

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 07.25.23

Location Address: 807 N 24 AV, HOLLYWOOD FL 33020

Lot(s): 12 Block(s): 12 Subdivision: LITTLE RANCHES

Folio Number(s): 5142 16 01 4600

Zoning Classification: DH-2 Land Use Classification: RES MULTIFAMILY

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): YES, P.A.C.O

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

Explanation of Request: PLANNING AND DEVELOPMENT BOARD

Number of units/rooms: 21 Sq Ft: 650 SQFT

Value of Improvement: 3,200,000 Estimated Date of Completion: 12/2024

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

Name of Current Property Owner: 807 N 24 AVENUE LLC

Address of Property Owner: 3 AYDEN CT, SUFFERN, NY 10901

Telephone: 9174747031 Fax: _____ Email Address: menachem@capitallgroup.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller

Address: 2417 HOLLYWOOD BLVD Telephone: 954-920-5746

Fax: 954-926-2841 Email Address: joseph@kallerarchitects.com

Date of Purchase: 03/07/22 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

Address: _____

Email Address: _____

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: David Stein Date: _____

PRINT NAME: David Stein Date: _____

Signature of Consultant/Representative: Joseph B. Kuller Date: 7-25-23

PRINT NAME: JOSEPH B. KULLER Date: 7-25-23

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 25th day of July 2023

David Stein
Notary Public

State of Florida New York

My Commission Expires: 3/1/26 (Check One) Personally known to me; OR Produced Identification _____



David Stein
Signature of Current Owner

David Stein
Print Name

Existing

1 story single family residence built between 1939 & 1944

LEGAL DESCRIPTION:

The South 80 feet of Lot 12 and the South 60 feet of Lot 13, Block 12, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property ID: 514216014600

Proposed

The Proposed Project is a four-story Multi-Family Development. The building is 4 stories, 45'-0" height. The proposed Architectural Style is Contemporary Architecture. The first floor has a Parking Garage below the building, a Main Entry Lobby and other support spaces. Vehicular and pedestrian access is from 24th Avenue.

The building contains 21 residential units, all 1 Bedroom, 1 Bathroom. The Units have an open Living/Dining/Kitchen space, in-Unit Laundry, and large walk-in closets. Each Unit also has large private balconies for usable outdoor space.



KallerArchitecture

GENERAL CRITERIA STATEMENT
807 N 24TH AVENUE, HOLLYWOOD, FL 33020

October 18th, 2022
TAC# 22-DP-52

- 1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.**

The Proposed Project is a four-story Multi-Family Development located on 807 N 24 av less than 1 mile walk to Downtown Hollywood. The building is 4 stories, 45'-0" height as measure from the first floor to the roof level. The proposed Architectural Style is Contemporary Architecture. The contemporary elements include the framed fenestrations made by the structure itself and a framed-out elevator lobby on all floors facing the street with vertical decorative wood elements that will make this building a unique addition to 24th avenue. The first floor has a Parking Garage below the building, a Main Entry Lobby and other support spaces. Vehicular and pedestrian access is from 24th avenue.

The building contains 21 residential units are all 1 Bedroom, 1 Bathroom. The Units have an open Living/Dining/Kitchen space, in-Unit Laundry and large walk-in closets. Each Unit also has large private balconies for useable outdoor space.

The overall Building mass is accentuated with the use of large vertical storefront like windows, concrete pain accents and modern Glass railings which has a combination of clean simple lines that carry through all the facades.

All choices of Materials and Construction Practices will be done using the Green Building Practices to lessen the carbon footprint in the community and region. Green Building Practices, as outlined in the city of Hollywood Resolution #0-2011-06, have been listed on the drawings and will be implemented in the design and construction of this project.

- 2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.**

The project is located about 1 mile north of Downtown Hollywood in the west side of Dixie HWY. The neighborhood civic association is North Central is mostly multi-family residential structures with one or two single family homes between. The surrounding buildings are a combination of single family homes one stories in height. And two to three story multifamily buildings. The architectural styles, like most Downtown neighborhoods, are a mixture of Streamline Modern, Mediterranean Revival, 1950s Ranch and Florida Vernacular styles. These immediate adjacent Buildings to the north and south were built between 1950s and the 1980s respectively, with vehicular access from 24th avenue.

- 3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.**

The Zoning District of DH-2 allows for a medium FAR of 1.75 and a building height of 45'-0".

The proposed building is larger, in scale and density, than its immediate neighbors to the north and south, however, most of the existing buildings surrounding the subject property vary between 2 and 3 stories. Because of its increased density as part of the RAC will be a welcome addition to the residential units in Hollywood's core. This increase in density will help to support surrounding market housing around the 24-hour life of a City, the businesses by day and at night.

- 4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.**

In the Landscape Design, native species, variety of color, height and texture, all play an important part in sustainability and beauty of the gardens.

The landscape will be done according to Green Building Practices and will be incorporated into the Green Building Design of the site and structure as well. Where possible, hardscapes will be pervious and reflective, and methods of irrigation will employ conservation practices as much as possible.

Altogether, the landscape environment will soften the hard edges, enhance the slender architectural elements, screen the parking areas and provide a visually pleasing atmosphere.



807 N. 24 AVENUE

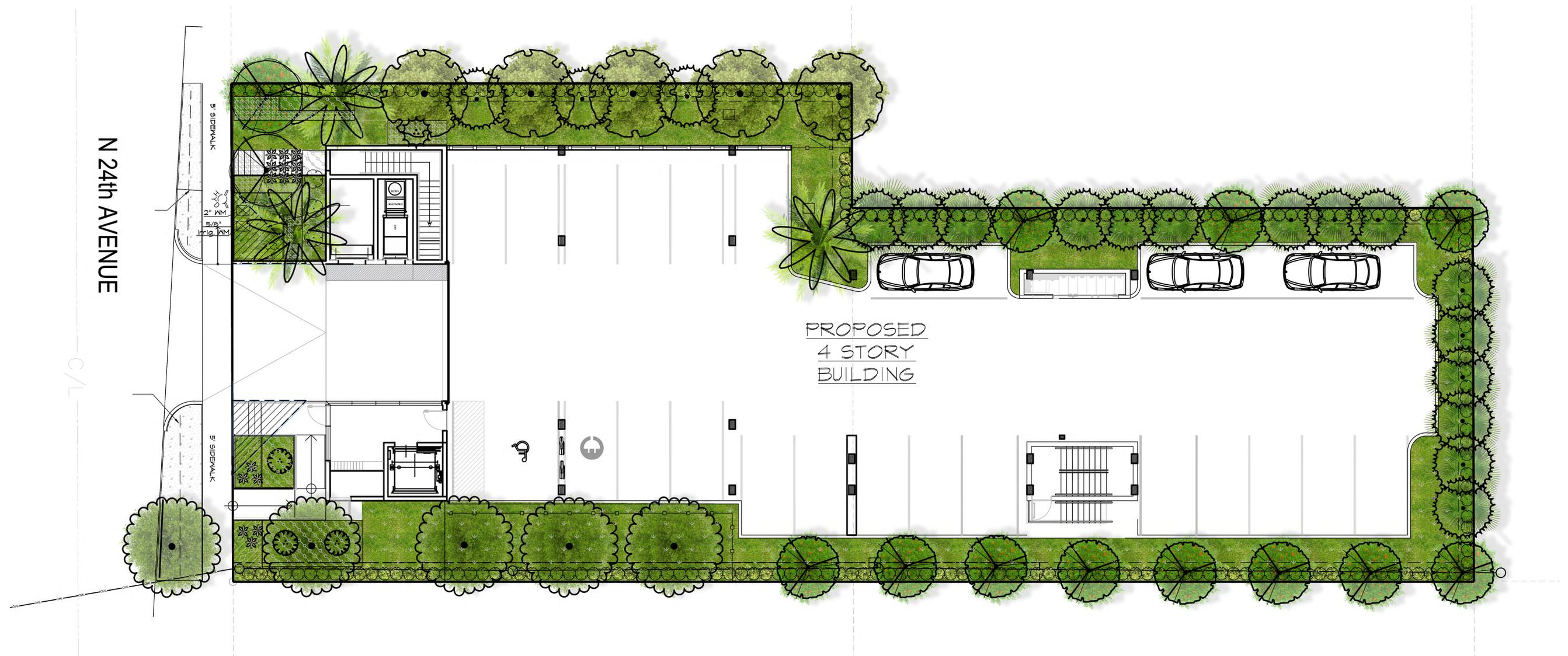


N 24th AVENUE

S SIDEWALK

S SIDEWALK

PROPOSED
4 STORY
BUILDING



Planning and Development Board Submission FOR :

807 APARTMENTS

807 N 24TH AV
HOLLYWOOD FL 33020



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
807 N 24th AVENUE
HOLLYWOOD, FL 33020

SHEET TITLE
COVER SHEET

REVISIONS
No. DATE DESCRIPTION

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT No.: 22020
DATE: 03.13.23
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

T-1.0

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

MEETING DATES

P.A.C.O. MEETING DATE	09.05.2022
PRELIMINARY TAC MEETING DATE	10.03.2022
FINAL TAC MEETING DATE	12.19.2022
PLANNING AND ZONING MEETING DATE	09.12.2023

DRAWING INDEX

- T-10 COVER SHEET
- SVY SURVEY
- LANDSCAPE**
- DT-1 EXISTING LANDSCAPE PLAN
- LP-2 PLAN SCHEDULE AND NOTES
- LP-3 COLORED PLAN
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION DETAILS
- LP-1 LANDSCAPE PLAN
- CIVIL**
- C-1 EROSION AND SEDIMENT CONTROL
- C-2 PAVING, GRADING AND DRAINAGE PLAN
- C-3 CIVIL DETAILS
- C-4 PAVING, MARKING AND SIGNAGE PLAN
- C-5 WATER AND SEWER PLAN & DETAILS
- C-6 UTILITIES DETAIL
- ARCHITECTURE**
- D-1 DEMO EXISTING SITE PLAN
- SP-L SITE PLAN LIGHTING
- SP-0 FAR CALCULATION DIAGRAMS
- SP-1 PROPOSED SITE PLAN
- SP-2 SITE DETAILS
- SP-3 SITE DETAILS
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 ROOF PLAN
- A-6 FRONT / SIDE ELEVATION
- A-7 REAR / SIDE ELEVATION
- A-8 EXTERIOR PERSPECTIVES

PROJECT TEAM

OWNER:
MIAMI MT LLC
MAILING ADDRESS : 21399 MARINA COVE CIR
MIAMI AVENTURA
FL 33180

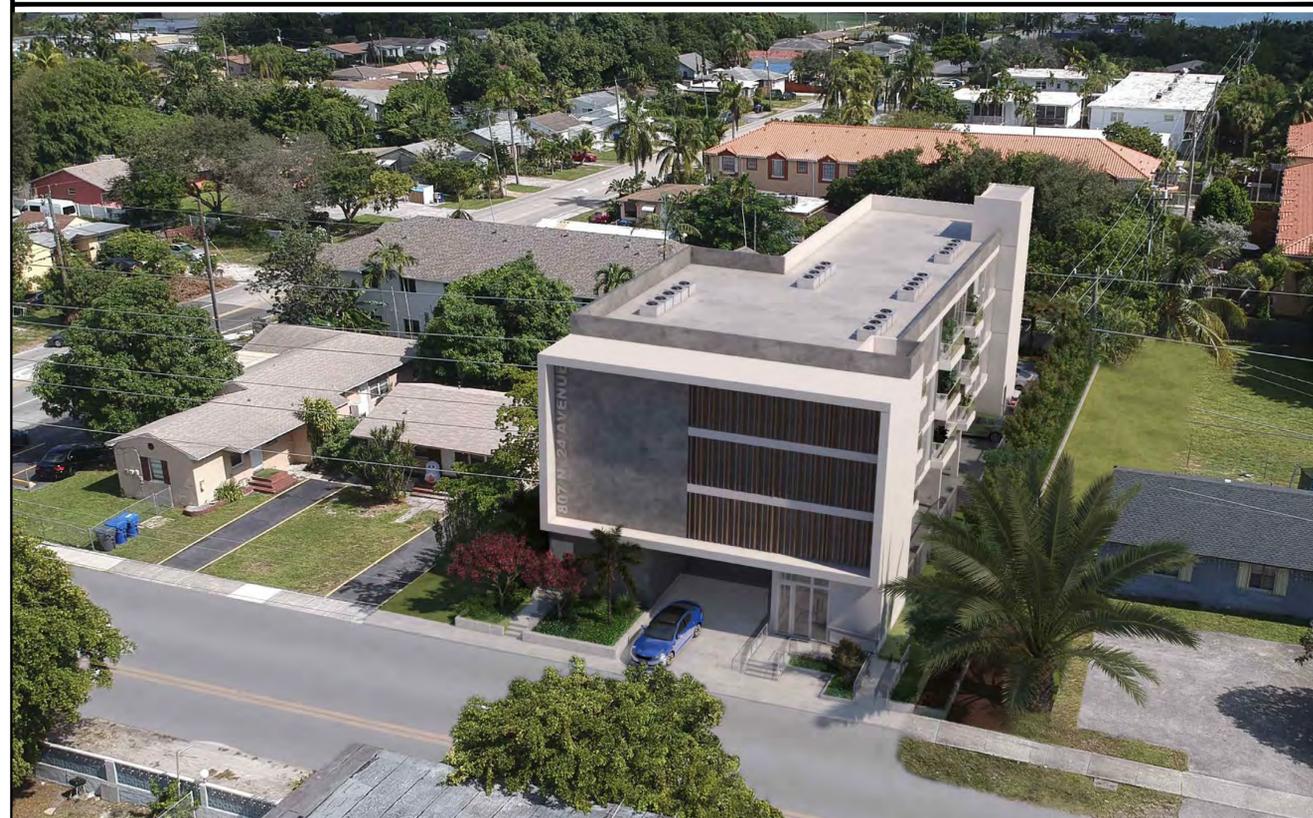
ARCHITECT:
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 926-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com
jovanni@kallerarchitects.com

SURVEYOR:
3TCI LAND SURVEYORS
CONTACT: MR. FELIX E. SUAREZ JR
ADDRESS: 12211 SW 129TH CT.
MIAMI, FL 33186
PHONE: (305) 316-8414
FAX: (305) 318-1662
EMAIL: office@3survey.net

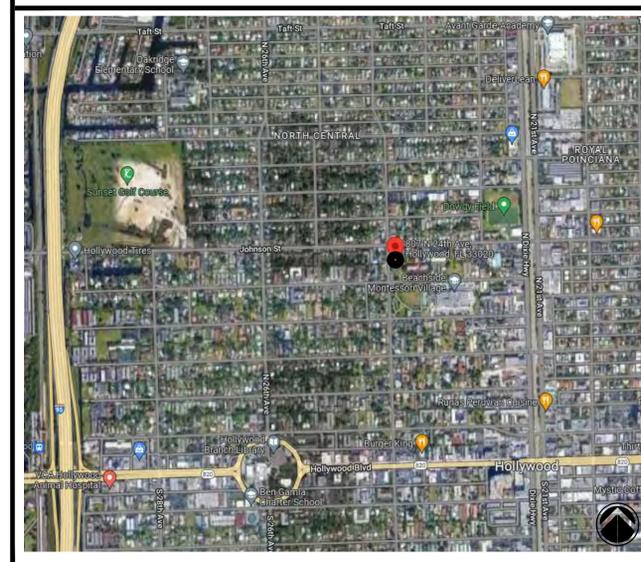
CIVIL:
ZEPHYR ENGINEERING
CONTACT: WILFORD ZEPHYR
ADDRESS: 5451 PIERCE STREET
FORT LAUDERDALE, FL 33306
PHONE: 186-302-1693
EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE:
THE MIRRORS OF PARADISE LANDSCAPE ARCHITECTURE
CONTACT: MRS. GABRIELA FOIT
ADDRESS: 2881 E OAKLAND PARK BLVD, SUITE 315
FORT LAUDERDALE, FL 33306
PHONE: 954-418-3064
EMAIL: GABRIELA@THEMIRROROFFARADISE.COM

ELEVATION



LOCATION MAP



AERIAL VIEW



GENERAL NOTES

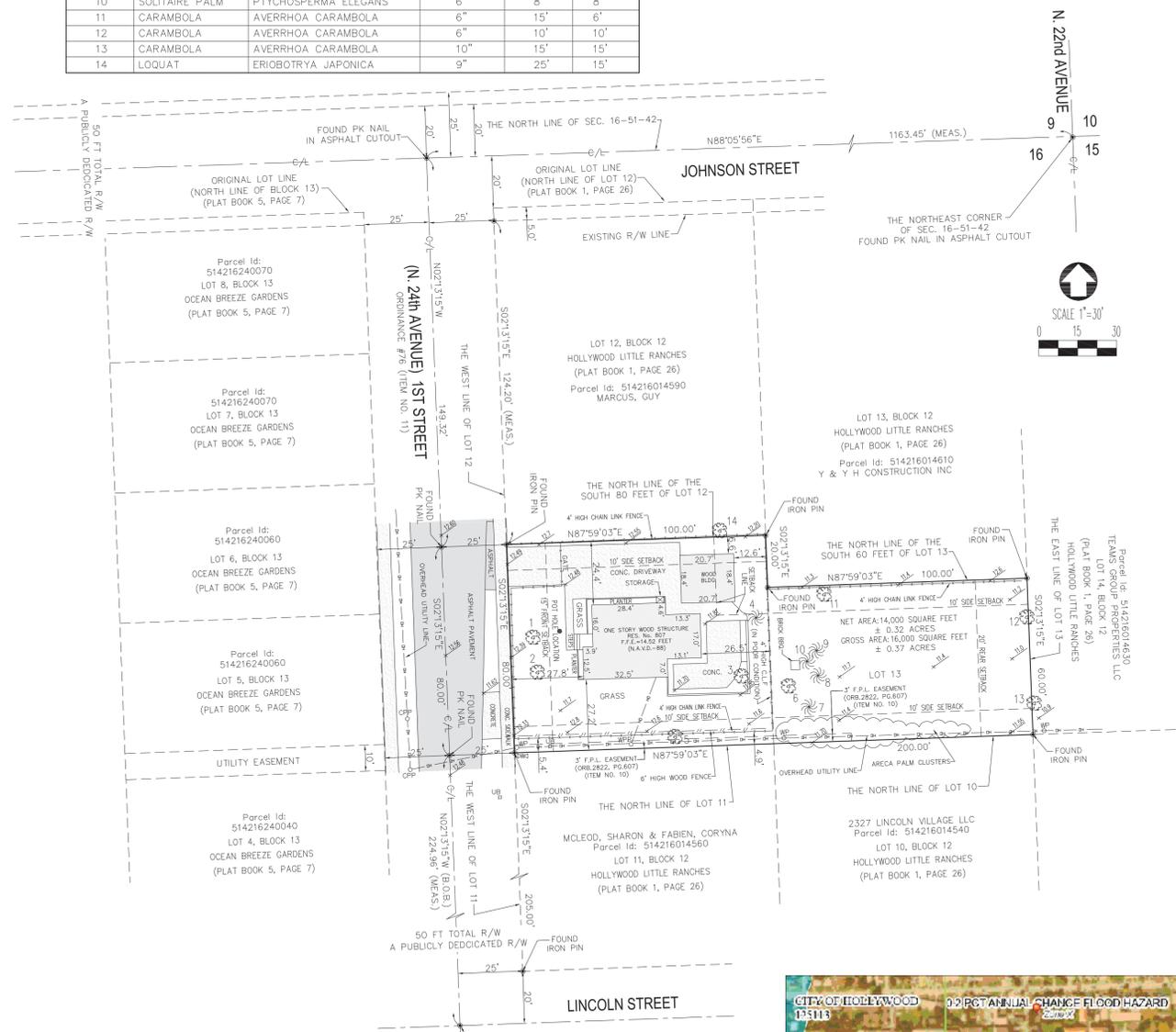
- GENERAL NOTES:**
- ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
 - CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER FIXTURES THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
 - GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
 - CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
 - CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
 - CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
 - CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
 - CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
 - PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
 - ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
 - TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
 - CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
 - PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
 - ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE "SAFETY GLAZING" CATEGORY II AS SPECIFIED IN THE FBC 2020 7TH EDITION SECTION 2406, TABLE 2406.2
 - GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
 - CONTRACTOR SHALL PROVIDE PRE-ENG'D SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
 - (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 1/2" METAL FLOORING STRIPS + 3/8" GWB ON CONCRETE BLOCK WALLS
 - GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT
 - ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
 - CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
 - CONTRACTOR TO PROVIDE VIBRATION ABSORBING PADS OR SPRINGS TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
 - CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER (I.D.) (TYP)
 - PROVIDE R-5 (MIN) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
 - ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4" FT MIN.
 - ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
 - ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA
 - ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
 - ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2020 FBC 7TH EDITION.
 - ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.
- EGRESS NOTES:**
- EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
 - A. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" AFF
 - B. A MIN WIDTH OF 20" & MIN HEIGHT 24"
 - C. SHALL NOT BE LESS THAN 5.7 sq ft. CLEAR OPENING
- BATHROOM NOTES:**
- PROVIDE (MOISTURE RESISTANT) 3/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
 - PROVIDE A WIPABLE / NON-ABSORBENT SURFACES FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
 - ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 7th Ed
 - FBC R307.2 - BATHUB AND SHOWER SPACES, BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
 - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

SYMBOL LEYEND

	EXTERIOR ELEVATION		DATUM ELEVATION REFERENCE
	STRUCTURAL COLUMN		SPOT ELEVATION
	SECTION CUT		ROOM # ROOM NAME
	DETAIL CUT		WALL TYPE DESIGNATION REFER WALL TYPE LEGEND
	INTERIOR ELEVATION		INDICATES FINISH
	DOOR # - REFER TO DOOR SCHEDULE		INDICATES CEILING HEIGHT
	WINDOW # - REFER TO WINDOW SCHEDULE		
	KEYNOTE		

ALTA / NSPS LAND TITLE SURVEY

TREE No.	COMMON NAME	SCIENTIFIC NAME	TRUNK DIAM.	HEIGHT	CANOPY
1	WILLOW OAK	QUERCUS PHELLOS	22"	35'	25'
2	WILLOW OAK	QUERCUS PHELLOS	22"	35'	25'
3	WILLOW OAK	QUERCUS PHELLOS	24"	35'	25'
4	COCONUT PALM	COCOS NUCIFERA	12"	20'	15'
5	WILLOW OAK	QUERCUS PHELLOS	22"	35'	25'
6	GUMBO LIMBO	BURSERIA SIMARUBA	6"	15'	8'
7	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	6"	8'	8'
8	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	6"	8'	8'
9	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	6"	8'	8'
10	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	6"	8'	8'
11	CARAMBOLA	AVERRHOA CARAMBOLA	6"	15'	6'
12	CARAMBOLA	AVERRHOA CARAMBOLA	6"	10'	10'
13	CARAMBOLA	AVERRHOA CARAMBOLA	10"	15'	15'
14	LOQUAT	ERIOBOTRYA JAPONICA	9"	25'	15'



LEGEND & ABBREVIATIONS:

○ CLEANOUT	⊕ ELECTRIC MANHOLE	✉ MAIL BOX
⊕ CATCH BASIN	⊕ FIRE HYDRANT	⊕ NEWS PAPERS AND MAGAZINE STAND
⊕ CONCRETE POWER POLE	⊕ IRRIGATION CONTROL VALVE	⊕ SIGN
⊕ GUARD RAIL	⊕ METAL BUS STOP BENCH	⊕ SIGN
⊕ GREASE TRAP	⊕ MONITORING WELL	⊕ SANITARY SEWER MANHOLE
⊕ GAS VALVE	⊕ SEWER VALVE	⊕ STORM SEWER MANHOLE
⊕ HANDICAP SIGN	⊕ UTILITY BOX	⊕ TELEPHONE MANHOLE
⊕ LIGHT POLE	⊕ WATER VALVE	⊕ UNKNOWN MANHOLE
⊕ LIGHT BOLLARD	⊕ WATER METER	⊕ LAWN SPOT LIGHT
⊕ ELECTRIC BOX	⊕ GUY WIRE	⊕ DETECTABLE SURFACING
⊕ TRAFFIC CONTROL PANEL	⊕ STREET LIGHT	⊕ CONCRETE POLE
⊕ PEDESTRIAN SIGNAL POLE	⊕ TRAFFIC SIGNAL BOX	⊕ TELEPHONE BOX
⊕ LIGHT POLE	⊕ PUBLIC TELEPHONE BOOTH	⊕ GAS METER
⊕ SPOT ELEVATION	⊕ CHORD DISTANCE	⊕ PUBLIC TELEPHONE BOX
⊕ WOOD POLE WITH TRANSFORMER	⊕ CENTER LINE	⊕ E EAST
⊕ CHAIN LINK FENCE	⊕ CONC. CONCRETE	⊕ ENC. ENCROACHMENT
⊕ WOOD FENCE	⊕ F.F.E. FINISH FLOOR ELEVATION	⊕ F.I.P. FOUND IRON PIPE
A/C AIR CONDITIONING PAD	⊕ L. LENGTH	⊕ F.I.R. FOUND REBAR
BLDG. BUILDING	⊕ N. NORTH	⊕ R. RADIUS
CLF CHAIN LINK FENCE	⊕ N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM	⊕ R/W RIGHT-OF-WAY
CBS CONCRETE BLOCK STRUCTURE	⊕ O.E. OVERHEAD ELECTRIC LINE	⊕ S. SOUTH
(C) CALCULATED	⊕ O/L ON LINE	⊕ SEC. SECTION
CB CATCH BASIN	⊕ (O.R.B.) OFFICIAL RECORD BOOK (MEAS.) MEASURED	⊕ T. TANGENT
		⊕ P.R.M. POINT REFERENCE MONUMENT (REC.) RECORD
		⊕ W/F WOOD FENCE



LOCATION MAP
SCALE: 1"=300'
SECTION 16, TOWNSHIP 51 S., RANGE 42 E.

SURVEYOR'S NOTES:
DATE OF COMPLETION: 03-14-2022 (UPDATE: 09-02-2022)

LEGAL DESCRIPTION:
The South 80 feet of Lot 12 and the South 60 feet of Lot 13, Block 12, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Property ID: 514216014600
SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO:
MIAMI MT LLC, a Florida limited liability company
HOUSE GROUP ASSETS, LLC A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- 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/NSPS LAND TITLE SURVEY IN 2016, AND INCLUDES ITEMS 1-4, 6(A), 7(A), 7(B)(1), 7(C), 8-9, 10(A), 11, 13, 14, 16-20 OF TABLE A THEREOF, AND PURSUANT TO THE PURCHASER STANDARDS DETAIL AND REQUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:
1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE TOLERANCE;
1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."
- PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."
- THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHT-OF-WAY OR BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
- THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT ORDER NO. 2118733, DATED SEPTEMBER 15TH, 2022, AT 8:00 PM, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCE, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
- THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-2, DIXIE HIGHWAY MEDIUM INTENSITY MULTIFAMILY DISTRICT. THE FOLLOWING ZONING INFORMATION IS PER CITY OF HOLLYWOOD ZONING & LAND DEVELOPMENT REGULATIONS, A ZONING REPORT WAS NOT PROVIDED:
(DH-2)
SETBACKS:
FRONT: 15 FT
SIDE YARD: 10 FEET
SIDE STREET: 25 FEET
REAR YARD: 20 FEET
MAXIMUM BUILDING HEIGHT: 4 STORIES OR 45 FEET

THE FIELD WORK WAS COMPLETED ON MARCH 14TH, 2022
THE FIELD WORK WAS UPDATED ON OCTOBER 19TH, 2022

- THE PROPERTY HAS DIRECT ACCESS TO AND FROM A PUBLICLY USED AND MAINTAINED STREET KNOWN AS 24TH AVE. (1ST STREET).
 - MUNICIPAL WATER, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY. MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES WERE NOT FOUND. A SEPTIC TANK LOCATION WAS NOT PROVIDED. NO DOCUMENTED EASEMENTS WERE PROVIDED FOR THE EXITING UTILITY POLES FOUND WITHIN THE PROPERTY.
 - THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
 - THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 125113 CITY OF HOLLYWOOD, MAP NO. 12011 C 0569, SUFFIX H, EFFECTIVE DATE: AUGUST 18, 2014 AND A FIRM INDEX DATE OF AUGUST 18, 2014.
 - THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 14,000 SQUARE FEET OR ± 0.32 ACRES AS MEASURED IN THE FIELD.
 - THE BUILDING ON THE SUBJECT PROPERTY HAS AN AREA OF ± 1,084 SQUARE FEET AS MEASURED AT THE FOOTPRINT OF THE BUILDING.
 - THERE ARE NO MAILED REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 - ELEVATIONS ARE BASED UPON THE NORTH AMERICA VERTICAL DATUM 1988 AS PER BROWARD COUNTY BENCHMARK 1944, WITH AN ELEVATION OF 13.48 FEET (NAVD 1988).
 - THE HEIGHT OF THE HIGHEST PART OF THE ONE STORY WOODEN BUILDING IS 18.00 FEET MEASURED FROM THE FINISHED FLOOR ELEVATION.
 - THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
 - THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A WASTE DUMP.
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, CITY AND STATE RIGHT-OF-WAY MAPS WERE NOT PROVIDED, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE IS NO EVIDENCE OF WETLANDS ON THE PROPERTY. NO MAPS WERE PROVIDED.
- TITLE COMMITMENT NOTES:**
THAT I HAVE REVIEWED THE CURRENT TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF TITLE COMMITMENT DATED: SEPTEMBER 15, 2022, COMMITMENT NO. 2118733, BROWARD COUNTY.
ITEM NO. 8 PLAT MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, SHOWN ON THE SURVEY.
ITEM NO. 9 RIGHT-OF-WAY MAP RECORDED NOVEMBER 19, 1971, IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE PROPERTY.
ITEM NO. 10 EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT CO., RECORDED JULY 9, 1964, IN OFFICIAL RECORDS BOOK 2822, PAGE 607, AND IN OFFICIAL RECORDS BOOK 2822, PAGE 608, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ITEM NO. 11 ORDINANCE #76 AS RECORDED IN O.R. BOOK 8136, PAGE 244, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS THE STREET ADJACENT TO PROPERTY, SHOWN ON SURVEY.
ITEM NO. 12 UTILITY EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 38247, PAGE 425 AND IN OFFICIAL RECORDS BOOK 40244, PAGE 1465, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO NOT AFFECT THE PROPERTY.
ITEM NO. 13 ORDINANCE NO. 2002-61, RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, BLANKET EASEMENT.
FLORIDA POWER & LIGHT COMPANY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 3725, PAGE 861, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.
3TCI, Inc., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799
BY: _____
FELIX E. SUAREZ JR. (FOR THE FIRM)
REGISTERED SURVEYOR AND MAPPER LS7235
STATE OF FLORIDA
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING



ZONING MAP
NOT TO SCALE



FLOOD MAP
NOT TO SCALE
(FEMA) COMMUNITY-PANEL NUMBER 125113, ZONE X
CITY OF HOLLYWOOD, MAP NO. 12011 C 0569
SUFFIX H, EFFECTIVE DATE: AUGUST 18, 2014



3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com
MAPPING A NEW FUTURE OF EXPERTISE

ALTA / NSPS LAND TITLE SURVEY

for
807 N. 24TH AVE. HOLLYWOOD, FLORIDA 33020

revised: 10-19-2022 (O&E SEP-09-2022)

JOB NUMBER: 22-3838	SCALE: AS SHOWN	SHEET: 1 OF 1
------------------------	--------------------	------------------



The Mirror of Paradise

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gabriela@themirrorofparadise.com

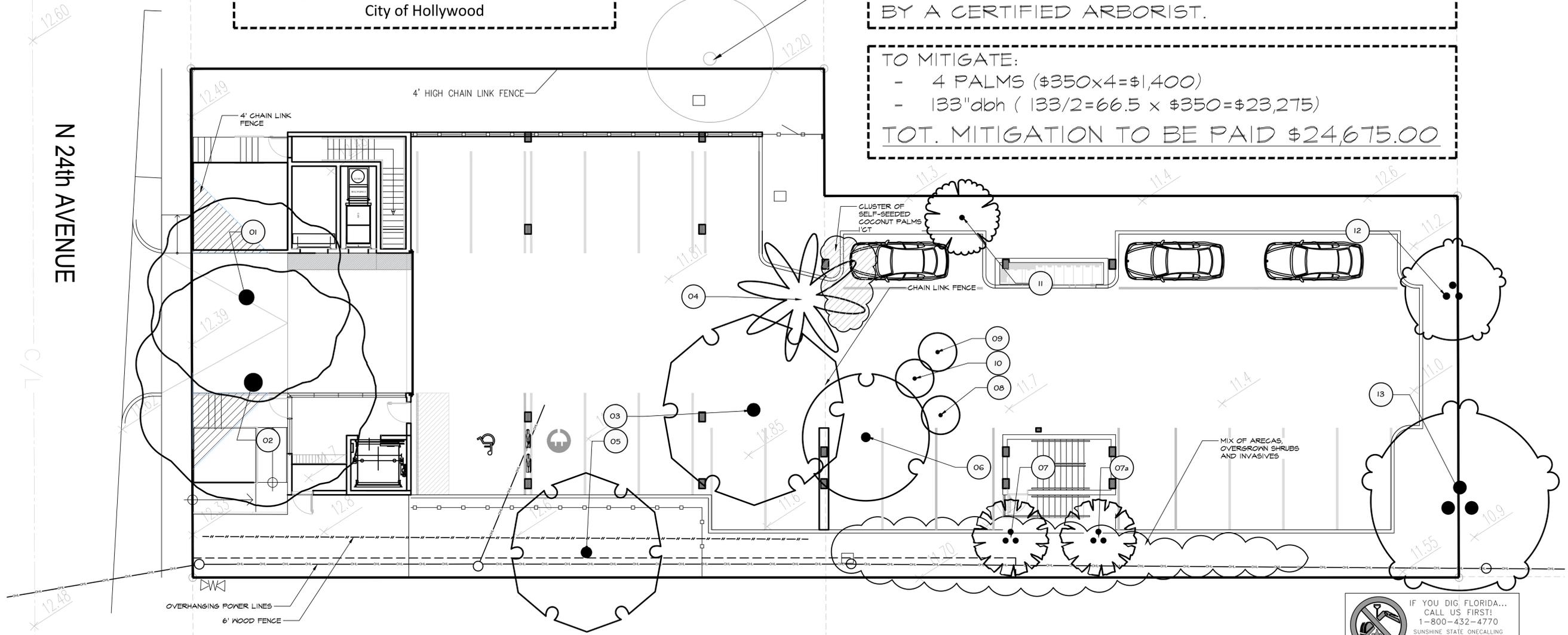


SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	GF
CHECKED BY	GF
CAD DWG.	
DATE	11.03.2022
REVISIONS	
per City comments	03.30.2023
per City comments	04.10.2023
per City comments	04.13.2023
per City comments	07.11.2023

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

LOQUAT TREE(#14 on survey) ON ADJACENT PROPERTY - SHALL BE PRUNED PRIOR TO CONSTRUCTION BY A CERTIFIED ARBORIST.

TO MITIGATE:
- 4 PALMS (\$350x4=\$1,400)
- 133"dbh (133/2=66.5 x \$350=\$23,275)
TOT. MITIGATION TO BE PAID \$24,675.00



A GENERAL LAYOUT
scale 1/8"=1'-0"
SCALE: 1/8" = 1'-0"

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1-800-432-4770
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
	01	Bucida buceras	Shady LadyTree	22"	40' OA	40' x30'	Poor		TO BE REMOVED
	02	Bucida buceras	Shady LadyTree	dbl. 30'+23"	40' OA	50' x30'	HAZARD	trunks split at ground level; one trunk leaning at 45 degrees	TO BE REMOVED
	03	Quercus virginiana	Southern Live Oak	23"	40' OA	30'	Poor	overpruned; unbalanced	TO BE REMOVED
	04	Cocos nucifera	Coconut Palm	-	18' CT	20'	Poor	leaning almost on the ground	TO BE REMOVED
	05	Quercus virginiana	Southern Live Oak	22"	35' OA	25'	HAZARD	overpruned, heavily leaning, in power lines	TO BE REMOVED
	06	Bursera simaruba	Gumbo Limbo	5"	18' OA	20'	Poor	selfseeded	TO BE REMOVED

TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
	07	Murraya paniculata	Orange Jessamine	multi, tot. 12"	10'-12' OA	12'	Poor	OVERGROWN SHRUB	TO BE REMOVED
	07a	Murraya paniculata	Orange Jessamine	multi, tot. 12"	10'-12' OA	12'	Poor	OVERGROWN SHRUB	TO BE REMOVED
	08	Ptychosperma elegans	Alexander Palm	-	20' OA		Fair		TO BE REMOVED
	09	Ptychosperma elegans	Alexander Palm	-	20' OA		Fair		TO BE REMOVED
	10	Ptychosperma elegans	Alexander Palm	-	25' OA		Fair		TO BE REMOVED
	11	Averrhoa carambola	Star Fruit	8"	12' OA	12'	Poor	leaning	TO BE REMOVED
	12	Cupaniopsis anacardioides	Carrot Wood	-				INVASIVE	TO BE REMOVED
	13	Cupaniopsis anacardioides	Carrot Wood	-				INVASIVE	TO BE REMOVED

B EXISTING TREES CHART

MULTIFAMILY DEVELOPMENT
807 N 24 Ave
Hollywood, FL
REMOVAL PLAN, EX. TREES CHART

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- PLANTING SOIL TO BE A VEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODED WITH FLORITAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROD FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil. Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect. Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted. Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting. At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4". Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves. 10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

LANDSCAPE CODE REQUIREMENTS DH-2 (RAC)

Code letter	Code requirement	Required	Proposed	Provided
A	Perimeter landscape Street tree - one 12'OA tree/each 30 lf of street frontage	100 lf/30=4 trees	2 Crape myrtles, 1 Silver Buttonwood, 3 Sabals (=1 tree)	4 provided
B	Residential buffer - one tree/each 20 lf of perimeter	480 lf/20=24 trees	5 Pigeon plum, 12 Sabals (counted 3:1=4 trees), 11 Orange geiger, 4 Silver Buttonwood	24 provided
C	Open space 1 tree per 1,000 sf of pervious site area (2,800.00 sf) 20% minimum lot space as open/landscape	2.8=3 trees 2,800.00 sf (=20%)	3 Foxtail palm (counted 3:1=1 tree), 3 Sabals (counted 3:1=1 tree)	2 provided(*) 27% provided
	60% of required trees	31x.6=19 native trees (=60%)	5 Silver Buttonwood, 5 Pigeon plum 18 Sabals (3:1=6 trees), 11 Orange geigers, 8 trees have been substituted by palms	27 provided
	No more than 50% of trees to be palms (3:1 count) Automated irrigation to provide 100%+ coverage	max. 16 trees to be substituted by palms		8 provided provided

(*) REMAINING 1 (ONE) TREE TO BE PAID TO THE CITY TREE FOUND \$350

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COMMENCEMENT OF ANY WORK.
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The Mirror of Paradise

Gabriela Fojt
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LC 26000628

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FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	as noted
DESIGNED BY	GF
DRAWN BY	GF
CHECKED BY	GF
CAD DWG.	
DATE	11.03.2022
REVISIONS	
per City comments	03.30.2023
per City comments	04.10.2023
per City comments	04.13.2023
per City comments	07.11.2023

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.
Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.
Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.
Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis. Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.
All shall comply with the State of Florida fertilizer laws.

CLEANUP:

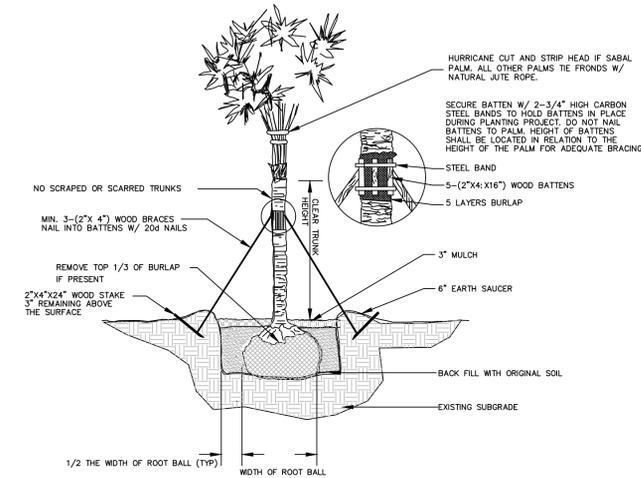
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

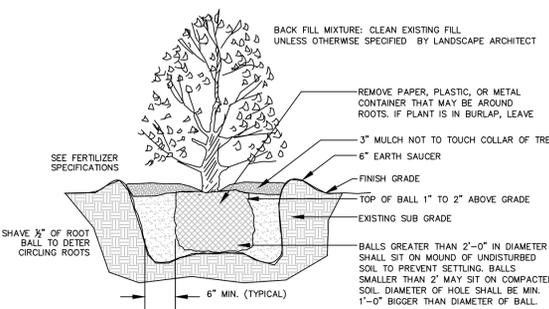
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

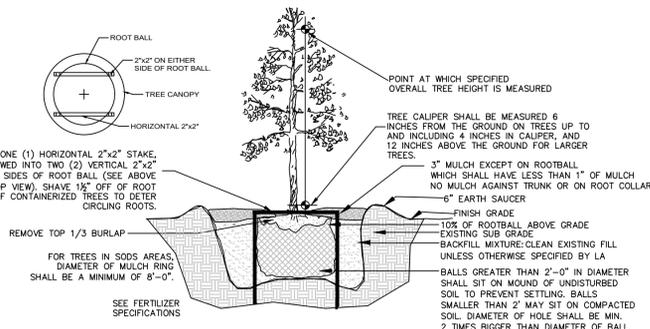
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

MULTIFAMILY DEVELOPMENT

**807 N 24 Ave
Hollywood, FL**

CODE, NOTES & DETAILS



The Mirror of Paradise

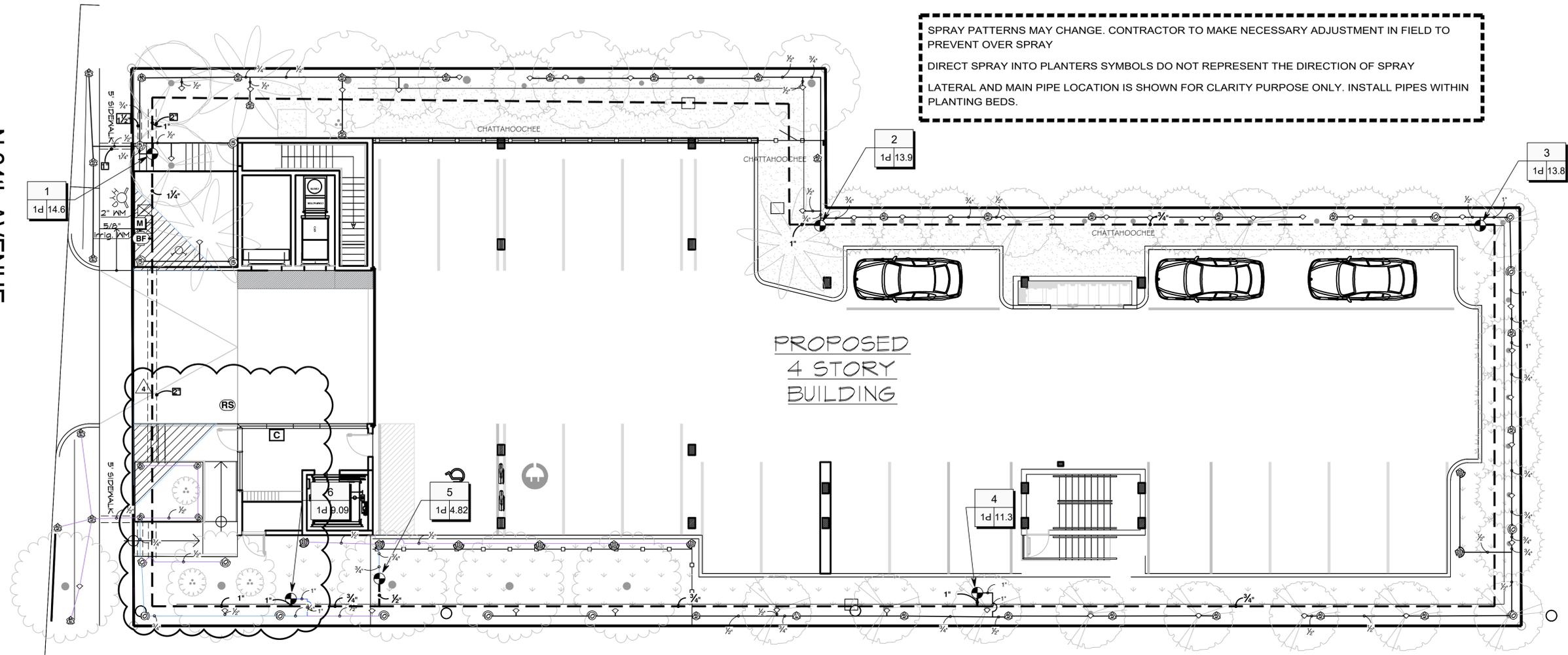
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SCALE	1/8" = 1'-0"
DESIGNED BY	GF
DRAWN BY	GF
CHECKED BY	GF
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DATE	11.03.2022
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per City comments	03.30.2023
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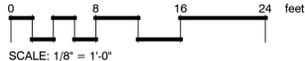
N 24th AVENUE



SPRAY PATTERNS MAY CHANGE. CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY
DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY
LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.

**PROPOSED
4 STORY
BUILDING**

A GENERAL LAYOUT
scale 1/8" = 1'-0"



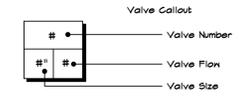
SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter PRO5-04 10' radius	8	30
	Hunter PRO5-04 15' radius	1	30
	Hunter PRO5-00 5' strip spray	21	30
	Hunter PRO5-00 10' radius	5	30
	Hunter PRO5-00 15' radius	2	30
	Hunter PRO5-06 5' strip spray	20	30
	Hunter PRO5-06 15' radius	2	30
	Hunter PRO5-00-PCN 10	43	25
SYMBOL	MANUFACTURER/MODEL	QTY	
	Hunter PSV-1016	6	
	Febco B25Y 1"	1	
	Hunter PCC-600	1	
	Hunter FLOW-CLIK-100	1	
	Water Meter 5/8"	1	
	Irrigation Lateral Line: PVC Schedule 40	728.5 l.f.	
	Irrigation Mainline: PVC Schedule 40	542.8 l.f.	
	Pipe Sleeve: PVC Schedule 40	21.9 l.f.	

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

THE CONTRACTOR SHALL PROVIDE FULL SIZE "AS BUILT" DRAWINGS AS WELL AS A REDUCED SIZE WITH COLOR CODED ZONES SHOWING ZONES AND LIMITS, IN A WATERPROOF CLEAR SHEET PROTECTOR FOR CONTROLLER.

CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.

WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PSV-1016	1"	Shrub Spray	14.63	83.0	33.9	53.6	0.01 in/h
2	Hunter PSV-1016	1"	Shrub Spray	13.9	204.6	24.2	52.7	0.01 in/h
3	Hunter PSV-1016	1"	Shrub Spray	13.78	299.7	30.0	57.6	1.35 in/h
4	Hunter PSV-1016	1"	Shrub Spray	11.25	191.5	34.9	58.4	1.4 in/h
5	Hunter PSV-1016	1"	Turf Spray	4.82	107.3	32.9		0.71 in/h
6	Hunter PSV-1016 Common Wire	1"	Shrub Spray	9.09	542.8	24.2		1.22 in/h

CRITICAL ANALYSIS

Generated:	2023-03-30 19:06
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	5/8"
Flow Available:	15 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	2.00 ft
Service Line Size:	2"
Length of Service Line:	10 ft
Pressure Available:	59 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	14.63 GPM
Flow Available at POC:	15 GPM
Residual Flow Available:	0.37 GPM
Critical Station:	4
Design Pressure:	30 PSI
Friction Loss:	2.77 PSI
Fittings Loss:	0.28 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.83 PSI
Pressure Req. at Critical Station:	34.4 PSI
Loss for Fittings:	0.62 PSI
Loss for Main Line:	6.22 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Water Meter:	4.58 PSI
Critical Station Pressure at POC:	58.4 PSI
Pressure Available:	59 PSI
Residual Pressure Available:	0.57 PSI

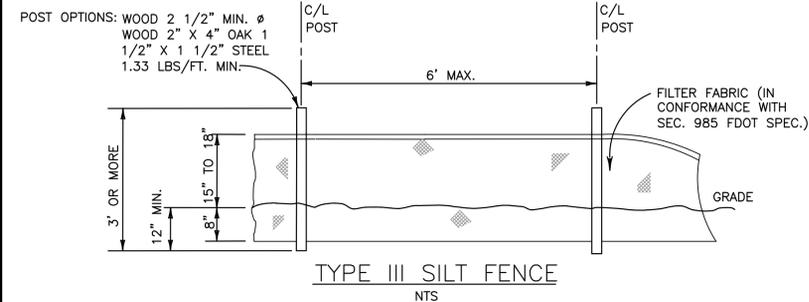
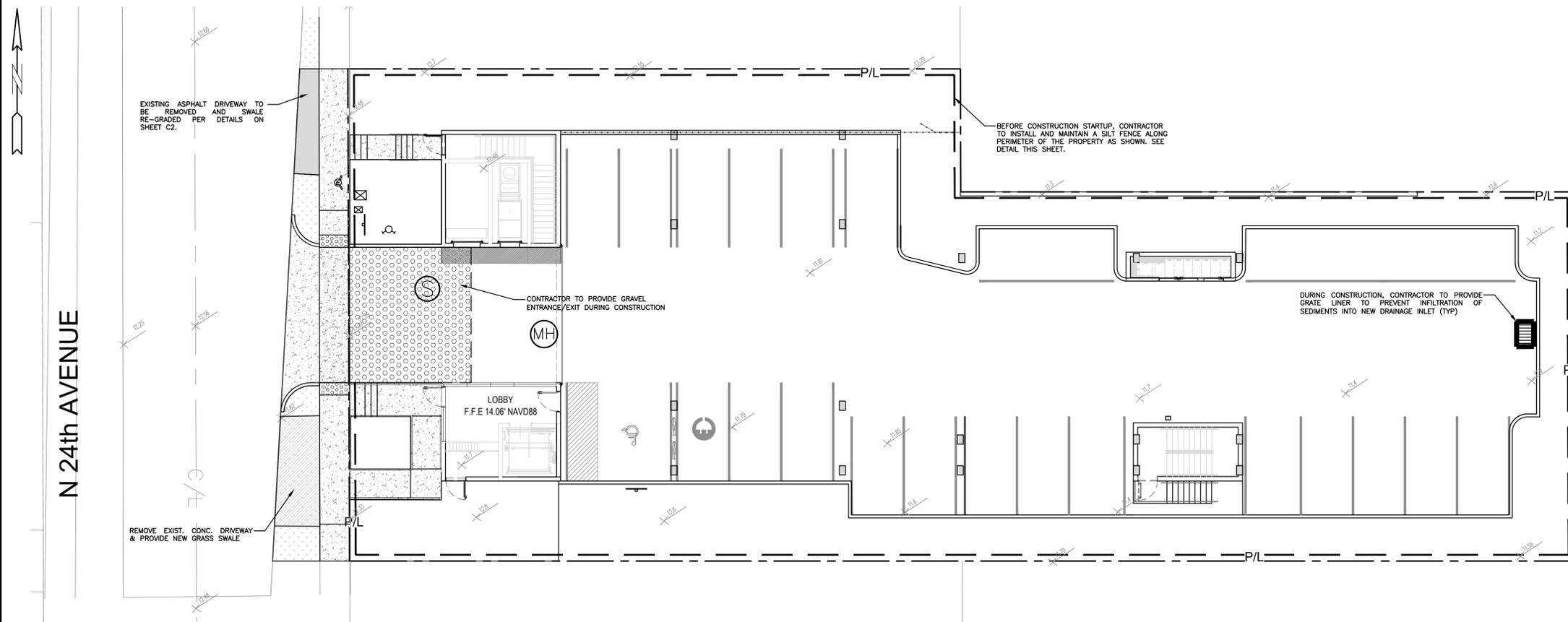
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1-800-432-4770
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NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

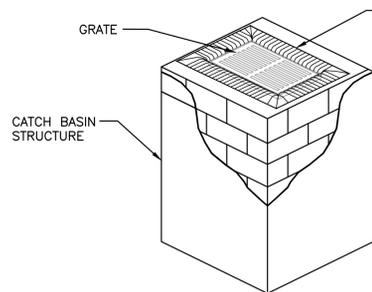
MULTIFAMILY DEVELOPMENT
807 N 24 Ave
Hollywood, FL

IRRIGATION PLAN & SCHEDULES

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

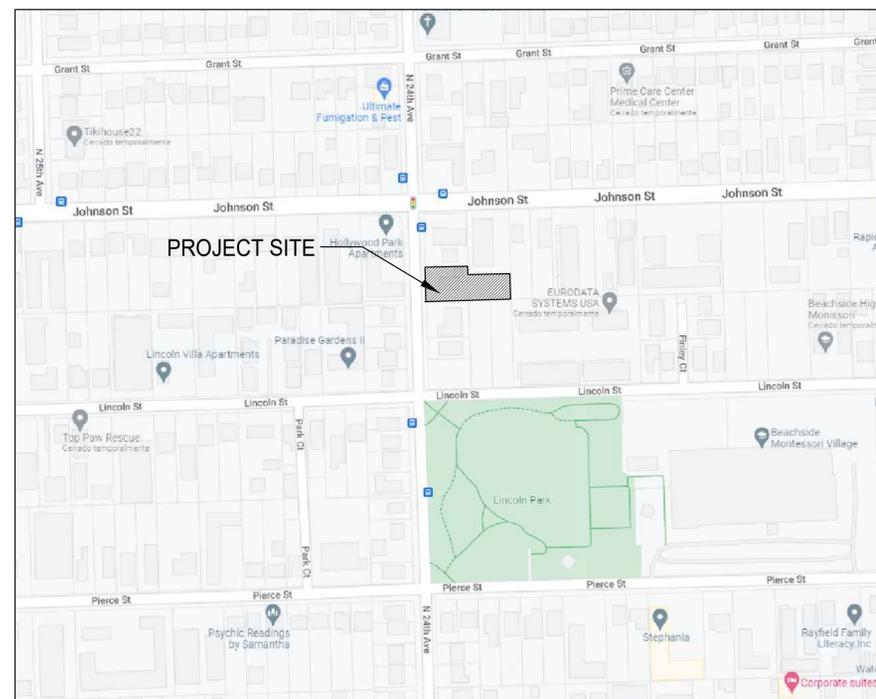


- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

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



LOCATION MAP
NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

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.



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NO.	DATE	REVISIONS DESCRIPTION

ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
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 wzephyreng@gmail.com
 CA#: 31158



NEW RESIDENTIAL BUILDING
 807 N. 24th AVENUE
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 9/22/22
 SCALE: 1"=10'
 SHEET NO.: C1
 1 OF 8
 PROJECT NO.: 22-71

GENERAL CONDITION NOTES :

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

- 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.
- 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 NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

- 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.
- 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.
- 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.
- 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 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.
- 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.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
- 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.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- 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.
- PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

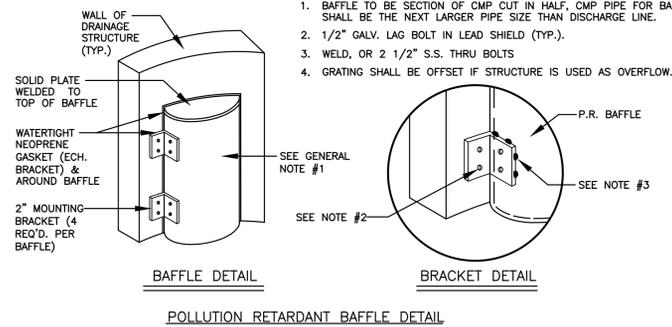
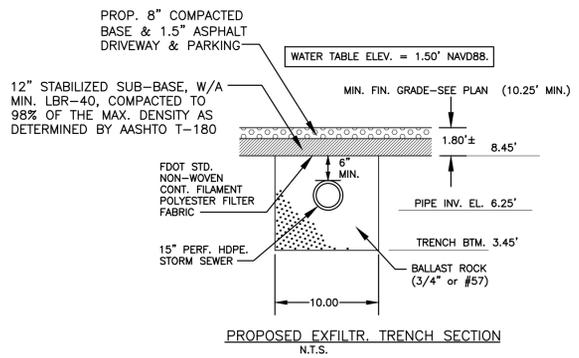
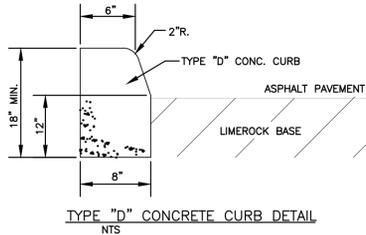
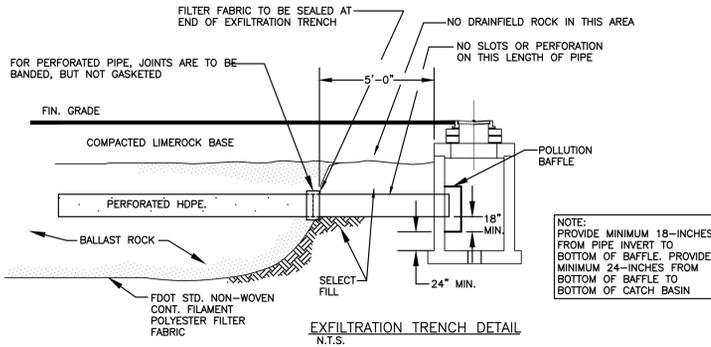
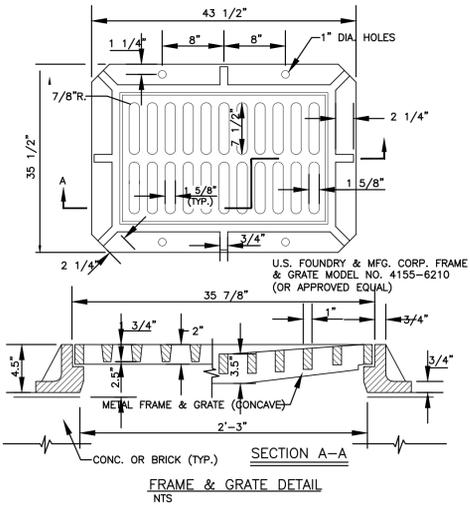
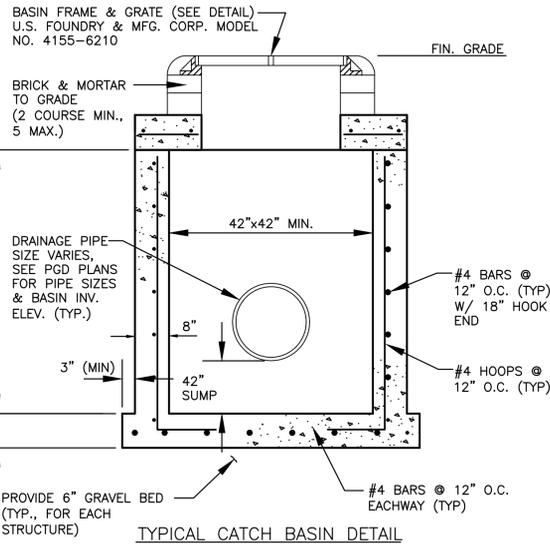
- RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
- CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
- CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
- SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
- PVC = POLYVINYLCHLORIDE PIPE
- PMP = PERFORATED CMP, FDOT SECTION 945
- DIP = DUCTILE IRON PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE.

- 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 :

- 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 PAINT, (UNLESS INDICATED OTHERWISE)
- 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.



GENERAL NOTES

- Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curb facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 315. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS.
- When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6' maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 1:8 in length.
- If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp otherwise a sidewalk curb may be required.
- All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.
- Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
- Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 316.
- Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-1 and CR-2 were intentionally omitted.
- Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.
- When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.
- Detectable warnings shall be required on sidewalks at:
 - Intersecting roads,
 - Median Crossings greater than or equal to 6' in width,
 - Railroad Crossings,
 - Signalized driveways.
- Detectable Warnings - Acceptance Criteria:
 - Color and texture shall be complete and uniform.
 - 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
 - There shall be no more than 4 non-compliant domes in any one square foot.
 - Non-compliant domes shall not be adjacent to other non-compliant domes.
 - Surfaces shall not deviate more than 0.10' from a true plane.
- Detectable warnings shall be installed no greater than 9' from the back of curb or edge of pavement.
- Detectable warnings shall not be installed over grade breaks.

LAST REVISION	DESCRIPTION	FDOT 2014 DESIGN STANDARDS	INDEX NO.	SHEET NO.
07/01/13			304	1 of 7

CIVIL DETAILS I
 SCALE: N.T.S.



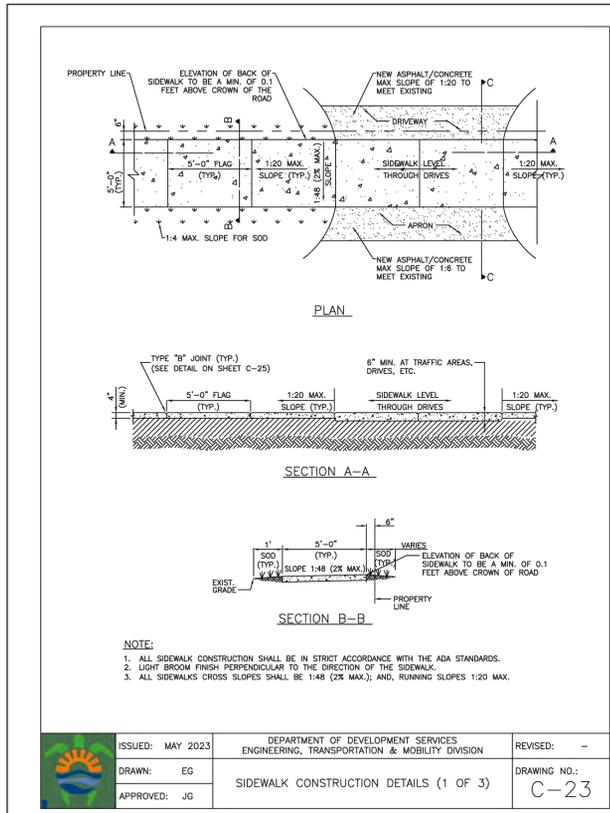
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NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
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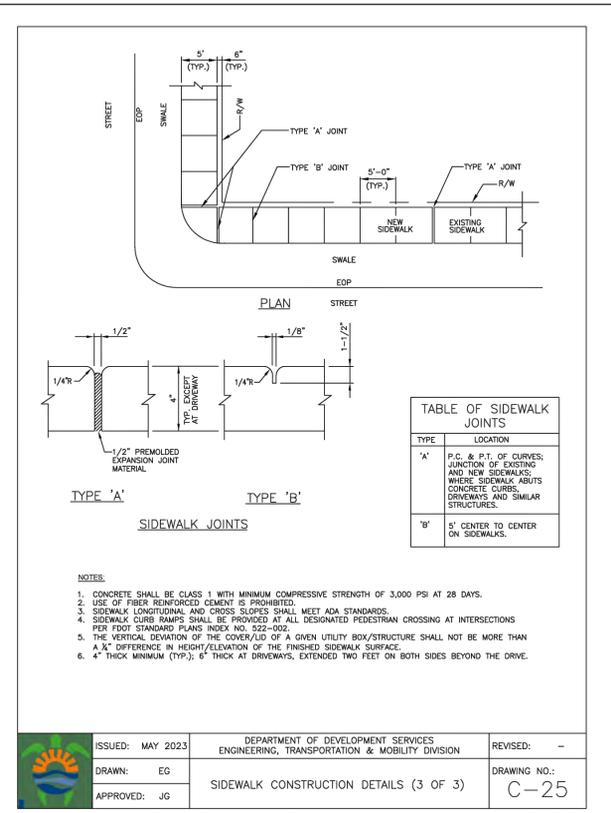
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 WILFORD ZEPHYR, P.E.
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 wzephyr@gmail.com
 CA#: 31158

NEW RESIDENTIAL BUILDING
 807 N. 24th AVENUE
 HOLLYWOOD, FL 33020

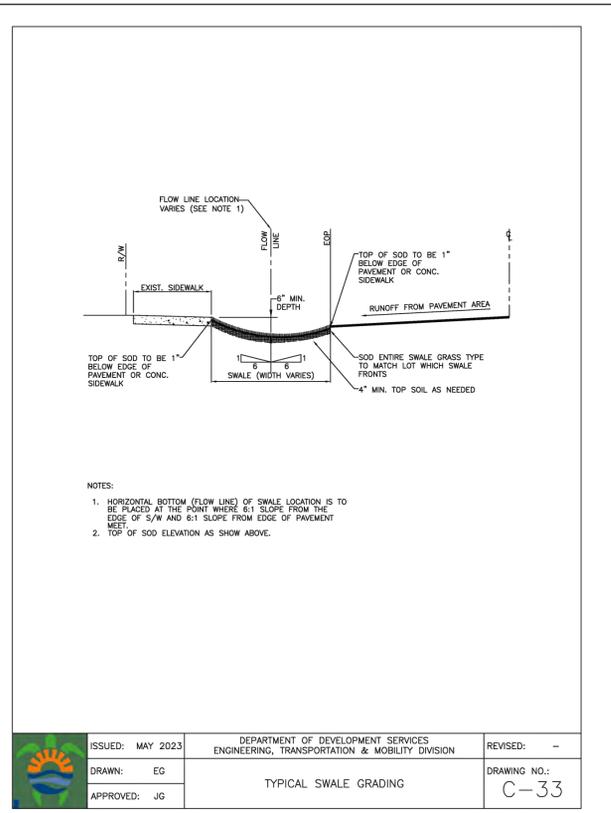
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 DATE: 9/22/22
 SCALE: N.T.S.
 SHEET NO.: C3
 3 OF 8
 PROJECT NO.: 22-71



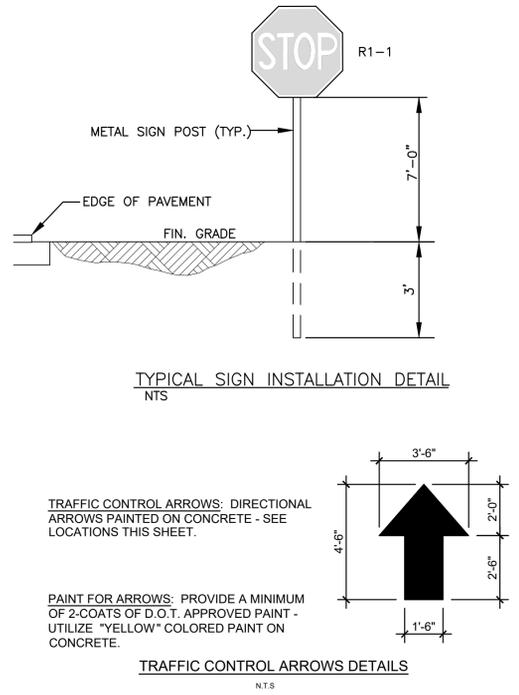
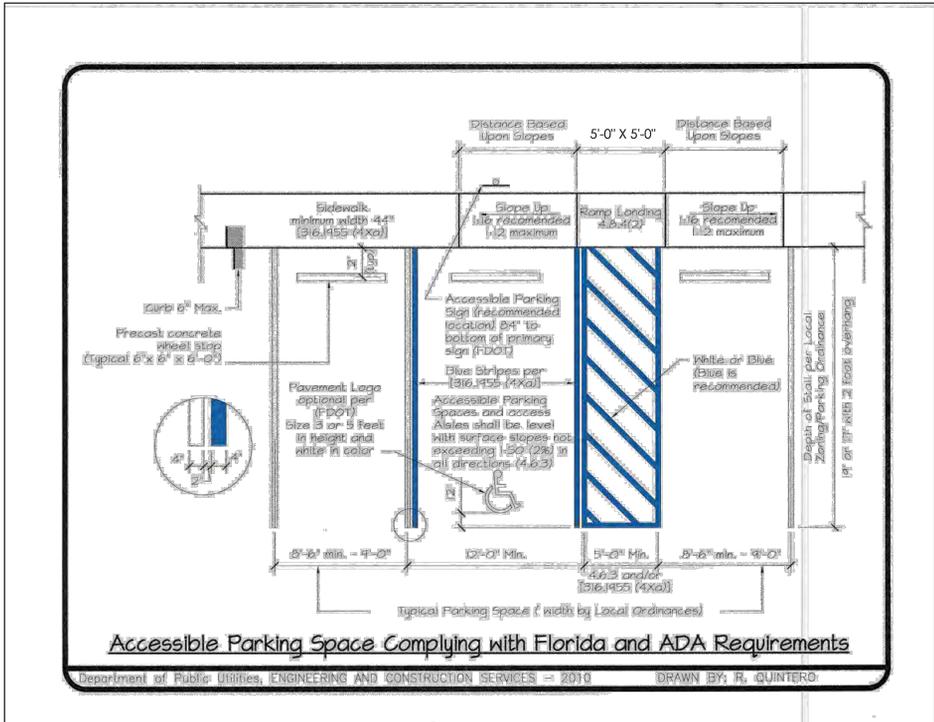
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	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
	APPROVED: JG		



	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
	APPROVED: JG		



	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
	APPROVED: JG		



CIVIL DETAILS II
SCALE: N.T.S.



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NO.	DATE	DESCRIPTION
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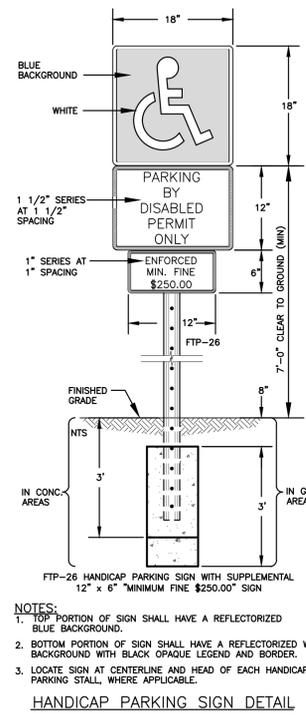
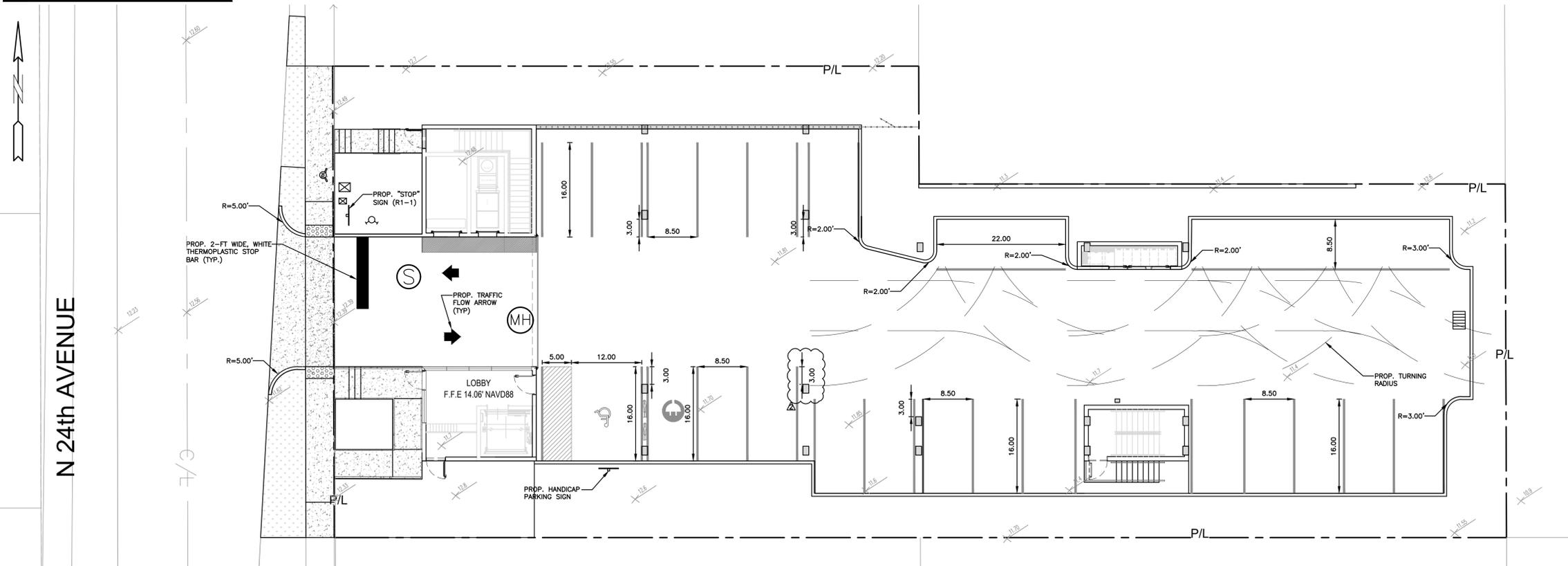
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HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158



NEW RESIDENTIAL BUILDING
807 N. 24th AVENUE
HOLLYWOOD, FL 33020

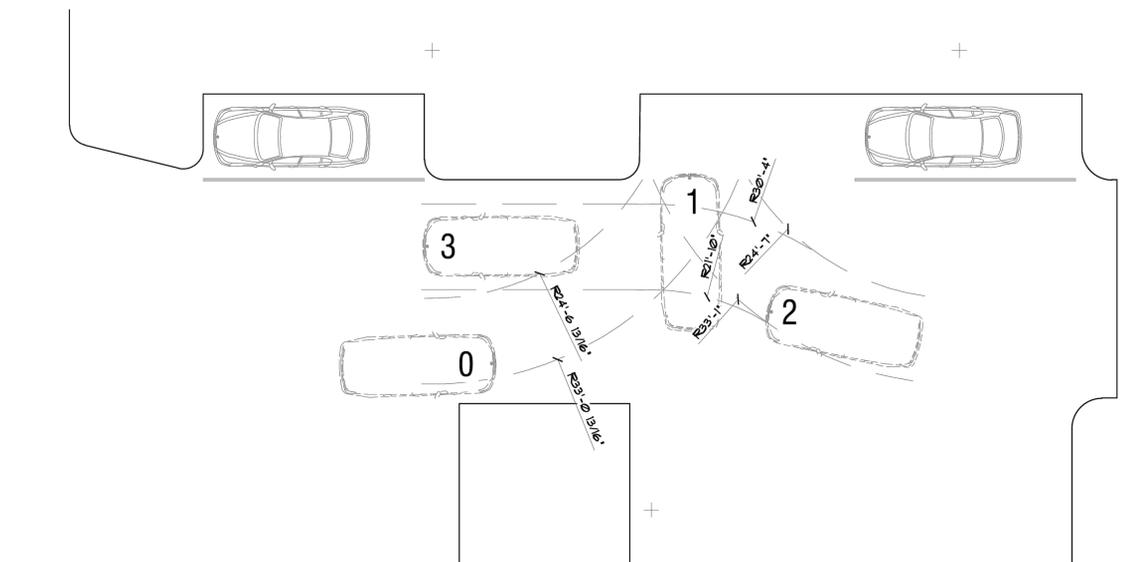
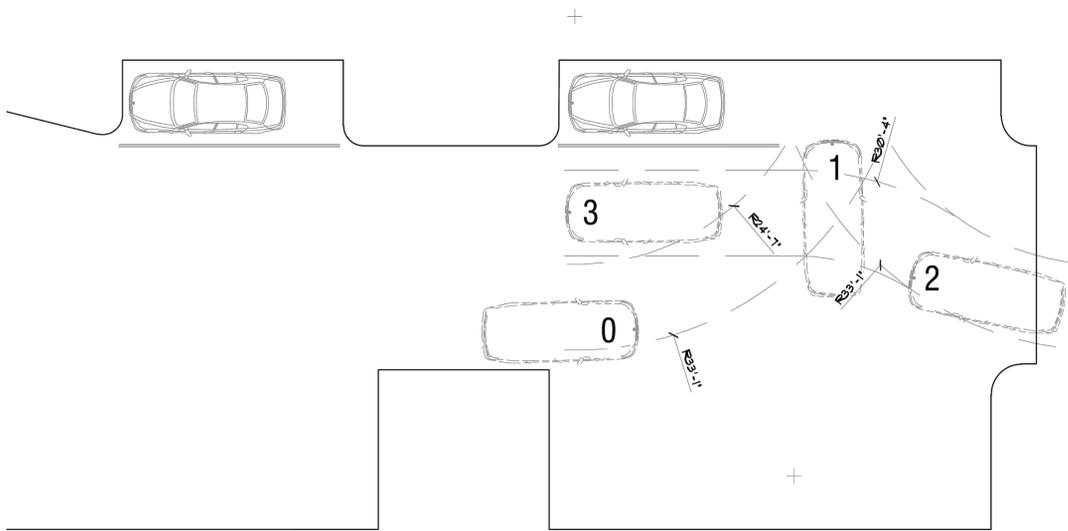
P.E.#: 76036
DATE: 9/22/22
SCALE: N.T.S.
SHEET NO.: C4
4 OF 8
PROJECT NO.: 22-71

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTES:
 1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE 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



TURNING RADII DIAGRAM

SCALE: N.T.S.

LEGEND

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



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7-11-23

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-1-23	TAC REVIEW COMMENTS
2	6-20-23	TAC REVIEW COMMENTS

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



NEW RESIDENTIAL BUILDING
 807 N. 24th AVENUE
 HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 9/22/22

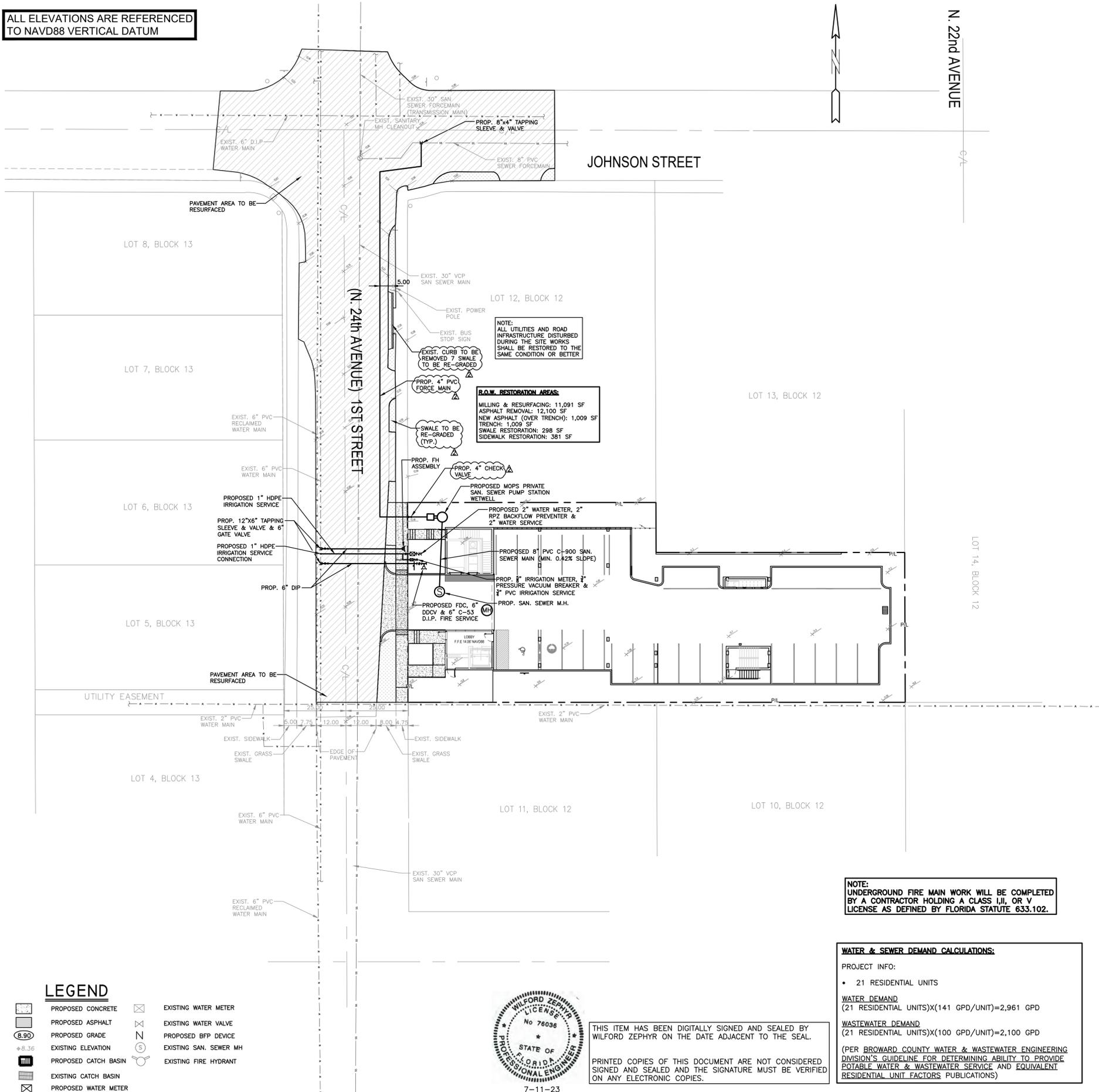
SCALE: 1"=10'

SHEET NO.:

C5
5 OF 8

PROJECT NO.: 22-71

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



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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.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
 • 21 RESIDENTIAL UNITS

WATER DEMAND
 (21 RESIDENTIAL UNITS)X(141 GPD/UNIT)=2,961 GPD

WASTEWATER DEMAND
 (21 RESIDENTIAL UNITS)X(100 GPD/UNIT)=2,100 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)

SEWER NOTES:

- THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
- LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
- FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$
 WHERE:
 L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
 D = PIPE DIAMETER IN INCHES
 S = LENGTH OF LINES IN LINEAL FEET
 P = AVERAGE TEST PRESSURE IN PSI
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		

NOTES:

- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
- BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
- SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
- BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
- 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.
- MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO. C-31
APPROVED: JG		

WATER & SEWER PLAN & DETAILS
 SCALE: 1"=20'

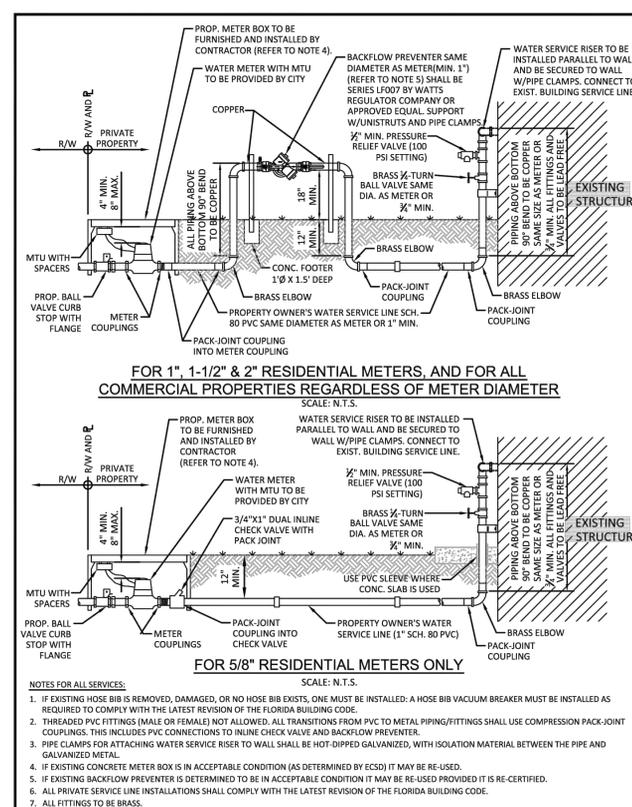
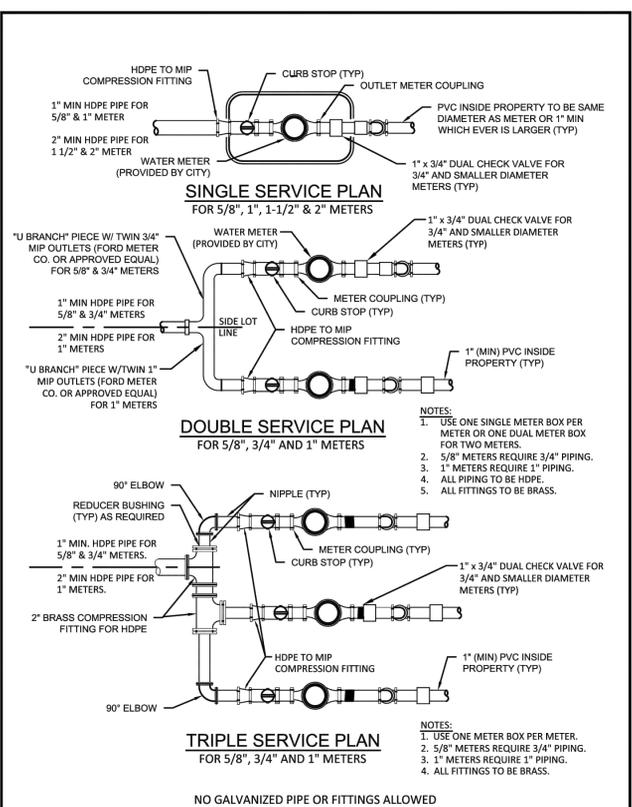
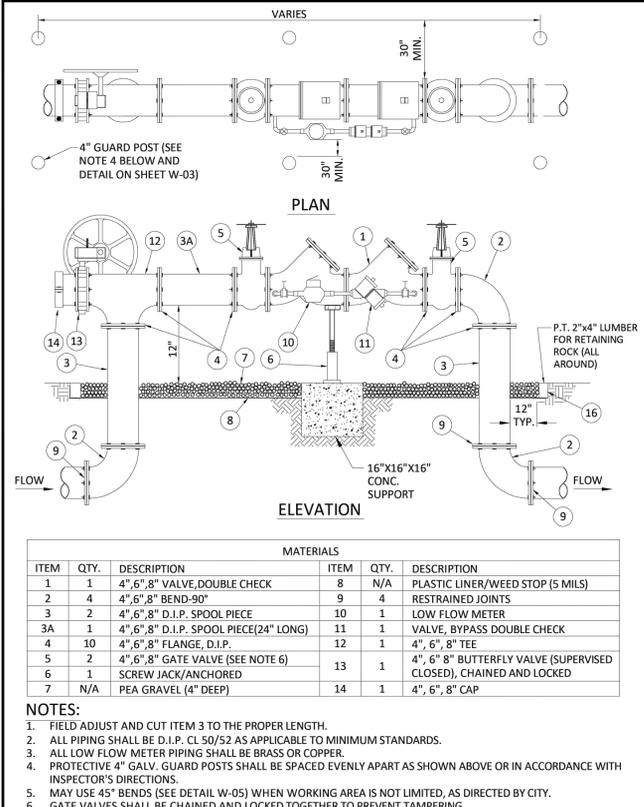
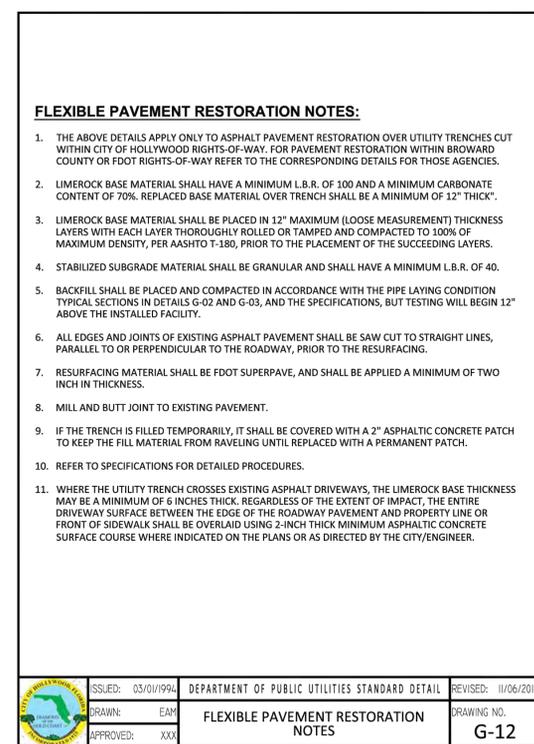
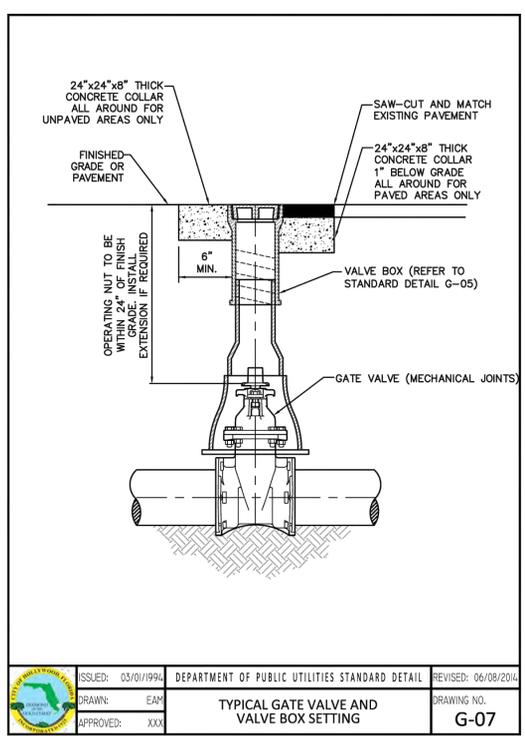
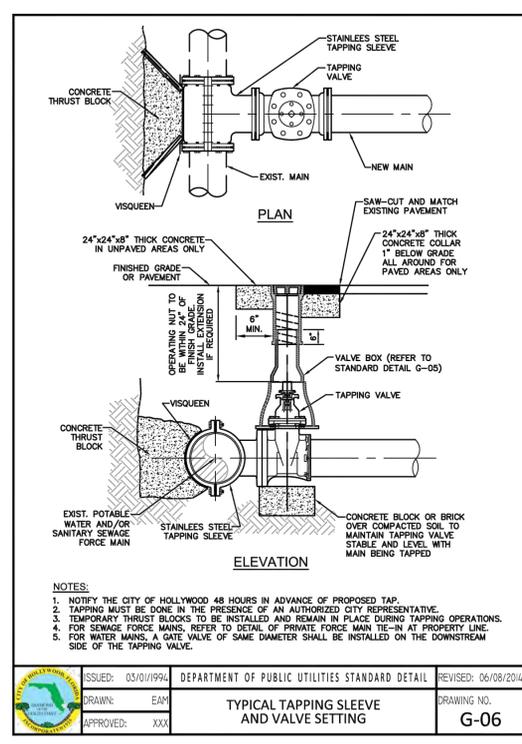
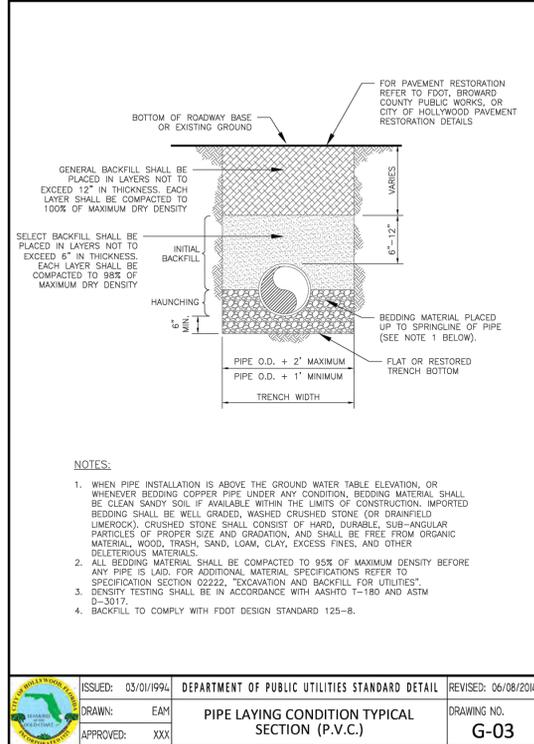
REVISIONS

NO.	DATE	DESCRIPTION
1	5-1-23	TAC REVIEW COMMENTS
2	6-20-23	TAC REVIEW COMMENTS

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NEW RESIDENTIAL BUILDING
 807 N. 24th AVENUE
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 9/22/22
 SCALE: 1"=20'
 SHEET NO.: C6
 6 OF 8
 PROJECT NO.: 22-171



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

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

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



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REVISIONS

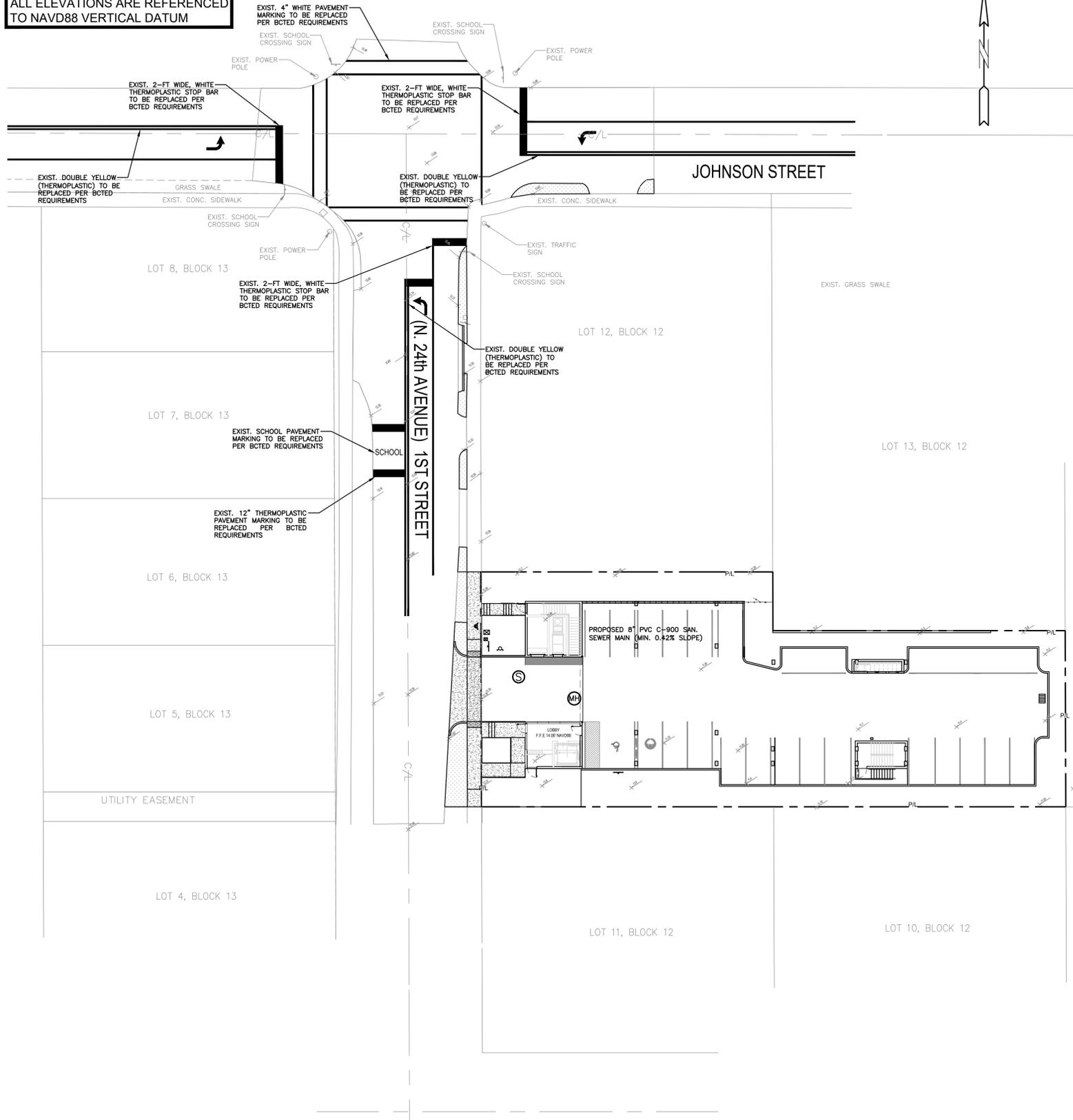
NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
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 CA #: 311158

NEW RESIDENTIAL BUILDING
 807 N. 24th AVENUE
 HOLLYWOOD, FL 33020

P.E.#: 78036
 DATE: 9/22/22
 SCALE: N.T.S.
 SHEET NO.: C7
 7 OF 8
 PROJECT NO.: 22-71

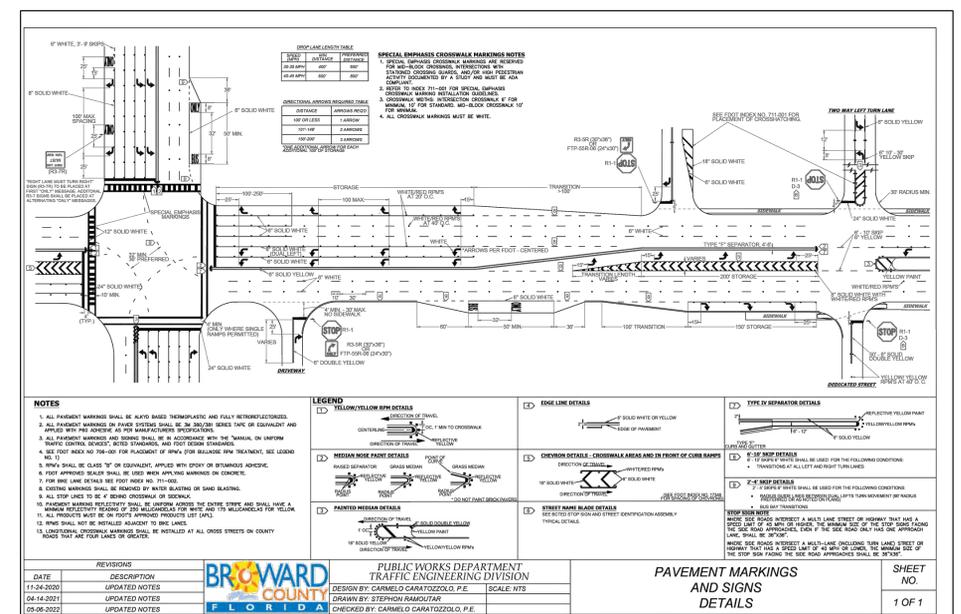
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



N. 22nd AVENUE

JOHNSON STREET

(N. 24th AVENUE) 1ST STREET



DATE	REVISIONS	DESIGNER	CHECKER
11-24-2020	UPDATED NOTES	CARMELO CARATTOZZOLO, P.E.	CARMELO CARATTOZZOLO, P.E.
04-14-2021	UPDATED NOTES	STEPHON RAMOUTAR	STEPHON RAMOUTAR
05-06-2022	UPDATED NOTES		

<p>BROWARD COUNTY FLORIDA</p> <p>PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION</p> <p>DESIGN BY: CARMELO CARATTOZZOLO, P.E. DRAWN BY: STEPHON RAMOUTAR CHECKED BY: CARMELO CARATTOZZOLO, P.E.</p>	<p>PAVEMENT MARKINGS AND SIGNS DETAILS</p>	<p>SHEET NO. 1 OF 1</p>
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LEGEND

	PROPOSED CONCRETE		EXISTING WATER METER
	PROPOSED ASPHALT		EXISTING WATER VALVE
	PROPOSED GRADE		PROPOSED BFP DEVICE
	EXISTING ELEVATION		EXISTING SAN. SEWER MH
	PROPOSED CATCH BASIN		EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN		
	PROPOSED WATER METER		



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R.O.W. PAVEMENT MARKING & SIGNAGE PLAN
SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
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(786) 302-7693
wzephyreng@gmail.com
CA#: 31158



NEW RESIDENTIAL BUILDING
807 N. 24th AVENUE
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 9/22/22

SCALE: 1"=20'

SHEET NO.: C8

8 OF 8

PROJECT NO.: 22-171

DEMOLITION NOTES:
REQUIREMENTS INCLUDED:

- A. 1. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
2. CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:
a. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
b. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
c. REMOVAL OF UNSUITABLE OR EXTRANEIOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD.
- B. RUSTED METALS AND DETERIORATED CONCRETE.
1. CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.
3. PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.
4. DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
5. PROTECTION OF EXISTING BUILDING

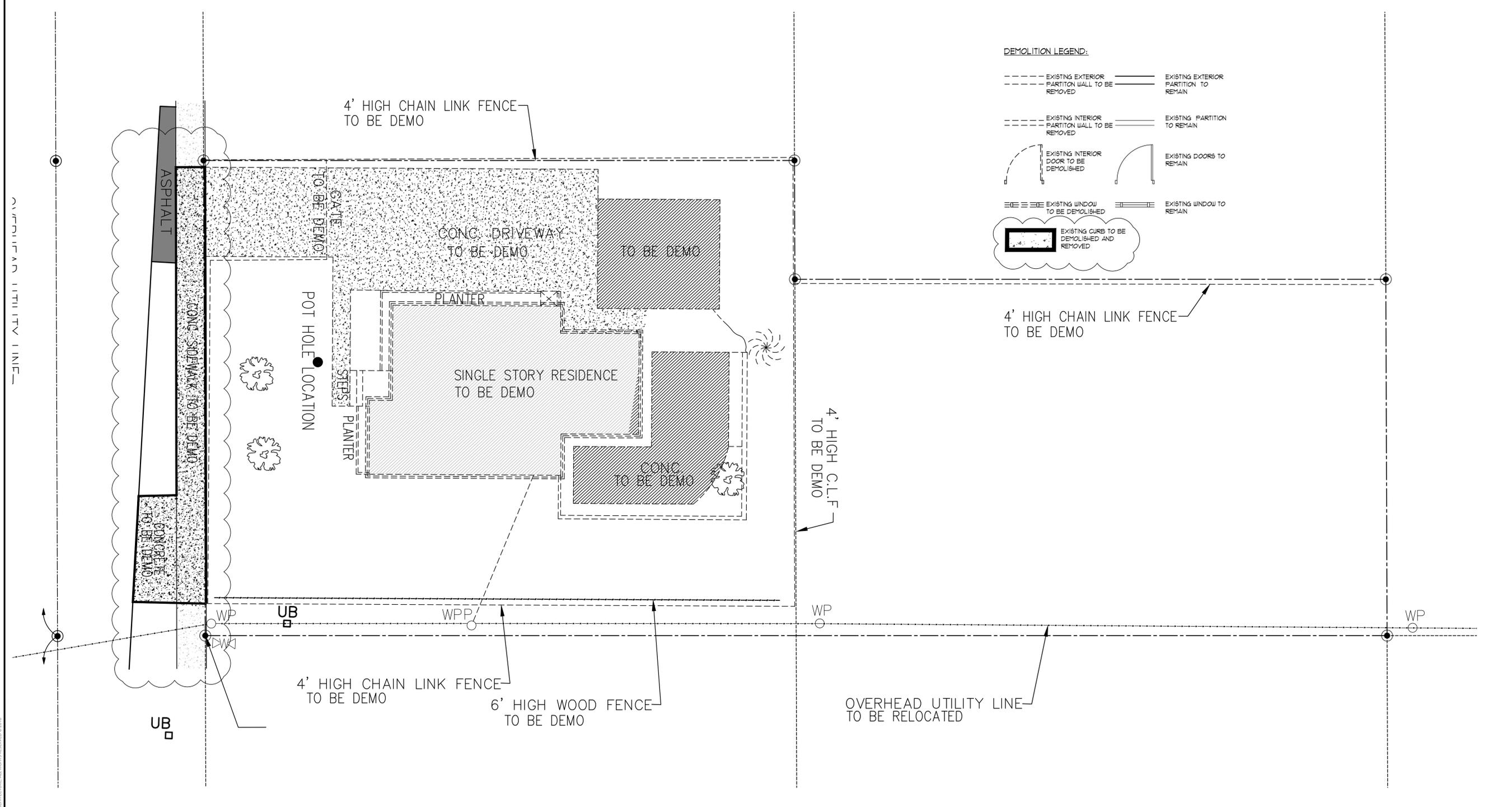
- OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
6. ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.
7. EXPLOSIVE AND BURNING:
a. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
b. USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.
8. EXISTING UTILITIES
a. CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE, PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES.
b. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
c. REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
d. REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.
e. INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.
9. DISPOSING OF MATERIAL:
a. TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR.

10. PREPARATION:
a. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
b. PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
c. PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
11. PERFORMANCE:
a. EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
b. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION TOLERANCE AND FINISHES.
c. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
d. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
e. FINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
f. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
g. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
12. CONTRACTOR SHALL VERIFY ALL EXISTG CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS DEPICTED ON THESE PLANS.
13. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

14. PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS:
a. EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION TOLERANCE AND FINISHES.
b. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
c. FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
d. FINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
e. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
f. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.

15. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

1 DEMOLITION GENERAL NOTES
NTS



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JOSEPH B. KALLER
R.A.
0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
807 N 24th AVENUE
HOLLYWOOD, FL 33020

SHEET TITLE
DEMOLITION PLAN
GROUND FLOOR

REVISIONS

No.	DATE	DESCRIPTION

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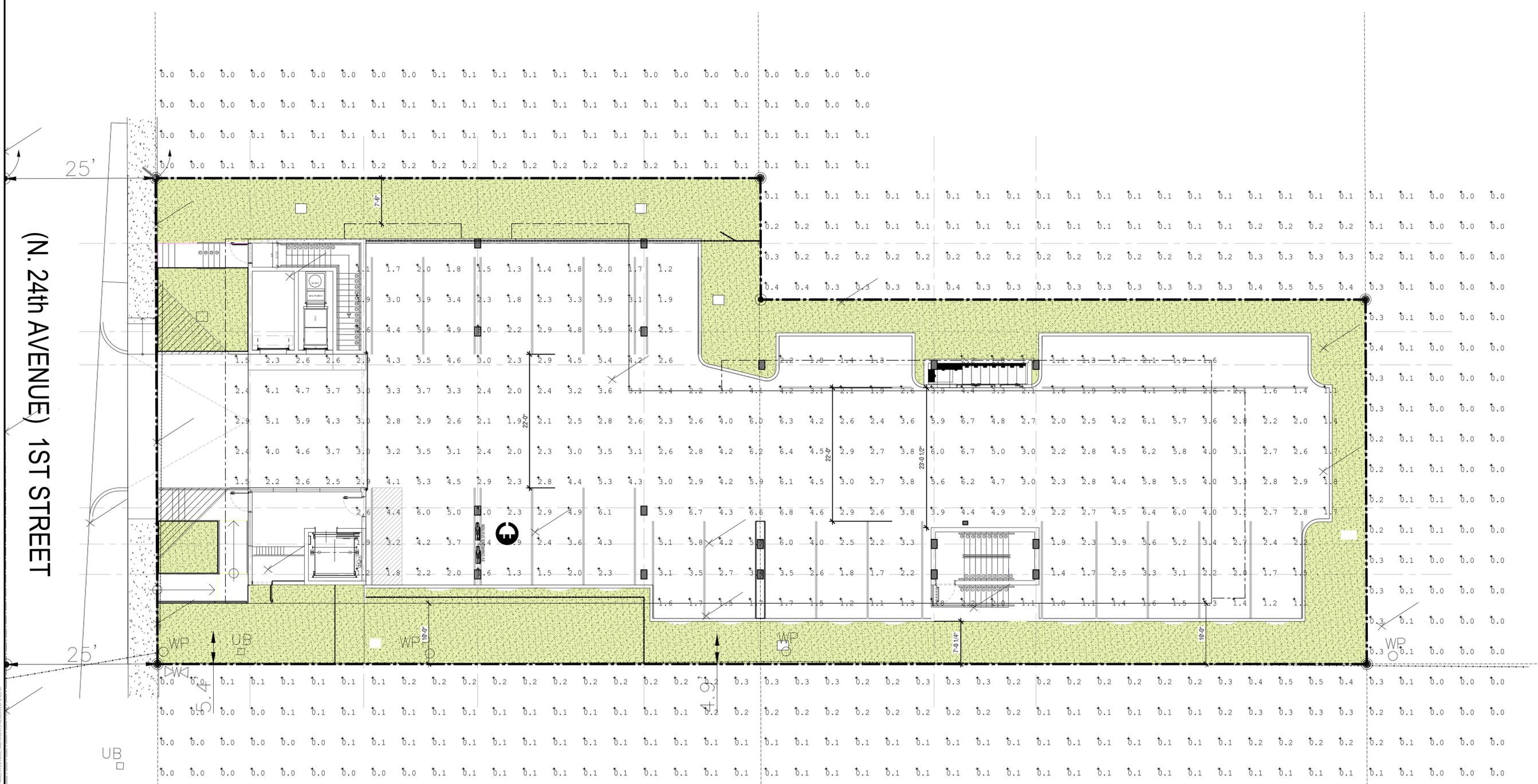
PROJECT No.: 22020
DATE: 03.13.23
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
D-1.0

1 DEMOLITION PLAN
1/8" = 1'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	G	Single	VersaLED VT8-4X23L-QT-SSF-40K	0.900	3166	23.7	47.4
	9	GE	Single	VersaLED VT8-4X23L-QT-SSF-40K-EM10	0.900	3166	23.7	213.3
	1	WA	Single	Cree Lighting XSPW-B-XX-2ME-2L-40K-UL	0.900	2490	19	19

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage	Illuminance	Fc	3.15	6.8	1.0	3.15	6.80
Spill	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.



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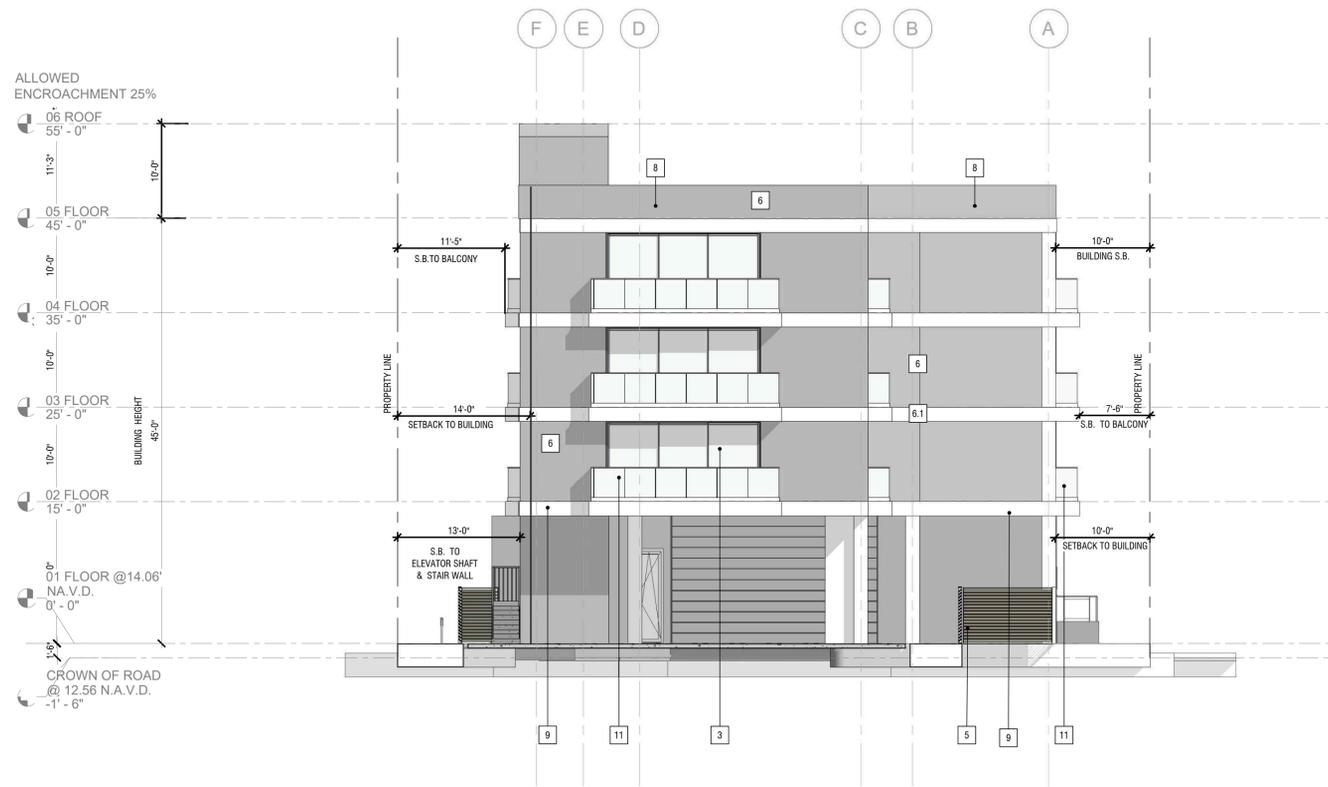
PROJECT TITLE
807 N 24th AVENUE
 HOLLYWOOD, FL 33020

SHEET TITLE
SITE LIGHTING PLAN

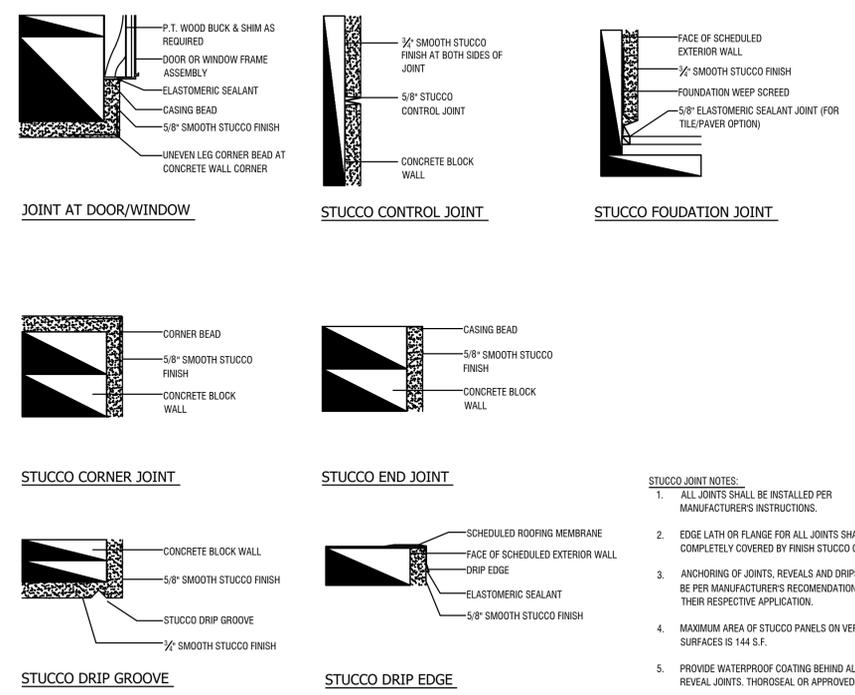
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 22020
 DATE: 03.13.23
 DRAWN BY: GMV
 CHECKED BY: JBK

SHEET
SP-L



- KEY LEGEND**
- 1 Low IMPACT RESISTANT STOREFRONT
 - 2 Low IMPACT RESISTANT WINDOWS
 - 3 Low IMPACT RESISTANT DOORS
 - 4 IMPACT RESISTANT METAL DOOR
 - 5 IMPACT RESISTANT LOUVER COLOR DARK BRONZE
 - 6 PAINTED SMOOTH STUCCO FINISH - COLOR WORDLY GRAY
 - 6.1 PAINTED SMOOTH STUCCO FINISH - COLOR WHITE
 - 7 DECORATIVE WOOD SLATS. GC TO PROVIDE SHOP DRAWINGS FOR ARCH APPROVAL
 - 8 42" HIGH MASONRY WALL-STUCCO
 - 9 PAINTED CONCRETE EYEBROW
 - 10 DECORATIVE INSET ADDRESS ON STUCCO (WHITE)
 - 11 GLASS RAILING, GC TO PROVIDE/NOAS
 - 12 LIGHT FIXTURES TO BE SELECTED BY OWNER, REFER TO RCP AND ELECTRICAL DWGS.
 - 13 EXHAUST VENT WITH GRILLE (KA-08), REFER MECHANICAL DWGS.
 - 14 WHITE METAL ROLL-UP GARAGE DOOR
- (C0) COCCOLOBA DIVERSIFOLIA
 - (C6) CONOCARPUS ERECTUS SERICUES
 - (C62) CORDIA SEBESTENA
 - (S6) SABAL PALMETTO
 - (B6) BURSERIA SIMARUBA
 - (W6) WODYETIA BIFUCATA

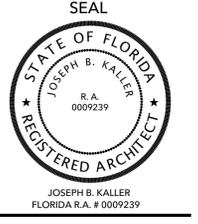


1 REAR ELEVATION
1/4" = 1'-0"

3 STUCCO JOINTS DETAILS AND NOTES
1/4" = 1'-0"



1 SIDE ELEVATION
1/4" = 1'-0"



PROJECT TITLE
807 N 24th AVENUE
 HOLLYWOOD, FL 33020

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION

PROJECT No.: 22020
 DATE: 03.13.23
 DRAWN BY: GMV
 CHECKED BY: JBK

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