15' Std.	V			1	1
QV	4		Quercus virginiana / Live Oak	3"	FL#1 or Better	15' Std.	V	(N)		1	4
VM	2		Veitchia montgomeryana / Montgomery Palm	3"	FL#1 or Better	15 OA Ht.	V			0.5	1
										Total Tree Credits Proposed	**25**
										Total Tree Credits Required	**22**
										Total Tree Credits Deficiency	**0**
SHRUBS				**Container**							
CRS	24		`	7 Gal.	FL#1 or Better	42"	V	(N)	30" Spr., 36" OC		
SAG	24		Schefflera arboricola / Green Dwarf Schefflera	7 Gal.	FL#1 or Better	42-48"	V		30" Spr., 36" OC		
TDF	37		Tripsacum dactyloides / Fakahatchee Grass	3 Gal.	FL#1 or Better	30"	V	(N)	24" Spr., 42-48" OC		
	85		**Total Shrubs**								
	61		**Native Shrubs**								
	72%		**Native Trees / Palms**								
GROUND COVER											
FMG	115		Ficus microcarpa / Green Island Ficus	3 Gal.	FL#1 or Better	12"	V		18" Spr., 24" OC		
SOD (On-Site)											
Sod	5,100	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'				M				
SOD (Off-Site)											
Sod	900	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'				M				
		(N)	Florida Native Plant Species				(N)				
		M	Moderate Drought Tolerance				M				
		V	Very Drought Tolerant				V				



TREE/PALM BRACING DETAIL
NTS



TREE/PALM PLANTING DETAIL
NTS

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

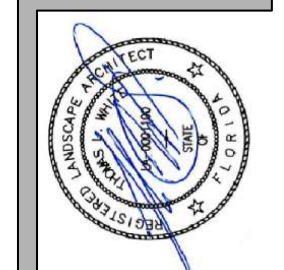
Thomas White
Digitally signed by Thomas White
Date: 2026.05.28 08:56:49 -04'00'

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

7-15-2024: Banyan trees removed per city request
10-4-2024: Minor Site Plan Revision
10-24-2025: Minor Site Plan Revision
1-13-2026: Front Planter Reduced in Width
5-27-2026: Hall Bch Blvd Street Trees (Palms) Added

Landscape Permit Plan
New Retail
633 W. Hallandale Beach Blvd.
Hallandale Beach, Florida 33009



DRAWN: TW
CHECKED: TW
DATE: 12-11-2023
SCALE: 1"=20'

Sheet No.
L-2
Sheet 2 Of 3

IRRIGATION LEGEND:

1" MAIN LINE

LATERAL ZONE LINES.

1" VACUUM BREAKER: Wilkins WK720A-100.

CONTROLLER - Intermatic Electric 4 station controller.

Mini Clik automatic rain sensor shutoff switch mounted outside on eave of structure.

ZONE VALVES - Fimco 2 Station Indexing.

(W) PROPOSED 1" WATER METER, See Civil Plans for Details.

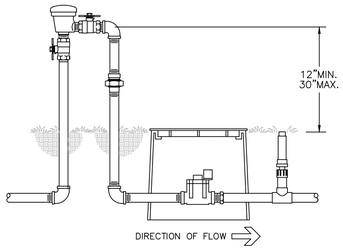
(S) SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6' POP-UP SPRAY -
Hunter MP Rotator Series:
Nozzles as Required.
NOTE - All of the below may not be used

		MP3000 22-30' Radius	MP2000 13-21' Radius	MP1000 8-15' Radius	MP800 6-12' Radius
90	Q				
120	T				
180	H				
240	TT				
270	TQ				
360	F				

6' POP-UP STREAM BUBBLER - Hunter 5-CST-B 5'R.

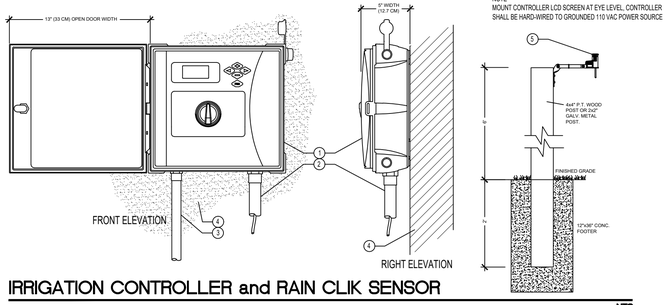
0.0 GPM
1 ZONE #
1" VALVE SIZE



PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION

WILKINS MODEL 720A

NTS



IRRIGATION CONTROLLER and RAIN CLIK SENSOR

NTS

IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. and 3/4 in. are not used.
Min. pipe is 1 in. All end of the line unmarked pipe = 1 in. (min.).
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.

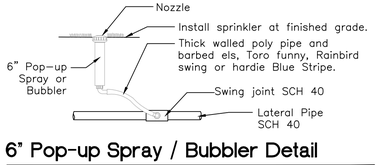
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

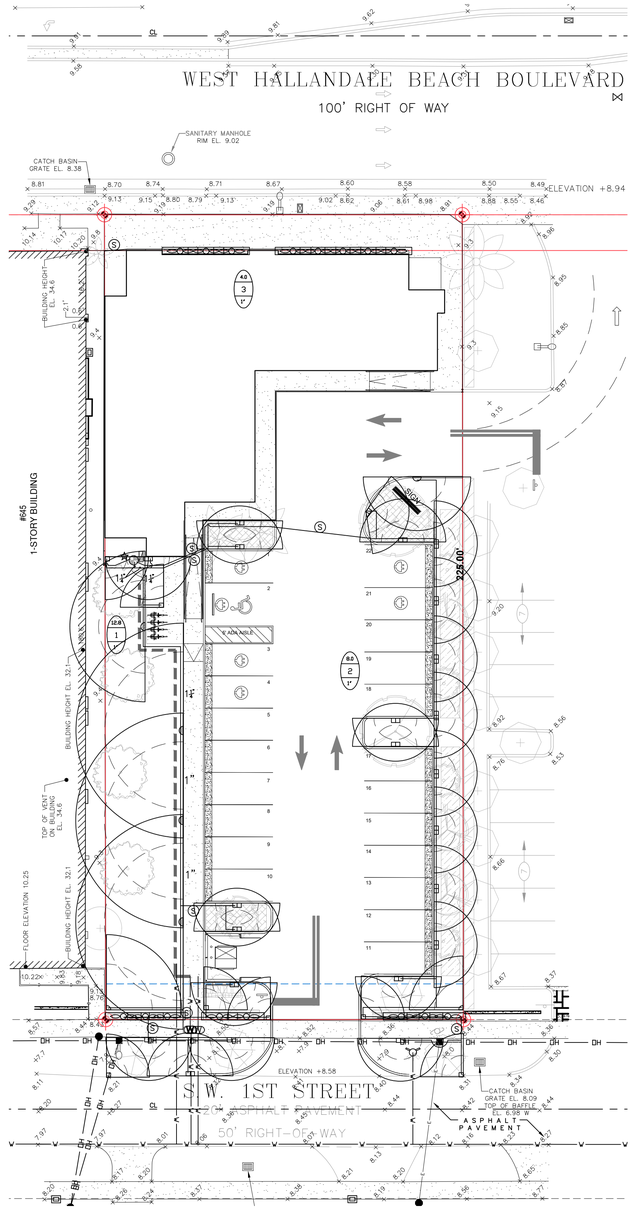
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



6" Pop-up Spray / Bubbler Detail

NTS



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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10-4-2024: Minor Site Plan Revision
10-24-2025: Minor Site Plan Revision
3-13-2026: Front Planter Reduced in Width
4-9-2026: 23 Parking Spaces Down to 22

irrigation Permit Plan

New Retail

633 W. Hallandale Beach Blvd.
Hallandale Beach, Florida 33009

DRAWN: TW
CHECKED: TW
DATE: 12-11-2023
SCALE: 1"=20'

Sheet No.
L-3
Sheet 3 Of 3

Thomas White

Digitally signed by Thomas White
Date: 2026.04.09 14:34:42 -04'00'

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (N01) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN T IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 'A-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TOTHE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.

12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.

13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.

14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
   B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.
   B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.

3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.

4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
   A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
   B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
   C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO COST.
   A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:
      1) USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.
      2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE.
      3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE.
   B. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION:
      1) USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATER.

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 13, 2026.

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WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF HALLANDALE BEACH THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF HALLANDALE BEACH - FLORIDA.

2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.

4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.

5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) T THROUGH 24" DIAMETER = TC 53

6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.

7. PVC PIPE 4" - 17 SHALL CONFORM TO AWWA C900. PIPE 14" - 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.

8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.

9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.

10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

11. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.

12. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.

13. ALL SERVICE PIPING (W -T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.

14. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS.
    OUTLET OF SADDLE TO HAVE NPT THREADS.

15. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT.

16. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.

17. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.

18. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

19. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH 0-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.

20. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.

21. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.

22. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. 0-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE.
    SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.

23. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION 'WATER' OR "RECLAIMED WATER'.

24. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE', AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

25. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 7 - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10P - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

26. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.

27. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 7 AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.

28. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION.

29. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

30. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

31. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

32. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.

33. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

34. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

35. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

36. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

37. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

38. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.

2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.

3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9-2.

4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).

5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.

6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.

7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH [(2) 2-1/2"] HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.

8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF HALLANDALE BEACH THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF HALLANDALE BEACH - FLORIDA.

2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27".

3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.

4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.

5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.

6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2. LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).

7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.

8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE

9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.

10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.

11. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.

12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.

15. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.

16. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.

17. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.

2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.

3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.

4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.

5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.

6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.

7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.

8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.

9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.

10. MANHOLE COATINGS AND FINISHES SHALL BE:
    A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
    B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
    C. EXTERIOR - BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

STORM SEWER SYSTEMS

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS AND 0-RING GASKETS SHALL COMPLY ASTM C443. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.

2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.

3. CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY, IN ACCORDANCE WITH ASTM D3350, CELL CLASSIFICATION 324420C (4"-10") OR CELL CLASSIFICATION 335420C (17-36"). PIPE 4"-10" SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12"-36" SHALL COMPLY WITH AASHTO M294, TYPE S. BELL JOINTS FOR 4"-10" PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12"-36" PIPE SHALL BE INTEGRALLY FORMED ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M294.

4. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 199.

5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.

6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.

7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.

8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2021-22 EDITION.

2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
   A. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY. FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE FDOT STANDARDS AND SPECIFICATIONS.
   B. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE 3 (MIN. STABILITY OF 1000 LBS) AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIMEROCK BASE.
   C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), F'c (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.

3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.

4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.

3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.

4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.

5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.

6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.

7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION

8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL / OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT

2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE

3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

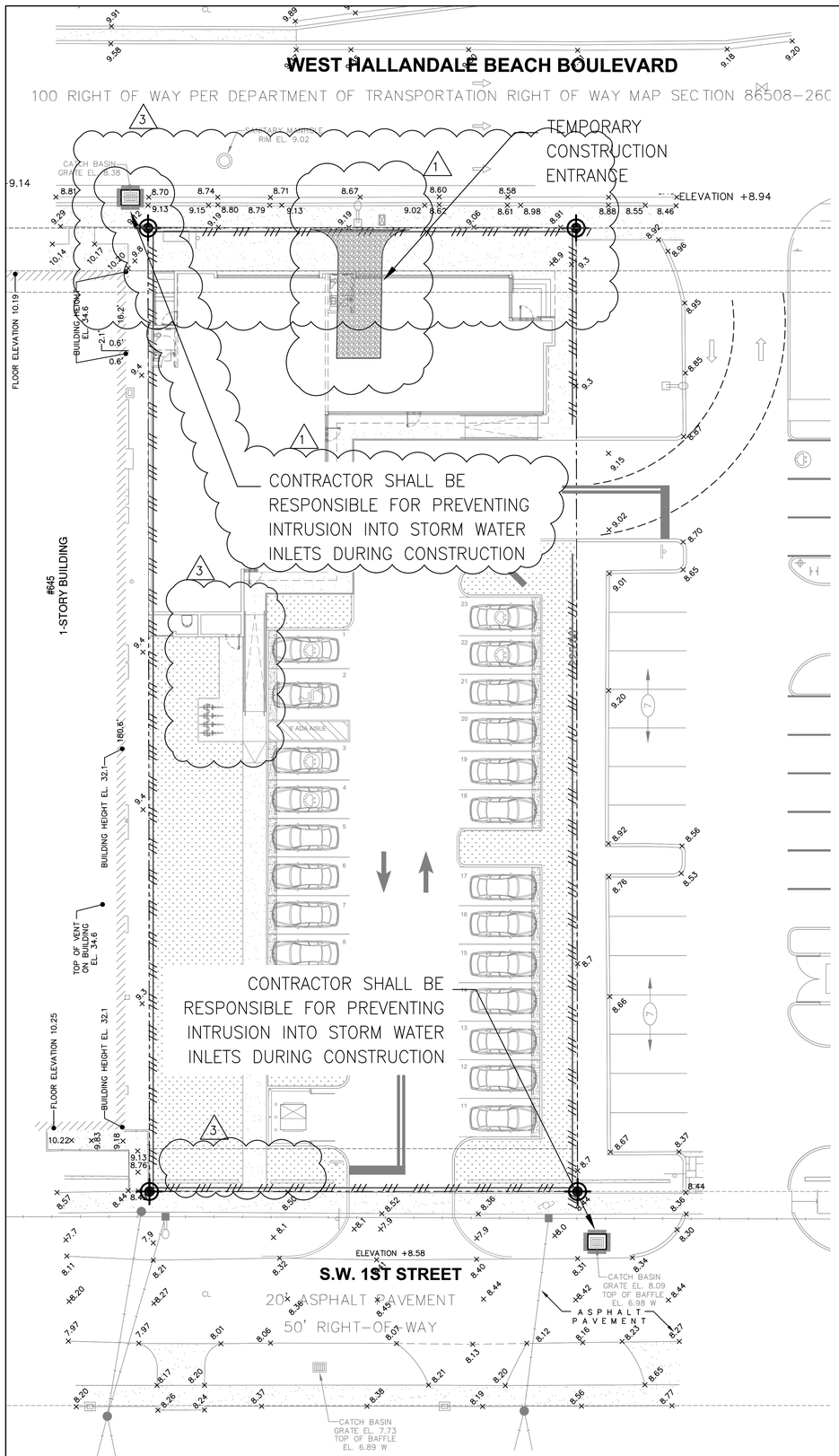
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2 CITY COMMENTS 08/05/2024 J.S.

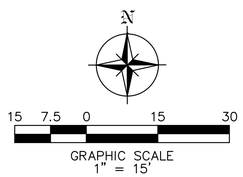
Client:
Project: 633 HALLANDALE BEACH BLVD
633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: GENERAL NOTES & SPECIFICATIONS 2

Seal:
Jorge M Szauer
2026.01.13
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JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: NOV. 2023
Scale: AS SHOWN
Job Nº:
Sheet: C-01
1 of 1 Sheets.





CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

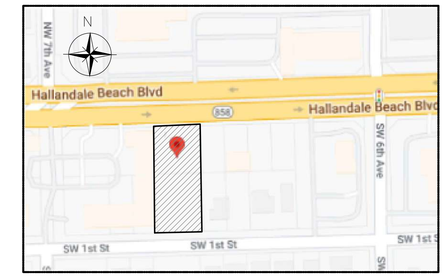
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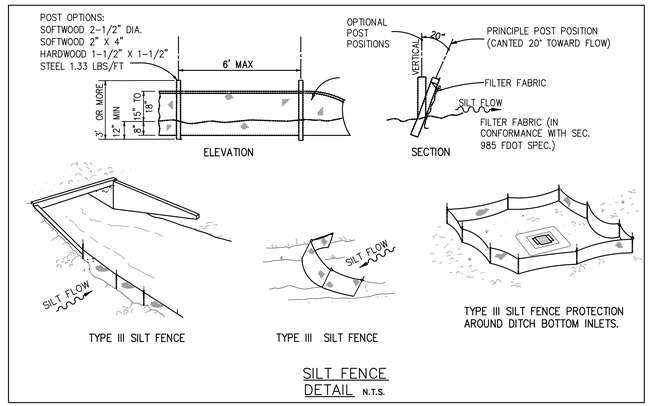
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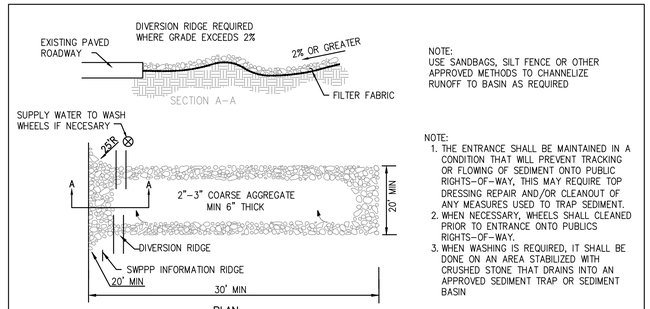
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LOCATION MAP
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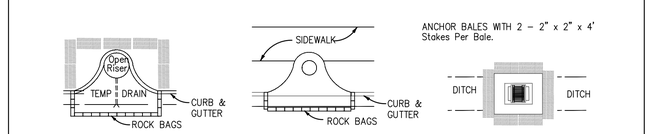


SILT FENCE DETAIL N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL N.T.S.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



GUTTER BUDDY CURB INLET PROTECTION DETAIL N.T.S.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

1	CITY COMMENTS 07/16/2024 J.S.
3	CITY COMMENTS 10/30/2025 J.S.

Client: Project: 633 HALLANDALE BEACH BLVD

633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: EROSION CONTROL PLAN

Seal:

Jorge M Szauer
2026.01.13
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JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

JORGE SZAUER
FLA. REG. P.E. # 62579

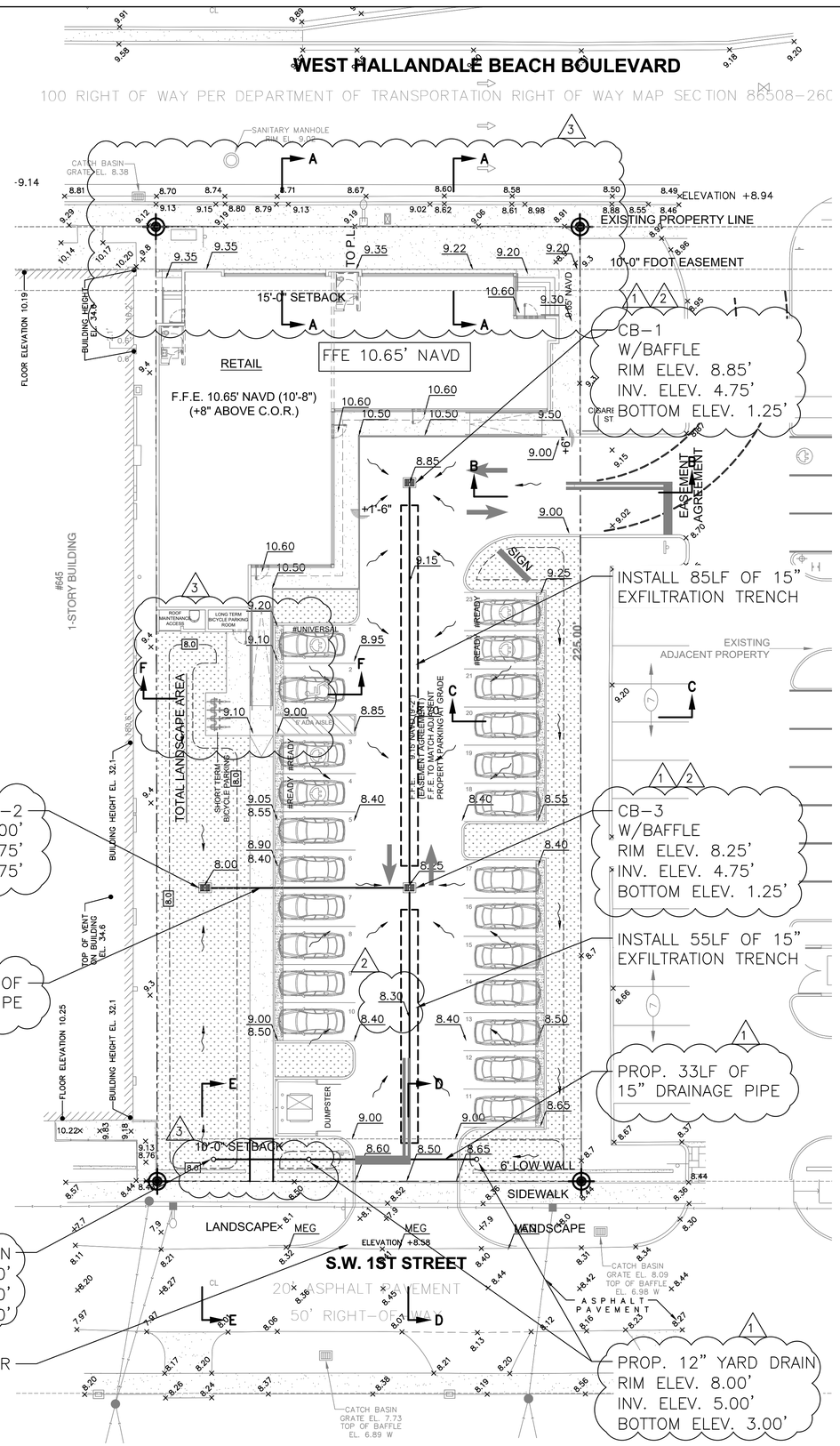
Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	NOV. 2023
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Job N°:	

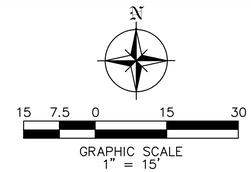
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This item has been digitally signed and sealed by Jorge Szauer, PE. On January 13, 2026.

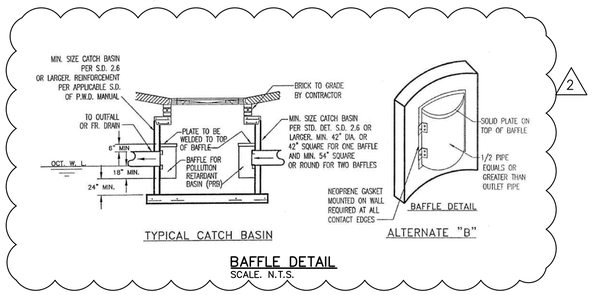
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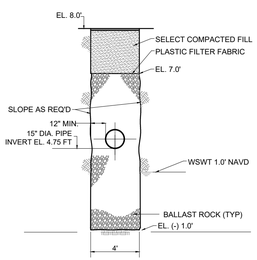


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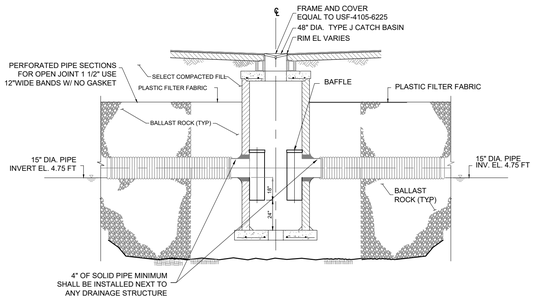
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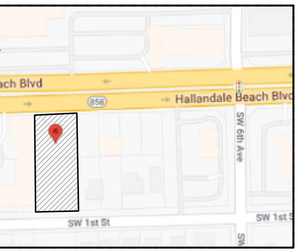
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SCALE. N.T.S.



EXFILTRATION TRENCH
SCALE. N.T.S.



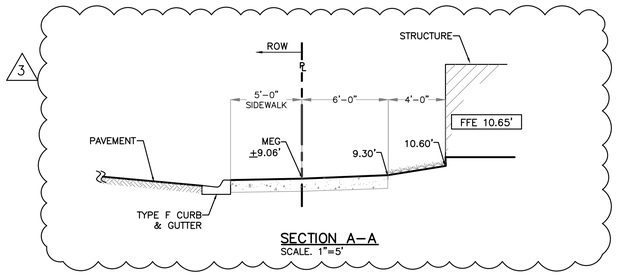
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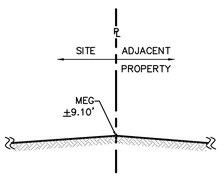
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N.T.S.

LEGEND

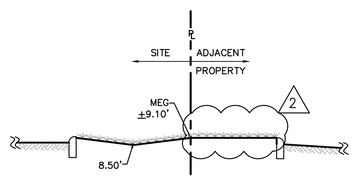
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- 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS
- CONCRETE
- TYPE D CURB
- SOLID DRAINAGE PIPE
- EXFILTRATION TRENCH
- CATCH BASIN
- DRAINAGE FLOW



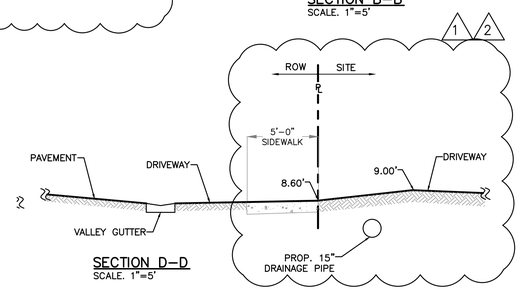
SECTION A-A
SCALE. 1"=5'



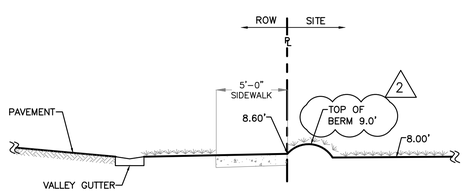
SECTION B-B
SCALE. 1"=5'



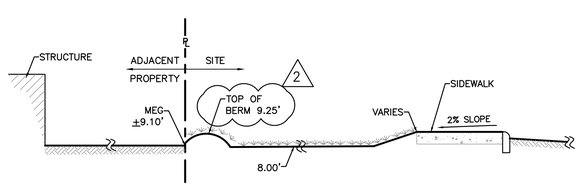
SECTION C-C
SCALE. 1"=5'



SECTION D-D
SCALE. 1"=5'



SECTION E-E
SCALE. 1"=5'



SECTION F-F
SCALE. 1"=5'

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Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:	
1	CITY COMMENTS 07/16/2024 J.S.
2	CITY COMMENTS 08/05/2024 J.S.
3	CITY COMMENTS 10/30/2025 J.S.

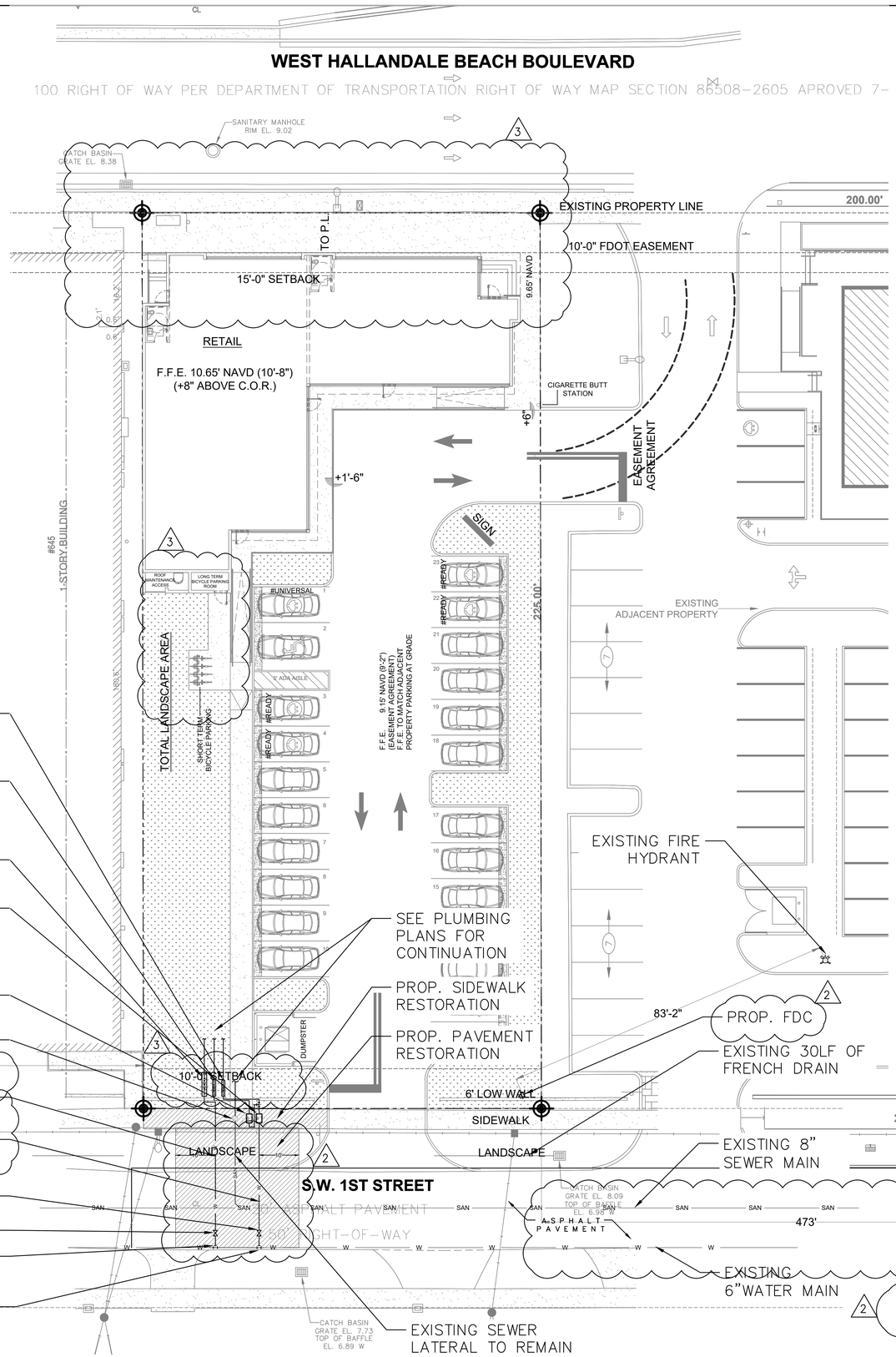
Client:
Project: 633 HALLANDALE BEACH BOULEVARD
633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: PAVING, GRADING & DRAINAGE

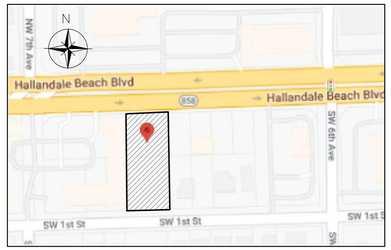
Seal:
Jorge M Szauer
2026.01.13
18:18:39-05'00'
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	NOV. 2023
Scale:	AS SHOWN
Job №:	

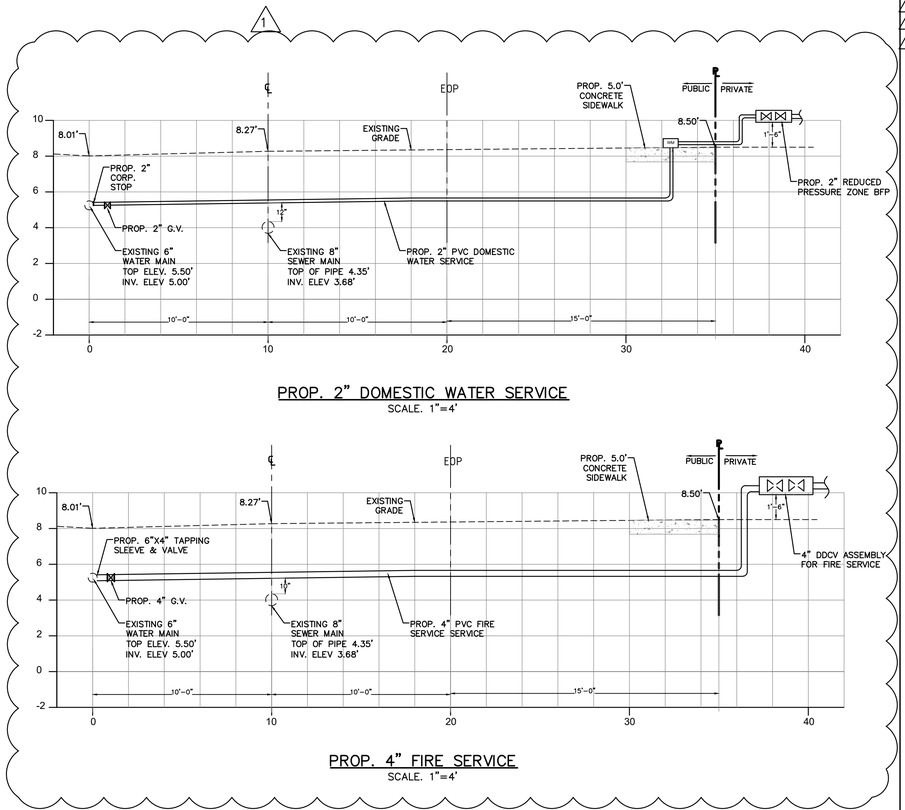
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of Sheets







LOCATION MAP
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LEGEND:

- PROPERTY LINE
- WATER
- SEWER
- GRASS
- PAVEMENT RESTORATION

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Reviews:

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2	CITY COMMENTS 08/05/2024	J.S.
3	CITY COMMENTS 10/30/2025	J.S.

Client:
Project: 633 HALLANDALE BEACH BLVD
633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: UTILITIES

Seal:
Jorge M Szauer
2026.01.13
18:18:51-05'00'
JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER
JORGE SZAUER
FLA. REG. P.E. # 62579

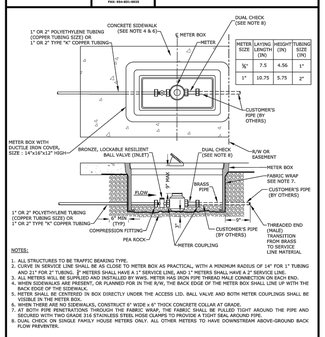
Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	NOV. 2023
Scale:	AS SHOWN
Job N°:	

Sheet: C-04
1 of 1 Sheets

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



NOTES:

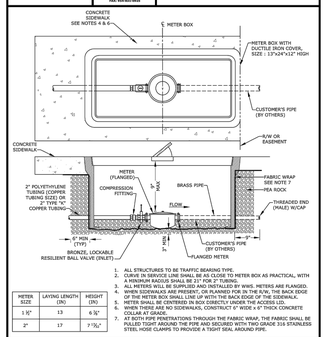
1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF 14" FOR 1" TUBING AND 21" FOR 2" TUBING. 2" METERS SHALL HAVE A 1" SERVICE LINE, AND 1" METERS SHALL HAVE A 2" SERVICE LINE.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID. BALL VALVE AND BOTH METER COUPLINGS SHALL BE VISIBLE IN THE METER BOX.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.
8. DUAL CHECK OR SINGLE FAMILY HOUSE METERS ONLY. ALL OTHER METERS TO HAVE DOWNSTREAM ABOVE-GROUND BACK FLOW PREVENTER.

REVISED	WATER METER INSTALLATION FOR ⅝" AND 1" METERS	FIGURE
7/7/2021		226

BROWARD COUNTY
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STANDARD DETAIL



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2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF 14" FOR 1" TUBING AND 21" FOR 2" TUBING.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METERS ARE FLANGED.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.

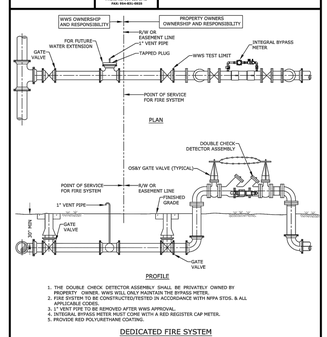
METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)
1 ½"	13	6 ½"
2"	17	7 ⅞"

REVISED	WATER METER INSTALLATION FOR 1 ½" OR 2" METERS	FIGURE
7/7/2021		228

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STANDARD DETAIL



PROFILE

DEDICATED FIRE SYSTEM

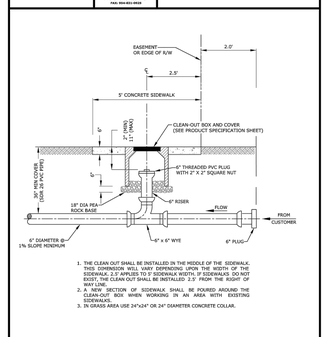
1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. BYPASS METER TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER HUST COME WITH A RED REGISTER CAP METER.
5. PROVIDE RED POLYURETHANE COATING.

REVISED	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	FIGURE
7/7/2021		235

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1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THE DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REVISED	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE	FIGURE
7/7/2021		341

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STANDARD DETAIL

811 Know what's below. Call before you dig.

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

REVISED	UTILITY LOCATES	FIGURE
7/7/2021		101

BROWARD COUNTY
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STANDARD DETAIL

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

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

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

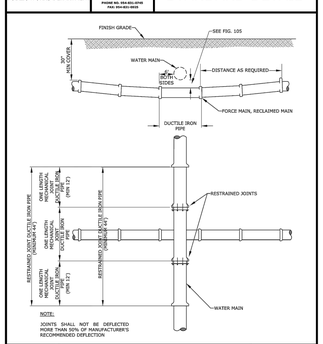
REVISED	WATER MAIN SEPARATION	FIGURE
7/7/2021		105

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STANDARD DETAIL

STANDARD UTILITY CROSSING



NOTE:
JOINTS SHALL NOT BE DEFLECTED MORE THAN 50% OF MANUFACTURER'S RECOMMENDED DEFLECTION

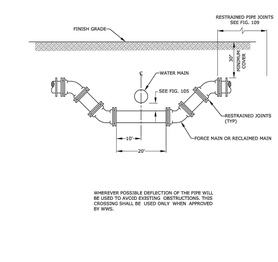
REVISED	STANDARD UTILITY CROSSING	FIGURE
7/7/2021		106

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ENGINEERING DIVISION
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FAX: 954-831-0928

STANDARD DETAIL

SPECIAL UTILITY CROSSING



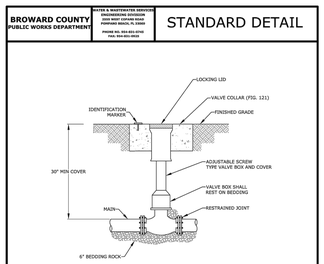
WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY WWS.

REVISED	SPECIAL UTILITY CROSSING	FIGURE
7/7/2021		107

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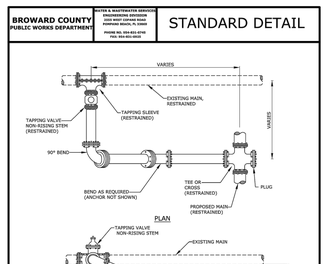
1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

REVISED	VALVE BOX DETAIL	FIGURE
7/7/2021		123

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STANDARD DETAIL



NOTES:

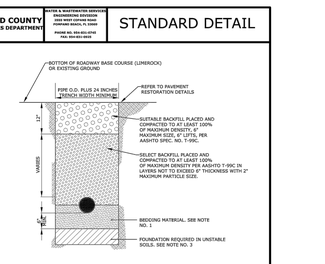
1. ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.
2. IF CONNECTION IS PRIOR TO FDEP CLEARANCE THEN A SECOND VALVE WITH VENT IS REQUIRED.

REVISED	TYPICAL CONNECTION TO EXISTING MAIN	FIGURE
7/7/2021		131

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STANDARD DETAIL



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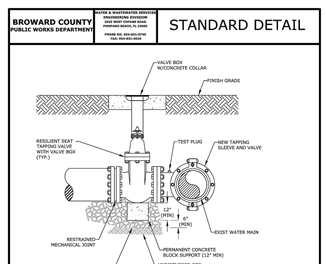
1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAXIMUM PARTICLE SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REVISED	TYPICAL TRENCH BACKFILL	FIGURE
7/7/2021		180

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STANDARD DETAIL



NOTES:

1. REFER TO WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS FOR MINIMUM REQUIREMENTS AND PRE-APPROVED MANUFACTURERS.
2. MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE
3. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP. PRESSURE TEST AND TAP SHALL BE MADE IN PRESENCE OF AN AUTHORIZED COUNTY REPRESENTATIVE.
4. TAP SHALL BE MADE NO CLOSER THAN 18" FROM THE NEAREST JOINT.
5. CONCRETE BLOCK SHALL COMPLETELY SUPPORT TAPPING VALVE.
6. RESTRAINT JOINT REQUIREMENTS SHALL BE IN ACCORDANCE WITH WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

REVISED	TAPPING SLEEVE AND VALVE INSTALLATION	FIGURE
7/7/2021		196

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Reviews:

1 CITY COMMENTS 07/16/2024 J.S.

Client:

Project: 633 HALLANDALE BEACH BLVD

633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: UTILITIES DETAILS

Seal:

Jorge M Szauer
2026.01.13
18:19:04-05'00'

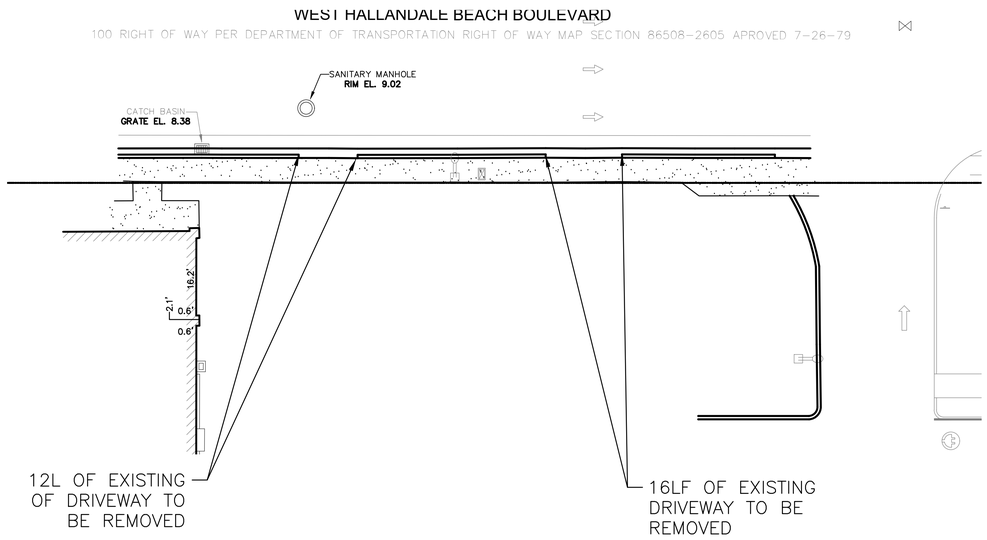
JORGE M. SZAUER LICENSE No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: NOV. 2023
Scale: AS SHOWN
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Sheet: 1 C-04A of Sheets

EXISTING
HALLANDALE BEACH BLVD



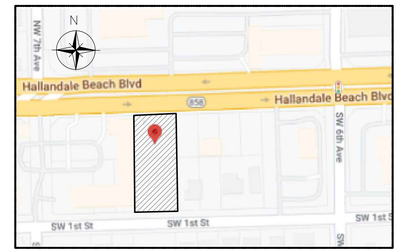
EXISTING
SW 1ST STREET

LEGEND:

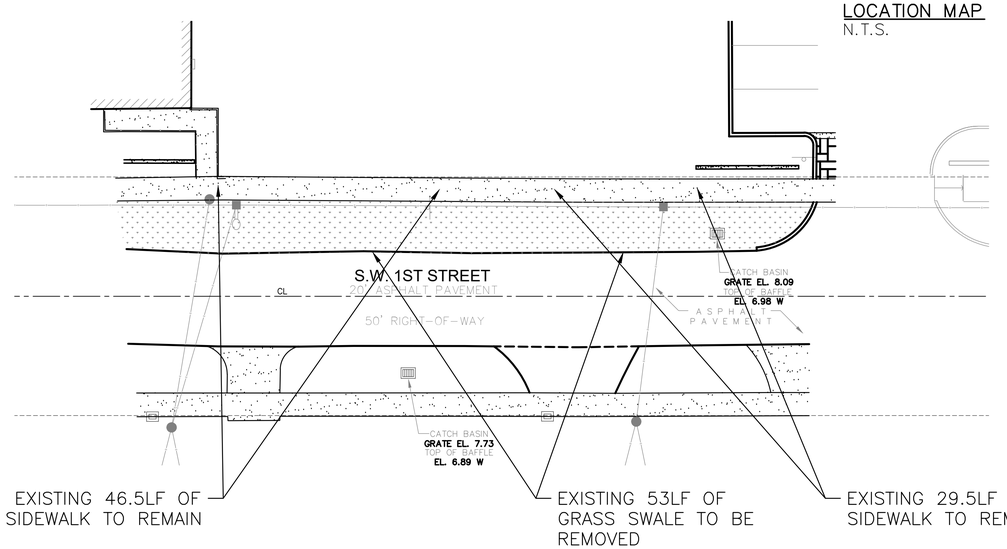
PROPERTY LINE

GRASS

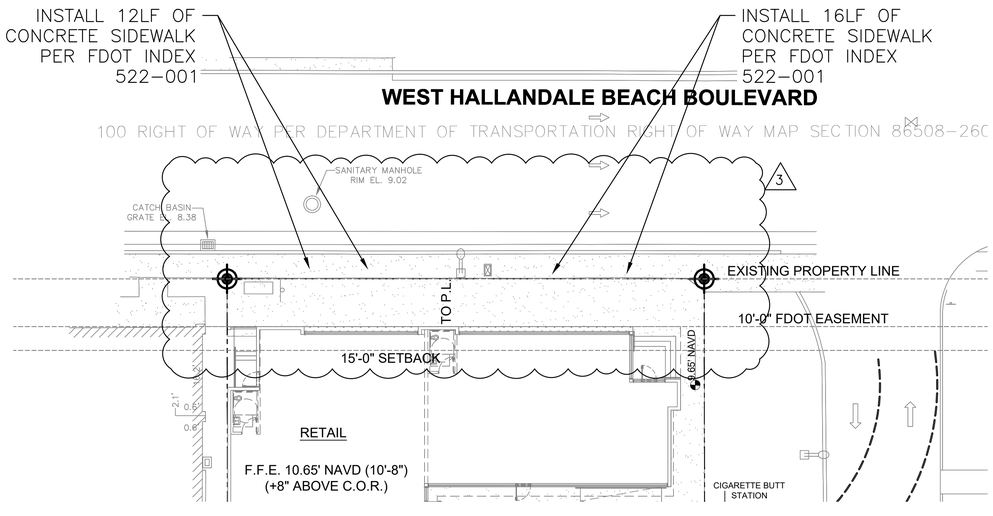
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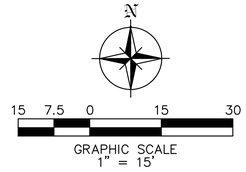
LOCATION MAP
N.T.S.

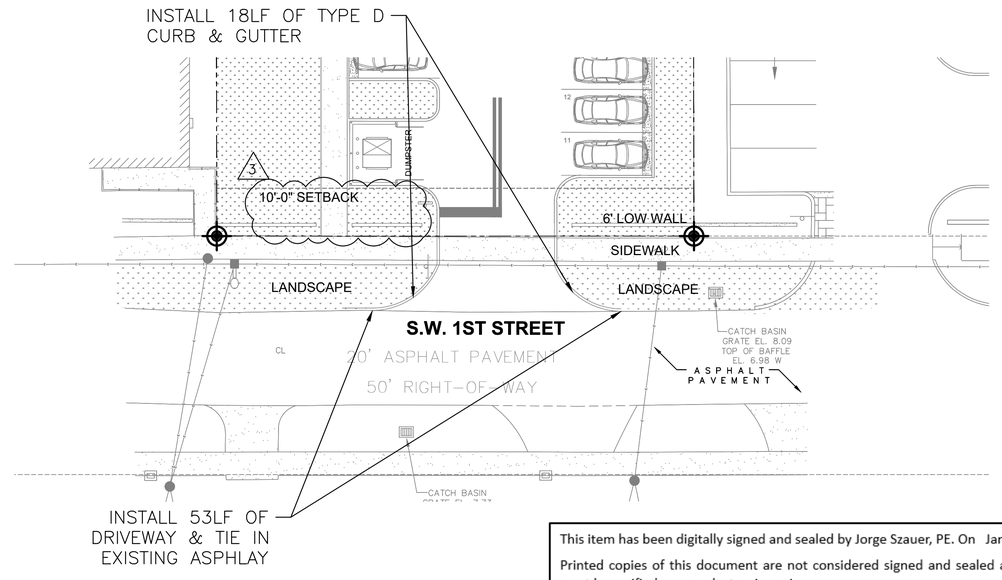


PROPOSED
HALLANDALE BEACH BLVD



PROPOSED
SW 1ST STREET





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Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

3 CITY COMMENTS 10/30/2025 J.S.

Client:

Project: 633 HALLANDALE BEACH BLVD

633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: ROADWAY PLAN

Seal:

Jorge M Szauer
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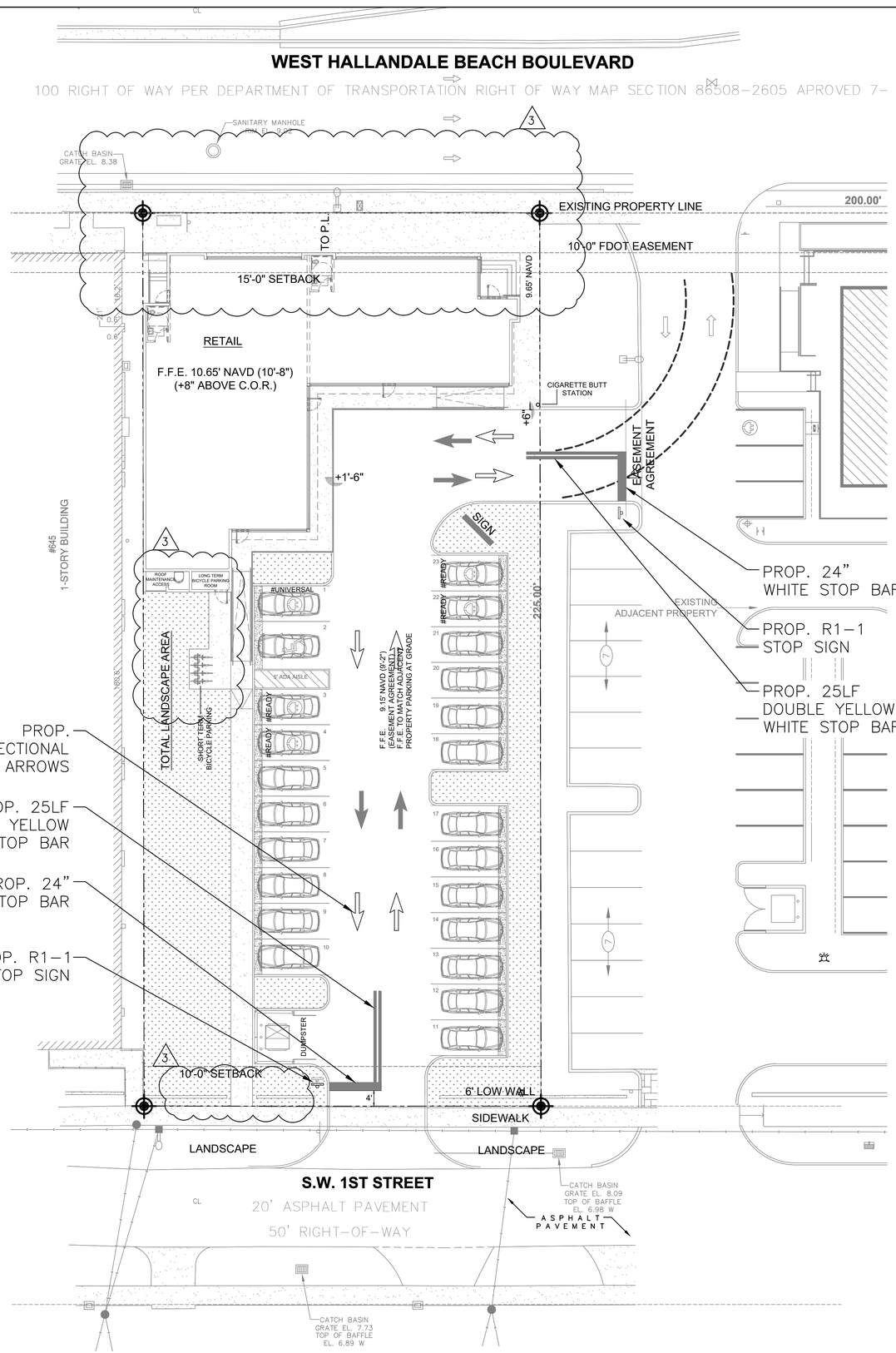
JORGE M. SZAUER LICENSE No 62579 STATE OF FLORIDA PROFESSIONAL ENGINEER

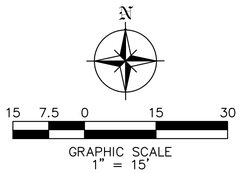
JORGE SZAUER
FLA. REG. P.E. # 62579

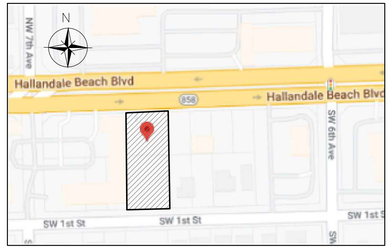
Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	NOV. 2023
Scale:	AS SHOWN
Job N°:	

Sheet: C-05

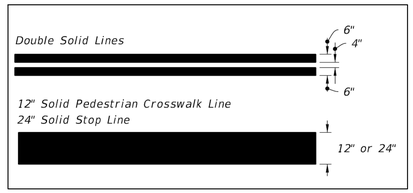
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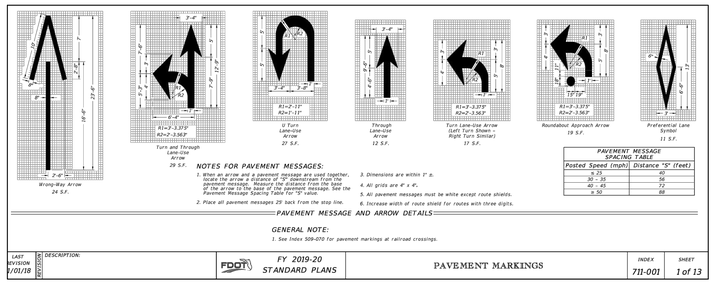




LOCATION MAP
N.T.S.



PAVING MARKINGS LINES
DETAIL 1 (NTS) STD

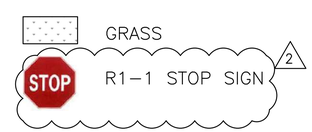


DIRECTIONAL ARROWS
DETAIL 2 (NTS) STD

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 13, 2026.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LEGEND:



Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:
2 CITY COMMENTS 08/05/2024 J.S.
3 CITY COMMENTS 10/30/2025 J.S.

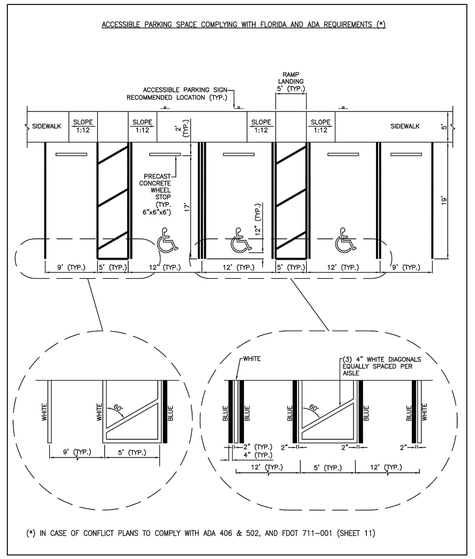
Client: 633 HALLANDALE BEACH BLVD
Project: 633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: PAVING MARKINGS & SIGNAGE PLAN 2

Seal:
Jorge M Szauer
2026.01.13 18:19:30-05'00'
JORGE M. SZAUER No.62579 STATE OF FLORIDA PROFESSIONAL ENGINEER
JORGE SZAUER
FLA. REG. P.E. # 62579

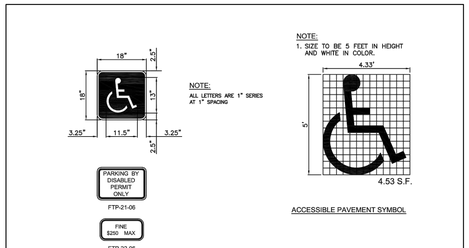
Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: JULY 2024
Scale: AS SHOWN
Job N°:

Sheet: C-06
of Sheets



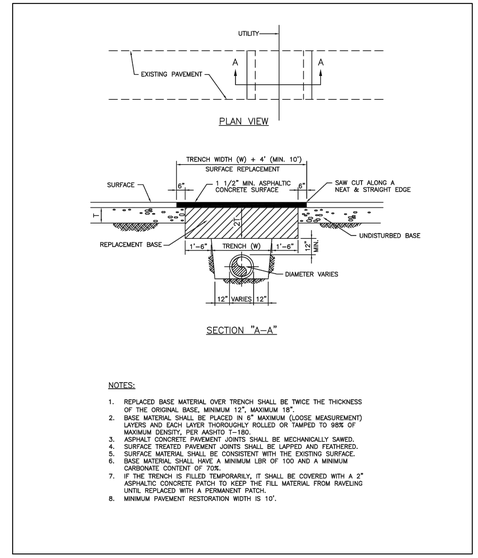
ACCESIBLE PARKING SPACE 1/2

DETAIL 1 | NTS STD



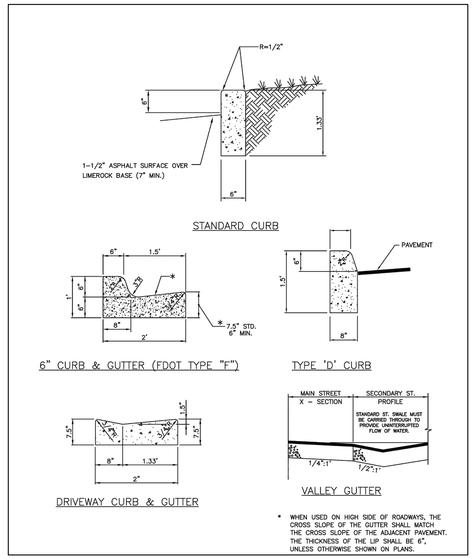
ACCESIBLE PARKING SPACE 2/2

DETAIL 2 | NTS STD



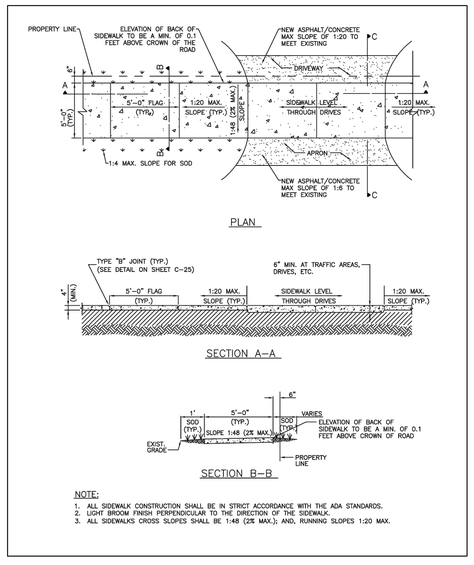
PAVEMENT RESTORATION

DETAIL 3 | NTS STD



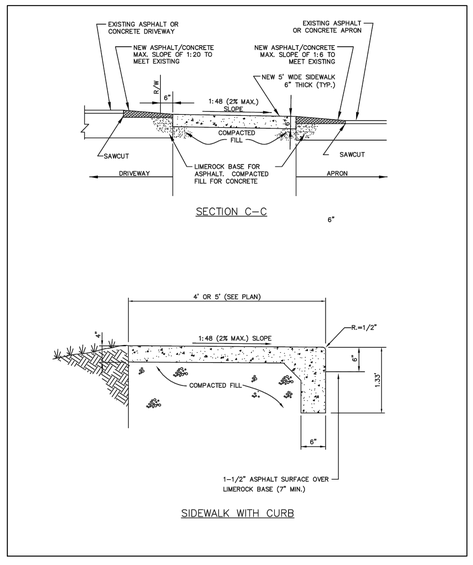
CURB & GUTTER

DETAIL 4 | NTS STD



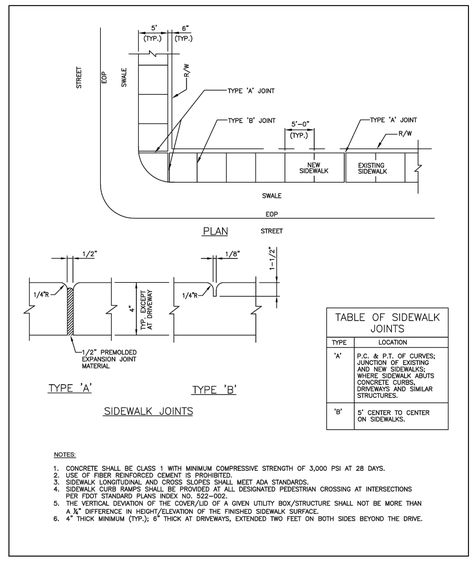
SIDEWALK CONSTRUCTION 1/3

DETAIL 5 | NTS STD



SIDEWALK CONSTRUCTION 2/3

DETAIL 6 | NTS STD



SIDEWALK CONSTRUCTION 3/3

DETAIL 7 | NTS STD

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 13, 2026.

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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: 633 HALLANDALE BEACH BLVD
633 W HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009

Plan Description: GENERAL DETAILS

Seal:
Jorge M Szauer
2026.01.13
18:19:44-05'00'
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	JULY 2024
Scale:	AS SHOWN
Job Nº:	

Sheet: C-07 of Sheets