ATTACHMENT A

Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

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

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 (CHECK ALL THAT APPLIES):

- ☐ Technical Advisory Committee
- ☑ Planning and Development Board
- ☐ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☑ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 2011 PLUNKETT STREET

Lot(s): 14, 15 Block(s): 1 Subdivision: _____

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 al that apply and provide File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request: NEW MULTI-FAMILY BUILDING, 16 UNITS

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 16 #Rooms ____
Proposed Non-Residential Uses	____ S.F.)
Open Space (% and SQ.FT.)	Required %: 31.42 (Area: 3,406 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 26)
Height (# of stories)	(# STORIES) 4 (42 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (13,511 FT.)

Name of Current Property Owner: PLUNKETT APT, LLC

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

Telephone: 954-673-6951 Email Address: ISAAC.BACHAR@OUTLOOK.COM

Applicant SILVIA LLORCA Consultant ☐ Representative ☑ Tenant ☐

Address: 1141 ADAMS ST, HOLLYWOOD, FL 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

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: _____ Date: _____

PRINT NAME: Plunkett 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

PAULINA E. LIZARRAGA
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # HH107720
EXPIRES: April 30, 2025

Notary Public
State of Florida

Signature of Current Owner

Yitzhak Bachar
Print Name

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

July 15th, 2025

LEGAL DESCRIPTION & PROJECT INFORMATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION FURNISHED BY THE CLIENT, AND WAS REVISED TO MATCH LEGAL DESCRIPTION AS SHOWN ON PROPERTY INFORMATION REPORT, PROVIDED FOR THE CITY OF HOLLYWOOD, FILE No: 11587217, DATED FEBRUARY 21, 2024, AT 11:00 PM, CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE. THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X / AH, WITH A BASE FLOOD ELEVATION: N.A. / 8.0' , PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0569-H, AS LAST REVISED ON AUGUST 18, 2014.

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

PROJECT INFORMATION

Project Name: PLUNKETT APARTMENTS

Address: 2011 Plunkett Street
City: Hollywood
Folio: 5142 22 10 0100
Lot Area: +/- 10,840 SQ. FT. = 0.225 ACRES

Scope of Work: NEW CONSTRUCTION OF: 1 BUILDING WITH 16 DWELLING UNITS
Total Floor Area Ratio: 1,511 SF
Number of Units: 16
- 8 uds.: 2-bedrooms units
- 8 uds.: 1-bedroom units

Parking:
- 8 parking spaces w/ car lifts
- 8 regular spaces
- 2 guest parking spaces

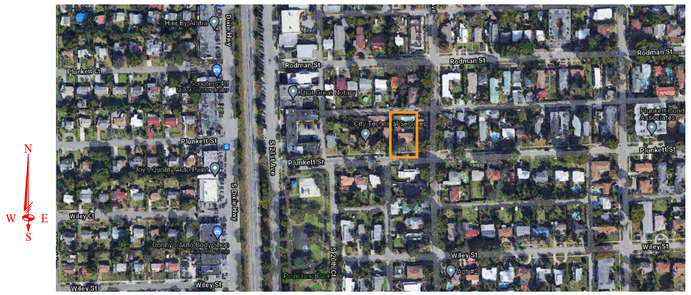
Height: 4 Stories - 42'-0"

Respectfully Submitted,

The Design Team at D'Lola Design & Construction
Silvia Llorca, Designer

Jose A. Mendez
P.E: 53288
386-366-3254

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 ZONING & PLANNING DEPARTMENT
-CITY OF HOLLYWOOD BUILDING DEPARTMENT
-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
SP-3	SITE PLAN DETAILS
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A-104	FRONT & REAR ELEVATION PLAN
A-105	EAST & WEST ELEVATION PLAN
A-106	BUILDING 3D PLAN & MATERIAL LIST
A-107	RENDER 1
A-108	RENDER 2
CS-PD	PAVING, GRADING & DRAINAGE COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	MARKING & SIGNING - DRAINAGE DETAILS
PD-3	SEDIMENT & EROSION CONTROL PLAN
PD-4	PAVING DETAILS
PD-5	CARS TURNING
CS-WS	WATER & SEWER COVER SHEET
WS-1	WATER & SEWER PLAN
WS-2	WATER & SEWER DETAILS
L-1	EXISTING TREE DISPOSITION PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS & NOTES
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS & NOTES

24 - DP - 27

SUBMITTAL TO P.A.C.O. MEETING ON .....12/18/2023.....
SUBMITTAL TO PRELIMINARY TAC MEETING ON .....04/15/2024.....
SUBMITTAL TO FINAL TAC MEETING ON.....09/16/2024.....
SUBMITTAL TO PDB MEETING ON.....

NEW MULTI-FAMILY APARTMENT BUILDING FOR:

PLUNKETT APT LLC.

LOCATED AT:
2011 PLUNKETT ST, HOLLYWOOD, FL 33020

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.04.17 17:17:30 -04'00'

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

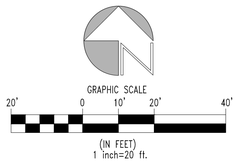
MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00008324
P.E. No 53288
Jose Antonio Mendez
Professional Engineer
1385 Coral Way Suite #203
Miami, FL 33145
PH:(305)854-0824
FAX(305)856-1797
jose0118@aol.com

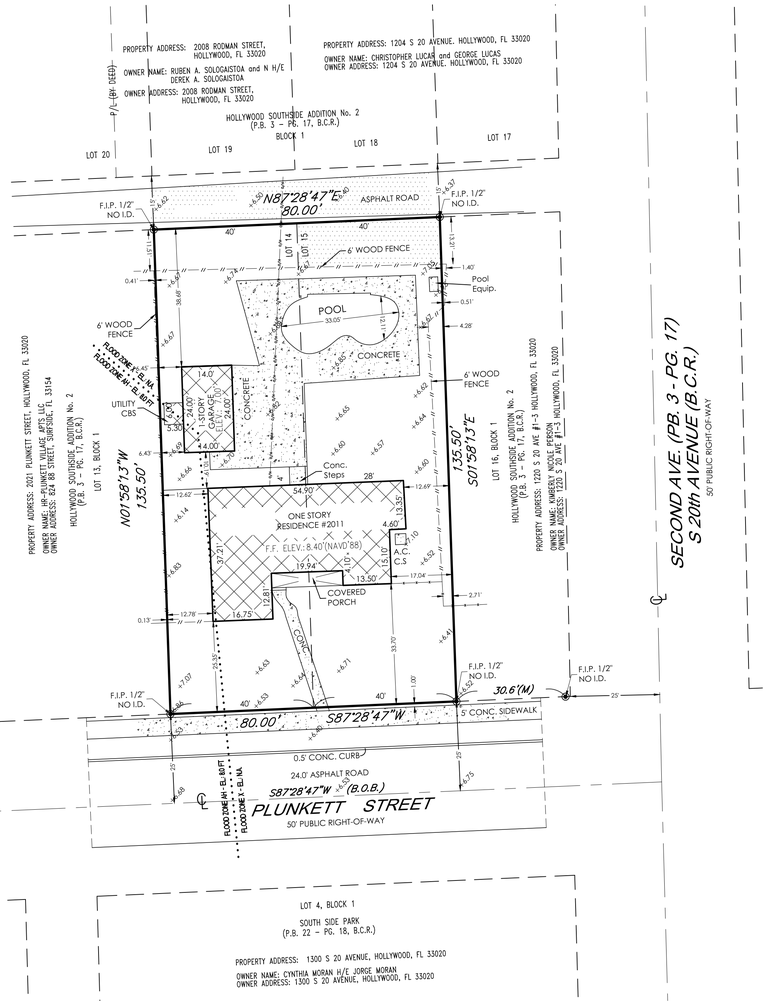
Date	SEPT. 2019
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

Drawing
CS-1

COPYRIGHT 1999 ©, MENDEZ PROFESSIONAL ENGINEERING CORP. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of Mendez Professional Engineering Corp, and were 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 transferred to any form or manner whatsoever, without the specific written permission of Mendez Professional Engineering Corp.

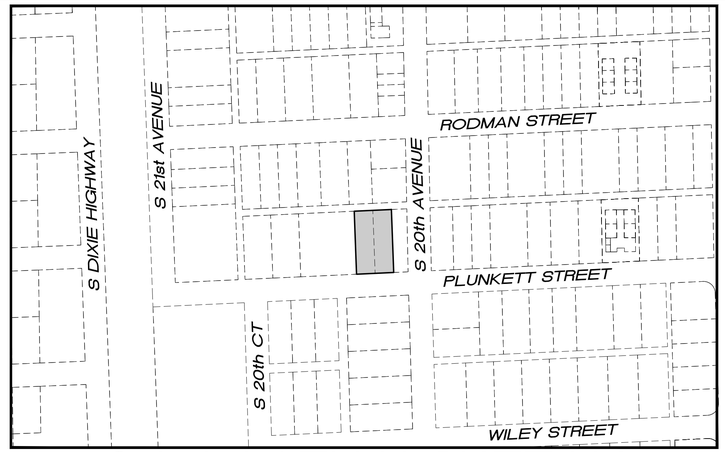
ALTA/ NSPS LAND TITLE SURVEY and BOUNDARY SURVEY





LEGEND

B.C.R.	-BROWARD COUNTY RECORDS
BLDG.	-BUILDING
(C)	-CALCULATED
℄	-CENTERLINE
C.B.S.	-CONCRETE BLOCK STUCCO
C.L.F.	-CHAIN LINK FENCE
CONC.	-CONCRETE
F.F.EL.	-FINISH FLOOR ELEVATION
EL.	-ELEVATION
Fd NAIL	-FOUND NAIL
Fd 1/2"IP NO ID	-FOUND 1/2" IRON PIPE NO IDENTIFICATION
Fd 1/2" REBAR NO ID	-FOUND 1/2" REBAR NO IDENTIFICATION
(M)	-MEASURED
NW	-NORTHWEST
OHW	-OVERHEAD WIRES LINE
P/L	-PROPERTY LINE
P.B.	-PLAT BOOK
PG.	-PAGE
(R)	-RECORD
TYP.	-TYPICAL
TBM	-TEMPORARY BENCHMARK ELEVATION
+ 6.75'	-ELEVATION ON PAVEMENT



LOCATION SKETCH

N.T.S.
A PORTION OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S REPORT

LEGAL DESCRIPTION FURNISHED BY THE CLIENT, AND WAS REVISED TO MATCH LEGAL DESCRIPTION AS SHOWN ON PROPERTY INFORMATION REPORT. PROVIDED FOR CITY OF HOLLYWOOD, FILE No: 11587217, DATED FEBRUARY 21, 2024, AT 11:00 PM, CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A.

THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF **X / AH**, WITH A BASE FLOOD ELEVATION: **N.A. / 8.0'**, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 125113 (CITY OF HOLLYWOOD) AND PANEL NUMBER 0569-H, AS LAST REVISED IN AUGUST 18, 2014.

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), AND A BENCHMARK SUPPLIED BY ENGINEERING DIVISION OF BROWARD COUNTY, FLORIDA.
BENCH MARK NUMBER: 1135
ELEVATION (NAVD88): 9.24 (In Feet).

THIS "ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY SURVEY", AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE MEASUREMENT OF HORIZONTAL DATA FOR THE SUBJECT PROPERTY AS DESCRIBED THEREON.THE COMPARATIVE VALUES BETWEEN FIELD, RECORD AND CALCULATED MEASUREMENTS AS MAY APPLY, ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN US SURVEY FOOT OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAN THE ONES INDICATED ON THE UNDERLYING PLAT OR THE PROPERTY INFORMATION REPORT AS PART OF THE SURVEY, THE RECORDED DOCUMENTS CITED IN THE ABOVE CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A., WERE REVIEWED.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER . ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA. " PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NORTH AMERICAN DATUM (N.A.D.) OF 1983, ADJUSTMENT OF 2011 (N.A.D. 83/2011) EPOCH 2010.0000; WITH A BEARING OF S 87°28'47" W, BEING ESTABLISHED FOR THE CENTERLINE OF PLUNKETT STREET.

THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS VIA PLUNKETT STREET, WHICH IS PUBLICALLY DEDICATED RIGHT OF WAY, AS MAINTAINED BY THE BROWARD COUNTY PUBLIC WORKS DEPARTMENT.

THE SUBJECT PROPERTY CONTAINING:
GROSS LAND AREA: 12,840 SQUARE FEET OR 0.295 ACRES MORE OR LESS.
NET LAND AREA: 10,840 SQUARE FEET OR 0.249 ACRES MORE OR LESS.

AT TIME OF SURVEY, THERE IS NOT A PARTY WALL, ALONG THE BOUNDARY LINES ADJOINING THE PROPERTY.

THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.

THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND.

INFORMATION OF ADJACENT OWNERS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE, AT TIME OF THE SURVEY.

AT THE TIME OF THIS ALTA SURVEY THERE ARE NOT OBSERVABLE EVIDENCE OF EARTH WORK AND DRAINAGE SYSTEM CONSTRUCTION.

AT THE TIME OF THIS ALTA SURVEY THERE WERE NOT CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE WERE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

AT THE TIME OF THIS ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

AT THE TIME OF THIS ALTA SURVEY, ON THE SURVEYED PROPERTY THERE IS NO EVIDENCE OF WETLANDS, ACCORDING TO NATIONAL WETLANDS INVENTORY WEBSITE MAINTAINED BY THE U.S. FISH AND WILDLIFE SERVICE.

PROPERTY ADDRESS

2011 PLUNKETT STREET, HOLLYWOOD, FL 33020.

LEGAL DESCRIPTION

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

PROPERTY INFORMATION REPORT, PROVIDED FOR CITY OF HOLLYWOOD, FILE No: 11587217, DATED FEBRUARY 21, 2024, AT 11:00 PM, SHOWN ON CERTIFICATE OF SEARCH BY THE LAW OFFICE OF FEDRERICK A. SCHAFFER, P.A.

ITEM NO.

5 PLAT, RECORDED IN PLAT BOOK 3, PAGE 17.
AFFECT THE PROPERTY AND IF APPLICABLE, AS SHOWN ON SURVEY, NOT PLOTTED.

6 ORDINANCE No.2005-18, IN O.R. BOOK 40082, PAGE 1783.
HERE IS NOT LEGAL DESCRIPTION ON SAID DOCUMENT, CONTAINED BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

7 ORDINANCE No.2005-19, IN O.R. BOOK 40082, PAGE 1789.
HERE IS NOT LEGAL DESCRIPTION ON SAID DOCUMENT, CONTAINED BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

8 CERTIFICATE OF TRUST, INSTRUMENT #118318893.
HERE IS NOT LEGAL DESCRIPTION ON SAID DOCUMENT, CONTAINED BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED.

THE ABOVE NAMED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING INFORMATION

PROPERTY ADDRESS: 2011 PLUNKETT STREET, HOLLYWOOD, FL 33020.
ZONING: PS-1 (Parkside Low Intensity Multi-Family District).
TOTAL GROSS AREA: 12,840 SQUARE FEET.
TOTAL NET AREA: 10,840 SQUARE FEET.

CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF:

- PLUNKETT APT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 03, 2023.
DATE OF MAP: JULY 09, 2024.

ARTURO R. TOIRAC
PROFESSIONAL SURVEYOR AND MAPPER No.3102
STATE OF FLORIDA

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper
14317 SW 45th Terrace, Miami, Florida 33175
PH : (305) 552-7504 FAX: (305) 229-8068

RECORD OF REVISION

No.	Date	Description	Job No.

Type of Project: ALTA/ NSPS LAND TITLE SURVEY BOUNDARY SURVEY
Project Address: 2011 PLUNKETT STREET, HOLLYWOOD, FL 33020
Parcel ID No.: 5142 22 10 0100

Scale:	As shown
Drawn By:	BM
Checked By:	A.T.
Field Date:	September 03/2023
Drawn Date:	July 09/2024

ALTA-NSPS LAND TITLE SURVEY and BOUNDARY SURVEY

Job No.: 240719

Sheet: 1 of 1

NOTES:

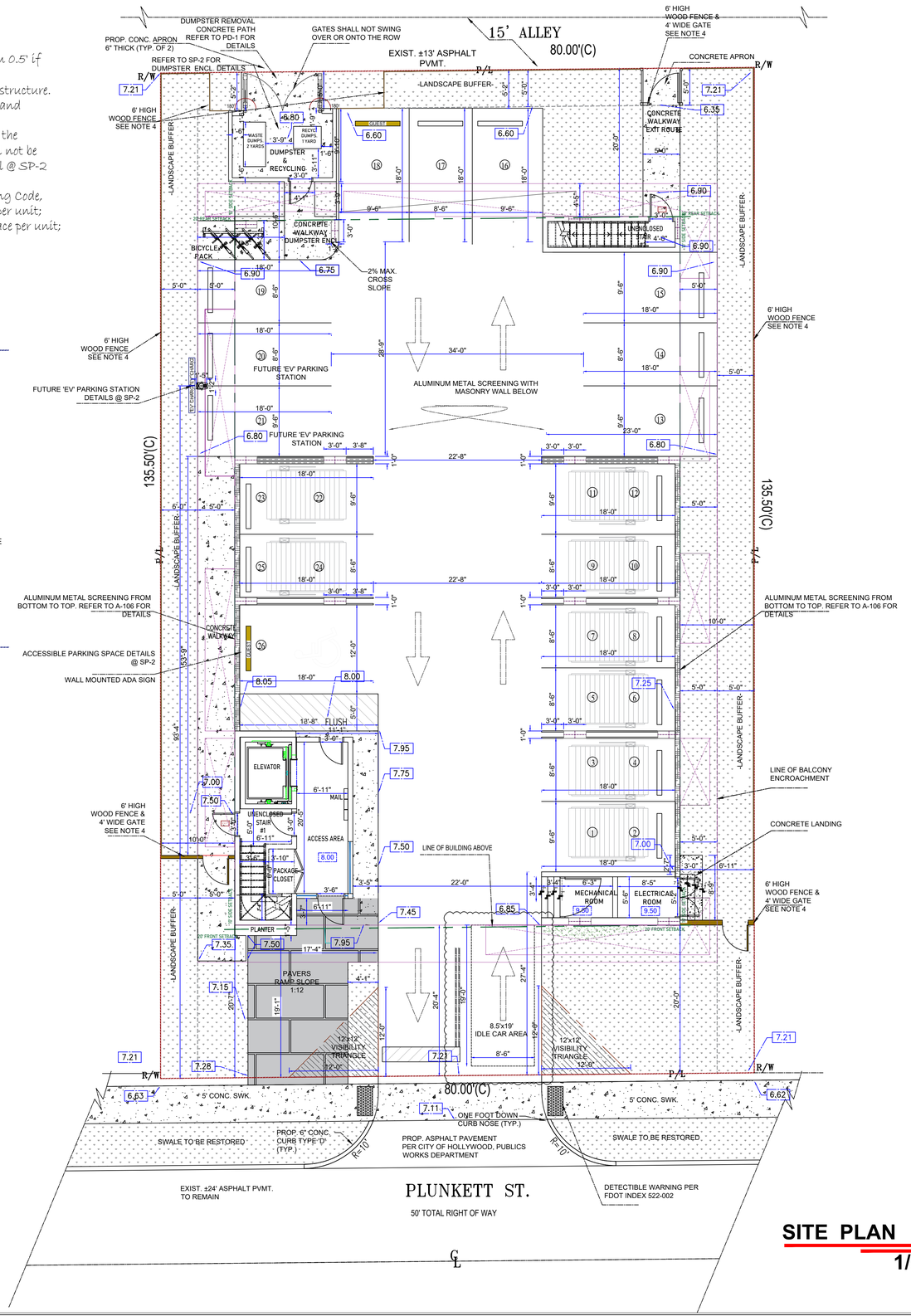
1. Maximum foot candle level at all properties. (Maximum 0.5' if adjacent to residential.
2. Owner to install electric vehicle charging station infrastructure.
3. All signage shall be in compliance with the zoning & land development regulation.
4. No portion of the fence of footers may encroach beyond the property lines of the site. The setback for the fence shall not be minimum of 4 inches from the property line. See detail @ SP-2 details plan.
5. Parking requirements under City of Hollywood Zoning Code, Article 4.6 -Regional Activity Center (RAC): 1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit; plus 1 space per 10 units for guest parking
6. A gate is not contemplated under this project.

LEGEND

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

FLOOR AREA RATIO (FAR) SUMMARY:

First Floor:	
Lobby:	271 sf
Stairs #1 & 2:	Unenclosed Area
Second Floor:	
West side:	1,908 sf
East side:	2,282 sf
Lobby:	Unenclosed Area
Corridor:	Unenclosed Area
Stairs #1 & 2:	Unenclosed Area
Third Floor:	
West side:	1,908 sf
East side:	2,282 sf
Lobby:	Unenclosed Area
Corridor:	Unenclosed Area
Stairs #1 & 2:	Unenclosed Area
Fourth Floor:	
West side:	1,908 sf
East side:	2,760 sf
Lobby:	Unenclosed Area
Corridor:	Unenclosed Area
Stairs #1 & 2:	Unenclosed Area
Roof Floor:	
Lobby:	192 sf
Stairs #1 & 2:	Unenclosed Area
Total Area:	13,511 SF



SITE PLAN

1/8"=1'-0"

PROPERTY INFORMATION:

Folio:	5142 22 10 0100
Property Address:	2011 PLUNKETT ST HOLLYWOOD FL 33020
Millage Code:	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
Zone	PS-1
Allowed use(s)- Primary	Residential(2) 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	.

PROPOSED BUILDING INFORMATION:

	ALLOWED	PROPOSED
Floor Area Ratio	1.25 (13,550 ft²)	1.25 (13,511 ft²)
Max. Building Footprint	5,762 ft²	499 ft²
Minimum Open Space	20.00% (2,168 ft²)	31.42% (3,406 ft²)
Max. Building Height	45 ft	42 ft
Max. Height - Stories	4	4

Setbacks

	ALLOWED	PROPOSED
Min. Frontage Setback	20.00 ft	20.00 ft - 20.58 ft
Min. Side Ground Setback	10.00 ft	10.00 ft
Min. Rear Ground Setback	20.00 ft	20.00 ft

Parking Spaces (See Note 5)

	REQUIRED	PROPOSED
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

	REQUIRED	PROPOSED
Minimum Size	400 ft²	664 ft²
Average Size	650 ft²	1,035 ft²

	Qty.	Description	A/C Area +Balcony Area
Type A	7 uds	1 Bedroom/ 1 Bath	664 ft² + 62.50 ft²
Type B	8 uds	2 Bedrooms/ 2 Baths	954 ft² + 62.50 ft²
Type C	1 ud	1 Bedroom/ 1 Bath	768 ft² + 62.50 ft²
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

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:24 -04'00'

REVISIONS	BY

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

Drawing **SP-1**

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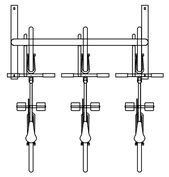
☐ **SELECT DESIRED SIZE:**

☑ S6 - 69" - PARKS 3 BIKES (SHOWN)

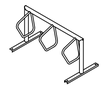
☐ **SELECT DESIRED MOUNT:**

☐ IN GROUND MOUNT

☑ SURFACE MOUNT (FOOT)



PLAN VIEW



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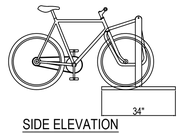
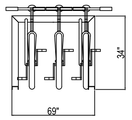


SIDE ELEVATION



FRONT ELEVATION

WALL SETBACKS:
FOR SINGLE SIDED MODELS, LEAVE 17" BETWEEN THE WALL AND THE RACK CENTER. FOR DOUBLE SIDED MODELS LEAVE102" 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: 3-5 BIKES
MATERIAL:
CENTER-BEAM: 3" OD 7 GAUGE TUBE
EARS: 1.25" OD 11 GAUGE TUBE

NOTES:
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. 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.
5. 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.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-109.
7. FIXTURES TO BE PAINTED EITHER WHITE OR BLACK

COMMERCIAL BIKE RACKS

S3 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:
A. The electric vehicle charging station shall have a minimum charging level of AC Level 2
B. 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.
C. All components shall be located above the minimum flood elevation.
D. The charging station shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface.
E. Signage shall be posted at the charging station stating, "Charging Station." Signs shall have a maximum length of eighteen (18) inches.
F. 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.
G. 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 – Power Sharing	n/a	208/240 VAC 60 Hz single phase @ 32 A
Input Power Connections – Standard	One 40 A branch circuit	Two independent 40 A branch circuits
Input Power Connections – Power Sharing	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	8 W typical (standby), 15 W maximum (operation)	
Electrical Output		
AC - Standard	7.2 kW (240 VAC @ 30 A)	7.2 kW (240 VAC @ 30 A) x 2
AC - Power Sharing	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	+/- 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	
Surge Protection	6 kV @ 3000 A. In geographic areas subject to frequent thunder storms, supplemental surge protection at the service panel is recommended.	
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		
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

Q-860G 080221

Leviton Manufacturing Co., Inc.
201 N Service Rd, Melville, NY 11747
Telephone: 1-800-323-8920 • FAX: 1-800-832-9538
Tech Line: 1-800-824-3005 (M-F 8AM-10PM; Sat 9AM-7PM; Sun 9AM-5PM)

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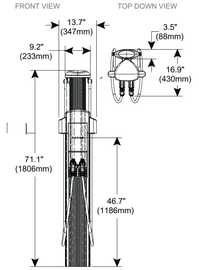
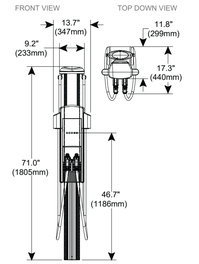
Dimensions

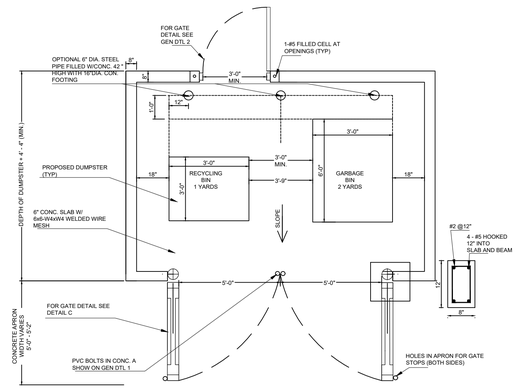
Bollard (Free-Standing) Stations



Wall Mount Stations

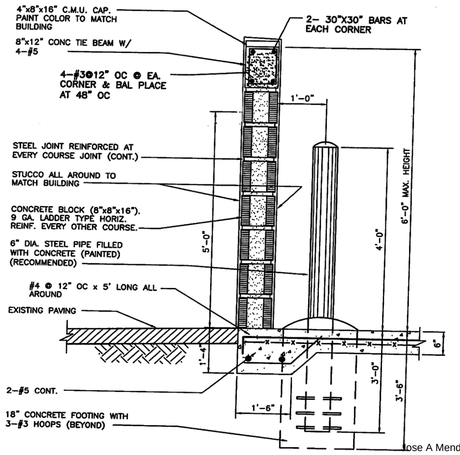


B ELECTRIC VEHICLE CHARGING STATION DETAILS
SCALE: N.T.S



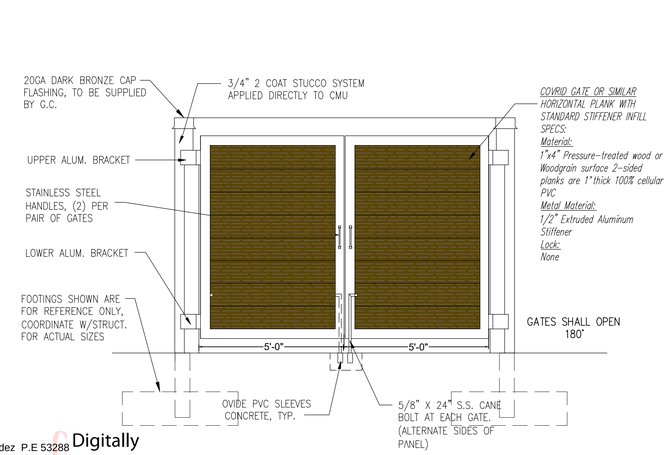
1 DUMPSTER FLOOR PLAN

C DUMPSTER ENCLOSURE DETAILS
SCALE: N.T.S



NOTES:
1. CONCRETE TIE BEAM SHALL BE CAST IN PLACE. CONC W/ fc = 3000 PSI
2. STRUCTURES LOCATED BETWEEN THE INTRACOASTAL WATERWAYS AND A1A SHALL BE CONSTRUCTED PER SHEET GEN DETAIL 5.

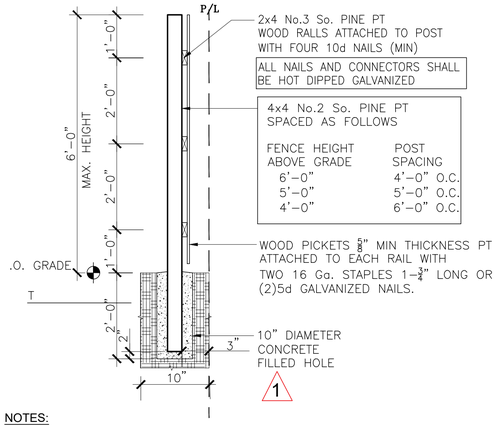
2 DUMPSTER WALL SECTION



3 DUMPSTER FRONT ELEVATION / GATE

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.01.06 13:19:57 -05'00'

CODE: FBC 2023, 8th EDITION
6'-0" MAXIMUM HEIGHT



NOTES:
1. FINISH SIDE OF ALL WOOD FENCES MUST FACE OUTWARD NEIGHBORING PROPERTY OR STREET PER ZONING CODE 33-11.
2. NO PORTION OF THE FENCE OF FOOTERS MAY ENCROACH BEYOND THE PROPERTY LINES OF THE SITE.

NOTE: POST FOUNDATION HOLE INSPECTION IS REQUIRED

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

SITE PLAN DETAILS
N.T.S

REVISIONS	BY

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Date	
Scale	AS NOTED
Drawn	
Proj.	2019-34

Drawing
SP-2

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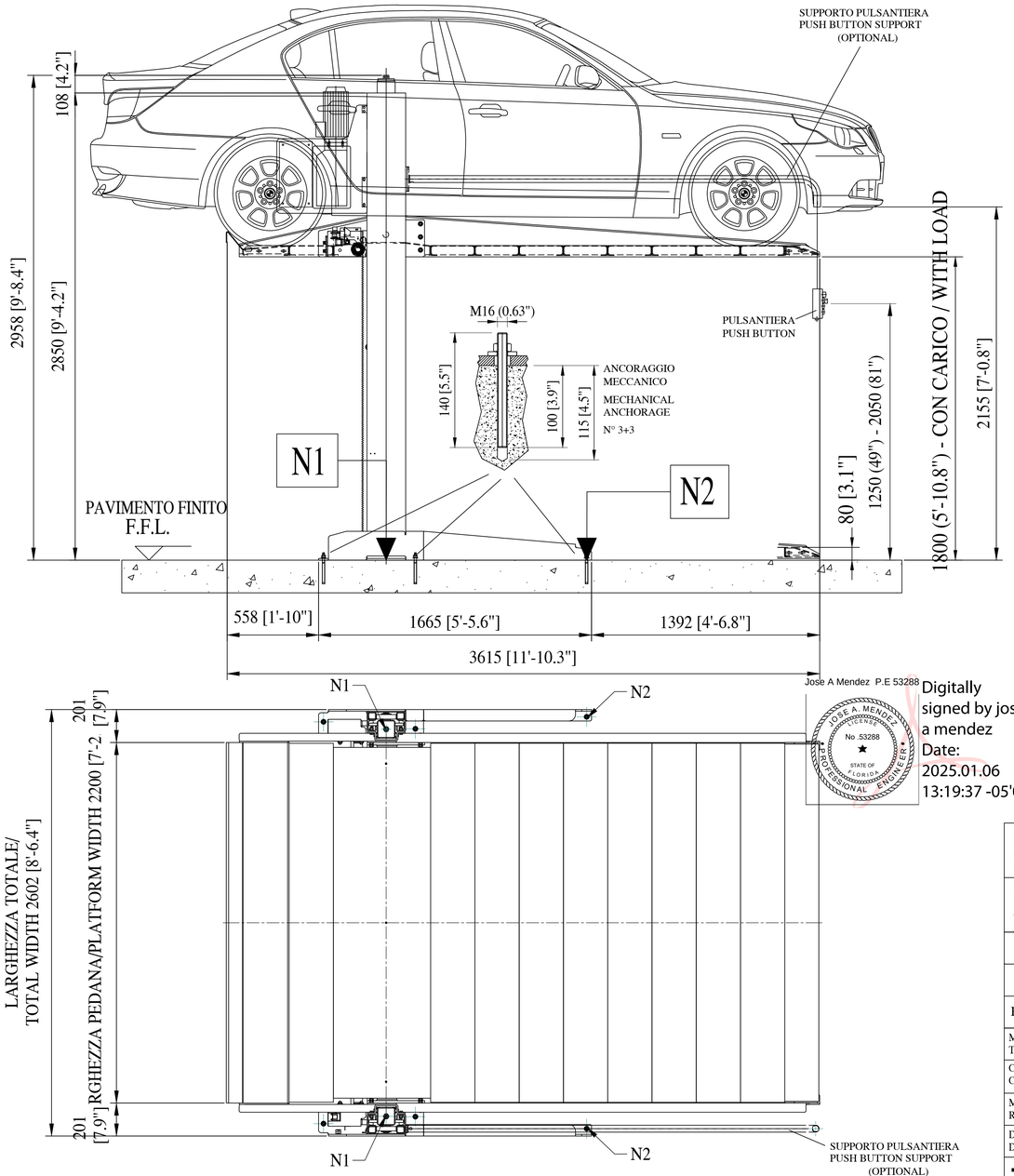
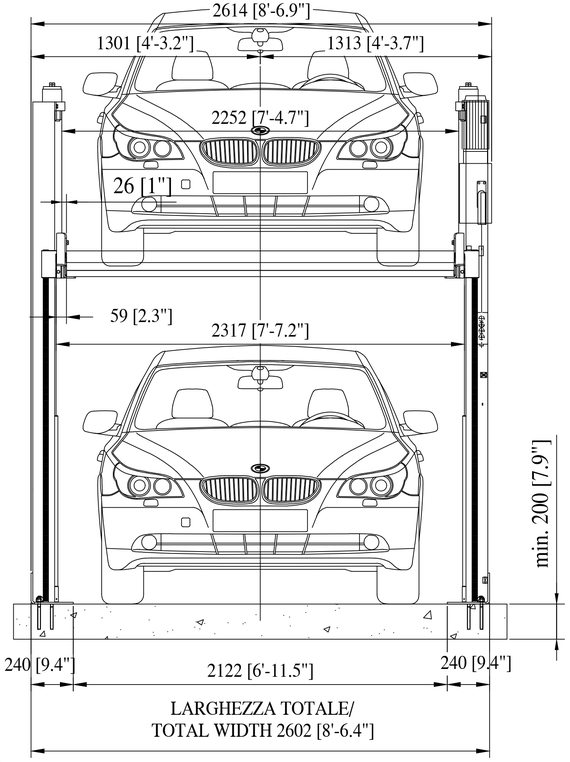
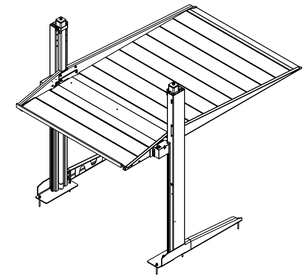
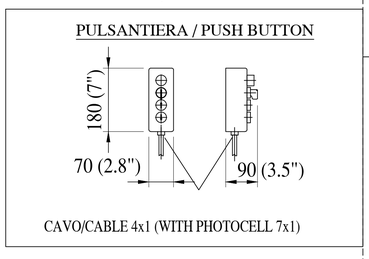




LARGHEZZE PEDANA/ PLATFORM WIDTH (mm-feet)	LARGHEZZE TOTALI/ TOTAL WIDTH (mm-feet)
2200 / 7'-2.6"	2602 / 8'-6.4"
2098 / 6'-10.6"	2500 / 8'-2.4"
1950 / 6'-4.8"	2352 / 7'-8.6"
1850 / 6'-0.8"	2252 / 7'-4.7"



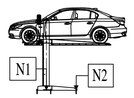
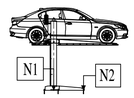


PORTATA MAX/MAX CAPACITY	2600 Kg / 5727 lb
CORSA/TRAVEL	1800 mm / 5'-10.8"
FERMATE/STOPS	2
DIAMETRO STELO/CYLINDER ROD DIAMETER	Ø32/45 - 1,26"/1,8"
AZIONAMENTO/MAIN POWER	IDRAULICO/HYDRAULIC
ALIMENTAZIONE ELETTRICA/POWER SUPPLY	208-230V 1ph 60Hz
POTENZA MOTORE/MOTOR POWER	2,2 KW
PRESSIONE OPERATIVA MIN/MIN RUNNING PRESSOURE	100 bar
PRESSIONE OPERATIVA MAX/MAX RUNNING PRESSOURE	210 bar
CORRENTE NOMINALE/NOMINAL CURRENT	23 A
CORRENTE DI SPUNTO/STARTING CURRENT	126 A
VELOCITA' MEDIA/AVERAGE SPEED	0.04 m/s - 0.13 ft/s
TIPO DI MANOVRA/ COMMAND TYPE — INTERNO/ON PLATFORM	-
TIPO DI MANOVRA/ COMMAND TYPE — ESTERNO/AT EACH FLOOR	UOMO PRESENTE/DEAD MAN

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.01.06 13:19:37 -05'00'

Pavimenti devono essere fatti in calcestruzzo (Qualità ~~min. C25~~)
Floor must to be made of concrete (Quality minimum C25)

I Carichi indicati sono Statici/Static Loads

LOADS / CASE:		
N1	1600Kg-3520lb	800Kg-1760lb
N2	600Kg-1320lb	1400Kg-3080lb

Rev.	Data / Date	Emesso / Issued by	Controllato / Checked	Approvato da / Approved by	Descrizione / Description
.	.	.	.	.	.

Modello / Type: BIPARK 26 H=1800 (5'-10.8")- PLATFORM WIDTH=2200 (7'-2.6") - MOTORE 220/1/60 2,6KW

Cliente/Rivenditore / Customer/Dealer: .
Commessa UT / Work order UT: .
Materia prima / Raw material: .
Protezione superficiale / Coating treatment: .
Descrizione / Description: LAYOUT GENERALE / GENERAL LAYOUT
Trattamento termico / Heat treatment: .

OMER®

Materiale / Material	Quantità / Quantity	Scala / Scale	Data / Date
.	.	1:30	26/10/2020

Peso totale / Total weight	Emesso / Issued by	Controllato / Checked	Approvato da / Approved by	N° Foglio / Sheet N°	Di fogli / Of sheets
1050 Kg / 2310 Lb	AG	P.L.	A.C.	1	1

FILE: J\COSTRUTTIVI\BIPARK\BIPARK26\FIGURINI\

COD. 4016012736 REV. .

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RECINZIONI, DISPOSITIVI DI SICUREZZA E PROTEZIONI DEVONO ESSERE DEFINITE DAL DIRETTORE LAVORI CONSIDERANDO IL LAYOUT FINALE E LA CONSEGUENTE ANALISI DEI RISCHI	FENCES AND SAFETY DEVICES AND PROTECTIONS HAVE TO BE DEFINED BY THE INSTALLATION MANAGER ACCORDING THE FINAL LAYOUT AND THE RELEVANT RISK ANALYS

OMER UNDERLINES THAT:
- THE LAYOUT IS VALID JUST FOR THE QUOTED DIMENSIONS
- THE OUT OF SCALE MEASURES ARE HIGHLIGHTED
- THE LAYOUT CANNOT BE USED TO EXTRACT CONSTRUCTIVE DETAILS, EXCEPT WHERE SPECIFICALLY HIGHLIGHTED

OMER DECLINES ANY RESPONSIBILITY FOR THE IMPROPER USE OF THE DGW FILE

LA OMER PRECISA CHE:
- IL LAYOUT È VALIDO SOLTANTO PER LE DIMENSIONI QUOTATE.
- LE QUOTE FUORI SCALA SONO EVIDENZIATE.
- IL LAYOUT NON È UTILIZZABILE PER RICAVARNE I DETTAGLI COSTRUTTIVI, SALVO OVE SPECIFICATAMENTE EVIDENZIATO.

LA OMER DECLINA OGNI RESPONSABILITÀ PER L'UTILIZZO IMPROPRIO DEL FILE DWG.

SITE PLAN DETAILS
N.T.S

REVISIONS	BY

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Date	
Scale	AS NOTED
Drawn	
Proj.	2019-34
Drawing	SP-3

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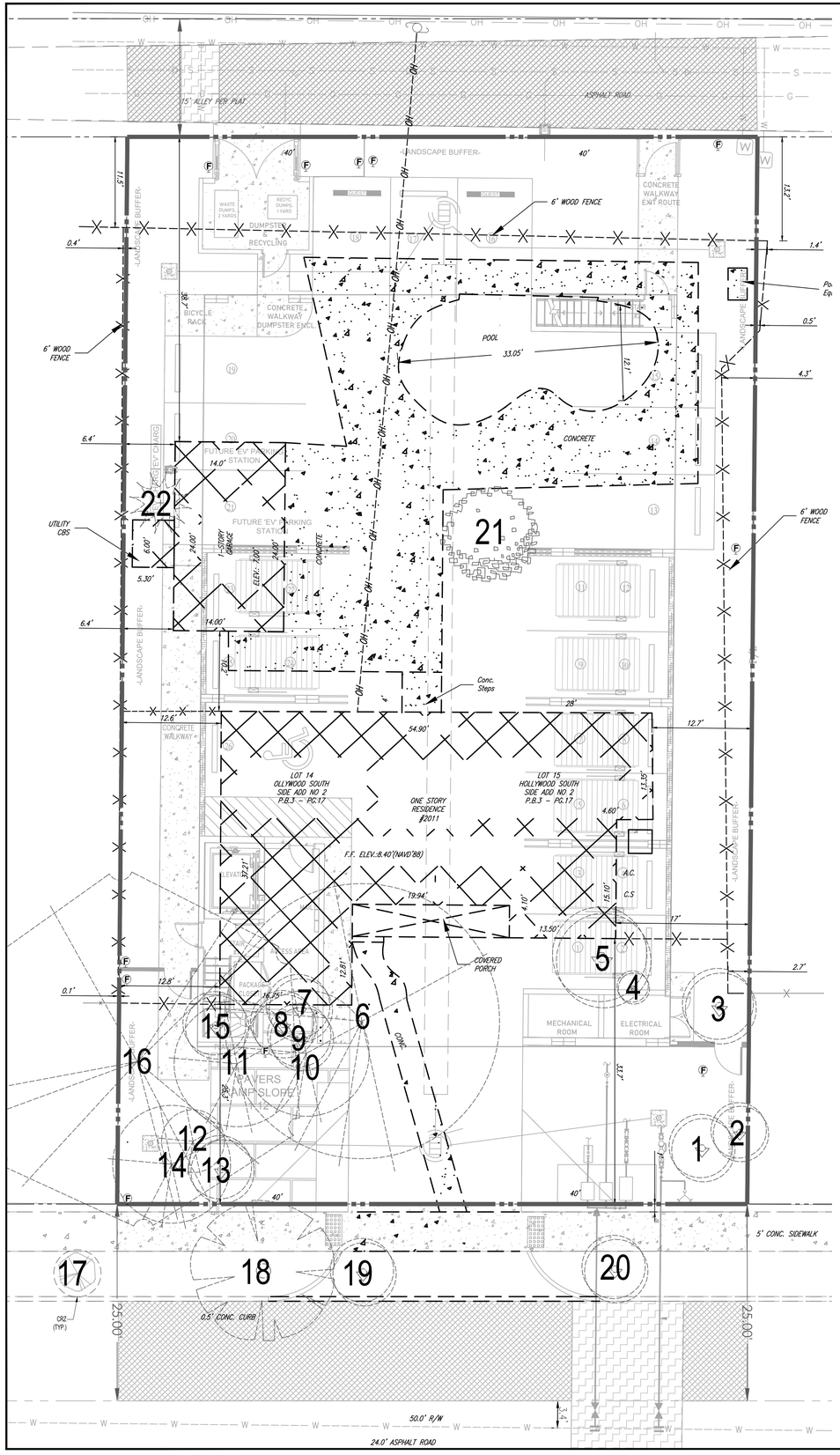


LEGEND

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:

1. ESTABLISHING TREE PROTECTION ZONES (TPZ) WITH PROPER FENCING AND SIGNAGE (SEE PROTECTION DETAIL)
2. 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
3. ENSURING THAT NO GRADE CHANGES OCCUR IN THE TREE PROTECTION ZONE, AND NO STORAGE OR DISPOSAL OF HARMFUL SUBSTANCES OCCURS IN TREE PROTECTION ZONE
4. CAREFUL HAND OR AIR EXCAVATION WITHIN THE TPZ OF ANY TREES NEAR THE WORK TO IDENTIFY AND AVOID MAJOR STRUCTURAL ROOTS AND
5. 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:

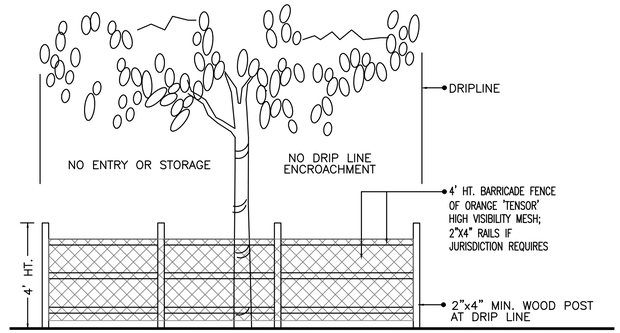
1. INCREASE THE REMAINING TPZ WHEREVER POSSIBLE TO COMPENSATE FOR THE REDUCTION OF TPZ IN ONE AREA;
2. TEMPORARILY REDUCE THE TPZ WHILE WORK IS DONE IN THE IMMEDIATE AREA AND THEN RE-ESTABLISH THE ORIGINAL SIZE OF THE TPZ AS SOON AS POSSIBLE
3. INSTALL TRUNK PROTECTIVE MATERIALS SUCH AS WOOD PLANKS AND FOAM PADS TO PROTECT FROM MECHANICAL INJURY TO BARK OR VASCULAR TISSUES
4. UTILIZE GEOTEXTILE FABRIC OR PLYWOOD ON TOP OF MULCH LAYER PER ANSI STANDARDS
5. PROPER ROOT PRUNING TECHNIQUES PER ANSI STANDARDS IF NECESSARY, AND
6. 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.

N

0 4' 8' 16'

1/8" = 1'- 0"



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

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	Ptychosperma elegans	Alexander Palm	4	28' oa	8	70%	2.5	remove	
2	Adonidia merrillii	Manila Palm	5	18' oa	7	70%	2.5	remove	
3	Ptychosperma elegans	Alexander Palm	3	23' oa	9	70%	2.5	remove	
4	Washingtonia robusta	Washington Palm	8	30' oa	4	50%	5	remove	Canopy dwarfed
5	Syagrus romanzoffiana	Queen Palm	10	12' oa	12	70%	5	remove	
6	Bauhinia blakeana	Hong Kong Orchid	8	38	35	65%	4	remove	Double Trunk
7	Ptychosperma elegans	Alexander Palm	4	25' oa	8	70%	2.5	remove	
8	Ptychosperma elegans	Alexander Palm	4	20	8	70%	2.5	remove	Double Trunk
9	Ptychosperma elegans	Alexander Palm	4	20	8	70%	2.5	remove	
10	Plumeria frangipani	Plumeria	11	22	16	70%	5.5	remove	Multi / Low branched
11	Bauhinia blakeana	Hong Kong Orchid	9	22	16	60%	5	remove	Poor structure
12	Bauhinia blakeana	Hong Kong Orchid	3	14	8	60%	5	remove	Co-Canopy
13	Adonidia merrillii	Manila Palm	4	14	8	70%	2.5	remove	
14	Bauhinia blakeana	Hong Kong Orchid	12	20	15	60%	6	remove	Triple; Co-canopy; Poor Structure
15	Ptychosperma elegans	Alexander Palm		25' oa	10	70%	2.5	remove	
16	Ficus aurea	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
17	Quercus virginiana	Live oak	2	11	5	70%	3	REMAIN	OFFSITE; NEIGHBOR'S STREET TREE
18	Roystonea regia	Royal Palm	6	18' oa	18	55%	5	remove	OFFSITE; STREET TREE; Chlorotic
19	Ptychosperma elegans	Alexander Palm	3	14	5	60%	2.5	remove	OFFSITE; STREET TREE; Chlorotic
20	Ptychosperma elegans	Alexander Palm	3	16' oa	8	70%	2.5	remove	OFFSITE; STREET TREE
21	Delonix regia	Royal Poinciana	4	11	8	70%	3	remove	Rootbound at pool deck on 2 sides
22	Leucaena leucocephala	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 &	

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PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

EXISTING TREE DISPOSITION PLAN

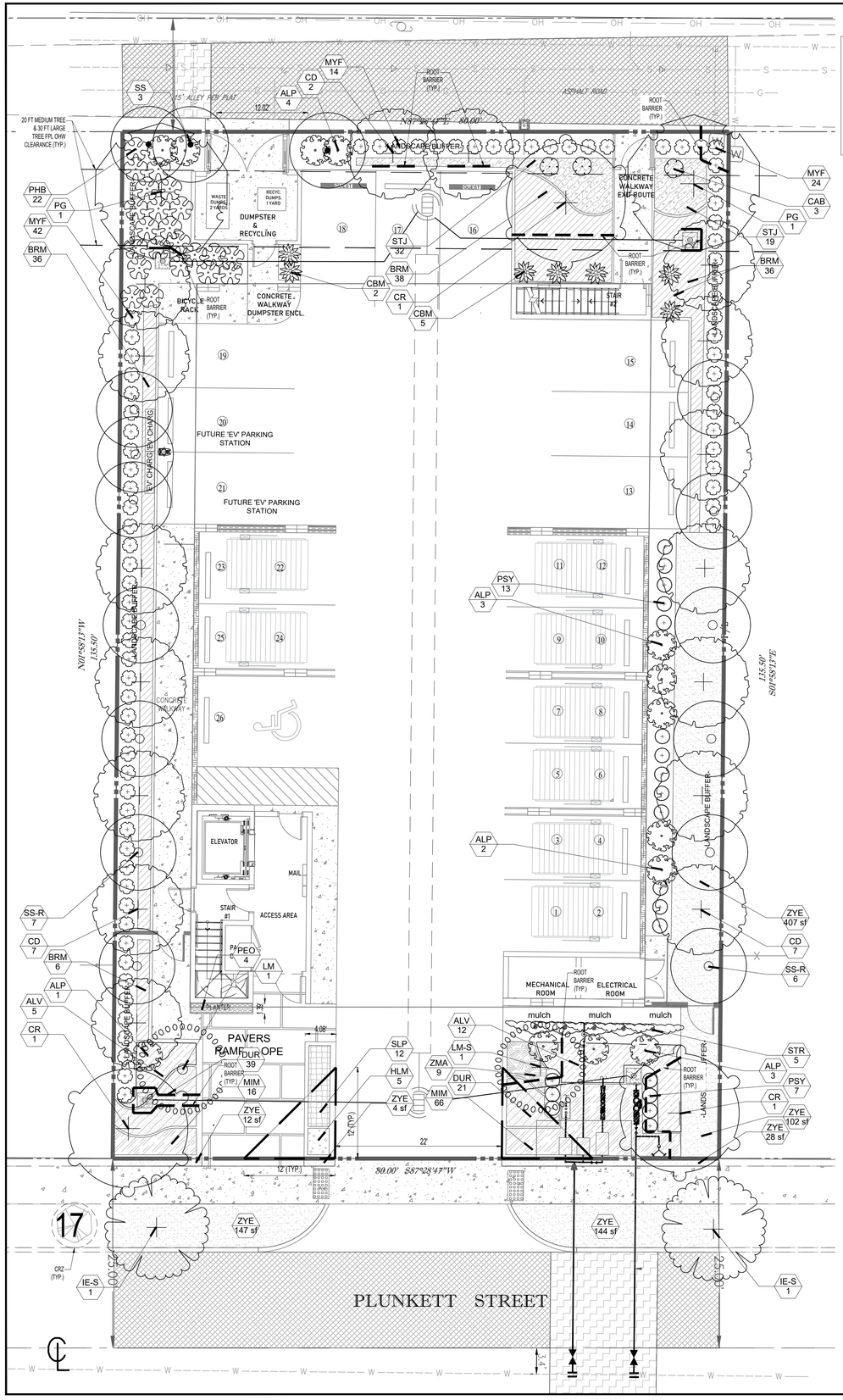
REGISTERED LANDSCAPE ARCHITECT RYAN JOHNSON KING EBRAHIMIAN LA6667324 STATE OF FLORIDA

Ryan J. King Ebrahimian
LA6667324
Ryan J. King Ebrahimian
Date: 2025.03.12
17:22:27 -04'00'

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

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-03-06

SHEET NUMBER:
L-1



PROPOSED LANDSCAPING IN ONSITE GRASS SWALES (ALONG WEST & SOUTH PROPERTY LINES) WILL NOT IMPEDE ONSITE RUNOFF RETENTION DRAINAGE REQUIREMENTS. PLANTINGS SHALL BE ADJUSTED SO THAT THE TOE OF SLOPE FOR PROPOSED SWALES SHALL REMAIN UNOBSTRUCTED TO ALLOW FOR FREE FLOW OF STORM WATER

ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 2 FEET AND 6.5 FEET ABOVE GROUND LEVEL

EXTRA TREES & PALMS ABOVE SITE CODE MINIMUM ARE BEING PROVIDED FOR TREE MITIGATION PURPOSES. SEE PLANS & CODE COMPLIANCE CHART

100% IRRIGATION COVERAGE SHALL BE PROVIDED. SEE IRRIGATION PLAN SHEETS IR-1 & IR-2.

N

0 4' 8' 16'

1/8" = 1'- 0"

CITY OF HOLLYWOOD: CODE COMPLIANCE CHART

ARTICLE 4, SEC. 4.6.B.: REGIONAL ACTIVITY CENTER DISTRICT, GENERAL LANDSCAPE REGULATIONS

2011 PLUNKETT STREET - HOLLYWOOD, FL

NET SITE AREA: 10,839.50 SF (0.25 AC)
PERVIOUS AREA: 2,969.22 SF (0.07 AC)
ZONING DISTRICT: PS-1 / RAC

SEC. 3 MATERIAL SPECIFICATIONS
Trees: ***12' ht, 4" DBH Min.***
Palm: ***6' ct Min.; @3:1, max. 50% of required trees*** ***Shrubs:*** ***24" ht. Min.***

		REQUIRED	PROVIDED
SEC. 4.22.I.2.(b) AT-GRADE PARKING LOT SETBACK REQUIREMENTS			
Front - 10 ft setback; *Side/Interior* - 5 ft setback; *Alley* - 5 ft setback			*Complies*
SEC. 4.6.B. PS-1 DISTRICT BUILDING SETBACK REQUIREMENTS			
Front - 20 ft setback; *Side/Interior* - 10 ft setback; *Rear* - 20 ft setback			*Complies*
PERIMETER LANDSCAPE			
(1) Street Tree / 30 lf of street frontage of property where in said improvements are proposed			
Plunkett St.: 80 lf	*(80 lf/30)*	**3 STREET TREES**	**3 STREET TREES**
Residential Uses shall provide 5 ft landscape buffer within required setback areas with (1) Tree / 20 lf of required buffer area			
Plunkett St.: 80 lf - 22 lf driveway = 58 lf (10 ft setback)	*(58 lf/20)*	**3 TREES**	**3 TREES**
West: 135.50 lf (10 ft setback)	*(135.50 lf/20)*	**7 TREES**	**7 TREES**
East: 135.50 lf (10 ft setback)	*(135.50 lf/20)*	**7 TREES**	**7 TREES**
When abutting or across an alley from a residential zoning district provide a perimeter landscape buffer with (1) Tree / 20 lf of required buffer area			
North: 80 lf - 12.02 lf Refuse Enclosure width = 67.98 lf	*(67.98 lf/20)*	**3 TREES**	**3 TREES**
PARKING LOT & VUA LANDSCAPING			
Sec. 2.11: Parking lots w/ less than 6 spaces shall provide a 5' setback to a property line. Terminal islands are not required. *(2 spaces outside of parking garage structure)*			*Complies*
5 ft Landscape Buffer with min. 42" ht landscape element along perimeter			*Complies*
OPEN SPACE			
PS-1 Districts: 20% min. of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.	*(10,839.50 sf X 20%)*	2,167.9 SF	2,969.22 SF
(1) Tree / 1,000 sf of Pervious Area of property in addition to VUA trees	*(2,730.15 sf / 1000)*	**3 TREES**	**3 TREES***
TREE MITIGATION			
Inch: Inch DBH replacement for removed Canopy Trees: *107 Inches DBH & [13] Palms to be Removed/to be Replaced*		**13 PALMS & $18,725 TREE FUND CONTRIBUTION FOR MITIGATION**	**13 PALMS & $18,725 TREE FUND CONTRIBUTION FOR MITIGATION**
Palm:Palm replacement for removed Palms: 13 Palms provided			
107" DBH - 0" DBH Replaced = 107" / 2" = (53.5) Replacement Tree Deficit			
(53.5) TREES X $350 = $18,725 TREE TRUST FUND CONTRIBUTION			
TOTAL TREES:		**30 TREES**	**30 TREES**
60% NATIVE TREES:		**18/30 (60%)**	**26/30 (86.7%)**
50% NATIVE SHRUBS:		**253/506 (50%)**	**427/506 (84.4%)**

*** INCLUDES (1) TREE FROM [3] PALMS @3:1** **NOTE: 100% DROUGHT TOLERANT TREES & SHRUBS PROVIDED**

TOTAL TREE SUMMARY
3 STREET TREES
4 TREES FROM [13] REPLACEMENT PALMS @3:1
20 BUFFER TREES
3 OPEN SPACE TREES INCL. [3] PALMS @3:1
30 TREES TOTAL

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
CD	16	Pigeon Plum	Coccoloba diversifolia	B & B	4" DBH	16` Ht	6-7`	Yes	High	5` CT
CR	3	Autograph Tree	Clusia rosea	B & B	4" DBH	14` Ht	6-7`	Yes	High	6` CT; STD
LM	1	Muskogee Crape Myrtle	Lagerstroemia fauriei `Muskogee`	B & B	4" DBH	16` Ht	7-8` spr,	No	High	6` CT; STD
PG	2	Fern Pine	Podocarpus gracilior	FG/B&B	4" DBH	15` Ht	7`	No	High	5` CT
REPLACEMENT PALMS										
SS-R	13	Cabbage Palmetto	Sabal palmetto	B & B		12-14` ht.		Yes	High	8' CT Min.; No hurricane cut
PALM TREES										
SS	3	Cabbage Palmetto	Sabal palmetto	B & B		12-14` ht.		Yes	High	8' CT Min.; No hurricane cut; @3:1
STREET TREES										
IE-S	2	Eagleston Holly	Ilex x attenuata `Eagleston`	FG/B&B	4"Cal	14-16` ht.	6`	Yes	High	5-6` CT
LM-S	1	Muskogee Crape Myrtle	Lagerstroemia fauriei `Muskogee`	B & B	4" DBH	16` Ht	7-8` spr,	No	High	6` CT; STD
CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SHRUBS										
ALP	13	Red Ginger	Alpinia purpurata	7 gal	As Shown	60-72"	24-30"	No	High	Shade Grown; Flowering
CAB	3	American Beautyberry	Callicarpa americana	n/a	24"	20"-24"	18-24"	Yes	High	Bush; Low branched; Full
CBM	7	Black Magic Ti Plant	Cordyline fruticosa `Black Magic`	NA	As Shown	30"	18-24"	No	High	
MYF	80	Simpson`s Stopper	Myrcianthes fragrans 'compacta'	NA	24"	24"	18"	Yes	High	Full to Base
PHB	22	Cut Leaf Philodendron	Philodendron bipinnatifidum	NA	36"	24"	30"	No	High	
PSY	20	Wild Coffee	Psychotria nervosa	NA	24"	24"	18"	Yes	High	Full to Base
STR	5	White Bird of Paradise	Strelitzia nicolai	45 gal	As Shown	8-10`	6-7`	No	High	
SHRUB AREAS										
ALV	17	Variegated Shell Ginger	Alpinia zerumbet `Variegata`	7 gal.	36"	24-30"	24"	No	High	
GROUND COVERS										
BRM	167	Baby Rubber Plant 'Marble'	Peperomia obtusifolia 'Marble'	n/a	20"	8-10"	14-16"	Yes	High	Shade Grown; Variegated
DUR	60	Saphire Showers	Duranta erecta `Saphire Showers`	n/a	15"	14-16"	16"-18"	Yes	High	
HLM	5	Spider Lily	Hymenocallis latifolia	n/a	18"	16"-18"	18"	Yes	High	
MIM	82	Sunshine Mimosa	Mimosa strigillosa	1 gal.	18"	6"	8-10"	Yes	High	Full
PEO	4	Baby Rubber Plant	Peperomia obtusifolia	n/a	20"	8-10"	12"	Yes	High	
SLP	12	Light Yellow Ground Orchid	Spathoglottis plicata `Light Yellow`	1 gal.	20"	16"-18"	18"	No	High	Full
STJ	51	Blue Porterweed	Stachytarpheta jamaicensis	n/a	20"	16"	16-18"	Yes	High	
ZMA	9	Coontie	Zamia integrifolia	n/a	20"	16"-18"	12"	Yes	High	
SOD/SEED										
ZYE	844 sf	Emerald Zoysia	Zoysia japonica `Emerald`	n/a					High	Solid Sod

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2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

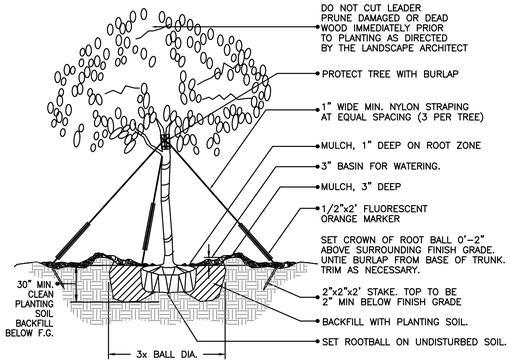
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT RYAN KING EBRAHIMIAN LA6667324 STATE OF FLORIDA
Ryan J. King Ebrahimian
Date: 2025.05.12 12:22:20 -04'00'

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

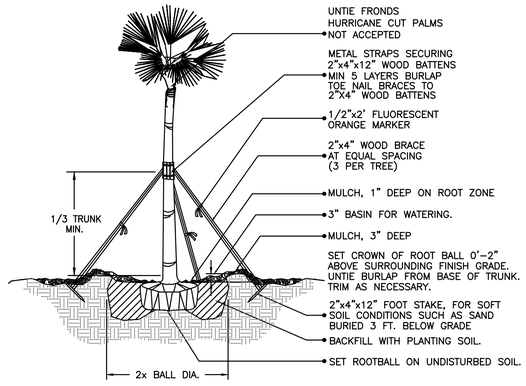
DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-12

SHEET NUMBER: L-2



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

N.T.S.



SABAL PALM PLANTING DETAIL

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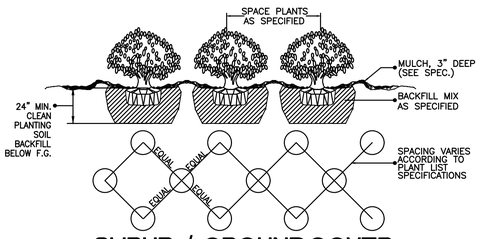

SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

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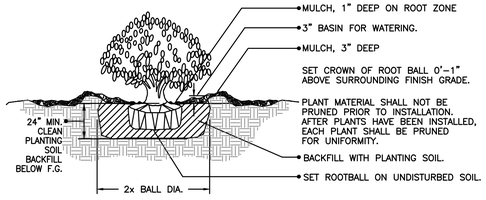


SHRUB PLANTING DETAIL

N.T.S.

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

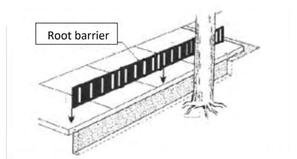
Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly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

N.T.S.

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 DRIPLINES 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 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/ LIMEROCK 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 POWERLINES, 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 AREREQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF 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.
23. 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.
24. 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.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. 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.
27. 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.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6" ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace
Cutler Bay, FL 33157
(754)234-1024

REVISIONS / SUBMISSIONS

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

PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

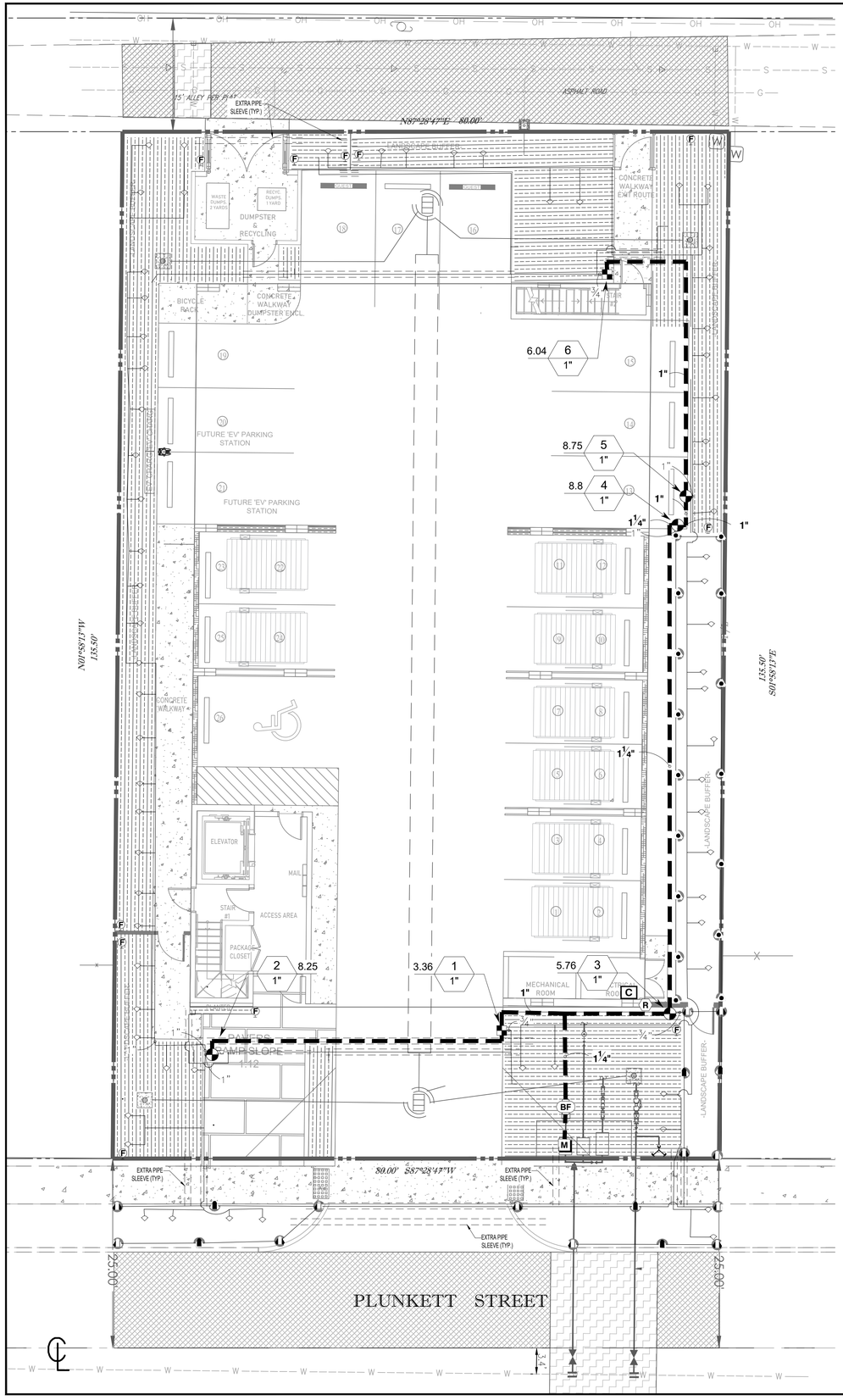
LANDSCAPE DETAILS & NOTES

REGISTERED LANDSCAPE ARCHITECT RYAN JOSHUA KING EBRAHIMIAN STATE OF FLORIDA
Ryan J. King Ebrahimian
LA6667324 Ryan J. King Ebrahimian
Date: 2025.05.12 12:14:04 -04'00'

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

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-03-06

SHEET NUMBER:
L-3



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST SST RST	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
14 ADJ 14 F	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
1401 1402 1404 1408	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT.	68	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	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
	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
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	11
	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.	1,412 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	4
BF	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
C	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
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1" New 1" Meter & 1.5" HDPE SDR 9 Service Line w/ City Water	1
	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.	1,083 lf
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	196.8 lf
	Pipe Sleeve: PVC Schedule 80	266.0 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2025-03-06 20:26
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:	0.68 PSI
Fittings Loss:	0.07 PSI
Elevation Loss:	0 PSI
Loss through Valve:	8.04 PSI
Pressure Req. at Critical Station:	48.8 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	2.58 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:	57.6 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	0.38 PSI

N

0 4' 8' 16'

1/8" = 1'- 0"

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	3.36	28.0	40	45.4	52.2	0.42 in/h
2	Rain Bird PEB	1"	Bubbler	8.25	69.4	30	33.7	41.0	0.94 in/h
3	Rain Bird PEB	1"	Turf Rotary	5.76	17.3	45	47.6	54.7	1.04 in/h
4	Rain Bird PEB	1"	Turf Rotary	8.8	82.8	45	47.4	55.9	1.12 in/h
5	Rain Bird PEB	1"	Bubbler	8.75	87.7	30	32.7	41.2	0.96 in/h
6	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	6.04	130.8	40	48.8	57.6	0.42 in/h
	Common Wire				196.8				

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZLF-100-PRF	Area for Dripline	0.42 in/h	1	143	480	
2	Rain Bird PEB	Bubbler	0.94 in/h	1	65	536	
3	Rain Bird PEB	Turf Rotary	1.04 in/h	1	58	334	
4	Rain Bird PEB	Turf Rotary	1.12 in/h	1	54	475	
5	Rain Bird PEB	Bubbler	0.96 in/h	1	63	551	
6	Rain Bird XCZ-100-PRB-COM	Area for Dripline	0.42 in/h	1	144	870	
		TOTALS:			527	3,247	

GENERAL IRRIGATION NOTES:

1. 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 57.6 PSI
   DESIGN STATIC WATER PRESSURE 60 PSI
   MAXIMUM SYSTEM DEMAND 25 GPM
2. 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 REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
3. 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.
4. 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.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. 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.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
   1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, 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.
   2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
   3. PVC PIPE FITTINGS: ASTM D2241 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.
      A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
      B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
   4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
   5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE. HEIGHT AS REQUIRED FOR 100% COVERAGE.
   6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICE KIT.
9. 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.
10. 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 MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS 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.
12. 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.
13. 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.
14. 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 SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
15. 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.
16. 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.
17. MANUFACTURERS 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.
18. 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.
19. 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.

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace
Cutler Bay, FL 33157
(754)234-1024

REVISIONS / SUBMISSIONS

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PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

IRRIGATION PLAN

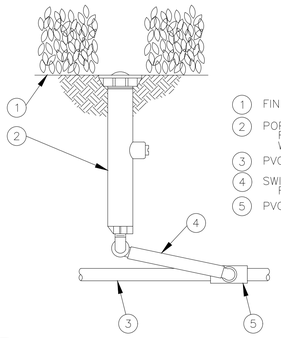
REGISTERED LANDSCAPE ARCHITECT RYAN J. KING EBRAHIMIAN STATE OF FLORIDA

Ryan J. King Ebrahimian LA6667324 Ryan J King Ebrahimian Date: 2025.05.12 12:08:07

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

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-05-12

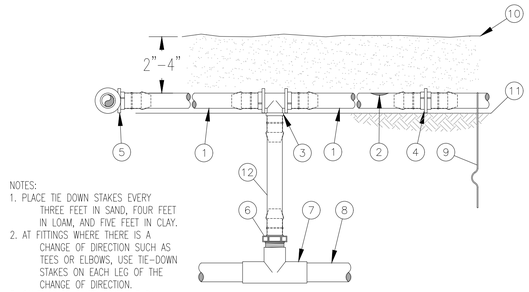
SHEET NUMBER:
IR-1



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

A 1806 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE
N.T.S.

S-1806Rotary-SP.DWG



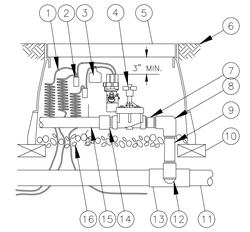
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

B XFD ON-SURFACE DRIPLINE RISER ASSEMBLY
N.T.S.

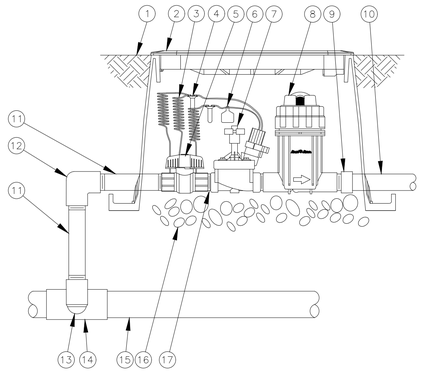
12-18-2012

LA PLANS



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

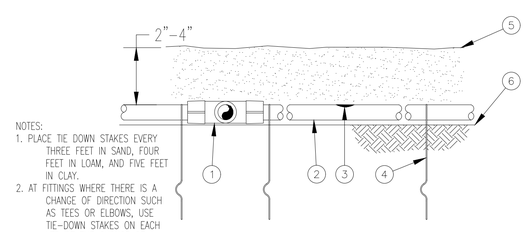
C ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

D XCZ-PRB-100-COM 1" COMMERCIAL CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1
N.T.S.

1-25-10



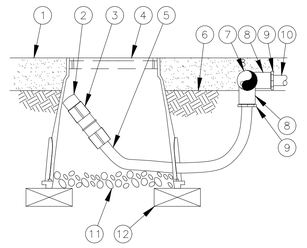
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

E XFD ON-SURFACE DRIPLINE AT GRADE
N.T.S.

12-18-2012

LA PLANS



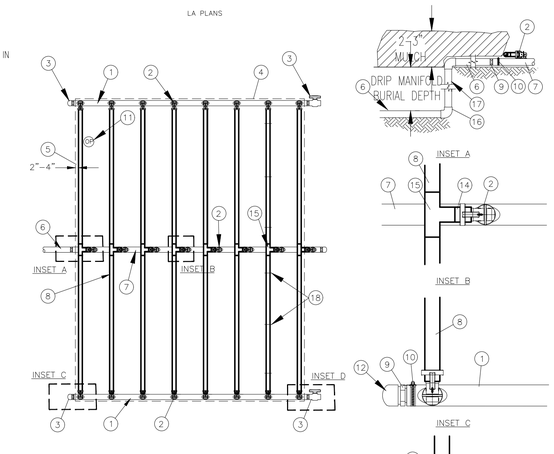
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

F XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS
N.T.S.

12-18-2012

LA PLANS



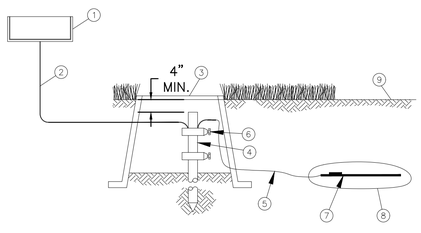
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

1. QF-FLUSH HEADER
2. PRE-INSTALLED BARB FITTING
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
4. PERIMETER OF AREA
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
6. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
7. QF-SUPPLY HEADER
8. RAIN BIRD XFD SERIES DRIPLINE (TYPICAL)
9. MALE ADAPTER INSERT
10. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
11. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
12. PVC SCH 40 CAP
13. PVC SCH 40 BALL VALVE
14. RAIN BIRD XF SERIES BLANK TUBING
15. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
16. PVC SCH 40 ELL (TYPICAL)
17. PVC SCH 40 RISER PIPE
18. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

H XFD ON-SURFACE DRIPLINE CENTER FEED LAYOUT QF HEADER
03-31-2015

N.T.S.

LA PLANS



1/14/04

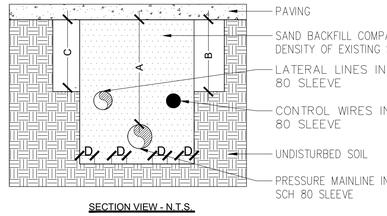
N-1400 ON RISER.dwg

1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

J CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT
N.T.S.

6-15-10

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG



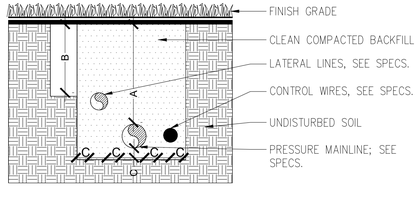
SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

K SLEEVE INSTALLATION
N.T.S.



SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

L PIPE INSTALLATION
N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

I WIRE CONNECTION
N.T.S.

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace
Cutler Bay, FL 33157
(754)234-1024

REVISIONS / SUBMISSIONS

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

PHASE:

CLIENT:

PLUNKETT APT.
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

IRRIGATION DETAILS & NOTES

REGISTERED LANDSCAPE ARCHITECT RYAN JOSHUA KING EBRAHIMIAN LA6667324 STATE OF FLORIDA
Ryan J. King Ebrahimian
Digitally signed by Ryan J. King Ebrahimian
Date: 2025.03.10 21:56:34 -04'00'

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

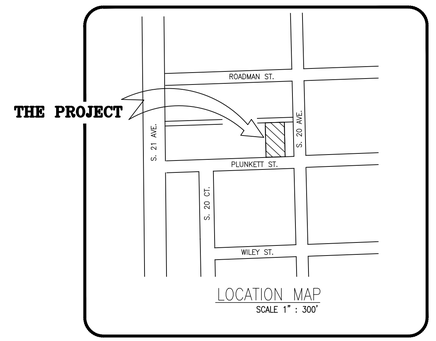
DRAWN BY:	RJK
CHECKED BY:	
DATE:	2025-03-06

SHEET NUMBER:
IR-2

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

ENGINEERING NOTES:

1. 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.
2. 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.
3. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISITING 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.
4. 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.
5. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
6. 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.
7. 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.
8. 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.
9. 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.
10. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. 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.
12. 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.
13. 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.
14. ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
15. ALL WORK SHALL MEET CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.
16. WATER TABLE PER BROWARD COUNTY PLATE IS 1.50 NAVD.
17. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988
18. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
19. 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.
20. 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.
21. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY ARTURO R. TOIRAC PROFESSIONAL LAND SURVEYOR.
22. 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
23. SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
24. DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.



LOCATION MAP
SCALE 1" : 300'

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

PARCEL ID # 5142 22 10 0100

S 22-T 51-R42

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
PD-5	CARS TURNING

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 LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN ABARCA
DN: c=US, o=AB ENGINEERS INC, dnQualifier=A01410C00000188286 B8E5A0004ED22, cn=MARVIN ABARCA
Date: 2025.04.06 10:34:26 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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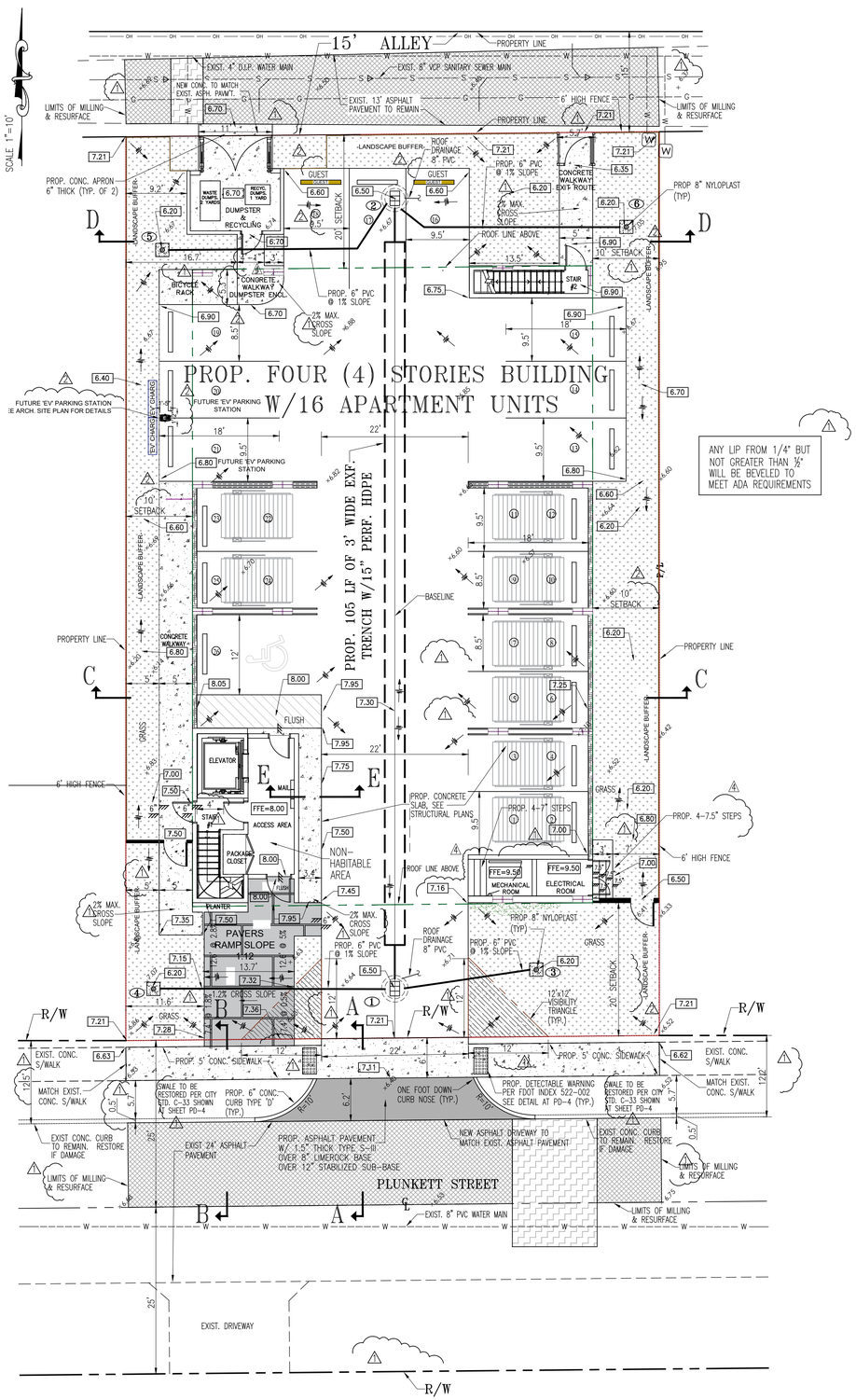
REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES, FL 33014
PHONE: 305 720 8187
marvin@abengineers.net

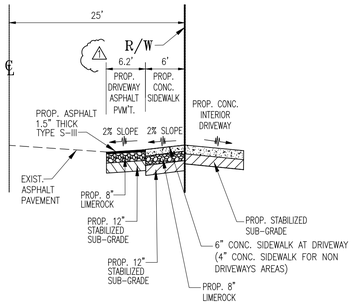
SITE ADDRESS:
2011 PLUNKETT STREET
HOLLYWOOD, FL 33020

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

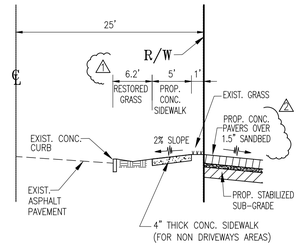
DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 1
CS-PD
OF 6 SHEETS
DATE : JULY 2024
PROJ. :



ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS



SECTION A–A
N.T.S.



SECTION B–B
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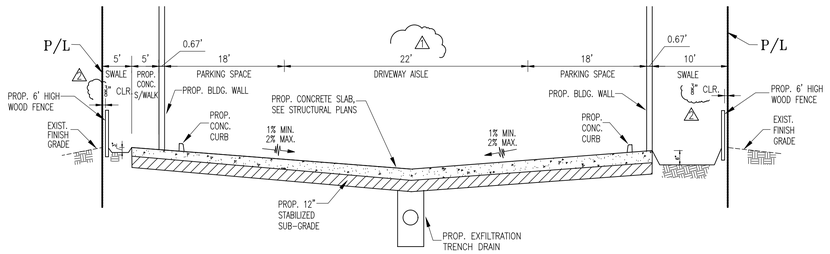

SECTION C–C
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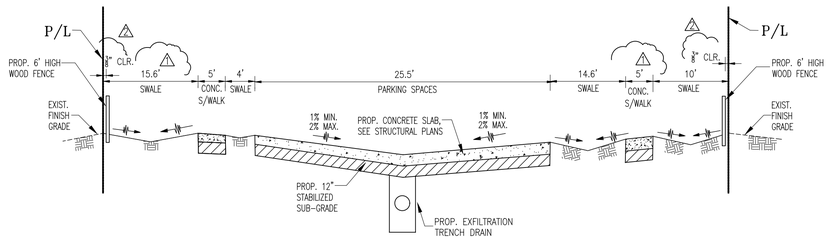
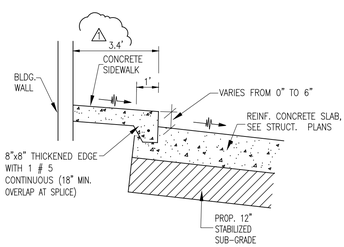


SECTION D–D
N.T.S.



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

CALL 48 HOURS BEFORE YOU DIG

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LEGEND:

- PROPOSED CONCRETE/SIDEWALK DRIVEWAY
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED ASPHALT PAVEMENT WITHIN PUBLIC ROAD
- PROPOSED MILLING & RESURFACE
- PROPOSED RESTORED ASPHALT PAVEMENT
- PROPOSED GRASS
- XX — EXISTING ELEVATION
- 7.60 — PROPOSED ELEVATION
- F.F.E. = XXX — PROPOSED FINISH FLOOR ELEVATION
- PROPOSED EXFILTRATION TRENCH W/ CATCH BASIN
- PROPOSED DRAINAGE NYLOPLAST
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED FLOW OF RUNOFF
- OH — OH — EXISTING OVERHEAD LINE
- W — W — EXISTING WATER MAIN LINE
- S — S — 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

NOTES ABOUT PAVEMENT:

a. CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY SHALL 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.

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

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MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN J. ABARCA
DN: c=US, o=AB ENGINEERS INC, ou=Qualifier=A01410C000001865E4A000483232, cn=MARVIN ABARCA
Date: 2025.04.06 10:35:00 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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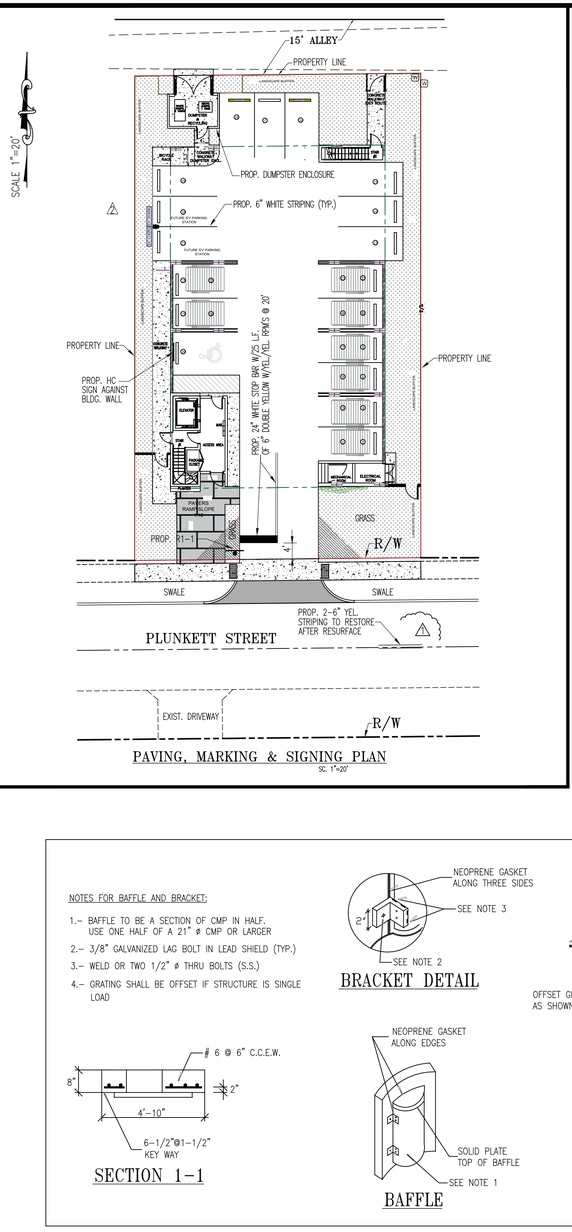
REVISIONS
1 CITY COMMENTS 10-14-24
2 CITY COMMENTS 1-7-25
3 CITY COMMENTS 3-26-25
4 CITY COMMENTS 4-3-25

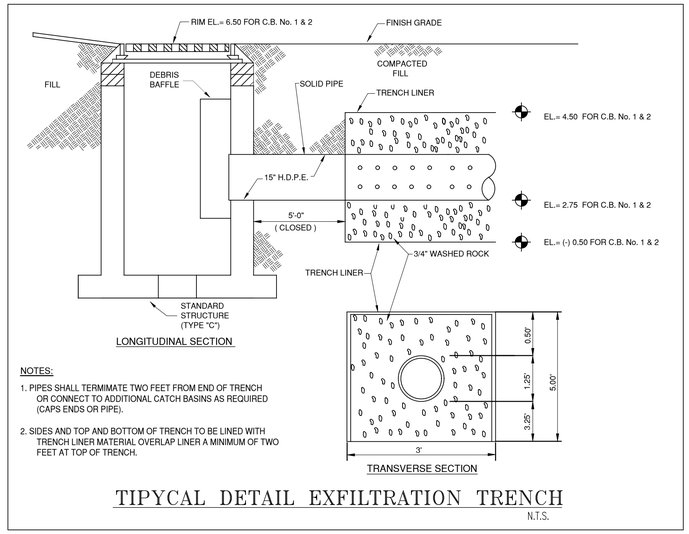
AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7884
2015 N.W. 79th Ave Suite C, MIAMI LAKES FL 33014
PHONE: 305.720.1187
marvin@abengineers.net

DRAWING NAME : PAVING & DRAINAGE PLAN/CROSS SECTIONS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2015 PLUNKETT STREET HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 2
PD-1
OF 6
DATE : 08-14-2024
PROJ. :



PAVING, MARKING & SIGNING PLAN
SC. 1"=20'



LONGITUDINAL SECTION

TRANSVERSE SECTION

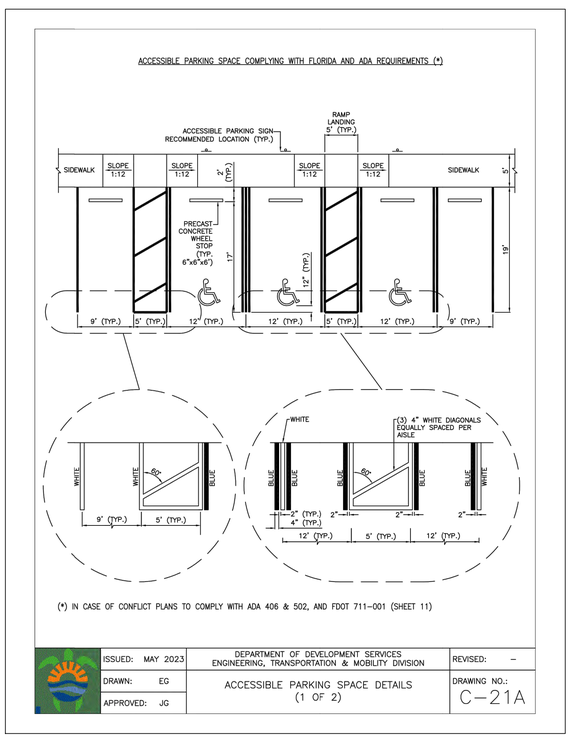
NOTES:

1. PIPES SHALL TERMIMATE TWO FEET FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED (CAPS ENDS OR PIPE).
2. SIDES AND TOP AND BOTTOM OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL OVERLAP LINER A MINIMUM OF TWO FEET AT TOP OF TRENCH.

TIPYCAL DETAIL EXFILTRATION TRENCH
N.T.S.

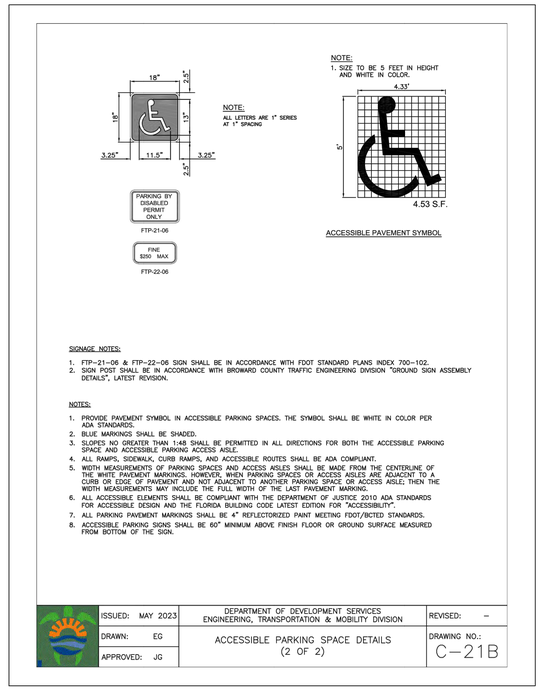
STRUCTURE DRAINAGE DATA

STRUCT. NUMBER	TYPE OF STRUCT. FRAME/GRATE	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM STRUCT. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)	PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
1	USF-4700-6223 W/HINGES CATCH BASIN	48"ø	6.50	3.25(N) 2.90(E,W) 3.10(NE)	(-)0.60	(-)0.50	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"ø	6.50	3.25(S) 3.30(SE) 3.30(SW) 3.10(E)	(-)0.25	(-)0.50	–	–	–	–	15 6 8	H.D.P.E P.V.C P.V.C	(S)
3	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.10 (SW)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
4	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.20(N&E)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
5	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.70(E)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
6	NYLOPLAST DRAIN BASIN	8"ø	6.20	3.70(W)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)		DRAWING NO.: C-21A
APPROVED: JG			



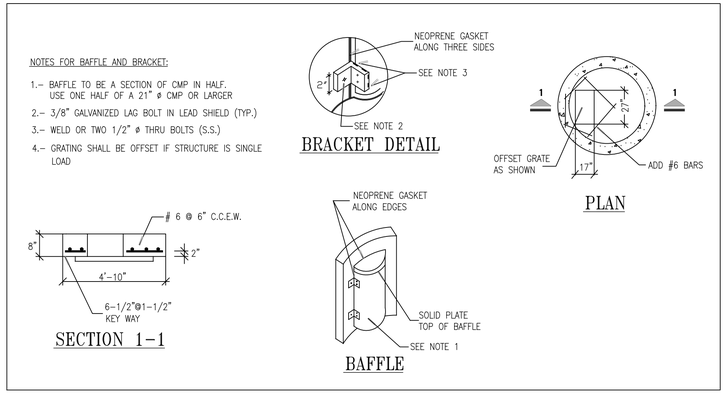
SIGNAGE NOTES:

1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

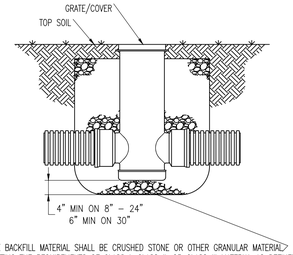
NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)		DRAWING NO.: C-21B
APPROVED: JG			

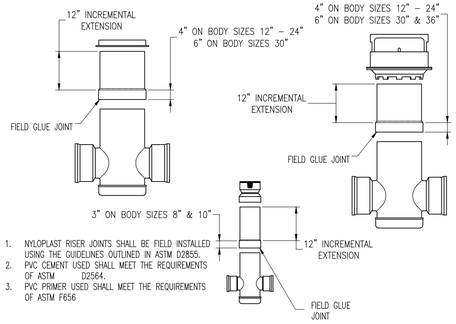


NON TRAFFIC INSTALLATION



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

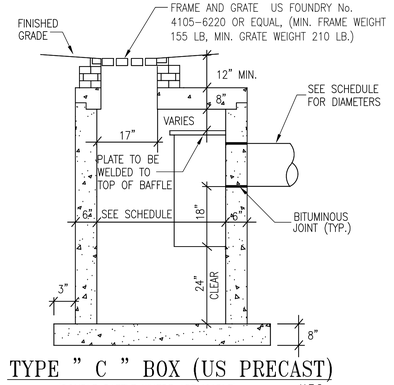
NYLOPLAST RISER EXTENSION:



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656

NOTE FOR CATCH BASIN GRATES:

CONTRACTOR TO PROVIDE ON ALL CATCH BASINS HINGED FRAME GRATES



TYPE " C " BOX (US PRECAST)
(DOUBLE BAFFLE WHERE APPLICABLE)
N.T.S.

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DN: c=US, o=AB ENGINEERS INC, dnQualifier=A01410C000001682DB5BE3000ED22, cn=MARVIN J. ABARCA
Date: 2025.04.06 10:35:24 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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REVISIONS

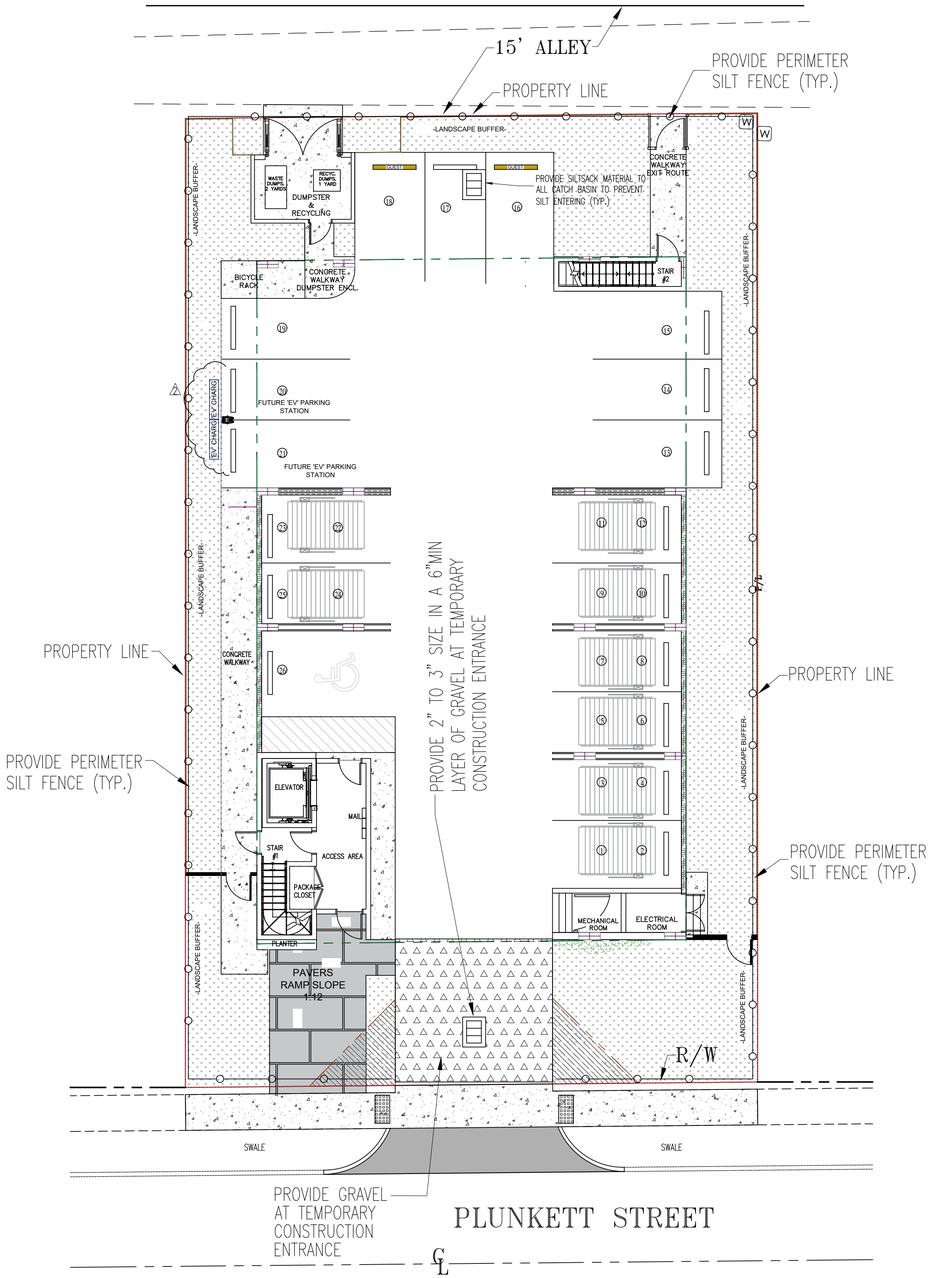
⚠1 CITY COMMENTS 01-7-25

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

DRAWING NAME : PAVEMENT MARKING & SIGNING - DRAINAGE DETAILS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2011 PLUNKETT ST. HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

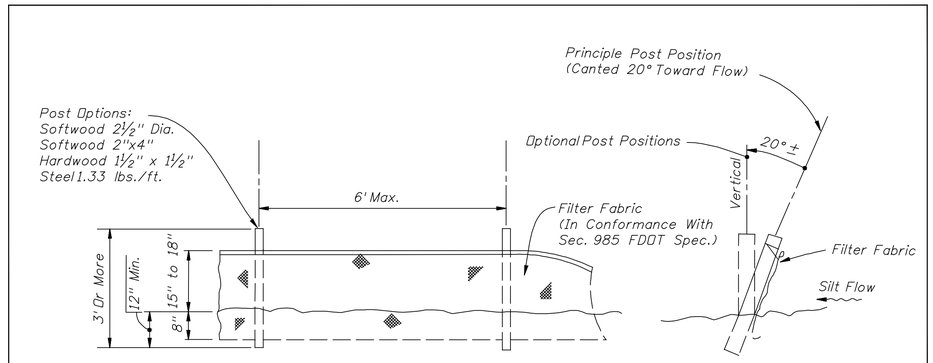
DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 3
PD-2
OF 6 SHEETS
DATE : 08-14-2024
PROJ. :

SCALE 1"=10'



EROSION & SEDIMENTATION PLAN

SC. 1"=20'



SILT FENCE AT PROPERTY LINE DETAIL

N.T.S.

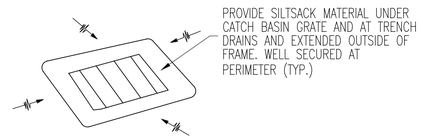
NOTES:

1.– WHERE USED, SILT FENCE IS TO BE CONSTRUCTED ON 0% GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

2.– DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

3.– FOR GRAVEL, ¾" MAX. SIZE CAN BE USED OR BALLAST ROCK USUALLY CALLED WASHED ROCK MAY SUBSTITUTE THE GRAVEL.

4.– PROTECTION ON CATCH BASINS, USE HEAVY DUTY FILTER FABRIC POLYETHYLENE REMOVABLE.



SILT SACK FOR CATCH BASINS

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DN: c=US, o=AB ENGINEERS INC, dnQualifier=A01410C000001B3B68BE5AD0E6D22, cn=MARVIN ABARCA
Date: 2025.04.06 10:35:45 -04'00'

MARVIN J. ABARCA
P.E. No. 49529

4–6–2025

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REVISIONS

1 CITY COMMENST 1-7-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7884
15155 S.W. 46 ST. SUITE C. MIAMI LAKES FL 33014
PHONE: (786) 452 2115
marvin@abengineers.net

SITE ADDRESS:
2011 PLUNKETT ST.
HOLLYWOOD, FL 33020

DRAWING NAME : SEDIMENT & EROSION CONTROL PLAN

PROJECT : PLUNKETT APARTMENTS

PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.

DRAWN : M.P.

SCALE : INDICATED

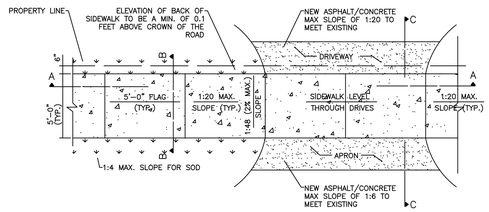
SHEET : 4

PD-3

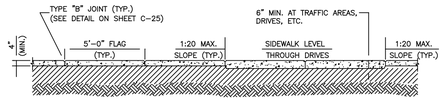
OF 6 SHEETS

DATE : 08-14-2024

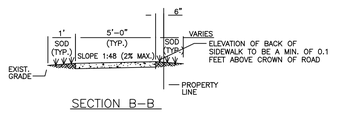
PROJ. :



PLAN



SECTION A–A

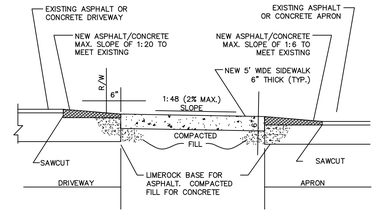


SECTION B–B

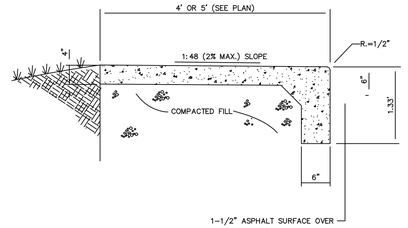
NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C–23
	APPROVED: JG		

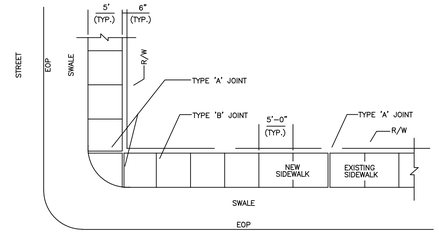


SECTION C–C

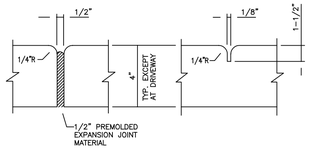


SIDEWALK WITH CURB

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C–24
	APPROVED: JG		



PLAN



TYPE 'A' TYPE 'B'

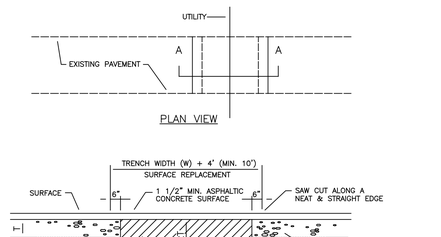
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

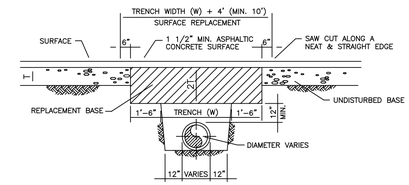
NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25
	APPROVED: JG		



PLAN VIEW

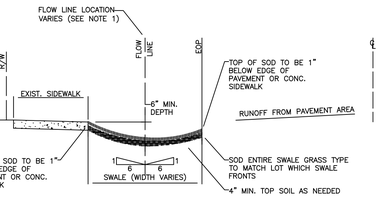


SECTION "A–A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C–31
	APPROVED: JG		

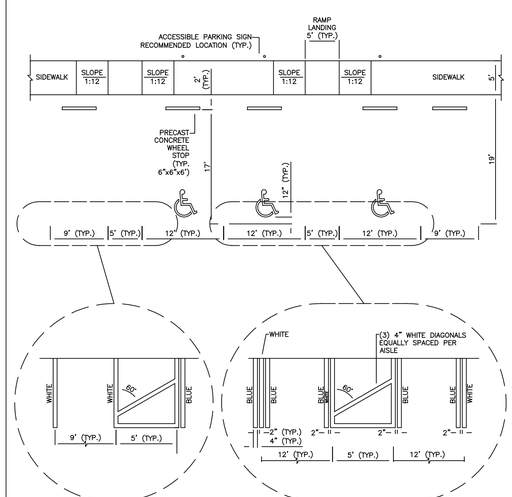


NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

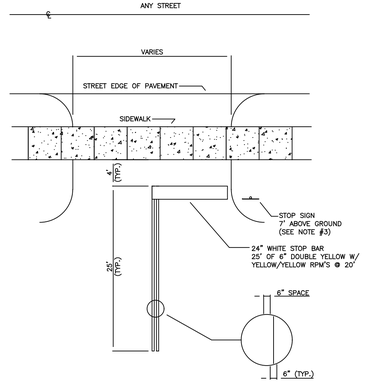
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C–33
	APPROVED: JG		

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711–001 (SHEET 11)

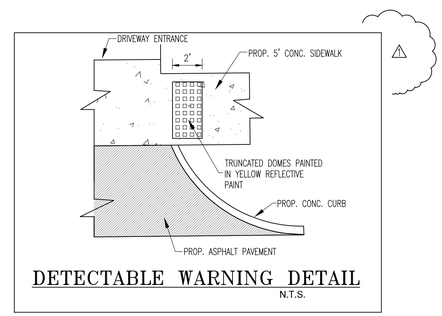
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C–21
	APPROVED: JG		



NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFROM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20
	APPROVED: JG		



DETECTABLE WARNING DETAIL
N.T.S.

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 LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN ABARCA
DN: c=US, o=AB ENGINEERS INC., dnQualifier=A01410C000001882B6BE5A0004ED22, cn=MARVIN ABARCA
Date: 2025.04.06 10:36:10 -04'00'

MARVIN J. ABARCA
P.E. No. 49529

4–6–2025

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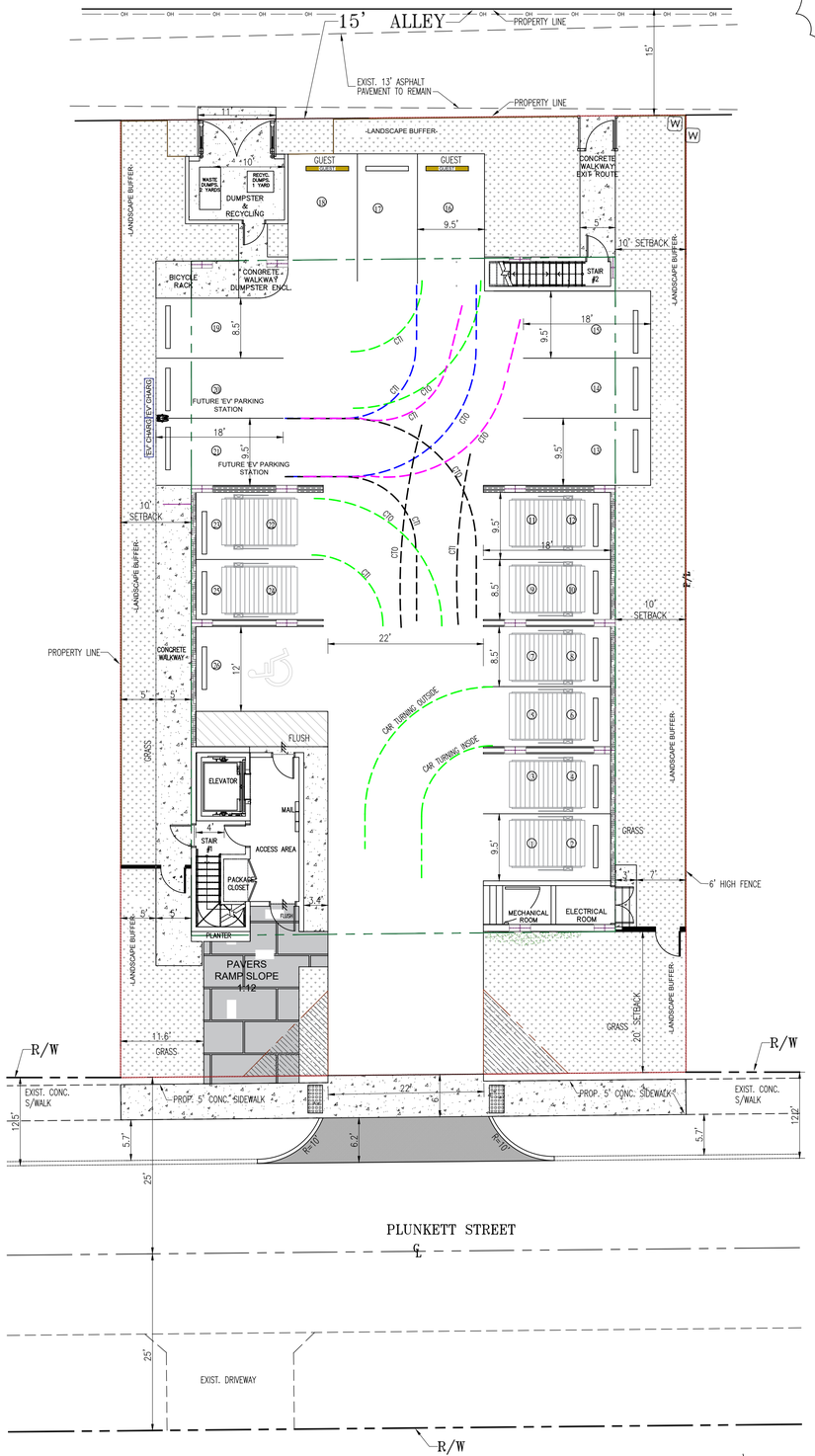
REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB–7894
PHONE (786) 449 5016 C. MIAMI LAKES FL 33014
FAX (786) 449 5013
marvin@abengineers.net

DRAWING NAME : PAVING DETAILS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2021 POLK ST HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : M.P.
SCALE : INDICATED
SHEET : 5
PD–4
OF 6 SHEETS
DATE : 08–14–2024
PROJ. :

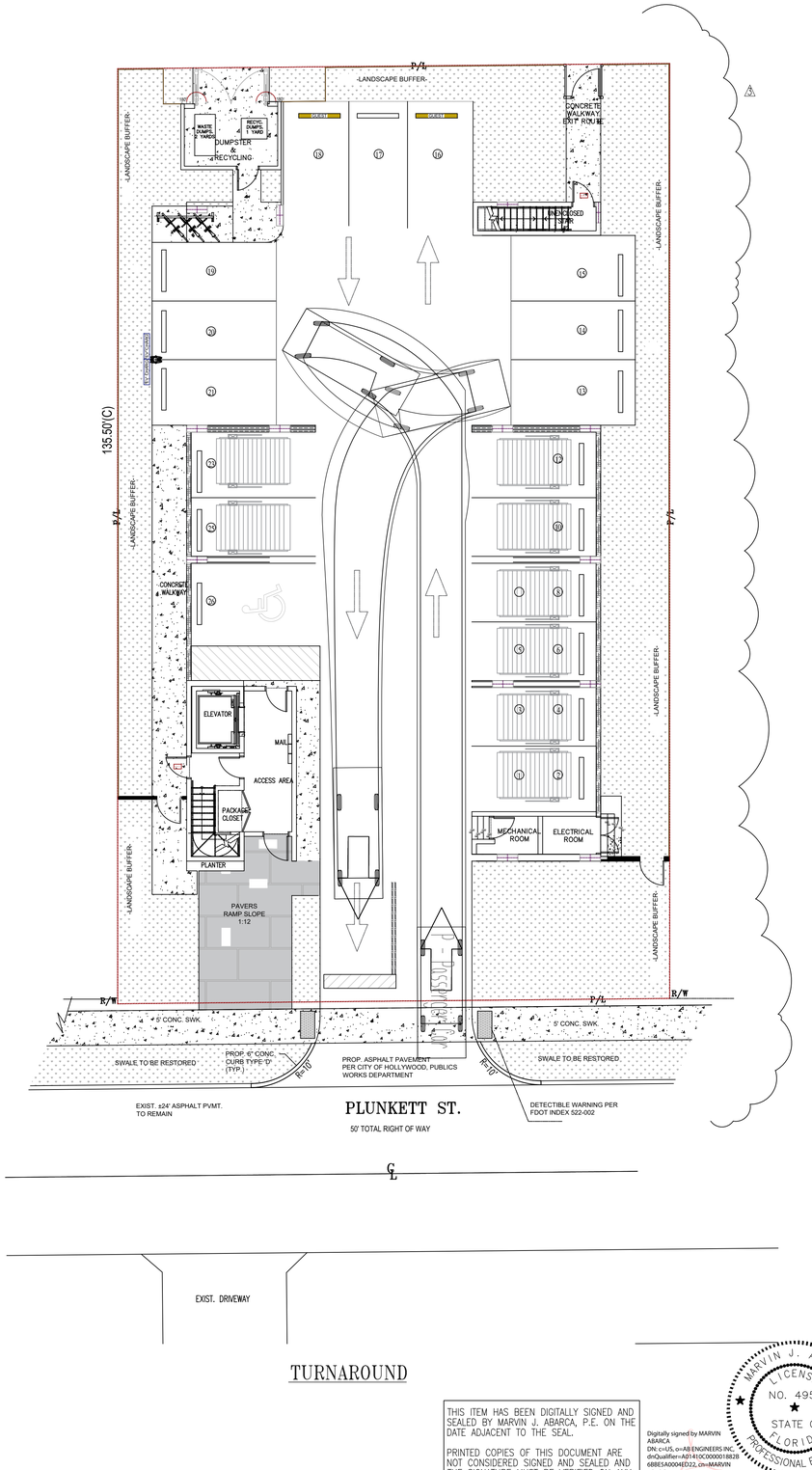


SCALE 1"=10'

LEGEND:

CAR TURNING INSIDE ..... CTI

CAR TURNING OUTSIDE ..... CTO



TURNAROUND

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MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by MARVIN ABARCA
DN: c=US, o=AB ENGINEERS INC, dnQualifier=A01410C0000018828 6BBE5A0004ED22, cn=MARVIN ABARCA
Date: 2025.04.06 10:36:34 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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REVISIONS

1 CITY COMMENTS 1-7-25

2 CITY COMMENTS 3-26-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7884
1515 N. Flagler Dr. Suite C, MIAMI LAKES, FL 33014
PHONE: 305.720.3367
marvin@abengineers.net

DRAWING NAME : CARS TURNING & TURNAROUND

PROJECT : PLUNKETT APARTMENTS

SITE ADDRESS:
2021 PLUNKETT STREET
HOLLYWOOD, FL 33020

PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.

DRAWN : M.P.

SCALE : INDICATED

SHEET : 6

PD-5

OF 6

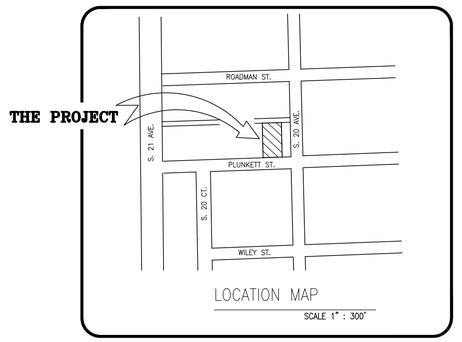
DATE : 12-17-2024

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 CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), 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 ECSD 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 ECSD 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 ECSD 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 HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE 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 ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT 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 ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.
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 CONTRACTORS 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 GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST 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.



LOCATION MAP

SCALE 1" : 300'

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.

Per Fire Flow test results, the two nearest fire hydrants provide 1,130 and 1,160 g.p.m.

Then those fire hydrants flows are greater than fire flow required.

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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 REPONSIBLE 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

INDEX:

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

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MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DN: c=US, o=AB ENGINEERS INC., dnQualifier=A01410C000001882868BE5A00046D22, cn=MARVIN ABARCA
Date: 2025.04.06 10:57:00 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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REVISIONS

CITY COMMENTS 3-26-25

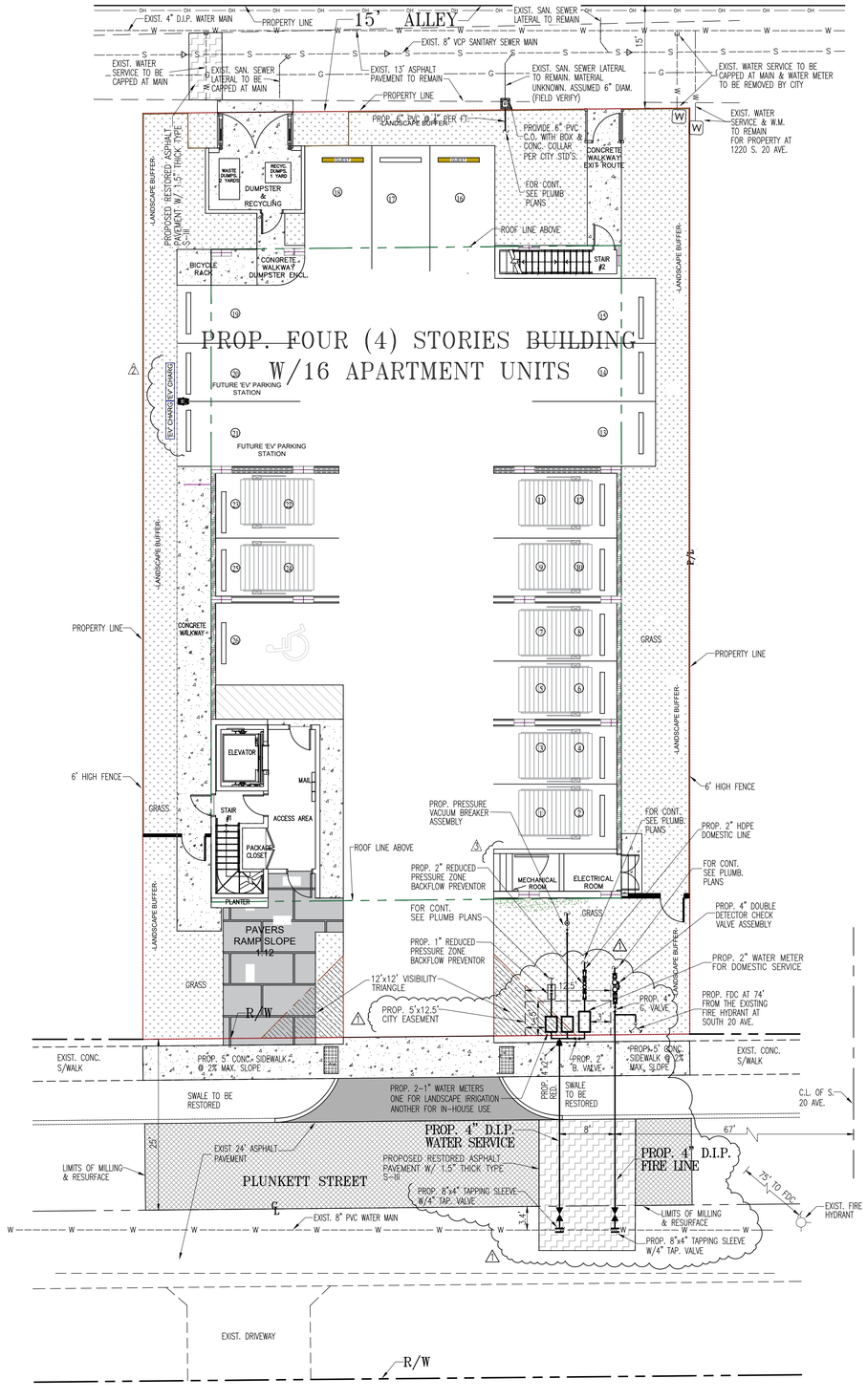
AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 465-5513
marvin@abengineers.net

SITE ADDRESS:
2011 PLUNKETT ST.
HOLLYWOOD, FL 33020

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

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

SCALE 1"=10'



LEGEND:

+10.5	EXISTING ELEVATION
W—W	EXISTING WATER LINE
S—S	EXISTING SANITARY SEWER LINE
G—G	EXISTING GAS LINE
E—E	EXISTING ELECTRICAL LINE
	EDGE OF PAVEMENT LINE
R/W	RIGHT OF WAY LINE
℄	CENTER LINE OF PAVEMENT
OH—OH—OH	EXISTING OVERHEAD LINE
	EXISTING POWER POLE
	PROPOSED RESTORED ASPHALT PAVEMENT

△3

WATER & SEWER DEMAND CALCULATIONS

16 APARTMENTS x 250 GPD=4,000 G.P.D.

PEAK FACTOR PER 10 STATES STANDARDS IS 4.33

PEAK WATER & SEWER FLOW=4.33x 4,000 G.P.D.=17,320 G.P.D.

△3

SANIYTARY SEWER CALCULATIONS TO CHECK EXISTING SEWER LATERAL CAPACITY

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.

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4-6-2025

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REVISIONS

△1 CITY COMMENTS 10-14-24

△2 CITY COMMENTS 1-7-25

△3 CITY COMMENTS 4-3-25

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. 13-7884
1515 S.W. 4th Ave. 5th Fl. MIAMI LAKES FL 33014
PHONE: (786) 457-3213
marvin@abengineers.net

DRAWING NAME : WATER & SEWER PLAN

PROJECT : PLUNKETT APARTMENTS

SITE ADDRESS: 2011 PLUNKETT ST. HOLLYWOOD, FL 33020

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:

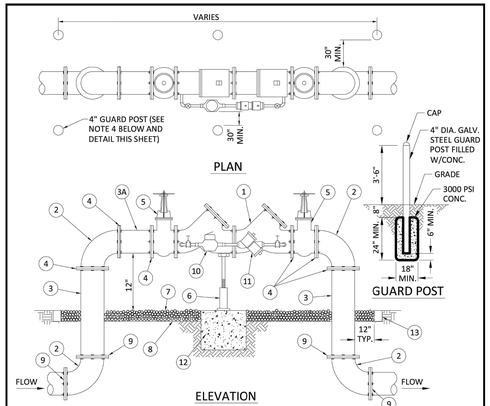
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. 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)].
3. 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)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. 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.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. 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.
10. 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):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. 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.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. 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.
21. 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.
22. 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			

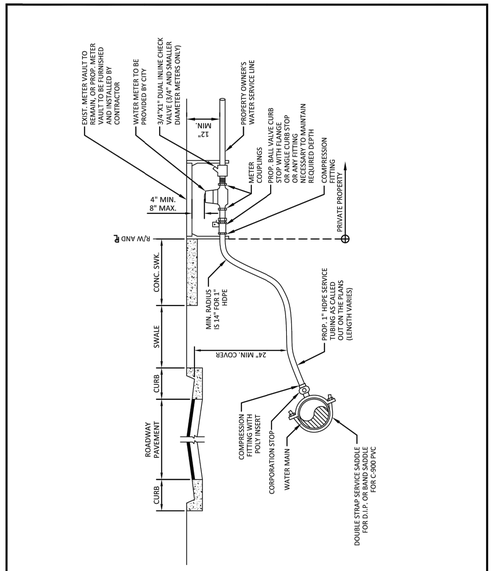


ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, 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

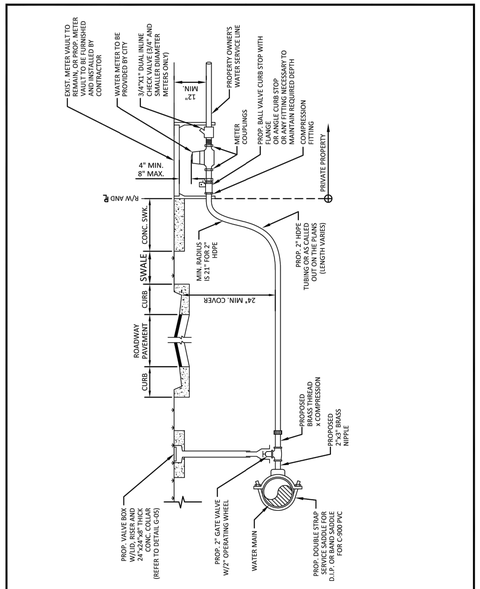
MATERIALS

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

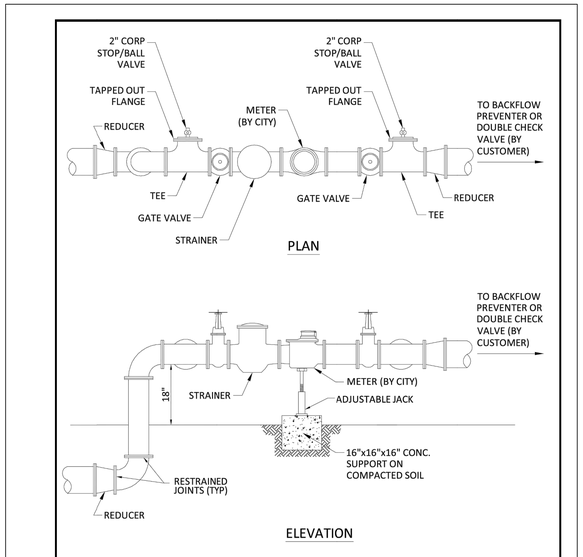
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)		DRAWING NO. W-03
APPROVED: XXX			



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			

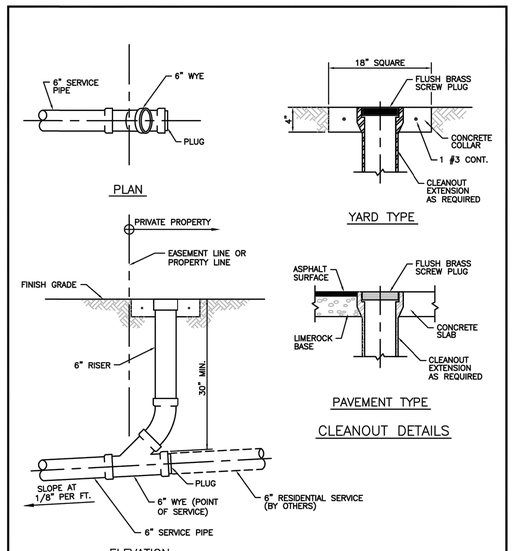


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS		DRAWING NO. W-09
APPROVED: XXX			



NOTES:
1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. 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			

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Date: 2025.04.06 10:38:09 -04'00'

4-6-2025

MARVIN J. ABARCA
P.E. No. 49529

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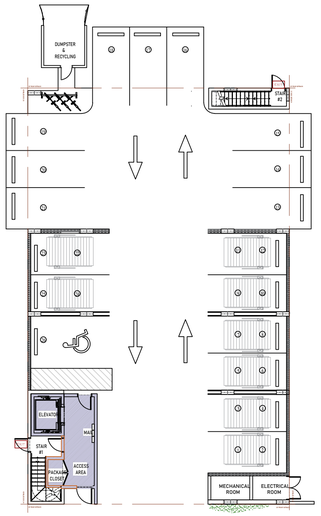
REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 426-2515
mail@abengineers.net

DRAWING NAME : WATER & SEWER DETAILS
PROJECT : PLUNKETT APARTMENTS
SITE ADDRESS: 2011 PLUNKETT ST. HOLLYWOOD, FL 33020
PREPARED FOR : SILVIA LORCA

DESIGNED : M.A.
DRAWN : DISAICA LLC
SCALE : INDICATED
SHEET : 3
WS-2
OF 3 SHEETS
DATE : 08-22-2024
PROJ. :

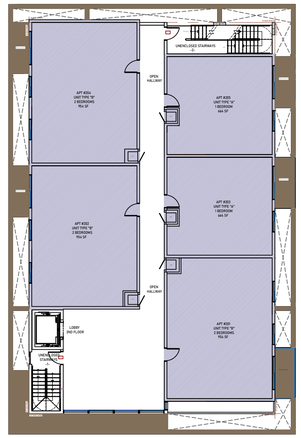


GROUND FLOOR AREA RATIO (FAR) CALCULATION:

Lobby + Elevator	271 sft
Unenclosed Stairways #1	108 sft
Unenclosed Stairways #2	90 sft

Total F.A.R @ 3rd Floor= 271 sft

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



SECOND & THIRD FLOOR PLAN

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		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

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

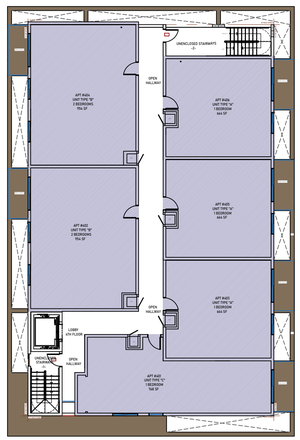
Note: Unenclosed stairways, and Open hallways are not counted as part of the FAR calculation.

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		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

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

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



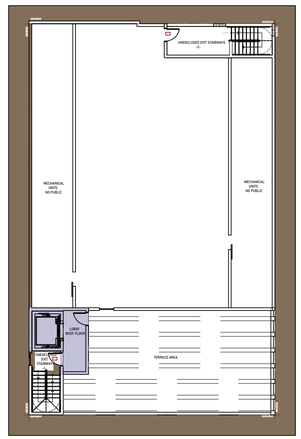
FOURTH FLOOR PLAN

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		
Unenclosed Stairways #1	125 sft		
Unenclosed Stairways #2	216 sft		

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

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



ROOF FLOOR PLAN

ROOF FLOOR AREA RATIO (FAR) CALCULATION:

Lobby + Elevator	192 sft
Unenclosed Stairways #1	125 sft
Unenclosed Stairways #2	216 sft

Total F.A.R @ 3rd Floor= 192 sft

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

TOTAL FLOOR AREA RATIO (FAR) CALCULATION:

GROUND FLOOR	271 SFT
SECOND FLOOR	4,190 SFT
THIRD FLOOR	4,190 SFT
FOURTH FLOOR	4,668 SFT
ROOF FLOOR	192 SFT

TOTAL F.A.R= 13,511 SFT

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

Jose A Mendez P.E 53288

JOSE A. MENDEZ LICENSE No .53288 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:24 -04'00'

SITE DATA

NTS.

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

Drawing

A-101

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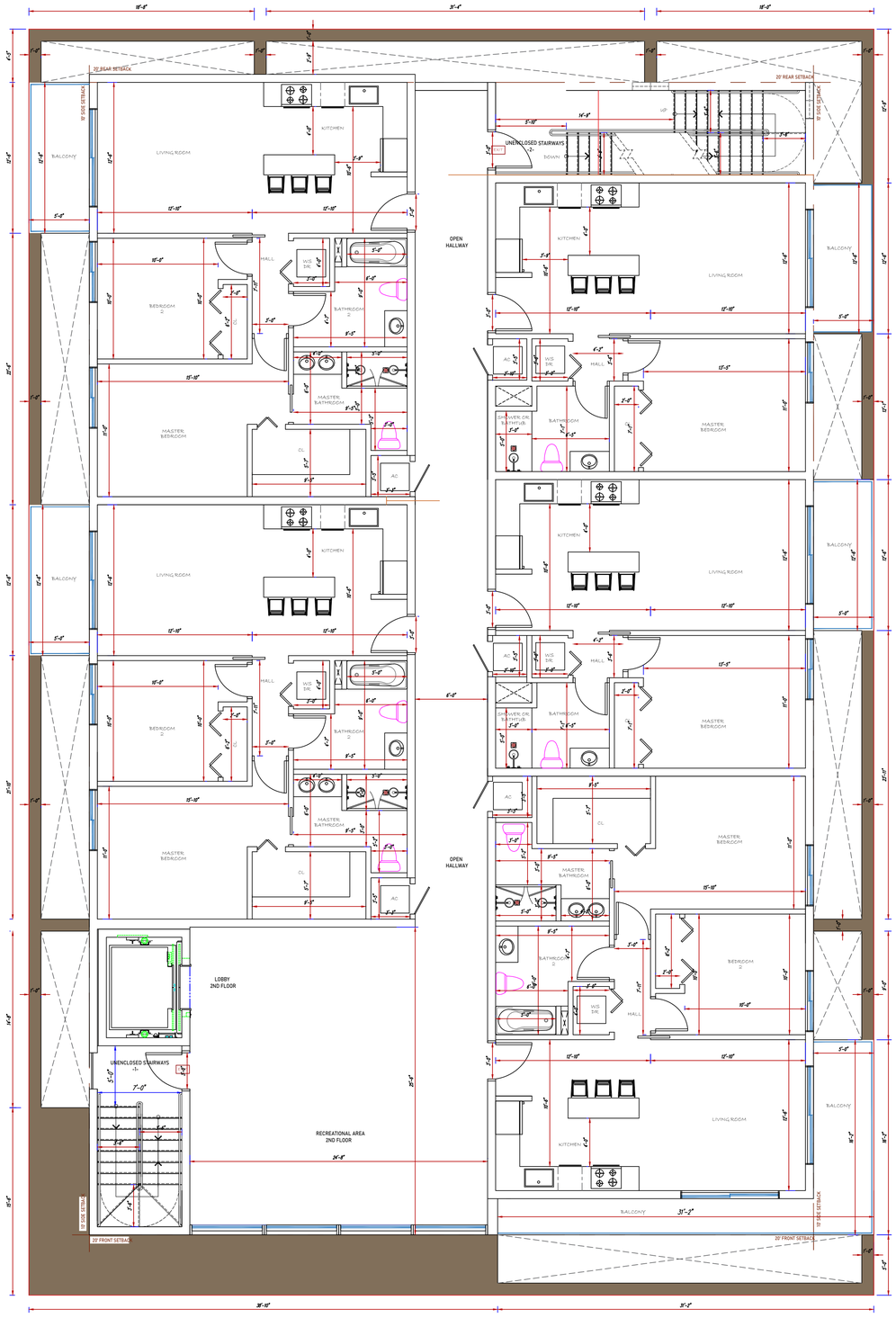

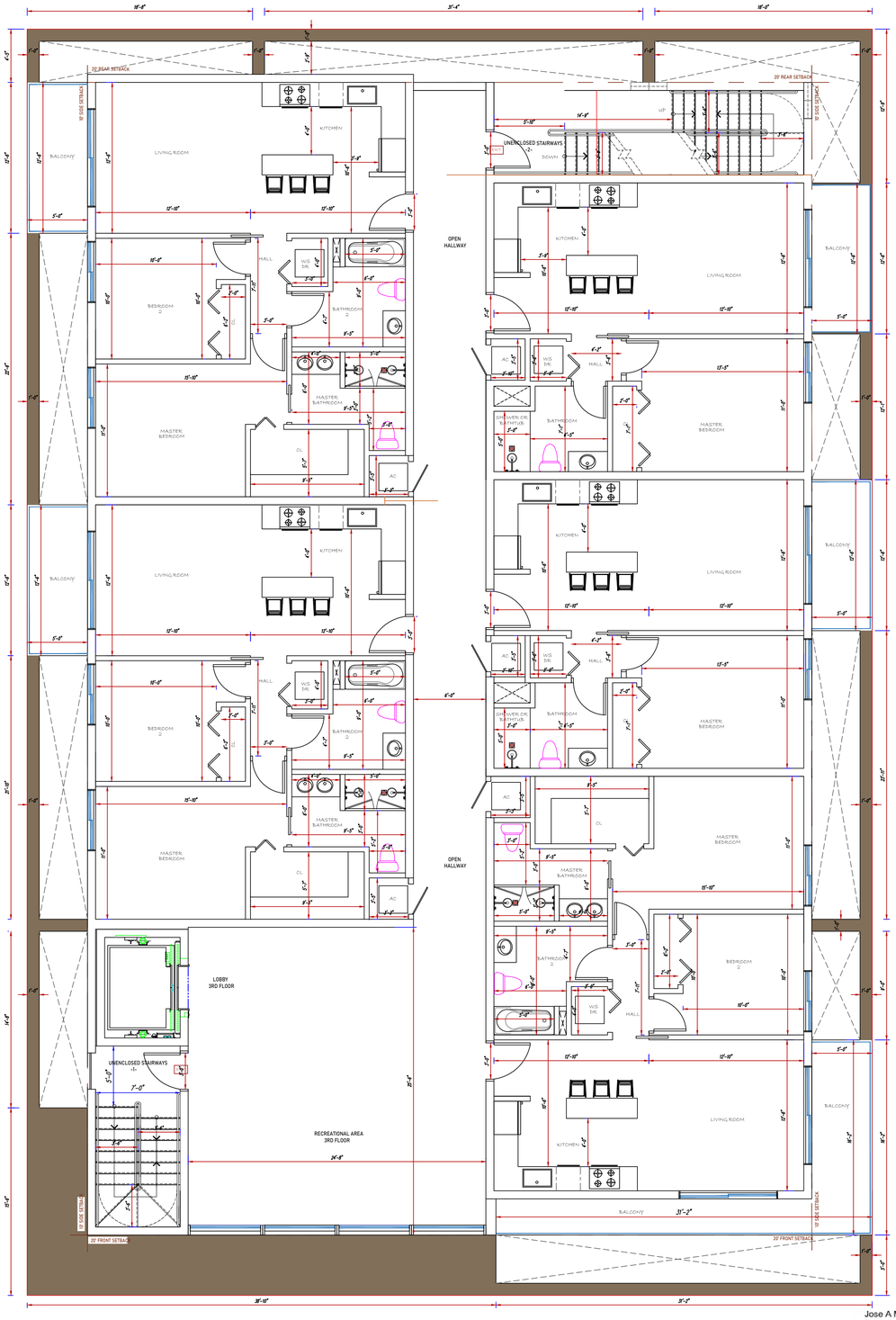

N

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SECOND & THIRD FLOOR PLAN

3/16"=1'-0"

N

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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

Drawing

A-102

Jose A Mendez P.E 53288
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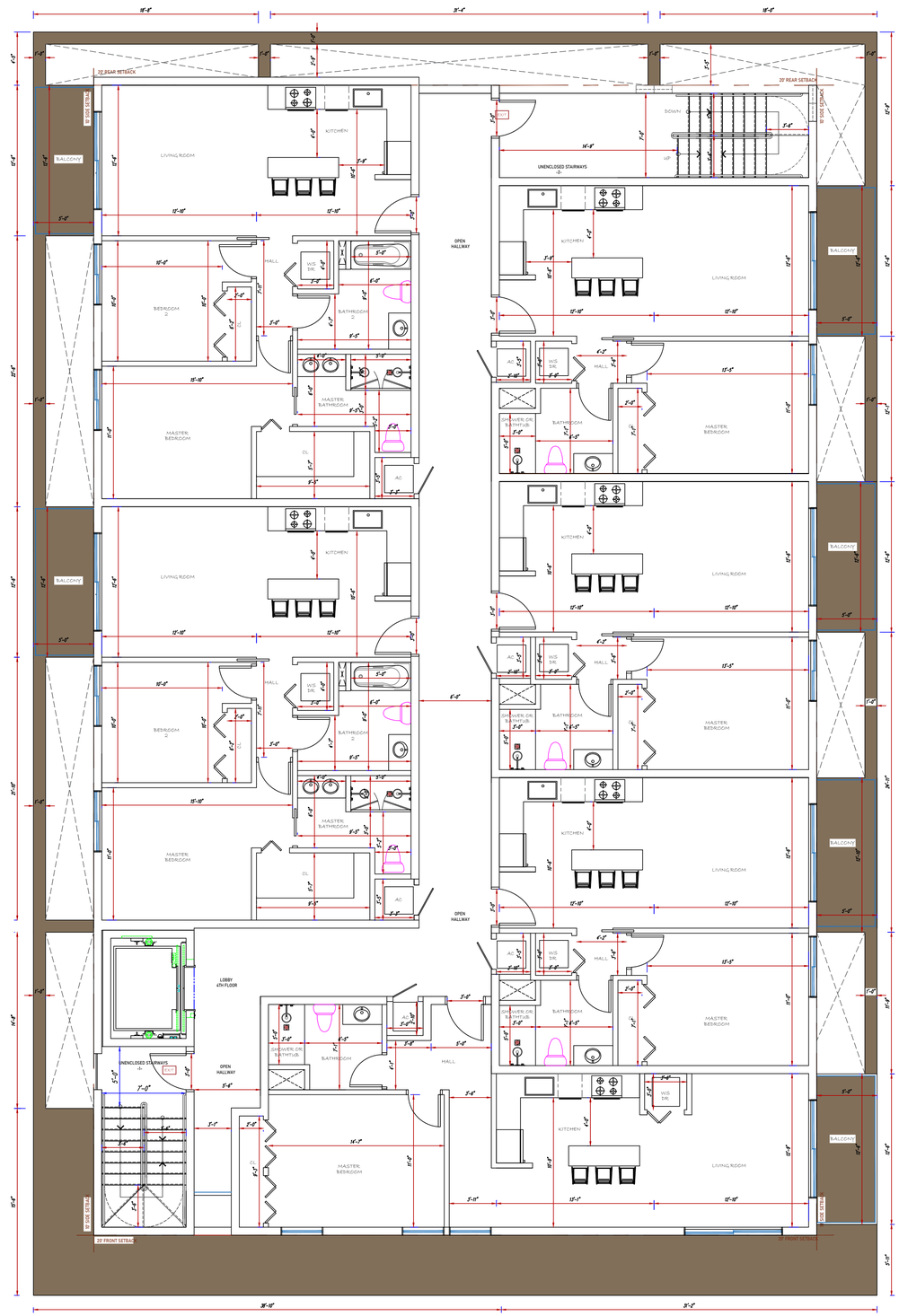
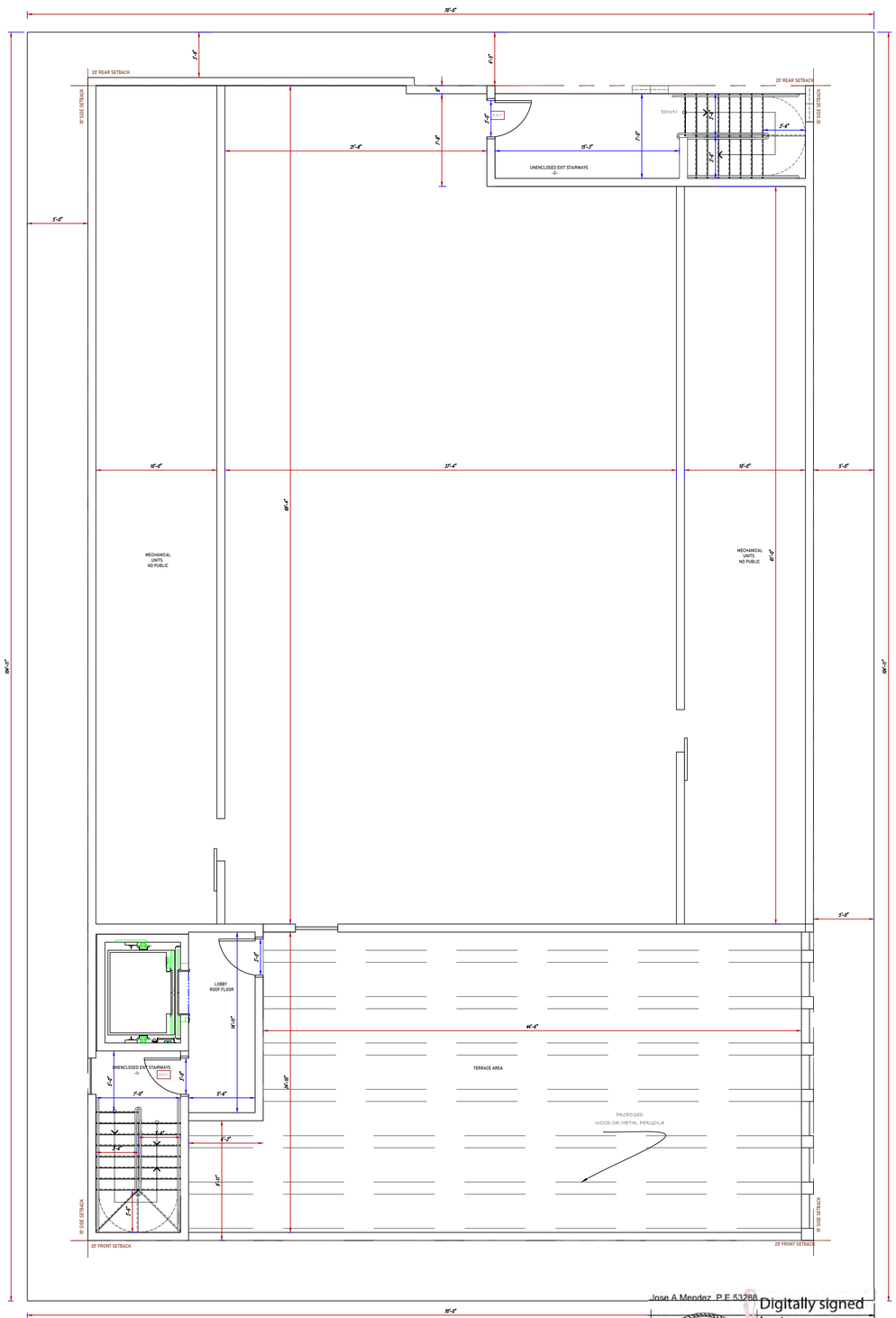
Date: 2025.01.06 13:22:12 -05'00'



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



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

Jose A Mendez P.E 53288
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Date: 2025.01.06 13:21:48 -05'00'

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

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Proj.	2019-34

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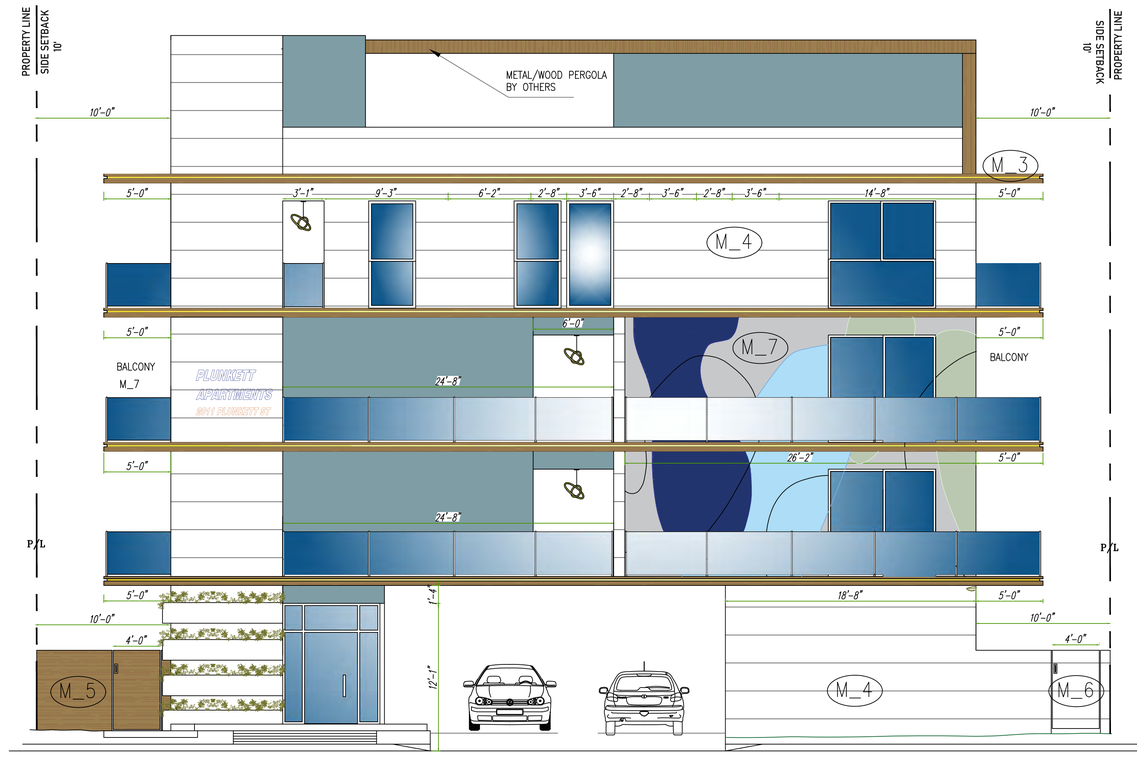
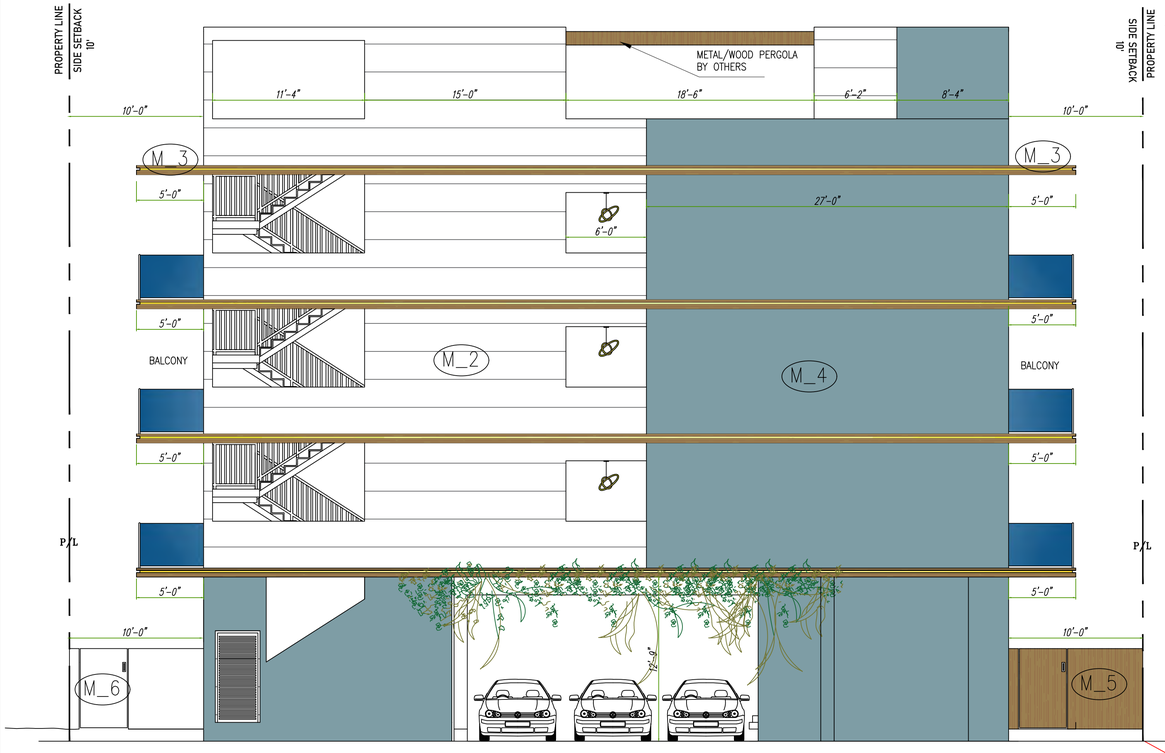


FRONT ELEVATION
SCALE: 1/8"= 1'-0"



REAR ELEVATION
SCALE: 1/8"= 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.)

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.)

MATERIAL LEGEND

M_1	PLANTERS COLOR: WHITE
M_2	STUCCO COLOR: SW 6494 LAKESHORE OR SIMILAR FLAT FINISH
M_3	TEXTURED STUCCO COLOR: OAK WOOD IMITATION LINED FINISH 4" 4" 3" LED STRIP LIGHTING WARM WHITE
M_4	TEXTURED STUCCO COLOR: WHITE STRIPPED FINISH @ 3' WIDE
M_5	STUCCO COLOR: OAK WOOD IMITATION LINED FINISH GATE COLOR: OAK WOOD IMITATION ALUMINUM 3'-6"x6'
M_6	GATE COLOR: WHITE ALUMINUM 3'-6"x6'
M_7	STUCCO COLOR: MURAL
M_8	CONCRETE PAVERS W/ ARTIFICIAL GRASS INTERLOCKED COLOR: GRAY
M_9	GLASS RAILING COLOR: SILVER
M_10	ALUMINUM PERGOLA COLOR: BRONZE
M_11	ALUMINUM PRIVACY SCREEN COLOR: WHITE

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.04.17 17:18:59 -04'00'

FRONT & REAR ELEVATIONS PLAN

1/4"=1'-0"

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

Drawing
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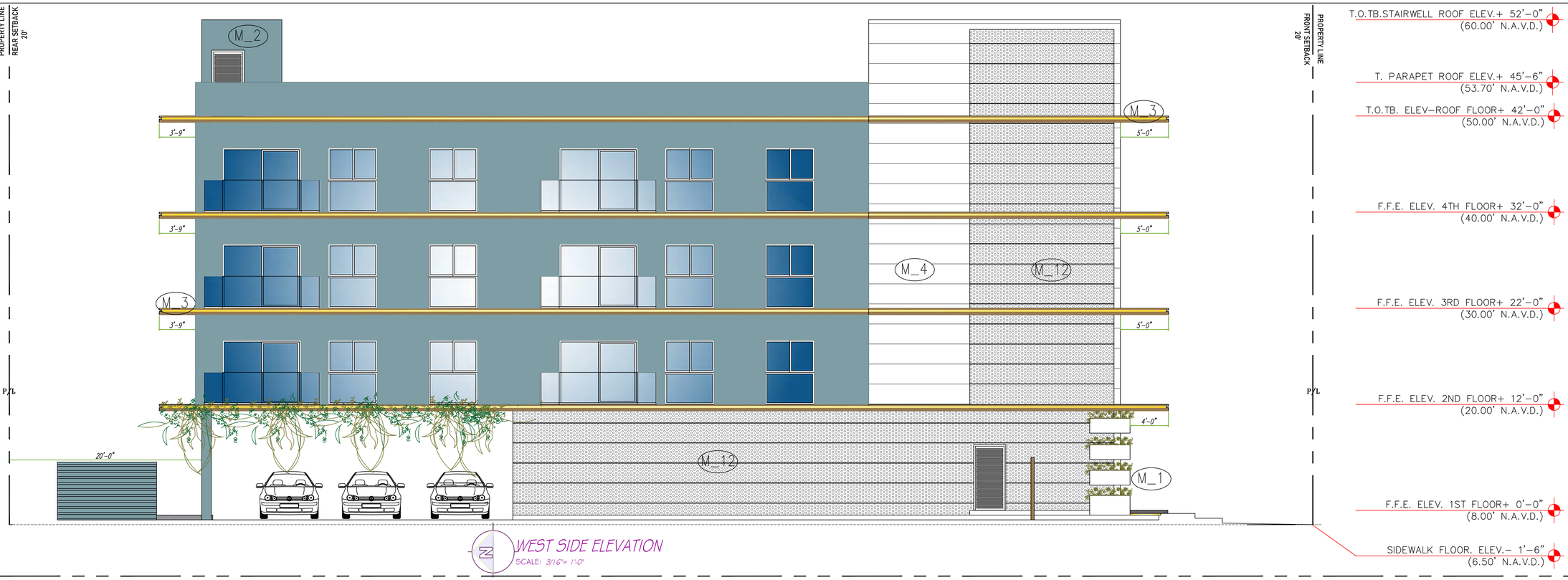

WEST SIDE ELEVATION
SCALE: 3/16"= 1'-0"

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

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

Jose A Mendez P.E 53288
Digitally signed by jose a mendez
Date: 2025.01.06 13:21:11 -05'00'

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Date	
Scale	AS NOTED
Drawn	
Proj.	2019-34

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MATERIAL DIGITAL SAMPLES

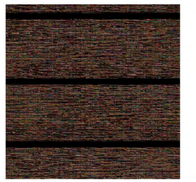
MATERIAL LEGEND

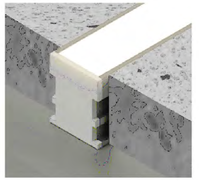
M_1	PLANTERS COLOR: WHITE
M_2	STUCCO COLOR: SW 6494 LAKESHORE OR SIMILAR FLAT FINISH
M_3	TEXTURED STUCCO COLOR: OAK WOOD IMITATION LINED FINISH LED STRIP LIGHTING WARM WHITE
M_4	TEXTURED STUCCO COLOR: WHITE STRIPPED FINISH @ 3' WIDE
M_5	STUCCO COLOR: OAK WOOD IMITATION LINED FINISH GATE COLOR: OAK WOOD IMITATION ALUMINUM 3'-6"x6'
M_6	GATE COLOR: WHITE ALUMINUM 3'-6"x6'
M_7	STUCCO COLOR: MURAL
M_8	CONCRETE PAVERS W/ ARTIFICIAL GRASS INTERLOCKED COLOR: GRAY
M_9	GLASS RAILING COLOR: SILVER
M_10	ALUMINUM PERGOLA COLOR: BRONZE
M_11	ARTIFICIAL GRASS COLOR: GREEN
M_12	ALUMINUM PRIVACY SCREEN COLOR: BRONZE

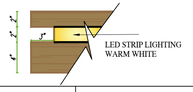
M_1

M_2

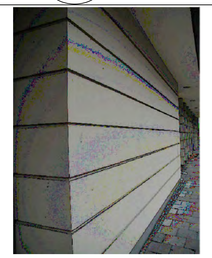
M_3







M_4



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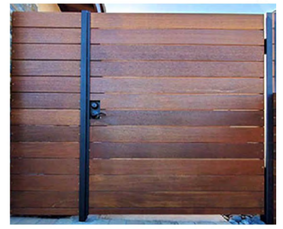


M_6

M_7

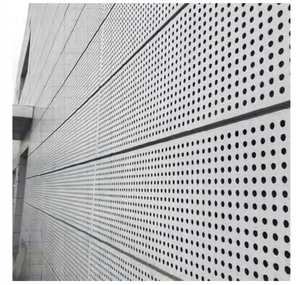
M_8

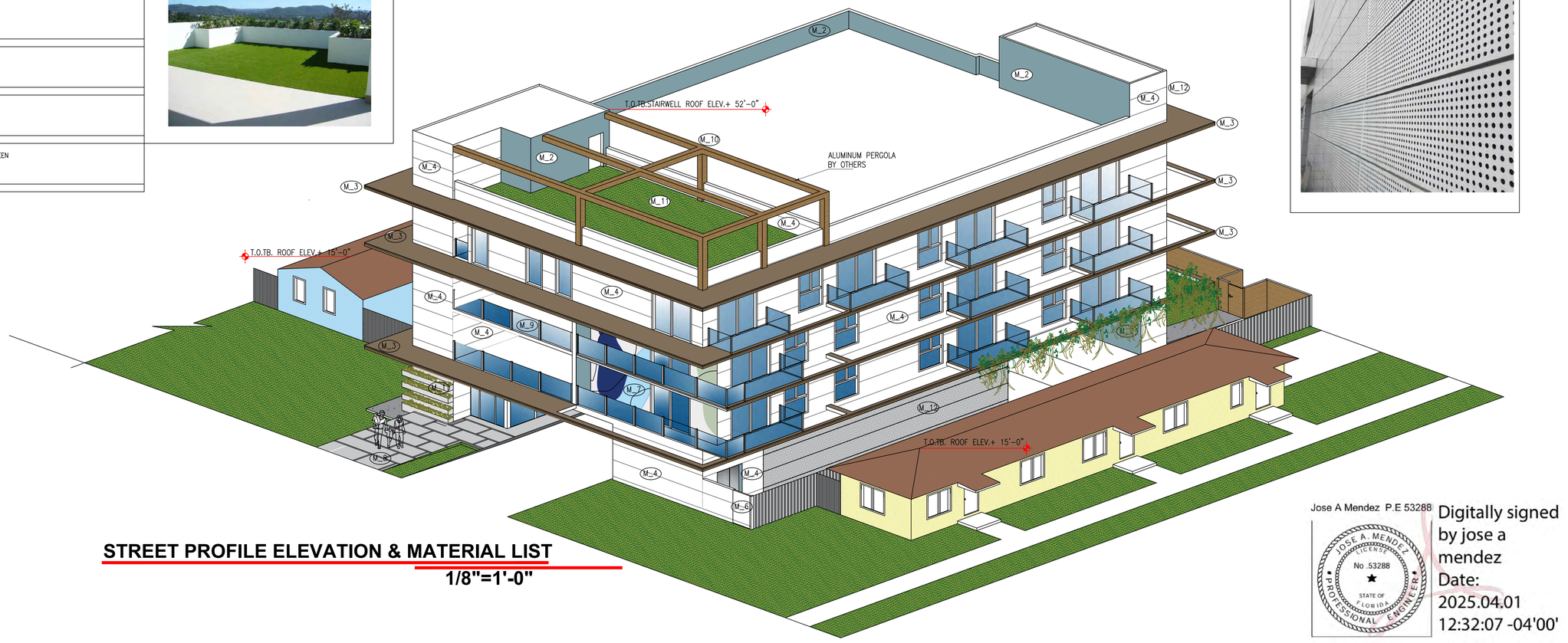
M_9

M_10

M_11

M_12





STREET PROFILE ELEVATION & MATERIAL LIST

1/8"=1'-0"

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:07 -04'00'

REVISIONS	BY

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Date	JAN.22
Scale	AS NOTED
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Proj.	2019-34

Drawing
A-106

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RENDER 2

NTS

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Date	SEPT. 2019
Scale	AS NOTED
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Proj.	2019-34

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RENDER 1

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

Drawing

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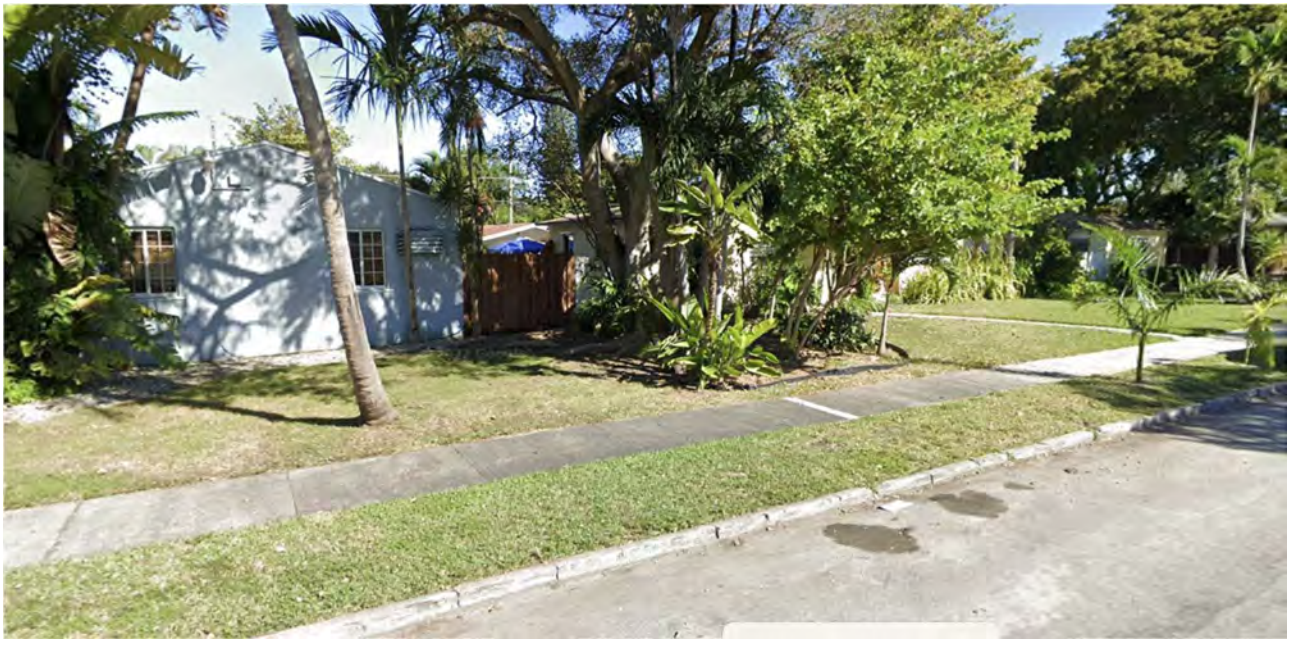
COLOR PHOTOGRAPHS

AERIAL VIEW

FRONT VIEW

EAST VIEW



WEST VIEW

July 15th, 2025

CITY OF HOLLYWOOD
FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES

To Whom It May Concern,

The following is our analysis of criteria and findings for review for the above-referenced Residential building, as required by the City of Hollywood Zoning and Land Development Regulations.

All plans and architectural drawings have been reviewed based on their compatibility with the City's Design Guidelines, with careful consideration given to the following key elements:

DESIGN CRITERIA

1. **Architectural and Design components.** Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

Plunkett Apartments is a proposed new multifamily development distinguished by an organic, fresh and contemporary façade. The architectural design features distinctive striped stucco bands wrapping around the building's main frontage, creating a dynamic visual rhythm. These clean lines are paired with sleek glass railings on the balconies, reinforcing a contemporary aesthetic.
A standout feature of the façade is a painted mural that adds warmth and artistic expression to the building's front elevation. This mural softens the overall composition and offers a visual anchor at street level, providing contrast to the crisp lines of the upper floors and enhancing the pedestrian experience.
The primary exterior material is traditional stucco, applied in horizontal stripes every three feet. This detail not only reflects the architectural heritage of the surrounding area but also introduces subtle texture and visual interest. Contemporary touches, such as integrated planters at the building entrance, glass accents, and minimalist balcony railings, contribute to a cohesive and inviting façade.
At the ground level, both vehicular and pedestrian entrances are carefully integrated within the landscape design. The pedestrian entry is further highlighted by interlocking concrete slabs with artificial grass inlays, creating a warm, tactile, and welcoming entry experience for residents and visitors alike.

2. **Compatibility.** The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

The proposed building conforms to the standards and intent of the PS-1 (Parkside Low Intensity Multi-Family) zoning district, part of the broader Parkside Districts. This zone is specifically tailored for low-intensity multi-family residential development and is designed to preserve neighborhood character while ensuring compatibility with existing homes.
Under PS-1, new structures are required to establish a well-defined base that interacts sensitively with pedestrians. The Plunkett Apartments ground-floor treatment—with its combination of landscape accents, bright stucco stripes, and pedestrian-friendly detailing—responds directly to this requirement by framing both vehicular and walking access in a visually engaging manner.
Furthermore, by blending traditional stucco finishes with the painted mural accent, integrated planters, and cohesive exterior materials, the design achieves a harmonious connection with its surroundings. This approach ensures that the building does not overshadow, but rather complements, adjacent residential uses—precisely the outcome PS-1 seeks to promote.

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

Plunkett Apartments is a thoughtfully designed multifamily development that aligns with the scale and intent of the Parkside Low Intensity Multi-Family District (PS-1). With a proposed height of 42 feet, the building respects the district's approved height restrictions while maximizing architectural expression within a four-story, medium-rise form.
The building massing reflects a carefully balanced composition of vertical and horizontal elements. A dynamic interplay between white and soft blue tones evokes the openness of the sky, while integrated planters and greenery soften the structure's edges and foster a seamless relationship with the surrounding natural context. The wrap-around balconies and their glass railings add depth and rhythm, enhancing the visual interest of the façade.
A transparent glass entry anchors the front elevation, creating a focal point and welcoming arrival. The ground floor features a planter, which, combined with landscaping and pedestrian-friendly design, offers warmth and a human scale at the street level.
Architecturally, stucco serves as the primary exterior material, reflecting local traditions while allowing for a clean, contemporary look. Complemented by glass, and extensive greenery, the material palette supports a design that is both modern and inviting.
Plunkett Apartments is a model of contextual modernism—respecting neighborhood scale, enhancing the pedestrian experience, and delivering a design that integrates seamlessly with its environment while offering a fresh, elevated living experience.

4. **Landscaping.** Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The landscape design at Plunkett Apartments reflects a strong commitment to sustainability and environmental stewardship. The planting scheme features native species carefully selected for their compatibility with the local climate and ecosystem, promoting long-term resilience and reducing environmental impact. A curated blend of distinct tree species and a diverse selection of shrubs introduces dynamic variations in color, texture, and seasonal interest. These plantings are thoughtfully positioned at the front and along the sides of the building, enhancing curb appeal, softening architectural lines, and creating a welcoming pedestrian environment. Central to the design is the preservation of a mature Live Oak tree, which has been seamlessly integrated into the site plan. This decision underscores the project's respect for the natural landscape and its goal of maintaining a sense of continuity with the site's original character.

Respectfully Submitted,

The Design Team at D'Lola Design & Construction
Silvia Llorca, Designer

Jose A. Mendez
P.E: 53288
386-366-3254

MATERIAL DIGITAL SAMPLES

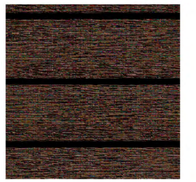
MATERIAL LEGEND

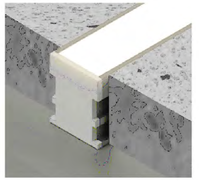
M_1	PLANTERS COLOR: WHITE
M_2	STUCCO COLOR: SW 6494 LAKESHORE OR SIMILAR FLAT FINISH
M_3	TEXTURED STUCCO COLOR: OAK WOOD IMITATION LINED FINISH LED STRIP LIGHTING WARM WHITE
M_4	TEXTURED STUCCO COLOR: WHITE STRIPPED FINISH @ 3' WIDE
M_5	STUCCO COLOR: OAK WOOD IMITATION LINED FINISH GATE COLOR: OAK WOOD IMITATION ALUMINUM 3'-6"x6'
M_6	GATE COLOR: WHITE ALUMINUM 3'-6"x6'
M_7	STUCCO COLOR: MURAL
M_8	CONCRETE PAVERS W/ ARTIFICIAL GRASS INTERLOCKED COLOR: GRAY
M_9	GLASS RAILING COLOR: SILVER
M_10	ALUMINUM PERGOLA COLOR: BRONZE
M_11	ARTIFICIAL GRASS COLOR: GREEN
M_12	ALUMINUM PRIVACY SCREEN COLOR: BRONZE

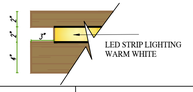
M_1

M_2

M_3







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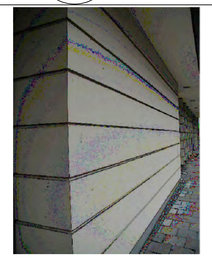

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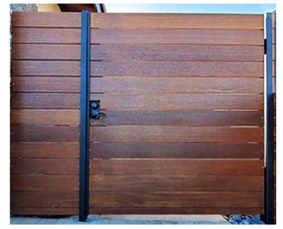


M_6

M_7

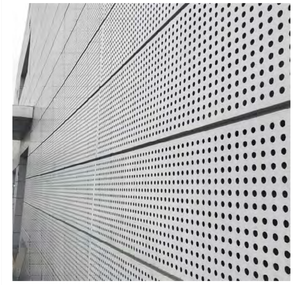
M_8

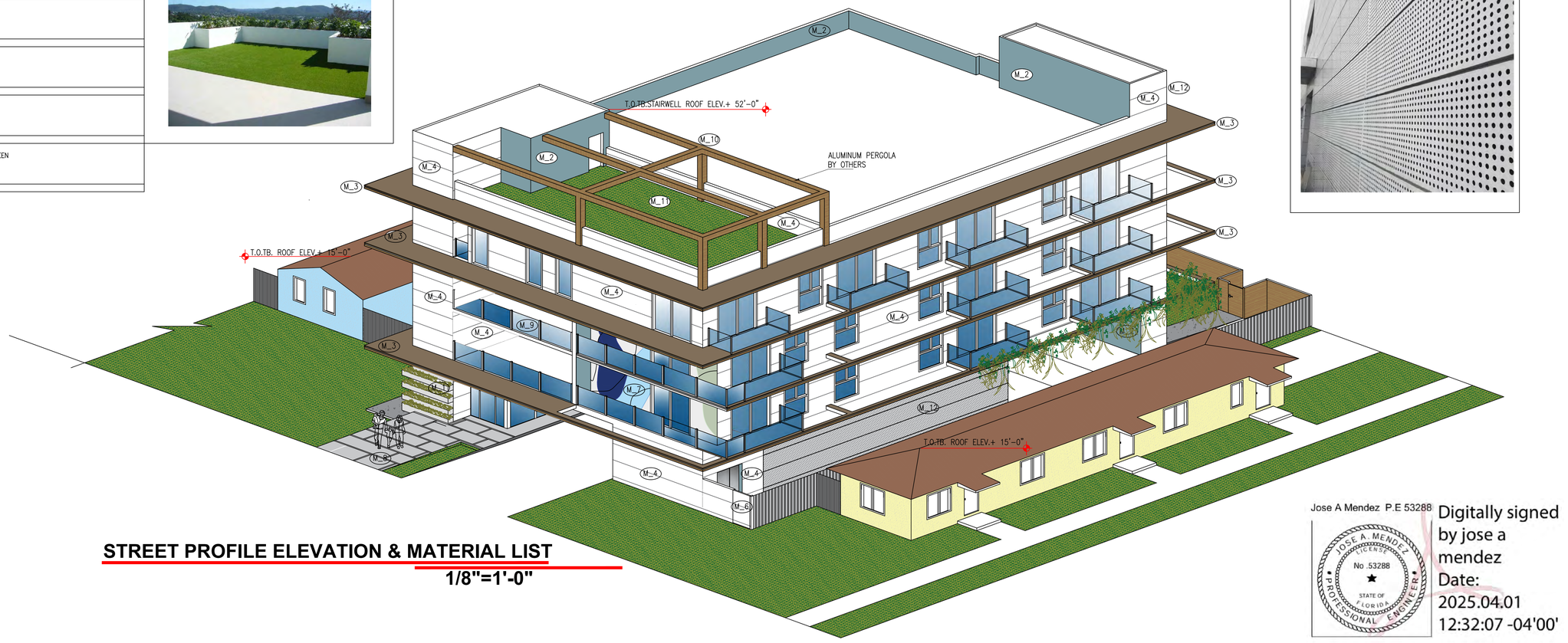
M_9

M_10

M_11

M_12





STREET PROFILE ELEVATION & MATERIAL LIST

1/8"=1'-0"

Jose A Mendez P.E 53288

Digitally signed by jose a mendez
Date: 2025.04.01 12:32:07 -04'00'

REVISIONS	BY

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Date	JAN.22
Scale	AS NOTED
Drawn	E.V.
Proj.	2019-34

Drawing
A-106

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