

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ONE):

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

PROPERTY INFORMATION

Location Address: 2133-2139 Polk Street, Hollywood, FL, 33020

Lot(s): 8,9 Block(s): E Subdivision: _____

Folio Number(s): 2133 Polk Street: 514216100070; 2139 Polk: 514216100080

DH-3

Zoning Classification: DH-3 Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 36,363SF / 23

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

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

File/Resolution/Ordinance No.: 22-DP-72

DEVELOPMENT PROPOSAL

Explanation of Request: 23 Units Multi-Family Residential development

Phased Project: Yes / No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	23 (Area: 21,685 S.F.)
Proposed Non-Residential Uses	14,678 S.F.
Open Space (% and SQ.FT.)	7.5% (Area: 859 S.F.)
Parking (# of spaces)	38 (Area: 7,823 S.F.)
Height (# of stories)	5 (55 FT.)
Gross Floor Area (SQ. FT)	36,363

Name of Current Property Owner: Polk Equities LLC

Address of Property Owner: PO Box 630246, Miami, Florida, 33480

Telephone: 347-432-7684 Email Address: Simon@skydevelopersnj.com

Applicant Richard Garber Consultant | Representative | Tenant (check one)

Address: 125 Maiden Lane, Suite 506, New York, NY Telephone: 917-856-6453

Email Address: richard@groarc.com

Email Address #2: _____

Date of Purchase: 08-11-2022 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Esther Rein

E-mail Address: esther@skydevelopersni.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: shimon klepner Date: 01-06-2023

PRINT NAME: SHIMON KLEPNER Date: 01-06-2023

Signature of Consultant/Representative: Richard Garber Date: 01-06-2023

PRINT NAME: RICHARD GARBER, AIA Date: 01-06-2023

Signature of Tenant: shimon klepner Date: 01-06-2023

PRINT NAME: SHIMON KLEPNER Date: 01-06-2023

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for TAC REVIEW to my property, which is hereby made by me or I am hereby authorizing Richard Garber to be my legal representative before the Technical Advisory Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 6 day of January, 2023

Esther Rein

Notary Public
State of Florida



Esther Rein
Comm.: HH 339491
Expires: December 7, 2026
Notary Public - State of Florida

shimon klepner
Signature of Current Owner

SHIMON KLEPNER
Print Name

My Commission Expires: 2/7/26 (Check One) Personally known to me; OR Produced Identification Drivers License



GRO ARCHITECTS, PLLC

September 14, 2023

**Polk Equities LLC
P.O. Box 630246
Miami, Florida 33480**

FILE NUMBER: 22-DPV-72

SUBJECT: Final Site Plan and Design review for a 23-Unit Residential Development.

SITE DATA

**Owner/Applicant: Polk Equities LLC
Address/Location: 2133-2139 Polk Street
Net Size of Property: 5,754 sq. ft. (0.13acres)
Land Use: Regional Activity Center (RAC)
Zoning: Dixie Highway High Intensity Multi-Family District (DH-3)
Present Use of Land: Residential
Year Built: 1938 (Broward County Property Appraiser)**

ADJACENT LAND USE

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

ADJACENT ZONING

**North: Dixie Highway High Intensity Multi-Family District (DH-3)
South: Government Use (GU)
East: Dixie Highway High Intensity Multi-Family District (DH-3)
West: Dixie Highway High Intensity Multi-Family District (DH-3)**

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

NEW YORK

JERSEY CITY

SHANGHAI

Dear Board Members,

It is with great pleasure that we present a 23-unit, 5-story, multi-family residential building based on the DH-3 zoning standards in Hollywood. This project has been designed to enhance the property as the surrounding neighborhood continues to develop.

1. Design Criteria:

The architectural style for this 23-unit, 5-story multi-family residential building is a cool seaside modern. The building utilizes concrete and block construction both for structure and fire safety as well as to achieve clean and minimal detailing. On the façade, patios and a fourth-floor trellis provide a sense of horizontal movement along Polk Street, giving a sense of flow and diminishing a “boxy” appearance. Parking is provided on the ground floor with entrance and exit on Polk Street. At the building’s base, custom screening with a vertical cut is proposed allowing the interior of the garage to be open to air but substantially shielded from view. This pattern is repeated at the balcony railing above. Vertically oriented Hardie board battens are proposed along Polk Street softening the building’s relationship to the ground. This color is repeated in horizontal format on the sides of the structure as well allowing for material continuity on all facades.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential, as well as new mixed-use and multifamily development including in the lot immediately west of 2133 Polk. To the north are more industrial uses, making this a transitional neighborhood that is in flux.

3. Site Massing:

The building is located on Polk Street between Dixie Highway and 24th Ave. The size of the building is regulated by the municipal zoning code, with two (2) variances requested due to the required 5’-0” pedestrian dedication along Polk Street. Height, parking, and density are as-of-right and consistent with other recently proposed structures. We have included a separate letter justifying these variances.

4. Landscaping:

The landscaping has been integrated with the building design, particularly within the required front yard setback, to emphasize the architectural features. The landscaping creates a soft, horizontal surface for the ground floor vertical batten panels to terminate. Lights are provided on the balcony and ground floor façade to light the landscaping. Planters and additional landscaping are also provided on the rooftop and amenity space. In the rear, permeable pavers are provided at the rear lot line.

5. Parking:

An exhaustive review of parking requirements has been undertaken with input from three (3) planning staff members, as well as engineering representatives. Care was taken to ensure that adequate maneuvering space is provided as required in all zoning documentation. This includes a turnaround stall in the northeast corner of the parking garage which was added at the request of engineering staff. A review of zoning documentation suggests for the 23 dwelling units we are proposing, a total of 34 parking spaces are needed based on a single (1) space for one-bedroom

units, for which we propose 5; and 1.5 spaces for two-bedroom or larger units for which we propose 18. We comply and are proposing a total of 38 spaces, or four (4) additional, including the use of some stackers. Project ownership is aware the 1.5 space requirement will not allow all two or more bedroom units to have two cars. Second parking spaces will be allotted on a first-come-first-serve basis for tenants occupying larger units and a waitlist will be maintained for qualifying tenants seeking a second parking space. A second parking space will not be an option for one-bedroom unit tenants. This method has been utilized by owners for other buildings they have developed and operated.

I hope this provides a clear explanation of our proposal. We also met with community members who enthusiastically embraced the building and are excited to see it proceed. Kindly let me know if you have any questions, and thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Garber". The signature is fluid and cursive, with a prominent "R" and "G".

Richard Garber, AIA
AR 102201



GRO ARCHITECTS, PLLC

August 16, 2023

Owner:

Polk Equities LLC
P.O. Box 630246
Miami, Florida 33480

FILE NUMBER: 22-DPV-72

Project Address:
2133-2139 Polk Street
Hollywood, FL 33020

The following is a written application for a variance with explanation to variance criteria provided:

The ordinance requires a dedication for a 5'-0" sidewalk at the Polk Street frontage. The original plan included this dedication as part of the required 15'-0" setback. The plan went through two technical reviews; however, we were alerted by engineering staff that the dedication would have to be in addition to the required front yard setback in July following our TAC2. It was suggested at that time that we push the entire structure back 5'-0" to allow for the dedication plus the required front yard setback. In doing so, the rear yard setback at the ground floor was decreased from 10' to 5', which creates three (3) variance conditions. While this is primarily due to the dedication, the design team believes that the variance requested maintains the intent and purpose of the subject regulation as it allows for a wider area in front of the building where light, air, and pedestrian safety are critical. In the rear, the subject property is adjacent to an industrial site with a 1.5-story warehouse-type structure, which has no windows facing the rear property line. By pushing the covered parking area of the building back 5', there is no issue with light and air, and the parking structure is still able to be naturally ventilated. As such, the design team believes the requested variance is compatible with surrounding sites and land uses and is not detrimental to the community. Further, the requested variance is consistent with the furtherance of the municipality's goals, including pedestrian visibility and safety, by providing a 5'-0" dedication, and this variance is neither economically based nor self-imposed.

The two (2) variances due to this condition are:

1. Parking within the 5' rear yard setback: this is directly related to pushing the structure back 5' per the required dedication.
2. Given the intent to park within the 5' rear yard setback, the dedicated landscape buffer at the rear lot line is not provided.

NEW YORK

JERSEY CITY

SHANGHAI

Since the project is at the Regional Activity Center Zone, balconies may encroach the setback for a maximum of 75 percent of the required setback. It should be noted that the front balcony projections are compliant at 28.2%, and the rear balcony projections are compliant at 46.2%. The total landscaped area being provided, including vegetative areas, is 859 SF (7.5%) landscaping at grade in front of the building, 2,011 SF (17.5%) of landscaping is provided on the roof. Total landscaping is therefore 25% of the site area (11,500 square feet).

Additional comments:

- We have added hatched lines to the revised site plan indicating the outline of the building above the parking area.
- After discussion with planning staff, additional variances were removed.

I hope you will agree these deviations are appropriate, are directly due to the sidewalk dedication, and our proposed structure will be a positive addition to Hollywood. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Garber". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping tail.

Richard Garber, AIA
AR 102201

NEW CONSTRUCTION

MULTI-FAMILY RESIDENTIAL

2133 - 2139 POLK STREET

HOLLYWOOD, FL 33020

BLOCK:E, LOT:8,9

BROWARD COUNTY

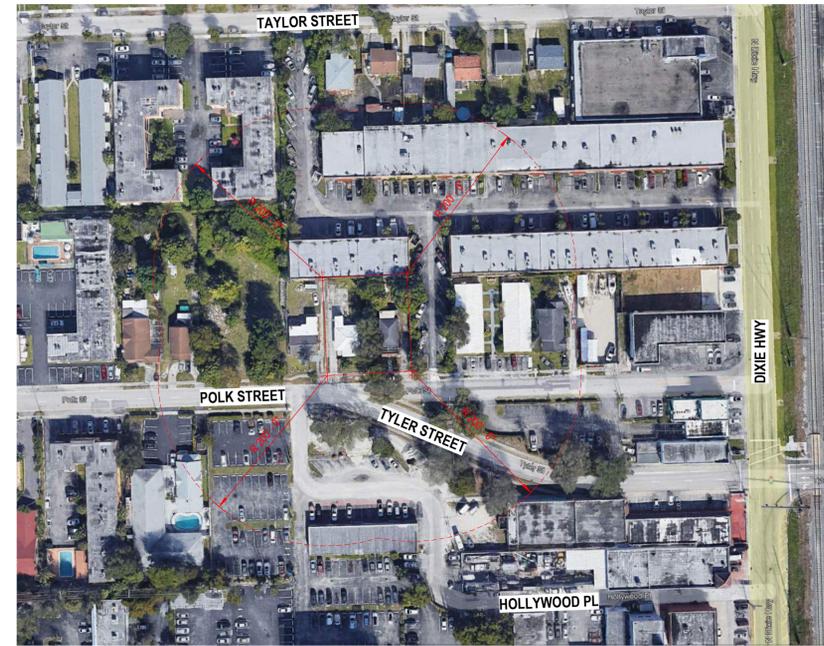
PRELIMINARY TAC MEETING DATE:
DECEMBER.5TH 2022

FINAL TAC MEETING DATE:
JUNE.20TH 2023

PDB MEETING DATE:
NOVEMBER.14TH 2022

SHEET INDEX

- PB-000 COVER SHEET
- PB-010 CONTEXT PHOTOS
- PB-020 SURVEY
- PB-030 SITE PLAN
- PB-050 LIGHTING PLAN
- PB-080 TRASH REMOVAL PLAN
- PB-101 FIRST FLOOR PLAN
- PB-102 SECOND FLOOR PLAN
- PB-103 THIRD FLOOR PLAN
- PB-104 FOURTH FLOOR PLAN
- PB-106 ROOF PLAN
- PB-201 EXTERIOR ELEVATION
- PB-202 EXTERIOR ELEVATION
- PB-203 EXTERIOR ELEVATION
- PB-204 EXTERIOR ELEVATION
- PB-301 SECTION 01
- PB-301 SECTION 02
- PB-400 ENLARGED EXTERIOR ELEVATION
- PB-401 DETAILS
- PB-901 AXON VIEW
- PB-902 STREET VIEW



② LOCATION MAP
1" = 100'-0"



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 (O) 212.346.0705
 (F) 646.357.9730
 (E) richard@groarc.com
 (W) www.groarc.com

Richard Garber, AIA
 FL License # AR102201

Nicole Robertson, AIA

PROJECT:
 NEW CONSTRUCTION
 MULTI-FAMILY RESIDENTIAL
 2133 - 2139 POLK STREET
 HOLLYWOOD, FL 33020
 BLOCK:E LOT:8,9

CLIENT:
 POLK EQUITIES LLC
 PO BOX 630246
 MIAMI, FLORIDA, 33480
 t (347)-432-7684
 e simon@skydevelopersnj.com

CONSULTANTS:
 CIVIL ENGINEER
 HOLLAND ENGINEERING
 301 SW 7TH STREET
 FT. LAUDERDALE, FL, 33315
 (O) (954)-367-0371
 (E) susan@hollandengineering.net

LANDSCAPE ARCHITECT
 THOMAS WHITE
 2600 NE 27TH AVENUE
 FORT LAUDERDALE, FL, 33306
 (C) (954)-253-2265
 (E) tcawhite@bellsouth.net

DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS

NO.	DATE	DESCRIPTION
1	12-05-22	PRELIMINARY TAC COMMENTS
2	06-20-23	FINAL TAC COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:

DESIGNED BY: CHECKED BY:

SHEET TITLE:

COVER SHEET

SHEET NO.: PAGE NO.:

PB-000 rev:2

ALTA/NSPS LAND TITLE SURVEY

DESCRIPTION:

LOTS 8 & 9, "A SUBDIVISION OF LOTS 1 AND 2 OF BLOCK E IN HOLLYWOOD LITTLE RANCHES.", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SURVEYOR NOTES:

- 1.) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2.) THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.
- 3.) THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- 5.) BENCHMARK REFERENCE - NATIONAL GEODETIC SURVEY DESIGNATION - M 312, PID - AD2500, ELEVATION = 13.44
- 6.) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7.) THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED. NO EFFORT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.
- 8.) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 9.) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF POLK STREET.
- 10.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 11.) RESERVATION FOR 5' SIDEWALK DEDICATED BY PLAT FOR PUBLIC USE.
- 12.) WATER SERVICE MAIN LOCATED NEAR REAR PROPERTY LINE UNABLE TO FIELD LOCATE UNKNOWN SIZE. CALL FOR LOCATES BEFORE DIGGING.

SUMMARY TABLE OF TITLE EXCEPTIONS

THE PIPPIN REPORT - PIPPIN TITLE SEARCH

ORDER # PPN-2022-4562

SEARCH DATE: 11-18-2022

ENCUMBRANCES	DESCRIPTION	COMMENTS
INST. # 117340209	AFFIDAVIT	NOT A SURVEY MATTER

INST. # 118354264	LIMITED LIABILITY CO. AFFIDAVIT	NOT A SURVEY MATTER
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INST. # 118393514	LIMITED LIABILITY CO. AFFIDAVIT	NOT A SURVEY MATTER
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EXISTING RESIDENTIAL:
UNITS - 2
TOTAL AREA=1808 SQUARE FEET

LAND AREA/PROPERTY SIZE:
GROSS: 13,500 SQUARE FEET - 0.31 ACRE
(TO RIGHT-OF-WAY CENTERLINE)
NET: 11,000 SQUARE FEET - 0.25 ACRE

OWNERSHIP AND ENCUMBRANCE REPORT
PREPARED BY: SHIMON KLEPNER, OWNER
DATED: 07/21/2023

ENCROACHMENTS: NONE VISIBLE
UNRECORDED EASEMENTS: SEE REAR PROPERTY LINE FOR UTILITIES-UNDERGROUND AND OVERHEAD

CERTIFIED TO:
POLK EQUITIES LLC

THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO, FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT/AGREEMENT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. COPYING, DISTRIBUTING OR RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR.
NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.



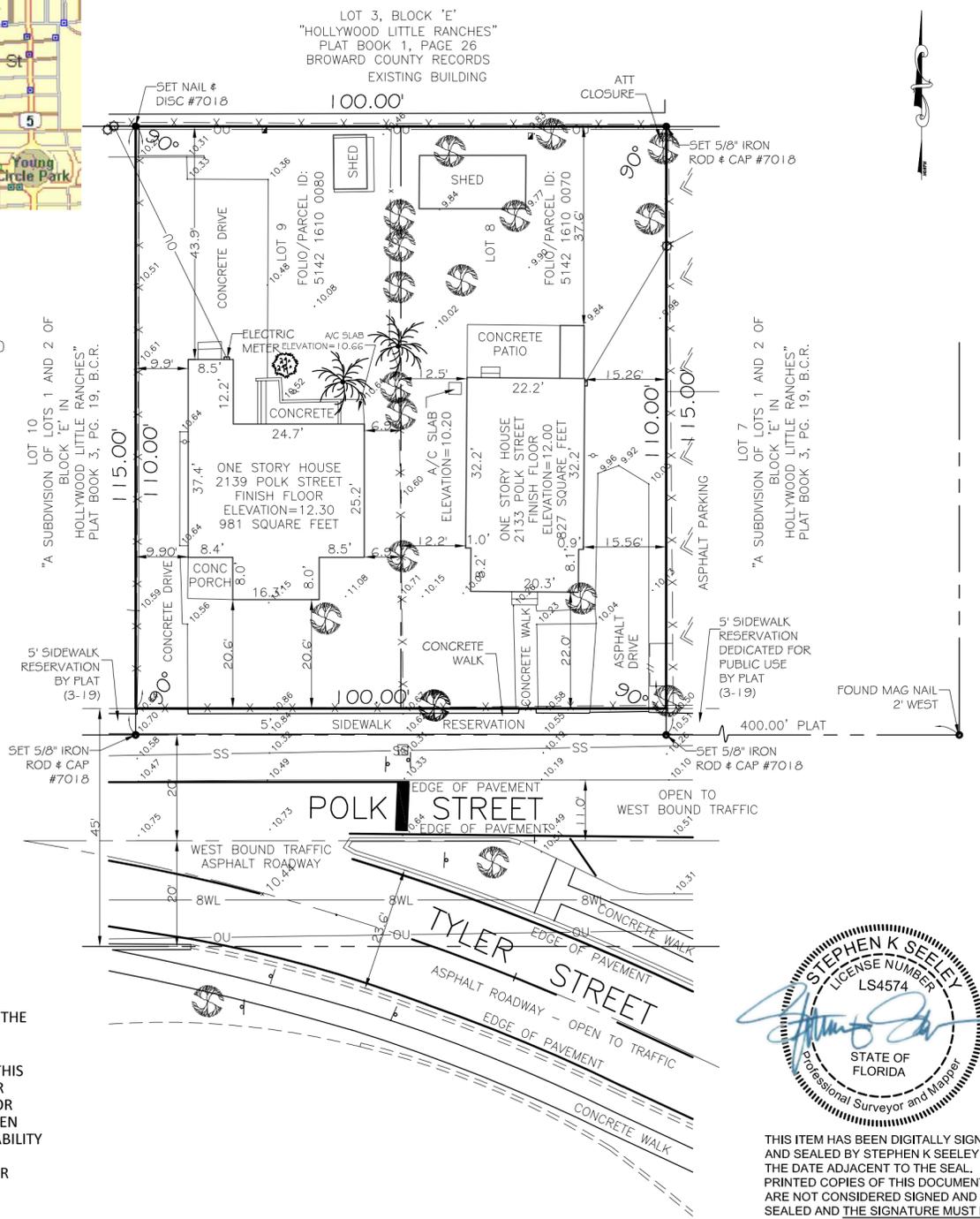
LOCATION MAP
NOT TO SCALE



(IN FEET)
1 INCH = 20 FEET

FEMA FLOOD
INSURANCE RATE MAP
HOLLYWOOD
BROWARD COUNTY, FLORIDA
125113
ZONE X
BASE FLOOD ELEVATION=N/A
PANEL No. 12011 C0 569 H
FIRM DATE- 08/18/2014

LEGEND			
	OVERHEAD UTILITIES		TRAFFIC SIGN POST
	CHAIN/LINK FENCE		CLEANOUT
	WOOD FENCE		CONCRETE
	CONCRETE WALL		TREE
	SANITARY SEWER LINE		BUSH
	WATER LINE		PALM
	OVERHEAD UTILITY		ELEVATION
	CENTERLINE		BROWARD COUNTY RECORDS
	RIGHT-OF-WAY LINE		
	WATER METER		
	WOOD POWER POLE		



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

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, EFFECTIVE FEBRUARY 23, 2021 AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(LIMITED), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 25, 2023

REVISION	DATE	BY	ALTA/NSPS LAND TITLE SURVEY			STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS
UPDATE SURVEY	06-02-2023	CM	JOB #:RN9265	DATE: 01/16/2023	DRAWN BY: CM		
UPDATE SURVEY	07-25-2023	CM	SCALE: 1"=20'	SHEET 1 of 1	CHECKED BY: SKS		
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER							



DESIGN:
GRO
 GRO Architects pllc
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 (F) 646.357.9730
 (E) richard@groarc.com
 (W) www.groarc.com

Richard Garber, AIA
 FL License # AR102201

Nicole Robertson, AIA

PROJECT:
**NEW CONSTRUCTION
 MULTI-FAMILY RESIDENTIAL**
 2133 - 2139 POLK STREET
 HOLLYWOOD, FL 33020
 BLOCK:E LOT:8,9

CLIENT:
POLK EQUITIES LLC
 PO BOX 630246
 MIAMI, FLORIDA, 33480
 t (347)-432-7684
 e simon@skydevelopersnj.com

CONSULTANTS:
CIVIL ENGINEER
 HOLLAND ENGINEERING
 301 SW 7TH STREET
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 (E) tcawhite@bellsouth.net

DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:
 Author

DESIGNED BY: CHECKED BY:

SHEET TITLE:
CONTEXT PHOTOS

SHEET NO.: PAGE NO.:
PB-010

OWNERSHIP OF DOCUMENTS NOTICE:
 Drawings and specifications as instruments of service are the exclusive property of the Architect whether the project for which they were prepared is executed or not. These documents are not to be used by the project owner or any other entity on any other projects or for any extensions, additions or alterations to the original project, except by written authorization and permission from an agreement with the Architect.

LEGAL DESCRIPTION: LOTS 8 AND 9, A SUBDIVISION OF LOTS 1 AND 2, BLOCK E IN HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING TABULATION CHART (DH-3)				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
MAIN PERMIT USES	MULTI-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	NO
LOT SIZE	NO REQUIREMENT	11,500 SF	NO CHANGE	NO
LOT WIDTH	NO REQUIREMENT	100'	NO CHANGE	NO
LOT DEPTH	NO REQUIREMENT	115'	NO CHANGE	NO
FRONTAGE SETBACK; SOUTH	RESIDENTIAL: 15'	N/A	20' INCLUDING 5' RIGHT OF WAY DEDICATION	NO
SIDE YARD SETBACK; EAST & WEST	0'	N/A	0'	NO
SIDE INTERIOR SETBACK; NORTH	5'	N/A	5' GROUND FLOOR, 10' UPPER FLOOR	NO*
ALLEY SETBACK	5'	N/A	N/A	NO
MAX. BUILDING HEIGHT	SITES OR PORTIONS OF SITES WITHIN 200' OF DH-1, DH-2, ND-1; 5 STORIES, NOT TO EXCEED 55'	1 STORY	55'-0" AND 5 STORIES	NO
LOT COVERAGE	NO REQUIREMENT	N/A	78%	NO
BUILDING COVERAGE	NO REQUIREMENT	N/A	86%	NO
MAX. FAR	3.00	N/A	2.48	NO
MIN. PARKING SPACES	1 SPACE PER ONE BEDROOM UNIT; 1.5 SPACE PER MULTI-BEDROOM UNIT; PLUS 1 SPACE PER 10 UNITS FOR GUEST PARKING	N/A	37	NO
FLOOR TO FLOOR HEIGHT	NO REQUIREMENT	N/A	10'-2"	NO
MIN. UNIT SIZE (PER UNIT)	400 SF	N/A	590 SF	NO
MIN. UNIT SIZE (CUMULATIVE AVERAGE)	650 SF	N/A	930 SF	NO
PARKING AREA REAR SETBACK	5'	N/A	0'	YES**
LANDSCAPED BUFFER FOR PARKING	5'	N/A	0'	YES**

* AT THE GROUND FLOOR ONLY A SMALL ELECTRICAL ROOM PROJECTS BEYOND THE PRIMARY BUILDING WALL IN THE NORTHWEST CORNER
 ** VARIANCES ARE DIRECTLY DUE TO REQUEST BY CITY ENGINEER REGARDING THE 5' SIDEWALK DEDICATION IN FRONT OF THE BUILDING

UNIT SCHEDULE			
UNIT NO.	# OF BEDROOM	UNIT TYPE	AREA
SECOND FLOOR			
UNIT 201	ONE BEDROOM	UNIT TYPE A	726 SF
UNIT 202	TWO BEDROOM	UNIT TYPE B	839 SF
UNIT 203	THREE BEDROOM	UNIT TYPE C	1096 SF
UNIT 204-1	TWO BEDROOM	UNIT TYPE D	552 SF
UNIT 205	TWO BEDROOM	UNIT TYPE E	888 SF
UNIT 206	ONE BEDROOM	UNIT TYPE F	590 SF
UNIT 207	ONE BEDROOM	UNIT TYPE G	590 SF
UNIT 208	TWO BEDROOM	UNIT TYPE E	888 SF
UNIT 209-1	TWO BEDROOM	UNIT TYPE G	592 SF
THIRD FLOOR			
UNIT 204-2	TWO BEDROOM	UNIT TYPE D	552 SF
UNIT 209-2	TWO BEDROOM	UNIT TYPE G	614 SF
UNIT 301	ONE BEDROOM	UNIT TYPE A	726 SF
UNIT 302	TWO BEDROOM	UNIT TYPE B	839 SF
UNIT 303	THREE BEDROOM	UNIT TYPE C	1096 SF
UNIT 304	THREE BEDROOM	UNIT TYPE C	1096 SF
UNIT 305	TWO BEDROOM	UNIT TYPE B	841 SF
UNIT 306	THREE BEDROOM	UNIT TYPE C	1096 SF
FOURTH FLOOR			
UNIT 401	ONE BEDROOM	UNIT TYPE A	726 SF
UNIT 402	TWO BEDROOM	UNIT TYPE B	839 SF
UNIT 403	THREE BEDROOM	UNIT TYPE C	1096 SF
UNIT 404-1	TWO BEDROOM	UNIT TYPE D	552 SF
UNIT 405	THREE BEDROOM	UNIT TYPE C	1096 SF
UNIT 406	TWO BEDROOM	UNIT TYPE B	841 SF
UNIT 407	THREE BEDROOM	UNIT TYPE C	1096 SF
UNIT 408-1	TWO BEDROOM	UNIT TYPE G	613 SF
T.O. ROOF STRUCTURE			
UNIT 404-2	TWO BEDROOM	UNIT TYPE D	577 SF
UNIT 408-2	TWO BEDROOM	UNIT TYPE G	630 SF
27			21685 SF

GROSS BUILDING AREA	
DEPARTMENT	AREA
FIRST FLOOR EL. 12.20	
CIRCULATION	918 SF
PARKING	7823 SF
SERVICE	718 SF
SECOND FLOOR	
CIRCULATION	1156 SF
RESIDENTIAL	6761 SF
SERVICE	80 SF
THIRD FLOOR	
CIRCULATION	1028 SF
RESIDENTIAL	6859 SF
SERVICE	109 SF
FOURTH FLOOR	
CIRCULATION	1029 SF
RESIDENTIAL	6859 SF
SERVICE	109 SF
T.O. ROOF STRUCTURE	
AMENITY	670 SF
CIRCULATION	799 SF
RESIDENTIAL	1206 SF
SERVICE	193 SF
AIR CONDITIONED AREA	
PARKING - NATURAL	7,792 SF
RESIDENTIAL	21,685 SF
CIRCULATION	
996 + 1156 + 1028 + 1029 + 799 = 5,008 SF	
AMENITY	
670 SF	
TOTAL	
35,155 SF	1,208 SF

BUILDING AND SITE DATA	
ITEM	DATA
BLOCK NO.	E
LOT NO.	LOT 8, LOT 9
ZONING	DH-3
SITE AREA	11,500 SF = 0.264 ACRE
OCCUPANCY	R
USE GROUP	RESIDENTIAL
BUILDING AREA	36,363 SF
VOLUME	487,655 CF
FUTURE LAND USE	REGIONAL ACTIVITY CENTER

UNIT MIX COUNTS	
# OF BEDROOM	COUNT
ONE BEDROOM	5
THREE BEDROOM	7
TWO BEDROOM	11
23	

LANDSCAPE CALCULATION:		
FIRST FLOOR	859 SF	7.5%
FIFTH FLOOR / ROOF	2,011 SF	17.5%
TOTAL AREA	2,870 SF	
LANDSCAPE RATIO		25%

SITE CALCULATION:	
TOTAL SITE AREA:	11,500 SF OR 0.264 ACRES
BUILDING FOOTPRINT AREA	9,500 SF
DRIVEWAY	440 SF
CONCRETE SLAB	701 SF
TOTAL IMPERVIOUS AREA =	10,641 SF (92.5%)
TOTAL PERVIOUS AREA =	859 SF (7.5%)

PARKING CALCULATION:			
	REQUIRED	PROPOSED	
5 ONE BEDROOM = 5x1 = 5 PARKING SPACE	5	5	
11 TWO BEDROOM = 11x1.5 = 16.5 PARKING SPACE	16.5	17*	
7 THREE BEDROOM = 7x1.5 = 10.5 PARKING SPACE	10.5	14*	
GUEST PARKING SPACES			
(1 SPACE FOR EVERY 10 UNITS, TOTAL 23 UNITS)	2	2	
TOTAL PARKING SPACE	34	38	

FAR CALCULATION:	
FAR ALLOWABLE AREAS: 11,500 SF X 3.0 = 34,500 SF	1,712 SF
FIRST FLOOR (PARKING NOT INCLUDED)	7,997 SF
SECOND FLOOR	7,997 SF
THIRD FLOOR	7,997 SF
FOURTH FLOOR	7,997 SF
FIFTH FLOOR / ROOF	2,869 SF
TOTAL AREA	28,572 SF
FAR PROPOSED	2.48

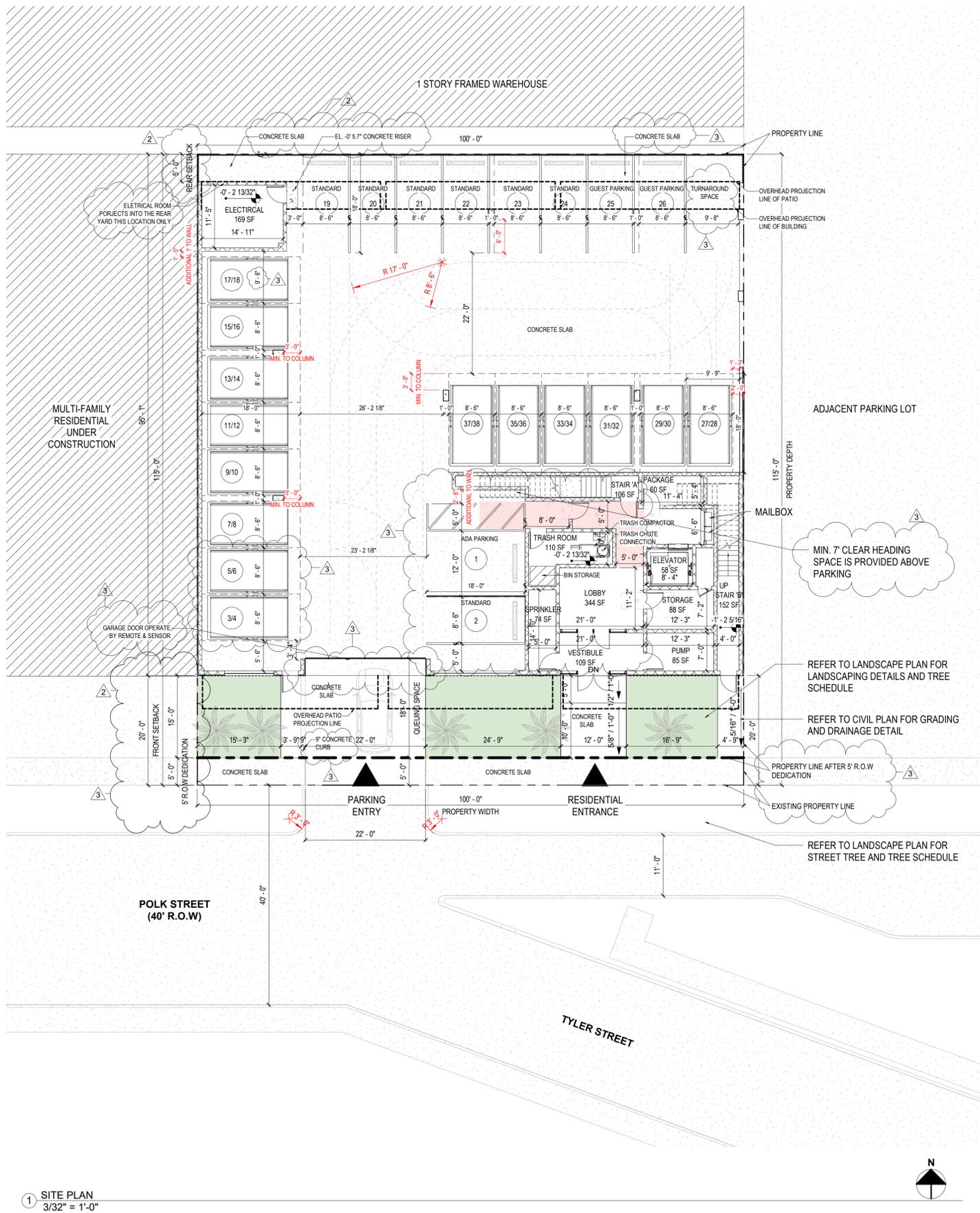
ARTICLE 9: VEHICULAR USE AREA LANDSCAPING

- § 9.2. Applicability.
- A. Development or rehabilitation projects requiring site plan approval shall comply with the minimum landscape standards and the Landscape Specifications Manual in effect at time of Site Plan submittal.
- B. Development or rehabilitation projects not requiring site plan approval, but meeting the following thresholds, shall comply with the minimum landscape standards and the Landscape Specifications Manual in effect at time of building permit submittal:
- New residential and commercial projects;
 - Expansion of floor area or a change of use which requires additional parking or an increase in the vehicular use area. This article shall apply to the new parking areas only unless there is an increase of 50% or more in paved area, then the entire site shall be consistent with this article;
 - New paved parking or when the total square footage of the vehicular use area is increased;
 - Renovations to a building exceeding 50% of the assessed value of the structure or an increase of more than 50% of the floor area of the building.
 - New construction or substantial rehabilitation projects that are subject to review by the Planning and Development Board.

NOTE:

- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- STRUCTURAL FOOTING DESIGN WOULD NOT ENCRoACH TO ADJACENT PROPERTIES.
- GARAGE DOOR HEIGHT TO BE 10'. PARKING GARAGE CEILING HEIGHT CURRENT PROPOSED AS 12'-6". FLOOR SLAB THICKNESS MIGHT CHANGE AFTER COODINATED WITH STRUCTURAL ENGINEER.
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY SUBJECT TO BOARD APPROVAL.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES NOT EXCEEDING 0.5.
- SPRINKLER SYSTEM WOULD BE DESIGNED AS "EXTRA HAZARD" GROUP II FOR THE GARAGE AREA.
- ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.

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



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

GRO

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PROJECT:
 NEW CONSTRUCTION
 MULTI-FAMILY RESIDENTIAL
 2133 - 2139 POLK STREET
 HOLLYWOOD, FL 33020
 BLOCK E LOT 8,9

CLIENT:
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DEVELOPMENT APPLICATION:		
PERMIT SUBMISSION:		
PROGRESS:	23 AUGUST 2023 - TAC REV03	
REVISIONS		
NO.	DATE	DESCRIPTION
2	06-20-23	FINAL TAC COMMENTS
3	08-22-23	ENGINEERING COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:
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 SHEET TITLE:
SITE PLAN
 SHEET NO.: PAGE NO.:
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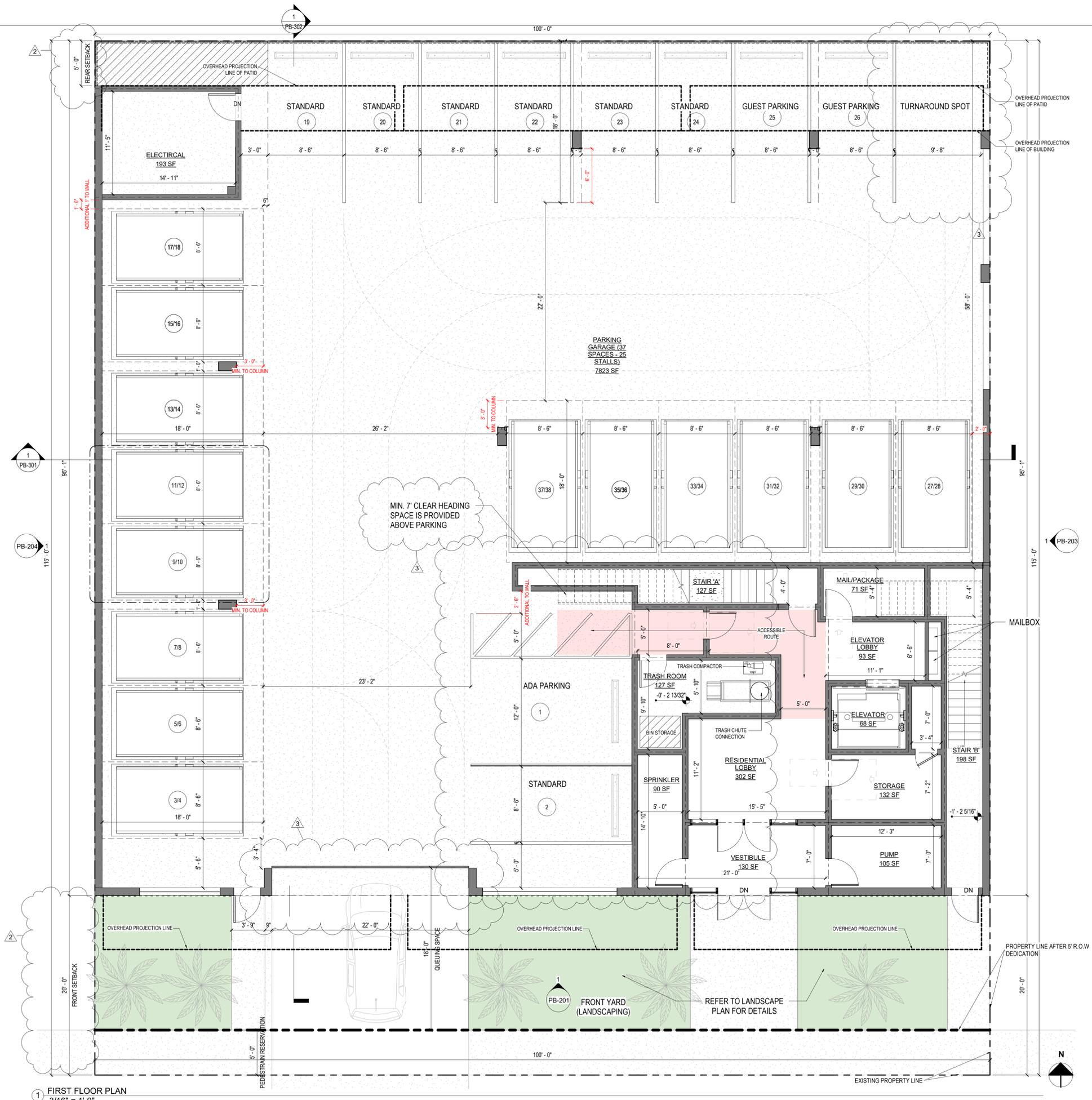
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FIRST FLOOR PLAN

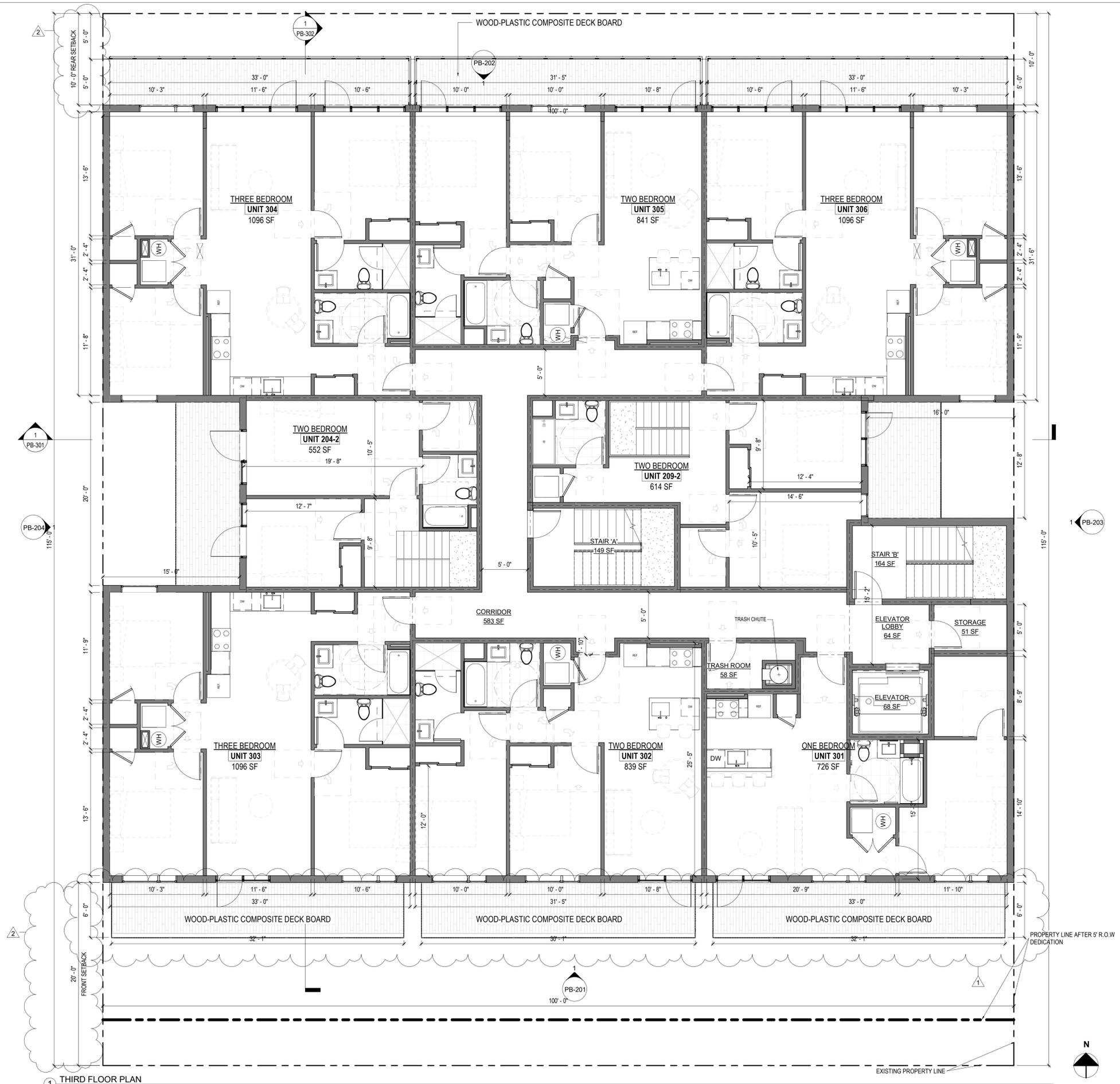
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PARKING SCHEDULE	
PARKING SPACE TYPE	PROPOSED
PARKING LIFT, COMPACT, 8x16	14x2
PARKING SPACE - ADA: 12' x 18' (5' Aisle)	1
PARKING SPACE: 8.5' X 18' STANDARD PARKING	7
PARKING SPACE: 8.5' X 18' STANDARD PARKING (GUEST)	2
	24 STALLS
	38 TOTAL



1 FIRST FLOOR PLAN
 3/16" = 1'-0"



1 THIRD FLOOR PLAN
3/16" = 1'-0"

DESIGN:



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Nicole Robertson, AIA

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DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS

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1	12-05-22	PRELIMINARY TAC COMMENTS
2	06-20-23	FINAL TAC COMMENTS

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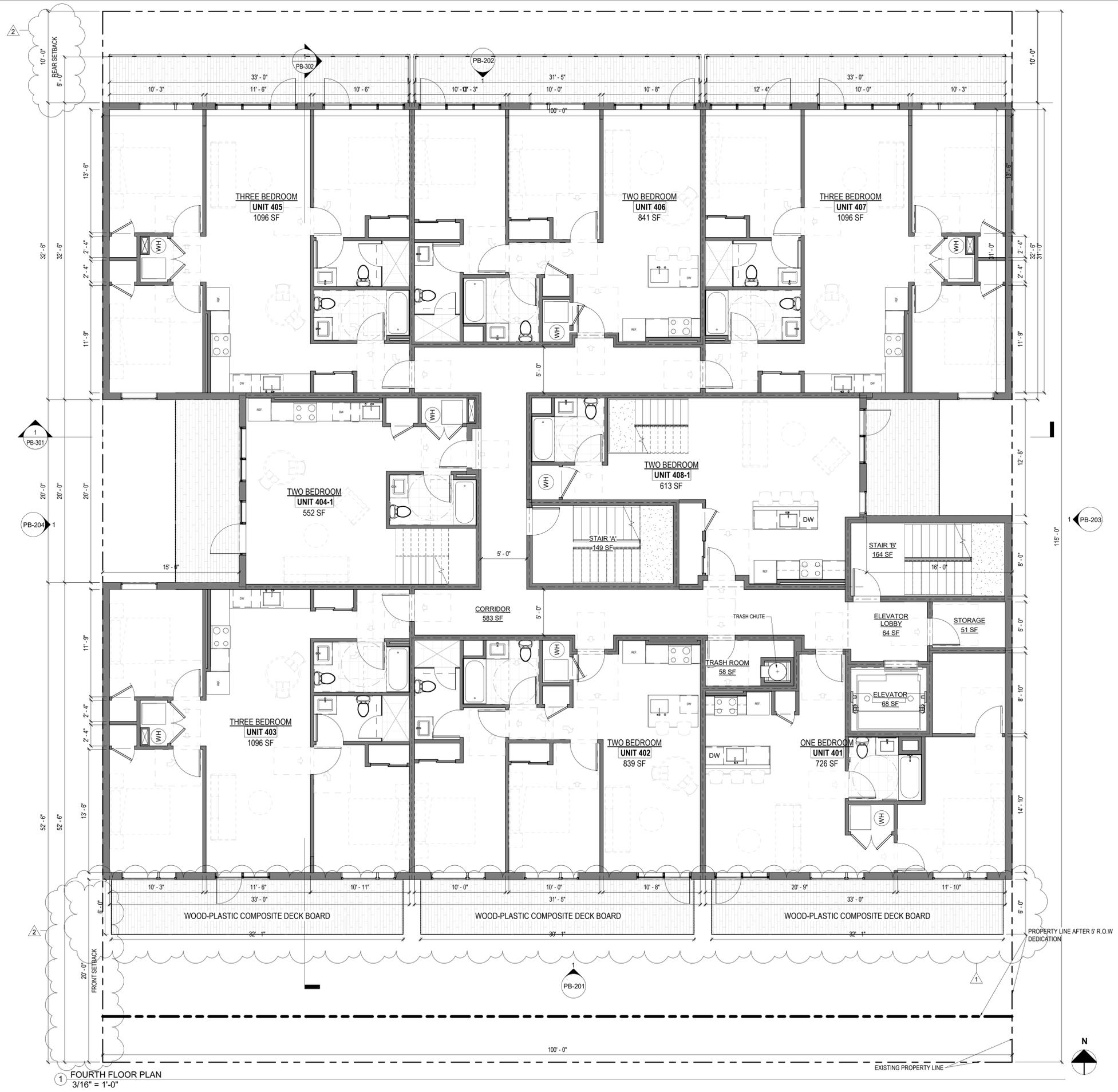
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THIRD FLOOR PLAN

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

DESIGN:



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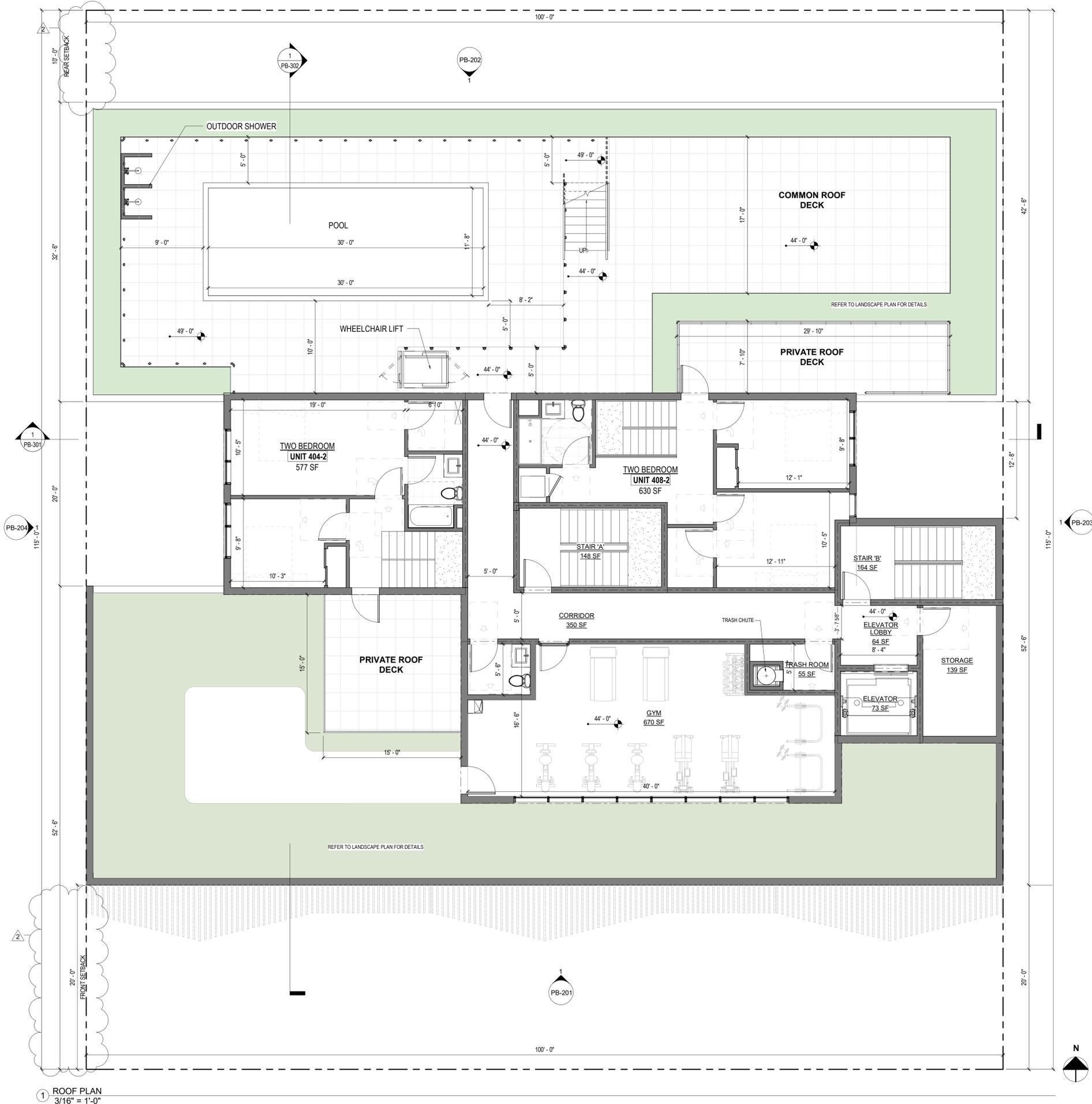
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FOURTH FLOOR PLAN

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1 ROOF PLAN
3/16" = 1'-0"



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PERMIT SUBMISSION:
PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS		
NO.	DATE	DESCRIPTION
2	06-20-23	FINAL TAC COMMENTS

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ROOF PLAN

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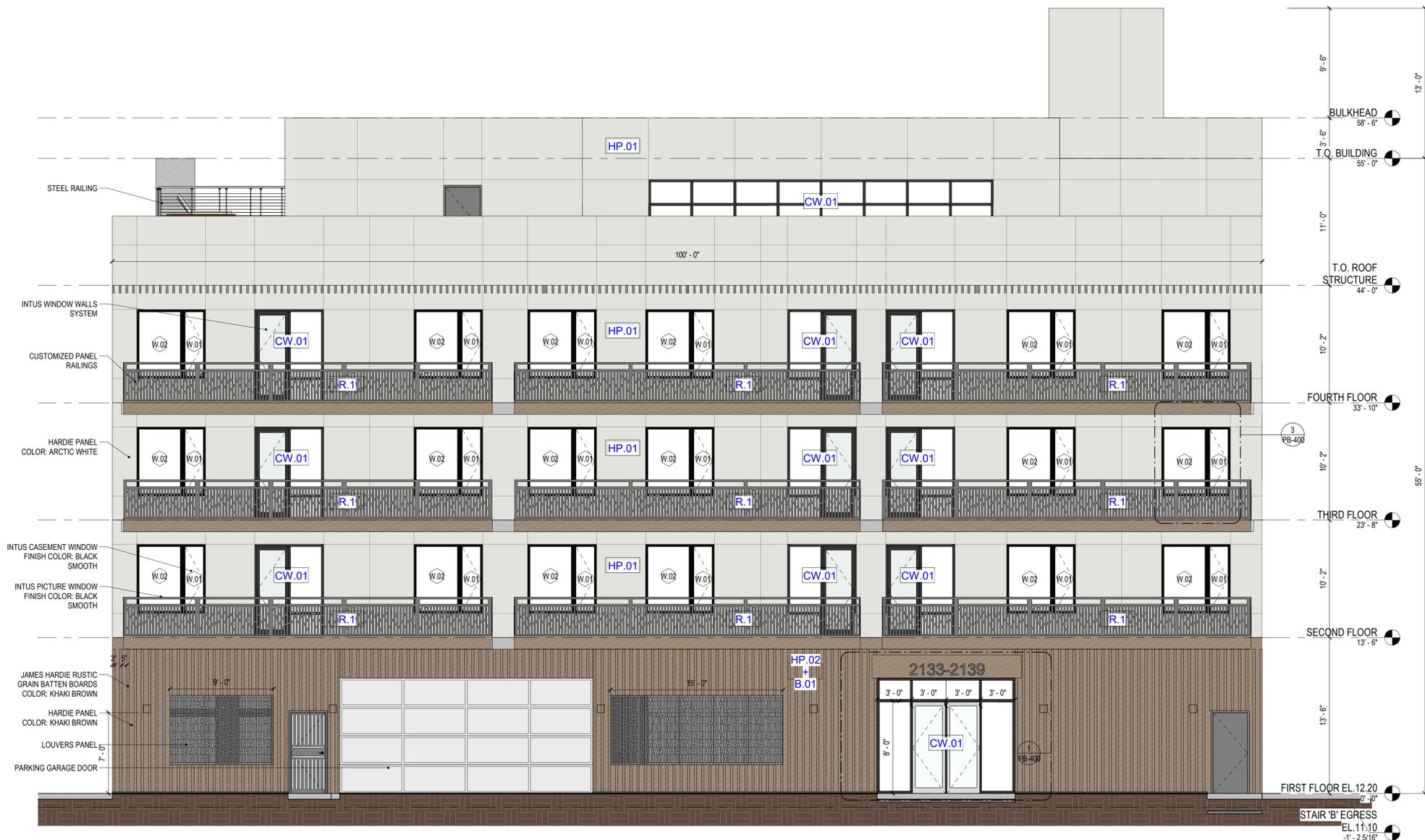
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1 FRONT ELEVATION
 3/16" = 1'-0"

MATERIAL LEGEND

HARDIE PANEL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	HP.01 HARDIE PANEL COLOR: ARCTIC WHITE
	HP.02 HARDIE PANEL COLOR: KHAKI BROWN

STUCCO

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	ST.01 STUCCO COLOR: ARCTIC WHITE RGB: 226, 227, 221
	ST.02 STUCCO COLOR: KHAKI BROWN RGB: 158, 159, 120

BATTEN BOARDS

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	B.01 JAMES HARDIE RUSTIC GRAIN BATTEN BOARDS COLOR: KHAKI BROWN

WINDOW

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	W.1 INTUS CASEMENT WINDOW FINISH COLOR: BLACK SMOOTH
	W.2 INTUS PICTURE WINDOW FINISH COLOR: BLACK SMOOTH

WINDOW WALL

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	CW.01 INTUS WINDOW WALLS SYSTEM FINISH: BLACK SMOOTH

RAILING

MATERIAL SAMPLE	DESCRIPTION/ FINISH
	R.01 CUSTOMIZED PANEL RAILING
	R.02 CABLE RAILING

NOT FOR CONSTRUCTION

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EXTERIOR ELEVATION

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DEVELOPMENT APPLICATION:
 PERMIT SUBMISSION:
 PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS	
NO.	DESCRIPTION

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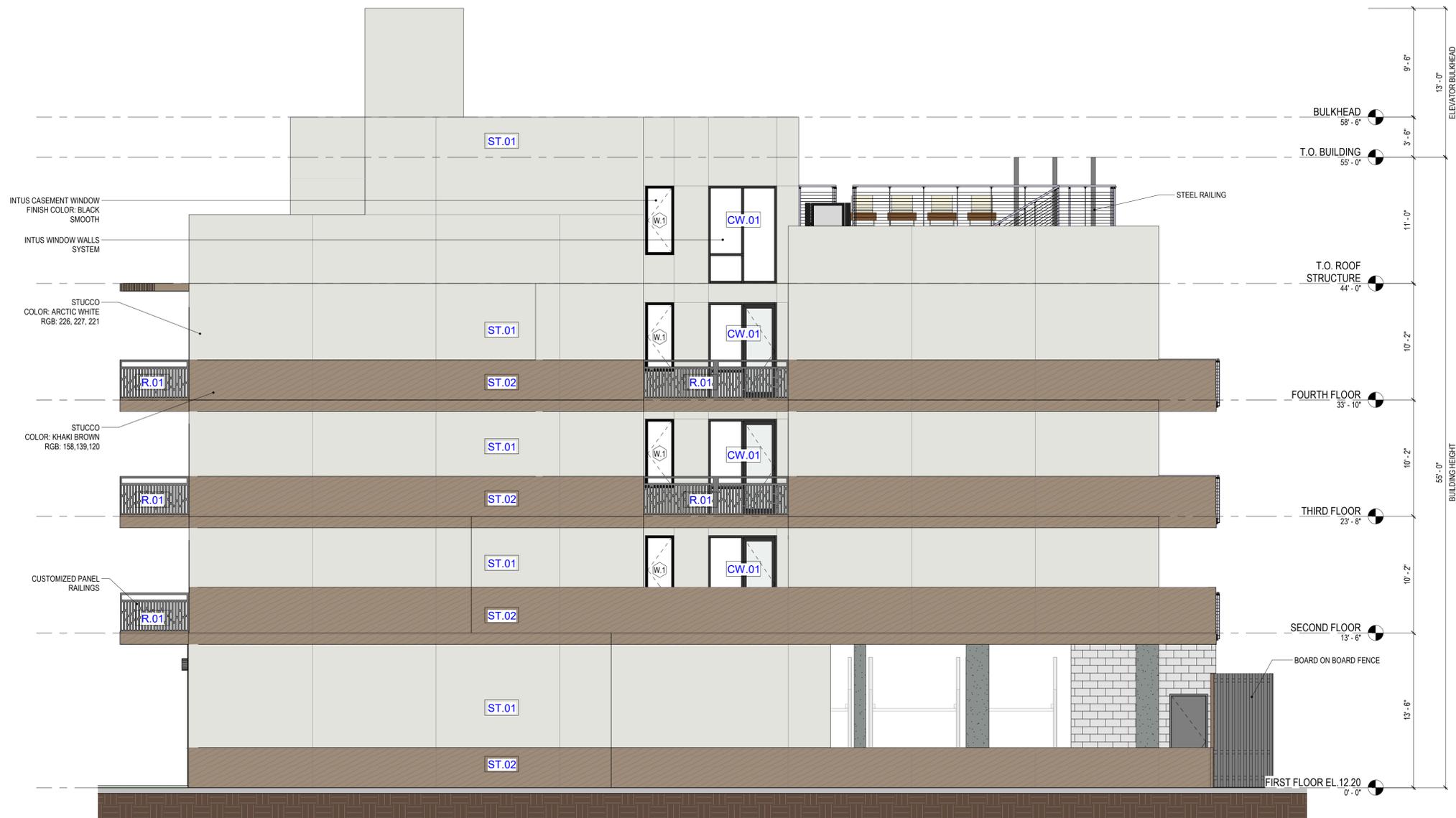
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1 SIDE ELEVATION 01
 3/16" = 1'-0"

MATERIAL LEGEND

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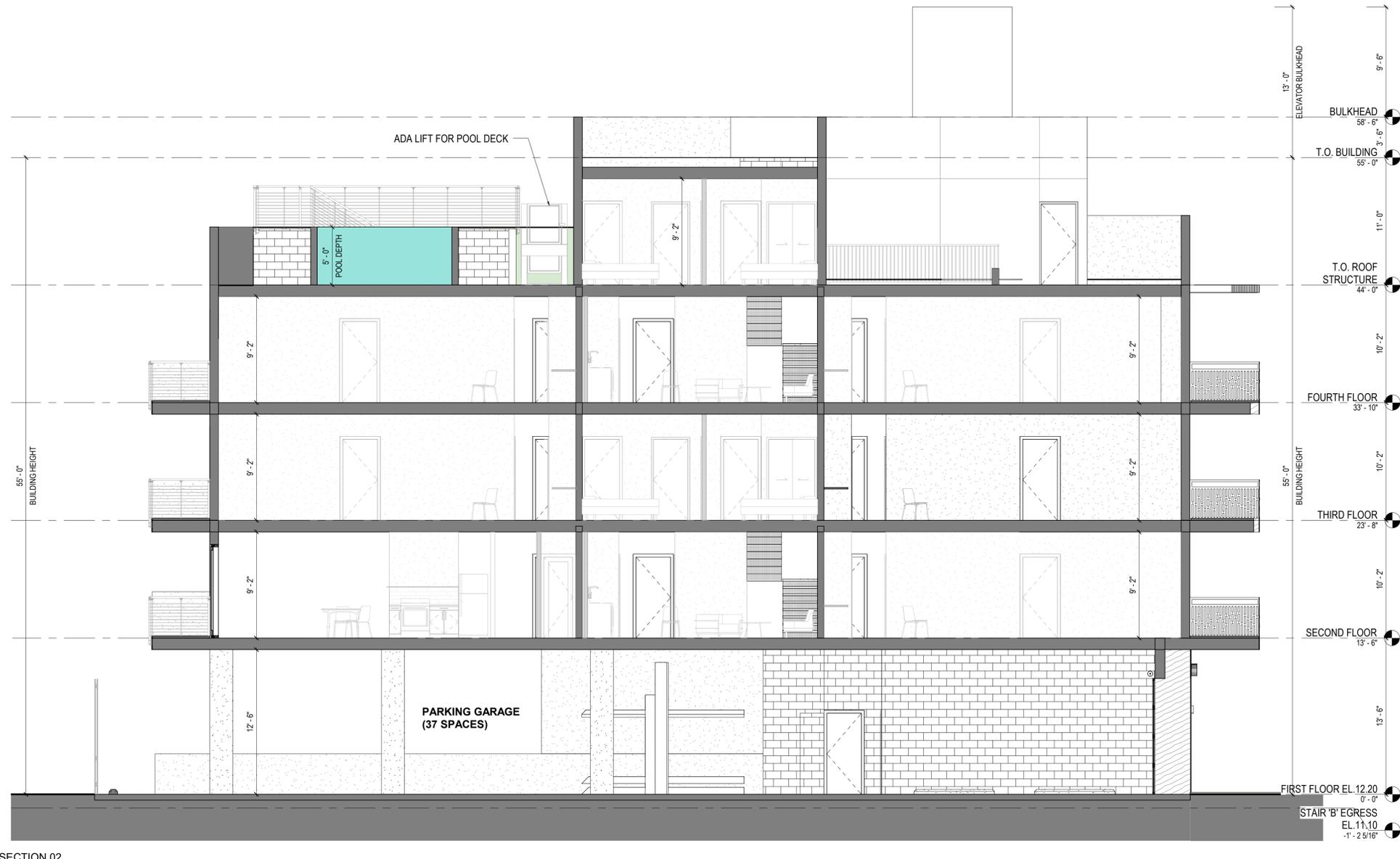
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EXTERIOR ELEVATION

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1 SECTION 02
3/16" = 1'-0"

DESIGN:



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2133 - 2139 POLK STREET
HOLLYWOOD, FL 33020
BLOCK E LOT 8,9

CLIENT:

POLK EQUITIES LLC
PO BOX 630246
MIAMI, FLORIDA, 33480
t (347)-432-7684
e simon@skydevelopersnj.com

CONSULTANTS:

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HOLLAND ENGINEERING
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(O) (954)-367-0371
(E) susan@hollandengineering.net

LANDSCAPE ARCHITECT
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2600 NE 27TH AVENUE
FORT LAUDERDALE, FL, 33306
(C) (954)-253-2265
(E) tcawhite@bellsouth.net

DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS

<small>NO.</small>	<small>DATE</small>	<small>DESCRIPTION</small>

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:
Author

DESIGNED BY: CHECKED BY:

SHEET TITLE:
SECTION 02

SHEET NO.: PAGE NO.:
PB-302

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 (F) 646.357.9730
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Richard Garber, AIA
 FL License # AR102201

Nicole Robertson, AIA

PROJECT:
 NEW CONSTRUCTION
 MULTI-FAMILY RESIDENTIAL
 2133 - 2139 POLK STREET
 HOLLYWOOD, FL 33020
 BLOCK:E LOT:8,9

CLIENT:
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 MIAMI, FLORIDA, 33480
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DEVELOPMENT APPLICATION:

PERMIT SUBMISSION:

PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

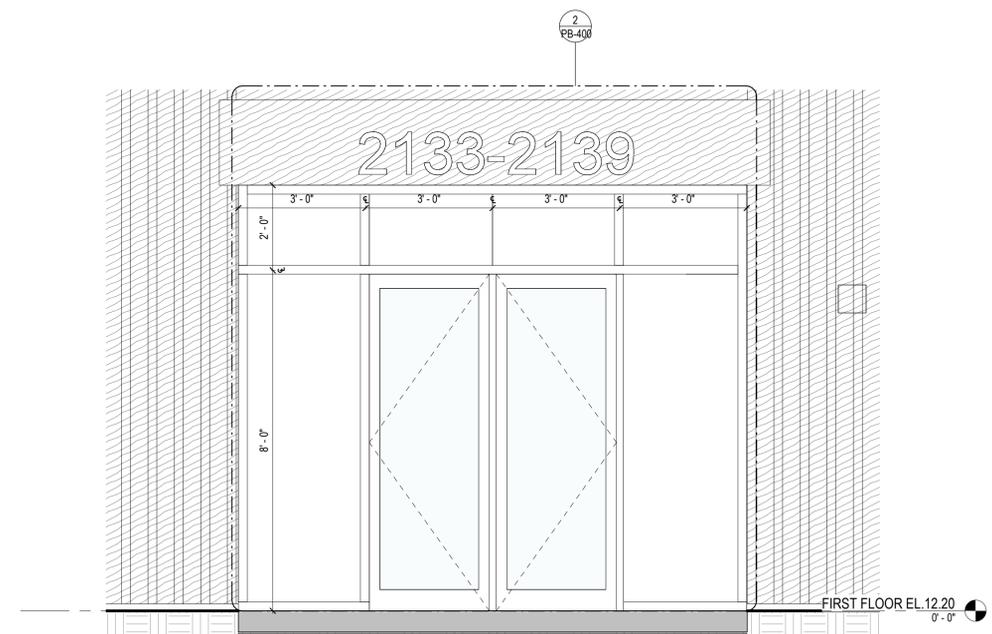
PROJECT NUMBER: DRAWN BY:
 Author

DESIGNED BY: CHECKED BY:

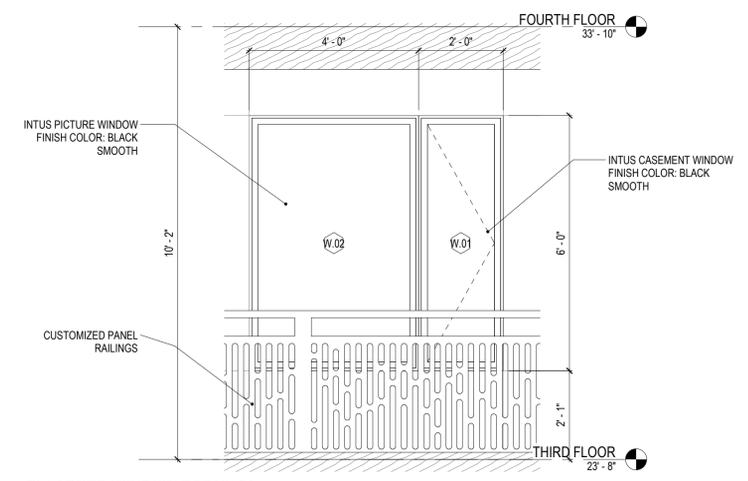
SHEET TITLE:
**ENLARGED EXTERIOR
 ELEVATIONS**

SHEET NO.: PAGE NO.:
PB-400

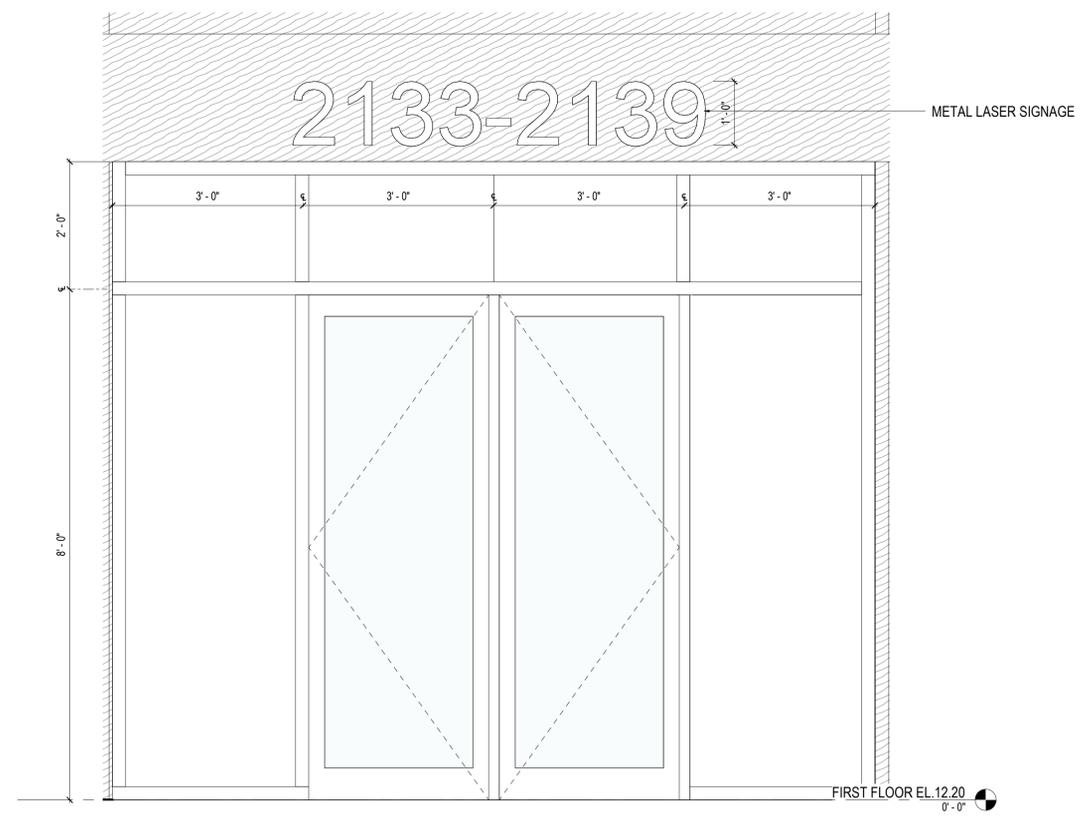
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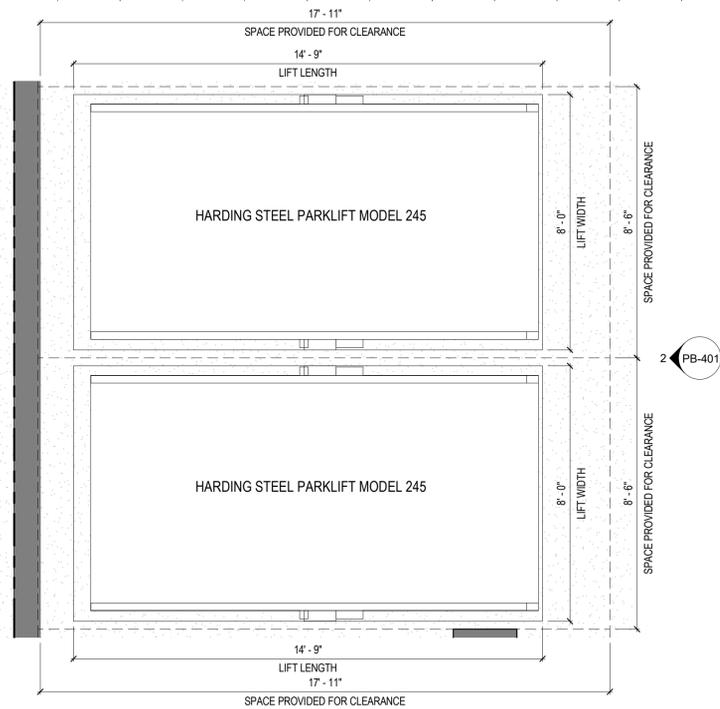
1 ENLARGED ENTRANCE DETAIL
 1/2" = 1'-0"



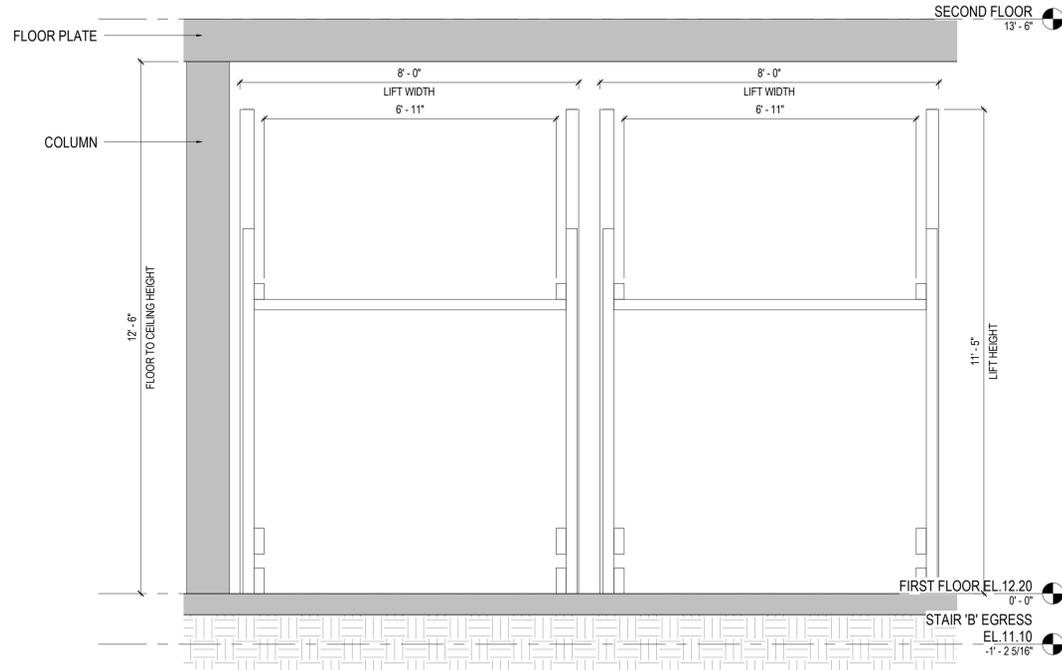
3 ENLARGED WINDOW DETAIL 01
 1/2" = 1'-0"



2 ENLARGED ENTRANCE DETAIL - Callout 1
 3/4" = 1'-0"



1 PARKING LIFT CALLOUT - PARKLIFT 245
3/8" = 1'-0"



2 PARKING LIFT ELEVATION - PARKLIFT 245
1/2" = 1'-0"

HARDING STEEL - PARKLIFT 245T

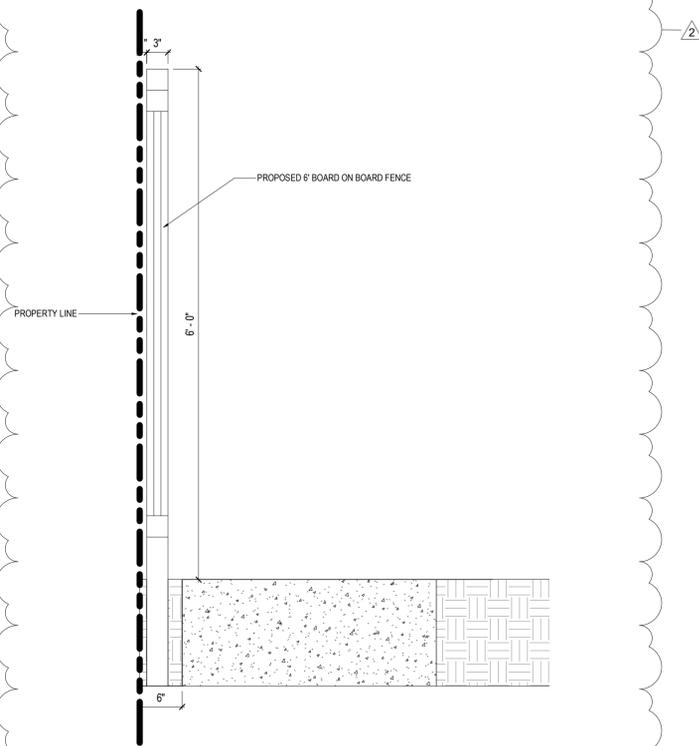
OVERALL WIDTH 96-7/16"
 PLATFORM WIDTH 82-1/16"
 DRIVE-THRU WIDTH 88"
 OVERALL PLATFORM LENGTH 177-1/8"
 MAXIMUM VEHICLE WHEELBASE 146"
 MAXIMUM CLEARANCE (LOWER CAR) 80"
 OVERALL HEIGHT 11' 5"

WORKING CAPACITY 6,000 LBS.
 STATIC CAPACITY 12,000 LBS.
 DYNAMIC CAPACITY 9,000 LBS.

LIFTING SPEED (SECONDS) 17 SECONDS
 LOWERING SPEED (SECONDS) 15 SECONDS

POWER REQUIREMENTS 220V 3 PHASE 40 AMP
 220V SINGLE PHASE 40 AMP

APPLICATION OUTDOOR/INDOOR
 SURFACE ASPHALT/CONCRETE
 MATERIAL 100% GALVANIZED STEEL
 SAFETY STEEL-ON-STEEL LOCKS



3 FENCE DETAIL
1" = 1'-0"



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DEVELOPMENT APPLICATION:
 PERMIT SUBMISSION:
 PROGRESS: 23 AUGUST 2023 - TAC REV03

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-05-22	PRELIMINARY TAC COMMENTS
2	06-20-23	FINAL TAC COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER: DRAWN BY:
 Author

DESIGNED BY: CHECKED BY:

SHEET TITLE:
DETAILS

SHEET NO.: PAGE NO.:
 PB-401 rev:2

- NOTES:**
1. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
 2. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
 3. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
 4. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD REQUIREMENTS.
 5. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
 6. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
 7. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 8. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
 9. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
 10. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.
 11. FEMA FLOOD ZONE X.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

FOR ADA COMPLIANCE, ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

FLOOD INFORMATION:
 Community name and number:
 Hollywood, Broward County, Florida 125113
 Map and panel number: 12011C0569H
 Effective on 08/18/2014
 Flood zone: "X"
 Base flood elevation: N/A
 BROWARD COUNTY 100-YEAR
 FLOOD ELEVATION = 12' NAVD

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

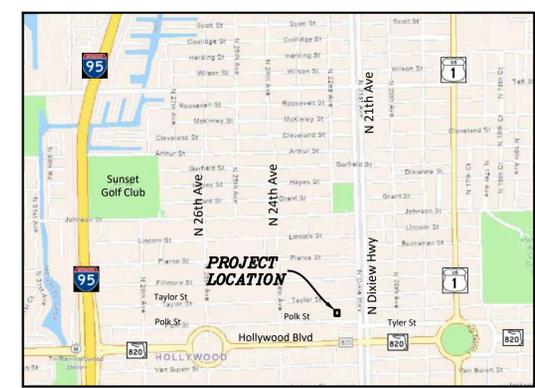
LEGAL DESCRIPTION:
 LOTS 8 & 9, "A" SUBDIVISION OF LOTS 1 AND 2 OF BLOCK E IN HOLLYWOOD LITTLE RANCHES OWNED BY GEORGE W. COLES AND HELEN G. COLES," ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

GENERAL CONDITION NOTES:

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

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC... ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN
5. THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN EDGE PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 10. 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED. 11 CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
 CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
 PVC = POLYVINYLCHLORIDE PIPE
 PCMP = PERFORATED CMP, FDOT SECTION 945
 DIP = DUCTILE IRON PIPE HDPE = HIGH DENSITY POLYETHYLENE PIPE.

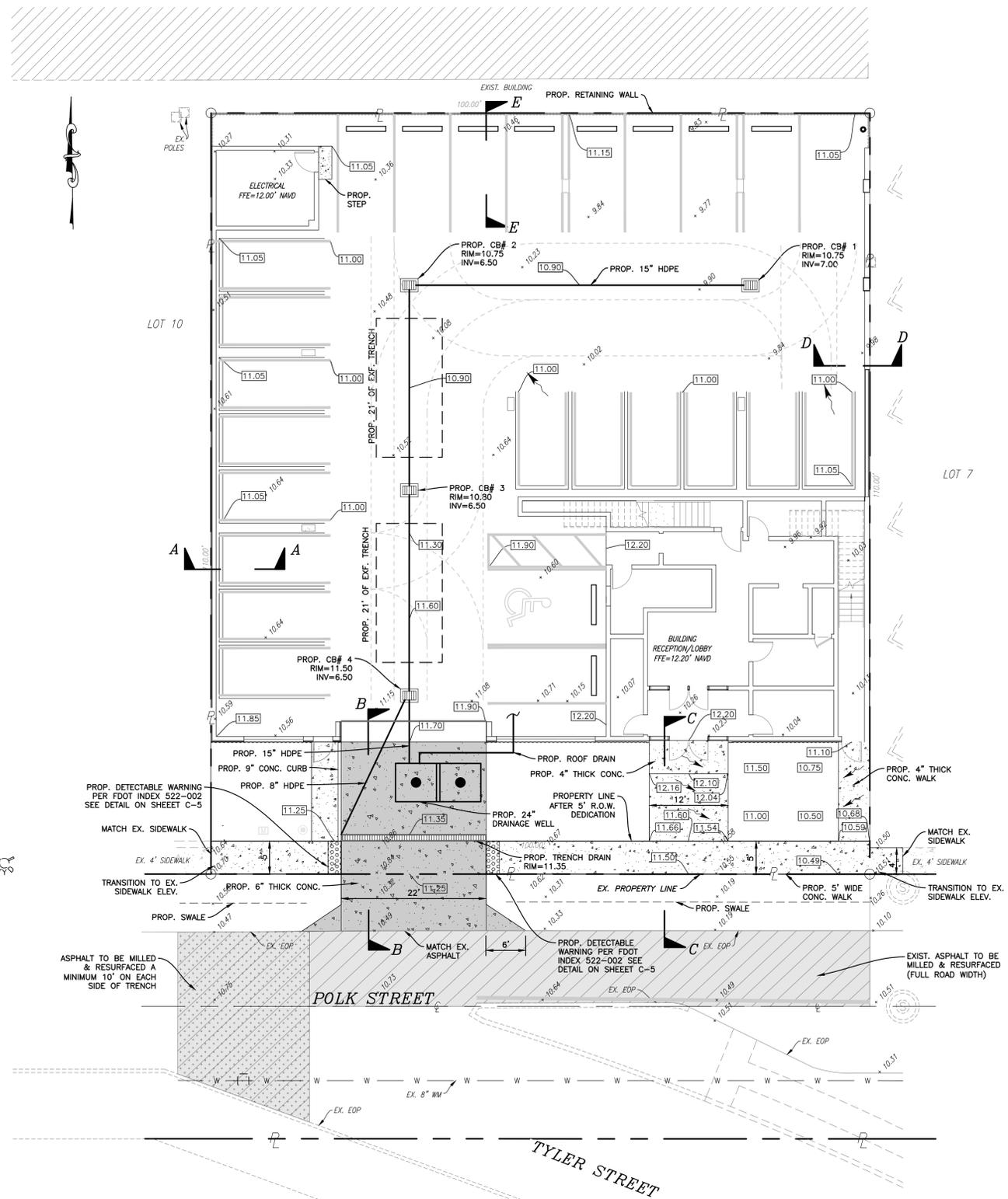


LOCATION MAP
 N.T.S.
 SEC 16, TWSP 51S, RNG 42E

NOTE:
 ALL ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988

LEGEND:

	PROPOSED STABILIZED SOIL		PROPOSED PAVERS
	PROPOSED 4" THICK CONCRETE		PAVEMENT RESTORATION
	PROPOSED 6" THICK CONCRETE		EXISTING PIPING AND APPURTENANCES
	PROPOSED MILLING & RESURFACING		EXISTING BACKFLOW PREVENTOR
	PROPOSED GRADE ELEVATION		EXISTING CATCH BASIN
	PROPOSED FIRE HYDRANT		EXISTING CLEANOUT
	PROPOSED WATER METER		EXISTING ELEVATION
	PROPOSED VALVE		EXISTING GAS METER
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED CATCH BASIN		EXISTING MONITORING WELL
	PROPOSED DRAINAGE MANHOLE		EXISTING SIGN (AS INDICATED)
	PROPOSED YARD DRAIN		EXISTING VALVE BOX
	PROPOSED SIGN (AS INDICATED)		EXISTING WATER METER
	PROPOSED CLEANOUT		EXISTING CONCRETE POLE
	PROPOSED RPZ BACKFLOW PREVENTOR		EXISTING FENCE
	PROPOSED PIPING		EXISTING FIRE HYDRANT
	PROPOSED SURFACE FLOW		EXISTING ELEVATIONS
	PROPOSED SILT FENCE		



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PAVING, GRADING & DRAINAGE PLAN
 SCALE: 1"=10'

FINAL APPROVAL

SCALE: 1"=10'
DESIGNED BY: HS
DATE: 07/27/23
CHECKED BY: SCH
FIELD BOOK: N/A

HOLLAND ENGINEERING
 CIVIL ENGINEERING SOLUTIONS
 301 SW 7th Street
 Fort Lauderdale, Florida 33315
 Phone: 954.387.0371
 Certificate of Authorization 7925
 SUSAN C. HOLLAND
 STATE OF FLORIDA PROFESSIONAL ENGINEER
 LICENSE NO. 41831

NO.	DATE	BY	CHK'D	DESCRIPTION
1	8/24/23	HS	SCH	CITY COMMENTS
2	10/26/23	HS	SCH	CITY COMMENTS

MULTI-FAMILY RESIDENCE
 2133 POLK STREET
 HOLLYWOOD, FLORIDA 33020

NO. OF SHEETS: 7
SHEET NO.: C-1
CAD FILE NO.:
 22-29

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WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

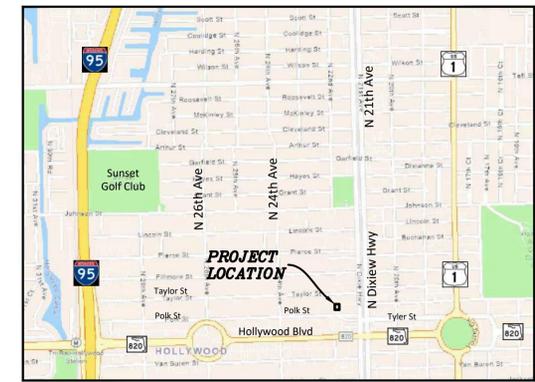
FLOOD INFORMATION:
Community name and number:
Hollywood, Broward County, Florida 125113
Map and panel number: 12011C0569H
Effective on 08/18/2014
Flood zone: "X"
Base flood elevation: N/A

WATER AND SEWER DEMAND
23 RESIDENTIAL UNITS X 250 GPD/UNIT = 5,750 GPD

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

LEGAL DESCRIPTION:
LOTS 8 & 9. "A SUBDIVISION OF LOTS 1 AND 2 OF BLOCK E IN HOLLYWOOD LITTLE RANCHES OWNED BY GEORGE W. COLES AND HELEN G. COLES." ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

- NOTES:**
- REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
 - CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 - INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
 - UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102

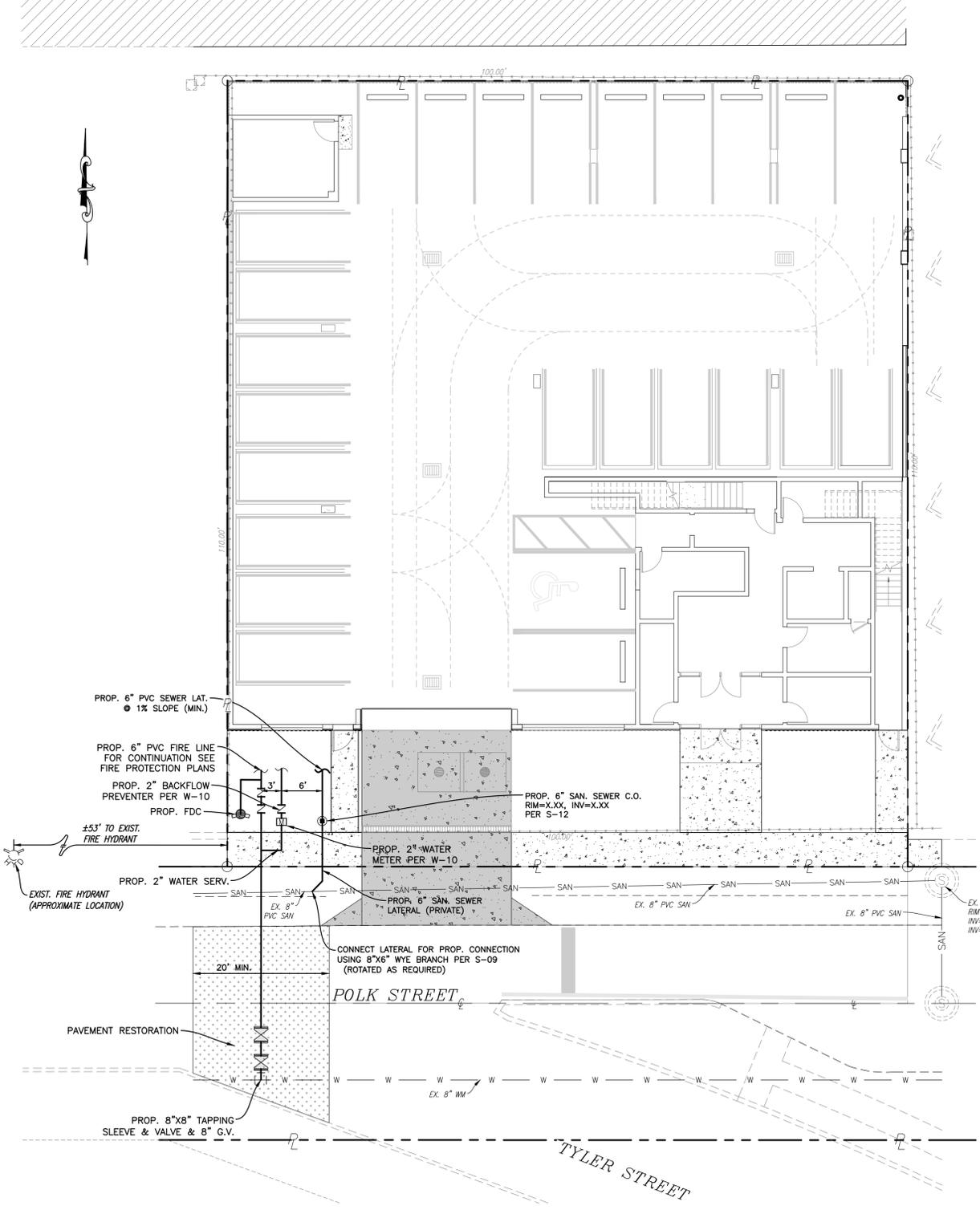


LOCATION MAP
N.T.S.
SEC 16, TWP 51S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988

LEGEND:

- PROPOSED STABILIZED SOD
- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE ELEVATION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SURFACE FLOW
- PROPOSED SILT FENCE
- PROPOSED PAVERS
- PAVEMENT RESTORATION
- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- EXISTING CATCH BASIN
- EXISTING CLEANOUT
- EXISTING ELEVATION
- EXISTING GAS METER
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING MONITORING WELL
- EXISTING SIGN (AS INDICATED)
- EXISTING VALVE BOX
- EXISTING WATER METER
- EXISTING CONCRETE POLE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATIONS



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



WATER & SEWER PLAN
SCALE: 1"=10'

FINAL APPROVAL

DRAWN BY:	HS
DESIGNED BY:	SCH
CHECKED BY:	SCH
SCALE:	1"=10'
DATE:	07/27/23
FIELD BOOK:	N/A

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Fort Lauderdale, Florida 33315
Phone: 954.387.0371
Certificate of Authorization 7925

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

NO.	DATE	BY	CHK'D	DESCRIPTION
1	8/24/23	HS	SCH	CITY COMMENTS

MULTI-FAMILY RESIDENCE
2133 POLK STREET
HOLLYWOOD, FLORIDA 33020

NO. OF SHEETS:	7
SHEET NO.:	C-2
CAD FILE NO.	22-29

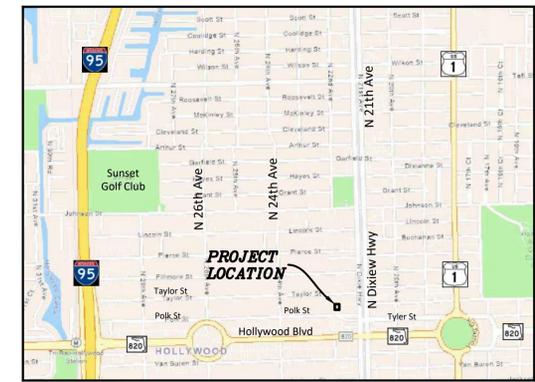
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- PAVEMENT MARKING & SIGNING STANDARD NOTES**
- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
 - ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
 - STOP BARS SHALL BE 24" WHITE.
 - ALL SITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS NOTED OTHERWISE.
 - ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND BROWARD COUNTY.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

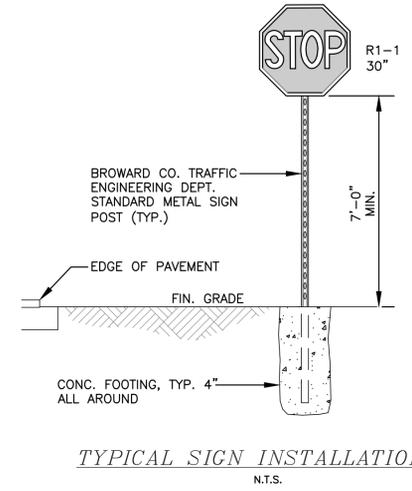
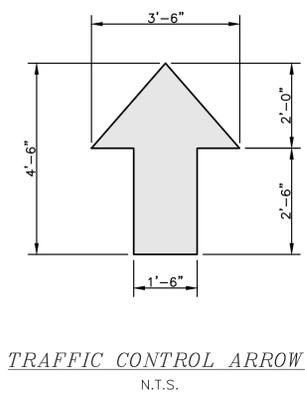
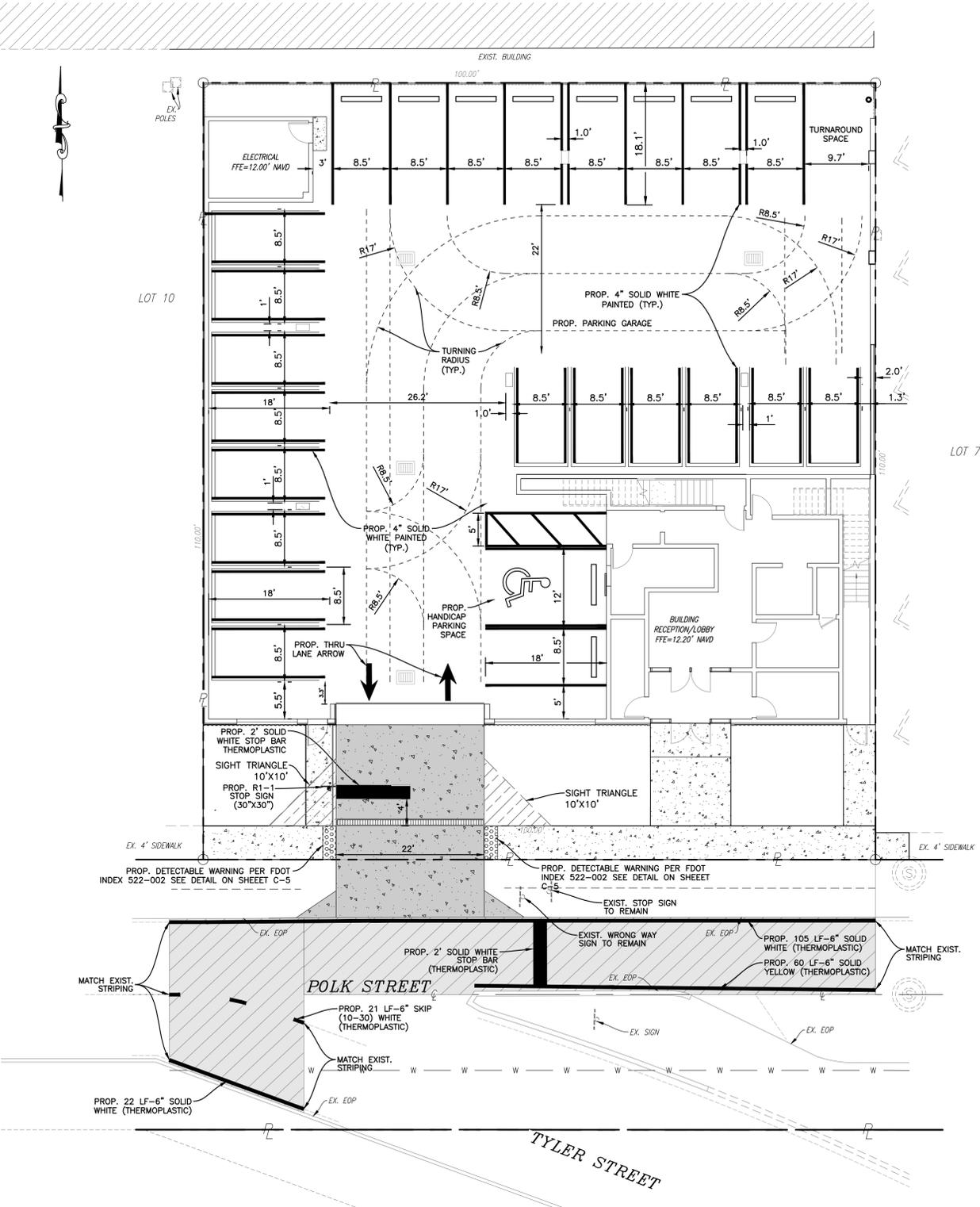
LEGAL DESCRIPTION:
 LOTS 8 & 9, "A SUBDIVISION OF LOTS 1 AND 2 OF BLOCK E IN HOLLYWOOD LITTLE RANCHES OWNED BY GEORGE W. COLES AND HELEN G. COLES." ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

- LEGEND:**
- PROPOSED STABILIZED SOD
 - PROPOSED 4" THICK CONCRETE
 - PROPOSED 6" THICK CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE ELEVATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED VALVE
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED CATCH BASIN
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED YARD DRAIN
 - PROPOSED SIGN (AS INDICATED)
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED PIPING
 - PROPOSED SURFACE FLOW
 - PROPOSED SILT FENCE
 - PROPOSED PAVERS
 - PAVEMENT RESTORATION
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING BACKFLOW PREVENTOR
 - EXISTING CATCH BASIN
 - EXISTING CLEANOUT
 - EXISTING ELEVATION
 - EXISTING GAS METER
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING MONITORING WELL
 - EXISTING SIGN (AS INDICATED)
 - EXISTING VALVE BOX
 - EXISTING WATER METER
 - EXISTING CONCRETE POLE
 - EXISTING FENCE
 - EXISTING FIRE HYDRANT
 - EXISTING ELEVATIONS



LOCATION MAP
 N.T.S.
 SEC 16, TWP 51S, RNG 42E

FINAL APPROVAL	
SCALE:	1" = 10'
DESIGNED BY:	HS
DATE:	07/27/23
CHECKED BY:	SCH
FIELD BOOK:	N/A



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

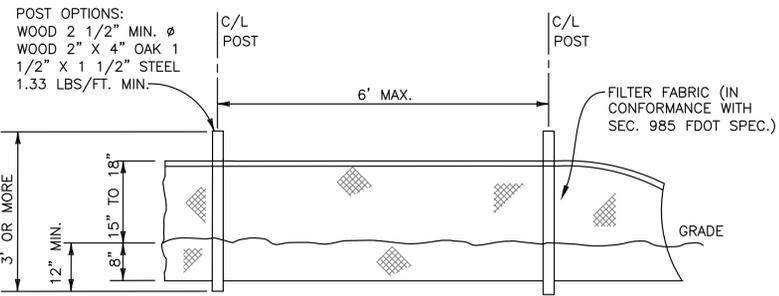
HOLLAND ENGINEERING
 CIVIL ENGINEERING SOLUTIONS
 301 SW 7th Street
 Fort Lauderdale, Florida 33315
 Phone: 954.387.0371
 Certificate of Authorization 7925

SUSAN C. HOLLAND
 STATE OF FLORIDA PROFESSIONAL ENGINEER
 LICENSE No. 41831

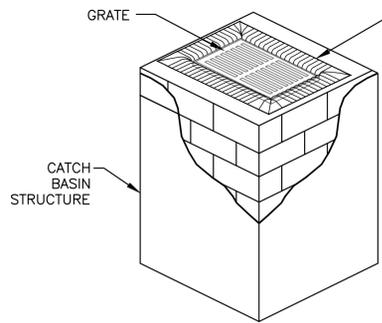
NO.	DATE	BY	CHK'D	DESCRIPTION
1	8/24/23	HS	SCH	CITY COMMENTS

MULTI-FAMILY RESIDENCE
 2133 POLK STREET
 HOLLYWOOD, FLORIDA 33020

NO. OF SHEETS: 7
 SHEET NO.: C-3
 CAD FILE NO.: 22-29



TYPE III SILT FENCE
N.T.S.



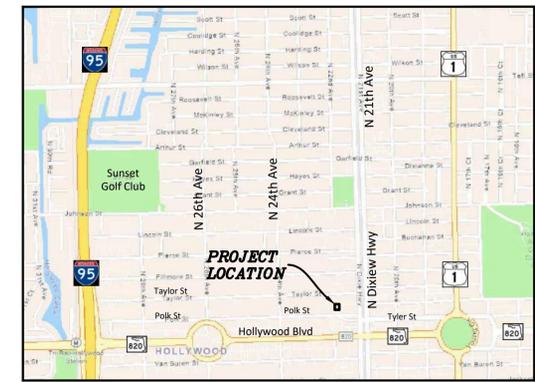
POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

LEGEND:

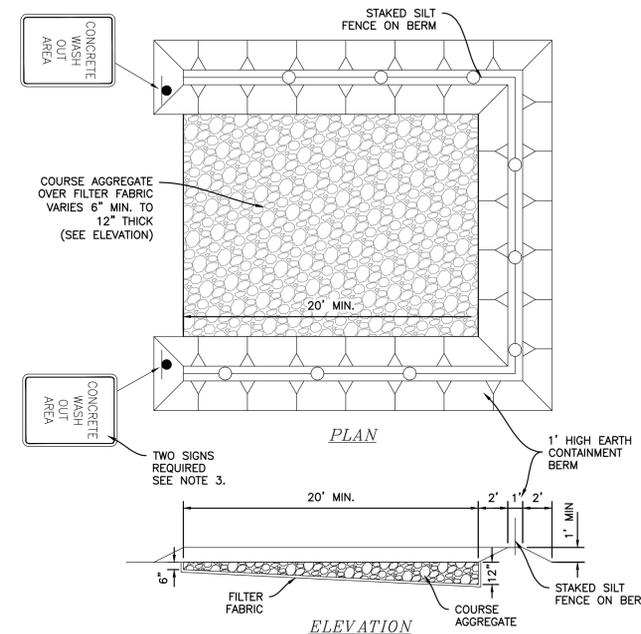
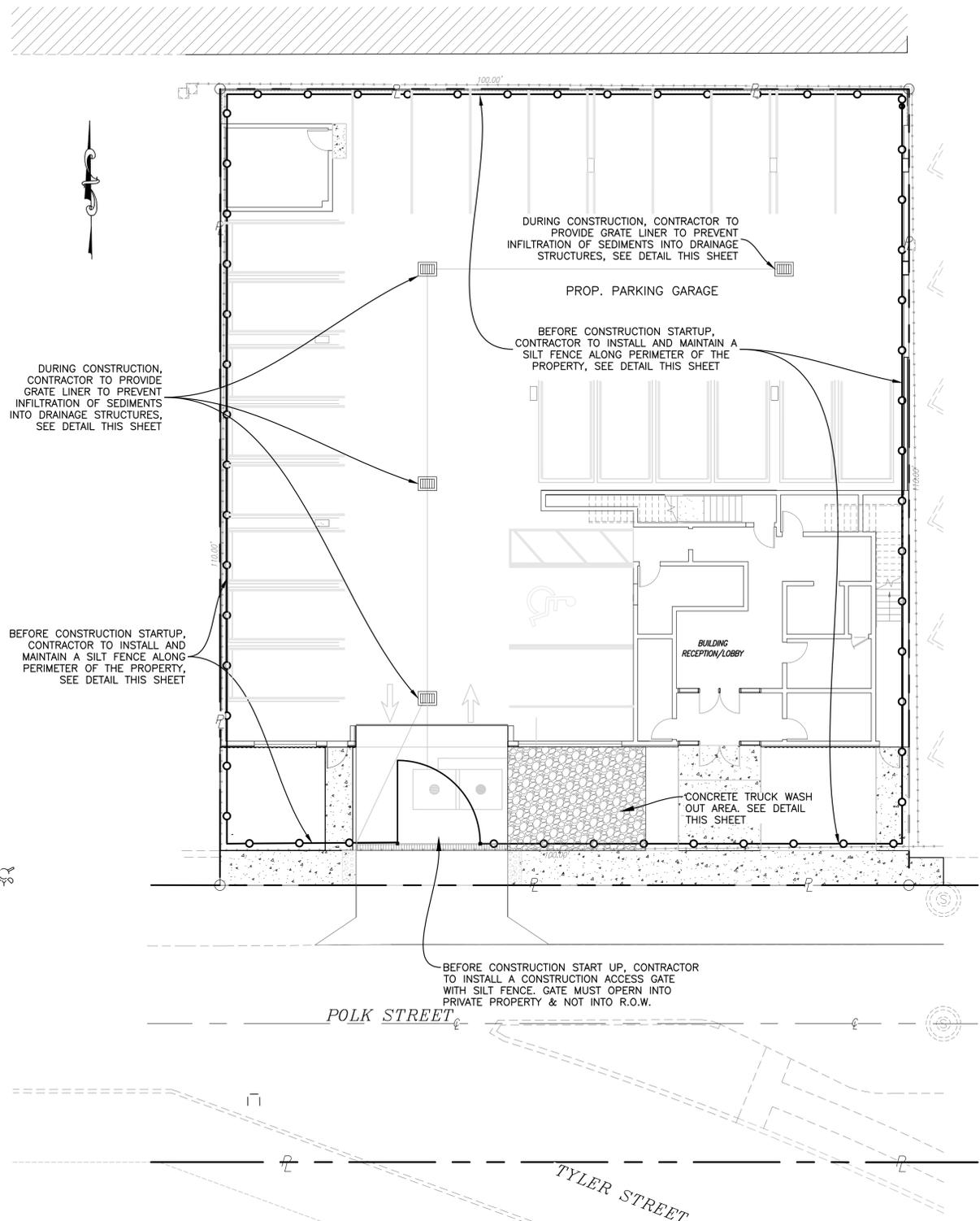
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- PROPOSED GRADE ELEVATION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
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- PROPOSED PIPING
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- PAVEMENT RESTORATION
- EXISTING PIPING AND APPURTENANCES
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- EXISTING CATCH BASIN
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- EXISTING ELEVATION
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- EXISTING VALVE BOX
- EXISTING WATER METER
- EXISTING CONCRETE POLE
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATIONS

NOTES:

- FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
- CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.



LOCATION MAP
N.T.S.
SEC 16, TWSP 51S, RNG 42E



NOTES:

- ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
- AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
- SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA
N.T.S.

BMP NOTES:

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



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STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1"=10'

DRAWN BY: HS		SCALE: 1"=10'	FINAL APPROVAL										
DESIGNED BY: SCH		DATE: 07/27/23											
CHECKED BY: SCH		FIELD BOOK: N/A											
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1	8/24/23	HS	SCH	CITY COMMENTS									
MULTI-FAMILY RESIDENCE 2133 POLK STREET HOLLYWOOD, FLORIDA 33020													
NO. OF SHEETS: 7		SHEET NO.: C-4											
CAD FILE NO.		22-29											

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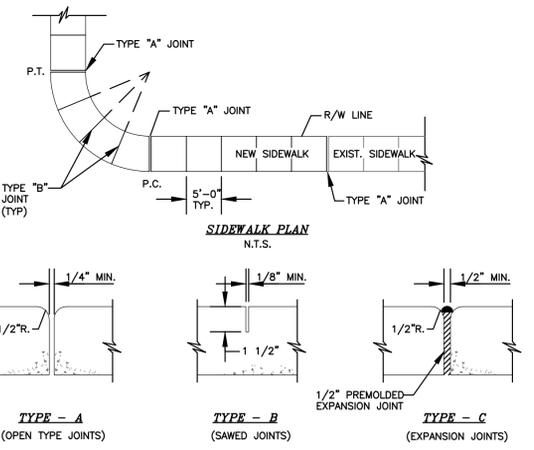
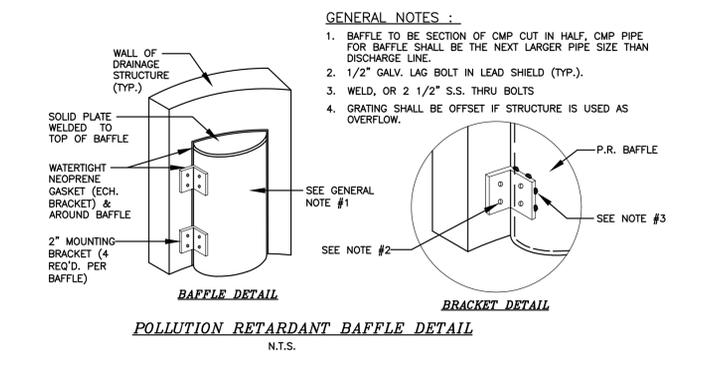
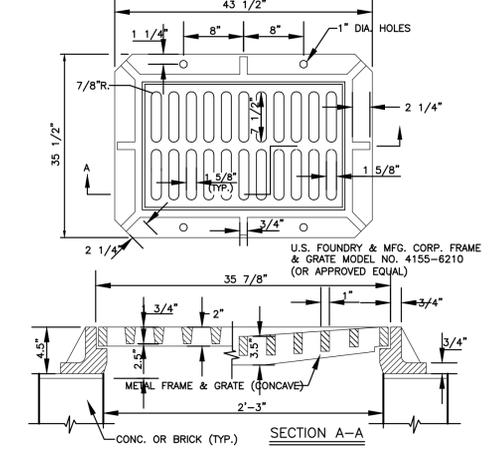
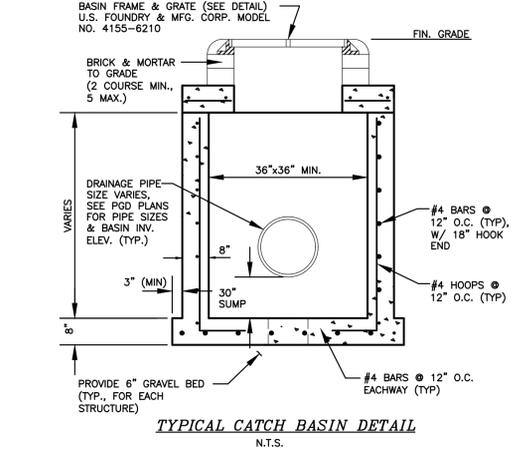
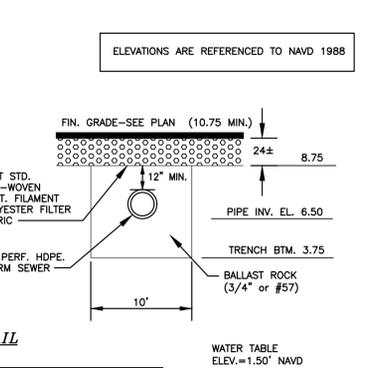
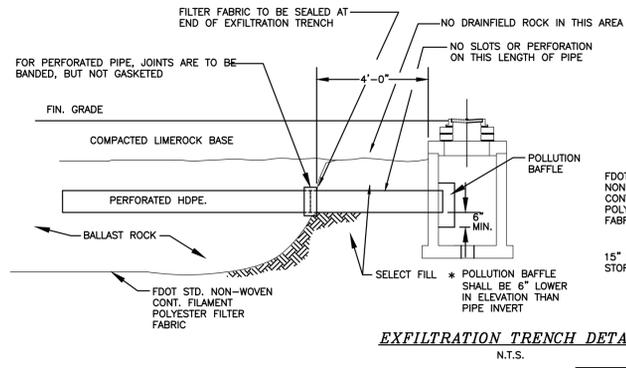
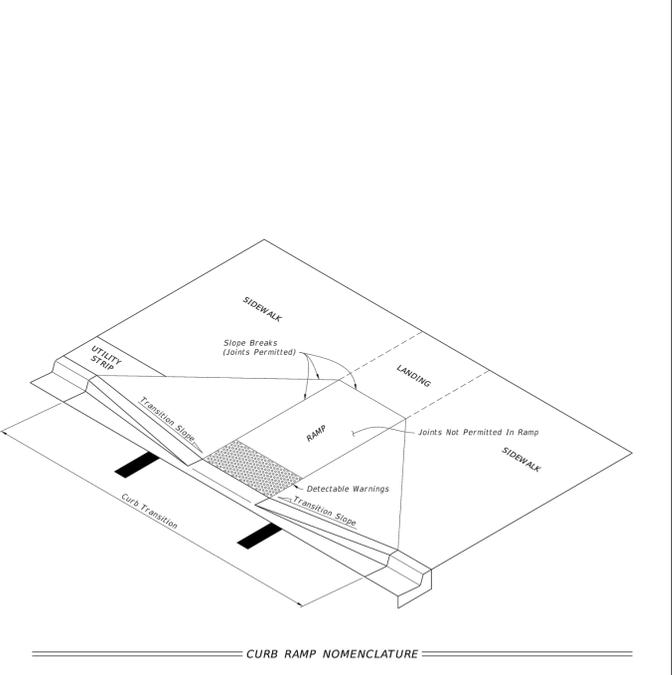
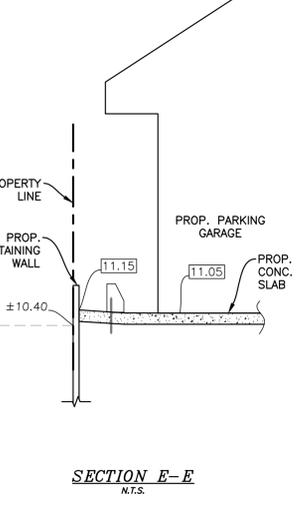
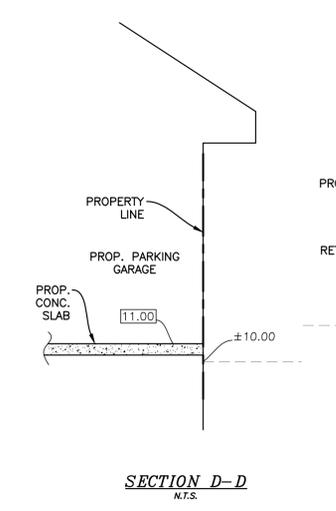
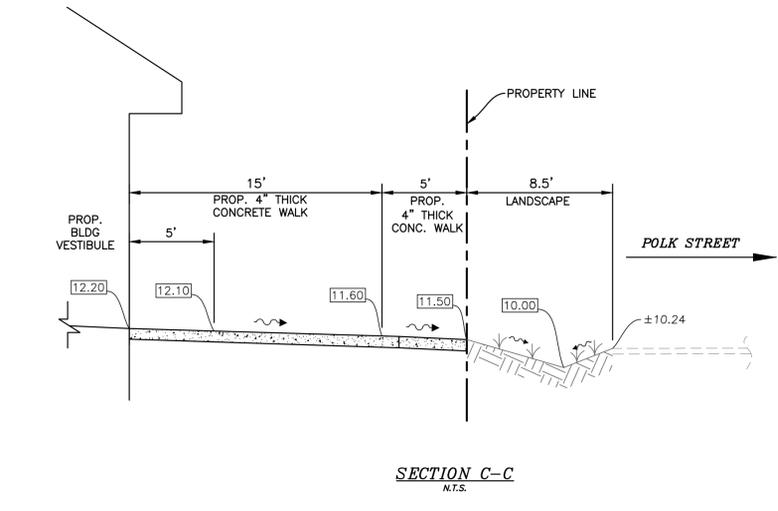
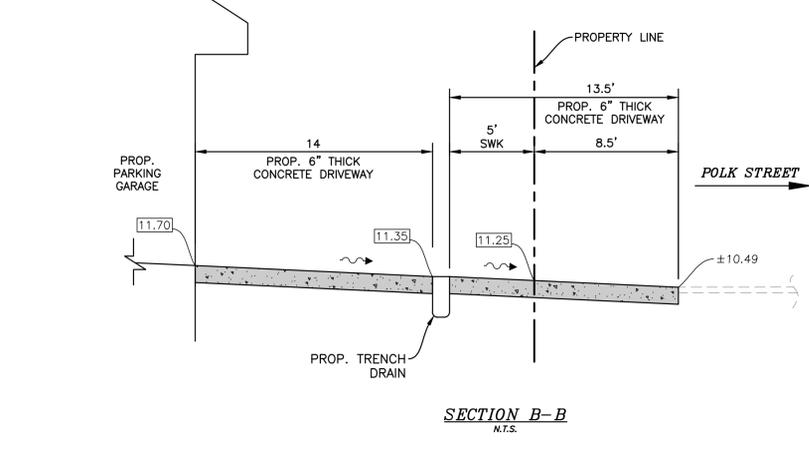
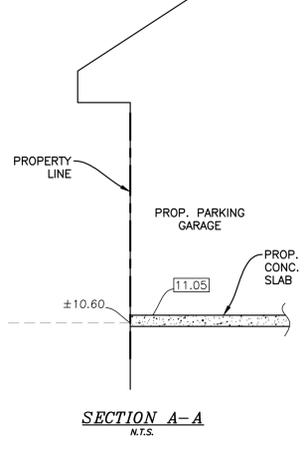
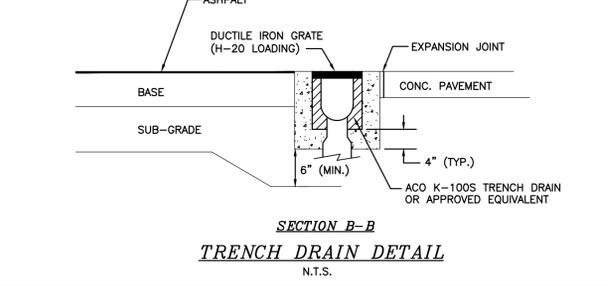
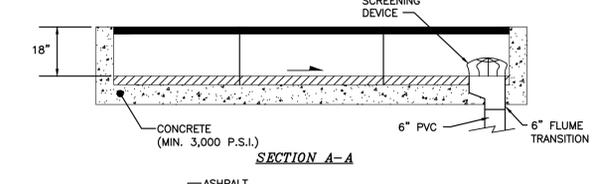
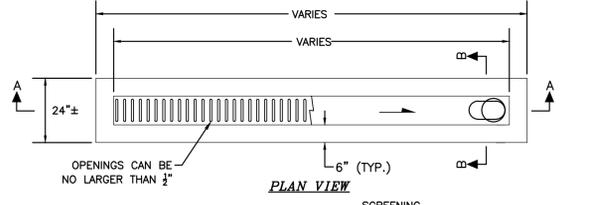


TABLE OF SIDEWALK JOINTS

LOCATION :	T"	TYPE :	LOCATION :
PEDESTRIAN AREAS	4"	"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
DRIVEWAYS & OTHER	6"	"B"	5'-0" O.C. ON SIDEWALKS.
		"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

NOTES:
1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 6" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK DETAIL
N.T.S.



GENERAL NOTES:

- Cross Slopes and Grades:
 - Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
 - Landings must have cross-slopes less than or equal to 0.02 in any direction.
 - Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 1:5 feet in length.
 - Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
- Curb, Curb and Gutter, and/or Sidewalk:
 - Refer to Index 522-001 for concrete thickness and sidewalk details.
 - Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
 - Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
- Curb Ramp Alpha-Identification:
 - Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
 - Alpha-identifications CR-I and CR-J are intentionally omitted.
- Detectable Warnings:
 - Install detectable warnings in accordance with Specification 527.
 - Place detectable warnings across the full width of the ramp or landing to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
 - If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



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FINAL APPROVAL	
SCALE:	N.T.S.
DRAWN BY:	HS
DESIGNED BY:	SCH
CHECKED BY:	SCH
DATE:	07/27/23
FIELD BOOK:	N/A

HOLLAND ENGINEERING SOLUTIONS
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301 SW 7th Street
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Certificate of Authorization 7925

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

NO.	DATE	BY	CHK'D	DESCRIPTION
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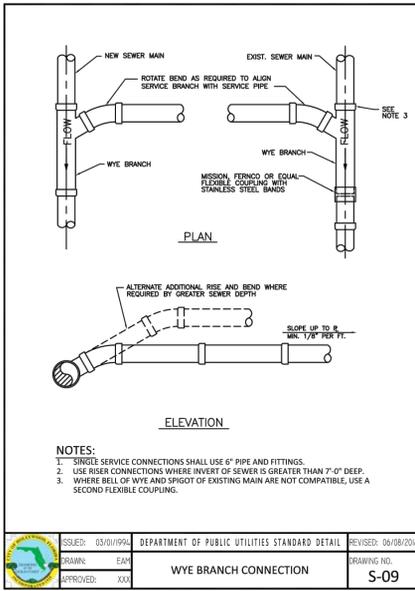
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2133 POLK STREET
HOLLYWOOD, FLORIDA 33020

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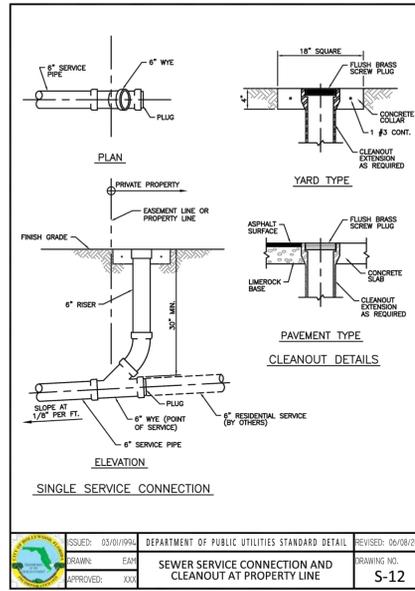
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SCALE: N.T.S.

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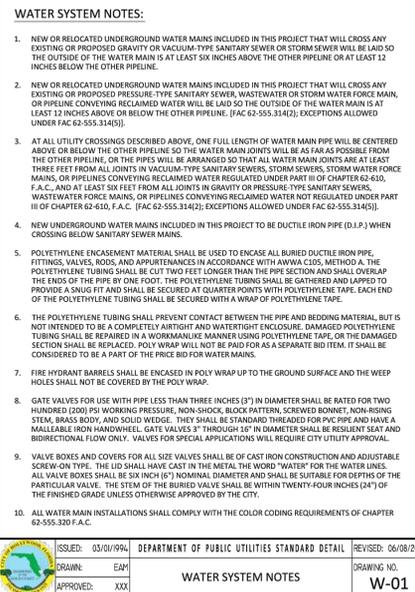
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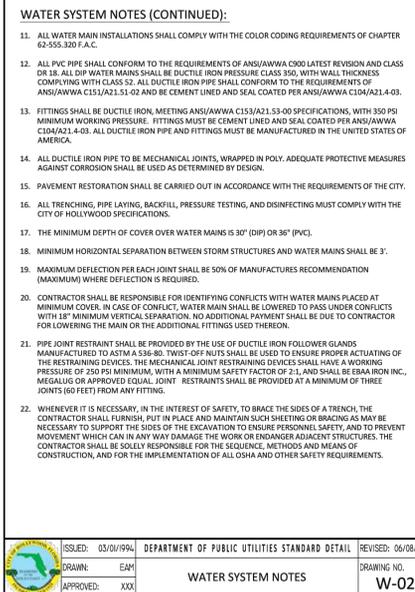
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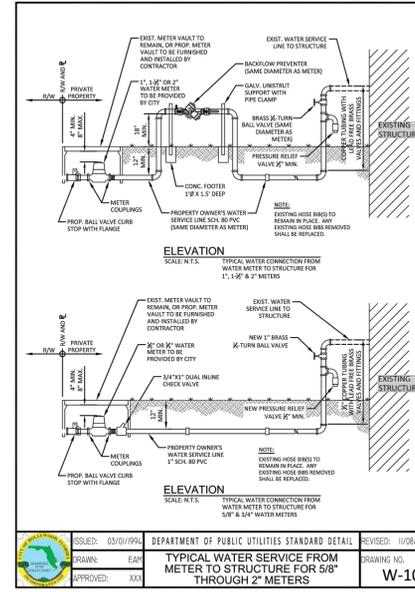
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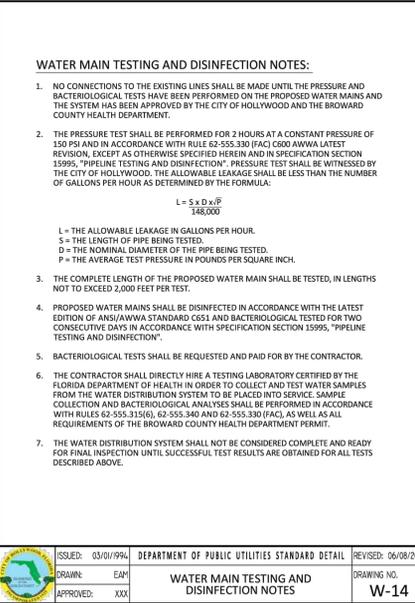
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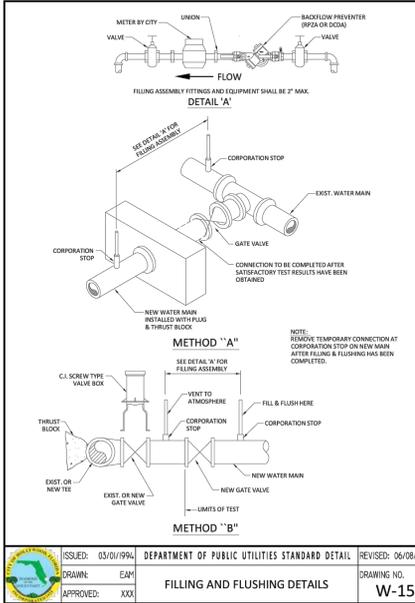
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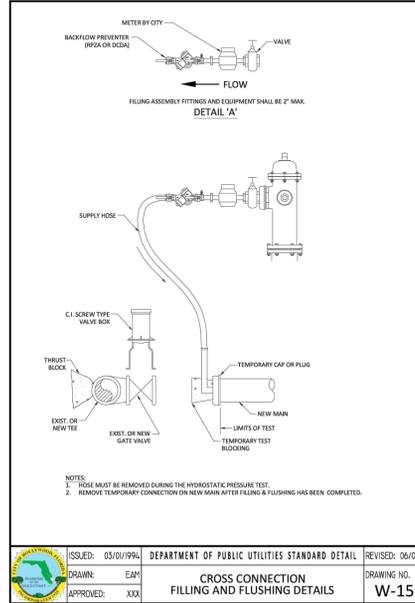
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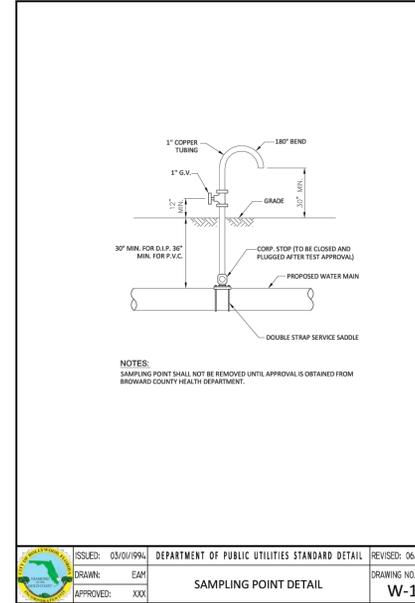
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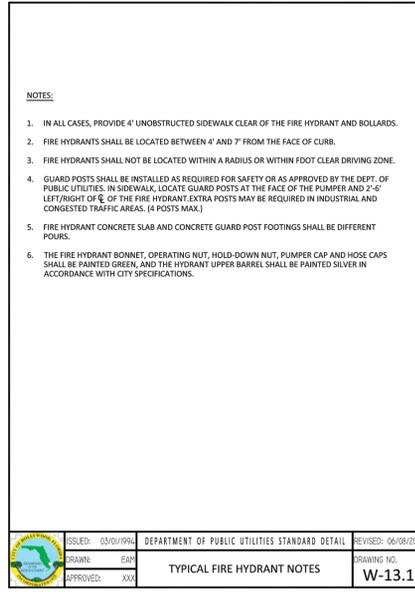
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APPROVED: XXX		



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APPROVED: XXX		



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APPROVED: XXX		

NO.	DATE	BY	CHK'D	DESCRIPTION
1	8/24/23	HS	SCH	CITY COMMENTS

DRAWN BY:	SCALE:	FINAL APPROVAL:
HS	N.T.S.	
DESIGNED BY:	DATE:	
SCH	07/27/23	
CHECKED BY:	FIELD BOOK:	
SCH	N/A	

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2004
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APPROVED: XXX		

NO. OF SHEETS:	7
SHEET NO.:	C-6
CAD FILE NO.:	

SCALE: N.T.S.

HOLLAND ENGINEERING
 CIVIL ENGINEERING SOLUTIONS
 301 SW 7th Street
 Fort Lauderdale, Florida 33315
 Phone: 954.387.0371
 Certificate of Authorization 7925

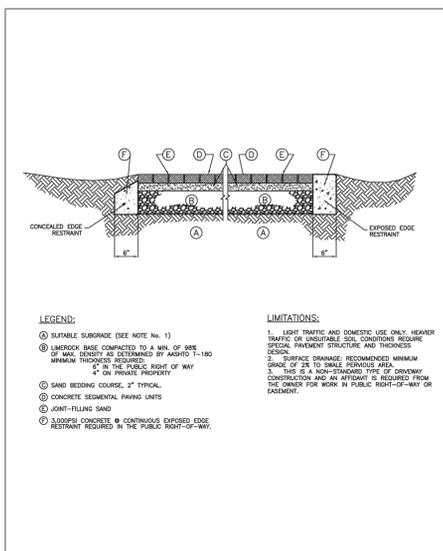
SUSAN C. HOLLAND
 STATE OF FLORIDA PROFESSIONAL ENGINEER
 LICENSE No. 41831

MULTI-FAMILY RESIDENCE
 2133 POLK STREET
 HOLLYWOOD, FLORIDA 33020

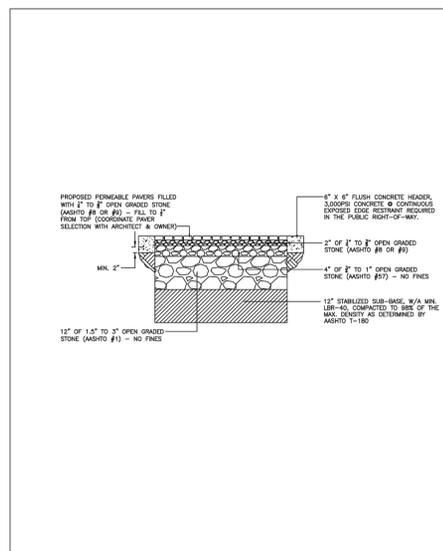
STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No 41831

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

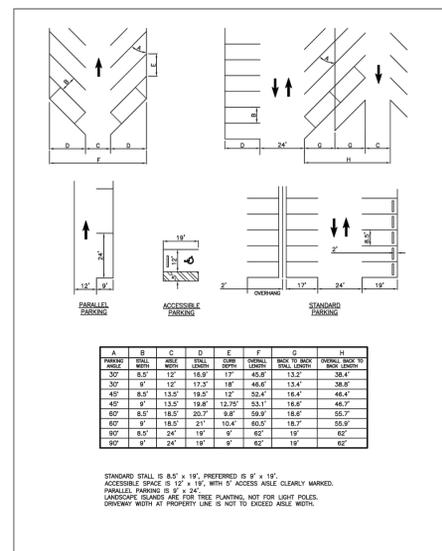
UTILITY DETAILS



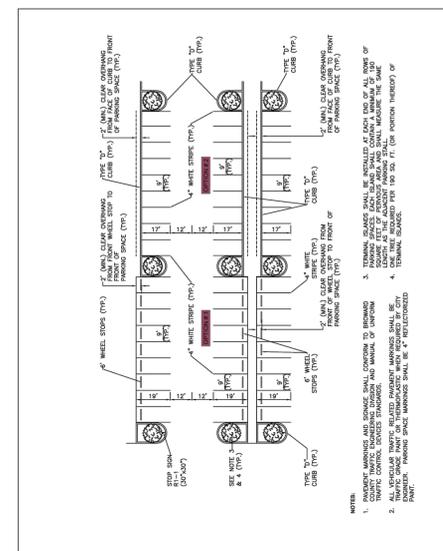
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 DRAWN: EG
 APPROVED: JG
 CONCRETE PAVERS DETAIL
 DRAWING NO.: C-14



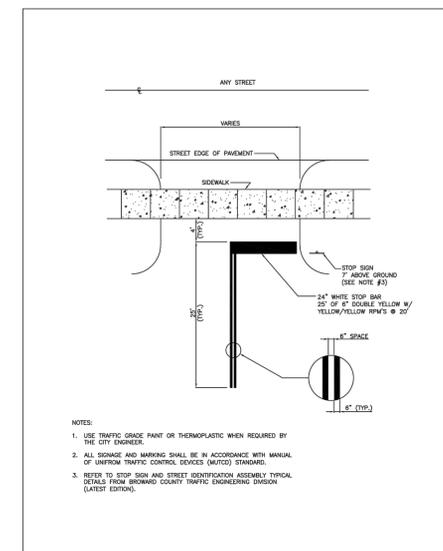
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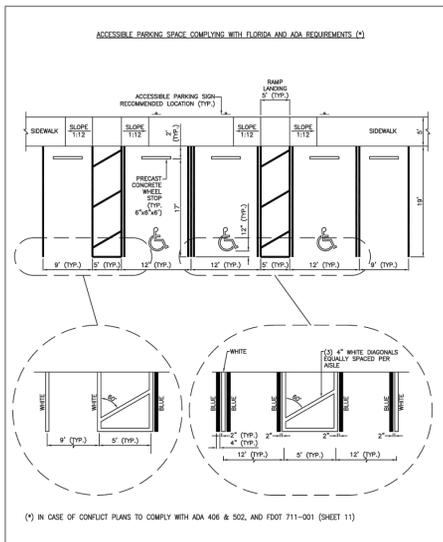
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 STANDARD PARKING GEOMETRICS
 DRAWING NO.: C-16



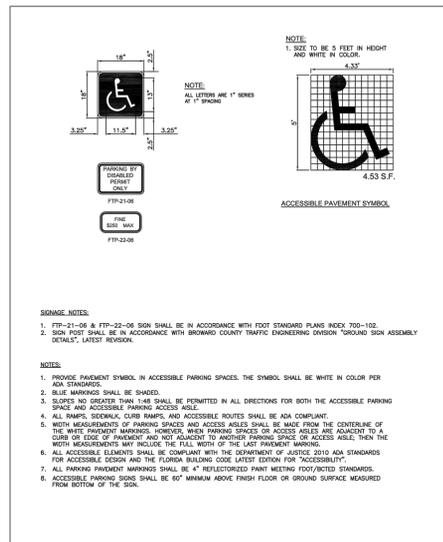
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 DRAWN: EG
 APPROVED: JG
 TYPICAL PARKING LOT LAYOUT
 DRAWING NO.: C-17



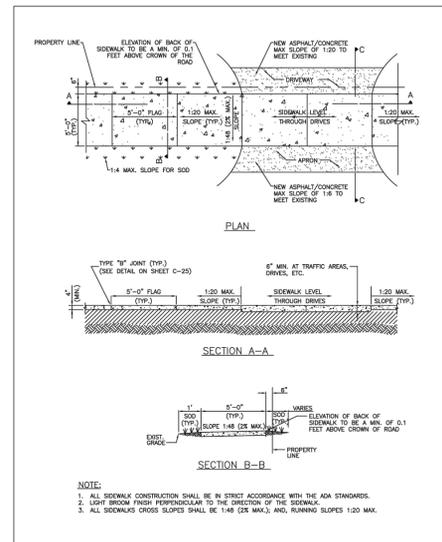
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 PARKING LOT EXIT-ENTRANCE DETAIL
 DRAWING NO.: C-20



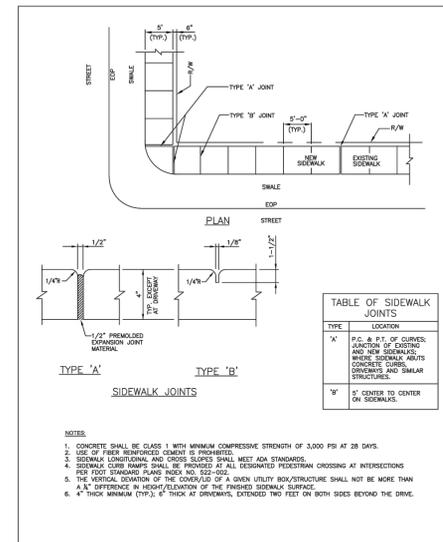
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 DRAWN: EG
 APPROVED: JG
 ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)
 DRAWING NO.: C-21



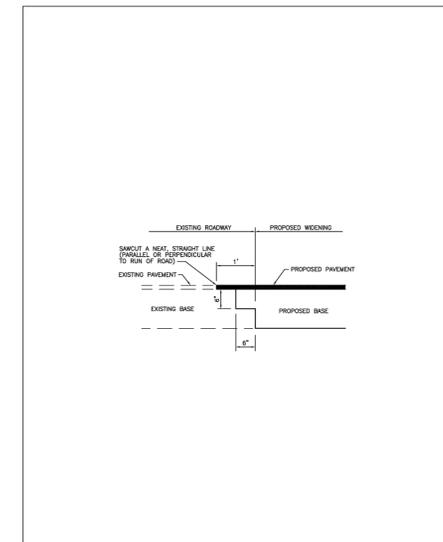
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 DRAWN: EG
 APPROVED: JG
 ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)
 DRAWING NO.: C-22



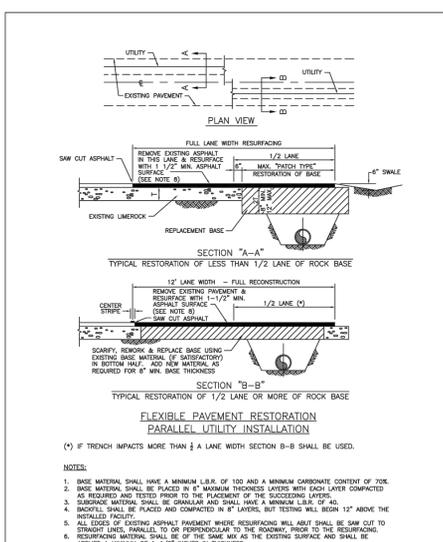
ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISIONS: -
 DRAWN: EG
 APPROVED: JG
 SIDEWALK CONSTRUCTION DETAILS (1 OF 3)
 DRAWING NO.: C-23



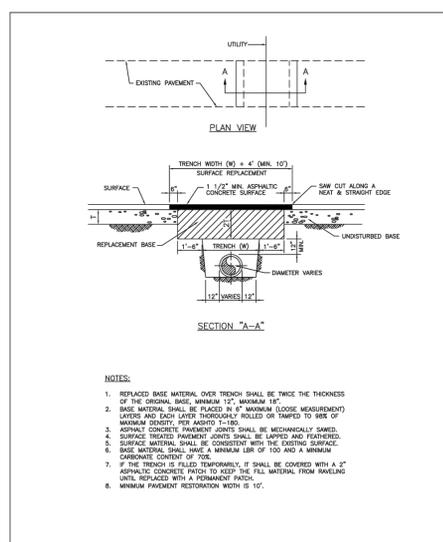
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 APPROVED: JG
 SIDEWALK CONSTRUCTION DETAILS (3 OF 3)
 DRAWING NO.: C-25



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISIONS: -
 DRAWN: EG
 APPROVED: JG
 SAWCUT DETAIL
 DRAWING NO.: C-28



ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISIONS: -
 DRAWN: EG
 APPROVED: JG
 FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION
 DRAWING NO.: C-30



2133-2137 Polk Street Existing Tree/Palm List

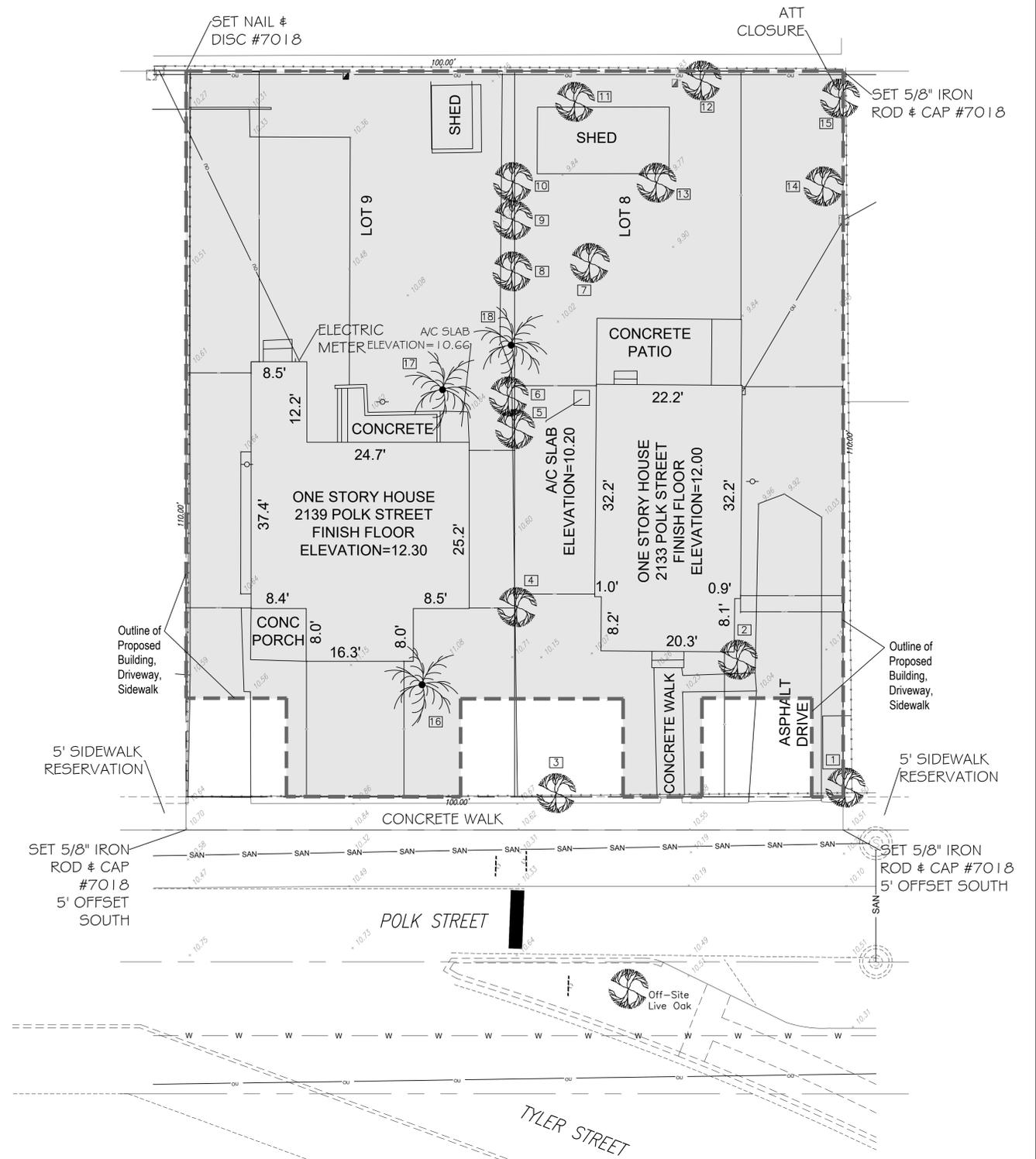
Case/Location: 2133 Polk Street, Hollywood, FL 33020
 Date: 5/20/2023
 Appraiser: Thomas White, ASLA-ISA, Arborist FL-5248A
 Landscape Architect # FL1100
 Certified Arborist FL-5248A

Existing Tree List

Tree #	Species Botanical Name / Common Name	Ht. (Feet)	Spr. (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	Disposition
1	Quercus virginiana / Live Oak	30	25	17	Very Poor	17	Remove
2	Bursera simarubra / Gumbo Limbo	12	6	3	Poor	3	Remove
3	Bursera simarubra / Gumbo Limbo	30	20	22	Very Poor	22	Remove
4	Quercus virginiana / Live Oak	30	30	10	Fair	10	Remove
5	Quercus virginiana / Live Oak	30	30	8	Fair	8	Remove
6	Quercus virginiana / Live Oak	30	30	10	Fair	10	Remove
7	Mangifera indica / Mango	30	20	33	Poor	33	Remove
8	Bursera simarubra / Gumbo Limbo	20	20	9	Poor	9	Remove
9	Bursera simarubra / Gumbo Limbo	20	20	9	Poor	9	Remove
10	Bursera simarubra / Gumbo Limbo	20	20	9	Poor	9	Remove
11	Bursera simarubra / Gumbo Limbo	20	5	5	Very Poor	5	Remove
12	Bursera simarubra / Gumbo Limbo	20	5	5	Very Poor	5	Remove
13	Clerodendrum quadriloculare / Star Burst	10	5	3	Poor	3	Remove
14	Mangifera indica / Mango	30	20	22	Poor	22	Remove
15	Bursera simarubra / Gumbo Limbo	20	20	21	Poor	21	Remove
DBH Removed						186	
Payment Into the Tree Trust Fund @ \$350 per ea. 2" =						\$32,550	

Existing Palm List

Palm #	Species Botanical Name / Common Name	Ht. (Feet)	CT (Feet)	DBH (Inches)	Condition	Replacement Palms	Disposition
16	Pandanus utilis / Common Screw Pine	15	6	10	Fair	0	Remove
17	Adonidia merrillii / Christmas Palm	16	10	4	Fair	1	Remove
18	Sabal palmetto / Cabbage Palm	18	10	12	Good	1	Remove
Replacement Palms Required						2	



THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN
 ASSOCIATE, CERTIFIED ARBORIST
 2600 NE 27th AVENUE
 FORT LAUDERDALE, FLORIDA 33306
 tcawhite@ellsouth.net
 954-253-2265

REVISIONS

Tree Survey / Disposition Plan
Multi Family Residence
 2133 Polk Street
 Hollywood, Florida 33020



DRAWN:
 TW
 CHECKED:
 TW
 DATE:
 7-27-2023
 SCALE: 1"=10'

Sheet No.
L-1
 Sheet 1 Of 2

Sunshine811
 Call 811 or www.sunshine811.com two full
 business days before digging to have utilities
 located and marked.
 Check positive response codes before you dig!



GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

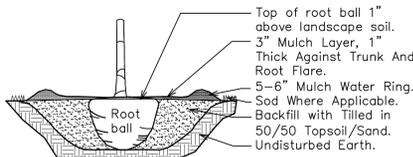
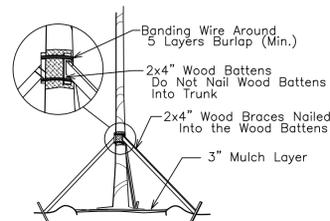
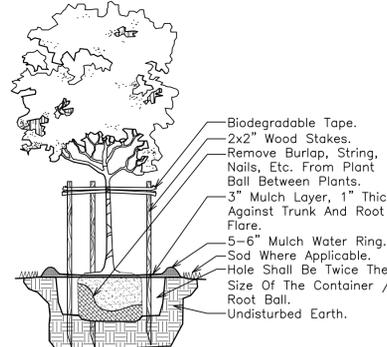
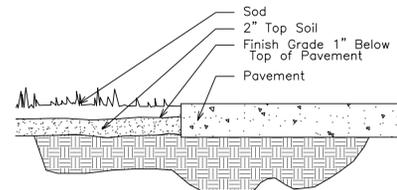
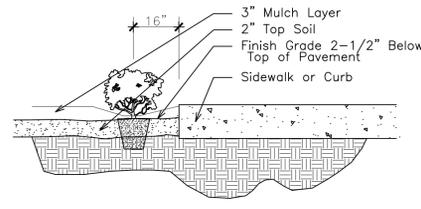
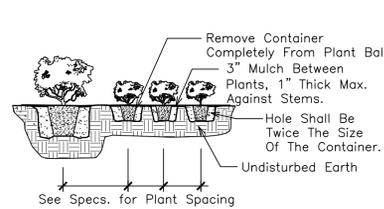
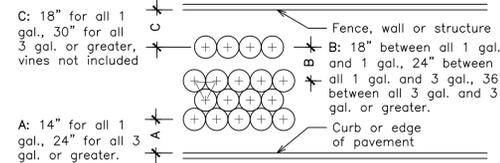
No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunk/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may require a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

Please refer to the planting details for a graphic representation of the above notes.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

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



2133 Polk Street Ground Floor Plant List

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
PROPOSED CODE REQUIRED TREES/PALMS				
CS	(N)	V	4 Cordia sebestena / Orange Geiger	12x5-6", 2" DBH, Sng. Trunk
PS	(N)	V	1 Phoenix sylvestris / Silver Date Palm	12" GW, Nut Included
		5	Total Trees/Palms	
		4	Native Trees/Palms	
		80%	Native Trees/Palms	
MITIGATION PALMS				
PS	(N)	V	2 Phoenix sylvestris / Silver Date Palm	12" GW, Nut Included
			Total Palms Added	2
			Total Palms Removed	2
			Palms Deficiency	0
ACCENTS / SHRUBS				
CRI	(N)	V	10 Crinum asiaticum / Tree Crinum	3x3'
CRS	(N)	V	18 Clusia rosea / Small Leaf Clusia	7 Gal., 42" Ht. X 24-30" Spr., 32" OC
PLM	(N)	V	6 Polyalthia longifolia / Pendula / Mast Tree	25/30 Gal., 10-12" OA Ht.
TDF	(N)	V	15 Tripsacum dactyloides / Fakahatchee Grass	3 Gal., 24x24", 48" OC
		49	Total Shrubs	
		43	Native Shrubs	
		88%	Native Shrubs	
GROUND COVERS / SOD				
FMG	(N)	V	55 Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 24" OC
SOD	(M)	V	700 S.F. Stenotaphrum secundatum / St. Augustine Floratam	Solid application

century root barrier

1144 N. GROVE ST. ANAHEIM, CA 92806
TOLL FREE: 1-800-450-8084 PHONE: (714) 432-5470
WWW.CENTURYROOTBARRIER.COM

INSTALLATION: CPU-SERIES: CPU-1-2, CPU-24-1, CPU-36-2, CPU-48-2, CPU-60-2, CPU-72-2, CPU-84-2, CPU-96-2, CPU-108-2, CPU-120-2, CPU-132-2, CPU-144-2, CPU-156-2, CPU-168-2, CPU-180-2, CPU-192-2, CPU-204-2, CPU-216-2, CPU-228-2, CPU-240-2, CPU-252-2, CPU-264-2, CPU-276-2, CPU-288-2, CPU-300-2, CPU-312-2, CPU-324-2, CPU-336-2, CPU-348-2, CPU-360-2, CPU-372-2, CPU-384-2, CPU-396-2, CPU-408-2, CPU-420-2, CPU-432-2, CPU-444-2, CPU-456-2, CPU-468-2, CPU-480-2, CPU-492-2, CPU-504-2, CPU-516-2, CPU-528-2, CPU-540-2, CPU-552-2, CPU-564-2, CPU-576-2, CPU-588-2, CPU-600-2, CPU-612-2, CPU-624-2, CPU-636-2, CPU-648-2, CPU-660-2, CPU-672-2, CPU-684-2, CPU-696-2, CPU-708-2, CPU-720-2, CPU-732-2, CPU-744-2, CPU-756-2, CPU-768-2, CPU-780-2, CPU-792-2, CPU-804-2, CPU-816-2, CPU-828-2, CPU-840-2, CPU-852-2, CPU-864-2, CPU-876-2, CPU-888-2, CPU-900-2, CPU-912-2, CPU-924-2, CPU-936-2, CPU-948-2, CPU-960-2, CPU-972-2, CPU-984-2, CPU-996-2, CPU-1008-2, CPU-1020-2, CPU-1032-2, CPU-1044-2, CPU-1056-2, 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