

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
 Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

**CLICK HERE FOR
 FORMS, CHECKLISTS, &
 MEETING DATES**

APPLICATION TYPE:

- Technical Advisory Committee
- City Commission

Variance/Special Exception Requested

- Administrative Approvals
- Historic Preservation Board
- Planning and Development Board

PROPERTY INFORMATION

Location Address: 2011 Plunkett ST , Hollywood FL 33020

Lot(s): 14,15 Block(s): 1 Subdivision: Hollywood South Side Add No2

Folio Number(s): 5142 22 10 0100

Zoning Classification: PS-1 Land Use Classification: RAC-MULTIFAMILY

Existing Property Use: 01-01 House Sq Ft/Number of Units: 1

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

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: FINAL TAC SUBMITTAL FOR NEW MULTIFAMILY APARTMENT BUILDING - 16 UNITS

Phased Project: Yes / No Number of Phases: _____

Project	Proposal		
Units/rooms (# of units)	16	(Area:	S.F.)
Proposed Non-Residential Uses			S.F.
Open Space (% and SQ.FT.)	31%	(Area: 3,406	S.F.)
Parking (# of spaces)	26	(Area:	S.F.)
Height (# of stories)	4	(42	FT.)
Gross Floor Area (SQ. FT)	13,363 SF		

Name of Current Property Owner: Plunkett Apt LLC

Address of Property Owner: 3330 NE 190th ST #1010 , Miami FL 33180

Telephone: 954-673-6951 Email Address: Isaac.bachar@outlook.com

Applicant SILVIA LLORCA Consultant | Representative | Tenant (check one)

Address: 1141 ADAMS ST, HOLLYWOOD 33019 Telephone: 386-366-3254

Email Address: SILVIALLORCAG@GMAIL.COM

Email Address #2: _____

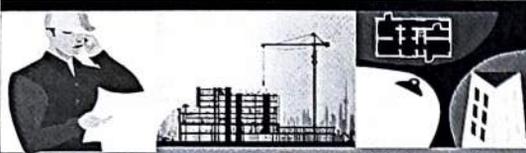
Date of Purchase: 07-26-2022 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



File No. (Internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *itzhak B* Date: _____

PRINT NAME: Plankett Apt LLC Date: 03/28/24

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

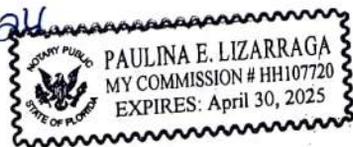
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 28 day of March, 2024

[Signature]
Notary Public
State of Florida



itzhak B
Signature of Current Owner

Yitzhak Bachar
Print Name

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

The Law Office of Frederick A. Schaffer, P.A.

4577 N. Nob Hill Road, Suite 202, Sunrise, FL 33351

PROPERTY INFORMATION REPORT

File Number: 11587217

Reference: Plunkett Apt, LLC

Provided for: **City of Hollywood**
2600 Hollywood Blvd., Room 315
Hollywood, FL 33022

The Law Office of Frederick A. Schaffer, P.A. does hereby certify that a search of the Public Records of Broward County, Florida from January 1, 1953, to February 21, 2024 at 11:00 p.m. on the land described:

Lots 14 and 15, Block 1, HOLLYWOOD SOUTHSIDE ADDITION NO. 2, according to the Plat thereof, recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

Address: 2011 Plunkett Street, Hollywood, Florida
Folio No. 5142 2210-0100

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Warranty Deed filed August 4, 2022, recorded under Instrument No. 118318894, from Tye Roger Orlanis, a single man, individually and as Trustee of the Tye Royer Orlanis Revocable Trust dated June 26, 2017, to Plunkett Apt, LLC, a Florida limited liability company.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

<u>INTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. MORTGAGE MODIFICATION AGREEMENT	November 20, 2023	#119238395
2. ASSIGNMENT OF LEASES, RENTS, AND PROFITS	August 4, 2022	#118318897
3. PURCHASE MONEY MORTGAGE	August 4, 2022	#118318896
4. AFFIDAVIT	August 4, 2022	#118318895

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED.

5. PLAT	December 3, 1923	PB 3/17
---------	------------------	---------

6. ORDINANCE NO. 2005-18	July 15, 2005	40082/1783
7. ORDINANCE NO. 2005-19	July 15, 2005	40082/1789
8. CERTIFICATE OF TRUST	August 4, 2022	#118318893

Name Search on the Fee Simple Title Owner only:

PLUNKETT APT, LLC

Outstanding Mortgage Holders:

TYE ROGER ORLANIS, AS TRUSTEE OF THE TYE ROGER ORLANIS REVOCABLE TRUST
DATED JUNE 26, 2017

Encumbrances abutting the property necessary for legal access to the property:

NONE

and found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT

FILE NUMBER: 11587217

The Law Office of Frederick A. Schaffer, P.A. hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code). No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of B, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 27th day of February, 2024.

The Law Office of Frederick A. Schaffer, P.A.

By _____

Frederick A. Schaffer, Esq.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS INSTRUMENT PREPARED BY:

Dane T. Stanish, Esq.
3475 Sheridan St., Suite 209
Hollywood, FL 33021

Property Appraisers Parcel Identification (Folio) Numbers: **5142-2210-0110 and 5142-2210-0100**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1 day of August 2022, by Tye Roger Orlanis, a single man, individually and as Trustee of the Tye Roger Orlanis Revocable Trust dated June 26, 2017, whose address is 424 S. 13 Avenue, Hollywood, FL 33019, herein called the grantor, to Plunkett Apt, LLC, a Florida limited liability company, whose address is 3330 NE 190 St., Apt. 1010, Miami, FL 33180, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Broward County, State of Florida, viz.:

Lot 16, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Lots 14 and 15, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Subject to easements, restrictions and reservations of record.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses as to both:

Jared Anton
Witness #1 Signature

Jared Anton
Witness #1 Printed Name

Dane T. Stanish
Witness #2 Signature

Dane T. Stanish
Witness #2 Printed Name

Tye Roger Orlanis
Tye Roger Orlanis, Individually and as Trustee
of the Tye Roger Orlanis Revocable Trust
dated June 26, 2017

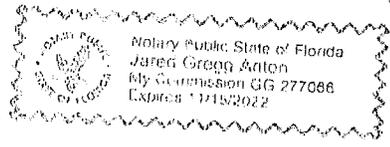
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this July 26, 2022, by Tye Roger Orlanis, Individually and as Trustee of the Tye Roger Orlanis Revocable Trust dated June 26, 2017, who is personally known to me or who has produced _____ as identification.

SEAL

Jared Anton
Notary Signature

My Commission Expires:



Prepared By:

Dane T. Stanish, Esq.
3475 Sheridan St., Suite 209
Hollywood, FL 33021

THIS MORTGAGE MODIFICATION AGREEMENT MODIFIES A MORTGAGE WHICH WAS RECORDED AS INSTRUMENT NO. 118318896, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOCUMENTARY STAMP TAXES AND INTANGIBLE TAXES WERE PAID AT THE TIME OF RECORDING THE MORTGAGE ON THE \$575,000 INITIAL LOAN AMOUNT. **NO NEW INDEBTEDNESS** IS EVIDENCED BY THIS MORTGAGE MODIFICATION AGREEMENT.

MORTGAGE MODIFICATION AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT ("Agreement") is made this 17 day of November 2023, by and between Plunkett Apts, LLC, Florida limited liability company ("Borrower"), 3330 NE 190 St., Apt. 1010, Miami, FL 33180, and Tye Roger Orlanis, as Trustee of the Tye Roger Orlanis Revocable Trust Dated June 26, 2017, 424 S. 13 Avenue, Hollywood, FL 33019 ("Lender").

RECITALS

WHEREAS, Borrower is indebted to Lender pursuant to a Mortgage and Promissory Note dated August 1, 2022, in the original principal amount of \$575,000 (the "Mortgage");

WHEREAS, the Mortgage encumbers certain real property located in Broward County, Florida, as more particularly described as follows:

Parcel A:

Lot 16, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Parcel B:

Lots 14 and 15, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

(the "Mortgaged Properties"), said Mortgage recorded as Instrument No. 118318896, of the Public Records of Broward County, Florida; and,

WHEREAS, the parties wish to (a) release Parcel A from the mortgage; (b) reduce the total principal indebtedness by \$425,000.00 to \$150,000.00; and (c) increase the interest rate on the remaining indebtedness to 9% with monthly interest only payments of \$1,125.00.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Borrower and Lender agree as follows:

1. RECITALS. The foregoing recitals are true and correct and incorporated herein by reference.

2. NO WAIVER OF REMEDIES. Nothing contained herein shall be deemed a waiver of any of Lender's rights or remedies under the Mortgage except as provided herein.

3. RATIFICATION. Except as expressly modified by the terms and provisions hereof, each of the terms and provisions of the Mortgage are hereby ratified and shall remain in full force and effect, notwithstanding any language to the contrary contained in any prior document.

4. GOVERNING LAW. The terms and provisions hereof shall be governed by and construed in accordance with the laws of the State of Florida.

5. MODIFICATION.

A. The amount of indebtedness shall be reduced to \$150,000.00 upon payment to the Lender of \$425,000.00 as principal along with all accrued interest and all costs of this transaction.

B. Parcel A shall be released from the Mortgage. Lender will prepare and record a Partial Release of Mortgage upon receipt of the partial principal payment described in paragraph 5(A) above.

C. The interest rate on the remaining principal balance of \$150,000.00 shall increase to 9% per annum and the monthly interest only payments shall be \$1,125.00. The term of the loan shall still expire on August 1, 2025.

6. BINDING AGREEMENT. This Agreement shall be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

7. COUNTERPARTS. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for



more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each Of the parties hereto.

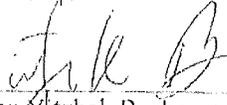
8. NO ORAL AGREEMENTS. This document and all other documents relating to this loan constitute a written loan agreement which represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreement of the parties. There are no oral agreements between the parties relating to the loan.

IN WITNESS WHEREOF, the parties have executed this document as of the date first above written:

Witnesses:

Plunkett Apt, LLC, a Florida limited liability company


Witness #1 signature


By: Yitzhak Bachar, as Managing Member of NB Investment Group, LLC, a Florida limited liability company, its Authorized Member

Frederick Schaffer
witness #1 printed name


witness #2 signature

Harman Dinkler
witness #2 printed name

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this November 16, 2023, by Yitzhak Bachar, as Managing Member of NB Investment Group, LLC, a Florida limited liability company, as Authorized Member of Plunkett Apt, LLC, a Florida limited liability company, on behalf of the company, and who is personally known to me or who has produced Harman Dinkler as identification.


Notary Public
Commission no. _____

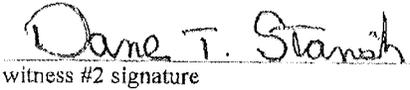


Frederick Schaffer
Notary Public
State of Florida
Comm# HH114345
Expires 7/25/2025

Witnesses:

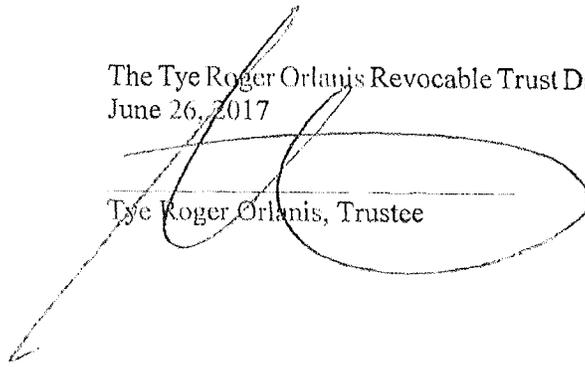

Witness #1 signature

JARVIS WYON
witness #1 printed name


witness #2 signature

DANE T. STANISH
witness #2 printed name

The Tye Roger Orlanis Revocable Trust Dated
June 26, 2017

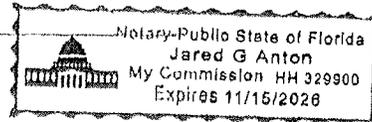

Tye Roger Orlanis, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this November 19, 2023, by Tye Roger Orlanis, as Trustee of the Tye Roger Orlanis Revocable Trust Dated June 26, 2017, and who is personally known to me or who has produced a Florida driver license as identification.


Notary Public

Commission no.



Prepared by: Dane T. Stanish, Esq.
3475 Sheridan St., Suite 209
Hollywood, FL 33021

ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT OF LEASES, RENTS AND PROFITS (the "Assignment") by Plunkett Apts, LLC, a Florida limited liability company (hereinafter referred to as "Assignor"), whose post office address is 3330 NE 190 St., Apt. 1010, Miami, FL 33180, to Tye Roger Orlanis, as Trustee of the Tye Roger Orlanis Revocable Trust dated June 26, 2017 (hereinafter referred to as "Assignee"), whose post office address is 424 S. 13 Avenue, Hollywood, FL 33019. Assignor and Assignee, as used herein, shall include the heirs, personal representatives, successors and assigns thereof, and shall refer to the singular or plural, masculine or feminine, as the contract may require.

WITNESSETH:

A. Assignee has agreed to make loans and extensions of credit (the "Loan") in favor of Assignor, to be evidenced by a Mortgage Note of even date herewith executed by Assignor in favor of Assignee, in the original principal amount of \$575,000.00.

B. Assignor is the owner of real property legally described as follows:

Lot 16, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Lots 14 and 15, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Hereinafter, the "Property," and has simultaneously herewith, executed and delivered in favor of Assignee a Mortgage (the "Mortgage") encumbering said property as security for payment of the Loan.

C. As additional security for payment of the Loan, and any renewals, extensions or modifications thereof, and to further secure performance of Assignor's obligation under the mortgage, Assignee has requested that Assignor assign Assignor's lessor's interest in all present and future leases incident to the Property.

NOW, THEREFORE, in order to induce Assignee to extend the loan to Assignor and to further secure Assignor's obligations to Assignee, it is agreed by and between the parties hereto as follows:

I. Assignor does hereby sell, transfer and assign to Assignee all of the right, title and interest of Assignor in and to the rents, issues, profits, revenues, royalties, proceeds, rights and benefits from

the property (hereinafter collectively referred to as "Rents"), and to that end Assignor hereby assigns and sets over unto the Assignee all leases (the "Leases") incident to the property, whether now made, executed or delivered, or to be hereafter made, be the same written or verbal.

2. Assignor does hereby authorize and empower Assignee to collect said Rents as they shall become due, and does hereby direct the lessees under the Leases to pay such Rents as they may be due and payable, or as they shall hereafter become due and payable, to Assignee, which payments shall be applied by Assignee in reduction of principal and interest payments under the loan. The parties hereto agree that Assignment shall constitute a present and absolute assignment, not merely the granting of a security interest; however, Assignee shall not have the right to collect such Rents until there has been a default by Assignor in the payment of the Loan, or a default under the terms and provisions of this Assignment, or any other agreements or security instruments entered into by and between Assignor and Assignee; but that such privilege to collect, or continue collecting, as aforesaid, by Assignor, shall not operate to permit the collection by Assignor of any installment of Rent in advance of the date prescribed for the payment thereof.

Assignor covenants and agrees that the affidavit, certificate, letter or written statement of any officer or agent of Assignee stating that Assignor has not fully satisfied all obligations of Assignee, shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of the Assignment, and any person may and is hereby authorized to rely thereon. Assignor hereby authorizes and directs the Lessees that, upon receipt from Assignee of written notice of any default by Assignor in any of the covenants of any agreements executed in connection with any loans or extensions of credit from Assignee to Assignor, or that a default exists under this agreement, said Leases are to pay over to Assignee all rents arising and accruing under said Leases, or from the premises described therein, and to continue to do so until otherwise notified by Assignee.

3. Assignor hereby constitutes and appoints Assignee, its lawful and irrevocable attorney in fact, to demand, receive and enforce payment, and to give receipts, releases, satisfactions for, and to sue for all monies payable to Assignor, and this may be done either in the name of Assignor or the name of Assigned with the same force and effect as Assignor could do if this agreement has not been made. Assignor also hereby authorizes Assignee, upon Assignor's default under any agreements between the parties, to take over and assume such management, operation and maintenance of the lease premises as may be required by the Leases, and to perform all acts necessary and proper, and to expend such sums out of the income from Leases as may be needed in connection therewith, in the same manner and to the same extent as Assignor therefore might do, including the right to effect new leases, to alter or amend the terms of existing Leases, or to renew any existing leases. Assignor hereby releases all claims against Assignee arising out of the management, operation and maintenance of the lease premises, excepting the liability of Assignee to apply the monies collected, after payment of all expenses and fees, in reduction of Assignor's obligation under the Loan.

Assignee, upon taking over and assuming the management, operation and maintenance of any or all of the leased premises, shall, after payment of all proper charges and expenses, including reasonable compensation to such managing personnel as it shall select and employ, after the accumulation of reserves to meet any taxes, assessments, fire and liability insurance premiums, credit the net amount of income received by Assignee from the leased premises by virtue of this Assignment to any amounts due and owing to Assignee from Assignor, but the manner of the

application of such net income, and what terms shall be credited, shall be determined in the sole discretion of Assignee. Assignee shall not be accountable for more monies than it actually receives and collects from the Property, nor shall it be liable for failure to collect Rents. Assignee shall not be obligated to perform or discharge any obligations under the Leases, and Assignor hereby agrees to indemnify Assignee against any and all liability, loss or damage which it may incur under the Leases, or under or by reason of this Assignment, and against any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of the Leases.

4. Assignee shall have and may exercise, with respect to the leases, any and all rights and remedies of a secured party under the Uniform Commercial Code, and any and all rights and remedies available under any applicable law. Any notice of sale or disposition or other intended action by Assignee, with respect to any leases, sent to Assignor by Certified Mail, Return Receipt Requested, at the last address for Assignor in Assignee's records, at least given five days prior to such action, as determined from date of refusal or delivery, shall constitute reasonable notice to Assignor. Assignor shall promptly pay all costs of Assignee for enforcement of its rights hereunder, including reasonable attorney's fees and legal expenses.

5. Assignor agrees as follows:

a. Other than in the ordinary course of its business, Assignor will not agree to, consent to or permit any amendments, modifications, termination, or assignment of any leases, or enter into any new leases, without Assignee's prior written consent. Assignor specifically acknowledges and agrees that Assignee may withhold its consent to any new Leases, if Assignee in good faith believes that the activities to be conducted on the Property or the tenants in possession under the proposed new Leases, would create increased risk of environmental concerns incident to the Property.

b. Assignor will keep and perform all of the obligations to be performed on its part under the Leases and will save Assignee harmless from any failure to do so.

c. Notwithstanding this Assignment, or any notice thereof, the Assignee shall not be obligated to perform any of the obligations on the part of Assignor arising under a Leases, nor shall the Assignee have any liability, whatsoever until such time as Assignee exercises its rights hereunder.

6. Assignor represents and warrants to Assignee that:

a. It is the owner of all Leases herein assigned, and of the Property which is the subject matter of said Leases, free and clear of any liens or encumbrances, with full right to convey its interest in the same.

b. Said Leases are in full force and effect, and the Lessees therein are not in default under same.

c. Said Leases are valid and enforceable and have not been altered, modified or amended in any manner whatsoever.

d. Assignor has not, and will not, execute any other assignment of its interest in said Leases, nor the Rents there from, and has not, and will not, hypothecate, mortgage or otherwise encumber said interest.

e. Assignor will not modify the terms of said Leases, give any consent or exercise any option required or permitted by said Leases, without the prior written consent of Assignee.

f. In the event of a sale by Assignor of any of the Leases and/or Property to any third party, or to the Lessees there under, the proceeds from said sale shall be paid to Assignee to be applied in reduction of Assignor's obligations to Assignee.

7. Assignor hereby covenants and agrees with Assignee that Assignor will (a) fulfill or perform every condition and covenant under the Leases to be fulfilled or performed by the Assignor; (b) give to Assignee prompt notice of the receipt of any notice of Assignor's default under any of the Leases received by Assignor, together with a copy of such notice of default; (c) enforce, short of termination of the Leases, the performances or observance of every covenant and condition under the Leases to be performed or observed by the Lessees; (d) deliver to Assignee, upon written demand, a statement specifying the Rents derived or received from the Leases, for the period specified in such demand, the disbursements made for such period, and the names of all Lessees, together with true and correct copies of all Leases for which Rent is so accounted; and (e) at Assignor's expense, appear in and defend any action growing out of or in any manner connected with any of the Leases, or the obligations or liabilities of the Assignor, the Lessees, or any guarantor there under.

8. This Assignment is intended to be supplementary to, and not in substitution for, or in derogation of, any assignment of Rents contained in the Mortgage, or in any other document executed in connection therewith.

9. Upon repayment in full to Assignee by Assignor of the Loan, and when all obligations of Assignor to Assignee, however or whenever created, have been satisfied and discharged in full, Assignee's security interest in the Leases shall be null and void and shall be reassigned to Assignor, without recourse, representation or warranty; otherwise, this Assignment shall be and remain in full force and effect.

10. Nothing contained in this Assignment, and no act done or omitted by Assignee pursuant to the power and rights granted Assignee hereunder, shall be deemed to be a waiver by Assignee of its rights and remedies under any agreement entered into by and between the parties hereto, and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by Assignee under the terms of any of such other agreements. The right of Assignee to collect such principal sum, interest and indebtedness, and to enforce any other security therefore held by Assignee, may be exercised by Assignee either prior to, simultaneously with or subsequent to any action taken by Assignee hereunder.

11. This Assignment has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida. The Uniform Commercial Code shall govern the rights, duties and remedies of the parties, and any provisions herein declared invalid under any law shall not invalidate any other provision of this Assignment.

12. This Assignment shall be construed as a security agreement under the provisions of the

Uniform Commercial Code as adopted by the State of Florida, from time to time, and Assignee shall be construed as a Secured party under said Uniform Commercial Code with a security interest in all the Leases, and all the Rents hereunder.

13. This Assignment shall inure to the benefit of the Assignee, its successors and assigns, and shall be binding upon Assignor, its heirs, legal representatives, successors and assigns. Whenever the singular or plural number, masculine or feminine or neuter gender is used herein, it shall equally include the other.

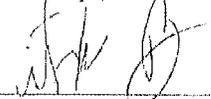
IN WITNESS WHEREOF, said Assignor has hereunder set its hand and seal this 1st day of August 2022.

Signed, sealed and delivered in the presence of:

Plunkett Apt, LLC



First Witness's Signature



By: NB Investment Group, LLC, a Florida limited liability company, its Authorized Member, by Yitzhak Bachar, its Managing Member



First Witness's Written Name

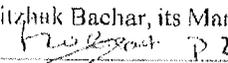


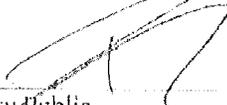
Second Witness's Signature



Second Witness's Written Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this August 1st, 2022, by Plunkett Apts, LLC, a Florida limited liability company, by NB Investment Group, LLC, a Florida limited liability company, its Authorized Member, by Yitzhak Bachar, its Managing Member who is personally known to me or who has produced  as identification.



Notary Public

Commission no. _____



Frederick Schaffer
Notary Public
State of Florida
Comm# HH114345
Expires 7/25/2025

Prepared by:
Dane T. Stanish, Esq.
3475 Sheridan St., Suite 209
Hollywood, FL 33021

PURCHASE MONEY MORTGAGE

THIS MORTGAGE INDENTURE executed this 1st day of August 2022, by and between Plunkett Apts, LLC, a Florida limited liability company, party of the first part (hereinafter called "Mortgagor") whose post office address is 3330 NE 190 St., Apt. 1010, Miami, FL 33180, and Tye Roger Orlanis, as Trustee of the Tye Roger Orlanis Revocable Trust dated June 26, 2017, party of the second part (hereinafter called "Mortgagee"), whose address is 424 S. 13 Avenue, Hollywood, FL 33019.

WITNESSETH

That for good and valuable consideration, and to secure the payment of the aggregate sum of money named in the Promissory Note herein mentioned, together with the interest thereon and all other sums of money secured hereby as hereinafter provided, Mortgagor does grant, bargain, sell, alien, remise, convey, and confirm unto Mortgagee in fee simple, the following described real estate, of which Mortgagor is now seized and possessed, and in actual possession, to wit:

Lot 16, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Lots 14 and 15, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida

Tax Identification Numbers 5142-2210-0110 and 5142-2210-0100

TOGETHER with all structures and improvements now or hereafter on said land, and the fixtures attached thereto; also together with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging, or in any wise appertaining; and the rents, issues and profits thereof; and all personal property located thereon, or hereafter located thereon or used upon said real estate, including furniture and furnishings, if any; all of the above collectively hereinafter referred to as "Property."

TO HAVE AND TO HOLD the above-described property, unto Mortgagee, its heirs, successors and assigns forever.

Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized with the absolute and fee simple title to said Property, and has full power and lawful authority to sell, convey,

transfer and mortgage the same; that it shall be lawful, at any time hereafter, for Mortgagee to peaceably and quietly enter upon, have, hold and enjoy said Property, and every part thereof, that said Property is free and clear from all liens and encumbrances of any kind including taxes and assessments; and that Mortgagor hereby fully warrants unto Mortgagee the title to said Property and will defend the same against the lawful claims and demands of all persons whomsoever.

NOW THEREFORE, the condition of this Mortgage is that, if Mortgagor shall pay onto Mortgagee the original indebtedness secured hereby in the original principal amount of Five Hundred Seventy-Five Thousand (\$575,000.00) Dollars, as evidenced by one or more Promissory Notes on file with Mortgagee, together with any and all sums advanced to protect the security of this Mortgage, together with any and all future advances as are made hereunder, with interest thereon, the final payment of all of which is due on or before August 1, 2025; and if Mortgagor shall perform, comply with, and abide by each and every covenant and condition contained herein, and the Promissory Note(s) secured hereby; then this Mortgage shall be null and void; and Mortgagor does hereby covenant and agree:

1. To perform, comply with, and abide by each and every covenant and condition contained herein and contained in the Promissory Note secured hereby.

2. To pay all the taxes, assessments, liens and obligations of every nature on said Property when same are due, and to deliver evidence of such payment to Mortgagee upon request therefore, and to indemnify Mortgagee upon its demand for all said taxes, assessments, and obligations.

3. To pay all the costs, charges, and expenses, including attorney's fees and abstract costs, reasonably incurred or paid at any time by Mortgagee as a result of Mortgagor's failure to fully perform each of the covenants, conditions and obligations of this Mortgage, including, but not limited to, collection or other legal work prior to suit; all foreclosure other legal proceedings, and all appellate proceedings. In addition, to hold Mortgagee harmless from all of the above-described costs reasonably incurred by reason of any action, suit or proceeding before any Court or administrative body in and to which Mortgagee may become a party, including, but not limited to condemnation, in which it becomes necessary to defend or uphold the terms of this Mortgage; and all money paid or expended by Mortgagee in that regard, together with the indebtedness secured hereby, shall immediately, and without notice become due and payable.

4. It is further covenanted and agreed by said parties that, in the event of suit being filed to foreclose the Mortgage, Mortgagee shall be entitled to apply at any time pending such foreclosure suit to the Court having jurisdiction thereof for the appointment of a receiver of all the mortgaged property, and of all rents, income, profits, and issues thereof from whatsoever source derived; and thereupon, it is hereby expressly agreed that the Court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases; and, said appointment shall be made by the Court as a matter of strict right to Mortgagee, and without relevance to the adequacy of the value of the property, or to the solvency or the Mortgagor or any other party defendant to the suit. Mortgagor hereby specifically waives the right to object to the appointment of a receiver as aforesaid, and

hereby consents that such appointment shall be made as an admitted entity and as a matter of absolute right to Mortgagee and that same may be done without notice to Mortgagor. Mortgagor hereby agrees that the receiver so appointed may be an employee of Mortgagee and waives any bond or other security that may otherwise be required.

5. **THIS MORTGAGE IS NOT ASSUMABLE.** In the event of any sale, conveyance, contract for deed, or other transfer of title to the Property, the Note(s) secured hereby shall immediately become due and payable.

6. In consideration of the premises, as well as in consideration of the possible minimization of any deficiency judgment or decree which might be assessed against Mortgagor, Mortgagor agrees that, in the event of a default hereunder, and the vacating of the Property, Mortgagee shall have the right to immediately enter upon the Property, to do all things deemed necessary by Mortgagee to protect and safeguard its security, including the right, prior to foreclosure, to repair, restore, renovate or repossess the Property. All costs expended by Mortgagee pursuant to the foregoing shall be due and payable forthwith and shall be secured by the lien of this Mortgage.

7. Time is of the essence of this Mortgage. Failure of Mortgagee to exercise or enforce any right of option accorded it by this Mortgage, or by the Note secured hereby at any time shall not constitute a waiver of its right to do so at any other time.

8. In order to accelerate the maturity of the indebtedness secured hereby as a result of the failure of Mortgagor to pay any taxes, assessment, liens or other obligations as herein provided, it shall not be necessary for Mortgagee first to pay same.

9. In the event the Property hereby mortgaged or any part thereof shall be condemned and taken for public use under the power of eminent domain, Mortgagee shall have the right to demand that all damages awarded for such taking shall be paid to Mortgagee, and to apply same against any outstanding indebtedness in the inverse order of maturity. In the event it becomes necessary for Mortgagee to employ counsel to protect its interest at any condemnation proceedings, Mortgagor shall reimburse Mortgagee for all reasonable costs incurred. Such costs shall be due upon demand and shall be secured by the lien of this Mortgage.

10. No extension of time, or modification of the terms of payment recited in the Note hereby secured, nor any release of any part or parts of the Property, even though made without consent of Mortgagor, shall release, relieve or discharge Mortgagor from the payment of any of the sums hereby secured; but in such event Mortgagor shall, nevertheless, be liable to pay such sums according to the terms of such extension or modification, unless expressly released and discharged in writing by Mortgagee. Mortgagor covenants that, in the event the ownership of the Property becomes vested in a person or entity other than Mortgagor, Mortgagee may similarly deal with such successor or successors in interest without discharging or in any way affecting the liability of Mortgagor hereunder or upon the debt hereby secured.

11. If any of the sums of money herein referred to, or part, of the indebtedness secured hereby be not fully paid when the same becomes due, or if each and every covenant and condition this Mortgage and the Note secured hereby are not duly performed, the aggregate sum due in the Note secured hereby, together with all other sums of money otherwise owing to Mortgagee, shall, at Mortgagee's option, become immediately due and payable, as fully and completely as if said aggregate sum of money was originally stipulated to be paid on such day, anything in said Note or herein to the contrary notwithstanding.

12. If any existing prior mortgage on the Property securing this Mortgage is in default, this Mortgage shall also be deemed to be in default under the terms hereof; thus Mortgagee shall have the same rights and option to accelerate payment in full and/or foreclosure under default as contained in the above paragraph.

13. The failure of Mortgagee to exercise the option for acceleration of maturity and/or foreclosure following any default as aforesaid, or to exercise any other option granted hereunder to Mortgagee in any one or more instances, or the acceptance by Mortgagee of partial payments hereunder, shall not constitute a waiver of any such default, but such option shall remain continuously in force. Acceleration of maturity, once claimed hereunder by Mortgagee, may, at the option of Mortgagee, be rescinded by written acknowledgment to that effect; but tender and acceptance of partial payments alone shall not in any way affect or rescind such acceleration of maturity.

14. The rights and remedies herein provided are cumulative and Mortgagee, as the holder of the Note and of every other obligation secured hereby, may recover judgment thereon, issue execution, therefor, and resort to every other right or remedy available at law or in equity, without first exhausting, and without affecting or impairing the security of any right or remedy afforded hereby, and no enumeration of special rights or powers by any provisions hereof shall be construed to limit any grant or general rights or powers or to take away or limit any and all rights granted to or vested in Mortgagee by virtue of the laws of the jurisdiction where the Property is located. Pursuant hereto, Mortgagee shall have the right (a) to foreclose this Mortgage for any default hereunder; (b) to foreclose this mortgage for installments in arrears without acceleration of the entire indebtedness secured hereby; or (c) to sue upon the Note secured hereby, or any installments thereof alone; and such action shall not waive Mortgagee's security or its right to accelerate and foreclose at any future time. A default with respect to any prior note, mortgage or other security shall constitute a default hereunder as well.

15. The term Note, Promissory Notes and Mortgage Notes as used herein shall denote both singular and plural and shall mean all indebtedness secured by this Mortgage,

16. The filing of an arrangement or a proceeding in bankruptcy by or against Mortgagor, initiation of insolvency proceedings by or against Mortgagor, or assignment by Mortgagor for the benefit of Mortgagor's creditors, shall constitute a default hereunder, entitling Mortgagee to accelerate the indebtedness secured hereby at its option.

17. Mortgagee, without notice and without regard to the consideration paid, if any, and notwithstanding the existence at that time of any inferior deeds of trust or mortgages, may release any part of the security described hereunder, or may release any person from part or all liability for the indebtedness hereunder, without in any way affecting the priority of this Mortgage or the obligations of the remaining Mortgagors. Mortgagee may also agree with any party obligated on said indebtedness or having any interest in the security described herein, to extend the time for payment or any part or all of the indebtedness secured hereby, and such agreement shall not, in any way, release or impair this Mortgage, but shall extend the same as against the title of all parties having any interest in said security, which interest is subject to this Mortgage.

18. During any period of default, interest shall be calculated at the highest interest rate allowable by law. Mortgagee shall have the right, in the event of a default hereunder, to institute suit against any Guarantors personally, and shall not be obligated, to institute any foreclosure proceedings prior thereto.

19. It is the intent of the parties hereto that, in no event shall Mortgagor be required to pay any sums upon this Mortgage or Note by way of interest or otherwise which would be a violation of the usury laws of the State of Florida. Accordingly, to the extent that such violation may occur, any and all such payments be and the same are hereby forgiven.

20. All remedies of Mortgagee are distinct and cumulative to any other right or remedy under this Mortgage, or afforded by law or equity, and may be exercised concurrently or independently.

21. If any clauses or provisions herein contained operate or would operate prospectively to invalidate this Mortgage, in whole, or in part, then such clauses and provisions only shall be invalidated, as though not contained herein, and the remainder of this Mortgage shall remain in force and effect.

22. The singular shall include the plural, and the masculine shall include the feminine or entity where the context so requires.

23. This Mortgage shall be governed by the laws of the State of Florida; and the provisions herein shall be binding on the parties, their heirs, successors personal representatives and assigns.

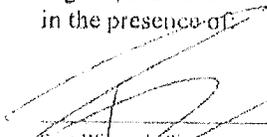
24. Mortgagee shall have the right to appear in and defend any action or proceeding brought with respect to the mortgaged property and to bring any action or proceeding, in the name and on behalf of Mortgagor, which Mortgagee, in his discretion, feels should be brought to protect its interest in the mortgaged property.

25. If any term, covenant, or condition of this Mortgage or the Note shall be held to be invalid, illegal, or unenforceable in any respect, the Note and this Mortgage shall be construed without such provision.

26. Upon any default under this Mortgage, all sums secured hereby shall bear interest at the highest rate permitted by applicable law.

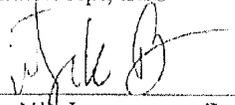
IN WITNESS WHEREOF, said Mortgagor has hereunder set its hand and seal this 1st day of August 2022.

Signed, sealed and delivered
in the presence of



First Witness's Signature

Plunkett Apt, LLC



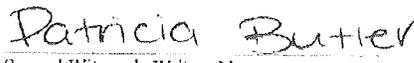
By: NB Investment Group, LLC, a Florida limited liability company, its Authorized Member, by Yitzhak Bachar, its Managing Member



First Witness's Written Name



Second Witness's Signature



Second Witness's Written Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this August ^{1st} 22, 2022, by Plunkett Apts, LLC, a Florida limited liability company, by NB Investment Group, LLC, a Florida limited liability company, its Authorized Member, by Yitzhak Bachar, its Managing Member who is personally known to me or who has produced Florida DL as identification.



Notary Public

Commission no. _____



Frederick Schaffer
Notary Public
State of Florida
Comm# HH114345
Expires 7/25/2025

Instrument Prepared by and Return to:
Rick Schaffer
All Florida Title Company of Broward, LLC
4377 Nob Hill Road, Suite 202
Sunrise, Florida 33351
Property Appraisers Parcel Identification (Folio) Number(s):
514222-10-0110
514222-10-0100

AFFIDAVIT

Before ME, the undersigned authority, personally appeared **Yitzhak Bachar and Shimon Dahn**, who being first duly sworn depose(s) and state(s):

1. They have personal knowledge of all matters set forth in this affidavit
2. That Yitzhak Bachar is the Managing Member of NB Investment Group, LLC, a Florida Limited Liability Company the Authorized Member of Plunkett Apt, LLC, a Florida Limited Liability Company and Shimon Dahn is the President of Adaya One Corp., a Florida Corporation the Authorized Member of Plunkett Apt, LLC, a Florida Limited Liability Company which owns in fee simple title that certain real property (hereinafter referred to as the "property") situated in Broward County, Florida, and more particularly described as:

Lot 16, Block 1, Hollywood Southside Addition No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.
and
and 15, Block 1, Hollywood Southside Addition No. 2 according to the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.
3. Plunkett Apt, LLC, is a Florida Limited Liability Company organized in the state of Florida and is in good standing under the laws of the State of Florida from the date of acquisition through the present time.
4. Plunkett Apt, LLC, a Florida Limited Liability Company is Member-managed.
5. Yitzhak Bachar as the Managing Member of NB Investment Group, LLC, the authorized member of Plunkett Apt, LLC, a Florida Limited Liability Company that will execute the settlement statements and any and all other papers necessary to purchase and mortgage the properties located at 1220 South 20th Avenue, 1-3, Hollywood, FL 33020 and 2011 Plunkett Street, Hollywood, FL 33020.
6. That Plunkett Apt, LLC, a Florida Limited Liability Company nor any of the Managers of the LLC have filed bankruptcy since acquiring title to the property.

THIS AFFIDAVIT IS MADE WITH THE FULL KNOWLEDGE THAT ALL FLORIDA TITLE COMPANY OF BROWARD, LLC WILL RELY ON THE TRUTH OF THE STATEMENTS MADE IN THIS AFFIDAVIT TO INDUCE SAID COMPANY TO CLOSE THE SALE OF THE PROPERTY.
FURTHER AFFIANT SAYETH NAUGHT.

Plunkett Apt, LLC, a Florida Limited Liability Company

BY:


Plunkett Apts, LLC, a Florida Limited Liability Company
by NB Investment Group, LLC, a Florida Limited
Liability Company, its Authorized Member, by Yitzhak
Bachar, its Managing Member

BY:


Plunkett Apts, LLC, a Florida Limited Liability Company
by Adayn One Corp., a Florida Corporation, its Authorized
Member, by Shimon Dahn, its President

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me by means of physical presence or online notarization this 29 day of July, 2022, by Plunkett Apts, LLC, a Florida Limited Liability Company, by NB Investment Group, LLC, a Florida Limited Liability Company, its Authorized Member, by Yitzhak Bachar, its Managing Member. They are personally known to me or who has/have produced driver license(s) as identification.



Frederick Schaffer
Notary Public
State of Florida
Comm# HH114345
Expires 7/25/2025

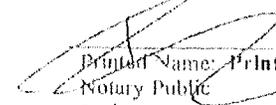

Printed Name: Printed Name:
Notary Public
Serial Number
My Commission expires:

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me by means of physical presence or online notarization this 25 day of July, 2022, by Plunkett Apts, LLC, a Florida Limited Liability Company by Adayn One Corp., a Florida Corporation, its Authorized Member, by Shimon Dahn, its President. They are personally known to me or who has/have produced driver license(s) as identification.



Frederick Schaffer
Notary Public
State of Florida
Comm# HH114345
Expires 7/25/2025


Printed Name: Printed Name:
Notary Public
Serial Number
My Commission expires:

ORDINANCE NO. 2005-18

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN TEXT ADDRESSING THE HOLLYWOOD DOWNTOWN REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections,

Approved BCC 6/28/05 #118 20

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

vlc @

1 recommendations and comments of the Department of Community Affairs were
2 considered; and

3 WHEREAS, the Board of County Commissioners after due consideration of all
4 matters hereby finds that the following amendment to the 1989 Broward County
5 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
6 County Comprehensive Plan; complies with the requirements of the Local Government
7 Comprehensive Planning and Land Development Regulation Act; and is in the best
8 interests of the health, safety and welfare of the residents of Broward County; and

9 WHEREAS, the proposed amendment constitutes an amendment as part of
10 Broward County's permitted first annual amendments to the Plan for 2005;

11 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
12 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

13 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
14 Amendment PCT 05-1, which is an amendment to the 1989 Broward County Land Use
15 Plan addressing the Hollywood Downtown Regional Activity Center (RAC) Text
16 Amendment, as set forth in Exhibit A, attached hereto and incorporated herein.

17 Section 2. SEVERABILITY.

18 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
20 way affect the validity of the remaining portions of this ordinance.

21 Section 3. EFFECTIVE DATE.

22 1. The effective date of the plan amendment set forth in this ordinance shall
23 be:

24

1 (a) The date a final order is issued by the Department of Community Affairs
2 finding the amendment to be in compliance in accordance with Section 163.3184.

3 (b) The date a final order is issued by the Administration Commission finding
4 the amendment to be in compliance in accordance with Section 163.3184. The
5 Department's notice of intent to find a plan amendment in compliance shall be deemed
6 to be a final order if no timely petition is filed challenging the amendment.

7 2. This Ordinance shall become effective as provided by law.

8 ENACTED June 28, 2005

9 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

10 EFFECTIVE July 7, 2005

11

12

13

14

15

16

17

18

19

20

21

22

23 SLC/lt

5/17/05

#05-401.10

24 g:\div2\sic\sic05\comp\pct05-1ord.doc

EXHIBIT A

**BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT
PCT 05-1**

BROWARD COUNTY LAND USE PLAN

The following areas have been designated Regional Activity Centers within the Broward County Land Use Plan:

Downtown Hollywood Regional Activity Center

Acreage: ~~Approximately 384 acres~~ 1,486 acres

General Location: ~~Bound on the west by 22 Avenue extended, on the north by Johnson Street, on the east by 17 Avenue and on the south by Washington Street. Generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.~~

Density and Intensity of Land Uses:

~~Residential Land Uses~~ 4,500 dwelling units
~~Retail Land Uses~~ 530,000 square feet
~~Office Land Uses~~ 1,200,000 square feet

Residential Land Uses 15,100 dwelling units
Commercial Land Uses 3,280,000 square feet
Office Land Uses 1,500,000 square feet
Community Facilities 390,000 square feet
Open Space/Recreation 47.3 acres
(The referenced Open Space/Recreation uses shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1)

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

NOTE: Underlined line words are proposed additions; strikethrough words represent deletions.

Double underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

**PCT 05-1 Broward County Land Use Plan
Attachment 1 (continued)**

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

- (i) To increase residential density above that permitted under the applicable property's zoned density; or
- (ii) To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhood adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-18 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



(S E A L)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Shirley A. [Signature]
Deputy Clerk

2

ORDINANCE NO. 2005-19

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN MAP IN THE CITY OF HOLLYWOOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

Approved BCC 6/28/05 #118 *[Signature]*

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

W/C (7)

1 WHEREAS, the Board of County Commissioners after due consideration of all
2 matters hereby finds that the following amendment to the 1989 Broward County
3 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
4 County Comprehensive Plan; complies with the requirements of the Local Government
5 Comprehensive Planning and Land Development Regulation Act; and is in the best
6 interests of the health, safety and welfare of the residents of Broward County; and

7 WHEREAS, the proposed amendment constitutes an amendment as part of
8 Broward County's permitted first annual amendments to the Plan for 2005;

9 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
10 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

11 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
12 Amendment PC 05-1, which is an amendment to the 1989 Broward County Land Use
13 Plan Map located in the City of Hollywood, as set forth in Exhibit A, attached hereto and
14 incorporated herein.

15 Section 2. SEVERABILITY.

16 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
17 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
18 way affect the validity of the remaining portions of this ordinance.

19 Section 3. EFFECTIVE DATE.

20 1. The effective date of the plan amendment set forth in this ordinance shall
21 be:

22 (a) The date a final order is issued by the Department of Community Affairs
23 finding the amendment to be in compliance in accordance with Section 163.3184.
24

1 (b) The date a final order is issued by the Administration Commission finding
2 the amendment to be in compliance in accordance with Section 163.3184. The
3 Department's notice of intent to find a plan amendment in compliance shall be deemed
4 to be a final order if no timely petition is filed challenging the amendment.

5 2. This Ordinance shall become effective as provided by law.

6 ENACTED June 28, 2005

7 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

8 EFFECTIVE July 7, 2005

9
10
11
12
13
14
15
16
17
18
19
20
21
22

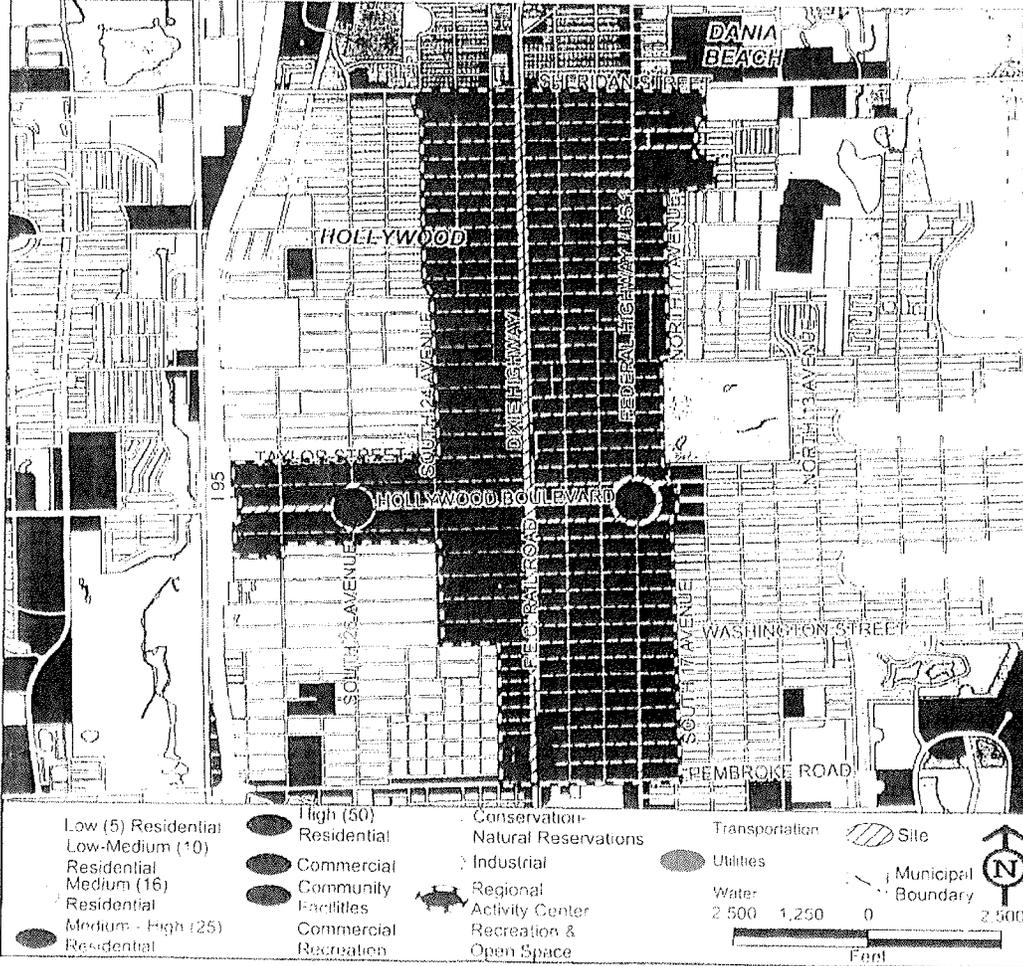
23 SLC/tt
24 5/24/05
#05-401.01
g:\div2\slc\slc04\comp\pc05-1ord.doc

**EXHIBIT A
BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS**

Amendment PC 05-1

Current Land Use: 819.81 ACRES MEDIUM (16) RESIDENTIAL, 391.22 ACRES RAC, 289.02 ACRES COMMERCIAL, 47.32 ACRES RECREATION & OPEN SPACE, 47.18 ACRES COMMUNITY FACILITIES, 38.88 ACRES OFFICE PARK, 24.52 MEDIUM-HIGH (25) RESIDENTIAL, 18.09 ACRES LOW (5) RESIDENTIAL, 9.96 ACRES LOW-MEDIUM (10) RESIDENTIAL.

Proposed Land Use: REGIONAL ACTIVITY CENTER
Acreage: Approximately 1486.0 acres



BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 05-1
(CORRESPONDING TO TEXT AMENDMENT PCT 05-1)

INTRODUCTORY INFORMATION

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
 - A. Size: Approximately 1,486 acres
 - B. Location: In Sections 9, 10, 15, 16 and 22, Township 51, Range 42; generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.
 - C. Existing Uses: Retail, office, mini-warehouses, hotel/motel, multi-family residential and single-family residential
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Approximately:
 - 619.81 acres Medium (16) Residential
 - 391.22 acres Regional Activity Center permitting:
 - 1,200,000 square feet office use
 - 530,000 square feet commercial use
 - 4,500 dwelling units
 - 289.02 acres Commercial
 - 47.32 acres Recreation & Open Space
 - 47.18 acres Community Facilities
 - 38.88 acres Office Park
 - 24.52 acres Medium-High (25) Residential
 - 18.09 acres Low (5) Residential
 - 9.96 acres Low-Medium (10) Residential
 - B. Proposed Designation: Regional Activity Center:
 - Residential: maximum 15,100 dwelling units
 - Commercial: 3,280,000 square Feet*

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

INTRODUCTORY INFORMATION (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

Office: 1,500,000 square feet*
Community Facilities: 390,000 square feet
Recreation & Open Space: 47.3 acres

- C. *Net Effect:* Reduction of 118 dwelling units (15,218 dwelling units currently permitted by the BCLUP within the subject area)
Commercial and Office uses are proposed to be permitted to be exchanged with the restriction that traffic impacts do not exceed those projected for a combination of 3,280,000 square feet of commercial uses and 1,500,000 square feet of office uses
Reduction of 81,800 square feet of community facilities use

V. Applicant/Petitioner

- A. *Applicant:* City of Hollywood
B. *Agent:* City of Hollywood
C. *Property Owners:* There are numerous property owners in the subject area.

VI. Recommendation of Local Governing Body

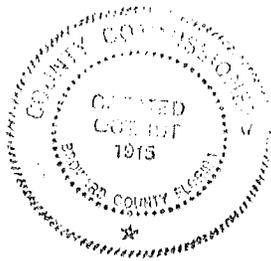
The city of Hollywood recommends approval. The City is anticipating adoption of the corresponding local amendment in July 2005.

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-19 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Bernice Gray
Deputy Clerk

(S E A L)

Prepared By:
Dane Stanish
3475 Sheridan Street, Suite 209
Hollywood, Florida 33021
(954) 925-0833
Record and Return to:

CERTIFICATE OF TRUST PER F.S. 736.1017

BEFORE, ME, the undersigned authority, personally appeared
**TYE ROGER ORLANIS, individually and as trustee of the ORLANIS
REVOCABLE TRUST DATED JUNE 26, 2017**, who certifies as follows:

1. The undersigned is the currently acting trustee, (hereinafter "trustee" whether singular or plural) of
the **TYE ROGER ORLANIS REVOCABLE TRUST DATED JUNE 26, 2017**, and as such is the titleholder of the
following described real property:

Lot 14 and 15, Block 1, HOLLYWOOD SOUTHSIDE ADDITION NO.2, according to
the map or plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of
Broward County, Florida

- 2. The trust was executed on June 26, 2017, and is currently in existence.
- 3. The identity of the settlor is as follows and settlor is not deceased.:

TYE ROGER ORLANIS

- 4. The identities and address of the trustees are:

Names	Beneficiary	Address
TYE ROGER ORLANIS	Yes	<u>4624 S 13th AVENUE</u> <u>HOLLYWOOD FL 33019</u>

Attached as Exhibit A are excerpts of the trust and amendments, if any, which designate the
above named trustee.

- 5. The trustee has the following powers as set forth in the trust agreement, and amendments, if any,
or other instruments as shown in Exhibit "B":

to sell, exchange or otherwise dispose of any property at any time held or acquired
hereunder, at public or private sale, for cash or on terms, without advertisement, including
the right to lease for any term notwithstanding the period of the trust, and to grant options,
including an option for a period beyond the duration of the trust.

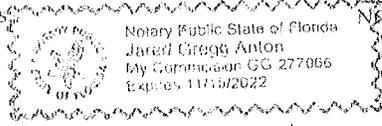
- 6. The trust is (initial if applicable)
 _____ (initials) Irrevocable _____ (initials) Revocable
 If revocable, the power of revocation is held by: TYE ROGER ORLANIS
- 7. The pending transaction is not with a beneficiary of the trust set forth under item #1 above.
- 8. Title to property of the trust shall be taken in the following manner:
PLUNKETT APT, LLC, a Florida limited liability company
- 9. The trust described in item #1 above has not been revoked, modified, or amended in any manner that would cause the representations contained in this certificate of trust to be incorrect.
- 10. Initial as applicable
 _____ (Initials) The real property described in item #1 above is not and has never been the homestead of the grantor(s), or the previously or currently acting trustee of the trust.
 _____ (Initials) The real property described in item #1 above is or has been the homestead of the grantor(s), or the previously or currently acting trustee of the trust as follows:

[Signature]
 TYE ROGER ORLANIS, individually and as Trustee of
 the TYE ROGER ORLANIS REVOCABLE TRUST
 DATED JUNE 26, 2017,

STATE OF FLORIDA)
 COUNTY OF BROWARD)

Sworn to, affirmed, acknowledged and subscribed before me by means of physical presence online notarization this 26 day of July, 2024, by TYE ROGER ORLANIS, individually and as trustee of the ORLANIS REVOCABLE TRUST DATED JUNE 26, 2017, who is personally known or has produced _____, as identification.

My Commission Expires _____



[Signature]
 NOTARY PUBLIC

**ITEM IV
APPOINTMENT OF TRUSTEE**

A. APPOINTMENT OF INITIAL TRUSTEE. Grantor hereby nominates and appoints himself as Trustee.

B. APPOINTMENT OF SUCCESSOR TRUSTEE.

1. Upon the death of Grantor, or upon Grantor's incapacity, or upon Grantor's resignation or discharge as Trustee, Grantor nominates and appoints GLEN GOPMAN to serve as successor Trustee. In the event that GLEN GOPMAN is unable or unwilling to serve, Grantor nominates and appoints FRED HOCHSZTEIN as the Successor Trustee.

2. The last surviving Trustee acting hereunder may designate a Co-Trustee or a successor Trustee, as such person may determine by an instrument duly acknowledged. Should they fail or refuse to appointment such successor, then such successor may be appointed by the Florida Court having jurisdiction over such trust upon application of any person interested in the Trust Estate or upon application of the retiring trustee in which event the successor Trustee shall be a bank or trust company with trust powers.

C. MISCELLANEOUS TRUSTEE PROVISIONS.

1. Any Trustee or successor Trustee may resign by instrument in writing.

2. Any successor Trustee shall have all the rights, powers, duties and discretions conferred or imposed on the original Trustee. No successor Trustee shall be obliged to examine the accounts and actions of any previous Trustee. No Trustee shall be liable for any act or omission unless the same shall be due to such Trustee's own fault. In no event shall a corporate trustee be a corporation owned or controlled by any beneficiary hereof.

3. Any Successor Trustee shall become responsible for the applicable Trust Estate only when, as and if the same shall be received by said Trustee and, in determining such estate, such Trustee shall only be responsible to make a reasonable inquiry from the records of the prior Trustee which are available.

4. Each person named herein acting as a Trustee shall have the continuing, absolute and discretionary power to deal with the property held in the trust without obtaining the consent or approval or signature of any other person then acting as a Trustee and the signature of any one person named herein who is acting as a Trustee shall be sufficient to carry out any of the powers set forth in this trust.

Exh. 6 "A"

**ITEM V
POWERS AND DUTIES OF TRUSTEE**

In the management, care and disposition of this trust, the Trustee shall have the continuing, absolute, discretionary power to deal with any property, real or personal, held hereunder. Such power may be exercised independently and without prior or subsequent approval of any court or judicial authority. No person dealing with the Trustee shall be required to inquire into the propriety of any of the actions of or of any instrument signed by the Trustee.

Without in any way limiting the generality of the foregoing, I hereby grant my Trustee, all of the powers set out under the statutes of the State of Florida as they now exist and as they may be amended from time to time including but not limited to those powers set out in Chapters 733, 737 and 738, Florida Statutes, and, in addition, the following powers and authority:

1. to sell, exchange or otherwise dispose of any property at any time held or acquired hereunder, at public or private sale, for cash or on terms, without advertisement, including the right to lease for any term notwithstanding the period of the trust, and to grant options, including an option for a period beyond the duration of the trust.

2. to invest all monies in such stocks, bonds, securities, and properties as they may deem advisable without being restricted in any way by any statute or court decision (now or hereafter existing) regulating or limiting investments by fiduciaries and without the requirement that such property yield any specified amount of income as may otherwise be required by Florida law as it now exists or may hereafter be amended;

3. to retain for investment any property deposited with the Trustee hereunder (the Trustee may presume that Grantor have confidence in said investments and therefor no sale thereof shall be made solely in order to diversify investments or to comply with any law or regulation now or hereafter in force relating to under productive property);

4. to compromise, settle or adjust any claim or demand by or against the trust and to agree to any rescission or modification of any contract or agreement affecting the trust.

5. to renew any indebtedness, as well as to borrow money, and to secure the same by mortgaging, pledging or conveying any property of the trust, including the power to borrow from the Trustee at a reasonable rate of interest;

6. to retain and carry on any business in which the trust may acquire an interest, to acquire additional interests in any such business, to agree to the liquidation in kind of any corporation in which the trust may have an interest and to carry on the business thereof, to join with other owners in adopting any form of management for any business or property in which the trust

Exhibit "B"



August 21, 2024

Yitzhak Bachar
3330 Northeast 190 Street, Apt. 1010
Miami, Florida 33180

Via Email Only

Dear Mr. Bachar:

Re: Platting requirements for a parcel legally described as Lots 14-15, Block 1, "Hollywood South Side Addition No. 2," according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Plunkett Street, between South 20 Avenue and South 21 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.25 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Yitzhak Bachar
August 21, 2024
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Alicia Joseph at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:ACJ

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



August 20, 2024

Plunkett Apt LLC
3330 NE 190th Street, Suite 1010
Miami, FL 33180

FILE NUMBER: 24-DP-27

PRELIMINARY SITE PLAN REVIEW COMMENT RESPONSE LETTER

A. APPLICATION SUBMITTAL

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
✓ SEE ANNEX IV
2. Ownership & Encumbrance Report (O&E):
 - a. Substantially compliant.
✓ SEE ANNEX III
3. Alta Survey:
 - a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.
✓ SEE ANNEX III
 - b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
✓ SEE ANNEX II_ ALTA SURVEY
4. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>
✓ ACKNOWLEDGE
5. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
✓ ACKNOWLEDGE
6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission

submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

The following Civic Association is located within 500 feet project site.

- a. Lawn Acres Civic Association (laurcag@mac.com)

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

✓ CONTACTED AND HAD A MEETING ON JUNE 24TH, 2024. APPROVED.

B. ZONING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Site Plan:

- a. Show property lines as dash lines or most pronounced line on the site plan.
✓ DONE
- b. 22 parking spaces required. Site plan indicates 18.
✓ SHOWING AT SITE PLAN LIFTS CARS COMPLETING THE TOTAL PARKING SPACES
- c. 20' front setback begins at the 5' ROW dedication. Indicate on the site plan.
✓ RIGHTS-OF-WAY DEDICATION IS NOT REQUIRED ALONG PLUNKETT STREET
- d. Indicate line of building on the site plan.
✓ SEE SITE PLAN
- e. Indicate the balcony encroachments measurement on the site plan and the elevation sheets.
✓ SEE SITE PLAN
- f. Show the property lines and setbacks on the elevation sheets.
✓ DONE
- g. Provide material and color legend on the elevation sheets.
✓ DONE
- h. No gates indicated for the dumpster enclosure. Show gates and orientation of swing. Gates shall not swing over or onto the right-of-way.
✓ SEE SITE PLAN
- i. ADA ramp should be setback a minimum of 3' from the property line.
✓ ADA RAMP IS NOT REQUIRED
- j. Parking shall be screened with architectural and landscape buffers.
✓ SEE SITE PLAN AND LANDSCAPING

2. Site Data:

- a. Maximum FAR shall not exceed 13,550 SF. Site Data indicates 14,595 SF.
✓ FIXED

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:
 - a. In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
 - b. Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
 - c. Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
✓ N/A.

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Substantially compliant.
✓ OK

E. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide note on site plan: "Maximum foot candle level at all properties." "Maximum 0.5', if adjacent to residential."
✓ PROVIDED

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02).
✓ SEE SITE PLAN
2. Refer to Building for any required green building practices.
✓ ACKNOWLEDGE

G. ENGINEERING

Azita Behmardi, Deputy Director of Development Services (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Provide a plat determination letter from the Broward County Planning Council.
✓ SEE ANNEX IV
2. Provide O & E report with all applicable easement documents.
✓ SEE ANNEX III
3. Architectural Plans are not signed and sealed. Please provide signed and sealed architectural plans.
✓ SIGNED
4. Please provide signed and sealed civil plans including information from the comments below.
✓ PROVIDED
5. On the application, under Development Proposal / Explanation of Request, applicant indicates 18 units are being proposed, please revise to 16 units.
✓ 16 UNITS LABEL AT CIVIL & ARCHITECTURAL PLANS & NEW APPLICATION
6. Rights-of-way dedication is not required along Plunkett Street.
✓ CORRECT
7. Provide an overall site plan with the following information:
 - a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)
✓ SHOWN AT CIVIL PLANS
 - b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.
✓ SHOWN AT CIVIL PLANS
 - c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.
✓ SHOWN AT CIVIL PLANS
7. Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.).
✓ NONE
8. The setbacks are labeled; however, the size of the text is small, so they are illegible. Please address this issue.
✓ SEE SITE PLAN
9. Please dimension the width of the aluminum / wood fence on SP-1.
✓ SHOWN AT SP-2
10. The door swing from the concrete walkway swings into the alley. No portion of the fence, gate or footers shall encroach into the ROW.
✓ SHOWN AT SITE PLAN AND CIVIL PLANS

11. Please show the gate for the garbage, recycling area and identify the type of door to be used for the dumpster enclosure. Call out in plans and if there will be a lock.
✓ SHOWN AT SP-2
12. Please provide trash chute and indicate location on site plan and all floor plan sheets.
✓ TRASH CHUTE IS NOT PROVIDED
13. Please dimension width of the apron area of the dumpster enclosure at the property line. Additionally, please show the edge of pavement in the Alley and ensure a connection is provided from the dumpster apron to the edge of pavement in the alley.
✓ SHOWN AT SHEET PD-1
14. Please dimension the clear space in front of the door swing to the edge of the step at the entrance of the lobby.
✓ SHOWN AT SITE PLAN. NO STEP IS REQUIRED
15. Please label the room North of Stair #1.
✓ THE ELEVATOR IS LABELED
16. Confirm if there is an elevator. If so, please show, label, and number the elevators.
✓ THERE IS ONE ELEVATOR AT THE ACCESS AREA (LOBBY). LABELED. SHOWN AT SITE PLAN
17. All onsite improvements shall begin at the new property line. Please shift the stop bar, queueing spaces and the visibility triangle accordingly. Please refer to the Visibility Triangle Detail. Dimension the distance between the edge of pavement and new property line and revise the visibility triangle accordingly. Please note the ADA ramp/entrance to the Site should be reworked to avoid any solid obstruction in the visibility triangles. Additionally, no ramps or railings shall be shown within the 5' ROW dedication. (Flush slabs of concrete are acceptable to provide connection to sidewalk in ROW.
✓ RIGHTS-OF-WAY DEDICATION IS NOT REQUIRED ALONG PLUNKETT STREET
✓ ADA RAMP IS NO LONGER NEEDED
✓ SHOWN AT CIVIL AND SITE PLANS
18. Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, swale).
✓ RIGHTS-OF-WAY DEDICATION IS NOT REQUIRED ALONG PLUNKETT STREET
✓ SHOWN AT CIVIL PLANS
19. There is a 6' PWY. callout on SP-1. This appears to be the swale area. Please revise the plan accordingly.
✓ REVISED. SHOWN AT CIVIL AND SITE PLANS
20. Per city code section 7.2 Amount of Required Off-Street Parking, Apartment Units require 1.5 spaces per unit and 1 per 5 units marked as guest parking. The current parking table on SP-1 indicates a total of 25 are required and 21 proposed. Please revise the parking table to indicate the code requirement and clarify that the 1 ADA, 4 guest, and 2 future EV spaces are included in the total number provided. Also, the plan shows 18 parking spaces. Please clarify if the lifts provide 2 spaces. If so, please number the spaces accordingly.
✓ N/A. THE PROPERTY IS WITHIN THE RAC
21. Sheet SP-1 appears to propose parking lifts to be used. Provide details and specifications for the parking lifts.
✓ CORRECT. DETAILS PROVIDE AT SP-2

22. Show and label the ADA space on SP-1. Please ensure the striping and symbol are per the city's Accessible Parking Space Details.
✓ SHOWN DETAILS AT SP-2
23. Please identify which stall is proposed as guest space and ensure the proper striping and markings are shown for drivers.
✓ PARKING SPACES 16 & 18 ARE PROPOSED AS GUEST PARKING SPACES AS SHOWN AT SITE PLAN
24. Applicant calls out two EV stations on the Parking table however only one stall is called out for the EV charger.
✓ PARKING SPACES 20 & 21 ARE PROPOSED AS FUTURE EV STATIONS AS SHOWN AT SITE PLAN
25. Dimension the curb cut at the new property line.
✓ SHOWN AT SHEET PD-1
26. Please identify the apron radius flares proposed for the curb cuts both in the front and rear of the property.
✓ SHOWN AT SHEET PD-1 ONLY APPLIES AT FRONT OF PROPERTY
27. Show and callout all proposed curbing on and offsite.
✓ SHOWN AT SHEET PD-1
28. It appears that a 3-foot nose down curb is shown in the ROW. If so, please show and call out the beginning and end of the provide a detail.
✓ NOT PROPOSED
29. Please show and label on signage on SP-1.
✓ DONE
30. Show, label, and dimension the future EV equipment and provide details.
✓ SHOWN DETAILS AT SP-2
31. Provide bicycle rack detail.
✓ SHOWN DETAILS AT SP-2
32. Revise the overlapping text 'Building Department' on the cover sheet.
✓ OK
33. The text in the dimensions on A-101 are illegible. Please increase the size of the text.
✓ DIMENSIONS HAVE BEEN DELETED. THE BUILDING LAYOUTS ARE TO SHOW SPACES, NO AREAS. NOT TO SCALE
34. Add dimensions to the elevations on Sheet A-104.
✓ PROVIDED
35. The rear elevation shows two cars; however, there are three parking spaces shown on SP-1. Please clarify and revise the plans as necessary to be consistent.
✓ FIXED
36. The rear elevation calls out a sidewalk floor. Please confirm if this should be a concrete apron and label the dumpster and recycle area.
✓ IT'S A CONCRETE APRON FOR THE EXIT ROUTE
✓ DUMPSTER AND RECYCLE AREA LABELED AT SITE PLAN

38. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing.
✓ NO SECURITY GATE AT THE DRIVEWAY
39. All vehicle queueing shall be within private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum). Please shift the queueing spaces on SP-1 to be within private property and revise the dimension to 8.5'x19'. (No space to encroach beyond the new property line.)
✓ SHOWN AT SITE PLAN
40. Minimum clear width for Stall 9 and Stall 12 with obstruction on one side shall be 9.5'.
✓ SHOWN AT SITE PLAN
41. Please provide a legend and hatching on SP-1 to identify striping, columns, walls, etc. Please provide a consistent symbol for the column (i.e. no landscape hatching in the column unless they all will have the same hatch as shown in front of the bicycle rack and NW corner of the building).
✓ PROVIDED
42. Please clearly call out in the plans for swales to be restored along Plunkett Street. This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include detail in plan set.
✓ SHOWN AT SHEETS PD-1 & WS-1
43. Detectable warnings shall be provided at all driveways. Please show on Site and Civil plans and please include a standard FDOT detail in the plans for the detectable warnings.
✓ SHOWN AT SHEET PD-1 AND SITE PLAN
44. Please show the sidewalk as continuous through the driveway opening.
✓ SHOWN AT SHEET PD-1 AND SITE PLAN
45. Please identify the separation between all walkways from property line to property. Add dimensions to the West of the ADA ramp at the SW corner of the building and adjacent to the concrete pad at the entrance of the electrical room.
✓ ADA RAMP HAS BEEN ELIMINATED. SHOWN AT THE SITE PLAN
46. Please dimension the concrete pad at the entrance of the electrical room and confirm the functionality of the concrete pad.
✓ SHOWN AT SITE PLAN
47. Provide clear width dimensions, slopes, and details for the ramp to and from the Lobby to show that it is ADA compliant. The ramp must have handrails on both sides with a clear interior width of 36". The ramp must meet a slope ratio of 1:12 (1:16 is recommended). Please provide a detail of the ramp proposed to show the clear interior width railing to railing to ensure ADA compliance. Provide a ramp detail in the plan set.
✓ NO RAMP WITH HANDRAIL IS PROPOSED
48. Please provide interior dimensions of the doorways to show that the opening is ADA compliant.
✓ SHOWN AT SITE PLAN AND FLOOR PLANS
49. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance

of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD. Provide a detail for the proposed ramps showing how they achieve ADA compliance. Please note the entire accessible route shall be stripped with ADA compliant stripping.

✓ NO HANDICAP RAMP WITH HANDRAIL IS PROPOSED

50. Provide a legend and hatching for all materials on the site plan and PGD plan. SP-1 shows the sidewalk as a lighter gray hatch, but the entrance is shown with a darker grey hatch. Please clarify.

✓ SHOWN AT SHEET PD-1 AND SITE PLAN

51. There appears to be a space between the concrete walkway to the concrete area in front of the lobby. Please clarify as this is the ADA route from the site to the ROW.

✓ SEE UPDATED SITE PLAN

52. Please identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall.

✓ SHOWN AT SHEET PD-2

53. On the site plan, provide building column dimensions and show building columns are setback a minimum of 3' from the entrance of all parking stall.

✓ SHOWN AT SITE PLAN

54. Provide vehicular turning radii (inside, centerline and outside) around the garage.

✓ SHOWN AT SHEET PD-1

55. Provide a vehicular turnaround area for the dead end parking garage layout.

✓ SHOWN AT SHEET PD-1

56. Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code:

✓ SHOWN AT SHEET PD-1

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

57. Applicant shows a proposed fence or wall. Be sure that no portion of the fence/gate or footers are to encroach into adjacent property or City right-of-way. Please provide a cross section of the fence showing the setback to ensure all encroachment is avoided. In addition, please include the minimum setback of the fence on the site plan to accommodate the footers/fence.

✓ SHOWN AT SITE PLAN. THERE IS NOT A FENCE / GATE NEAREST TO THE FRONT OF THE PROPERTY LINE. THERE IS A SETBACK MORE THAN 20 FT.

58. Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.
- ✓ SHOWN AT CIVIL PLANS
59. Please provide a pavement marking plan for both on and off-site. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.
- ✓ SHOWN AT PD-2
60. All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the Site plan and Civil plans, provide hatching to show limits and add dimensions from the property line to show the extents.
- ✓ SHOWN AT PD-1 & PD-2
61. Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details.
- ✓ SHOWN AT PD-4
62. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.
- ✓ NO PAVEMENT MARKING TO BE RESTORED
63. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the Regional Activity Center area. Continued coordination will be required.
64. For utilities work within City rights-of-way, a ROW permit will be required at the time of permit.
- ✓ ACKNOWLEDGE
65. MOT plans required at the time of City Building Permit review.
- ✓ WILL BE PROVIDE BY CONTRACTOR
66. All outside agency permits are required at the time of City building permit review.
- ✓ ACKNOWLEDGE
67. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.
- ✓ ACKNOWLEDGE

I. UTILITIES

Alicia Verea-Feria, Utilities Permit Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans indicating existing and proposed water, sewer, and drainage for initial review.
✓ SHOWN AT SHEET WS-1
3. Include water and sewer demand calculations on Utilities Plan.
✓ SHOWN AT SHEET WS-1
4. Illustrate how water, sewer and fire will be serviced.
✓ SHOWN AT SHEET WS-1
4. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>
✓ SHOWN AT SHEET WS-2
5. The proposed Finished Floor Elevations (FFE) shall comply with the **greatest** of the following three (3) conditions, as applicable.
 - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use; OR
 - b. Broward County Preliminary 2024 FEMA Flood Maps (as recommended), available online via the following link: <https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/>; OR
 - d. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>
✓ SHOWN AT SHEET PD-1
6. Indicate FFE for all enclosed areas on the ground floor.
✓ SHOWN AT SHEET PD-1
7. Please revise all plans indicating elevations to reference NAVD88, not NGVD.
✓ SHOWN AT SHEET PD-1
8. Provide perimeter cross-sections across all property limits including transition areas meeting adjacent property grades.
✓ SHOWN AT SHEET PD-1
9. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.
✓ ATTACHED
10. Indicate how roof drainage will be collected and connected to the on-site drainage system.
✓ SHOWN AT SHEET PD-1
11. Submit Erosion Control Plan.
✓ SHOWN AT SHEET PD-3

12. Landscape plans to be submitted should coordinate with civil plans to accommodate drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

✓ **ACKNOWLEDGED**

13. Permit approval from outside agencies will be required.

✓ **ACKNOWLEDGED**

J. **FIRE**

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404 Marcy Hofle, Deputy Fire Marshal (mhofle@hollywoodfl.org) 954-967-4404

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. Update the code editions on plan page CS-1 to reflect the currently adopted editions.

Florida Fire Prevention Code (8th Ed.)
NFPA 1 (2021 Ed.)
NFPA 101 (2021 Ed.)

✓ **UPDATED**

5. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

✓ **HYDRANT FLOW TEST REQUESTED AND WAITING FOR RESULTS**

After the results are completed, the civil engineer shall show on civil drawings the calculations using Table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

✓ **SHOWN AT WS-1**

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

✓ **THANKS**

6. Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

✓ **SHOWN AT WS-1**

7. Any stacked parking in the garage will require a fire sprinkler design category of Extra Hazard Group II as per NFPA 13 (2019 Ed.) Section 4.3.6 --- Extra hazard (Group 2) occupancies shall be defined as occupancies or portions of other occupancies with moderate to substantial amounts of flammable or combustible liquids or occupancies where shielding of combustibles is extensive.

NFPA 13 (2019 Ed.) Section A.4.3.6 (9) --- Car stackers and car lift systems with 2 cars stacked vertically

✓ **IT WILL BE APPLIED**

8. Water supply and any new hydrants shall be in place prior to accumulation of combustibles materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

✓ SHOWN AT WS-1

9. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

✓ SHOWN AT WS-1

7. If a fire pump is needed, show the location on the plan in compliance with NFPA 20 (2019 Ed.).

✓ SHOWN AT WS-1

10. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

✓ ACKNOWLEDGED

**DRAINAGE WATER QUALITY AND EXFILTRATION
TRENCH CALCULATIONS**

PROJECT: PLUNKETT APARTMENTS

COUNTY: BROWARD

SECTION: 22-51-42

CITY: HOLLYWOOD

ADDRESS: 2011 PLUNKETT ST.

9-3-2024

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MARVIN J. ABARCA, P.E. ON THE
DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



**PREPARED BY: AB ENGINEERS, INC.
ENGINEER : MARVIN ABARCA, P.E.
DATE: 9-3-2024**



AB ENGINEERS, INC.
Engineering, Planning, Inspections

15315 NW 60 Ave. Suite C
Miami Lakes, Fl. 33014
Phone: 305 720 8187
www.abengineers.net

September 3rd, 2024

SITE DATA

The subject project is located at 2011 Plunkett St. at city of Hollywood, Broward County. The project consists in construction of four (4) stories building with sixteen (16) apartment units. The total area of project is 0.25 acres.

Pre-Development information:

Total Area = 0.25 Acres

Building Roof area = 0.05 acres

Walking area = 0.05 acres

Green area = 0.15 acres

Total Impervious Area = 0.10 Acres

Total Pervious Area = 0.15 Acres

Post-Development information:

Total Area = 0.25 Acres

Walkway areas = 0.02

Building Roof and Asphalt Parking Lot areas = 0.16 acres

Green area = 0.07 acres

Total Impervious Area = 0.18 Acres

Total Pervious Area = 0.07 Acres

DESIGN INFORMATION:

FEMA Flood Zone: X and AH Elev.=8.00 Map 12011C0569H Dated 7-31-2024
Note for Zone 'AH', very small area is applicable on southwest corner of property.
Future Water Table: 1.50 NAVD
Future Condition 100 yrs. Flood Map: 9.50 NAVD
Minimum Proposed Building Finish Floor Elevation for Habitable Spaces: 20.00 NAVD

DETERMINATION OF WATER QUALITY:

Total Area= 0.25 ac.

Driveway and other impervious area= 0.02 ac Roof= 0.16 ac Green area= 0.07 ac.

Volume for 1" total parcel= 0.25 x 1.0= 0.25 ac-in

2.5 times of imperviousness:

$$\% \text{ imperviousness} = \frac{0.02}{0.25-0.16} = 22.2 \%$$

$$\text{Volume} = 2.5'' \times 0.25 \times 0.222 = 0.139 \text{ ac-in}$$

Then, 0.25 ac-in will control

Volume Required to be Treated is 0.25 ac-in

Volume Provided to be Treated is 0.92 ac-in (see attached exf. trenches calculations)

½" DRY PRE-TREATMENT

Total Area= 0.25 ac.

Half inch dry pre-treatment= 0.25 ac x 0.5 in=0.125 ac-in

We are providing 0.92 ac-in which is greater than 0.125 ac-in

ADDITIONAL HOUR VOLUME STORAGE

From above volume provided to be treated 0.92 ac-in equal to 0.077 ac-ft.

PRE DEVELOPMENT GROUND STORAGE

Existing average ground elevations is 6.69 NAVD. Future Water table will be 1.50 NAVD. Depth to water table is 5.19 feet. Per SFWMD Manual Chapter 40E-41, Water Storage, Soil Storage, page F-1. For water table depth up to 5', Flatwood section the storage for compacted soil is 6.75 inches.

Compacted soil storage within pervious areas, $6.75 \times 0.15/0.25 = 4.05$ inches

POST DEVELOPMENT GROUND STORAGE

Proposed average finish grade elevations is 6.84 NAVD. Future Water table will 1.50 NAVD. Depth to water table is 5.34 feet. Per SFWMD Manual Chapter 40E-41, Water Storage, Soil Storage, page F-1. For water table depth up to 4', Flatwood section the storage for compacted soil is 6.75 inches.

$$6.75 \times 0.07/0.25 = 1.89 \text{ inches}$$

25 YEARS FLOOD 3 DAYS CALCULATIONS (POST VS. PRE), ZERO DISCHARGE

The Post 25 year- 3 days storm results in a maximum stage of 7.21 n.a.v.d. at 72 hours versus the Pre with 7.68 at 72 hrs. (See attached calculations)

100 YEARS FLOOD 3 DAYS CALCULATIONS (POST VS. PRE) ZERO DISCHARGE

The Post 100 year- 3 days storm results in a maximum stage of 7.45 n.a.v.d. at 72 hours versus the Pre with 7.98 at 72 hrs. (See attached calculations)

CONCLUSION

Based on the previous results the Pre 25 years-3 days flood stage is higher than the Post development. Regarding the Pre 100 years-3 days flood stage it is higher than the Post development. Therefore, to the best of our knowledge and belief, we do anticipate that there will not be any adverse impact in the development of this project nor in the surrounding areas.

Marvin Abarca, P.E.

Exfiltration Trench Calculations

Date: 9/3/2024

All Parcel

Project: Plunkett Apartments

Location: 2011 Plunkett St.

Design Formula:

$$L = \frac{V=FS[(\%WQ*Vwq)+Vadd]}{K(H2*W+2*H2*Du-Du^2+2*H2*Ds)+(1.39e-4)W*Du}$$

$$K(H2*W+2*H2*Du-Du^2+2*H2*Ds) = 0.0546672$$

$$(1.39e-4)W*Du = 0.001251$$

A Total	0.25 acres
A of Impervious	0.18 acres
A of Pervious	0.07 acres
C=Coef. Run Off	0.73
I=Intensity for storm 5 yrs.-1 hr.	3.2 in/hr.
Q=Run-off=CIA	0.59 acre-inches
V = Volume Exfilt./hr.	0.92 acre-inches
W = Trench Width	3 feet
K = Hydraulic Conductivity	9.76E-04 cfs/ft ² -ft head
Lowest Inflow Elev.	6.50 NAVD
Top of Trench Elev.	4.50 NAVD
Water Table Elev.	1.50 NAVD
H2 = Depth to Water Table	5.00 feet
Du = Unsaturated Trench Depth	3.00 feet
Botton of Trench Elev.	-0.50 NAVD
Ds = Saturated Trench Depth	2.00 feet
Height of Trench	5.00

FS=	2
%WQ=	0.50
Vwq=	0.25 From water quality calculations (provided)
Vadd=	0.34

L = Length of Trench Required **16.47 feet**

L = Length of Trench Required **17 feet**

Is Ds greater than Du? **NO**

Is W greater than 2(Du+Ds)? **NO**

If either of the above answers is "YES", then use the following more accurate formula.

Conservative Design Formula:

$$L = \frac{V}{K(2*H2*Du-Du^2+2*H2*Ds)+(1.39e-4)W*Du}$$

$$K(2*H2*Du-Du^2+2*H2*Ds) = 0.0400242$$

$$(1.39e-4)W*Du = 0.001251$$

Not Needed to Apply the Coservative Formula

Provide Safety Factor of 2 **34.00**

Then Use 105 L.F. of 3 feet wide trench

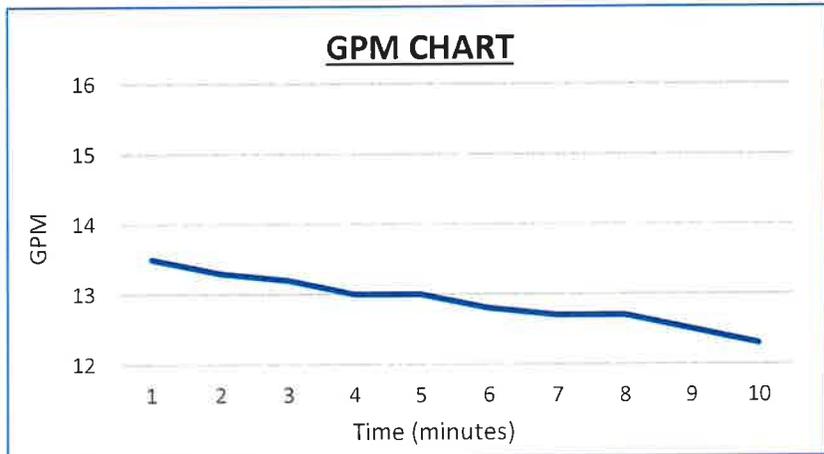


**PERCOLATION TEST
USUAL OPEN HOLE TEST (CONSTANT HEAD)**

PROJECT NO.	23-317	DATE:	Thursday, September 28, 2023
PROJECT	Existing property 2011 Plunkett Street Hollywood, Florida		
CLIENT	D'Lola Design & Construction 250 Carillon Parkway, Apt 244 St. Petersburg, Florida 33176		

LOCATION OF TEST	Refer to the site map.		
DIAMETER OF HOLE (IN)	6.0	LATITUD:	26.000444°
		LONGITUD:	-80.147060°
DEPTH HOLE (FT)	6.0	DATE TEST PERFORMED:	9/27/2023
WATER TABLE BELOW GROUND SURFACE (FT)	6.2	TEST #:	1

No.	TIME (min)	GPM
1	1	13.5
2	2	13.3
3	3	13.2
4	4	13.0
5	5	13.0
6	6	12.8
7	7	12.7
8	8	12.7
9	9	12.5
10	10	12.3



DEPTH (FT)	SOIL DESCRIPTION
0' - 6"	Topsoil
6" - 2'6"	Dark brown fine to medium sand.
2'6" - 6'	Light brown medium sand.

PERCOLATION RATE :	12.9	Avg. GPM
K-VALUE:	9.762E-04	cfs/ft ² ft

FIELD TECH.	FM/EA
TYPE BY	cm

Report Distribution: 1 Client
 1 BIII Office

Respectfully submitted,



Stage Storage Computations

Description	Green area	Walking	Total
type (L,V)	L	L	volume
area (acre)	0.15	0.05	
low elev (ft)	6.20	6.70	
high elev (ft)	7.05	7.05	
2	0.000	0.000	0.000
3	0.000	0.000	0.000
4	0.000	0.000	0.000
5	0.000	0.000	0.000
6	0.000	0.000	0.000
7	0.056	0.006	0.063
8	0.206	0.056	0.263

L= Longitudinal
 V= Vertical

Project Name: Plunkett St Apartments
 Reviewer: Marvin Abarca
 Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: All Parcel

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 13.5 inches
 Area: 0.25 acres
 Ground Storage: 4.05 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.00
7.00	0.06
8.00	0.26

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
  Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
  
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
  Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
  All Parcel  7.68  72.00  2.00  0.00
  
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
  Basin  Total  Structure  Structure  Initial  Final  Residual
  Runoff  Inflow  Outflow  Storage  Storage
=====
  All Parcel  0.20  0.00  0.00  0.00  0.20  0.00
  
```

Project Name: Plunkett St Apartments
 Reviewer: Marvin Abarca
 Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: All Parcel

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 100 year
 3 Day Rainfall: 16.5 inches
 Area: 0.25 acres
 Ground Storage: 4.05 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.00
7.00	0.06
8.00	0.26

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
  
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
All Parcel  7.98  72.00  2.00  0.00
  
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow  Outflow  Storage  Storage
=====
All Parcel  0.26  0.00  0.00  0.00  0.26  0.00
  
```

Stage Storage Computations

Description	Green area	Driveway/Walkway	One Hr. Exf. Rate	Total
type (L,V)	V	L	V	volume
area (acre)	0.07	0.18	0.00	
low elev (ft)	6.20	6.50	0.00	
high elev (ft)	6.50	6.90	0.00	
2	0.000	0.000	0.000	0.000
3	0.000	0.000	0.000	0.000
4	0.000	0.000	0.077	0.077
5	0.000	0.000	0.077	0.077
6	0.000	0.000	0.077	0.077
7	0.056	0.054	0.077	0.187
8	0.126	0.234	0.077	0.437

L= Longitudinal

V= Vertical

Project Name: Plunkett St Apartments
 Reviewer: Marvin Abarca
 Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: All Parcel

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 13.5 inches
 Area: 0.25 acres
 Ground Storage: 1.89 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.08
5.00	0.08
6.00	0.08
7.00	0.19
8.00	0.44

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
  Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
  =====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
  Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
  =====
```

All Parcel	7.21	72.00	2.00	0.00
------------	------	-------	------	------

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
```

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
All Parcel	0.24	0.00	0.00	0.00	0.24	0.00

```
=====
```

Project Name: Plunkett St Apartments
 Reviewer: Marvin Abarca
 Project Number:
 Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: All Parcel

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 100 year
 3 Day Rainfall: 16.5 inches
 Area: 0.25 acres
 Ground Storage: 1.89 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.00
4.00	0.08
5.00	0.08
6.00	0.08
7.00	0.19
8.00	0.44

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
  Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
  
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
  Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
  All Parcel  7.45  72.00  2.00  0.00
  
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
  Basin  Total  Structure  Structure  Initial  Final  Residual
  Runoff  Inflow  Outflow  Storage  Storage
=====
  All Parcel  0.30  0.00  0.00  0.00  0.30  0.00
  
```

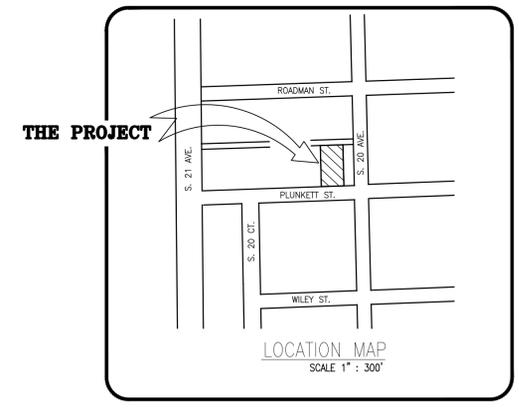
WARNING:
THIS DRAWING IS THE PROPERTY OF
AB ENGINEERS, INC. AND IS NOT TO
BE REPRODUCED IN WHOLE OR IN
PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF SAME.

REVISIONS

PAVING, GRADING & DRAINAGE PLANS FOR PLUKETT APARTMENTS AT 2011 PLUNKETT ST. HOLLYWOOD, FL

ENGINEERING NOTES:

- IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
- CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
- EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
- ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
- ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
- NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
- IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
- ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- ALL WORK SHALL MEET CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.
- WATER TABLE PER BROWARD COUNTY PLATE IS 1.50 NAVD.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988
- UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
- ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY.
- ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
- THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY ARTURO R. TOIRAC PROFESSIONAL LAND SURVEYOR.
- FLOOD INSURANCE RATE MAP, ZONE 'X' AND ZONE 'AH' FLOOD EL. 8.00 NAVD PANEL 12011C0569H, DATED 07/31/2024. FOR ZONE 'AH' VERY PARTIAL ON S.W. CORNER
- SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
- DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.



NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (1988)

LEGAL DESCRIPTION:
LOTS 14 AND 15, BLOCK 1, OF HOLLYWOOD SOUTH SIDE ADDITION No. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

INDEX:

- CS-PD COVER SHEET
- PD-1 PAVING, GRADING & DRAINAGE PLAN
- PD-2 MARKING & SIGNING-DRAINAGE DETAILS
- PD-3 SEDIMENT & EROSION CONTROL PLAN
- PD-4 PAVING DETAILS

PARCEL ID # 5142 22 10 0100

S 22-T 51-R42

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
1-800-432-4770

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



MARVIN J. ABARCA
P.E. No. 49529

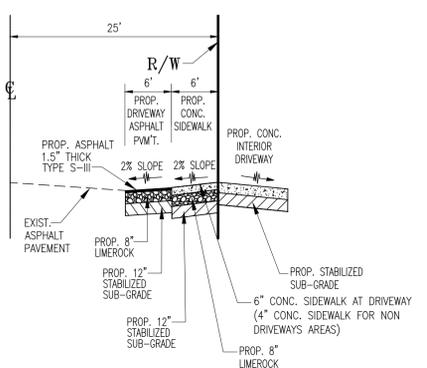
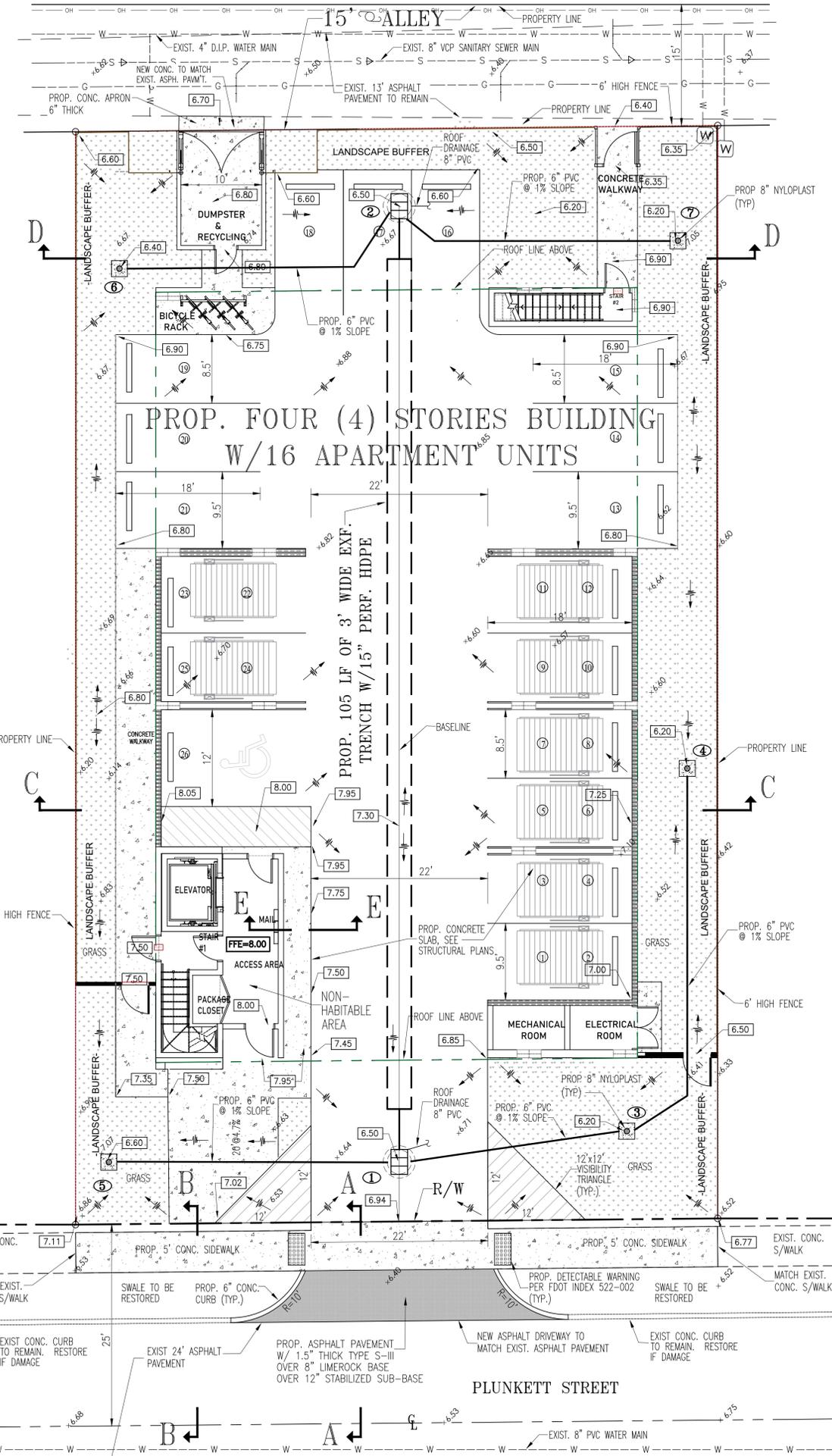
AB ENGINEERS, INC.
ENGINEERING - PLANNING - INSPECTIONS
15315 NW 60th Ave Suite C, MIAMI LAKES, FL 33014
PHONE: 305 720 8187
mjohn@abengineers.net

SITE ADDRESS:
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

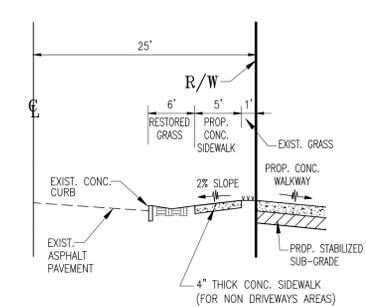
DRAWING NAME : COVER SHEET
PROJECT : PLUNKETT APARTMENTS
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 1
CS-PD
OF 5 SHEETS
DATE : JULY 2024
PROJ. :

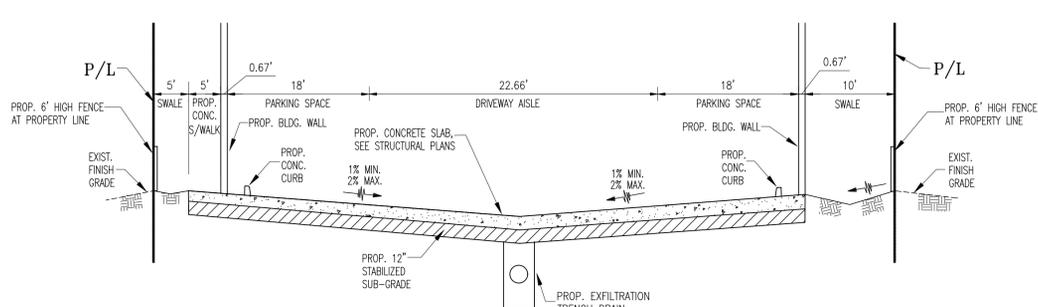
SCALE 1"=8'



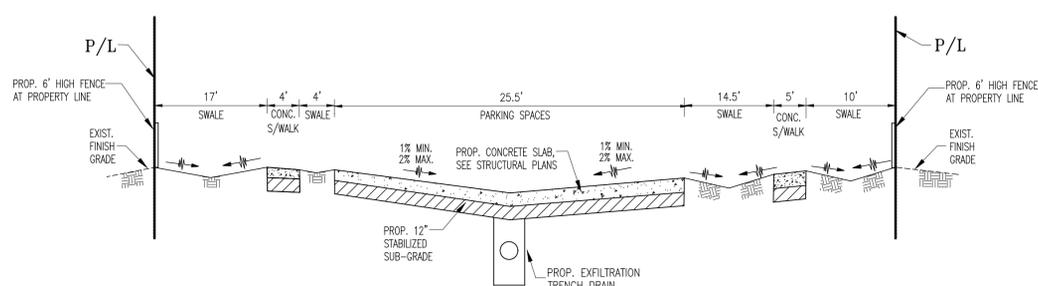
SECTION A-A
N.T.S.



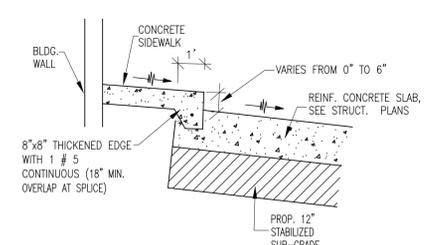
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
(THICKENED SIDEWALK) N.T.S.

LEGEND:

- PROPOSED CONCRETE/SIDEWALK DRIVEWAY
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED ASPHALT PAVEMENT WITHIN PUBLIC ROAD
- PROPOSED RESTORED ASPHALT PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED INFILTRATION TRENCH W/ CATCH BASIN
- PROPOSED DRAINAGE NYLOPLAST
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED FLOW OF RUNOFF
- EXISTING OVERHEAD LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING POWER POLE

NOTE ABOUT FLOOD PROOF:
THE PROPOSED STRUCTURE, ONLY THE ACCESS AREA, WILL BE PROVIDED FLOOD PROOFED UP TO ELEVATION OF 9.50 NAVD. SEE ARCHITECT PLANS FOR MORE DETAILS.

ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



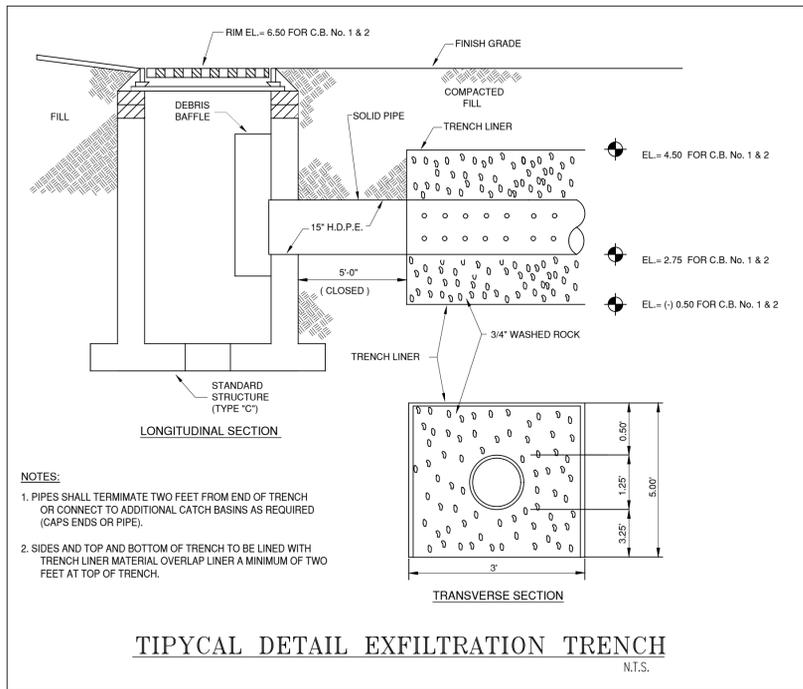
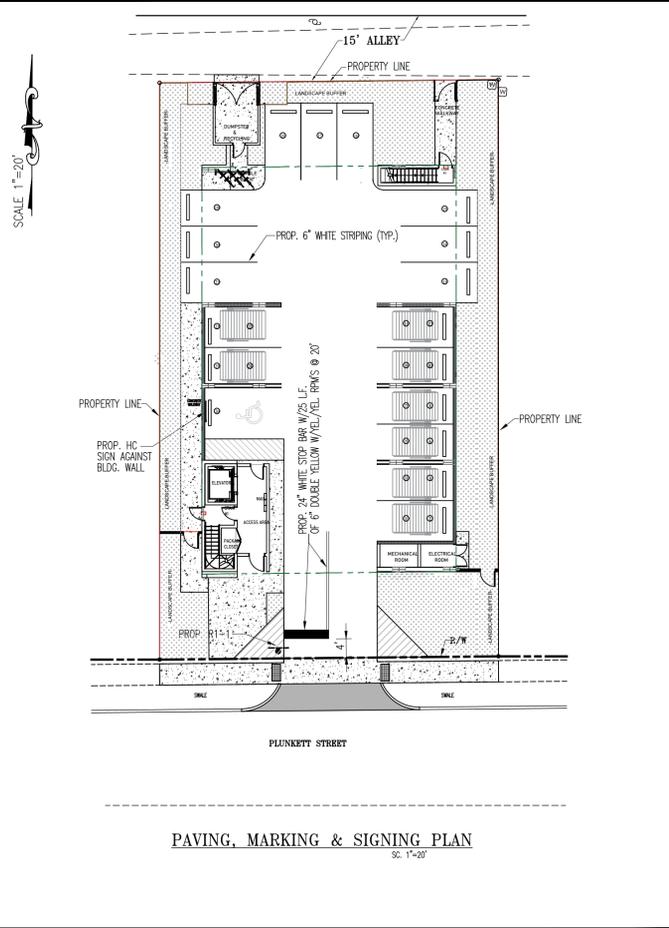
MARVIN J. ABARCA
P.E. No. 49529

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
15315 NW 40th Ave, Suite C, MIAMI LAKES, FL 33014
PHONE: 305.720.8167
marvin@abengineers.net

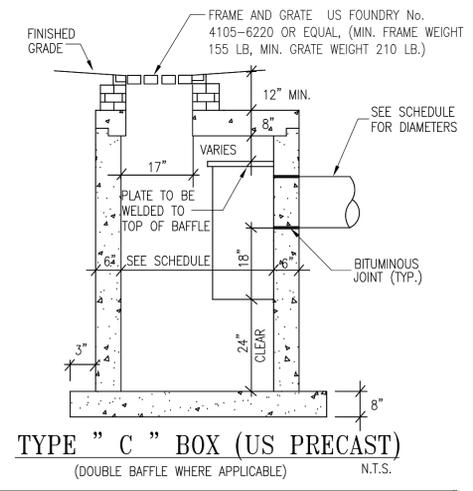
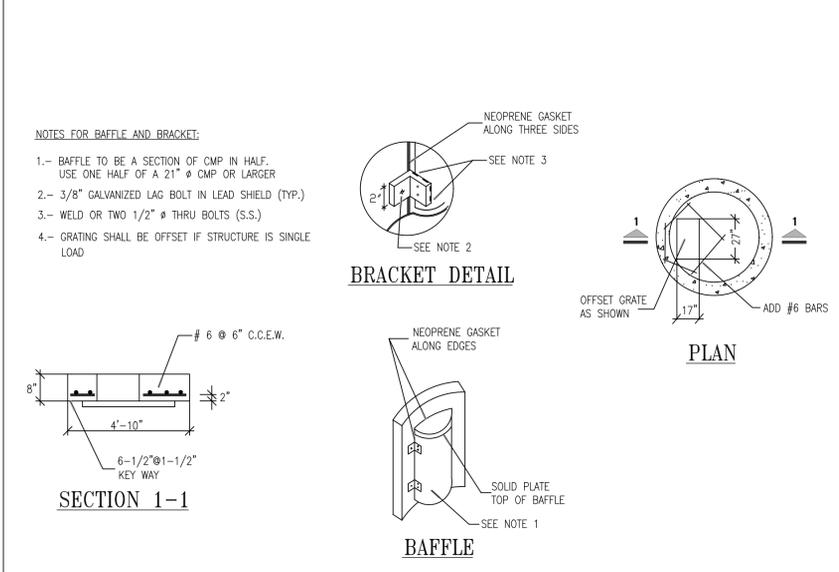
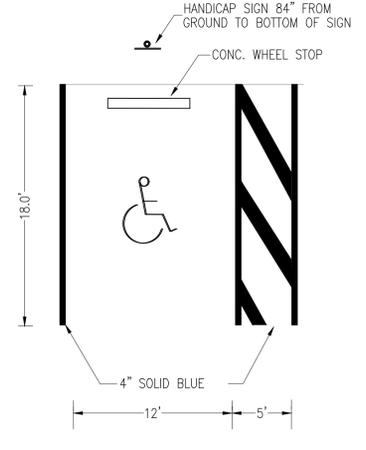
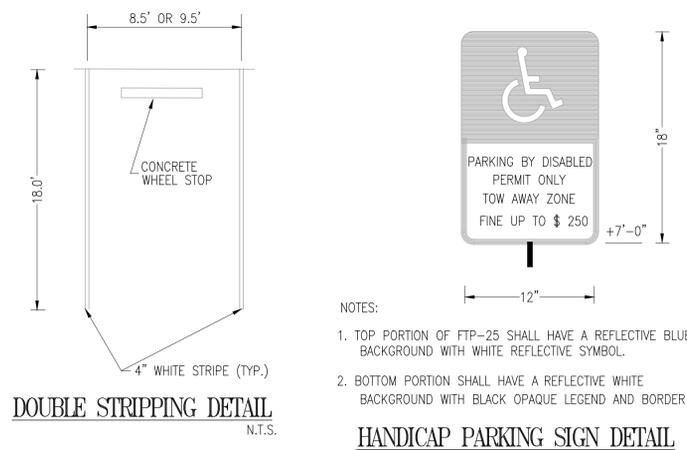
DRAWING NAME: PAVING & DRAINAGE PLAN/CROSS SECTIONS
PROJECT: PLUNKETT APARTMENTS
PREPARED FOR: SILVIA LORCA

DESIGNED BY: M.A.
DRAWN BY: M.P.
SCALE: INDICATED
SHEET: 2 OF 5
DATE: 08-14-2024
PROJ.:

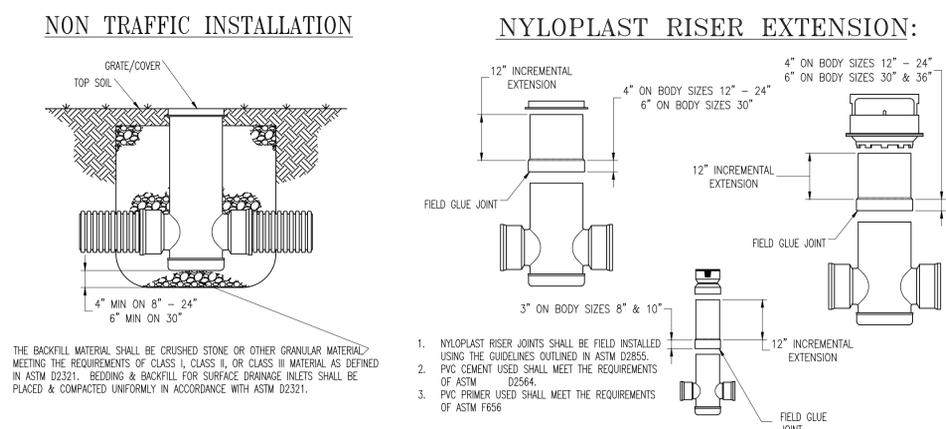
9-3-2024



STRUCT. NUMBER	TYPE OF STRUCT. FRAME/GRATE	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM STRUCT. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES			PIPE DIAM. (IN.)	PIPE TYPE	BAFFLE	
							FROM STR. #	TO STR. #	TRENCH (L.F.)				
1	USF-4700-6223 W/HINGES CATCH BASIN	48"	6.50	3.25(N) 4.00(E,W) 3.80(NE)	(-).025	(-).050	1	2	105	3	15 6 8	H.D.P.E P.V.C P.V.C	(N)
2	USF-4700-6223 W/HINGES CATCH BASIN	48"	6.50	3.25(S) 4.00(SE) 4.00(SW) 3.80(E)	(-).025	(-).050	-	-	-	-	15 6 8	H.D.P.E P.V.C P.V.C	(S)
3	NYLOPLAST DRAIN BASIN	8"	6.20	3.50 (NE,SW)	SEE DETAIL	-	-	-	-	-	8	P.V.C	-
4	NYLOPLAST DRAIN BASIN	8"	6.20	3.95(S)	SEE DETAIL	-	-	-	-	-	8	P.V.C	-
5	NYLOPLAST DRAIN BASIN	8"	6.60	3.10(E)	SEE DETAIL	-	-	-	-	-	8	P.V.C	-
6	NYLOPLAST DRAIN BASIN	8"	6.40	3.10(E)	SEE DETAIL	-	-	-	-	-	8	P.V.C	-
7	NYLOPLAST DRAIN BASIN	8"	6.20	3.10(W)	SEE DETAIL	-	-	-	-	-	8	P.V.C	-

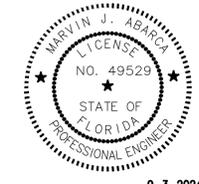


NOTE FOR CATCH BASIN GRATES:
CONTRACTOR TO PROVIDE ON ALL CATCH BASINS HINGED FRAME GRATES



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS

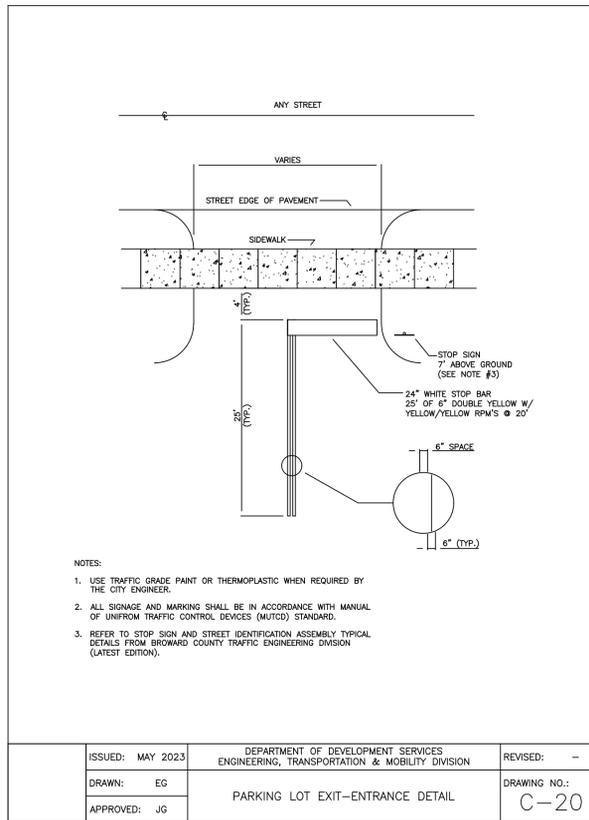
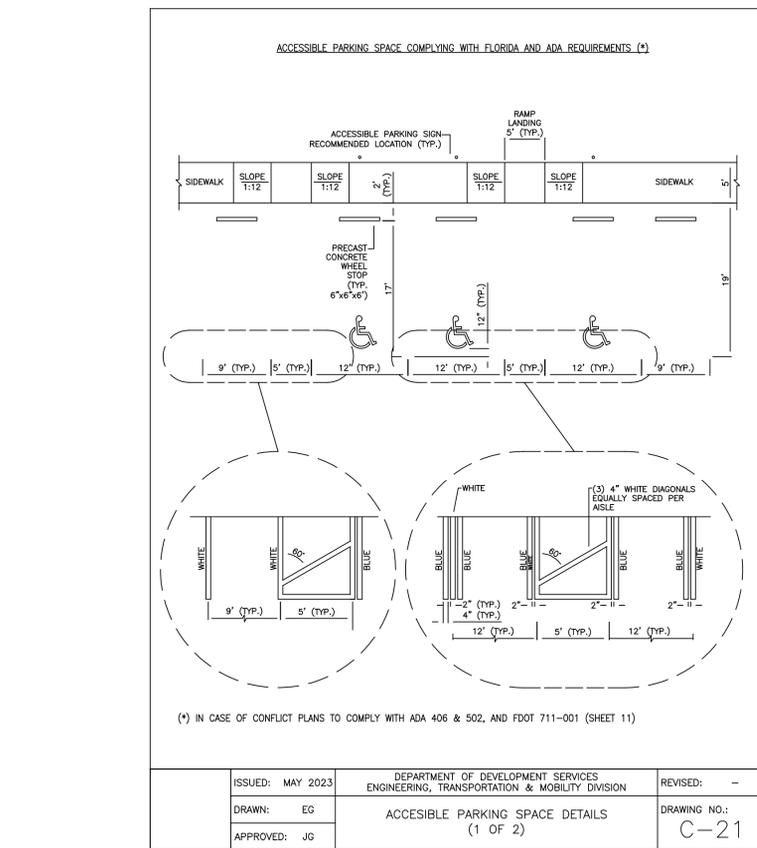
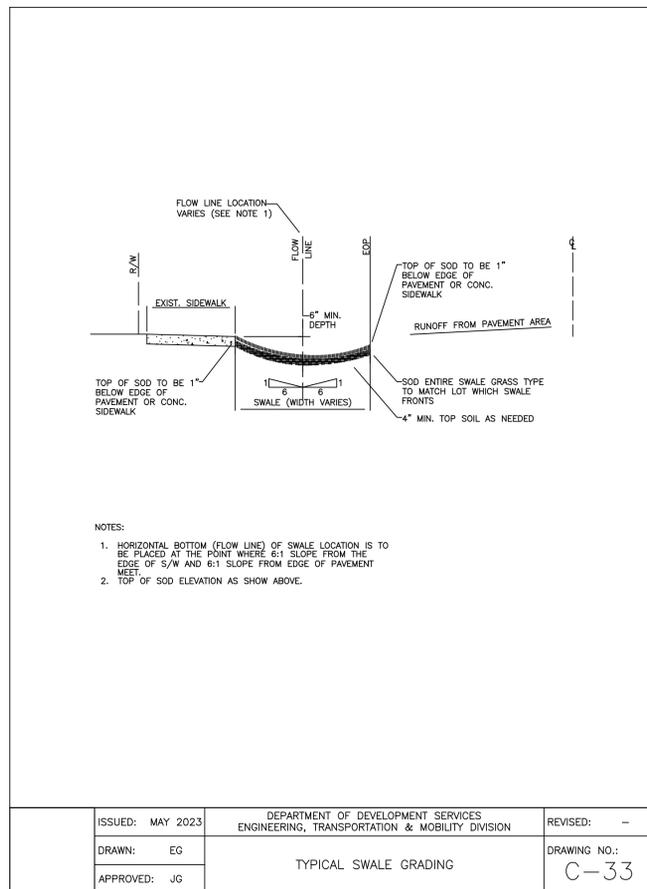
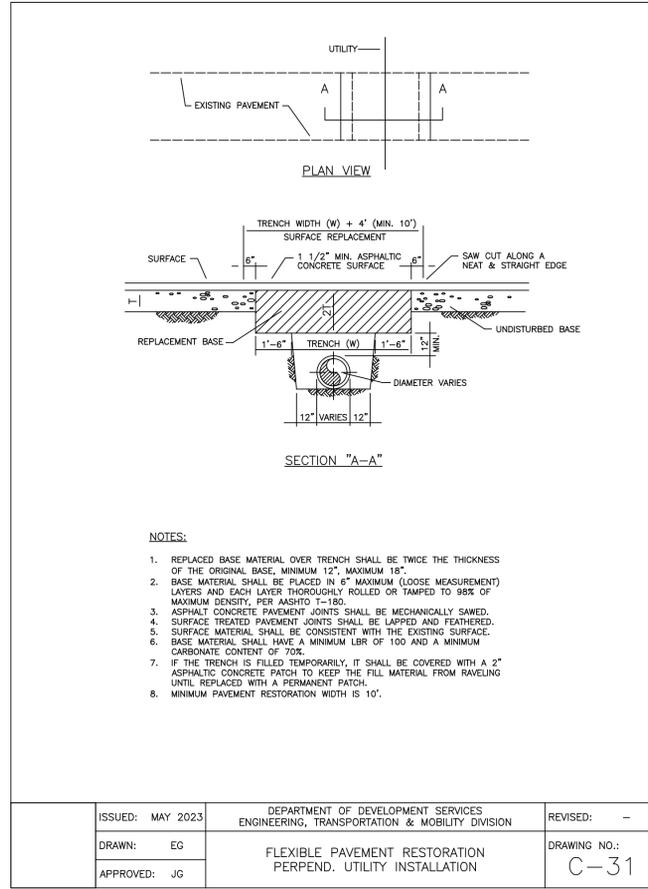
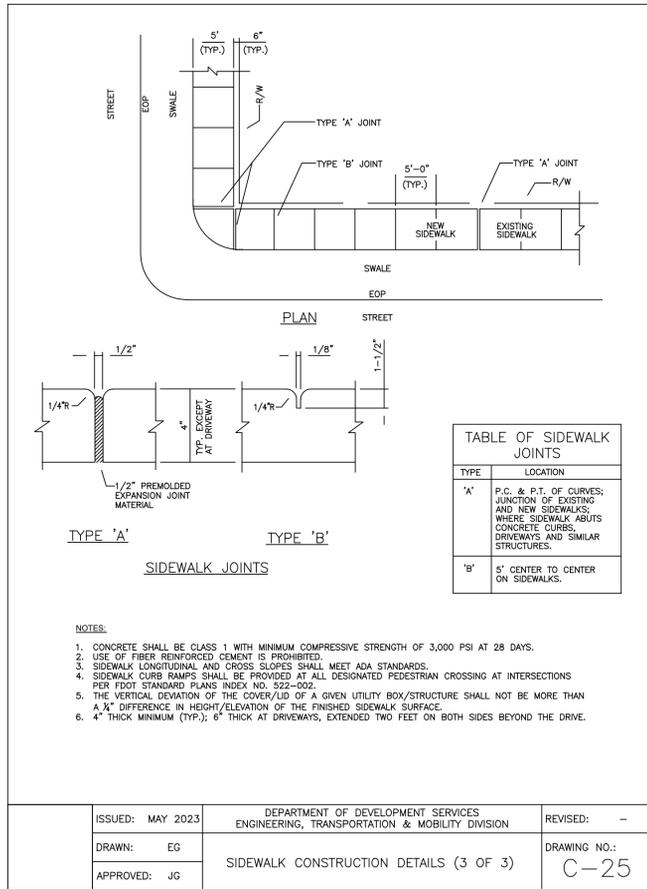
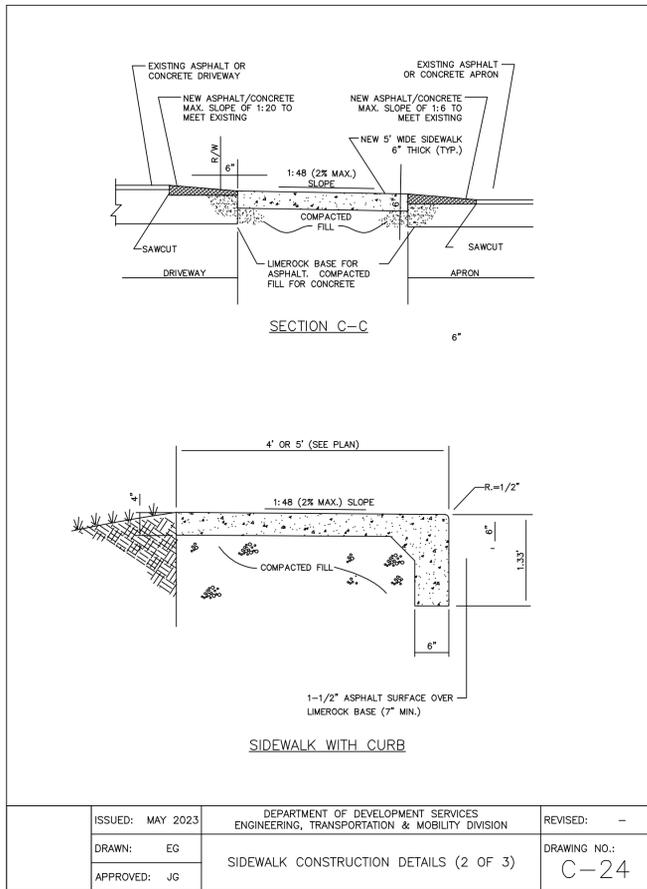
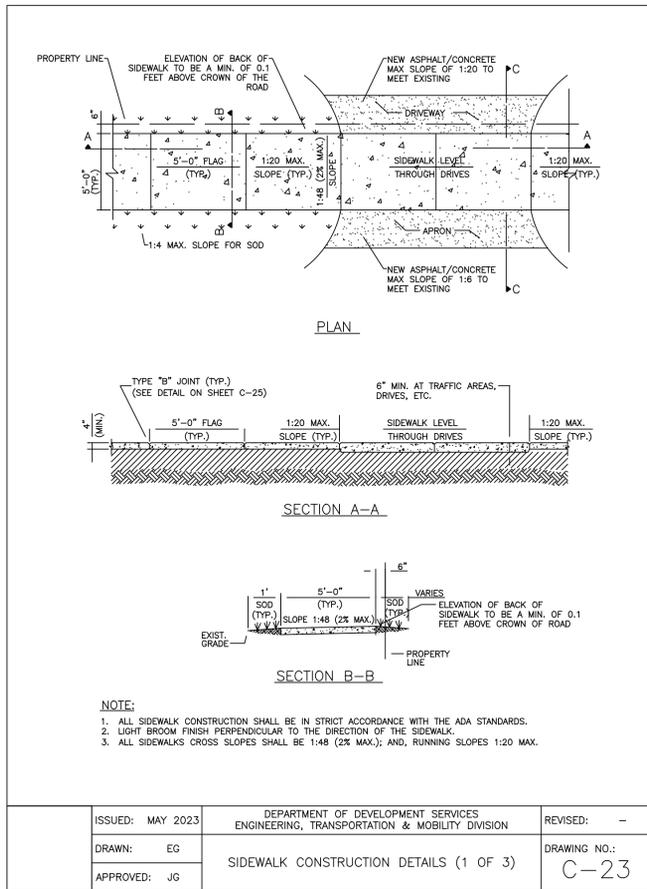
AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
15315 NW 60 Ave Suite C, MIAMI LAKES, FL 33014
PHONE: (786) 452-7313
marv@abengineers.net

PAVEMENT MARKING & SIGNING - DRAINAGE DETAILS

PROJECT: PLUNKETT APARTMENTS
PREPARED FOR: SILVIA LORCA

DESIGNED: M.A.
DRAWN: M.P.
SCALE: INDICATED
SHEET: 3
OF: 5 SHEETS
DATE: 08-14-2024
PROJ.: P23-0309-04

9-3-2024



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS

AB ENGINEERS, INC.
ENGINEERING, PLANNING, INSPECTIONS
CERTIFICATE No. ED-7894
15315 NW 60 Ave, Suite C, MIAMI LAKES, FL 33014
PHONE: (786) 452 7313
marv@abengineers.net

AB ENGINEERS, INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 49529

PAVING DETAILS
PLUNKETT APARTMENTS
PREPARED FOR: **SILVIA LORCA**

SITE ADDRESS:
2011 PLUNKETT ST.
HOVWOOD, FL 33020

DESIGNED: M.A.
DRAWN: M.P.
SCALE: INDICATED
SHEET: 5
PD-4
OF 5 SHEETS
DATE: 08-14-2024
PROJ:

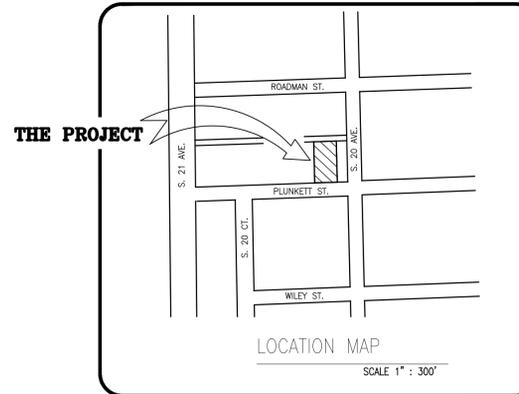
WATER & SEWER PLANS FOR PLUKETT APARTMENTS AT 2011 PLUNKETT ST. HOLLYWOOD, FL

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR IS DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HULL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FOOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ENGINEERING NOTES

1. IF DISCREPANCIES FOUND ON THESE PLANS OR BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. IT IS THE OBLIGATION OF THE BIDDER OR THE CONTRACTOR TO MAKE HIS OWN INVESTIGATION AND SATISFY HIMSELF FULLY OF THE SUB-SURFACE CONDITIONS PRIOR TO SUBMITTING HIS BID. FAILURE TO DO SO WILL RELIEVE HIM OF HIS OBLIGATION TO COMPLETE THE WORK FULLY AND ACCEPTABLE TO THE ENGINEER AND THE OWNER FOR THE CONSIDERATION SET FORTH IN HIS BID.
3. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
6. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURE ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
7. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID.
8. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
9. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER AND CITY ENGINEER PRIOR TO PLACING ASPHALT.
10. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
11. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
12. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
13. ALL WORK SHALL MEET CITY OF HOLLYWOOD COUNTY STANDARDS AND REGULATIONS.
14. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED AND BE PART OF ENGINEER'S CONTRACT WITH OWNER OR DEVELOPER.
15. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY NOSTER LLC.



NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD)

LEGAL DESCRIPTION:

LOTS 14 AND 15, BLOCK 1, OF HOLLYWOOD SOUTH SIDE ADDITION No. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NOTE FOR FIRE MAIN WORK

1. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.
2. WATER SUPPLY AND ANY MEW HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIAL PER NFPA 1 (2021 Ed.) SECTION 16.5.3.1.1.

FIRE FLOW CALCULATIONS

PROPERTY ADDRESS: 2011 PLUNKETT ST.

Based on Type II (222) construction.

As per NFPA 1 (2018 Ed.) Section 18.4.4.2- "The fire flow area of a building constructed of Type I (443) Type I (332) Type I (222) construction shall be the area of three largest successive floors."

The area of three largest successive floors is **17,175 square feet**, and as per NFPA (2018 ed.) Table 18.4.5.2.1., the fire flow required is **1,500 gpm** for a duration of 2 hours.

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2 the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automated sprinkler system.

The resulting fire flow shall not be less than 1,000 g.p.m.

1,500 g.p.m. x 75% = 1,125 g.p.m. (Fire Flow Credit)

1,500 g.p.m. - 1,125 g.p.m. = 375 g.p.m.

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2 the fire flow shall not be less than 1,000 g.p.m.

Fire Flow Required= 1,000 g.p.m.

PARCEL ID # 5142 22 10 0100

S 22-T 51-R42

INDEX:

- CS COVER SHEET
- WS-1 WATER & SEWER PLAN
- WS-2 WATER & SEWER DETAILS

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



9-3-2024

MARVIN J. ABARCA
P.E. No. 49529

WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS

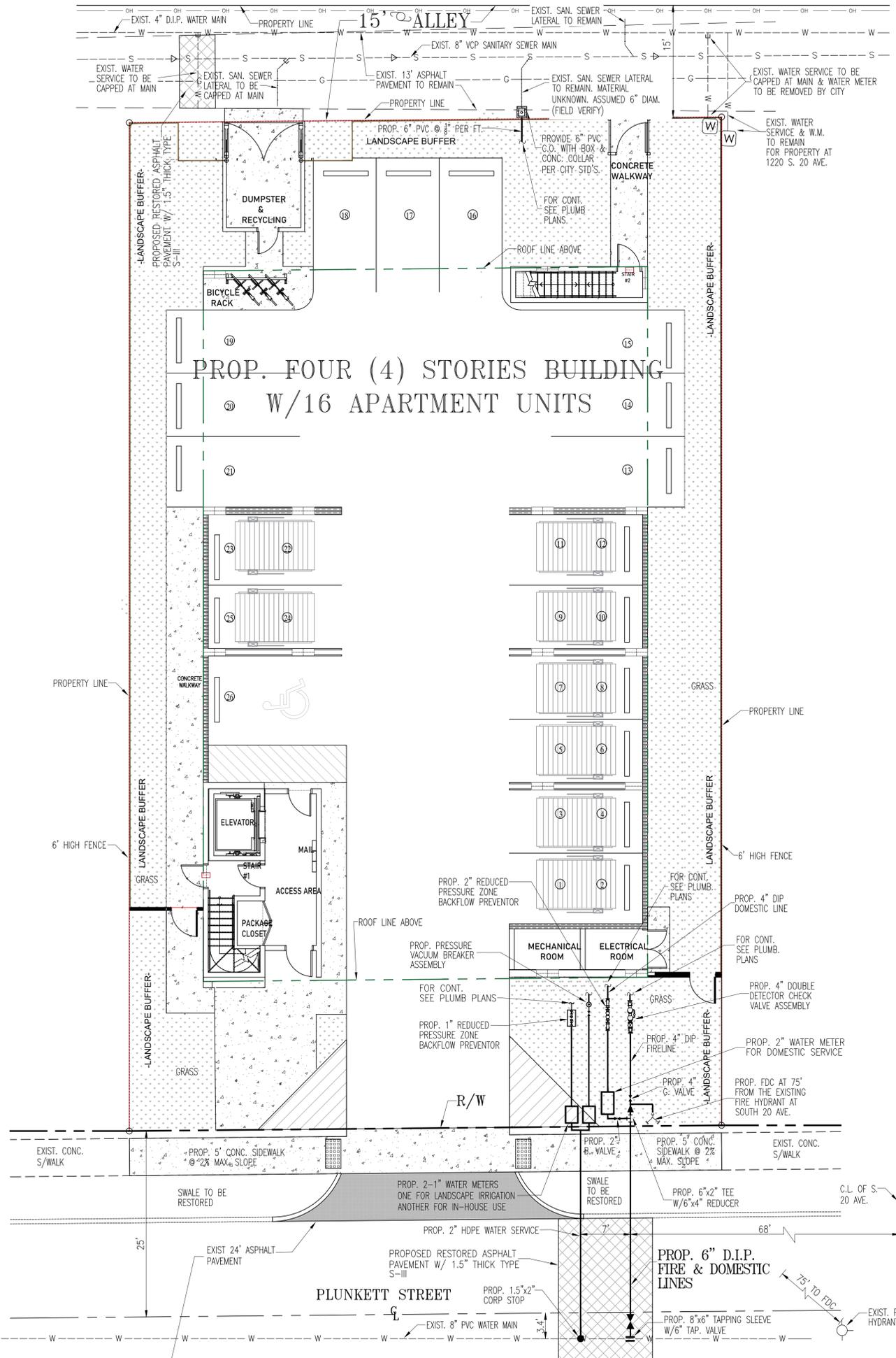
AB ENGINEERS, INC.
ENGINEERS, ARCHITECTS, INSPECTORS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE: (786) 452-7313
marv@abengineers.net

SITE ADDRESS:
1807 MADISON STREET
HOLLYWOOD, FL 33020

DRAWING NAME: COVER SHEET
PROJECT: PLUNKETT APARTMENTS
PREPARED FOR: SILVIA LORCA

DESIGNED: M.A.
DRAWN: M.P.
SCALE: INDICATED
SHEET: 1
CS-WS
OF 3 SHEETS
DATE: 08-22-2024
PROJ.:

SCALE 1"=8'



LEGEND:

- EXISTING ELEVATION
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EDGE OF PAVEMENT LINE
- RIGHT OF WAY LINE
- CENTER LINE OF PAVEMENT
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- PROPOSED RESTORED ASPHALT PAVEMENT

WATER CALCULATIONS

THE FOLLOWING ARE THE FIXTURES TO BE USED PER ARCHITECT SITE PLAN, 16 APARTMENT UNITS AS FOLLOWS; 8 OF 1/1, AND 8 OF 2/2

DESCRIPTION	QUANTITY	W.S. F.U.	TOTAL W.S.F.U.
LAVATORY	24	0.7	16.8
TOILET	24	2.2	52.8
URINAL	0	3	0
KITCHEN SINK	16	1.4	22.4
DISHWASHER	16	1.4	22.4
SHOWER	16	1.4	22.4
TOTAL			136.8

PER 2020 FLORIDA BUILDING CODE, PLUMBING PART, CHAPTER 7, TABLE E103.3(3) OF APENDIX "E" 136.8W.S.F.U. CORRESPOND TO 51.8 G.P.M.

MAX. WATER DEMAND IS EQUAL TO 51.8x 1.25= 64.8 G.P.M.
ACTUAL MAX. WATER DEMAND IS 75% OF 64.8=48.6 G.P.M.

PROPOSED IS A 2" DIAM. WATER SUPPLY. SEE WATER PLANS FOR MORE DETAILS.

CHECKING WATER METER CAPACITY:

PER ABOVE CALCULATIONS, ACTUAL MAX. WATER DEMAND IS 48.6 G.P.M.
PROPOSED IS A 2" WATER METER
MAX. CAPACITY OF A 2" WATER METER IS 160 G.P.M.

THEREFORE, 160 > 48.6 THEN OK

W.S.F.U., DENOTES WATER SUPPLY FIXTURE UNITS
G.P.M., DENOTES GALLONS PER MINUTE

SANITARY SEWER CALCULATIONS

THE FOLLOWING ARE THE FIXTURES TO BE USED PER ARCHITECT SITE PLAN, 16 APARTMENT UNITS AS FOLLOWS; 8 OF 1/1 AND 8 OF 2/2

DESCRIPTION	QUANTITY	FIXTURE UNITS	TOTAL FIXTURE UNITS
LAVATORY	24	1	24
TOILET	24	3	72
URINAL	0	4	0
KITCHEN SINK	16	2	32
DISHWASHER	16	2	32
SHOWER	24	2	48
TOTAL			208

EXISTING IS A 6" (ASSUMED) SANITARY SEWER LATERAL AT 1/8" PER FT. TO DISCHARGE TO EXISTING PUBLIC SANITARY SEWER AT ALLEY

PER 2020 FLORIDA BUILDING CODE, PLUMBING PART, CHAPTER 7, TABLE 710.1(1) OF SECTION 710, ONE 6" SANITARY SEWER LATERAL AT 1/8" PER FT. HAS CAPACITY FOR 700 FIXTURE UNITS.

THEREFORE, 208 < 700 THEN OK

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS

AB ENGINEERS, INC.
ENGINEERING, PLANNING, INSPECTIONS
CERTIFICATE No. EP-7884
15315 NW 60 Ave Suite C, MIAMI LAKES FL, 33014
PHONE: (786) 452 7313
marvin@abengineers.net

WATER & SEWER PLAN

PLUNKETT APARTMENTS

SILVIA LORCA

DRAWING NAME: WATER & SEWER PLAN
PROJECT: PLUNKETT APARTMENTS
PREPARED FOR: SILVIA LORCA

DESIGNED: M.A.
DRAWN: M.P.
SCALE: INDICATED
SHEET: 2
WS-1
OF 3 SHEETS
DATE: 08-14-2024

WATER SYSTEM NOTES:

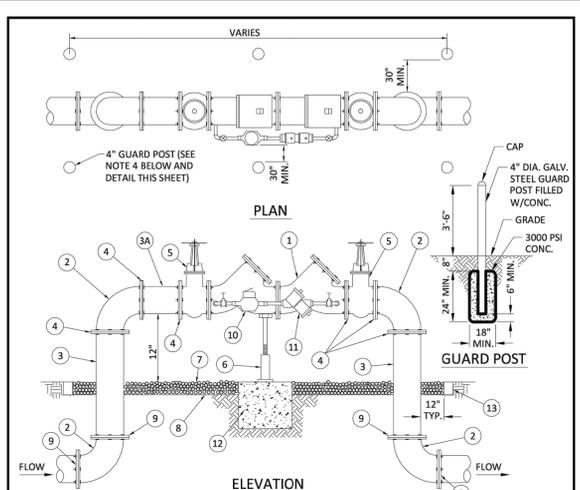
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. (FAC 62-555.314(2)); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5).
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. (FAC 62-555.314(2)); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5).
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNAUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATER-TIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 6" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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

WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL D.I.P. WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 50, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

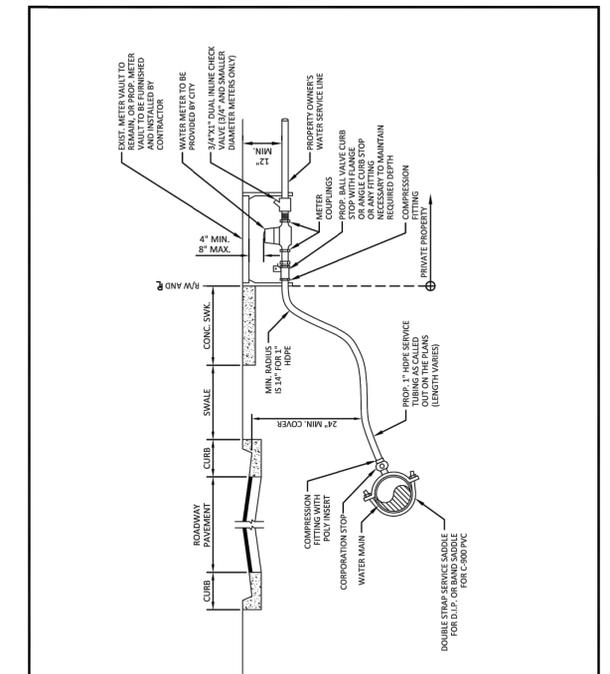
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
	APPROVED: XXX		



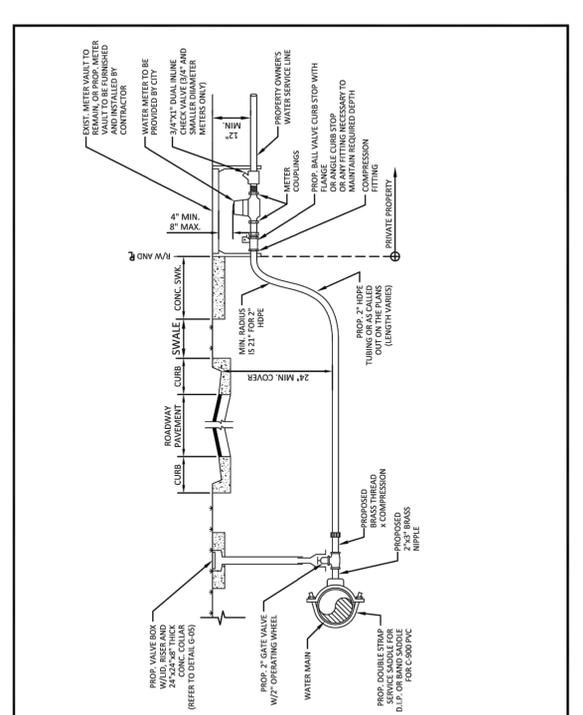
MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4", 6", 8" VALVE, DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4", 6", 8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4", 6", 8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4", 6", 8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	12	1	16"x16"x16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

- NOTES:**
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 - GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

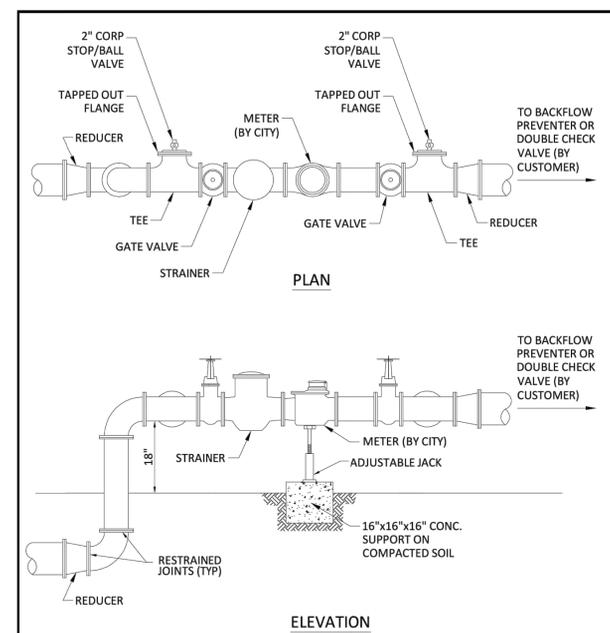
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
	APPROVED: XXX		



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS	DRAWING NO. W-08
	APPROVED: XXX		

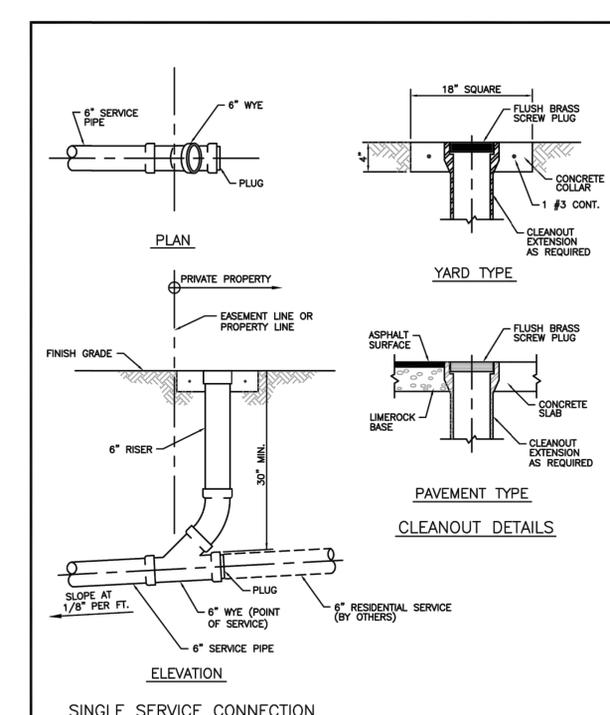


	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
	APPROVED: XXX		



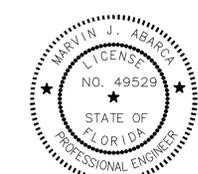
- NOTES:**
- THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
 - THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
 - TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO. W-11
	APPROVED: XXX		



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
	APPROVED: XXX		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, P.E. ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



MARVIN J. ABARCA
P.E. No. 49529

WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS

AB ENGINEERS, INC.
 ENGINEERING INSPECTIONS
 15315 NW 60th Ave, Suite C, MIAMI LAKES, FL 33014
 PHONE: (786) 462-7313
 marvin@abengineers.net

DRAWING NAME: **WATER & SEWER DETAILS**

PROJECT: **PARKSIDE VUE**

PREPARED FOR: **JAVIER MARTIN**

DESIGNED: M.A.

DRAWN: DISAICA LLC

SCALE: INDICATED

SHEET: 3

WS-2

OF 3 SHEETS

DATE: 08-22-2024

PROJ.:



FOLIAGE EXPRESSIONS
8801 SW 192ND TERRACE
CUTLER BAY, FL 33157
REBRA001@GMAIL.COM PH: 754 234-1024
WWW.FOLIAGEEXPRESSIONS.COM

FILE NO.:
24-DP-27

PRELIMINARY SITE PLAN REVIEW
LANDSCAPE COMMENT RESPONSE LETTER

September 3, 2024

RE: Landscape Comment Responses
Plunkett Apt LLC – 2011 Plunkett Street
Hollywood, FL 33020

We respectfully submit the following comment responses to the PRELIMINARY SITE PLAN REVIEW COMMENTS REPORT dated April 15, 2024 for the proposed 16-unit residential development project to be located at 2011 Plunkett Street in the City of Hollywood.

H. LANDSCAPING:

1. Survey provided shows existing specimen trees. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition, tree protection zone radius (TPZ)(in feet), Critical Root Zone (CRZ),and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. -For new construction, Disposition plan must superimpose the new construction plan.

RESPONSE: See sheet L-1 Disposition Plan with required information shown.

2. Provide a landscape plan on set by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line , monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height and DBH requirements at planting. If any trees are to remain in close proximity to construction activities, it must be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter. See RAC zoning for landscape requirements.

RESPONSE: See sheets L-1 to L-3 for Disposition & Landscape Plans by Ryan King Ebrahimian PLA, ISA CA meeting City requirements. Note that Tree #17 is offsite (the neighbor's tree) & it's CRZ is located far beyond the construction impact area – therefore Tree Protection Barriers are not shown for this existing tree. All other existing trees on site are to be removed.

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

RESPONSE: See sheets L-2 to L-3 for Landscape Plans meeting City requirements.

4. See RAC zoning requirements for landscape: 1 street tree per 30lf, 1 tree per 20 lf of landscape buffer, 1 tree per 20lf of alley, 1 tree per parking island, 1 tree per 1,000sf of pervious area of property.

RESPONSE: See sheets L-2 to L-3 for Landscape Plans meeting City requirements.

5. Minimum tree size is 12' with 4" dbh.
RESPONSE: Proposed trees meet the minimum sizes for the PS-1 / RAC zoning district. See Plant Schedule on sheet L-2 Landscape Plan.
6. On landscape plan show all easements and underground utility lines.
RESPONSE: All proposed utility lines are shown on the Landscape Plans. There are no easement crossing the site according to the survey.
7. Native requirements: 60% trees, 50% shrubs. All required trees shall be 12' ht, 2" dbh minimum. All required palms shall have 8' CT minimum
RESPONSE: See Code Chart & Plant Schedule on sheet L-2 Landscape Plan.
8. Irrigation: Provide a note on the landscape plan indicating 100% irrigation coverage will be provided.
RESPONSE: See note on sheet L-2 Landscape Plan.
9. **Provide sight triangles on plans at intersection of driveway and property line–Sec. 155.12 (d) Add note to plan: Landscaping within the triangular areas shall provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.**
RESPONSE: See note on sheet L-2 Landscape Plan.
10. Palm mitigation is 1:1. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail palm and Coconut palm. Minimum height requirements for all palms at planting is 8' of CT. Tree mitigation is inch per inch with a 12' ht, 2" dbh mitigation tree from the approved city list.
RESPONSE: See Mitigation Calculations at the bottom of the Disposition Chart on sheet L-1 Disposition & on the Code Compliance Chart on sheet L-2 Landscape Plan.
11. Add note: All landscaping shall be warranted for 1 year after final inspection.
RESPONSE: See sheet L-3 Landscape Details & Notes, General Note # 16 for plant material Guarantee specifications.
12. Add note: No landscape substitutions shall be made without the City of Hollywood approval.
RESPONSE: See sheet L-3 Landscape Details & Notes, General Note # 1 for plant material specifications & substitution requirements.
13. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
RESPONSE: Overhead powerlines are identified on the plan at the North perimeter of the site. See sheet L-2 Landscape Plan.

I. UTILITIES:

12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.
RESPONSE: See sheet L-2 Landscape Plan. Note added stating such.

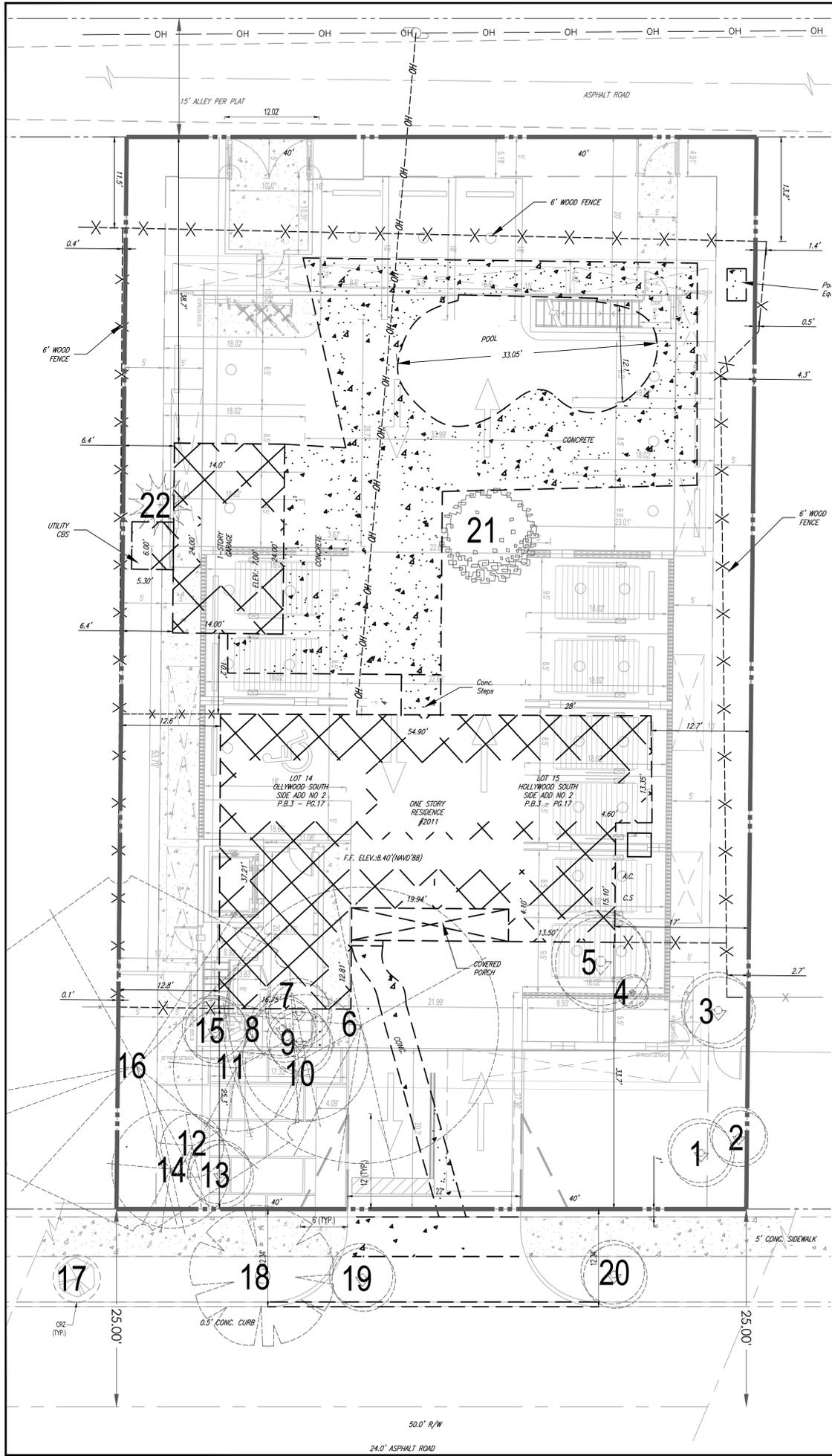
Thank you for your kind consideration of this matter. If you have any questions or wish to discuss this project in further detail, please do not hesitate to contact our office at (305) 879-7965 at your convenience.

Respectfully submitted,



Ryan J. King Ebrahimian, PLA, CLARB, ASLA, ISA CA
Partner; Senior Landscape Architect
FL Lic.: LA6667324 TX Lic.: 3757
ISA Certified Arborist® FL-10101A
M: 305 879 7965 | Rebra001@Gmail.com





LEGEND

- TREE PROTECTION BARRIER FENCING (OUTER) & TREE PROTECTION ZONE /CRITICAL ROOT ZONE (INNER) FOR TREES TO REMAIN

TPB SHALL BE LOCATED AS SHOWN.

TREE PROTECTION DURING CONSTRUCTION:

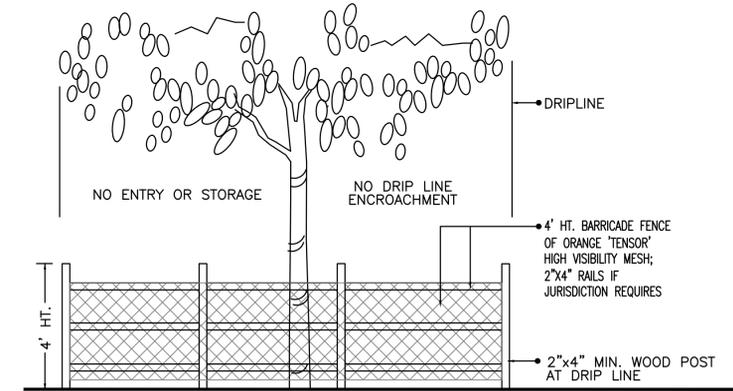
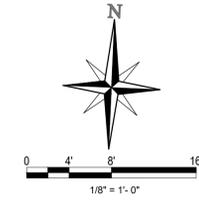
ANY TREES REMAINING ONSITE IN PROXIMITY OF THE PROPOSED WORK AREA MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION PER ANSI A-300 (PART 5); STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION).

- PROTECTION MEASURES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:
- ESTABLISHING TREE PROTECTION ZONES (TPZ) WITH PROPER FENCING AND SIGNAGE (SEE PROTECTION DETAIL)
 - PROTECTING THE CRITICAL ROOT ZONE (CRZ) WITH A TEMPORARY APPLICATION OF A MINIMUM OF 6" OF MULCH TO DISPERSE HEAVY LOADS IN ACCESS ROUTES, THEREBY REDUCING SOIL COMPACTION AND MECHANICAL ROOT DAMAGE
 - ENSURING THAT NO GRADE CHANGES OCCUR IN THE TREE PROTECTION ZONE, AND NO STORAGE OR DISPOSAL OF HARMFUL SUBSTANCES OCCURS IN TREE PROTECTION ZONE
 - CAREFUL HAND OR AIR EXCAVATION WITHIN THE TPZ OF ANY TREES NEAR THE WORK TO IDENTIFY AND AVOID MAJOR STRUCTURAL ROOTS AND
 - CLEAN PRUNING CUTS AND AVOIDING CUTTING ANY ROOTS GREATER THAN 2" DIAMETER WHENEVER POSSIBLE. IF ANY LARGER ROOTS MUST BE CUT, CUTS SHOULD BE CLEAN, AS FAR TOWARD THE EDGE OF THE TPZ AS POSSIBLE, AND PROPER CULTURAL METHODS SHOULD BE UTILIZED TO REDUCE SHOCK AND AID ROOT REGENERATION (IE IRRIGATION, SOIL AERATION, MULCHING).

IF THE TPZ OF ANY TREE MUST BE ALTERED, ONE OR MORE OF THE FOLLOWING ADDITIONAL MEASURES MAY BE TAKEN TO REDUCE ANY IMPACTS TO THE TREE:

- INCREASE THE REMAINING TPZ WHEREVER POSSIBLE TO COMPENSATE FOR THE REDUCTION OF TPZ IN ONE AREA;
- TEMPORARILY REDUCE THE TPZ WHILE WORK IS DONE IN THE IMMEDIATE AREA AND THEN RE-ESTABLISH THE ORIGINAL SIZE OF THE TPZ AS SOON AS POSSIBLE
- INSTALL TRUNK PROTECTIVE MATERIALS SUCH AS WOOD PLANKS AND FOAM PADS TO PROTECT FROM MECHANICAL INJURY TO BARK OR VASCULAR TISSUES
- UTILIZE GEOTEXTILE FABRIC OR PLYWOOD ON TOP OF MULCH LAYER PER ANSI STANDARDS
- PROPER ROOT PRUNING TECHNIQUES PER ANSI STANDARDS IF NECESSARY, AND
- SUPERVISION AND/OR MONITORING BY A CERTIFIED ARBORIST.

ADDITIONAL DETAILS ON PROTECTION DURING CONSTRUCTION CAN BE FOUND IN THE ANSI A-300 STANDARDS REFERENCED ABOVE, OR BY FURTHER CONSULTATION AND OVERSIGHT OF CONSTRUCTION ACTIVITIES BY A CERTIFIED ARBORIST.



TREE PRESERVATION BARRICADE FENCING DETAIL

NTS.

TREE INVENTORY & DISPOSITION CHART										*SPECIMEN
2011 PLUNKETT STREET - HOLLYWOOD, FL										
TREE NO	BOTANICAL NAME	COMMON NAME	DBH (ins.)	HT (ft)	SPR (ft)	CONDITION	TPZ/CRZ (ft)	DISPOSITION	COMMENTS	
1	<i>Ptychosperma elegans</i>	Alexander Palm	4	28' oa	8	70%	2.5	remove		
2	<i>Adonia merrillii</i>	Manila Palm	5	18' oa	7	70%	2.5	remove		
3	<i>Ptychosperma elegans</i>	Alexander Palm	3	23' oa	9	70%	2.5	remove		
4	<i>Washingtonia robusta</i>	Washington Palm	8	30' oa	4	50%	5	remove	Canopy dwarfed	
5	<i>Syagrus romanzoffiana</i>	Queen Palm	10	12' oa	12	70%	5	remove		
6	<i>Bauhinia blakeana</i>	Hong Kong Orchid	8	38	35	65%	4	remove	Double Trunk	
7	<i>Ptychosperma elegans</i>	Alexander Palm	4	25' oa	8	70%	2.5	remove		
8	<i>Ptychosperma elegans</i>	Alexander Palm	4	20	8	70%	2.5	remove	Double Trunk	
9	<i>Ptychosperma elegans</i>	Alexander Palm	4	20	8	70%	2.5	remove		
10	<i>Plumeria frangipani</i>	Plumeria	11	22	16	70%	5.5	remove	Multi / Low branched	
11	<i>Bauhinia blakeana</i>	Hong Kong Orchid	9	22	16	60%	5	remove	Poor structure	
12	<i>Bauhinia blakeana</i>	Hong Kong Orchid	3	14	8	60%	5	remove	Co-Canopy	
13	<i>Adonia merrillii</i>	Manila Palm	4	14	8	70%	2.5	remove		
14	<i>Bauhinia blakeana</i>	Hong Kong Orchid	12	20	15	60%	6	remove	Triple; Co-canopy; Poor Structure	
15	<i>Ptychosperma elegans</i>	Alexander Palm		25' oa	10	70%	2.5	remove		
16	<i>Ficus aurea</i>	Stangler Fig	60	42	46	45%	20	remove	Large Cavities with Rot at base; Overhanging structure; Multi-dominant; Heading cut & other improper pruning; Fungal conks on root branch in lower cavity indicative of extensive OFFSITE; NEIGHBOR'S STREET TREE	
17	<i>Quercus virginiana</i>	Live oak	2	11	5	70%	3	REMAIN		
18	<i>Roystonea regia</i>	Royal Palm	6	18' oa	18	55%	5	remove	OFFSITE; STREET TREE; Chlorotic	
19	<i>Ptychosperma elegans</i>	Alexander Palm	3	14	5	60%	2.5	remove	OFFSITE; STREET TREE; Chlorotic	
20	<i>Ptychosperma elegans</i>	Alexander Palm	3	16' oa	8	70%	2.5	remove	OFFSITE; STREET TREE	
21	<i>Delonix regia</i>	Royal Poinciana	4	11	8	70%	3	remove	Rootbound at pool deck on 2 sides	
22	<i>Leucaena leucocephala</i>	Leadtree	3	16	8	70%	NA	remove	Cat. 1 Invasive Exotic; Adjacent to existing structure	

NOTE: TREES LESS THAN 3" DBH & PALMS <8' CT DO NOT REQUIRE MITIGATION FOR REMOVAL

TREE MITIGATION CALCULATIONS	
TOTAL DBH INCHES OF PROTECTED TREES ON SITE:	107
TOTAL DBH INCHES TO REMAIN:	0.0
TOTAL DBH INCHES OF TREES TO BE REMOVED FROM SITE:	107.0
TOTAL PALMS ≥8' CT REMOVED:	13
TOTAL REPLACEMENT PALMS REQUIRED:	13
TOTAL REPLACEMENT PALMS PROPOSED:	13
TOTAL DBH REPLACEMENT REQUIRED FOR REMOVED TREES & PALMS:	107.0
TOTAL DBH REPLACEMENT PROPOSED (SEE L-2 LANDSCAPE PLAN):	0.0
TOTAL DBH REPLACEMENT DEFICIT FOR REMOVED TREES & PALMS:	107.0
TOTAL EQUIVALENT 2" DBH REPLACEMENT TREE DEFICIT:	53.50
TOTAL TREE TRUST CONTRIBUTION (\$350 PER REPLACEMENT TREE):	\$ 18,725.00

NOTE: SPECIMEN TREES ≥18" DBH, EXCL. NON-NATIVE FRUIT TREES, TREES IN POOR CONDITION, SOME FICUS SPECIES, & MULTI-TRUNK PALMS; TOTALS ABOVE ONLY INCLUDE ON-SITE &



REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION



PHASE: _____

CLIENT: _____

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

EXISTING TREE DISPOSITION PLAN



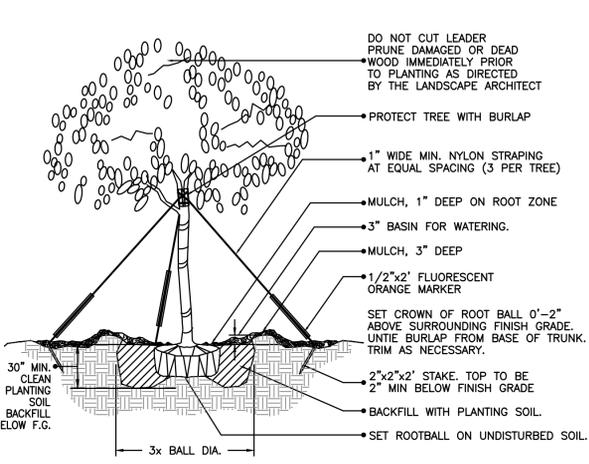
RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

DRAWN BY: RJK

CHECKED BY: _____

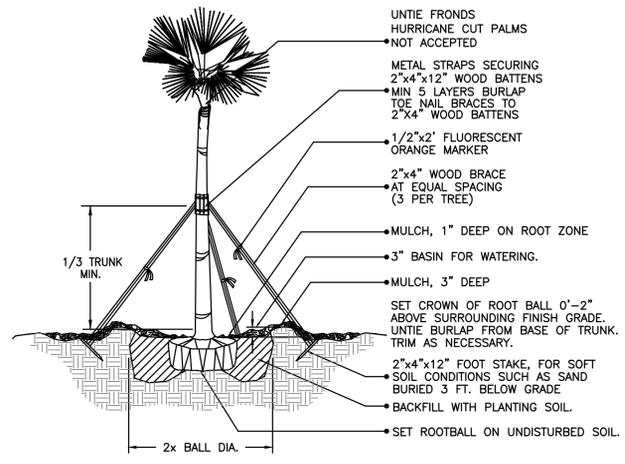
DATE: 2024-09-02

SHEET NUMBER:
L-1



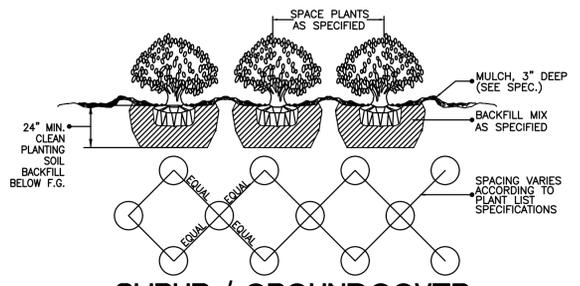
(2" cal. and over)
LARGE TREE PLANTING DETAIL

NTA



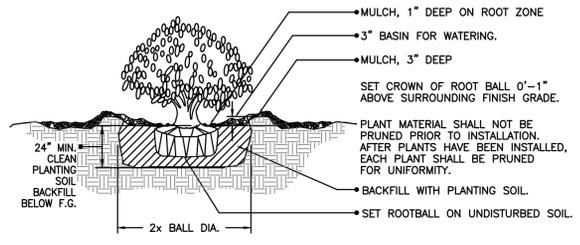
SABAL PALM PLANTING DETAIL

NTA



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTA



SHRUB PLANTING DETAIL

NTA

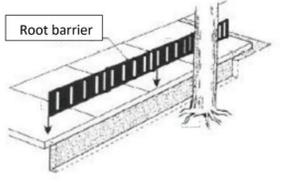
IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth or as noted
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.
**See General Notes for Root Barrier Installation Specifications



ROOT BARRIER DETAIL

NTA

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL), DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIP LINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA JAPONICA, EMERALD UNLESS OTHERWISE NOTED (EMERALD ZOYSIA SOLID SOD), OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL, MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMESTONE SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL, OR TURF TO WITHIN 1" OF THE TOP OF CURB OR ADJACENT PAVEMENT.
6. CONTRACTOR TO NOTIFY 'SUNSHINE STATE ONE CALL OF FLORIDA, INC.' AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWER LINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
22. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
23. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
24. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
25. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
26. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
27. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
28. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6' ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.



REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION



PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

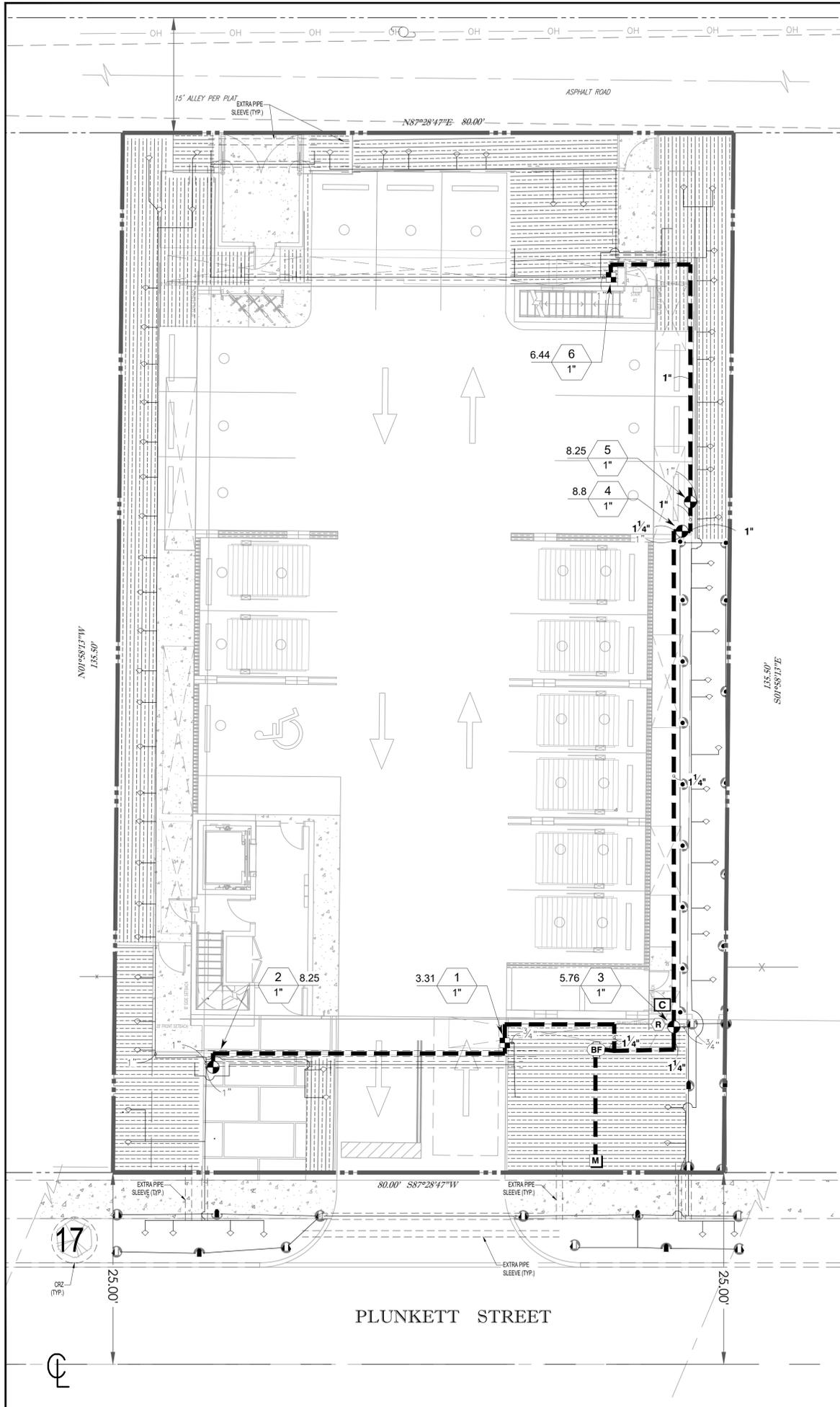
LANDSCAPE DETAILS & NOTES



RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

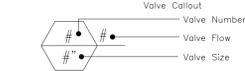
DRAWN BY: RJK
CHECKED BY:
DATE: 2024-09-02

SHEET NUMBER:
L-3



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
[Symbol]	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5' x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	18	45
[Symbol]	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	16	45
[Symbol]	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT.	66	30
[Symbol]	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	1	
[Symbol]	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1" Low Flow Valve valve and 1" Pressure Regulating RBY filter and 40psi pressure regulator.	1	
[Symbol]	Area to Receive Dripline Rain Bird XFD-06-18 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,462 l.f.	
[Symbol]	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	4	
[Symbol]	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1	
[Symbol]	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
[Symbol]	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	1	
[Symbol]	Water Meter 1" New 1" Meter & 1.5" HDPE SDR 9 Service Line w/ City Water	1	
[Symbol]	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 sized 3/4" up to 1-1/4". Only lateral transition pipe sizes 1-1/4" and above are indicated on the plan, with all others being 3/4" in size.	1,044 l.f.	
[Symbol]	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	202.8 l.f.	
[Symbol]	Pipe Sleeve: PVC Schedule 80	295.2 l.f.	



GENERAL IRRIGATION NOTES:

- POINTS OF CONNECTION SHALL BE A NEW 1" METER & 1.5" SERVICE LINE WITH CITY WATER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	58 PSI
DESIGN STATIC WATER PRESSURE	60 PSI
MAXIMUM SYSTEM DEMAND	25 GPM
- ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARD TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
- PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
 - POLYVINYL CHLORIDE PIPE: ASTM D2466, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BUSTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
 - POLYETHYLENE PIPE: ASTM D2089 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
 - PVC PIPE FITTINGS: ASTM D2466 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT, RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
 - SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALF WAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
 - SCHEDULE 80 PVC PIPE MAY BE THREADED.
 - INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
 - SPRINKLER RISERS SHALL BE CUT OFF POLYETHYLENE. HEIGHT AS REQUIRED FOR 100% COVERAGE.
 - LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DRY DIRECT BURY SPLICE KIT.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAINLINE. LABEL SPARE WIRES AT BOTH ENDS.
- MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. INSTALL WITHIN PAVEMENT AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREEN, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
- CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
- MANUFACTURER'S SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
- INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

CRITICAL ANALYSIS

Generated: 2024-09-01 16:35

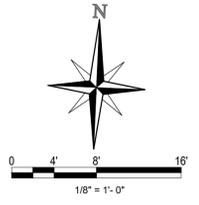
P.O.C. NUMBER: 01
Water Source Information: New 1" Meter & 1.5" HDPE SDR 9 Service Line w/ City Water

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 32.12 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 3 ft
Service Line Size: 1 1/2"
Length of Service Line: 20 ft
Pressure Available: 58 PSI

DESIGN ANALYSIS
Maximum Multi-valve Flow: 25 GPM
Flow Available at POC: 32.12 GPM
Residual Flow Available: 7.12 GPM

Critical Station: 6
Design Pressure: 40 PSI
Friction Loss: 0.71 PSI
Fittings Loss: 0.07 PSI
Elevation Loss: 0 PSI
Loss through Valve: 8.44 PSI
Pressure Req. at Critical Station: 49.2 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 2.51 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 2.55 PSI
Loss for Water Meter: 3.7 PSI
Critical Station Pressure at POC: 58.0 PSI
Pressure Available: 58 PSI
Residual Pressure Available: 0.02 PSI



BUBBLERS WILL BE PROVIDED FOR ALL NEW AND RELOCATED TREES AND PALMS. FLOOD BUBBLERS FOR TREES SHALL BE INSTALLED AT THE OUTSIDE EDGE OF THE ROOTBALL & SHALL NOT EMIT WATER DIRECTLY ONTO THE TRUNK OF ANY TREES.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZLF-100-PRF	1"	Area for Dripline	3.31	98.1	40	45.3	52.4	0.43 in/h
2	Rain Bird PEB	1"	Bubbler	8.25	139.5	30	33.6	41.0	0.93 in/h
3	Rain Bird PEB	1"	Turf Rotary	5.76	67.2	45	47.6	54.6	1.1 in/h
4	Rain Bird PEB	1"	Turf Rotary	8.8	68.2	45	47.4	55.8	1.12 in/h
5	Rain Bird PEB	1"	Bubbler	8.25	73.2	30	32.4	40.9	0.96 in/h
6	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	6.44	116.2	40	49.2	58.0	0.43 in/h
	Common Wire				202.8				

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZLF-100-PRF	Area for Dripline	0.43 in/h	1	141	467	
2	Rain Bird PEB	Bubbler	0.93 in/h	1	65	536	
3	Rain Bird PEB	Turf Rotary	1.1 in/h	1	55	317	
4	Rain Bird PEB	Turf Rotary	1.12 in/h	1	54	475	
5	Rain Bird PEB	Bubbler	0.96 in/h	1	63	520	
6	Rain Bird XCZ-100-PRB-COM	Area for Dripline	0.43 in/h	1	140	902	
	TOTALS:				518	3,216	



REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION



PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

IRRIGATION PLAN



RYAN J. KING EBRAHIMIAN
LA6667324 ISA CA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2024-09-02

SHEET NUMBER:
IR-1

August 20, 2024

Plunkett Apt LLC
3330 NE 190th Street, Suite 1010
Miami, FL 33180

FILE NUMBER: 24-DP-27

PRELIMINARY SITE PLAN REVIEW COMMENT RESPONSE LETTER

A. APPLICATION SUBMITTAL

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
✓ SEE ANNEX IV
2. Ownership & Encumbrance Report (O&E):
 - a. Substantially compliant.
✓ SEE ANNEX III
3. Alta Survey:
 - a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.
✓ SEE ANNEX III
 - b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
✓ SEE ANNEX II_ ALTA SURVEY
4. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>
✓ ACKNOWLEDGE
5. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
✓ ACKNOWLEDGE
6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission

submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

The following Civic Association is located within 500 feet project site.

- a. Lawn Acres Civic Association (laurcag@mac.com)

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

✓ CONTACTED AND HAD A MEETING ON JUNE 24TH, 2024. APPROVED.

B. ZONING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Site Plan:

- a. Show property lines as dash lines or most pronounced line on the site plan.
✓ DONE
- b. 22 parking spaces required. Site plan indicates 18.
✓ SHOWING AT SITE PLAN LIFTS CARS COMPLETING THE TOTAL PARKING SPACES
- c. 20' front setback begins at the 5' ROW dedication. Indicate on the site plan.
✓ RIGHTS-OF-WAY DEDICATION IS NOT REQUIRED ALONG PLUNKETT STREET
- d. Indicate line of building on the site plan.
✓ SEE SITE PLAN
- e. Indicate the balcony encroachments measurement on the site plan and the elevation sheets.
✓ SEE SITE PLAN
- f. Show the property lines and setbacks on the elevation sheets.
✓ DONE
- g. Provide material and color legend on the elevation sheets.
✓ DONE
- h. No gates indicated for the dumpster enclosure. Show gates and orientation of swing. Gates shall not swing over or onto the right-of-way.
✓ SEE SITE PLAN
- i. ADA ramp should be setback a minimum of 3' from the property line.
✓ ADA RAMP IS NOT REQUIRED
- j. Parking shall be screened with architectural and landscape buffers.
✓ SEE SITE PLAN AND LANDSCAPING

2. Site Data:

- a. Maximum FAR shall not exceed 13,550 SF. Site Data indicates 14,595 SF.
✓ FIXED

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

- 1. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:
 - a. In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
 - b. Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
 - c. Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
✓ N/A.

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

- 1. Substantially compliant.
✓ OK

E. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

- 1. Provide note on site plan: "Maximum foot candle level at all properties." "Maximum 0.5', if adjacent to residential."
✓ PROVIDED

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

- 1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02).
✓ SEE SITE PLAN
- 2. Refer to Building for any required green building practices.
✓ ACKNOWLEDGE

G. **ENGINEERING**

Azita Behmardi, Deputy Director of Development Services (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Provide a plat determination letter from the Broward County Planning Council.
✓ SEE ANNEX IV
2. Provide O & E report with all applicable easement documents.
✓ SEE ANNEX III
3. Architectural Plans are not signed and sealed. Please provide signed and sealed architectural plans.
✓ SIGNED
4. Please provide signed and sealed civil plans including information from the comments below.
✓ PROVIDED
5. On the application, under Development Proposal / Explanation of Request, applicant indicates 18 units are being proposed, please revise to 16 units.
✓ 16 UNITS LABEL AT CIVIL & ARCHITECTURAL PLANS & NEW APPLICATION
6. Rights-of-way dedication is not required along Plunkett Street.
✓ CORRECT
7. Provide an overall site plan with the following information:
 - a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)
✓ SHOWN AT CIVIL PLANS
 - b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.
✓ SHOWN AT CIVIL PLANS
 - c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.
✓ SHOWN AT CIVIL PLANS
7. Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.).
✓ NONE
8. The setbacks are labeled; however, the size of the text is small, so they are illegible. Please address this issue.
✓ SEE SITE PLAN
9. Please dimension the width of the aluminum / wood fence on SP-1.
✓ SHOWN AT SP-2
10. The door swing from the concrete walkway swings into the alley. No portion of the fence, gate or footers shall encroach into the ROW.
✓ SHOWN AT SITE PLAN AND CIVIL PLANS

11. Please show the gate for the garbage, recycling area and identify the type of door to be used for the dumpster enclosure. Call out in plans and if there will be a lock.
✓ SHOWN AT SP-2
12. Please provide trash chute and indicate location on site plan and all floor plan sheets.
✓ TRASH CHUTE IS NOT PROVIDED
13. Please dimension width of the apron area of the dumpster enclosure at the property line. Additionally, please show the edge of pavement in the Alley and ensure a connection is provided from the dumpster apron to the edge of pavement in the alley.
✓ SHOWN AT SHEET PD-1
14. Please dimension the clear space in front of the door swing to the edge of the step at the entrance of the lobby.
✓ SHOWN AT SITE PLAN. NO STEP IS REQUIRED
15. Please label the room North of Stair #1.
✓ THE ELEVATOR IS LABELED
16. Confirm if there is an elevator. If so, please show, label, and number the elevators.
✓ THERE IS ONE ELEVATOR AT THE ACCESS AREA (LOBBY). LABELED. SHOWN AT SITE PLAN
17. All onsite improvements shall begin at the new property line. Please shift the stop bar, queueing spaces and the visibility triangle accordingly. Please refer to the Visibility Triangle Detail. Dimension the distance between the edge of pavement and new property line and revise the visibility triangle accordingly. Please note the ADA ramp/entrance to the Site should be reworked to avoid any solid obstruction in the visibility triangles. Additionally, no ramps or railings shall be shown within the 5' ROW dedication. (Flush slabs of concrete are acceptable to provide connection to sidewalk in ROW.
✓ RIGHTS-OF-WAY DEDICATION IS NOT REQUIRED ALONG PLUNKETT STREET
✓ ADA RAMP IS NO LONGER NEEDED
✓ SHOWN AT CIVIL AND SITE PLANS
18. Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, swale).
✓ RIGHTS-OF-WAY DEDICATION IS NOT REQUIRED ALONG PLUNKETT STREET
✓ SHOWN AT CIVIL PLANS
19. There is a 6' PWY. callout on SP-1. This appears to be the swale area. Please revise the plan accordingly.
✓ REVISED. SHOWN AT CIVIL AND SITE PLANS
20. Per city code section 7.2 Amount of Required Off-Street Parking, Apartment Units require 1.5 spaces per unit and 1 per 5 units marked as guest parking. The current parking table on SP-1 indicates a total of 25 are required and 21 proposed. Please revise the parking table to indicate the code requirement and clarify that the 1 ADA, 4 guest, and 2 future EV spaces are included in the total number provided. Also, the plan shows 18 parking spaces. Please clarify if the lifts provide 2 spaces. If so, please number the spaces accordingly.
✓ N/A. THE PROPERTY IS WITHIN THE RAC
21. Sheet SP-1 appears to propose parking lifts to be used. Provide details and specifications for the parking lifts.
✓ CORRECT. DETAILS PROVIDE AT SP-2

22. Show and label the ADA space on SP-1. Please ensure the striping and symbol are per the city's Accessible Parking Space Details.
✓ SHOWN DETAILS AT SP-2
23. Please identify which stall is proposed as guest space and ensure the proper striping and markings are shown for drivers.
✓ PARKING SPACES 16 & 18 ARE PROPOSED AS GUEST PARKING SPACES AS SHOWN AT SITE PLAN
24. Applicant calls out two EV stations on the Parking table however only one stall is called out for the EV charger.
✓ PARKING SPACES 20 & 21 ARE PROPOSED AS FUTURE EV STATIONS AS SHOWN AT SITE PLAN
25. Dimension the curb cut at the new property line.
✓ SHOWN AT SHEET PD-1
26. Please identify the apron radius flares proposed for the curb cuts both in the front and rear of the property.
✓ SHOWN AT SHEET PD-1 ONLY APPLIES AT FRONT OF PROPERTY
27. Show and callout all proposed curbing on and offsite.
✓ SHOWN AT SHEET PD-1
28. It appears that a 3-foot nose down curb is shown in the ROW. If so, please show and call out the beginning and end of the provide a detail.
✓ NOT PROPOSED
29. Please show and label on signage on SP-1.
✓ DONE
30. Show, label, and dimension the future EV equipment and provide details.
✓ SHOWN DETAILS AT SP-2
31. Provide bicycle rack detail.
✓ SHOWN DETAILS AT SP-2
32. Revise the overlapping text 'Building Department' on the cover sheet.
✓ OK
33. The text in the dimensions on A-101 are illegible. Please increase the size of the text.
✓ DIMENSIONS HAVE BEEN DELETED. THE BUILDING LAYOUTS ARE TO SHOW SPACES, NO AREAS. NOT TO SCALE
34. Add dimensions to the elevations on Sheet A-104.
✓ PROVIDED
35. The rear elevation shows two cars; however, there are three parking spaces shown on SP-1. Please clarify and revise the plans as necessary to be consistent.
✓ FIXED
36. The rear elevation calls out a sidewalk floor. Please confirm if this should be a concrete apron and label the dumpster and recycle area.
✓ IT'S A CONCRETE APRON FOR THE EXIT ROUTE
✓ DUMPSTER AND RECYCLE AREA LABELED AT SITE PLAN

38. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing.
✓ NO SECURITY GATE AT THE DRIVEWAY
39. All vehicle queueing shall be within private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum). Please shift the queueing spaces on SP-1 to be within private property and revise the dimension to 8.5'x19'. (No space to encroach beyond the new property line.)
✓ SHOWN AT SITE PLAN
40. Minimum clear width for Stall 9 and Stall 12 with obstruction on one side shall be 9.5'.
✓ SHOWN AT SITE PLAN
41. Please provide a legend and hatching on SP-1 to identify striping, columns, walls, etc. Please provide a consistent symbol for the column (i.e. no landscape hatching in the column unless they all will have the same hatch as shown in front of the bicycle rack and NW corner of the building).
✓ PROVIDED
42. Please clearly call out in the plans for swales to be restored along Plunkett Street. This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include detail in plan set.
✓ SHOWN AT SHEETS PD-1 & WS-1
43. Detectable warnings shall be provided at all driveways. Please show on Site and Civil plans and please include a standard FDOT detail in the plans for the detectable warnings.
✓ SHOWN AT SHEET PD-1 AND SITE PLAN
44. Please show the sidewalk as continuous through the driveway opening.
✓ SHOWN AT SHEET PD-1 AND SITE PLAN
45. Please identify the separation between all walkways from property line to property. Add dimensions to the West of the ADA ramp at the SW corner of the building and adjacent to the concrete pad at the entrance of the electrical room.
✓ ADA RAMP HAS BEEN ELIMINATED. SHOWN AT THE SITE PLAN
46. Please dimension the concrete pad at the entrance of the electrical room and confirm the functionality of the concrete pad.
✓ SHOWN AT SITE PLAN
47. Provide clear width dimensions, slopes, and details for the ramp to and from the Lobby to show that it is ADA compliant. The ramp must have handrails on both sides with a clear interior width of 36". The ramp must meet a slope ratio of 1:12 (1:16 is recommended). Please provide a detail of the ramp proposed to show the clear interior width railing to railing to ensure ADA compliance. Provide a ramp detail in the plan set.
✓ NO RAMP WITH HANDRAIL IS PROPOSED
48. Please provide interior dimensions of the doorways to show that the opening is ADA compliant.
✓ SHOWN AT SITE PLAN AND FLOOR PLANS
49. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance

of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD. Provide a detail for the proposed ramps showing how they achieve ADA compliance. Please note the entire accessible route shall be stripped with ADA compliant stripping.

✓ NO HANDICAP RAMP WITH HANDRAIL IS PROPOSED

50. Provide a legend and hatching for all materials on the site plan and PGD plan. SP-1 shows the sidewalk as a lighter gray hatch, but the entrance is shown with a darker grey hatch. Please clarify.

✓ SHOWN AT SHEET PD-1 AND SITE PLAN

51. There appears to be a space between the concrete walkway to the concrete area in front of the lobby. Please clarify as this is the ADA route from the site to the ROW.

✓ SEE UPDATED SITE PLAN

52. Please identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall.

✓ SHOWN AT SHEET PD-2

53. On the site plan, provide building column dimensions and show building columns are setback a minimum of 3' from the entrance of all parking stall.

✓ SHOWN AT SITE PLAN

54. Provide vehicular turning radii (inside, centerline and outside) around the garage.

✓ SHOWN AT SHEET PD-1

55. Provide a vehicular turnaround area for the dead end parking garage layout.

✓ SHOWN AT SHEET PD-1

56. Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code:

✓ SHOWN AT SHEET PD-1

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

57. Applicant shows a proposed fence or wall. Be sure that no portion of the fence/gate or footers are to encroach into adjacent property or City right-of-way. Please provide a cross section of the fence showing the setback to ensure all encroachment is avoided. In addition, please include the minimum setback of the fence on the site plan to accommodate the footers/fence.

✓ SHOWN AT SITE PLAN. THERE IS NOT A FENCE / GATE NEAREST TO THE FRONT OF THE PROPERTY LINE. THERE IS A SETBACK MORE THAN 20 FT.

58. Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.
- ✓ **SHOWN AT CIVIL PLANS**
59. Please provide a pavement marking plan for both on and off-site. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.
- ✓ **SHOWN AT PD-2**
60. All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the Site plan and Civil plans, provide hatching to show limits and add dimensions from the property line to show the extents.
- ✓ **SHOWN AT PD-1 & PD-2**
61. Please include the latest standard City of Hollywood details in the plan set. Applicant is using old standards. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details.
- ✓ **SHOWN AT PD-4**
62. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.
- ✓ **NO PAVEMENT MARKING TO BE RESTORED**
63. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the Regional Activity Center area. Continued coordination will be required.
64. For utilities work within City rights-of-way, a ROW permit will be required at the time of permit.
- ✓ **ACKNOWLEDGE**
65. MOT plans required at the time of City Building Permit review.
- ✓ **WILL BE PROVIDE BY CONTRACTOR**
66. All outside agency permits are required at the time of City building permit review.
- ✓ **ACKNOWLEDGE**
67. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.
- ✓ **ACKNOWLEDGE**

I. UTILITIES

Alicia Verea-Feria, Utilities Permit Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans indicating existing and proposed water, sewer, and drainage for initial review.
✓ SHOWN AT SHEET WS-1
3. Include water and sewer demand calculations on Utilities Plan.
✓ SHOWN AT SHEET WS-1
4. Illustrate how water, sewer and fire will be serviced.
✓ SHOWN AT SHEET WS-1
4. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>
✓ SHOWN AT SHEET WS-2
5. The proposed Finished Floor Elevations (FFE) shall comply with the **greatest** of the following three (3) conditions, as applicable.
 - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use; OR
 - b. Broward County Preliminary 2024 FEMA Flood Maps (as recommended), available online via the following link: <https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/>; OR
 - d. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>
✓ SHOWN AT SHEET PD-1
6. Indicate FFE for all enclosed areas on the ground floor.
✓ SHOWN AT SHEET PD-1
7. Please revise all plans indicating elevations to reference NAVD88, not NGVD.
✓ SHOWN AT SHEET PD-1
8. Provide perimeter cross-sections across all property limits including transition areas meeting adjacent property grades.
✓ SHOWN AT SHEET PD-1
9. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.
✓ ATTACHED
10. Indicate how roof drainage will be collected and connected to the on-site drainage system.
✓ SHOWN AT SHEET PD-1
11. Submit Erosion Control Plan.
✓ SHOWN AT SHEET PD-3

12. Landscape plans to be submitted should coordinate with civil plans to accommodate drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

✓ **ACKNOWLEDGED**

13. Permit approval from outside agencies will be required.

✓ **ACKNOWLEDGED**

J. **FIRE**

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404 Marcy Hofle, Deputy Fire Marshal (mhofle@hollywoodfl.org) 954-967-4404

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. Update the code editions on plan page CS-1 to reflect the currently adopted editions.

Florida Fire Prevention Code (8th Ed.)
NFPA 1 (2021 Ed.)
NFPA 101 (2021 Ed.)

✓ **UPDATED**

5. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

✓ **HYDRANT FLOW TEST REQUESTED AND WAITING FOR RESULTS**

After the results are completed, the civil engineer shall show on civil drawings the calculations using Table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

✓ **SHOWN AT WS-1**

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

✓ **THANKS**

6. Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

✓ **SHOWN AT WS-1**

7. Any stacked parking in the garage will require a fire sprinkler design category of Extra Hazard Group II as per NFPA 13 (2019 Ed.) Section 4.3.6 --- Extra hazard (Group 2) occupancies shall be defined as occupancies or portions of other occupancies with moderate to substantial amounts of flammable or combustible liquids or occupancies where shielding of combustibles is extensive.

NFPA 13 (2019 Ed.) Section A.4.3.6 (9) --- Car stackers and car lift systems with 2 cars stacked vertically

✓ **IT WILL BE APPLIED**

8. Water supply and any new hydrants shall be in place prior to accumulation of combustibile materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

✓ SHOWN AT WS-1

9. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

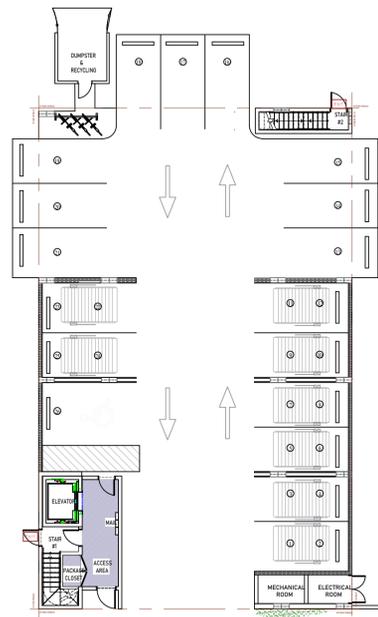
✓ SHOWN AT WS-1

7. If a fire pump is needed, show the location on the plan in compliance with NFPA 20 (2019 Ed.).

✓ SHOWN AT WS-1

10. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

✓ ACKNOWLEDGED

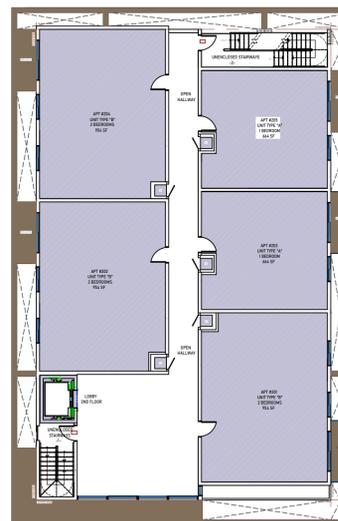


GROUND FLOOR AREA RATIO (FAR) CALCULATION:

Lobby	215 sft
Elevator	88 sft
Unenclosed Stairways #1	108 sft
Unenclosed Stairways #2	90 sft

Total F.A.R @ 3rd Floor = 215 sft

Note: Unenclosed stairways, elevator shafts and Open hallways are not counted as part of the FAR calculation.



SECOND FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #201	954 sft	Balcony	62.50 sft
Apt. #202	954 sft	Balcony	62.50 sft
Apt #203	664 sft	Balcony	62.50 sft
Apt #204	954 sft	Balcony	62.50 sft
Apt #205	664 sft	Balcony	62.50 sft
Open Hallway	660 sft		
Elevator	88 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 2nd Floor = 4,190 sft

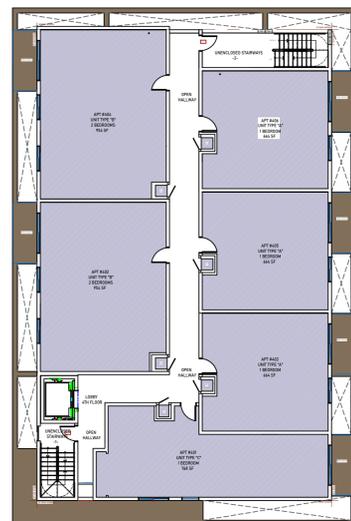
Note: Unenclosed stairways, elevator shaft and Open hallways are not counted as part of the FAR calculation.

THIRD FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #301	954 sft	Balcony	62.50 sft
Apt. #302	954 sft	Balcony	62.50 sft
Apt #303	664 sft	Balcony	62.50 sft
Apt #304	954 sft	Balcony	62.50 sft
Apt #305	664 sft	Balcony	62.50 sft
Open Hallway	660 sft		
Elevator	88 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 3rd Floor = 4,190 sft

Note: Unenclosed stairways, elevator shaft and Open hallways are not counted as part of the FAR calculation.

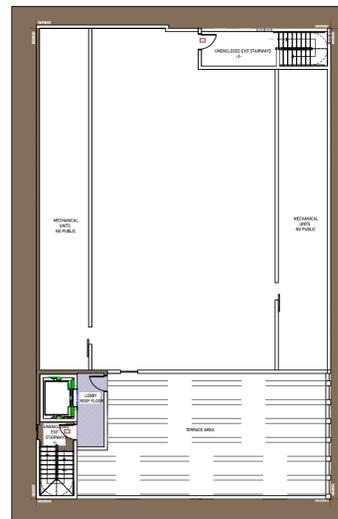


FOURTH FLOOR AREA RATIO (FAR) CALCULATION:

Apt. #401	768 sft	Balcony	62.50 sft
Apt. #402	954 sft	Balcony	62.50 sft
Apt #403	664 sft	Balcony	62.50 sft
Apt #404	954 sft	Balcony	62.50 sft
Apt #405	664 sft	Balcony	62.50 sft
Apt #406	664 sft	Balcony	62.50 sft
Open Hallway	643 sft		
Elevator	88 sft		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

Total F.A.R @ 3rd Floor = 4,668 sft

Note: Unenclosed stairways, elevator shaft and Open hallways are not counted as part of the FAR calculation.



ROOF FLOOR AREA RATIO (FAR) CALCULATION:

Lobby	100 sft
Elevator	88 sft
Unenclosed Stairways #1	125 sft
Unenclosed Stairways #2	216 sft

Total F.A.R @ 3rd Floor = 100 sft

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

TOTAL FLOOR AREA RATIO (FAR) CALCULATION:

GROUND FLOOR	215 SFT
SECOND FLOOR	4,190 SFT
THIRD FLOOR	4,190 SFT
FOURTH FLOOR	4,668 SFT
ROOF FLOOR	100 SFT

TOTAL F.A.R = 13,363 SFT

Note: Unenclosed stairways and Open hallways are not counted as part of the FAR calculation.

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254



MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 0008324

P.E. No 53288
Jose Antonio Mendez
Professional Engineer

1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1797
jose0118@aol.com

Date: SEPT. 2019

Scale: AS NOTED

Drawn: E.V.

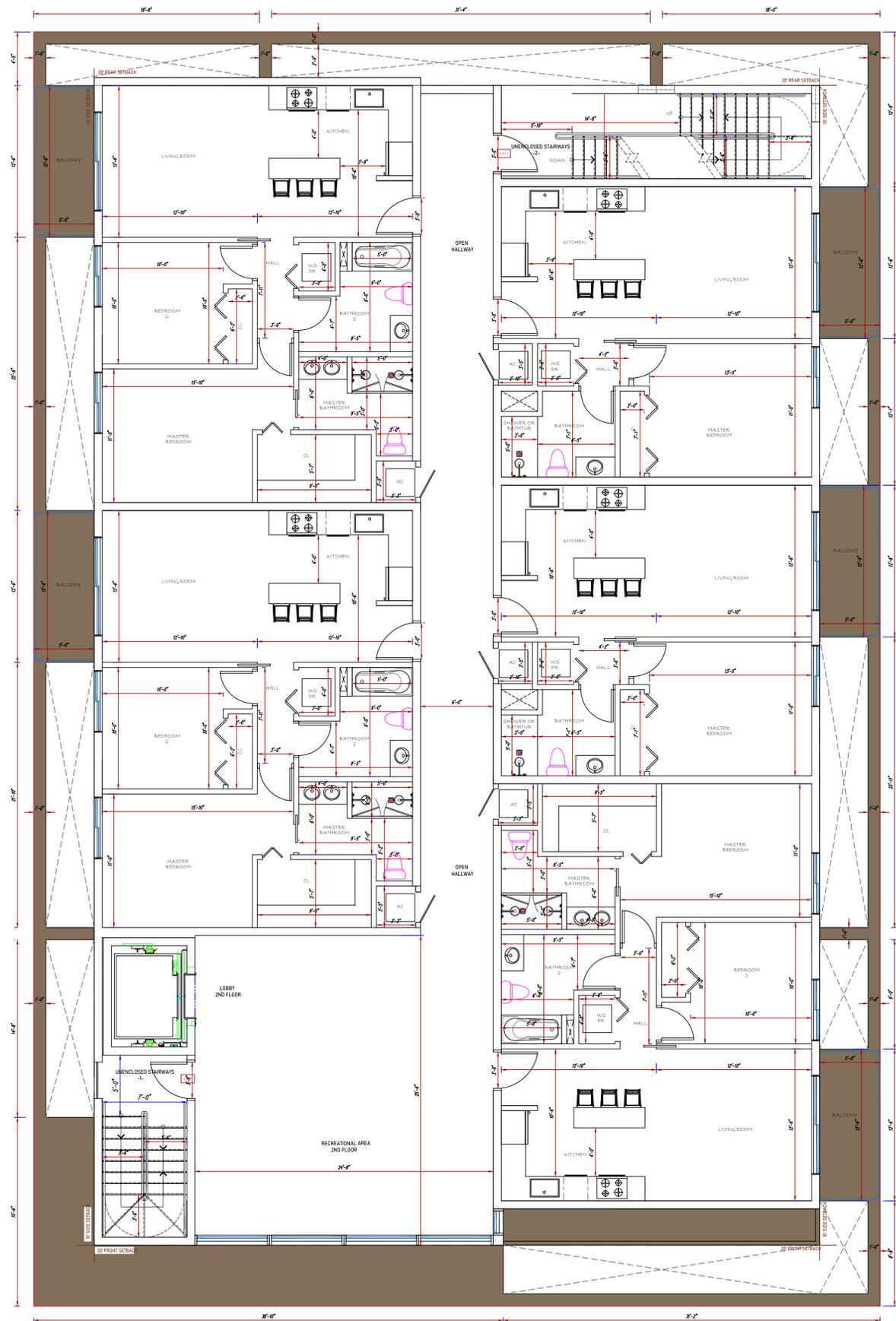
Proj: 2019-34

Drawing

A-101

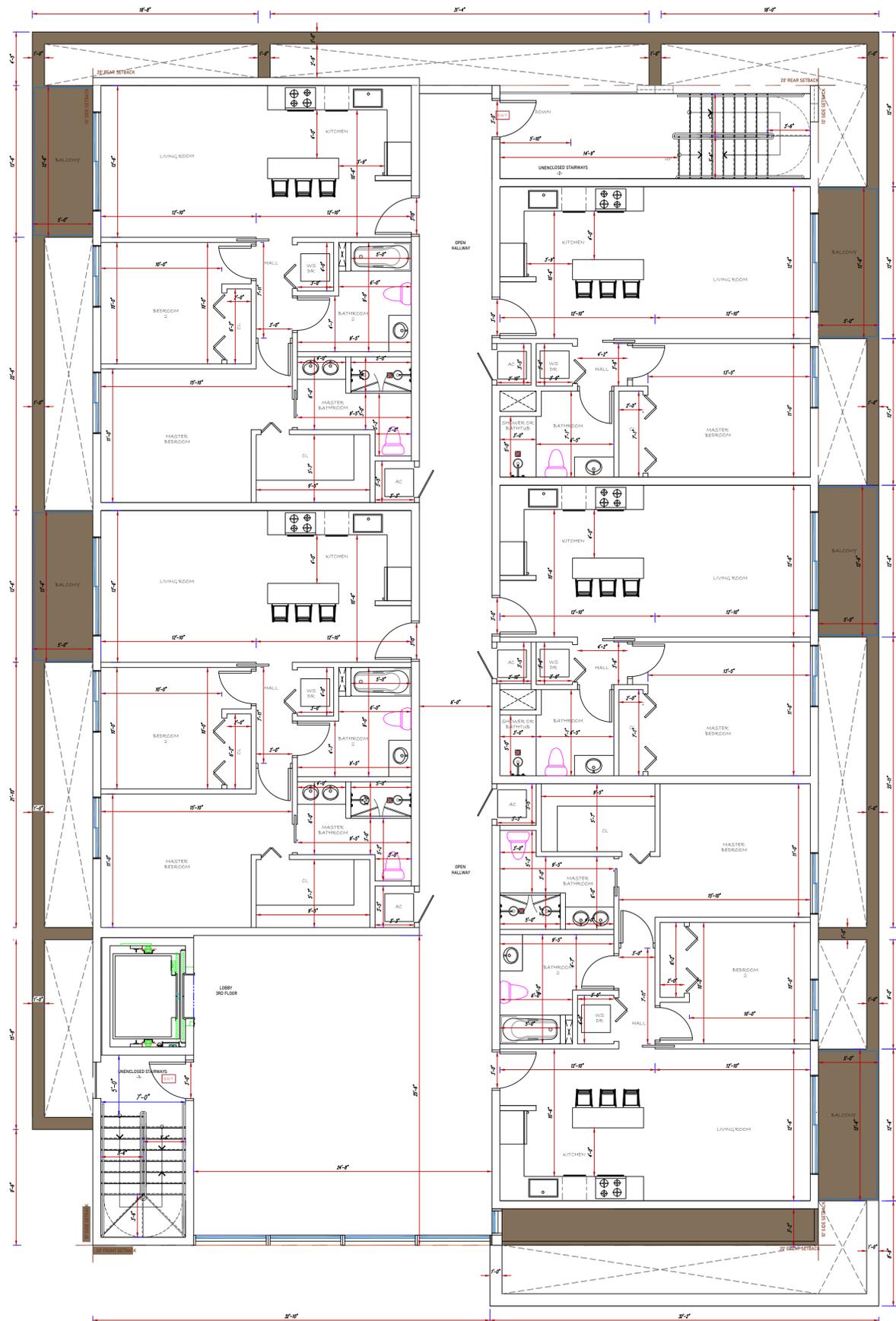
SITE DATA
NTS.

Copyright 2019 by D'LOLA DESIGN & CONSTRUCTION, ENHANCED COPY. All drawings, arrangements, plans, elevations, sections, and details are the property of Mendez Professional Engineering Corp. and are not to be used, disclosed, reproduced, altered, copied or transmitted in any form or by any means without the written permission of Mendez Professional Engineering Corp.



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SECOND & THIRD FLOOR PLAN
3/16"=1'-0"



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

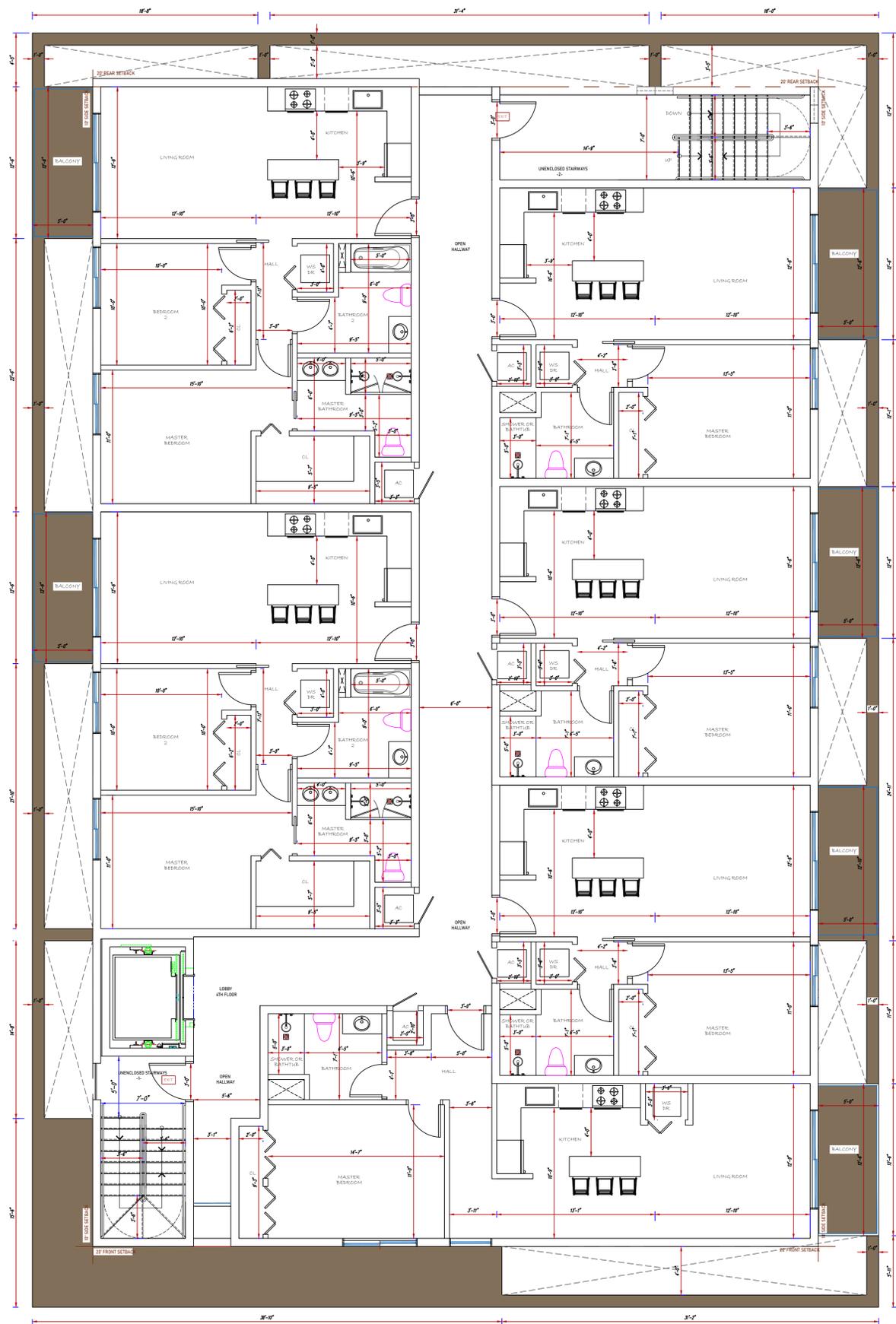
D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254



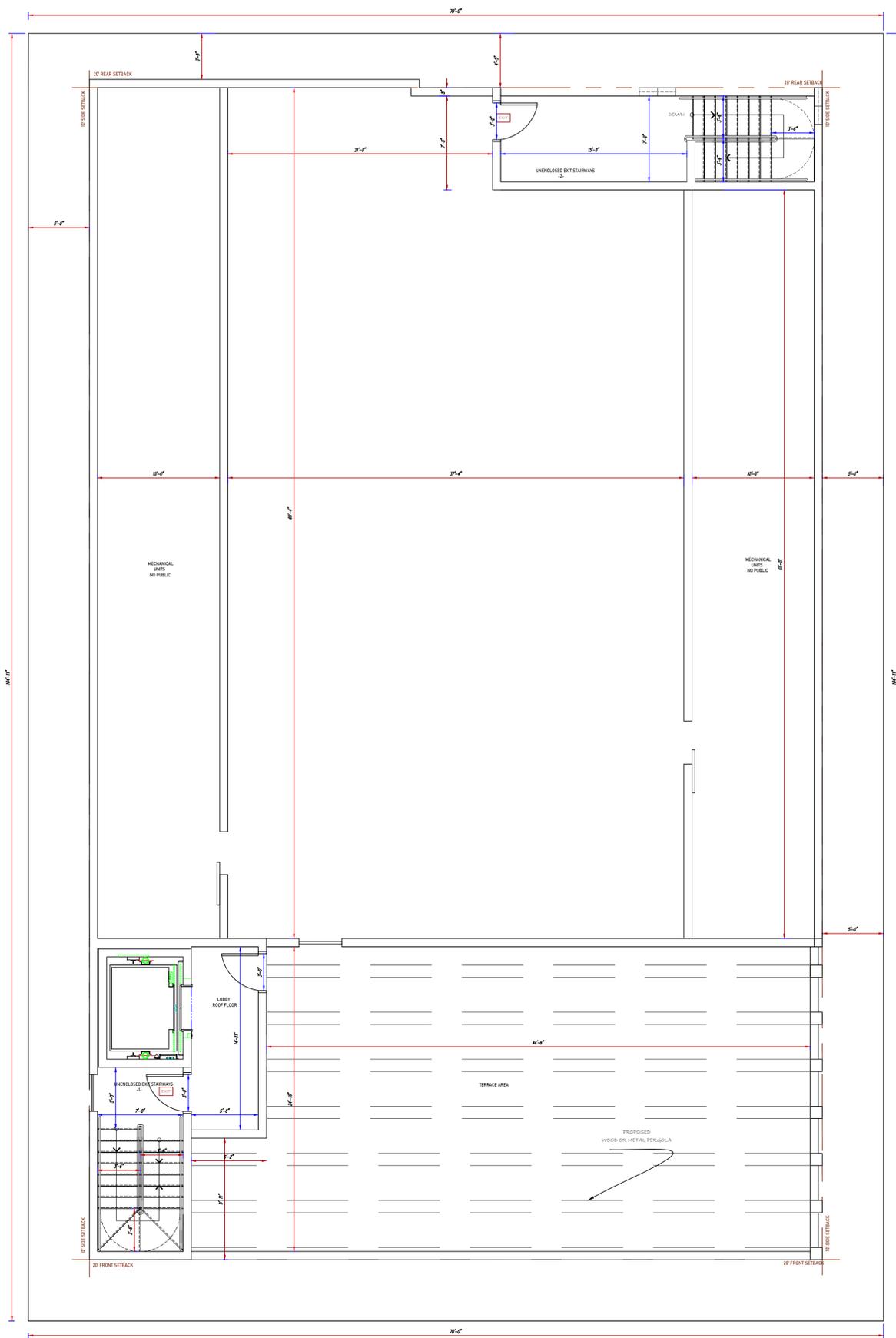
MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 0008324
P.E. No 53288
Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1797
jose@118@aol.com

Date: SEPT. 2019
Scale: AS NOTED
Drawn: E.V.
Proj.: 2019-34
Drawing: **A-102**

Copyright 2019 by D'LOLA DESIGN & CONSTRUCTION, ENCLAVE, LLC. All rights reserved. This drawing is the property of Mendez Professional Engineering Corp. and was created, evolved and developed for use on, and in connection with this specific project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or compared to any other project without the specific written permission of Mendez Professional Engineering Corp.



FOURTH FLOOR PLAN
SCALE: 3/16"=1'-0"



ROOF FLOOR PLAN
SCALE: 3/16"=1'-0"

FOURTH & ROOF FLOOR PLAN
3/16"=1'-0"

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254

MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1797
jose@118@aol.com

Date: **SEPT. 2019**
Scale: **AS NOTED**
Drawn: **E.V.**
Proj: **2019-34**

Drawing
A-103

Copyright 2019 by D'LOLA DESIGN & CONSTRUCTION, ENHANCED COPY. All designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of D'LOLA DESIGN & CONSTRUCTION, ENHANCED COPY.



WEST SIDE ELEVATION
SCALE: 3/16"=1'-0"

- T.O.TB.STAIRWELL ROOF ELEV.+ 52'-0"
(60.00' N.A.V.D.)
- T. PARAPET ROOF ELEV.+ 45'-6"
(53.70' N.A.V.D.)
- T.O.TB. ELEV-ROOF FLOOR+ 42'-0"
(50.00' N.A.V.D.)
- F.F.E. ELEV. 4TH FLOOR+ 32'-0"
(40.00' N.A.V.D.)
- F.F.E. ELEV. 3RD FLOOR+ 22'-0"
(30.00' N.A.V.D.)
- F.F.E. ELEV. 2ND FLOOR+ 12'-0"
(20.00' N.A.V.D.)
- F.F.E. ELEV. 1ST FLOOR+ 0'-0"
(8.00' N.A.V.D.)
- SIDEWALK FLOOR. ELEV.- 1'-6"
(6.50' N.A.V.D.)



EAST SIDE ELEVATION
SCALE: 3/16"=1'-0"

- T.O.TB.STAIRWELL ROOF ELEV.+ 52'-0"
(60.00' N.A.V.D.)
- T. PARAPET ROOF ELEV.+ 45'-6"
(53.70' N.A.V.D.)
- T.O.TB. ELEV-ROOF FLOOR+ 42'-0"
(50.00' N.A.V.D.)
- F.F.E. ELEV. 4TH FLOOR+ 32'-0"
(40.00' N.A.V.D.)
- F.F.E. ELEV. 3RD FLOOR+ 22'-0"
(30.00' N.A.V.D.)
- F.F.E. ELEV. 2ND FLOOR+ 12'-0"
(20.00' N.A.V.D.)
- F.F.E. ELEV. 1ST FLOOR+ 0'-0"
(8.00' N.A.V.D.)
- SIDEWALK FLOOR. ELEV.- 1'-6"
(6.50' N.A.V.D.)

EAST & WEST ELEVATION PLAN
3/16"=1'-0"

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

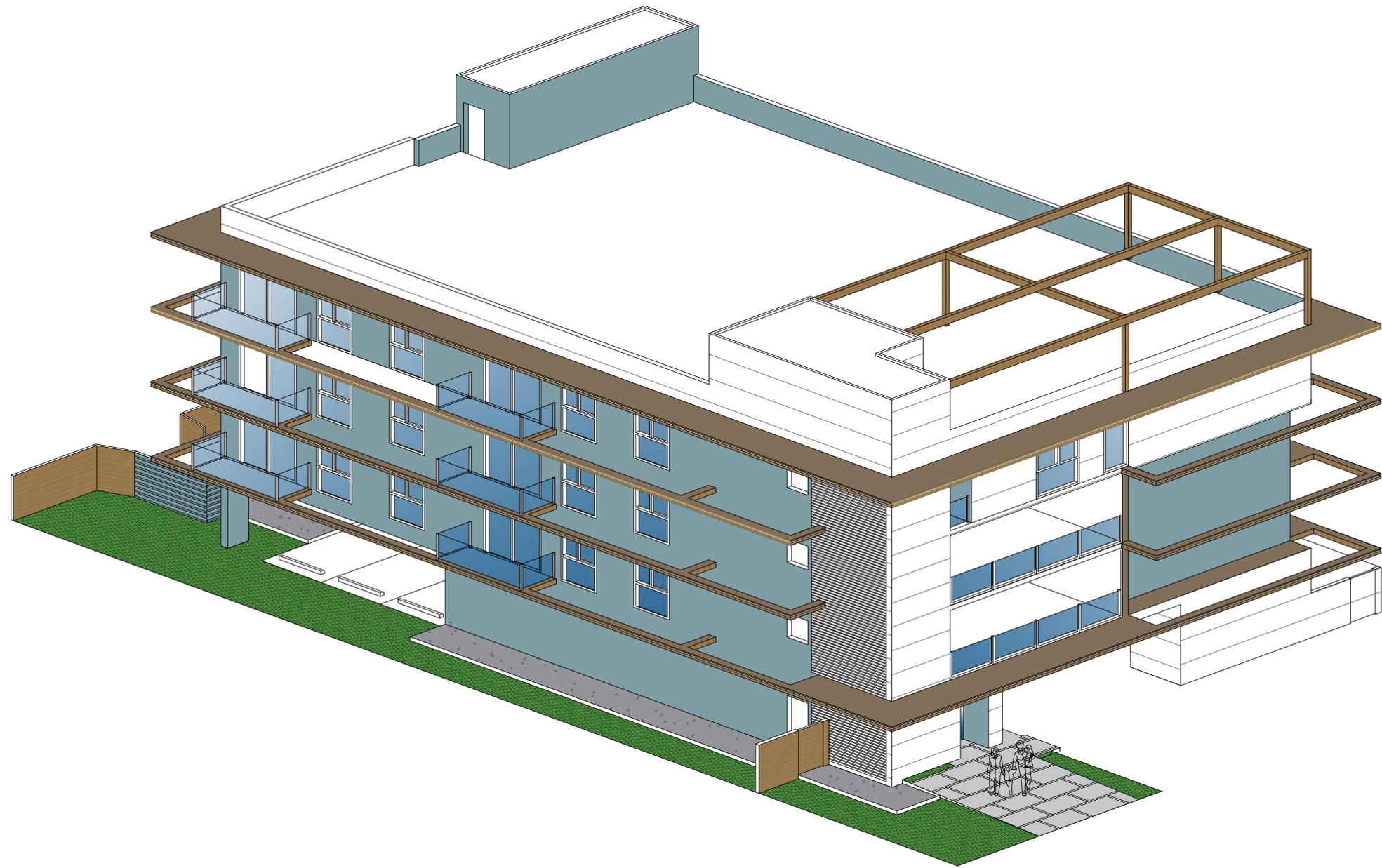
D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254

MENDEZ
PROFESSIONAL
ENGINEERING CORP.
CA 0000324
P.E. No 53288
Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1797
jose0118@aol.com

Date
Scale AS NOTED
Drawn
Proj. 2019-34

Drawing
A-105

Copyright 2019 by D'Lola Design & Construction, Inc. All rights reserved. This drawing is the property of D'Lola Design & Construction, Inc. and is not to be used, copied, reproduced, altered, or disseminated in any form or by any means without the written permission of D'Lola Design & Construction, Inc. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or



3D PLAN
 1/4"=1'-0"

REVISIONS	BY

PLUNKETT APT
 2011 PLUNKETT ST.
 HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
 1141 ADAMS ST
 HOLLYWOOD, FL 33019
 Phone: (386) 366 3254

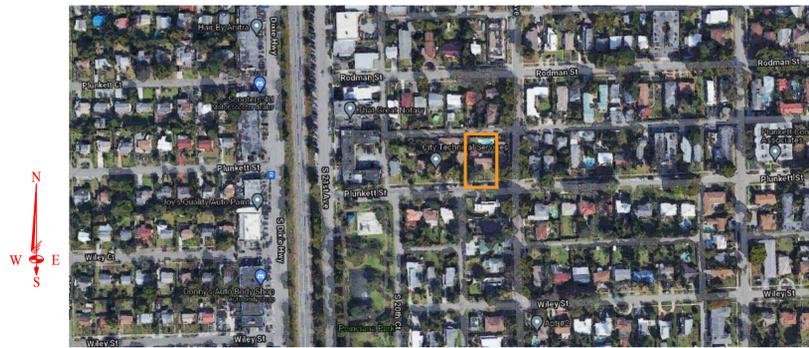


MENDEZ
PROFESSIONAL
ENGINEERING CORP.
 CA 00008324
 P.E. No 53288
 Jose Antonio Mendez
 Professional Engineer
 1385 Coral Way Suite #203
 Miami, FL 33145
 PH: (305) 854-9824
 FAX: (305) 856-1797
 jose0118@aol.com

Date: **JAN.22**
 Scale: AS NOTED
 Drawn: **E.V.**
 Proj: 2019-34
 Drawing: **A-106**

Copyright 2019 by D'LOLA DESIGN & CONSTRUCTION, INC. All rights reserved. This drawing is the property of Mendez Professional Engineering Corp. and was created, evolved and developed for use on, and in connection with this specified project. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transmitted in any form or by any means without the written permission of Mendez Professional Engineering Corp.

LOCATION MAP



PROJECT DIRECTORY

OWNER: PLUNKETT APT LLC
ADDRESS: 2011 PLUNKETT ST
 HOLLYWOOD FL 33020

ENGINEER: JOSE ANTONIO MENDEZ
 P.E. No: 53288

MENDEZ PROFESSIONAL ENGINEERING CORP.
 1385 CORAL WAY # 203, MIAMI, FL 33141
 Phone: 386-366-3254
 Email: silviallorcag@gmail.com

CODE SUMMARY

PROPERTY INFORMATION:

- FOLIOS: 5142 22 10 0100
- PROPERTY ADDRESS: 2011 PLUNKETT ST
HOLLYWOOD FL 33020
- MILLAGE CODE: 0513
- USE CODE: 01
- CITY ZONING CODES: PS-1
- CURRENT LAND USE: RAC - MULTIFAMILY
- EXISTING UNITS: 1
- PROPOSED USE: NEW MULTIFAMILY BUILDING, 18 UNITS
- LOT AREA: 10,840 Sq.Ft = 0.25 ACRES
- SUBDIVISION: HOLLYWOOD SOUTH SIDE ADD No 2

LEGAL DESCRIPTION:

HOLLYWOOD SOUTH SIDE ADD No 2
 3-17 B LOT 14,15 BLK 1

CODES & CITY:

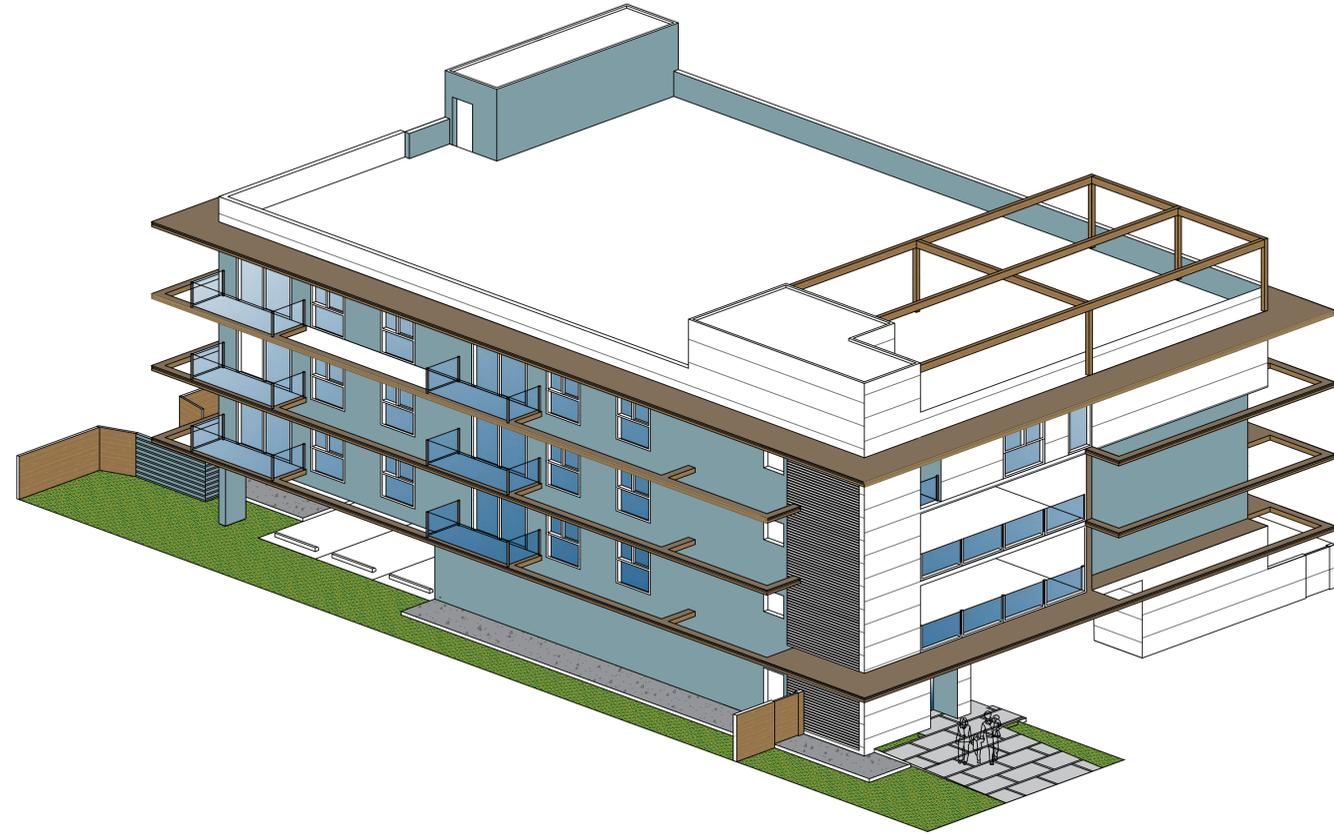
- 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION
- 2022 FLORIDA PLUMBING CODE
- 2022 FLORIDA ELECTRICAL CODE
- 2022 FLORIDA ENERGY CODE
- CITY OF HOLLYWOOD BUILDING DEPT.
- CITY OF HOLLYWOOD ZONING & PLANNING DPT.
- FLORIDA FIRE PREVENTION CODE (8TH EDITION)
- 2021 NFPA-1: UNIFORM FIRE CODE. (2018 INITIAL)
- 2021 NFPA-101: LIFE SAFETY CODE. (2018 INITIAL)
- 2021 NFPA-13: SPRINKLER SYSTEM. (2019 INITIAL)
- 2021 NFPA-72: FIRE ALARM & SIGNALING CODE. (2019 INITIAL)
- 2022 NFPA-24: PRIVATE FIRE SERVICE MAINS. (2019 INITIAL)

INDEX:

- CS-1 COVER SHEET
- SP-1 SITE PLAN
- SP-2 SITE PLAN DETAILS
- A-101 SITE DATA
- A-102 SECOND & THIRD FLOOR PLAN
- A-103 FOURTH & ROOF FLOOR PLAN
- A-104 FRONT & REAR ELEVATION PLAN
- A-105 EAST & WEST ELEVATION PLAN
- A-106 BUILDING 3D PLAN
- CIVIL PLANS
- LANDSCAPING PLANS

ANNEX:

- ANNEX I: GENERAL APPLICATION
- ANNEX II: ALTA SURVEY
- ANNEX III: OWNER & ENCUMBRANCE
- ANNEX IV: PLAT DETERMINATION LETTER



SUBMITTAL TO P.A.C.O. MEETING ON12/18/2023.....
 SUBMITTAL TO PRELIMINARY TAC MEETING ON04/15/2024.....
 SUBMITTAL TO FINAL TAC MEETING ON.....
 SUBMITTAL TO PDB MEETING ON.....

NEW MULTI-FAMILY APARTMENT BUILDING FOR: PLUNKETT APT LLC.

LOCATED AT:
 2011 PLUNKETT ST, HOLLYWOOD, FL 33020

COVER SHEET
N.S.

REVISIONS	BY

PLUNKETT APT
 2011 PLUNKETT ST.
 HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
 1141 ADAMS ST
 HOLLYWOOD, FL 33019
 Phone: (386) 366 3254



MENDEZ PROFESSIONAL ENGINEERING CORP.
 CA 0008324
 P.E. No 53288
 Jose Antonio Mendez
 Professional Engineer

1385 Coral Way Suite #203
 Miami, FL 33145
 PH: (305) 854-9824
 FAX: (305) 856-1797
 jose@118@aol.com

Date: SEPT. 2019
 Scale: AS NOTED
 Drawn: E.V.
 Proj: 2019-34
 Drawing: CS-1

Copyright 1998 by Jose Antonio Mendez, P.E. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or

REVISIONS	BY

PLUNKETT APT
2011 PLUNKETT ST.
HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
1141 ADAMS ST
HOLLYWOOD, FL 33019
Phone: (386) 366 3254



MENDEZ
PROFESSIONAL ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH: (305) 854-9824
FAX: (305) 856-1797
jose@118@aol.com

Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34
Drawing	SP-1

PROPERTY INFORMATION:

Folio: 5142 22 10 0100
 Property Address: 2011 PLUNKETT ST
 HOLLYWOOD FL 33020
 0513
 Use Code: 01-01
 City Zoning Codes: PS-1
 Current Land Use: RAC - MULTIFAMILY
 Existing Units: 1
 Proposed use: NEW MULTIFAMILY BUILDING,
 16 UNITS
 Subdivision: HOLLYWOOD SOUTH SIDE ADD NO 2
 Legal Description: HOLLYWOOD SOUTH SIDE ADD NO 2
 3-17 B LOT 14,15 BLK 1
 PS-1
 Zone: Residential(2)
 Allowed use(s)- Primary: Civic(2)
 Educational(1)

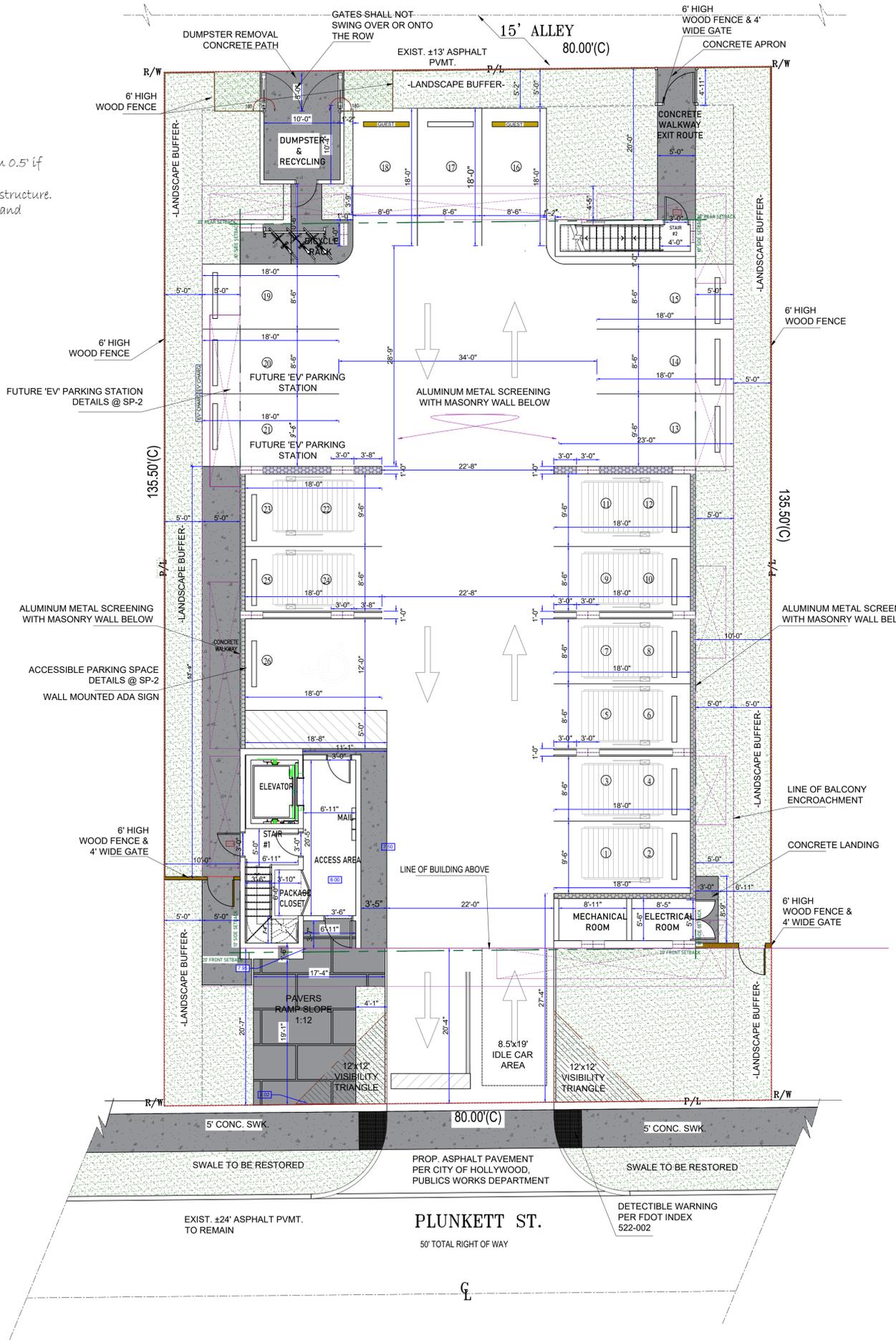
Informational Overlays
 Lot Area - Survey: 10,840 ft² = 0.250 ACRES
 Gross Lot Area: 12,840 ft² = 0.294 ACRES
 Maximum Lot Coverage: N/A
 Residential Density: N/A
 Floor Area Ratio: 1.25
 Existing Building Area: 1,508 ft²
 Max. Building Footprint: 5,762 ft²
 Minimum Open Space: 20.00%
 Max. Building Height: 45 ft
 Max. Height - Stories: 4

PROPOSED BUILDING INFORMATION:

	ALLOWED	PROPOSED
Floor Area Ratio	1.25 (13,550 ft ²)	1.23 (13,363 ft ²)
Max. Building Footprint	5,762 ft ²	499 ft ²
Minimum Open Space	20.00% (2,168 ft ²)	31.42% (3,406 ft ²)
Max. Building Height	45 ft	42 ft
Max. Height - Stories	4	4
Setbacks		
Min. Frontage Setback	20.00 ft	20.00 ft
Min. Side Ground Setback	10.00 ft	10.00 ft
Min. Rear Ground Setback	20.00 ft	20.00 ft
Parking Spaces		
2 Bedrooms Unit = 8 uds	12 Spaces	8 Spaces w/Car Lift
1 Bedroom Unit = 8 uds	8 Spaces	8 Spaces
Guest Parking = 1/10 uds	2 Spaces	2 Spaces
Handicap Parking	1 Space	1 Space
Future EV Station	2 Spaces	2 Spaces
Units Information		
Minimum Size	400 ft ²	664 ft ²
Average Size	650 ft ²	1,035 ft ²

	Qty.	Description	A/C Area + Balcony Area
Type A	7 uds	1 Bedroom/ 1 Bath	664 ft ² + 62.50 ft ²
Type B	8 uds	2 Bedrooms/ 2 Baths	954 ft ² + 62.50 ft ²
Type C	1 ud	1 Bedroom/ 1 Bath	768 ft ² + 62.50 ft ²
Total	16 uds		

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY
 REVISED ON 08/18/14 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
 ZONE: X-AH
 BASE FLOOD ELEV.: 8'
 COMMUNITY NUMBER: 125113
 PANEL NUMBER: 0569
 SUFFIX: H



- NOTES:**
- Maximum foot candle level at all properties. (Maximum 0.5' if adjacent to residential.
 - Owner to install electric vehicle charging station infrastructure.
 - All signage shall be in compliance with the zoning & land development regulation.

LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- BUILDING LAYOUT ABOVE
- 6 FT HIGH WOOD FENCE
- ALUMINUM METAL SCREENING WITH MASONRY WALL BELOW
- MASONRY WALL FLOOR TO CEILING
- LIFT CAR
- LANDSCAPING AREA
- PAVERS
- CONCRETE WALKWAY/LANDING
- GUEST PARKING
- FUTURE ELECTRICAL VEHICLE STATION
- STRUCTURAL COLUMNS
- DETECTIBLE WARNING PER FDOT INDEX 522-002

SITE PLAN
1/8"=1'-0"

SELECT DESIRED SIZE:

S6 - 139" - PARKS 6 BIKES (SHOWN)

SELECT DESIRED MOUNT:

IN GROUND MOUNT
 SURFACE MOUNT (FOOT)

WALL SETBACKS:

FOR SINGLE SIDED MODELS, LEAVE 17" BETWEEN THE WALL AND THE RACK CENTER. FOR DOUBLE SIDED MODELS LEAVE 102" BETWEEN THE WALL AND THE RACK FOOT.

STREET SETBACKS:

FOR SINGLE SIDED MODELS LEAVE 36" BETWEEN THE STREET AND THE RACK CENTER. FOR DOUBLE SIDED UNITS LEAVE 78" BETWEEN THE STREET AND THE RACK FOOT.

SPECIFICATIONS:

CAPACITY: 3-11 BIKES

MATERIAL:

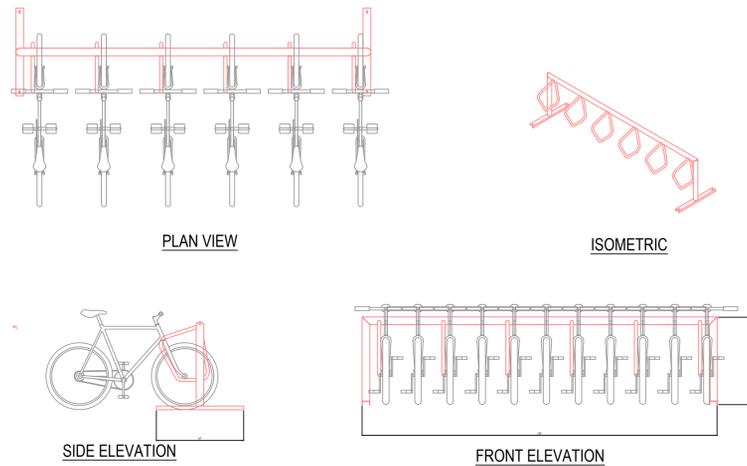
CENTER-BEAM: 3" OD 7 GAUGE TUBE
EARS: 1.25" OD 11 GAUGE TUBE

NOTES:

- PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- 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.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-109.
- FIXTURES TO BE PAINTED EITHER WHITE OR BLACK

COMMERCIAL BIKE RACKS

S6 CAMPUS RACK WITH SURFACE MOUNT



A BIKE PARKING DETAILS & FIXTURES
 SCALE: N.T.S.

evr-green 4000
 Level 2 Networked Public Use Charging Stations

Whether you are the driver of an EV, a commercial business owner, a utility company or a landlord, Leviton has the charging station for you.

Certified EV Charger



NOTES:

- The electric vehicle charging station shall have a minimum charging level of AC Level 2
- All components of the electric vehicle charging station shall be located entirely within the confines of the building and not visible from outside any portion of the structure.
- All components shall be located above the minimum flood elevation.
- The charging station shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface.
- Signage shall be posted at the charging station stating, "Charging Station." Signs shall have a maximum length of eighteen (18) inches.
- Each required parking space shall include make-ready infrastructure with a minimum of 40-Amps on an independent 240-volt AC circuit for every electric vehicle Space.
- All conduits and subpanels installed throughout the new construction shall be sized to accommodate 60A or 40A breakers for each parking space.

Specifications

Electrical Input	Single Port	Dual Port
AC Power Input Rating - Standard	208/240 VAC 60 Hz single phase @ 30 A	208/240 VAC 60 Hz single phase @ 30 A x 2
AC Power Input Rating (3-7-7-7)	n/a	208/240 VAC 60 Hz single phase @ 32 A
Power Sharing (347mm)	n/a	Two independent 40 A branch circuits
Input Power Connections - Standard (239mm)	One 40 A branch circuit	Two independent 40 A branch circuits
Input Power Connections - Power Sharing (239mm)	n/a	One 40 A branch circuit
Required Service Panel Breaker - Standard	40 A dual pole (non-GFCI type)	40 A dual pole (non-GFCI type) x 2
Required Service Panel Breaker - Power Sharing	n/a	40 A dual pole (non-GFCI type)
Service Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)	
Wiring - Standard	3-wire (L1, L2, Earth)	5-wire (L1, L1, L2, L2, Earth)
Wiring - Power Sharing	n/a	3-wire (L1, L2, Earth)
Station Power (1000mm)	8 W typical (standby), 15 W maximum (operation)	
AC - Standard (1186mm)	7.2 kW (240 VAC @ 30 A)	7.2 kW (240 VAC @ 30 A) x 2
AC - Power Sharing (1186mm)	n/a	7.2 kW (240 VAC @ 30 A) x 1 OR 3.8 kW (240 VAC @ 16 A) x 2
Functional Interfaces		
Connector(s) Type	SAE J1772™	SAE J1772™ x 2
Charging Cable Length	18' (5.5 meters)	18' (5.5 meters) x 2
LCD Display	5.7" full color, 640x480, 30 fps full motion video, active matrix, UV protected	
Card Reader	ISO 15693, 14443, NFC	
Safety and Connectivity Features		
Ground Fault Detection	20 mA CCID with auto retry	
Open Safety Ground Detection	Continuously monitors presence of safety (green wire) ground connection	
Plug-Out Detection	Power terminated per SAE J1772™ specifications	
Power Measurement Accuracy	±1-2% from 2% to full scale (32 A)	
Power Report/Store Interval	15 minute, aligned to hour	
Local Area Network	2.4 GHz Wi-Fi (802.11 b/g/n)	
Wide Area Network	LTE Category 4	
Safety and Operational Ratings		
Enclosure Rating	Type 3R per UL 50E	
Safety Compliance	UL listed for USA and cUL certified for Canada; complies with UL 2594, UL 2231-1, UL 2231-2, and NEC Article 625 6 kV @ 3000 A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.	
Surge Protection	EMC Compliance - FCC Part 15 Class A	
Operating Temperature	-40°F to 122°F (-40°C to 50°C)	
Operating Humidity	up to 85% @ +50°C (122°F) non-condensing	
Non-Operating Humidity	up to 95% @ +50°C (122°F) non-condensing	
Terminal Block Temperature Rating	221°F (105°C)	
Additional Services		
Service Plans	Includes 1-year parts warranty; See additional service plans on previous page	
Country of Origin	Mexico	

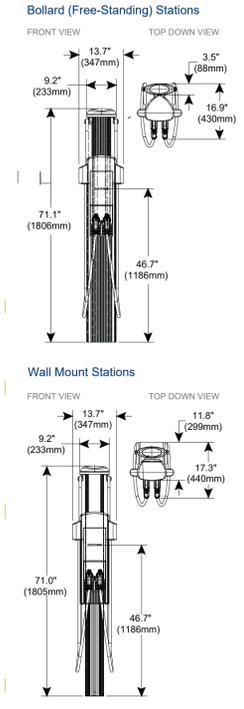
NOTE: All 4000 series stations require a network service plan per port. A 1-year prepaid commercial cloud plan is included. ChargePoint, Inc. reserves the right to alter product offerings and specifications at any time without notice, and is not responsible for typographical or graphical errors that may appear in this document.

Visit our Website at: leviton.com/evrgreen
 email: evrgreen@leviton.com

Leviton Manufacturing Co., Inc.
 201 N Service Rd, Melville, NY 11747
 Telephone: 1-800-323-8930 • FAX: 1-800-832-9538
 Tech Line: 1-800-824-3005 (M-F 8AM-10PM, Sat 9AM-7PM, Sun 9AM-5PM)
 © 2021 Leviton Manufacturing Co., Inc. All rights reserved.

B ELECTRIC VEHICLE CHARGING STATION DETAILS
 SCALE: N.T.S.

Dimensions



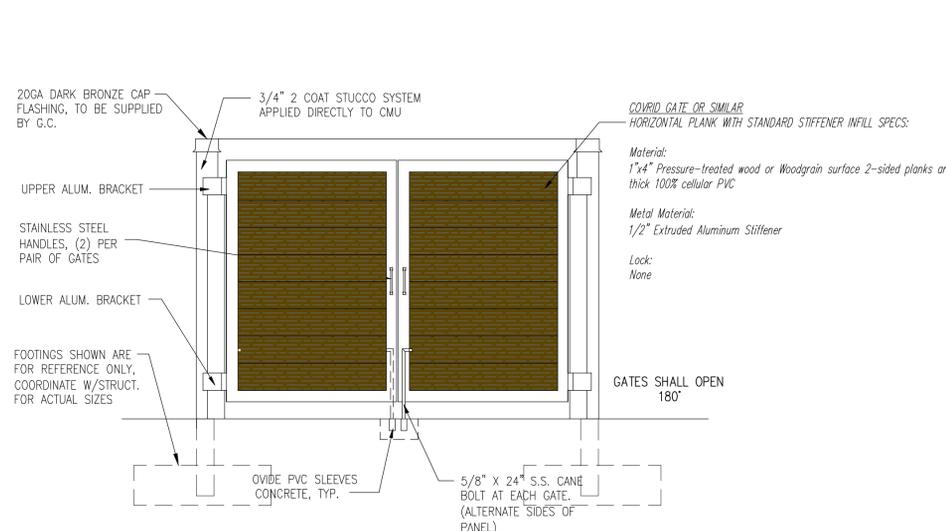
REVISIONS	BY

PLUNKETT APT
 2011 PLUNKETT ST.
 HOLLYWOOD, FL, 33020

D'LOLA DESIGN & CONSTRUCTION
 1141 ADAMS ST
 HOLLYWOOD, FL 33019
 Phone: (386) 366 3254

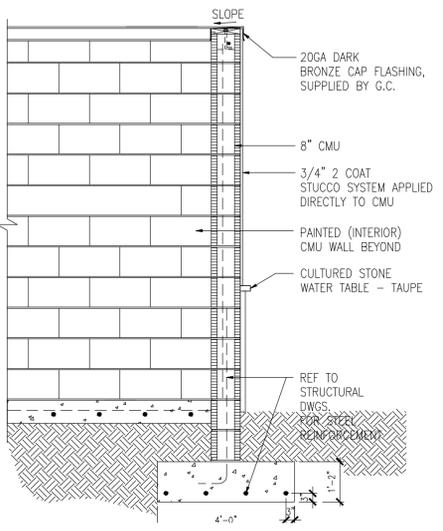
MENDEZ PROFESSIONAL ENGINEERING CORP.
 CA 0008324
 P.E. No 53288
 Jose Antonio Mendez
 Professional Engineer
 1385 Coral Way Suite #203
 Miami, FL 33145
 PH: (305) 854-9824
 FAX: (305) 854-1797
 jose0118@aol.com

Date: _____
 Scale: AS NOTED
 Drawn: _____
 Proj: 2019-34
 Drawing: **SP-2**

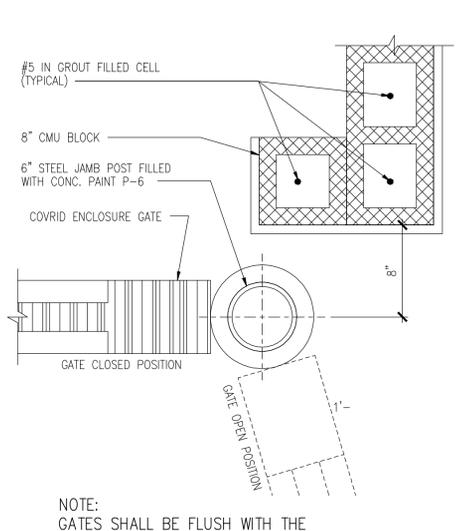


1 DUMPSTER FRONT ELEVATION

C DUMPSTER ENCLOSURE DETAILS
 SCALE: N.T.S.

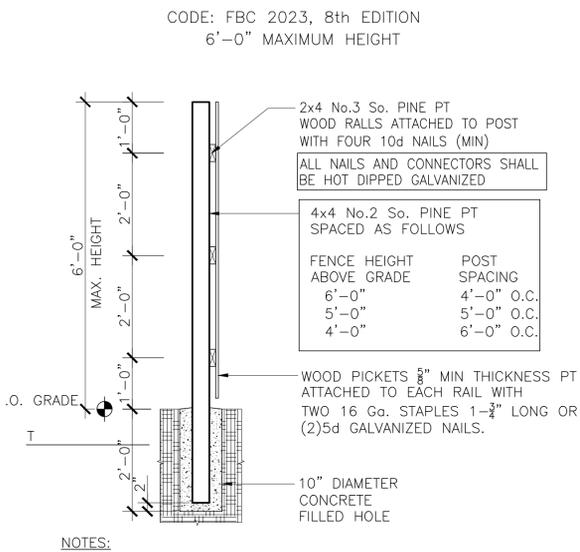


2 DUMPSTER WALL SECTION



NOTE: GATES SHALL BE FLUSH WITH THE SIDE WALLS TO MINIMIZE DAMAGE TO STRUCTURE AND WHEELS AND GATE STOPS IN THE GROUND TO KEEP GATES OPEN/CLOSED.

3 DUMPSTER WALL SECTION



- NOTES:
- FINISH SIDE OF ALL WOOD FENCES MUST FACE OUTWARD TOWARD NEIGHBORING PROPERTY OR STREET PER ZONING CODE 33-11.
 - IN POOL BARRIERS, THE SPACING BETWEEN THE VERTICAL MEMBERS SHALL NOT EXCEED 1 1/2 INCHES IN WIDTH. FBC R. SECT. 4501.17.1.4.

NOTE: POST FOUNDATION HOLE INSPECTION IS REQUIRED

D STANDARD WOOD FENCE DETAIL
 SCALE: N.T.S.

SITE PLAN DETAILS
N.T.S

Copyright 2019 by D'LOLA DESIGN & CONSTRUCTION, ENHANCED COPY. All drawings, arrangements, materials, quantities, dimensions, notes, and specifications are the property of Mendez Professional Engineering Corp. and are the property of Mendez Professional Engineering Corp. These ideas, designs, arrangements and plans are not to be used, disclosed, reproduced, altered, copied or transmitted in any form or by any means without the written permission of Mendez Professional Engineering Corp.