

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 01/23/2023

Location Address: 2202-2204 Van Buren Street

Lot(s): 22 Block(s): 5 Subdivision: Hollywood Little Ranches

Folio Number(s): 5142-16-01-2700

Zoning Classification: DH-2 Land Use Classification: R.A.C.

Existing Property Use: Multi-family Sq Ft/Number of Units: 20,501 / 5

Is the request the result of a violation notice? ( ) Yes (x) 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 Number(s) and Resolution(s): \_\_\_\_\_

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: \_\_\_\_\_

Number of units/rooms: 42 Sq Ft: 33,000 s.f.

Value of Improvement: \$6,000,000 Estimated Date of Completion: 12/2024

Will Project be Phased? ( ) Yes (x) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Van Buren Flats LLC

Address of Property Owner: 541 Avellino Isles Cir#30201 Naples, FL 34119

Telephone: 347-255-9904 Fax: \_\_\_\_\_ Email Address: baruch.vardi@gmail.com

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa

Address: 9000 Sheridan Street Suite 158 Telephone: 786-543-0851

Fax: \_\_\_\_\_ Email Address: llarosa@larosaarchitects.com

Date of Purchase: 12/1/2022 Is there an option to purchase the Property? Yes ( ) No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Ido Vardi

Address: \_\_\_\_\_

Email Address: vardi.ido94@gmail.com

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2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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 provided by the Office of Planning and Development Services. 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: Ban Vard Date: 1/23/2023

PRINT NAME: Banuch Vardi Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: \_\_\_\_\_

PRINT NAME: LUIS LA ROSA Date: 1/23/2023

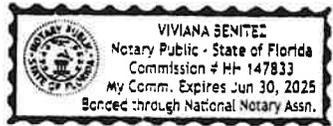
Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

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

Sworn to and subscribed before me this 23 day of January 2023



Ban Vard  
Signature of Current Owner

Banuch Vardi  
Print Name

Notary Public  
State of Florida  
My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_



***LLR Architects Inc.***

March 6, 2023

Van Buren Flats LLC  
541 Avellino Isles Cir, # 30201  
Naples, FL 34119

**FILE NUMBER:** 23-DP-08

**SUBJECT:** Preliminary Site Plan review for a 42 Unit residential development.

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**SITE DATA**

**Owner/Applicant:** Van Buren Flats LLC  
**Address/Location:** 2202-2204 Van Buren Street  
**Net Size of Property:** 20,492 sq. ft. (0.47 acres)  
**Land Use:** Regional Activity Center (RAC)  
**Zoning:** Dixie Highway Medium Intensity Multi-Family District (DH-2)  
**Present Use of Land:** Residential  
**Year Built:** 1949 (Broward County Property Appraiser)

**ADJACENT LAND USE**

**North:** Regional Activity Center (RAC)  
**South:** Regional Activity Center (RAC)  
**East:** Regional Activity Center (RAC)  
**West:** Regional Activity Center (RAC)

**ADJACENT ZONING**

**North:** Transitional Core District (TC-1)  
**South:** Dixie Highway Medium Intensity Multi-Family District (DH-2)  
**East:** Planned Development District (PD)  
**West:** Dixie Highway Medium Intensity Multi-Family District (DH-2)

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**APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).**



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### **A. APPLICATION SUBMITTAL**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. Application Form:
  - a. Complete the “explanation of request” section for the proposed development.  
***Response: Revised Accordingly.***
2. Ownership & Encumbrance Report (O&E):
  - a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.  
***Response: OK***
  - b. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>  
***Response: OK***
3. Alta Survey:
  - a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.  
***Response: OK***
4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.  
***Response: Plat Determination Letter provided***
5. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:  
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>  
***Response: Application and payment have been submitted, pending SCAD letter***
6. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.  
***Response: Provided on Cover Sheet.***
7. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a



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sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

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

***Response: Response: Public participation will be held in early April.***

8. Additional comments may be forthcoming.
9. Provide written responses to all comments with next submittal.

### **B. ZONING**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. Site Plan:
  - a. Use a heavier line weight and label the building location. As submitted, it is difficult to determine where the footprint of the building is shown on the site plan.  
***Response: Revised Accordingly, refer to SP-1.***
  - b. The front setback dimensions of the site plan and site data shall be revised match.  
***Response: Revised Accordingly, refer to SP-1.***
  - c. Dimension all balcony setbacks to all property lines. Per Sec. 4.6.B.3.a.(9)(i), balconies may encroach a maximum of 75% into the required setback.  
***Response: Revised Accordingly, refer to SP-1 & A-1.1***
  - d. Identify and label all landscaped areas.  
***Response: Revised Accordingly, refer to SP-1.***
  - e. Identify the proposed bike storage location.  
***Response: Revised Accordingly, refer to SP-1.***
  - f. Specify the purpose of Detail 6 on the plan. It is unclear what this detail is referencing.  
***Response: Removed not applicable***
  - g. Note 1 references two entrances. Is this a typo?  
***Response: Revised Accordingly, refer to SP-1.***
  - h. Note 2 references Monroe St. Include correct street name.  
***Response: Revised Accordingly, refer to SP-1.***



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2. Site Tabular Data:
  - a. The incorrect zoning district is listed. The property is zoned DH-2. Revise the data to reference the correct zoning district and regulations (FAR, setback, height).  
***Response: Revised Accordingly, refer to SP-1.***
  - b. Include the provided FAR as a ratio, not just the overall provided square footage.  
***Response: Revised Accordingly, refer to SP-1.***
  - c. Guest parking in the site data incorrectly states 34 units are proposed.  
***Response: Revised Accordingly, refer to SP-1.***
  - d. Include the number of required and proposed ADA spaces.  
***Response: Revised Accordingly, refer to SP-1.***
  - e. Include the net and gross site area, consistent with the survey. The site data includes net site area only.  
***Response: Revised Accordingly, refer to SP-1.***
  - f. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages.  
***Response: Revised Accordingly, refer to SP-1.***
3. Ensure the FAR calculations (Detail 7 ) include all rooftop spaces, including lobby, elevator and stairs.  
***Response: Amenities areas do not count towards F.A.R. Refer to calculation on SP-1.2***
4. It is unclear how the dumpster / trash collection area adjacent to the lobby will be accessed for trash collection, and how it will be maneuvered between parking spaces.  
***Response: Revised Accordingly, refer to SP-1.***
5. Include a detail for the dumpster area specific to its location and proposed usage. The generic detail on the site plan details sheet is not accurate for the proposed location.  
***Response: Revised Accordingly, refer to SP-1.2***
6. The stairs on the east side of the building do not connect to any internal walkway. Note, concrete slabs/landings shall provide a minimum 3' setback from all property lines, unless providing access to right- of-way.  
***Response: Can we discuss this issue with Andria W. as well. The code references encroachment of 50% into front setback. Our Stair which is an entry feature on the side is placed there due to the lots depth and will act as a central location. I can redesign to meet setback but it ruins the pedestrian walkway and hierarchical feature.***
7. Include the dimensions for parking spaces 51, 52 and 53.  
***Response: Revised Accordingly, refer to SP-1.***



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8. Based on the elevations, renderings and site plan, parking space 26 appears to be adjacent to a wall on both sides and is required to be widened to 10'-6".  
***Response: Refer to revised Site Plan and Elevation showing column and not a wall***
9. Add a note to the site plan that the parking lift system shall not be for the use of guests.  
***Response: Revised Accordingly, refer to SP-1.***
10. Provide a backup generator and identify the location on the site plan, along with a detail, that will be suitable to operate the lift system in the event of power failure. ***Response: Revised Added note 7 to SP-1.***
11. Provide a detail (plan view and elevation) for the proposed parking lift system which demonstrates adequate vertical clearance is available when both cars are parked on the lift.  
***Response: Refer to Specifications Sheet***
12. Provide a spec sheet for the proposed parking lift system which demonstrates how the lifts will operate.  
***Response: Refer to Specifications Sheet***
13. Provide a letter from the parking lift manufacturer prior to receiving TAC sign-off confirming that the proposed site plan/floor plan/elevations can sufficiently accommodate the proposed lift system. The letter should also provide confirmation that the type of generator to be utilized in the event of power failure will be adequate to operate the proposed lift system.  
***Response: To be provided.***
14. Staff will be recommending a condition of approval requiring a covenant running with the land that holds the city harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of permits and recorded in the Public Records of Broward County by the city prior to the issuance of a certificate of occupancy or certificate of completion.  
***Response: Owner to provide covenant.***
15. Provide a detail for the proposed bike rack.  
***Response: provided on Sheet SP-1.3***
16. Remove the parking calculations table from the floor plans.  
***Response: revised Accordingly***
17. If landscaping is proposed on the roof, include a landscape plan sheet for the proposed species and plantings for the roof level.  
***Response: revised Accordingly***



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18. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

***Response: revised Accordingly***

### **C. ARCHITECTURE AND URBAN DESIGN**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. Per Sec. 4.6.B.3.(a)(3), "Buildings shall have a recognizable entrance facing rights-of-way". The proposed design has an entrance on the side of the building which is denoted on the plan to be accessed by a "fire access gate". There is no entrance facing the right-of-way. Revise the design to provide the primary entrance facing Van Buren Street, as required by Code.

***Response: revised Accordingly***

2. Per Sec. 4.6.B.3.a.(11), building articulation is required to reduce visual mass. Other than balcony projections, there is no articulation to the building façade. Consider adding articulation to all four sides of the building. Also consider whether balcony width should be revisited given proximity to side lot lines.

***Response: revised Accordingly***

3. Per Sec. 4.6.B.3.1.(9)(b)(iii), demonstrate on the elevations and floor plans that all enclosed or covered rooftop amenities do not exceed the maximum height for more than 30 percent of the gross rooftop area.

***Response: revised Accordingly***

4. The stairs on the west side of the building encroach within the required side setback. Per Code, stairs must comply with the principal building setback and must be enclosed and screened in such a manner that they are designed as integral part of the building design.

***Response: see previous response to this item.***

5. The floor plans and roof plan indicate the stairs extend all the way to the roof level, but the elevations do not reflect same. Revise all plans for consistency and ensure design meets setback and height limitation requirements.

***Response: revised Accordingly***

6. Include the dimension to the top of elevator shaft and fitness center on the elevations. Per Sec. 4.22.E, elevator bulkheads may not exceed 25% of the maximum building height. A variance maybe required as the design includes stairs and a lobby in addition to the elevator.

***Response: revised Accordingly***

7. It is unclear if the east elevation is open on the first floor. The site plans and floor plans suggest it is, however, the elevations are not labelled. ***Response: revised Accordingly***



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8. All first floor openings shall be screened from floor to ceiling. The project utilizes parking lifts which require screening on all sides.  
***Response: revised Accordingly***
9. Provide a detail for all screening of the garage.  
***Response: revised Accordingly***
10. Remove landscaping and furnishings from the elevation sheets.  
***Response: revised Accordingly***
11. Include the property lines and setbacks to the building, balconies and all other projections on the floor plans and elevations.  
***Response: revised Accordingly***
12. The proposed color scheme on the renderings predominantly uses a single color. Consider adding additional colors, materials and finishes for the building, rather than a single color over what appears to be stucco.  
***Response: revised Accordingly***
13. Provide color, finish and materials legend for all elevations. The legend was provided but it does not include color and finish samples / specifications.  
***Response: To be provided***
14. Provide renderings for all four sides of the building and ensure the renderings match the proposed elevations and landscaping plan, as well as identify any fencing and gates. Work with the City's Landscape Architect to ensure species proposed are appropriate.  
***Response: OK***
15. Provide a detail for the fence and all gates. Ensure the design is compatible with the building. ***Response: refer to SP-1.3***
16. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.  
***Response: OK***
17. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.  
***Response: Ok***



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### **D. SIGNAGE**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. Application is substantially compliant.

### **E. LIGHTING**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. Application is substantially compliant.

### **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

***Response: Refer to note on SP-1.1***

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

***Response: Refer to note on SP-1.1***

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

***Refer to note on SP-1.1***

### **G. ENGINEERING**

*Azita Behmardi, City Engineer ([abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org)) 954-*

*921-3251 Clarissa Ip, Assistant City Engineer*

*([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915*

*Rick Mitinger, Transportation Engineer ([rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org)) 954-921-3990*

1. See attached Memorandum containing Engineering's comments dated January 26, 2023.
2. Additional comments may be forthcoming.



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### **H. LANDSCAPING**

*Favio Perez, Landscape Reviewer ([fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org)) 954-921-3900 Clarissa Ip, Assistant City Engineer ([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915*

1. Provide tree disposition plan.  
***Response: Provided***
2. provide sod species on plant schedule. ***Response: Provided***
3. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.  
***Response: Provided***
4. Tree removal Disclaimer: Write this statement on ALL sheets for existing/proposed landscape: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood. ***Response: Provided***
5. Provide information requested for further review. ***Response: Provided***
6. Additional comments may follow upon further review of requested items and information provided. ***Response: Provided***
7. We encourage you to reach out for any questions or clarification at [fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org) or 954-921- 3900. ***Response: Provided***

### **I. UTILITIES**

*Alicia Vereia-Feria, Floodplain Development Review Administrator ([avereia-feria@hollywoodfl.org](mailto:avereia-feria@hollywoodfl.org)) 954-921-3302*

1. Location map shown on Sheet SP-1.1 does not indicate proposed location.  
***Response: revised Accordingly***
2. Note on survey all elevations shall reference NAVD88. ***Response: revised Accordingly.***
3. Show size of existing 8-inch PVC water main and 15-inch PVC sewer main within Van Buren Street.  
***Response: revised Accordingly***
4. Proposed water and fire services shall be connected to the existing 8-inch water main within Van Buren Street. ***Response: revised Accordingly***
5. Include size of proposed water service line, tap, backflow preventer and water meter to be located as close to the property line as possible.  
***Response: revised Accordingly***



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6. A new cleanout shall be installed at the property line within the private property upon field verification of existing sewer service lateral within Van Buren Street.

***Response: revised Accordingly***

7. This site resides currently within FEMA Flood Zone X. The proposed FFE should comply with the proposed Finished Floor Elevations (FFE) requirements shall comply with the greatest of the following three (3) conditions, as applicable.

- a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.

- b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link:<https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e>;

OR

- c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdacda62575e817380>Indicate FFE for all enclosed areas on the ground floor.

8. Show dimensions of setbacks on plan view of Sheet C-1.1 to match dimensions provided on sections.

***Response: revised Accordingly***

9. Elevations shall match existing grade at property line per elevations provided on survey.

***Response: revised Accordingly***

10. Ensure all stormwater is retained onsite. Provide exfiltration trench lengths, material, size, rim and invert elevations.

***Response: revised Accordingly.***

11. Show swale areas on plan view of Sheet C-1.1.

***Response: revised Accordingly***

12. Indicate how roof drainage will be collected and connected to the on-site drainage system.

***Response: revised Accordingly***

13. Provide preliminary drainage calculations.

***Response: revised Accordingly***

14. Submit Erosion Control Plan and details.

***Response: Refer to C-1.5***

15. Permit approval from outside agencies will be required. ***Response: OK***



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16. Landscape plans shall coordinate with civil plans to accommodate proposed drainage features. **Response: OK**

17. Additional comments may follow upon further of requested items.

### **J. BUILDING**

*Russell Long, Chief Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490*

*Daniel Quintana, Assistant Building Official ([dquintana@hollywoodfl.org](mailto:dquintana@hollywoodfl.org)) 954-921-3335*

1. No comments received.
2. Planning staff will follow up with Building.

### **K. FIRE**

*Jorge Castano, Deputy Fire Marshal / Battalion Chief ([jcastano@hollywoodfl.org](mailto:jcastano@hollywoodfl.org)) 954-967-4404*

1. *Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.*
2. *At time of submittal, water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.*
3. *Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.*
4. *At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, fire hydrants, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans show that there is a fire hydrant within 100 feet of fire department connections.*
5. *Be advised that NFPA 1 (2018 edition) Chapter 11.10.1 requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72 (2016 edition). BDA system may be required.*



## **LLR Architects Inc.**

6. *Per NFPA 1, 12.3.2\* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2\*.*
7. *It was noted on the plan, there may be stacked car parking. Be advised, the fire sprinkler system will need to be designed as Extra Hazard, Group II. Provide a note on the plan as such.*

### **L. PUBLIC WORKS**

*Annalie Holmes, Interim Public Works Director ([aholmes@hollywoodfl.org](mailto:aholmes@hollywoodfl.org)) 954-967-4207*

1. No comments received.
2. Planning staff will follow up with Public Works.

### **M. PARKS, RECREATION AND CULTURAL ARTS**

*David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404*

1. A Parking Impact Fee form has been submitted. Planning staff is waiting for approval from Parks.

### **N. COMMUNITY DEVELOPMENT**

*Liliana Beltran, Housing inspector ([lbeltran@hollywoodfl.org](mailto:lbeltran@hollywoodfl.org)) 954-921-2923*

1. No comments received.
2. Planning staff will follow up with Community Development.

### **O. ECONOMIC DEVELOPMENT**

*Raelin Storey, Director ([rstorey@hollywoodfl.org](mailto:rstorey@hollywoodfl.org)) 954-924-2922*

*Herbert Conde-Parlato, Economic Development Manager ([hconde-parlato@hollywoodfl.org](mailto:hconde-parlato@hollywoodfl.org)) 954-924-2922*

1. Application is substantially complaint.

### **P. POLICE DEPARTMENT**

*Christine Adamcik, Police ([cadamcik@hollywoodfl.org](mailto:cadamcik@hollywoodfl.org))*

*954-967-4371 Steven Bolger, Police*

*([sbolger@hollywoodfl.org](mailto:sbolger@hollywoodfl.org)) 954-967-4500 Doreen*

*Avitabile, Police ([davitabile@hollywoodfl.org](mailto:davitabile@hollywoodfl.org)) 954-967-4371*

1. Application is substantially complaint.
2. See Attached CPTED Blueprint Review/Recommendations memorandum from the Police Department dated January 25, 2023.



## **LLR Architects Inc.**

### **Q. DOWNTOWN AND BEACH CRA**

*Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org))*

*954-924-2980 Susan Goldberg, Deputy Director*

*([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980*

*Francisco Diaz-Mendez, Project Manager ([fdiaz-mendez@hollywoodfl.org](mailto:fdiaz-mendez@hollywoodfl.org)) 954-924-2980*

1. No comments received.
2. Planning staff will follow up with CRA.

### **R. PARKING**

*Jovan Douglas, Parking Administrator ([jdouglas@hollywoodfl.org](mailto:jdouglas@hollywoodfl.org)) 954-921-3548*

1. No comments received.
2. Planning staff will follow up with Parking.

### **S. ADDITIONAL COMMENTS**

*Mawusi Khadija Watson, Planning Administrator ([mwatson@hollywoodfl.org](mailto:mwatson@hollywoodfl.org)) 954-921-3471*

1. Additional comments may be forthcoming.

---

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

**If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.**

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mawusi Khadija Watson', written in a cursive style.

Mawusi Khadija Watson



***LLR Architects Inc.***

March 6, 2023

Van Buren Flats LLC  
541 Avellino Isles Cir, # 30201  
Naples, FL 34119

**FILE NUMBER:** 23-DP-08

**SUBJECT:** Preliminary Site Plan review for a 42 Unit residential development.

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**SITE DATA**

**Owner/Applicant:** Van Buren Flats LLC  
**Address/Location:** 2202-2204 Van Buren Street  
**Net Size of Property:** 20,492 sq. ft. (0.47 acres)  
**Land Use:** Regional Activity Center (RAC)  
**Zoning:** Dixie Highway Medium Intensity Multi-Family District (DH-2)  
**Present Use of Land:** Residential  
**Year Built:** 1949 (Broward County Property Appraiser)

**ADJACENT LAND USE**

**North:** Regional Activity Center (RAC)  
**South:** Regional Activity Center (RAC)  
**East:** Regional Activity Center (RAC)  
**West:** Regional Activity Center (RAC)

**ADJACENT ZONING**

**North:** Transitional Core District (TC-1)  
**South:** Dixie Highway Medium Intensity Multi-Family District (DH-2)  
**East:** Planned Development District (PD)  
**West:** Dixie Highway Medium Intensity Multi-Family District (DH-2)

***LLR Architects Inc.***

9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 9564-862-2248  
e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)



## ***LLR Architects Inc.***

Dear Board Members,

It's with great pleasure we are presenting a 42-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 42-unit 4-story, +/-35,000 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 4-story scale is designed for the West Side of the lot. There is an entry feature to the West side of the entry which promotes pedestrian access to elevator Lobby along the side of the property. A hierarchical tower compliments the walkway and standout from the street. Architecturally this movement in the facade works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 4-story project is located on Van Buren Street. The front setback is 15 feet thus stepping the building back to allow for pedestrian friendly experience. The massing of the front elevation differentiates in height and along the setback line. There is an entry feature to the West side of the entry which promotes pedestrian access to elevator Lobby along the side of the property. A hierarchical tower compliments the walkway and standout from the street. Material changes on the wall softens the balconies bold look. This varied element prevents the front façade from being flat. The side façade along are setback from neighbors 10 feet. A roof top amenities deck compliments the bold look of the building.

This new 42- unit development will help the improvement of the surrounding neighborhood on Van Buren St. We hope to have your support and acceptance of this new project.

### ***LLR Architects Inc.***

9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 9564-862-2248  
e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)



February 22, 2023

Luis La Rosa, A.I.A., President  
LLR Architects, Inc.  
9000 Sheridan Street, Suite 158  
Pembroke Pines, Florida 33024

*Via Email Only*

Dear Mr. La Rosa:

Re: Platting requirements for a parcel legally described as Lot 22, Block 5, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Van Buren Street, between Dixie Highway and South 24 Avenue, in the City of Hollywood.

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

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

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

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

The subject parcel is less than 10 acres (approximately 0.47 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

**Luis La Rosa**  
**February 22, 2023**  
**Page Two**

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

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

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

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:HHA

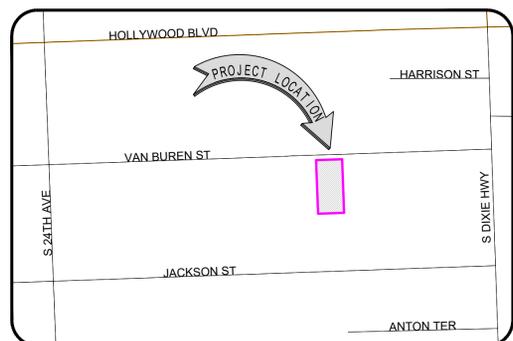
cc/email: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood



# ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SE 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, & SW 1/4 SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



## 1 VICINITY MAP

Not to Scale

## 2 PROPERTY ADDRESS

2202-2204 Van Buren Street, #1-4, Hollywood, Florida 33020

## 3 LEGAL DESCRIPTION

Lot 22, Block 5, **HOLLYWOOD LITTLE RANCHES**, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

## 4 AREA TABULATION

Net Area of subject parcel: 20,492.47 SqFt (+/-0.47 Acres)  
Gross Area of subject parcel: 22,492.47 SqFt (+/-0.52 Acres)

## 5 ZONING INFORMATION

Zoning District: DH-2 (Dixie Highway Medium Intensity Multi-Family District as per Hollywood Zoning Map)

## 7 CERTIFICATIONS

I hereby certify to: Van Buren Flats, LLC.  
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 Optional Items 1, 2, 3, 4, 5, 6, 7 (a) (1), 8, 9, 11 (utilities by observed aboveground visible evidence), 13, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: January 20th, 2023

Odalys C. Bello-Iznaga  
Professional Surveyor & Mapper # 6169  
State of Florida

## 6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on January 6th, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Van Buren Street - along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: National Geodetic Survey Bench Mark N 239, Elevation = 9.24 feet (NAVD88)  
Location: Is on the intersection of Dixie Highway and Taft Street 15.9 feet of the extended center of Roosevelt Street, the mark is a 5-inch logo cap.  
Bench Mark # 2: National Geodetic Survey Bench Mark P 239, Elevation = 9.07 feet (NAVD88)  
Location: Is on the intersection of North 21st Avenue and Polk Street 2.4 feet of the near rail of the Florida East Coast Railroad.
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1" = 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Van Buren Street being N87°55'05"E
- While preparing this survey the undersigned examined and reviewed the Ownership and Encumbrance Report (O&E), dated January 17th, 2023 prepared by Phillips Law that searched public records from June 18th, 1945 thru December 2nd, 2022 at 8:00 AM. According to said O&E Report there are no active encumbrances that affect this parcel.

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI  
FIELD DATE: 01/06/2023

DRAWN BY: EO  
UPDATED DATE: N/A

8 PROJECT NUMBER: 22737

Page 1 of 2

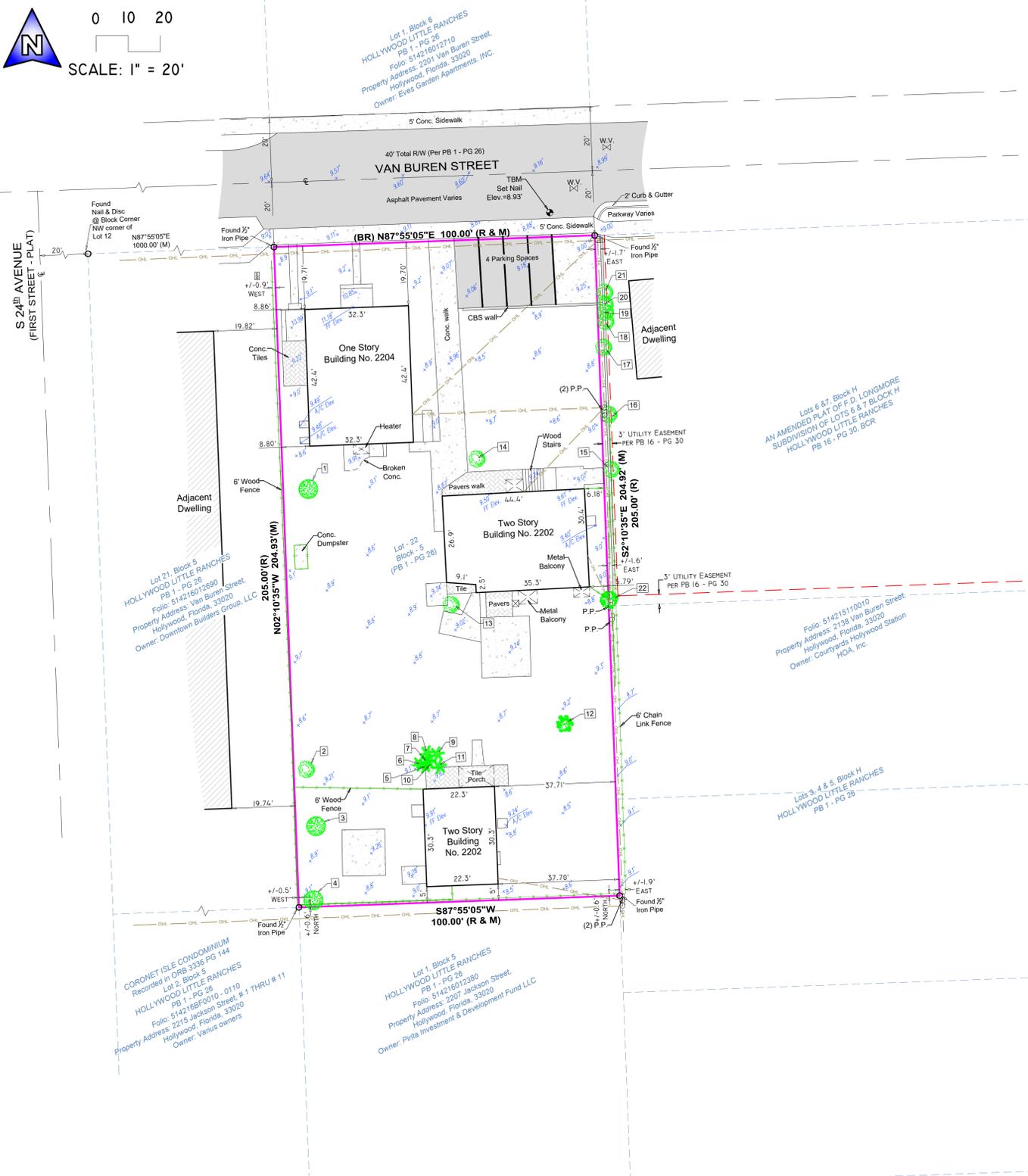
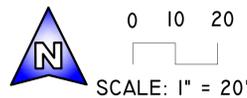
BELLO & BELLO LAND SURVEYING  
12230 SW 131 AVENUE • SUITE 207 • MIAMI FL 33186  
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057  
e-mail: info@belloland.com • www.bellolandsurveying.com



# ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SE 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, & SW 1/4 SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

## 9 IMPROVEMENTS SKETCH



TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Avocado Tree	Persea americana	24	33	30
2	Tree No Identified	N/A	48	35	33
3	Avocado Two Trunk	Persea americana	8	33	20
4	Avocado Tree	Persea americana	18	33	23
5	Palm	Arecaceae	8	30	6
6	Palm	Arecaceae	8	30	6
7	Palm	Arecaceae	8	30	6
8	Palm	Arecaceae	8	30	6
9	Palm	Arecaceae	8	30	6
10	Palm	Arecaceae	8	30	6
11	Palm	Arecaceae	8	30	6
12	Tree No Identified	N/A	36	35	30
13	Tree No Identified	N/A	36	35	30
14	Tree No Identified	N/A	30	40	30
15	Tree No Identified	N/A	12	20	20
16	Tree No Identified	N/A	12	22	20
17	Tree No Identified	N/A	8	18	14
18	Tree No Identified	N/A	8	18	14
19	Tree No Identified	N/A	8	18	14
20	Tree No Identified	N/A	10	20	18
21	Tree No Identified	N/A	10	20	18
22	Gumbo Limbo Tree	Bursera simaruba	20	30	30

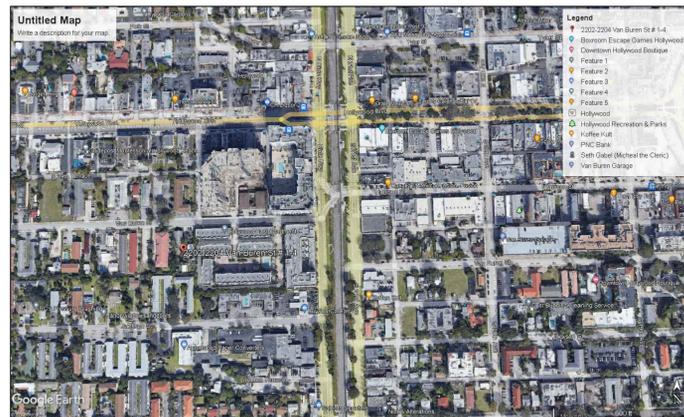
LEGEND, SYMBOLS & ABBREVIATIONS	
<ul style="list-style-type: none"> <li>CONCRETE (CONC.)</li> <li>CONC. BLOCK WALL</li> <li>WOOD DECK</li> <li>COVERED AREA</li> <li>PAVERS SLAB / DRIVEWAY</li> <li>FILE SLAB / DRIVEWAY</li> <li>ASPHALT PAVEMENT</li> <li>CHAIN LINK FENCE (CLF)</li> <li>WOOD FENCE (WF)</li> <li>IRON METAL BARS FENCE (IF)</li> <li>PLASTIC FENCE (PF)</li> <li>METAL FENCE (MF)</li> <li>OVERHEAD UTILITY LINES</li> </ul>	<ul style="list-style-type: none"> <li>WATER VALVE</li> <li>POWER POLE</li> <li>UTILITY ANCHOR</li> <li>WATER METER</li> <li>CONC. LIGHT POLE</li> <li>WELL</li> <li>ELECTRIC BOX</li> <li>SANITARY MANHOLE</li> <li>DRAINAGE MANHOLE</li> <li>MANHOLE</li> <li>FIRE HYDRANT</li> <li>CABLE BOX (CATV)</li> <li>FPL TRANSFORMER</li> <li>CATCH BASIN OR INLET</li> <li>EXISTING ELEVATION</li> <li>PERMANENT REFERENCE MONUMENT</li> <li>PROPERTY CORNER</li> <li>PERMANENT CONTROL POINT</li> <li>AIR CONDITIONER PAD</li> <li>BASE BUILDING LINE</li> <li>BENCH MARK</li> <li>SANITARY REFERENCE</li> <li>CALCULATED</li> <li>CONCRETE BLOCK STRUCTURE</li> <li>CENTER LINE</li> <li>ELEVATION</li> <li>ENCROACHMENT</li> <li>FINISHED FLOOR ELEVATION (M) = FIELD MEASURED</li> <li>OFFICIAL RECORD BOOK</li> <li>PLAT BOOK</li> <li>POINT OF CURVATURE</li> <li>POINT OF COMPOUND CURVE</li> <li>PROPERTY LINE</li> <li>POINT OF REVERSE CURVE</li> <li>PROFESSIONAL SURVEYOR AND MAPPER</li> <li>POINT OF TANGENCY</li> <li>RECORD</li> <li>RANGE</li> </ul>

<b>2 PROPERTY ADDRESS</b>	
2202 - 2204 Van Buren Street, # 1-4, Hollywood, Florida 33020	
QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 01/06/2023	UPDATED DATE: N/A
<b>8 PROJECT NUMBER: 22737</b>	

**BELLO & BELLO LAND SURVEYING**  
 12230 SW 131 AVENUE • SUITE 207 • MIAMI FL 33186  
 LBH7262 • Phone: 305.251.9606 • Fax: 305.251.6057  
 e-mail: info@belloland.com • www.bellolandsurveying.com



PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
**VAN BUREN FLATS**  
 2202-2204 VAN BURREN STREET, 1-4  
 HOLLYWOOD, FLORIDA 33020



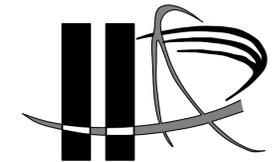
LOCATION MAP

SHEET INDEX

COVER SHEET

- SURVEY**
- SP-11 LOCATION PLAN
  - GENERAL NOTES
  - LEGAL DESCRIPTION
  - SITE DATA
  - SITE PLAN
  - BUILDING CALCULATION
  - DETAIL SCREEN
  - SP-12 DUMPSTER DETAIL
  - TYP. HANDICAP DETAIL
  - TYP. PARKING DETAIL
  - DIAGRAM F.A.R. CALCULATION
  - DIAGRAM PERVIOUS & IMPERVIOUS.
- C-1-1 FIRST FLOOR CIVIL PLANS**
- C-1-2 SECOND FLOOR CIVIL PLANS
  - C-1-3 GENERAL DETAILS
  - C-1-4 PAVEMENT MARKINGS PLAN
  - C-1-5 EROSION CONTROL PLAN
  - L-1 GROUND FLOOR LANDSCAPE PLAN
  - L-2 ROOF TOP GARDEN PLAN
  - L-3 LANDSCAPE DETAILS
  - A-1-1 FIRST FLOOR PLAN
  - A-1-2 TYPICAL 2ND, 3RD & 4TH FLOOR PLAN
  - A-1-3 ROOF PLAN & SUN DECK
  - A-2-1 ELEVATIONS
  - A-2-2 ELEVATIONS

FACO MEETING DATE: DEC. 19, 2022  
 TAC-1 MEETING DATE: FEB. 06, 2023  
 TAC-2 MEETING DATE: MARCH 20, 2023



**LLR Architects, Inc.**  
 ARCHITECTURE & PLANNING

12980 SW 52 STREET  
 MIRAMAR, FLORIDA 33027

(O)- 305-403-7926  
 (F)- 305-403-7928  
 E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

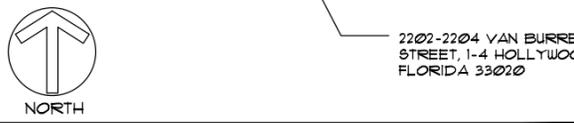
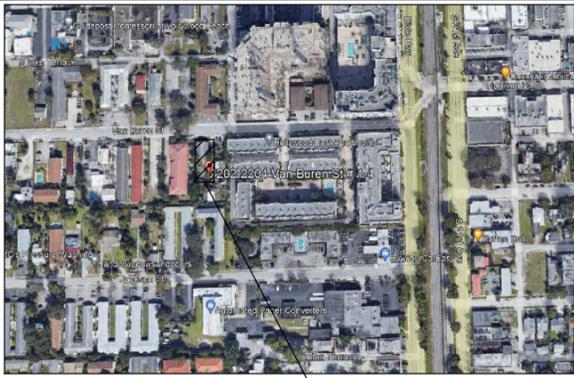
AYLWARD ENGINEERING  
 CIVIL ENGINEERING

3222 RIDGE TRACE  
 DAVIE, FLORIDA 33328

(O)- 954-424-5852  
 E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA  
 LANDSCAPE ARCHITECTURE

1708 SW JOY HAVEN ST  
 PORT ST. LUCIE, FL 34983  
 (O)-772-834-1357



**1 LOCATION PLAN**  
SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH, EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

**2 GENERAL NOTES**

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

**3 LEGAL DESCRIPTION**

LOT 22, BLOCK 5 OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE FLAT THEREOF, AS RECORDED IN FLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

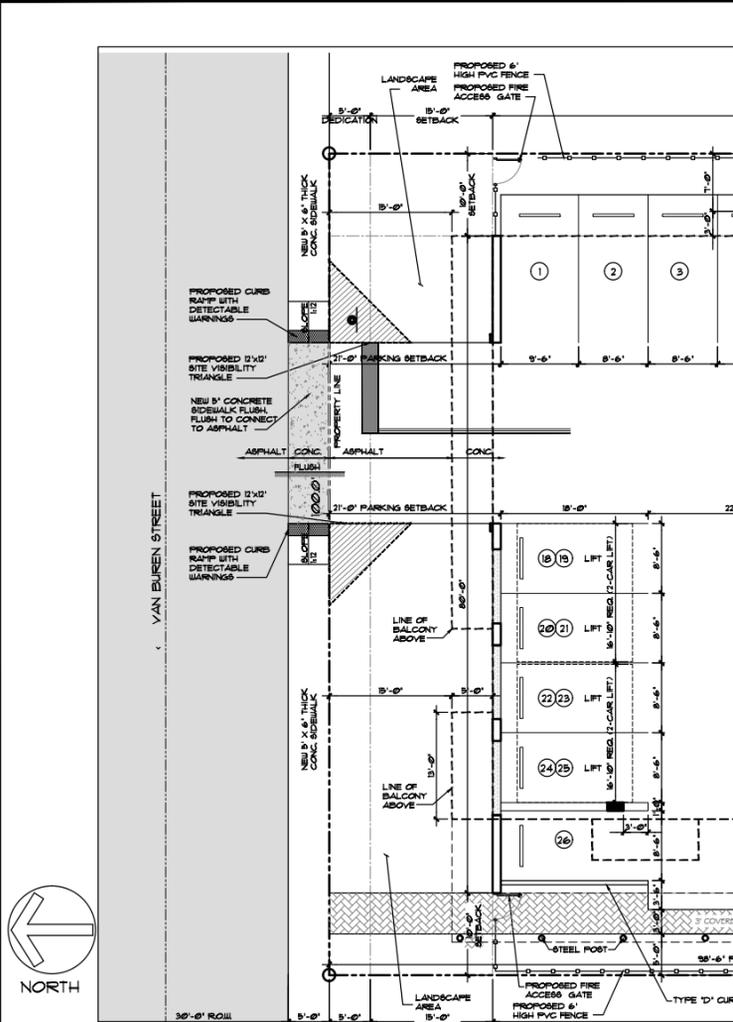
**SITE CALCULATIONS:**

TOTAL SITE AREA:	NET AREA= 20,492.41 SF, OR .41 ACRES
BUILDING FOOTPRINT AREA	12,108 SF.
DRIVEWAY	560 SF.
CONC. SLAB	260 SF.
TOTAL IMPERVIOUS AREA=	13,528 SF. (65.9%)
TOTAL PERVIOUS AREA=	6,972 SF. (34.1%)

**F.A.R. CALCULATIONS:**

20,492.41 SF. X 1.15=	35,861.8 SF.
FIRST FLOOR (NOT DUMPSTER + ELECTRICAL ROOM)	683 SF.
2ND FLOOR (NOT JAN, BALCONY + TRASH ROOM)	11,441 SF.
3RD FLOOR (NOT JAN, BALCONY + TRASH ROOM)	11,441 SF.
4TH FLOOR (NOT JAN, BALCONY + TRASH ROOM)	11,441 SF.
5TH FLOOR (NOT RAMP/STAIR + ELECTRICAL ROOM)	11,441 SF.
F.A.R. PROVIDED (1.10)	35,006 SF.
F.A.R. ALLOWED (1.15)	35,861.8 SF.

**4 SITE DATA**



**7 PROPOSED SITE PLAN**  
SCALE: 3/32\"/>

**BUILDING CALCULATION**

	UNIT # 1 (TWO BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (ONE BED.)	UNIT # 5 (ONE BED.)	UNIT # 6 (ONE BED.)	UNIT # 7 (TWO BED.)	UNIT # 8 (ONE BED.)	UNIT # 9 (TWO BED.)	UNIT # 10 (ONE BED.)	UNIT # 11 (ONE BED.)	UNIT # 12 (ONE BED.)	UNIT # 13 (ONE BED.)	UNIT # 14 (TWO BED.)	
1ST. FLOOR COMMON AREA=	-	-	-	-	-	-	-	-	-	-	-	-	-	-	952 SF.
2ND. FLOOR LIVING AREA=	186 SF.	642 SF.	805 SF.	463 SF.	932 SF.	126 SF.	652 SF.	652 SF.	652 SF.	1018 SF.	9,956 SF.				
BALCONY AREA=	205 SF.	52 SF.	52 SF.	52 SF.	52 SF.	50 SF.	155 SF.	54 SF.	54 SF.	54 SF.	54 SF.	54 SF.	54 SF.	232 SF.	1,174 SF.
TOTAL UNIT AREA=	991 SF.	694 SF.	694 SF.	694 SF.	694 SF.	692 SF.	960 SF.	517 SF.	1046 SF.	180 SF.	1066 SF.	1066 SF.	1066 SF.	1250 SF.	11,130 SF.
COMMON AREA=															1578 SF.
TOTAL GROSS AREA=															12,708 SF.
3RD. FLOOR LIVING AREA=	186 SF.	642 SF.	805 SF.	463 SF.	932 SF.	126 SF.	652 SF.	652 SF.	652 SF.	1018 SF.	9,956 SF.				
BALCONY AREA=	205 SF.	52 SF.	52 SF.	52 SF.	52 SF.	50 SF.	155 SF.	54 SF.	54 SF.	54 SF.	54 SF.	54 SF.	54 SF.	232 SF.	1,174 SF.
TOTAL UNIT AREA=	991 SF.	694 SF.	694 SF.	694 SF.	694 SF.	692 SF.	960 SF.	517 SF.	1046 SF.	180 SF.	1066 SF.	1066 SF.	1066 SF.	1250 SF.	11,130 SF.
COMMON AREA=															1578 SF.
TOTAL GROSS AREA=															12,708 SF.
4TH. FLOOR LIVING AREA=	186 SF.	642 SF.	805 SF.	463 SF.	932 SF.	126 SF.	652 SF.	652 SF.	652 SF.	1018 SF.	9,956 SF.				
BALCONY AREA=	205 SF.	52 SF.	52 SF.	52 SF.	52 SF.	50 SF.	155 SF.	54 SF.	54 SF.	54 SF.	54 SF.	54 SF.	54 SF.	232 SF.	1,174 SF.
TOTAL UNIT AREA=	991 SF.	694 SF.	694 SF.	694 SF.	694 SF.	692 SF.	960 SF.	517 SF.	1046 SF.	180 SF.	1066 SF.	1066 SF.	1066 SF.	1250 SF.	11,130 SF.
COMMON AREA=															1578 SF.
TOTAL GROSS AREA=															12,708 SF.
5TH. ROOF DECK															
COMMON AREA=															1,000 SF.
TOTAL GROSS AREA=															46,016 SF.

**5 BUILDING CALCULATION**

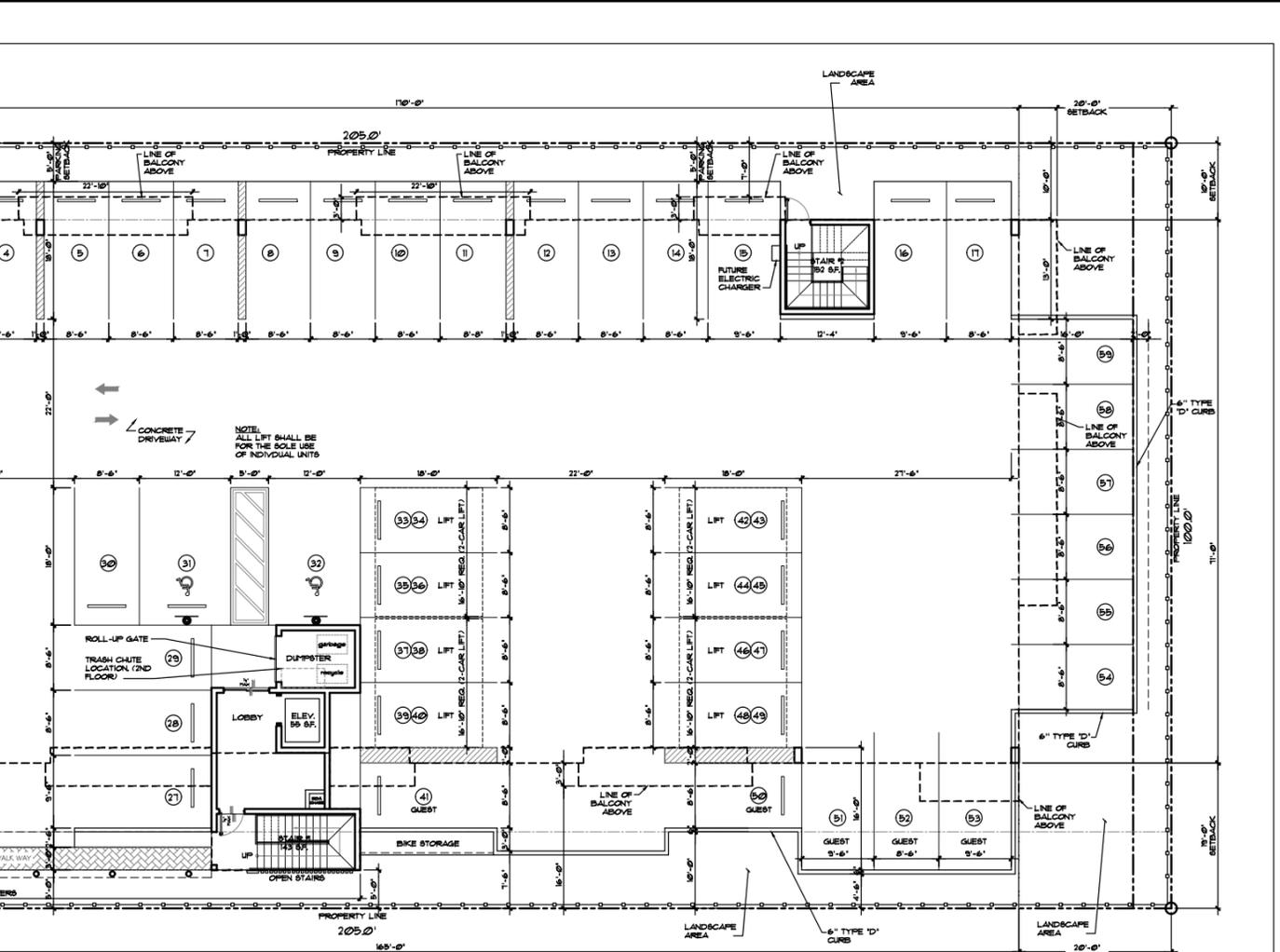
**GREEN BUILDING PRACTICE**

THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATION THROUGH THE GREEN BUILDING COUNCIL.

NOTE:

- THERE WILL NOT BE ANY SECURITY GATES AT THE ENTRANCE.
- APPLICANT TO MAINTAIN SIGHT VISIBILITY AT ALL TIMES WITHIN AREA BETWEEN THE BUILDING AND THE ALLEY EDGE OF PAVEMENT FROM THE BUILDING TO VAN BUREN STREET EDGE OF PAVEMENT.

**6 NOTES**



**7 PROPOSED SITE PLAN**  
SCALE: 3/32\"/>

**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
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MIAMI, FLORIDA 33027  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa-Registered Architect  
AR#-0017852  
AA#-26003693

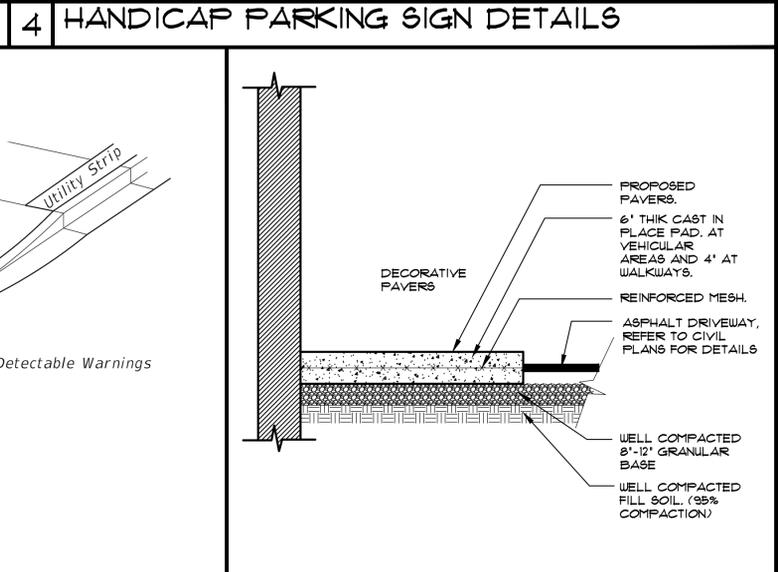
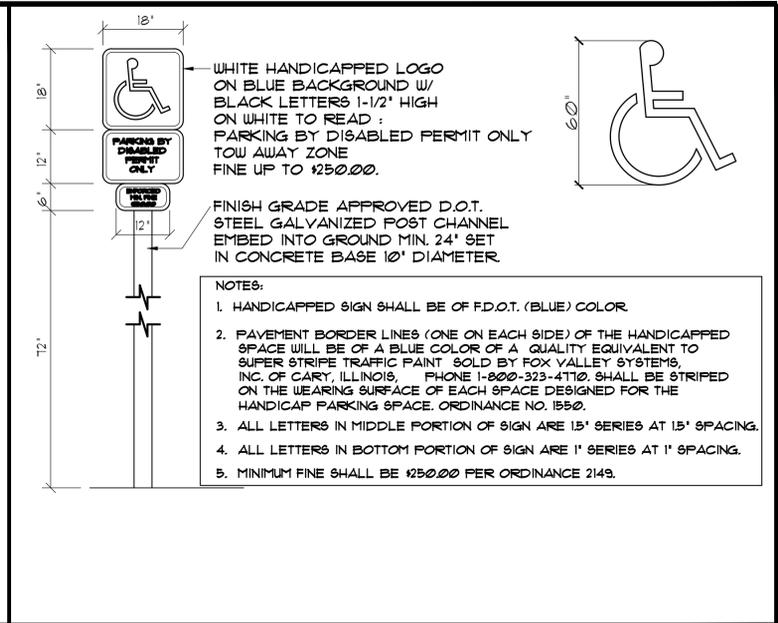
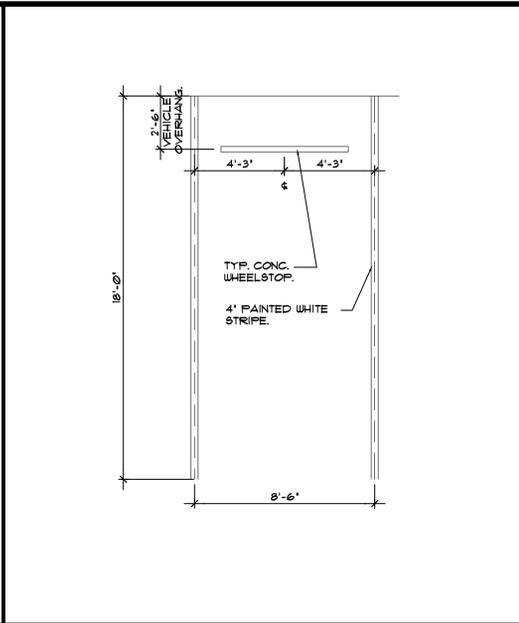
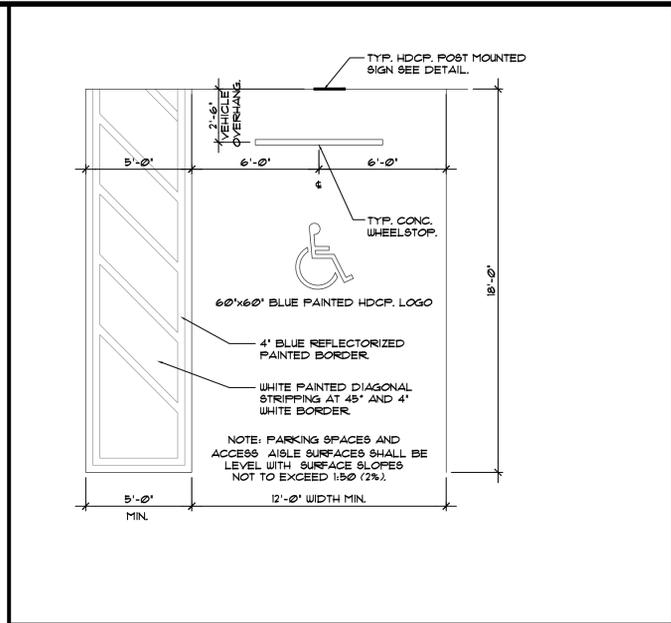
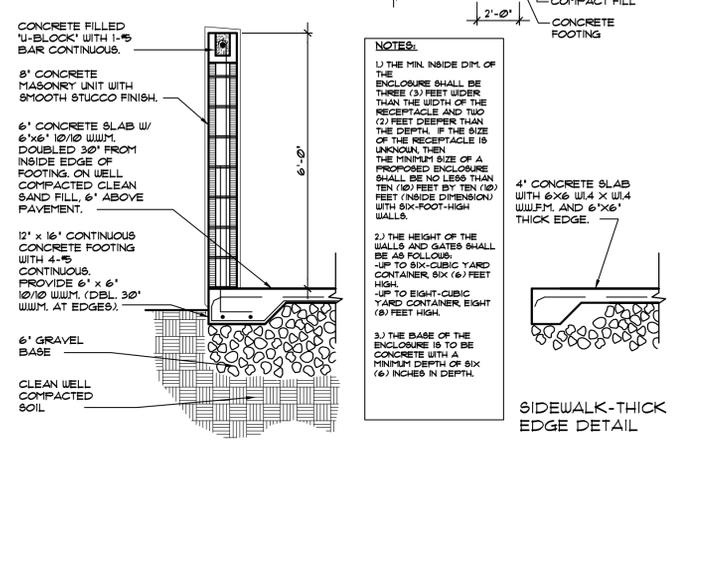
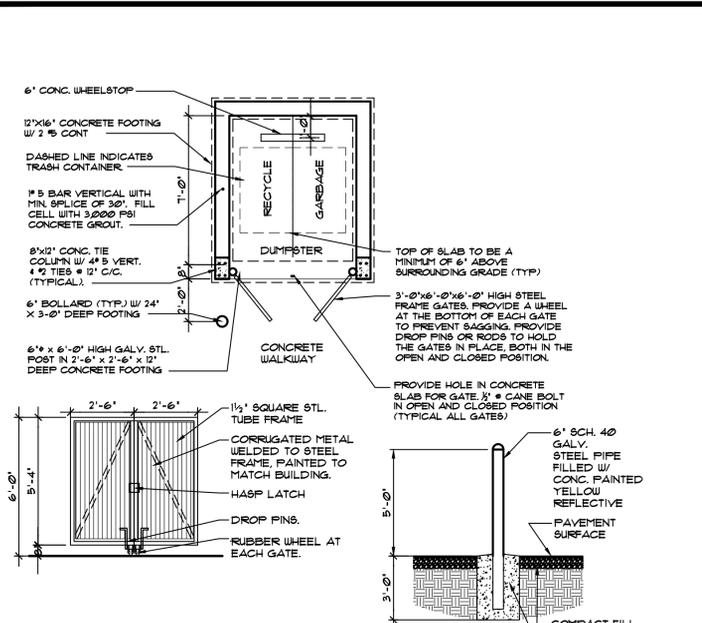
REVISION:	BY:

PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
**VAN BUREN FLATS LLC**  
2202-2204 VAN BUREN STREET, 1-4  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB NO.	022-041
SHEET	

**SP-1.1**  
OF SHEETS



1 DUMPSTER ENCLOSURE DETAIL  
SCALE: 1/4" = 1'-0"

2 TYP. PARKING HANDICAP STALL DET.  
SCALE: N.T.S.

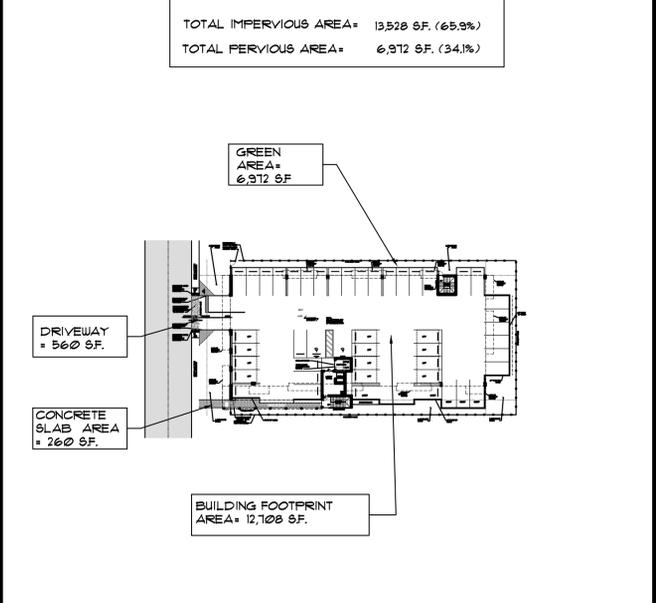
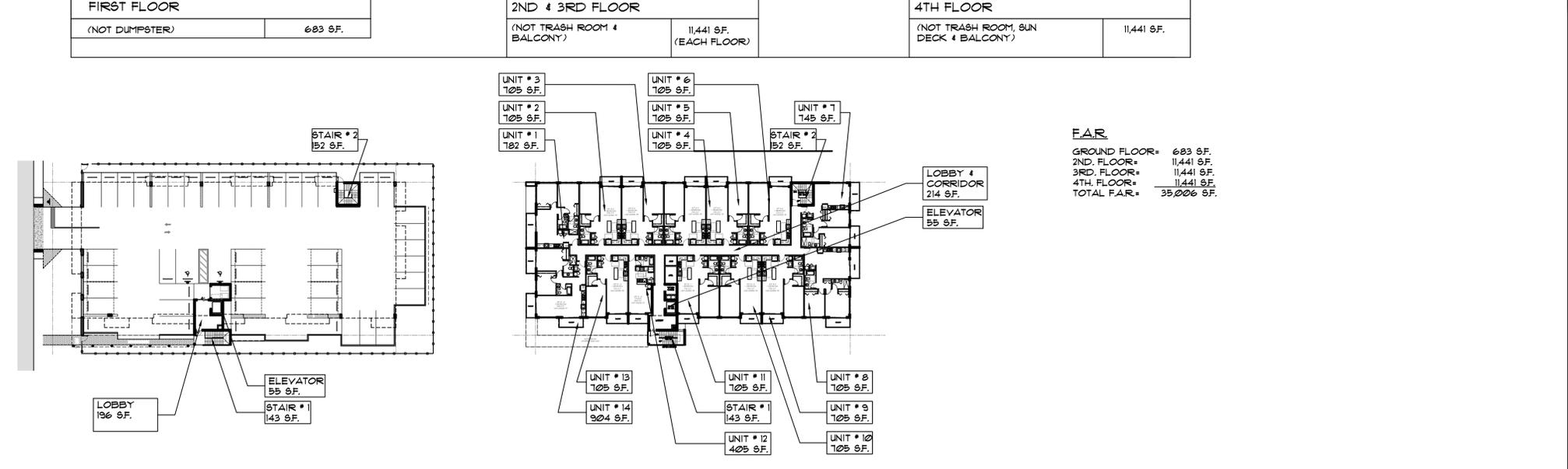
3 TYP. PARKING STALL DET.  
SCALE: N.T.S.

4 HANDICAP PARKING SIGN DETAILS

5A ACCESSIBLE CURB RAMP  
NOT TO SCALE

5B ACCESSIBLE CURB RAMP  
NOT TO SCALE

6 WALKWAY DETAIL  
SCALE: N.T.S.



7 DIAGRAM (F.A.R. CALCULATIONS)  
SCALE: N.T.S.

8 DIAGRAM (PERVIOUS & IMPERVIOUS)  
SCALE: N.T.S.

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Luis LaRosa-Registered Architect  
 AR#-0017852  
 AA#-26003693

REVISION:	BY:

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SP-1.2  
 OF SHEETS



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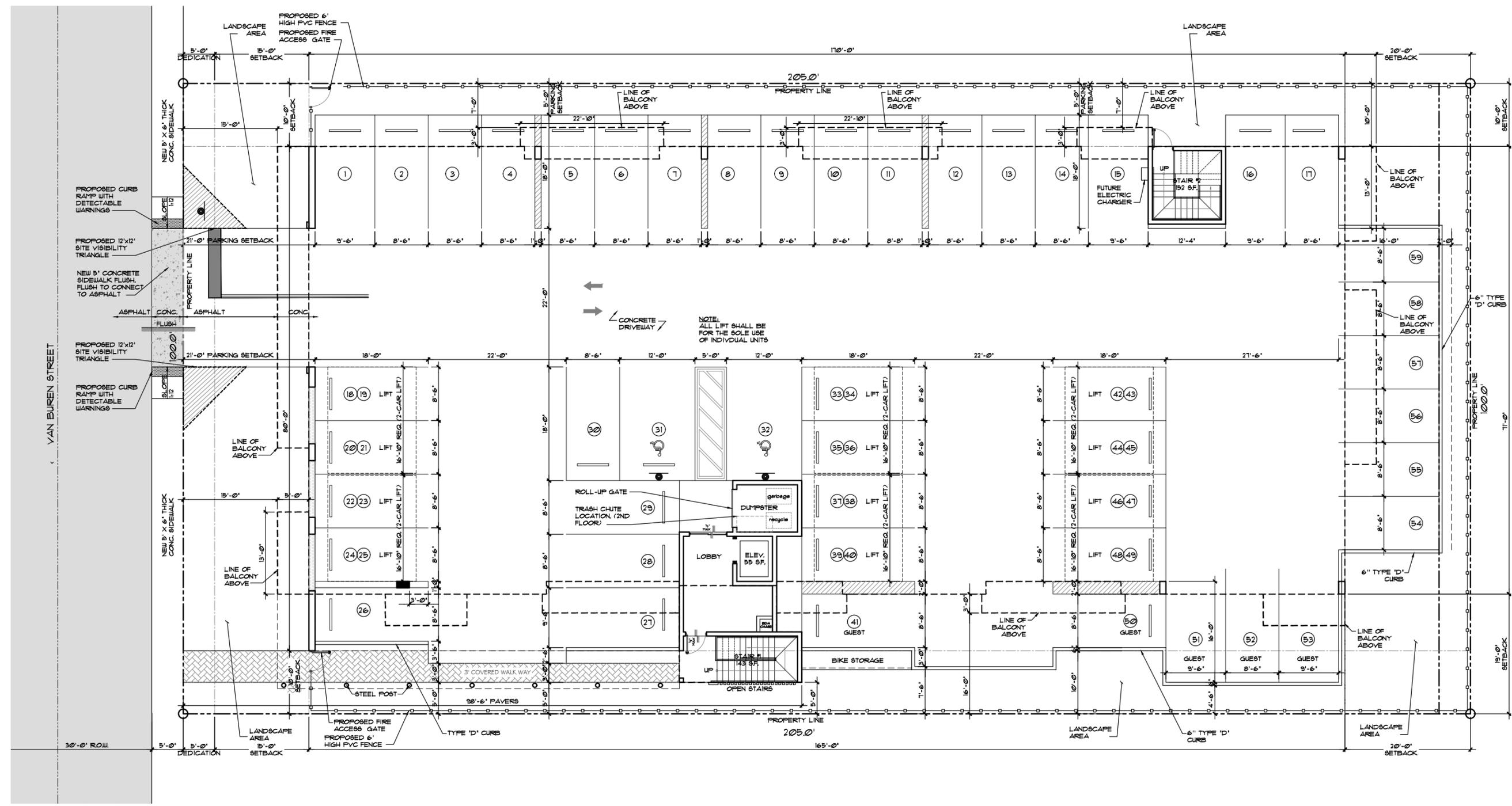
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 HOLLYWOOD, FLORIDA 33020

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A-1.1  
 OF SHEETS



1 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"



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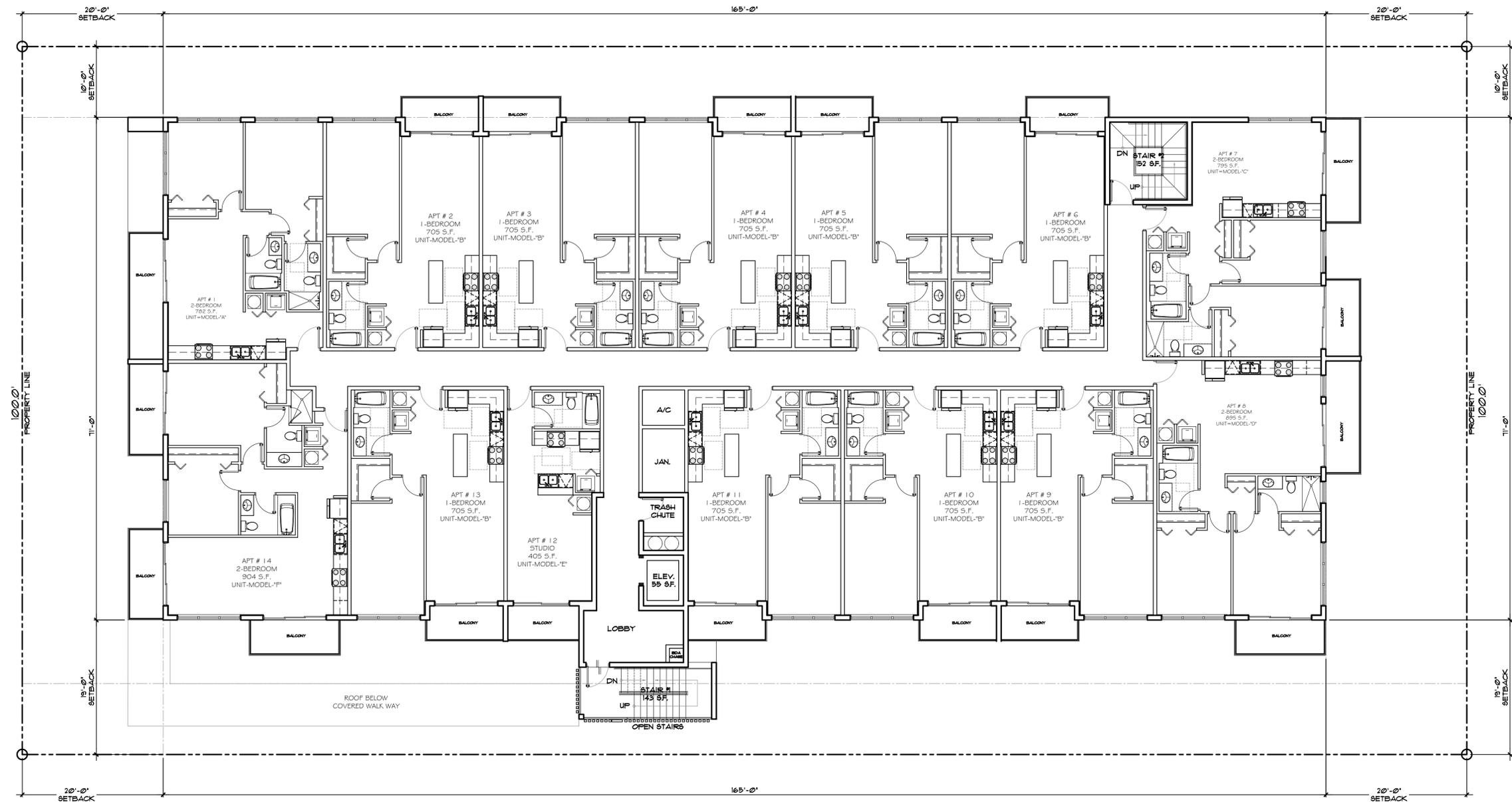
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VAN BUREN FLATS LLC  
2202-2204 VAN BUREN STREET, 1-4  
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A-12  
OF SHEETS



NOTE:  
REFER TO SHEET A-14 FOR  
ENLARGED PROTOTYPES



1 PROPOSED TYPICAL 2ND, 3RD & 4TH FLOOR PLAN  
SCALE: 1/8"=1'-0"



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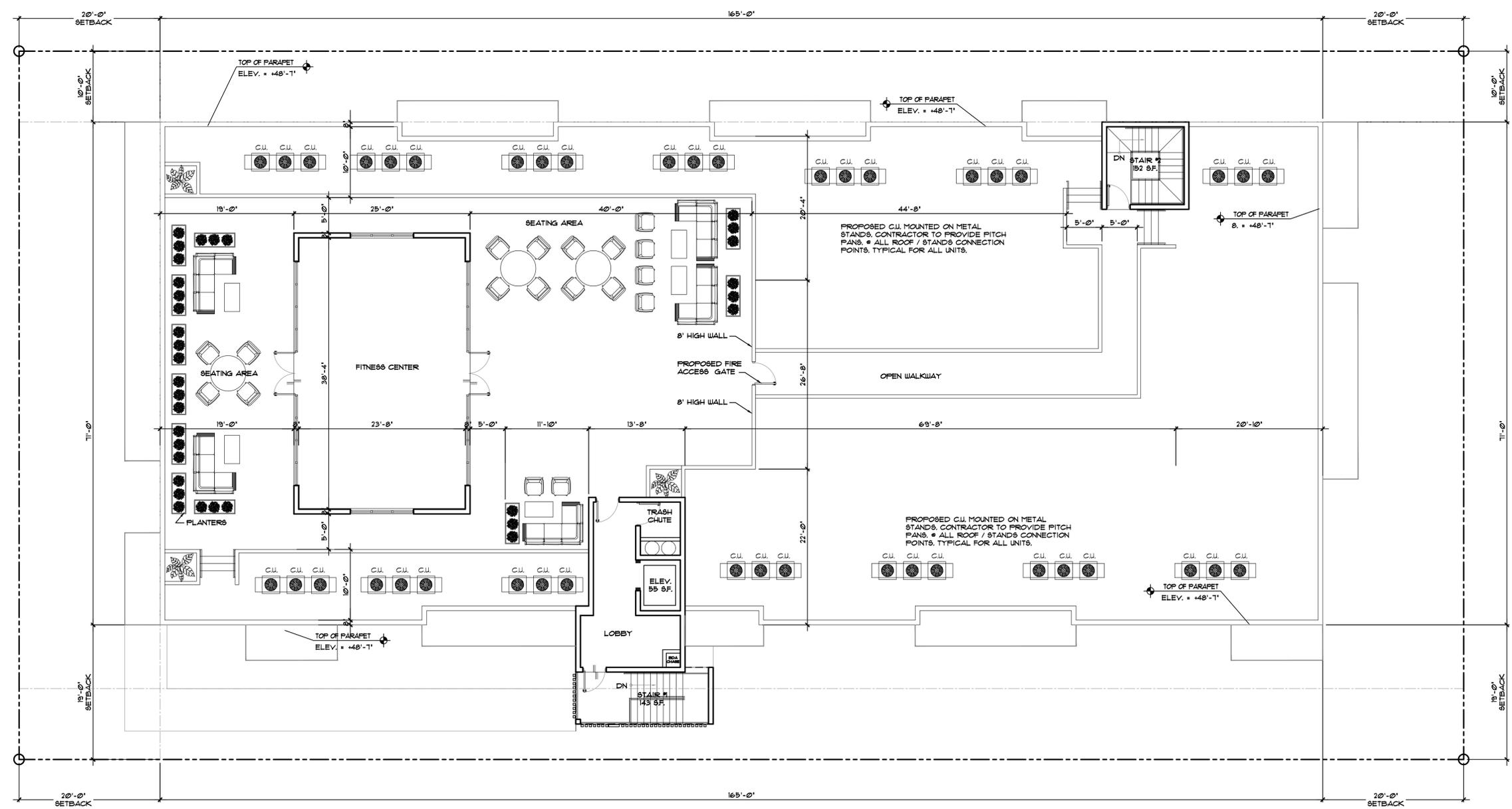
REVISION:	BY:

PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VAN BUREN FLATS LLC  
2202-2204 VAN BUREN STREET, 1-4  
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SCALE	AS NOTED
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A-1.3  
OF SHEETS



1 PROPOSED ROOFDECK / ROOF PLAN  
SCALE: 1/8"=1'-0"



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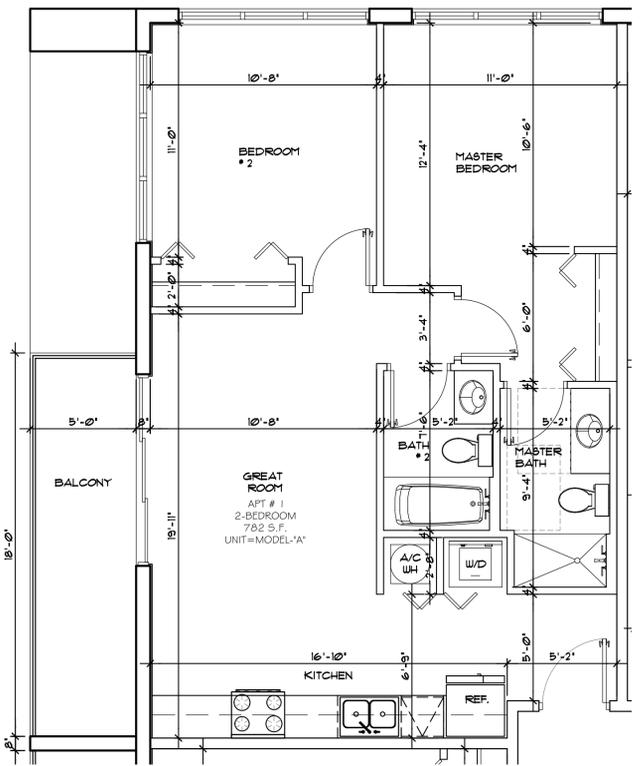
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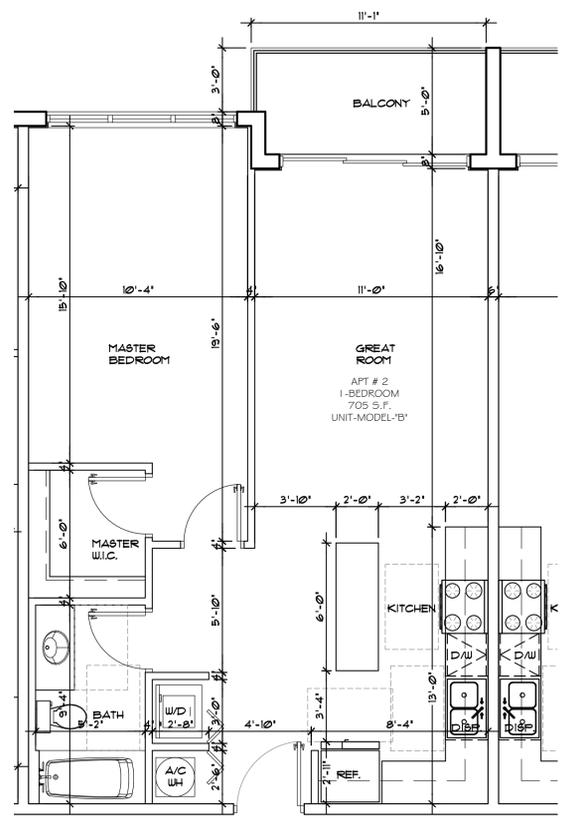
SEAL: AR 0017852  
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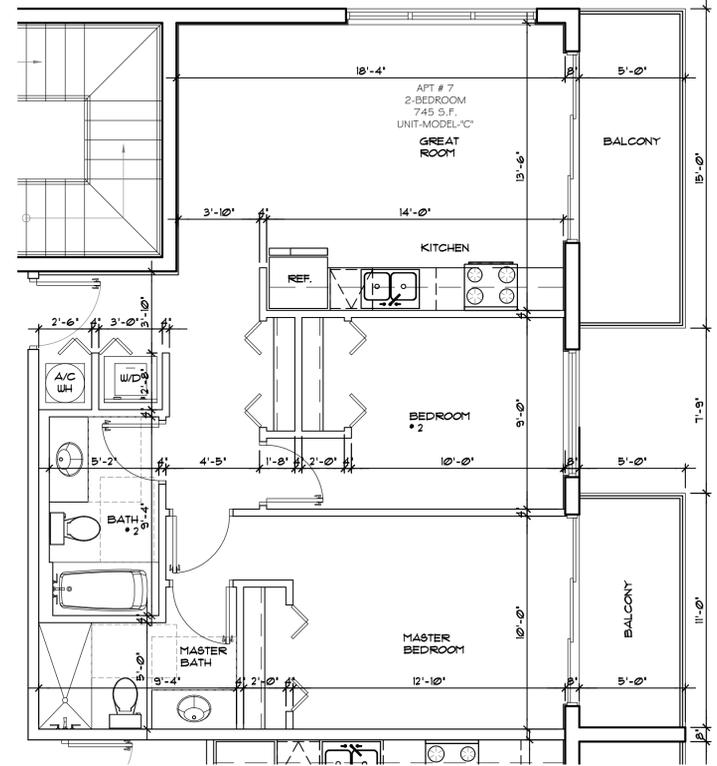
A-1.4  
 OF SHEETS



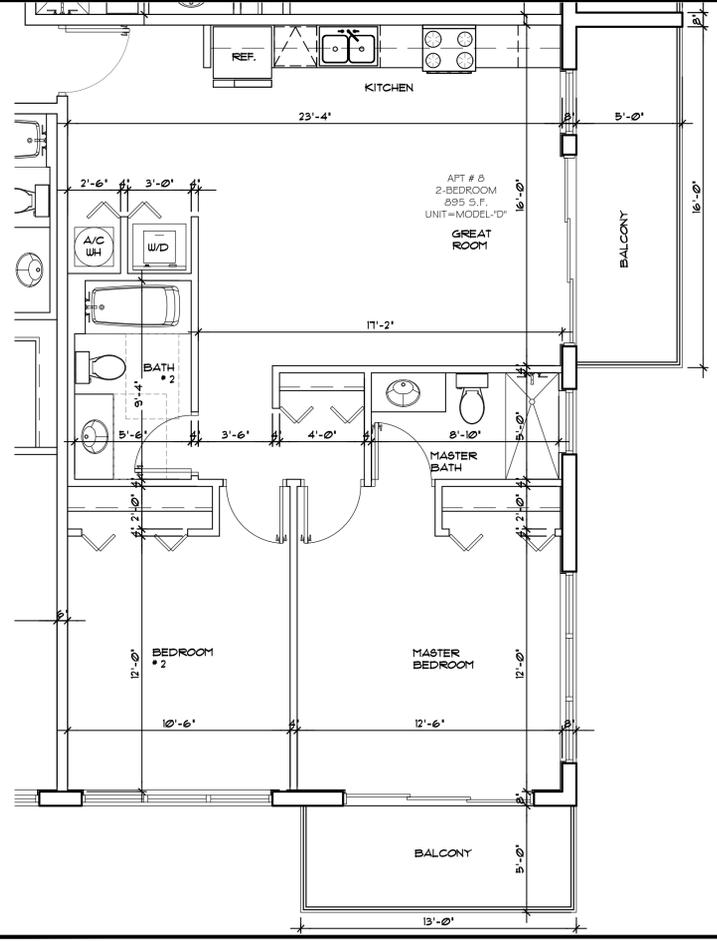
1 PROTOTYPE-A-  
 SCALE: 1/4"=1'-0"



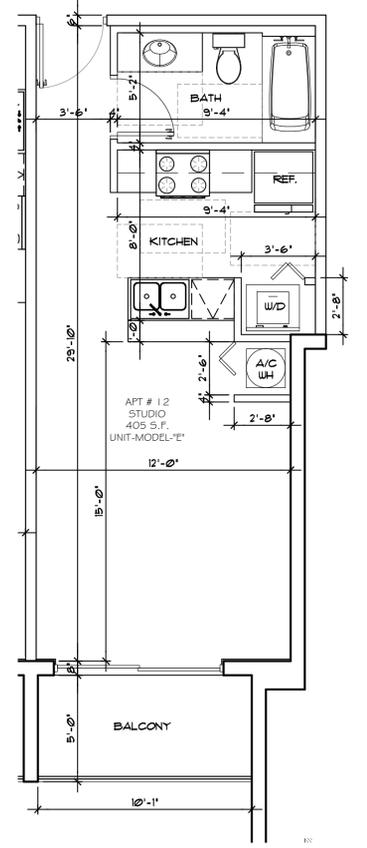
2 PROTOTYPE-B-  
 SCALE: 1/4"=1'-0"



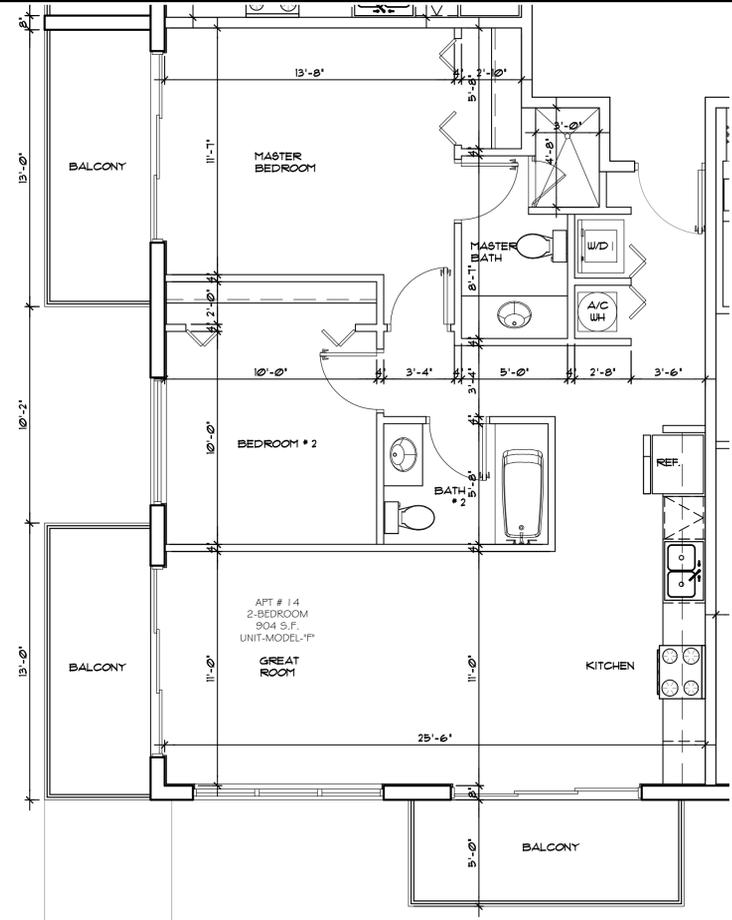
3 PROTOTYPE-C-  
 SCALE: 1/4"=1'-0"



4 PROTOTYPE-D-  
 SCALE: 1/4"=1'-0"



5 PROTOTYPE-E-  
 SCALE: 1/4"=1'-0"



4 PROTOTYPE-F-  
 SCALE: 1/4"=1'-0"



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PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VAN BUREN FLATS LLC  
2202-2204 VAN BUREN STREET, 1-4  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

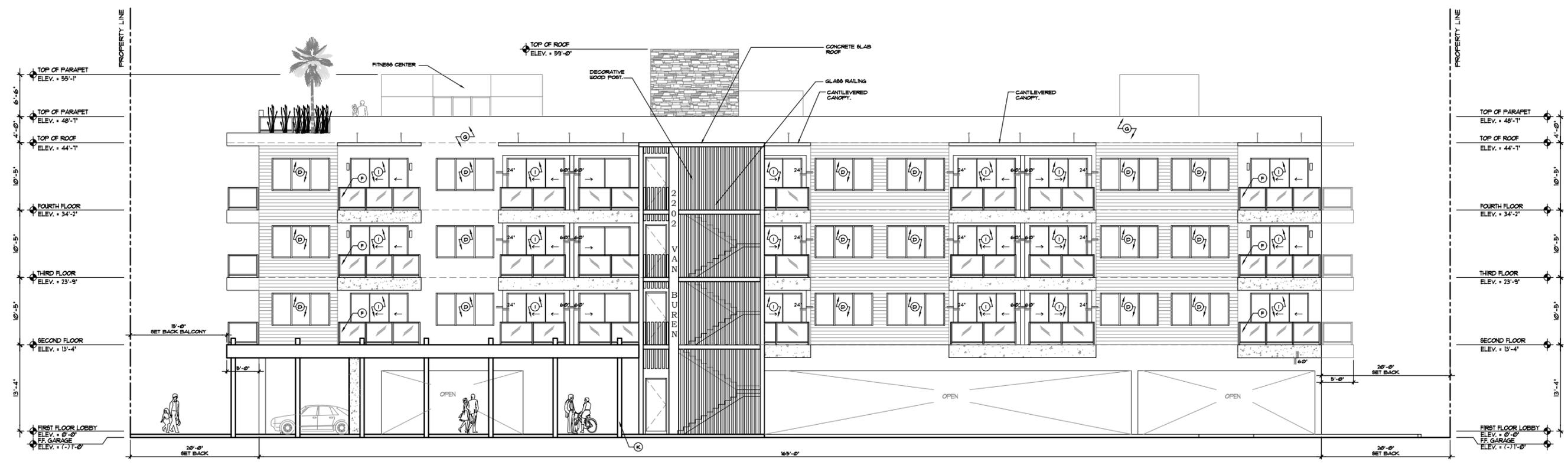
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CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB. NO.	022-041
SHEET	

A-2.1  
OF SHEETS



2 2 0 2

1 PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"



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REVISION	BY

PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VAN BUREN FLATS LLC  
2202-2204 VAN BUREN STREET, 1-4  
HOLLYWOOD, FLORIDA 33020

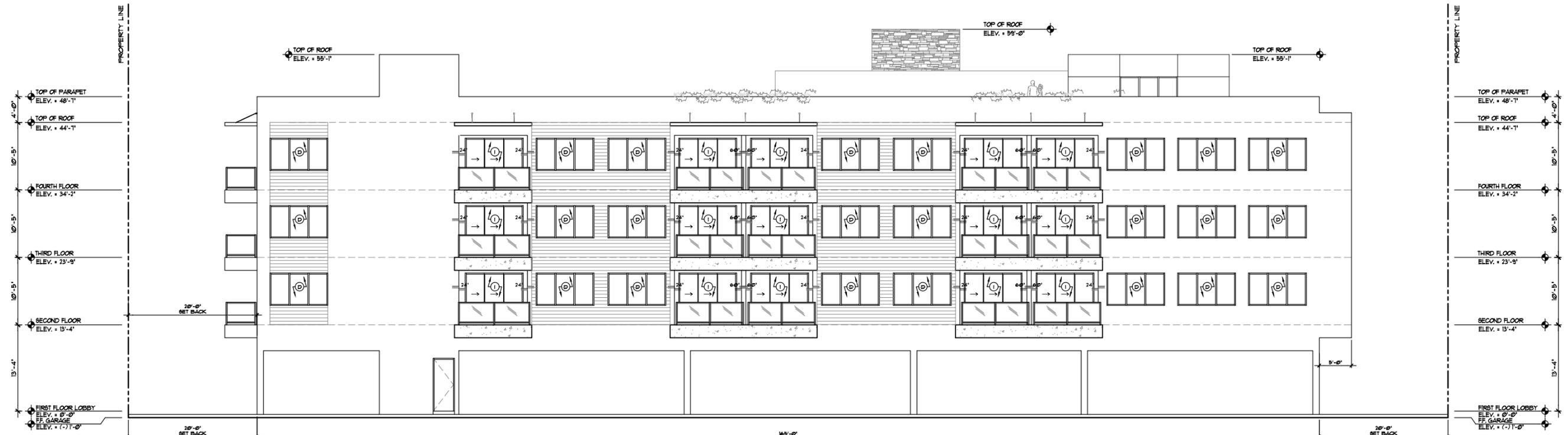
SEAL: AR 0017852  
LUIS LA ROSA

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CHECKED LLR  
DATE 12/12/22  
SCALE AS NOTED  
JOB NO. 022-041  
SHEET

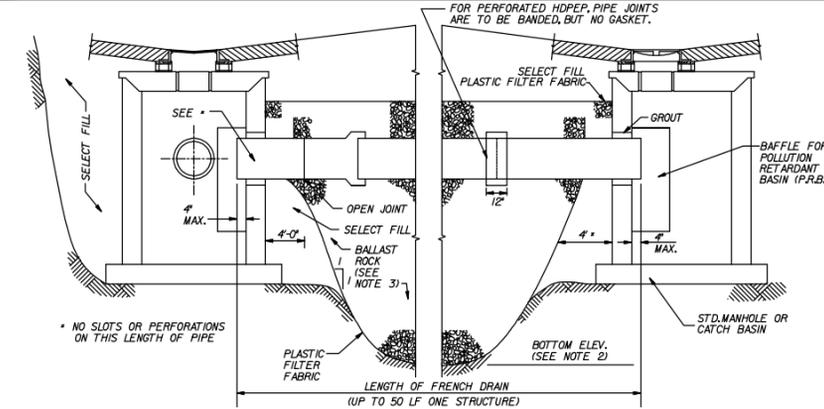
A-2.2  
OF SHEETS



1 PROPOSED SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

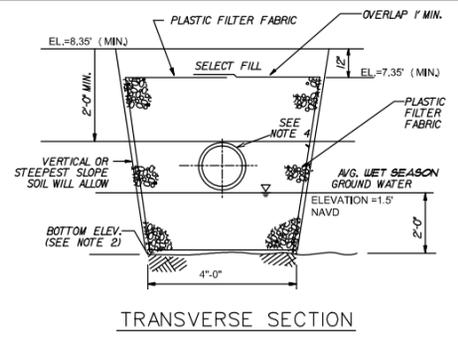


2 PROPOSED EAST ELEVATION  
SCALE: 1/8"=1'-0"



LONGITUDINAL SECTION

- NOTES:
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
  2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
  3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
  4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 15' NAVD PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP
  5. PLUG STUB PIPES WITH #10-1/2" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)



TRANSVERSE SECTION

LEGEND: (note all values are N.A.V.D. 88)

(XX)	DENOTES EXISTING GRADE
(XX)	DENOTES PROPOSED GRADE

WATER & SEWER DEMAND

42 UNITS X 250 GPD/UNIT = 10,500 GPD

FIRE NOTES:

1. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER 633.102
2. NO FIRE PUMP IS REQUIRED
3. PER NFPA 1, 12.3.2. A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

FIRE FLOW CALCULATION:  
CODE: F.F.P.C. 2011 EDITION & NFPA 220

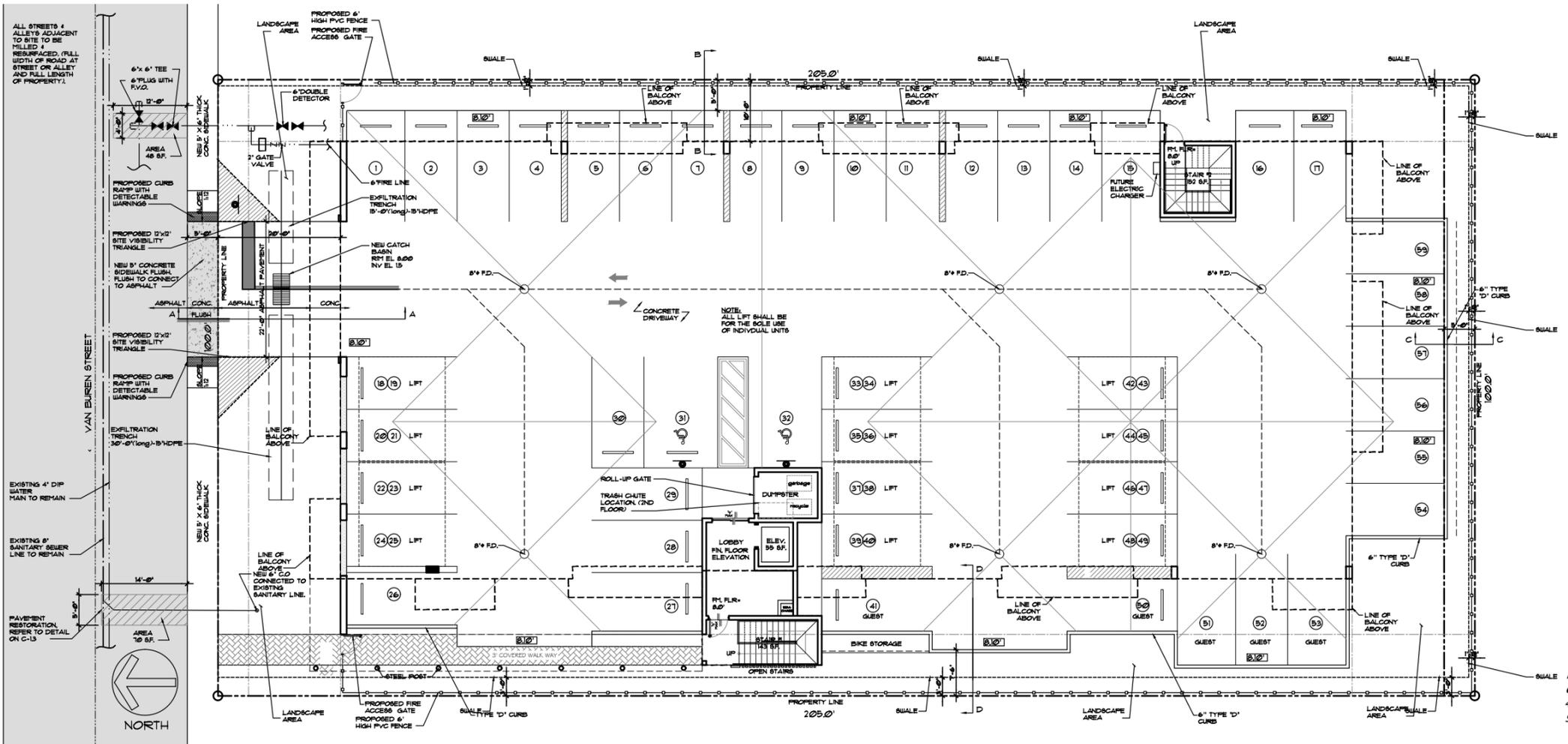
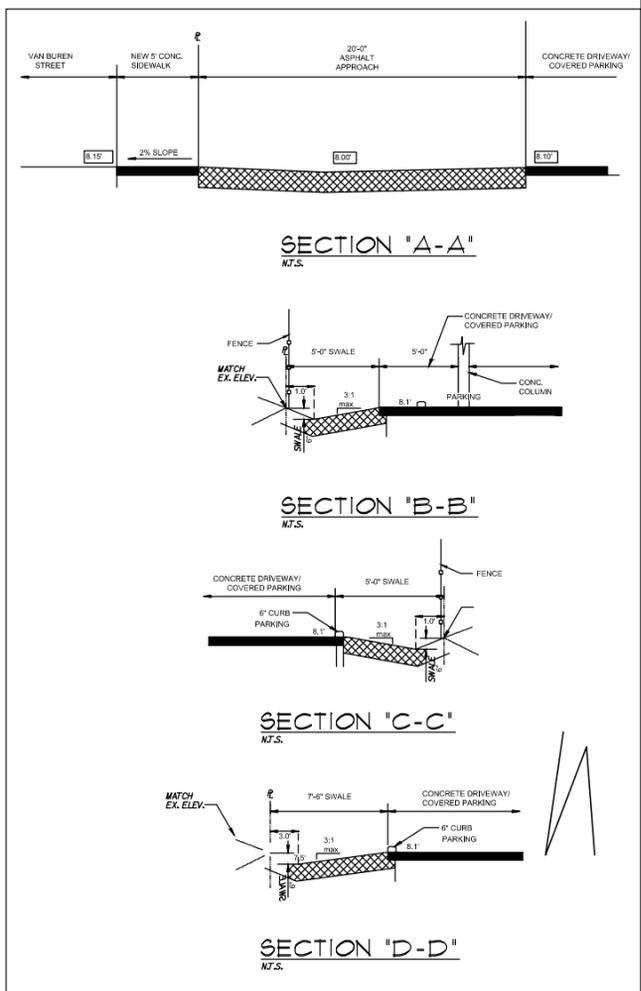
BUILDING TYPE: - I  
TOTAL AREA: 33,000 SF.  
TYPE OF OCCUPANCY: APARTMENT BUILDING  
AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

TABLE 18.4.5.1.2 - 48,301-59,000 SF. = 2,500 GPM FOR A DURATION OF 2 HOURS  
A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED  
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

1,500 GPM X .25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @20PSI)

FLOW TEST RESULTS:  
STATIC = PSI  
RESIDUAL = PSI

TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM



- NOTE:
1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)
  2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
  3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

AYLWARD ENGINEERING & SURVEYING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
465 Archaic Drive, Winter Haven, Florida 33880 EB/LB No. 5183  
954-424-5852 or 305-827-2216

**LLR**  
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REVISION:	BY:

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VAN BUREN FLATS LLC  
2202-2204 VAN BUREN STREET, 1-4  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB NO.	022-041
SHEET	

C-1.1  
OF SHEETS

**GENERAL NOTES:**

- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECS), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECS AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECS IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ECS IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION. OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS, THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL HAIL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
- CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECS FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECS FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION EXPENSE 02140 DEWATERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- 
- WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
  - ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
  - A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECS SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    - PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

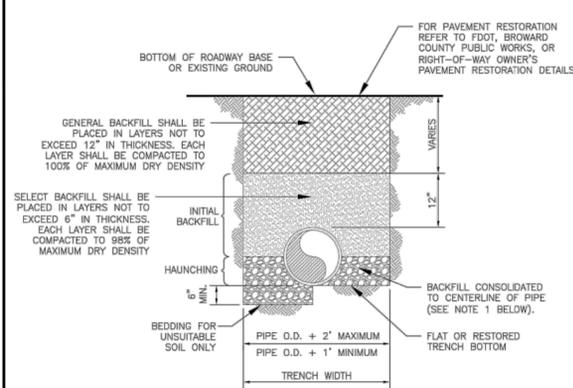
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	12 inches is the minimum except for storm sewers, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	10 ft preferred 6 ft minimum	12 inches is the minimum except for gravity sewers, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

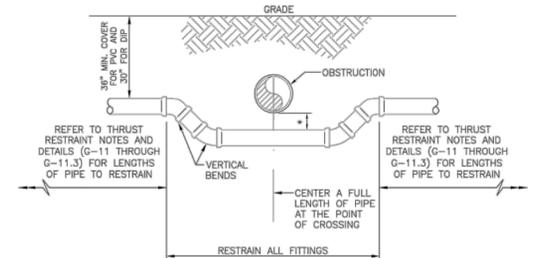
- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1
APPROVED: XXX		



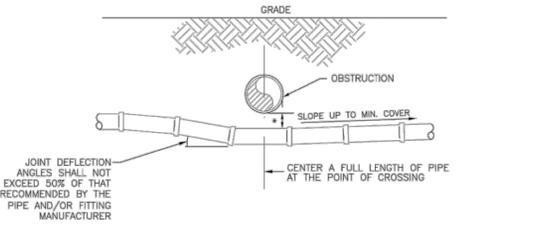
- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL. IF AVAILABLE, WITHIN THE LIMITS OF CONSTRUCTION, IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
  - ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
  - DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
  - BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 129-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO. G-02
APPROVED: XXX		



**UTILITY CROSSING USING FITTINGS**

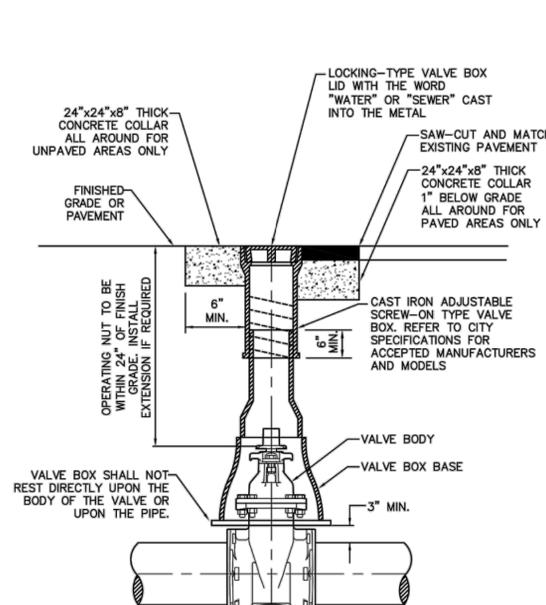
\* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



**UTILITY CROSSING USING JOINT DEFLECTIONS**

\* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO. G-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX		



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REVISION:	BY:

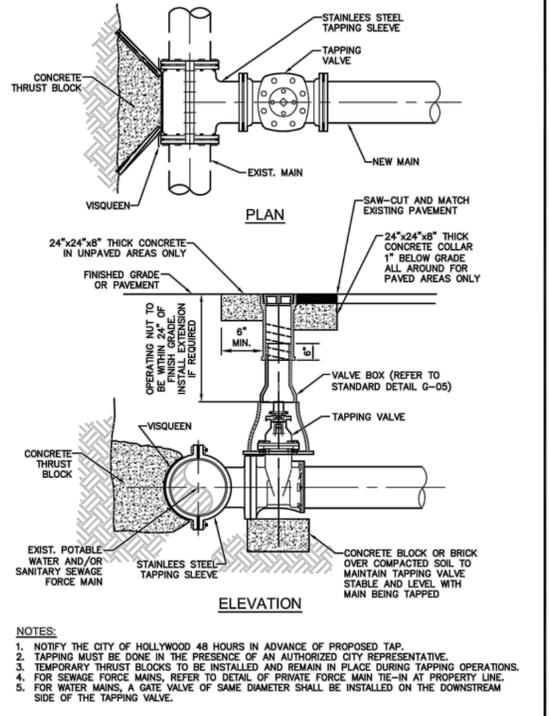
PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
 VAN BUREN FLATS LLC  
 22,02-2204 VAN BUREN STREET, 1-4  
 HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

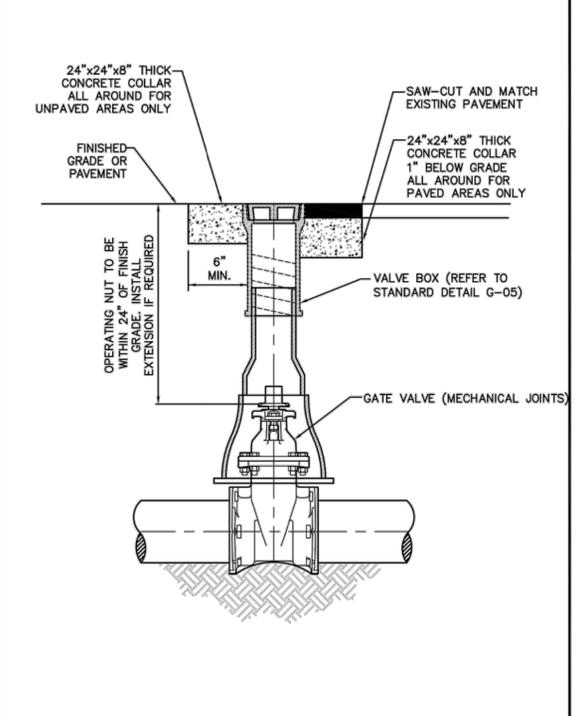
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CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB NO.	022-041
SHEET	

C-12

OF SHEETS



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



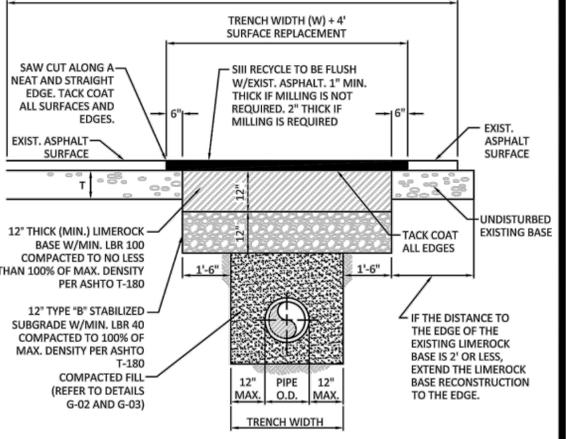
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM TYPICAL GATE VALVE AND VALVE BOX SETTING DRAWING NO. G-07  
 APPROVED: XXX

**FLEXIBLE PAVEMENT RESTORATION NOTES:**

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- MILL AND BUTT JOINT TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM FLEXIBLE PAVEMENT RESTORATION NOTES DRAWING NO. G-12  
 APPROVED: XXX

TACK COAT ALL SURFACES, AND PROVIDE 1" SP 9.5 MIN. SUPERPAVE ASPHALTIC CONC. OVERLAY AS SHOWN ON THE PAVEMENT RESTORATION PLANS



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY DRAWING NO. G-12.1  
 APPROVED: XXX

**WATER SYSTEM NOTES:**

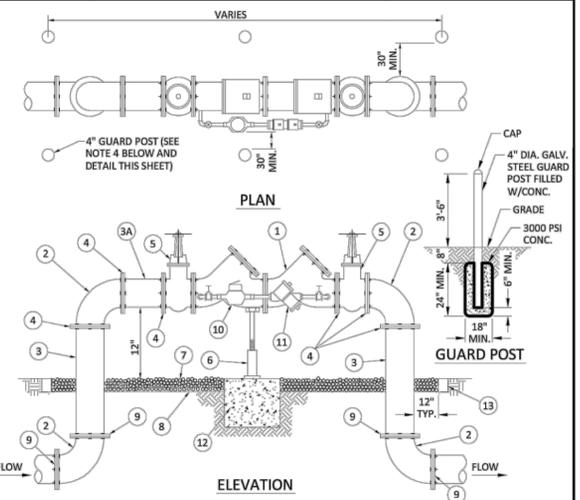
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-510, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-510, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM, IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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

**WATER SYSTEM NOTES (CONTINUED):**

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

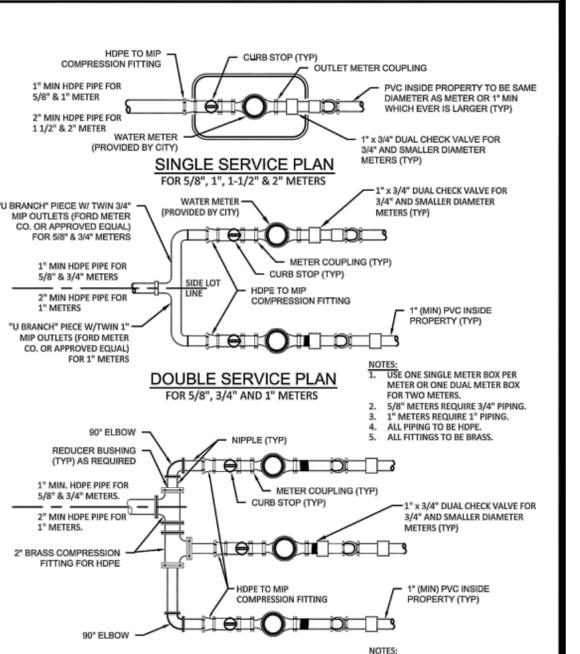
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM WATER SYSTEM NOTES DRAWING NO. W-02  
 APPROVED: XXX



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

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

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



- NOTES:**
- USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
  - 5/8" METERS REQUIRE 3/4" PIPING.
  - 1" METERS REQUIRE 1" PIPING.
  - ALL FITTINGS TO BE BRASS.

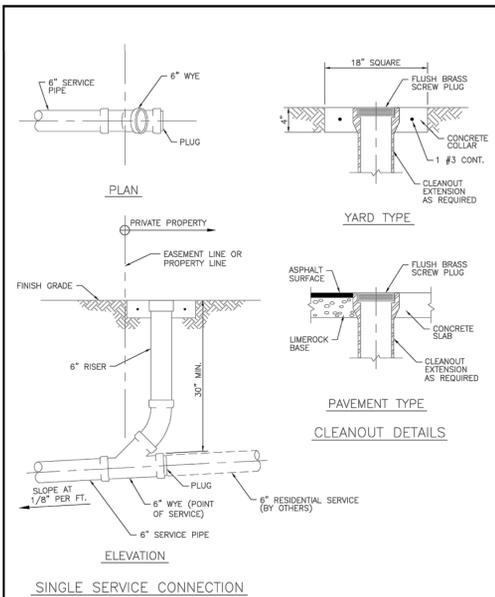
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION DRAWING NO. W-06  
 APPROVED: XXX

REVISION:	BY:

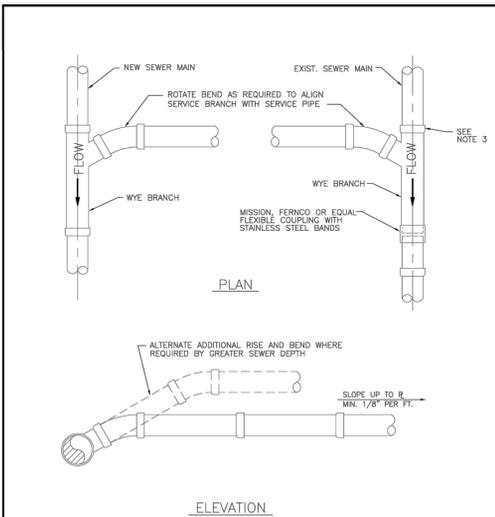
PROPOSED 42-UNITS MULTI-FAMILY DEVELOPMENT FOR:  
**VAN BUREN FLATS LLC**  
 2202-2204 VAN BUREN STREET, 1-4  
 HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB NO.	022-041
SHEET	

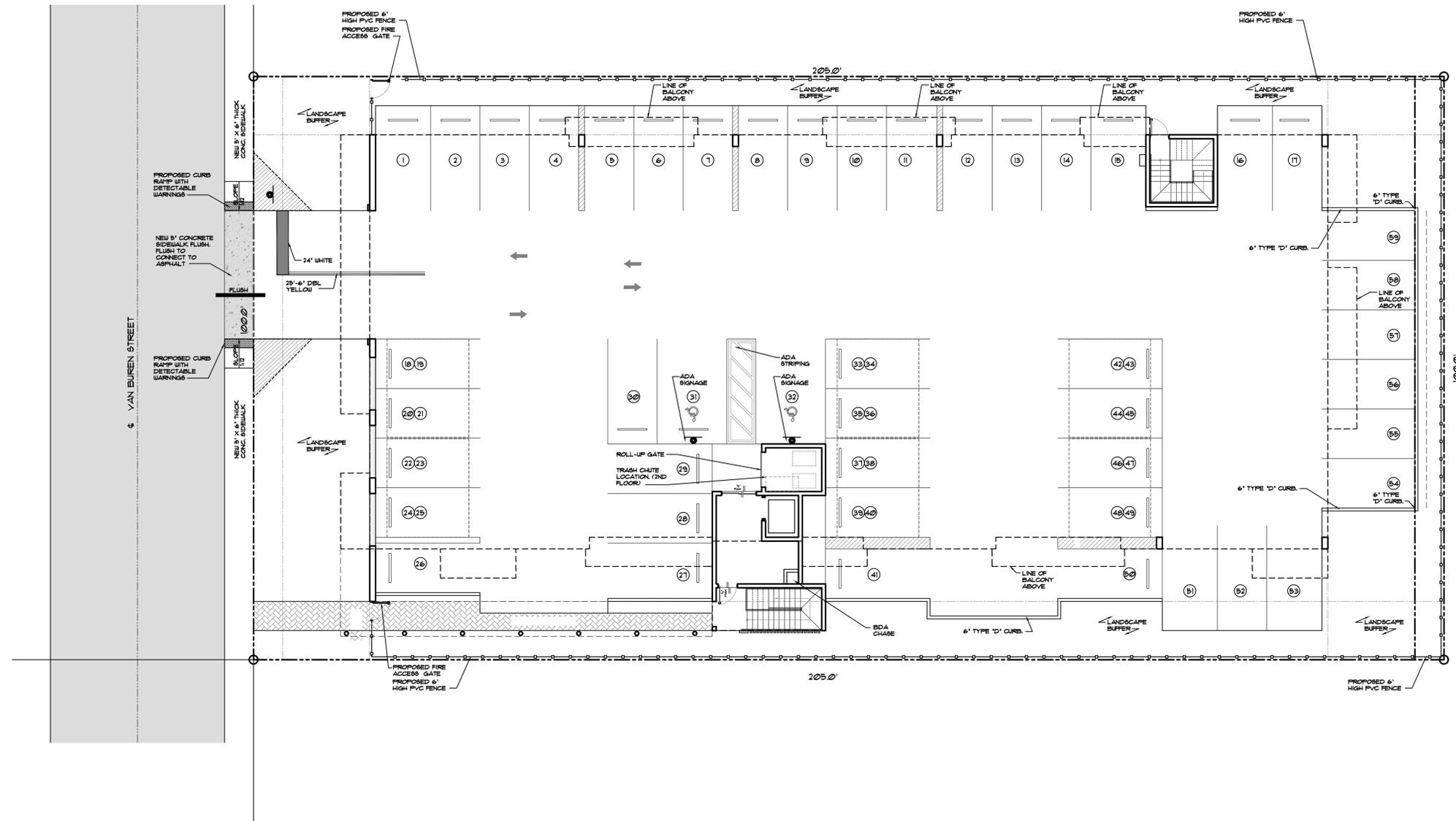


ISSUED: 03/01/994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE DRAWING NO. S-12  
 APPROVED: XXX



NOTES:  
 1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.  
 2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.  
 3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM WYE BRANCH CONNECTION DRAWING NO. S-09  
 APPROVED: XXX



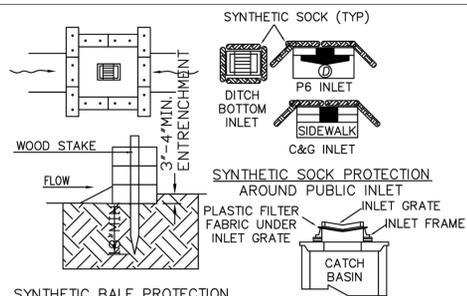
LLR Architects, Inc.  
 ARCHITECTURE & PLANNING  
 12980 S.W. 52 STREET  
 MIRAMAR, FLORIDA 33027  
 (OFF.) - 305-403-7926  
 (CELL) - 786-543-0851  
 E-MAIL: LLROS@LLRARCHITECTS.COM  
 Luis LaRosa-Registered  
 Architect  
 AR#-0017852  
 AA#-26003693

REVISION:	BY:

PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:  
 VAN BUREN FLATS LLC  
 2202-2204 VAN BUREN STREET, 1-4  
 HOLLYWOOD, FLORIDA 33020

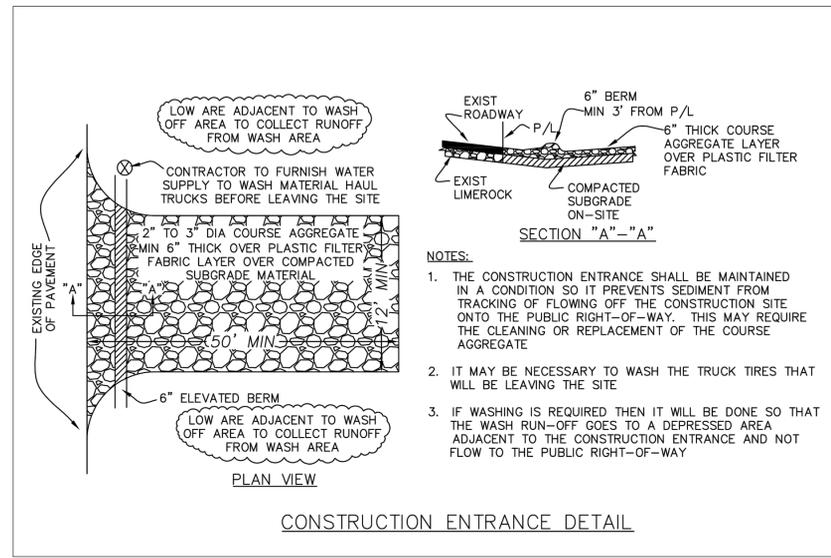
SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB. NO.	022-041
SHEET	



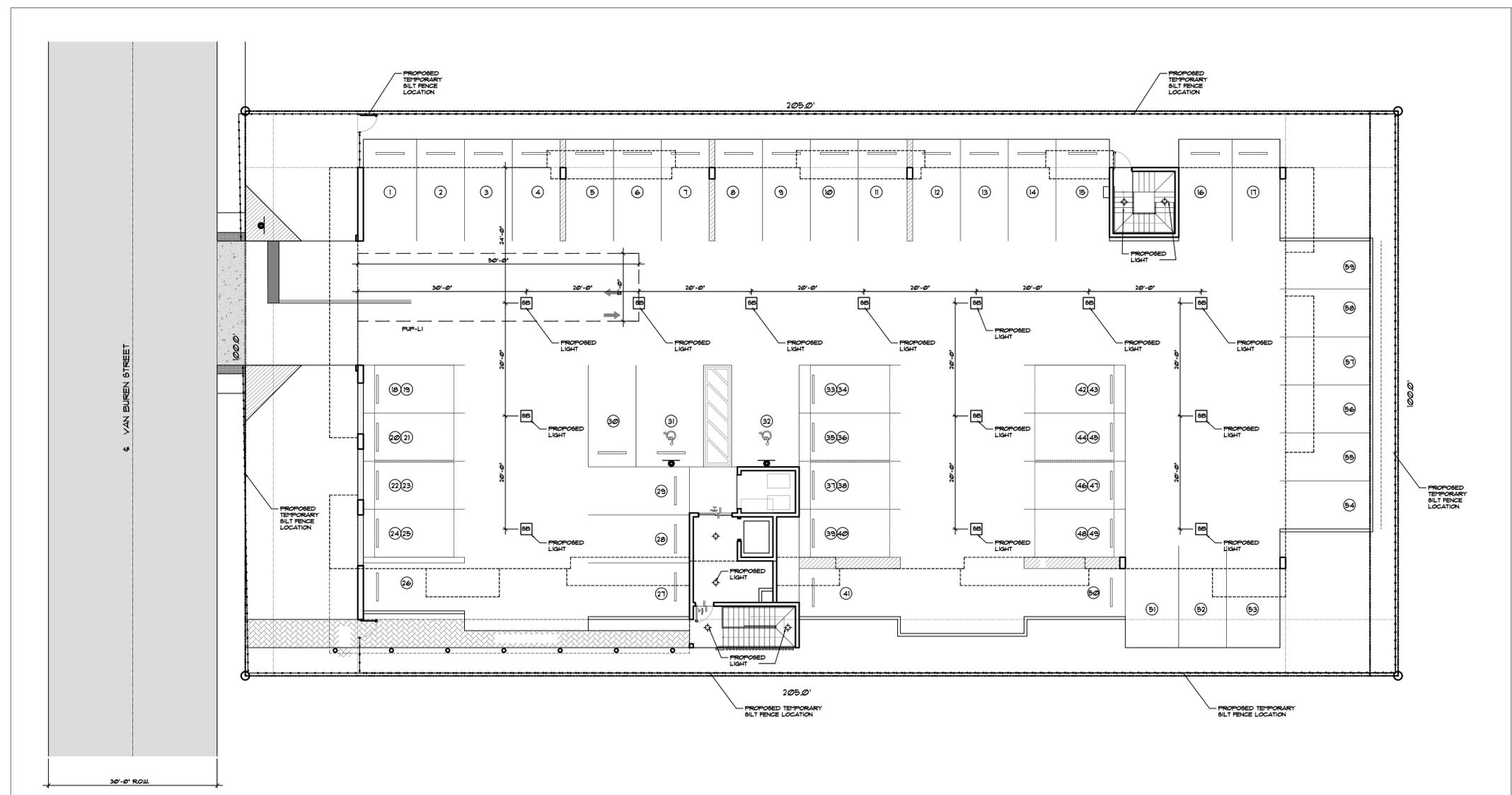
**SYNTHETIC BALE PROTECTION**  
AROUND PRIVATE INLET

- NOTES:**
1. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER
  2. ADJACENT SYNTHETIC BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING
  3. SYNTHETIC BALES SHALL BE INSTALLED AT ALL NEW INLETS ON PRIVATE PROPERTY AND SYNTHETIC "SOCKS" ON EXISTING INLETS IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION
  4. CONTRACTOR TO INSTALL PLASTIC FILTER FABRIC UNDER INLET GRATE ON ALL NEW INLETS AND IT SHALL REMAIN THERE FOR THE DURATION OF THE CONSTRUCTION



**CONSTRUCTION ENTRANCE DETAIL**

- NOTES:**
1. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION SO IT PREVENTS SEDIMENT FROM TRACKING OF FLOWING OFF THE CONSTRUCTION SITE ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE THE CLEANING OR REPLACEMENT OF THE COURSE AGGREGATE
  2. IT MAY BE NECESSARY TO WASH THE TRUCK TIRES THAT WILL BE LEAVING THE SITE
  3. IF WASHING IS REQUIRED THEN IT WILL BE DONE SO THAT THE WASH RUN-OFF GOES TO A DEPRESSED AREA ADJACENT TO THE CONSTRUCTION ENTRANCE AND NOT FLOW TO THE PUBLIC RIGHT-OF-WAY



This item has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

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

**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLAROSA@LLRARCHITECTS.COM

Luis LaRosa-Registered  
Architect  
AR#-0017852  
AA#-26003693

REVISION:	BY:

**PROPOSED 42-UNITS MULTI FAMILY DEVELOPMENT FOR:**  
**VAN BUREN FLATS LLC**  
 2202-2204 VAN BUREN STREET, 1-4  
 HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/12/22
SCALE	AS NOTED
JOB. NO.	022-041
SHEET	

**C-1.5**

OF SHEETS



LANDSCAPE  
ARCHITECTURAL  
SERVICES, LLC

March 6, 2023

via email: [epermits@hollywoodfl.org](mailto:epermits@hollywoodfl.org)

Favio Perez, ASLA  
City of Hollywood  
Department of Development Services  
P.O. Box 229045  
Hollywood, FL 33022-9045  
[fperez@hollywoodfl.org](mailto:fperez@hollywoodfl.org)  
954-921-3900

**RE: 2202-2204 Van Buren Street  
Response to Landscape Comments Received**

Mr. Perez,

We are in receipt of the comments in regard to the landscape plans submitted for the project located at 2202-2204 Van Buren Street. Please see below for individual responses to comments along with the landscape plans for review.

**Landscape Comments:**

1. Provide tree disposition plan.  
**RESPONSE: Disposition plan and mitigation calculations are included in revised plans attached.**
2. Provide sod species on plant schedule.  
**RESPONSE: Acknowledged. Sod species added to plant schedule.**
3. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'.  
Provide FPL approved trees for planting under powerlines.  
**RESPONSE: Acknowledged. Notes added to plans.**
4. Tree removal Disclaimer: Write this statement on ALL sheets for existing/proposed landscape: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'  
**RESPONSE: Acknowledged. Note added to plans.**

If you need any clarification on the revisions or responses received, please do not hesitate to reach out directly.

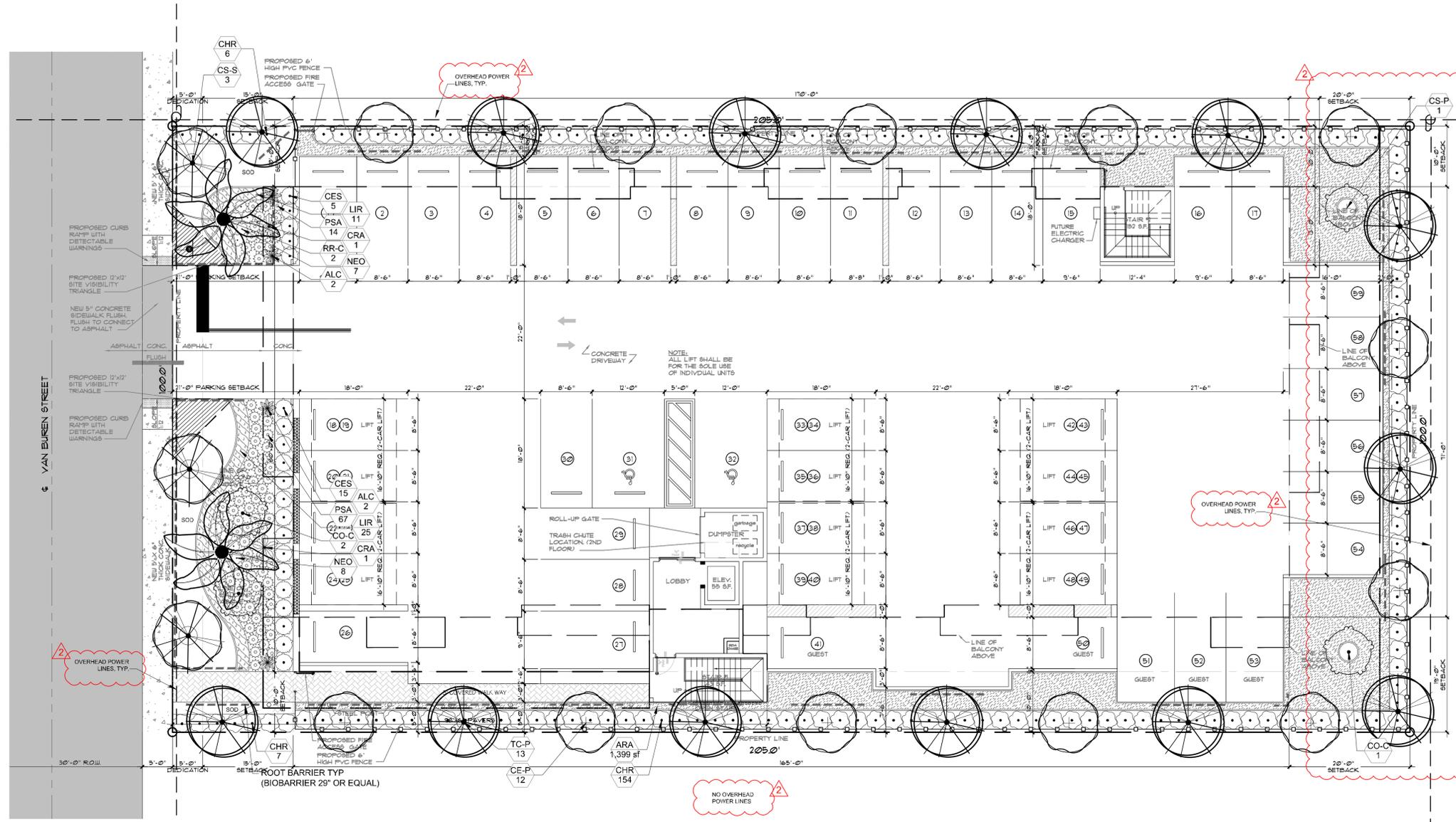
Regards,

A handwritten signature in blue ink, appearing to read 'Brandon M. White'.

Brandon M. White  
Landscape Architectural Services, LLC

### 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.



Project Team  
 Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 Brandon White | Owner  
 772-834-1357 | brandon@las-fl.com  
 Paul Goulas | Owner  
 772-631-8400 | paul@las-fl.com  
 1708 SE Jay Naven Street  
 Port St. Lucie, FL 34983  
 Architect:  
**LLR Architects, Inc.**  
 ARCHITECTURE & PLANNING  
 1288 W. 32 STREET  
 MIRAMAR, FLORIDA 33027  
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 CELL: 786-449-9891  
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
**VAN BUREN FLATS LLC**  
 2204 Van Buren Street, Hollywood, FL 33020  
**Landscape Plan**

Revisions		
Date	Init.	Description
01.23.23	BW	Initial Submittal
03.03.23	BW	Revised per Comments



Drawn By: BW  
 Checked By: PG  
 Municipal Project:  
 Scale:  
  
 SCALE: 1" = 10'  
  
**LS-1**

### Landscape Data:

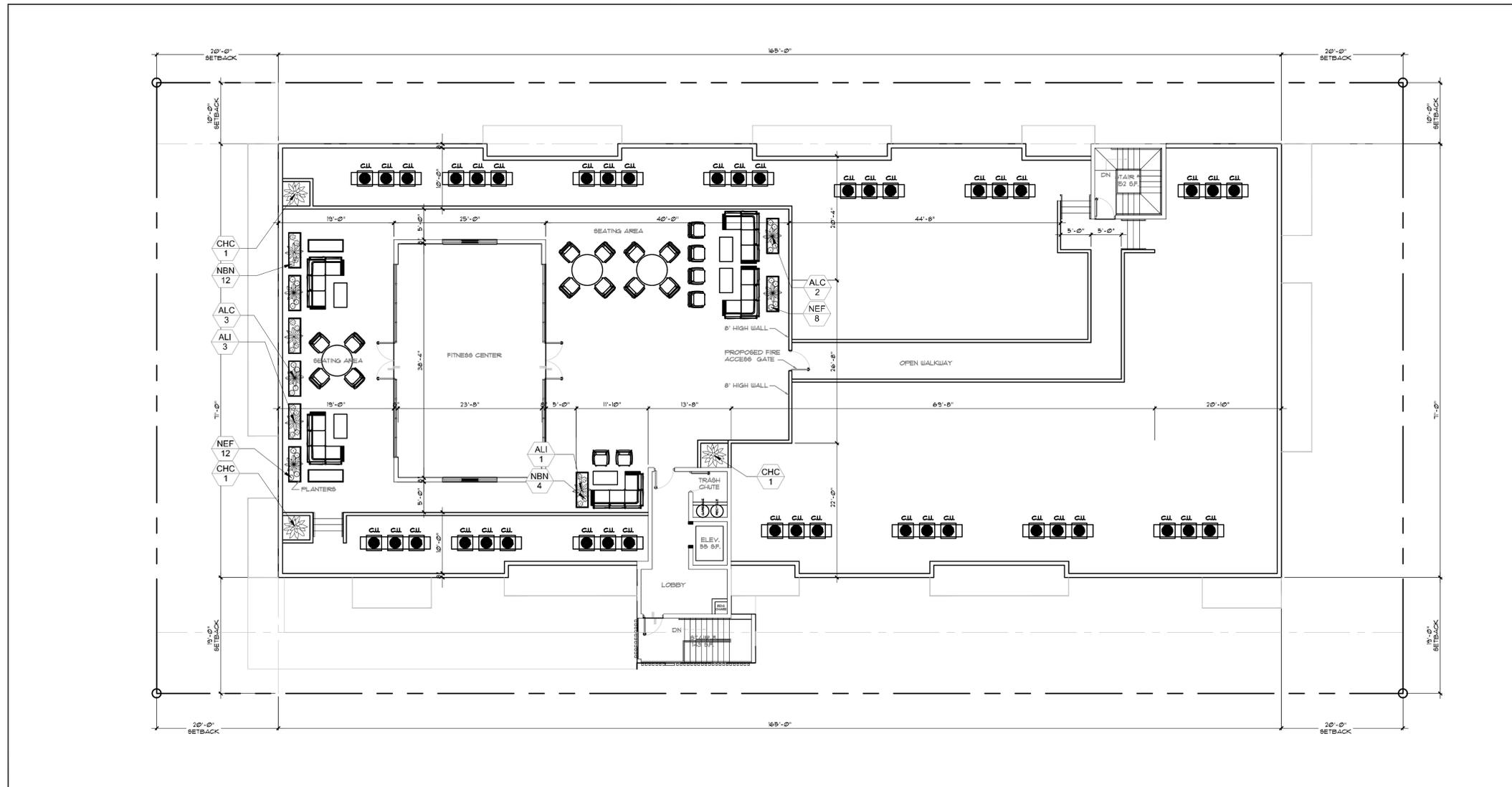
RAC Zoning - DH-2 (Dixie Highway Medium Intensity Multi-Family District)	Required	Provided
<b>Perimeter Landscape</b> One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (100'/30)	3 Trees (See Plant Schedule)
Residential 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.	26 Trees (510'/20)	26 Trees (See Schedule)
<b>Open Space</b> 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 (4,611 SF Ground + 145 SF Roof)	5 Trees (See Plant Schedule)
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	20 Trees 79 Shrubs	21 Trees 158 Shrubs

### Plant Schedule:

PERIMETER TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CE-P	Conocarpus erectus	Green Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	12	
CS-P	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	1	
TC-P	Tabebuia caraiba	Yellow Tabebuia	FG, 12' HT, 2" DBH MIN, STD, SP	No	13	
CODE TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CO-C	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	3	
RR-C	Roystonea regia	Royal Palm	FG, 8' CT, SGL, SP	Yes	2	
STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CS-S	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
ALI	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No	4	
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	9	
CHC	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No	3	
CHR	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G, 36" OA, FTB,	Yes	167	
CES	Conocarpus erectus 'sericeus'	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 30" OC	Yes	20	
CRA	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	15G, 2'-3' OA, F, SP	No	2	
NBN	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	6" POT, F	No	16	
NEF	Neoregelia x 'Fireball'	Fireball Bromeliad	6" POT, F	No	20	
NEO	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No	15	
PSA	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	81	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
ARA	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	1,399 sf	
LIR	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.	36
SOD	Stenotaphrum secundatum	St. Augustine Sod	Sod, Free of weeds, pests, & debris	No		

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





**3rd Floor Roof Garden**

**3rd Floor Roof Garden Plant Schedule:**

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY
ALI	Alcantarea imperialis	Imperial Bromeliad	7G, 36" OA, F, SP, AS	No	4
ALC	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	5
CHC	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No	3
NBN	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	6" POT, F	No	16
NEF	Neoregelia x 'Fireball'	Fireball Bromeliad	6" POT, F	No	20

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

**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.

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

Project Team

Landscape Architect:

**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner  
772-834-1357 | brandon@las-fl.com  
Paul Goulas | Owner  
772-631-8400 | paul@las-fl.com  
1708 SE Joy Haven Street  
Port St. Lucie, FL 34983

Architect:

**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
1290 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027  
OFFICE: 305-463-7926  
CELL: 786-545-0891  
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
**VAN BUREN FLATS LLC**  
2204 Van Buren Street, Hollywood, FL 33020  
**Roof Garden Landscape Plan**

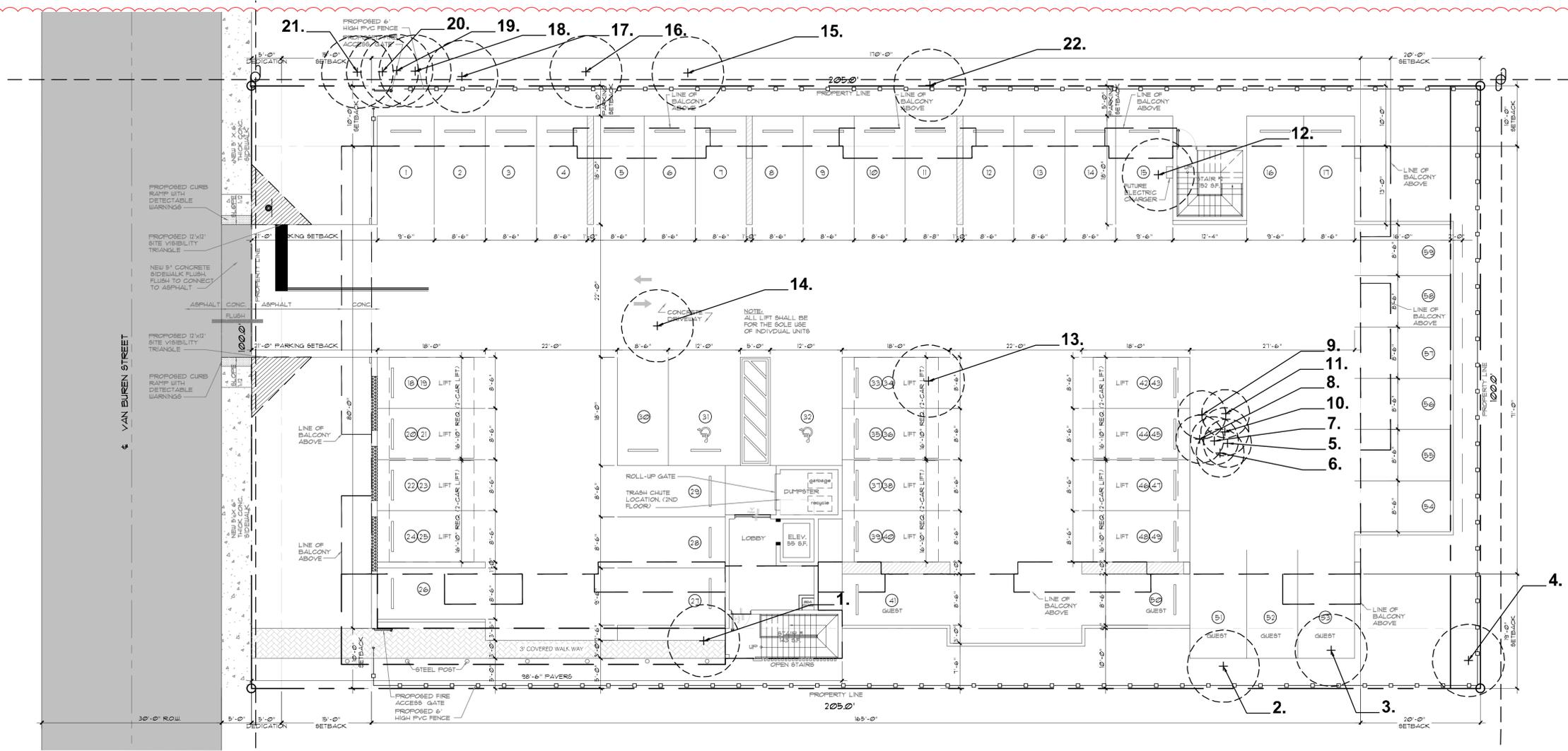
Revisions

Date	Init.	Description
01.20.23	BW	Initial Submittal
03.03.23	BW	Revised per Comments



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

SCALE: 1" = 10'



Project Team  
 Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 Brandon White | Owner  
 772-834-1357 | brandon@las-fl.com  
 Paul Goulas | Owner  
 772-631-8400 | paul@las-fl.com  
 1708 SE Joy Haven Street  
 Port St. Lucie, FL 34983  
 Architect:  
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**ARCHITECTURE & PLANNING**  
 1299 S.W. 52 STREET  
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**PROPOSED MULTI FAMILY DEVELOPMENT FOR:**  
**VAN BUREN FLATS LLC**  
 2204 Van Buren Street, Hollywood, FL 33020  
**Existing Tree Information**

Revisions

Date	Init.	Description
01.20.23	BW	Initial Submittal
03.03.23	BW	Revised per Comments



Drawn By: BW  
 Checked By: PG  
 Municipal Project:  
 Scale:  
  
 SCALE: 1" = 10'  
  
**LS-3**

**Existing Trees to be Removed:**

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)	Replacement Provided
1	Avocado Tree	Persea americana	24	33	30	\$4,200 Payment Contribution (\$350/2"DBH @ 24")
2	Tree No Identified	N/A	48	35	33	\$8,400 Payment Contribution (\$350/2"DBH @ 48")
3	Avocado Two Trunk	Persea americana	8	33	20	\$1,400 Payment Contribution (\$350/2"DBH @ 8")
4	Avocado Tree	Persea americana	18	33	23	\$3,150 Payment Contribution (\$350/2"DBH @ 18")
5	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
6	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
7	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
8	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
9	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
10	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
11	Palm	Arecaceae	8	30	6	\$350 Payment Contribution (\$350 per Palm)
12	Tree No Identified	N/A	36	35	30	\$6,300 Payment Contribution (\$350/2"DBH @ 36")
13	Tree No Identified	N/A	36	35	30	\$6,300 Payment Contribution (\$350/2"DBH @ 36")
14	Tree No Identified	N/A	30	40	30	\$5,250 Payment Contribution (\$350/2"DBH @ 30")
15	Tree No Identified	N/A	12	20	20	\$2,100 Payment Contribution (\$350/2"DBH @ 12")
16	Tree No Identified	N/A	12	22	20	\$2,100 Payment Contribution (\$350/2"DBH @ 12")
17	Tree No Identified	N/A	8	18	14	\$1,400 Payment Contribution (\$350/2"DBH @ 8")
18	Tree No Identified	N/A	8	18	14	\$1,400 Payment Contribution (\$350/2"DBH @ 8")
19	Tree No Identified	N/A	8	18	14	\$1,400 Payment Contribution (\$350/2"DBH @ 8")
20	Tree No Identified	N/A	10	20	18	\$1,750 Payment Contribution (\$350/2"DBH @ 10")
21	Tree No Identified	N/A	10	20	18	\$1,750 Payment Contribution (\$350/2"DBH @ 10")
22	Gumbo Limbo Tree	Bursera simaruba	20	30	30	\$3,500 Payment Contribution (\$350/2"DBH @ 20")

**Landscape Tree Mitigation Data:**

Total mitigation for trees and palms removed to be provided by payment to City Tree Fund. (7) Palms and (288") proposed to be removed; \$350 required for every palm/2" hardwood removed.  
**\$52,850 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.

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

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOFFE:
- 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 himself 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 himself 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 share 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 himself 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 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

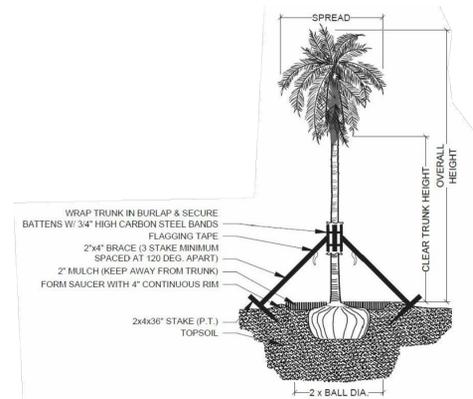
- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials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

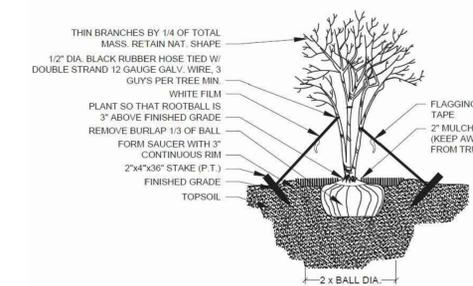
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition 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 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 slippage 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 plant 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 plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following ratios:
- |                    |           |
|--------------------|-----------|
| 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.
- PART 3: EXECUTION
- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 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, paving, drain 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.
- 3.03 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.  
 Leno material (7 gal.): 30" x 30" x 24" min.  
 Field grown material and trees: 1-1/2 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 depression left at the soil line for future watering. Saucer areas shall be top-dressed two (2) inches deep with topsoil and left in a neat, clean manner.
- 3.04 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 poked or topped.
- D. Remove all trimmings from site.

3.05 GUYING:

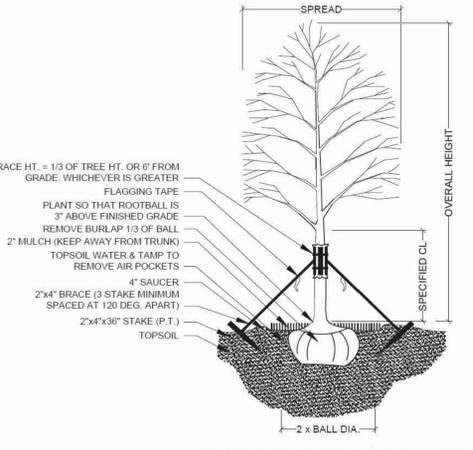
- A. All trees over six (6) feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling girths 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 tight 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. 6-6-6 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 tamped 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 planting and workmanship, exclusive of the possible replacement of plants subject to guarantee.



PALM PLANTING - ANGLE STAKE  
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING  
NOT TO SCALE

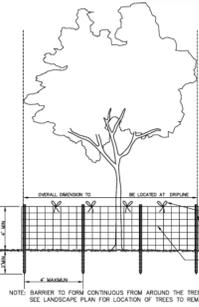


TREE PLANTING & STAKING  
NOT TO SCALE

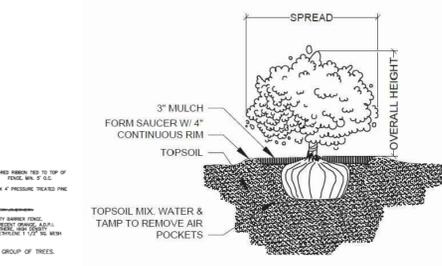
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

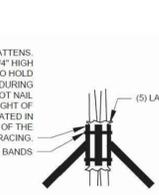
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN 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.



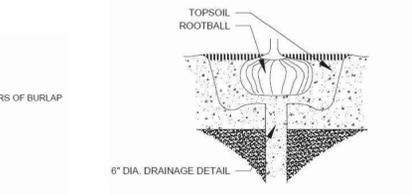
TREE PROTECTION DETAIL  
NOT TO SCALE



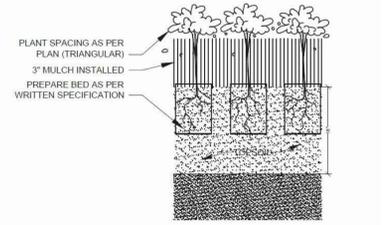
SHRUB PLANTING  
NOT TO SCALE



BRACING DETAIL  
NOT TO SCALE



DRAINAGE TESTING DETAIL  
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE

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

Project Team

Landscape Architect:

**LS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Paul Goulas | Owner  
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Architect:

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OFFICE: 305-453-7626  
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:

**VAN BUREN FLATS LLC**

2204 Van Buren Street, Hollywood, FL 33020

**Details & Specifications**

Revisions			
Date	Init.	Description	
01.23.23	BW	Initial Submittal	
03.03.23	BW	Revised per Comments	

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS, RLA

LA 6668807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6668807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = NTS

0 0 0 0

**LS-4**



