

ATTACHMENT A
Application Package



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

NOTE:

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

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE:

- Technical Advisory Committee
- City Commission

Variance/Special Exception Requested

Administrative Approvals

Historic Preservation Board

Planning and Development Board

PROPERTY INFORMATION

Location Address: 2351 Thomas St. Hollywood FL

Lot(s): 10 W 7.75, 11.12 Block(s): 37 Subdivision: Hollywood Park

Folio Number(s): 514209056120

RAC- DH-1

Zoning Classification: RAC- DH-1 Land Use Classification: MULTI-FAMILY

Existing Property Use: Vacant lot Sq Ft/Number of Units: N/A

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

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

File/Resolution/Ordinance No.: 1. 2023 0417

DEVELOPMENT PROPOSAL

Explanation of Request: 7 Townhouses of an average of 2,180 SF each and

16 (2 guest parking) also pool area of 450 SF

Phased Project: Yes / No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	7 UNITS (Area: 15,263 S.F.)
Proposed Non-Residential Uses	Common areas 887 SF S.F.
Open Space (% and SQ.FT.)	64.25 % (Area: 10, 800 S.F.)
Parking (# of spaces)	16 (Area: S.F.)
Height (# of stories)	(3 stories-32') + Rooftop amenity 10' FT.)
Gross Floor Area (SQ. FT)	19,115 sf (including garage)

Name of Current Property Owner: SUPER SEVEN LLC

Address of Property Owner: 2342 THOMAS ST STE 403 HOLLYWOOD FL 33020

Telephone: 305 494 1948 Email Address: hassan@speedydistributioninc.co

Applicant Ari Sklar-Sklarchitecture Consultant | Representative | Tenant (check one)

Address: 2310 Hollywood Blvd Hollywood FL Telephone: 954-925-9292

Email Address: ari@sklarchitect.com

Email Address #2: info@sklarchitect.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Diana Moiser

E-mail Address: expediring.consulting@gmail.com

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: Ali Rakine Date: 5-8-2024

PRINT NAME: ALI Rakine Date: _____

Signature of Consultant/Representative: Moisei Date: _____

PRINT NAME: Diana Moisei Date: 5-8-2024

Signature of Tenant: _____ Date: _____

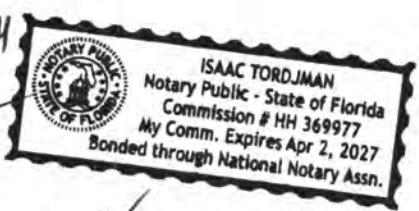
PRINT NAME: _____ Date: _____

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 Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Diana Moisei to be my legal representative before the TAC, PZ, Commis. (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 8 day of May 2024

Isaac Tordjman
Notary Public



State of Florida

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

Ali Rakine
Signature of Current Owner

ALI Rakine
Print Name

April 20th, 2026

City of Hollywood,
THE SEVEN @ THOMAS ST
2351 Thomas St
Hollywood, FL

Ref: Letter of Intent for THE SEVEN @ THOMAS

Dear City Staff and Board Members,

The project consists of seven (7) three-story townhomes with roof decks, distributed between two (2) buildings and a shared pool deck amenity. Each unit includes three bedrooms, a private two-car garage, and a clearly defined pedestrian entrance.

a. Architectural and Design Components

The proposed development has been designed with a clear emphasis on high-quality architectural expression, proportional detailing, and a strong relationship between the built environment and the pedestrian realm, consistent with the intent of the RAC district and Section 4.6.C.

The architectural composition carefully balances aesthetics and functionality by organizing the seven (7) townhouse units into two (2) articulated three-story buildings. Each façade is broken down into individual modules that reflect the scale of the units, ensuring that architectural details remain commensurate with the overall building mass. Vertical and horizontal modulation, including recessed entries, projected elements, and variation in materials, minimizes perceived bulk and eliminates blank wall conditions. The design places particular importance on the pedestrian experience. Each unit features a clearly defined ground-level entrance directly accessible from the street, reinforcing activation of the streetscape and enhancing walkability. Architectural elements such as stoops, entry framing, and human-scaled proportions establish a comfortable and engaging interface between residents and the public realm.

Material selection and detailing are cohesive and consistently applied across all elevations, including street-facing façades, to ensure a unified architectural identity. The palette and design language are compatible with the evolving character of the surrounding RAC neighborhood, incorporating contemporary forms while drawing from local urban residential typologies.

Functionality is further addressed through the internalization of garage parking, which reduces the visual impact of vehicles and prioritizes pedestrian-oriented design. The overall composition integrates architectural quality, urban sensitivity, and residential livability, contributing positively to the character and intent of the RAC district.

b. Building Massing and Scale

The proposed development has been carefully designed to ensure that building massing is compatible with the surrounding RAC context while maintaining appropriate urban density. The seven (7) townhouse units are distributed into two (2) separate buildings, which reduces the overall perceived bulk and creates visual breaks along the site.

SKLARchitecture



ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



Each building is articulated into individual townhouse modules through changes in plane, material variation, and vertical expression. This approach reinforces a residential scale and avoids monolithic façades. The three-story height is consistent with the RAC vision for urban infill development and is proportioned to maintain a comfortable pedestrian scale at the ground level.

The incorporation of roof decks further activates the upper levels while maintaining a well-balanced vertical composition. Overall, the massing strategy enhances visual permeability, provides rhythm along the streetscape, and contributes to a human-scaled urban environment.

c. Building Orientation and Relationship to the Street

The project prioritizes a strong relationship between the buildings and the public realm. All units are oriented to provide direct pedestrian access from the street through clearly defined ground-level entrances. This design approach enhances walkability and promotes an active and engaging streetscape.

Primary façades are positioned to front the street, with architectural features such as entry stoops, fenestration, and material changes reinforcing the pedestrian experience. Vehicular access is intentionally minimized and internalized, with garage entries designed to reduce their visual prominence and avoid disruption of the pedestrian environment.

The overall layout supports the RAC objective of creating a pedestrian-oriented urban fabric, where buildings define and activate the public realm rather than turning inward.

d. Façade Design and Articulation

The façades are designed with a high level of articulation to create visual interest and reduce perceived scale. Architectural elements such as projections, recesses, varied materials, and fenestration patterns are used to break down the building mass into smaller, identifiable components.

Blank wall conditions are avoided on all visible elevations. Each façade incorporates windows, material transitions, and architectural detailing that contribute to a cohesive and dynamic composition. The repetition of townhouse modules establishes a rhythm that is consistent with urban residential typologies within the RAC district.

The design ensures that all elevations, particularly those facing public rights-of-way, receive equal architectural attention, reinforcing a high-quality and consistent appearance throughout the development.

e. Materials and Colors

The project utilizes a refined palette of high-quality materials selected for durability, visual compatibility, and architectural cohesion. Materials are applied consistently across all elevations to create a unified design language while allowing for subtle variation to distinguish individual units.

The selected colors and finishes complement the surrounding RAC context and contribute to a contemporary yet context-sensitive architectural expression. The material palette enhances depth and shadow through the use of contrasting textures and tones, further reinforcing façade articulation.



All materials are designed to withstand the South Florida climate while maintaining their aesthetic quality over time.

f. Open Space and Amenities

The development incorporates a shared pool deck amenity that serves as a central open space for residents. This feature enhances the overall livability of the project and fosters a sense of community within the development.

The pool deck is designed as a functional and visually integrated element, complementing the architectural character of the buildings. It provides both active and passive recreational opportunities while contributing to the overall site design.

In addition to the shared amenity, private roof decks for each unit offer additional outdoor space, supporting the RAC goal of integrating residential density with high-quality living environments.

g. Pedestrian Experience and Streetscape

The project significantly enhances the pedestrian environment through thoughtful design and building placement. Ground-level entrances, articulated façades, and human-scaled architectural elements contribute to an walkable and engaging streetscape.

The development avoids large blank walls and instead provides visual interest through modulation, materials, and fenestration. The internalization of parking reduces vehicular dominance and allows the streetscape to remain pedestrian-focused.

Landscape elements and architectural detailing work together to create a cohesive and inviting public realm, consistent with the RAC vision for walkable, urban development.

h. Parking and Vehicular Access

Parking is fully integrated within each unit through private two-car garages, minimizing the visual impact of vehicles on the streetscape. Garage access is designed to be secondary to pedestrian entrances, ensuring that the development maintains a pedestrian-oriented character.

Vehicular circulation is efficient and does not interfere with the primary pedestrian experience. By internalizing parking, the project aligns with RAC principles that prioritize walkability and reduce the prominence of automobiles within the urban environment.

The applicant is committed to working collaboratively with all reviewing agencies to address comments in a timely manner and ensure the project meets all applicable codes, standards, and operational requirements.

We respectfully request your review and approval of this proposed new development.

Thank you,

Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President

DESIGN CRITERIA

To:
City of Hollywood
Planning & Urban Design Division

Dear Planning Staff,

Design Criteria for the proposed development of seven (7) town home residences within the RAC ARCHITECTURE
Commercial
& Residential

The project consists of seven (7) three-story town homes with roof decks, distributed between two (2) buildings and a shared pool deck amenity. Each unit includes three bedrooms, a private two-car garage, and a clearly defined pedestrian entrance. Interior
Architecture
& Design

Architectural and Design Components

The proposed development has been carefully designed to achieve compatibility with the City of Hollywood Design Guidelines while reinforcing the intended character of the RAC district. Urban
Renovation

The architectural composition reflects a contemporary urban townhouse typology that is both functional and contextually responsive. The building façades are articulated into individual modules that correspond to each unit, ensuring that architectural detailing is proportional and commensurate with the overall building mass. Vertical and horizontal offsets, variations in materials, and integrated architectural features such as balconies, fenestration patterns, and parapet elements are utilized to create visual interest and avoid monotony. Architectural
Design of
Children's
Environments
Development
Consulting

A strong emphasis has been placed on the pedestrian experience. Each unit includes a clearly defined, ground-level entrance that engages directly with the streetscape, reinforcing a pedestrian-oriented environment. The relationship between the buildings and the public realm is further enhanced through human-scaled design elements, transparency at lower levels, and landscape integration. 2110 Hollywood Blvd.
Hollywood
Florida 33020

The design balances aesthetics and functionality by internalizing vehicular access within private garages, thereby minimizing the visual impact of cars and prioritizing pedestrian activity. The inclusion of a shared pool deck and open space further supports resident interaction and contributes to a cohesive residential environment. Tel: 954.925.9292
Fax: 954.925.6292
email:
mail@sklarchitect.com

While the project introduces contemporary architectural language, it remains sensitive to the surrounding neighborhood using compatible materials, proportions, and façade rhythms. The result is a development that complements the evolving urban fabric while elevating the overall architectural quality of the area. WEBSITE:
www.sklarchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



Compatibility

The proposed development has been designed to establish a harmonious relationship with its varied surrounding context, while reinforcing the vision of the RAC district for cohesive, high-quality urban development.

The site is uniquely positioned with frontage toward Boggs Park to the north, existing residential uses to the west, and industrial properties to the south and east. The project responds to these differing conditions through a balanced architectural approach that transitions appropriately between scales and uses.

Along the street frontage facing the park, the buildings present an articulated and pedestrian-oriented façade that enhances the public realm and contributes positively to the streetscape. The townhouse rhythm—expressed through vertical modules, individual entrances, and consistent bay spacing—creates a pattern that aligns with residential typologies while elevating the architectural quality of the corridor.

Adjacent to the residential areas, the project maintains a compatible scale and proportion through the breakdown of massing into individual units and the use of residential design elements such as balconies, fenestration, and material warmth. This approach ensures a smooth transition between the proposed development and the neighboring homes.

In response to the industrial context to the south and east, the project introduces a more refined and cohesive architectural expression, contributing to the long-term vision of neighborhood revitalization. The development acts as a buffer by presenting a well-designed, human-scaled residential edge that softens the transition between industrial and residential zones.

The division of the project into two buildings further reduces perceived mass and enhances visual permeability, allowing the development to integrate more naturally within the existing urban fabric. Consistent material application and façade articulation across all elevations ensure that the project maintains a unified architectural language when viewed from any vantage point.

Overall, the proposed design strengthens the architectural continuity of the area, respects the surrounding neighborhood conditions, and supports the City’s adopted vision for a vibrant, pedestrian-oriented RAC district.

Scale / Massing

The proposed development has been designed with careful consideration of scale and massing to ensure consistency with both the surrounding context and the adopted vision of the RAC district.

The project consists of seven (7) three-story townhomes organized into two (2) separate buildings, a strategy that significantly reduces the perceived bulk and allows the development to read as a series of individual residential units rather than a single large mass. This approach creates a rhythm and scale that is compatible with nearby residential properties while still supporting the intended urban density of the area.



The overall building height is consistent with the RAC district's vision for vertical, urban residential development and is proportionally balanced using horizontal and vertical articulation. Architectural elements such as step-backs, façade offsets, balconies, and parapet variations help modulate the building envelope, ensuring that the perceived height and mass remain pedestrian-friendly.

The building geometries are intentionally composed of simple, clean forms enhanced by well-integrated architectural details. The proportions of length, width, and height are carefully balanced to avoid excessive linearity or monolithic appearance. The division into townhouse modules further breaks down the scale, reinforcing a human-scale environment.

Lot coverage and building placement have been designed to create appropriate spatial relationships within the site and with adjacent properties. The inclusion of a central pool deck and open space introduces visual relief and reinforces a sense of openness, while also contributing to the overall composition of the development.

In relation to adjacent structures, the project provides a transitional scale between lower-density residential areas and nearby industrial uses, supporting cohesive urban fabric. The result is a development that is proportionate, context-sensitive, and aligned with the City's long-term vision for the RAC district.

Landscaping

The landscape design has been thoughtfully developed to complement the architectural character of the project while enhancing the overall quality of the site and its relationship to the surrounding context.

The proposed landscaping incorporates a variety of native and climate-appropriate plant species consistent with South Florida conditions. A mix of canopy trees, understory plantings, shrubs, and groundcovers is utilized to create visual richness, provide shade, and promote long-term sustainability. These plant selections are intended to be both resilient and low maintenance, while contributing to the ecological value of the site.

Landscaped areas are carefully integrated with the building layout, pedestrian pathways, and paved surfaces to create a cohesive and inviting environment. Street-facing frontages are enhanced with layered planting and landscape buffers that soften the building edges, reinforce the pedestrian realm, and improve the overall streetscape experience. Internal to the development, the shared pool deck is complemented by coordinated landscaping that supports both passive and active use, fostering a sense of community.

Where applicable, existing mature trees and significant vegetation on the site are preserved and incorporated into the design to the greatest extent feasible. These elements are supplemented with new plantings to ensure continuity and a well-established landscape character at project completion.

Overall, the landscape strategy reinforces the architectural design, enhances pedestrian comfort, and contributes positively to the visual and environmental quality of the RAC district.



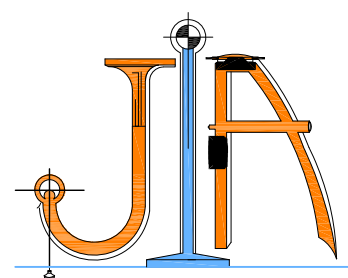
We respectfully request approval and look forward to continued coordination with staff.

Should you have any questions please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be 'A. Sklar', written over a light blue horizontal line.

Ari L. Sklar, AIA, NCARB
President
ALS/ak



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

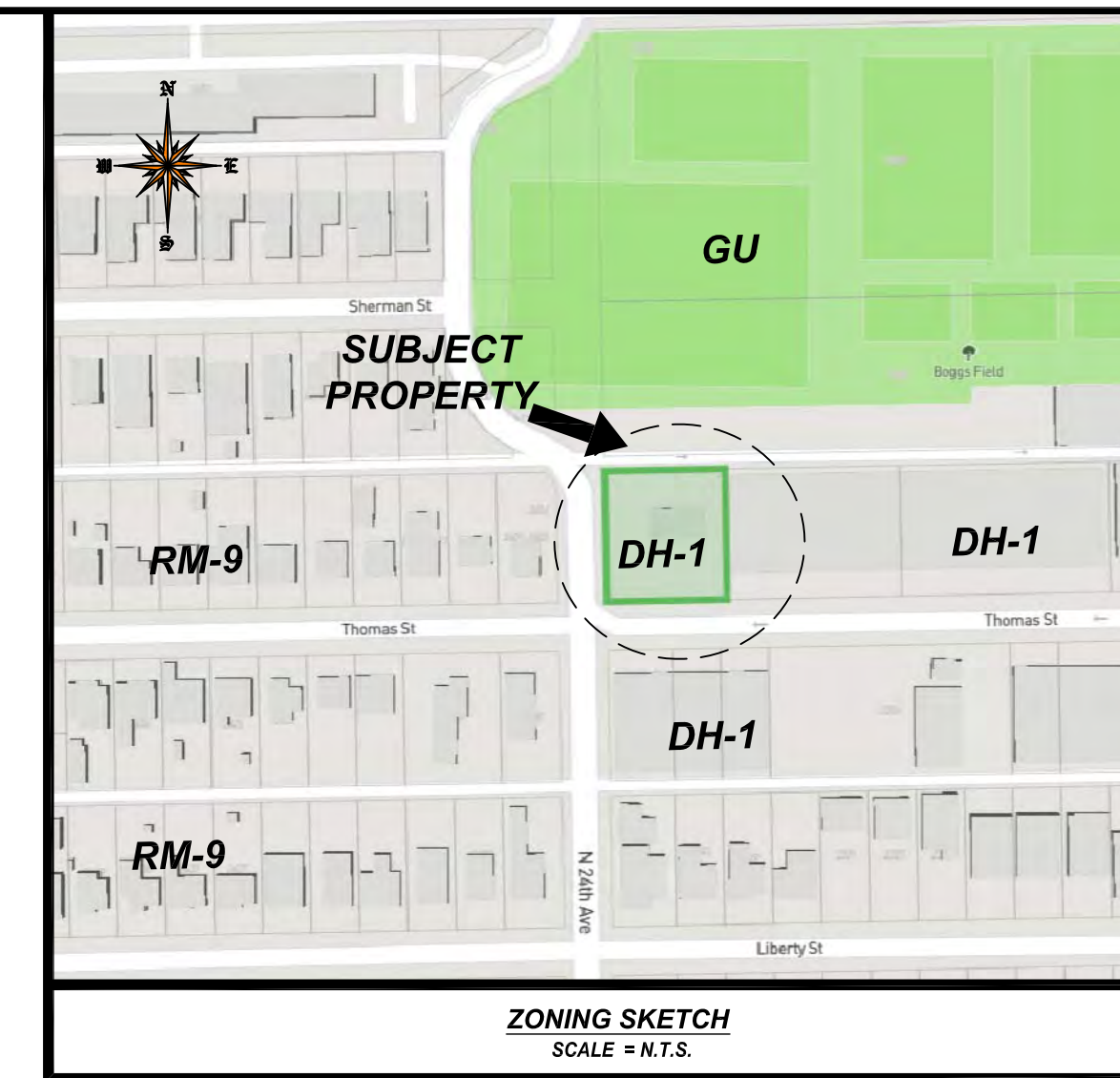
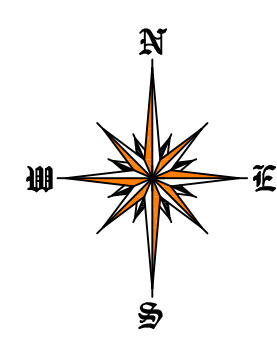
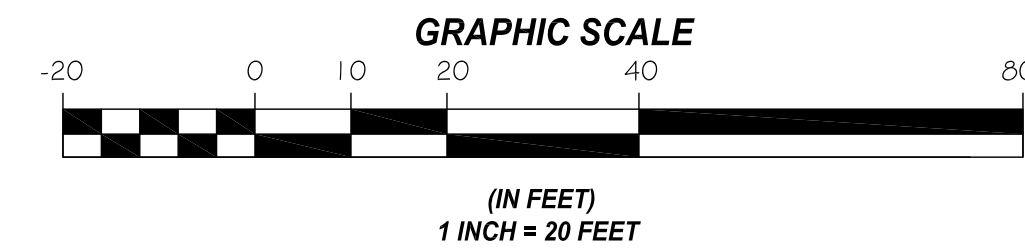
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3726 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



ZONING SKETCH
SCALE = N.T.S.

LOCATION SKETCH
SCALE = 1" = 300'



ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = ANCHOR EASEMENT
- ALP = ALUMINUM POOL
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- B.S. = BENCH MARK
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- CD = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH. = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL. = CLEAR
- C.D. = CLEAN OUT
- CL.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE POORH
- C.S. = CONCRETE SLAB
- C.S.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- REGRESSES = REGRESSES
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- EV. = ELEVATION
- ENCS. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.P. = FOUND IRON PIPE
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F. = FOUND NAIL & DISK
- F.T. = FEET
- FMB. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N.D. = FOUND NAIL
- F.N. = HIGH OR (WEIGHT)
- N.A.E.S. = NECESSARY EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.F. = LIGHT FENCE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M. = MINUTES
- M.D. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- N.A.P. = NOT A PART OF
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # or NO. = NUMBER
- OH = OFFSET
- O.H. = OVERHEAD
- O.U.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- PL. = PLANTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.D. = RECORD DISTANCE
- R.R. = RAIL ROAD
- R.E.S. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- R.A.S. = RADIAL OR RADIAL
- R.A.S. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- S.M.K. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SURVEY
- S.P. = SCREENED POUGH
- S.E.V. = SEWER VALVE
- S.V. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGICAL UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP. = TOWNSHIP
- U.T.L. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- M. = MONUMENT LINE
- E. = CENTER LINE
- D. = DELTA

SURVEYOR'S CERTIFICATE:

- THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS," OR
- PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."
- ADDRESSES OF THE SURVEYED PROPERTY: 2351 THOMAS STREET, HOLLYWOOD, FL 33020. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS THOMAS STREET AND NORTH 24TH AVENUE.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0561, SUPER "TH," AND HAVING A BASE FLOOD OF 7.00 FEET, BEARING AN EFFECTIVE DATE OF 08/15/2014.
- THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL 16,811.58 SQUARE FEET OR 0.39 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
- ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK BCD M 1895, ELEVATION 11.076 FEET OF N.G.V.D. OF 1929. CONVERTED TO N.A.V.D. 1988 BY USING CORRECTION.
- THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-1, DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.
- ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
- (DH-1)
 - MINIMUM FRONT = 20.00 FEET
 - MINIMUM SIDEWAYS = 20.00 FEET
 - MINIMUM REAR = 15 FEET
 - SIDE (INTERIOR) = 10.00 FEET, PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK.
 - REAR = 20 FEET
- THE SUBJECT ZONING CLASSIFICATION, SETBACK REQUIREMENTS PARKING REQUIREMENTS: PARKING FOR SITES OR PORTIONS OF SITES WITHIN DH-1 SHALL COMPLY WITH PARKING REGULATIONS SET FORTH IN ARTICLE 7 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR BUILDING AREA) IS 1663.19 SQUARE FEET.
- FLOOR ELEVATION OF EXISTING BUILDING IS 5.78 FEET.
- THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.78 FEET N.A.V.D. 1988.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES PURSUANT TO SECTION 4 ABOVE (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.
- THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
- NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
- THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE, NOT APPLICABLE.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.
- RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY, NOT APPLICABLE.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 7.75 FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK THIRTY-SEVEN (37) OF HOLLYWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 19 OF PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:

- I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-4 OF OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT FUND FILE NUMBER 1120849-4, DATED NOVEMBER 15, 2021, AT 9:36 A.M.
- ITEM NO. 7: ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD PARK, AS RECORDED IN PLAT BOOK 4, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- ITEM NO. 8: ORDINANCE NO. 2005-18 RECORDED ON O.R.B. BOOK 40082 PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
- ITEM NO. 9: ORDINANCE NO. 2005-19 RECORDED ON O.R.B. BOOK 40082 PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
- THE ITEMS SHOWN HERE ARE OF THE ENCUMBRANCE REPORT PER CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 1092904 REVISED, DATED THROUGH AND INCLUDING JANUARY 19, 2023 AT 11:00 PM.
- 2. FFL EASEMENT AS RECORDED ON O.R.B. 4145 PAGE 972, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

LEGEND

- O.H. = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- X-X-X- = CHAIN LINK FENCE
- O-O-O- = IRON FENCE
- ||-||- = WOOD FENCE
- - - - = BUILDING SETBACK LINE
- - - - = UTILITY EASEMENT
- - - - = LIMITED ACCESS RW
- - - - = NON-VEHICULAR ACCESS RW
- x 0.00 = EXISTING ELEVATIONS

Project Address:
2351 THOMAS STREET., HOLLYWOOD FL, 33020

Project Location: BROWARD COUNTY

SECTION 09, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 5142 09 05 6120

DRAWN BY: CARLOS D.

Job Number: 21-002819-2

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assor., Inc.
LAND SURVEYORS

L.B.# 7806

SUPER SEVEN LLC
2351 THOMAS STREET., HOLLYWOOD, FL 33020

BASED UPON TITLE COMMITMENT FUND FILE NO. 1120849-4
AGENT'S FILE REFERENCE NO. 2351 HARBEMANN
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF NOVEMBER 15, 2021 AT 9:36 AM

SURVEYOR'S CERTIFICATION

TO: SUPER SEVEN LLC, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR.

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, 5.7(A), 7(B)-11, 8.5, 11, 15, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2023.

03/24/2023

JOHN IBARRA (DATE OF SURVEY)
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN REVIEWED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

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

NEW 7 TOWNHOUSES DEVELOPMENT
2351 THOMAS STREET
 Hollywood, FL

PROJECT PRELIMINARY RENDERING



*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 05-04-26 (SEE INDEX BELOW)

DRAWING INDEX

SURVEY	C2 PAVING, GRADING & DRAINAGE PLAN
S-1 SURVEY	C3 CIVIL DETAILS I
ARCHITECTURE	C4 CIVIL DETAILS II
A0.0 COVER	C5 PAVEMENT MARKINGS & SIGNAGE PLAN
A0.1 VEHICULAR USE AREA	C6 WATER & SEWER PLAN & DETAILS
A0.2 AREA PLANS	C7 UTILITIES DETAILS I
A0.3 NORTH WEST VIEW	C8 UTILITIES DETAILS II
A0.4 NORTH EAST VIEW	C9 MOPS LIFT SATATION DETAILS
A0.5 SOUTH EAST VIEW	C10 R.O.W PMS PLAN & DETAILS
A0.6 SOUTH WEST VIEW	LANDSCAPE
A0.7 WEST VIEW	L-01 LANDSCAPE PLAN
A0.11 THOMAS STREET PROFILE	L-02 ROOF GARDEN LANDSCAPE PLAN
A1.0 SITE PLAN	L-03 LANDSCAPE DETAILS & SPECIFICATIONS
A1.1 ENLARGED TRASH ENCLOSURES TYP.	L-04 TREE DISPOSITION PLAN
A1.2 SITE PLAN DETAILS	
A1.3 ADDRESS SIGNAGE	
A1.4 DECORATIVE / SITE LIGHTING SUBMITTALS	
A2.0 GROUND FLOOR PLAN	
A2.1 2ND FLOOR PLAN	
A2.2 3RD FLOOR PLAN	
A2.3 ROOFTOP PLAN	
A2.4 TOP ROOF PLAN	
A5.0 NORTH & SOUTH ELEVATIONS	
A5.1 EAST & WEST ELEVATIONS	
A5.2 INTERIOR DRIVEWAY ELEVATIONS	
A6.0 TRANSVERSE SECTION	
A6.1 LONGITUDINAL SECTIONS	
PH1.0 PHOTOMETRICS - NORMAL	
CIVIL	
C1 EROSION & SEDIMENT CONTROL PLAN	

PROJECT TEAM

ARCHITECT OF RECORD:



2310 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020
 www.sklararchitect.com
 TEL - (954) 925-9292
 FAX - (954) 925-6292

AA 0002849
 IB 0000894
 NCARB CERTIFIED

CIVIL ENGINEER:
 WILFORD ZEPHYR, P.E., LEED AP, CFM
 Zephyr Engineering
 CBE, SBE & DBE Firm
 5451 Pierce St, Hollywood, FL 33021 USA
 Phone: 786-302-7693
 Email: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 p: (772) 834-1357
 e: brandon@las-fl.com

LIGHTING PHOTOMETRICS:
 GENESIS LIGHTING
 CHRIS MARCH
 14101 NW 8TH STREET
 SUNRISE, FLORIDA 33325
 P. 954-306-3931
 M. 954-347-4694
 E: cmarch@genesislighting.net

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DFH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE	TYPE II-A	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:		16,809 SF (0.39 ACRES)
LOT COVERAGE:		36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
OPEN SPACE		
OPEN SPACE	MIN. 40% = 6,723.6 S.F.	43.04% = 7,335 S.F.
PERVIOUS (GREEN SPACE)	5,227 S.F. + 613 S.F. = 5,840 S.F.	34.54% = 5,806 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)	1,665 S.F.	1,689 S.F. (10.04 %)
SETBACKS		
FRONT (THOMAS ST)	20'-0"	20'-0"
SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 25P = 14 SPACES
GUEST	15P/10 UNITS = 0.7 -1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE

SCOPE OF WORK

NEW TOWNHOUSE DEVELOPMENT
 APPROX. AREA 13,000 SF.
 7 TOWNHOUSES UNITS 3 STORIES + ROOFTOP EACH
 2 PARKING SPACES PER UNIT + 2 GUEST PARKING SPACES

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
5	TYPE B	344	873	915	95	2,227	529	2,756
6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
TOTALS		2,428	6,207	6,501	733	15,869	3,727	19,596

UNITS BEDROOMS CHART		
TOWNHOUSE #:	# OF BEDROOMS:	
1	3	
2	3	
3	3	
4	3	
5	3	
6	3	
7	3	
TOTAL	7 TOWNHOUSES	21 BEDROOMS

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:
 PROPERTY ID #: 514209056120
 ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020
 HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

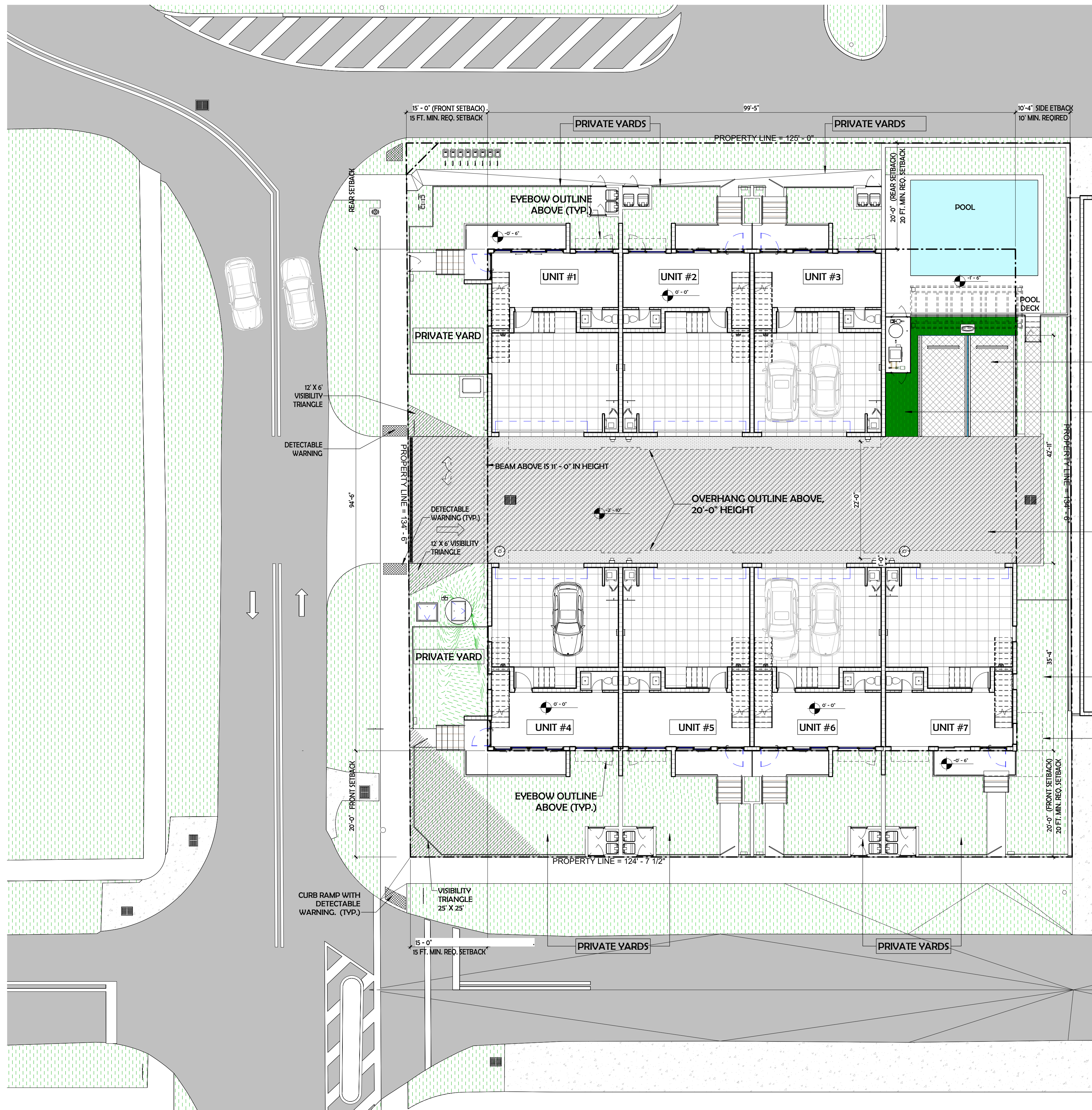
MEETING DATES

PACO 02/20/24
 TAC1 06/17/24
 FINAL TAC 11/23/24
 PLANNING AND ZONING BOARD 06/09/26

COVER

PROJEC#21-043

Ao.o



VEHICULAR USE CHART		
AREAS	REQUIRED SQ. FT.	PROPOSED SQ. FT.
PAVED VEHICULAR USE AREA (GREY AREA) 2,462 S.F. + 355 S.F. = 2,817 S.F.		2,817 S.F.
REQUIRED LANDSCAPE AREA = 25% 2,817 S.F. X 25% = 704.25 S.F.	704.25 S.F.	
TOTAL GREEN SPACES NOT PART OF THE SETBACK GROUND FLOOR + ROOF TOP: 150 + 613 = 763 SF (27.08%)		763 S.F.
TOTAL PERMEABLE AREA NOT PART OF THE SETBACK (PAVERS + TURFSTONE) = 142 S.F. + 615.5 S.F.		757.5 S.F.

PERMEABLE TURFSTONE PAVERS (40% GRASS)
VEHICULAR USE AREA 355 S.F.
355 SF X 40% = 142 S.F.

GREEN SPACE NOT PART OF THE SETBACK AREA:
150 S.F.
GREEN SPACES NOT PART OF THE SETBACK AREA:
ROOF TOP = 613 S.F. GRASS SURFACE
TOTAL GREEN SPACES NOT PART OF THE SETBACK
AREA 150 + 613 = 763 SF (25.15%)

PERMEABLE PAVERS
VEHICULAR USE AREA 2,462 S.F.
2,462 SF X 25% = 615.5 SF

1 PAVED VEHICULAR USED AREA CALCS
3/32" = 1'-0"



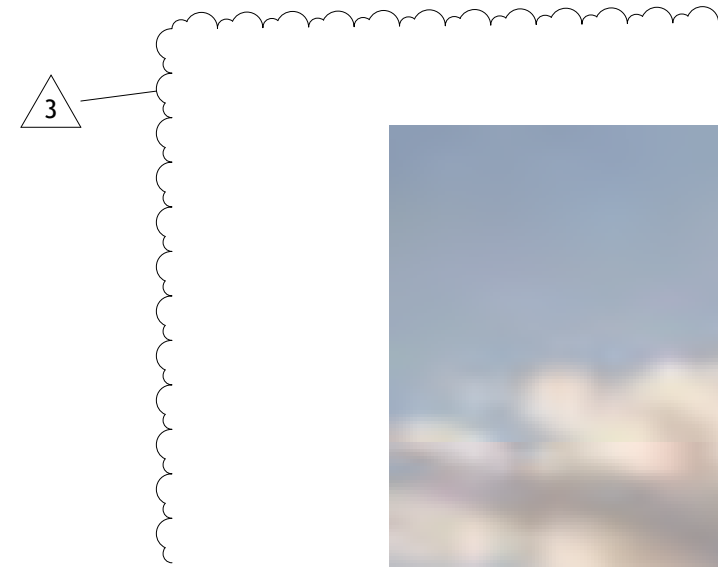
MEETING DATES

PACO	02/20/24
TAC1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26



MEETING DATES

PACO	02/20/24
TAC1	06/17/24
FINAL TAC	11/23/24
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MEETING DATES

PACO	02/20/24
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FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

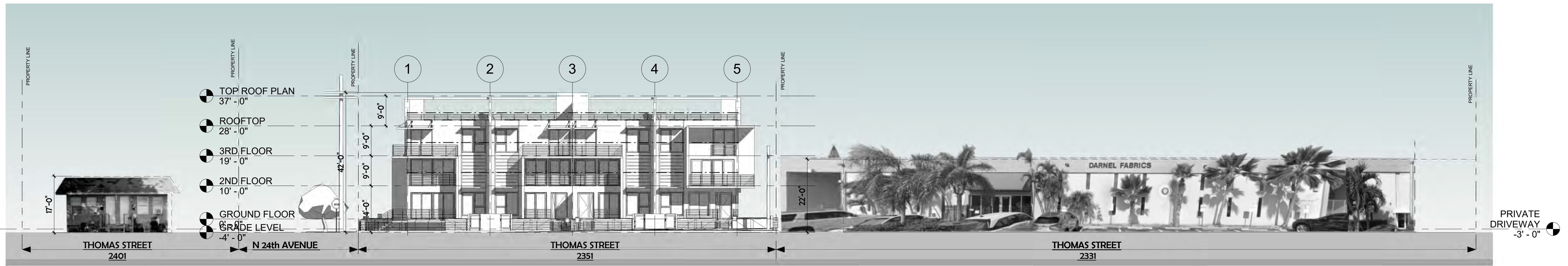


MEETING DATES

PACO	02/20/24
TAC1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26



WEST VIEW



1 STREET PROFILE 1 - THOMAS STREET
1/16" = 1'-0"

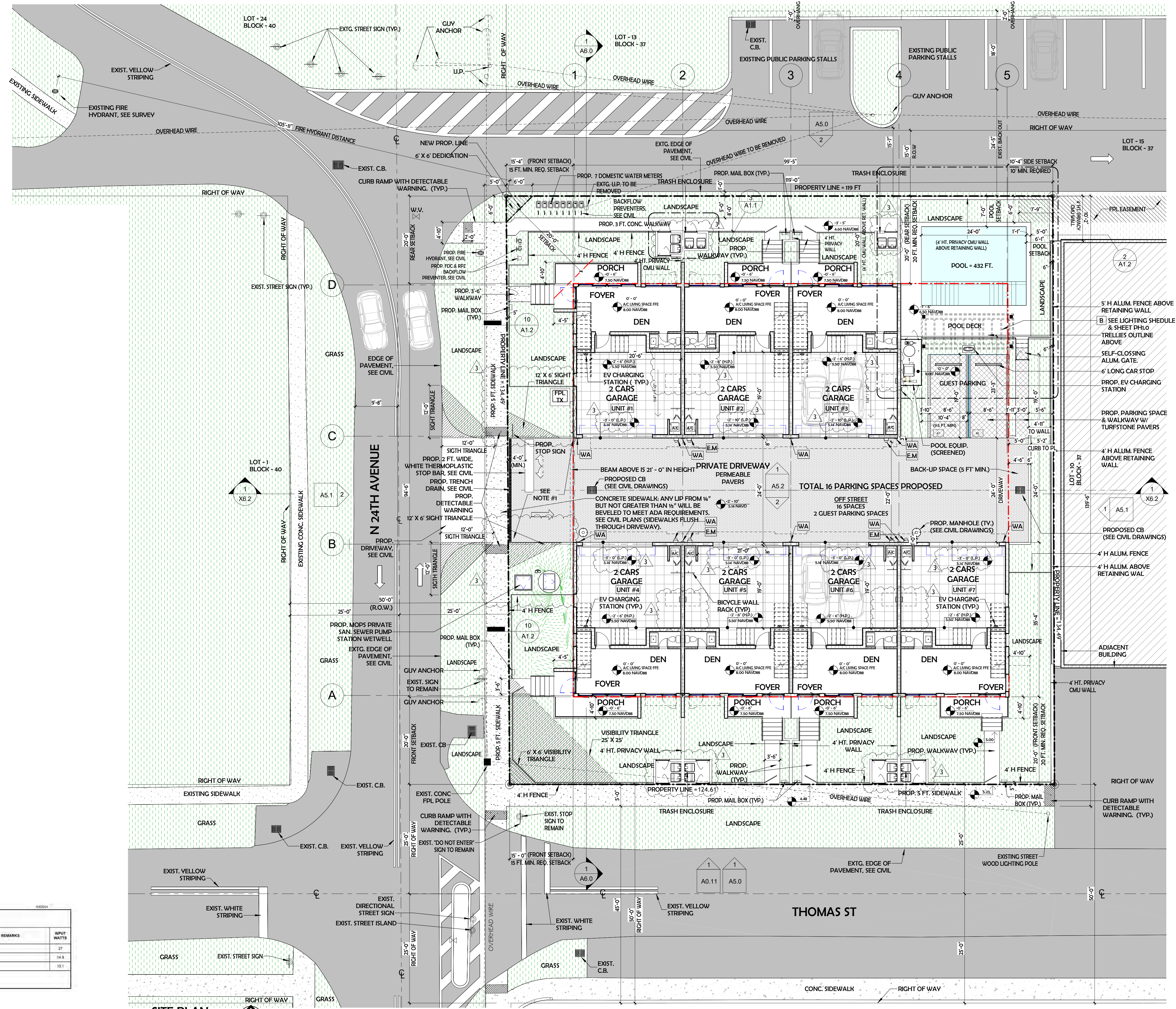
RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES	
CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:	
(A)	CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
(E)	ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
(C)	ENERGY STAR APPROVED ROOFING MATERIALS.
(H)	PROGRAMMABLE THERMOSTATS.
(I)	OCCUPANCY/VACANCY SENSORS.
(J)	PERVIOUS PAVEMENT.
(N)	DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
(P)	AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
(O)	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT TURN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
(U)	MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
(W)	ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.
(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. OZ016-02, PASSED 1-20-16)	

SITE PLAN LEGEND	
	PROPERTY LINE
	NOT IN SCOPE OF WORK
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PERMEABLE PAVER DRIVEWAY
	PROPOSED TURFSTONE PAVER DRIVEWAY
	PROPOSED LANDSCAPE. SEE L-1
	CATCH BASIN
	MANHOLE

SITE PLAN NOTES	
1.	NO FRONT FENCE/GATE ON DRIVEWAY.
2.	ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
3.	SEE CIVIL PLANS FOR ADDITIONAL SITE INFORMATION & DETAILS.

ZONING DATA

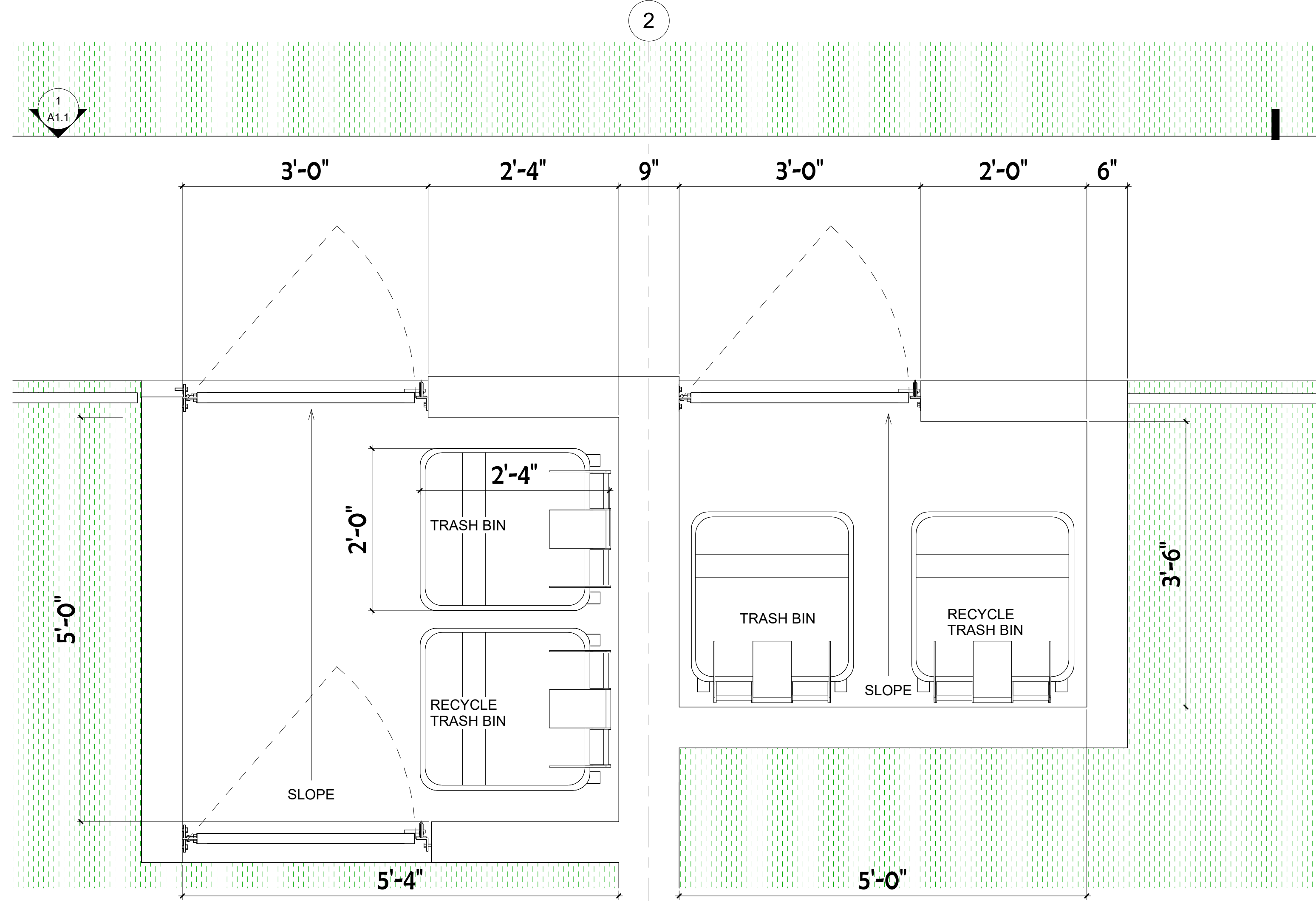
GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE:	TYPE II-A	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:	16,809 SF (0.39 ACRES)	16,809 SF (0.39 ACRES)
LOT COVERAGE:	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
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SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
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AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
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7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/10 UNITS = 0.7 = 1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE



JOB NAME: 2351 THOMAS STREET						
LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	VOLTS	HOUSING	REMARKS
WA	PERFORMANCE LIGHTING	SH1-27-40-40-XX-UVV-VA	WALL PACK	LED INCLUDED	UNV	WALL
B	USA LUMINANCE	EOB 3.0-S-WET-LAM-375-4-40K-8-UVV-31-W-XX	LINEAR	LED INCLUDED	UNV	SURFACE
A	USA LUMINANCE	COM-8Y15-4K-U / 4C/8YR-10-WH	DOWN LIGHT	LED INCLUDED	UNV	RECESSED

LIGHTING SCHEDULE NOTES:
1. For pricing please email Genesis Lighting at genlighting@genlighting.net. For technical questions please contact Chris March 954-347-4884

1 SITE PLAN
3/32" = 1'-0"



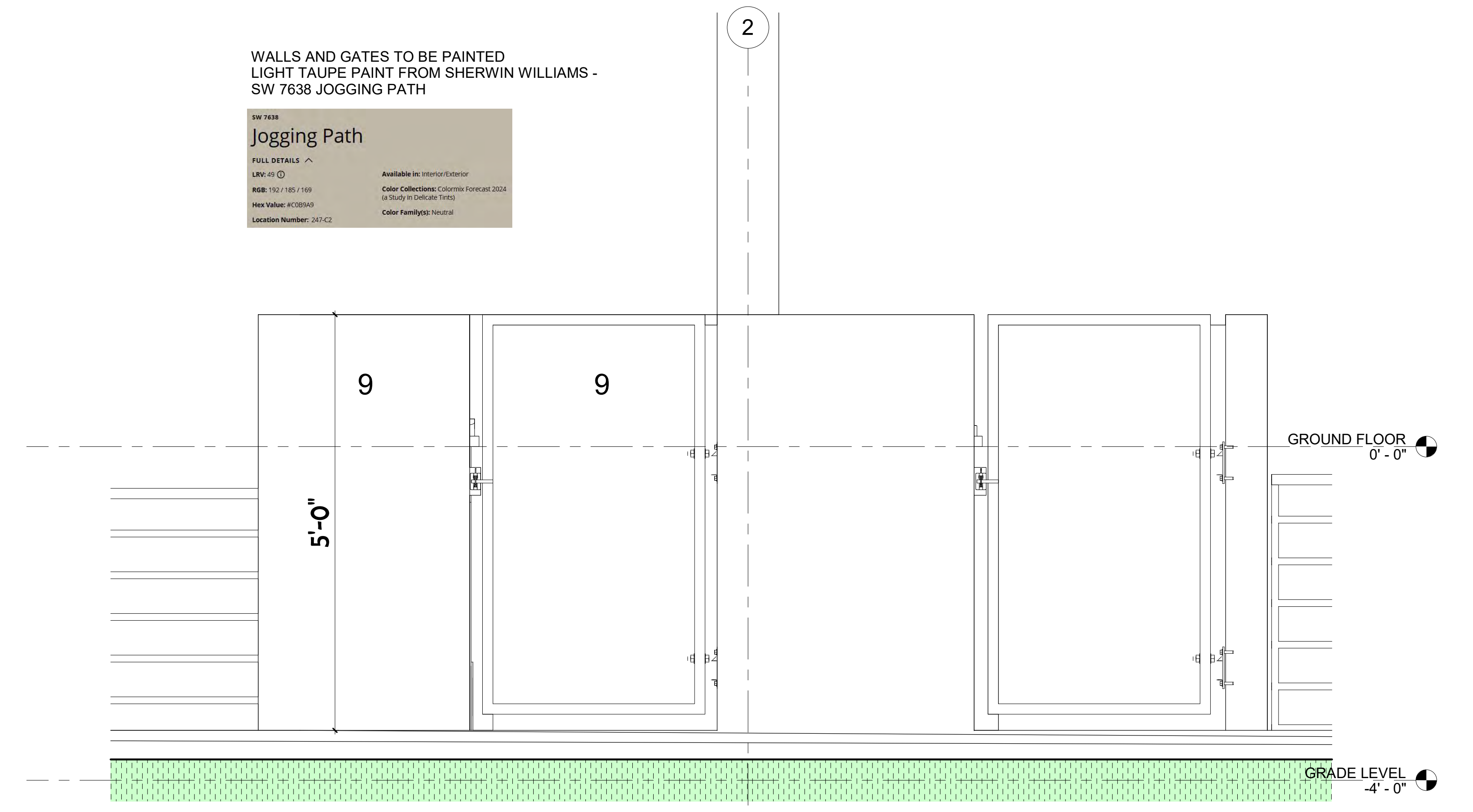
3 TRASH ENCLOSURE FLOOR PLAN
1" = 1'-0"

WALLS AND GATES TO BE PAINTED
LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS -
SW 7638 JOGGING PATH

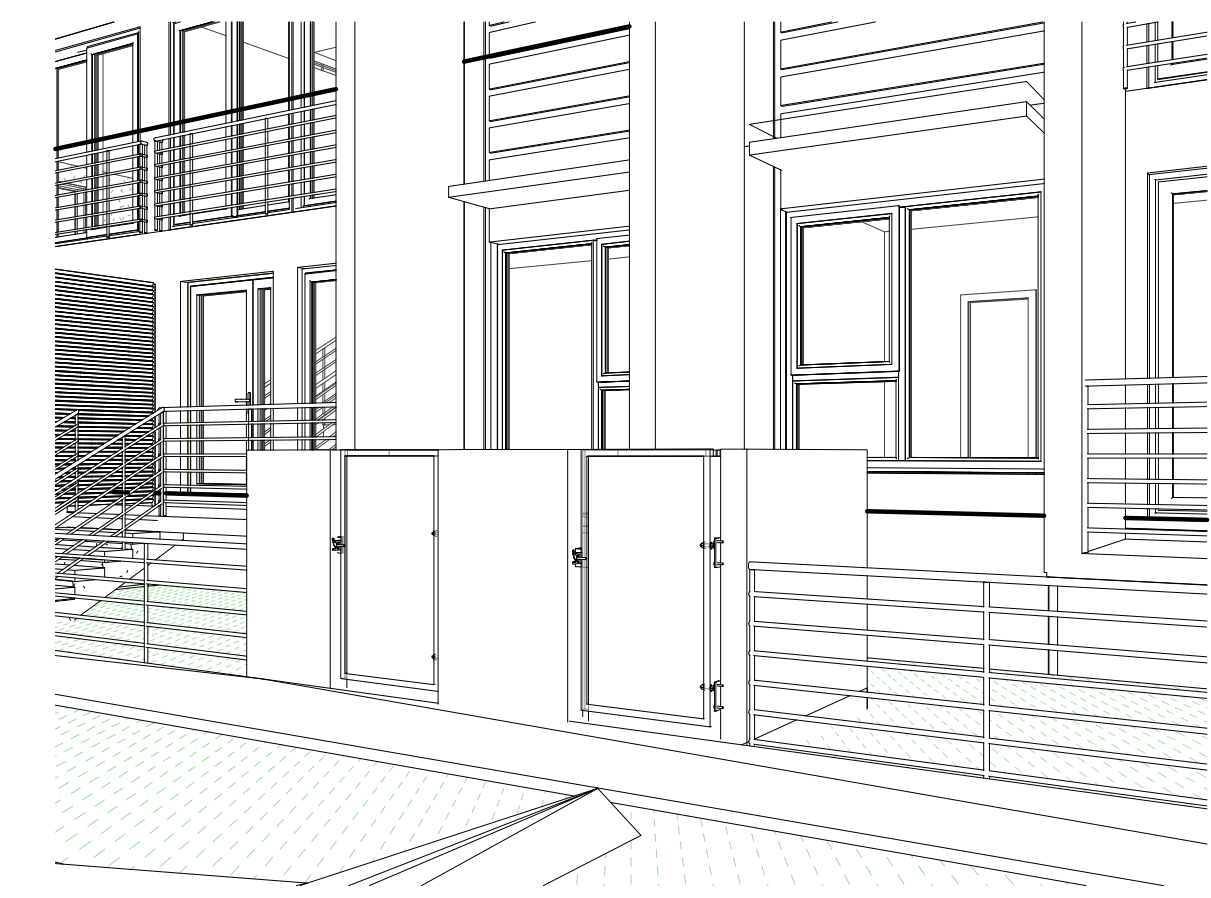
SW 7638
Jogging Path

FULL DETAILS ^
LINK: Q

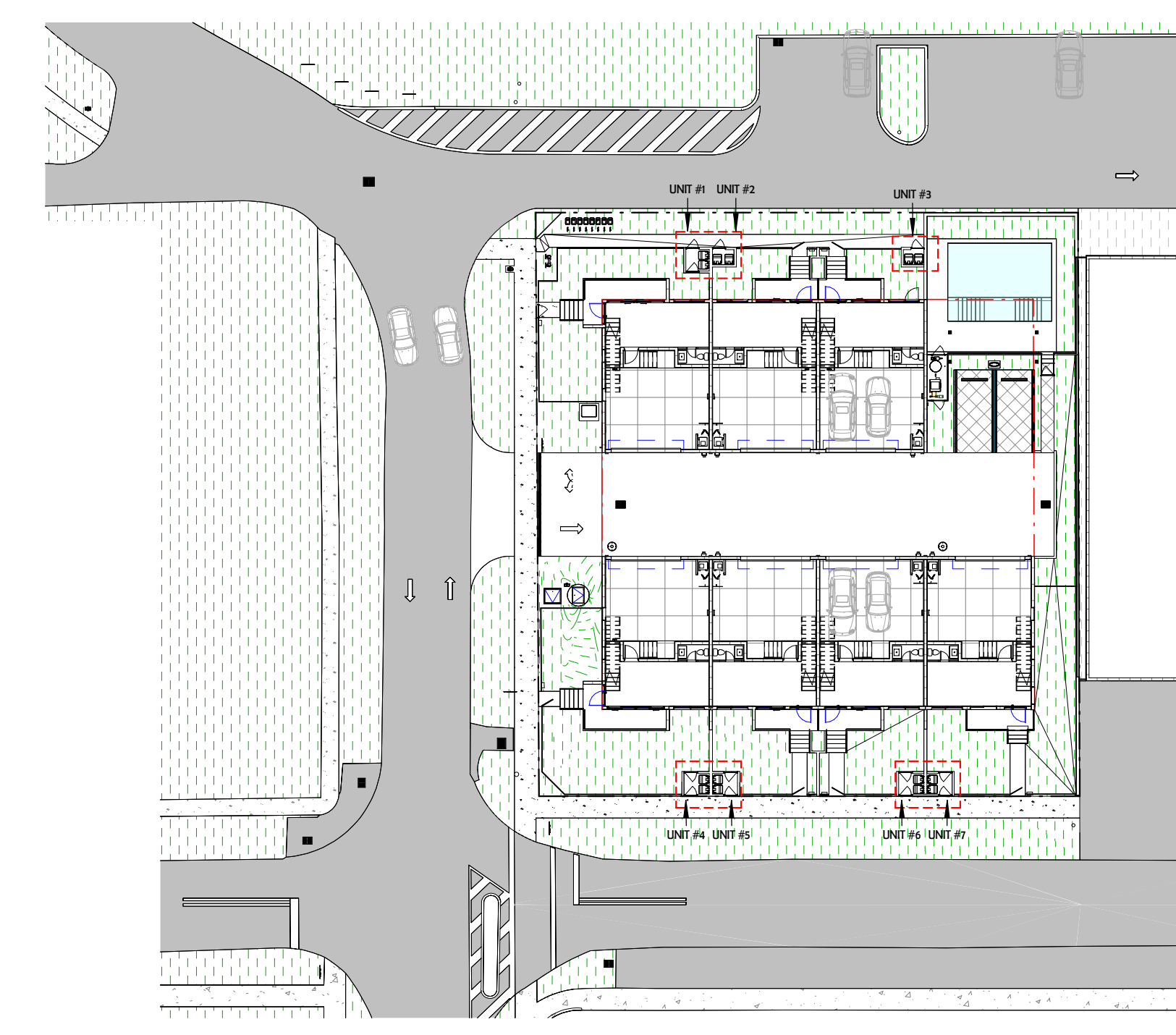
Available for: Internal/Exterior
Color Collections: Columbia Forecast 2024
(a Study in Delicate Tones)
Hex Value: #C8B9A9
Color Family: Neutral



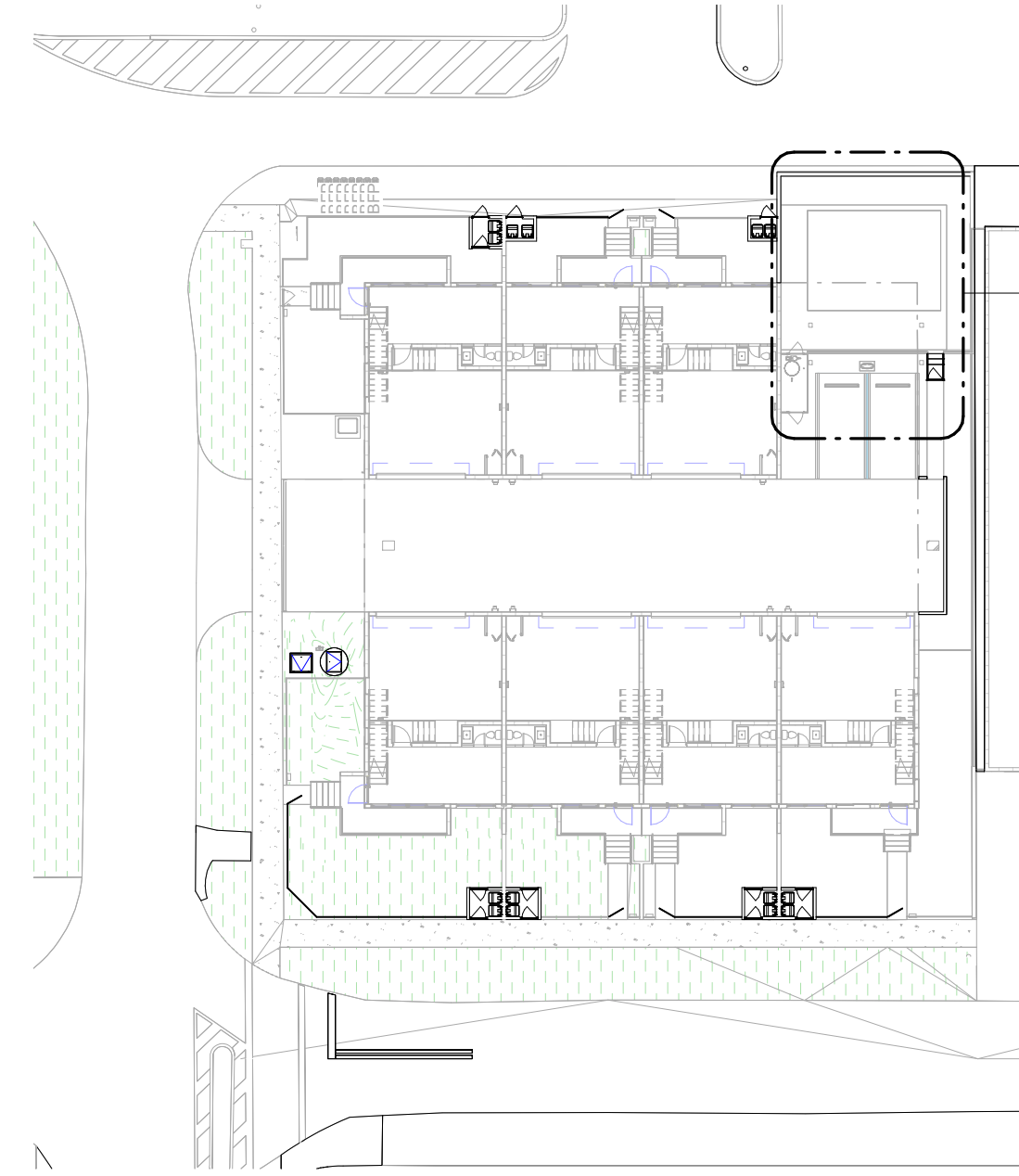
1 TRASH ENCLOSURE ELEVATION TYP.
1" = 1'-0"



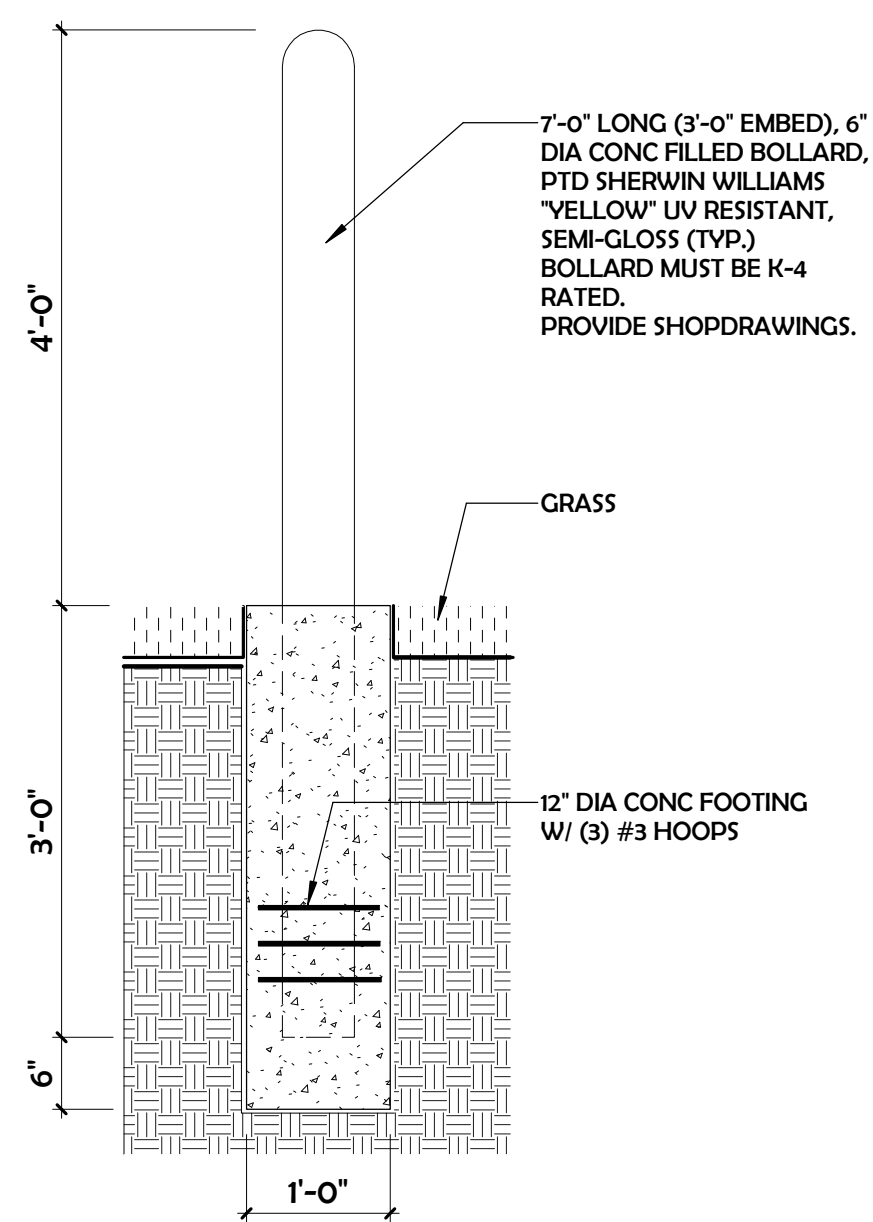
2 UNIT TRASH ENCLOSURES TYP.



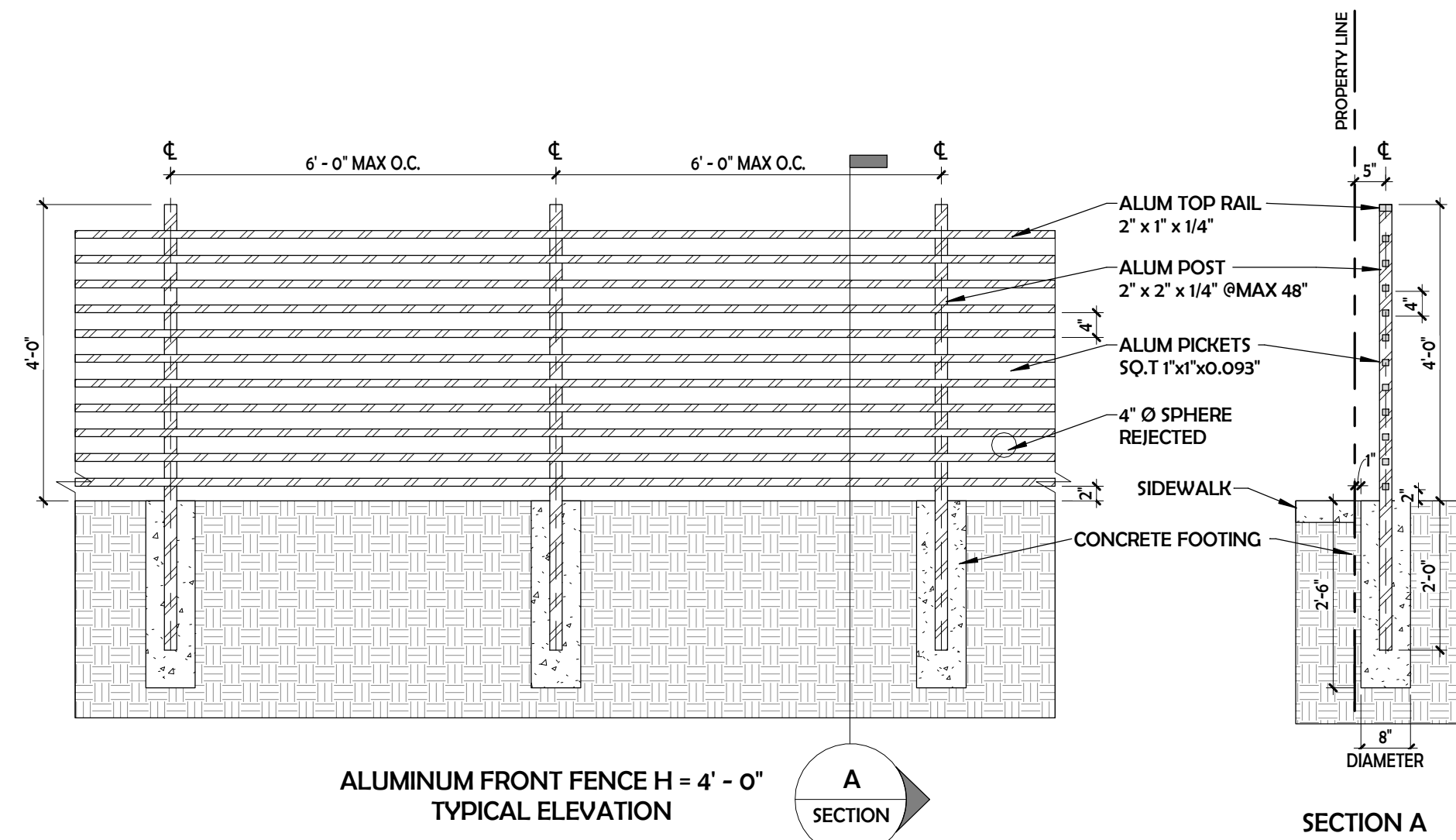
4 TRASH ENCLOSURES LOCATIONS
1/32" = 1'-0"



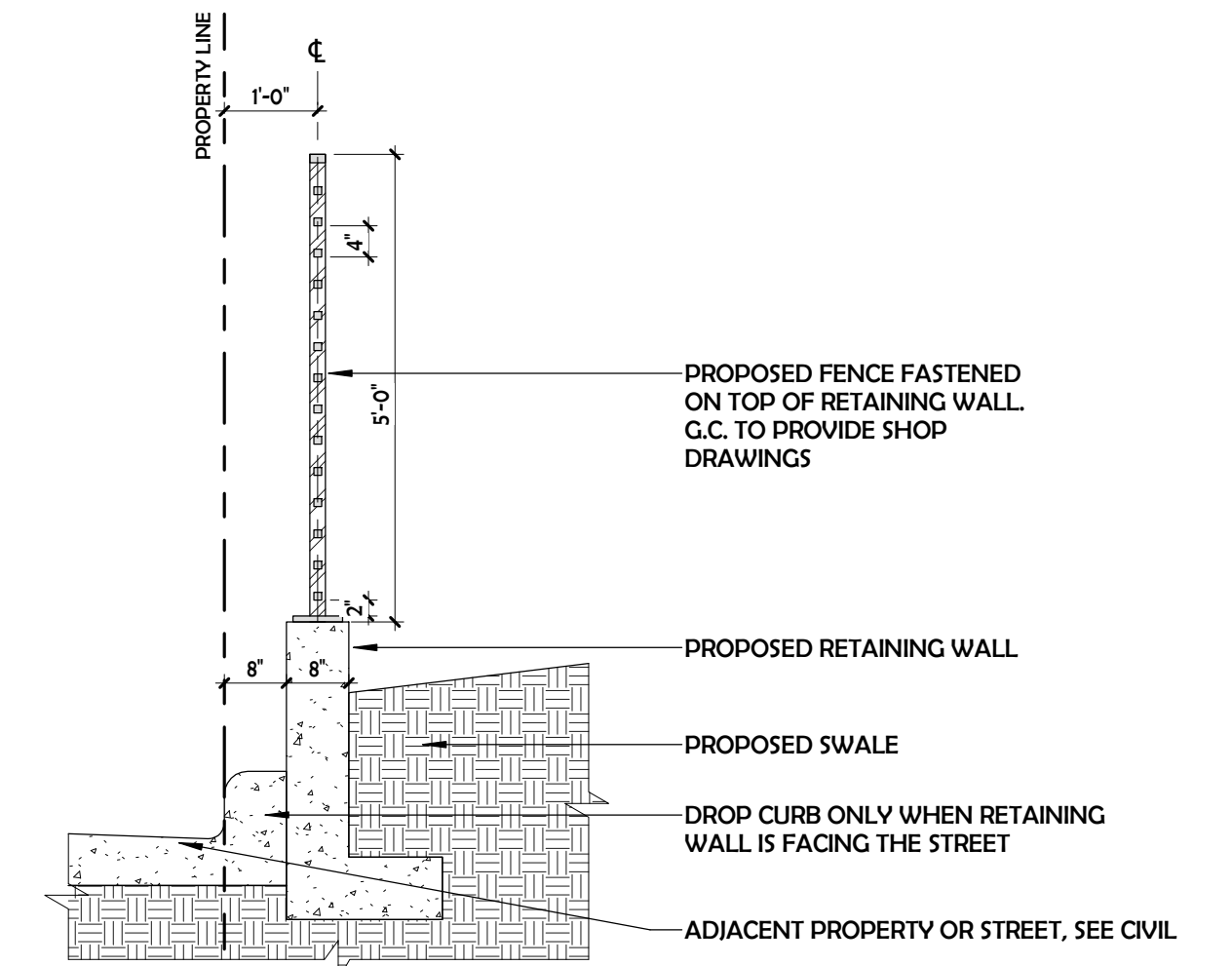
1 POOL AREA KEYMAP
1/32" = 1'-0"



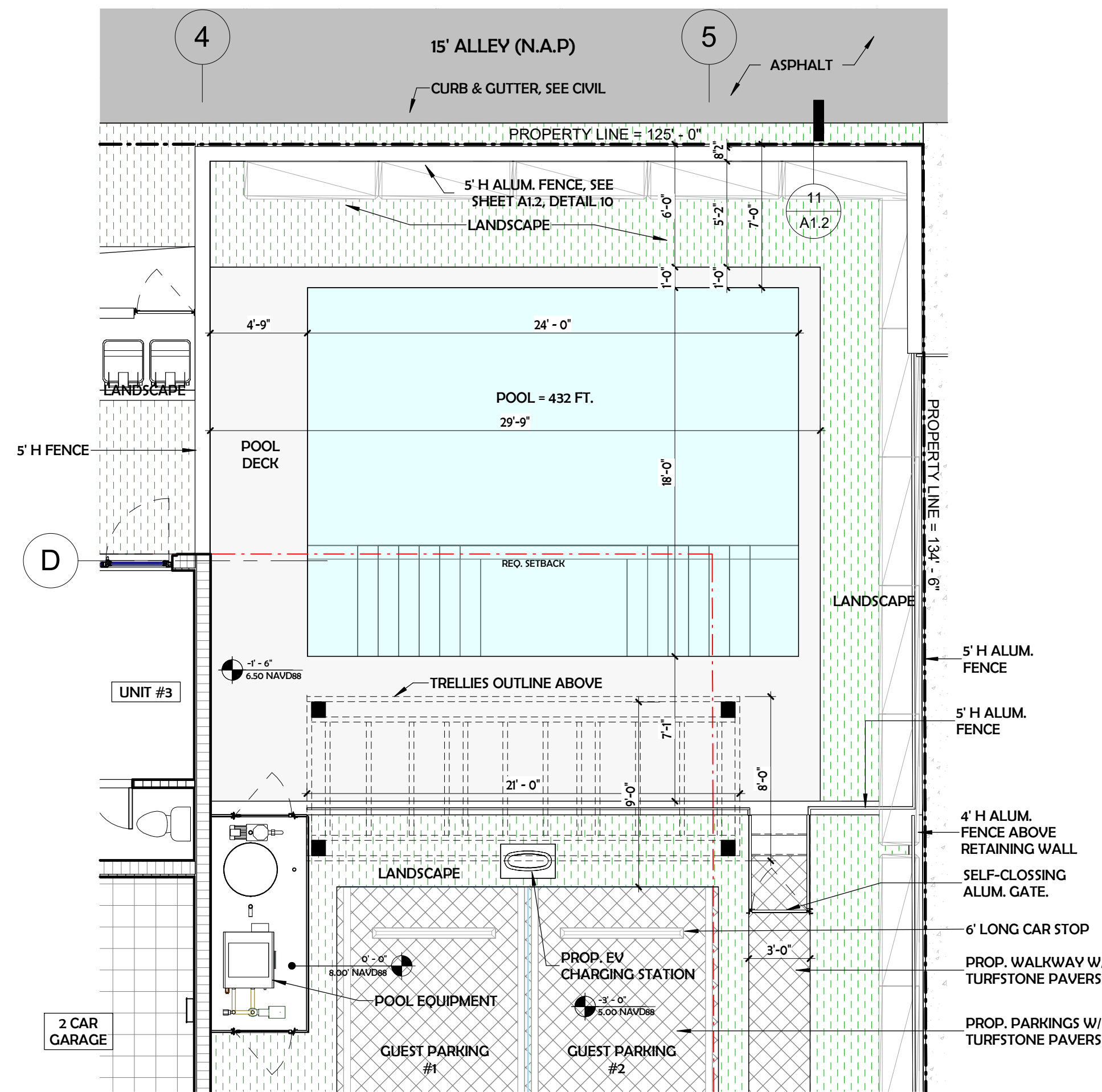
9 K-4 RATED BOLLARD DETAIL
3/4" = 1'-0"



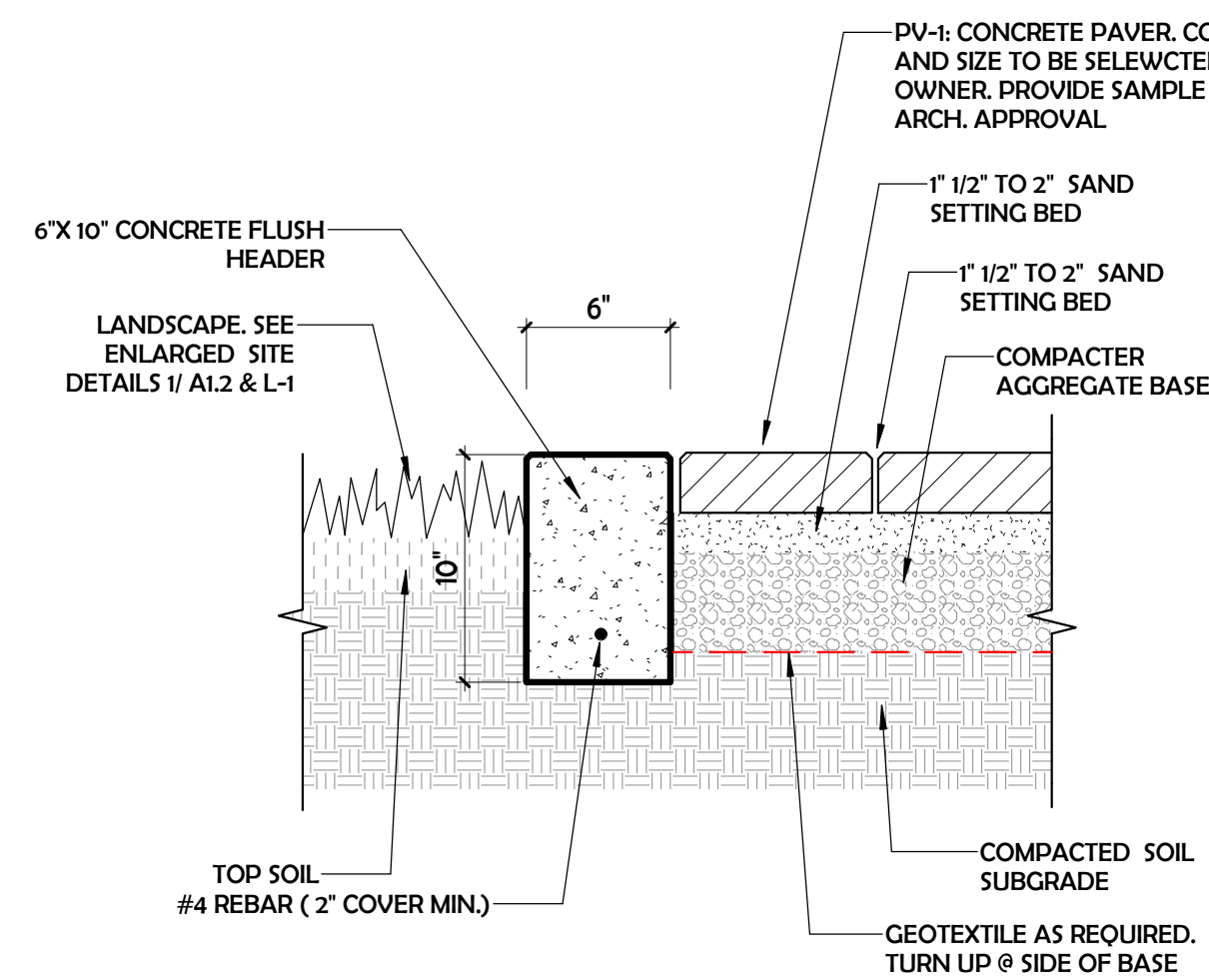
10 ALUM FENCE
1/2" = 1'-0"



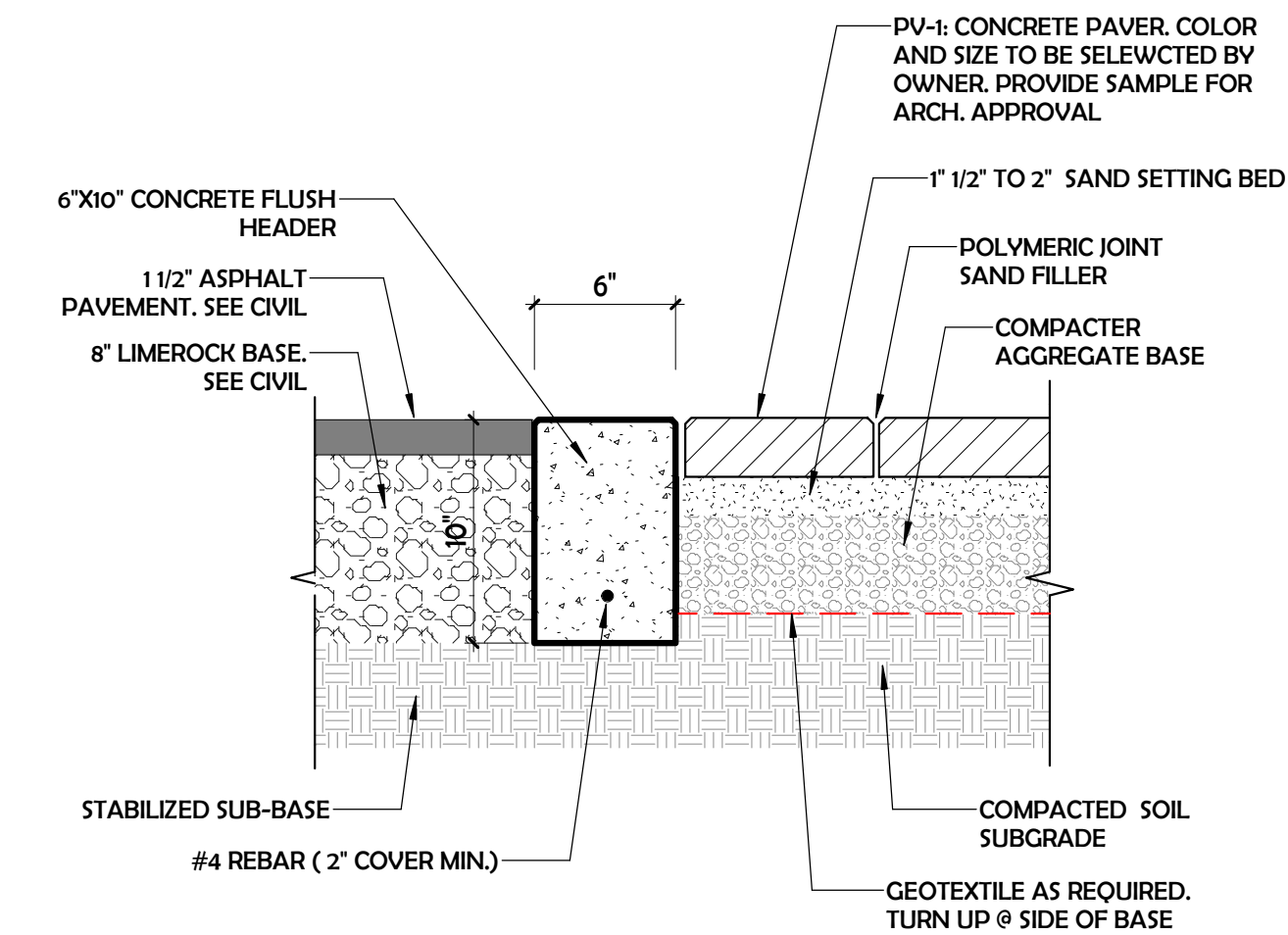
11 FENCE ON RETAINING WALL
1/2" = 1'-0"



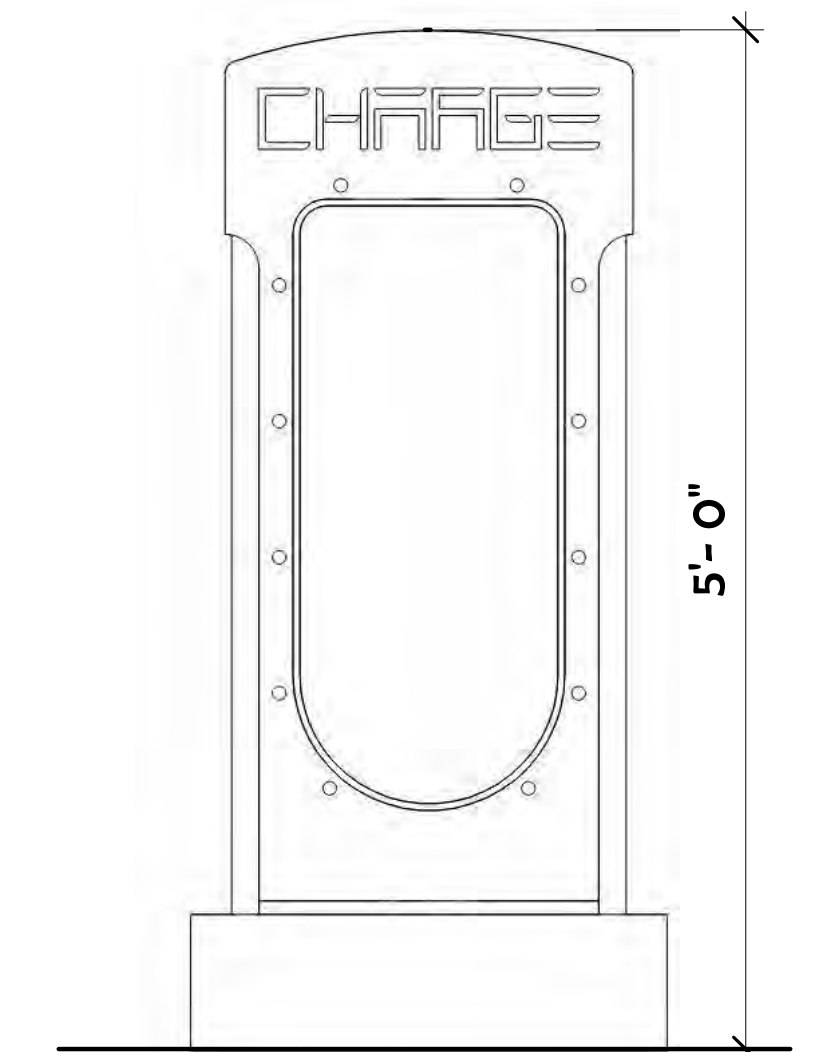
2 ENLARGED POOL AREA
3/16" = 1'-0"



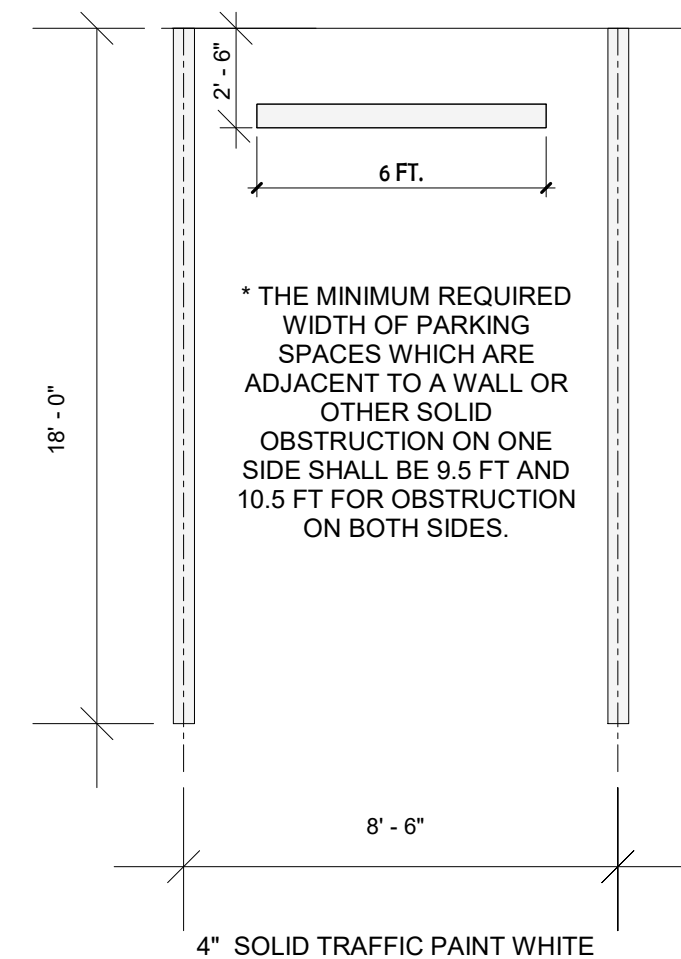
8 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"



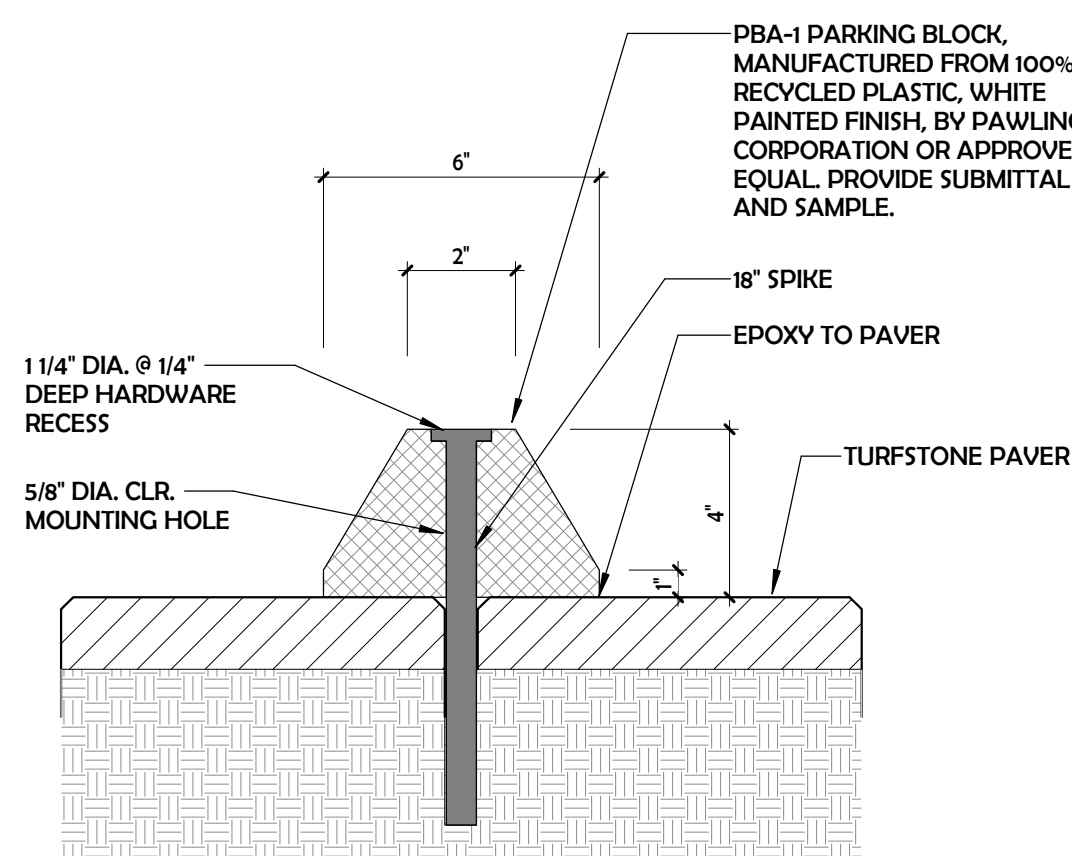
7 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



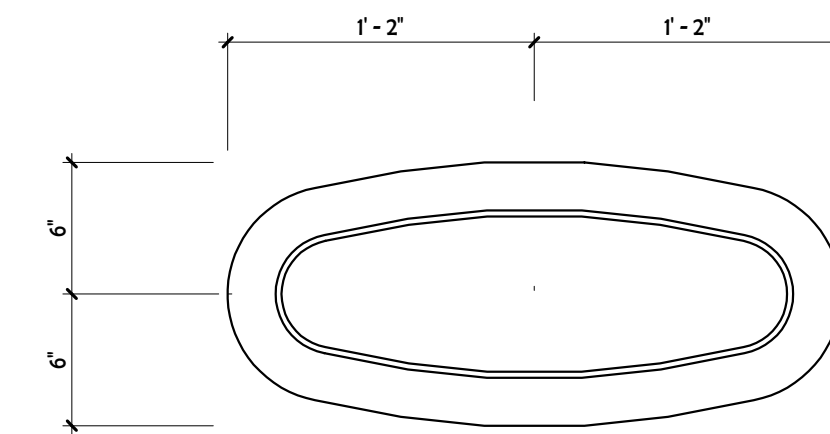
6 DUAL EV CHARGER - FRONT VIEW
3" = 1'-0"



3 DETAIL STANDARD GUEST-PARKING
1:6

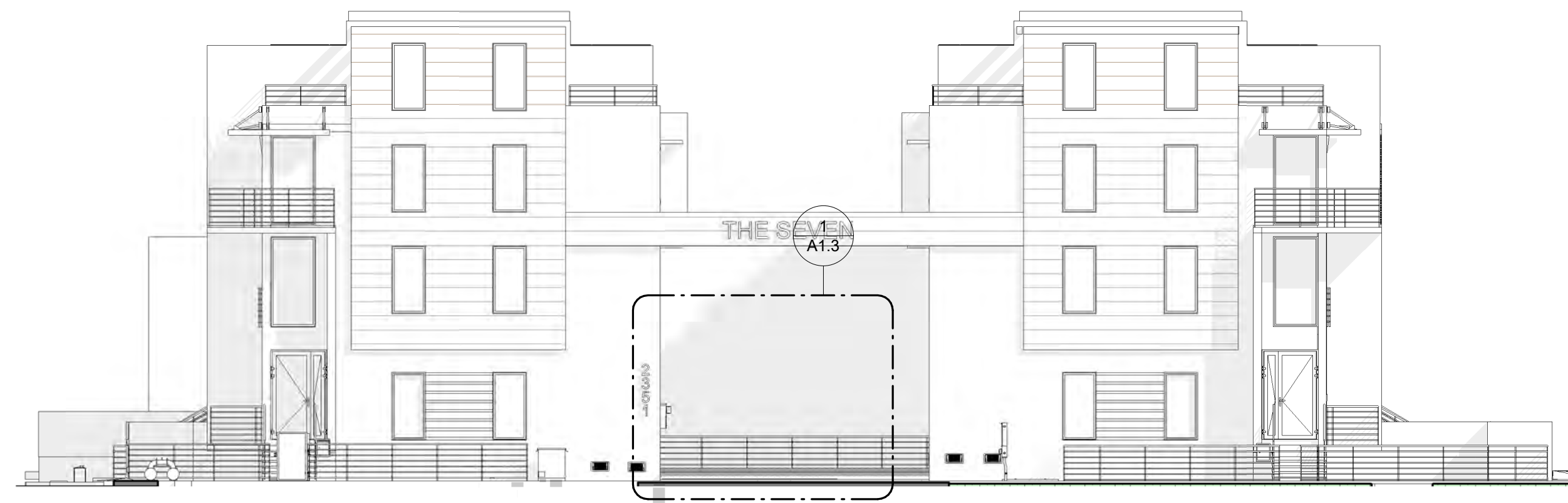


4 WHEEL STOP DETAIL
3" = 1'-0"



5 DUAL EV CHARGER - TOP VIEW
3" = 1'-0"

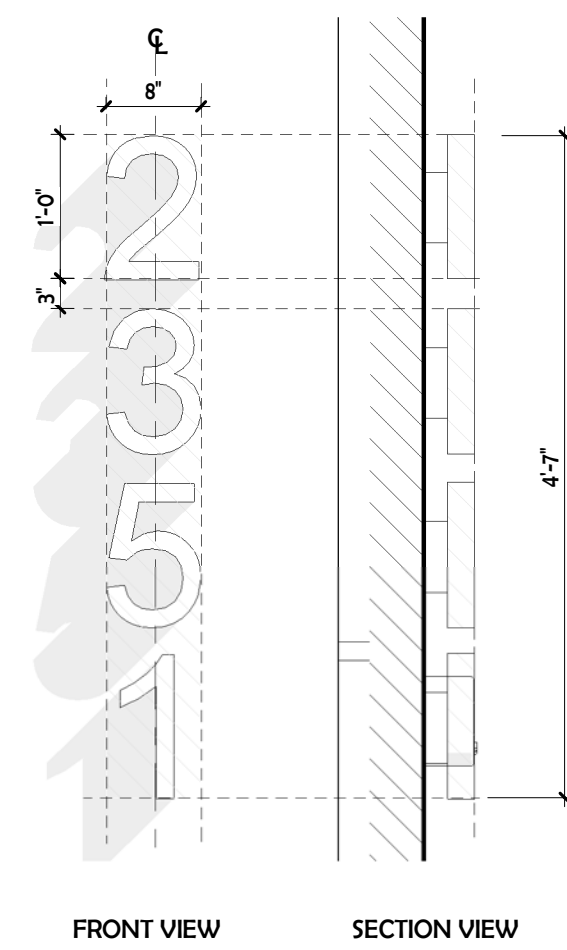
* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS.



4 WEST ELEVATION - ADDRESS SIGNAGE KEY PLAN
3/32" = 1'-0"

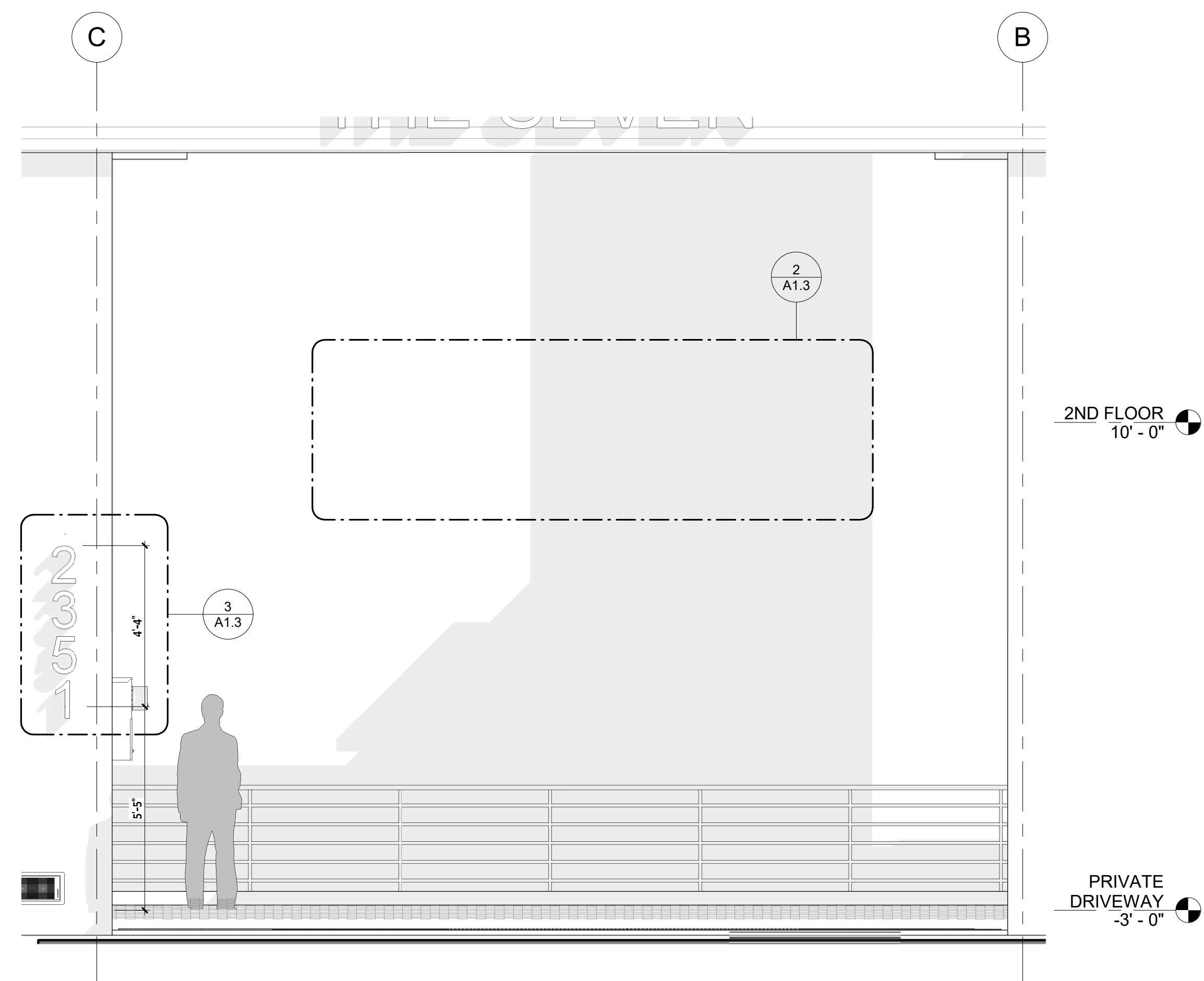


2 ADDRESS SIGNAGE FRONT VIEW
3/4" = 1'-0"



3D LETTERS SIGN IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS. 4" DEEP. LETTERS SIZE 0'-8" X 1'-0". PROVIDE A SEPARATED PERMIT & SUBMITT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

3 ADDRESS SIGNAGE DETAIL
3/4" = 1'-0"



1 WEST ELEVATION - ENLARGED ADDRESS SIGNAGE
3/8" = 1'-0"

NOTE: SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.

Submitted by Genesis Lighting
Job Name: NEW 7 TOWNHOUSES DEVELOPMENT (HOLLYWOOD)
Catalog Number: SH1-27-80-4K-XX-UNV-NA
Type: WA
 Notes: GENLIGHT24-59640

SHIELD+ 1



- Long-lasting energy-efficient wall pack series. Fixtures consist of:
 - Multi-step powder-coat painting process, optimized against UV rays and corrosion.
 - Copper-free precision die-cast aluminum housing and mounting plate.
 - Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
 - Custom molded, anti-aging gaskets.
 - Stainless steel external hardware.
 - High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
 - Special vacuum metallized polycarbonate reflector provides full-cutoff, no-glare design, and precision optical control.
 - ISNA Type III light distribution.
 - Input voltage: 120-277V (50/60 Hz), integral 1-10V dimming driver.

- Field settable integral tri-level lumen/voltage packages proprietary DP switch driver for SHIELD+ 1 (Stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plug.
- BUT TON and SWIREL 120-277V (50/60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMEP).
- Product meets Bay American Act requirements within ARAA.
- 5-year warranty.
- Marine Grade Finish.
- Suitable for Natoratorium applications.

- FINISHES**
- AN-96 / Iron gray / Textured
 - GR-94 / Aluminum metallic / Textured
 - RB-93 / Non rust / Textured
 - WH-87 / White / Textured
 - BK-81 / Black / Textured

Scan here for installation instructions



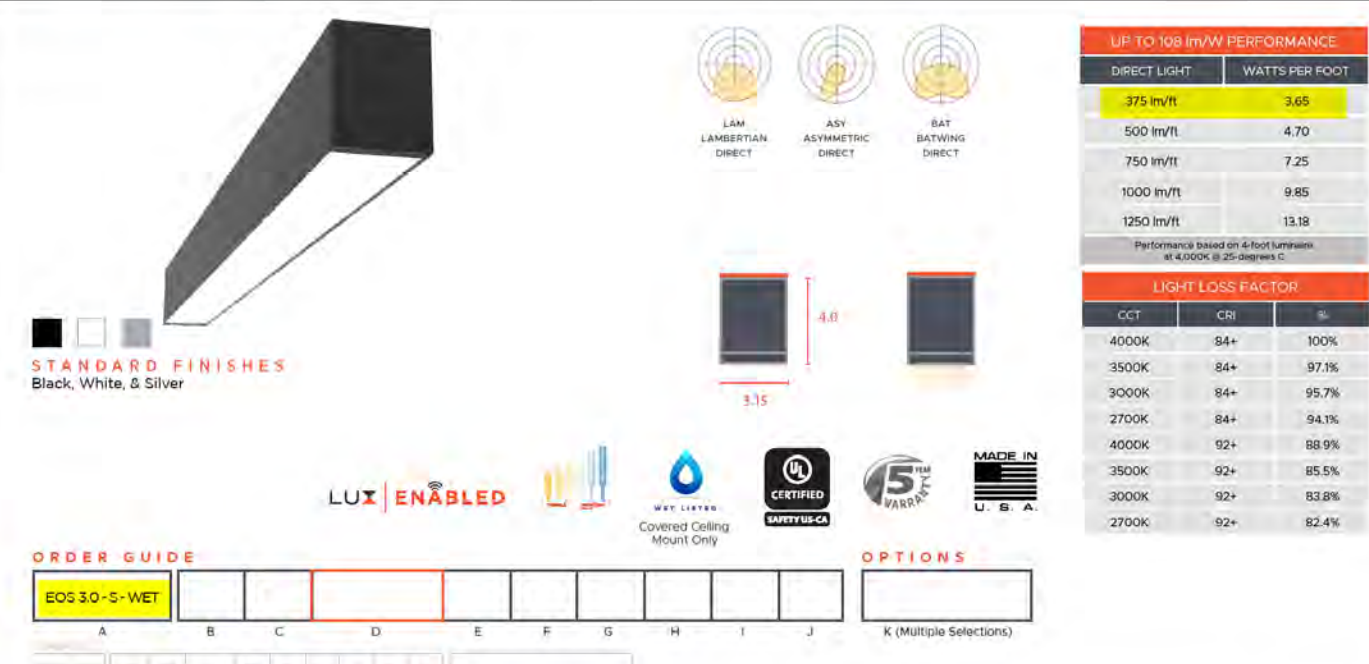
Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

REVISION 09
10/23

Submitted On: Apr 17, 2024 1/2 Index Page

Submitted by Genesis Lighting
Job Name: NEW 7 TOWNHOUSES DEVELOPMENT (HOLLYWOOD)
Catalog Number: EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX
Type: B
 Notes: GENLIGHT24-59640

EOS 3.0 SURFACE DIRECT WET LUX



A. MODEL	B. DIRECT OPTICS	C. DIRECT DISTRIBUTION	D. LENGTH	E. COLOR TEMPERATURE
EOS 3.0-S-WET	LAM Laminar BAT Batwing	SFS 500 WIRE 500 WIRE 1000 WIRE 1500 WIRE 2000 WIRE XXX Custom WIRE	2 2ft (24 in) 4 4ft (48 in) 6 6ft (72 in) 7 7ft (84 in) 8 8ft (96 in) XXX System Run	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 65W 6500K

Submitted On: Apr 17, 2024 1/2 Index Page

Submitted by Genesis Lighting
Job Name: NEW 7 TOWNHOUSES DEVELOPMENT (HOLLYWOOD)
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Type: B
 Notes: GENLIGHT24-59640

EOS 3.0 SURFACE DIRECT WET LUX



F. CRI	G. VOLTAGE	H. DRIVER	I. FINISH
80+ CRI 90+ CRI	120V 120-277V 277V 277V	ELC EL-C Dimming 0-10V LDC LDC Non-Dimmable FDR Full to Dimmable ELO 0-1% BALELED DNL 1% Dimmable	DAL2 DALI 2-Channel DAL3 DALI 3-Channel PLD Lutron P-Series DMX DMX Controller/Driver CC Custom Colors

Submitted On: Apr 17, 2024 1/2 Index Page

Submitted by Genesis Lighting
Job Name: NEW 7 TOWNHOUSES DEVELOPMENT (HOLLYWOOD)
Catalog Number: COM4-SYL15-4K-U / 4CMPR-10-WH
Type: A
 Notes: GENLIGHT24-59640

RECESSED LED 4" lens

1100, 1500, 2000 or 3000 lumens

commercial

ordering data

FRAME-IN KIT

SERIES

COM4 Commercial 4" Lens

LUMENS

SYL11 1100 lumen module
 SYL15 1500 lumen module
 SYL30 3000 lumen module

COLOR TEMPERATURE

27K 2700K
 3K 3000K
 35K 3500K
 4K 4000K
 5K 5000K

VOLTAGE

1 Universal 120V/277V
 2 277V
 3 347V

DIMMING

0 0-10V DC dimming, linear
 1 0-10V DC dimming, linear
 2 0-10V DC dimming, linear
 3 0-10V DC dimming, linear

OSRAM Sylvania LED Module

• 80+ CRI
 • 90 CRI option offered.
 • Lower lumen output and reduced lumens per watt will be experienced with this option.

• Rated Life: 50,000 hours at 70% lumen maintenance @ 70° when maintained in a 45°C ambient environment with open air flow. Ambient temperatures lower than 45°C may extend life of module.

OSRAM Sylvania Electronic LED Driver

• Dimmable, instant 100% light (1%-100%) via 0-10V protocol. Contact factory for optional dim-to-off and soft-start programming. See driver spec.

Passive Heat Sink

This LED fixture is intended for non-IC applications. Installation must be kept 3" away from fixtures on all sides. Not for use within enclosures.

Listed for Wet Location under covered ceiling. Listed to UL 1598 and Canadian standards. ENERGY STAR qualified (120V/277V) and with standard driver only. Air Tight certified to ASTM E283-04 with -A1 trim option. Photometrics at atlantic-lighting.com

Specifications and dimensions subject to change without notice.

TRIM KIT

Insetted reflector
 4CMPR Prismatic lens
 4CMFR Frosted lens
 70° beam angle

Precision spun .052 aluminum self-flanged reflector offered in specular clear, semi-specular clear, haze clear and in white. Flange is white as factory standard, optional polished flange will match reflector finish. Contact factory for optional reflector colors.

ADVANCED DIMMING

VO10 Lutron Vio enabled for use with standard 0-10V driver.
 VECD Lutron Vio enabled for use with colored LED driver.
 Contact factory for zone and other control options.

OPTIONS

ICR 80 CRI reflector lenses per spec. Not offered in 5K.
 LEM Lutron Vio enabled for use with colored LED driver. See driver spec.

TRIM KIT

Refer to list for part numbers. Specify finish & other below.

FINISHES

CL Specular clear
 SS Semi-specular clear
 HZ Haze clear (included)
 WH White (included)

Other

PF Polished Flange
 GS Gasket under flange
 DGBS Double gasket under flange and with a silicone sealed lens
 AT Air tight end offered with LEM

P/N Example: COM4-SYL15-27K-U / 4CMPR-SS
 series lumens color dimming trim kit finish

ATLANTIC LIGHTING
 T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com 030921 NP17-028

Submitted On: Apr 17, 2024 1/1 Index Page

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES

CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 15153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:

- (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (C) ENERGY STAR APPROVED ROOFING MATERIALS.
- (H) PROGRAMMABLE THERMOSTATS.
- (I) OCCUPANCY/VACANCY SENSORS.
- (J) PERVIOUS PAVEMENT.
- (N) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- (O) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

FLOOR PLAN LEGEND

- PROPERTY LINE
- ▨ NOT IN SCOPE OF WORK
- ▭ NEW CMU WALL
- ▭ NEW PARTITION

FLOOD LEGEND / VENT AREA CALCULATION

FEMA AND NFIP AS PER SECTION 44CFR60.3 AND ASCE 24 SECTION 2.6. VENT BLOCK CALCULATION: GARAGE AREA BELOW B.F.E. = 470 SF. 1 SQ. IN. PER 150 FT. = 470 SQ. IN. 8" X 16" = 200 SQ. IN. (FACTORY CERTIFIED) OF SMART VENT BLOCK - MODEL 1540-520 (WALL MOUNTED) 8" X 16" = 200 SQ. IN. (FACTORY CERTIFIED) OF SMART VENT BLOCK - MODEL 1540-514 (GARAGE DOOR) PROVIDE MIN OF (3) SMART VENTS.

FV 8" X 16", 12" MAX. ABOVE F.F. DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-520 BY SMART VENT F.L.P. FL5822-R8 OR SIMILAR APPROVED. (REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS).

FVJ 30" X 16", 12" MAX. ABOVE F.F. DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-514 BY SMART VENT F.L.P. FL5822-R8 OR SIMILAR APPROVED. (REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS).

FLOOD FINISH NOTE: ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-05 CH. 5.0.)

FLOOD RESISTANT DEVELOPMENT, 154-50 BUILDING AND STRUCTURES, (D)(6): HAVE MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, INCLUDING PLUMBING FIXTURES, ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PLUS ONE FOOT (7.00 FT. NAVD88 + 1 FT. FREEBOARD = +8.00 FT. NAVD88.)

TOTALS UNITS (ALL 3 BEDROOMS) CHART

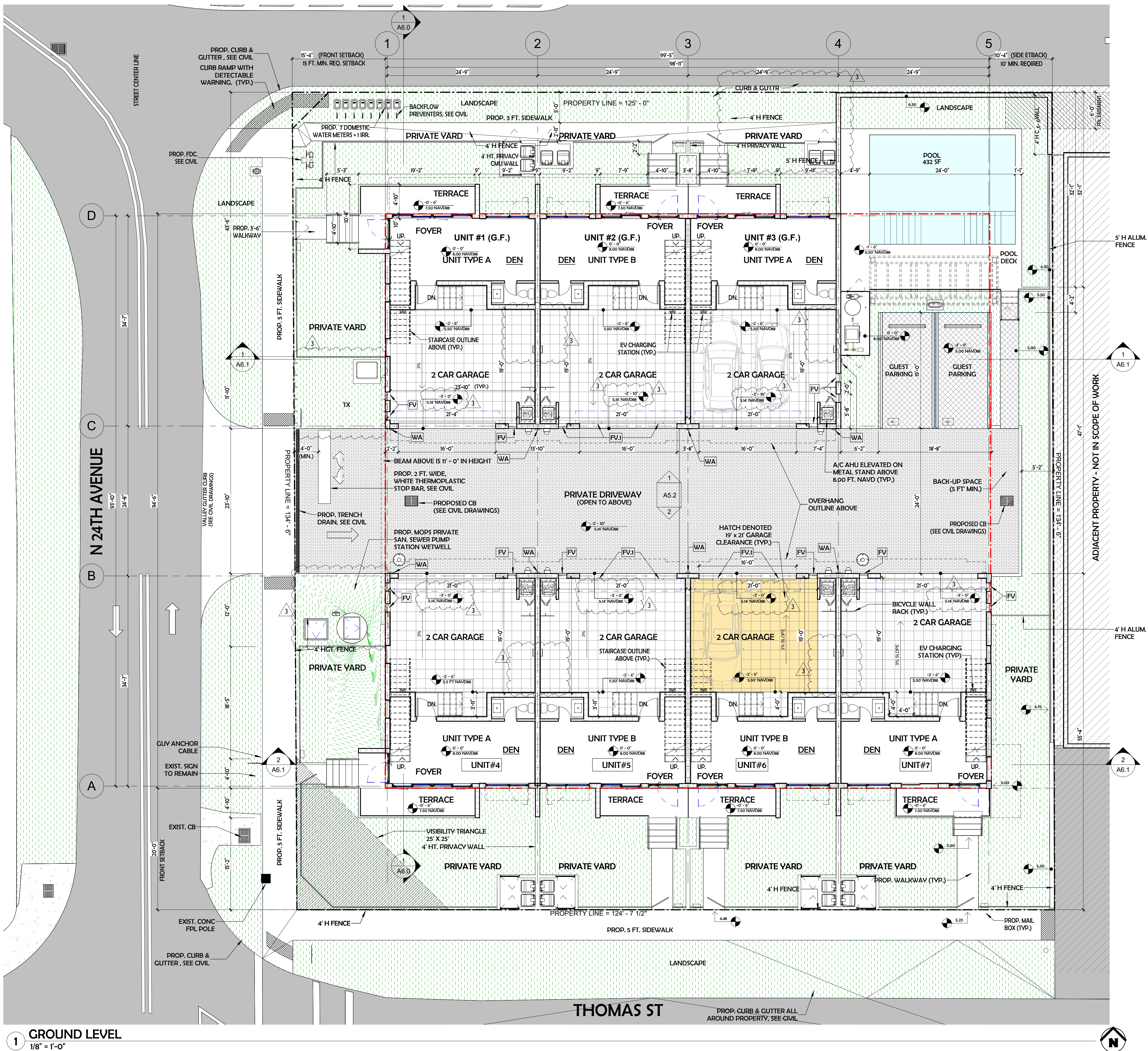
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
5	TYPE B	344	873	915	95	2,227	529	2,756
6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
TOTALS		2,428	6,207	6,501	733	15,869	3,727	19,596

JOB NAME: 2351 THOMAS STREET

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	TYPE	VOLTS	MOUNTING	REMARKS	WATT
WA	PERFORMANCE BY DESIGN	SH1-27-40-40-XX-UNV-NA	WALL PACK	LED INCLUDED	UNV	WALL		27
L	LED LUMINAIRE	EOS 3.0-S-WET-LAM-375-4-40X8-UNV-S1-W-XX	LINEAR	LED INCLUDED	UNV	SURFACE		14.8
A	LED WALL LIGHTING	COM4-SYLS-15-4K-U-1-40MPR-10-WH	DOWN LIGHT	LED INCLUDED	UNV	RECESSED		13.1

LIGHTING SCHEDULE NOTES:
1. For pricing please email Genesis Lighting at quotes@genieslighting.net. For technical questions please contact Chris March 954-347-4854



1 GROUND LEVEL
1/8" = 1'-0"

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
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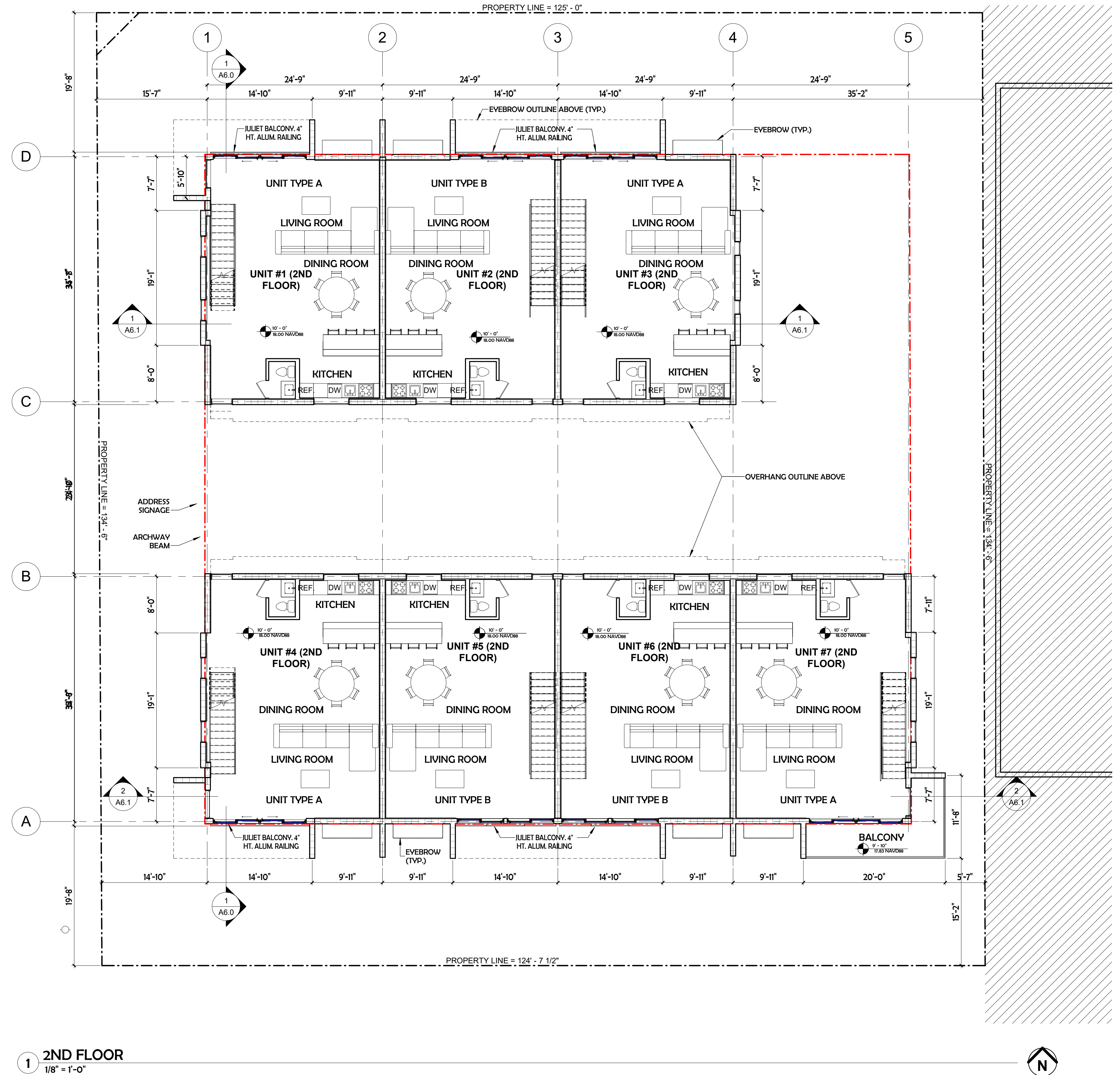
FLOOR PLAN LEGEND	
	PROPERTY LINE
	NOT IN SCOPE OF WORK
	NEW CMU WALL
	NEW PARTITION

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(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)



1 2ND FLOOR
1/8" = 1'-0"



TOTALS UNITS (ALL 3 BEDROOMS) CHART								
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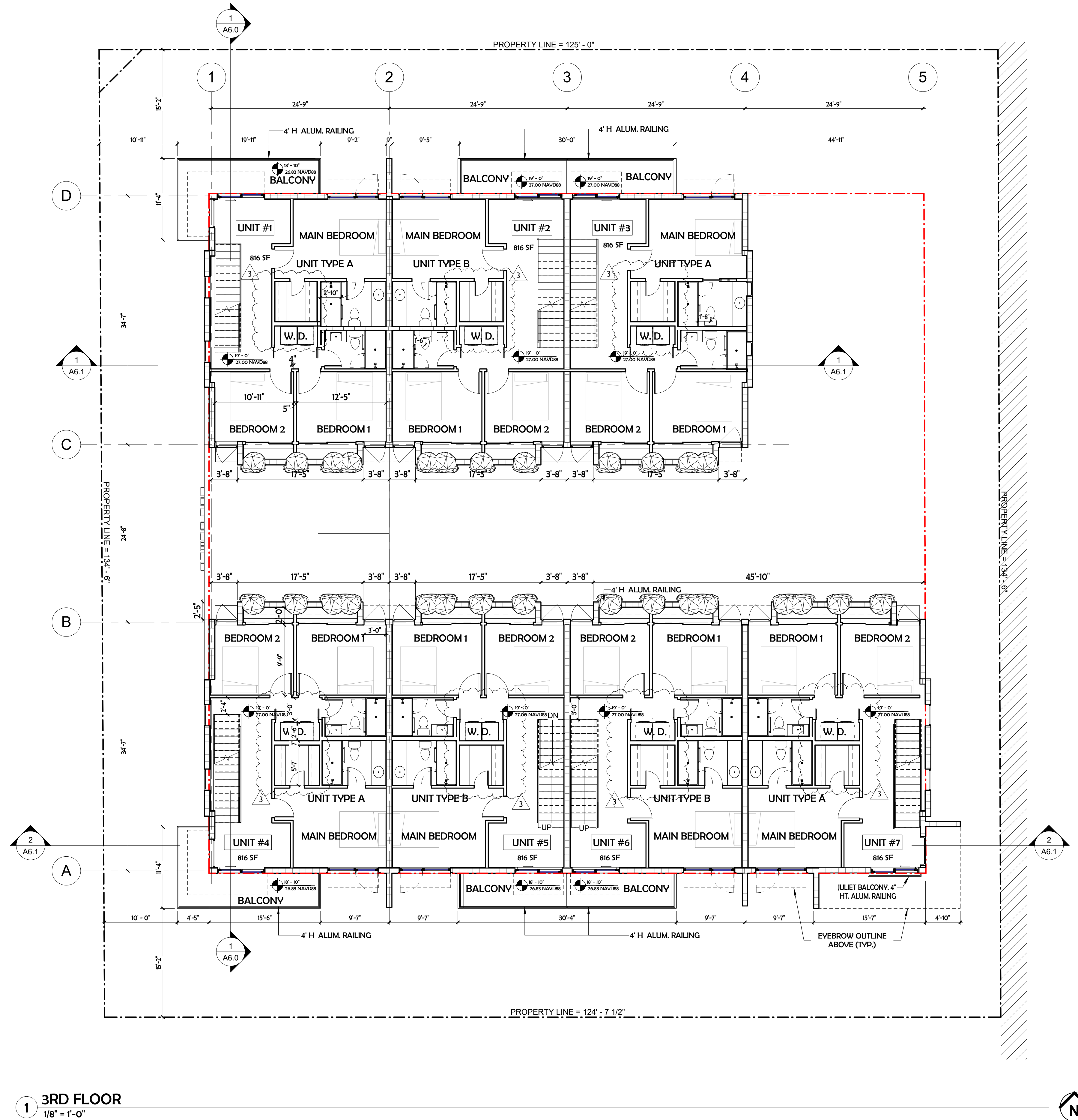
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(U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.

(W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)



1 3RD FLOOR
1/8" = 1'-0"

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
5	TYPE B	344	873	915	95	2,227	529	2,756
6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
TOTALS		2,428	6,207	6,501	733	15,869	3,727	19,596

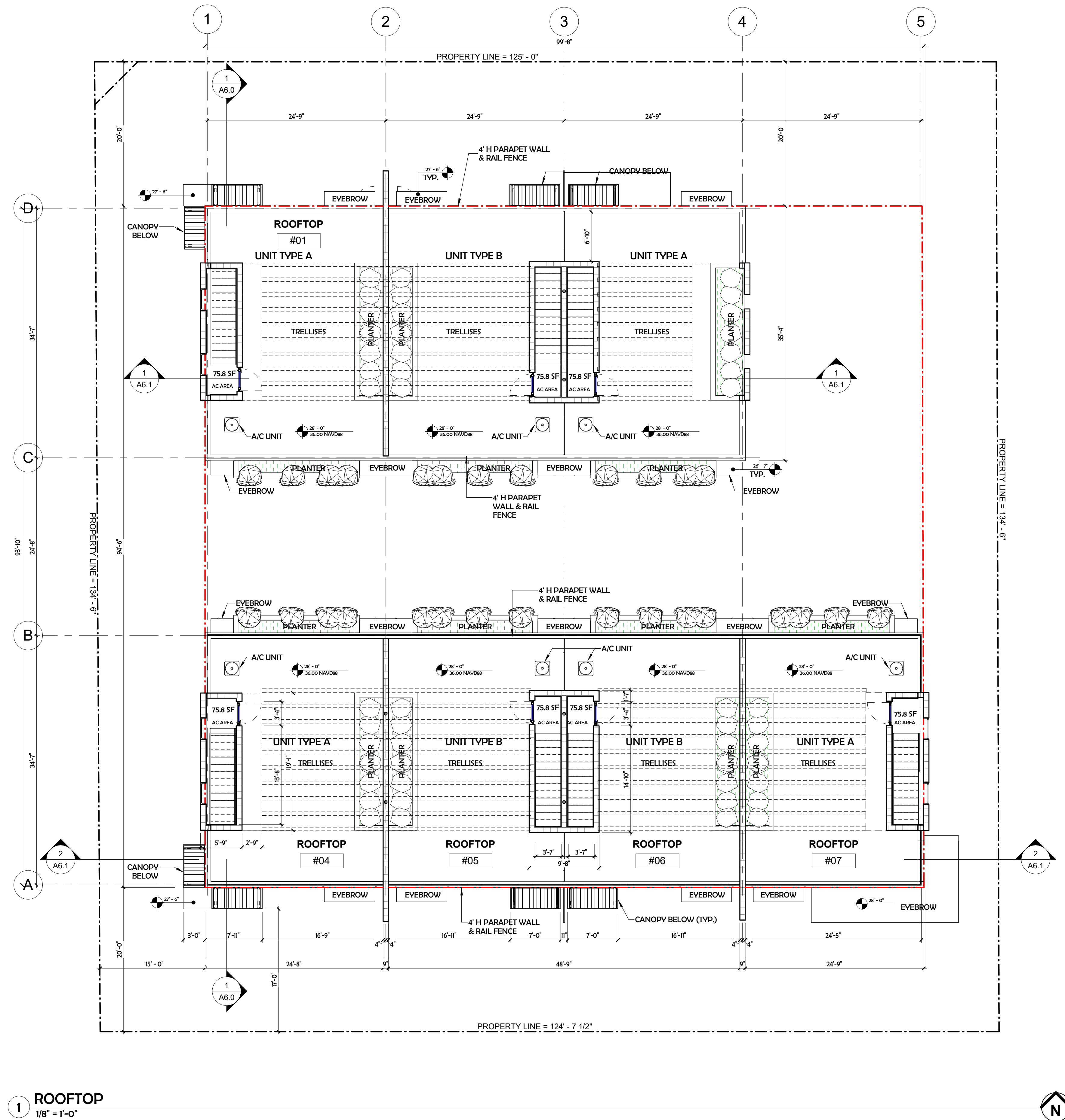
FLOOR PLAN LEGEND	
	PROPERTY LINE
	NOT IN SCOPE OF WORK
	NEW CMU WALL
	NEW PARTITION

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES

CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:

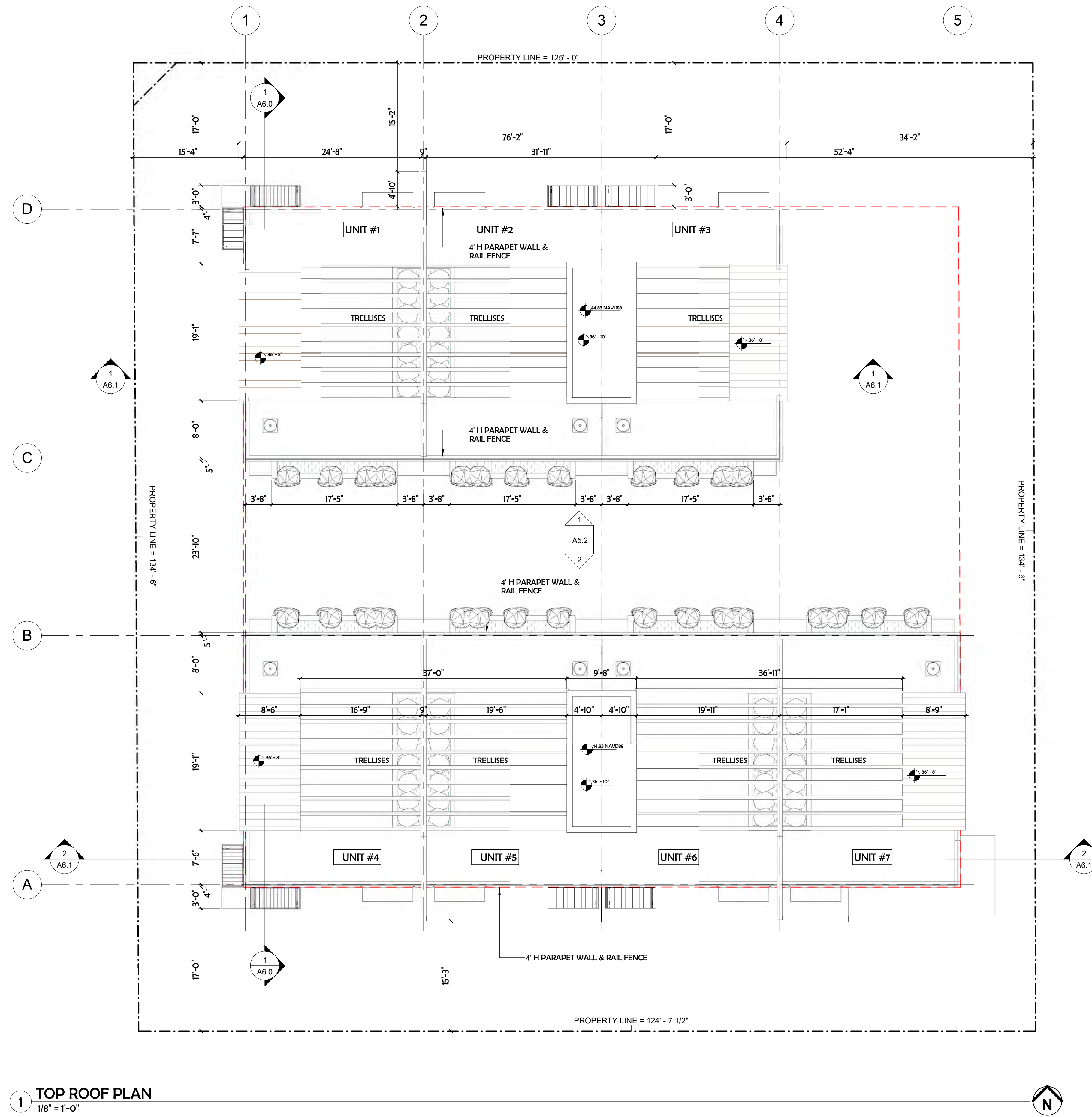
(A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
 (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
 (C) ENERGY STAR APPROVED ROOFING MATERIALS.
 (H) PROGRAMMABLE THERMOSTATS.
 (I) OCCUPANCY/VACANCY SENSORS.
 (J) PERVIOUS PAVEMENT.
 (N) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
 (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTOR PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
 (O) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES). LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
 (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
 (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)



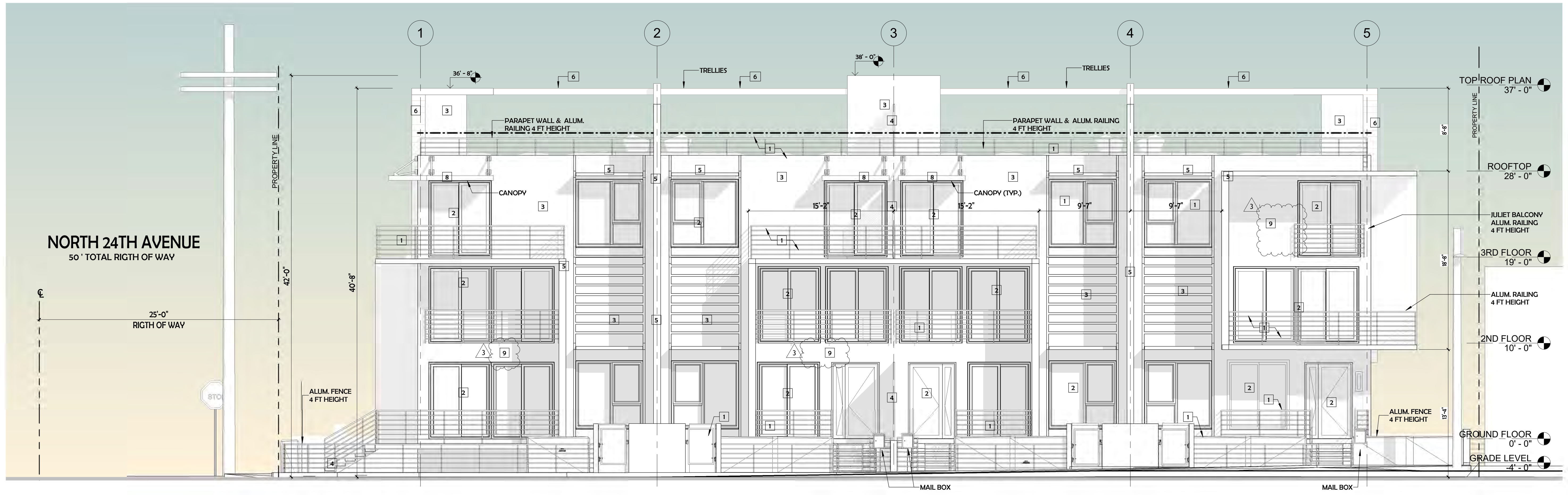
1 ROOFTOP
1/8" = 1'-0"



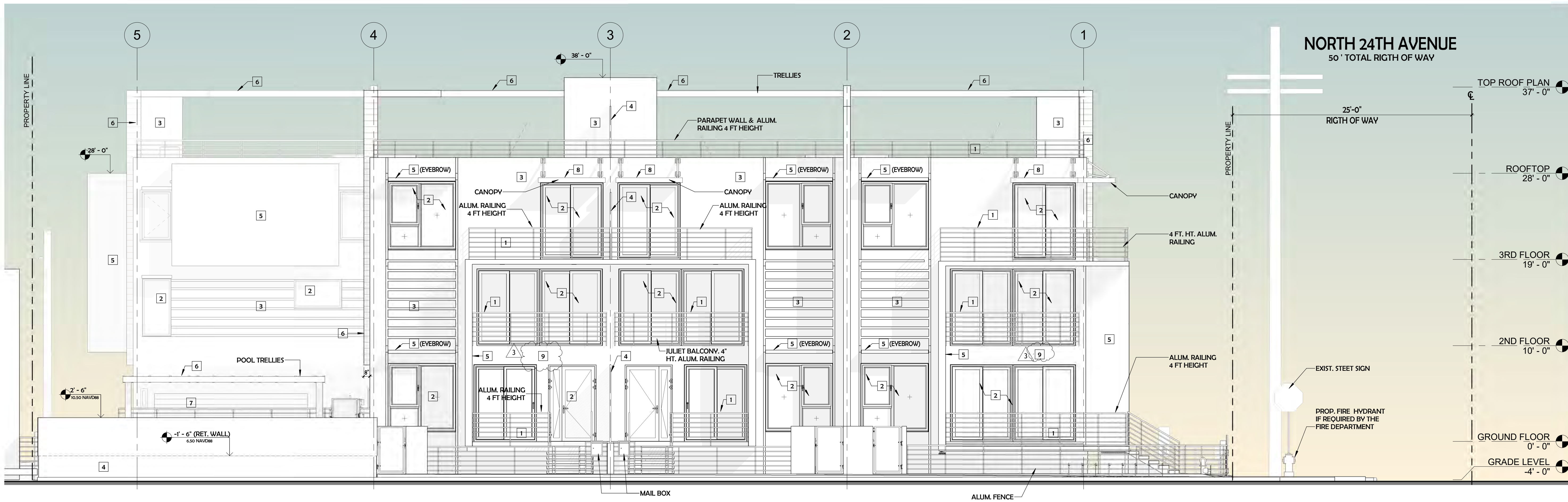


1 TOP ROOF PLAN
1/8" = 1'-0"

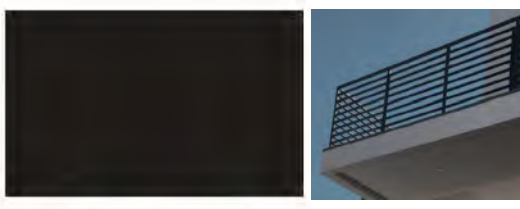



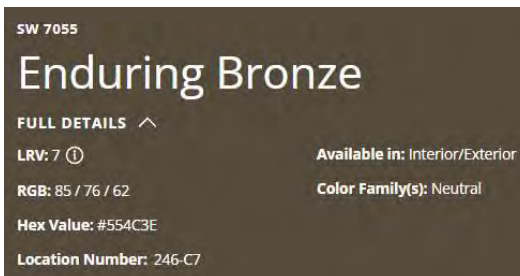
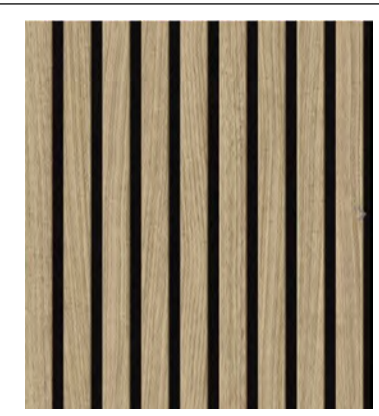





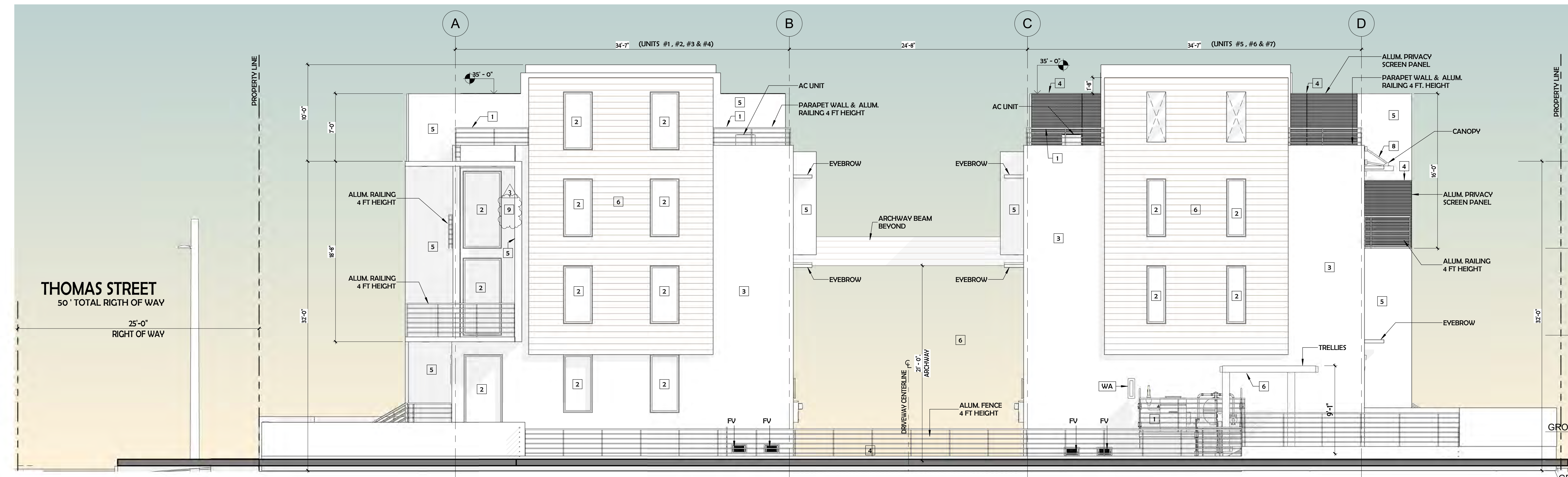


1 SOUTH ELEVATION (THOMAS STREET)
3/16" = 1'-0"



2 NORTH ELEVATION (ALLEY)
3/16" = 1'-0"

- 1 ALUMINUM BALCONY RAILING - PPG Duranor Bronze UC10460

- 2 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS

- 3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS - SW 6253 Olympus White

- 4 BRONZE ALUMINUM FENCES AND GATES

- 5 BRONZE PAINT FROM SHERWIN WILLIAMS - SW 7055 ENDURING BRONZE

- 6 BAMBOO PLASTIC COMPOSITE (BPC) - 8" x 6-1/4" Lambo Fusion - LAMBOO Direct Mount Wall Cladding

- 7 GARAGE DOORS - BRONZE METAL AND GLASS

- 8 BRONZE ALUMINUM METAL AWNINGS

- 9 LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS - SW 7638 JOGGING PATH




1 EAST ELEVATION
3/16" = 1'-0"

- 1 ALUMINUM BALCONY RAILING - PPG
Duramar Bronze UC110460

Solids - UC110460
Bronze - UC110460
- 2 BRONZE FRAMED ALUMINUM WINDOWS WITH
LIGHT GREY TINTED GLASS

- 3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS -
SW 6253 Olympus White

SW 6253
Olympus White
View Details
- 4 BRONZE ALUMINUM FENCES AND GATES

- 5 BRONZE PAINT FROM SHERWIN WILLIAMS -
SW 7055 ENDURING BRONZE

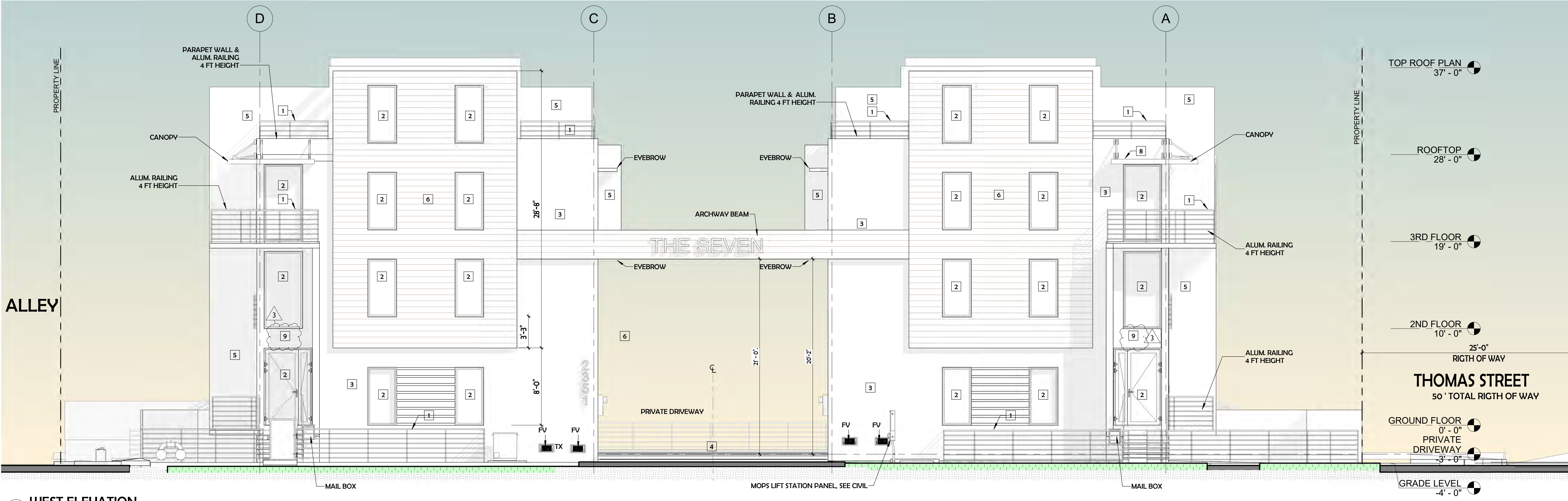
SW 7055
Enduring Bronze
FULL DETAILS
Lvl: 7
Available in: Interior/Exterior
Color Family: Neutral
RGB: 85 / 76 / 62
Hex Value: #554C3E
Location Number: 246-C7
- 6 BAMBOO PLASTIC COMPOSITE (BPC) - 8" x 6"-14"
Lambou Fusion - LAMBOO Direct Mount Wall
Cladding

- 7 GARAGE DOORS - BRONZE METAL AND GLASS

- 8 BRONZE ALUMINUM METAL AWNINGS

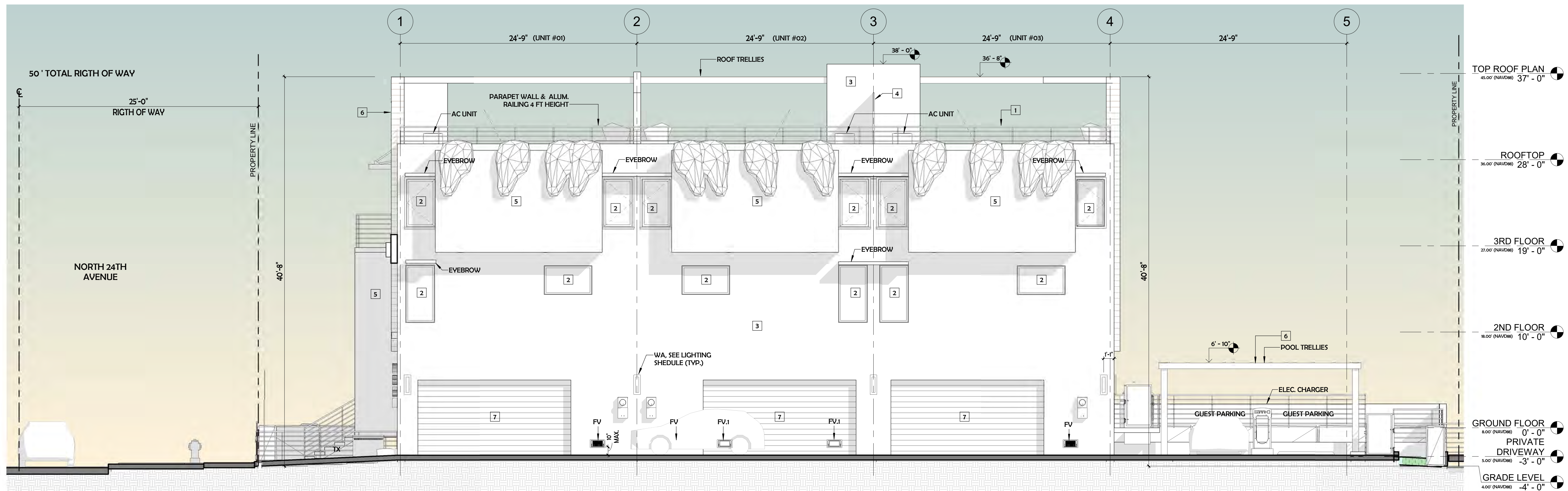
- 9 LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS -
SW 7638 JOGGING PATH

SW 7638
Jogging Path
FULL DETAILS
Lvl: 10 Q
Available in: Interior/Exterior
Color Collection: Columbia Forest 2024
Color Family: Neutral
RGB: 192 / 187 / 169
Hex Value: #C0B9A7
Location Number: 247-C2

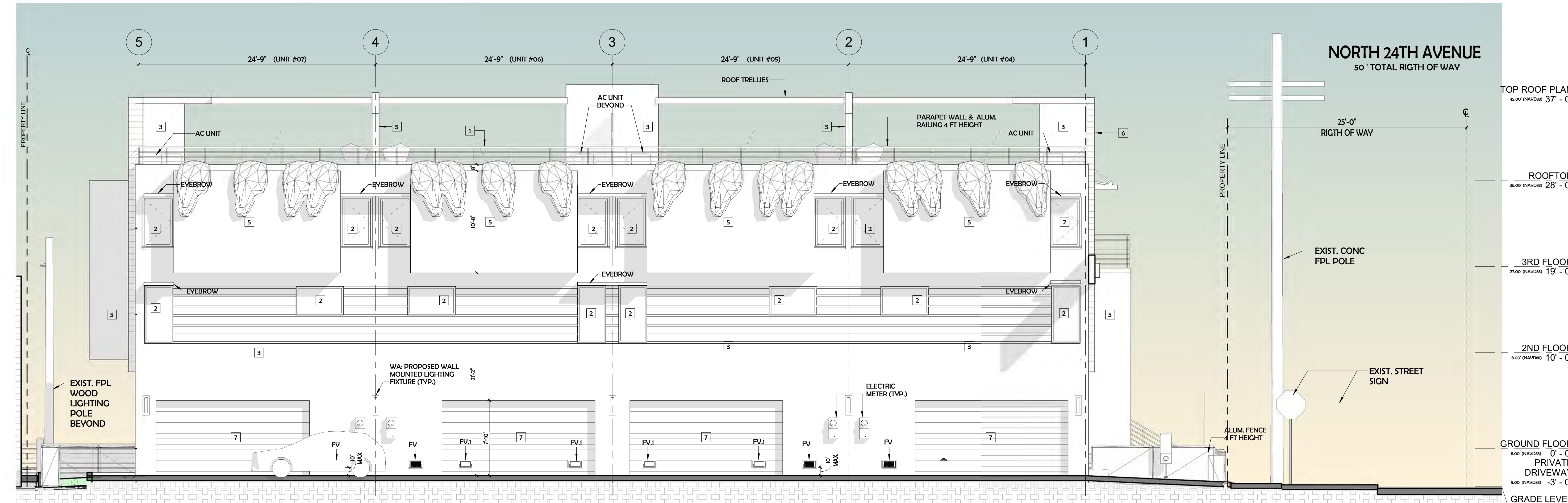


2 WEST ELEVATION
3/16" = 1'-0"

- TOP ROOF PLAN
37'-0"
- ROOFTOP
28'-0"
- 3RD FLOOR
19'-0"
- 2ND FLOOR
10'-0"
- GROUND FLOOR
0'-0"
- PRIVATE DRIVEWAY
-3'-0"
- GRADE LEVEL
-4'-0"

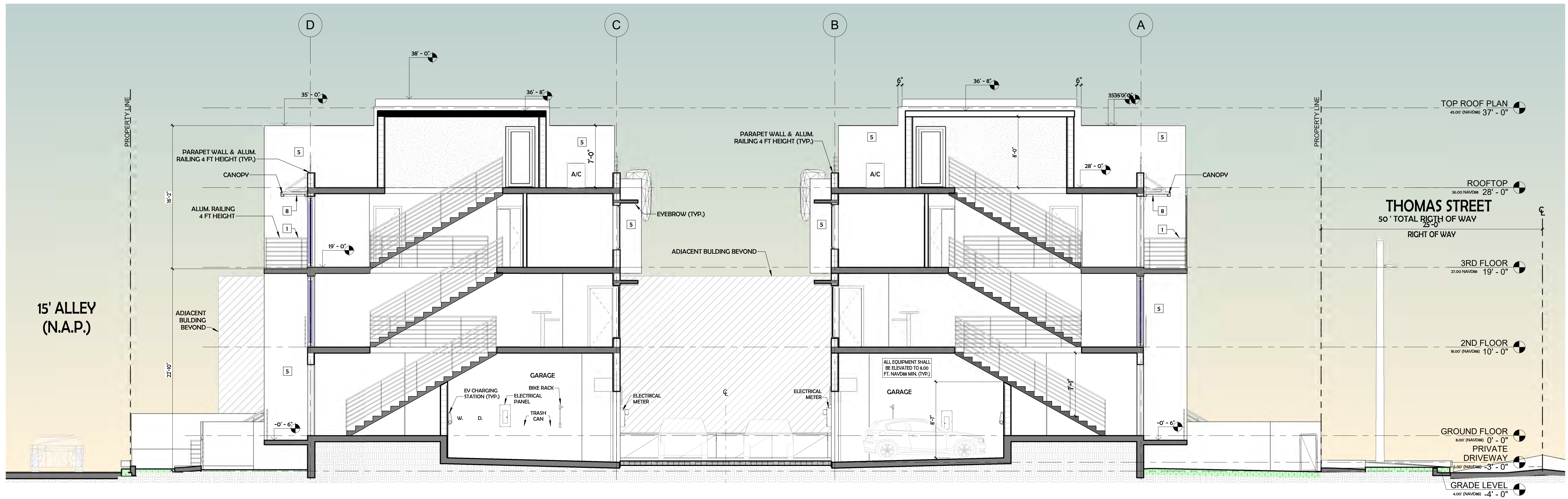


1 PRIVATE DRIVEWAY NORTH ELEVATION
3/16" = 1'-0"

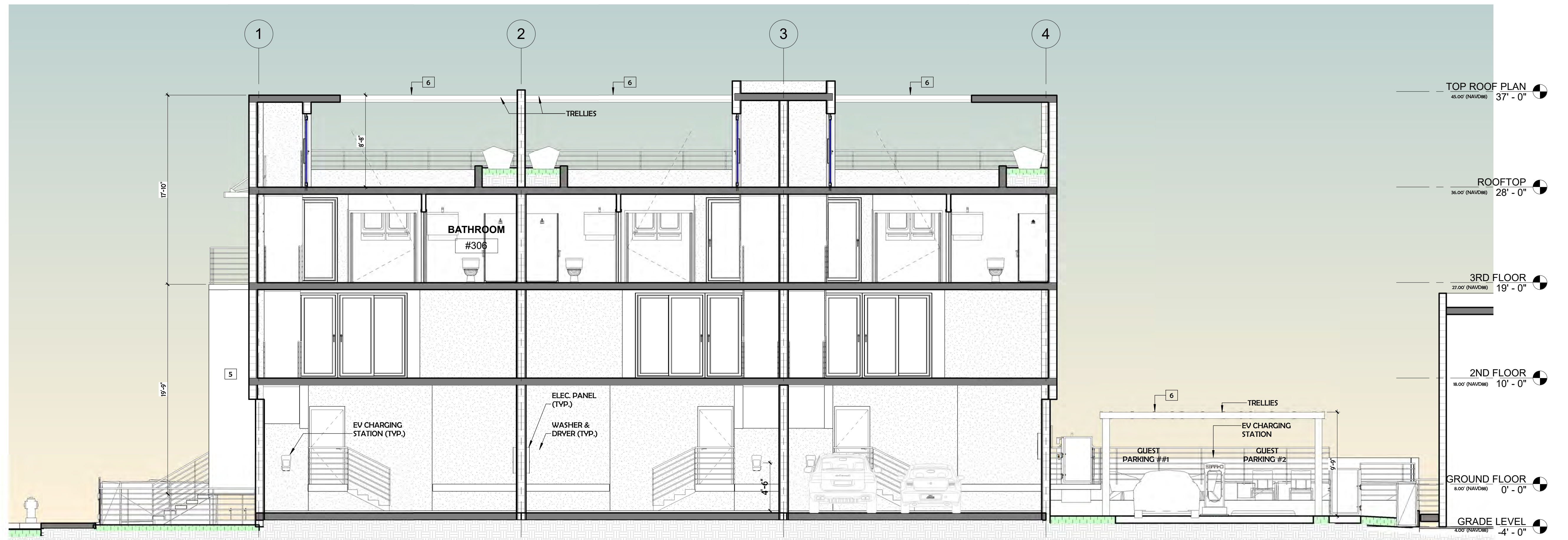


2 PRIVATE DRIVEWAY SOUTH ELEVATION
3/16" = 1'-0"

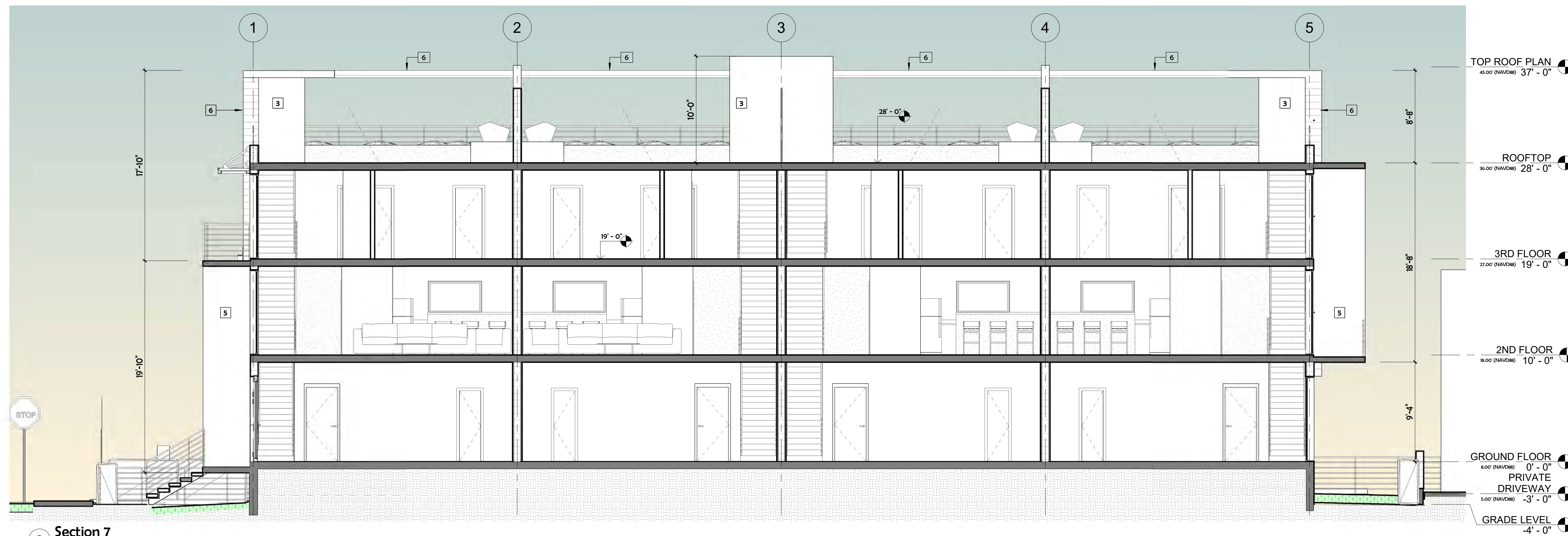
1	ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC10460	
2	BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS	
3	LIGHT GREY PAINT FROM SHERWIN WILLIAMS - SW 6253 Olympus White	
4	BRONZE ALUMINUM FENCES AND GATES	
5	BRONZE PAINT FROM SHERWIN WILLIAMS - SW 7055 ENDURING BRONZE	
6	BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding	
7	GARAGE DOORS - BRONZE METAL AND GLASS	
8	BRONZE ALUMINUM METAL AWNINGS	
9	LIGHT TAUPe PAINT FROM SHERWIN WILLIAMS - SW 7638 JOGGING PATH	



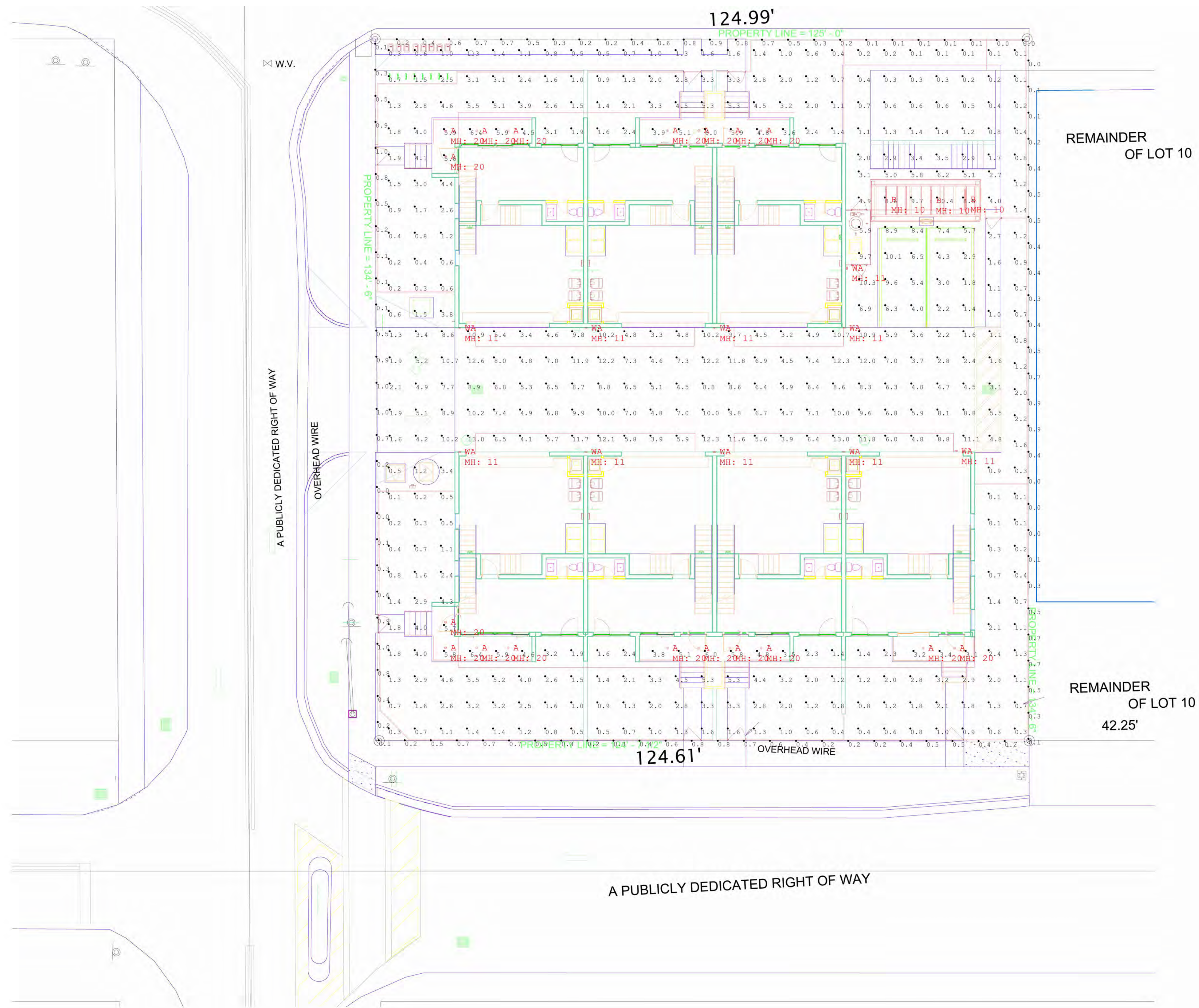
1 Section 1
3/16" = 1'-0"



1 Section 5
3/16" = 1'-0"



2 Section 7
3/16" = 1'-0"



Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
WA	10	WA	Single	PIL SH1-27-80-4K-XX-UNV-NA	0.900	3072	27	270
B	3	B	Single	Lux Illuminaires EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX	0.900	1541	14.9	44.7
A	18	A	Single	Atlantic Lighting COM4-SYL15-4K-U / 4CMPR-10	0.900	1239	13.1	235.8

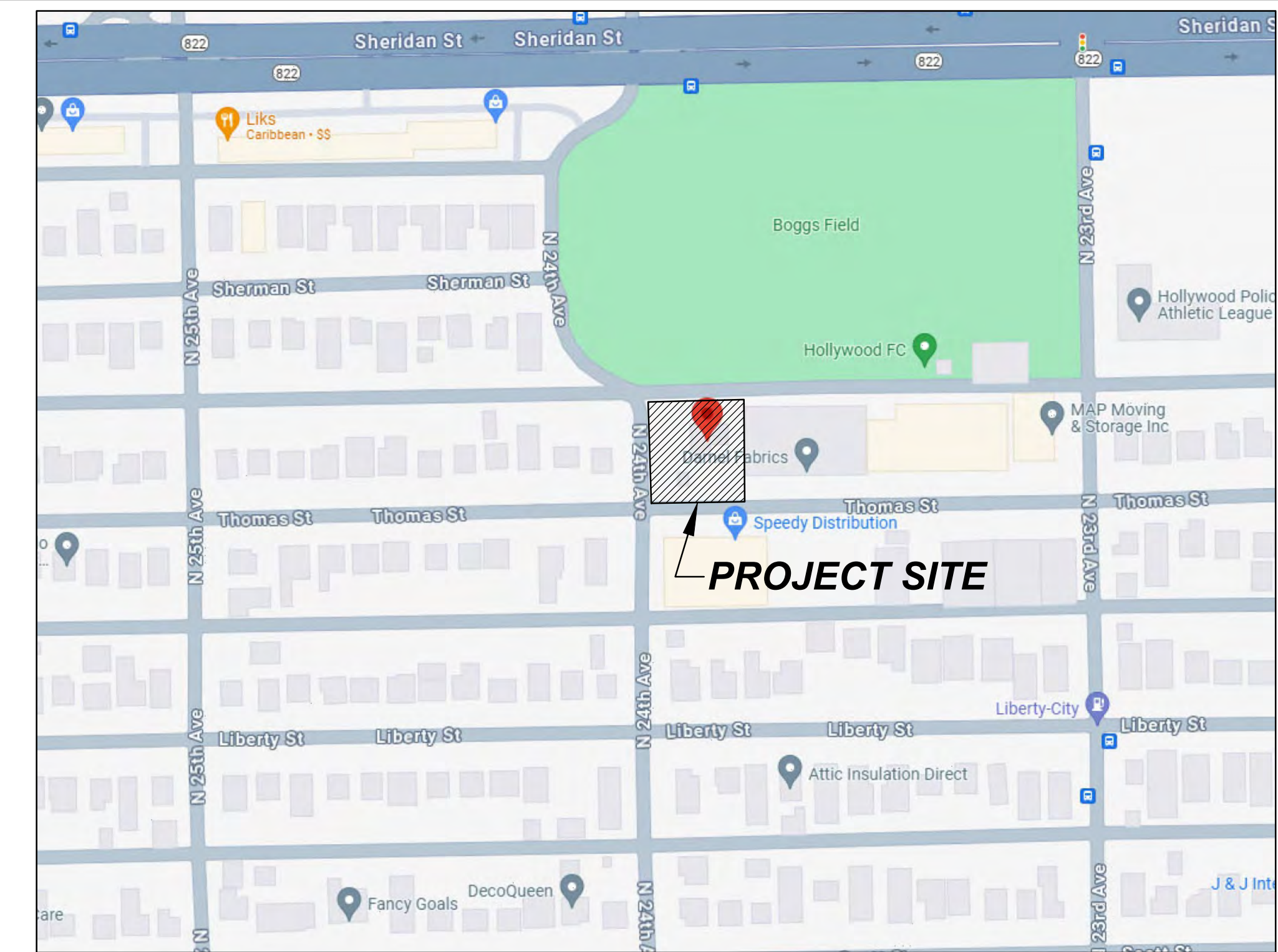
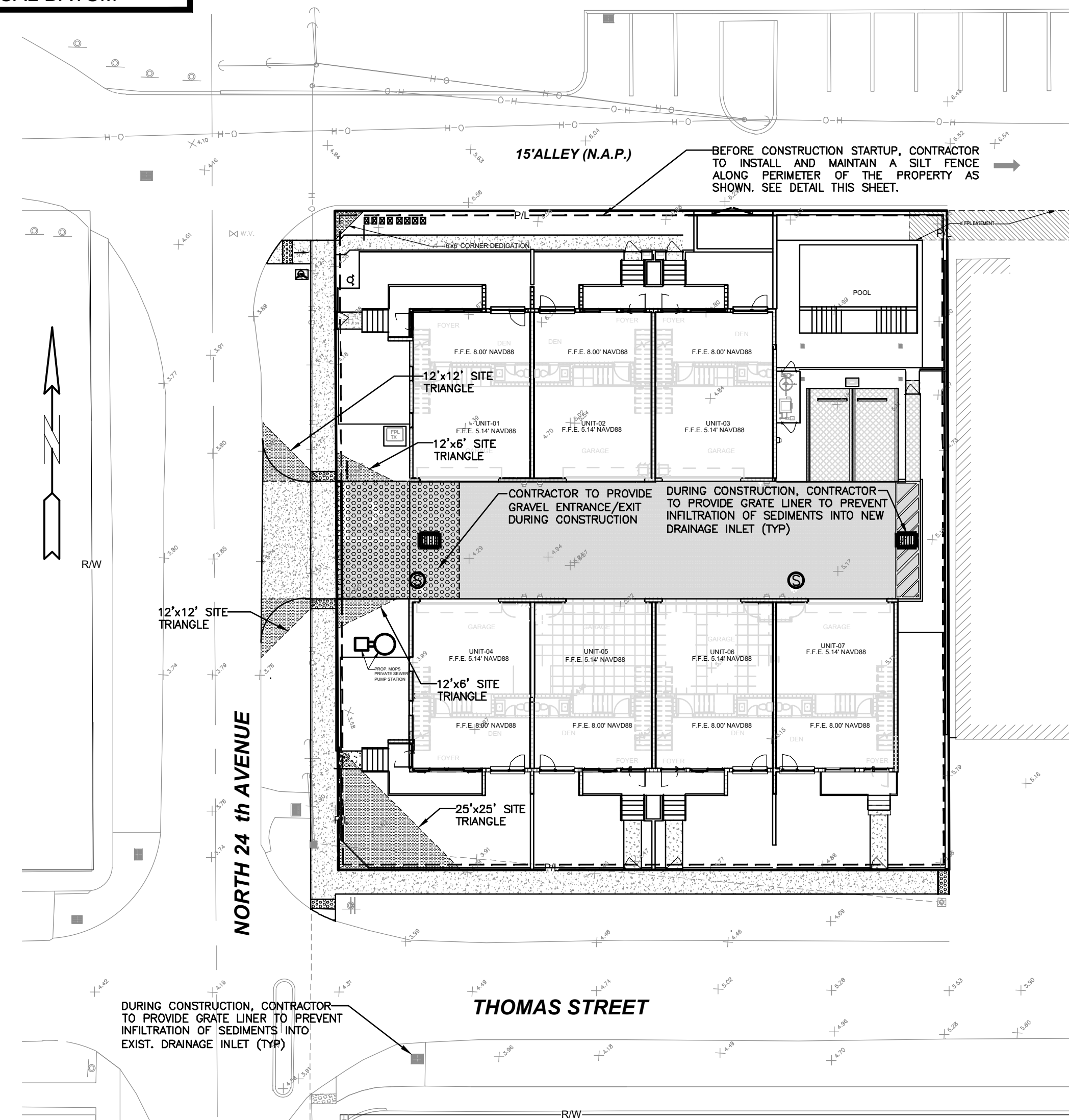
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	6.81	13.0	1.1	6.19	11.82
Pool Deck	Illuminance	Fc	6.17	10.4	2.7	2.29	3.85
Property Line	Illuminance	Fc	0.42	1.0	0.0	N.A.	N.A.
Terraces	Illuminance	Fc	4.99	6.4	3.1	1.61	2.06
To Propoerty Line	Illuminance	Fc	1.66	5.5	0.1	16.60	55.00

1 PHOTOMETRICS
1/8" = 1'-0"

MEETING DATES

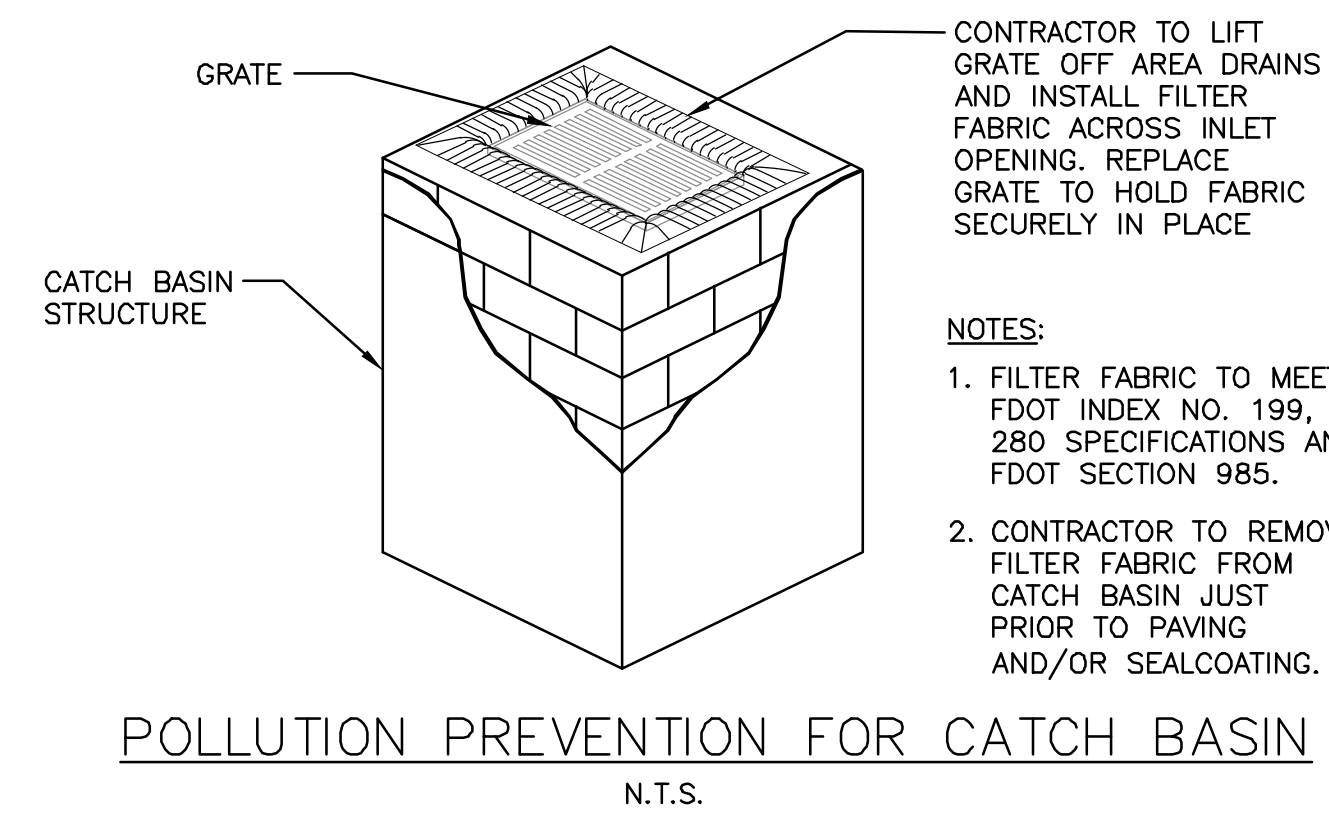
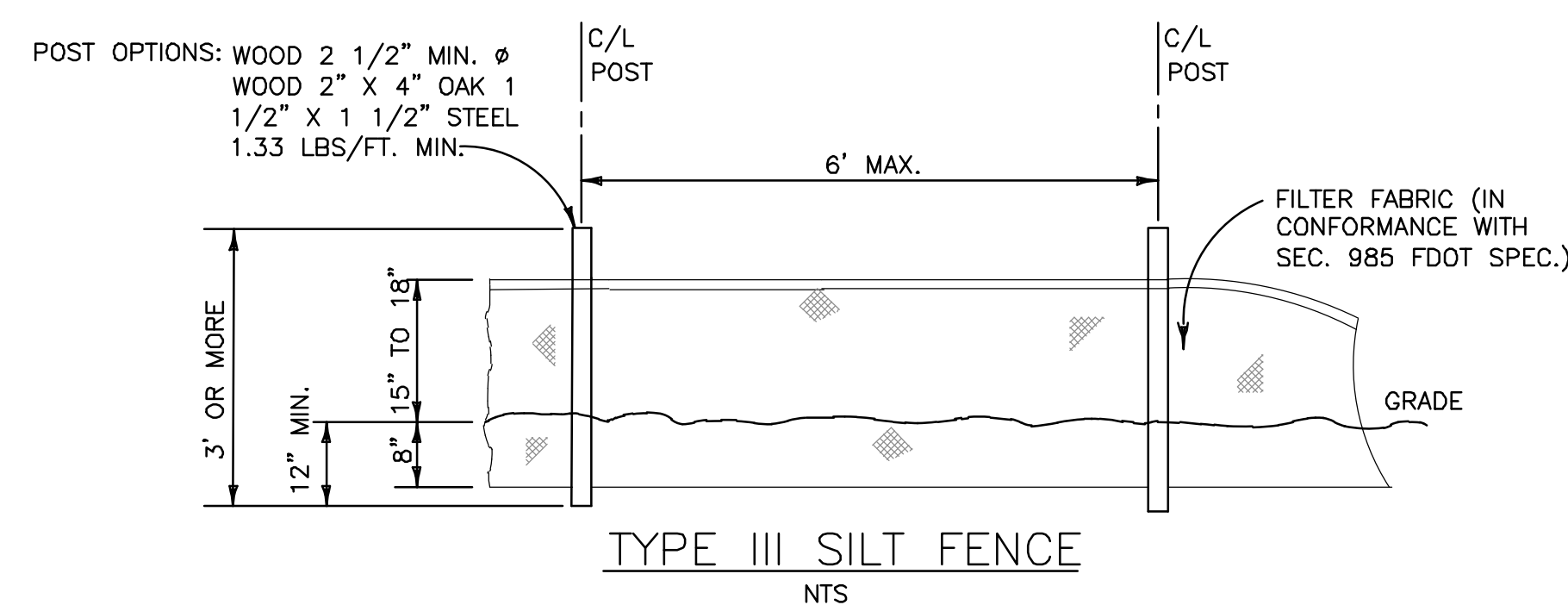
PACO	02/20/24
TAC1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



BMP NOTES:

- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR 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.

2-23-26

NO.	DATE	DESCRIPTION

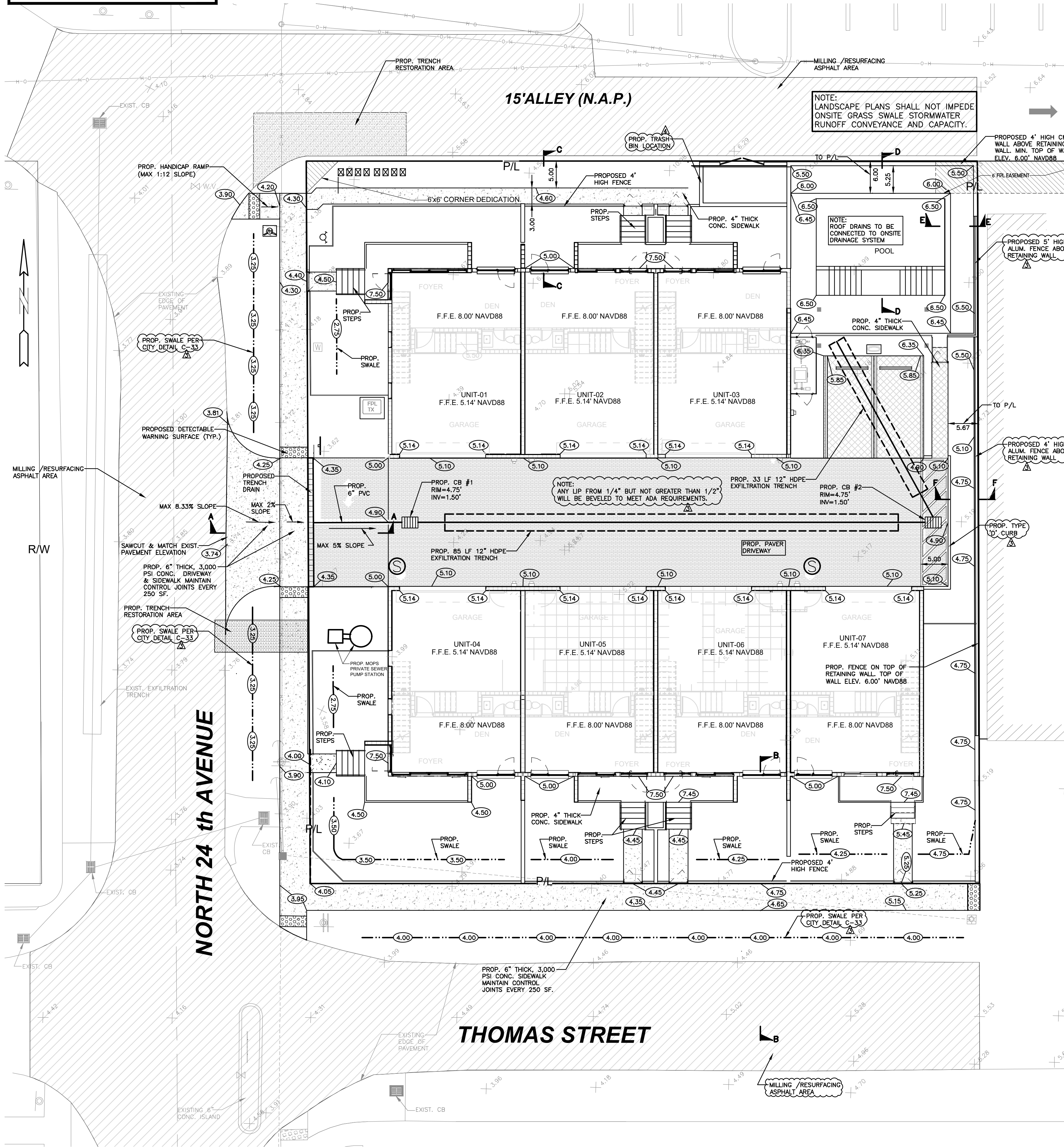
ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyr@engmail.com
 CA#: 31158

ZE

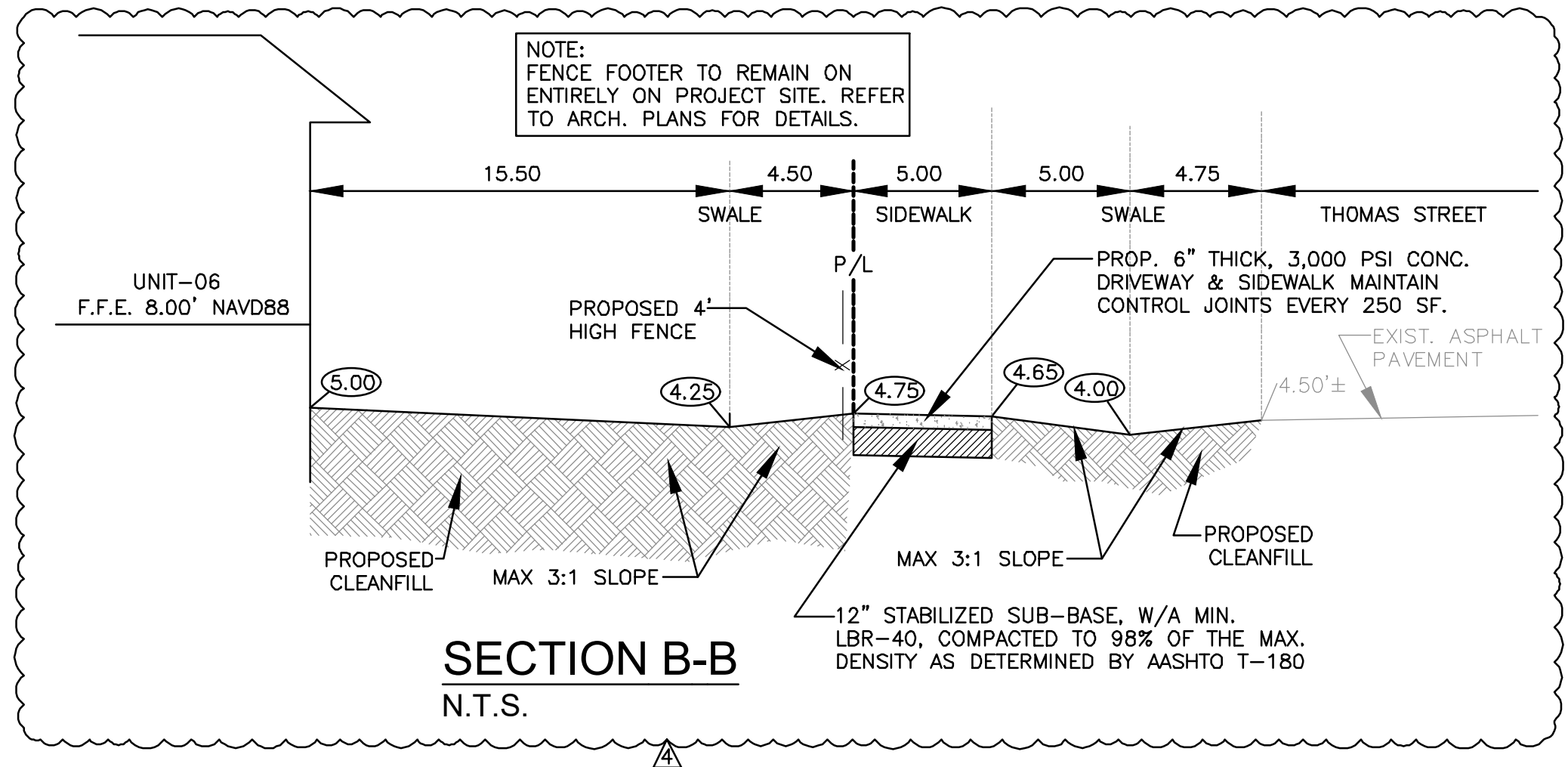
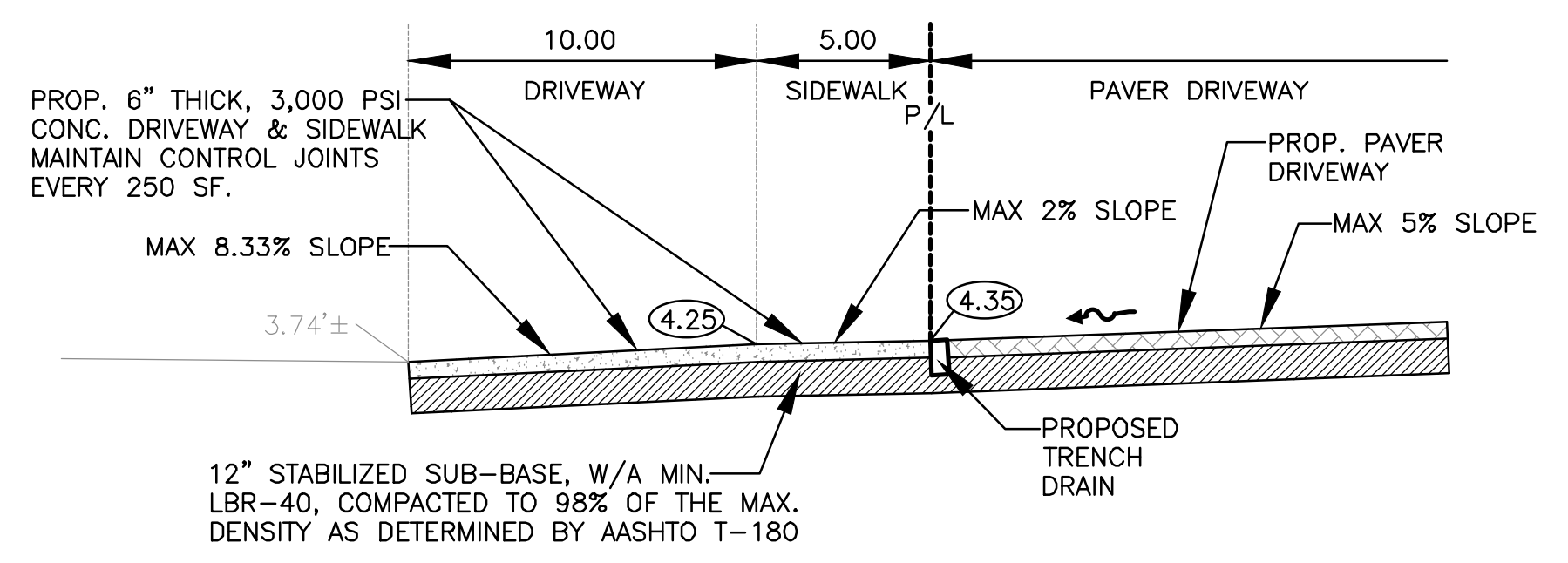
NEW RESIDENTIAL BUILDING
 2351 THOMAS STREET
 HOLLYWOOD, FL

P.E.#: 76036
 DATE: 10/26/22
 SCALE: 1"=20'
 SHEET NO.:
 C1
 1 OF 10
 PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

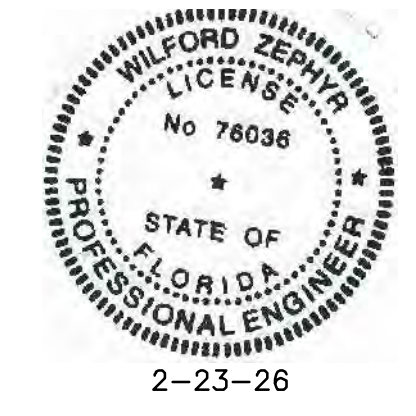


- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
 - 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
 - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



NOTE: ALL STREETS AND ALLEYS ADJACENT TO THE SITE MUST BE MILLED AND RESURFACED.

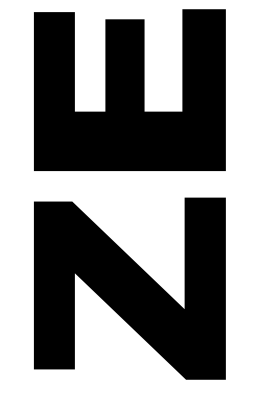
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS	
NO.	DESCRIPTION
1	9-18-24 TAC REVIEW COMMENTS
2	9-6-25 TAC REVIEW COMMENTS
3	12-5-25 TAC REVIEW COMMENTS
4	2-23-26 TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyreng@gmail.com
 CA#: 31158



NEW RESIDENTIAL BUILDING
 2351 THOMAS STREET
 HOLLYWOOD, FL

P.E. #76036
 DATE: 10/26/22
 SCALE: 1"=10'
 SHEET NO.: **C2**
 2 OF 10
 PROJECT NO.: 24-08

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION BELLSOUTH COMCAST TEO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)
PAVING, GRADING & DRAINAGE NOTES:

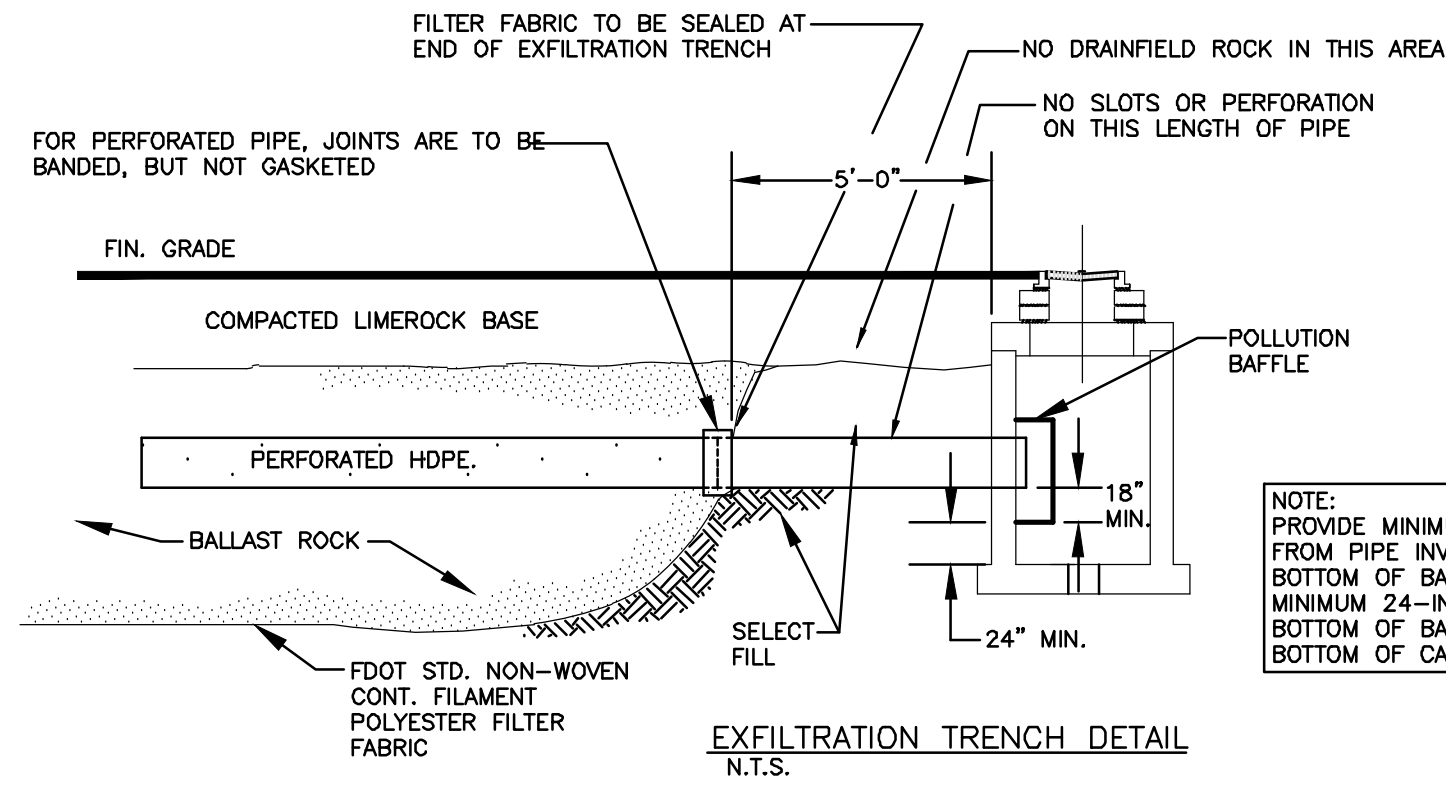
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL OF ALL TREES, SHRUBS, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC..
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 10% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1988 EDITION, SECTION 516-1. PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982), RATE - 0.10 GAL/S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82, RATE - 0.02 TO 0.08 GAL/S.Y.

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

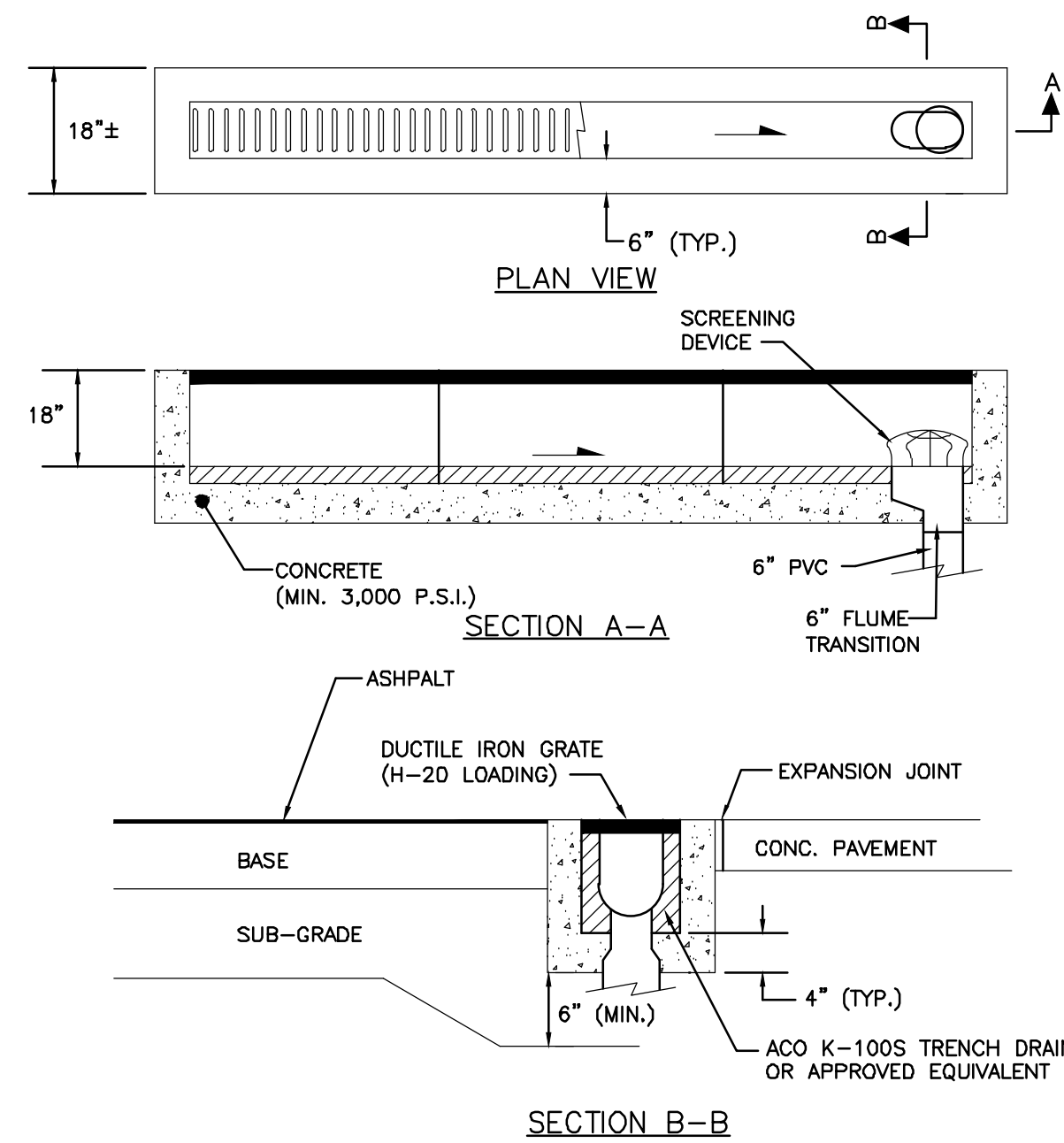
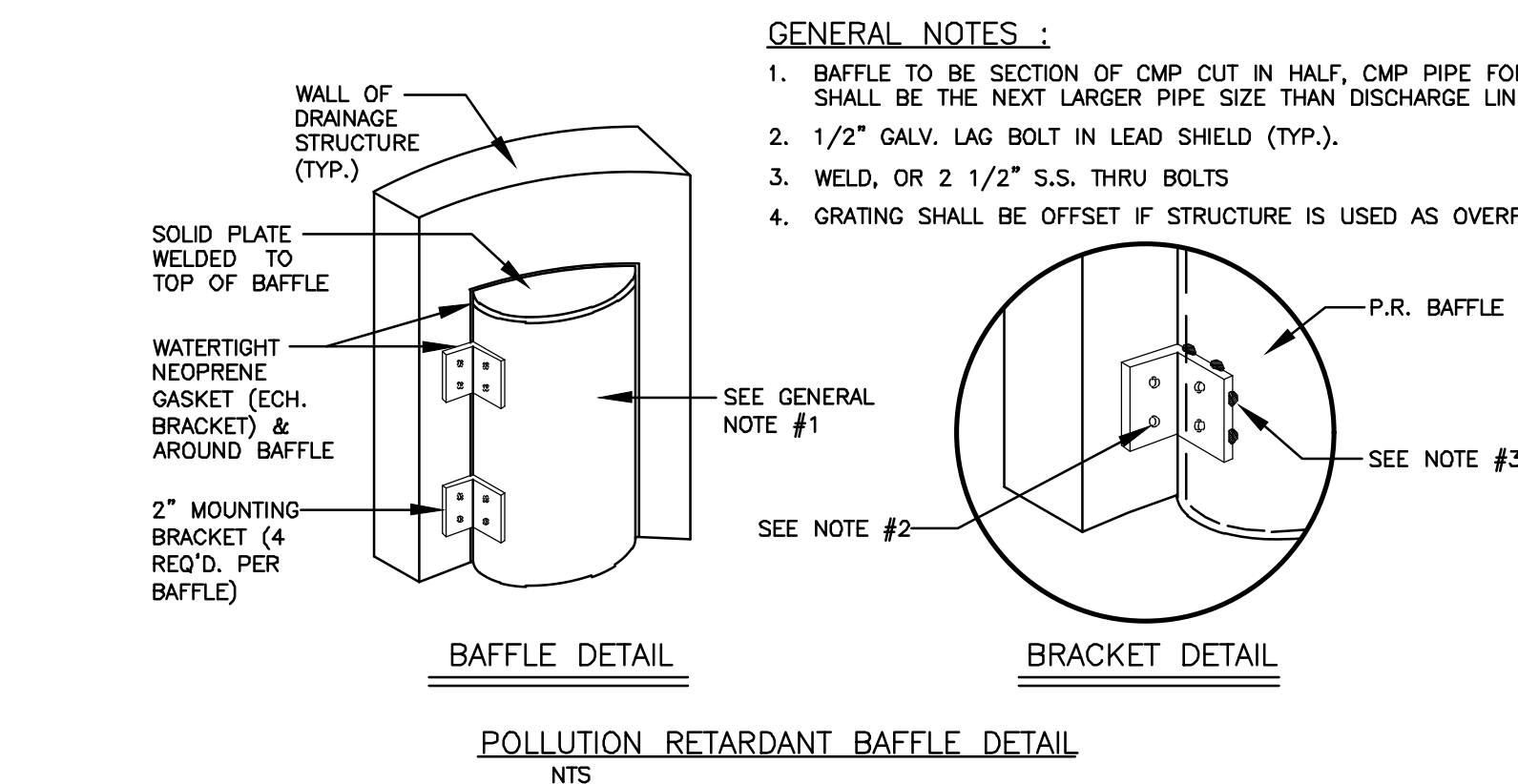
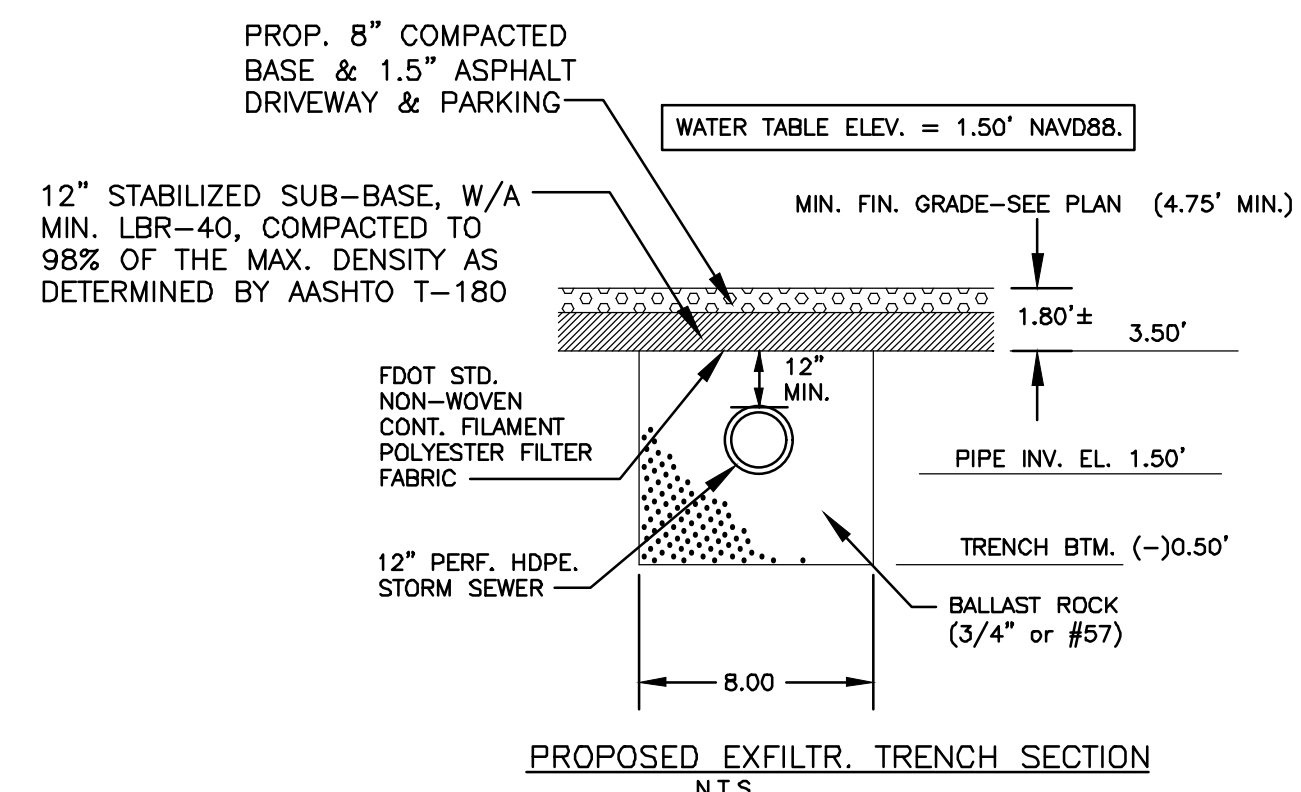
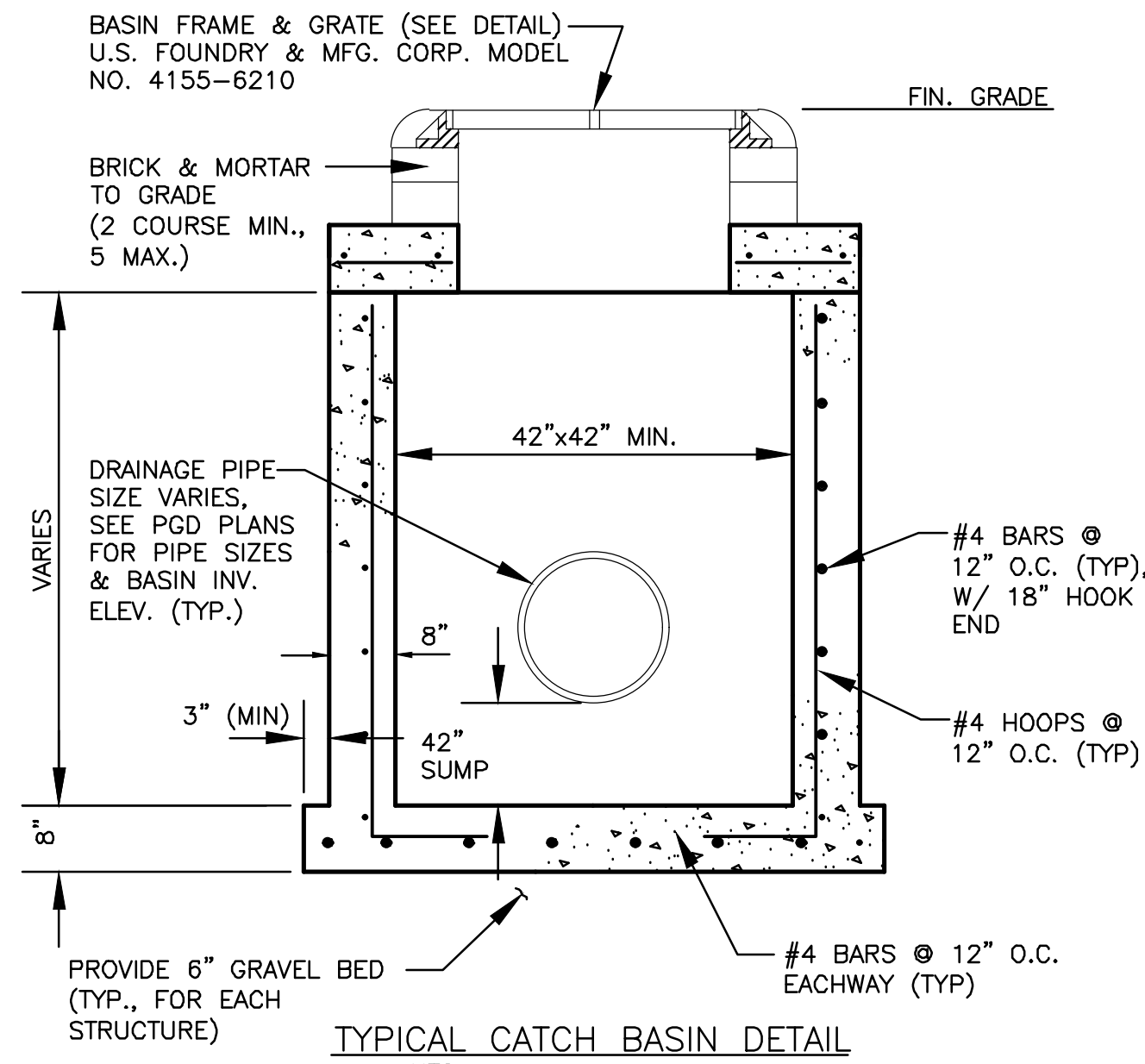
PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED TO A MAXIMUM OF 12" FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6" FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT, (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

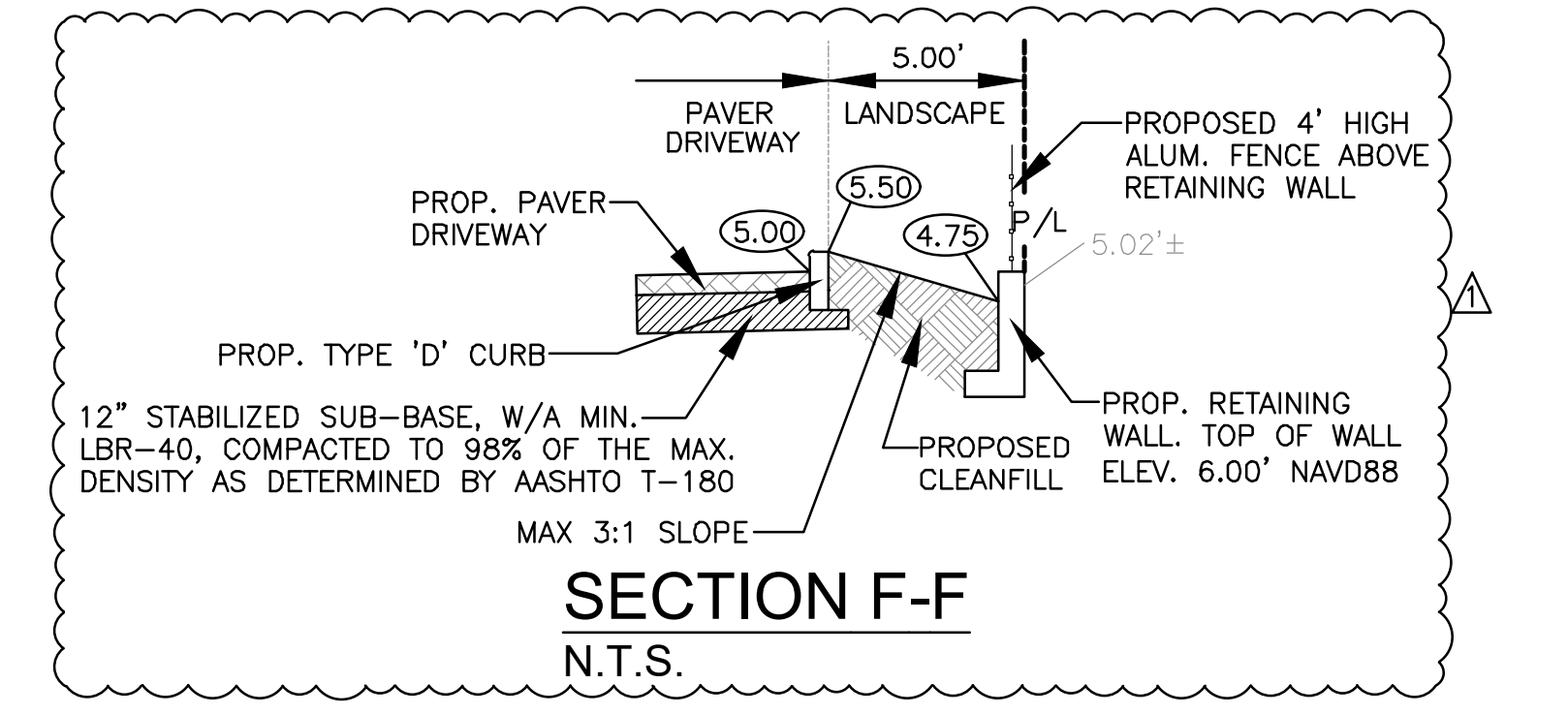
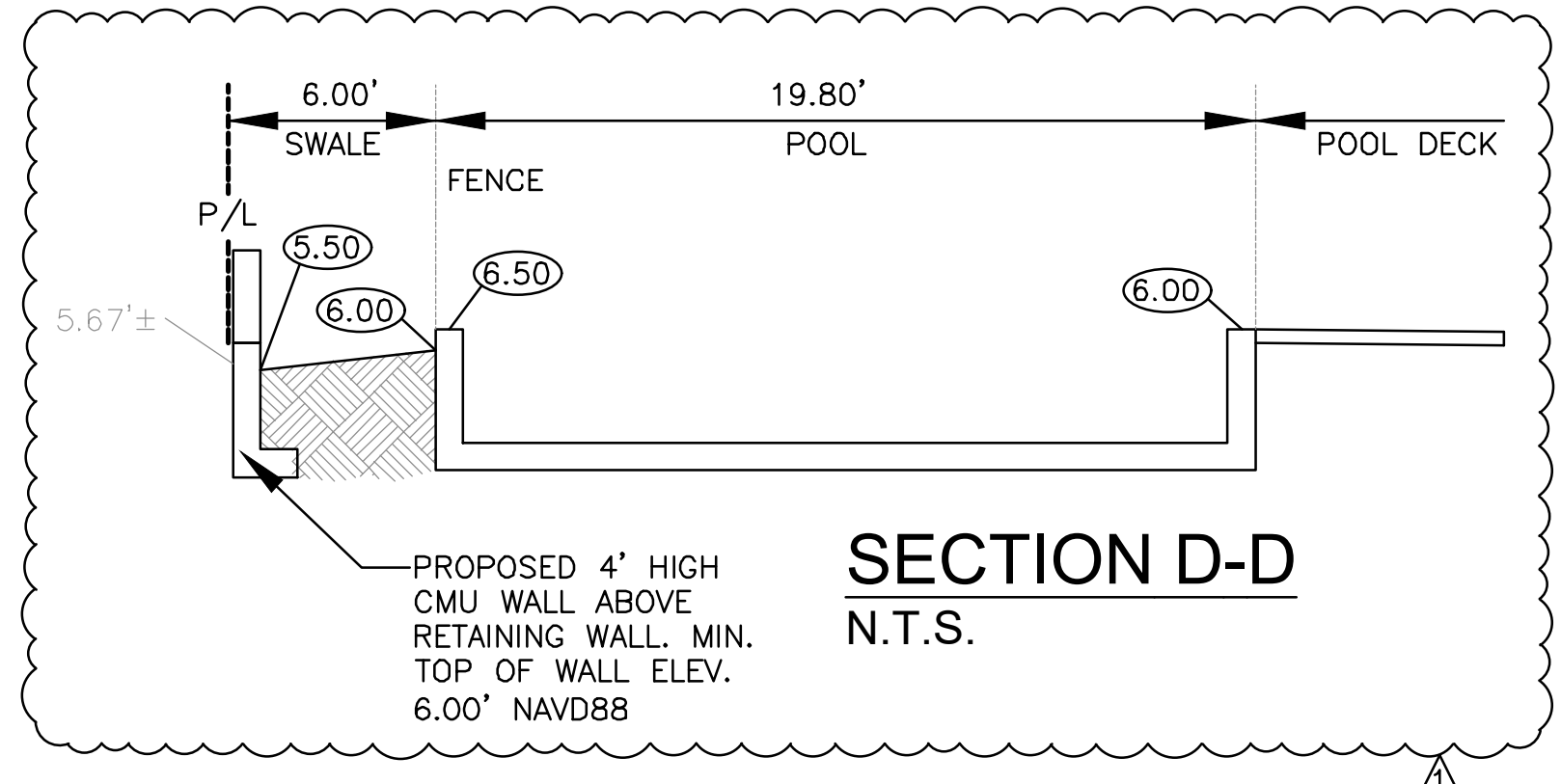
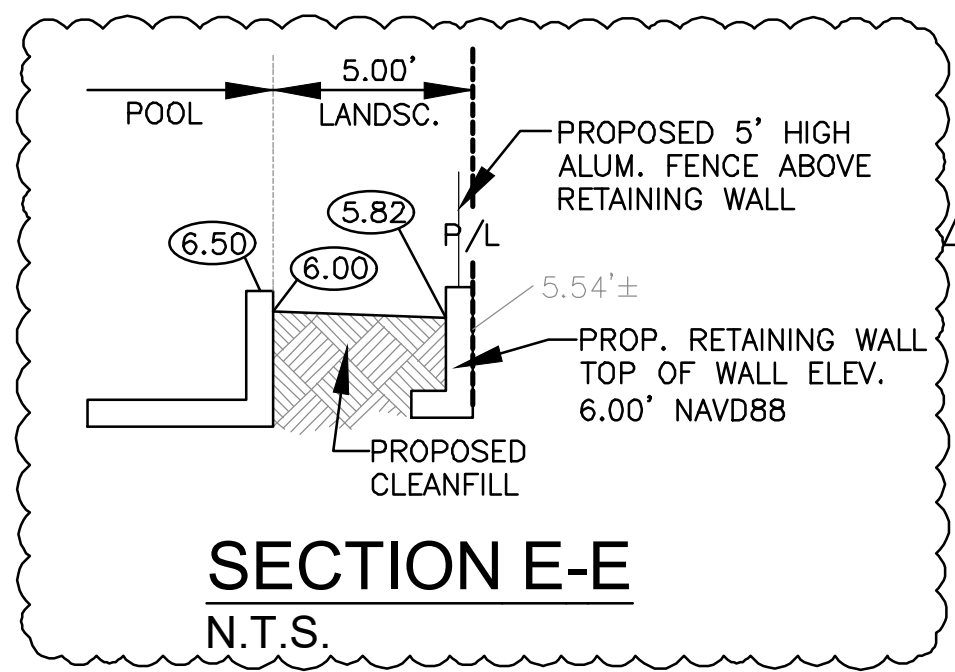
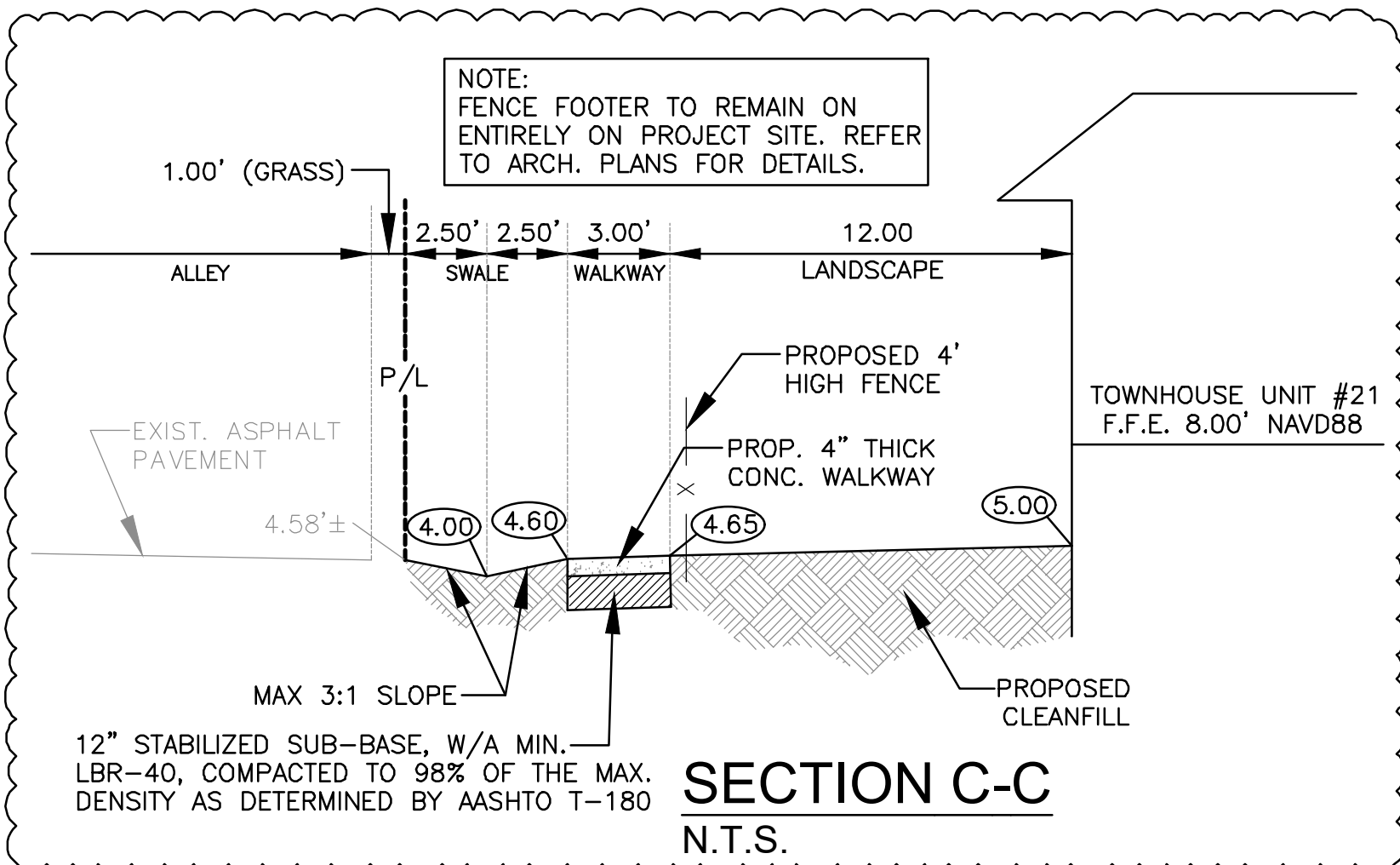
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



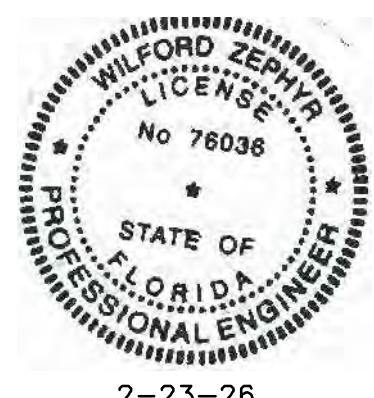
NOTE: PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



- NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
 2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.



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



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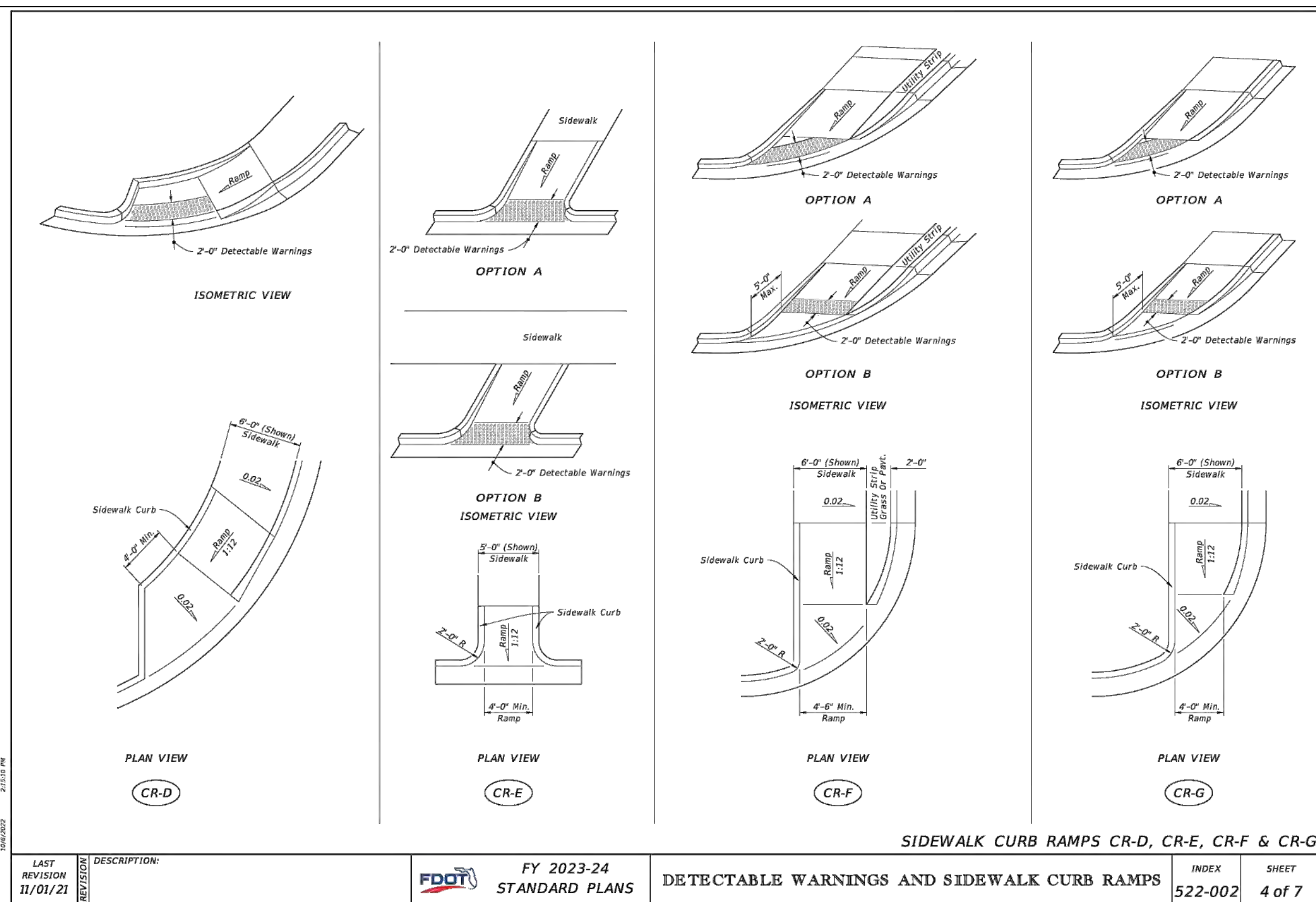
CIVIL DETAILS I
SCALE: N.T.S.

NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	12-5-25		

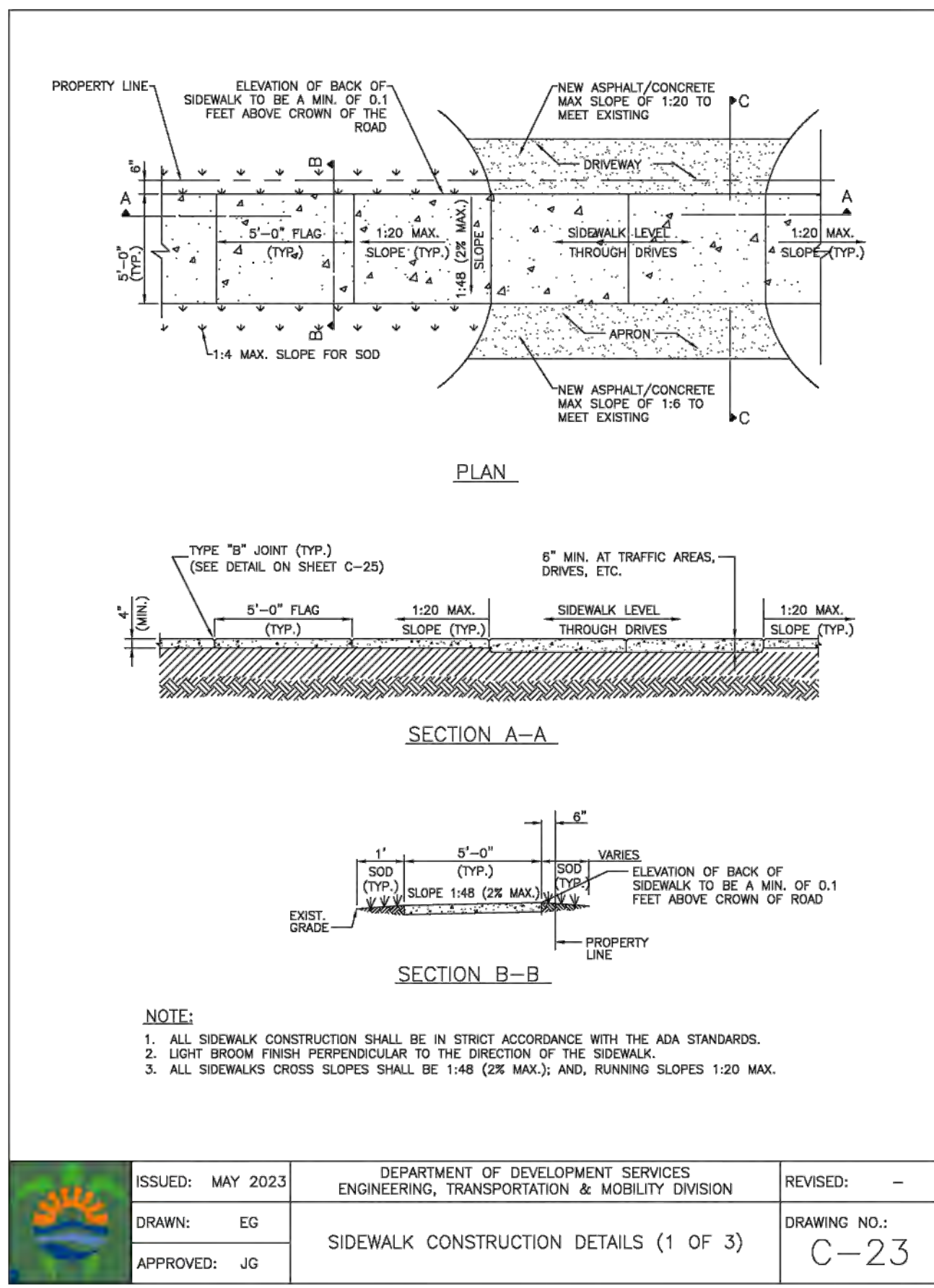
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@zephyr.com
CA# 31158

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

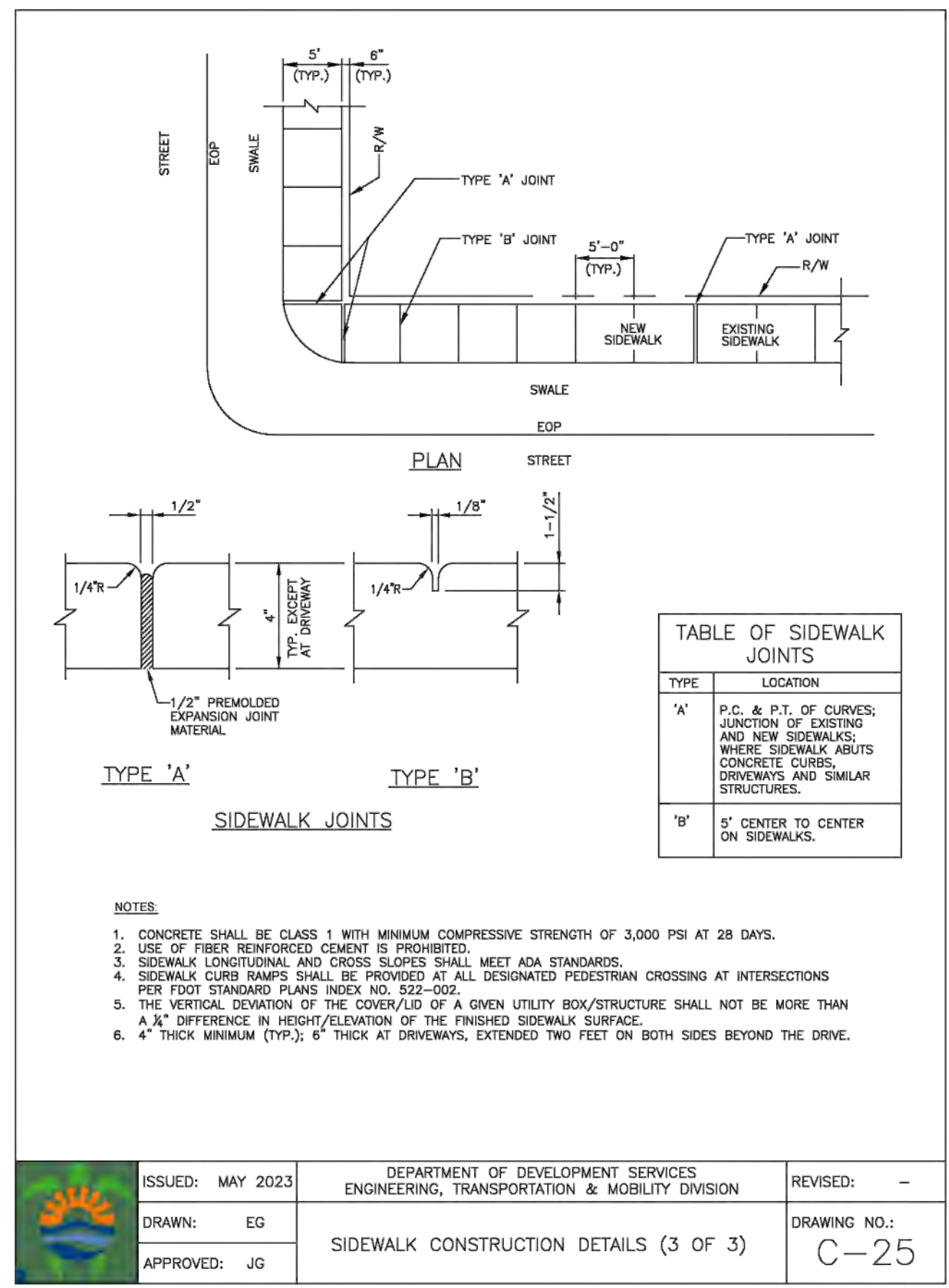
P.E.#: 78036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C3
3 OF 10
PROJECT NO.: 24-08



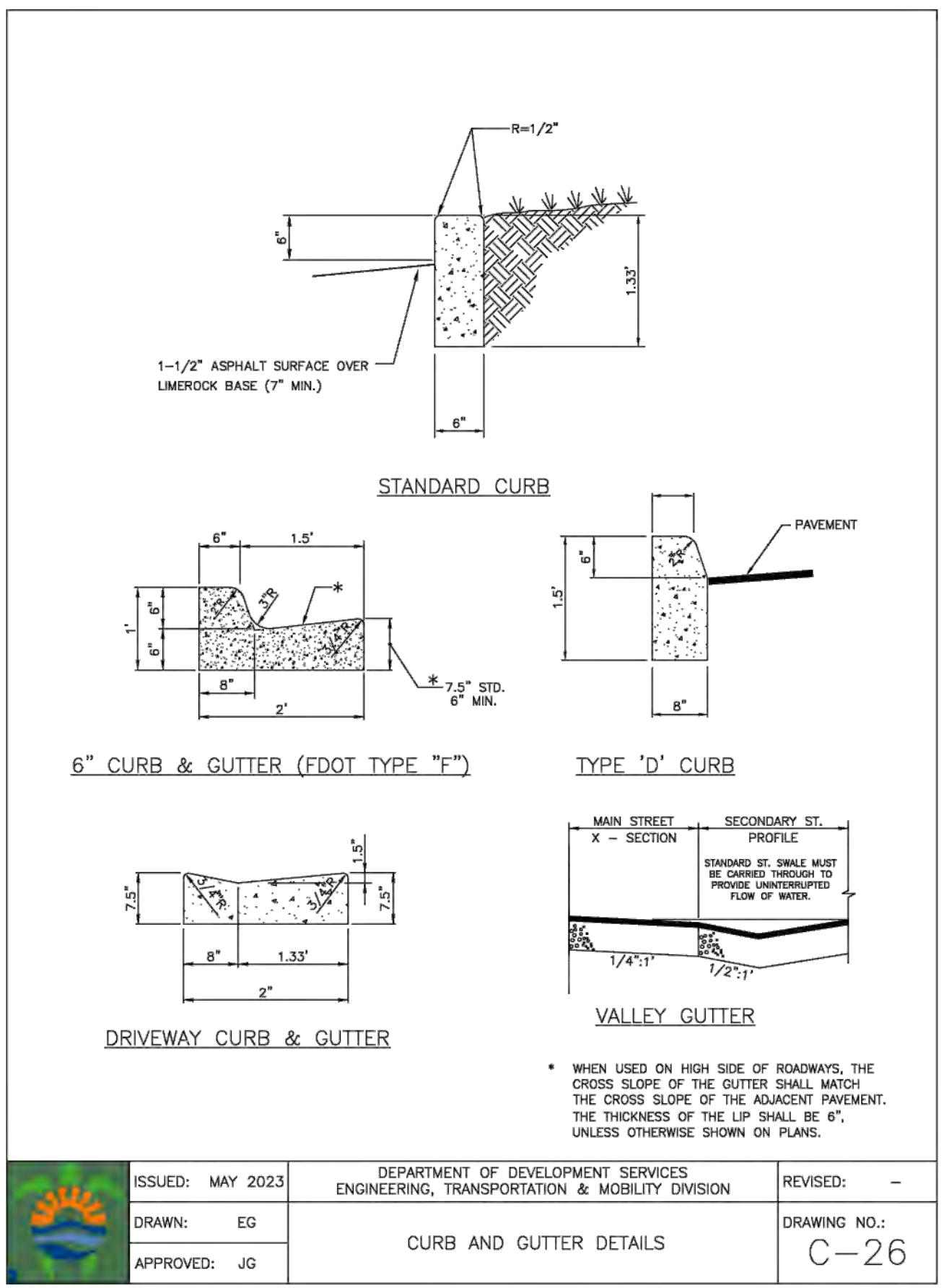
LAST REVISION 11/01/21 DESCRIPTION: **FDOT** FY 2023-24 STANDARD PLANS DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS



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



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



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: -
DRAWN: EG DRAWING NO.: CURB AND GUTTER DETAILS
APPROVED: JG C-26

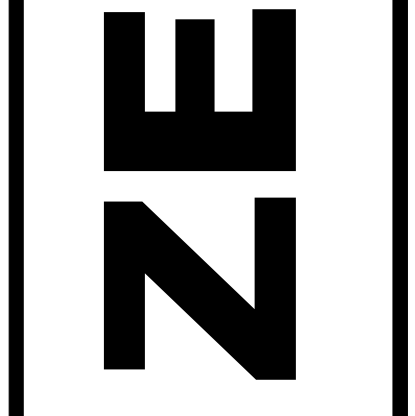
CIVIL DETAILS II
SCALE: N.T.S.



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NO.	DATE	DESCRIPTION

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WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158

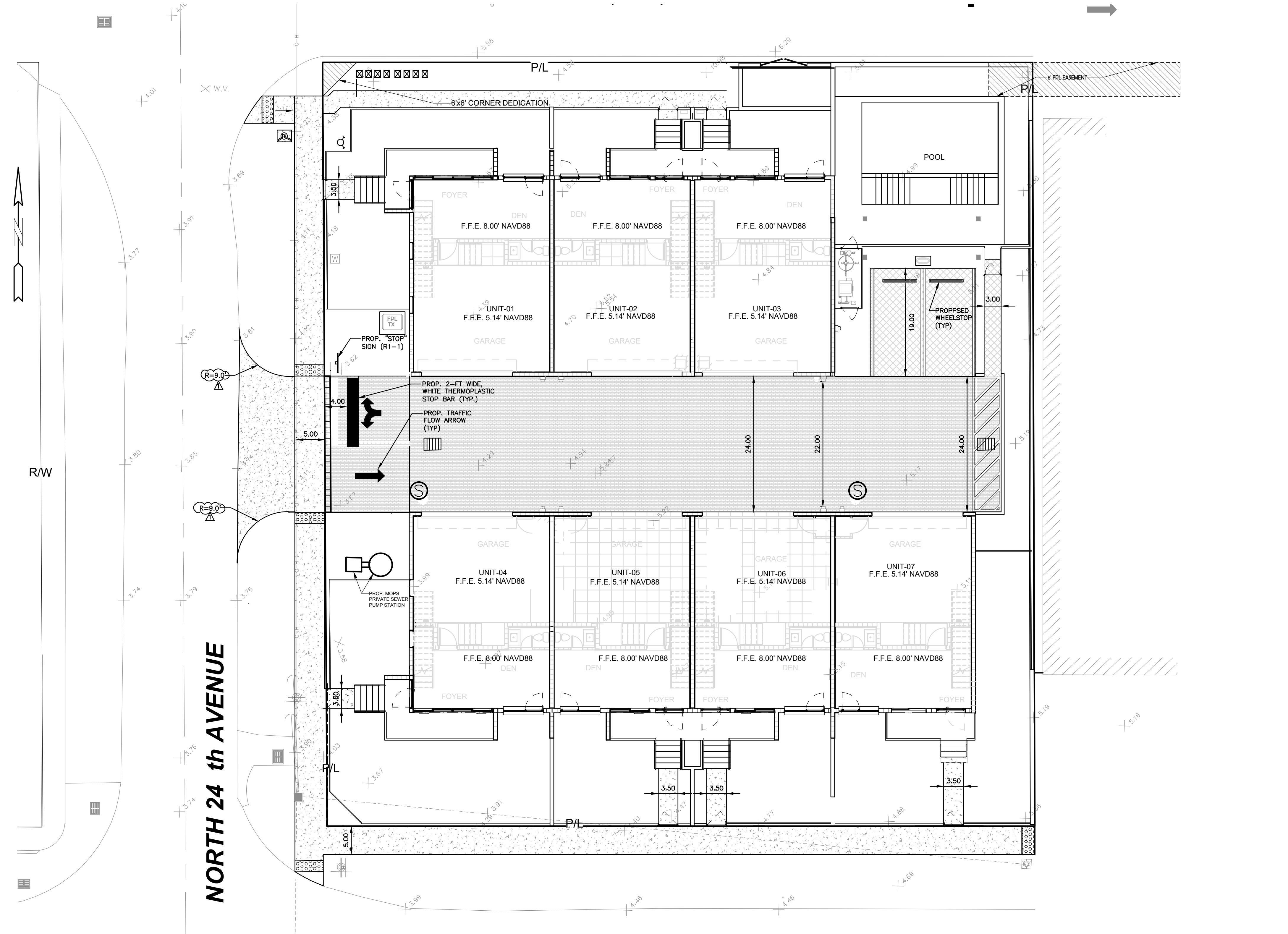


NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
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P.E.#: 76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C4
4 OF 10
PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX

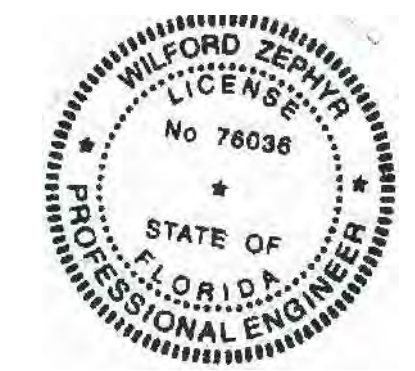


NORTH 24th AVENUE

THOMAS STREET

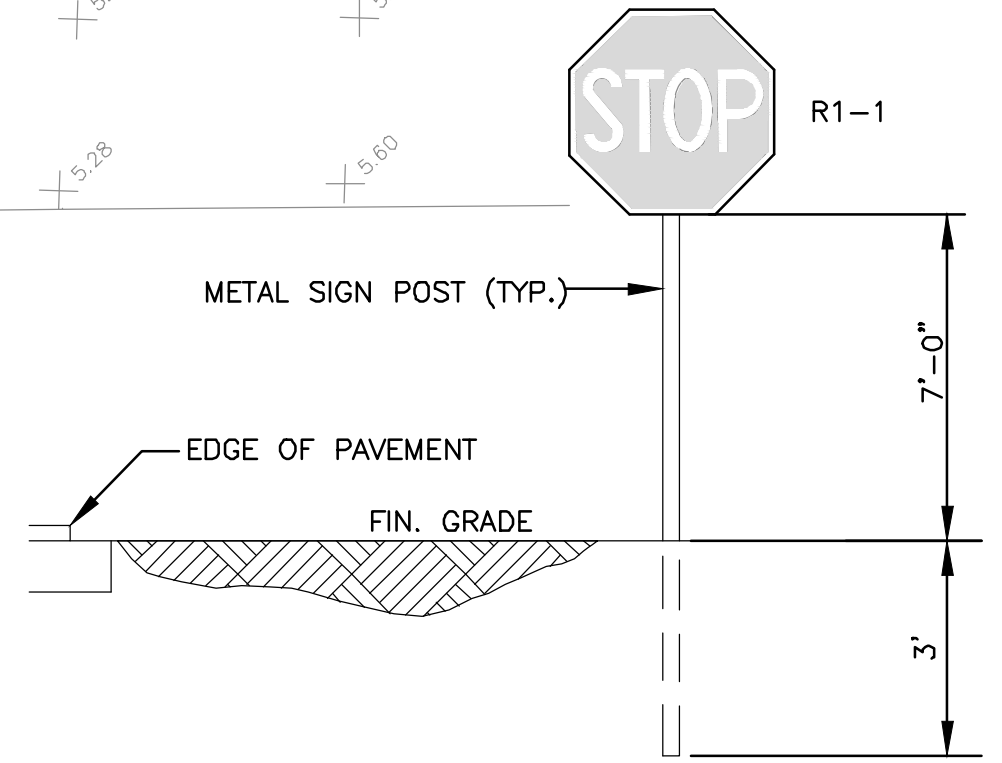
LEGEND

	PROPOSED CONCRETE		EXISTING CATCH BASIN
	PROPOSED ASPHALT		PROPOSED WATER METER
	SOD RESTORATION AREA		EXISTING WATER METER
	TRENCH RESTORATION AREA		EXISTING WATER VALVE
	MILLING & RESURFACING AREA		PROPOSED BFP DEVICE
	PROPOSED GRADE		EXISTING SAN. SEWER MH
	EXISTING ELEVATION		EXISTING FIRE HYDRANT
	PROPOSED CATCH BASIN		

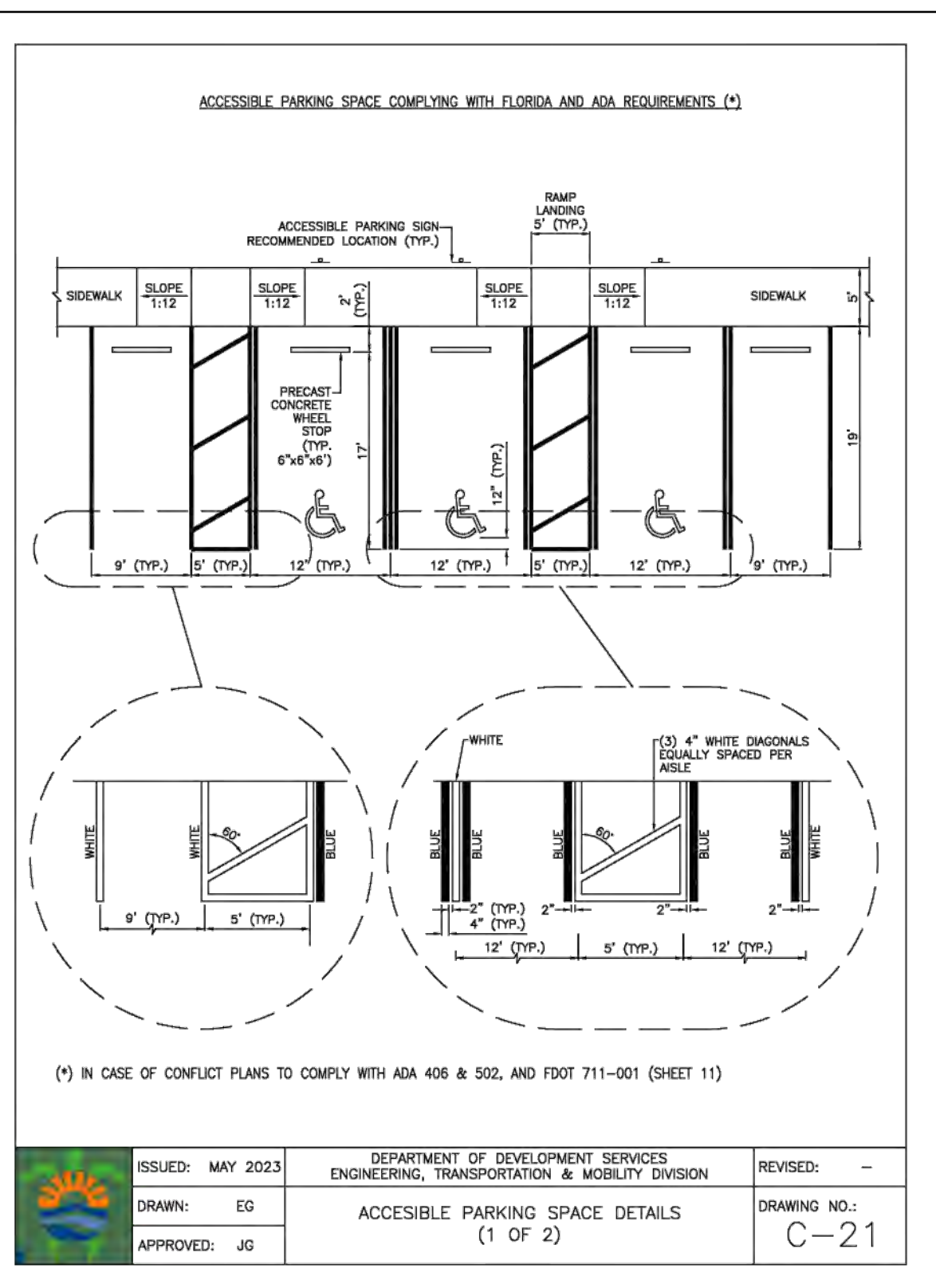


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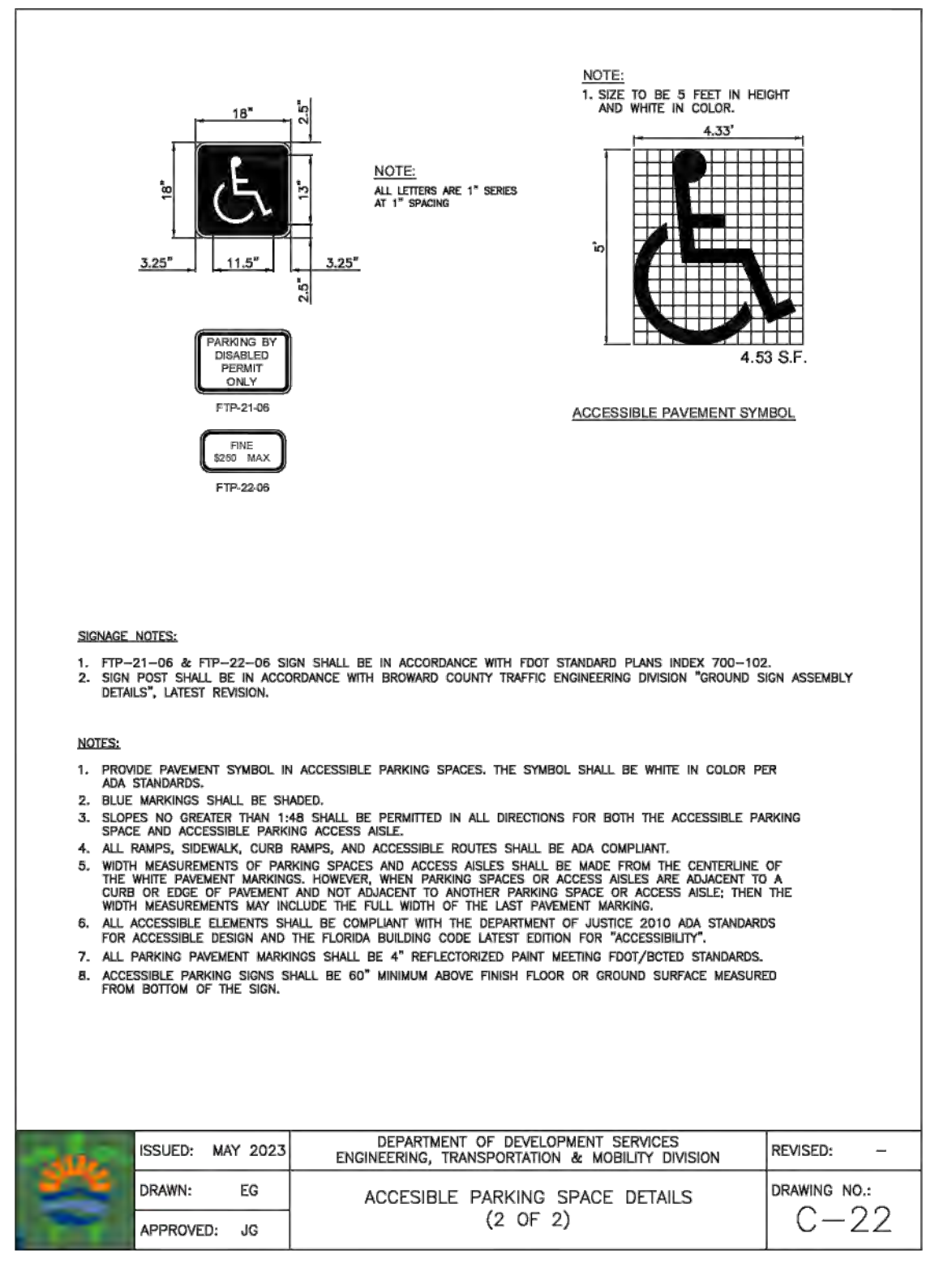
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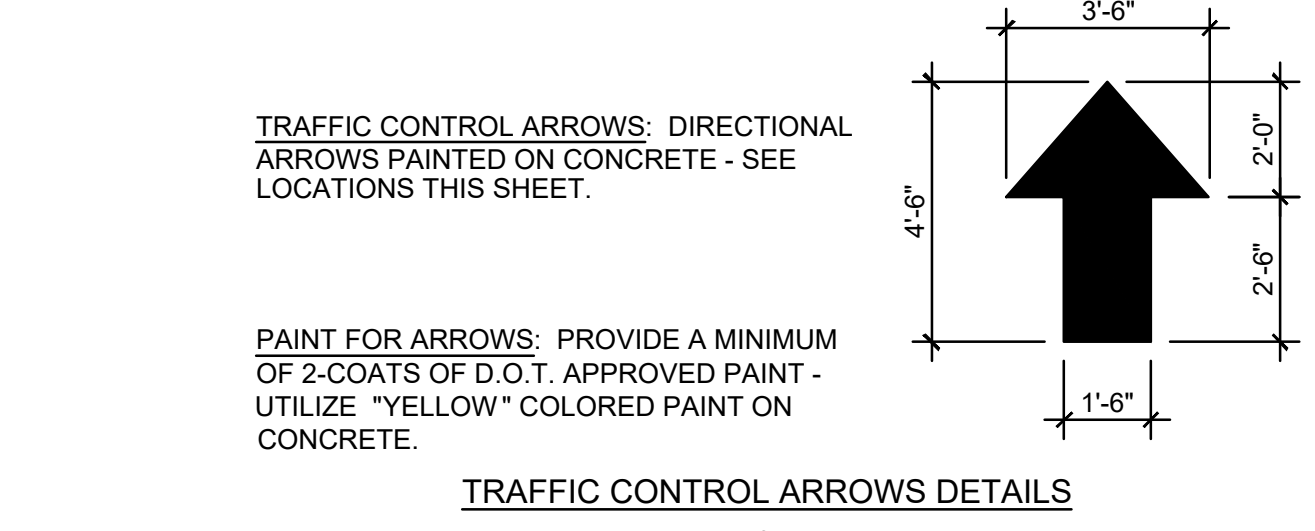
TYPICAL SIGN INSTALLATION DETAIL
NTS



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



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		



TRAFFIC CONTROL ARROWS DETAILS
NTS

PAVEMENT MARKINGS & SIGNAGE PLAN
SCALE: 1"=10'

REVISIONS

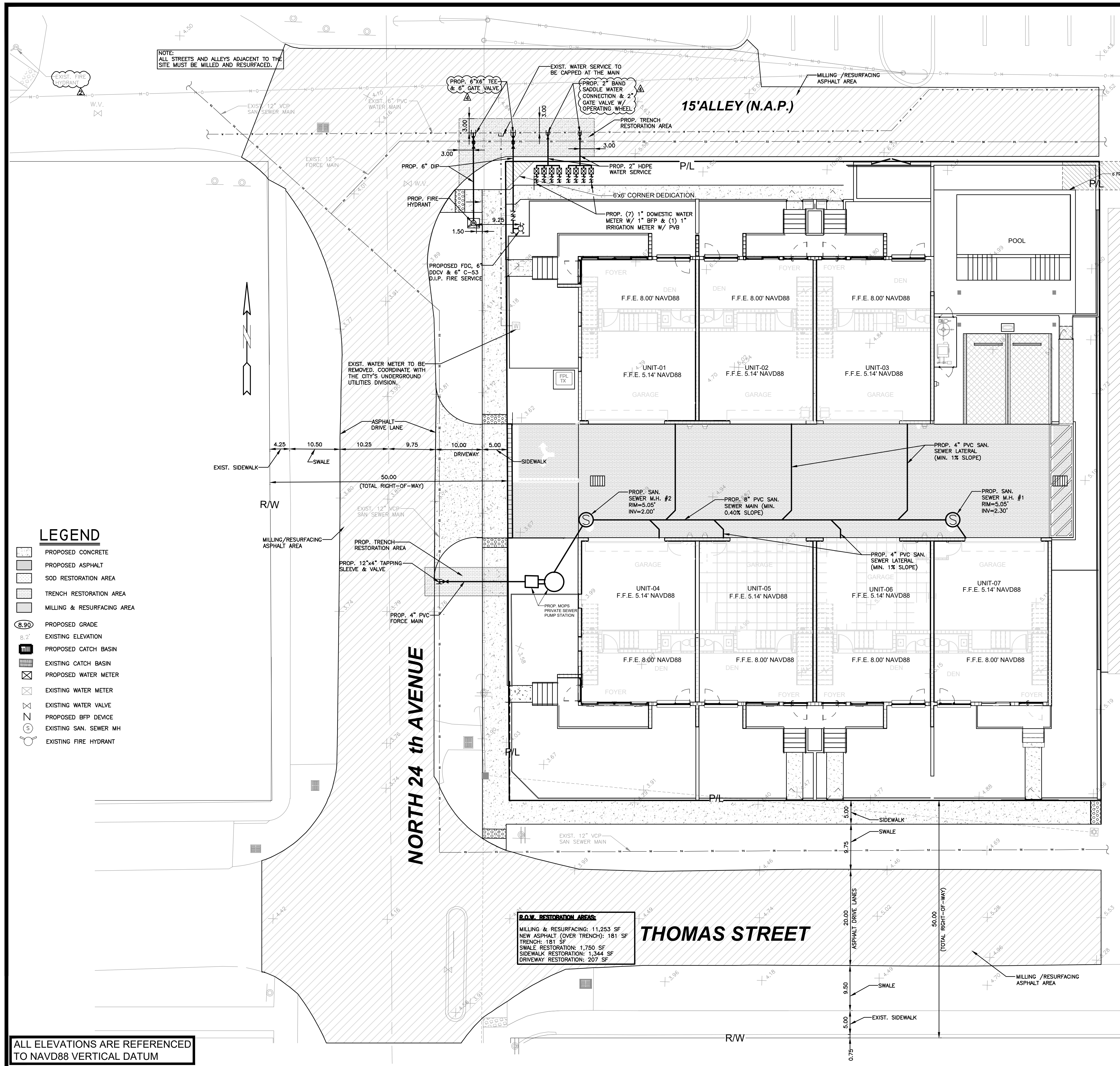
NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	5-6-25		

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158

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NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: C5
5 OF 10
PROJECT NO.: 24-08



SEWER NOTES:

- THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
- LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
- FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62.555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = 5 \times D \times \sqrt{P}$$
 WHERE:
 L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
 D = PIPE DIAMETER IN INCHES
 S = LENGTH OF LINES IN LINEAL FEET
 P = AVERAGE TEST PRESSURE IN PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- 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 BRACINGS 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	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 7 RESIDENTIAL UNITS

WATER DEMAND
 (7 RESIDENTIAL UNITS) X (250 GPD/UNIT) = 1,750 GPD

WASTEWATER DEMAND
 (7 RESIDENTIAL UNITS) X (250 GPD/UNIT) = 1,750 GPD

NOTES:

- UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.
- WATER SUPPLY AND ANY NEW FIRE HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.

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2-23-26

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

WATER & SEWER PLAN & DETAILS
 SCALE: 1"=10'

REVISIONS

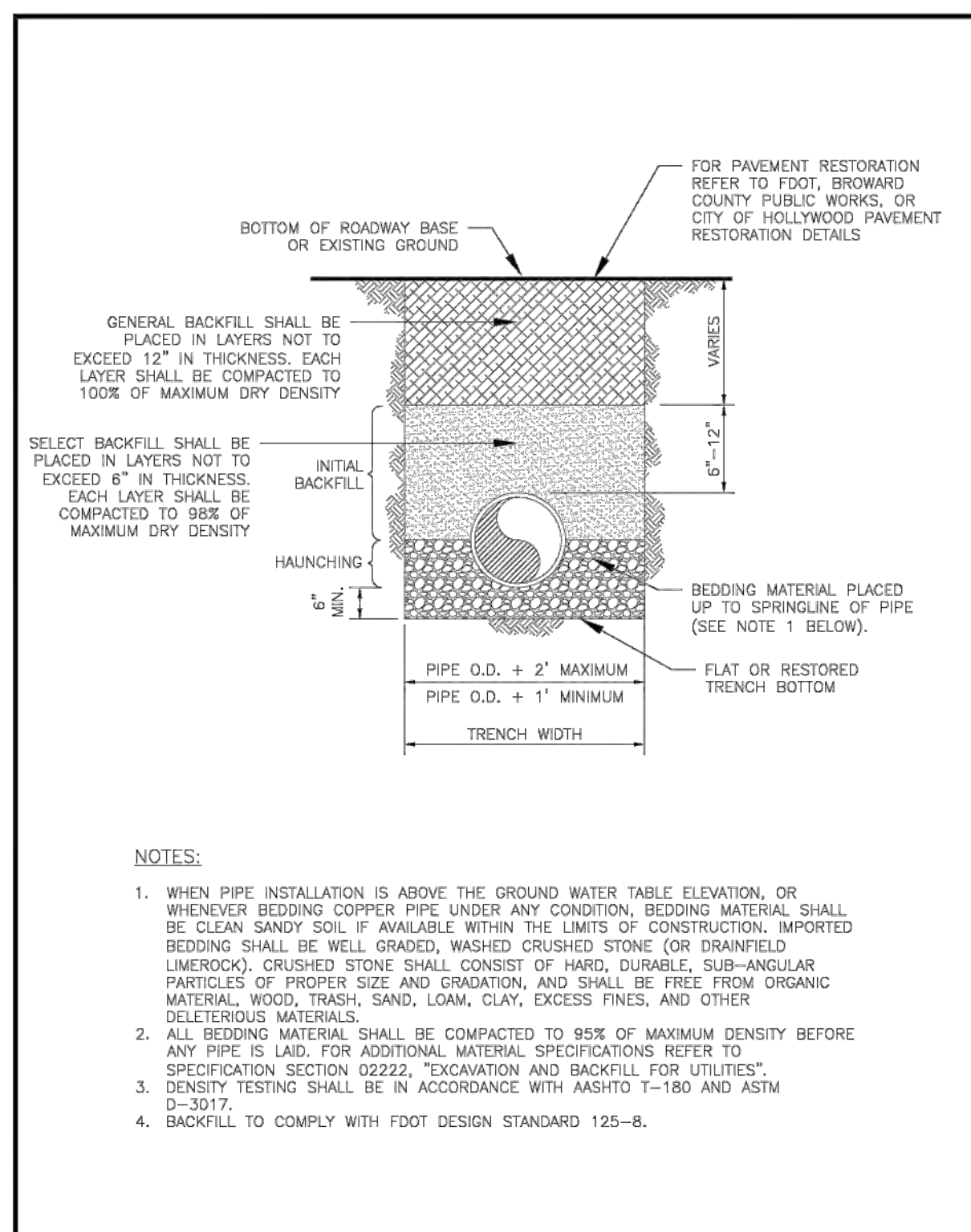
NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS
2	9-6-25	TAC REVIEW COMMENTS
3	12-5-25	TAC REVIEW COMMENTS
4	2-23-26	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyr@gmail.com
 CA#: 31158

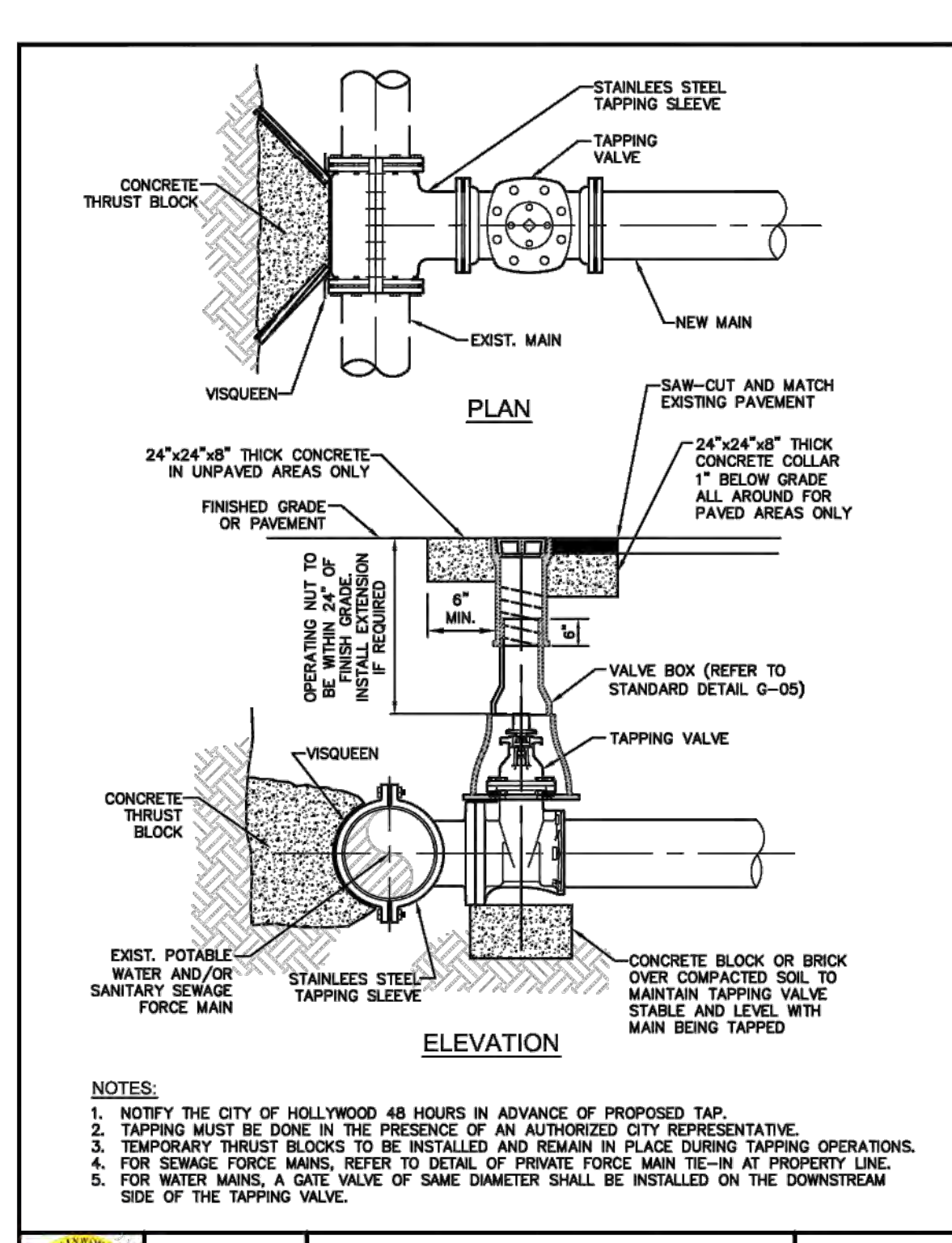
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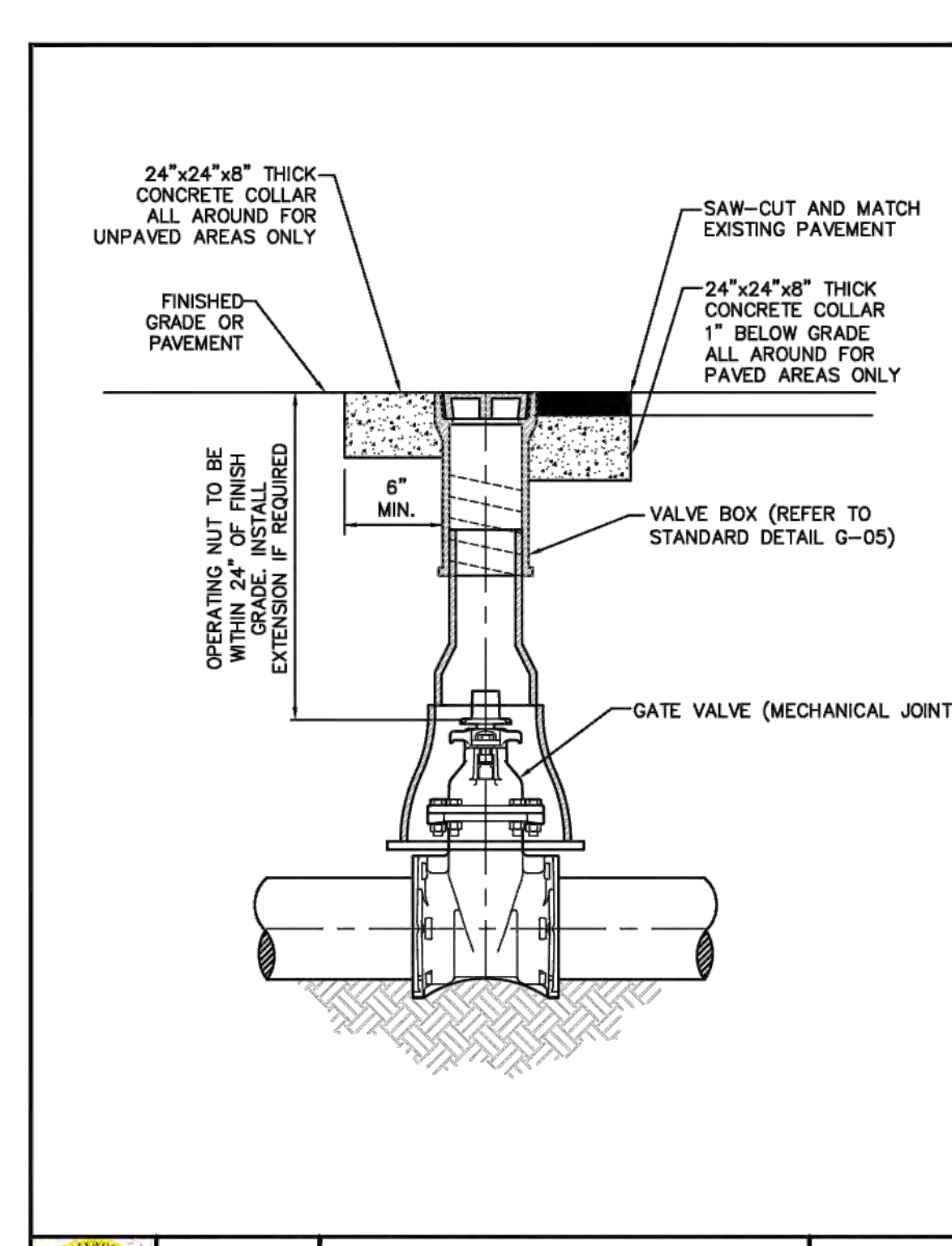
P.E. #76036
 DATE: 10/26/22
 SCALE: 1"=10'
 SHEET NO.: C6
 6 OF 10
 PROJECT NO.: 24-08



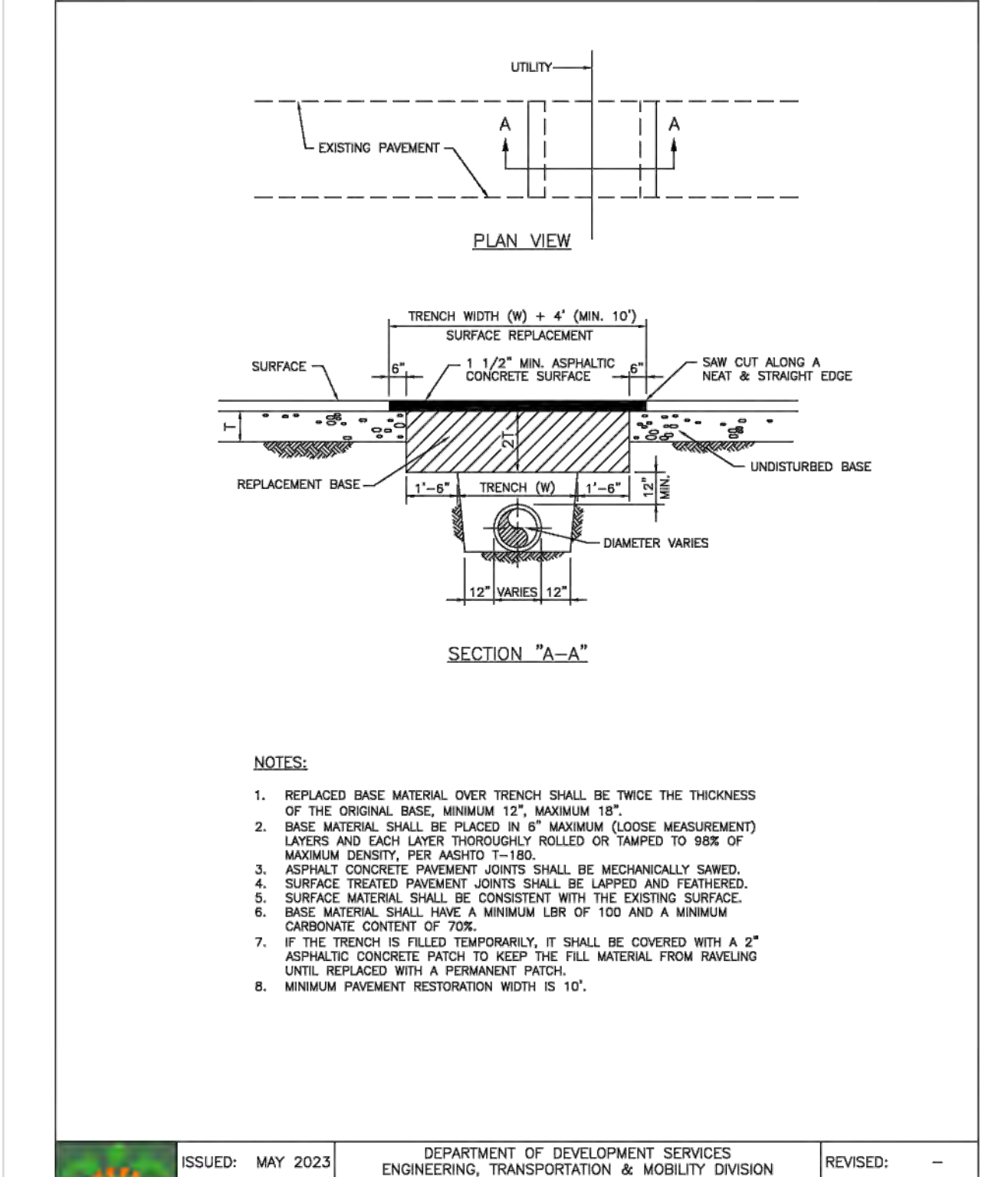
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



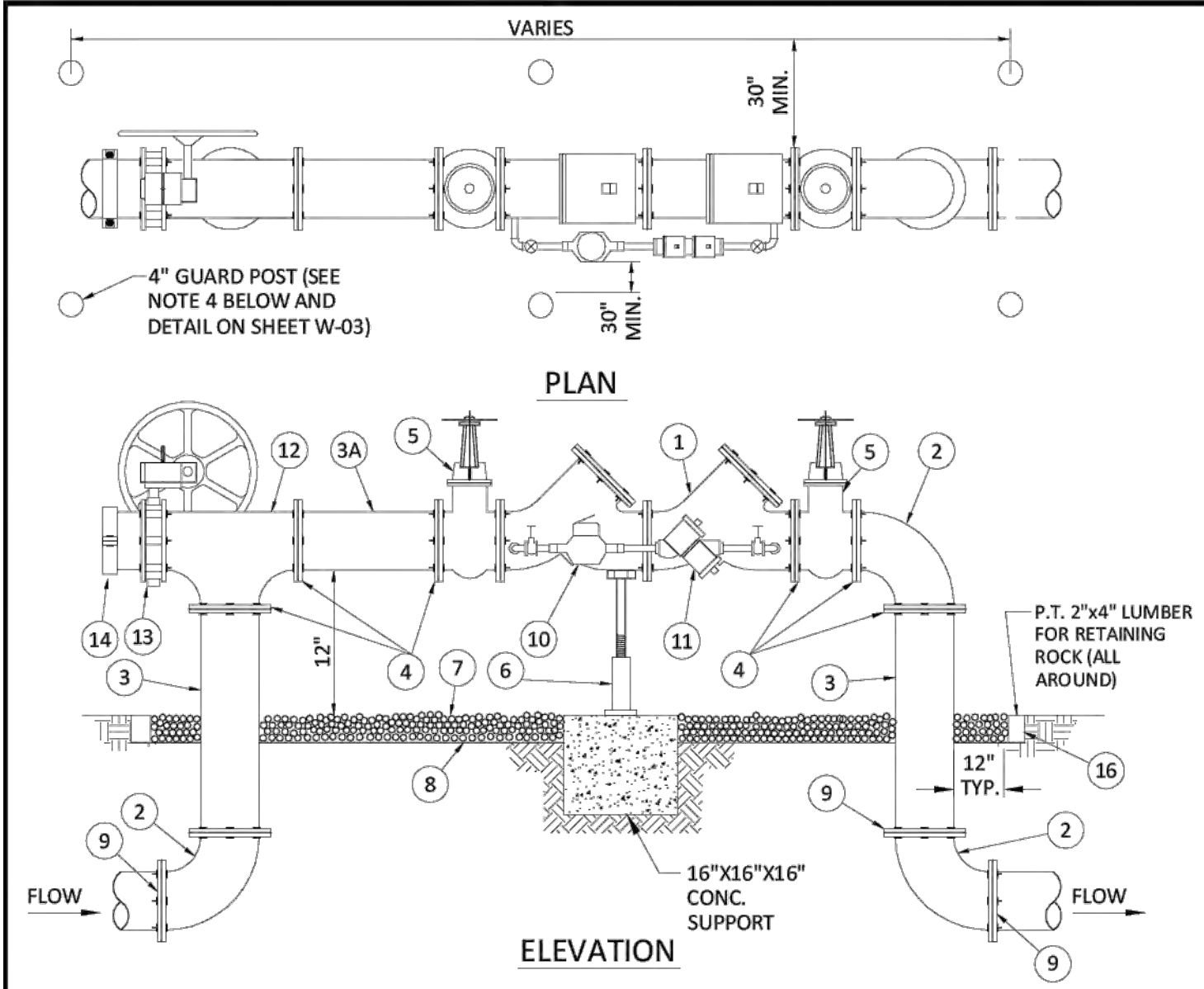
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

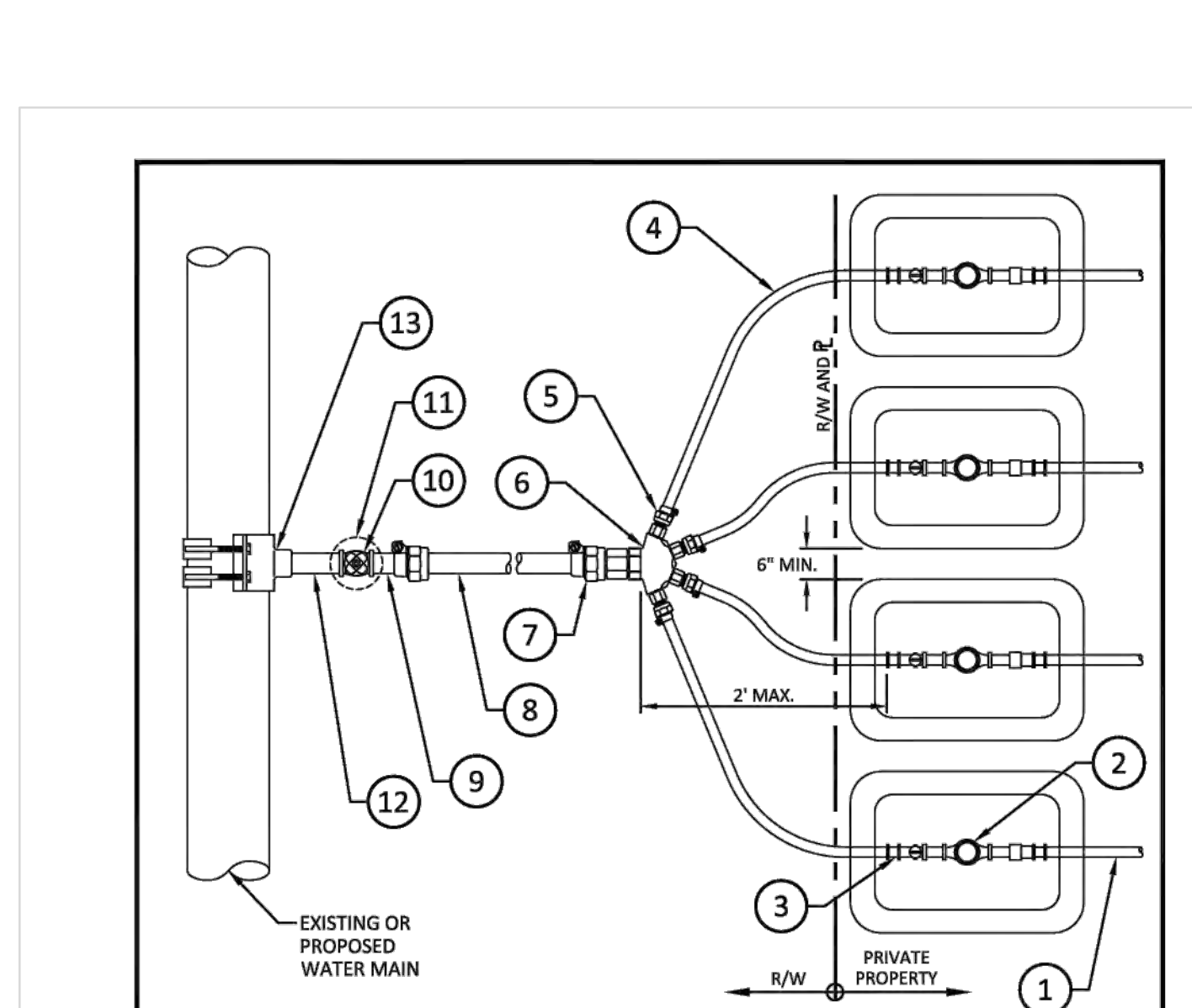


ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO. C-31
APPROVED: JG		

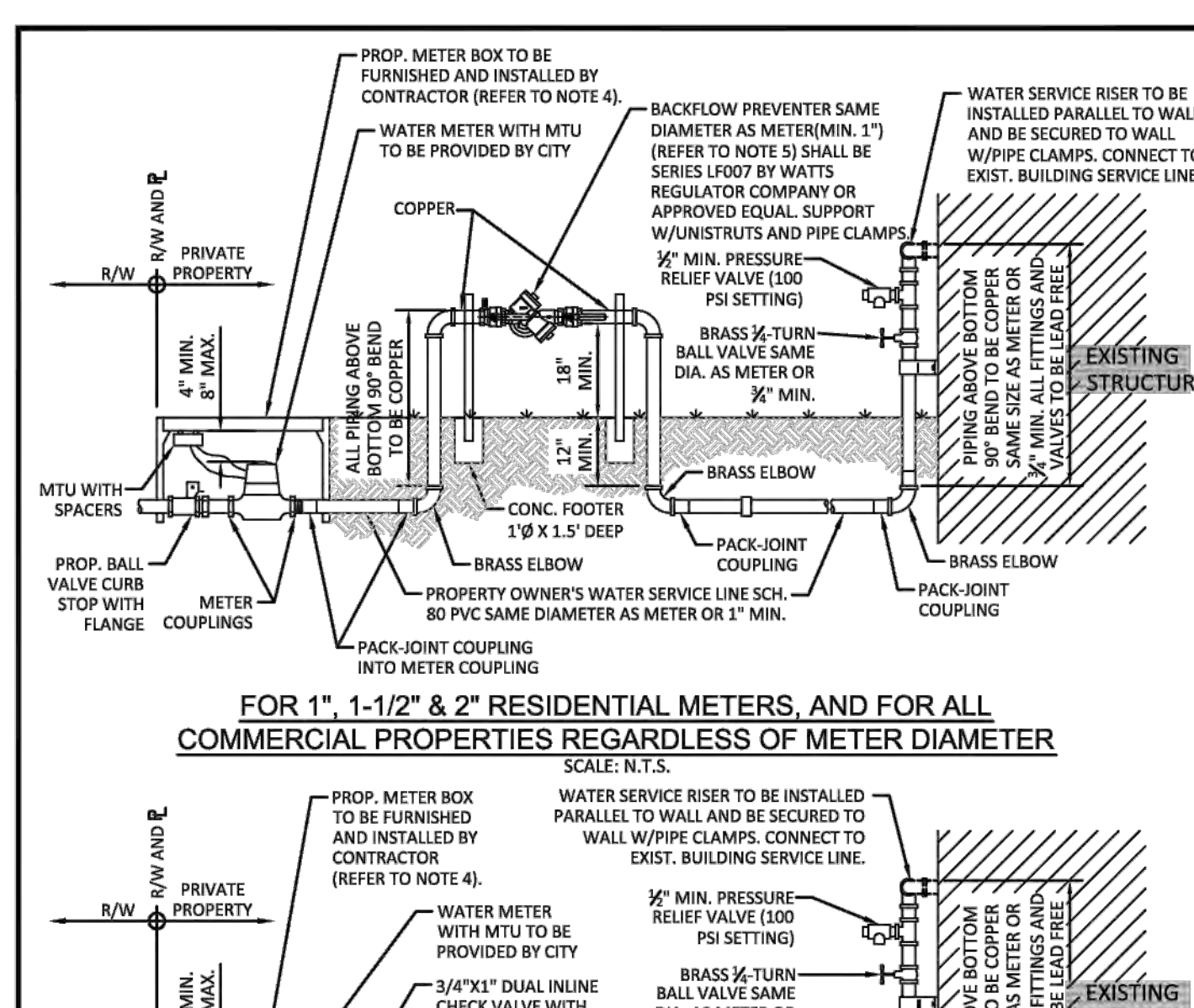


ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4", 6", 8" VALVE, DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4", 6", 8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4", 6", 8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4", 6", 8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	13	1	4", 6", 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK (ANCHORED)	14	1	4", 6", 8" CAP
7	N/A	PEA GRAVEL (4" DEEP)			

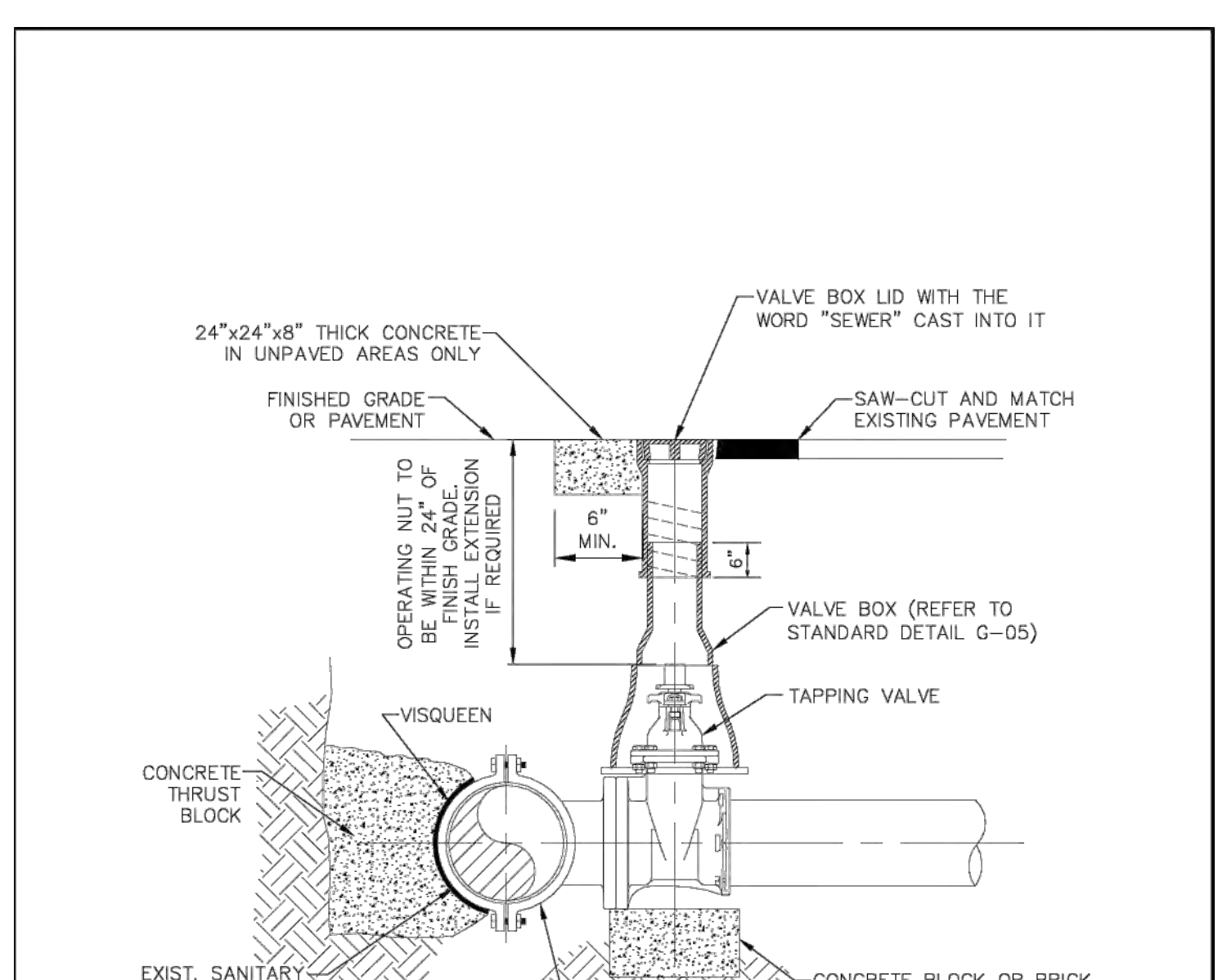
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR 3/4", 1" AND/OR 1 1/2" METERS	DRAWING NO. W-06.1
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO. S-13
APPROVED: XXX		



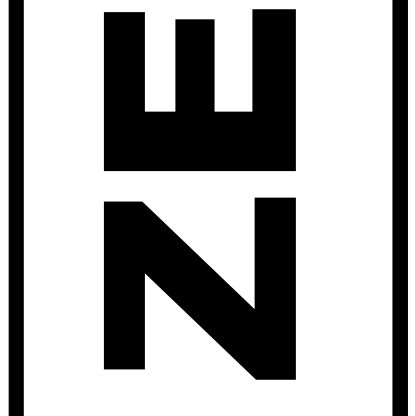
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UTILITIES DETAILS I
SCALE: N.T.S.

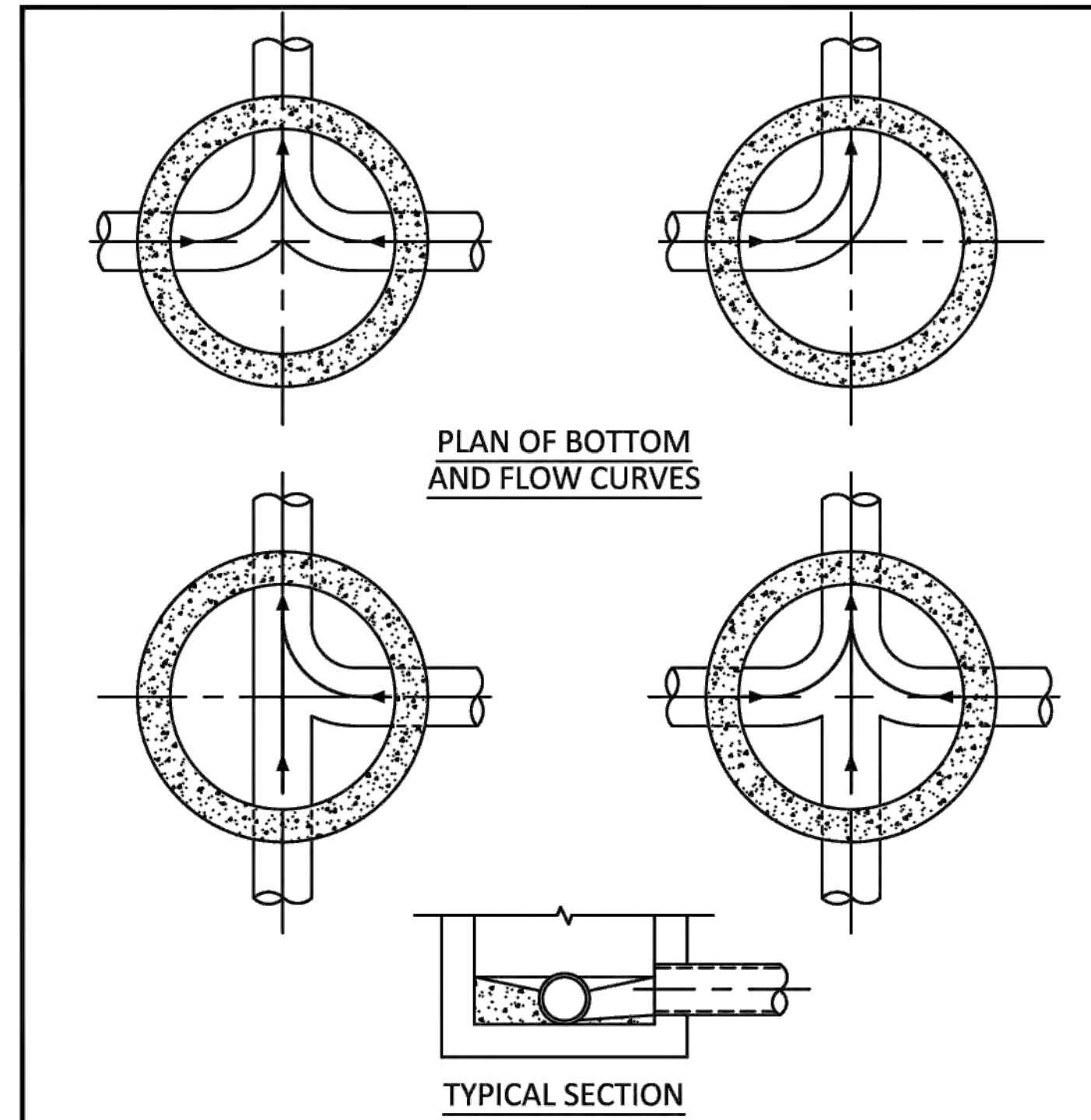
REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA #: 31158



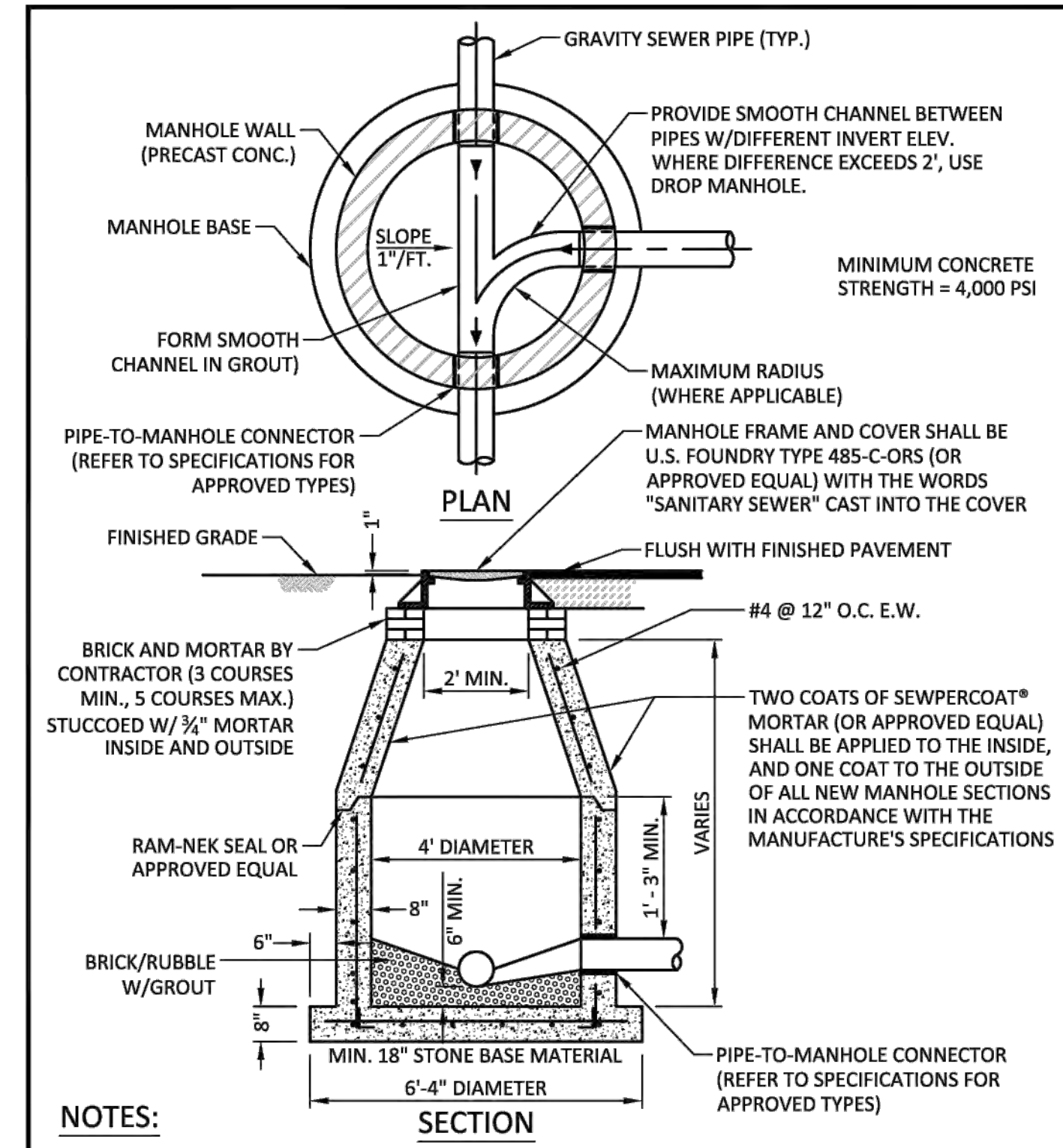
NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E. #: 76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C7
7 OF 10
PROJECT NO.: 24-08



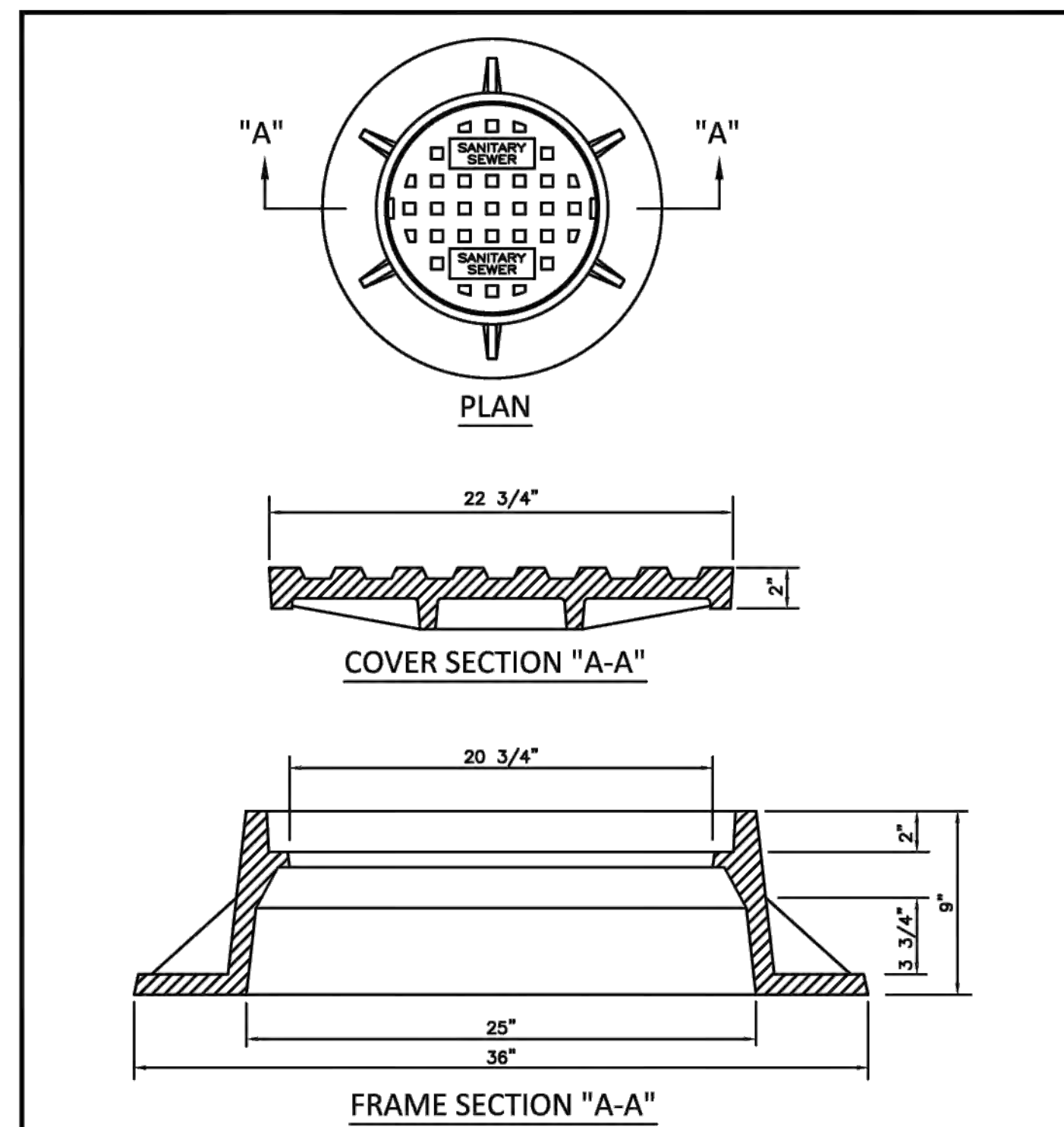
- NOTES:**
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
 2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
 3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
 4. WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO.
	APPROVED: XXX		S-02



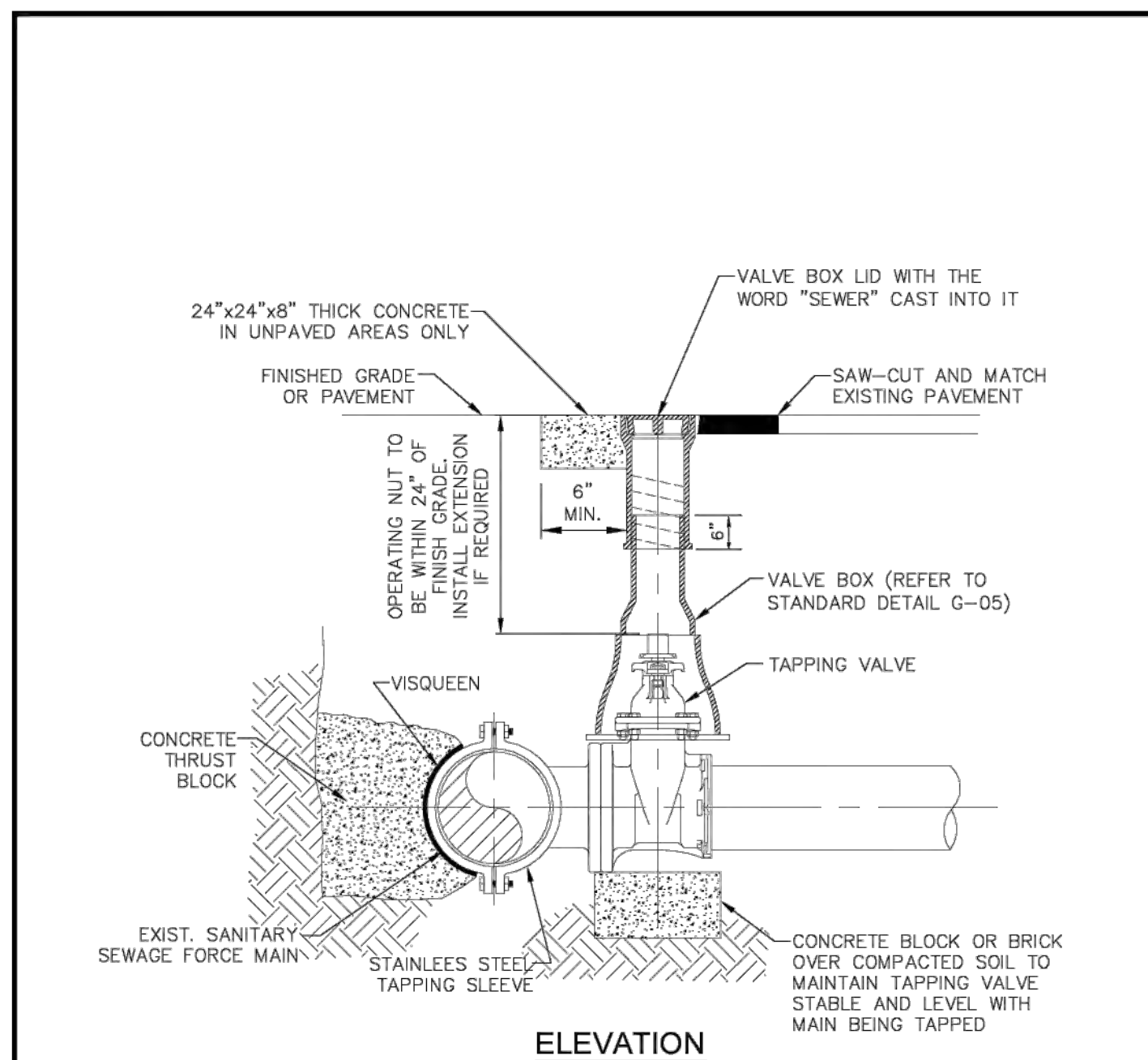
- NOTES:**
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
 2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3' ABOVE SLAB BASE.
 3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
	DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO.
	APPROVED: XXX		S-03



- NOTES:**
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
 2. ALL BEARING SURFACES TO BE MACHINED.
 3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
 4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	MANHOLE FRAME AND COVER	DRAWING NO.
	APPROVED: XXX		S-06

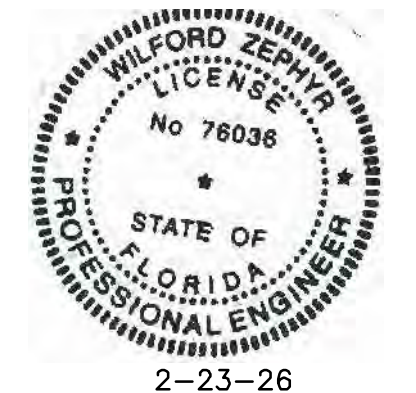


- NOTES:**
1. REFER TO STANDARD DETAIL GS-06, "TYPICAL TAPPING SLEEVE AND VALVE SETTING"
 2. REFER TO STANDARD DETAIL S-14, "PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE"

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO.
	APPROVED: XXX		S-13

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UTILITIES DETAILS II
SCALE: N.T.S.

NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@zephyr.com
CA#: 31158

ZE

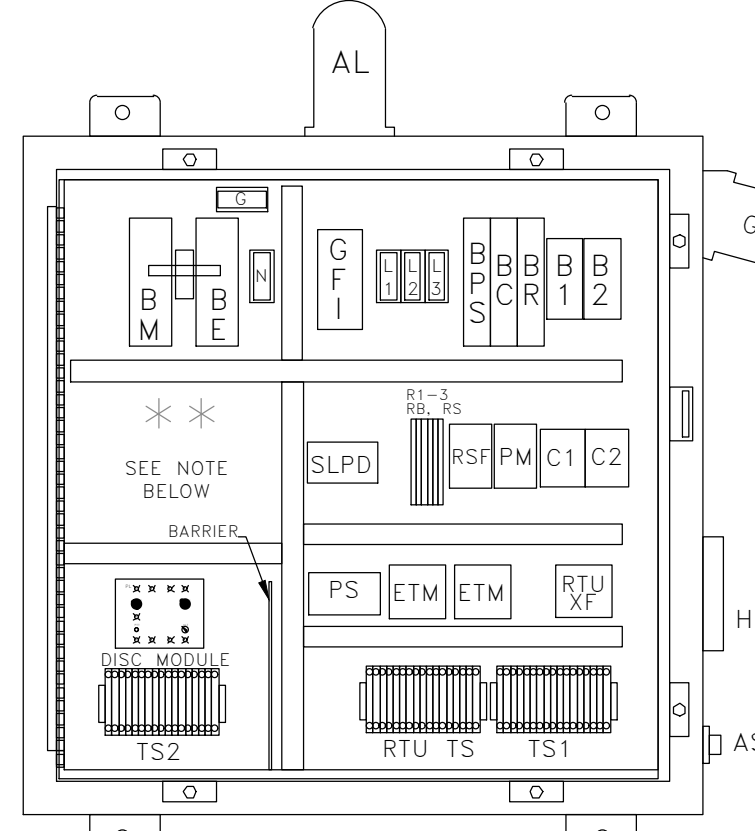
NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E. #76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C8
8 OF 10
PROJECT NO.: 24-08

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



- PANEL COMPONENTS**
- AL ALARM LIGHT
 - AS ALARM SILENCE SWITCH
 - B1-2 MOTOR BREAKERS
 - BC CONTROL BREAKER
 - BE EMERGENCY BREAKER
 - BM MAIN BREAKER
 - BPS POWER SUPPLY BREAKER
 - BR RECEPTACLE BREAKER
 - C1-2 CONTACTOR, MOTOR START
 - GF1 CONVENIENCE RECEPTACLE
 - GR DUPLEX INTRINSICALLY SAFE CONTROLLER
 - G ELAPSED TIME METER
 - H GROUND BLOCK
 - HOA GENERATOR RECEPTACLE
 - HORN
 - HOA HAND-OFF-AUTO SWITCH (ON DISC)
 - L1,2,3 POWER DISTRIBUTION BLOCK
 - N NEUTRAL BLOCK
 - PL PILOT LIGHT (ON DISC)
 - PM PHASE MONITOR
 - PS POWER SUPPLY RELAYS
 - R1-3 BATTERY RELAY
 - RS SILENCE RELAY
 - RF SEAL FAIL RELAY
 - RTUXF RTU TRANSFORMER
 - SLPD SURGE/LIGHTNING PROTECTION DEV.
 - TS1 TERMINAL STRIP FOR PUMPS
 - TS2 TERMINAL STRIP FOR FLOATS

ENCLOSURE

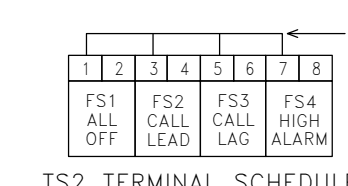
NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

- PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
- COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF-45.
- SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

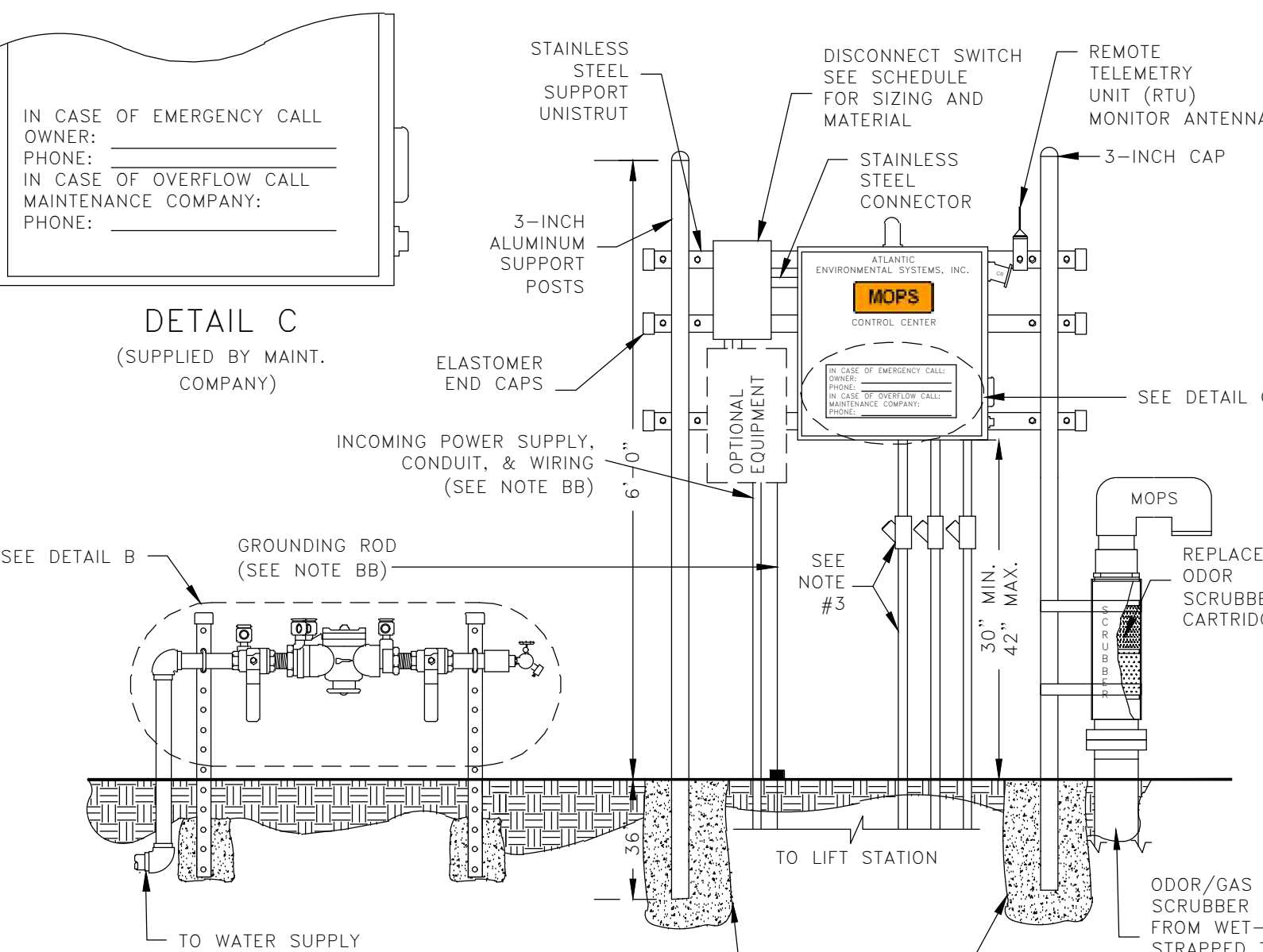
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU	RTU
120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V	120V

TS1 TERMINAL SCHEDULE

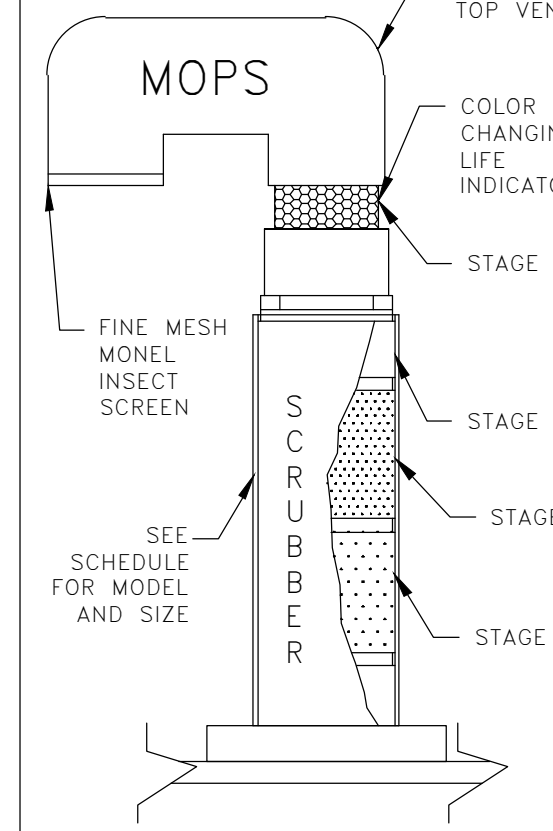


TS2 TERMINAL SCHEDULE

** THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

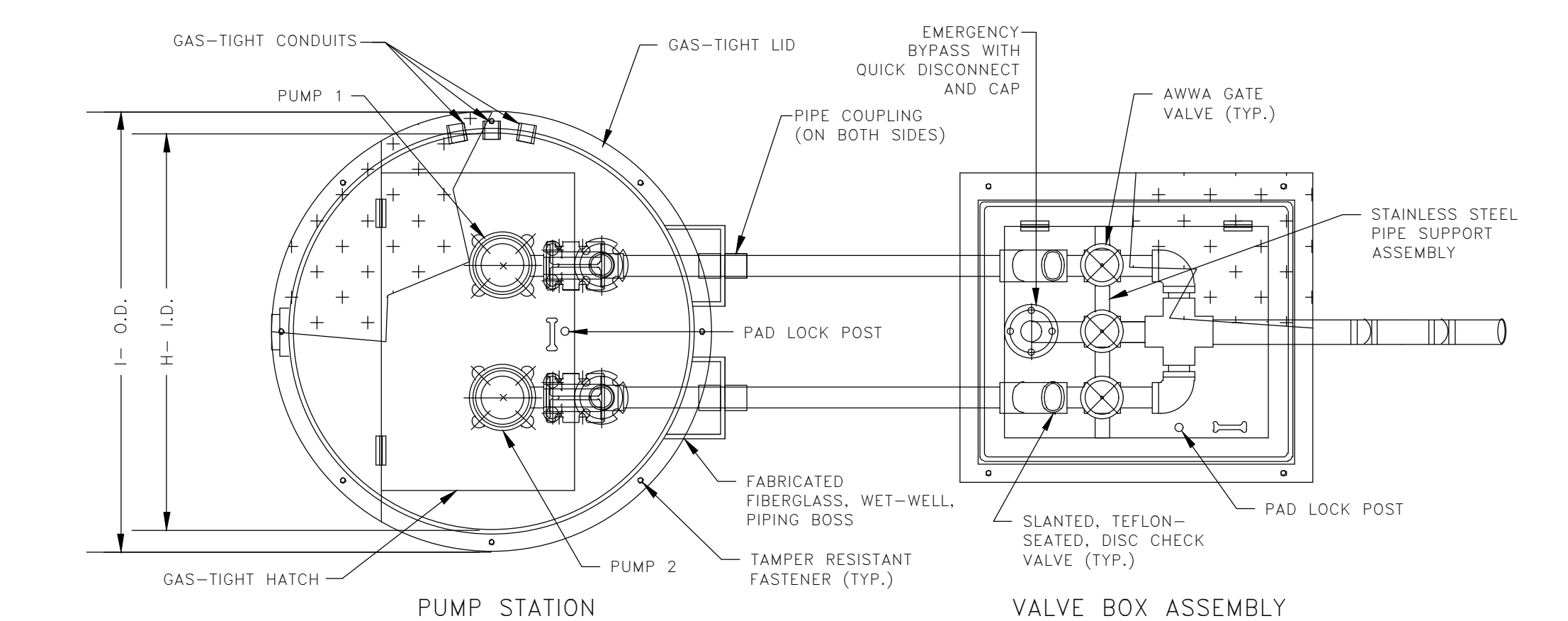


CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.

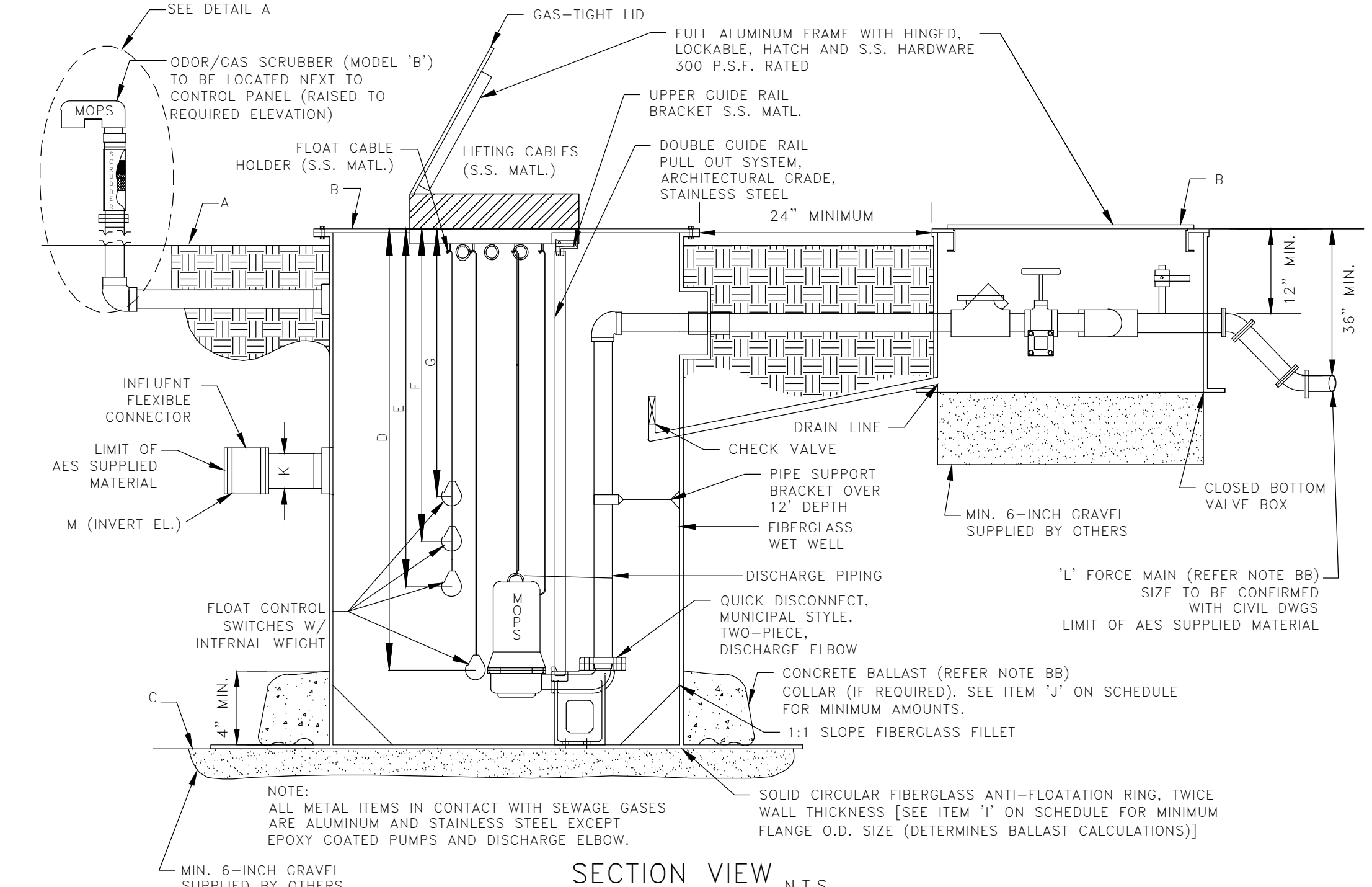


MOPS ODOR/GAS SCRUBBER

- NOTES:
- SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H₂S, AND OFFENSIVE ODORS SUCH AS SKATOLE AND MERCAPTANS.
 - SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
 - SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
 - MODEL 'B' SHOWN.



PUMP STATION TOP VIEW N.T.S.



SECTION VIEW N.T.S.

MOPS PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999 © 2000

MOPS PUMP STATION SCHEDULE

MOPS SERIES	ITEM DESCRIPTION	QTY.	MODEL DESIGNATION
INITIAL DESIGN FLOW (G.P.M.)	80	100 YEAR FLOOD ELEVATION	12.63'
INITIAL DESIGN HEAD (T.D.H.)	23'	25 YEAR FLOOD ELEVATION	11.95'
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A GRADE ELEVATION	13.00'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B TOP ELEVATION OF WET WELL	13.00'
RATED PERFORMANCE SPEED	3450 RPM	C BOTTOM ELEVATION OF WET WELL	3.00'
RATED MOTOR HORSEPOWER	4.0	D ALL PUMPS OFF ELEVATION	5.50'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG	E LEAD PUMP ON ELEVATION	6.50'
PUMP MODEL NUMBER	MOPS	F LAG PUMP ON ELEVATION	7.00'
SERVICE ENTRANCE VOLTAGE	208	G HIGH ALARM ELEVATION	7.50'
SERVICE ENTRANCE PHASE	1	H INSIDE DIAMETER OF WET-WELL	72"
CONTROL CENTER FULL LOAD AMPS	57	I OUTSIDE DIAMETER OF ANTI-FLOATATION RING	96"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	162/(6)
WET WELL SCOURER SYSTEM	N/A	K INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L FORCE MAIN DIAMETER	4"
ON-SITE GENERATOR SYSTEM	N/A	M PRIMARY INVERT ELEVATION	8.25'
		N SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-72120-B-4.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-21
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-221-4.0-1
MOPS DISCONNECT SWITCH	1	FDS-60-1-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

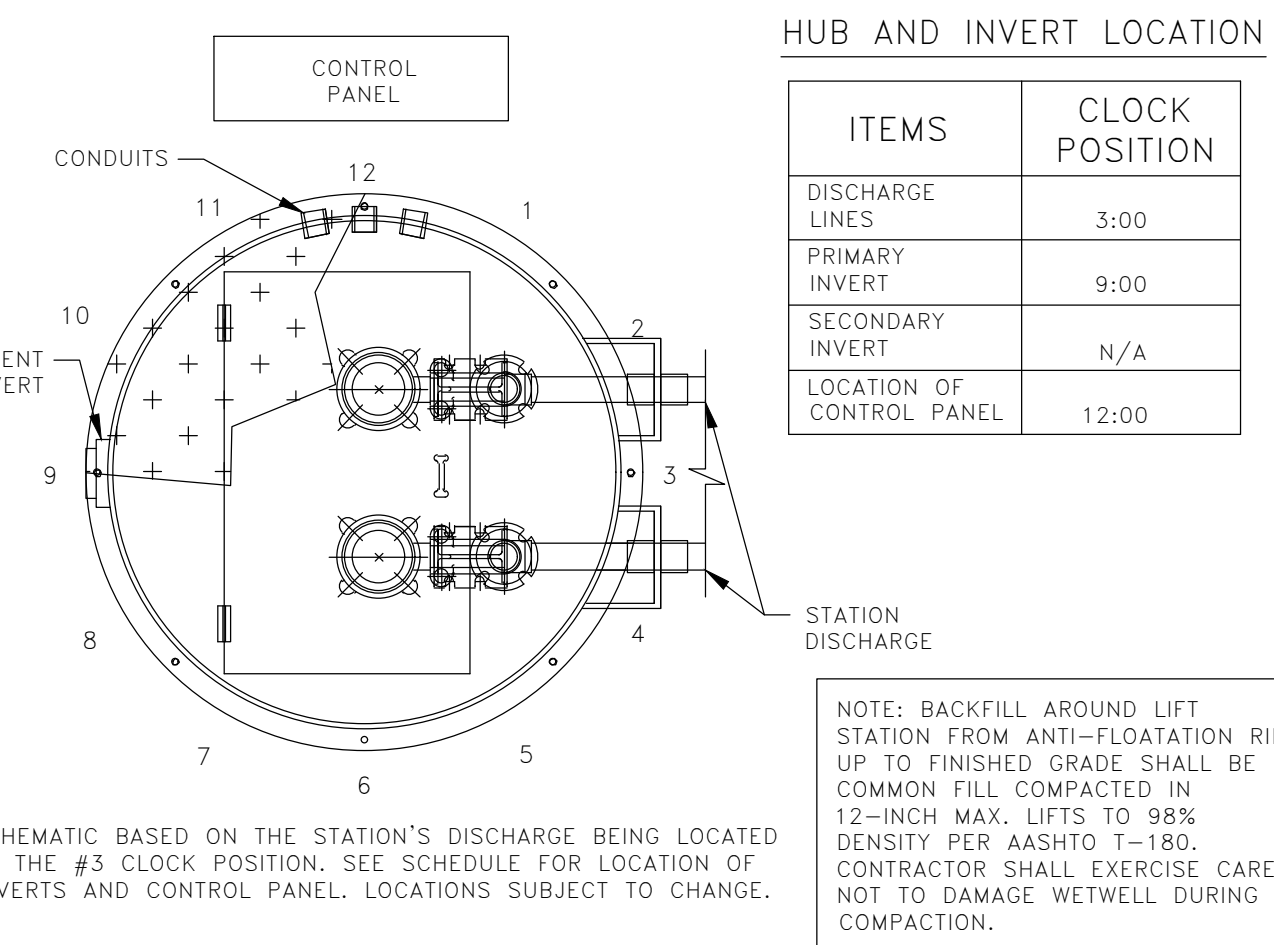
- THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
 - FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
 - NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
 - UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
 - RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

- PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
- THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
- THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
- THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
- THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
- THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
- THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
- THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

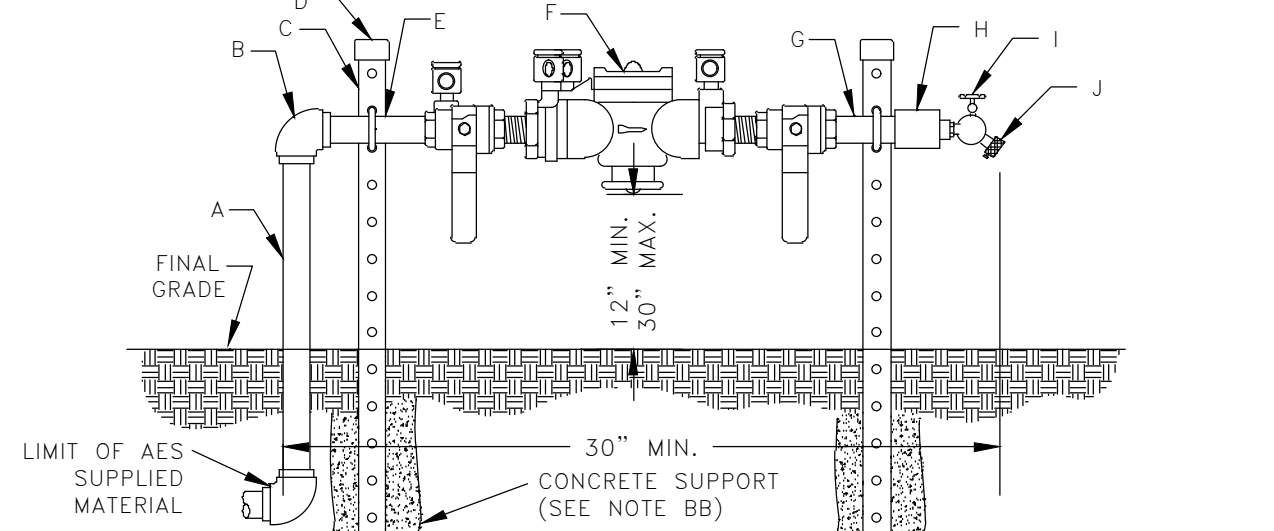
- AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
- BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
- CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
- DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
- EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.
- THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:
ZEPHYR ENGINEERING, P.E., LIC. # 76036
ZEPHYR ENGINEERING
Ph: 786-302-7693



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE. SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1-5/8"x1-5/8"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1805
E	2	3/4" S.S. PIPE BOLTS

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL N.T.S.

U.S.C. AND A.S.E. APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@engr.com
CA# 31158

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 76036
P.E. # 76036

DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C9
9 OF 10
PROJECT NO.: 24-08

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MOPS LIFT STATION DETAILS

SCALE: N.T.S.

Landscape Data:

RAC Zoning - DH-1 (Low Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	7 Trees (215/30)	7 Trees
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	13 Trees (260/20)	13 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	804 sf Landscape (3,216 sf x .25)	804 sf Landscape
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	5 Trees Ground Floor (4,889 SF)	6 Trees
Total Required:	26 Trees (5,806 SF)	26 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	16 Trees (60%)	25 Trees (100%)

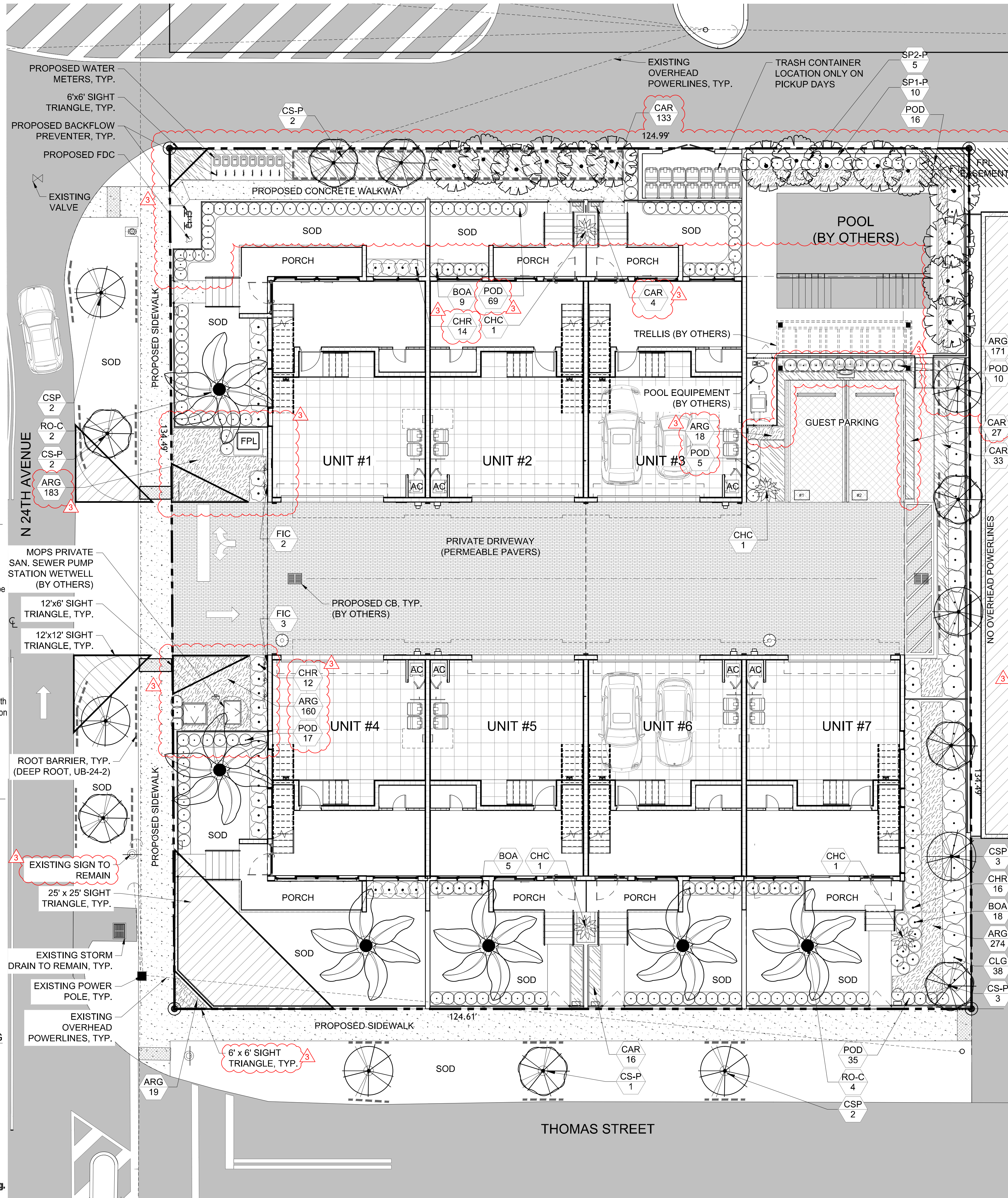
Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
- All landscape to have a 1 year warranty after final acceptance.

- Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.

Overall Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CODE TREES					
RO-C	6	Roystonia regia	Royal Palm	FG, 8' GW, SP, Matching, No Scars	Yes
PERIMETER TREES					
CS-P	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
CSP	7	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
SP1-P	10	Sabal palmetto	Sabal Palm	FG, 16' CT, SGL, SP	Yes
SP2-P	5	Sabal palmetto	Sabal Palm2	FG, 20' CT, SGL, SP	Yes
SHRUBS					
BOA	32	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No
CHC	4	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No
CHR	45	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F,	Yes
CLG	38	Clusia guttifera	Small-Leaf Clusia	15G, 4' HT x 3' SPR, B, F	No
FIC	5	Ficus repens	Creeping Fig	3G, 18" OA, TRL	No
POD	152	Podocarpus macrophyllus	Podocarpus	7G, 4' HT x 2' SPR, FTB, SP, 2' OC	No
GROUND COVERS					
ARG	824	Arachis glabrata 'Ecoturf'	Perennial Peanut	1G, 10" OA, Full pot,	No
CAR	235	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F, @	No



Project Team
Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com
Architect:
Ari Sklar, AIA, NCARB
SKLARarchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-925-9292
Email: arisklar@sklararchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020
Landscape Plan

Revisions

Date	Init.	Description
4.17.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
02.26.26	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW
Checked By: BW
Municipal Project:
Scale:
NORTH
SCALE: 1" = 8'
0 4' 8' 16'

L-01



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
 SKLARchitecture
 2310 Hollywood Blvd.
 Hollywood, Florida 33020
 Phone: 954-925-9292
 Email: arisklar@sklarchitect.com

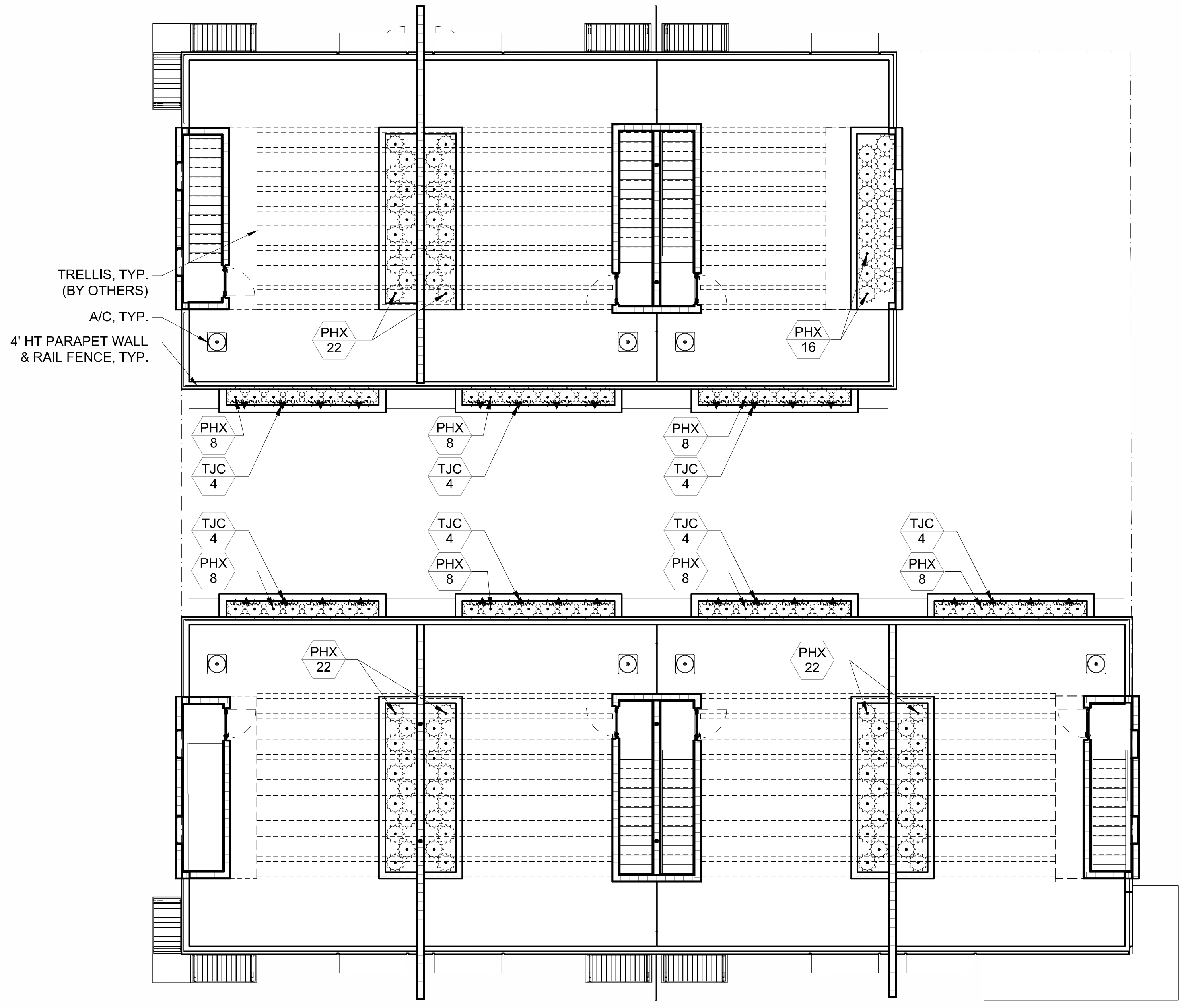
PROPOSED MULTIFAMILY DEVELOPMENT FOR:
 2351 Thomas Street, Hollywood, FL 33020
Roof Garden Landscape Plan

4th Floor Roof Garden Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS					
PHX	138	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No
TJC	28	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3G, 18" OA, TRL	No

Roof Garden Notes:

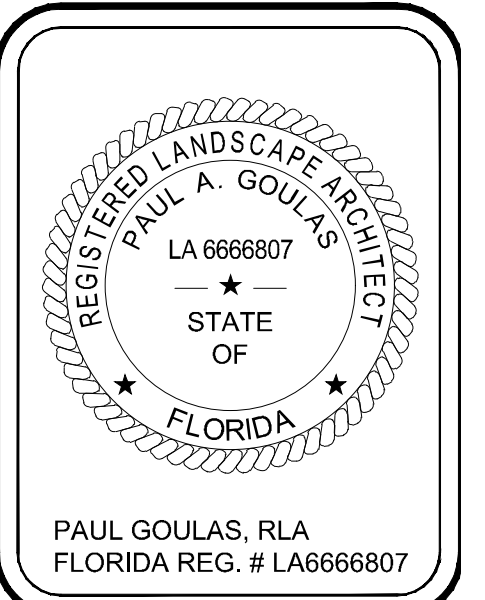
- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.



4th Floor Roof Garden

Revisions

Date	Init.	Description
4.17.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
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Drawn By: BW
 Checked By: BW
 Municipal Project:
 Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-02

Landscape Specifications:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
 A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
 A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
 A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
 A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
 A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the Superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
 A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
 A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
 A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and any subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
 A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
 A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
 A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:

1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
 A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
 A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
 A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION:
 A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
 A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
 A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
 A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark damage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
 A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
 A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling planting holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
 A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

2.09 GRADING:
 A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, patios, structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

2.10 PLANTING:
 A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil):
 1 Gallon material (1 gal.): 12" x 12" x 12" min.
 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 Lemo material (7 gal.): 30" x 30" x 24" min.
 Field grown material and trees: 1-12 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

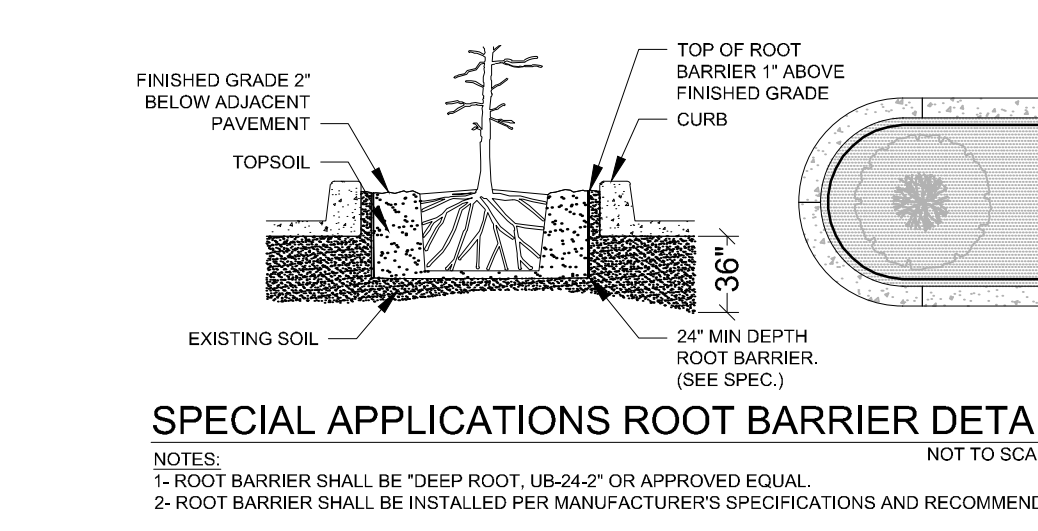
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer drainage left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a neat, clean manner.

2.11 PRUNING:
 A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.
 D. Remove all trimmings from site.

2.12 SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOTES:
 1- ROOT BARRIER SHALL BE "DEEP ROOT, UB-24" OR APPROVED EQUAL.
 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



3.05 GUYING:
 A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling croches apart.

D. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain light guy wires.

3.06 WATER:
 A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:
 A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamper or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
 A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
 A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
 A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
 A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

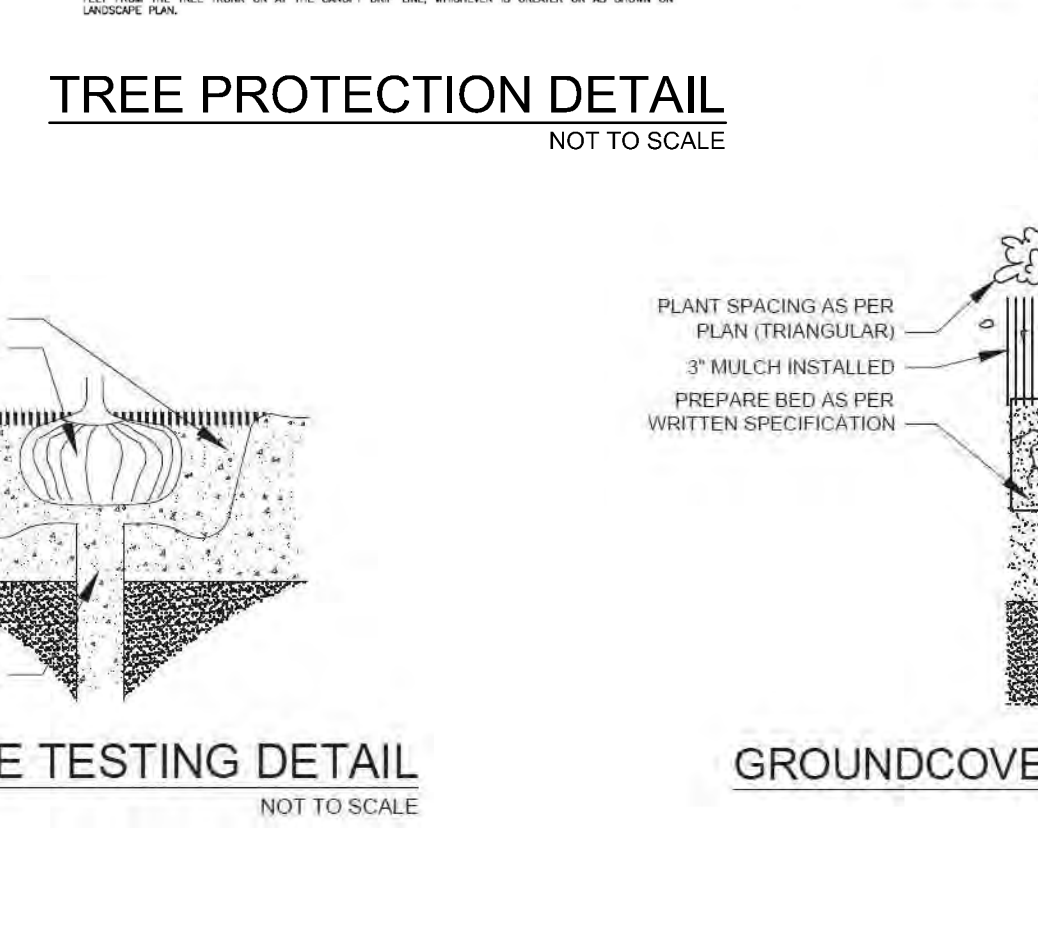
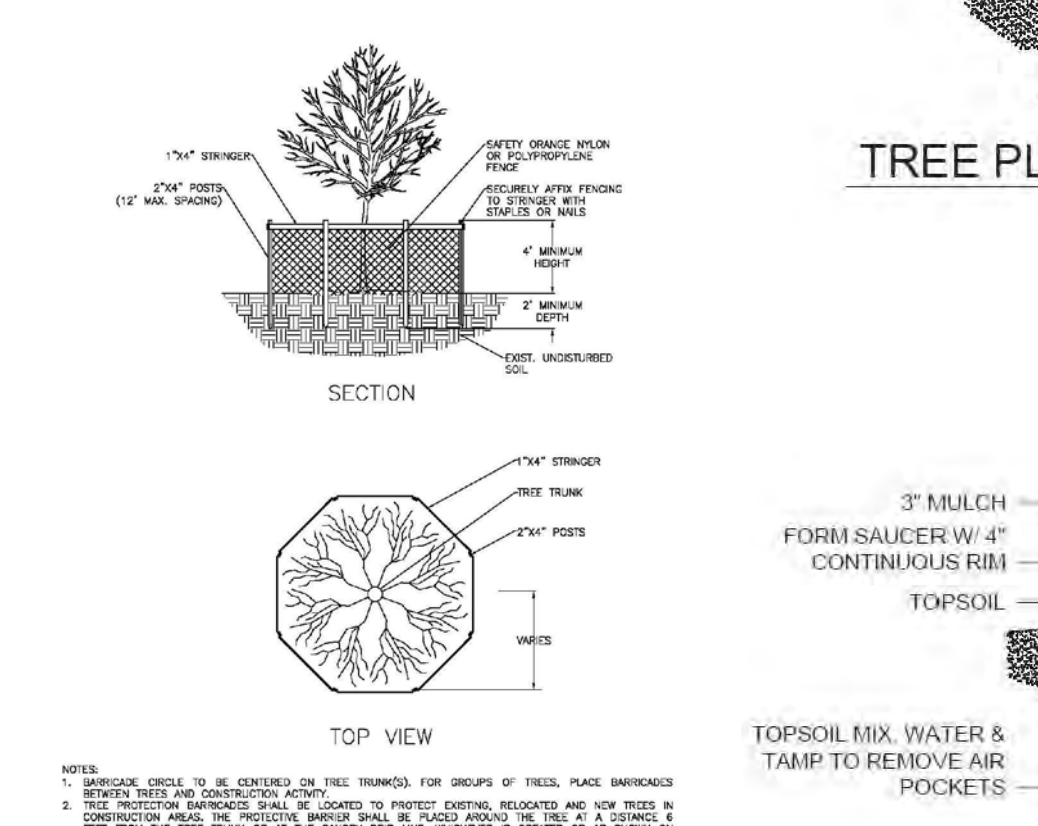
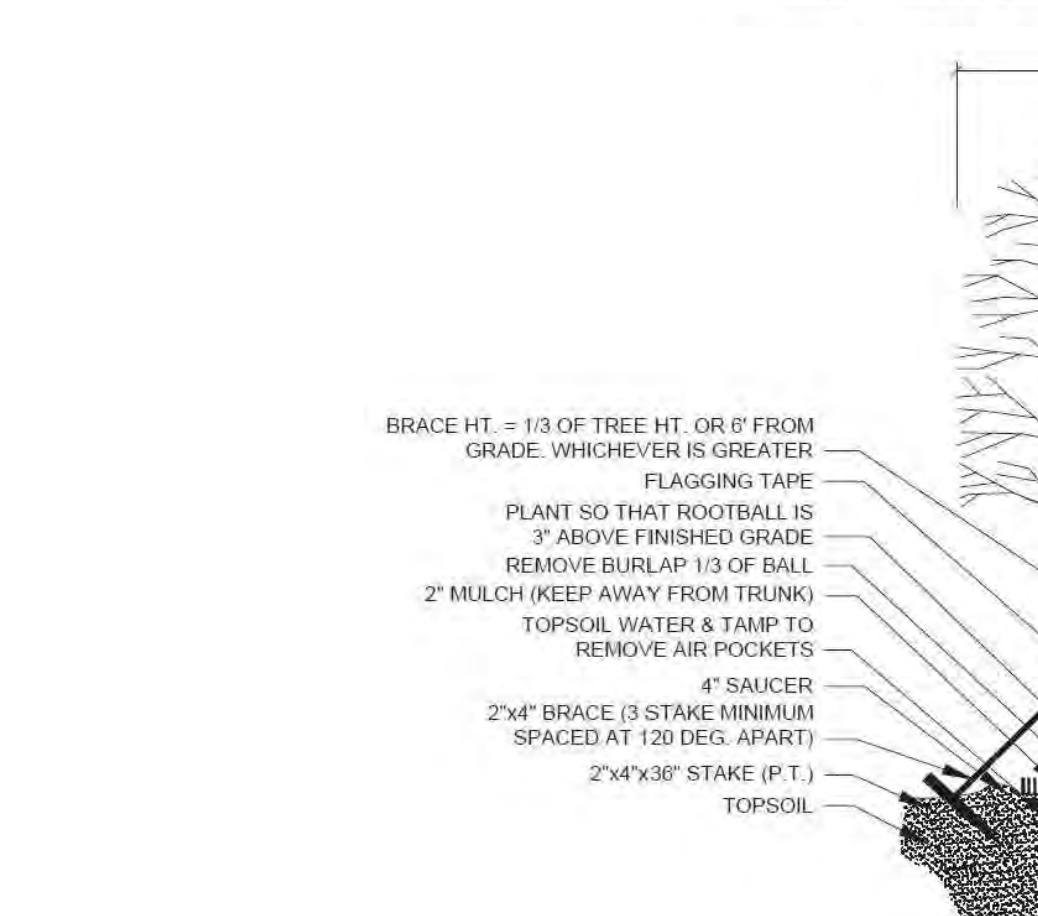
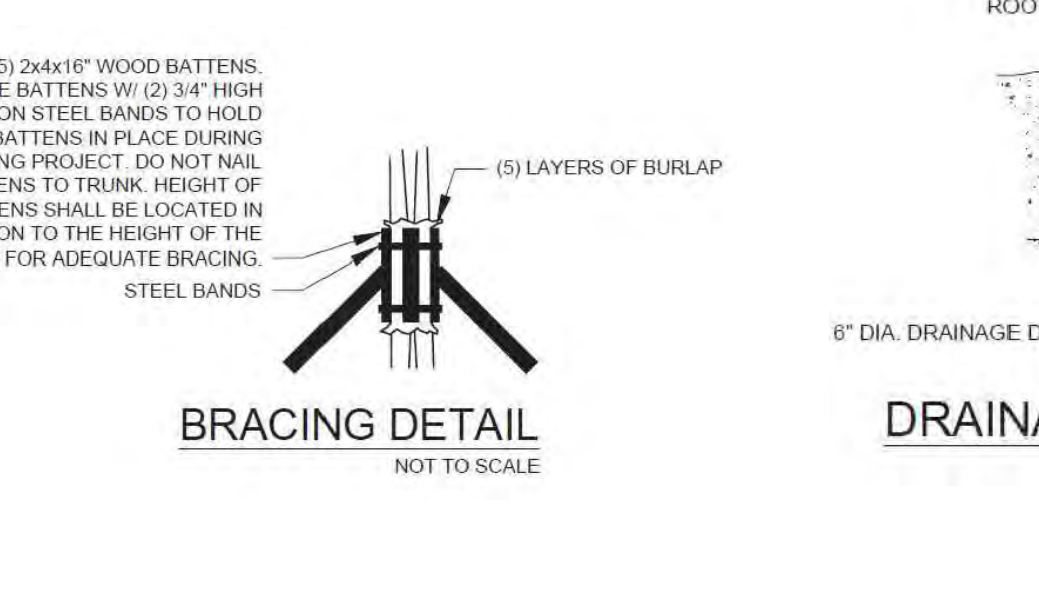
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS
 PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
 A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
 D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



Project Team
 Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Fort St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com
 Architect:
Ari Sklar, AIA, NCARB
 SKLARarchitect
 2310 Hollywood Blvd.
 Hollywood, Florida 33020
 Phone: 954-925-9292
 Email: arisklar@sklarchitect.com

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Landscape Details & Specifications

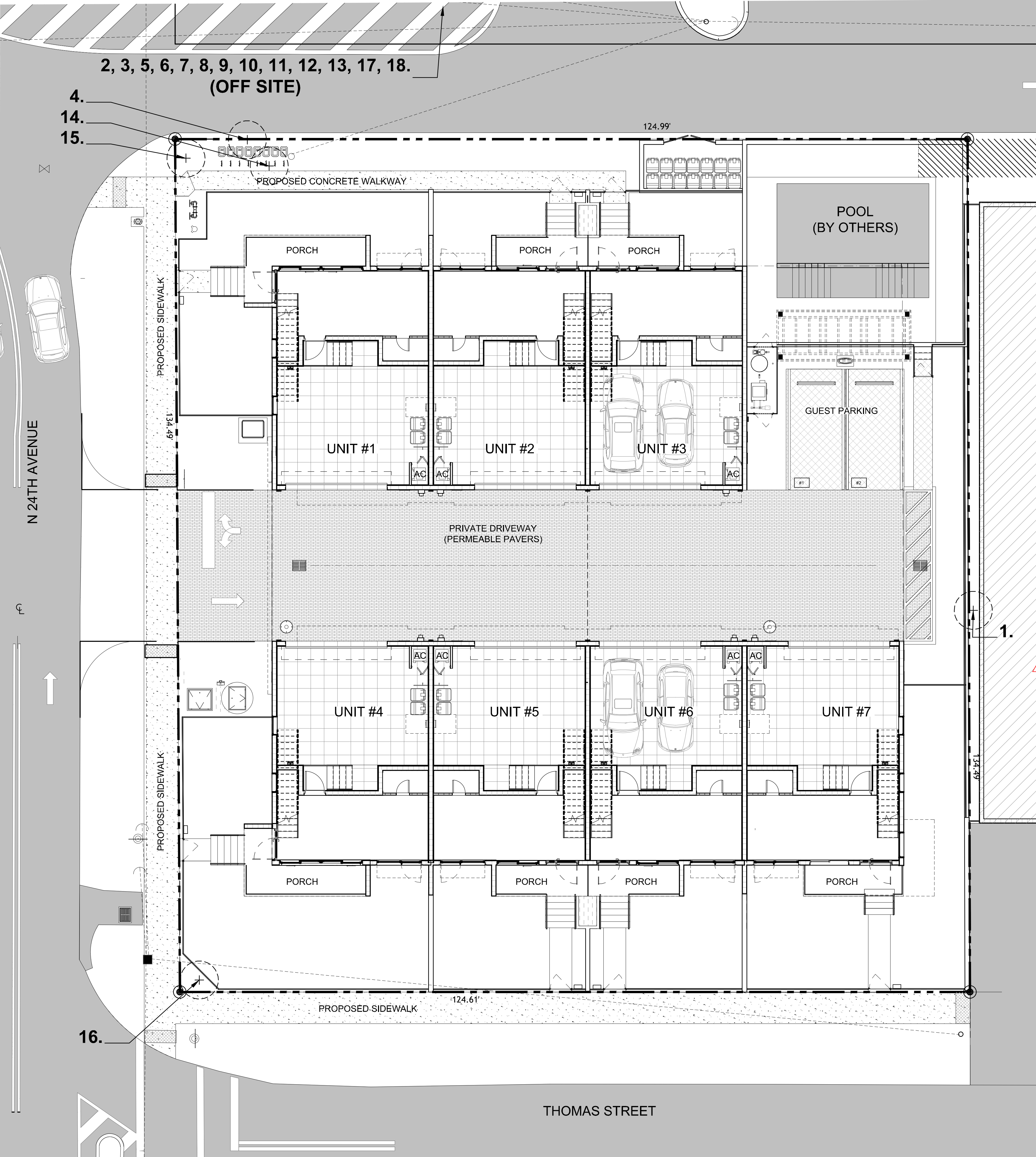
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REGISTERED LANDSCAPE ARCHITECT
 PAUL A. GOULAS
 LA 666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA666807

Drawn By: BW
 Checked By: BW
 Municipal Project:
 Scale:

 SCALE: 1" = N.T.S.

L-03



Offsite Trees to Remain:

1. *Ficus spp.*, Ficus, 0.65' DBH, 20' HT, 14' SPR
2. *Quercus virginiana*, Live Oak, 2.0' DBH, 32' HT, 26' SPR
3. *Veitchia montgomeryana*, Montgomery Palm, 0.85' DBH, 40' HT, 8' SPR
5. *Roystonea regia*, Royal Palm, 0.95' DBH, 32' HT, 12' SPR
6. *Veitchia montgomeryana*, Montgomery Palm, 0.90' DBH, 35' HT, 12' SPR
7. *Veitchia montgomeryana*, Montgomery Palm, 0.90' DBH, 35' HT, 12' SPR
8. *Roystonea regia*, Royal Palm, 0.90' DBH, 35' HT, 12' SPR
9. *Roystonea regia*, Royal Palm, 0.90' DBH, 35' HT, 12' SPR
10. *Wodyetia bifurcata*, Foxtail Palm, 0.65' DBH, 18' HT, 12' SPR
11. *Veitchia montgomeryana*, Montgomery Palm, 1.05' DBH, 35' HT, 12' SPR
12. *Roystonea regia*, Royal Palm, 1.05' DBH, 35' HT, 12' SPR
13. *Roystonea regia*, Royal Palm, 1.05' DBH, 35' HT, 12' SPR
17. *Tabebuia rosea*, Pink Tabebuia, 0.50' DBH, 12' HT, 10' SPR
18. *Tabebuia rosea*, Pink Tabebuia, 1.25' DBH, 25' HT, 18' SPR

Existing Trees to be Removed:


4. *Sabal palmetto*, Sabal Palm, 0.90' DBH, 18' HT, 10' SPR
14. *Sabal palmetto*, Sabal Palm, 1.25' DBH, 10' HT, 8' SPR
15. *Sabal palmetto*, Sabal Palm, 1.25' DBH, 10' HT, 8' SPR
16. *Sabal palmetto*, Sabal Palm, 1.25' DBH, 10' HT, 10' SPR

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
4. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
14. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
15. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)
16. <i>Sabal palmetto</i> , Sabal Palm	\$350 Payment Contribution (\$350 per Palm Removed)

Mitigation to be provided by payment to City Tree Fund: **\$1,400 Total payment required.**

*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.

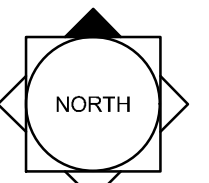
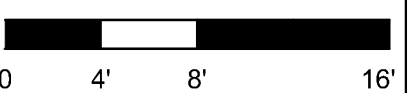
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 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com
 Architect:
 Ari Sklar, AIA, NCARB
 SKLARarchitecture
 2310 Hollywood Blvd.
 Hollywood, Florida 33020
 Phone: 954-925-9292
 Email: arisklar@sklararchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
 2351 Thomas Street, Hollywood, FL 33020
Tree Disposition Plan

Revisions

Date	Init.	Description
07.23.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
02.26.26	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT
 PAUL A. GOULAS
 LA 6666807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: BW
 Checked By: BW
 Municipal Project:
 Scale:

 SCALE: 1" = 8'

 L-04

NOTE: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.