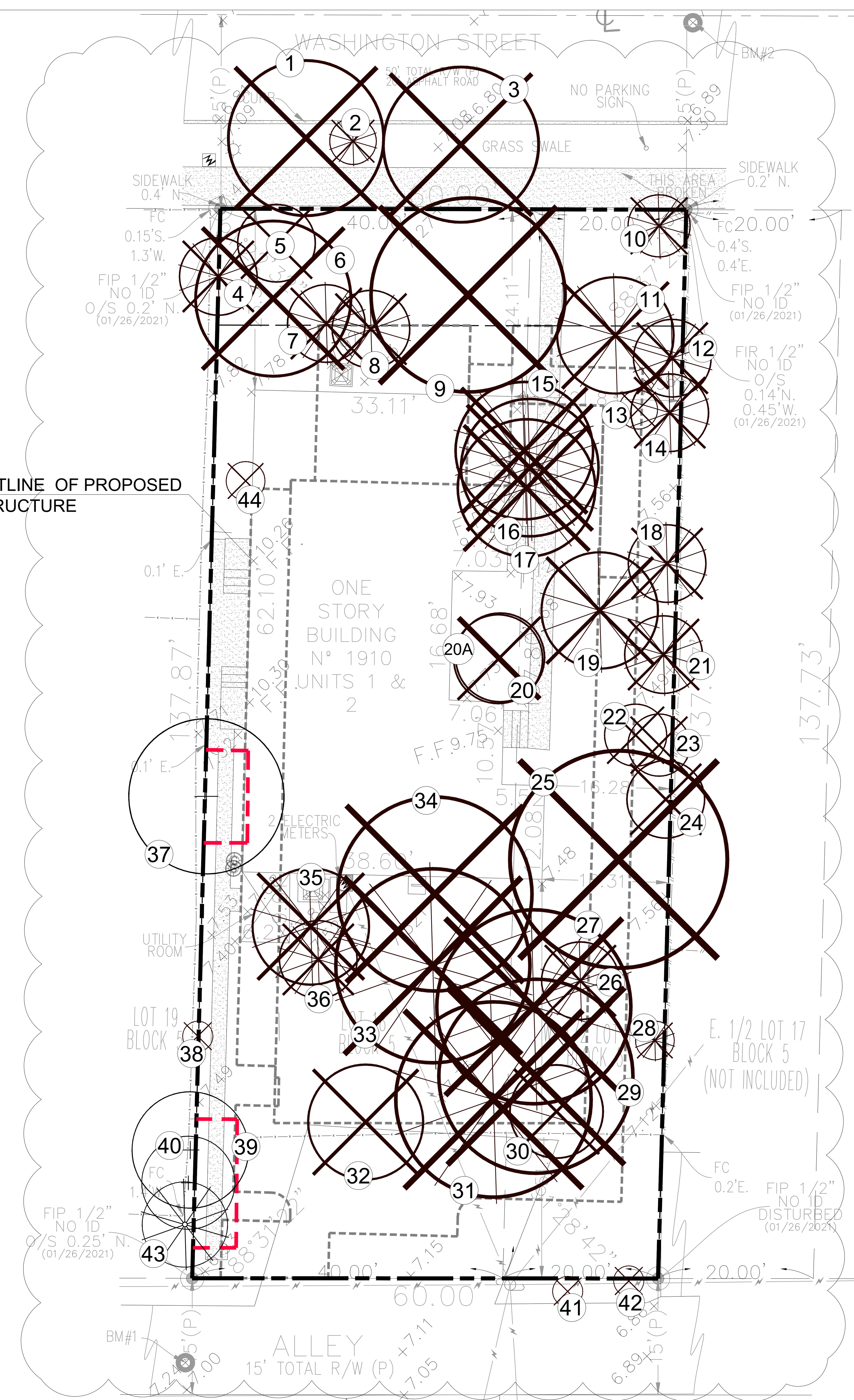
ATTACHMENT A

Application Package
Part 2

OUTLINE OF PROPOSED STRUCTURE



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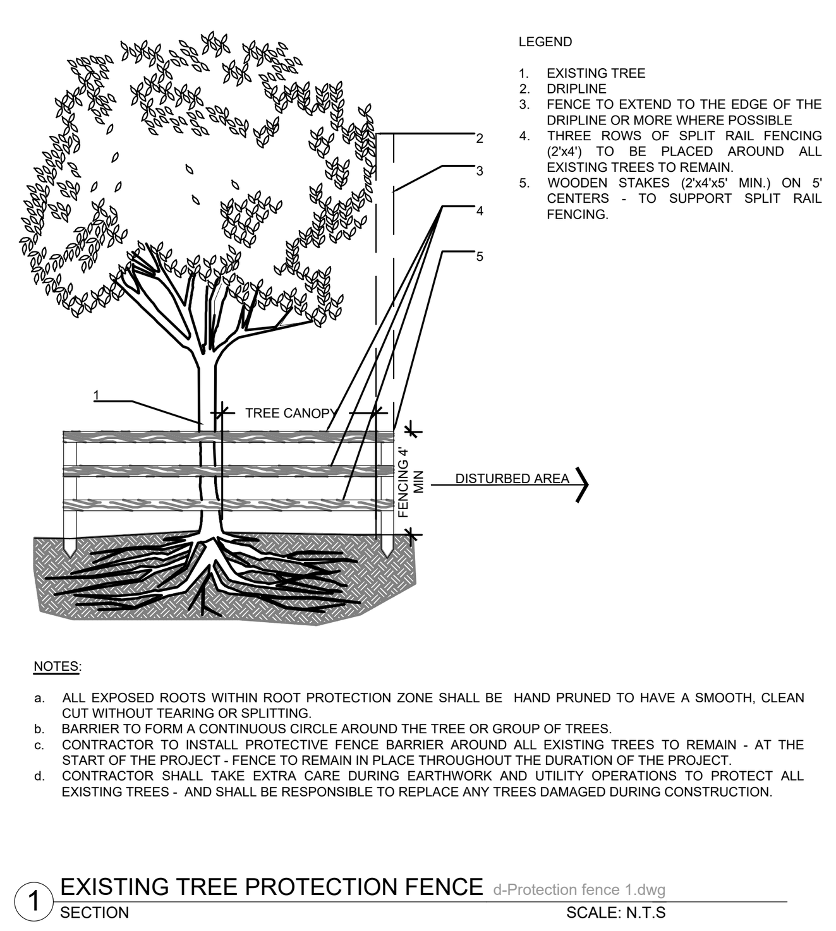


NOTES:

1. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY PREPARED BY PROFESSIONAL SURVEYORS, INC. AND THE ARBORIST REPORT PREPARED BY:
   ALISON WALKER
   FL. CERTIFIED ARBORIST ISA FL-9317A
   info@treage.com
   C: 786.525.7883
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1 - SHEET L-01.
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.

LEGEND

- TREE PROTECTION FENCE
- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- TREE NUMBER
- EXISTING PALM TO BE REMOVED
- EXISTING TREE TO BE REMOVED

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	D.B.H (inch)	HEIGHT (ft)	SPREAD (ft)	TPZ	CONDITION	COMMENTS	STATUS
1	Quercus Virginiana	Live Oak	9"	30'	20'	N/A	Poor	R.O.W	REMOVE
2	MISSING								REMOVE
3	Quercus Virginiana	Live Oak	19"	35'	20'	N/A	Fair - Poor	R.O.W	REMOVE
4	Adonidia merrillii	Christmas Palm	4.5"	20'	8'	N/A	Fair - Good		REMOVE
5	Plumeria sp.	Frangipani Tree	5.5"	20'	10'	N/A	Fair		REMOVE
6	Plumeria sp.	Frangipani Tree	7*	25'	20'	N/A	Fair	*largest trunk	REMOVE
7	Syagrus romanzoffiana	Queen Palm	7"	20'	10'	N/A	Fair		REMOVE
8	Syagrus romanzoffiana	Queen Palm	7"	20'	10'	N/A	Fair		REMOVE
9	Plumeria sp.	Frangipani Tree	9*	30'	25'	N/A	Fair	*largest trunk	REMOVE
10	Dypsis lutescens	Areca Palm	2+2+2	8'	8'	N/A	Fair		REMOVE
11	Syagrus romanzoffiana	Queen Palm	6.5"	30'	15'	N/A	Good		REMOVE
12	Adonidia merrillii	Christmas Palm	6.5"	35'	10'	N/A	Fair		REMOVE
13	DEAD								REMOVE
14	Adonidia merrillii	Christmas Palm	7"	35'	10'	N/A	Good		REMOVE
15	Ravenala madagascariensis	Travellers Palm	8"	35'	18'	N/A	Fair		REMOVE
16	Ravenala madagascariensis	Travellers Palm	9"	35'	18'	N/A	Fair		REMOVE
17	Ravenala madagascariensis	Travellers Palm	9"	35'	18'	N/A	Fair		REMOVE
18	Adonidia merrillii	Christmas Palm	6"	25'	10'	N/A	Good		REMOVE
19	Syagrus romanzoffiana	Queen Palm	6.5"	30'	15'	N/A	Good		REMOVE
20	Unknow - Prunus sp.?	Cherry Laurel (?)	8"	25'	15'	N/A	Fair		REMOVE
20A	Clerodendrum quadriloculare	Starburst	4+2	25'	12'	N/A	Poor		REMOVE
21	Adonidia merrillii	Christmas Palm	6"	25'	10'	N/A	Fair - Good		REMOVE
22	Ptychosperma elegans	Solitaire Palm	4"	10'	8'	N/A	Good		REMOVE
23	Yucca aloifolia	Spanish Bayonet	5+8	15'	8'	N/A	Fair		REMOVE
24	Schefflera actinophylla	Umbrella Tree	7"	25'	10'	N/A	Poor	Prohibited Tree	REMOVE
25	Simarouba glauca	Paradise Tree	13"	45'	28'	N/A	Fair		REMOVE
26	Adonidia merrillii	Christmas Palm	3"	20'	10'	N/A	Fair - Good		REMOVE
27	Cocos nucifera	Coconut Palm	9.5"	40'	25'	N/A	Good		REMOVE
28	Adonidia merrillii	Christmas Palm	5"	15'	4'	N/A	Poor		REMOVE
29	Mangifera indica	Mango tree	9"	35'	25'	N/A	Fair		REMOVE
30	Murraya paniculata	Orange Jasmine	4*	10'	12'	N/A	Fair	*largest trunk, Prohibited Tree	REMOVE
31	Cocos nucifera	Coconut Palm	11"	45'	25'	N/A	Good		REMOVE
32	Murraya paniculata	Orange Jasmine	4*	15'	15'	N/A	Fair	*largest trunk, Prohibited Tree	REMOVE
33	Cocos nucifera	Coconut Palm	10"	35'	25'	N/A	Good		REMOVE
34	Schefflera actinophylla	Umbrella Tree	12*	30'	25'	N/A	Fair	*largest trunk, Prohibited Tree	REMOVE
35	Dypsis lutescens	Areca Palm	~ 20 @2-3"	25'	15'	N/A	Fair		REMOVE
36	Dypsis lutescens	Areca Palm	~8 @2"	20'	10	N/A	Fair		REMOVE
37	Tabebuia aurea	Yellow Tabebuia	14.5"	30'	20'	N/A	Fair - Poor	Outside Property	REMAIN
38	Dracaena fragrans	Corn Plant	6"	8'	5'	N/A	Poor		REMOVE
39	Plumeria sp.	Frangipani Tree	8"	20'	15'	6	Fair		REMAIN
40	Bursera simarouba	Gumbo Limbo	5"	20'	12'	4	Fair - Poor	Outside Property	REMAIN
41	Cupaniopsis anacardioides	MISSING						Prohibited Tree	REMOVE
42	Cupaniopsis anacardioides	MISSING						Prohibited Tree	REMOVE
43	Veitchia montgomeryana	Montgomery Palm	2+2	12'	12'	3	Good	Outside Property	REMAIN
44	Plumeria sp.	Frangipani Tree	4"	10'	5'	N/A	Fair - Poor		REMOVE

1910 Washington St., Hollywood, FL

	BOTANICAL NAME	COMMON NAME	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	Condition	Disposition	TPZ	Notes
1	*Quercus virginiana*	Live Oak	9	30	20	Poor	Remove	NA	ROW
2	MISSING								
3	*Quercus virginiana*	Live Oak	19	35	20	Fair-Poor	Remove	NA	ROW
4	*Adonidia merrillii*	Christmas Palm	4.5	20	8	Fair-Good	Remove	NA	
5	*Plumeria sp.*	Frangipani	5.5	20	10	Fair	Remove	NA	
6	*Plumeria sp.*	Frangipani	7*	25	20	Fair	Remove	NA	*largest trunk
7	*Syagrus romanzoffiana*	Queen Palm	7	20	10	Fair	Remove	NA	
8	*Syagrus romanzoffiana*	Queen Palm	7	20	10	Fair	Remove	NA	
9	*Plumeria sp.*	Frangipani	9*	30	25	Fair	Remove	NA	*largest trunk
10	*Dypsis lutescens*	Areca Palm	2+2+2	8	8	Fair	Remove	NA	
11	*Syagrus romanzoffiana*	Queen Palm	6.5	30	15	Good	Remove	NA	
12	*Adonidia merrillii*	Christmas Palm	6.5	35	10	Fair	Remove	NA	
13	DEAD								
14	*Adonidia merrillii*	Christmas Palm	7	35	10	Good	Remove	NA	
15-17	*Ravenala madagascariensis*	Traveler Palm	8+9+9	35	18	Fair	Remove	NA	
18	*Adonidia merrillii*	Christmas Palm	6	25	10	Good	Remove	NA	
19	*Syagrus romanzoffiana*	Queen Palm	6.5	30	15	Good	Remove	NA	
20	*Unknown - Prunus sp.?*	Cherry Laurel (?)	8	25	15	Fair	Remove	NA	
20A	*Clerodendrum quadriloculare*	Starburst	4+2	25	12	Poor	Remove	NA	
21	*Adonidia merrillii*	Christmas Palm	6	25	10	Fair-Good	Remove	NA	
22	*Ptychosperma elegans*	Solitaire Palm	4	10	8	Good	Remove	NA	
23	*Yucca aloifolia*	Spanish Bayonet	5+8	15	8	Fair	Remove	NA	
24	*Schefflera actinophylla*	Umbrella Tree	7	25	10	Poor	Remove	NA	
25	*Simarouba glauca*	Paradise Tree	13	45	28	Fair	Remove	NA	
26	*Adonidia merrillii*	Christmas Palm	3	20	10	Fair-Good	Remove	NA	
27	*Cocos nucifera*	Coconut	9.5	40	25	Good	Remove	NA	
28	*Adonidia merrillii*	Christmas Palm	5	15	4	Poor	Remove	NA	
29	*Mangifera indica*	Mango	9	35	25	Fair	Remove	NA	
30	*Murraya paniculata*	Orange Jasmine	4*	10	12	Fair	Remove	NA	*largest trunk
31	*Cocos nucifera*	Coconut	11	45	25	Good	Remove	NA	
32	*Murraya paniculata*	Orange Jasmine	4*	15	15	Fair	Remove	NA	*largest trunk
33	*Cocos nucifera*	Coconut	10	35	25	Good	Remove	NA	
34	*Schefflera actinophylla*	Umbrella Tree	12*	30	25	Fair	Remove	NA	*largest trunk
35	*Dypsis lutescens*	Areca Palm	~20@2-3"	25	15	Fair	Remove	NA	
36	*Dypsis lutescens*	Areca Palm	~8@2"	20	10	Fair	Remove	NA	
37	*Tabebuia aurea*	Yellow Tabebuia	14.5	30	20	Fair-Poor	Remain	10	Offsite per survey
38	*Dracaena fragrans*	Corn Plant	6	8	5	Poor	Remove	NA	
39	*Plumeria sp.*	Frangipani	8	20	15	Fair	Remain	6	
40	*Bursera simarouba*	Gumbo Limbo	5	20	12	Fair-Poor	Remain	4	
41	*Cupaniopsis anacardiodes*	MISSING							
42	*Cupaniopsis anacardiodes*	MISSING							
43	*Veitchia montgomeryana*	Montgomery Palm	2+2	12	12	Good	Remain	3	
44	*Plumeria sp.*	Frangipani	4	10	5	Fair-Poor	Remove	NA	

Treage LLC ~ Tree and Garden Experts
www.treage.com ~ info@treage.com ~ 786.525.7883

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.533.8259
www.amlastudio.com
LC26000598

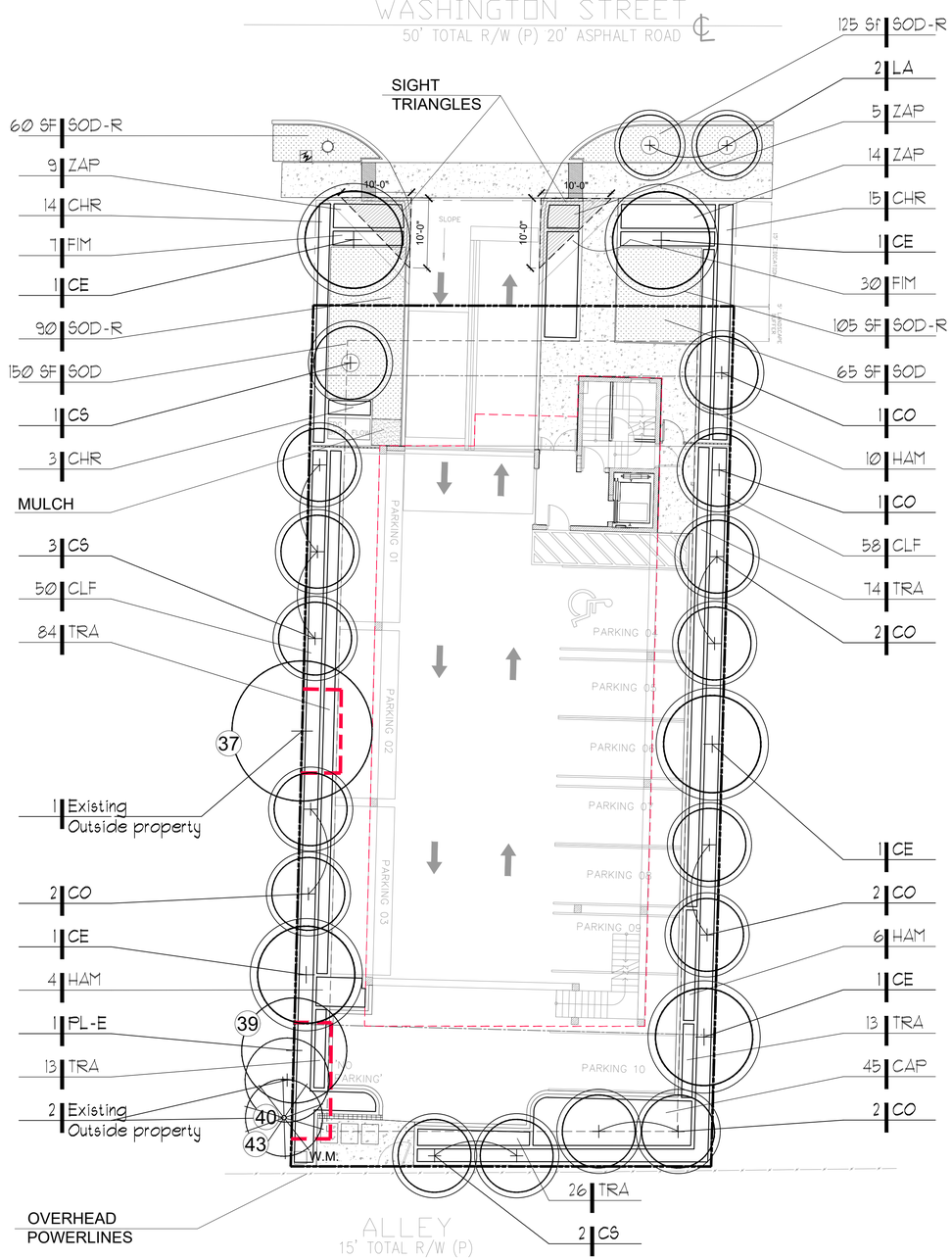
Rev:	Date:	Description:	By:
1	11/30/22	REVISED DRAWING TO CITY COMMENTS FROM 11/7/2022	AEM/MP
2	01/26/23	REVISED DRAWING TO ADDRESS 15' LOT DEDICATION AREA	AEM/MP
3			
4			
5			
6			

Sheet Title: PROPERTY AERIAL VEGETATION SURVEY TREE DISPOSITION PLAN

Project Name: MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

Date:	AUGUST 22, 2022
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP/GMP
Approved By:	AEM
Project No:	202140

Sheet Number: L-01



NOTES:

1. REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
2. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
3. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #4 ON SHEET L-03.
4. REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
5. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
6. TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES
7. 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.

LEGEND:

- TREE PROTECTION FENCE
- (X) TREE NUMBER

LANDSCAPE CALCULATIONS - 1910 WASHINGTON ST_HOLLYWOOD		
SITE AREA DATA:		
Parkside Low Intensity Multi-Family District Use	**PS-1**	
	SF	ACRES
NET LOT AREA	7,367	0.17
	REQUIRED	PROVIDED
PROJECT DATA:		
MIN. OPEN SPACE (20%)	20%	25%
GENERAL LANDSCAPE REQUIREMENTS		
PERIMETER LANDSCAPE - STREET TREE (60 Lf of street frontage)		
60 Lf of street frontage at 1 tree per 30 Lf =	2	2
Five Foot landscape buffer - 1 tree per 20 Lf =	16	18
V.U.A LANDSCAPE		
V.U.A terminal landscape island- 1 tree each	2	2
OPEN SPACE LANDSCAPE		
1 tree per 1,000 sf of pervious area	2	2
NATIVE TREES	60%	86%
NATIVE SHRUBS	50%	88%

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
5	**CE**	Conocarpus erectus	Green Buttonwood	High	yes	14' ht. Std. 3" DBH x 7' Sprd. 6' CT	FG	as shown
6	**CS**	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	14' ht. Std. 3" DBH x 6' Sprd. 6' CT	FG	as shown
10	**CO**	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. 3" DBH x 6' Sprd. 6' CT	FG	as shown
2	**LA**	Lagerstroemia 'Natchez'	Crape Myrtle 'Natchez'	High	no	14' ht. Std. 3.5" DBH. 6' Sprd. 6.5' CT	FG	as shown
	EXISTING TREES							
1	**PL-E**	Plumeria sp.	Frangipani "Pink Yellow"	High	no	EXISTING		
	SHRUBS, GROUNDCOVERS & VINES							
45	**CAP**	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
32	**CHR**	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
108	**CLF**	Clusia guttifera	Small Leaf Clusia	High	yes	36" Ht. x 30 Sp	7 Gal.	30" O.C.
37	**FIM**	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
20	**HAM**	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
210	**TRA**	Trachelospermum asiaticum	Asiatic Jasmine	High	no	10" O.A. Full	1 Gal.	15" O.C.
28	**ZAP**	Zamia pumila	Coontie	High	yes	15" Ht. x 18" Spr./ Full Clump	3 Gal.	24" O.C.
	SOD							
215	**SOD**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
380	**SOD-R**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	**BOTANICAL NAME**	**COMMON NAME**	**DBH**
1	Quercus Virginiana	Live Oak	9"
3	Quercus Virginiana	Live Oak	19"
5	Plumeria sp.	Frangipani Tree	5.5"
6	Plumeria sp.	Frangipani Tree	7"
9	Plumeria sp.	Frangipani Tree	9"
20	Unknow - Prunus sp.?	Cherry Laurel (?)	8"
20A	Clerodendrum quadriloculare	Starburst	4+2
25	Simarouba glauca	Paradise Tree	13"
29	Mangifera indica	Mango tree	9"
30	Murraya paniculata	Orange Jasmine	4"
32	Murraya paniculata	Orange Jasmine	4"
44	Plumeria sp.	Frangipani Tree	4"
		Total tree DBH to be mitigated	**98"**
PAMLS TO MITIGATE			
4	Adonidia merrillii	Christmas Palm	
7	Syagrus romanzoffiana	Queen Palm	
8	Syagrus romanzoffiana	Queen Palm	
10	Dypsis lutescens	Areca Palm	
11	Syagrus romanzoffiana	Queen Palm	
12	Adonidia merrillii	Christmas Palm	
14	Adonidia merrillii	Christmas Palm	
15	Ravenala madagascariensis	Travellers Palm	
16	Ravenala madagascariensis	Travellers Palm	
17	Ravenala madagascariensis	Travellers Palm	
18	Adonidia merrillii	Christmas Palm	
19	Syagrus romanzoffiana	Queen Palm	
21	Adonidia merrillii	Christmas Palm	
22	Ptychosperma elegans	Solitaire Palm	
26	Adonidia merrillii	Christmas Palm	
27	Cocos nucifera	Coconut Palm	
28	Adonidia merrillii	Christmas Palm	
31	Cocos nucifera	Coconut Palm	
33	Cocos nucifera	Coconut Palm	
35	Dypsis lutescens	Areca Palm	
36	Dypsis lutescens	Areca Palm	
		Total Palms to be mitigated	**21 PALMS**
NEW TREES TO MITIGATE			
2	Conocarpus erectus	Green Buttonwood	14' ht. Std. 3" DBH x 7' Sprd. 6' CT
		Total new tree DBH to mitigate removed trees/palms	**6" DBH**
		MITIGATION SHORTFALL	**67 TREES = (92/2) TREES +21 PALMS**

Note: Tree mitigation shortfall to be addreesed by a monetary contribution to the city's tree trust fund by the property owner.
67 trees (46+21) @ $350 each = $23,450

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State One Call
811
Know what's below. Call before you dig.

PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.564.5505
www.andresdlc.com
LC26000098

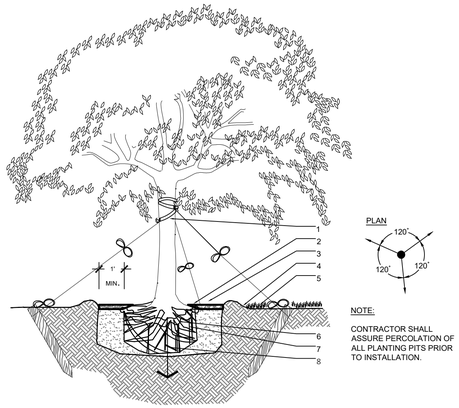
Rev:	Date:	Description:	By:
1	11/30/22	REVISED DRAWING TO CITY COMMENTS FROM 11/7/2022	AEM/MP
2	01/26/23	REVISED DRAWING TO ADDRESS 1ST LOT LEDICATION AREA	AEM/MP
3			
4			
5			
6			

Sheet Title: LANDSCAPE PLAN

Project Name: MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

Date:	AUGUST 22, 2022
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP/GMP
Approved By:	AEM
Project No:	202140

Sheet Number: L-02



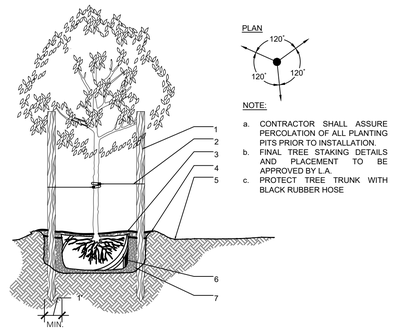
NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
2. 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
3. SOIL BERM TO HOLD WATER.
4. 2"x4"x3' STAKES BURIED 3" BELOW FINISHED GRADE.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

2 LARGE TREE d-Large tree.dwg
SECTION SCALE: N.T.S



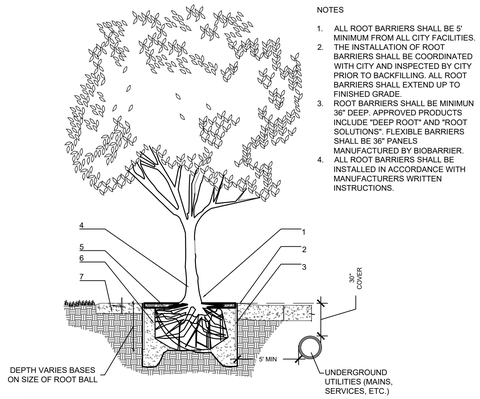
NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
b. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
c. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE

LEGEND

1. THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. #10 GUAGE WIRE.
3. 3" MINIMUM OF MULCH.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.

3 SMALL TREE d-Small tree.dwg
SECTION SCALE: N.T.S



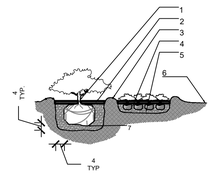
NOTES

1. ALL ROOT BARRIERS SHALL BE 5' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS
3. 18" ROOT BARRIER. EXTEND A MINIMUN 6' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CENTER TREE IN PLANTER OPENING.
5. MULCH.
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

4 ROOT BARRIER INSTALLATION d-2006-Root barrier.dwg
SECTION SCALE: N.T.S



NOTE:

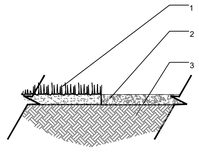
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

LEGEND

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

5 SHRUBS & GROUNCOVERS d-Shrubs and groundcovers.DWG
SECTION SCALE: N.T.S



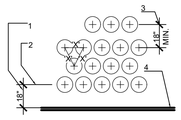
LEGEND

1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
2. 3" DECORATIVE MULCH. (SEE SPECIFICATIONS)
3. PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS ONLY
ENVIRONMENTAL FRIENDLY MULCH SHALL BE APPROVED.

6 MULCH d-Mulch.DWG
SECTION SCALE: N.T.S



LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. CURB OR EDGE OF PAVEMENT.

NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES
TO USE TRIANGULAR SPACING EXCEPT
WHERE NOTED REFER TO PLANT LIST FOR
INDIVIDUAL PLANT SPACING "X".

7 TYPICAL PLANT SPACING d-Typical spacing.DWG
SECTION SCALE: N.T.S

General Notes:

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
4. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
5. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
6. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)-tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
7. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
8. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
9. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
11. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
14. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
18. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (600 days from final acceptance by the Owner or Owner's representative.
19. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
20. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
21. Existing sod shall be removed as necessary to accommodate new plantings
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
25. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
26. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.

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ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.304.5550
www.andresdc.com
LC26000598

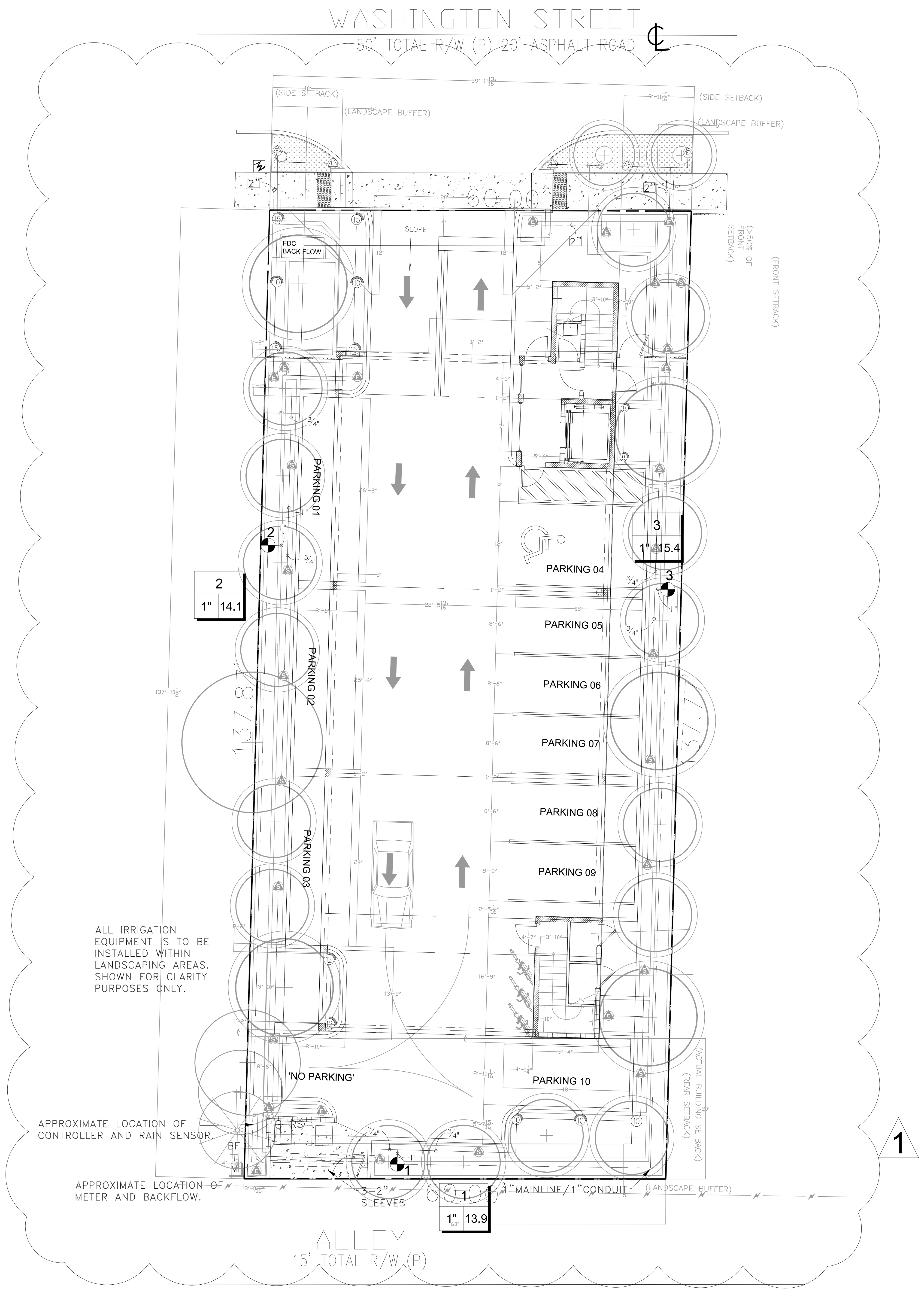
Rev:	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE DETAILS & GENERAL NOTES

Project Name: MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

Date:	AUGUST 22, 2022
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP/GMP
Approved By:	AEM
Project No:	202140

Sheet Number: L-03



1

IRRIGATION SCHEDULE

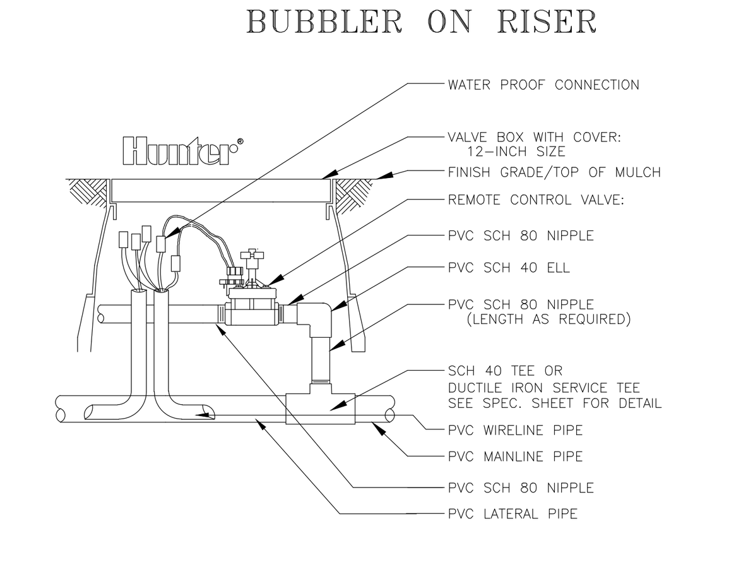
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	Hunter PROS-06 5' strip spray Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
8: Q T H F	Hunter PROS-06 8' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
10: Q T H F	Hunter PROS-06 10' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
12: Q T H TT TQ F	Hunter PROS-06 12' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
15: Q T H TT TQ F	Hunter PROS-06 15' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
4 6 8 10 12 15 17	Hunter PROS-06 adjustable arc Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
ES LCS RCS CS SS	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(valve symbol)	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.
C	Hunter PC-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor model
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
(solid line)	Irrigation Lateral Line: PVC Schedule 40
(dashed line)	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
(double dashed line)	Pipe Sleeve: PVC Schedule 40

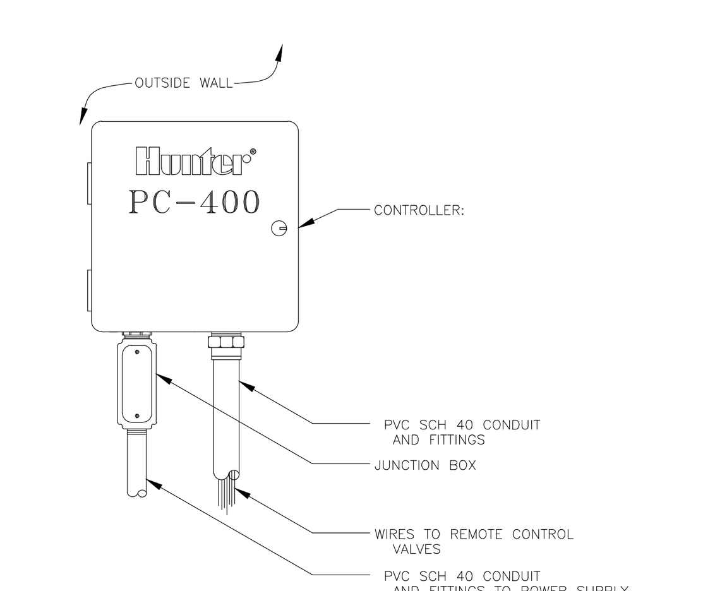
Valve Callout
- Valve Number
- Valve Flow
- Valve Size

GENERAL NOTES

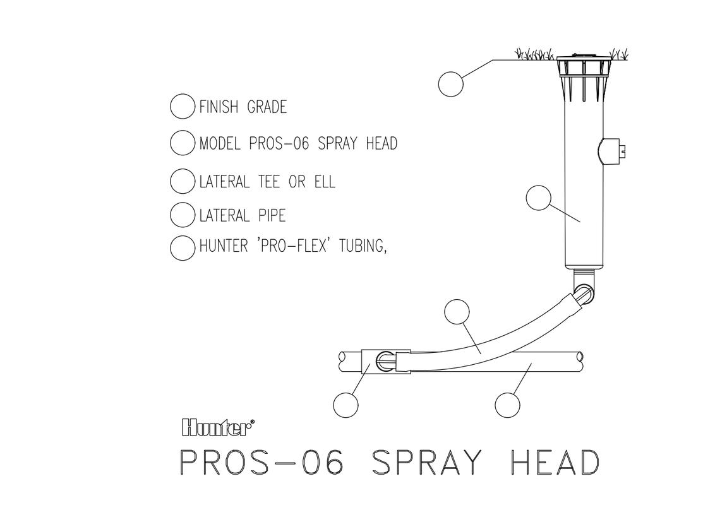
1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



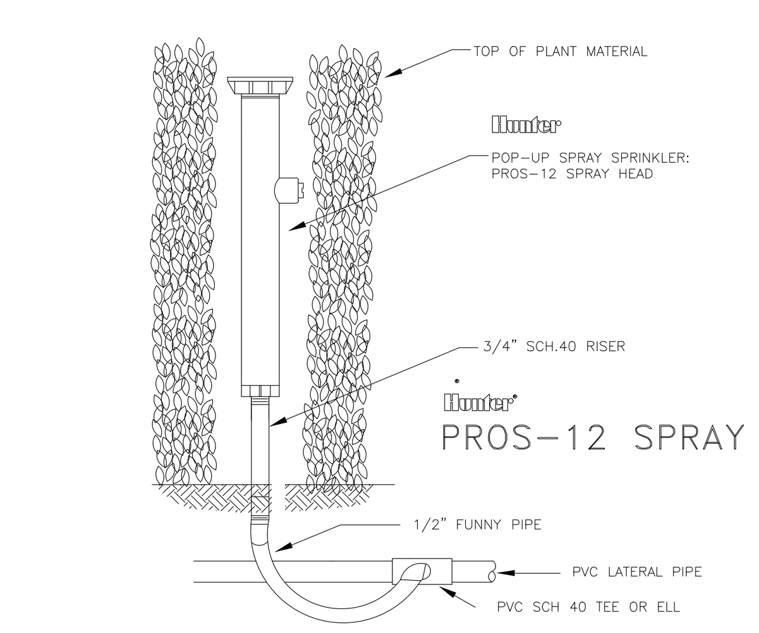
HUNTER ICV VALVE



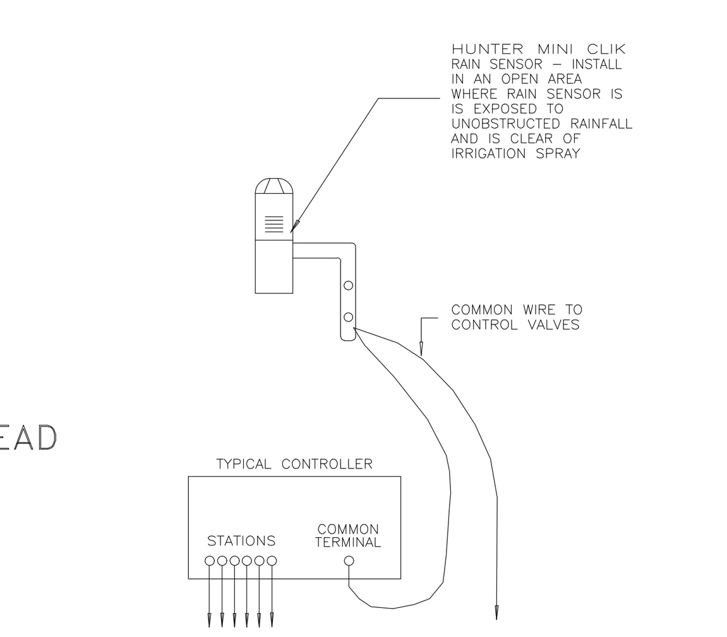
CONTROLLER



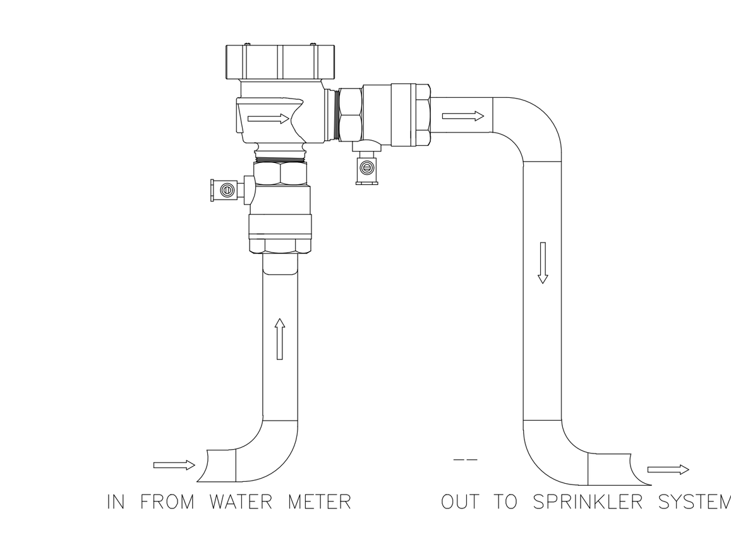
SPRAY HEAD



POP-UP SPRAY SPRINKLER ON RISER



AUTOMATIC RAIN SENSOR



BACKFLOW PREVENTER

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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URBAN DESIGN
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.533.8259
www.amlastudio.com
LC26000598

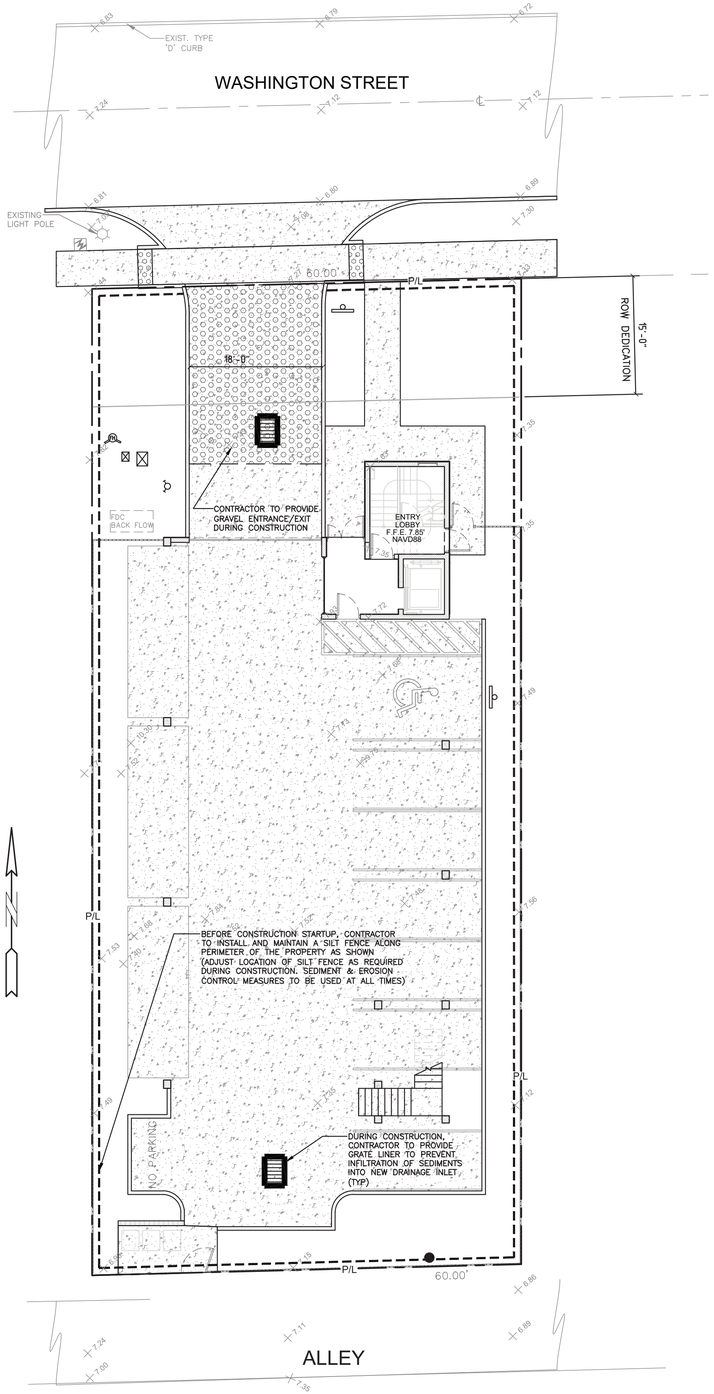
Rev:	Date:	Description:	By:
1	11/30/22	REVISED DRAWING TO CITY COMMENTS FROM 11/7/2022	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: IRRIGATION PLAN DETAILS & GENERAL NOTES

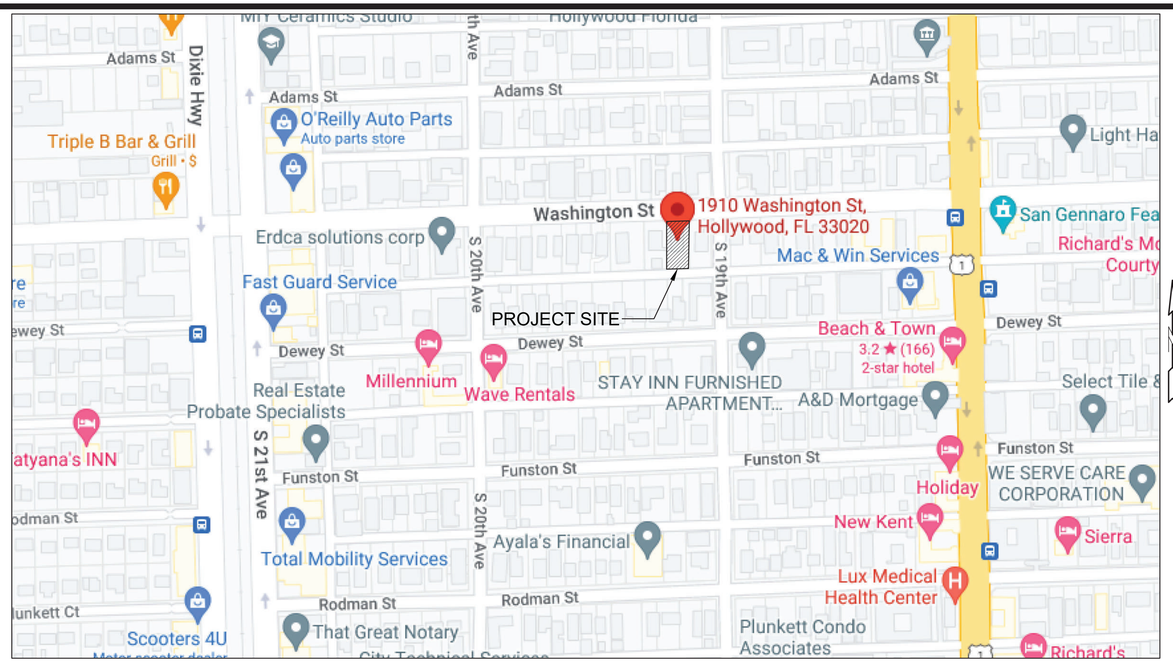
Project Name: MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

Date:	AUGUST 22, 2022
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP/GMP
Approved By:	AEM
Project No:	202140

Sheet Number: L-04



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP

NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

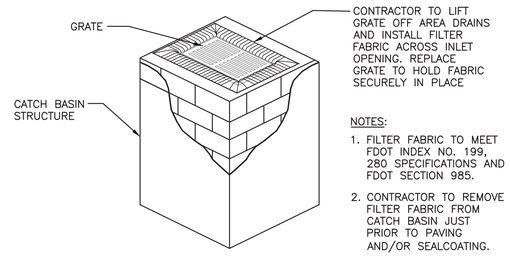
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

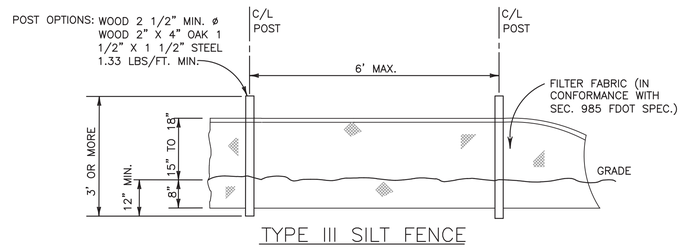
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



TYPE III SILT FENCE

NTS

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

1–31–23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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

PROPOSED MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

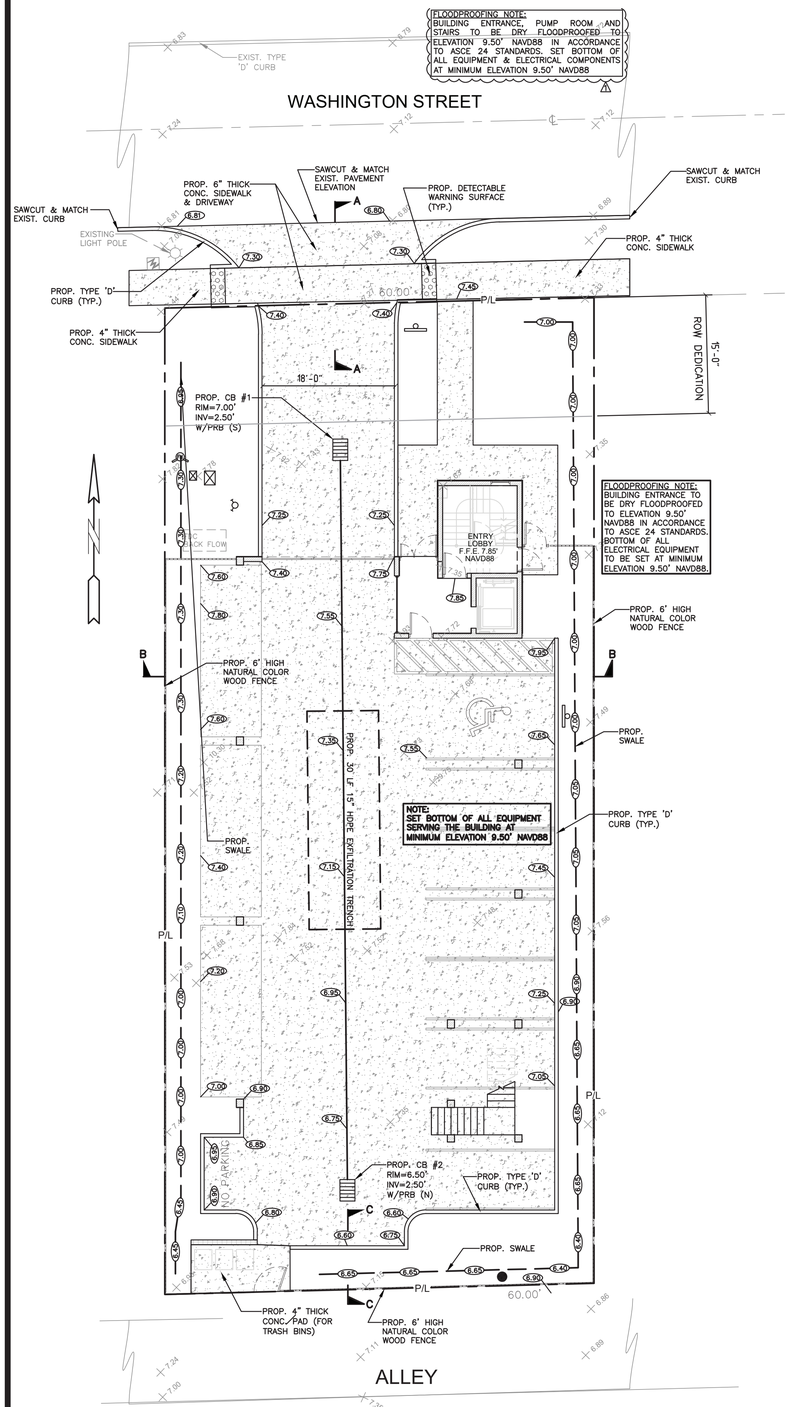
P.E.#:76036

DATE: 6/22/22

SCALE: 1"=10'

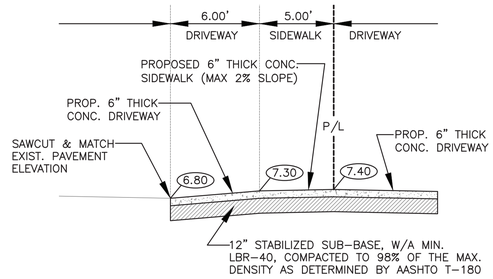
SHEET NO.: C1
1 OF 6

PROJECT NO.: 21–94

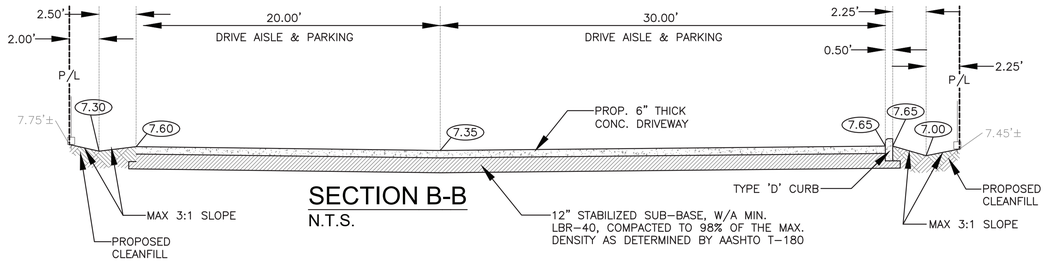


NOTES:

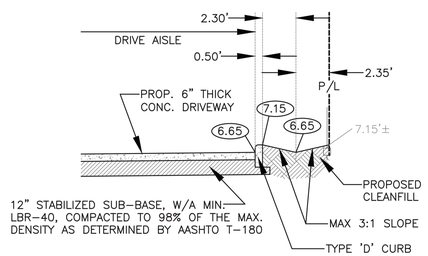
1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE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



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
1-31-23

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

REVISIONS

NO.	DATE	DESCRIPTION
1	12-22-22	CITY REVIEW COMMENTS

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

PROPOSED MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 6/22/22
SCALE: 1"=10'
SHEET NO.: C2 2 OF 6
PROJECT NO.: 21-94

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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 DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION 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 GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 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.

15. ASPHALT –

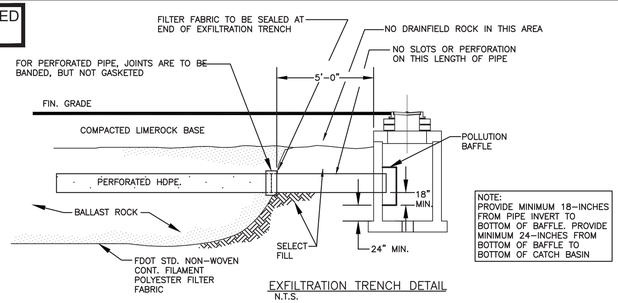
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

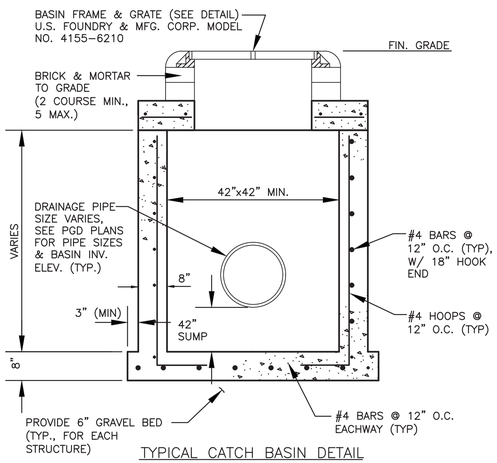
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

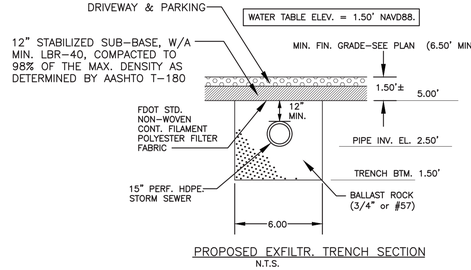
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT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



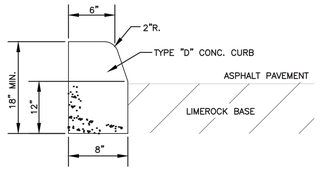
EXFILTRATION TRENCH DETAIL
N.T.S.



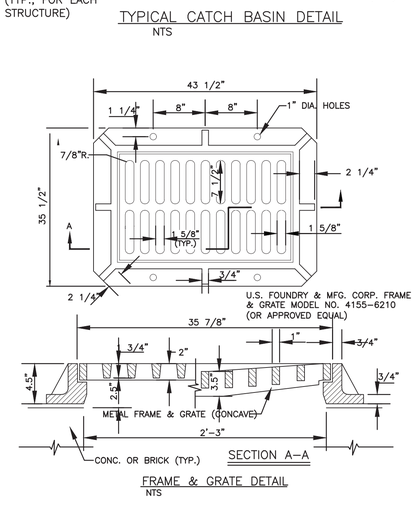
TYPICAL CATCH BASIN DETAIL
NTS



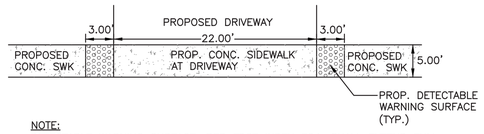
PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



TYPE "D" CONCRETE CURB DETAIL
NTS

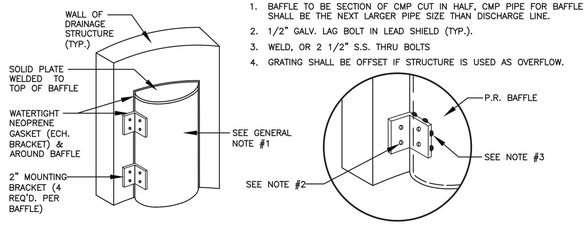


FRAME & GRATE DETAIL
NTS



NOTE:
DETECTABLE WARNING SURFACE, PER FDOT INDEX 304, SHALL EXTEND FULL WIDTH OF SIDEWALK AND IN THE DIRECTION OF TRAVEL, 36" FROM EDGE OF DRIVEWAY. THE DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ASSESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

DETECTABLE WARNING SURFACE DETAIL
NTS



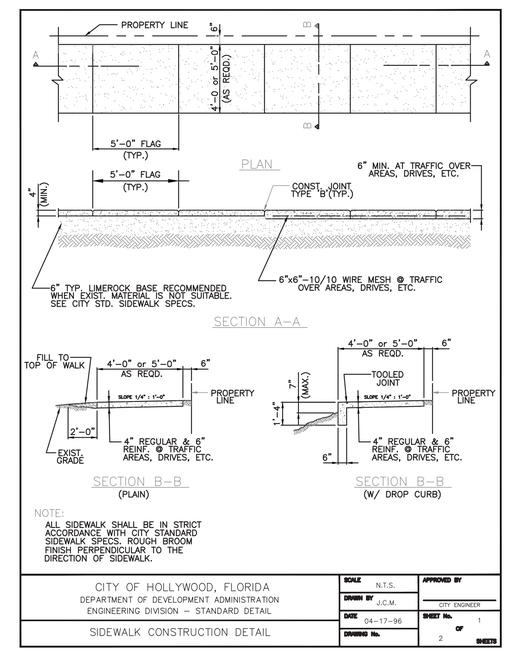
BAFFLE DETAIL

BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS

GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



CIVIL DETAILS

SCALE: N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
1-31-23

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REVISIONS

NO.	DATE	DESCRIPTION

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

PROPOSED MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

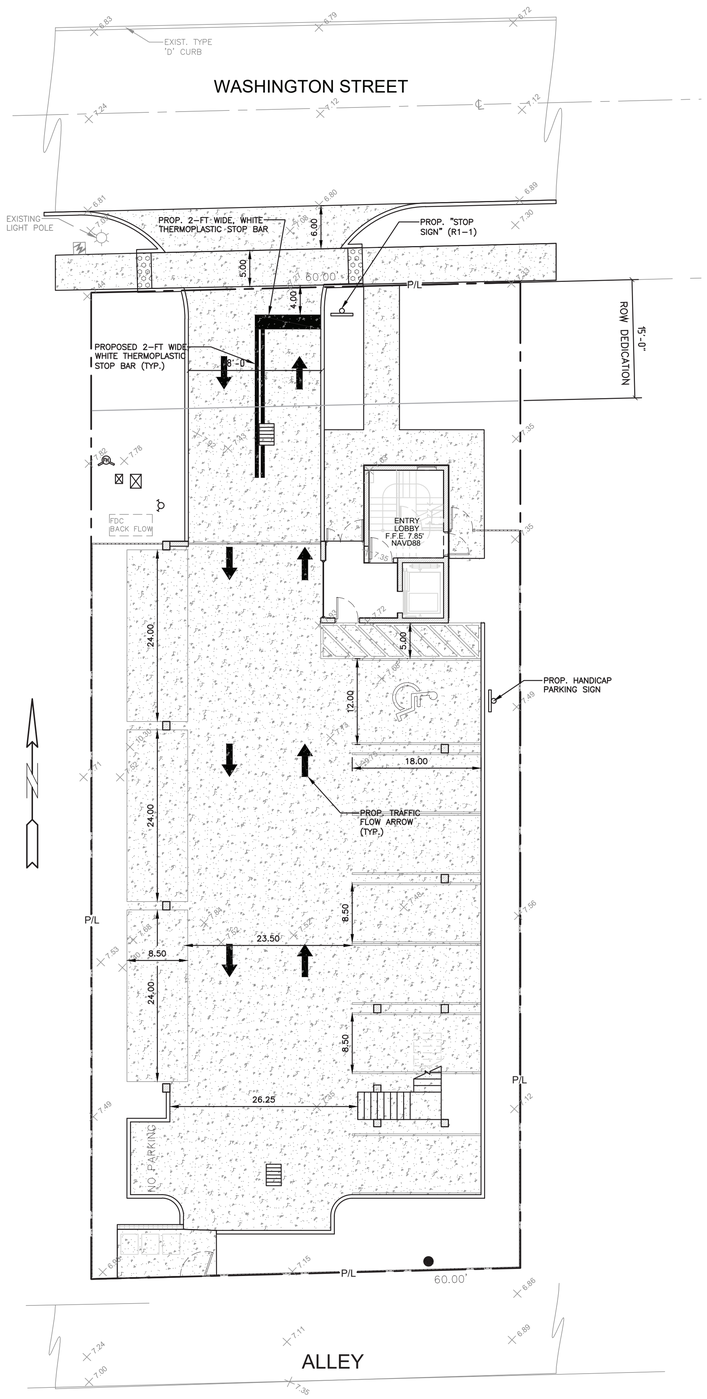
P.E.#:76036

DATE: 6/22/22

SCALE: N.T.S.

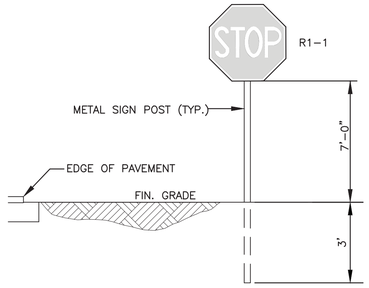
SHEET NO.: C3
3 OF 6

PROJECT NO.: 21-94



LEGEND

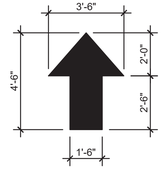
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- ◆8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



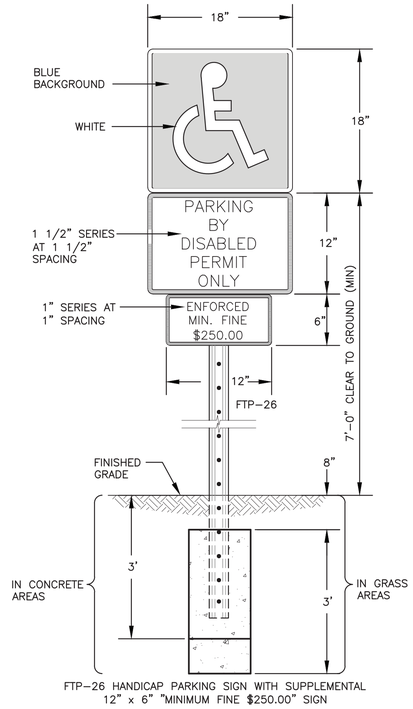
TYPICAL SIGN INSTALLATION DETAIL
NTS

TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



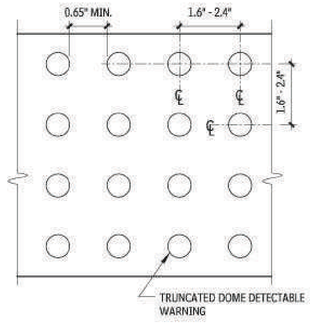
TRAFFIC CONTROL ARROWS DETAILS
N.T.S



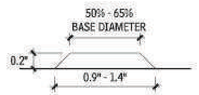
FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL
NTS

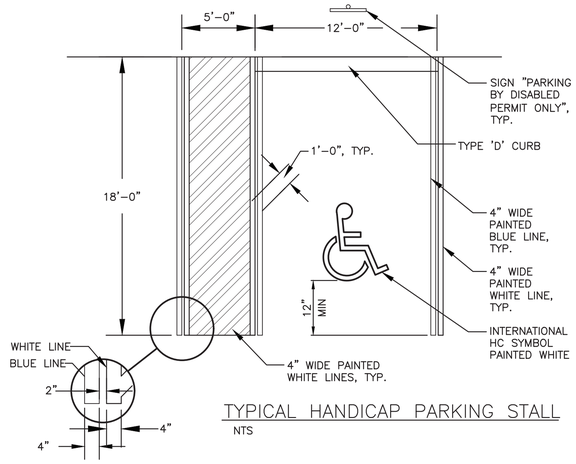


PLAN



ELEVATION

TRUNCATED DOME SIZE AND SPACING



TYPICAL HANDICAP PARKING STALL
NTS

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
1-31-23

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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
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P.E.#:76036

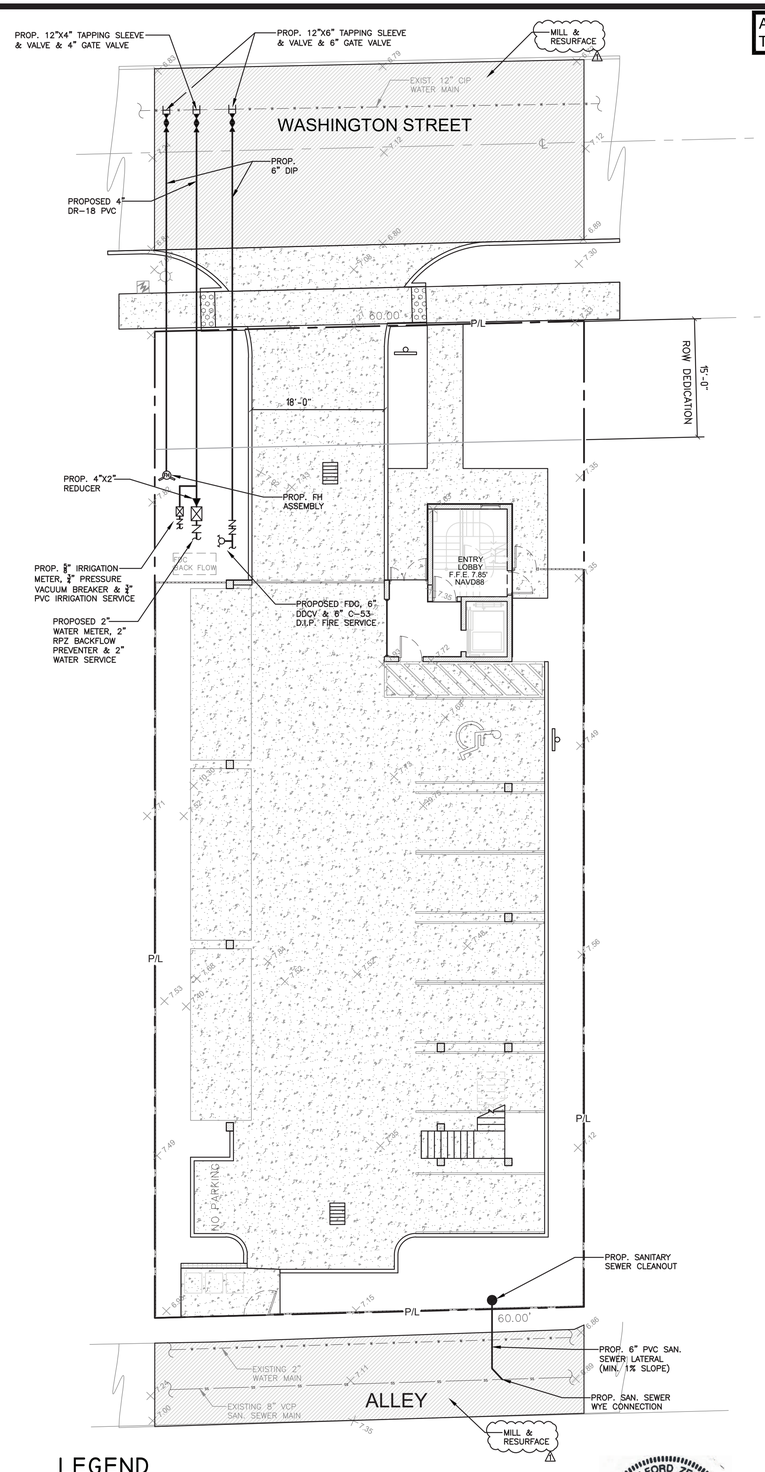
DATE: 6/22/22

SCALE: 1"=10'

SHEET NO.: C4
4 OF 6

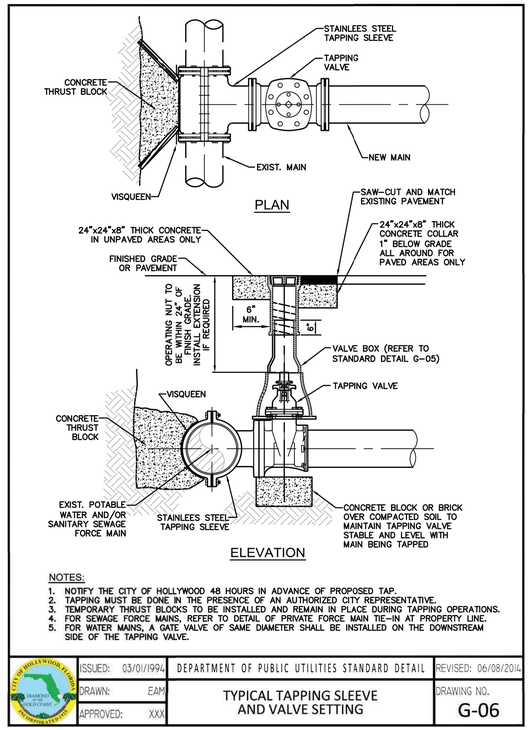
PROJECT NO.: 21-94

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LEGEND

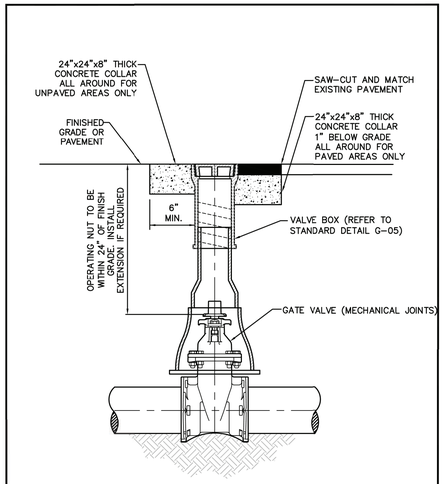
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (8.90) PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

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



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

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

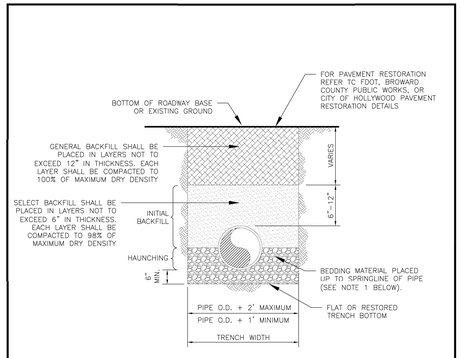
8 RESIDENTIAL UNITS

WATER DEMAND
(8 RESIDENTIAL UNITS)X(141 GPD/UNIT)=1,128 GPD

WASTEWATER DEMAND
(8 RESIDENTIAL UNITS)X(100 GPD/UNIT)=800 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS PUBLICATIONS)

NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

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

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

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

1-31-23

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WATER & SEWER PLAN & DETAILS

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	12-22-22	CITY REVIEW COMMENTS

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

PROPOSED MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

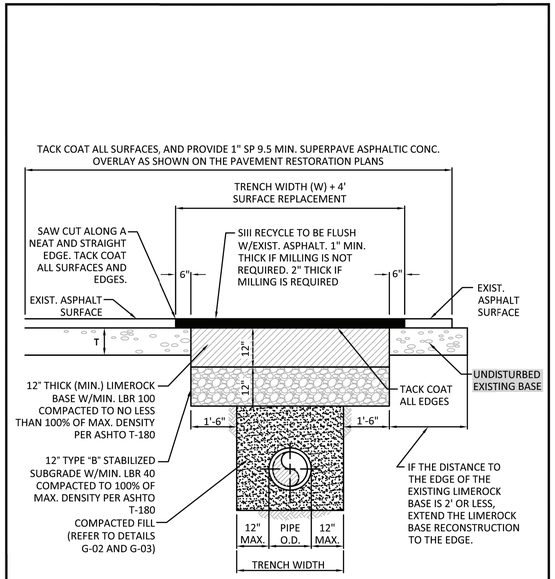
P.E.#:76036

DATE: 6/22/22

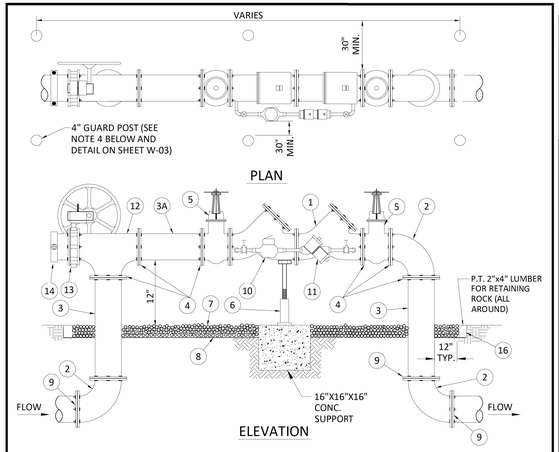
SCALE: 1"=20'

SHEET NO.: C5
5 OF 6

PROJECT NO.: 21-94



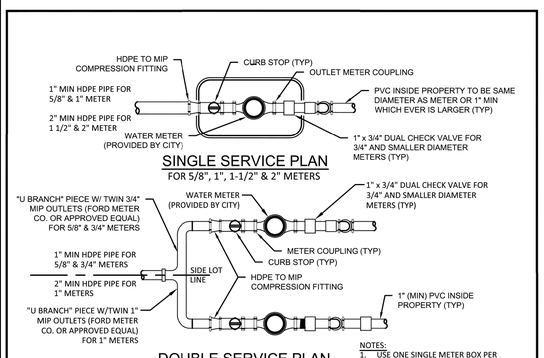
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY		DRAWING NO. G-12.1
APPROVED: XXX			



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

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

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

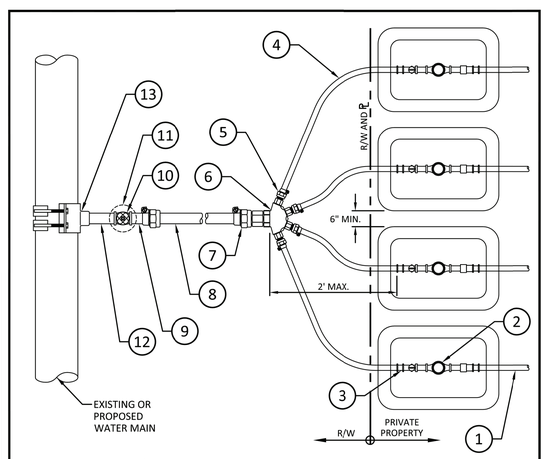


NOTES:
1. USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL PIPING TO BE HDPE.
5. ALL FITTINGS TO BE BRASS.

NOTES:
1. USE ONE METER BOX PER METER.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL FITTINGS TO BE BRASS.

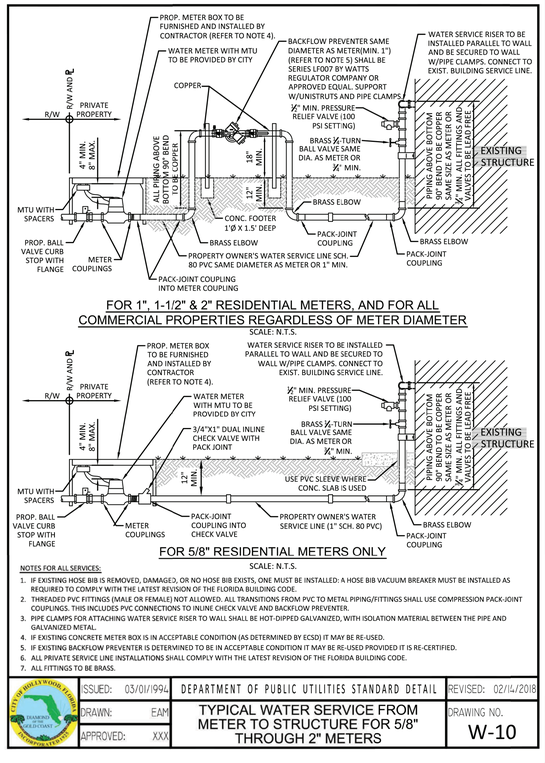
NO GALVANIZED PIPE OR FITTINGS ALLOWED

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



1. PROPERTY OWNER'S SERVICE PIPE
2. ¾", ¾" OR 1" METER INSTALLATION (REFER TO "SINGLE SERVICE PLAN" ON STANDARD DETAIL W-06) (TYP. FOR 4)
3. COUPLING W/1" COMPRESSION FOR HDPE X ¾" MIP
4. 1" HDPE SERVICE PIPE TO METER (TYP. FOR 4)
5. COUPLING W/1" MIP X 1" COMPRESSION FOR HDPE (TYP. FOR 4)
6. MULTI-SERVICE "Y" W/SINGLE 2" FIP INLET AND (4)-1" FIP OUTLETS (MULTI SERVICE BRASS Y)
7. COUPLING WITH 2" COMPRESSION FOR HDPE X 2" MIP
8. 2" HDPE WATER SERVICE PIPE
9. COUPLING W/2" BRASS THREAD x 2" COMPRESSION FOR HDPE
10. PROP. 2" GATE VALVE W/2" OPERATING WHEEL
11. PROP. VALVE BOX W/LID AND RISER. FOR UNPAVED AREAS, INSTALL 24"x24"x8" THICK CONC. COLLAR
12. PROPOSED 2" BRASS NIPPLE
13. PROP. DOUBLE STRAP SERVICE SADDLE FOR D.I.P. OR BAND SADDLE FOR PVC
14. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR ⅝", ¾" AND/OR 1" METERS		DRAWING NO. W-06.1
APPROVED: XXX			



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

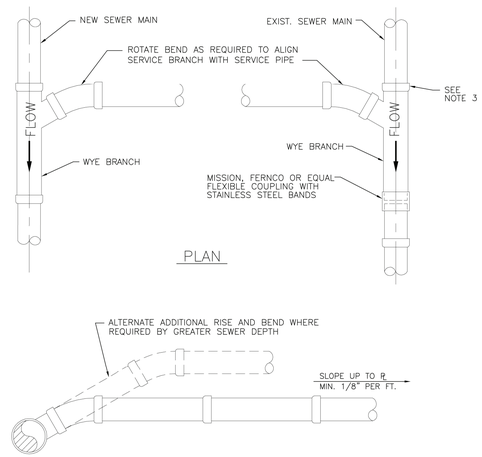
SCALE: N.T.S.

FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

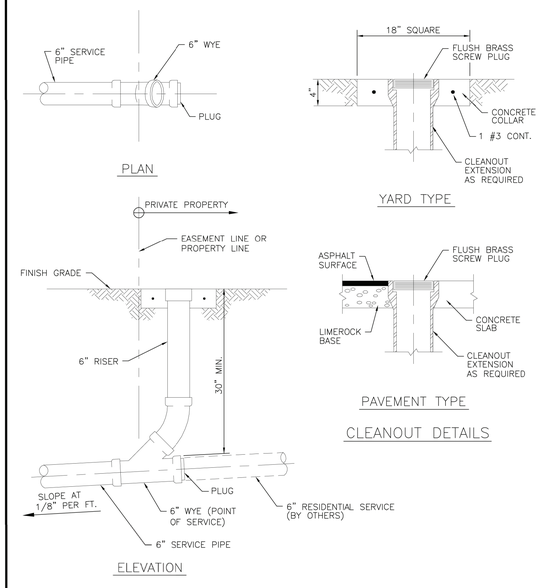
NOTES FOR ALL SERVICES:
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

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



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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION		DRAWING NO. S-09
APPROVED: XXX			



SINGLE SERVICE CONNECTION

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO. S-12
APPROVED: XXX			

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

1-31-23

WATER & SEWER DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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

PROPOSED MULTIFAMILY BUILDING
1910 WASHINGTON STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 6/22/22
SCALE: N.T.S.
SHEET NO.: C6
6 OF 6
PROJECT NO.: 21-94

BROWARD COUNTY Planning Council

October 26, 2021

Aleksej Bereznoj, P.E.
Vinci Engineers
17070 Collins Avenue, #255
Sunny Isles, Florida 33160

Via Email Only

Dear Mr. Bereznoj:

Re: Platting requirements for a parcel legally described as the West 20 feet of Lot 17 and all of Lot 18, Block 5, "Hollywood South Side Addition No. 2," according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Washington Street, between South 19 Avenue and South 20 Avenue, in the City of Hollywood.

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

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

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

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.2 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lot 18) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the West 20 feet of Lot 17), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

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

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:JMB

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

Shiv Newaldass, Director, Development Services
City of Hollywood

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-3186-2021

Municipality Number: TBD

Terranova Multifamily Building

November 5, 2021

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES	STUDENT IMPACT	
Date: November 5, 2021	**Single-Family:**			Elementary:	1
Name: Terranova Multifamily Building	**Townhouse:**			Middle:	0
SBBC Project Number: SBBC-3186-2021	**Garden Apartments:**	8			
County Project Number: N/A	**Mid-Rise:**			High:	0
Municipality Project Number: TBD	**High-Rise:**				
Owner/Developer: DDDevelopment, LLC	**Mobile Home:**			Total:	1
Jurisdiction: Hollywood	**Total:**	8			

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Colbert Elementary	812	811	634	-259	-14	71.0%	5
Olsen	1,125	1,009	706	-532	0	57.0%	39
South Broward High	2,289	2,026	2,327	-191	-7	92.4%	42

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Colbert Elementary	639	-254	71.6%	693	686	677	672	668
Olsen	745	-493	60.2%	694	709	724	739	754
South Broward High	2,369	-149	94.1%	2,362	2,383	2,384	2,381	2,342

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.
*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Avant Garde Academy	750	960	210	**960**	**960**	**960**
Avant Garde K-8 Broward	1.050	950	-100	**950**	**950**	**950**
Ben Gamla Charter	625	455	-170	**455**	**455**	**455**
Ben Gamla Charter North Broward	900	198	-702	**198**	**198**	**198**
Hollywood Academy 6_8	400	467	67	**467**	**467**	**467**
Hollywood Academy K_5	1.100	1.110	10	**1.110**	**1.110**	**1.110**

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Colbert Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Olsen	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
South Broward High	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

Staff reviewed the site plan application for 8 (one bedroom) garden apartment units, which are anticipated to generate 1 elementary school student.

Please be advised that this application was reviewed utilizing 2020/21 school year data because the current school year (2021/22) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Colbert Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the schools is operating below the adopted Level of Service (LOS) which is established as the higher of: 100% gross capacity or 110% permanent capacity, and are expected to maintain their current status through the 2022/23 school year. However, it should be noted that utilizing the currently effective student generation rates contained in the Broward Land Development Code, the project is only anticipated to generate one student at the elementary school level. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the project site in the 2020/21 school year and associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status. To ensure maximum utilization of the impacted CSAs, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital improvements scheduled in the currently Adopted District Educational Facilities Plan, FY 2021/22– 2025/26 regarding pertinent impacted public schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 8 (one bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on May 3, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

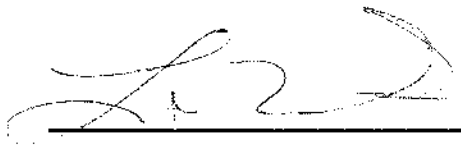
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3186-2021 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

11/5/2021

Date



Signature

Lisa Wight

Name

Planner

Title