

NEW 7 TOWNHOUSES DEVELOPMENT

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

\*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 04/18/2024 (SEE INDEX BELOW)

PROJECT TEAM

ARCHITECT OF RECORD:



**SKLARchitecture**

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

AA 0002849  
IB 0000894  
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

ANDRES MONTERO LANDSCAPE ARCHITECTURE  
2300 E Oakland Park Blvd. #300,  
Fort Lauderdale, FL 33306 USA  
c: 954.591.5606  
e: amontero@amlastudio.com

CIVIL ENGINEER:

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



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ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	32 FT - 3 STORIES + 10 FT ROOFTOP AMENITY = 42'
LOT SIZE:		16,809 SF
LOT COVERAGE:		36.66% = 6,163 SF
F.A.R.	1.25 = 21,011.25 SF	15,263 SF
OPEN SPACE		
OPEN SPACE	MIN. 40% =6,723.6 SF	64.25% = 10,800 SF
PERVIOUS (GREEN SPACE)		35.00 % = 5,884 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)		29.24%= 4,916 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
7 UNITS	MIN 400 SF	2,180 SF
AVERAGE UNIT SIZE	MIN 650 SF	2,180SF
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 =1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES

SCOPE OF WORK

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

LEGAL DESCRIPTION

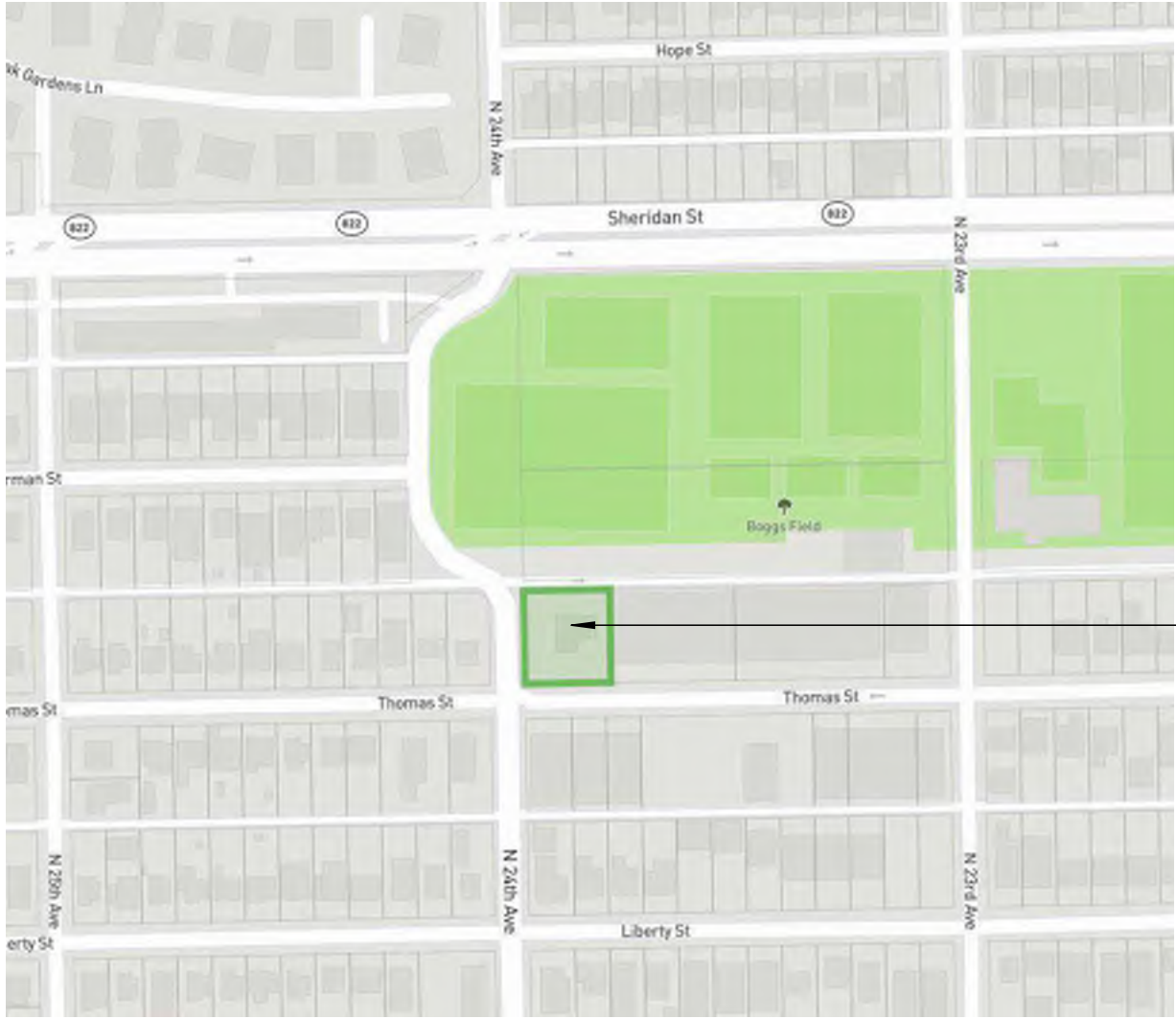
THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S. 

UNITS CHART

UNIT CHART		
	TOWNHOUSE #:	# OF BEDROOMS:
	01	2
	02	2
	03	2
	04	2
	05	2
	06	2
	07	2
TOTAL	7 TOWNHOUSES	14 BEDROOMS

COVER

PROJEC#21-043

Ao.o

THOMAS TOWNHOUSES

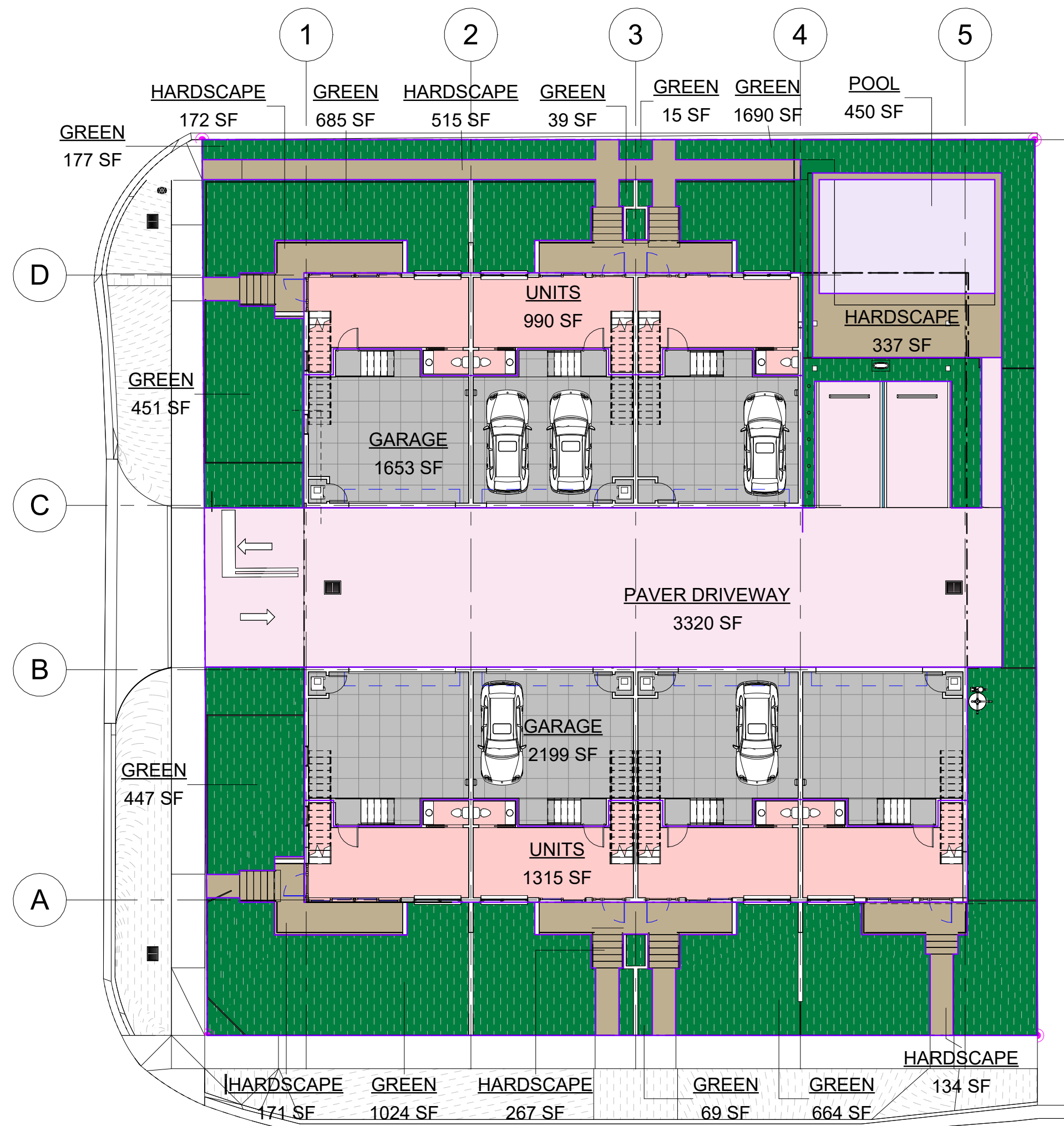
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

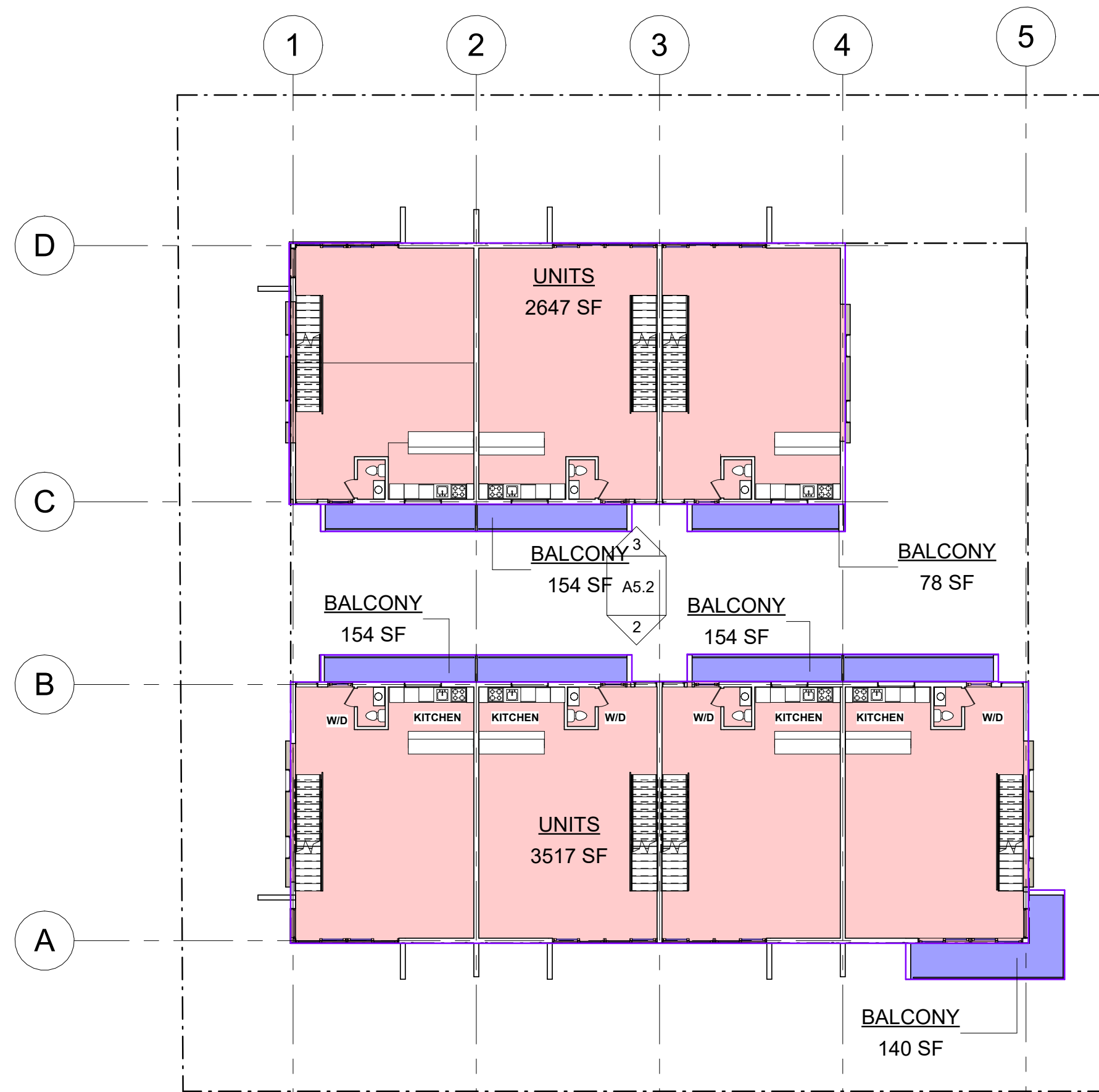
PACO 02/20/24  
TAC I 00/00/00  
FINAL TAC 00/00/00  
PLANNING AND ZONING BOARD 00/00/00



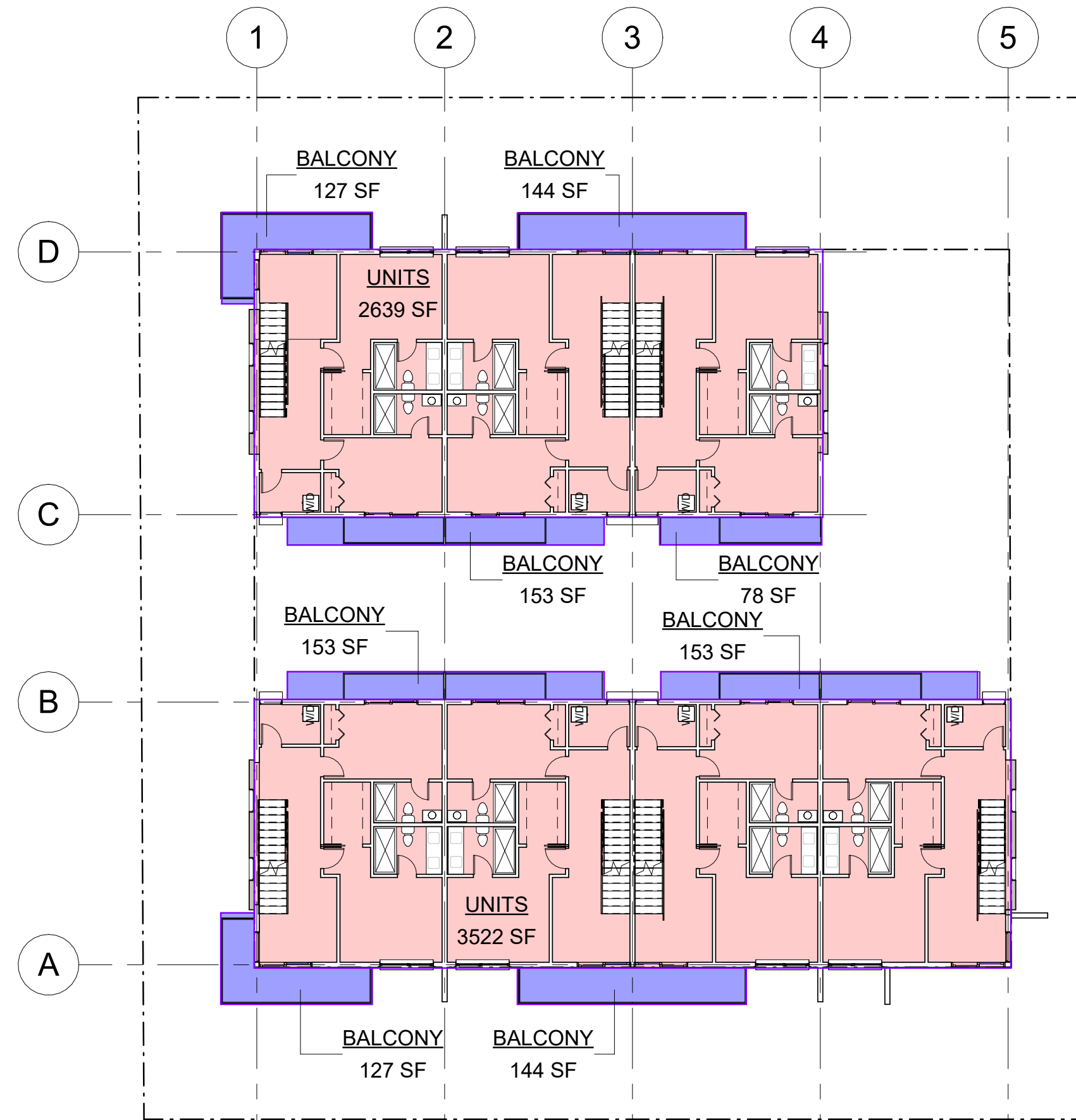




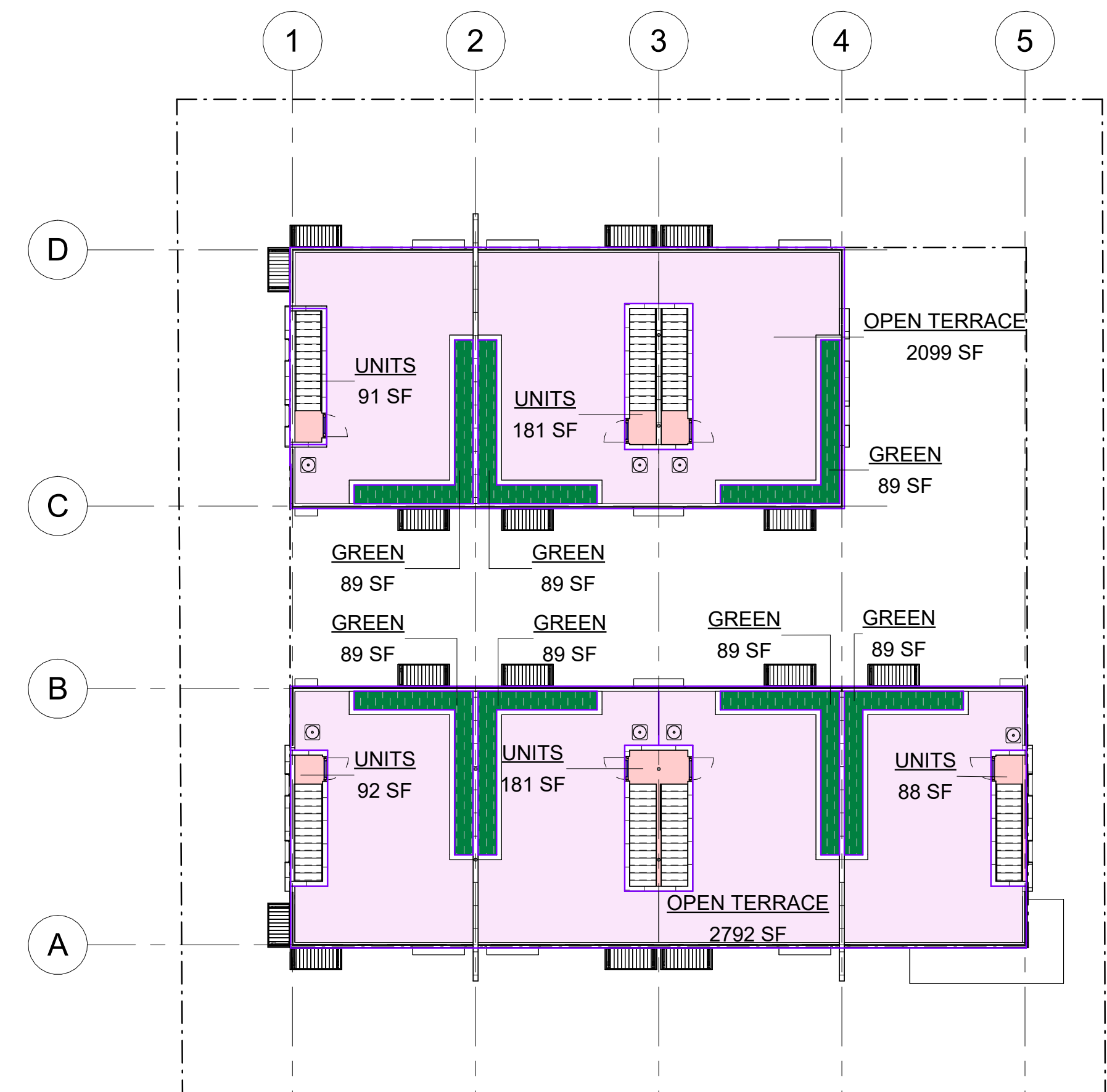
1 GRADE LEVEL  
1/16" = 1'-0"



2 2ND FLOOR  
1/16" = 1'-0"



3 3RD FLOOR  
1/16" = 1'-0"



4 ROOFTOP  
1/16" = 1'-0"

AREA CHART

	UNITS	GARAGE	BALCONIES	GREEN SPACE	HARDSCAPE	TOTAL OPEN AREA
GROUND FLOOR	990.00	1,653.00		177.00	172.00	349.00
	1,315.00	2,199.00		685.00	515.00	1,200.00
				39.00	337.00	376.00
				15.00	171.00	186.00
				1,690.00	267.00	1,957.00
				451.00	134.00	585.00
				447.00	3,320.00	3,767.00
				1,024.00		1,024.00
				69.00		69.00
				664.00		664.00
2ND FLOOR	3,517.00		680.00			-
	2,647.00					-
3rd FLOOR	2,639.00		1,078.00			-
	3,522.00					-
ROOFTOP	361.00		2,102.00	267.00		267.00
	272.00		2,796.00	356.00		356.00
TOTALS	15,263.00	3,852.00	6,656.00	5,884.00	4,916.00	10,800.00
F.A.R.	15,263.00					
GROSS SF		19,115.00				









**MEETING DATES**

PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00





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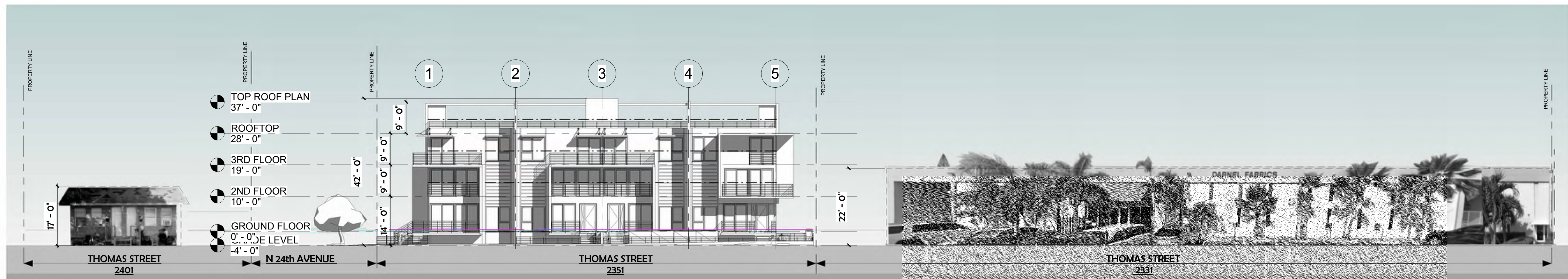






WEST VIEW





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

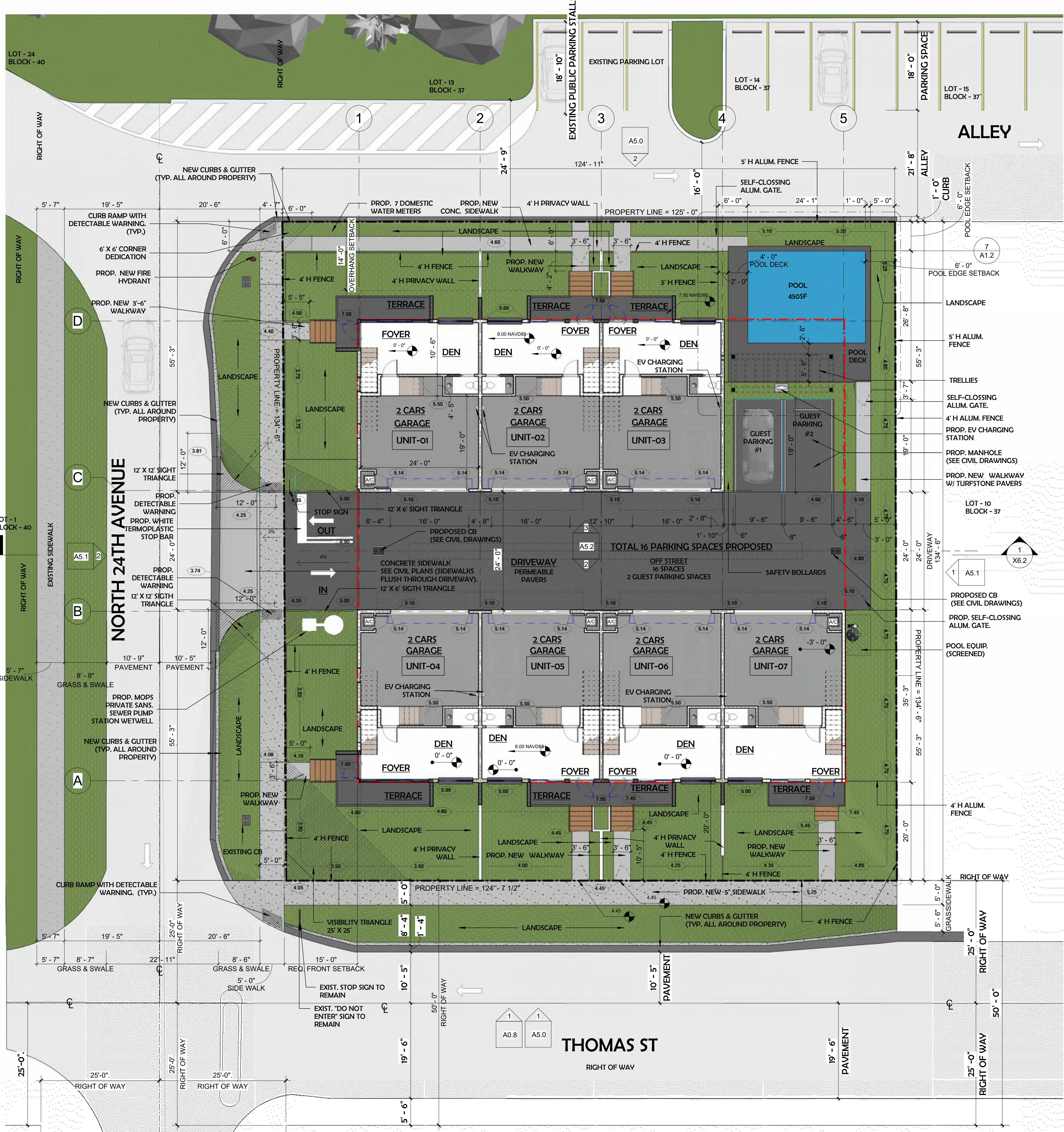


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SITE PLAN LEGEND	
	NEW CONCRETE SIDEWALK / WALKWAY ON GRADE. SEE STRUCTURAL
	NEW CONCRETE SIDEWALK
	NEW PERMEABLE PAVER DRIVEWAY
	NEW TURFSTONE PAVER DRIVEWAY
	NEW LANDSCAPE. SEE L-1
	CATCH BASIN
	MANHOLE
	FLOOR FINISH. REFER TO FINISH SCHEDULE, SHEET A2.1
	SITE PLAN NOTES.
	DENOTES EXISTING
	DENOTES NEW
	DENOTES RELOCATED

\* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS

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



MEETING DATES

PACO  
TAC1  
FINAL TAC  
PLANNING AND ZONING BOARD

02/20/24  
00/00/00  
00/00/00  
00/00/00

SITE PLAN

PROJEC#21-043

A1.0

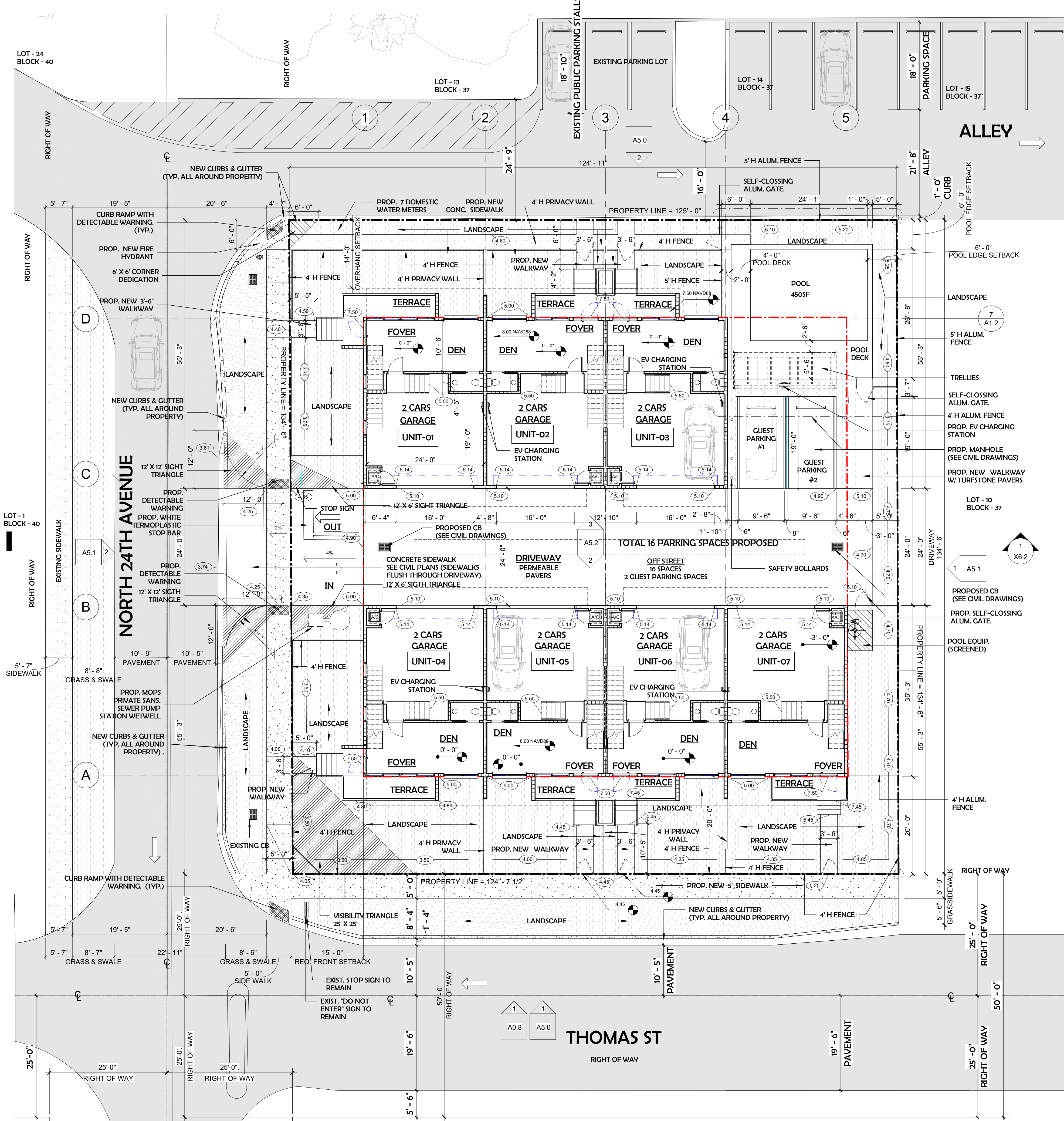
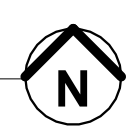


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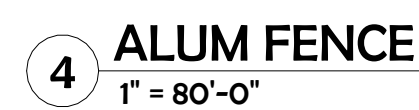
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	SITE PLAN NOTES.
	DENOTES EXISTING
	DENOTES NEW
	DENOTES RELOCATED

\* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS

① SITE PLAN  
3/32" = 1'-0"



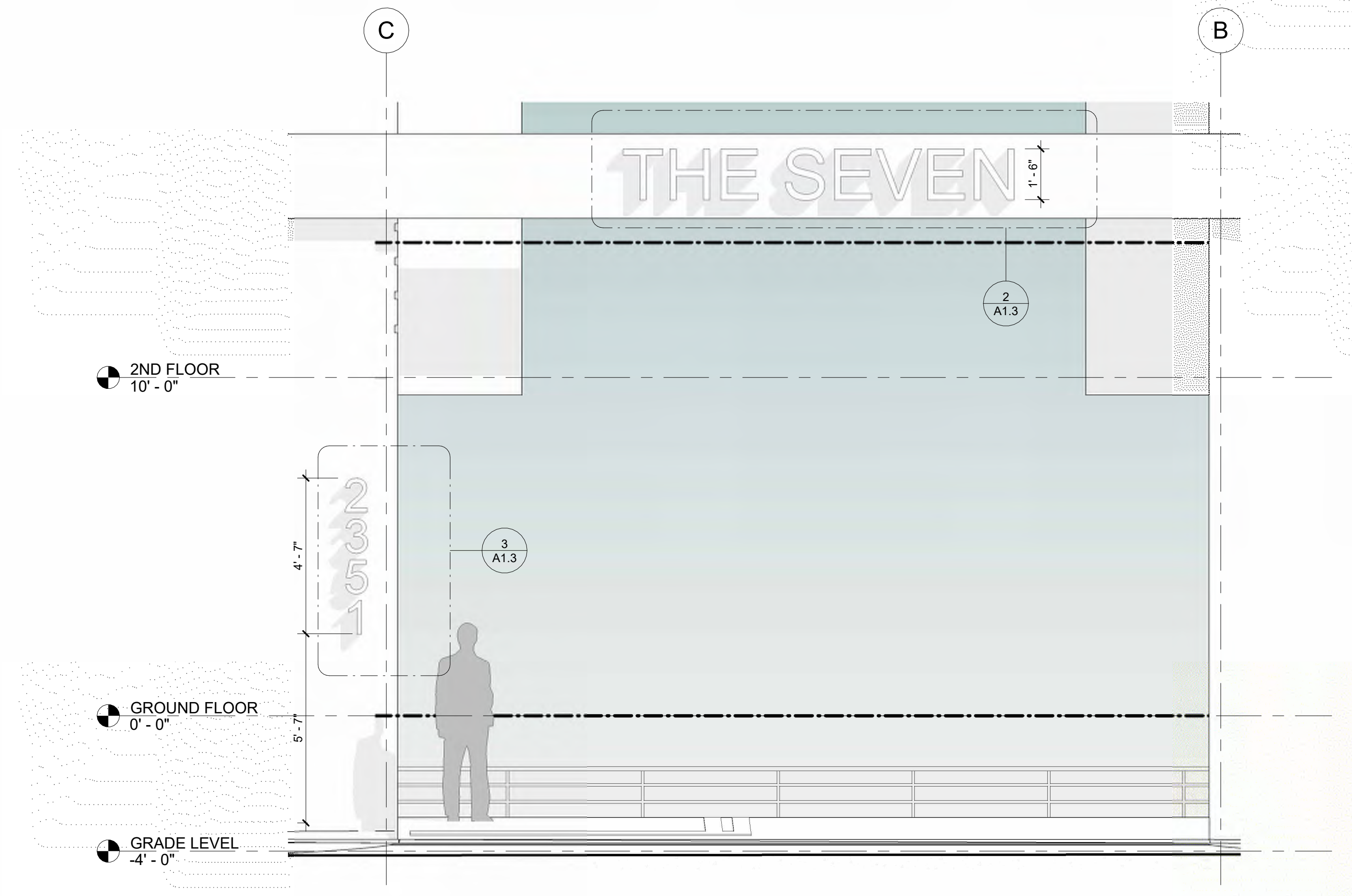




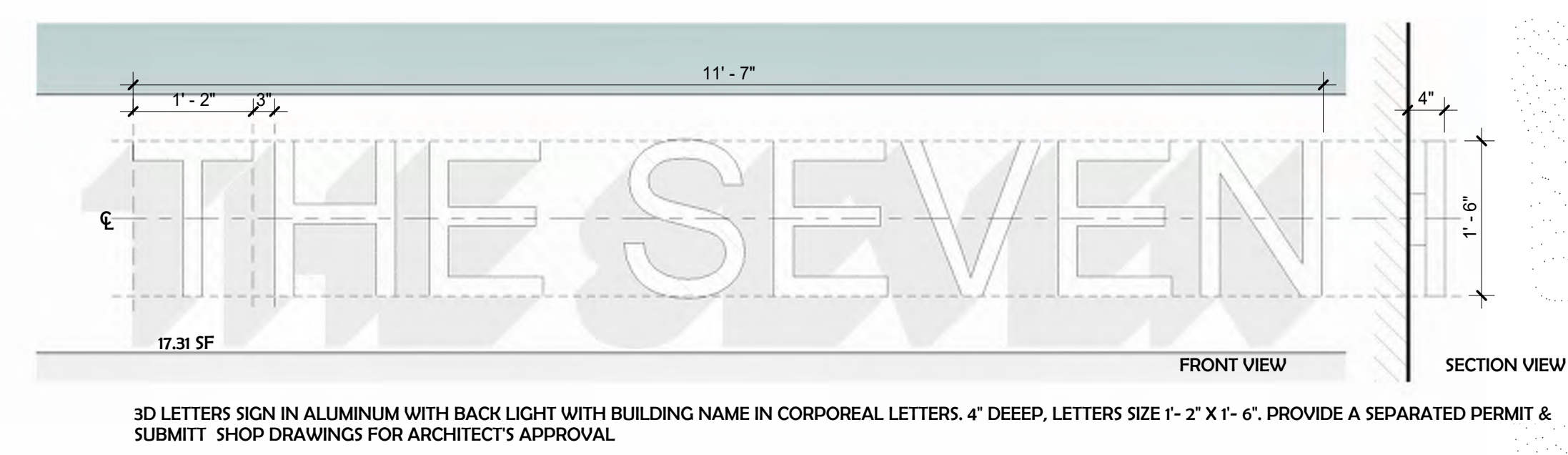
## SITE PLAN DETAILS

## A1.2

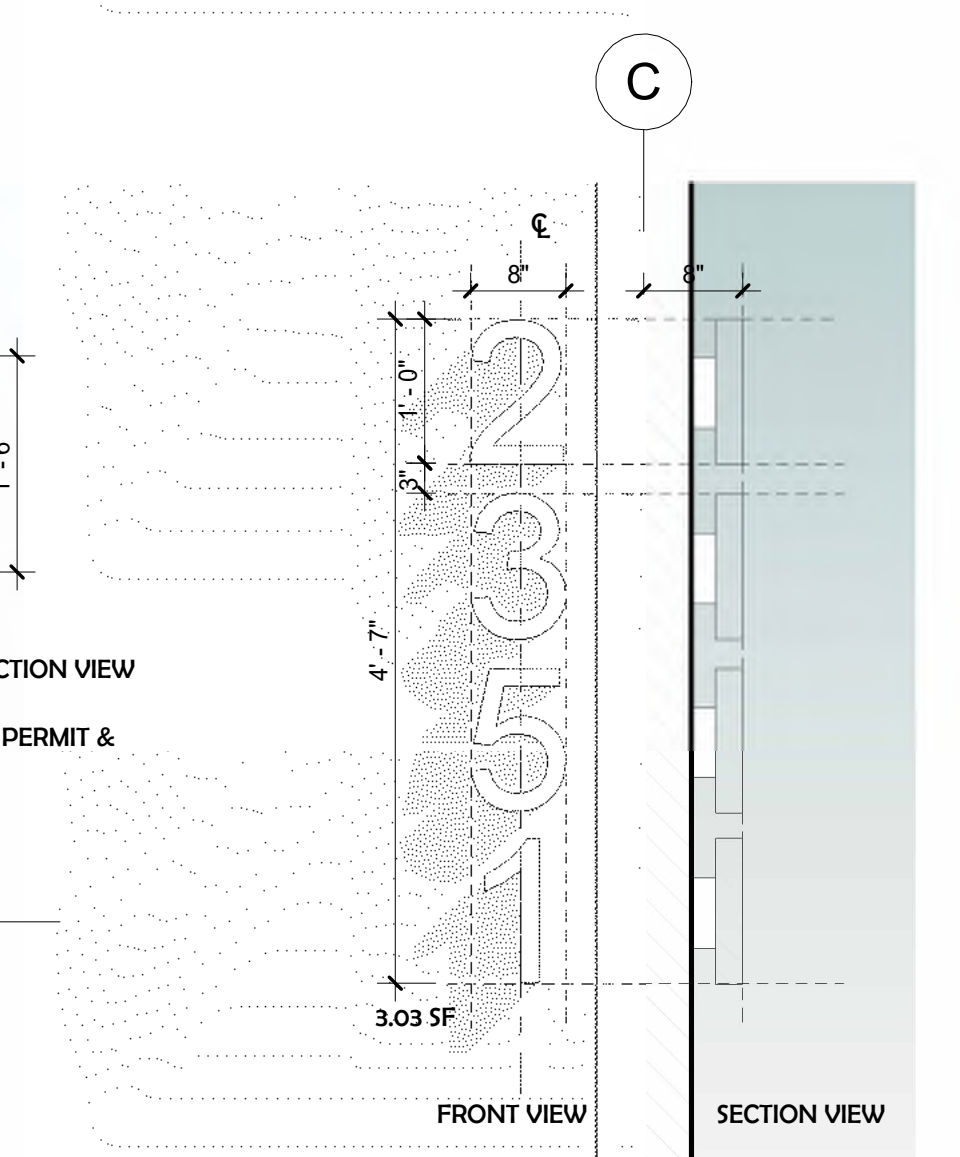




1 WEST ELEVATION - ENLARGED  
3/8" = 1'-0"



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



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

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













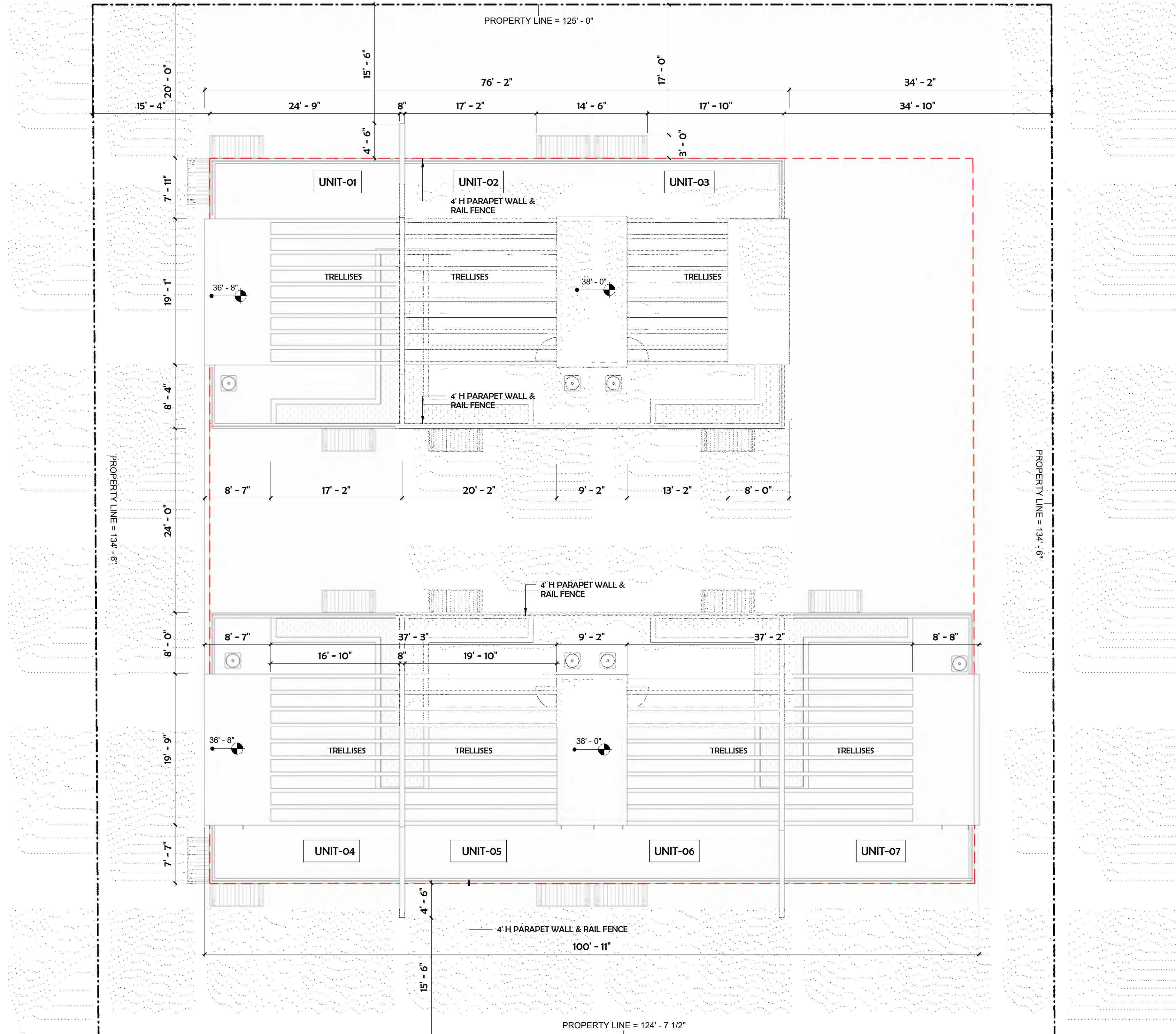








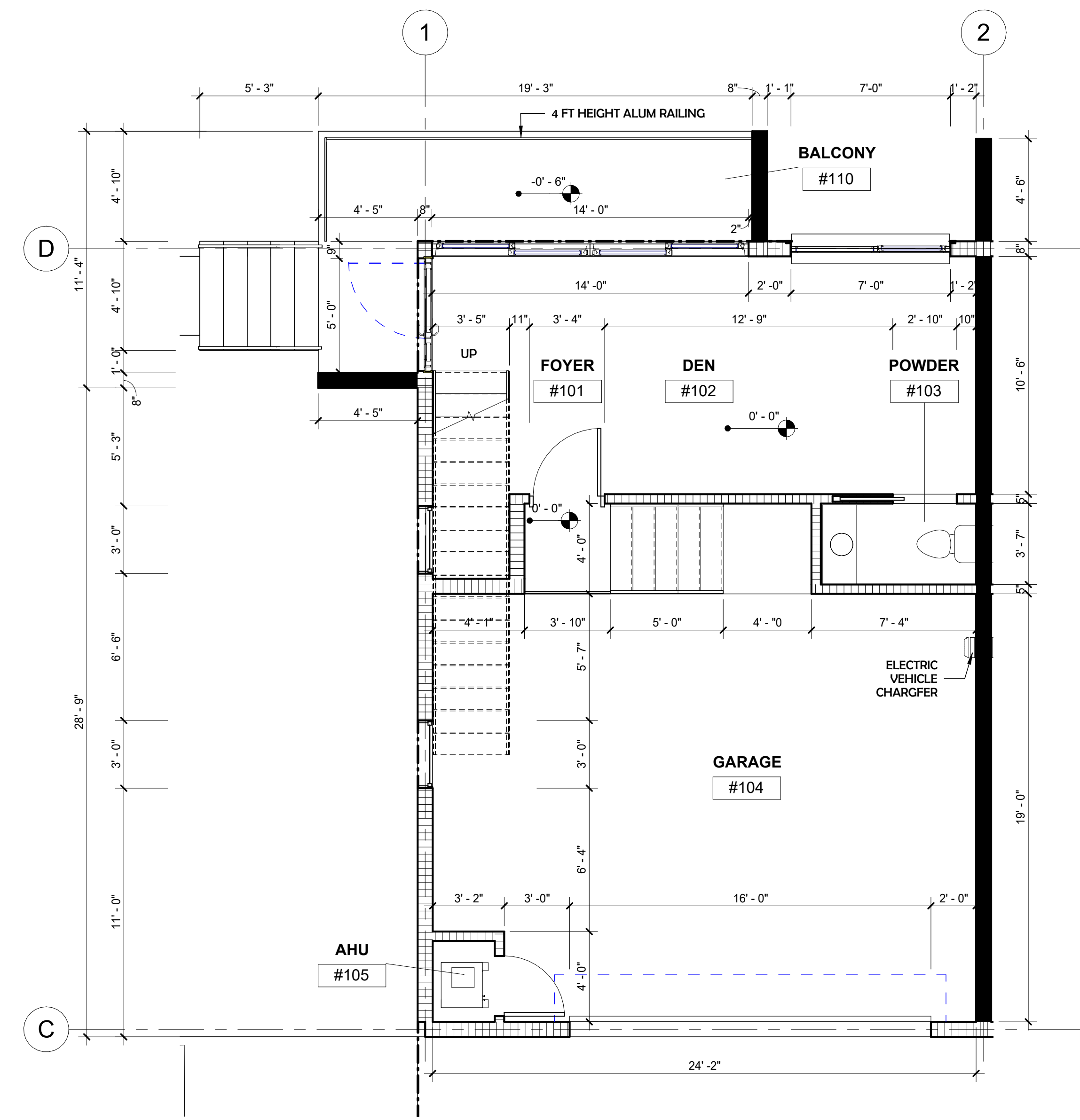
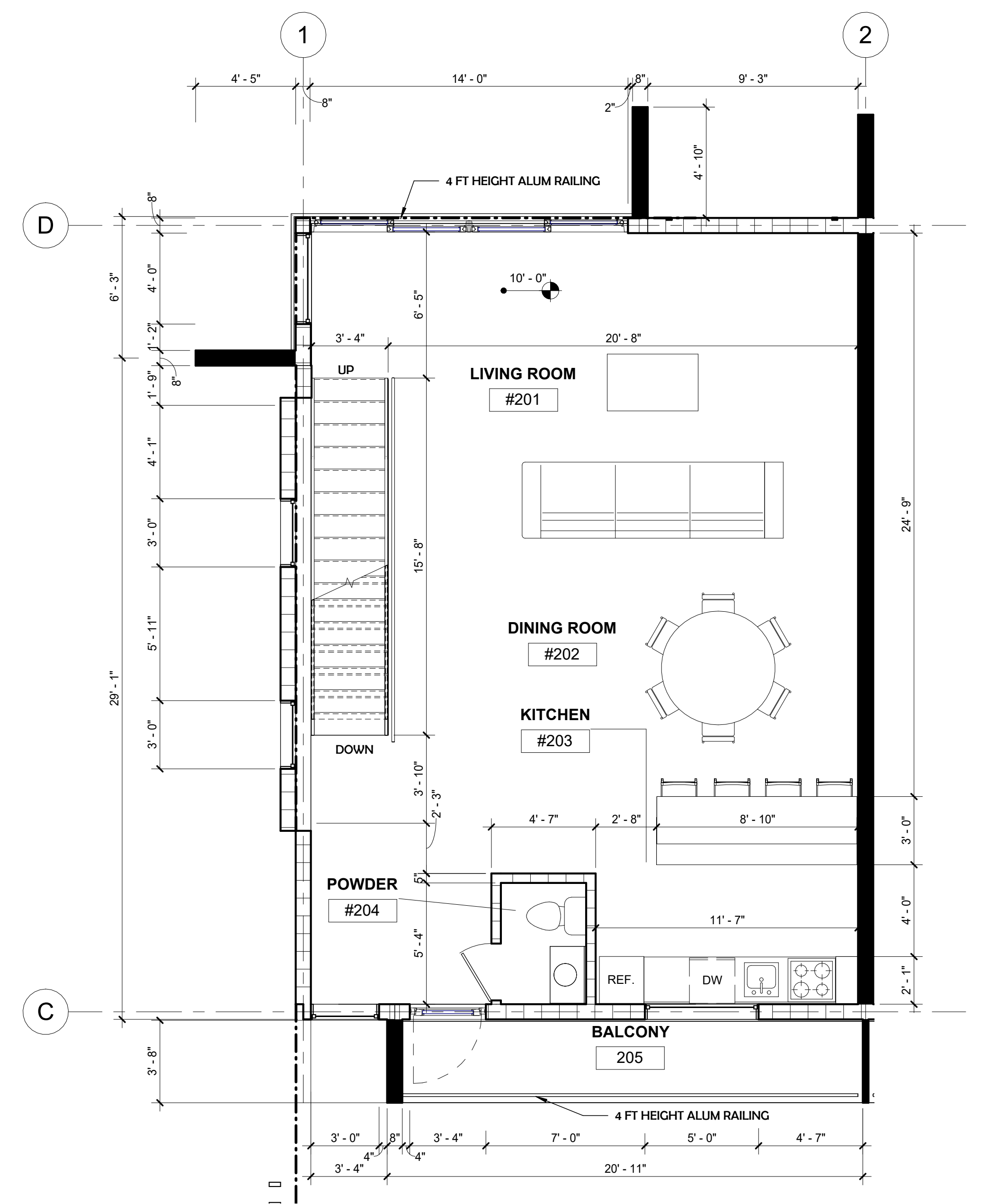
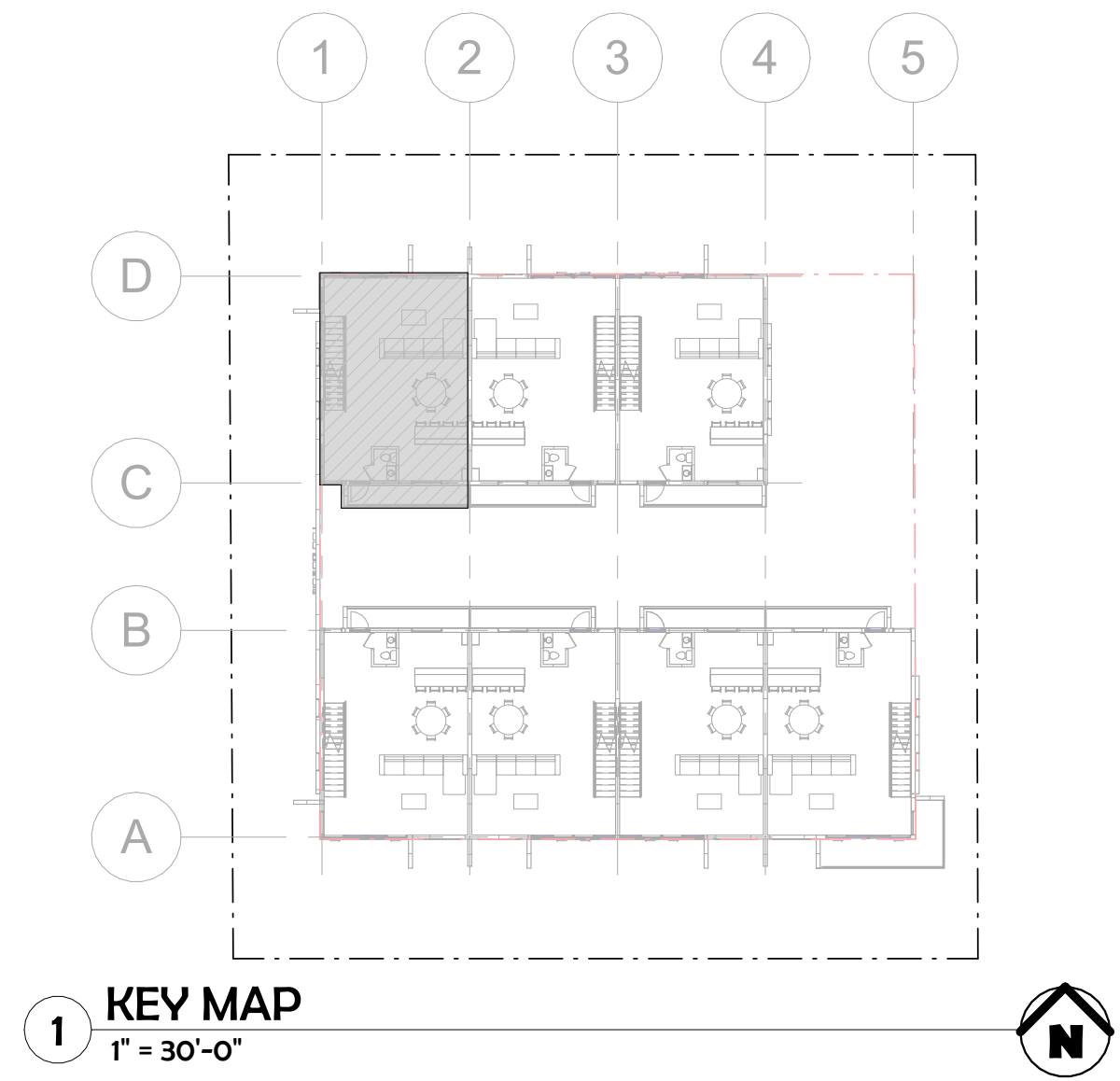




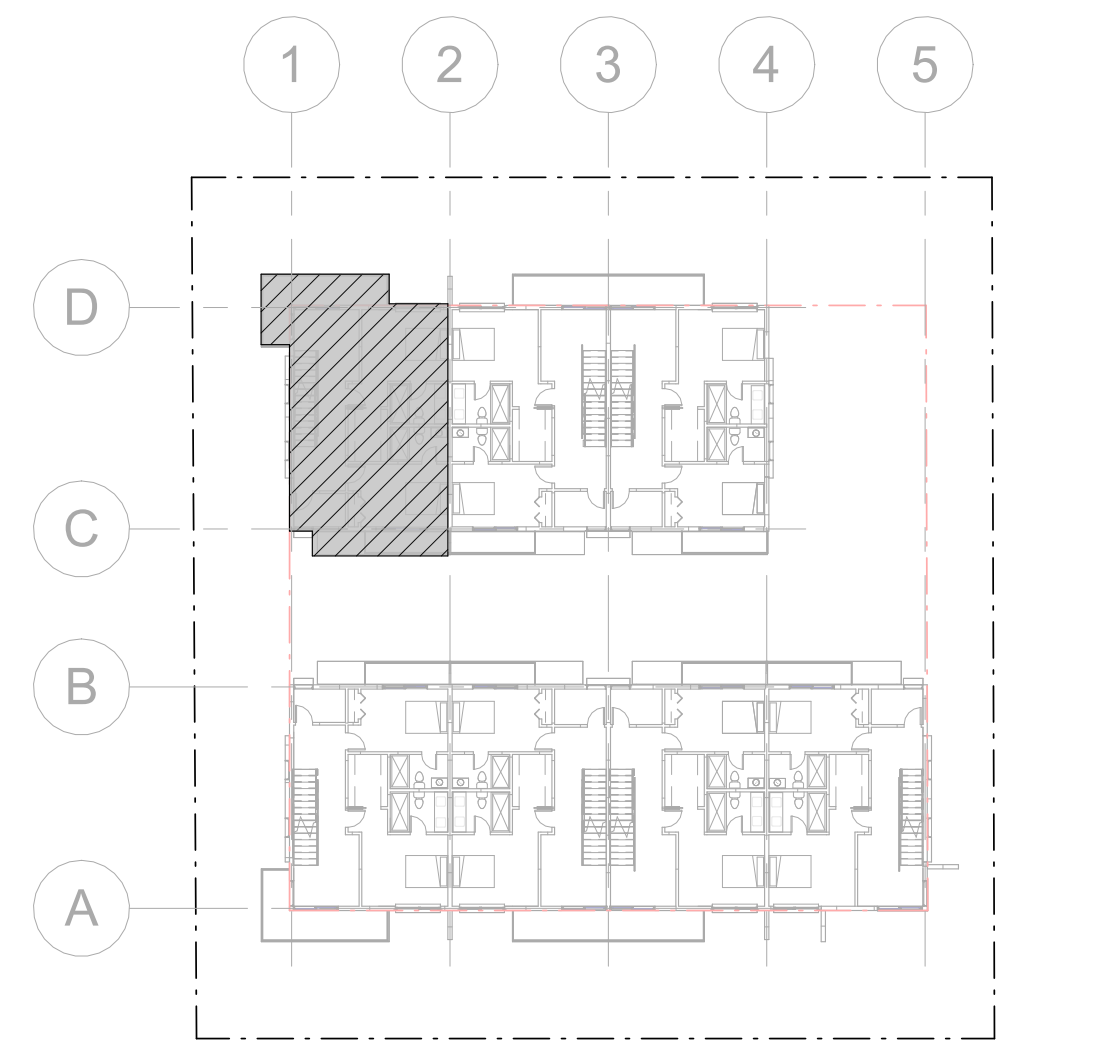
1 TOP ROOF PLAN  
1/8" = 1'-0"



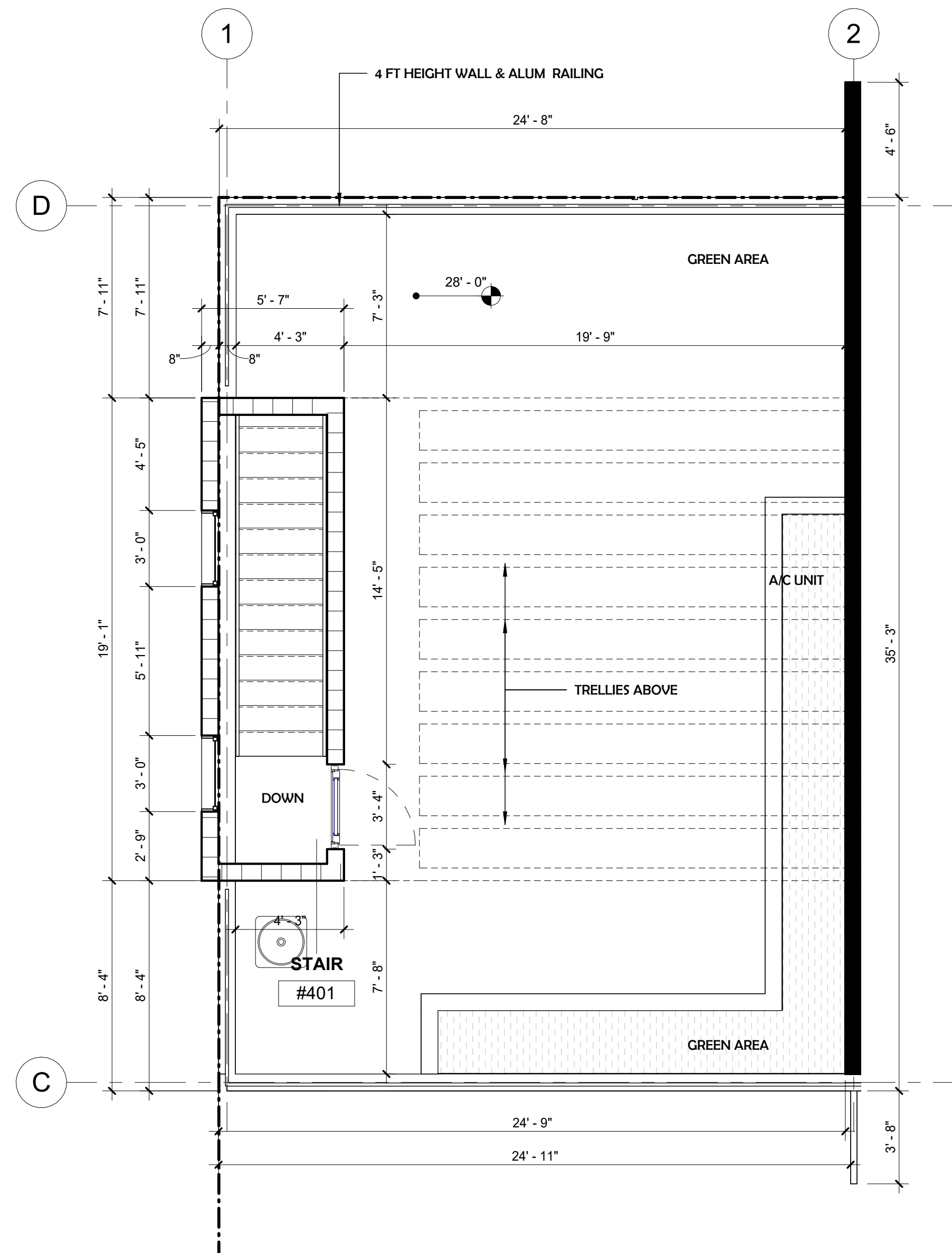




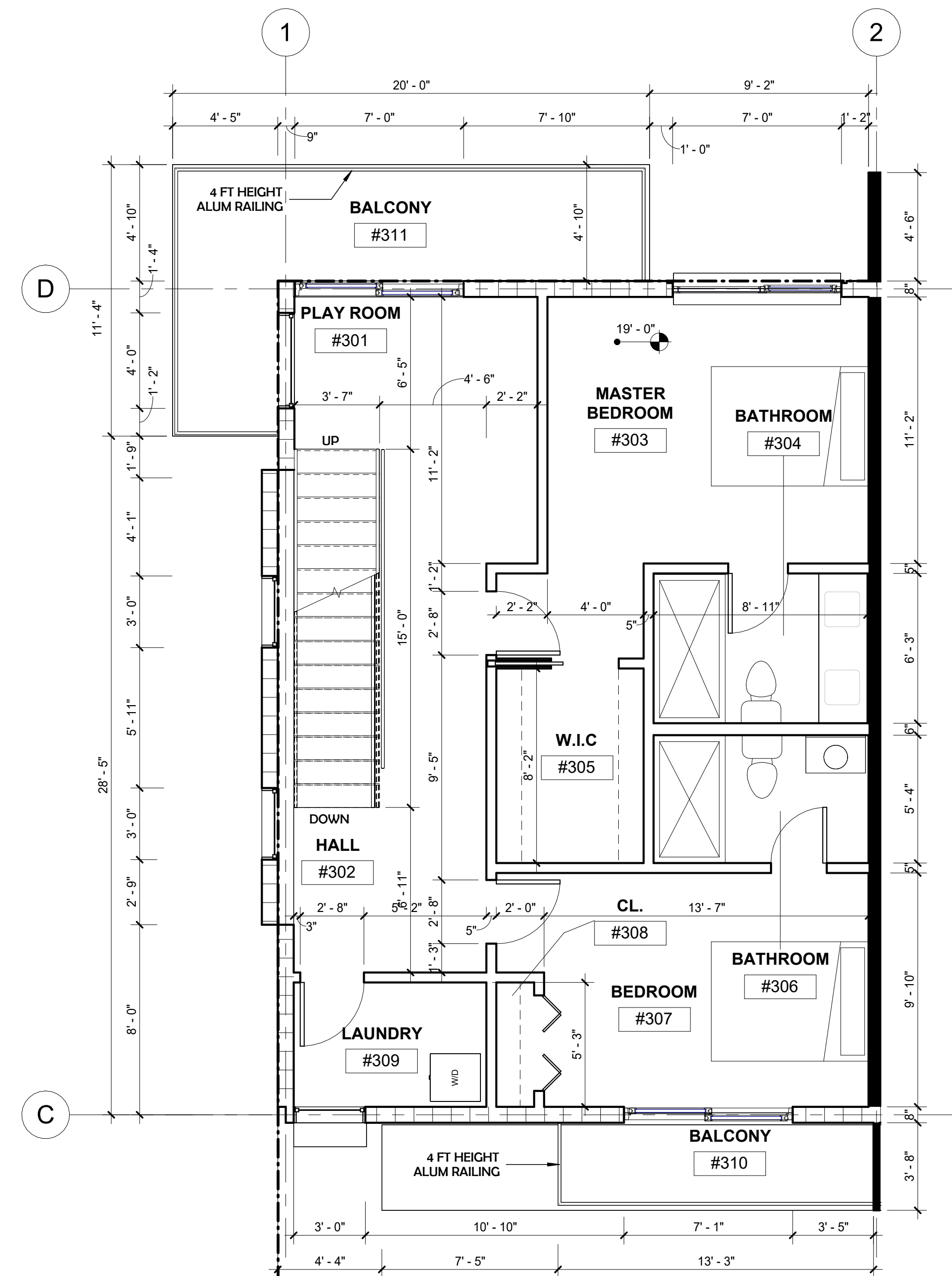




1 KEY MAP  
1" = 30'-0"



3 TYP. UNIT - ROOFTOP  
1/4" = 1'-0"



2 TYP. UNIT - 3RD FLOOR  
1/4" = 1'-0"

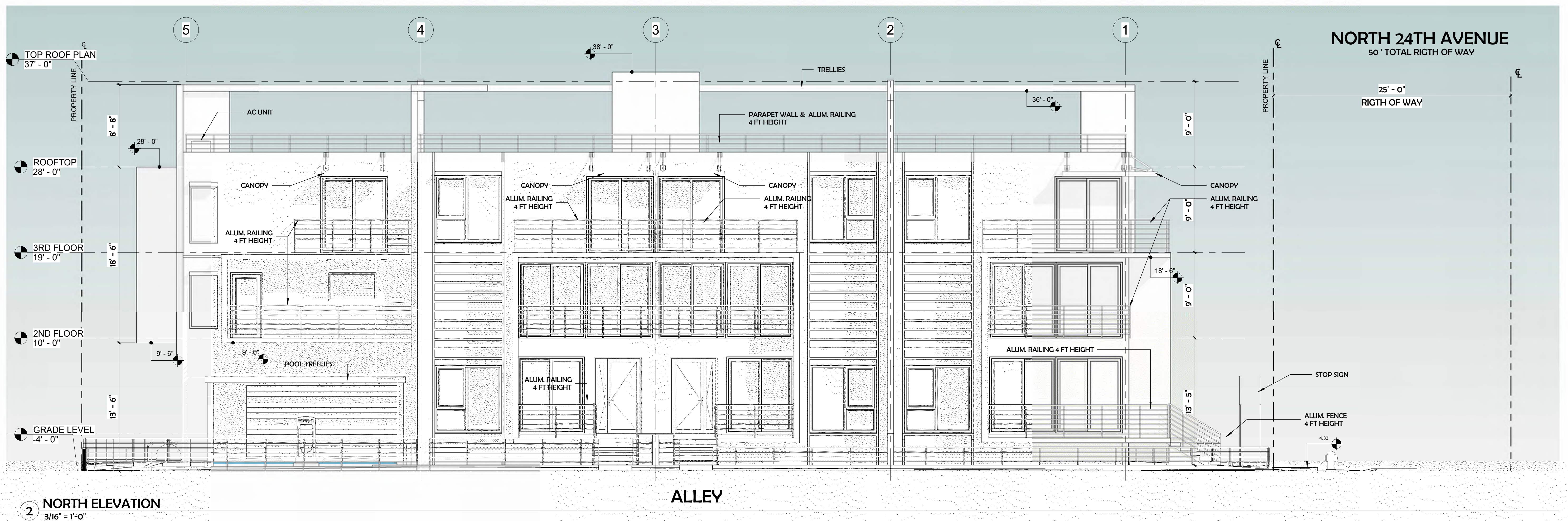
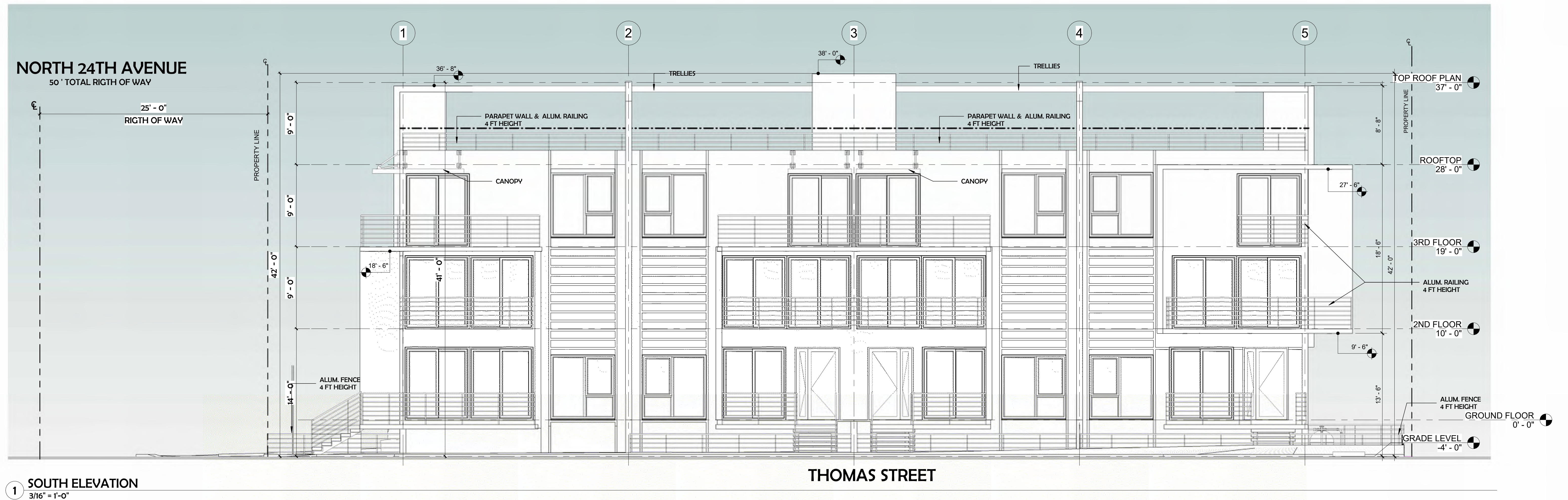


**MEETING DATES**

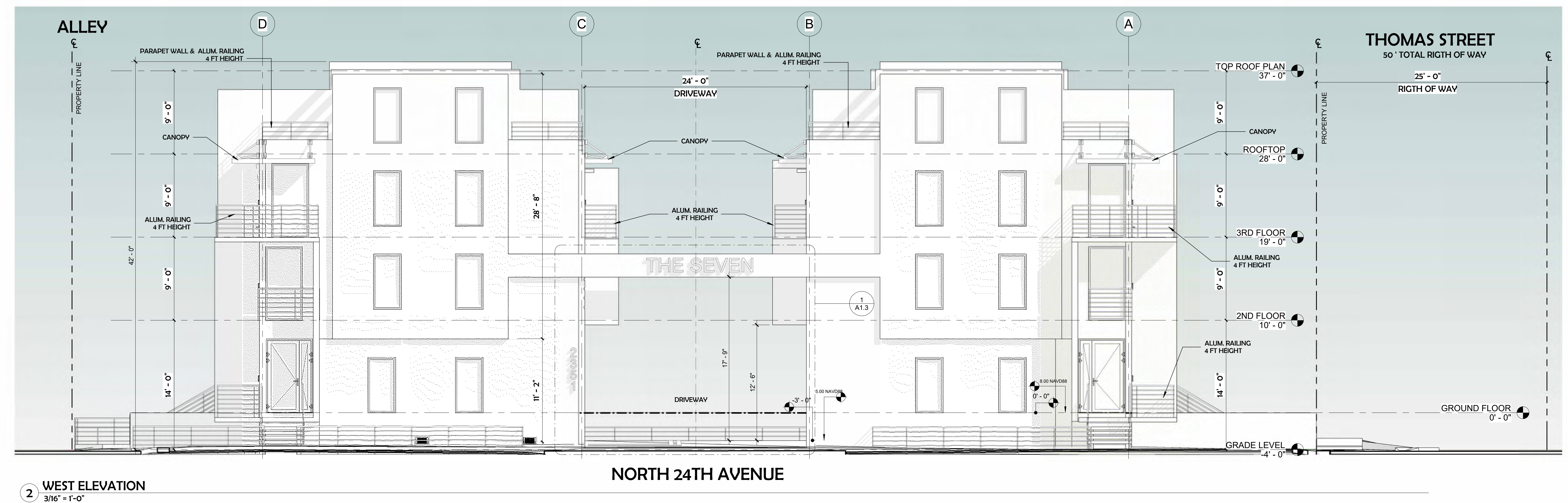
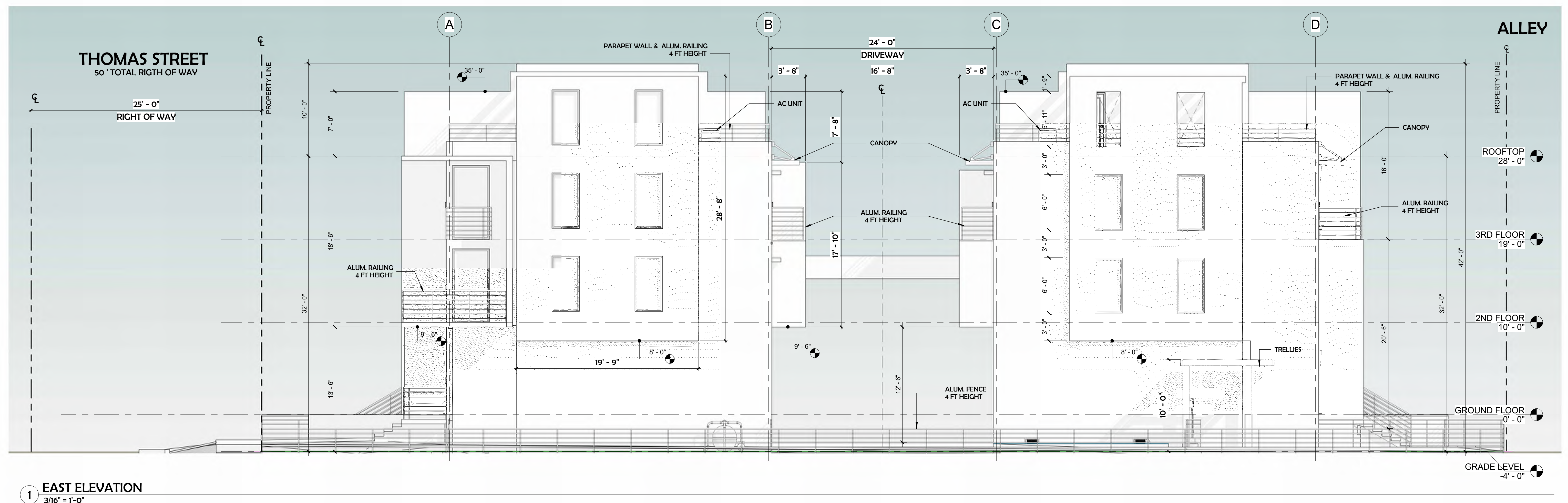
PACO  
TAC 1  
FINAL TAC  
PLANNING AND ZONING BOARD

02/20/24  
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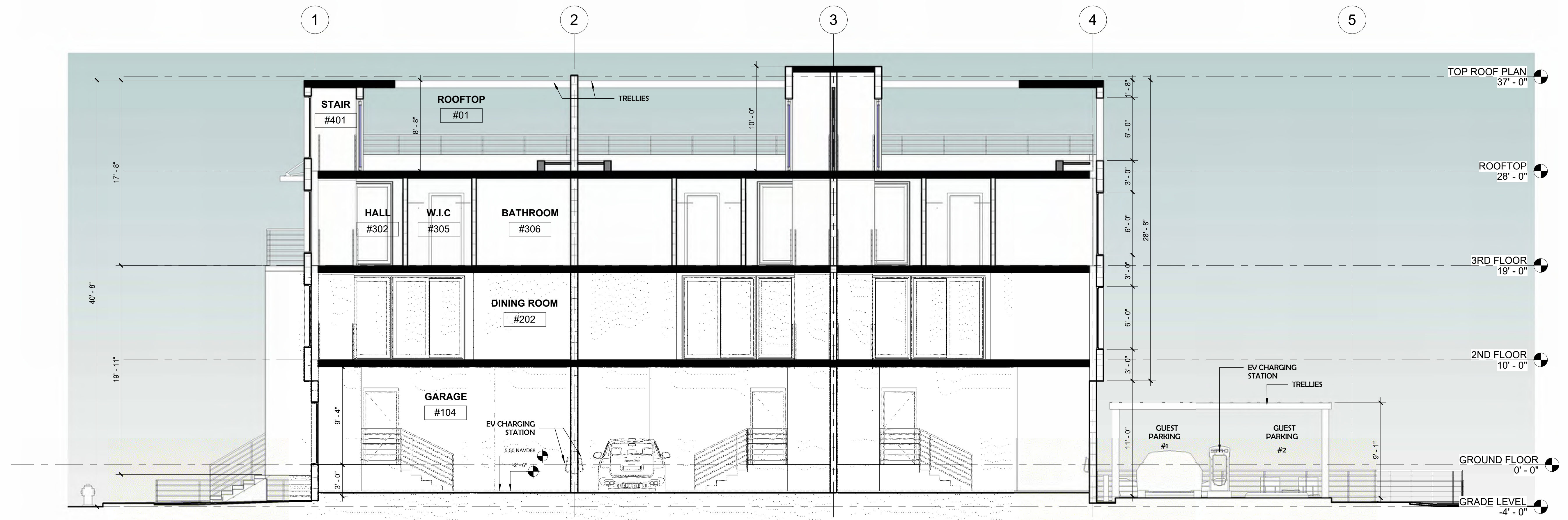












1 Section 5  
3/16" = 1'-0"



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

# THOMAS TOWNHOUSES 2351 THOMAS ST HOLLYWOOD FL.

## MEETING DATES

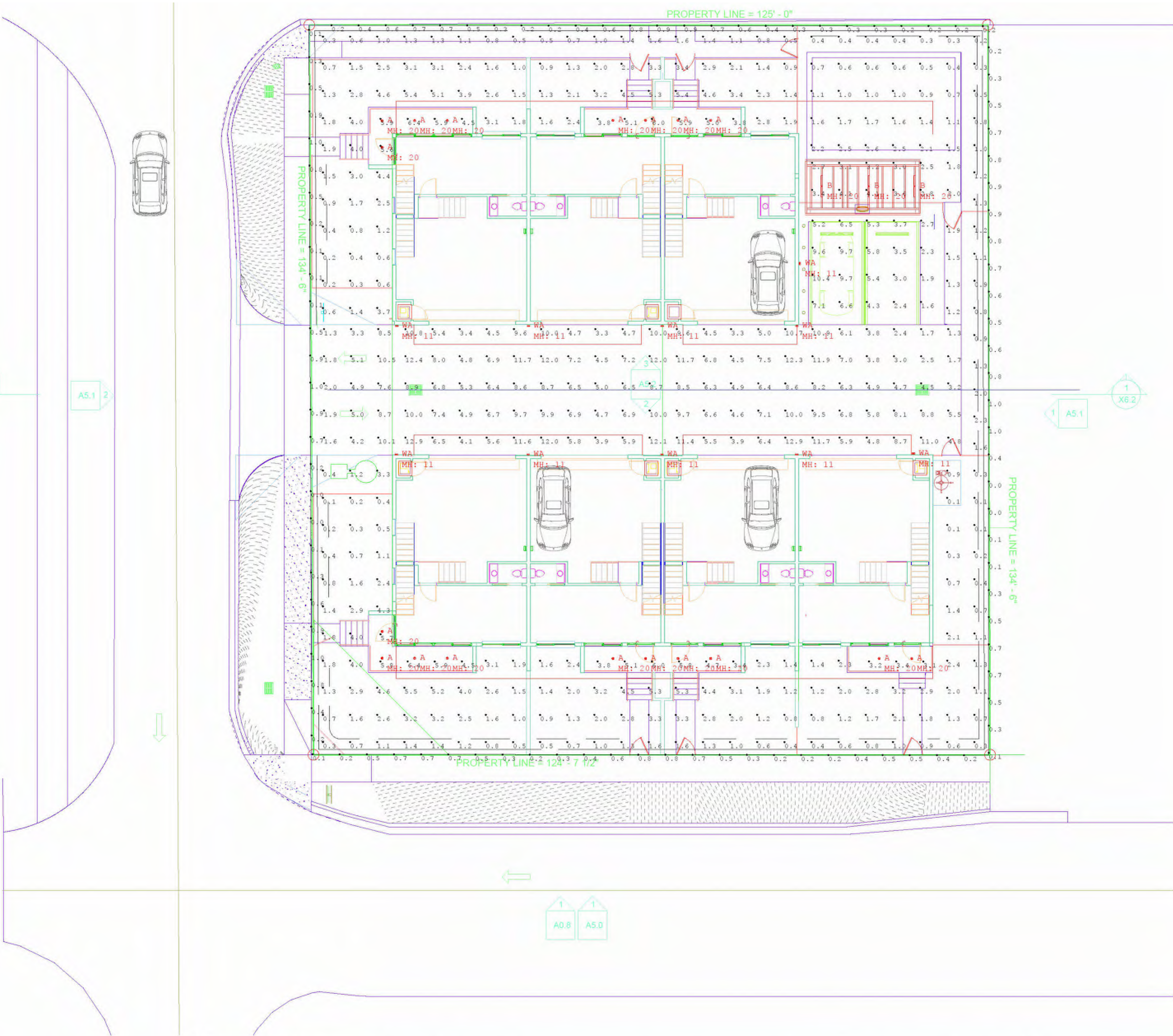
PACO 02/20/24  
TAC1 00/00/00  
FINAL TAC 00/00/00  
PLANNING AND ZONING BOARD 00/00/00

## LONGITUDINAL SECTIONS

PROJEC#21-043

A6.1





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

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking and Drive Lane	Illuminance	Fc	6.67	12.9	1.3	5.13	9.92	
Pool Deck	Illuminance	Fc	3.03	4.1	1.8	1.68	2.28	
Property Line	Illuminance	Fc	0.47	1.0	0.0	N.A.	N.A.	
Terraces	Illuminance	Fc	4.99	6.4	3.1	1.61	2.06	
To Property Line	Illuminance	Fc	1.69	5.5	0.1	16.90	55.00	



Landscape Data:

RAC Zoning - DH-1 (Low 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.	7 Trees (215/30)	7 Trees
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	13 Trees (260/20)	13 Trees (See Schedule)
<b>Interior Landscape for At-Grade Parking Lots and Vehicular Use Area</b> 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.	807 sf Landscape (3,229 sf x .25)	817 sf Landscape (Includes Rooftop)
<b>Minimum 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 Ground Floor (4,963 SF)	6 Trees
<b>Total Required:</b>	25 Trees (5,511 SF)	25 Trees (See Schedule)
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	15 Trees (60%)	25 Trees (100%)

Landscape Notes:

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

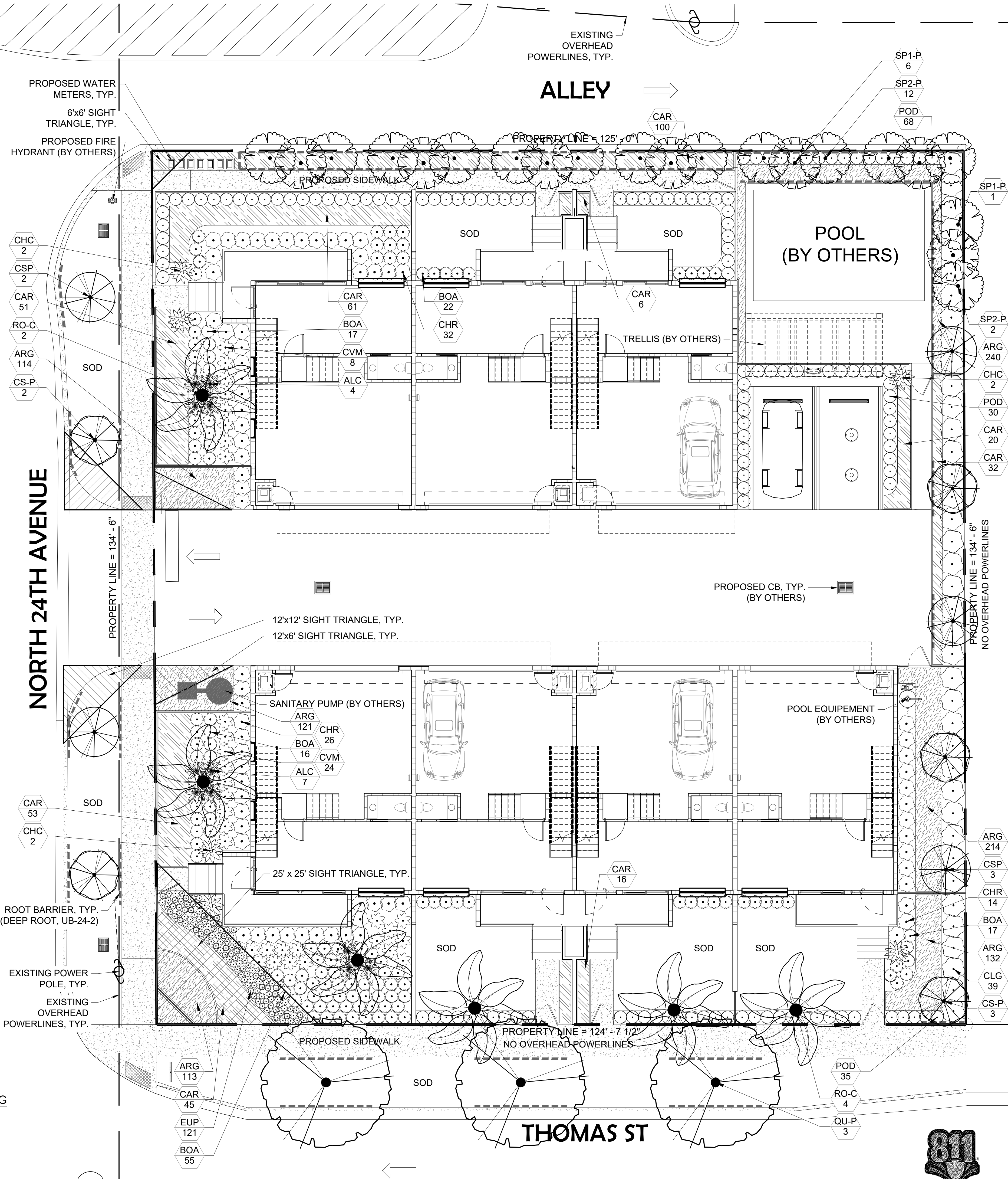
Overall Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
PERIMETER TREES					
CS-P	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
CSP	5	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
QU-P	3	Quercus virginiana	Southern Live Oak	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
SP1-P	7	Sabal palmetto	Sabal Palm	FG, 16' CT, SGL, SP	Yes
SP2-P	14	Sabal palmetto	Sabal Palm2	FG, 20' CT, SGL, SP	Yes

CODE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
RO-C	6	Roystonea regia	Royal Palm	FG, 8' GW, SP, Matching, No Scars	Yes

SHRUBS					
ALC	11	Alcantarea odorata	Giant Silver Bromeliad	15G, 3'-4' OA, SP	No
BOA	123	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No
CHC	6	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No
CHR	72	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F,	Yes
CLG	38	Clusia guttifera	Small-Leaf Clusia	15G, 4' HT x 3' SPR, B, F	No
CVM	32	Codiaeum variegatum 'Magnificent'	Magnificent Croton	7G, 36" HT, F,	No
EUP	121	Euphorbia mili 'Pink Cadillac'	Pink Crown of Thorns	1G, 12" OA, F	No
PHX	126	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No
POD	133	Podocarpus macrophyllus	Podocarpus	7G, 4' HT x 2' SPR, FTB, SP, 2' OC	No

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
ARG	934	Arachis glabrata 'Ecoturf'	Perennial Peanut	1G, 10" OA, Full pot,	No	10" o.c.
CAR	382	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.



Project Team

Landscape Architect:

LAS

LANDSCAPE  
ARCHITECTURAL  
SERVICES, LLC

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

Architect:

Ari Sklar, AIA, NCARB

SKLARchitecture  
2310 Hollywood Blvd.  
Hollywood, Florida 33027  
E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2351 Thomas Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
4.16.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6668807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-01



4th Floor Roof Garden Plant Schedule:

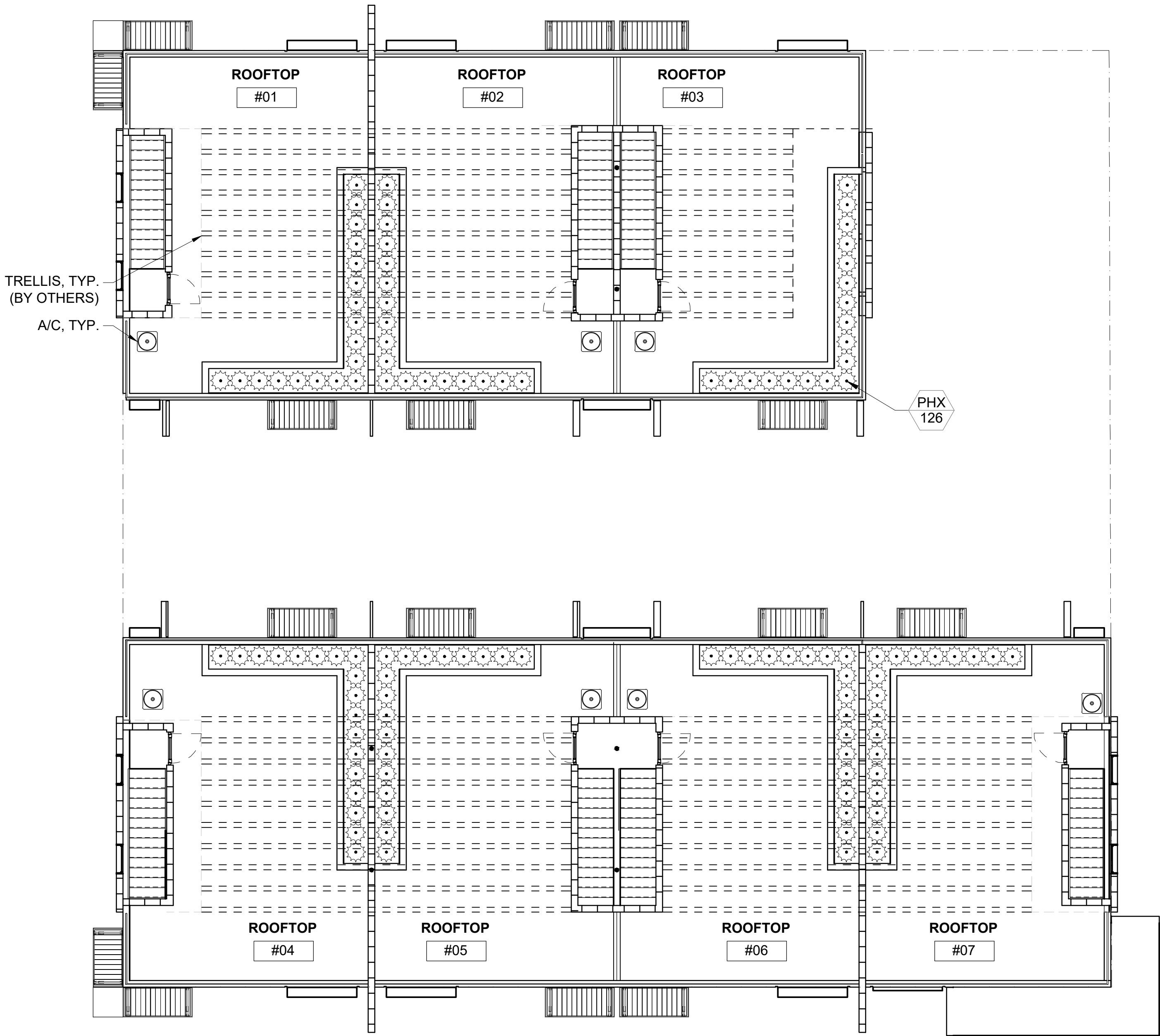
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
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SHRUBS

PHX	126	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No
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Roof Garden Notes:

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



4th Floor Roof Garden

Project Team

Landscape Architect:



LANDSCAPE  
ARCHITECTURAL  
SERVICES, LLC  
1708 SE Joy Haven Street  
Port St. Lucie, FL 34983  
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Architect:

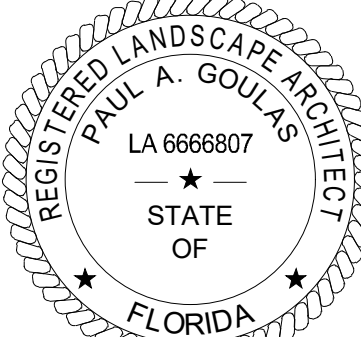
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SKLARchitecture  
2310 Hollywood Blvd.  
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E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2351 Thomas Street, Hollywood, FL 33020

Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
4.16.24	DC	Initial Submittal



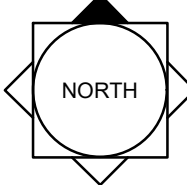
PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: BW

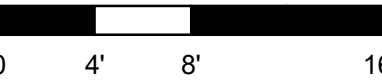
Municipal Project:

Scale:



NORTH

SCALE: 1" = 8'



0 4' 8' 16'

L-02



Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and 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:
1. A financial statement showing assets and liabilities of the company current to date.
  2. A listing of not less than (3) completed projects of similar scope and nature.
  3. Permanent name and address of place of business.
  4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

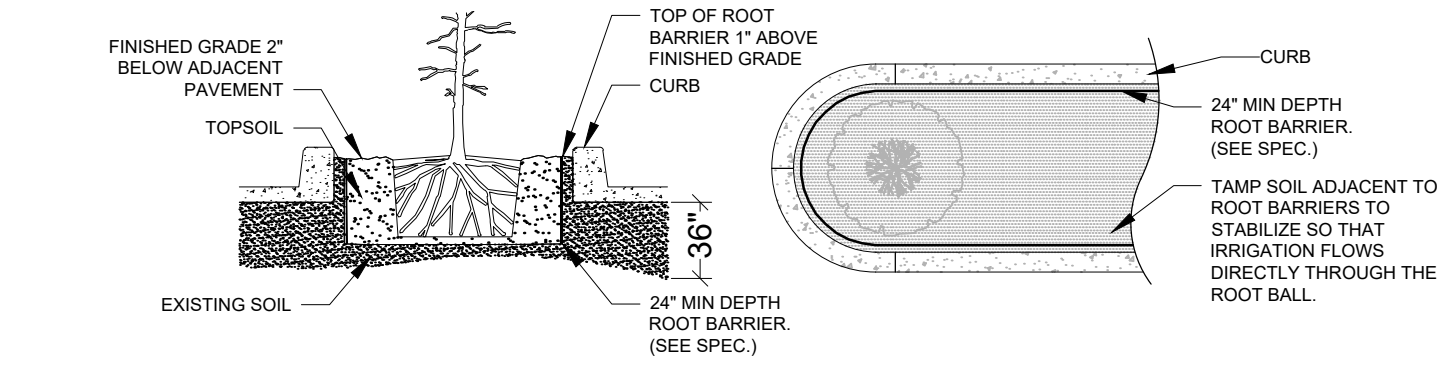
- 2.02 INSPECTION:
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by 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 planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- |                    |           |
|--------------------|-----------|
| 1 gallon container | 1 tablet  |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon           | 5 tablets |
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
- The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

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, patios, 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. |
| Larjo 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 waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked 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 poled or topped.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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

- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail.
- 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.

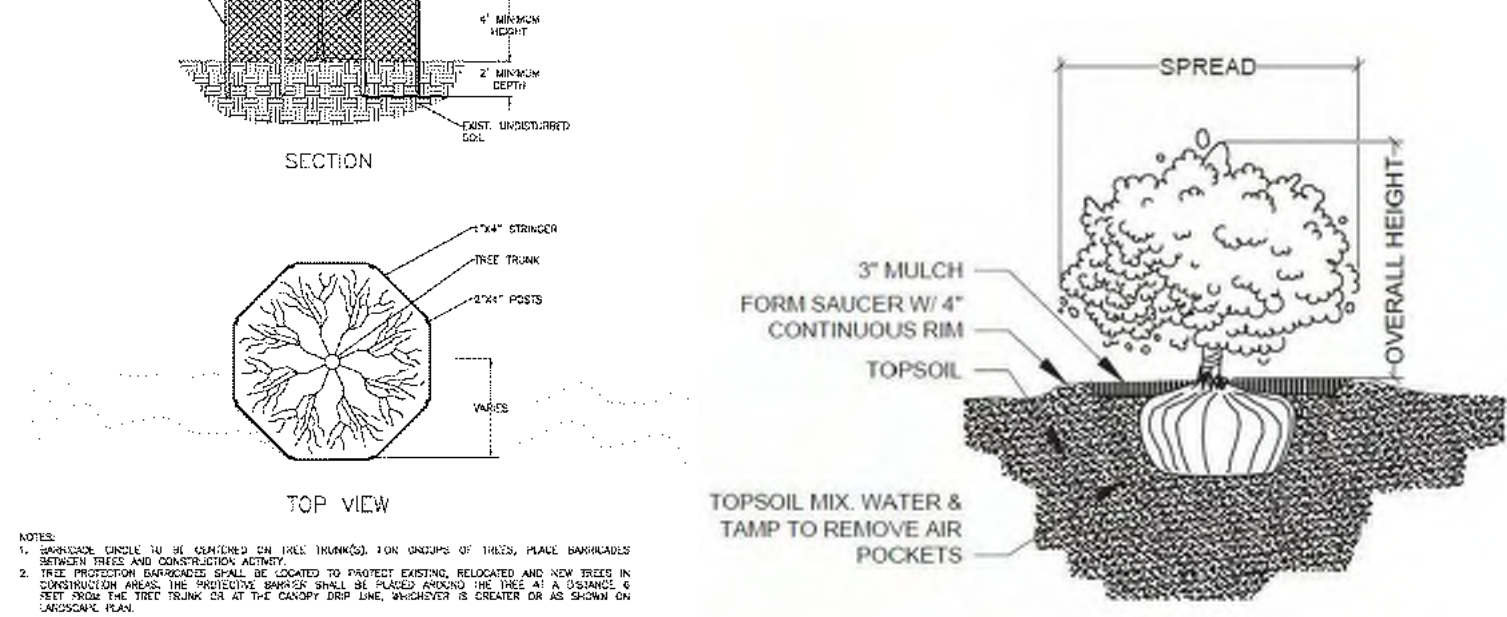
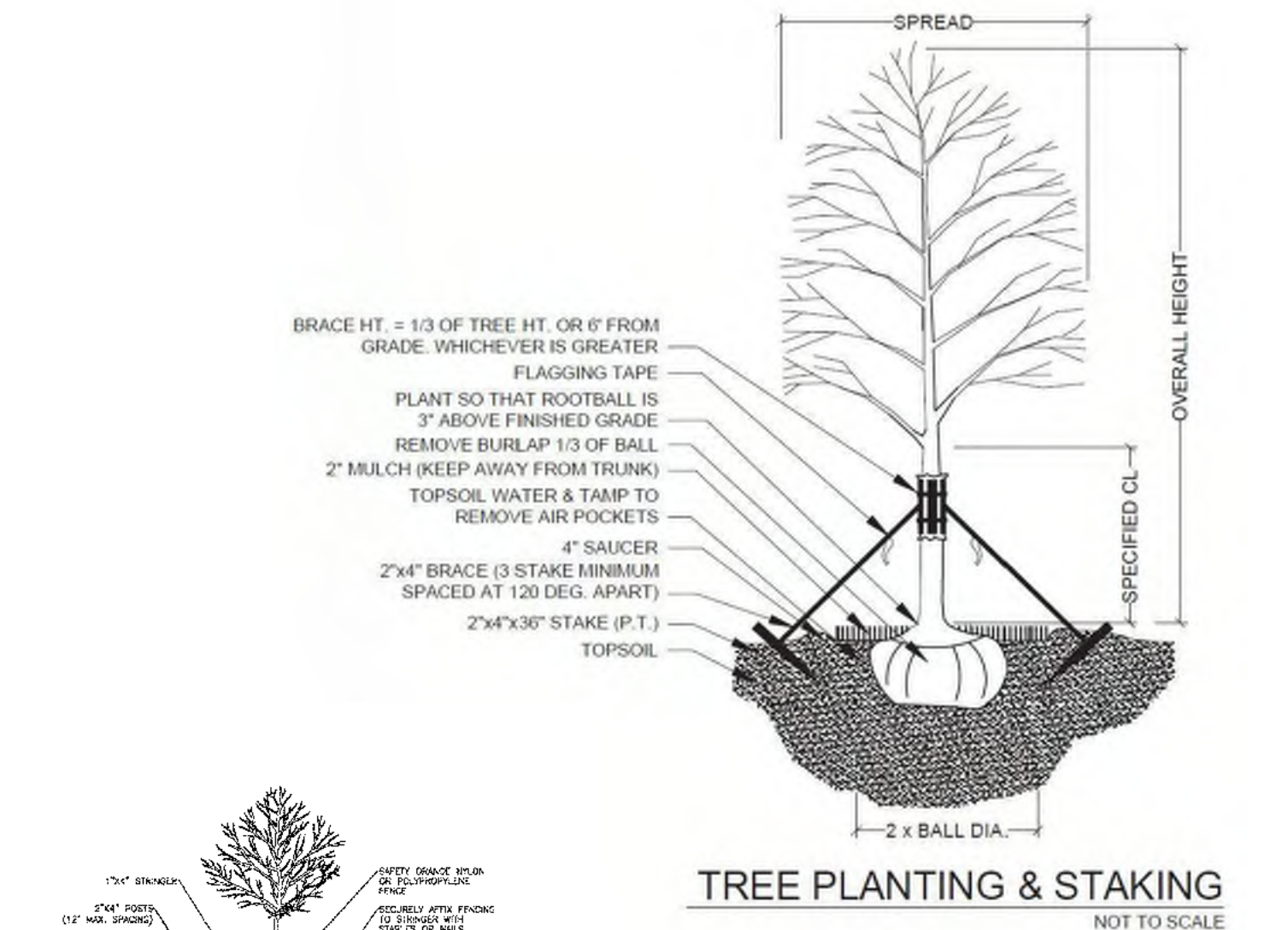
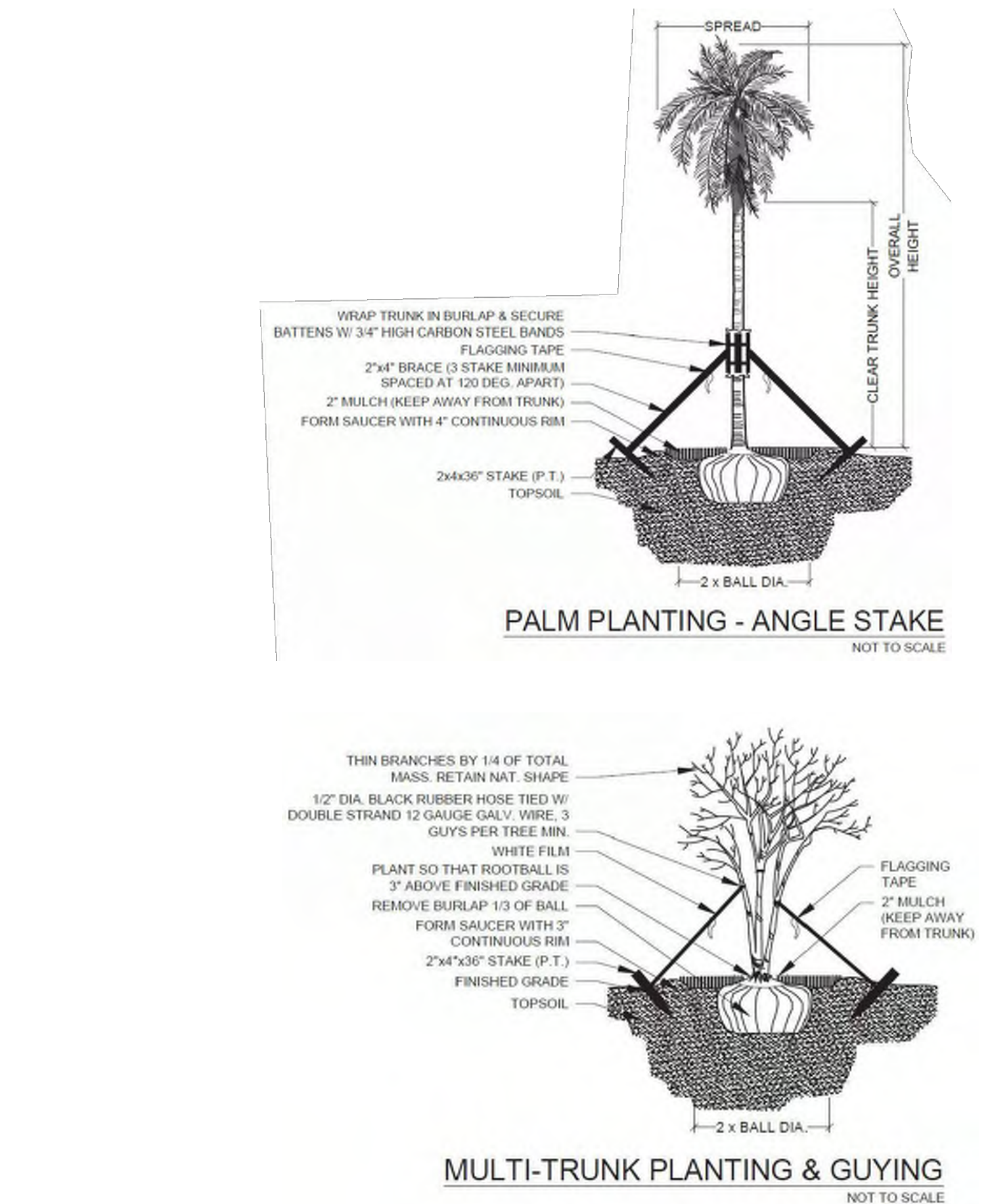
- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright 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, 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.
- C. All plant material shall be alive and in good growing condition after each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

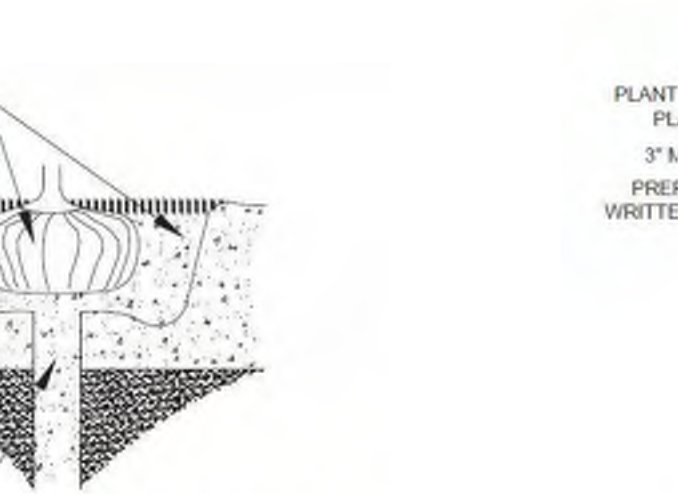
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



TREE PROTECTION DETAIL

NOT TO SCALE

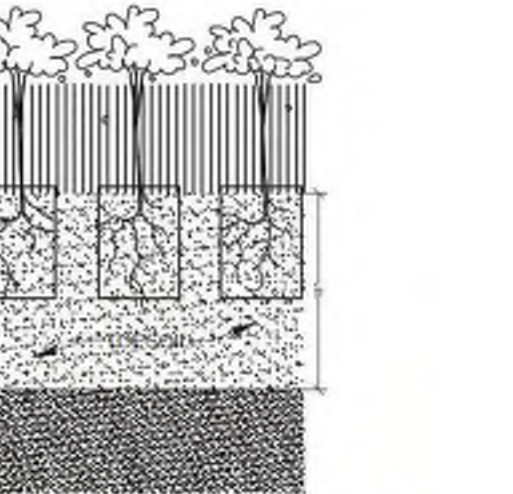


DRAINAGE TESTING DETAIL

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

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

Architect:

Ari Sklar, AIA, NCARB  
**SKLARArchitecture**  
2310 Hollywood Blvd.  
Hollywood, Florida 33027  
E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

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**Landscape Details & Specifications**

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REGISTERED LANDSCAPE ARCHITECT

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
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Drawn By: DC

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Municipal Project:

Scale:

NORTH

SCALE: 1" = N.T.S.

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