PLANNING DIVISION



File No. (internal use only):_

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

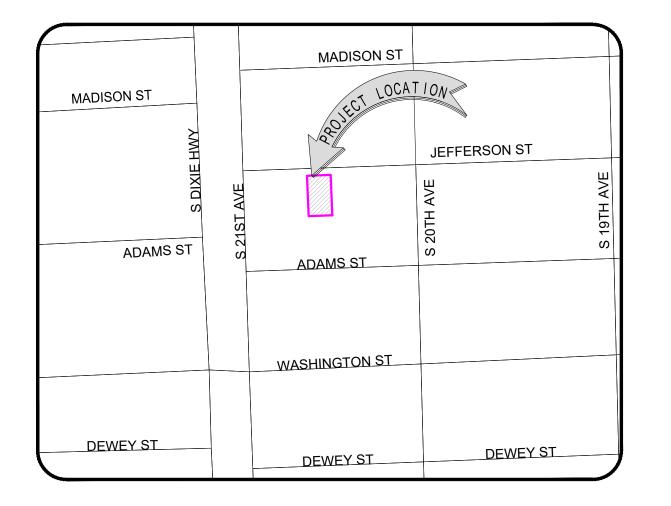
	APPLICATION TYPE (CHECK ONE):
	Technical Advisory Committee
	City Commission Planning and Development Board
- FLORIDA	Date of Application: 08/21/2023
Tel: (954) 921-3471	Location Address: 2032 Jefferson Street
Fax: (954) 921-3347	Lot(s): 23 & 24 Block(s): 2 Subdivision: Town of Hollywood
	Folio Number(s): 5142-1501-0320
	Zoning Classification: DH-3 Land Use Classification: R.A.C.
This application must be	Zoning Classification: DH-3 Land Use Classification: R.A.C. Existing Property Use: Multi- Family Sq Ft/Number of Units: 2,614 s.f./ 3-units
completed <u>in full</u> and submitted with all documents	Is the request the result of a violation notice? () Yes (No If yes, attach a copy of violation.
to be placed on a Board or	Has this property been presented to the City before? If yes, check al that apply and provide File
Committee's agenda.	Number(s) and Resolution(s): No
	Economic Roundtable 🛛 Technical Advisory Committee 🗌 Historic Preservation Board
The applicant is responsible for obtaining the appropriate	City Commission
checklist for each type of	Explanation of Request:
application.	
Applicant(s) or their authorized legal agent must be	Number of units/rooms: <u>30 units</u> Sq Ft: <u>32,301 s.f.</u>
present at all Board or	Value of Improvement: <u>6,000,000</u> Estimated Date of Completion: <u>July 2025</u>
Committee meetings.	Will Project be Phased? () Yes ()No If Phased, Estimated Completion of Each Phase
At least one set of the	
At least one set of the submitted plans for each	
application must be signed	Name of Current Property Owner: Great Partners Investments LLC
and sealed (i.e. Architect or Engineer).	Address of Property Owner: 1990 NE 163rd Street # 209, North Miami Beach, FL 33162
,	Telephone: 786-553-7228 Fax: Email Address: damian@dalanrealty.com
Documents and forms can be	Name of Consultant/Representative/Tenant (circle one): Luis La Rosa- Registered Architect
accessed on the City's website	Address: 9000 Sheridan Street Suite 158, Pembroke Pines, FL 33024 Telephone: 954-862-2248
at http://www.hollywoodfl.org/Do	Fax: Email Address: Ilarosa@larosaarchitects.com
cumentCenter/Home/View/21	Date of Purchase: $4-11-2023$ Is there an option to purchase the Property? Yes () No (\checkmark)
	If Yes, Attach Copy of the Contract.
	List Anyone Else Who Should Receive Notice of the Hearing:
RAPA	Address: Email Address:



Print Name

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

Notary Public



VICINITY MAP 1 Not to Scale

2 PROPERTY ADDRESS

2032 Jefferson Street, Hollywood, Florida 33020 Parcel ID: 514215010320

3 LEGAL DESCRIPTION

Lots 23 and 24, Block 2, TOWN OF HOLLYWOOD, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Miami-Dade County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 10906.43 SqFt (+/-0.25 Acres) Gross Area of subject parcel: 12906.43 SqFt (+/-0.30 Acres)

5 ZONING INFORMATION

Zoning District: DH-3 (Dixie Highway High Intensity Mixed-Use District as per Hollywood Zoning Map)



I hereby certify to: Great Partners Investments, LLC That this map or plat and the survey on which it is based were made in accordance with the 2016 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 (As per City of Hollywood Zoning Map, no zoning report provided), 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: August 10th, 2023

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

6 SURVEYOR'S REPORT

- herein
- National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- field site work are in consistency with distances and directions from records.
- locate request might be necessary for a detailed location of underground utilities.
- immediately adjoining parcels.
- in street right of way lines for these roadways.
- the field work. 8. No evidence of wetland field designations were present at the time of the survey.
- horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- (NAVD'88)
- ground.
- feet(NAVD'88)

residence #315 Pembroke Road, Hollywood, 100 feet E. of N.W. 4 Ave., 38' S. of centerline of asphalt Pembroke Road, 60' E of a power pole.

- 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- 14. The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- otherwise shown.
- bearing along the Center Line of Jefferson Street being N87°49'21"E
- Item #1 of O&E Report. Plat of HOLLYWOOD, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida. (Addressed and depicted on survey). Item #2 of O&E Report. Maintenance Map Specific Purpose Survey recorded in Miscellaneous Map Book 9, Page 76, Public Records of Broward County, Florida. (Does not affect this subject property). Item #3 of O&E Report. Ordinance No. 2005-18 recorded in Official Record Book 40082, Page 1783, of the Publics record of Broward County, Florida. (Applies but not plottable) Broward County, Florida. (Applies but not plottable)

ALTA / NSPS LAND TITLE SURVEY

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

1. This ALTA/NSPS Survey has been made on the ground on August 4th, 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

2. 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

3. 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

4. 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

5. There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the

6. This property has access to and from a duly dedicated and accepted public Right of Way: Jefferson Street - along the North property line and from the 15 foot Alley in the South Property line. The undersigned has no knowledge of proposed changes

7. No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting

9. 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". This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.

10. 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

11. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National 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: Broward County Engineering Division Bench Mark 1896, Elevation=10.932 feet(NGVD'29)-1.51=9.422 feet

Description: A C&GS disc, about 0.1 mile south along the east coast railway from the station at Fort Lauderdale, 0.35 mile north of milepost 349, 223 feet south-west of the southwest corner of the station, 24' southeast corner of an outside waiting room, 25.5 feet east of the east rail of the northbound track, 5' south of the extended centerline of Polk Street 6.5 feet west of the west curb of north 21 Avenue. 1 feet below the level of the track and set in the top of a concrete post flush with the

Bench Mark # 2: Broward County Engineering Division Bench Mark 3943, Elevation=9.15 feet(NGVD'29)-1.51=7.64

Description: "Square" cut in S. edge of concrete sidewalk and at center of sidewalk leading to Stevens Funeral Home,

12. 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

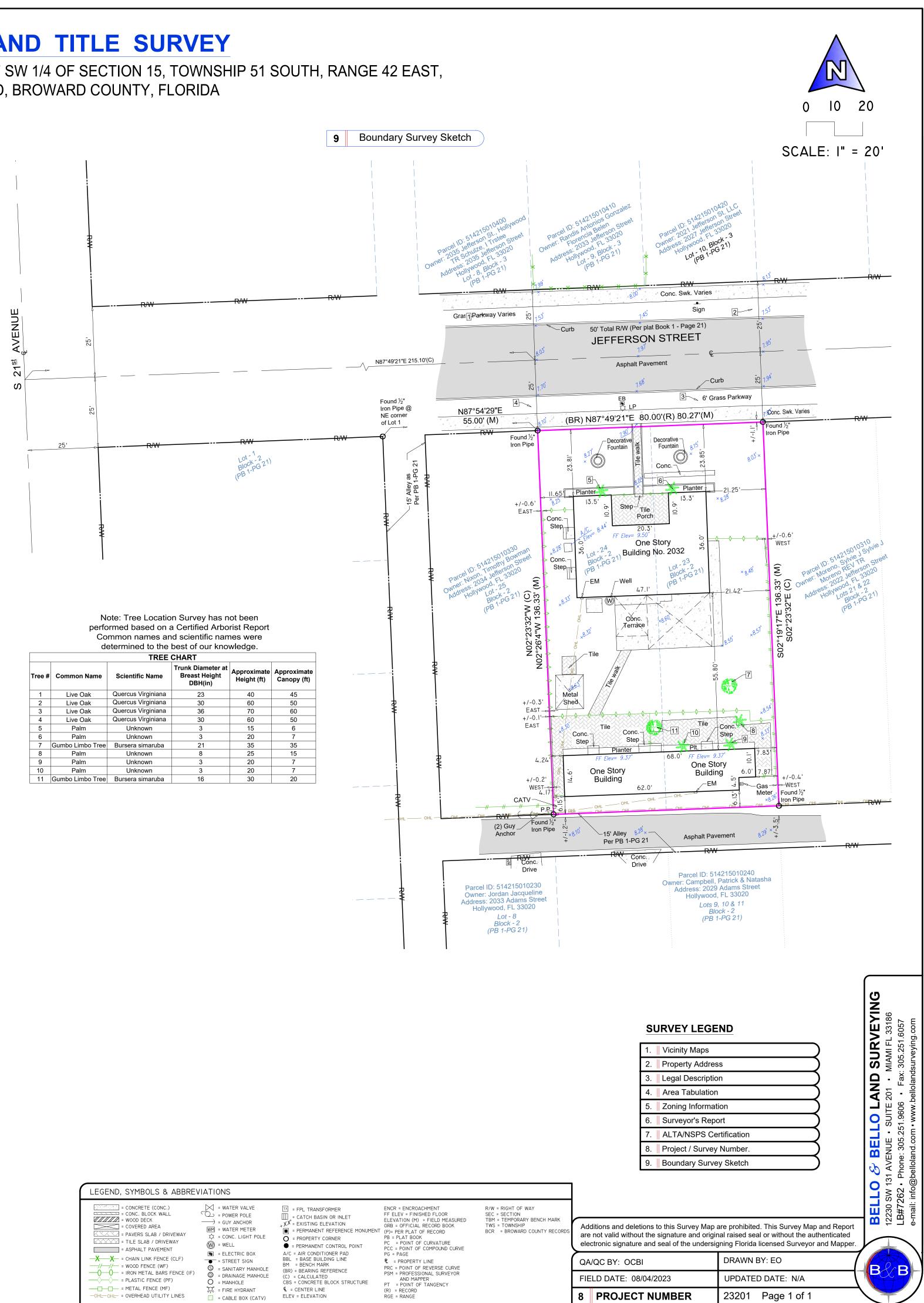
13. This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.

15. 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

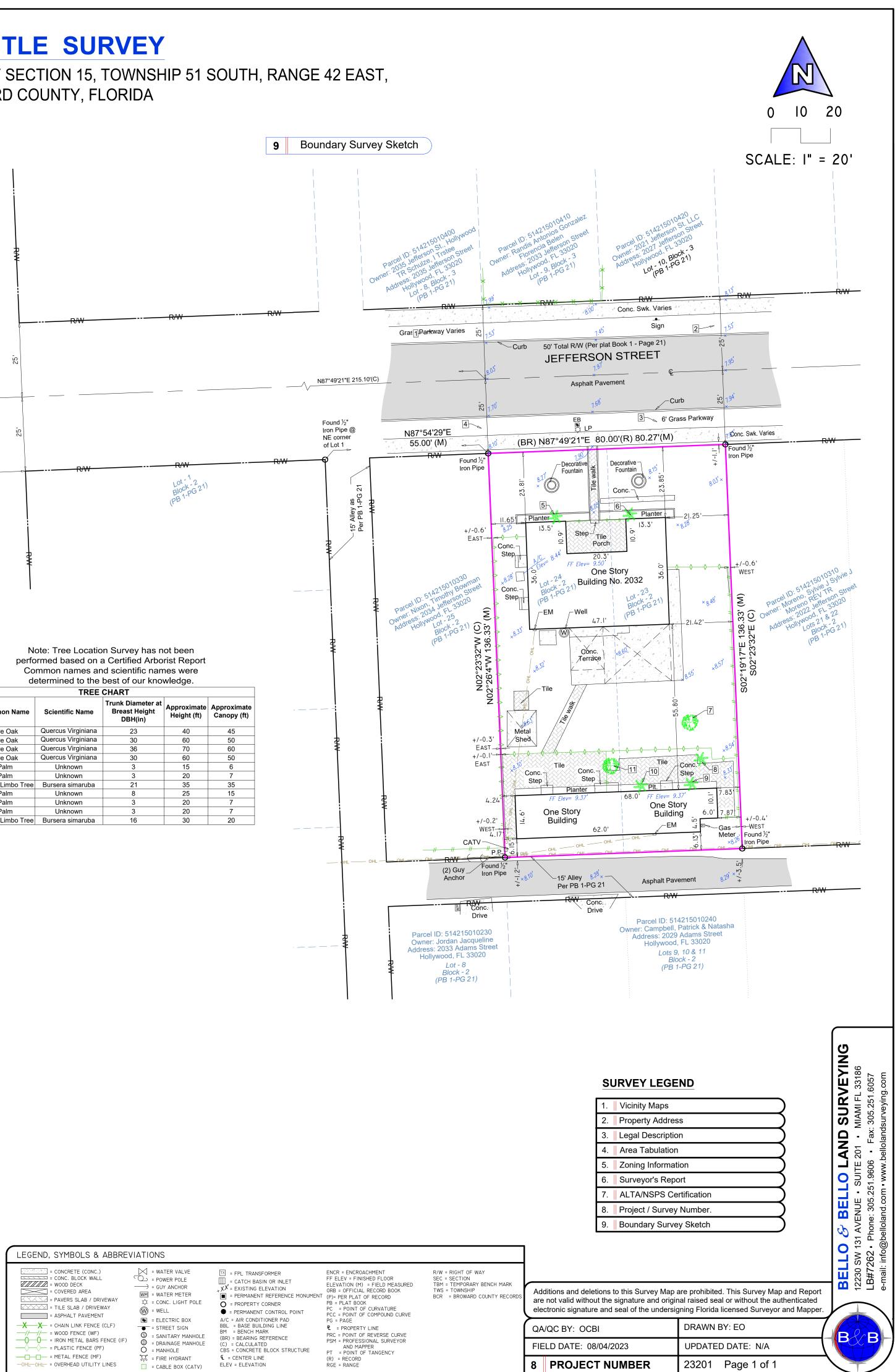
16. North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed

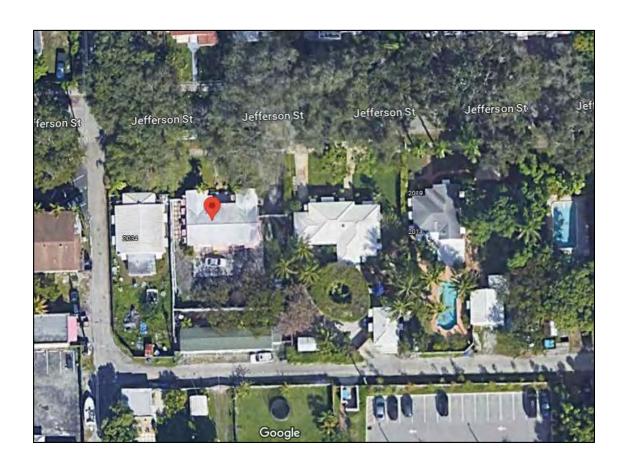
17. This survey has been made based on and upon an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E), issued by Carusi Law, Dated August 8, 2023. Upon review and examination of said report the following applies:

Item #4 of O&E Report. Ordinance No. 2005-19 recorded in Official Record Book 40082, Page 1789, of the Publics record of



		TREE	CHART		
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Live Oak	Quercus Virginiana	23	40	45
2	Live Oak	Quercus Virginiana	30	60	50
3	Live Oak	Quercus Virginiana	36	70	60
4	Live Oak	Quercus Virginiana	30	60	50
5	Palm	Unknown	3	15	6
6	Palm	Unknown	3	20	7
7	Gumbo Limbo Tree	Bursera simaruba	21	35	35
8	Palm	Unknown	8	25	15
9	Palm	Unknown	3	20	7
10	Palm	Unknown	3	20	7
11	Gumbo Limbo Tree	Bursera simaruba	16	30	20





LOCATION MAP

SHEET INDEX

•	R GHEET
SURVE	
SP-1.1	LOCATION PLAN
	GENERAL NOTES
	SITE DATA
	SITE PLAN
	BUILDING CALCULATION
SP-1.2	DUMPSTER DETAIL
	TYP. HANDICAP DETAIL
	TYP. PARKING DETAIL
	DIAGRAM F.A.R. CALCULATION
	DIAGRAM PERVIOUS & IMPERVIOUS.
C-1.1	PAVING, GRADING, WATER & SEWER PLAN
C-1.2	GENERAL DETAILS
C-1.3	GENERAL DETAILS
∟-1	LANDSCAPE PLANS
L-2	LANDSCAPE DETAILS
A-1,1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	3RD, 4TH & 5TH TYP. FLOOR PLAN
A-1.4	SIX FLOOR PLAN & SUN DECK
A-1.5	SEVEN FLOOR PLAN
A-1.6	ROOF PLAN & GENERAL DETAILS
A-1.7	ENLARGED UNITS
A-1.8	ENLARGED UNITS
A-2.1	NORTH ELEVATION
A-2.2	WEST ELEVATION
A-2.3	SOUTH ELEVATION

A-2.3 SOUTH ELEVATION A-2.4 EAST ELEVATION

TAC-1 MEETING DATE: September 5, 2023



PROPOSED 30-UNIT MULTI FAMILY DEVELOPMENT FOR:: GREAT PARTNERS INVESTMENTS LLC 2032 JEFFERSON STREET HOLLYWOOD, FLORIDA 33020





LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET MIRAMAR, FLORIDA 33027

(O)- 305-403-7926 (F)- 305-403-7928 E-MAIL: llarosa@larosaarchitectcts.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

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 INFERABLE 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 PROCEED'S 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.

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 REFORE 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.

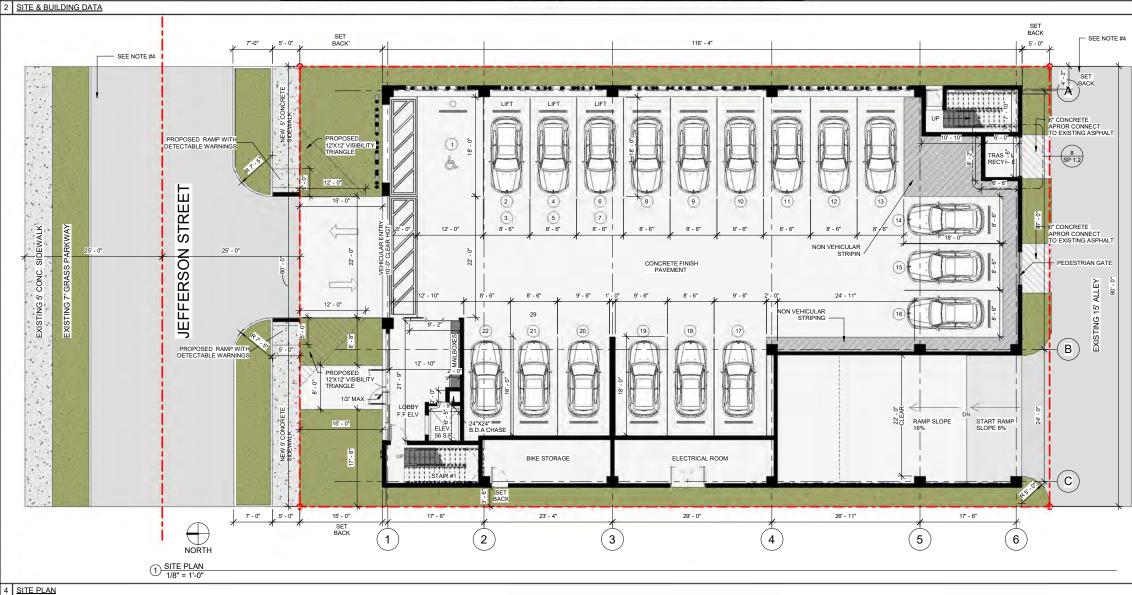
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL ACCEPTIBLE TO THE OWNER, ALL LABOR AND WATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY 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.

SITE CALCULA		1.	OWNER TO IN				<u>P</u>	ARKIN	IG CAL	.CULA	TION	<u>S:</u>			SETBACK CALCULATIC	<u>NS:</u>	
	TIONS.		CHARGING ST. SEE ORDINAN			E, PLEASE						REQL	JIRED	PROVIDED		REQUIRED	PROVIDED
TOTAL SITE AREA: NET AREA= 10,880 SF or .25 ACRE	S	2.	ALL SIGNAGE ZONING & LEN	D DEVELOP	MENT REGU	LATION.	15-(1) BEDROO	M=15x1= 15 F	PARKING S	PACE	15			FRONT	15'	15'-0"
BUILDING FOOTPRINT AREA DRIVEWAY	8,4355 SF 442 SF	3.	OWNER TO PR LIMIT ABSORP	TION OF RE				2) BEDROO	MS=15x1.5= ⁻	18.0 PARKI	NG SPACE	18			REAR ALLEY	5'	5'-1"
CONC. SLAB	240 SF	4.	ISLAND EFFEC			1		. ,	IS=3x1.5= 4.5			4.5			SIDE ALLEY	N	5'-0"
TOTAL IMPERVIOUS AREA=	9,117 SF (83.6 %)	1 .	PROPERTY LIN	NES (MAXIMU								4.5			SIDE INTERIOR	0'	3'-2"
TOTAL PERVIOUS AREA=	1,789 SF (16.4 %)	5.	RESIDENTIAL) A BI-DIRECTIO THIS BUILDING	NAL AMPLIF			(1 S	EST PARKIN PACE FOR	EVERY 10 UN	NITS FOR 3	0 UNITS)=	3.0			AT GRADE PARKING SETBACKS		N-8'-8" S-38'-2"
		ן 6.	BROWARD AM GLAZING FOR LIGHT INTO CO	HALLWAY 1	O PROVIDE	NATURAL			TOTAL	PARKING	SPACES	42.0		48			E-5'-2" W-5'-0"
FAR CALCULA		7. 8.	BIKE RACK TO WHITE ROOF	BE INSTALL	ED AS SHOV	WN	<u>NO</u> 1. L	<u>)TE:</u> LIFTS ARE [DESIGNATED	TO EACH	2&3-BEDRC	DOM UNIT			HEIGHT CALCULATION	 S:	
FAR ALLOWED= 10,880 X 30= 32,640 S	SF								LIEU SECTIO		THE REMA	AINING PAF	RKING SPA	ACES.			
FIRST FLOOR= 607 SF 2ND FLOOR= 442 SF 3RD FLOOR= 7,579 SF 4TH FLOOR= 7,579 SF			GREEN BUILDING THIS PROJECT R CERTIFICATION. CERTIFICATIONS	EQUIRES A WE WILL BI	E PROVIDING	GA	(TC	DTAL OF 1 E	EING REQUE	ESTED).					MAX. HEIGHT ALLOWED:	REQUIRED 10 STORIES OR 140'	PROVIDED 86'-0" TOP OF ROOF
5TH FLOOR= 7,579 SF 6TH FLOOR/ROOF= 4,853 SF 7TH FLOOR= 3,662 SF			COUNCIL.		1										LAND. USE DESIGNATION: RAC		
			Ist floor Elevators	unit size	2nd. floor Elevators	unit size 56	3rd. floor 301		4th. floor 401	unit size 940	5th floor 501	unit size 940	6th floor 601	unit size	ZONING DESIGNATION: DH-3		
FAR PROVIDED= 32,301 SF			Stair-1	140	Stair-1	140	302	715	402	715	502	715	602		NOTE:		
			Lobby	271	Lobby	106	303			995	503		603		1. ALL CHANGES TO THE DESIGN WILL REQUIR	E PLANNING RE	VIEW & MAY
			Stair-2	140	Stair-2	140	304			575	504	575	604		BE SUBJECT TO BOARD APPROVAL.		
					-		305 306	682	405 406	1,067	505 506	1,067	605 606		2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIR		REATER THAN
				-	-		307		407 408	682 762	507	682 762	607 608		3. REFER TO DETAIL 2 ON SPECIFICATION SHE	ET FOR CAR LIF	TS. WE ARE
							Elevators	56	Elevators	56	Elevators	56	Elevators	56	USING AM S.U.VSEDAN CONFIGURATION WHI CLEARANCE.	CH REQUIRES A	12'-2"
				-	-	· · · · ·	Stair-1		Stair-1		Stair-1		Stair-1	140	CLEARANCE.		
				-		-	Lobby Stair-2		Lobby Stair-2		Lobby Stair-2		Lobby Stair-2	0	4. ALL STREETS & ALLEYS ADJACENT TO SITE ALLEY & WEST ALLEY) TO BE MILLED & RESUR		
				-	-	-	Corridors		Corridors		Corridors		Corridors	825	ROAD LENGTH OF PROPERTY).	FACED (FOR FU	
							e cirracio		Contours	1	e orginality		e pringero				
			Floor Totals	607		442		7,579		7,579	1	7,579	1	7,425			
SITE & BUILDING DATA	C																
SEE NOTE #4	7"	-0"	5'-0" B/	ET ACK'	×							116' - 4"				SET BACK	SEE NOTE #4
		57			1.1.3	10.1	I.			1						-	SET

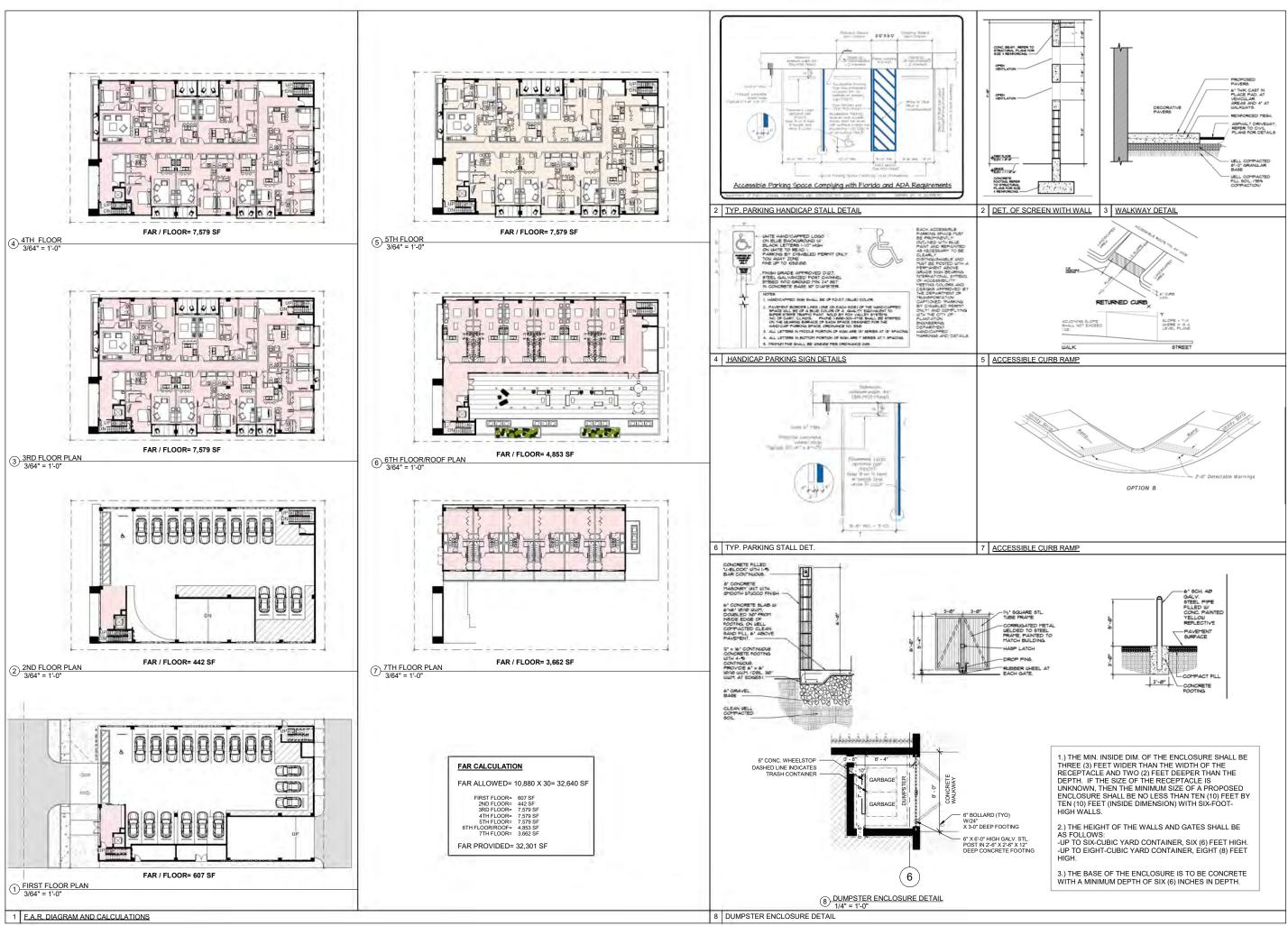


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	PROPOSED 30-UNITS MULTI FAMILIY DEVELOPMENT FOR:	GREAT PARTNERS INVESTMENT LLC	2032 JEFFERSON STREET	HOLLYWOOD, FLORIDA 33020
	s	EAL: AR 001 LUIS LA RC	17852 ISA	
	DRAWN	I: A.C	Э.	
		ED: L.L	R	
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1	CHECKI DATE: SCALE:	7/10	/2023 NOTE	D

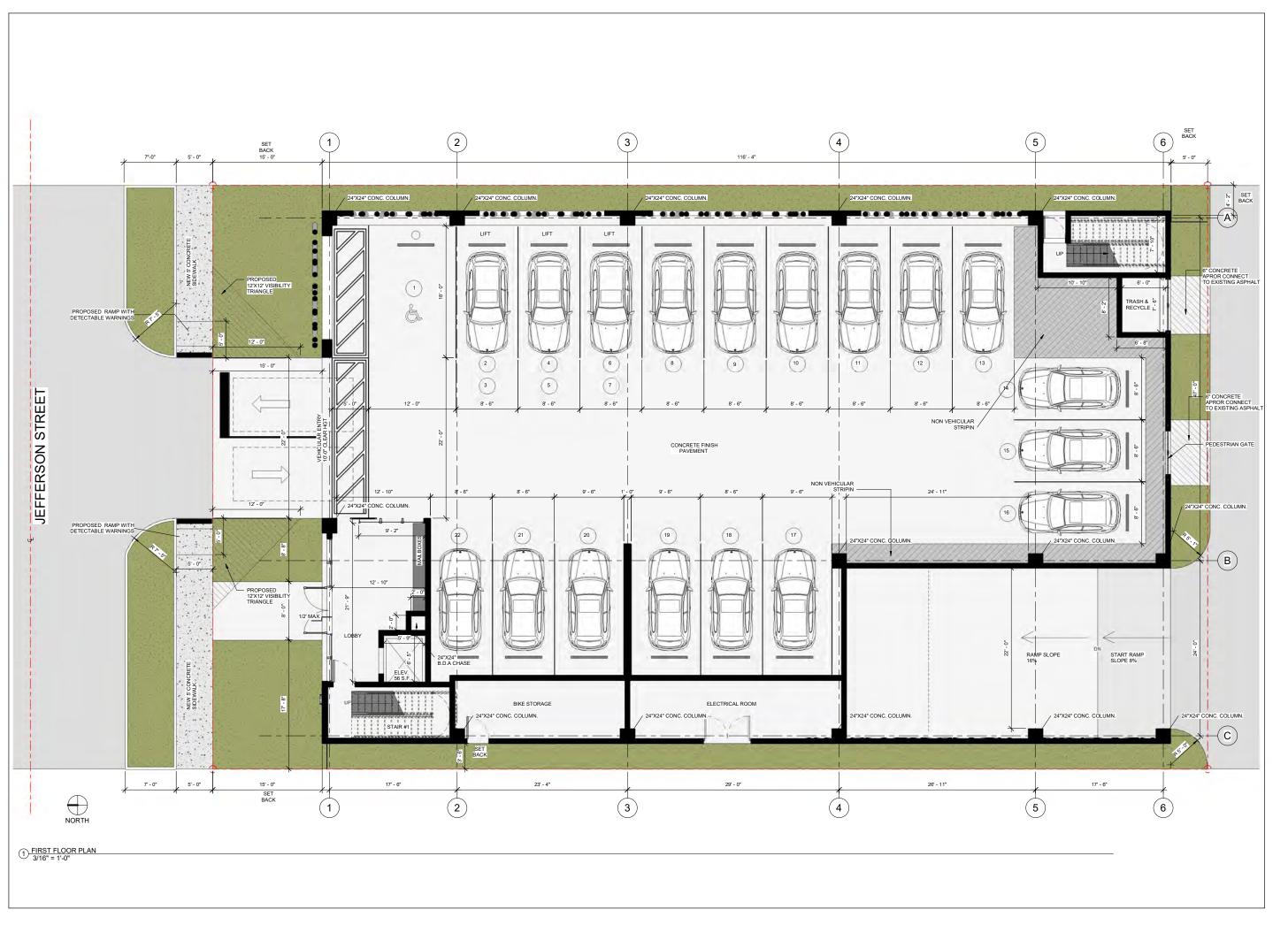
SP 1.1

OF

SHEETS:

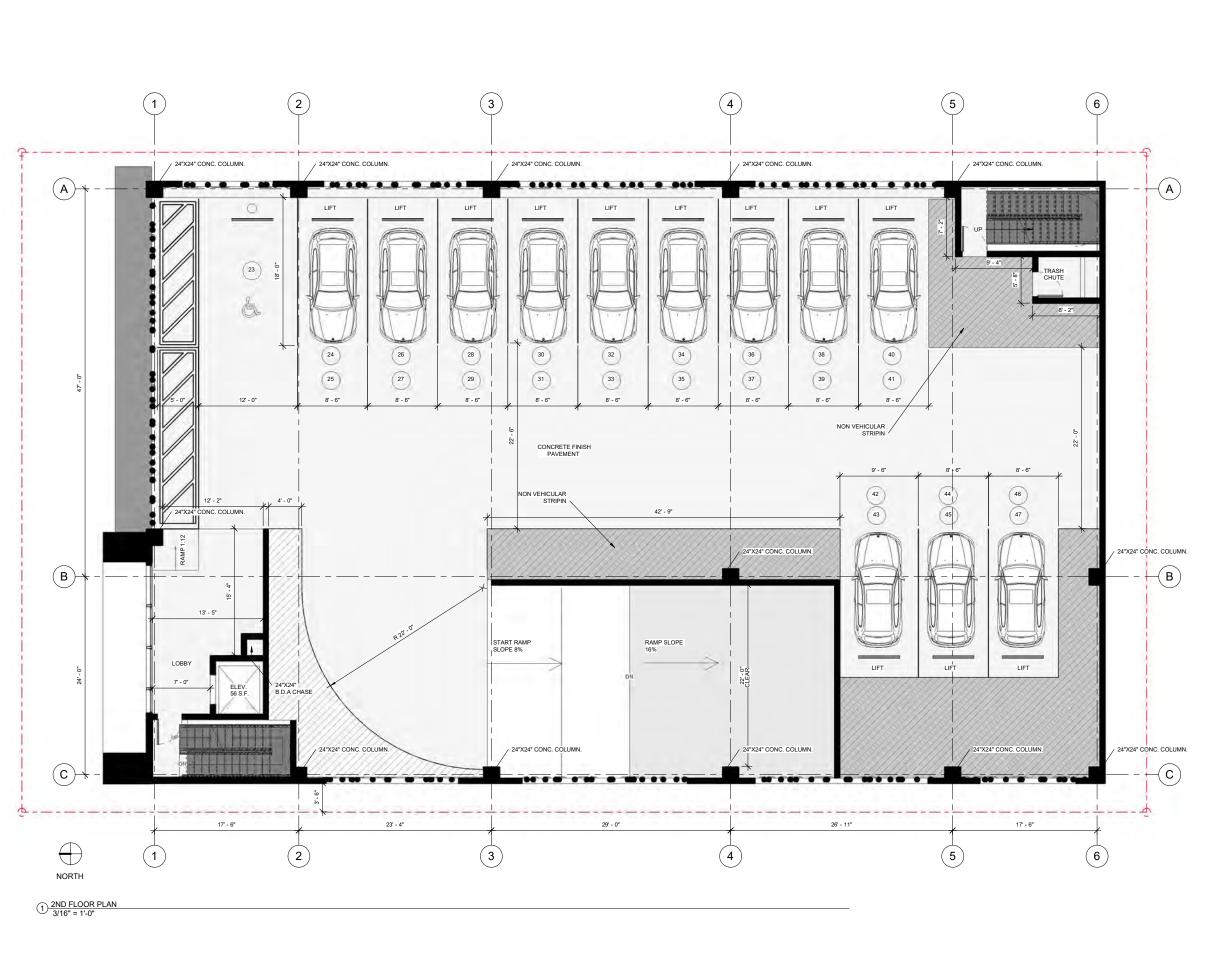








CHECKED: LLR DATE: 7/10/2023 SCALE: AS NOTED JOB.NO: 023-023 SHEET: A 1.1 OF: SHEETS:	Bround: 700.
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JOB. NO.: 023-023 SHEET: A 1.1	DATE: 7/10/2023
sheet: A 1.1	SCALE: AS NOTED
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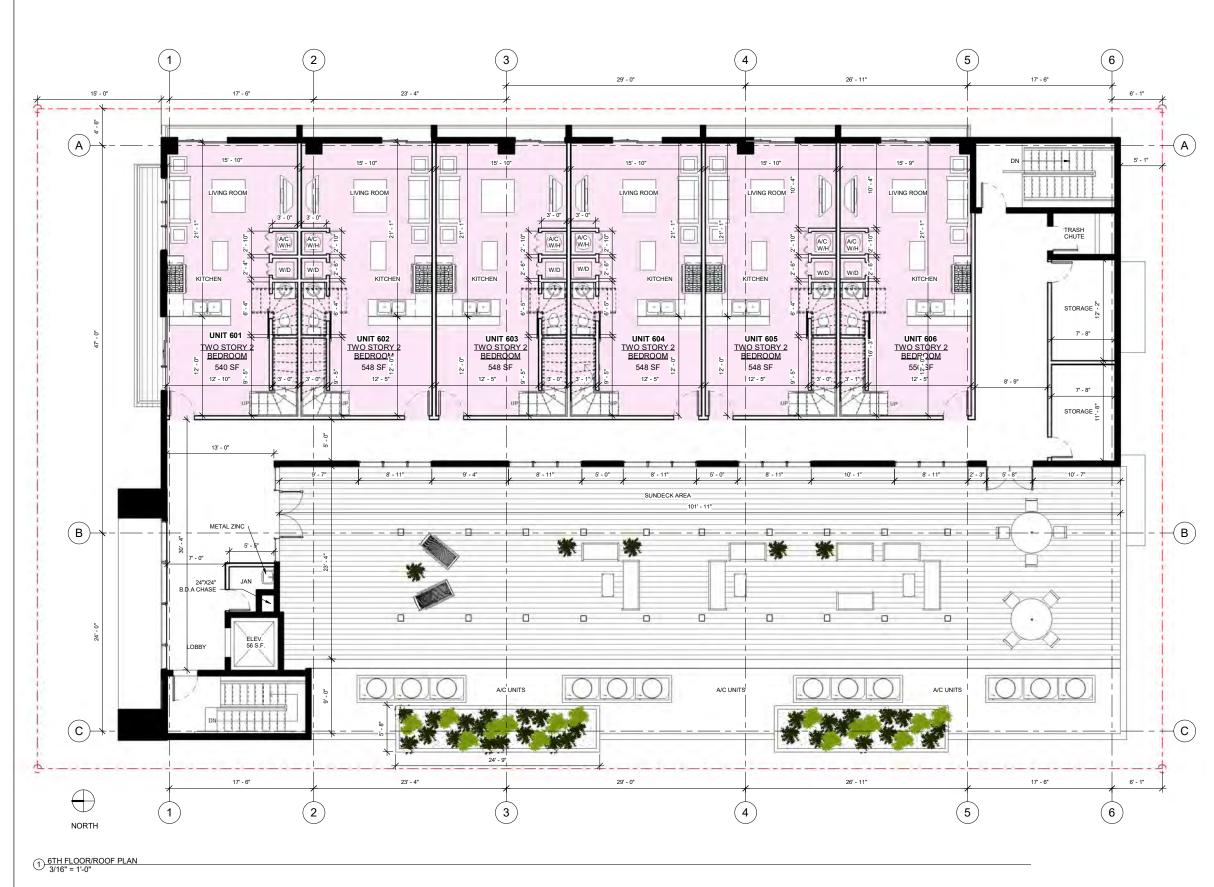


REVISION: PY: REVISION: PY:	
PROPOSED 30-UNITS MULTI FAMILIY DEVELOPMENT FOR: GREAT PARTNERS INVESTMENT LLC 2032 JEFFERSON STREET HOLLYWOOD, FLORIDA 33020	
SEAL: AR 0017852 LUIS LA ROSA	
DRAWN: A.G.	
CHECKED: LLR	
DATE: 7/10/2023 SCALE: AS NOTED	
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OF: SHEETS:	





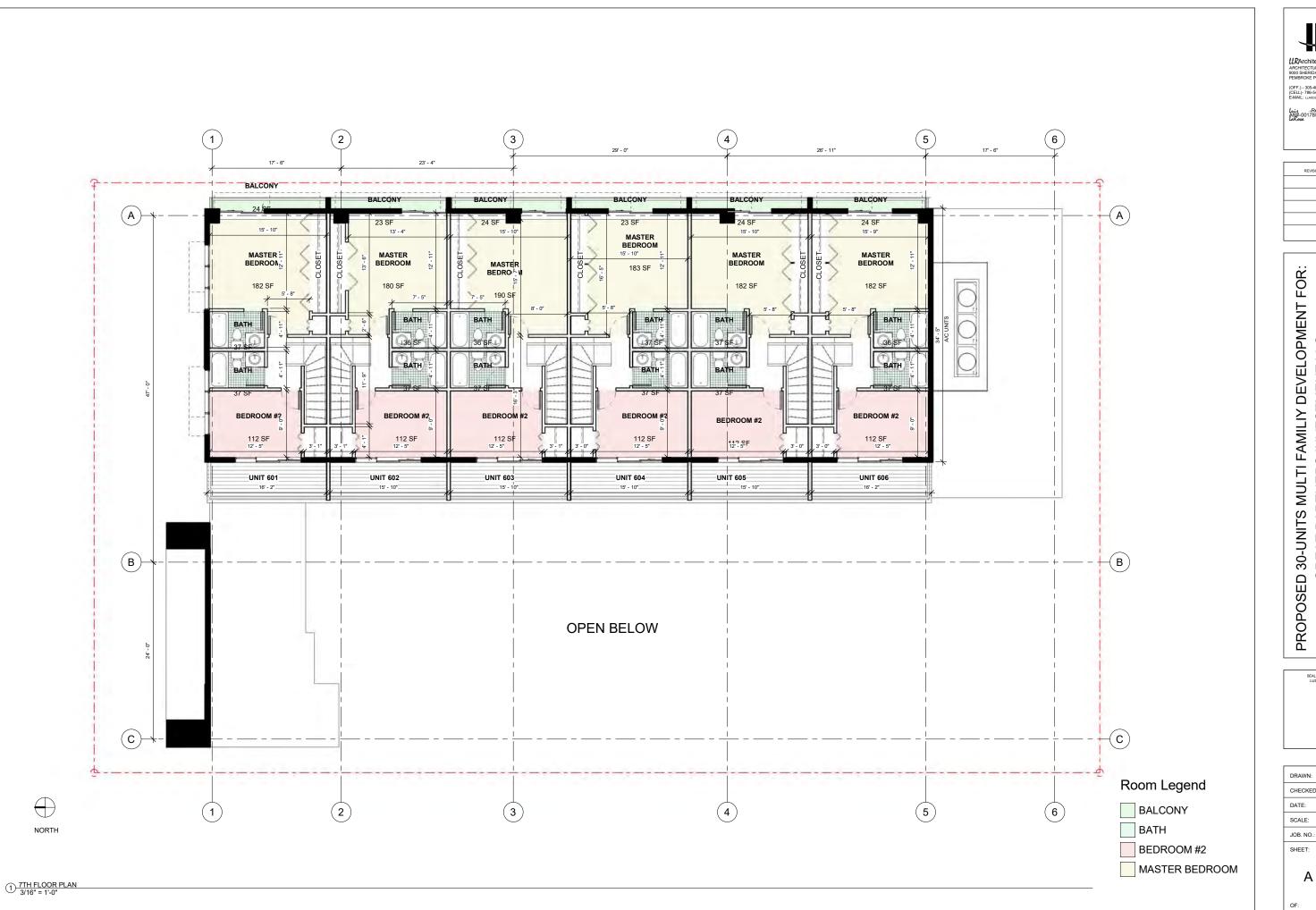




URArchi ARCHITECT. 9000 SHERROKE (OEL)-785 E-MAIL: LLAR (CEL)-785 E-MAIL: LLAR CEL)-785 E-MAIL: LLAR CEL)-785 E-MAIL: LLAR KEYE	403-7926 543-0851 DBABLARDSAAR Registered 352	CHITECTCTS.COM
PROPOSED 30-UNITS MULTI FAMILIY DEVELOPMENT FOR:	PARTNERS INV	
SEA	L: AR 001785 JIS LA ROSA	2
DRAWN: CHECKE DATE: SCALE: JOB. NO. SHEET:	7/10/20 AS NC	xer 123 ITED 23
OF:		SHEETS:

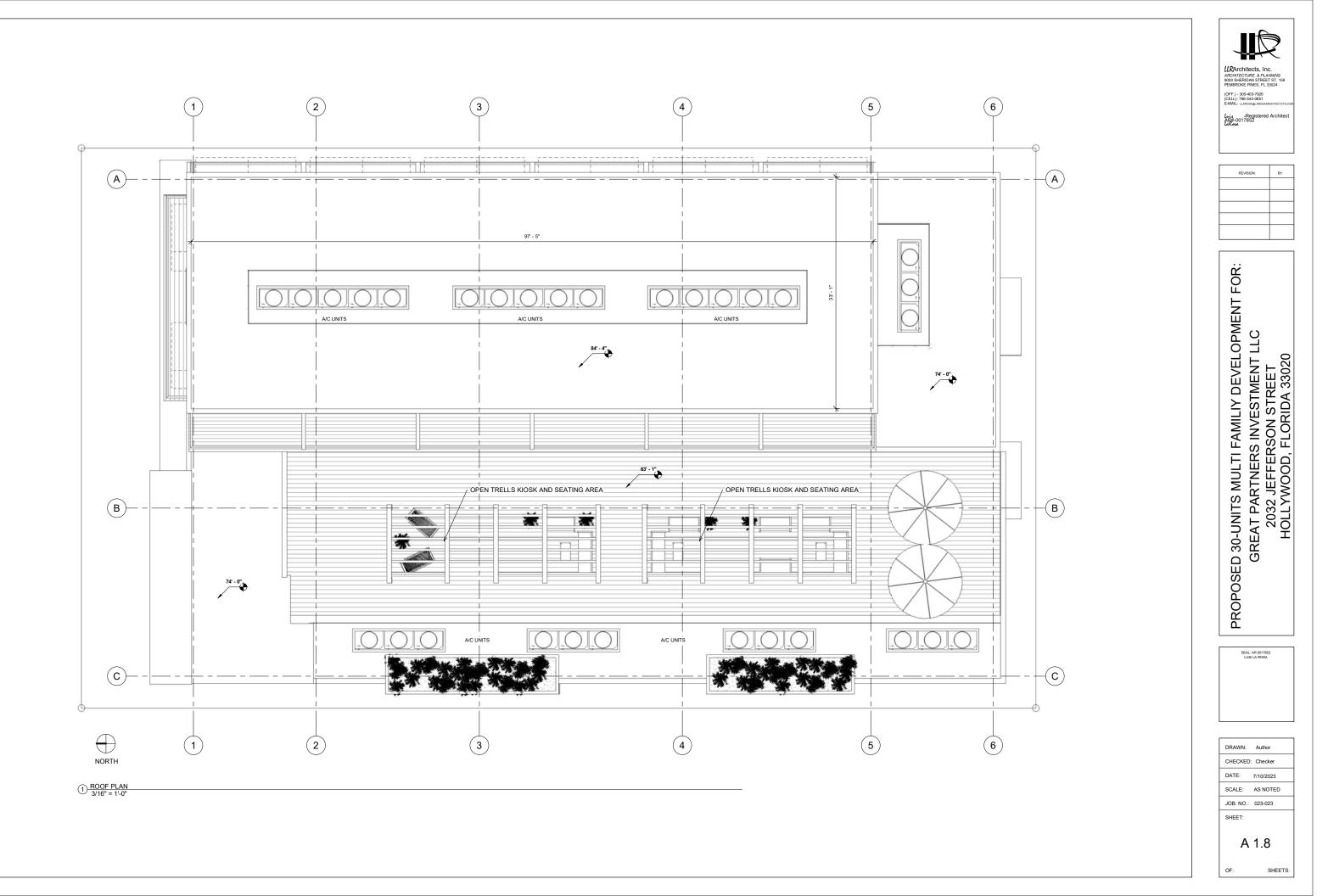
UNIT'S MODELS

TWO STORY 2 BEDROOM



<u>Ш</u> Рагсh <i>Алснитес</i> 9000 sнет Ремвяске Е-макі: ца сісці, 78 с. макі цара 0017	5-403-7926 i-543-0851 ROSABLARO	6 I SAAR	сніте	CTCTS.COM
REV	ISION:			BY:
PROPOSED 30-UNITS MULTI FAMILIY DEVELOPMENT FOR:	GREAT PARTNERS INVESTMENT LLC			HOLLYWOOD, FLORIDA 33020
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REVISION: BY:
PROPOSED 30-UNITS MULTI FAMILIY DEVELOPMENT FOR GREAT PARTNERS INVESTMENT LLC 2032 JEFFERSON STREET HOLLYWOOD, FLORIDA 33020
SEAL: AR 0017852 LUIS LA ROSA
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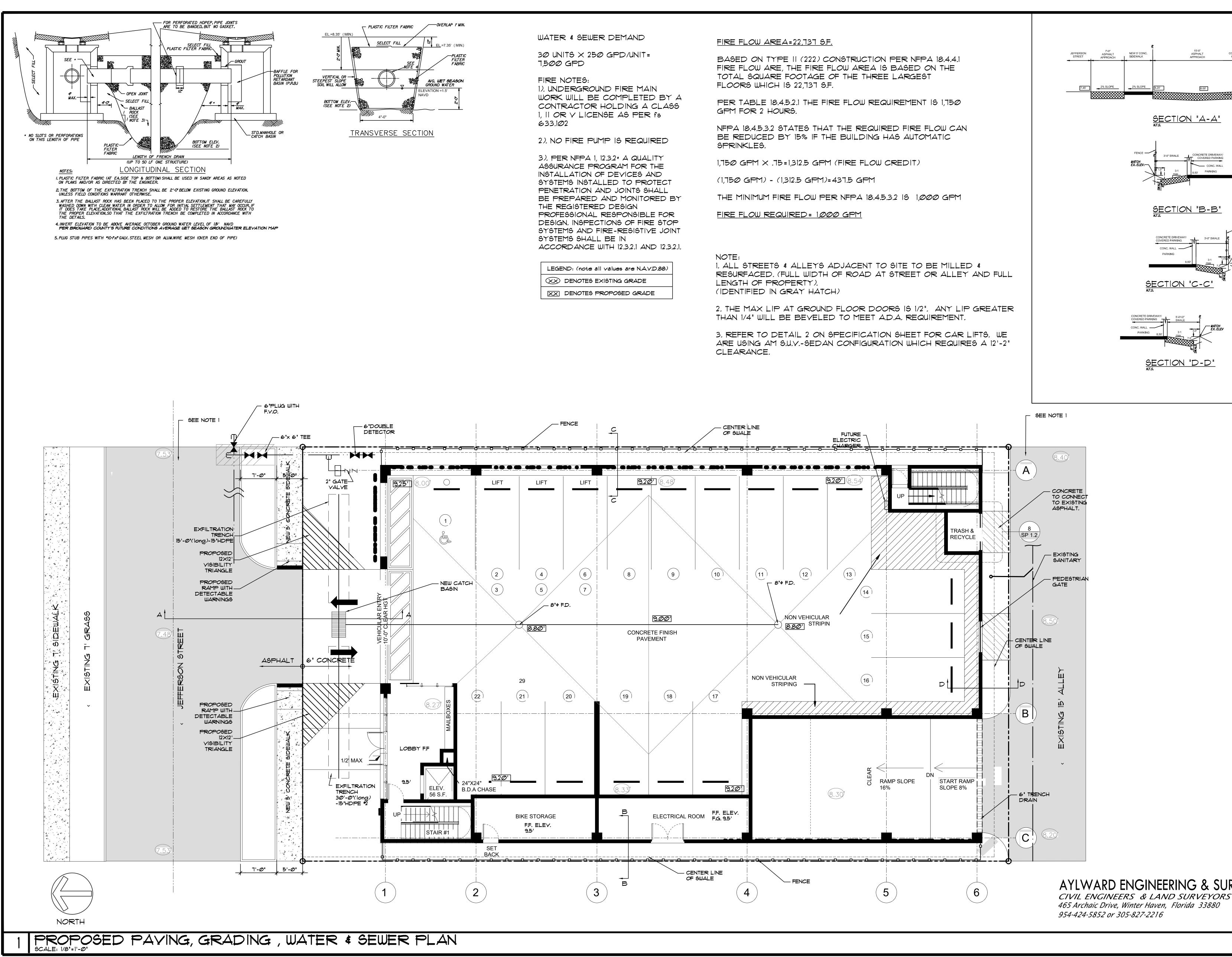


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CONCRETE DRIVEWAY COVERED PARKING FENCE

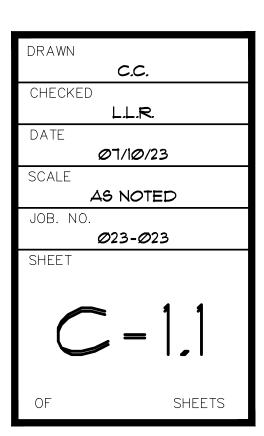
AYLWARD ENGINEERING & SURVEYING, INC.

EB/LB No. 5183

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

REVISION:	BY:

SEAL: AR 0017852 luis la rosa



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 (ECSD), 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.
- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
- 6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECSD 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 ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- 10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- 11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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& DISP(E SEWAGE TREATM OSAL SYSTEM		10 ft minimum	/ATER MAIN MUST BE BELOW OT	HER PIPE, TH		
SANITA	TY SANITARY SEWI ARY SEWER FORCE N IMED WATER		WATER MAIN	VATER MAIN 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft i	minimum	נ
STORM	/1 Sewer, /1 Water Force N Imed Water (2)	/AIN,	3 ft minimum	12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred			ב
(OTHER PIPE		HORIZONTAL SEPARATION	CROSSING (1), (4)	@ C (FULL JOI	T SPACING ROSSING NT CENTE (8)	
	WATER MA			1			

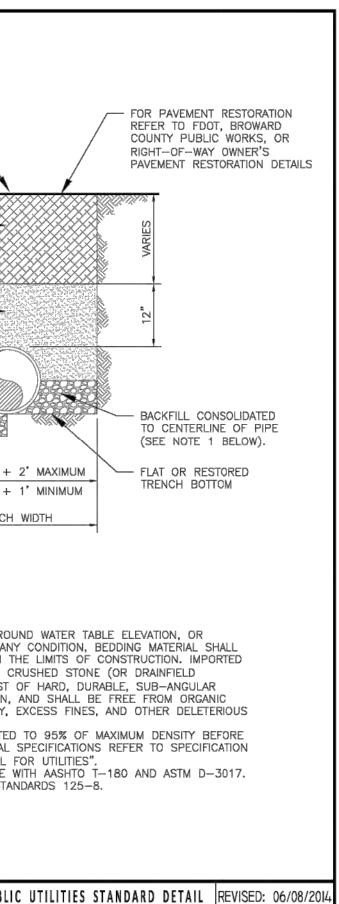
GE	NERAL NOTES (C	ONTINUED):
	CITY OF HOLLYWOOD SH	ALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTO A AS NECESSARY FOR CONSTRUCTION WORK.
13.	CONTRACTOR SHALL HAU	JL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVEN LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14.	CONTRACTOR SHALL CLE	AN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIR
15.	CONTRACTOR SHALL PRO REQUIRED BY NPDES REG	TECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTIONS.
16.		D HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIB 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATU
17.	SUITABLE EXCAVATED MA	ATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEMS.
18.	ALL ROAD CROSSINGS AR NOTED ON THE DRAWING	E OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNI GS.
19.	SIDEWALKS, ETC. TO SATI	REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PA ISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED
20.	EQUIPMENT. IN CASE WO FORM MUST BE SIGNED E	NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONN ORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWO BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILI SIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOM
21.	IRRIGATION SYSTEM (PRI REPLACE ANY DAMAGED,	BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICAT VATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CON REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HI ICES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO A
22.	*	OTHER PRIVATE PROPERTY DAMAGED DURING THE CONST NTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING C
23.		IVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FI
24.	NO TREES ARE TO BE REM ENGINEER.	NOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM
25.		PONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCA
26.	HAVING JURISDICTION. A	E PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES NY DISCREPANCIES BETWEEN THESE PLANS AND APPLICAB IENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIC
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LAY 100 LECT B ACED I EXCEED EACH COMP/	GENERAL BACKFILL SHALL PLACED IN LAYERS NO EED 12" IN THICKNESS. E ER SHALL BE COMPACTED % OF MAXIMUM DRY DEN ACKFILL SHALL BE N LAYERS NOT TO 6" IN THICKNESS. B. H LAYER SHALL BE ACTED TO 98% OF MUM DRY DENSITY HAU BEDDIN UNSU	
LAY 100 LECT B ACED I XCEED EACH COMP	GENERAL BACKFILL SHALL PLACED IN LAYERS NO EED 12" IN THICKNESS. E FR SHALL BE COMPACTED 3% OF MAXIMUM DRY DEN ACKFILL SHALL BE N LAYERS NOT TO 6" IN THICKNESS. B 4 LAYER SHALL BE ACTED TO 98% OF MUM DRY DENSITY HAU BEDDIN UNSU SOIL NOTES: 1. WHEN PIPE INSTAL WHENEVER BEDDIN BE CLEAN SANDY BEDDING SHALL B LIMEROCK). CRUSH PARTICLES OF PRO MATERIAL, WOOD, MATERIAL, WOOD, MATERIAL, WOOD, MATERIALS. 2. ALL BEDDING MATI ANY PIPE IS LAID. SECTION 02222, " 3. DENSITY TESTING S	OF ROADWAY BASE EXISTING GROUND BE T TO EACH D TO ISITY INITIAL ACKFILL NCHING ************************************
LAY 100 LECT B ACED I EXCEED EACH COMP/	GENERAL BACKFILL SHALL PLACED IN LAYERS NO EED 12" IN THICKNESS. E FR SHALL BE COMPACTED 3% OF MAXIMUM DRY DEN ACKFILL SHALL BE N LAYERS NOT TO 6" IN THICKNESS. B 4 LAYER SHALL BE ACTED TO 98% OF MUM DRY DENSITY HAU BEDDIN UNSU SOIL NOTES: 1. WHEN PIPE INSTAL WHENEVER BEDDIN BE CLEAN SANDY BEDDING SHALL B LIMEROCK). CRUSH PARTICLES OF PRO MATERIAL, WOOD, MATERIAL, WOOD, MATERIAL, WOOD, MATERIALS. 2. ALL BEDDING MATI ANY PIPE IS LAID. SECTION 02222, " 3. DENSITY TESTING S	LATION IS ABOVE THE GROUND WATER TABLE ELEVATION GG FOR HIPE O.D. + 2' MAXIMUM HIPE O.D. + 1' MINIMUM TRENCH WIDTH ENCL SOLI IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION E WELL GRADED, WASHED CRUSHED STONE (OR DRAINF HED STONE SHALL CONSIST OF HARD, DURABLE, SUB-A DPER SIZE AND GRADATION, AND SHALL BE FREE FROM TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER ERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DEN FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SI SHALL BE IN ACCORDANCE WITH ASHTO T-180 AND AS PLY WITH FDOT DESIGN STANDARDS 125-8.

TORAGE AREA. CONTRACTOR SHALL SECURE JCTION WORK.

- OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE ITE OVER NIGHT.
- ST ONCE DAY OR AS REQUIRED BY THE ENGINEER. ADJACENT TO THE CONSTRUCTION SITE AS
- APTER 100) WHICH PROHIBITS EXCAVATION AND I., MONDAY THROUGH SATURDAY AND ALL DAY
- AREAS. NO SEPARATE PAY ITEM FOR THIS WORK,
- IREMENTS OF THE ECSD UNLESS OTHERWISE
- ZING EARTH, DRIVEWAYS, PARKING LOTS, PROPOSED IMPROVEMENTS WITH THE SAME STRUCTION OR AS DIRECTED BY ECSD FIELD
- E PROPERTY WITH PERSONNEL, MATERIAL OR NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" DIRECTOR OF PUBLIC UTILITIES. THE ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- E, REMOVAL OR MODIFICATION, CAUSED TO ANY Y OR PURPOSELY. THE CONTRACTOR SHALL GATION PIPES, SPRINKLER HEADS OR OTHER ISTING CONDITIONS AT NO ADDITIONAL COST TO
- MAGED DURING THE CONSTRUCTION OF THE ATCH OR EXCEED EXISTING CONDITION.
- IC IN ACCORDANCE WITH FDOT STANDARDS AND S STANDARDS.
- UT PRIOR APPROVAL FROM THE ECSD FIELD
- NECESSARY TREE REMOVAL OR RELOCATION PARTMENT FOR TREES LOCATED IN THE PUBLIC

CE WITH APPLICABLE CODES AND AUTHORITIES THESE PLANS AND APPLICABLE REGULATORY BROUGHT TO THE ATTENTION OF ECSD.

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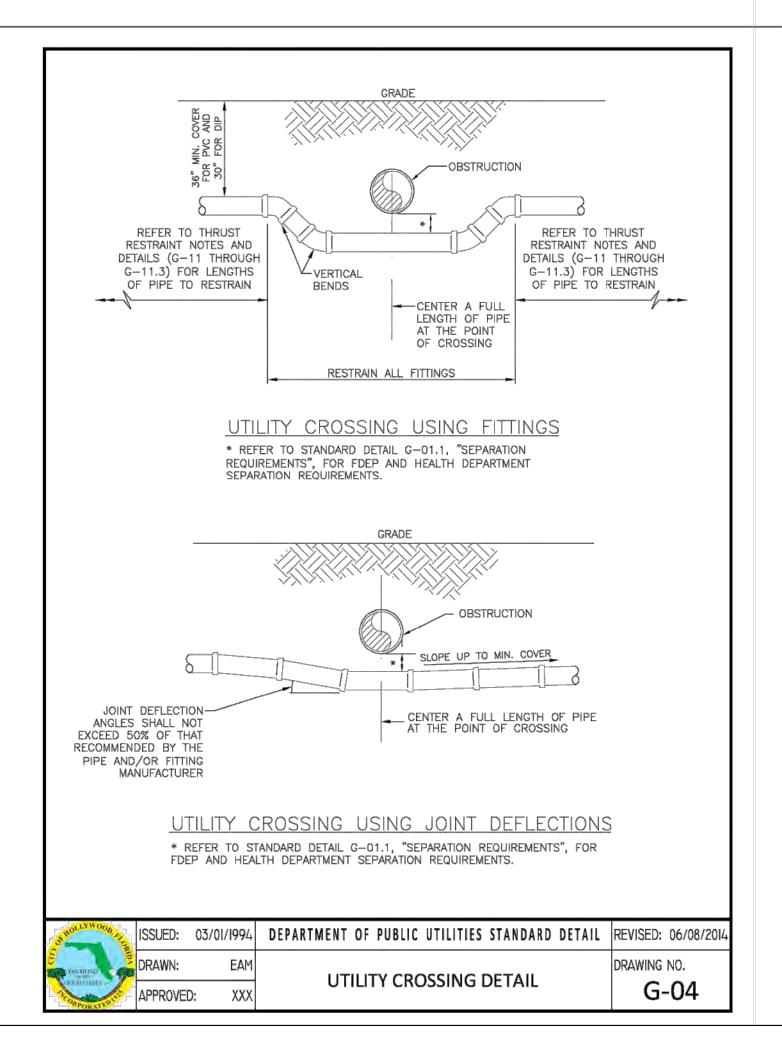
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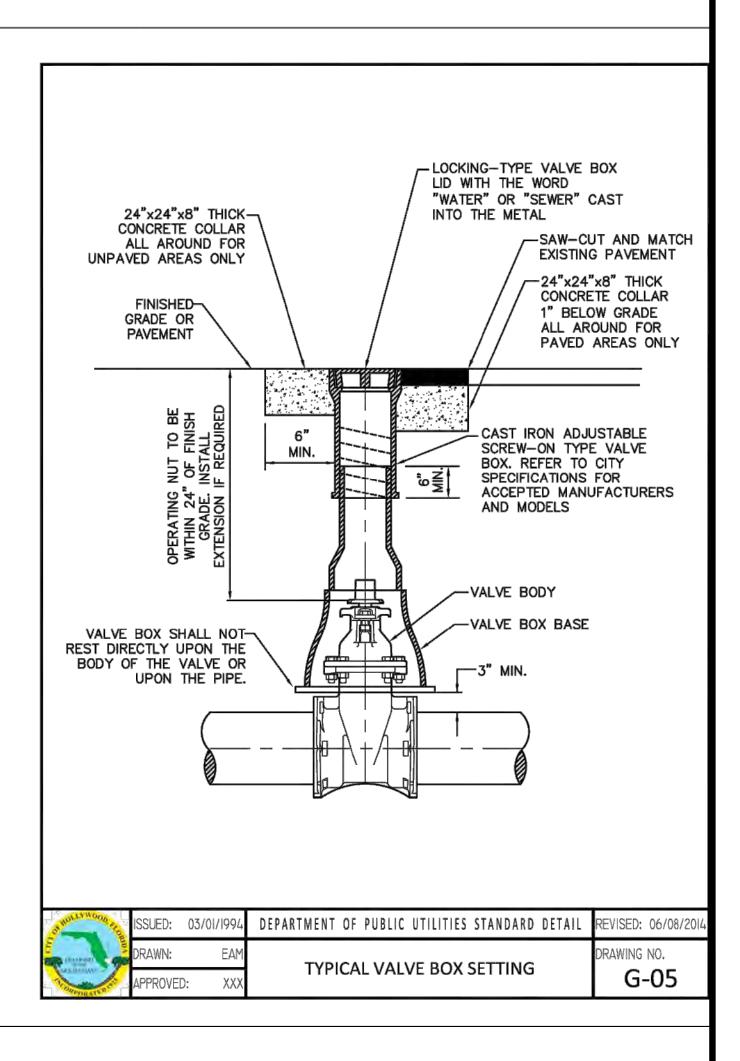
GENERAL NOTES (CONTINUED):

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

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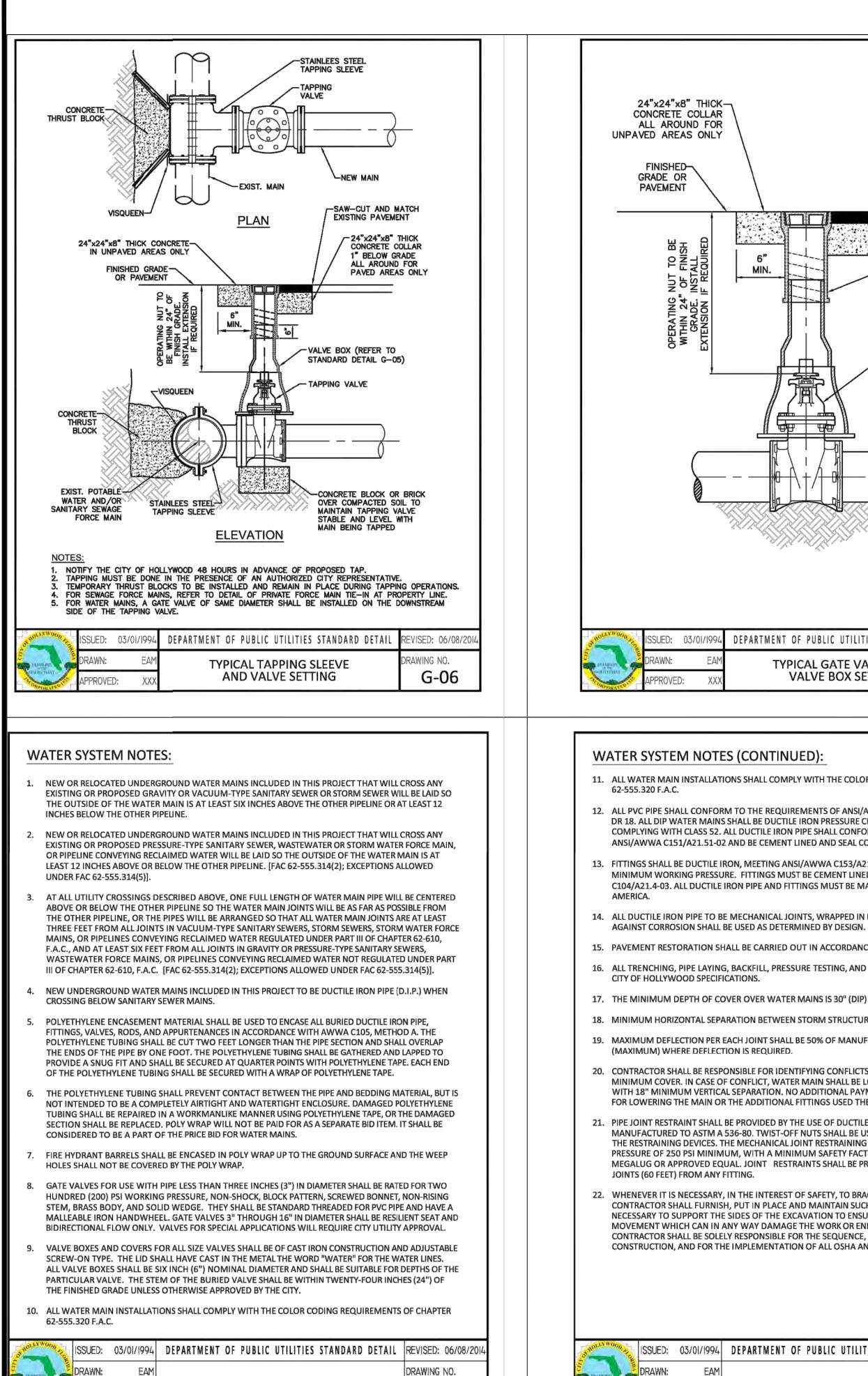


GE	NER	AL NO	OTES (CO	ONTINUED):	
40.	THE CO LOCAT	ONTRAC	TOR SHALL	GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PRONDER TO PRONDER TO PRONDER TO PRONDER TO PRONDER TO PRONDE AND A TILITIES IN ADVANCE OF CONSTRUCTION. CONTANT AND A TILITIES AND A TILI	
			ŝ	ways call 811 two full business days before you dig	
	ABOV BURIE	e the P D Pipe B	IPE. THE M	A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINU ARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR E AL.	THERE IS
	CONN	ECTION		SISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRAMETERED, AND THE COST OF WATER AND TEMPORARY METR METERED, AND THE COST OF WATER AND TEMPORARY METR TOR.	
	CONST REGIST	TRUCTIC TERED S D AND	on. As-Buil Surveyor F	JRVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYS T SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALE RIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. T BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SU	d by a florida The cost of
	a.	FITTIN	G, BEND AN	ING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET ID HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND ELINE OR RIGHT-OF-WAY CENTERLINE.	
	b.	MAIN / 100 FE ELEVA	AND FORCE	HALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAI MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NO SURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SI ACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL I	T TO EXCEED
	c.			HALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UND ATELY ADJACENT OR PARALLEL TO THE NEW MAIN.	ERGROUND
	d.	MAIN) DIRECT THE M	OR PIPE IN TLY ABOVE AIN. THE PI	TH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAI VERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MAN THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASU ROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH FING, BEND AND VERTICAL PIPE DEFLECTION.	Hole Rim Ired Along
	e.		HE VERTICA	V SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE LL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND U	
	f.			IUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SUR AWING STANDARDS"	RVEY /
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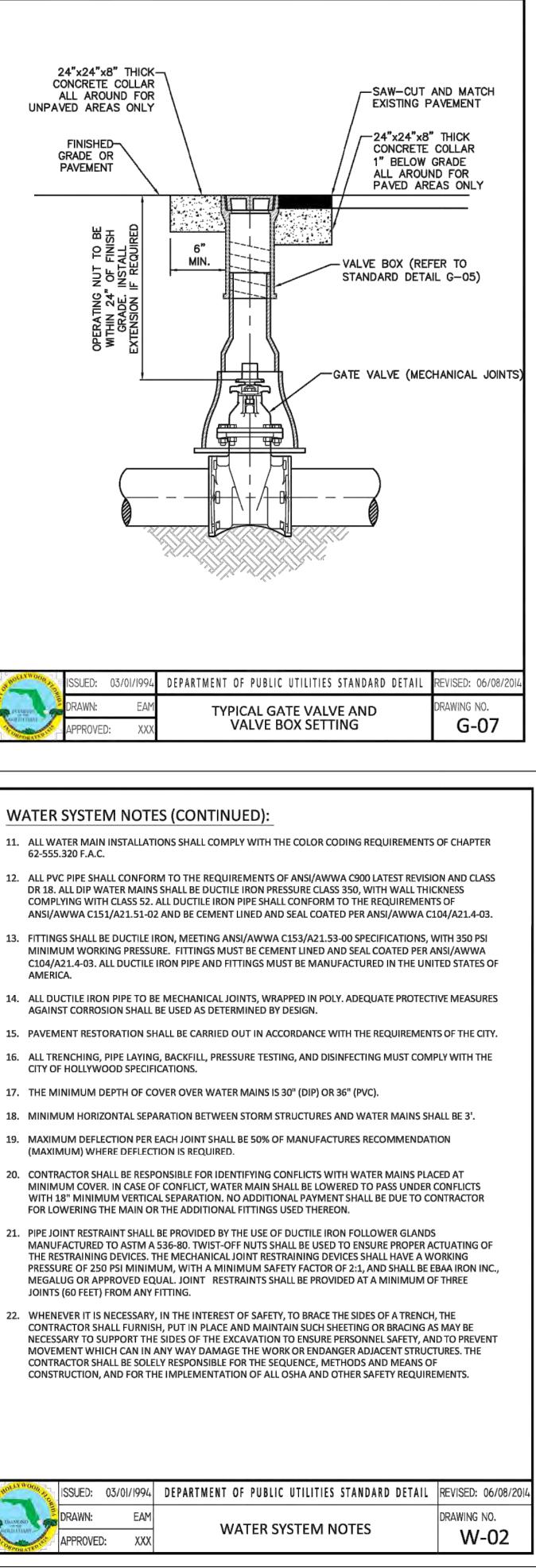


WATER SYSTEM NOTES

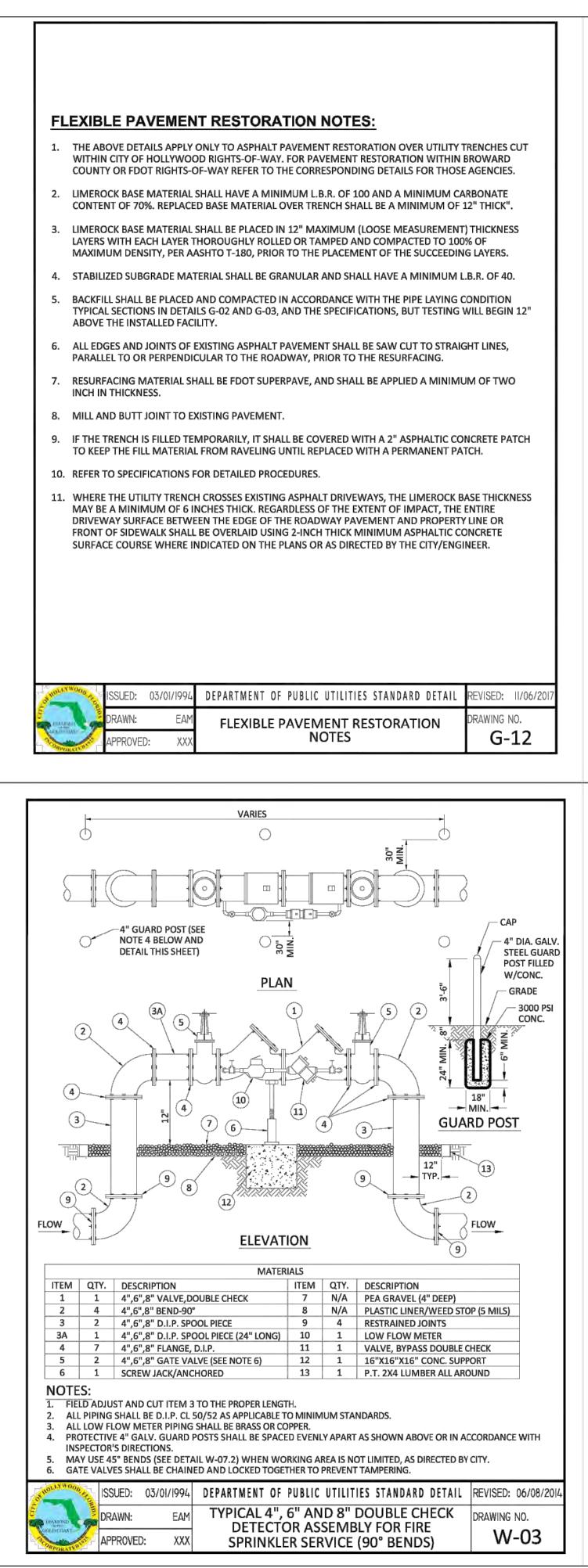
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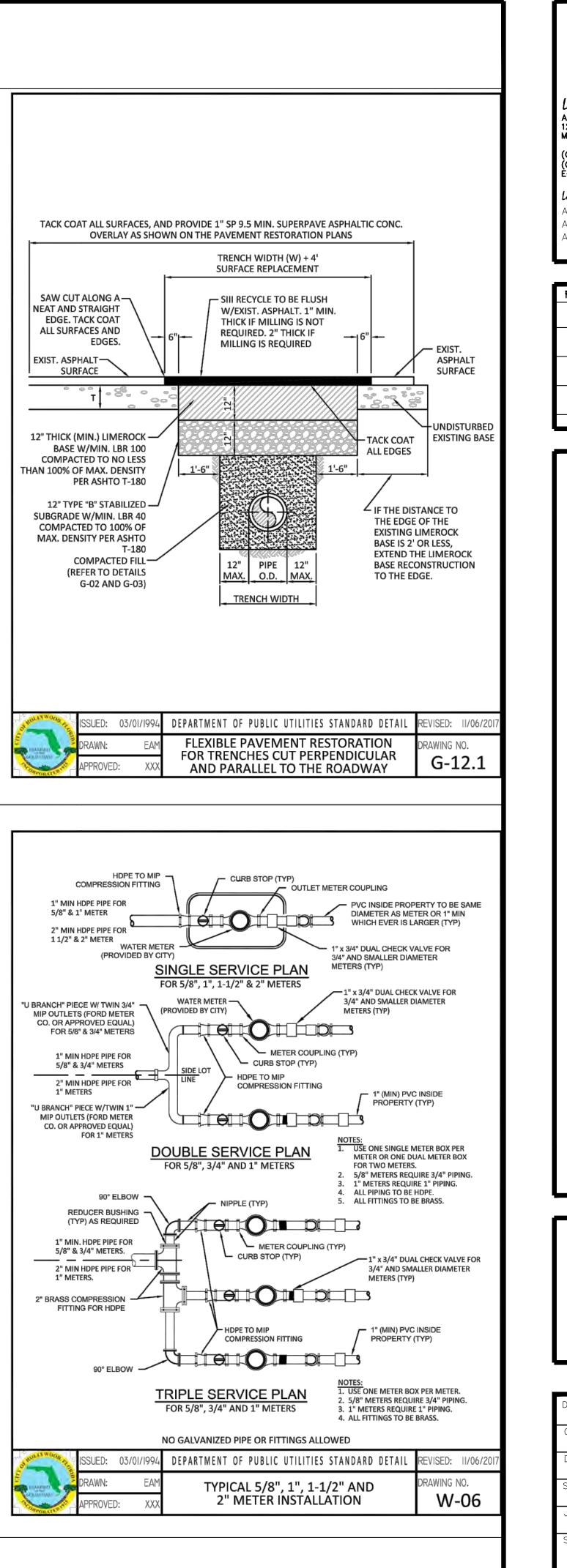
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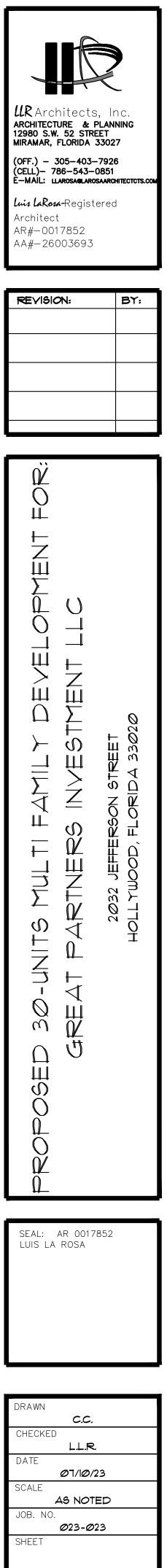
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SHEETS

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Great PARTNERS INVEST

Date: 8/16/23	Time:	9:43am	Static Pre	ssure -	\vdash	57PSI			
Residual/Static Hydrant		Address/Locat	ion	Residual Pressures					
P - Hydrant		701 S 21st Ave			nly	F-2 Only			
FH001521						56psi			
					F-1& F-2				
Flow Hydrants		Address/Locat	/Location		Flow Rate				
F-1 Hydrant					GPM				
(Individual) FH001522		323 S 21st Ave		1030					
F-2 Hydrant				GPM					
(Individual) FH004604		2040 Washington St			1130				
F-1 Hydrant					G	PM			
(Both Flowing)					10	30			
F-2 Hydrant					G	PM			
(Both Flowing)					11	30			

Legend:
 F1 & F2
 Designation shall represent first and second flowed hydrants respectively

 P
 Designation shall represent test hydrant for static and residual distribution system pressures.

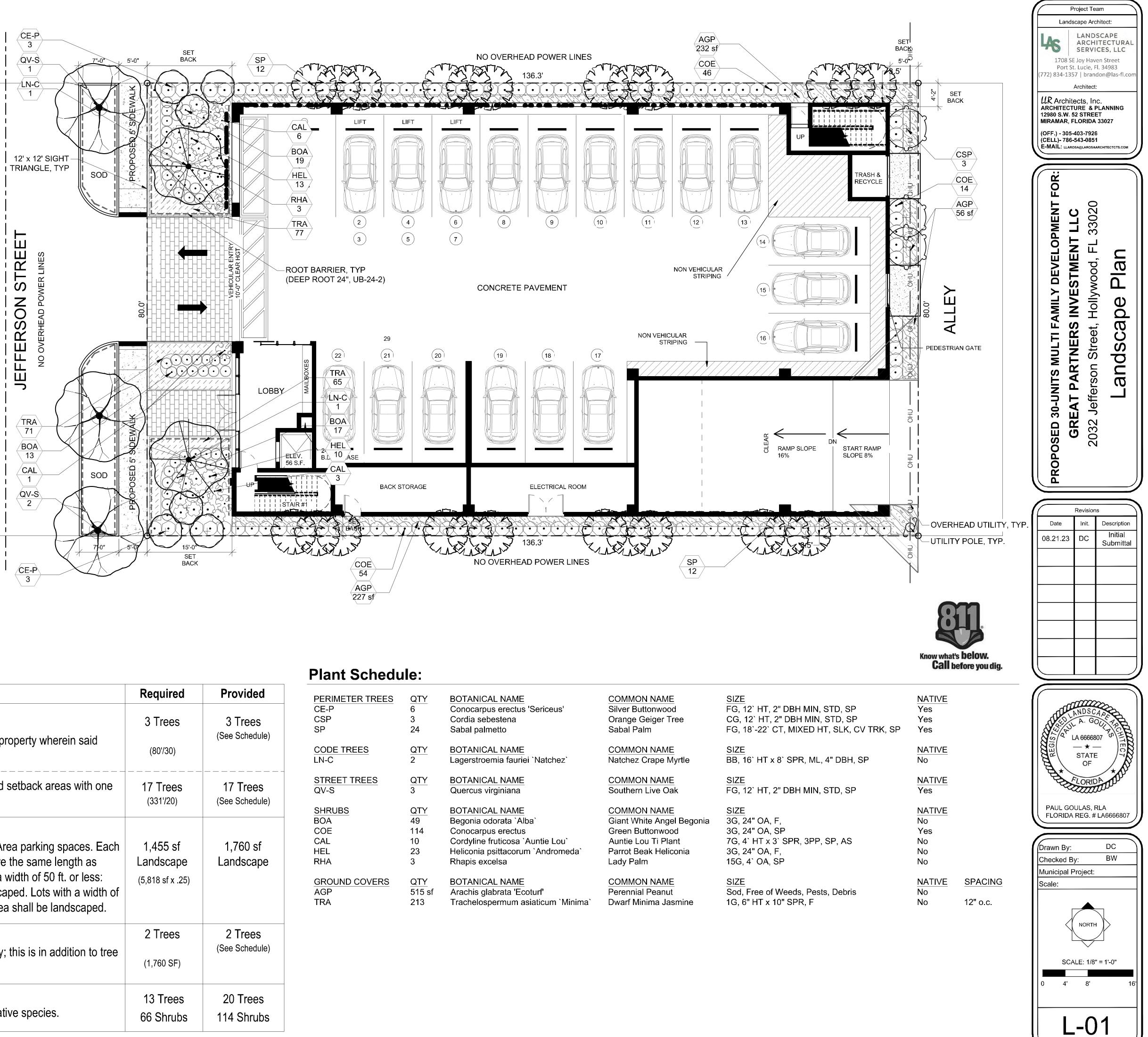
Landscape Notes:

- 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.



Landscape Data:		Plant Schedule:						
RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)	Required	Provided	PERIMETER TREES	QTY	BOTANICAL NAME	COMMON NAME		
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (80'/30)	3 Trees (See Schedule)	CE-P CSP SP <u>CODE TREES</u> LN-C	6 3 24 <u>QTY</u> 2	Conocarpus erectus 'Sericeus' Cordia sebestena Sabal palmetto <u>BOTANICAL NAME</u> Lagerstroemia fauriei `Natchez`	Silver Buttonwood Orange Geiger Tree Sabal Palm <u>COMMON NAME</u> Natchez Crape Myrtle		
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. Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.		17 Trees (See Schedule)	STREET TREES QV-S SHRUBS BOA COE CAL HEL RHA GROUND COVERS AGP TRA	QTY 3 QTY 49 114 10 23 3 QTY 515 sf 213	BOTANICAL NAME Quercus virginiana BOTANICAL NAME Begonia odorata `Alba` Conocarpus erectus Cordyline fruticosa `Auntie Lou` Heliconia psittacorum `Andromeda` Rhapis excelsa BOTANICAL NAME Arachis glabrata 'Ecoturf' Trachelospermum asiaticum `Minima`	COMMON NAME Southern Live Oak COMMON NAME Giant White Angel Begonia Green Buttonwood Auntie Lou Ti Plant Parrot Beak Heliconia Lady Palm COMMON NAME Perennial Peanut Dwarf Minima Jasmine		
		1,760 sf Landscape						
Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	2 Trees (1,760 SF)	2 Trees (See Schedule)						
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	13 Trees 66 Shrubs	20 Trees 114 Shrubs						

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans. 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION: A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS: A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK: A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

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

- 1.07 CHANGES AND EXTRAS: A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing 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 him/herself to be a responsible entity by furnishing any or all of the following documentary data:
- A financial statement showing assets and liabilities of the company current to date. A listing of not less than (3) completed projects of similar scope and nature.
- Permanent name and address of place of business.
- 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES: A. All contractors shall secure and pay for all permits and certificates required for his/her
- class of work. PART 2: MATERIALS
- 2.01 PLANT MATERIALS A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nurserv 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

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

- 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.
- by Landscape Architect and/or owner.
- D. All rejected material shall be immediately removed from the site and replaced with
- attached to the tree with nails.
- be detrimental to good growth.
- 2.07 FERTILIZER: the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged
- B. Thoroughly mixed 3 lbs. of commercial fertilizer

accordance with the following rates:

larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

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.

or as required by local jusidiction. PART 3: EXECUTION

3.01 DIGGING: The Landscape Contractor shall exercise care in digging and other work so as not to damage

caused by his work.

- 3.02 GRADING:
- provided by others.

3.03 PLANTING

- 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
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams
- 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
- 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. Lerio material (7 gal.): 30" x 30" x 24" min.
- 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.
- 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
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a
- 3.04 PRUNING A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.

shall be immediately removed from project site.

2.02 INSPECTION

- 2.03 PROTECTION OF PLANT MATERIALS: A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of
- C. All plant material shall be protected from possible bark injury or breakage of branches. All
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist necessary by the Landscape Contractor until planted.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- 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
- 2.06 PLANTING SOIL:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than
- shall be rejected

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All

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

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

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.

plants transported by open trucks shall be adequately covered to prevent windburn, drying or

soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as

slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be

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

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

to each cubic yard of planting soil.

trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in

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

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application

Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

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

A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be

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.

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

dug until the proposed locations have been staked on the ground by the Contractor.

located in the planting plans. Plant pits shall be circular in outline and shall have a profile which

entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods

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

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

shallow saucer depression left at the soil line for future waterings. Saucer areas shall be topdressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

individual plants with as much height and spread as possible in a manner which will preserve the

insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

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 crotches apart. D. Stake & Brace all treess 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 I andscape 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.
- 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
- 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.

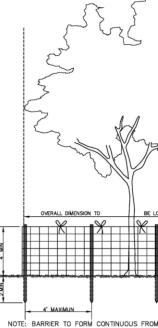
3.08 SEEDING:

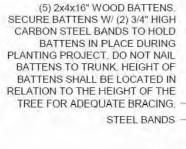
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed 200 Pounds per acre mixed with common hulled Bermuda seed - 30 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, lighting, 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.
- All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to quarantee.

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.

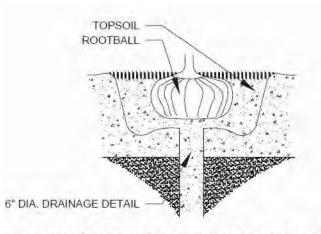




- (5) LAYERS OF BURLAP

BRACING DETAIL

NOT TO SCALE



DRAINAGE TESTING DETAIL NOT TO SCALE

