



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 4110 N 31 TER 1-3 HOLLYWOOD FL 33021

Lot(s): _____ Block(s): _____ Subdivision: "ZE" PLAT 183-648 B Pt

Folio Number(s): 5142 05 30 0010

Zoning Classification: RM-9 Land Use Classification: MRES /C-2

Existing Property Use: multi family residence Sq Ft/Number of Units: 2332 sf (3 units)

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): just re-zoning, plating and PACO

DEVELOPMENT PROPOSAL

Explanation of Request: Addition of (3) town house buildings with 3 units each total 9 units at 1600 sf / unit

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="9"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="40"/> (Area: <input type="text" value="22,204"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="27"/>)
Height (# of stories)	(# STORIES) <input type="text" value="2"/> (<input type="text" value="25.33 M.R.H."/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="55,510"/> FT.)

Name of Current Property Owner: ZE MANAGEMENT LLC

Address of Property Owner: 3009 NE 19TH ST FORT LAUDERDALE, FL 33305-1801

Telephone: 954-868-9203 Email Address: elizen05@gmail.com

Applicant P A Architect, Inc. Consultant Representative Tenant

Address: 5450 Griffin Road, Davie, FL 33314 Telephone: 954-584-6880

Email Address: paguirre@pa-architect.com

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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: [Signature] Date: 9/6/24

PRINT NAME: Eli Zeno Date: _____

Signature of Consultant/Representative: [Signature] Date: 9/6/24

PRINT NAME: Philip Aguirre Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

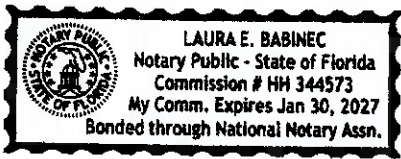
Current Owner Power of Attorney

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 P.A. Architect, Inc to be my legal representative before the T.A.C (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 6th day of September

[Signature]

Notary Public
 State of Florida



[Signature]

Signature of Current Owner

Eli Zeno

Print Name

My Commission Expires: 1/30/27 (Check One) Personally known to me; OR Produced Identification _____

PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: (954) 467-6607 - Fax: (954) 467-3280

OWNERSHIP AND ENCUMBRANCE REPORT
Search No.: 24-318-1

THE UNDERSIGNED does hereby certify that a search has been made of the Official Records of Broward County, State of Florida for:

ZE Management LLC

As to the following described property, to wit:

Parcel A, **ZE Plat**, according to the Plat thereof, recorded in Plat Book 183, Page 648, Public Records Broward County, Florida.

Said Records reflect the present apparent Ownership and all outstanding and potential Encumbrances for the land described above, to wit:

TITLE HOLDER: ZE Management LLC, a Florida limited liability company

ACQUIRED BY: SEE ATTACHED

ENCUMBRANCES: SEE ATTACHED

NAME SEARCH: NONE

PROPERTY INDEX NO.: 5142-0530-0010

CURRENT TAXES: \$12,038.09

STATUS: Paid

The foregoing Ownership and Encumbrance Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the present Ownership for the real property described above, together with all outstanding Encumbrances and potential Encumbrances affecting said lands. This report is not to be construed as an opinion of title.

CERTIFIED through 20th day of December 2024, at 11:00 O'clock P.M.

Paramount Title Services, Inc.

Evelyn Branas _____

Evelyn Branas

Examiner

PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: (954) 467-6607 - Fax: (954) 467-3280

OWNERSHIP AND ENCUMBRANCE REPORT
Search No.: 24-318-1

ACQUIRED BY:

WARRANTY DEED: David C. Douglas, a single man TO ZE Management LLC, a Florida limited liability company, dated December 9, 2011, filed January 20, 2012 in O.R. Book 48459, Page 300.

QUIT CLAIM DEED: Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 23, 2010 in O.R. Book 47609, Page 704.

QUIT CLAIM DEED: Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 27, 2010 in O.R. Book 47612, Page 371.

WARRANTY DEED: Betty Banks, f/k/a Betty J. Banks Ellis, a married woman, individually, as Trustee of the Betty J. Ellis Revocable Trust u/a/d January 10, 1983, as amended by amendment dated April 23, 2015, TO ZE Management LLC, a Florida limited liability company, dated April 23, 2015, filed April 30, 2015, under Instrument No. 112961334.

WARRANTY DEED: Luckily Lots LLC, a Florida limited liability company TO ZE Management LLC, a Florida limited liability company, dated July 8, 2016, filed July 14, 2016, under Instrument No. 113811717.

ENCUMBRANCES:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **ZE**, Plat Book 183, Page 648, Public Records Broward County, Florida.
2. **EASEMENT DEED:** Florida Power & Light Company, a Florida corporation TO City of Hollywood, a Florida municipal corporation, dated April 28, 1972, filed May 17, 1972 in O.R. Book 4866, Page 131.
3. **EASEMENT DEED:** George R. Ramsdell and Elsie Ramsdell, his wife TO City of Hollywood, a Florida municipal corporation, dated May 8, 1972, filed May 25, 1972 in O.R. Book 4874, Page 502.
4. **QUIT CLAIM DEED:** David C. Douglas TO City of Hollywood, a Florida municipal corporation, dated September 23, 1975, filed November 24, 1975 in O.R. Book 6407, Page 295.
5. **QUIT CLAIM DEED:** Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 23, 2010 in O.R. Book 47609, Page 704. **(contains easement)**
6. **QUIT CLAIM DEED:** Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 27, 2010 in O.R. Book 47612, Page 371. **(contains easement)**

PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: (954) 467-6607 - Fax: (954) 467-3280

OWNERSHIP AND ENCUMBRANCE REPORT
Search No.: 24-318-1

7. **DECLARATION OF UNITY OF TITLE:** ZE Management LLC, a Florida limited liability company TO the Public, dated May 3, 2012, filed May 25, 2012 in O.R. Book 48780, Page 1686.

ORDINANCE NO. 0-2021-20

(21-Z-06)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, an application (21-Z-06) was filed by ZE Management, LLC. with the Department of Development Services, Planning and Urban Design Division, requesting a change of zoning district designation from C-2 and RM-9 to RM-12, for the properties located at 4110 North 31st Terrace and North 31st Terrace, generally located south of Stirling Road, west of North 31st Avenue, and east of North 32nd Court with approximately 1.27 gross acres as more particularly described in the attached Exhibit "A" (subject parcel); and

WHEREAS, the existing subject parcel has a current City zoning designation of C-2 (Low-Medium Intensity Commercial District) and RM-9 (Low-Medium Multiple Family) and a Future Land Use Designation of Low-Medium Residential ("LMRES"); and

WHEREAS, the subject parcel abuts Low-Medium Intensity Commercial District on the north, Low-Medium Multiple Family and Single Family Residential on the south; Low-Medium Intensity Commercial District on the east; and Planned Development on the west; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, have determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the CityWide Master Plan, and have therefore recommended that it be approved; and

WHEREAS, on September 21, 2021, the Planning and Zoning Board, acting as the Local Planning Agency, met and reviewed the above noted request for a change of zoning to RM-12 (Medium Multiple Family) and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request to RM-12 is/is not consistent with the Zoning and Land Development Regulations, is/is not consistent with the City of Hollywood's Comprehensive Plan, and is/is not in the best interest of the citizens of the City of Hollywood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the Applicant has/has not presented competent substantial evidence that the requested rezoning request to RM-12 is consistent with the Zoning and Land Development Regulations, is/is not consistent with the City of Hollywood's Comprehensive Plan, and there is/is not a legitimate public purpose in maintaining the existing zoning.

Section 3: That the subject parcel as more particularly described in the attached Exhibit "A" is rezoned from the zoning designation of C-2 (Low-Medium Intensity Commercial District) and RM-9 (Low-Medium Multiple Family) to RM-12 (Medium Multiple Family).

Section 4: That the Official Zoning Map of the City of Hollywood is amended to incorporate the above described change in zoning designation for the subject parcel.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict are repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this ordinance.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

Advertised November 15, 2021.

PASSED on first reading this 3 day of November, 2021.

PASSED AND ADOPTED on second reading this 1 day of December, 2021.

RENDERED this 8 day of December, 2021.



JOSH LEVY, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance of the City of Hollywood, Florida, only.



DOUGLAS R. GONZALES
CITY ATTORNEY

EXHIBIT A

Legal Description

A portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of LETO ESTATES, according to the plat thereof, as recorded in Plat Book 115, Page 11, of the public records of Broward County, Florida; thence North 88°02'42" East, on the South line of said LETO ESTATES, a distance of 100.00 feet; thence South 01°41'13" East, on a line 100.00 feet East of the West line of the East 66.94 feet of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 309.99 feet; thence South 88°02'38" West, on a line 25.00 feet North of and parallel with the North line of EMERALD HILLS SECTION THREE, according to the plat thereof, as recorded in Plat Book 83, Page 27, of the public records of Broward County, Florida, a distance of 33.06 feet; thence South 01°41'13" East, on the East line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 25.00 feet; thence South 88°02'38" West, on the North line of said EMERALD HILLS SECTION THREE, a distance of 167.38 feet; thence North 01°41'13" West, on the East line of Parcel "A", HOLLYWOOD OAK GROVE COMMERCE CENTER, according to the plat thereof, as recorded in Plat Book 144, Page 10, of the public records of Broward County, Florida, a distance of 226.66 feet; thence North 87°45'18" East, on a line 460.00 feet South of and parallel with the North line of said Section 5, a distance of 100.44 feet; thence North 01°41'13" West, on the Southerly extension of the West Plat Limit of said LETO ESTATES, a distance of 107.83 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 55,463 square feet or 1.2732 acres more or less.

LEGAL AD
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, December 1, 2021, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2021-14 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS TO ALLOW PLANNED DEVELOPMENTS WITHIN THE DOWNTOWN DISTRICT OF THE HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY. (21-T-23)

Proposed Ordinance - PO-2021-19 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (21-Z-06)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, 2600 Hollywood Blvd, Hollywood, Florida, between the hours of 7:00 AM and 5:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager five business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 15th day of November, 2021.

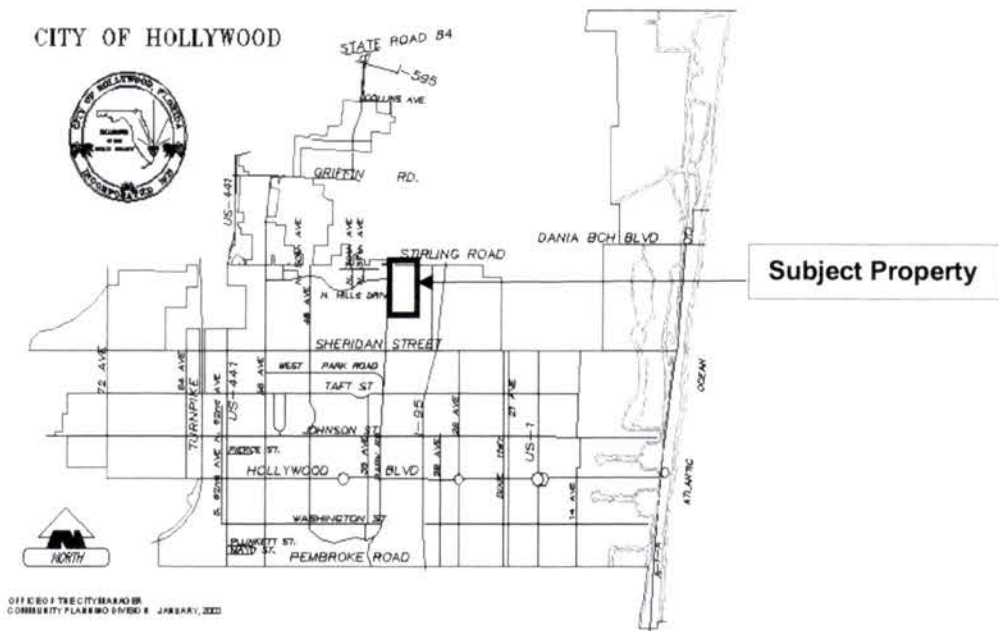
Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice
PUBLISH: Monday, November 15, 2021
FURNISH PROOF OF PUBLICATION

h:cityclk\ads\legalad\PO-2021-14,19

CITY OF HOLLYWOOD SECOND READING

The City of Hollywood City Commission will hold a public hearing on the proposed ordinance on **Wednesday, December 1, 2021 at 1:15 PM**, or as soon thereafter as same can be heard in the City Commission Chambers, Room 219, second floor of Hollywood City Hall, located at 2600 Hollywood Boulevard.



- 1. FILE NO:** PO-2021-19 (21-Z-06)
APPLICANT: ZE Management LLC
LOCATION: 4110 N 31 Terrace and N 31 Terrace, generally located south of Stirling Road, west of N 31 Avenue, and east of N 32 Court.
REQUEST: AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

A copy of the proposed application materials, and legal description for the above petition(s) is on file in the Department of Development Services, Division of Planning and Urban Design.

Comments of any interested party relative to this matter may be submitted in writing and/or presented in person at the meeting. Any person who decides to appeal any decision made by the board, agency or commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Please call (954) 921-3471, option 3, with questions regarding the above matters.

Two or more members of any other city board, commission, or committee, who are not members of this board may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission, or committee.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Architecture and Engineering five business days in advance at (954) 921-3900, option 4. Hearing or speech impaired individuals, please call (800) 955-8771 (V-TDD).

Dated this 15th day of November 2021.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN-SENTINEL-LOCAL SECTION - DISPLAY AD W/MAP, ¼ PAGE
PUBLISH: MONDAY, NOVEMBER 15, 2021
FURNISH PROOF OF PUBLICATION
FURNISH AFFIDAVIT OF PUBLICATION

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the ZE MANAGEMENT LLC, a Florida limited liability company, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ZE", being a plat of a portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, City of Hollywood, Broward County Florida.

The Right-of-Way Easement shown hereon is dedicated to the public for right-of-way and right-of-way related purposes.
 The Ingress/Egress and Utility Easement shown hereon is dedicated to the public for Ingress/Egress, Utilities and related purposes.
 The Ingress/Egress and Utility Easement shown hereon is dedicated to service an emergency vehicles for Ingress/Egress.
 IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Plantation, County of Broward, State of Florida, this 1st day of November, 2022.

ZE MANAGEMENT LLC, a Florida limited liability company

Officer: [Signature] Name printed: Eliyahu Zeno Title: Manager
 Witness: [Signature] Name printed: Beverly A. Anderson
 Witness: [Signature] Name printed: Scott A. McLaughlin

ACKNOWLEDGMENT

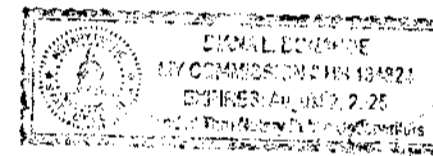
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me by means of physical presence or online notarization , by Eliyahu Zeno, being the MANAGER of ZE MANAGEMENT LLC, a Florida limited liability company, to me well known to be the person described who executed the foregoing Plat and instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Plantation, Broward County, Florida this 1st day of November, 2022.

NOTARY PUBLIC [Signature]

STATE OF FLORIDA Name of Notary printed DIANA L. DONAYDE

My Commission Expires: August 2, 2025



SEAL

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of "ZE" was approved and accepted by the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA by RESOLUTION NO. R-2022-318, adopted this 19th day of October, 2022, A.D. and by said Resolution all Easements shown on this plat were accepted in the name of said City and all previous plats of this land are canceled and superseded.

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

By: [Signature] Josh Levy Mayor this 28th day of November, 2022.

Attest: [Signature] Patricia A. Cerny City Clerk this 29th day of November, 2022.

CITY ENGINEER

This plat is approved and accepted for record this 21st day of November, 2022.

By: [Signature] Azita Behmardi, City Engineer, Florida P.E. Registration #44388

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

This plat is approved and accepted for record this 11 day of October, 2022.

By: [Signature] Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

This plat has been approved and accepted for record.

By: [Signature] 10/04/2023
Roberto Chavez (date)
 Professional Surveyor and Mapper
 Florida Registration Number: LS 7280

By: [Signature] 10/18/2023
Richard Tornese (date)
 Director
 Florida Professional Engineer
 Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 23 day of June, 2022. By: [Signature] Chairperson This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 24 day of October, 2023. By: [Signature] Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 21 day of February, 2023.

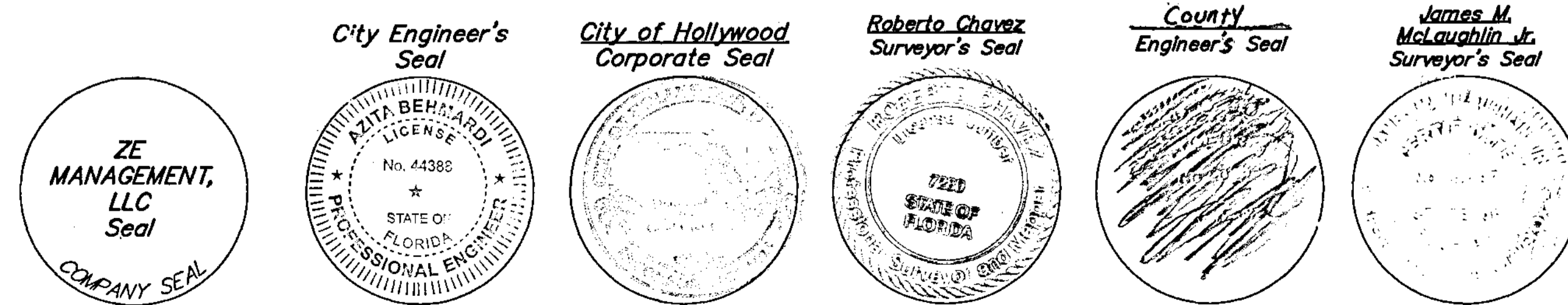
By: [Signature] Mayor - County Commission



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 20 day of January, 2021. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 4th day of January, 2021.

"ZE"
A PLAT OF A PORTION OF
THE NORTHEAST ONE-QUARTER (NE 1/4),
SECTION 5, TOWNSHIP 51 SOUTH,
RANGE 42 EAST, CITY OF HOLLYWOOD,
BROWARD COUNTY, FLORIDA
JANUARY 2021



By: [Signature]
 James M. McLaughlin Jr.
 Registered Land Surveyor No. LS4497
 State of Florida.
 for McLAUGHLIN ENGINEERING COMPANY
 1700 N.W. 64th STREET, SUITE 400
 Fort Lauderdale, Florida 33309
 Certificate of Authorization
 Number: LB 285

INSTR #119192628
Plats 183/648
Page 2 of 2

SURVEYOR'S NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown hereon refer to an assumed datum and reference the centerline of N. 31st Avenue, 25.00' East of the East line and Southerly extension thereof, LETO ESTATES (Plat Book 115, Page 11, B.C.R.), adjacent to the plat as North 01°43'08" West, as referenced by found monuments shown hereon.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

LEGAL DESCRIPTION:

A portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of LETO ESTATES, according to the plat thereof, as recorded in Plat Book 115, Page 11, of the public records of Broward County, Florida; thence North 88°02'42" East, on the South line of said LETO ESTATES, a distance of 100.00 feet; thence South 01°41'13" East, on a line 100.00 feet East of the West line of the East 66.94 feet of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 309.99 feet; thence South 88°02'38" West, on a line 25.00 feet North of and parallel with the North line of EMERALD HILLS SECTION THREE, according to the plat thereof, as recorded in Plat Book 83, Page 27, of the public records of Broward County, Florida, a distance of 33.06 feet; thence South 01°41'13" East, on the East line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 25.00 feet; thence North 01°41'13" West, on the North line of said EMERALD HILLS SECTION THREE, a distance of 167.38 feet; thence North 88°02'38" East, on the East line of Parcel "A", HOLLYWOOD OAK GROVE COMMERCE CENTER, according to the plat thereof, as recorded in Plat Book 144, Page 10, of the public records of Broward County, Florida, a distance of 226.66 feet; thence North 87°45'18" East, on a line 460.00 feet South of and parallel with the North line of said Section 5, a distance of 100.44 feet; thence North 01°41'13" West, on the Southerly extension of the West Plat Limit of said LETO ESTATES, a distance of 107.83 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 55,463 square feet or 1.2732 acres more or less.

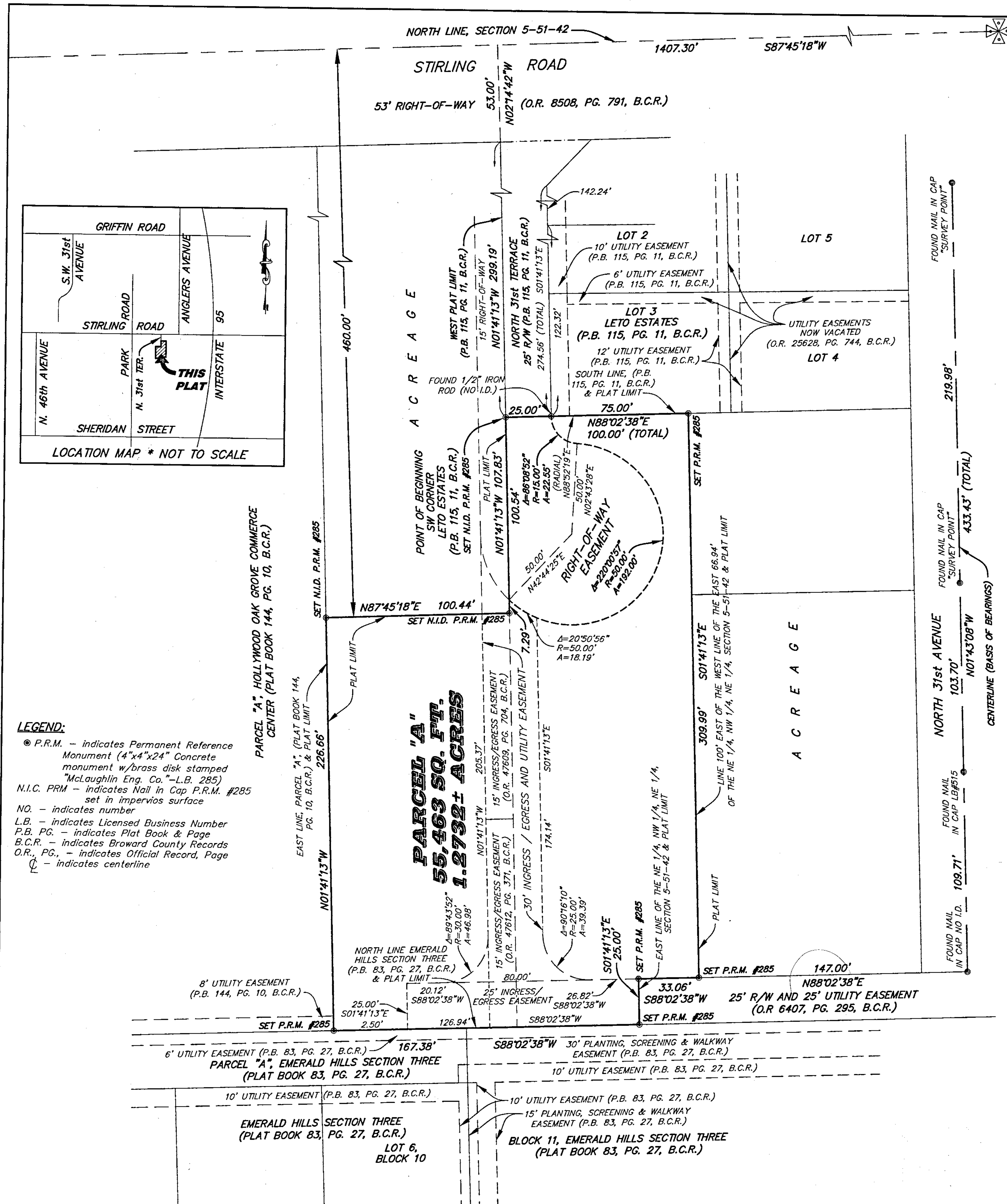
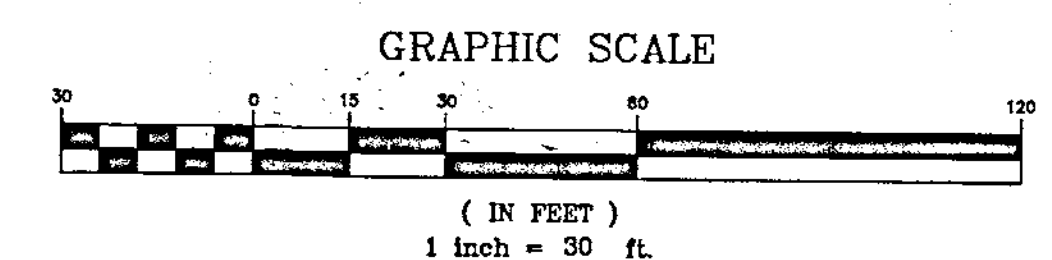
PLAT RESTRICTION:

THIS PLAT IS RESTRICTED TO 9 TOWNHOMES AND 3 VILLAS UNITS

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

"ZE"
A PLAT OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4), SECTION 5, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA JANUARY 2021



LEGEND:
 ● P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped 'McLaughlin Eng. Co.-L.B. 285')
 N.I.C. PRM - indicates Nail in Cap P.R.M. #285 set in impervious surface
 NO. - indicates number
 L.B. - indicates Licensed Business Number
 P.B. PG. - indicates Plat Book & Page
 B.C.R. - indicates Broward County Records
 O.R., PG., - indicates Official Record, Page
 C - indicates centerline

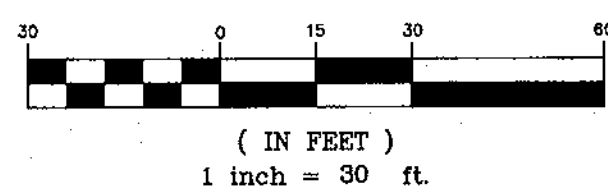


prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615

RECORD LAND SURVEY

A PORTION OF N.E. 1/4, NE 1/4, SECTION 5, TOWNSHIP 51 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- GUMBO LIMBO
- OAK TREE
- PALM TREE
- PINE TREE

LEGEND

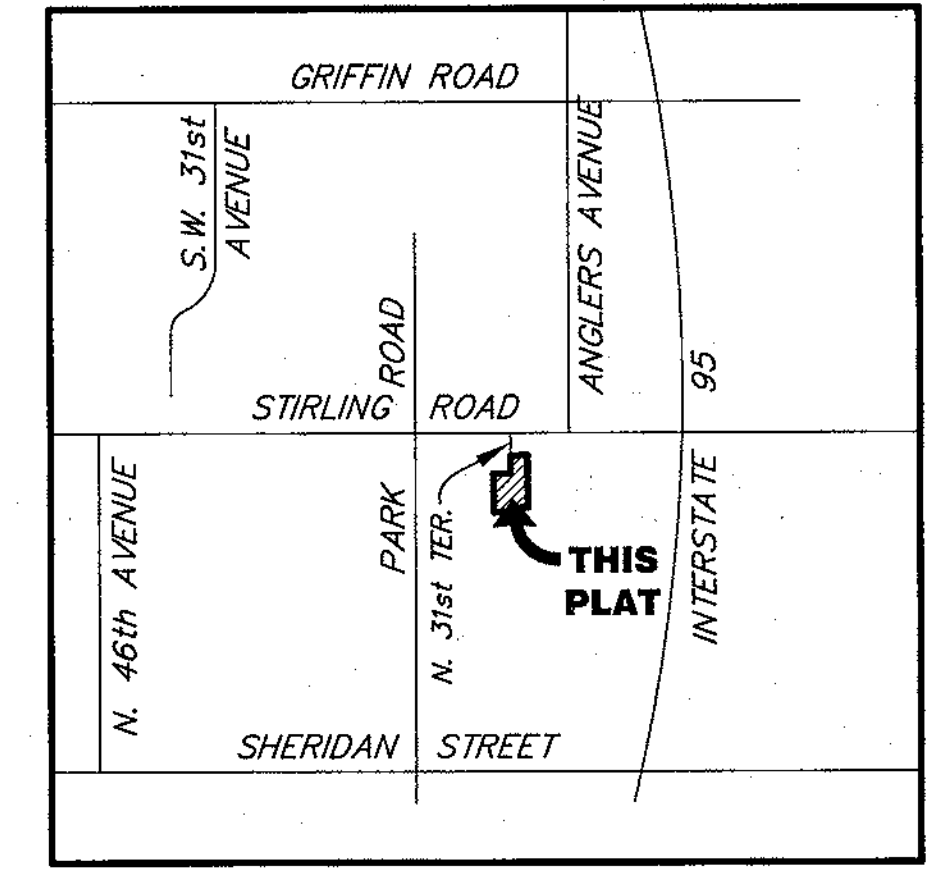
- | | |
|--|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | ℄ = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | PG. = PAGE |
| W.M. = WATER METER | R/W = RIGHT-OF-WAY |
| I.C.V. = IRRIGATION CONTROL VALVE | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| A.L.P. = ALUMINUM LIGHT POLE | P.C.D. = POLLUTION CONTROL DEVICE |
| C.L.P. = CONCRETE LIGHT POLE | H.H. = HAND HOLE |
| M.L.P. = METAL LIGHT POLE | L.P. = LIGHT POLE |
| W.L.P. = WOOD LIGHT POLE | W.P.P. = WOOD POWER POLE |
| | WV = WATER VALVE |

NOTES:

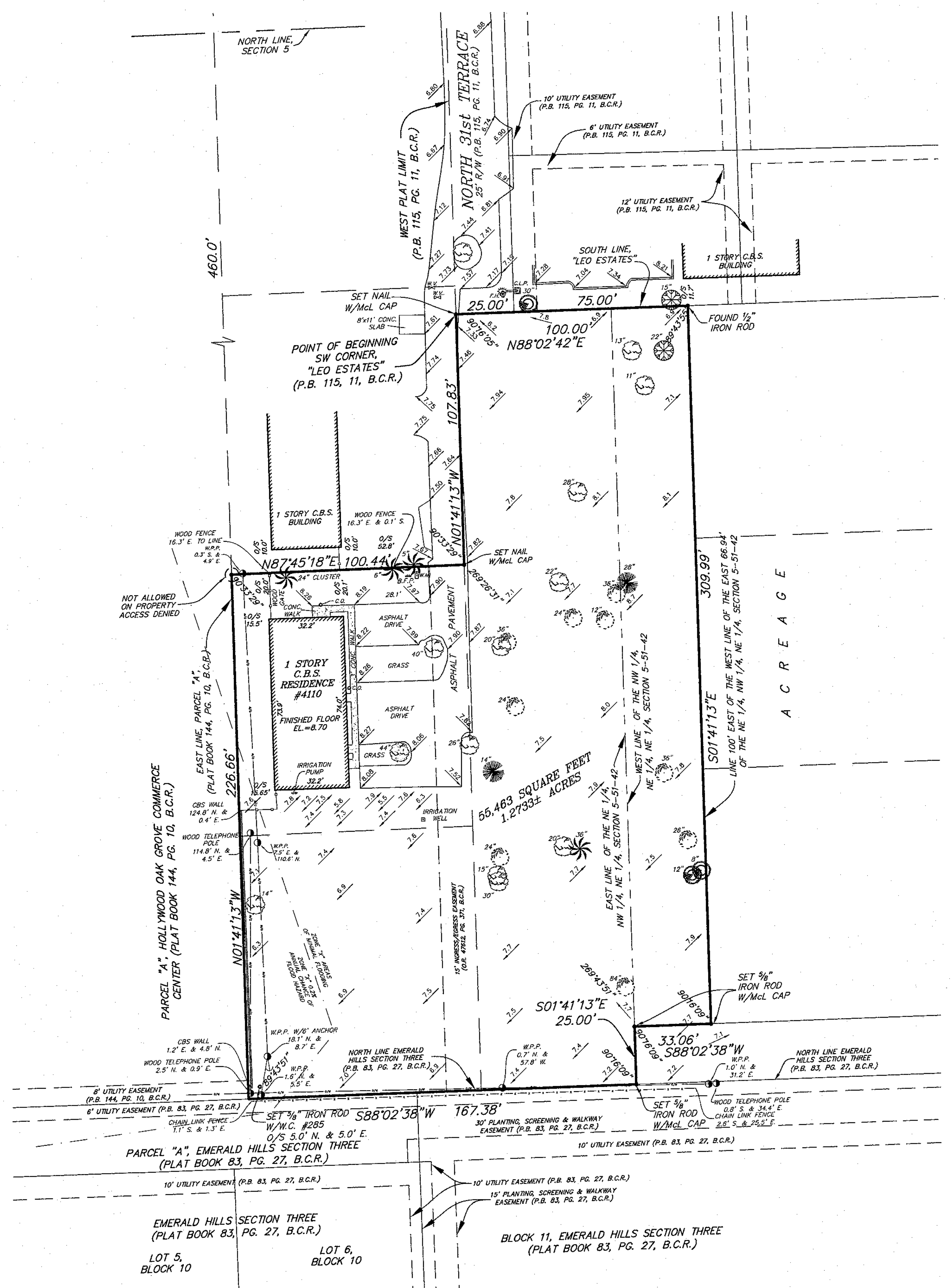
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: Broward County Engineering Department, Bench Mark #2358, Elevation=7.10 (NGVD29) converted to 5.50 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 6.90
- 7) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "X" Areas of Minimal Flooding, Per Flood Insurance Rate Map No. 12011C0566 H, Dated: August 18, 2014, Community Panel No. 125113.
- 8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. EFB w/Worksheets
 JOB ORDER NO. V-4270
 CHECKED BY:
 DRAWN BY: RT



Location Sketch
 Not To Scale



Legal Description

A portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, Broward County, Florida, more fully described as follows:

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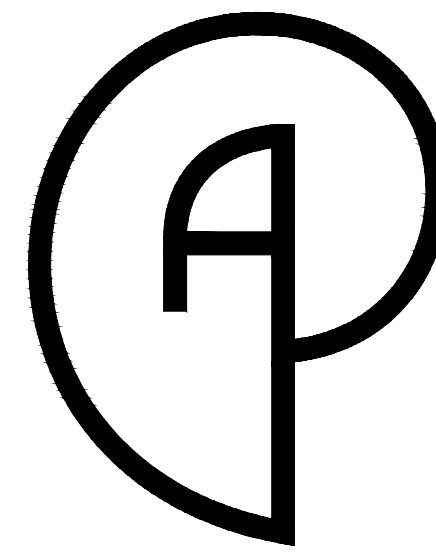
CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 19th day of April, 2019.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.



P.A. ARCHITECT, INC

Florida License AA-26001926

5450 Griffin Road, Suite B

Davie, Florida 33314

Tel: (954) 584-6880

e-mail: paguirre@pa-architect.com

www.pa-architect.com



ZE MANAGEMENT, LLC. RESIDENCE (NEW CBS TOWNHOUSES)

SHEET INDEX

ARCHITECTURAL PLANS:

- SP-1 _____ SITE PLAN
- SP-2 _____ STREET PROFILE / ELEVATION
- A-1 _____ GROUND FLOOR PLAN
- A-2 _____ SECOND FLOOR PLAN
- A-3 _____ EXTERIOR ELEVATIONS
- A-4 _____ EXTERIOR ELEVATIONS

LANDSCAPE PLANS:

- L-1 _____ LANDSCAPE PLAN
- L-2 _____ EXISTING TREE DIPOSITION PLAN
- L-3 _____ LANDSCAPE DETAILS AND SPECIFICATIONS

CIVIL PLANS:

- C-1 _____ PAVING, GRADING AND DRAINAGE
- C-2 _____ ENGINEERING DETAILS
- C-4 _____ WATER AND SEWER PLAN
- C-5 _____ STANDARD WATER DETAILS
- C-8 _____ STANDARD SEWER DETAILS
- C-9 _____ SANITARY SEWER PROFILE
- ER-1 _____ EROSION CONTROL PLAN / SWPPP

CODE COMPLIANCE

ALL WORK IS DESIGNED TO CONFORM TO :

- FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING
- FLORIDA BUILDING CODE 8th EDITION (2023) - RESIDENTIAL
- F.F.P.C. 8th EDITION (2023) - BASED ON NFPA 1 AND NFPA 101 2021 EDITIONS
- A.S.C.E. 7-22
- NEC 2020 - NFPA 70

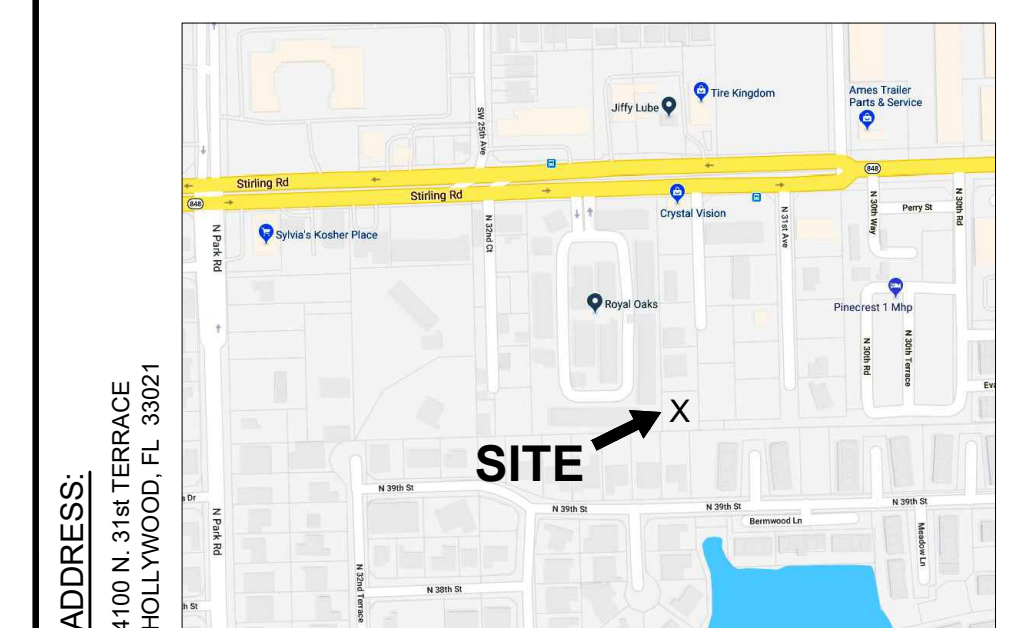
BUILDING DATA

TYPE OF USE : RESIDENTIAL DUPLEX
 OCCUPANCY GROUP : R-3
 CONSTRUCTION TYPE : TYPE V-B

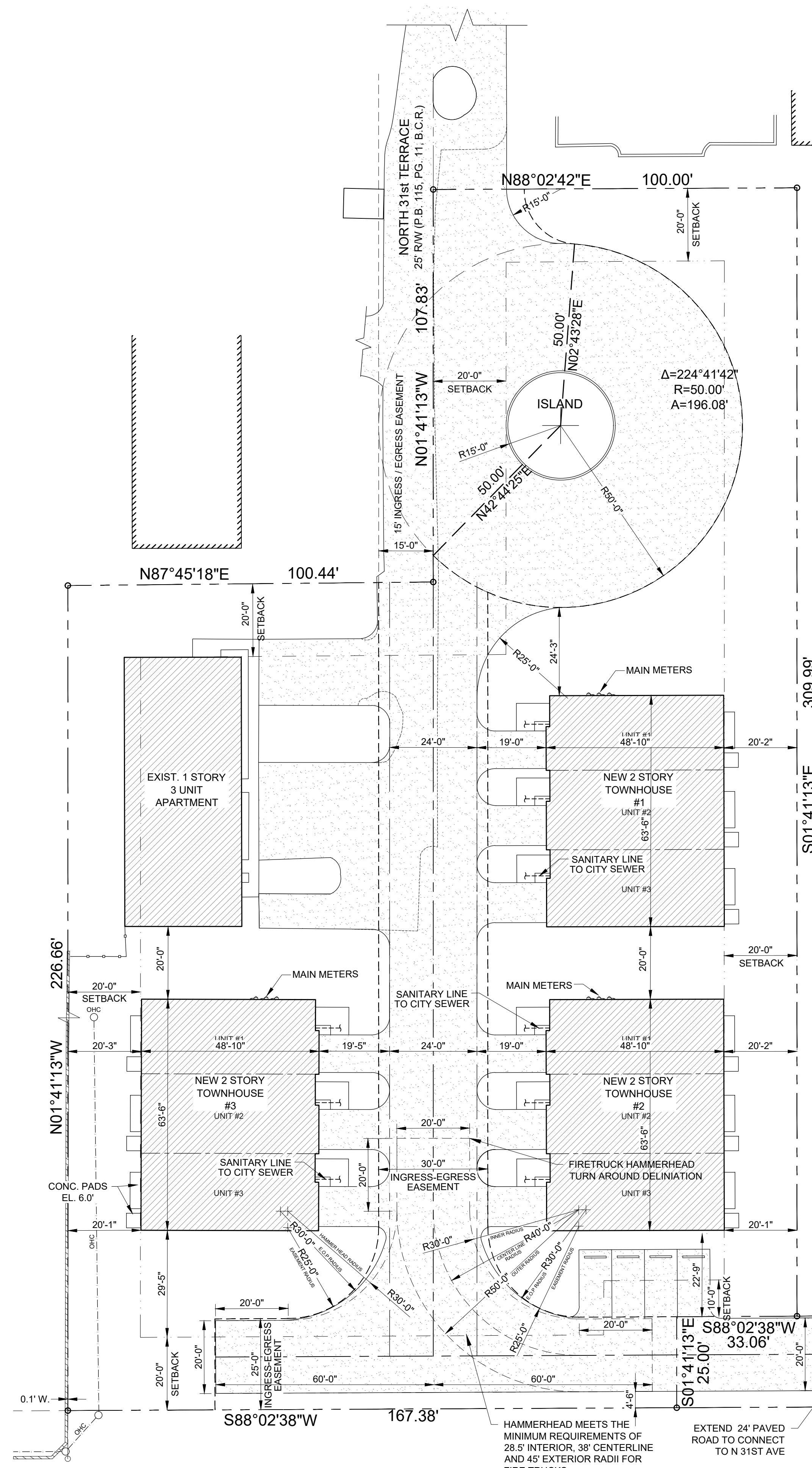
SCOPE OF WORK

- NEW TWO STORIES TOWNHOUSE CBS RESIDENCE.

LOCATION MAP



ADDRESS:
 4100 N. 31st TERRACE
 HOLLYWOOD, FL 33021



DESIGN CRITERIA

WIND LOAD DESIGN:
 - ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-10 BUILDING CODE WITH THE FOLLOWING DESIGN VALUES:

COUNTY	WIND SPEED	GUST	EXPOSURE
BROWARD	170 MPH	3 SEC.	C

FLOOD DATA

FLOOD ZONE:	X
BASE FLOOD ELEVATION:	N/A

CODE INFORMATION

ZONING DESIGNATION:	RM-9
FRONT SETBACK:	20' MIN.
SIDE SETBACK:	20' MIN.
REAR SETBACK:	20' MIN.
BLDG. HEIGHT:	30' MAX.

LOT COVERAGE

LOT AREA:	55,463 SF.
EXIST. BLDG. FOOT PRINT:	2,378 SF.
PROP. TOWNHOUSE #1:	3,076 SF.
PROP. TOWNHOUSE #2:	3,076 SF.
PROP. TOWNHOUSE #3:	3,076 SF.
TOTAL BUILDINGS FOOTPRINT	11,606 SF.
DRIVEWAY, SIDEWALKS AND PADS:	20,375 SF.
TOTAL IMPERVIOUS AREA:	31,981 SF. (57.7%)
TOTAL PERVIOUS AREA:	23,482 SF. (42.3%)

LOCATION MAP

ADDRESS:
 4110 N. 31st TERRACE
 HOLLYWOOD, FL 33021

LEGAL DESCRIPTION

"ZE" A PLAT OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4), SECTION 5, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 183, PAGE 648.

CODE COMPLIANCE

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- FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING
- FLORIDA BUILDING CODE 8th EDITION (2023) - RESIDENTIAL
- F.F.P.C. 8th EDITION (2023) - BASED ON NFPA 1 AND NFPA 101 2021 EDITIONS
- A.S.C.E. 7-22
- NEC 2020 - NFPA 70

BUILDING DATA

TYPE OF USE: RESIDENTIAL DUPLEX
 OCCUPANCY GROUP: R-3
 CONSTRUCTION TYPE: TYPE III-B

SCOPE OF WORK

- NEW 2 STORY DUPLEX RESIDENCES



- PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.

SITE PLAN

SCALE: 1" = 20'

ALL RIGHTS RESERVED. COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF P.A. ARCHITECT, INC. OR P.A.'S AGENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND P.A. ARCHITECT, INC. IS NOT RESPONSIBLE FOR ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

REVISIONS

No.	DATE	DESCRIPTION

P.A. ARCHITECT, INC.
 Florida License A4-26001926
 5450 Griffin Road, Suite B
 Davie, Florida 33314
 Tel: (954) 684-6880
 e-mail: paquirre@pa-architect.com
 www.pa-architect.com

NEW 2 STORY DUPLEX RESIDENCE

ZE MANAGEMENT, LLC
 4110 N 31st TERRACE
 HOLLYWOOD, FL 33021

CLIENT:
 ELI ZENO

DESIGNED BY:
 PHILIP D. AGUIRRE

DRAWN BY:
 I.N.

SCALE:
 AS NOTED

CHKD BY:
 P.D.A.

ISSUE DATE:
 12-03-24

2/13/2024

DATE:
 PHILIP D. AGUIRRE, R.A.
 FL-AR0092740

ACAD DWG/
 SERVER/J/Z/
 ZE MANAG...

PROJ No.
 2017-77

SHEET
SP-1

THE ARCHITECT, INC. HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF P.A. ARCHITECT, INC. OR PHILIP D. AGUIRRE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND P.A. ARCHITECT, P.C. IS NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

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NEW 2 STORY DUPLEX RESIDENCE

ZE MANAGEMENT, LLC
 4110 N 31st TERRACE
 HOLLYWOOD, FL 33021

CLIENT:
ELI ZENO

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
I.N.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

ISSUE DATE:
12-03-24

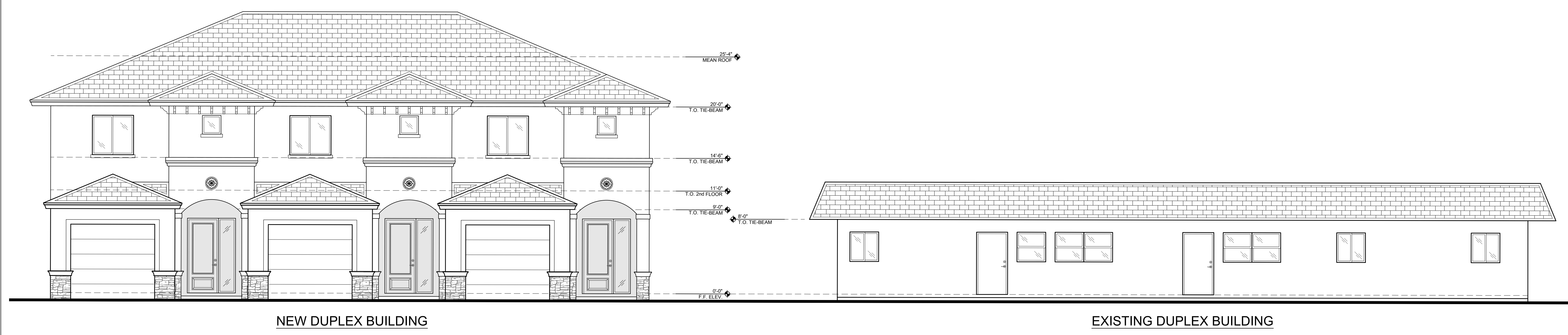
2/13/2024

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

ACAD DWG:
SERVER_J.Z./
ZE MANAG...

PROJ No.
2017-77

SHEET
SP-2

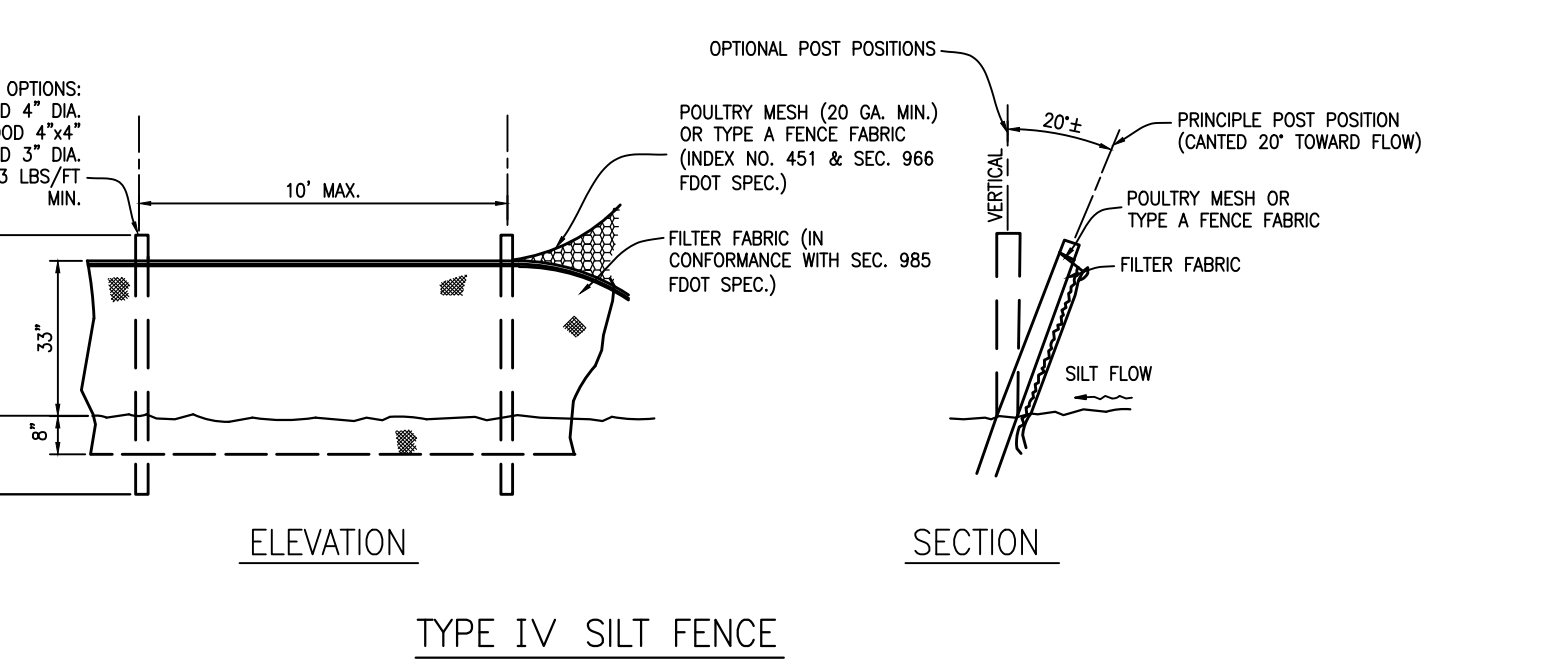
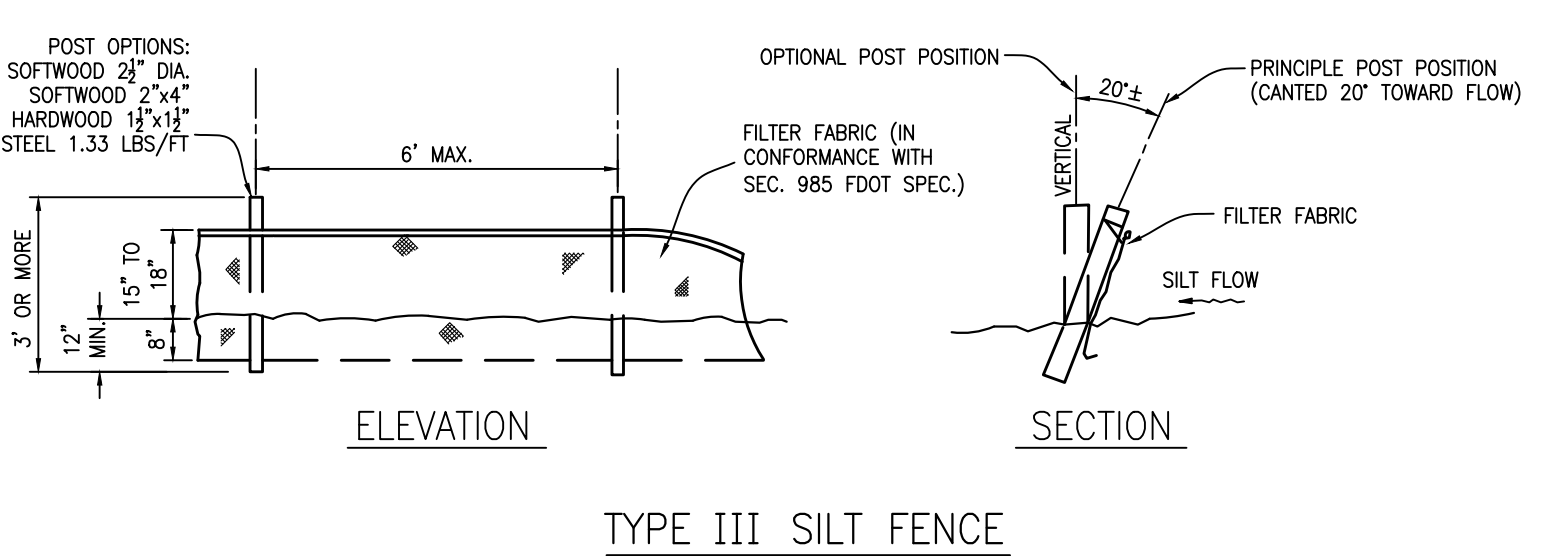
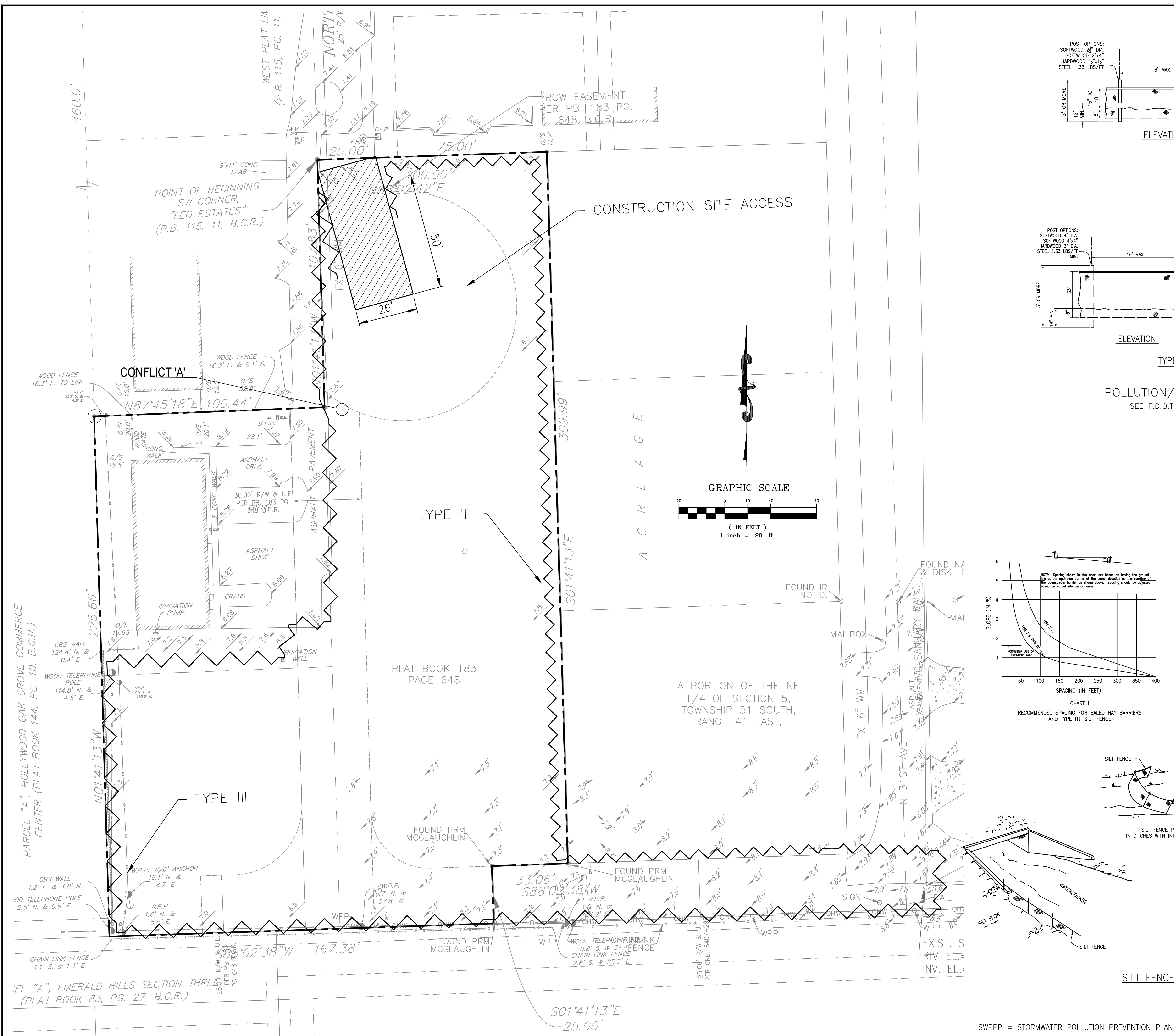


NEW DUPLEX BUILDING

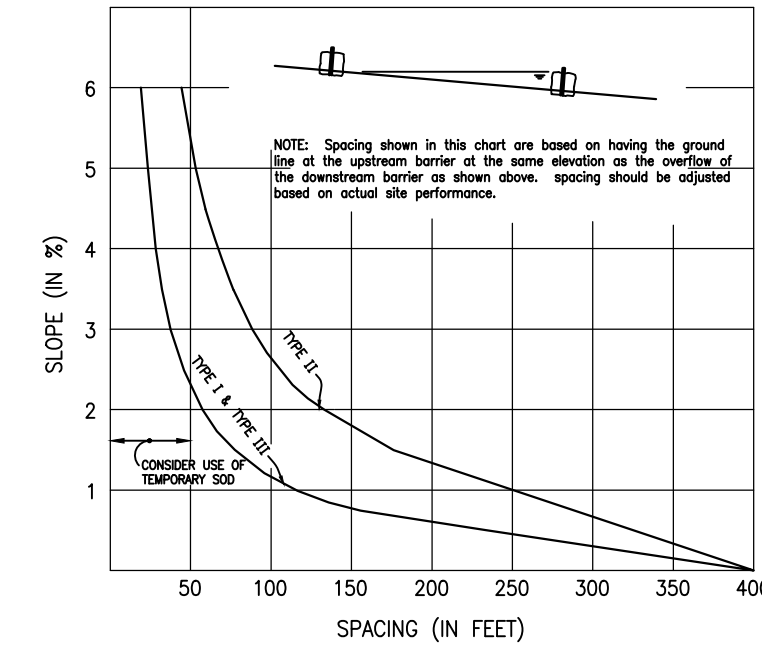
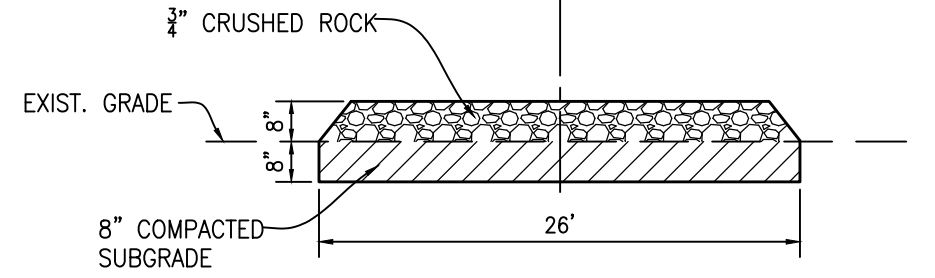
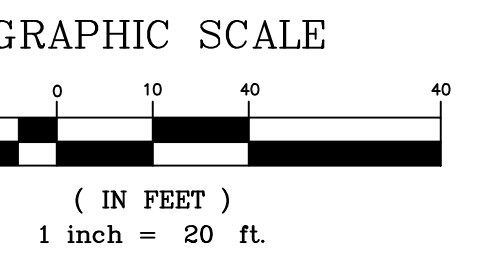
EXISTING DUPLEX BUILDING

STREET PROFILE / ELEVATION

SCALE: 3/16" = 1'-0"

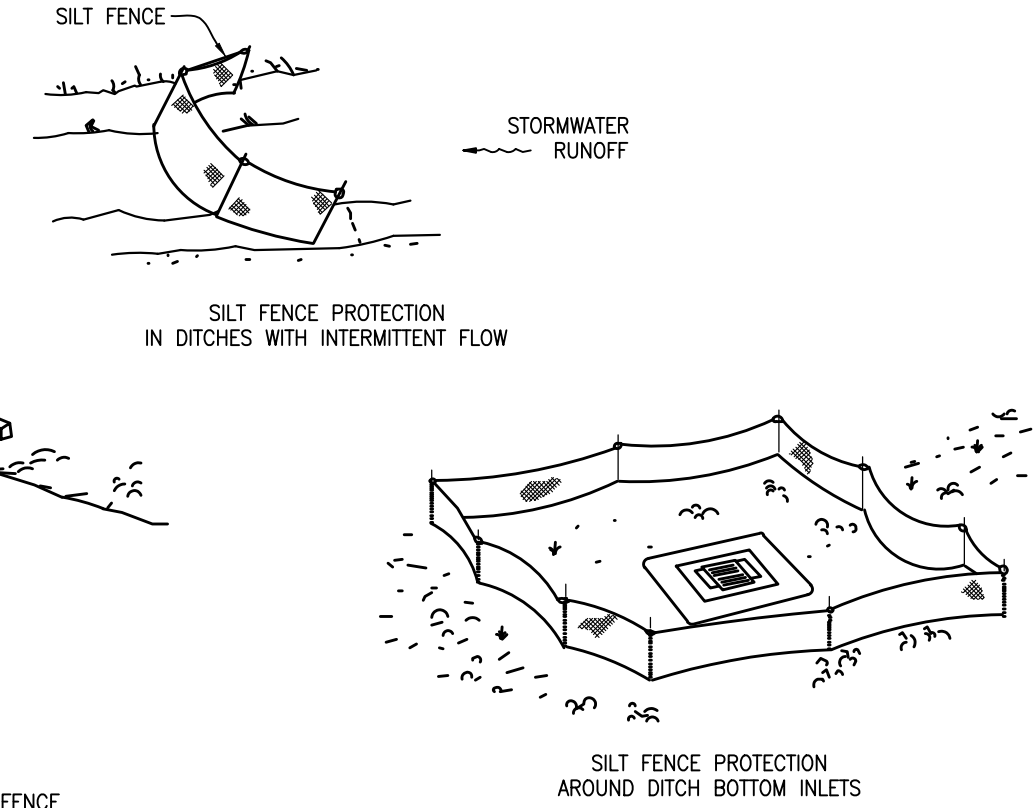


POLLUTION/EROSION CONTROL DETAIL
 SEE F.D.O.T. INDEX 102 SHEETS 1 & 3 OF 3



NOTES FOR SILT FENCES

- TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1.
- TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
- DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
- WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
- SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (L.F.).



ENGINEER'S SEAL NOT VALID WITHOUT ORIGINAL SIGNATURE
JEFREY M SANON
 LICENSE No. 70946
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

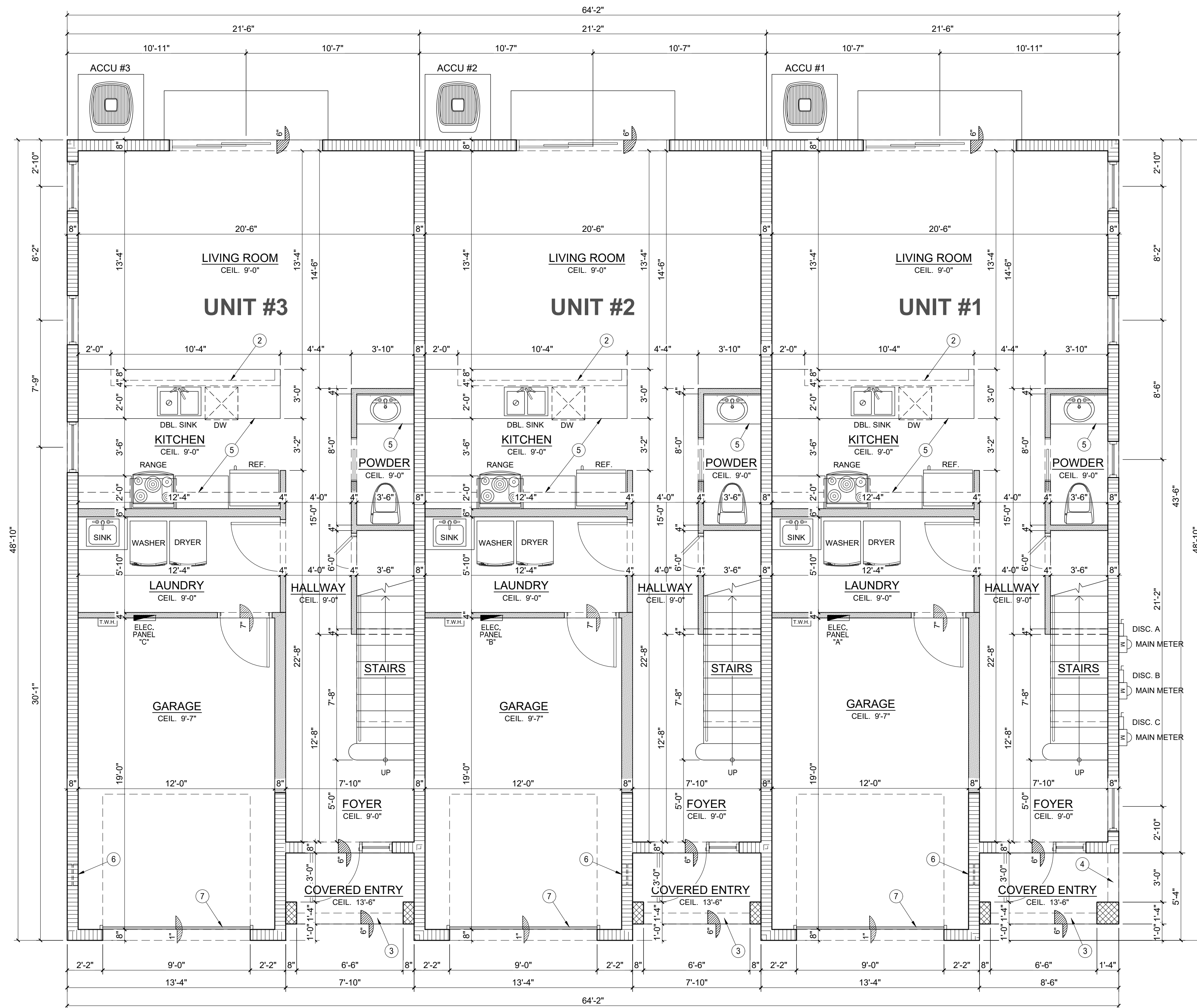
REVISIONS

NO.	DATE	DESCRIPTION

PILLAR CONSULTANTS, INC.
 Consulting Engineers, Planners, Surveyors
 5230 S. University Drive - Suite 104
 Davie, Florida 33328
 Phone: (954) 680-6533

ZE MANAGEMENT
 4110 N 31ST TERRACE
 TOWN OF DAVIE
 BROWARD COUNTY, FLORIDA

SCALE: 1"=20'
 DATE: 03/15/24
 DRAWN BY: WEG
 SHEET No.
ER-1
 24006



GROUND FLOOR PLAN UNIT 3

GROUND FLOOR PLAN UNIT 2

GROUND FLOOR PLAN UNIT 1

GROUND FLOOR PLAN (UNIT 1, 2 & 3)

SCALE: 1/4" = 1'-0"

UNIT AREA CALCULATIONS

FIRST FLOOR LIVING AREA	= 751 S.F.
SECOND FLOOR LIVING AREA	= 847 S.F.
TOTAL UNIT LIVING AREA	= 1,598 S.F.
GARAGE AREA	= 251 S.F.
COVERED ENTRY AREA	= 37 S.F.
CONC. PAD AREA	= 46 S.F.
TOTAL UNIT AREA	= 1,932 S.F.

LEGEND

	C.M.U. WALL
	NON BEARING INTERIOR PARTITION WALL
	DOOR MARK
	WINDOW MARK
	KEYNOTE MARK

KEY NOTE LEGEND

- 1 SAFETY GLASS (CATEGORY II)
- 2 KNEE WALL SUPPORTING COUNTER TOP AT 36" HEIGHT A.F.F.
- 3 ARCHED HEADER ABOVE - SEE ELEVATIONS
- 4 CONC. BEAM ABOVE
- 5 CABINETS (BY OTHERS)
- 6 60 SQ.IN. GARAGE VENT. BLOCK
- 7 GENERAL CONTRACTOR TO PROVIDE AND INSTALL HURRICANE SUPPORT ROD TO ALL GARAGE DOORS

ARCHITECTURAL NOTES

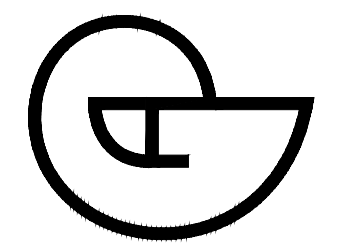
1. ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.
2. NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY AND SHALL BE 3" MIN. IN HEIGHT.
3. ALL EGRESS WINDOWS WILL HAVE CLEAR OPENING MIN. OF 20" WIDE x 24" HIGH w/5.7 SQ.FT. MIN. AREA.
4. ALL EGRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO HIGHER THAN 54" ABOVE FINISH FLOOR AND OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES (118 MM) ABOVE FINISH FLOOR.
5. BATHROOM FLOOR AND BASE BOARD TO BE OF IMPERVIOUS MATERIAL.
6. TUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
7. PROVIDE 2 x 4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT LIKE GRAB RAILS, BASE, VANITY AND/OR WALL CABINETS FOR MOUNTING THESE ITEMS.
8. ALL GLASS DOORS AND ENCLOSURES OF SHOWERS AND OR BATH TUBS SHALL BE CATEGORY II SAFETY GLASS.
9. ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" x 2" WOOD FRAMING.
10. 1" RAIN CUT AT GARAGE DOOR.
11. ALL CEILING HEIGHT ARE REFERENCED TO FIN. FL. EL = 0'-0"
12. INTERIOR WALLS SHALL BE FINISHED ROUNDED CORNER USING ROUNDED CORNER BEADS.

SEE SHEET A-2 FOR SECOND FLOOR PLAN
SEE SHEET A-3 & A-4 FOR EXTERIOR ELEVATIONS
SEE SHEET A-5 FOR DOOR AND WINDOW SCHEDULES
SEE SHEET A-6 & A-7 FOR ARCHITECTURAL DETAILS

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NO.	DATE	DESCRIPTION

P.A. ARCHITECT, INC.
Florida License AA-26001926
5450 Griffin Road, Suite B
Davie, Florida 33314
Tel: (954) 584-6880
e-mail: pa@pa-architect.com
www.pa-architect.com



NEW 2 STORY DUPLEX RESIDENCE
ZE MANAGEMENT, LLC
4110 N 31st TERRACE
HOLLYWOOD, FL 33021

CLIENT:
ELI ZENO

DESIGNED BY:
PHILIP D. AGUIRRE

DRAWN BY:
I.N.

SCALE:
AS NOTED

CHKD BY:
P.D.A.

ISSUE DATE:
12-03-24

DATE:
PHILIP D. AGUIRRE, R.A.
FL-AR0092740

ACAD DWG:
SERVER: J.Z.
ZE MANAG...

PROJ No.
2017-77

SHEET
A-1

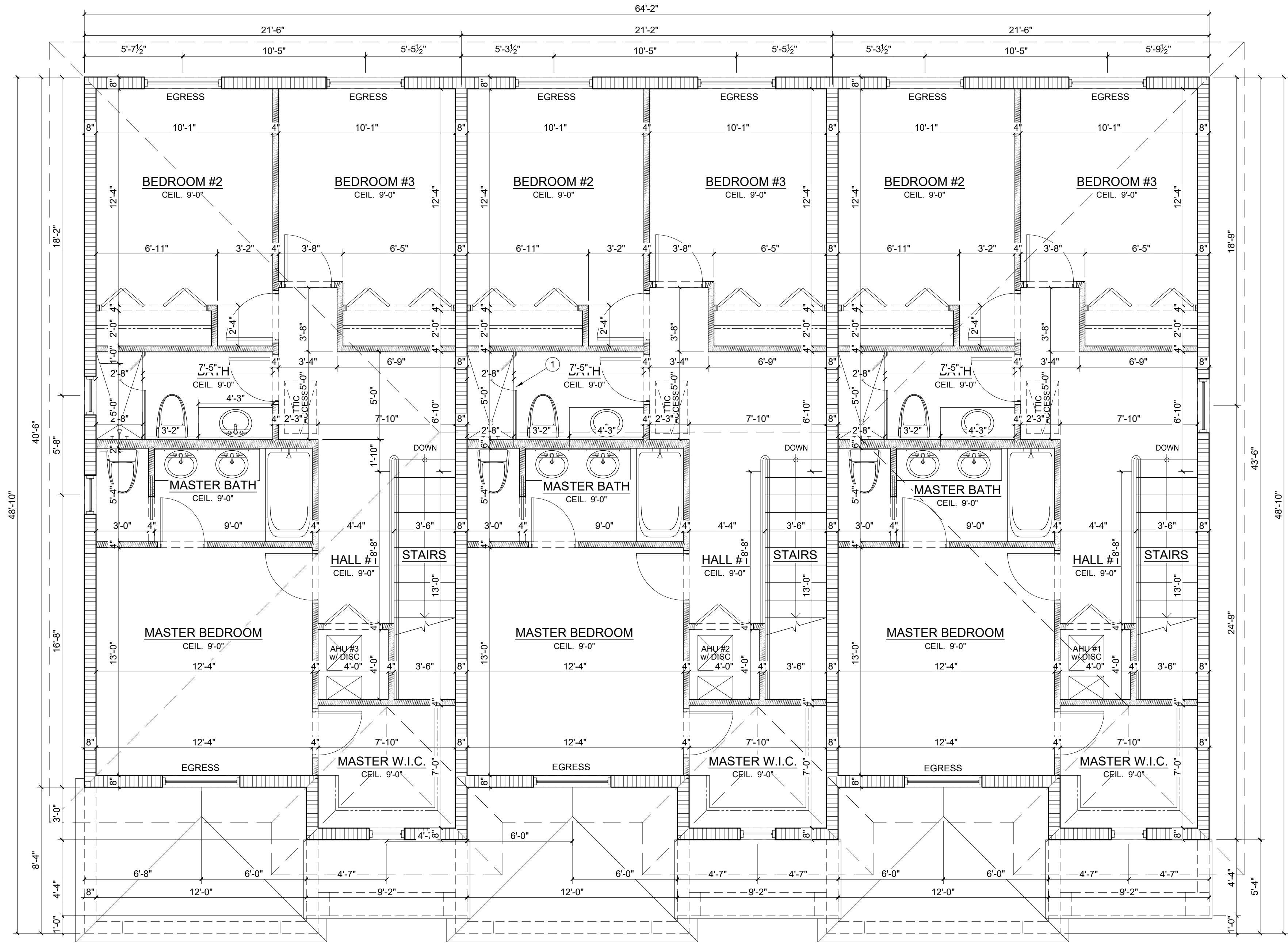
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LEGEND	
	C.M.U. WALL
	NON BEARING INTERIOR PARTITION WALL
	DOOR MARK
	WINDOW MARK
	KEYNOTE MARK

KEY NOTE LEGEND	
①	SAFETY GLASS (CATEGORY II)
②	KNEE WALL SUPPORTING COUNTER TOP AT 36" HEIGHT A.F.F.
③	ARCHED HEADER ABOVE - SEE ELEVATIONS
④	CONC. BEAM ABOVE
⑤	CABINETS (BY OTHERS)
⑥	60 SQ.IN. GARAGE VENT. BLOCK
⑦	GENERAL CONTRACTOR TO PROVIDE AND INSTALL HURRICANE SUPPORT ROD TO ALL GARAGE DOORS

ARCHITECTURAL NOTES	
1.	ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.
2.	NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY AND SHALL BE 3" MIN. IN HEIGHT.
3.	ALL EGRESS WINDOWS WILL HAVE CLEAR OPENING MIN. OF 20" WIDE x 24" HIGH w/5.7 SQ.FT. MIN. AREA.
4.	ALL EGRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO HIGHER THAN 54" ABOVE FINISH FLOOR AND OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES (118 MM) ABOVE FINISH FLOOR.
5.	BATHROOM FLOOR AND BASE BOARD TO BE OF IMPERVIOUS MATERIAL.
6.	TUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
7.	PROVIDE 2 x 4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT LIKE GRAB RAILS, BASE, VANITY AND/OR WALL CABINETS FOR MOUNTING THESE ITEMS.
8.	ALL GLASS DOORS AND ENCLOSURES OF SHOWERS AND OR BATH TUBS SHALL BE CATEGORY II SAFETY GLASS.
9.	ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" x 2" WOOD FRAMING.
10.	1" RAIN CUT AT GARAGE DOOR.
11.	ALL CEILING HEIGHT ARE REFERENCED TO FIN. FL. EL = 0'-0"
12.	INTERIOR WALLS SHALL BE FINISHED ROUNDED CORNER USING ROUNDED CORNER BEADS.

SEE SHEET A-3 & A-4 FOR EXTERIOR ELEVATIONS
SEE SHEET A-5 FOR DOOR AND WINDOW SCHEDULES
SEE SHEET A-6 & A-7 FOR ARCHITECTURAL DETAILS



SECOND FLOOR PLAN UNIT 3 SECOND FLOOR PLAN UNIT 2 SECOND FLOOR PLAN UNIT 1

SECOND FLOOR PLAN UNITS 1, 2 & 3
SCALE: 1/4" = 1'-0"

REVISIONS	
No.	DATE

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DRAWN BY: I.N. SCALE: AS NOTED

CHKD BY: P.D.A. ISSUE DATE: 12-03-24

2/13/2024
DATE:
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FL-AR0092740

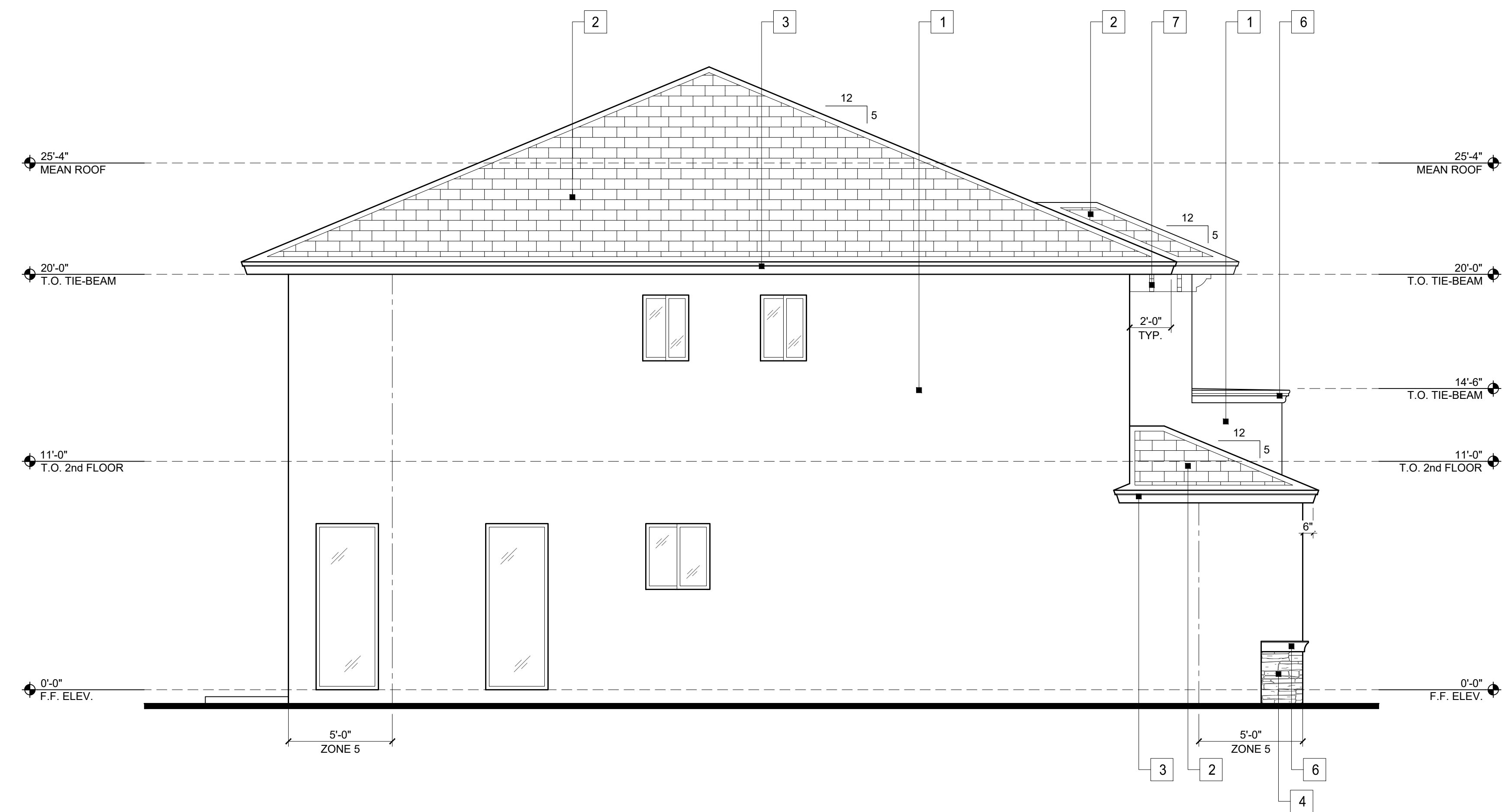
ACAD DWG/ SERVER: J.Z./ ZE MANAG... PROJ No. 2017-77

SHEET
A-2

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ELEVATION KEY NOTE LEGEND

- 1 LIGHT ROUGH STUCCO FINISH. TYP. IN ALL EXTERIOR WALLS (UNLESS OTHERWISE NOTED)
- 2 "S" TYPE CEMENT TILE ROOF (TYP. IN ALL HOUSE ROOF)
- 3 PAINT GRADE FASCIA. SEE WALL SECTION FOR DET.
- 4 DECORATIVE STONE FINISH
- 5 DECORATIVE RAISED STUCCO BAND
- 6 DECORATIVE STYROFOAM MOLDING
- 7 DECORATIVE STYROFOAM CORBEL
- 8 DECORATIVE MEDALLION (PINEAPPLE GROVE DESIGNS)



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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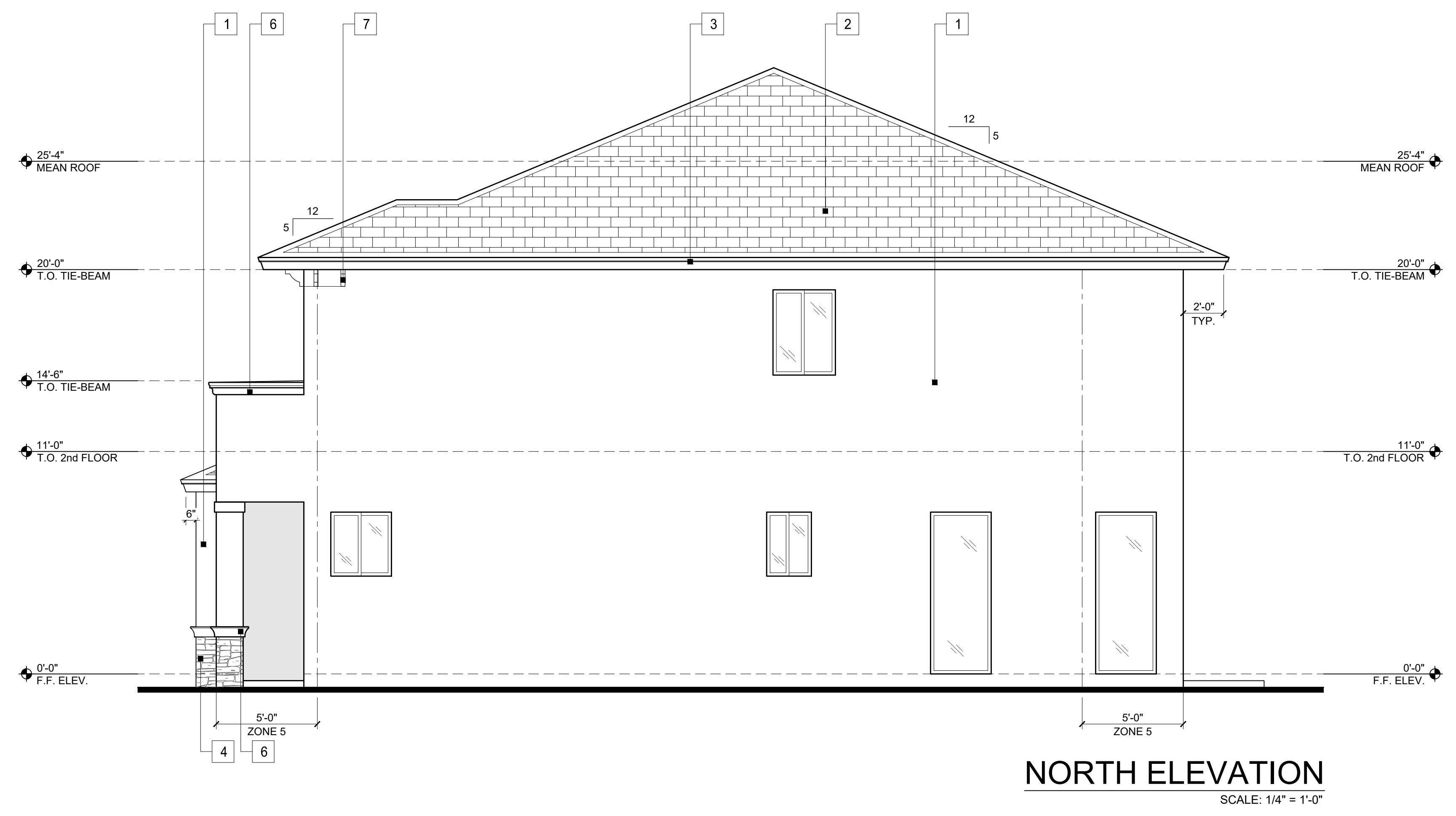
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SHEET
A-3

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SHEET
A-4



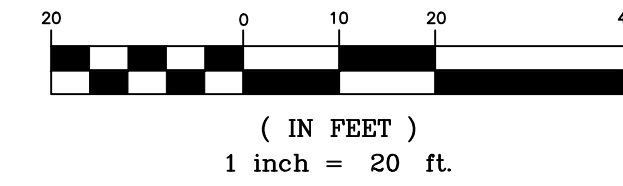




GENERAL NOTES

- DESIGN WATER ELEVATION = 1.5 FEET, NAVD.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88). TO CONVERT TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29) ADD 1.59'
- ADJUST RIM GRADE OF ALL EXISTING (TO REMAIN) AT GRADE UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, AS NECESSARY.
- ALL DAMAGE TO THE EXISTING ADJACENT PUBLIC ROADWAYS WILL BE REPAIRED/REPLACED BY THE DEVELOPER.
- THE EXISTING ROADWAYS ADJACENT TO THE PROJECT LIMITS, AND POSSIBLY BEYOND, WILL BE INSPECTED BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR A DESIGNATED REPRESENTATIVE FOR DAMAGE DUE TO CONSTRUCTION PRIOR TO FINAL ACCEPTANCE. A PARTIAL OR FULL MILLING AND OVERLAY OF THE ROADWAYS MAY BE REQUIRED.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE X (0.2% ANNUAL CHANCE OF FLOOD HAZARD) & FLOOD ZONE X (AREAS OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP NO. 12011C0566H DATED AUGUST 18, 2014, COMMUNITY PANEL NO. 125113.

GRAPHIC SCALE



LEGEND:

- BCR BROWARD COUNTY RECORDS
- DCR DADE COUNTY RECORDS
- PB FLAT BOOK
- PG PAGE
- ORB OFFICIAL RECORDS BOOK
- CLP CONCRETE LIGHT POLE
- ANC ANCHOR
- TYP TYPICAL
- T.O.B. TOP OF BANK
- E.O.W. EDGE OF WATER
- F.F. FINISH FLOOR
- L.B. LANDSCAPE BUFFER
- U.E. UTILITY EASEMENT
- E.A.E. EMERGENCY ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- CBWCD CENTRAL BROWARD WATER CONTROL DISTRICT
- D.F.S.E. DRAINAGE, FLOWAGE & STORAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- EXISTING ELEVATION
- PROPOSED ELEVATION
- FLOW DIRECTION
- PROP. LIGHT POLE
- PROP. TRANSFORMER
- TRAFFIC SIGN
- PROPERTY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PAVEMENT RESTORATION
- PROPOSED CONCRETE

- C1 CATCH BASIN TYPE 'E'
RIM EL.=6.50
INV. EL. (SE)= 2.50 WPRB
- C2 CATCH BASIN TYPE 'C'
RIM EL.=6.50
INV. EL. (NW,SW)= 2.50 WPRB
- C3 CATCH BASIN TYPE 'E'
RIM EL.=7.00
INV. EL. (NE,S)= 1.00 WPRB
- C4 CATCH BASIN TYPE 'E'
RIM EL.=7.00
INV. EL. (N,S)= 1.00 WPRB
- C5 CATCH BASIN TYPE 'C'
RIM EL.=6.50
INV. EL. (E,W)= 2.50 WPRB
INV. EL. (N)= 1.00 WPRB
- C6 CATCH BASIN TYPE 'C'
RIM EL.=6.50
INV. EL. (E)= 2.50 WPRB
INV. EL. (N)= 1.40
- C7 CATCH BASIN TYPE 'C'
RIM EL.=7.00
INV. EL. (W)= 2.50 WPRB
INV. EL. (N)= 1.40

STORM STAGES (NAVD)	PRE	POST
10 YEAR - 1 DAY	6.71'	6.16'
25 YEAR - 3 DAY	7.39'	6.47'
100 YEAR - 3 DAY	7.59'	7.21'

ENGINEER'S SEAL NOT VALID WITHOUT ORIGINAL SIGNATURE



THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

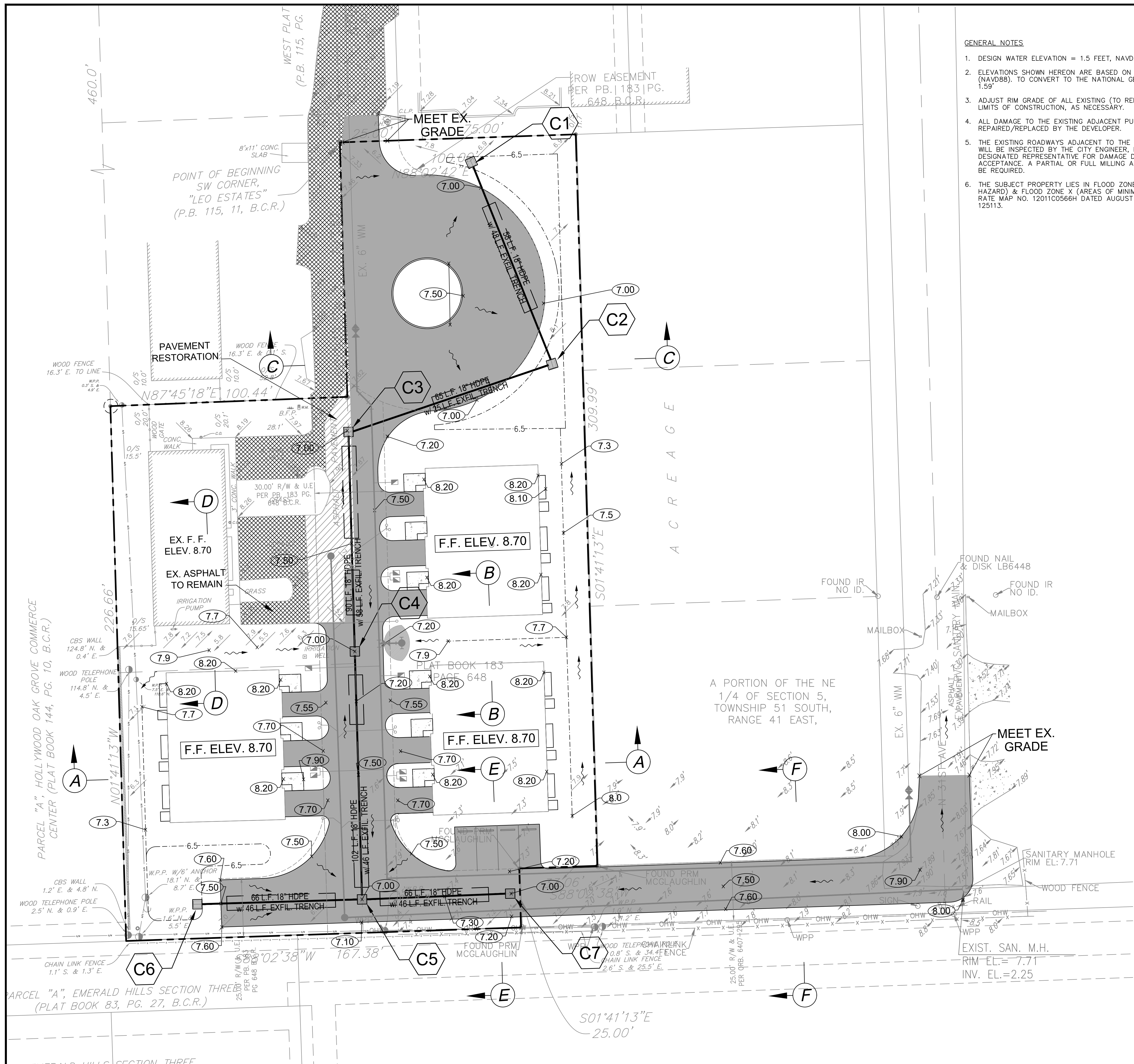
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PAVING, GRADING AND DRAINAGE

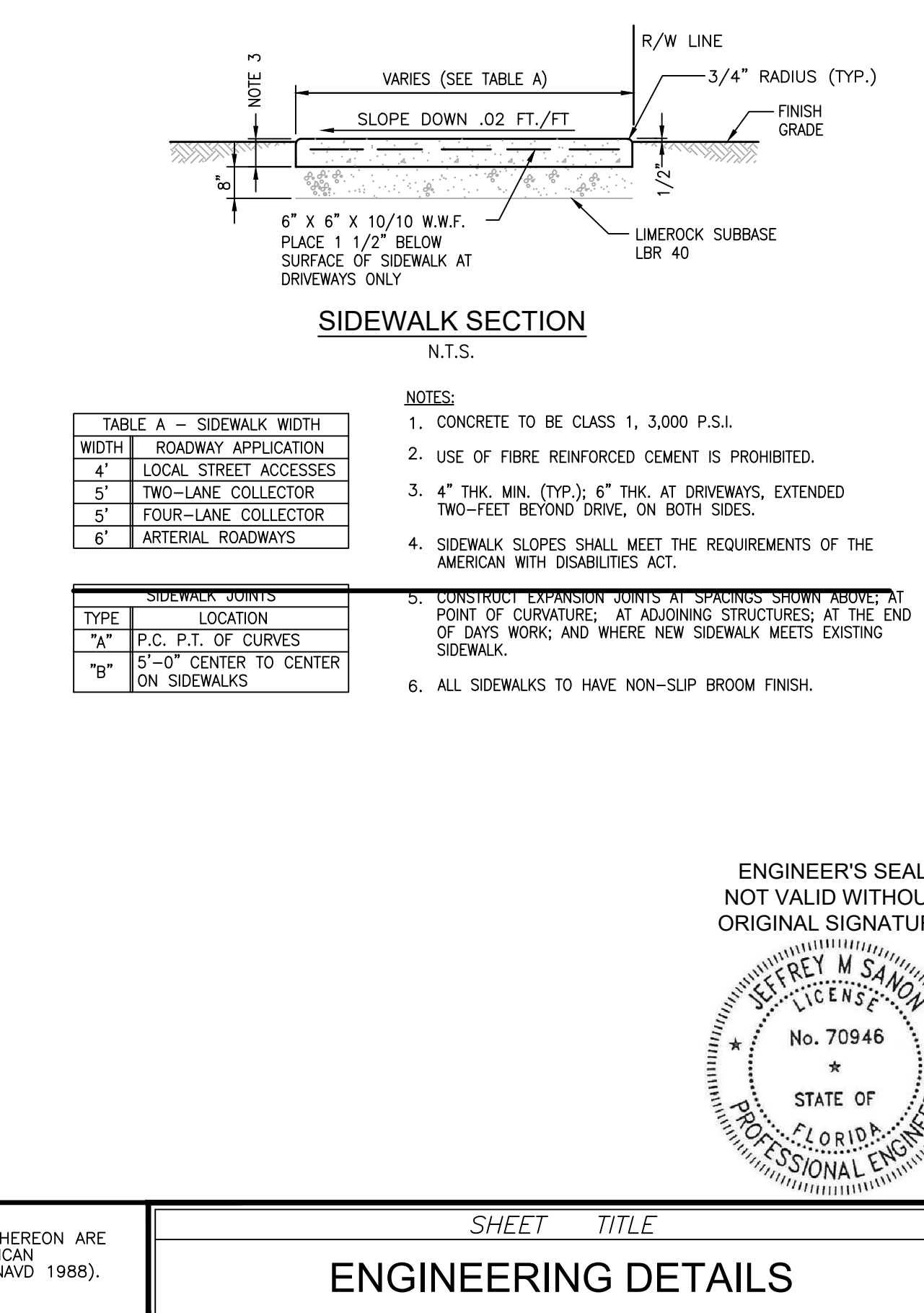
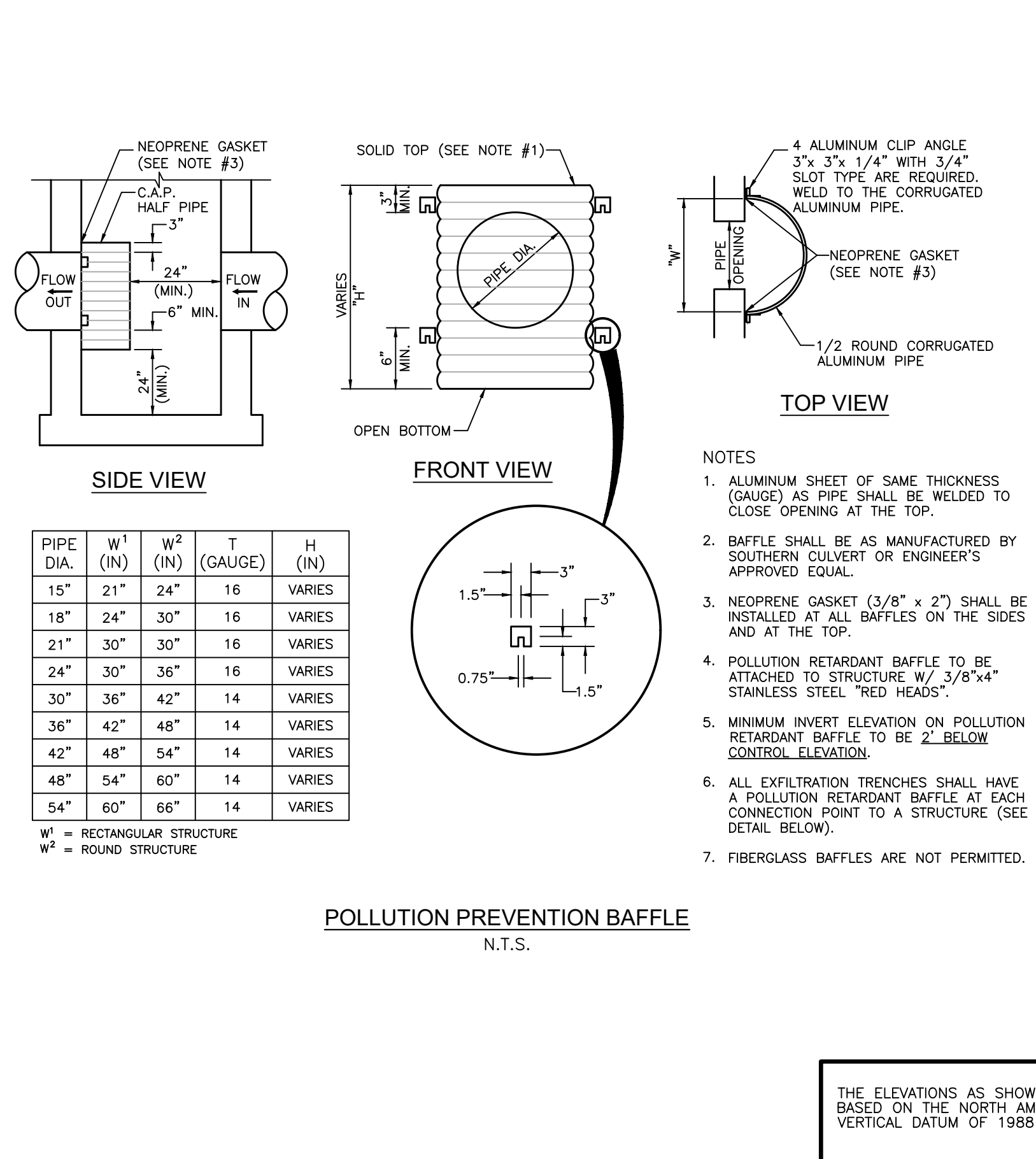
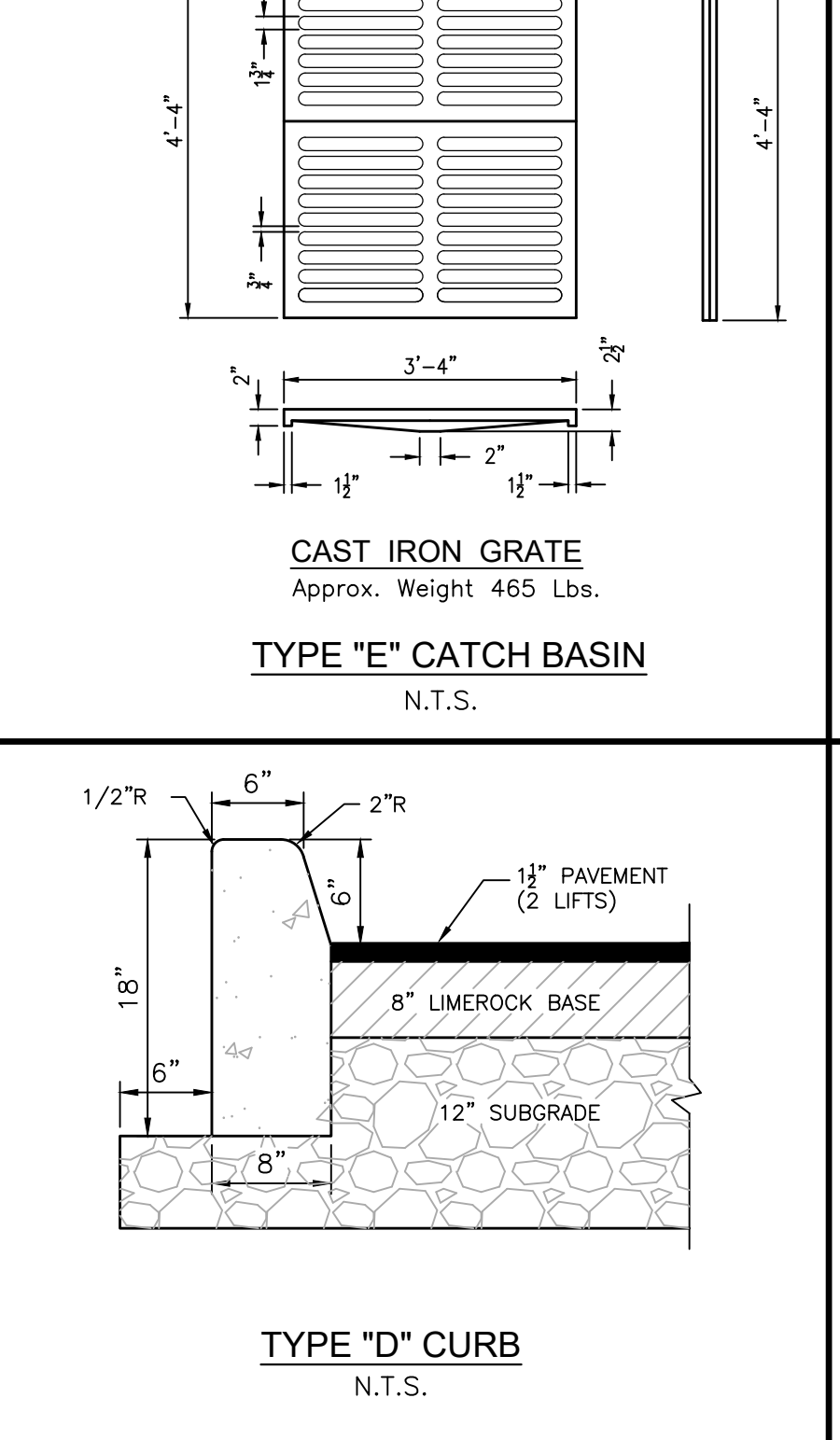
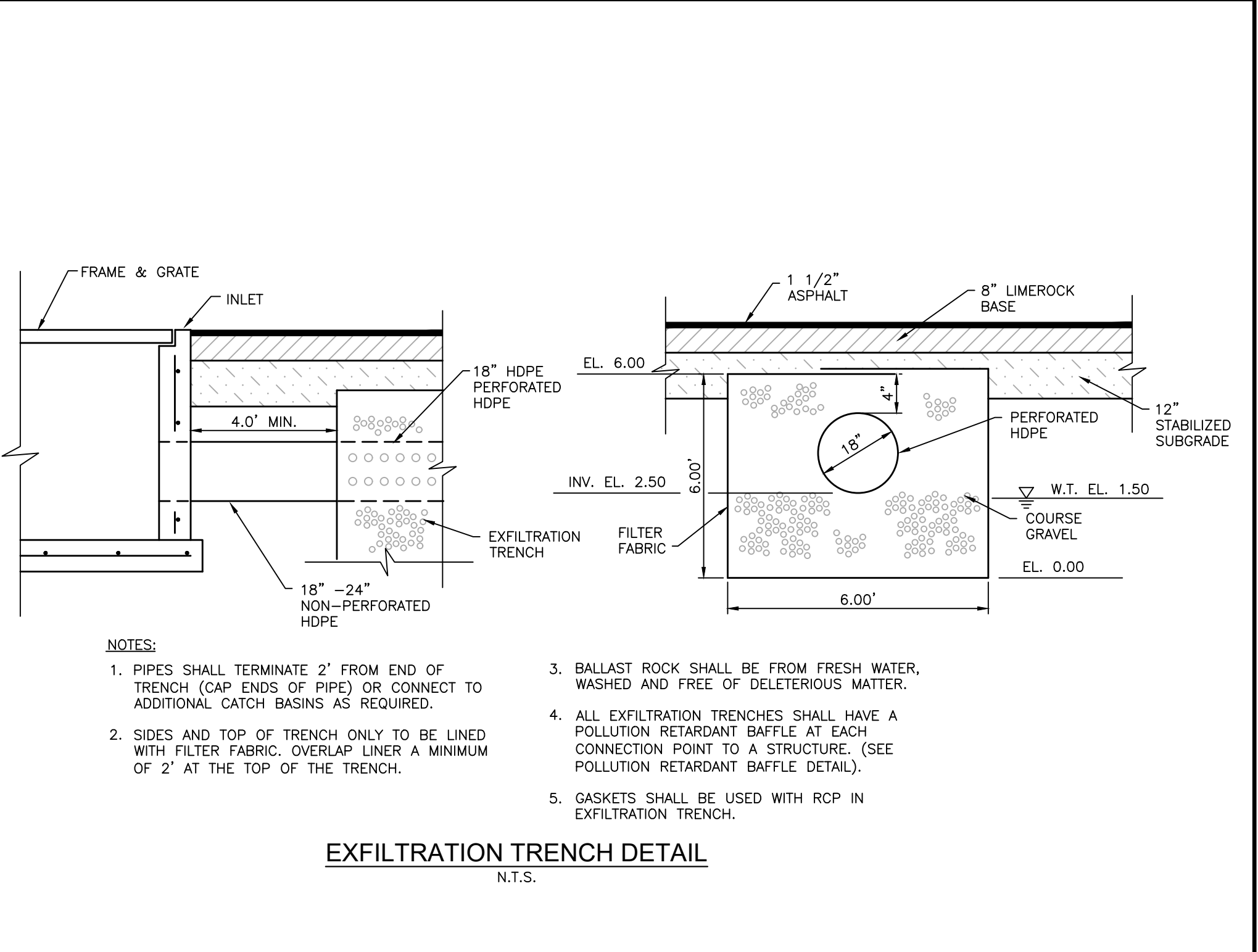
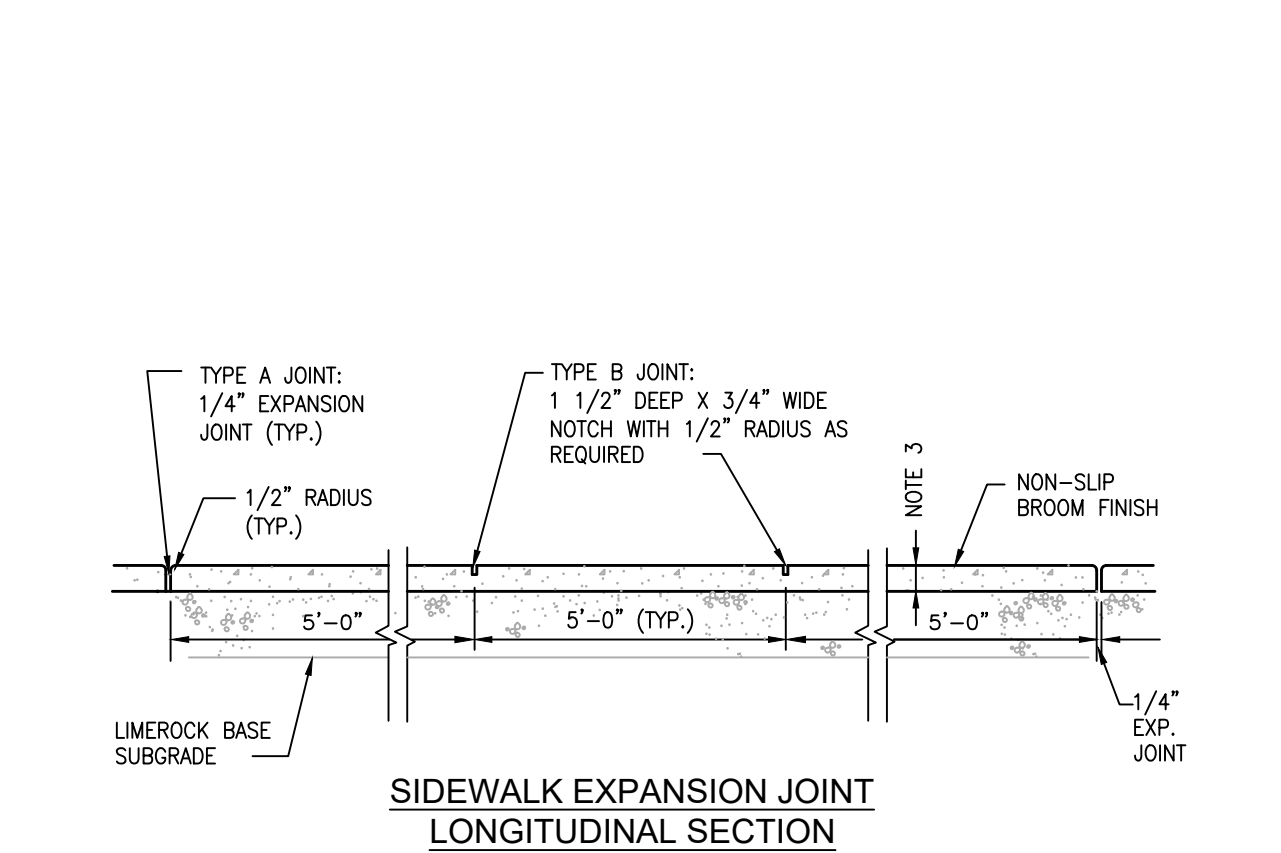
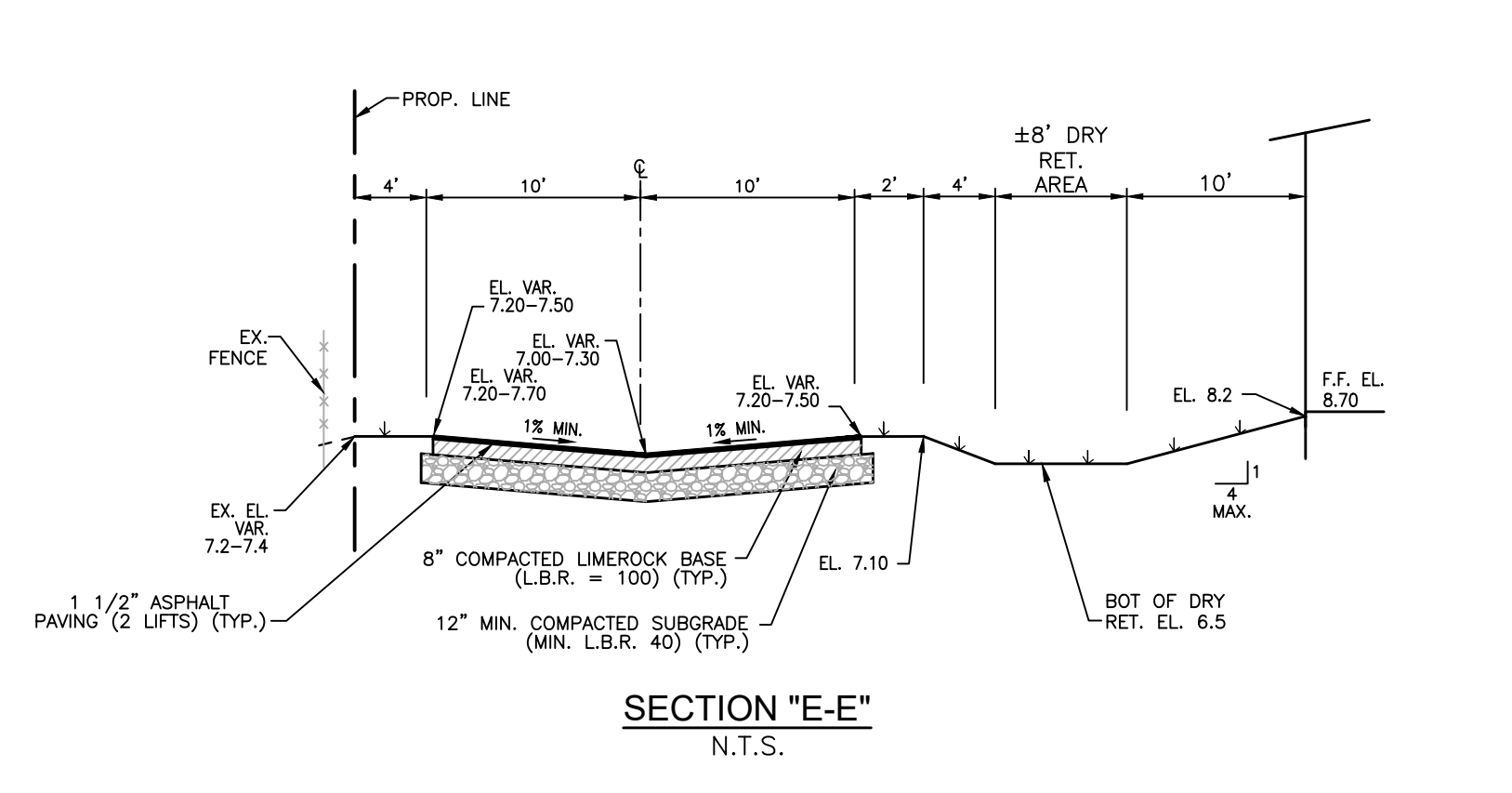
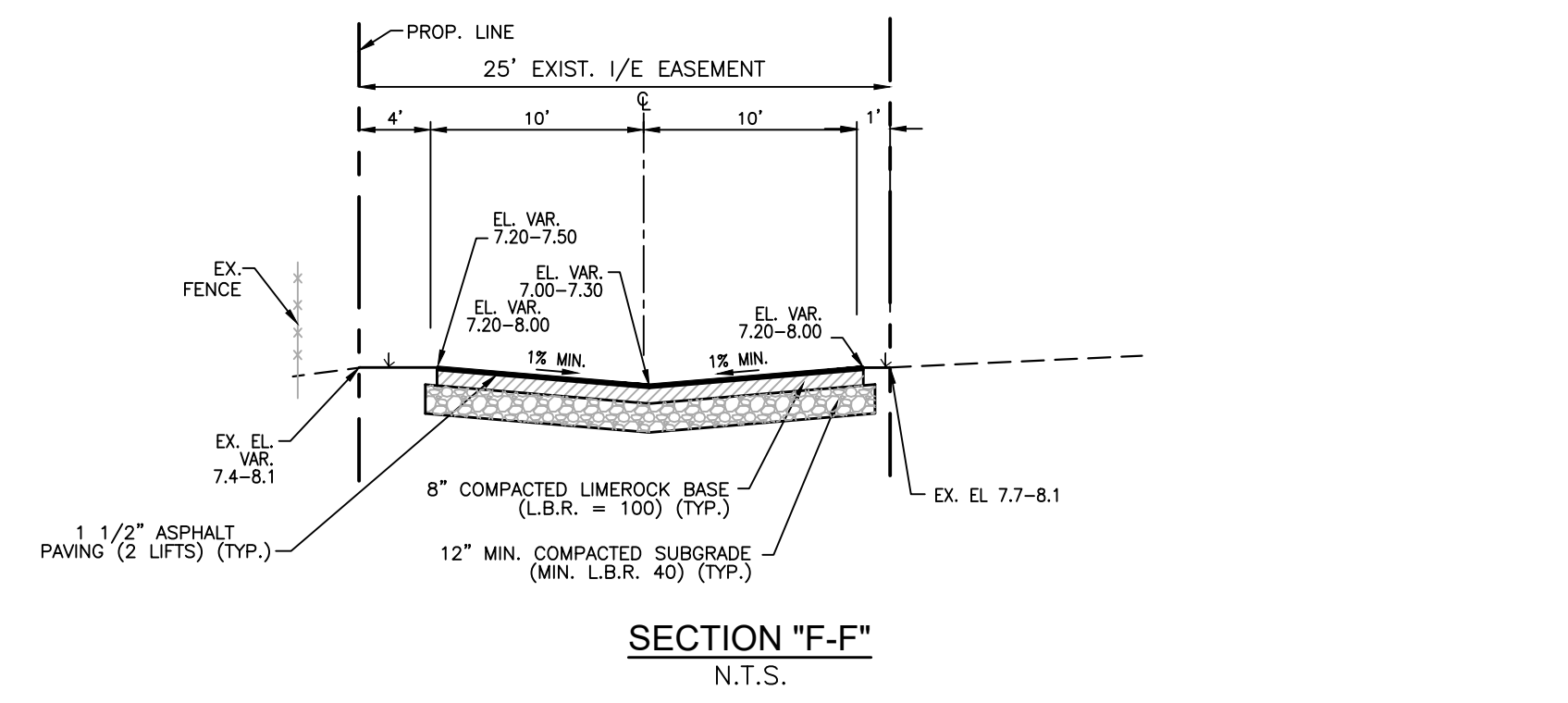
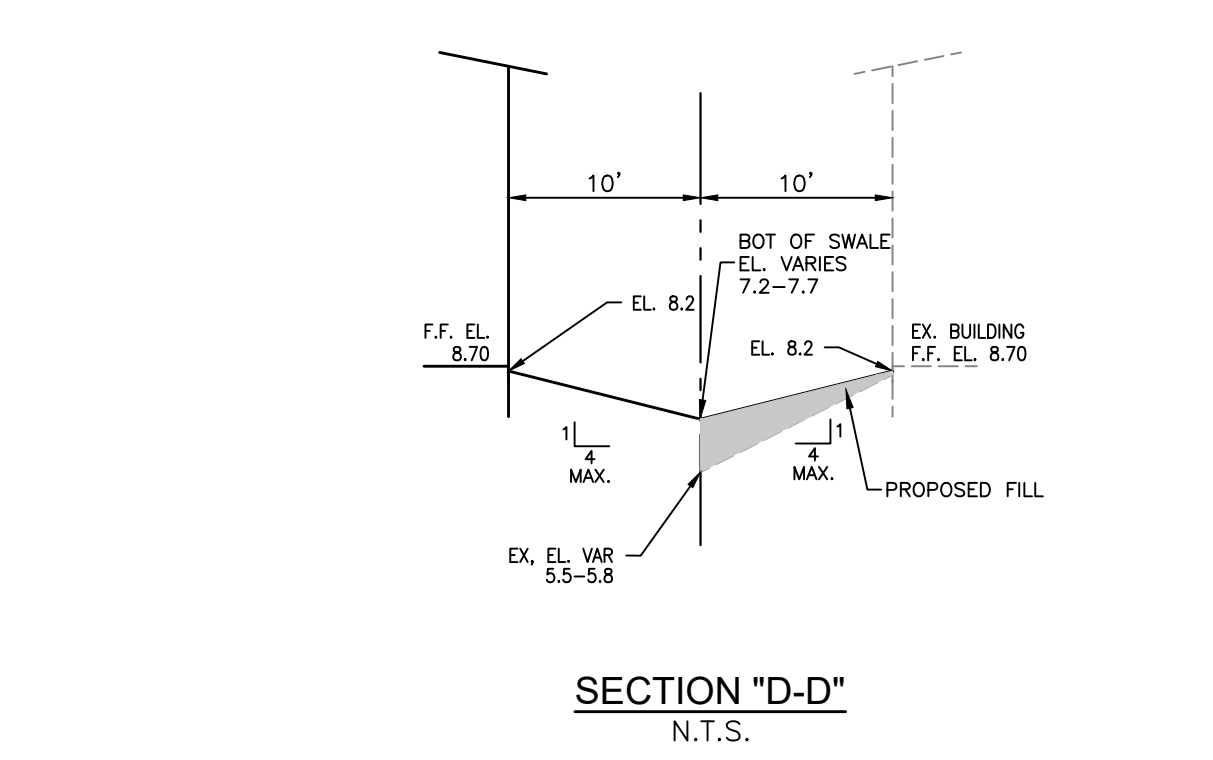
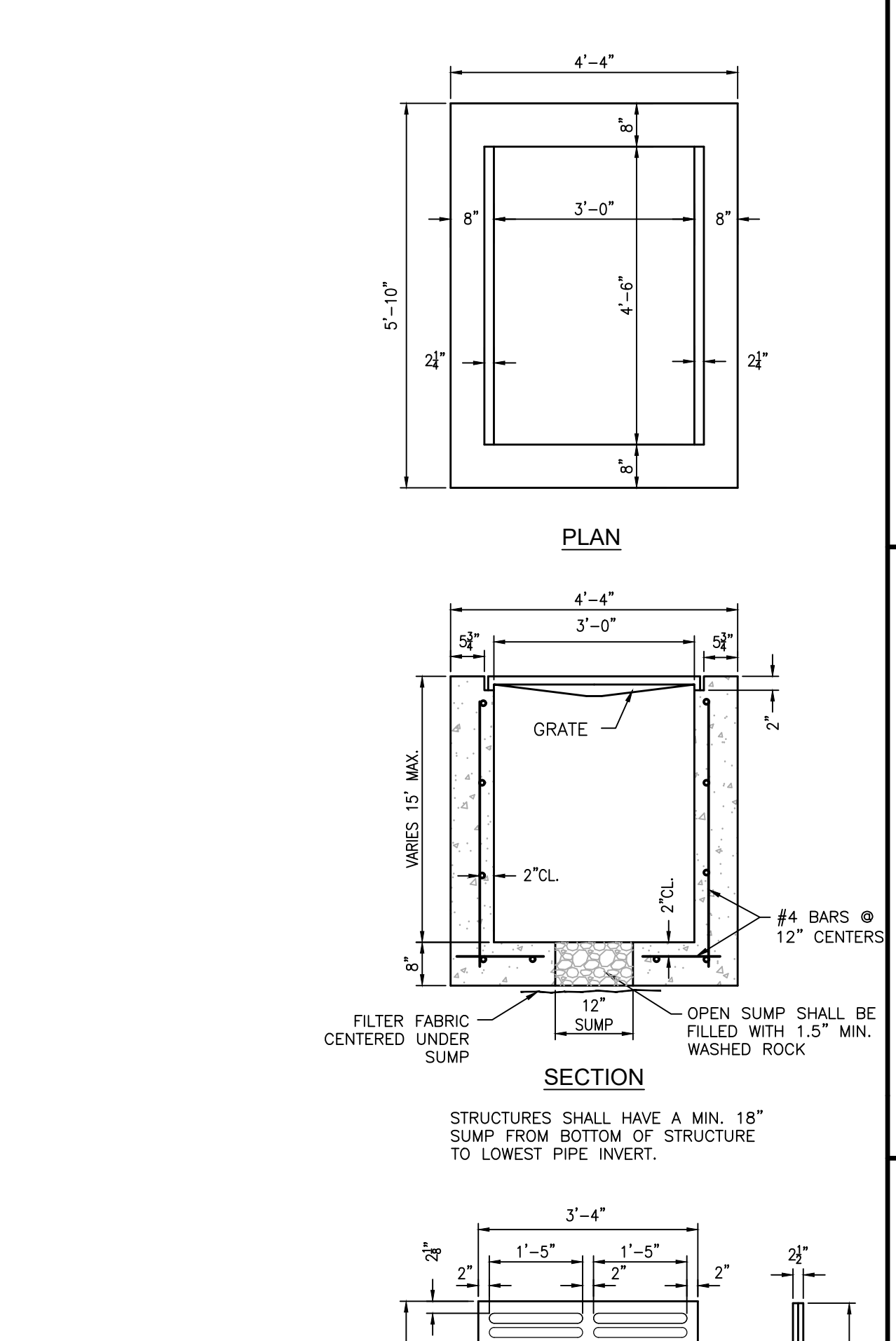
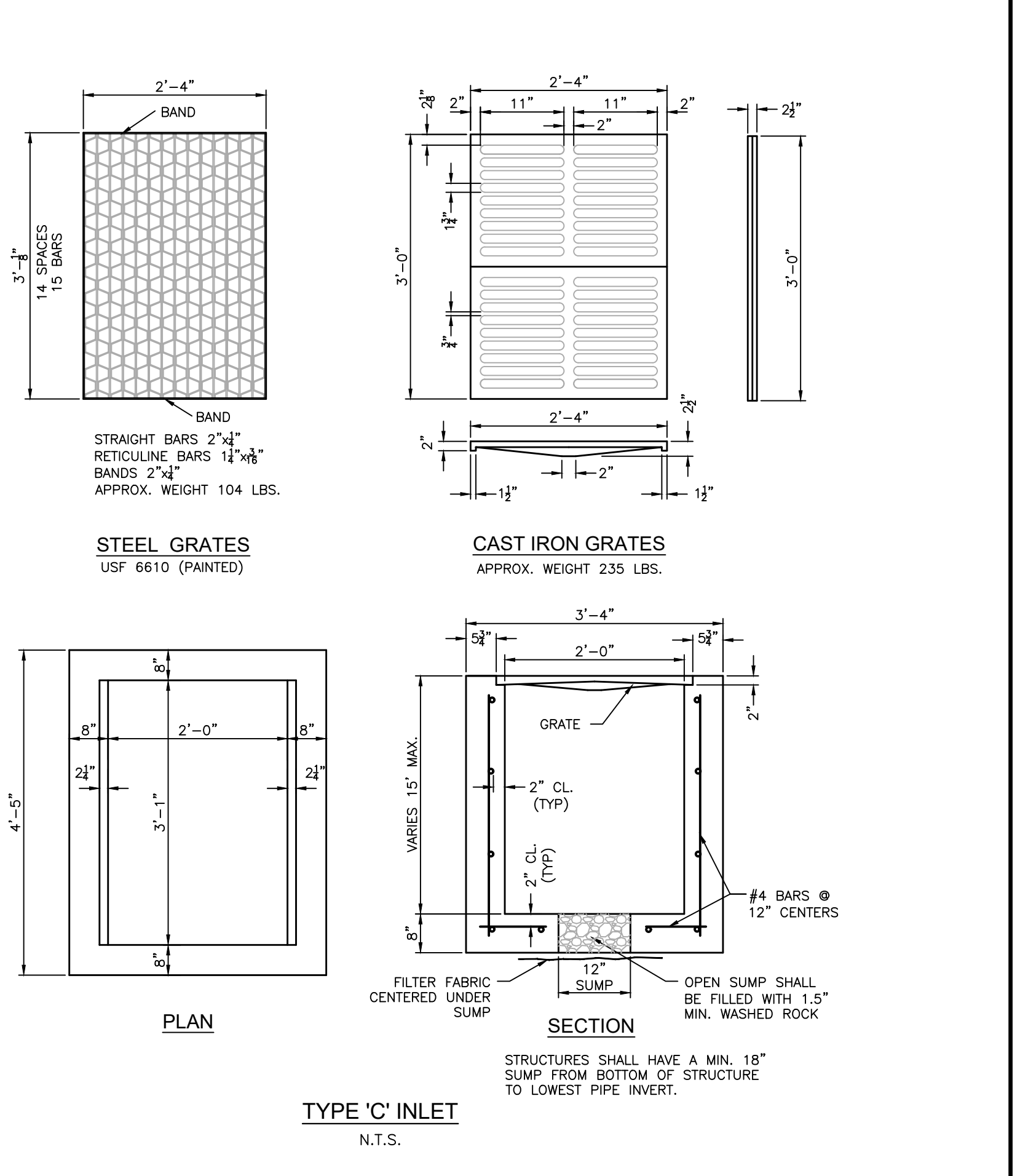
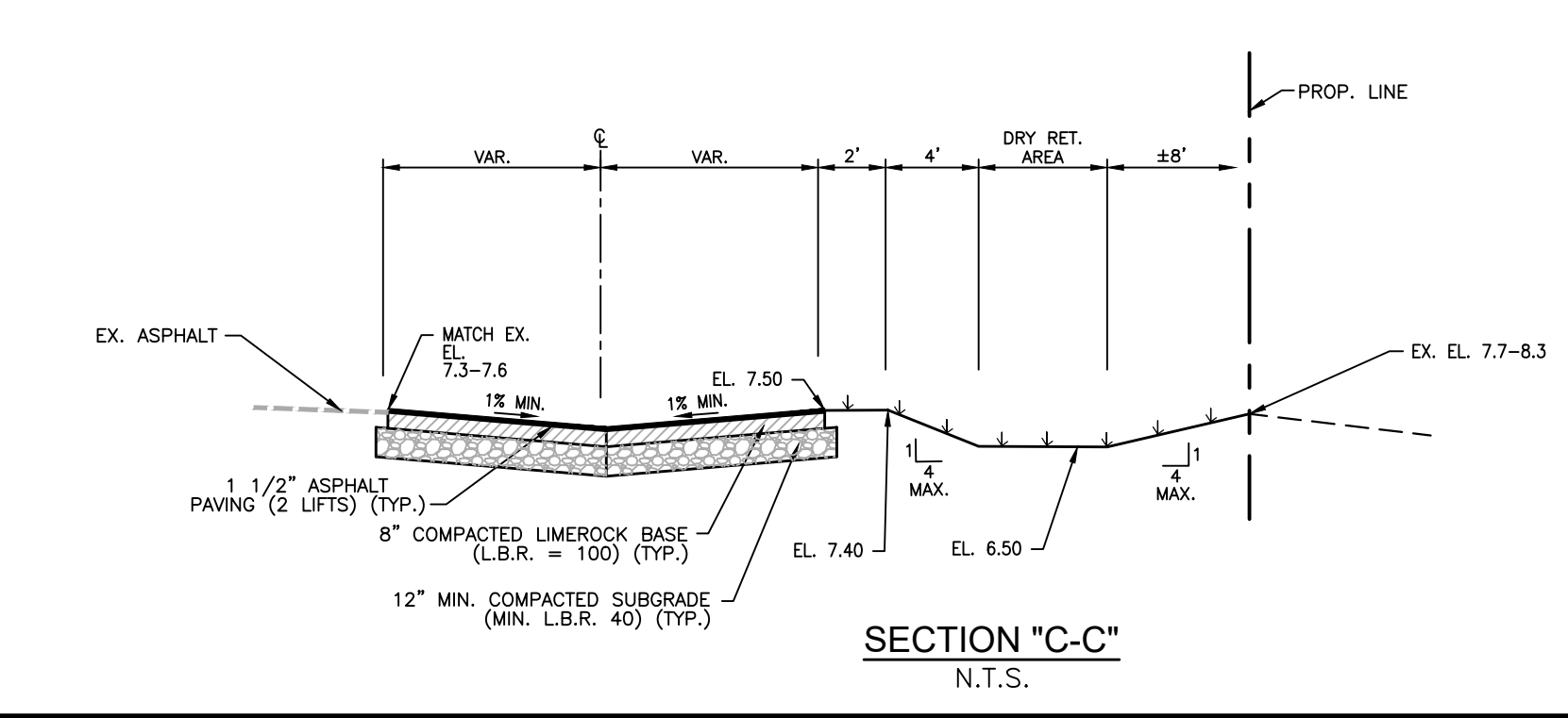
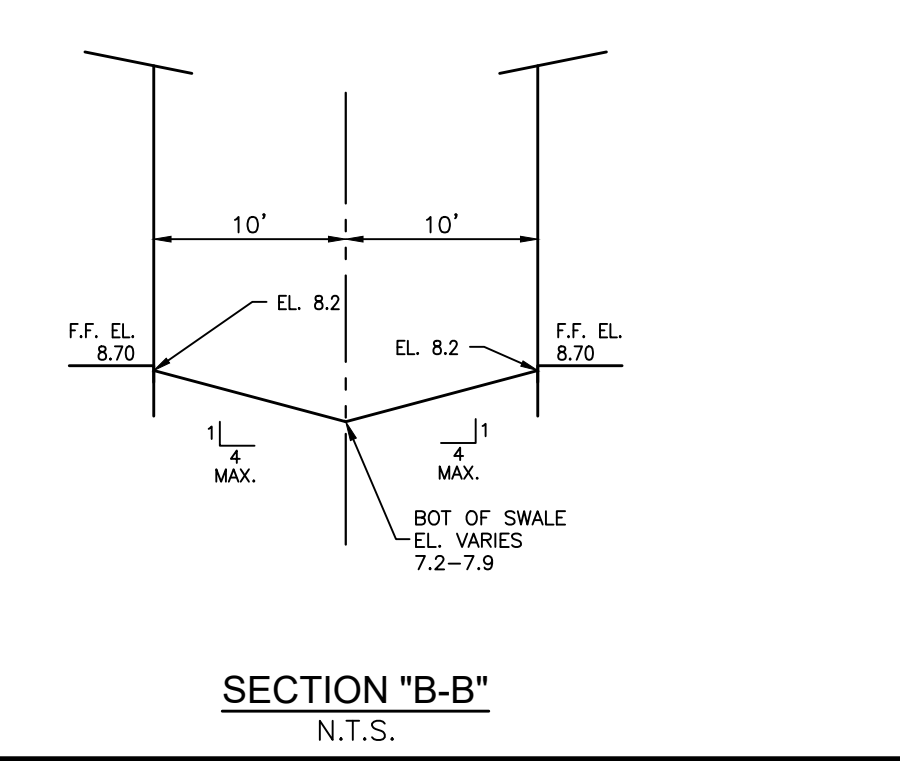
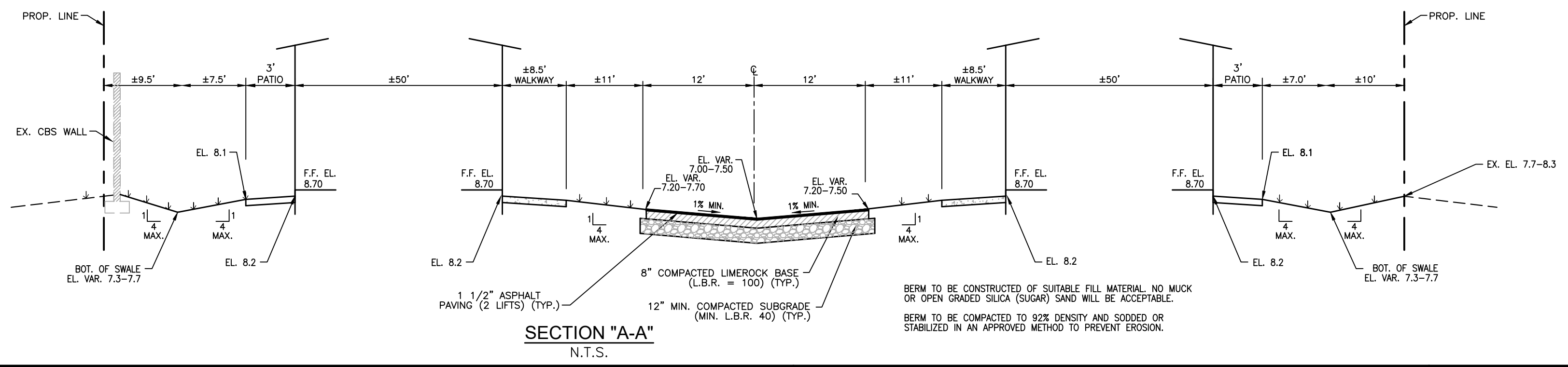
PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
 5230 S. University Drive - Suite 104
 Davie, Florida 33328
 Phone: (954) 680-6533

ZE MANAGEMENT
4110 N 31ST TERRACE
 CITY OF HOLLYWOOD
 BROWARD COUNTY, FLORIDA

SCALE: 1"=20'
 DATE: 05/17/23
 DRAWN BY: JRW

SHEET No.
C-1
 24006



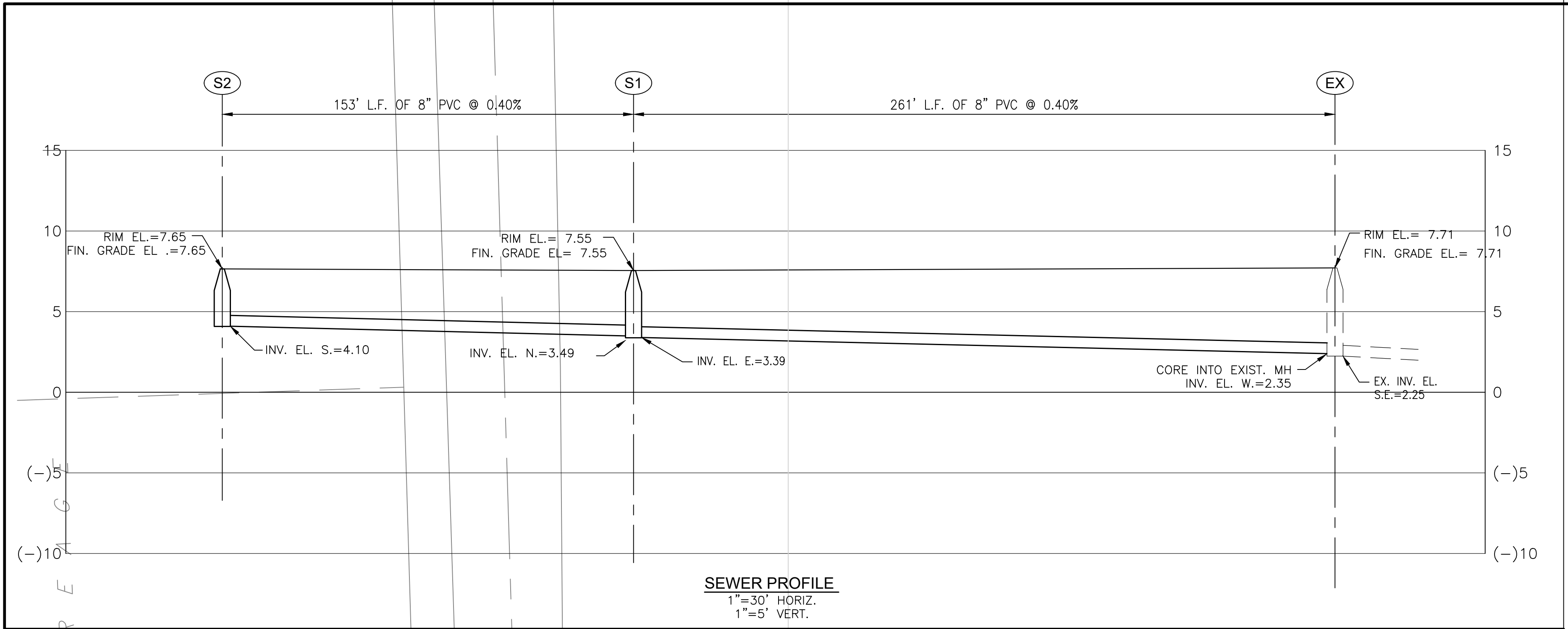
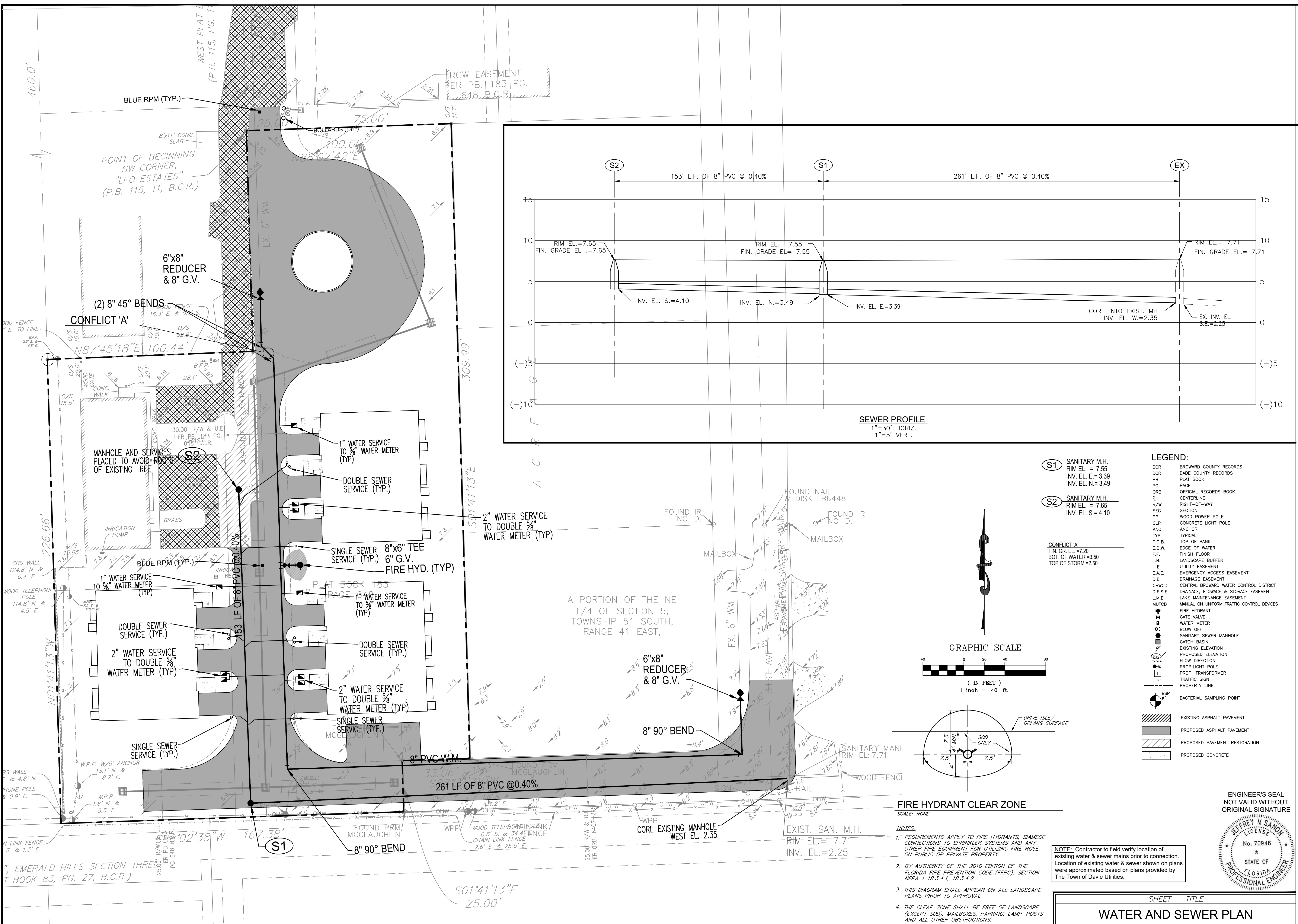


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ZE MANAGEMENT
 4110 N 31ST TERRACE
 CITY OF HOLLYWOOD
 BROWARD COUNTY, FLORIDA

ENGINEER'S SEAL
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SCALE: N.T.S.
 DATE: 05/17/23
 DRAWN BY: JRW
 SHEET No. **C-2**
 22085

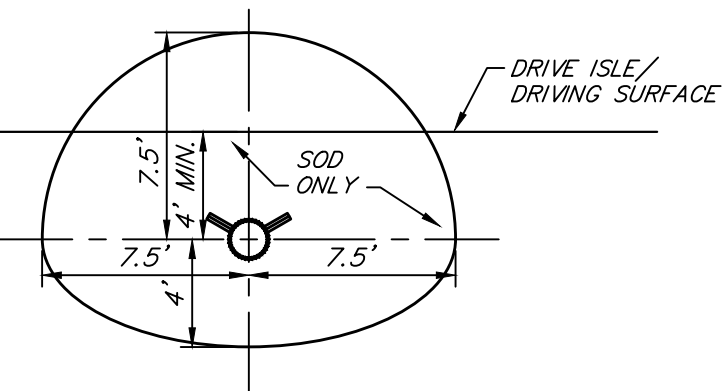
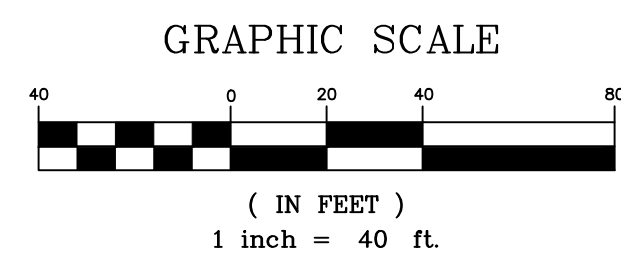


SEWER PROFILE
1"=30' HORIZ.
1"=5' VERT.

- (S1) SANITARY M.H.
RIM EL. = 7.55
INV. EL. = 3.39
INV. EL. N. = 3.49
- (S2) SANITARY M.H.
RIM EL. = 7.65
INV. EL. S. = 4.10

LEGEND:

- BCR BROWARD COUNTY RECORDS
- DCR DADE COUNTY RECORDS
- PB PLAT BOOK
- PG PAGE
- ORB OFFICIAL RECORDS BOOK
- CLP CENTERLINE
- R/W RIGHT-OF-WAY
- SEC SECTION
- PP WOOD POWER POLE
- CLP CONCRETE LIGHT POLE
- ANC ANCHOR
- TYP TYPICAL
- T.O.B. TOP OF BANK
- E.O.W. EDGE OF WATER
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- F.H. FIRE HYDRANT
- G.V. GATE VALVE
- W.M. WATER METER
- B.O. BLOW OFF
- S.S.M. SANITARY SEWER MANHOLE
- C.B. CATCH BASIN
- E.E. EXISTING ELEVATION
- P.E. PROPOSED ELEVATION
- F.D. FLOW DIRECTION
- P.L.P. PROP. LIGHT POLE
- P.T. PROP. TRANSFORMER
- T.S. TRAFFIC SIGN
- P.L. PROPERTY LINE
- B.S.P. BACTERIAL SAMPLING POINT
- ASPH. EXISTING ASPHALT PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. PAVEMENT RESTORATION
- PROP. CONCRETE



FIRE HYDRANT CLEAR ZONE

SCALE: NONE

- NOTES:
- REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMASE CONNECTIONS TO SPRINKLER SYSTEMS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
 - BY AUTHORITY OF THE 2010 EDITION OF THE FLORIDA FIRE PREVENTION CODE (FFPC), SECTION NFPA 1 18.3.4.1, 18.3.4.2
 - THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.
 - THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBSTRUCTIONS.

NOTE: Contractor to field verify location of existing water & sewer mains prior to connection. Location of existing water & sewer shown on plans were approximated based on plans provided by The Town of Davie Utilities.

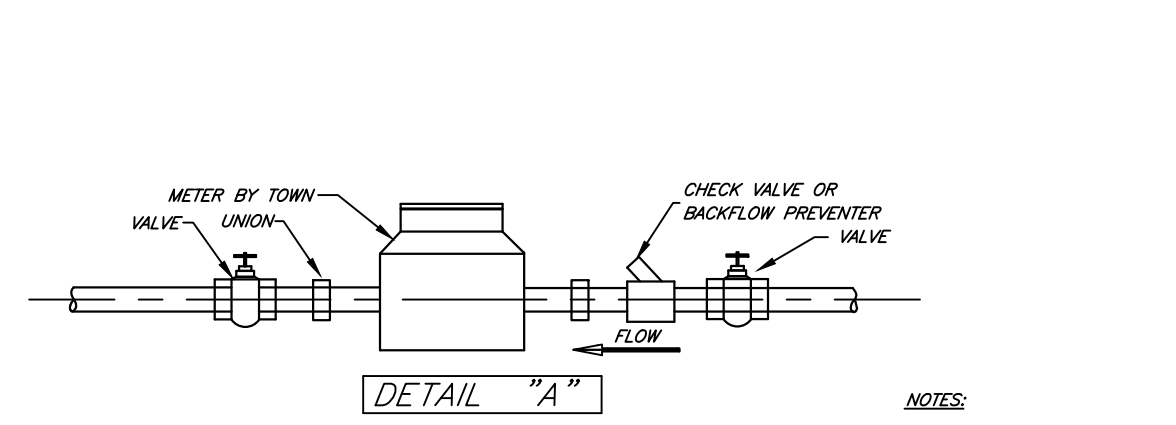
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SHEET TITLE
WATER AND SEWER PLAN

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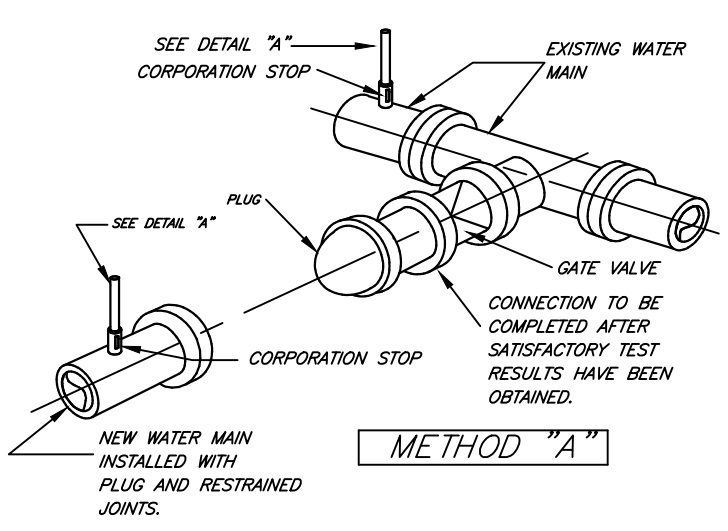
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BROWARD COUNTY, FLORIDA

SCALE: 1"=20'
DATE: 05/15/24
DRAWN BY: WEG
SHEET No.
C-4
24006



DETAIL "A"

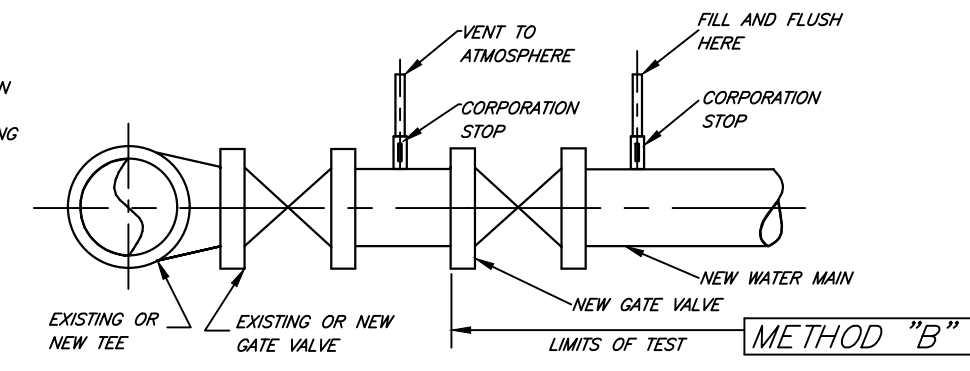
- NOTES:
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
 2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING RESULTS HAVE BEEN OBTAINED.



METHOD "A"

NOTES:

1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN AFTER FILLING AND FLUSHING HAS BEEN COMPLETED.



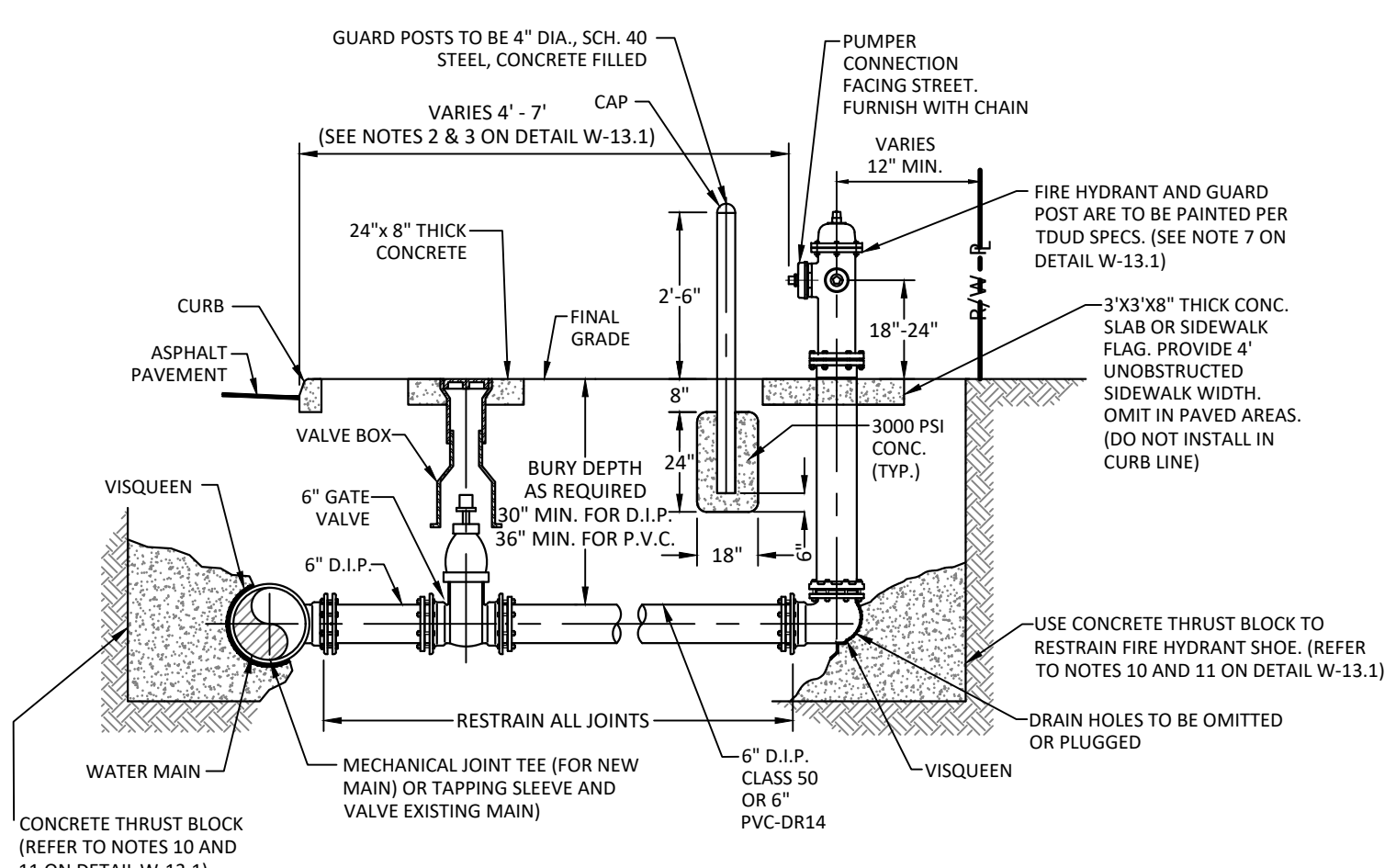
METHOD "B"

NOTES:

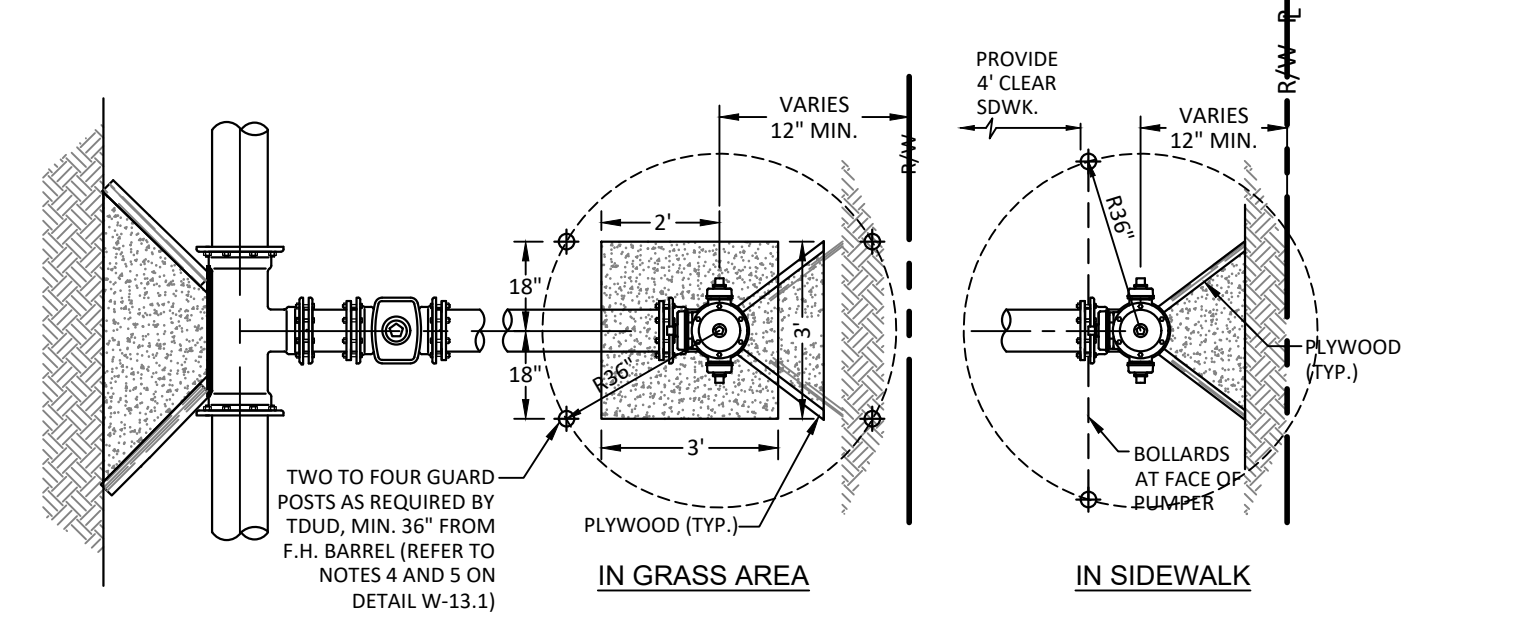
1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS, ANMA, AND MUNICIPAL SPECIFICATIONS IN EFFECT.
2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR AND AN APPROVED TESTING LABORATORY.
3. REMOVE TEMPORARY CONNECTION AT SADDLE ON NEW MAINS AFTER FILLING AND FLUSHING HAS BEEN COMPLETED AND REPLACE WITH BRASS PLUG.
4. PROVIDE ALL NECESSARY THRUST BLOCKS OR OTHER RESTRAINTS.
5. FILLING AND FLUSHING LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR, ENGINEER, AND TOWN.
6. VENT TO ATMOSPHERE SHALL REMAIN OPEN DURING ALL PHASES OF PRESSURE TESTING.

FILLING AND FLUSHING CONNECTION

SCALE: NONE



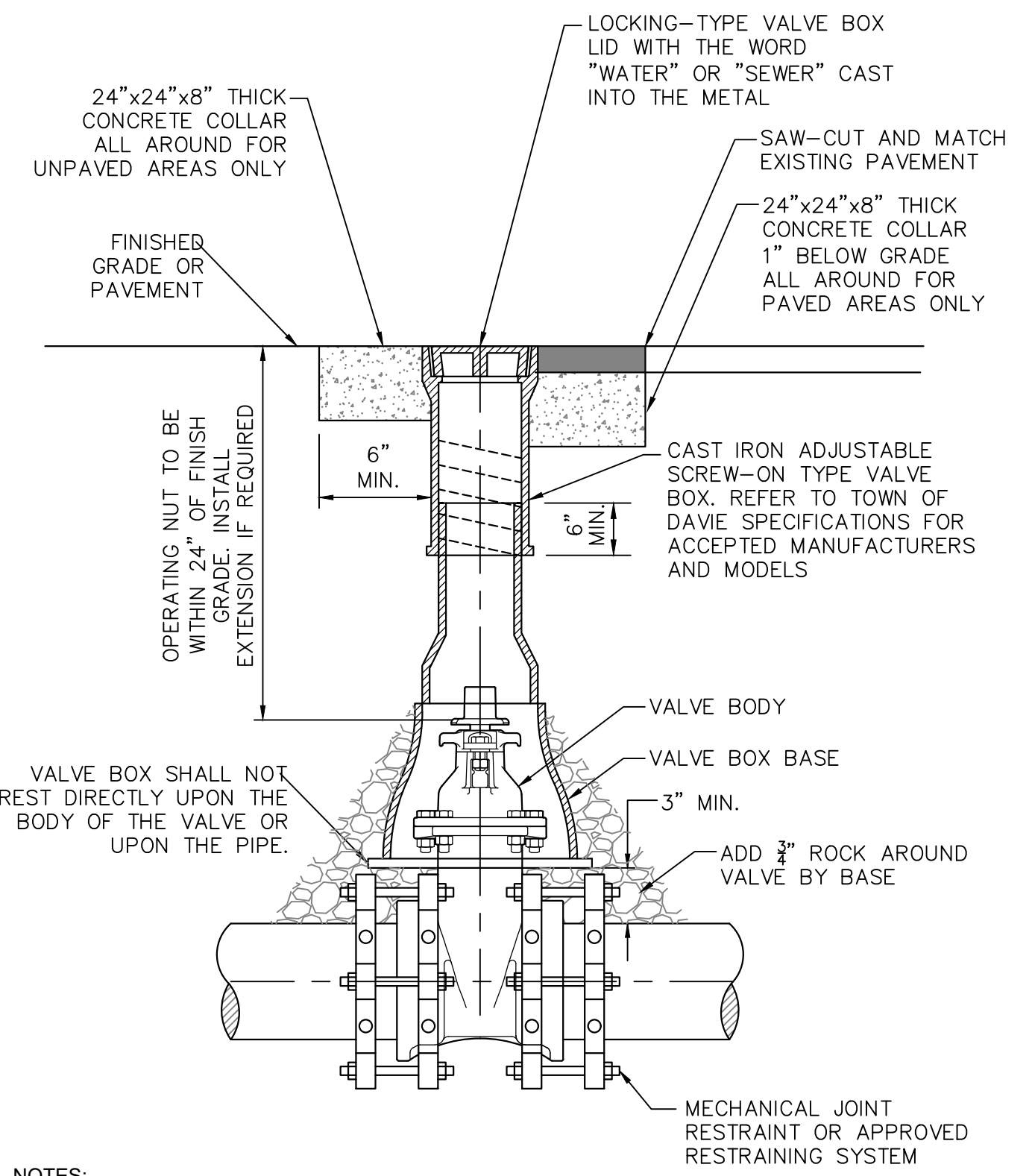
ELEVATION



PLAN VIEW

TYPICAL FIRE HYDRANT INSTALLATION

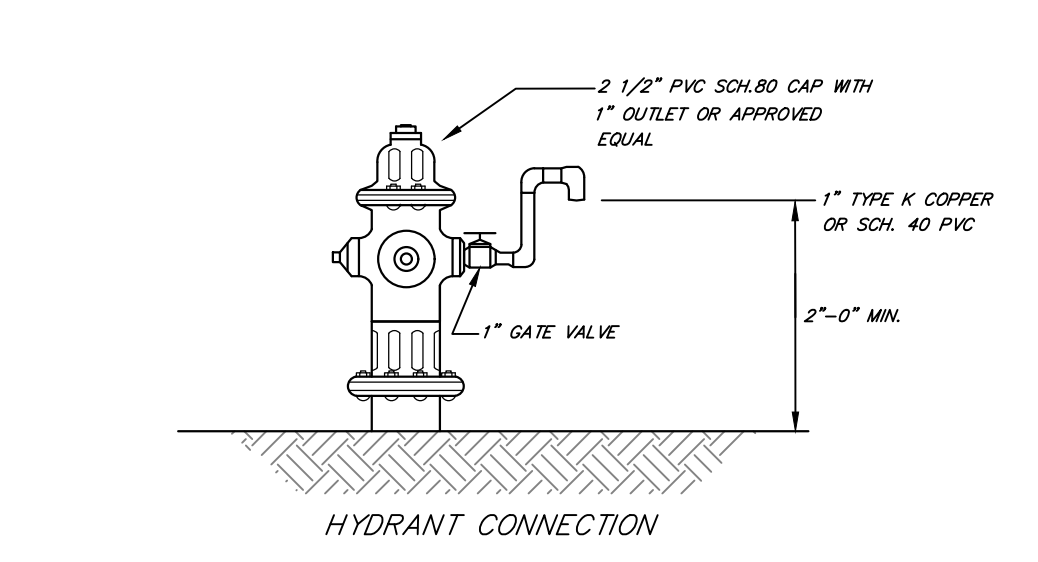
SCALE: N.T.S.



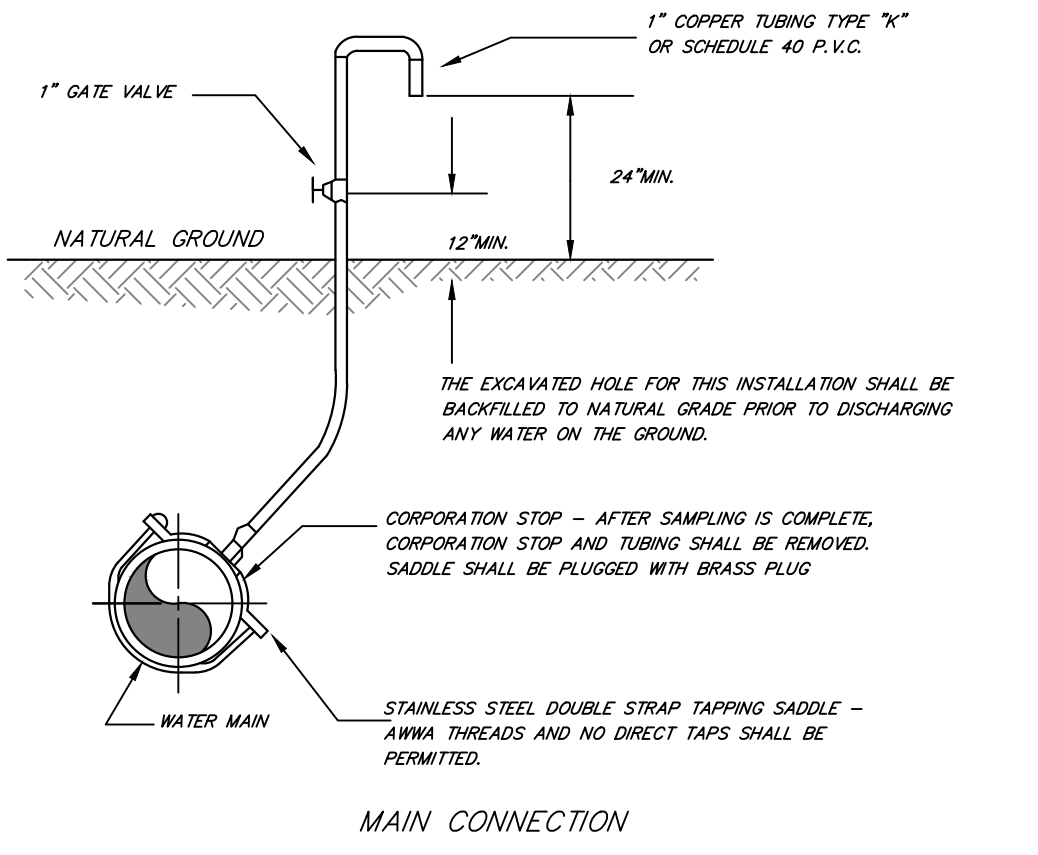
- NOTES:
1. ELECTRONIC MARKER BLUE AT FREQUENCY OF 146.7 MHZ SHALL BE LOCATED AT EACH WATER VALVE.
 2. ELECTRONIC MARKER GREEN AT FREQUENCY OF 122.5 MHZ SHALL BE LOCATED AT EACH SEWER VALVE.
 3. MARKER AND FREQUENCY AS PER APPROVED PRODUCT LIST.

WATER VALVE BOX DETAIL

SCALE: NONE



HYDRANT CONNECTION



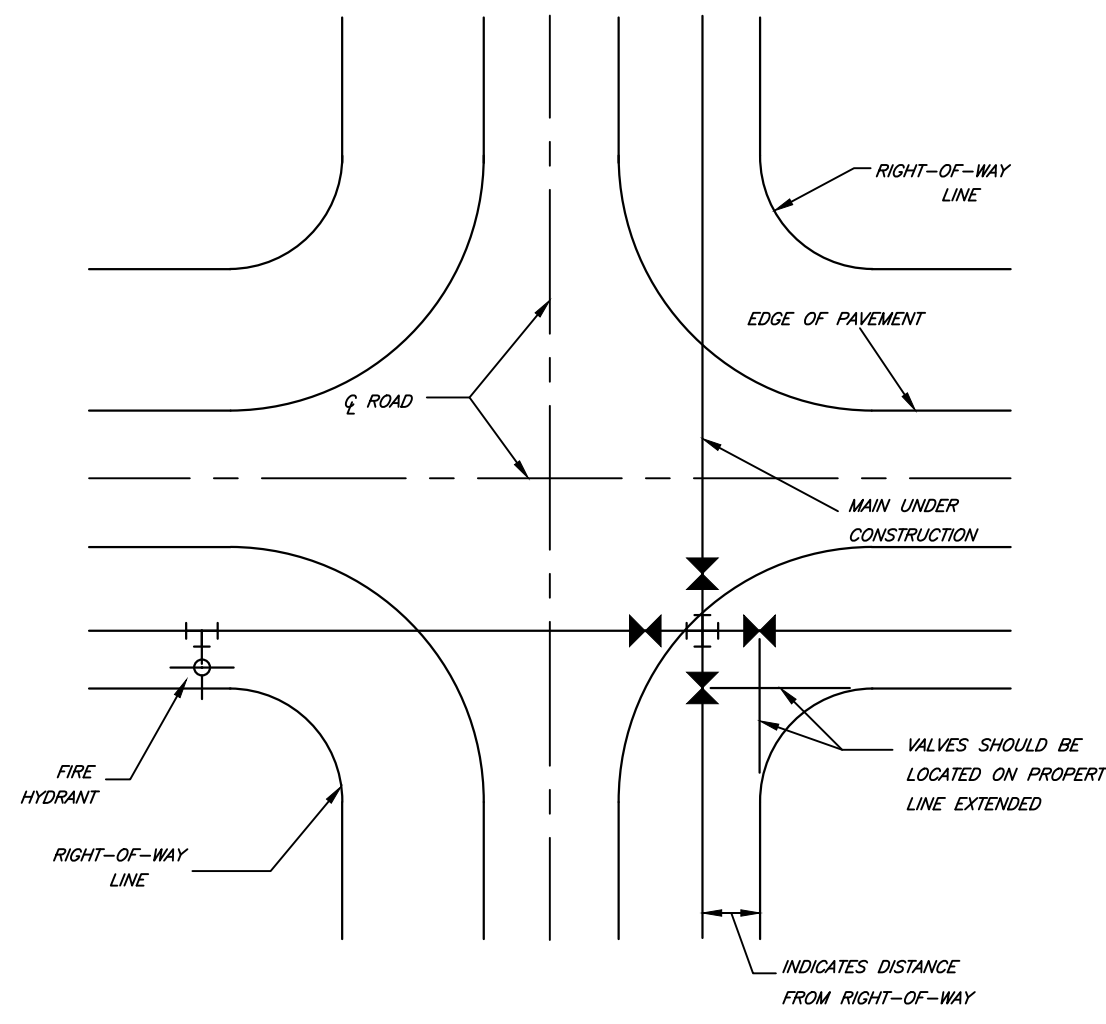
MAIN CONNECTION

NOTES:

1. SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).

BACTERIOLOGICAL SAMPLING POINTS

SCALE: NONE



- NOTES:
1. VALVES SHALL BE LOCATED SO THAT ONLY 3 VALVES ARE REQUIRED TO ISOLATE ANY 2 RESIDENTIAL OR 1 COMMERCIAL BLOCK.
 2. VALVE SPACING ON WATER MAINS SHALL NOT EXCEED 1000 FEET MAX.
 3. FIRE HYDRANT LOCATIONS SHALL BE IN ACCORDANCE WITH TOWN FIRE DEPARTMENT REQUIREMENTS.
 4. WHEN NEW ROADWAY OR FACILITY IMPROVEMENTS ARE CONSTRUCTED OVER EXISTING ASBESTOS CEMENT PIPE (ACP), THE ENGINEER OF RECORD FOR THE NEW IMPROVEMENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ACP AND SHALL UNDER SEAL CERTIFY TO THE ADEQUACY OF THE DESIGN AND TO THE CONTINUOUS USE OF THE EXISTING ACP AT SUCH ROADWAY OR FACILITY INSTALLATION.

VALVE AND FIRE HYDRANT LOCATION

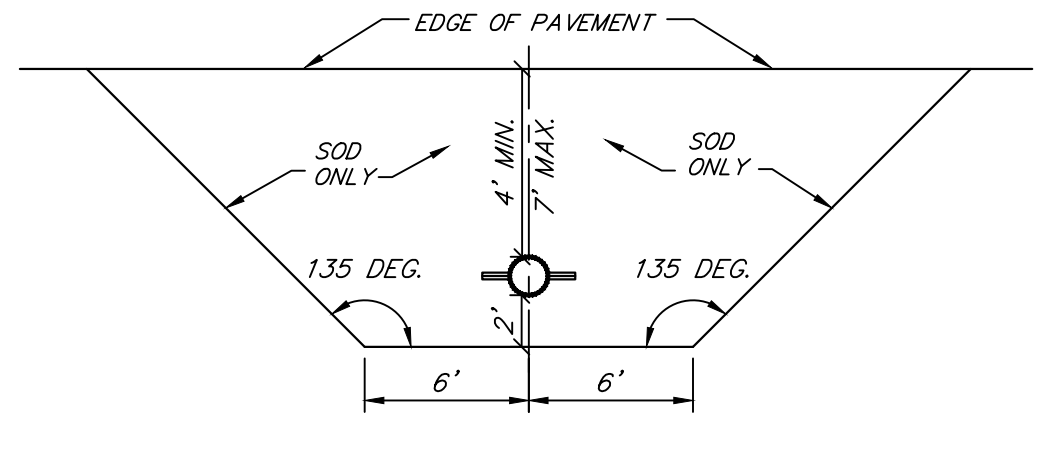
SCALE: NONE

NOTES:

1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB AND CONFORM TO FDOT REQUIREMENTS WHERE APPLICABLE.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
4. HYDRANT CENTERLINE TO BE LOCATED AT P.C. OF BLOCK CORNER RADIUS OR AT COMMON PROPERTY LINE BETWEEN ADJACENT LOTS.
5. GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY TDUD. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 3' LEFT/RIGHT OF C OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
6. FIRE HYDRANT 8" THICK CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
7. FIRE HYDRANTS AND GUARD POSTS SHALL BE PAINTED IN ACCORDANCE WITH TDUD SPECIFICATIONS, RUSTOLEUM YELLOW #7446402.
8. HYDRANT VALVE TO BE INSTALLED AS CLOSE TO MAIN AS POSSIBLE AND RESTRAINED.
9. HYDRANT BURY LINE TO MATCH FINISH GRADE ELEVATION.
10. NO THRUST BLOCKS UNLESS CONDITIONS RESTRICT USE OF FITTINGS AND USE OF THRUST BLOCKS HAS BEEN APPROVED BY TDUD.
11. SEE DETAILS G-10 AND G-11 FOR ADDITIONAL THRUST BLOCK REQUIREMENTS.
12. EXTENSIONS WILL NOT BE ACCEPTED.
13. PIPE MATERIAL BETWEEN GATE VALVE AND FIRE HYDRANT SHALL BE DIP CLASS 50 OR PVC-DR14 AS SHOWN ON THE PLANS.

TYPICAL FIRE HYDRANT NOTES

SCALE: N.T.S.

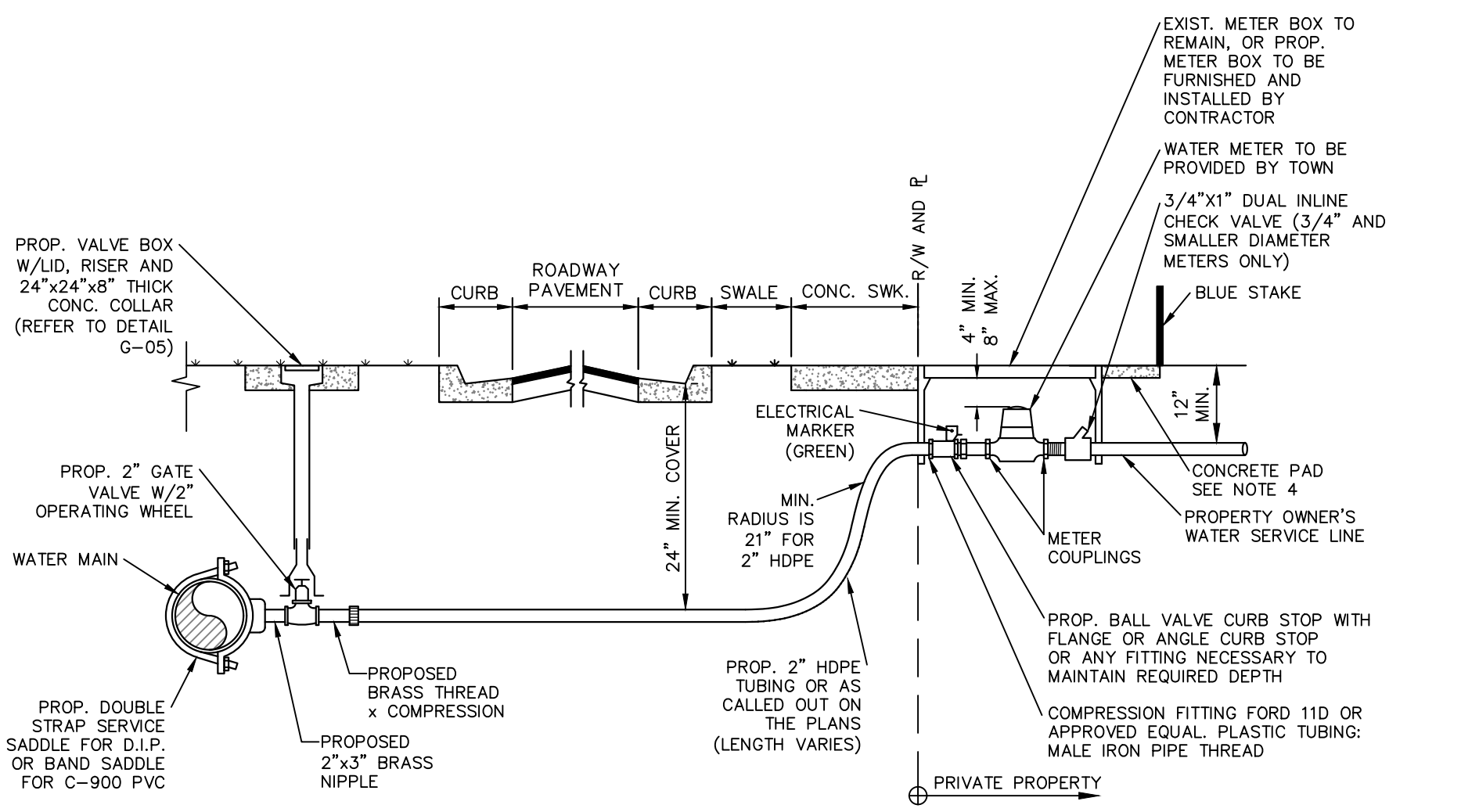


FIRE HYDRANT CLEAR ZONE

SCALE: NONE

NOTES:

1. REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
2. BY AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2
3. THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.
4. THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.



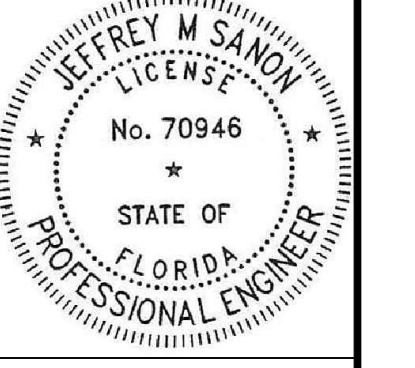
NOTES:

1. PVC SCH. 40 CASING UNDER PAVEMENT.
2. USE STAINLESS STEEL TUBE LINERS FOR ALL COMPRESSION CONNECTIONS FORD, OR APPROVED EQUAL.
3. USE LOCATION WIRE FOR LENGTH OF SERVICE (NOT SHOWN).
4. WHEN METER IS LOCATED IN UNPAVED AREA, INSTALL CONCRETE PAD AROUND METER BOX. CONCRETE PAD TO EXTEND 12-INCHES AROUND METER BOX IN ALL DIRECTIONS. CONCRETE PAD TO BE 8-INCH THICK.

TYPICAL 2" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS

SCALE: NONE

ENGINEER'S SEAL NOT VALID WITHOUT ORIGINAL SIGNATURE



Standard Details and Specifications

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

P.E. #70946

ZE MANAGEMENT

4110 N 31ST TERRACE
CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

DATE: 05/17/23 DRAWN BY: JRW SCALE: N.T.S.

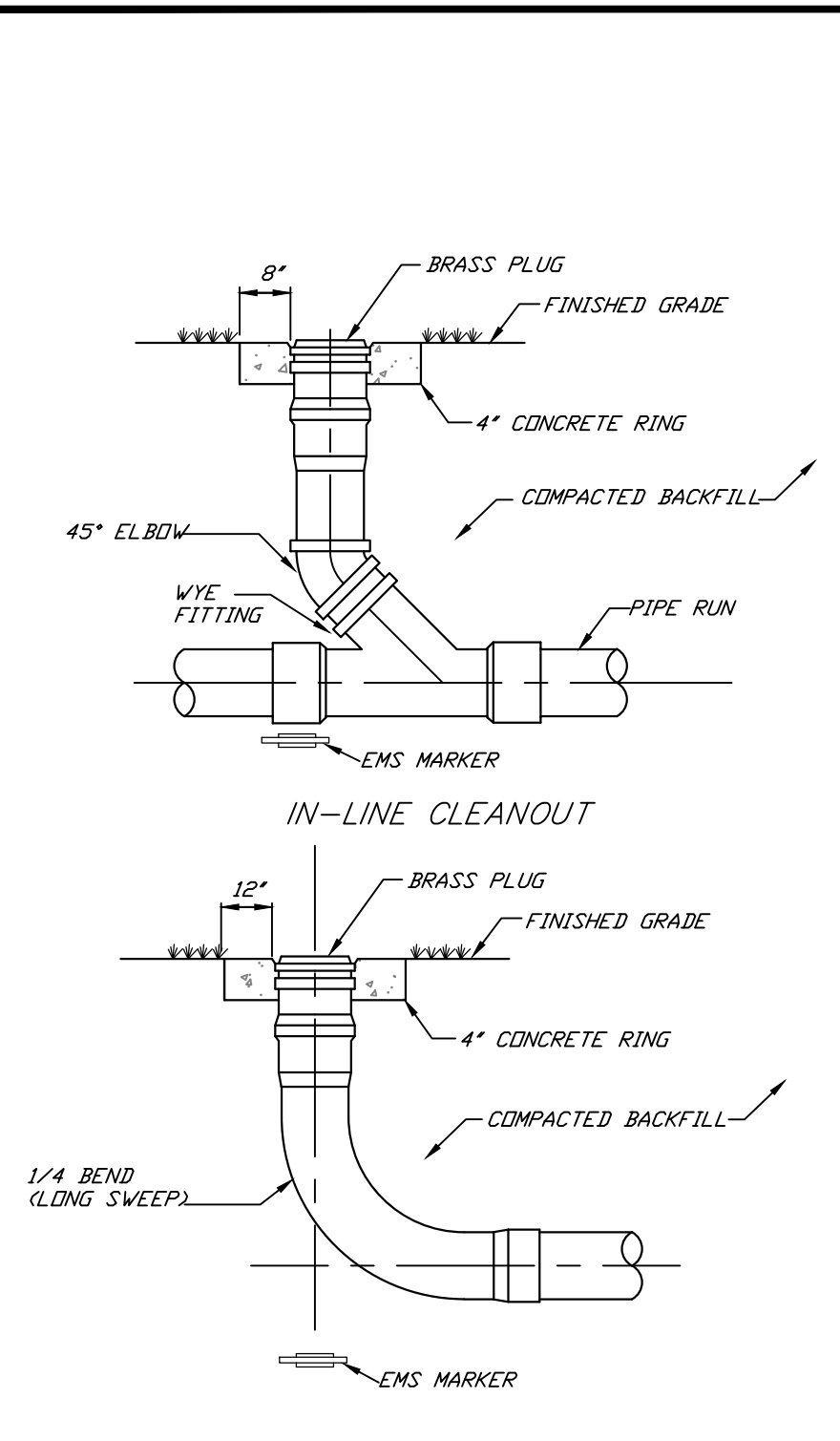
SHEET TITLE

STANDARD WATER DETAILS

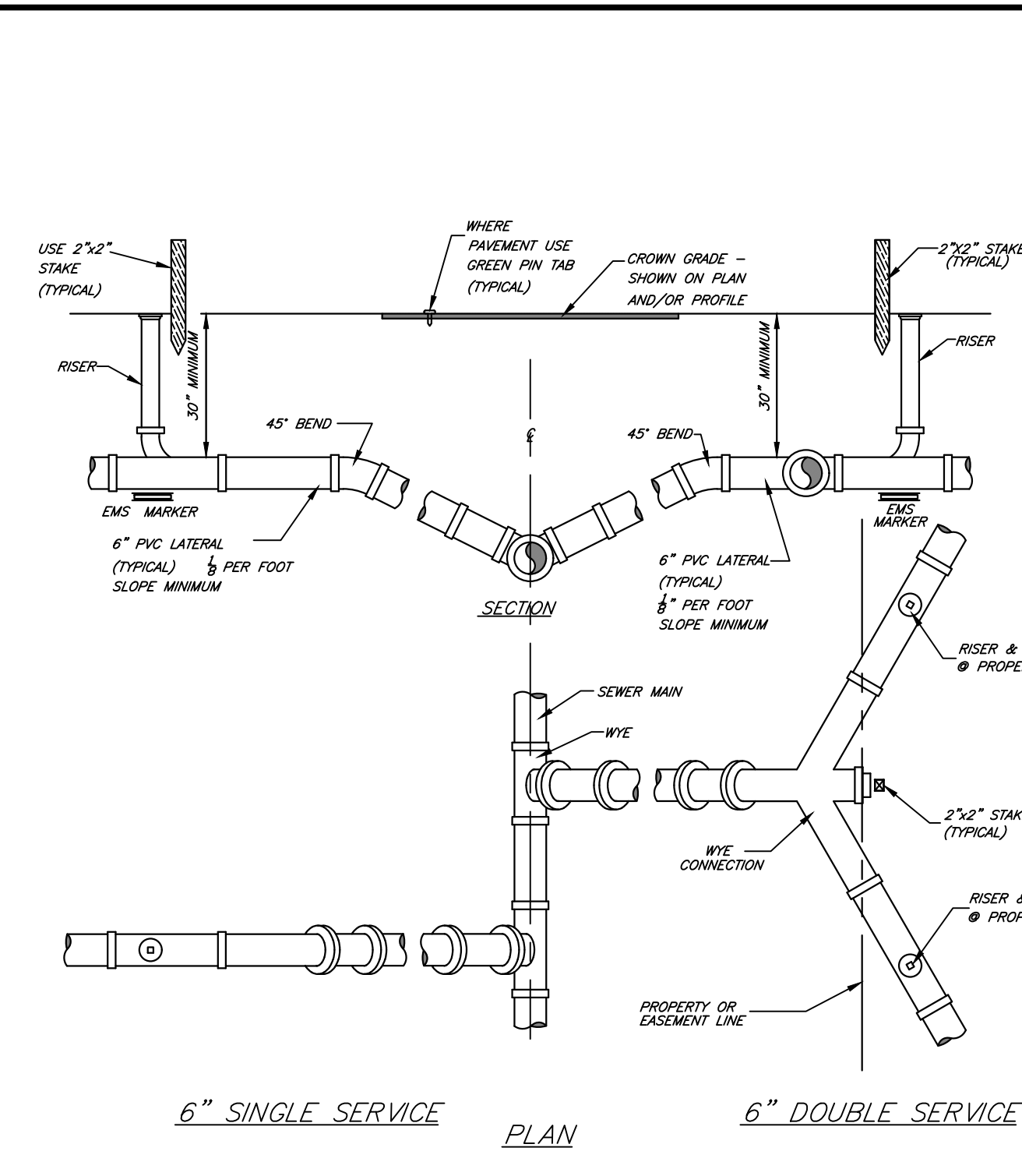
SHEET No.

C-5

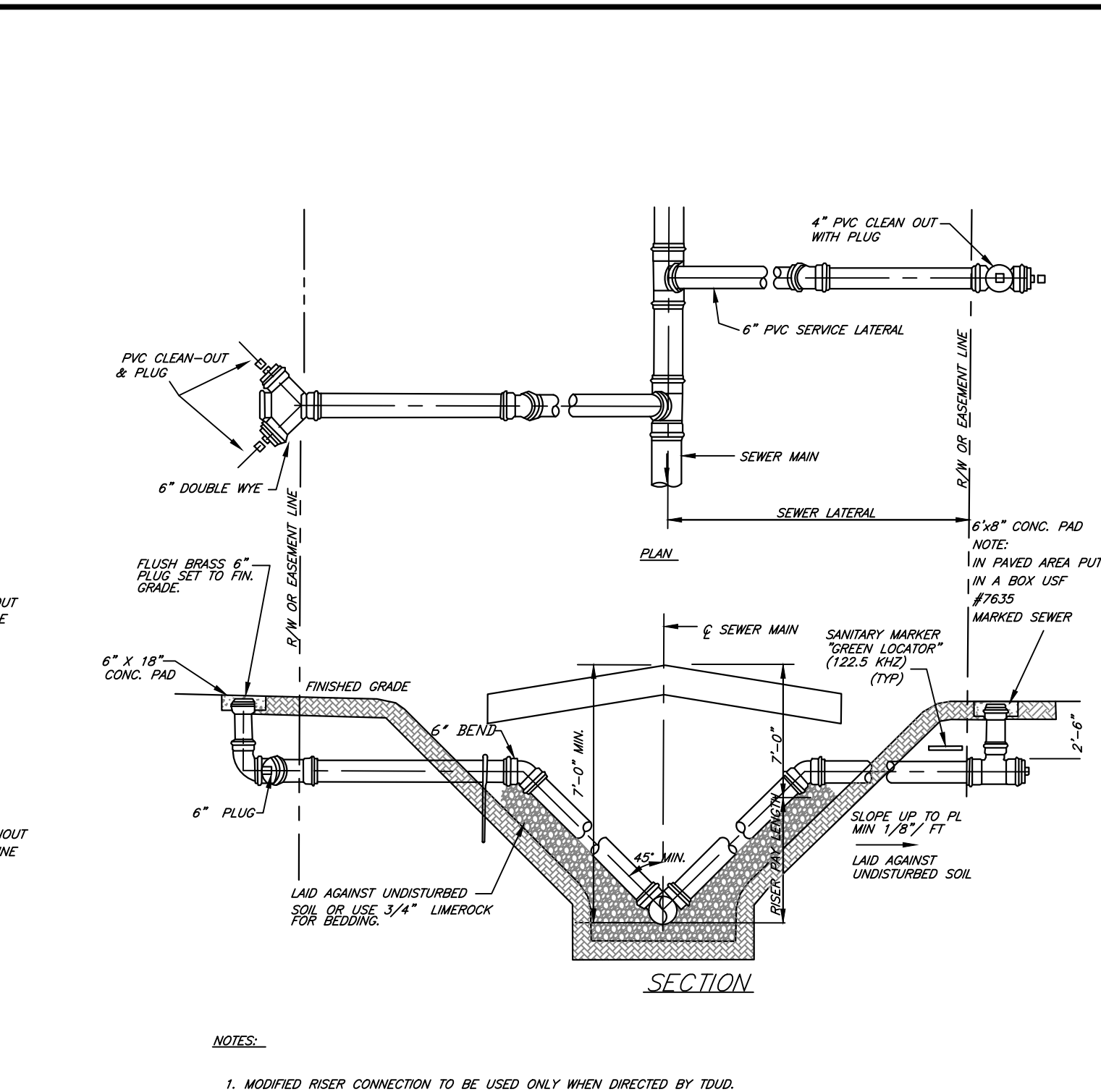
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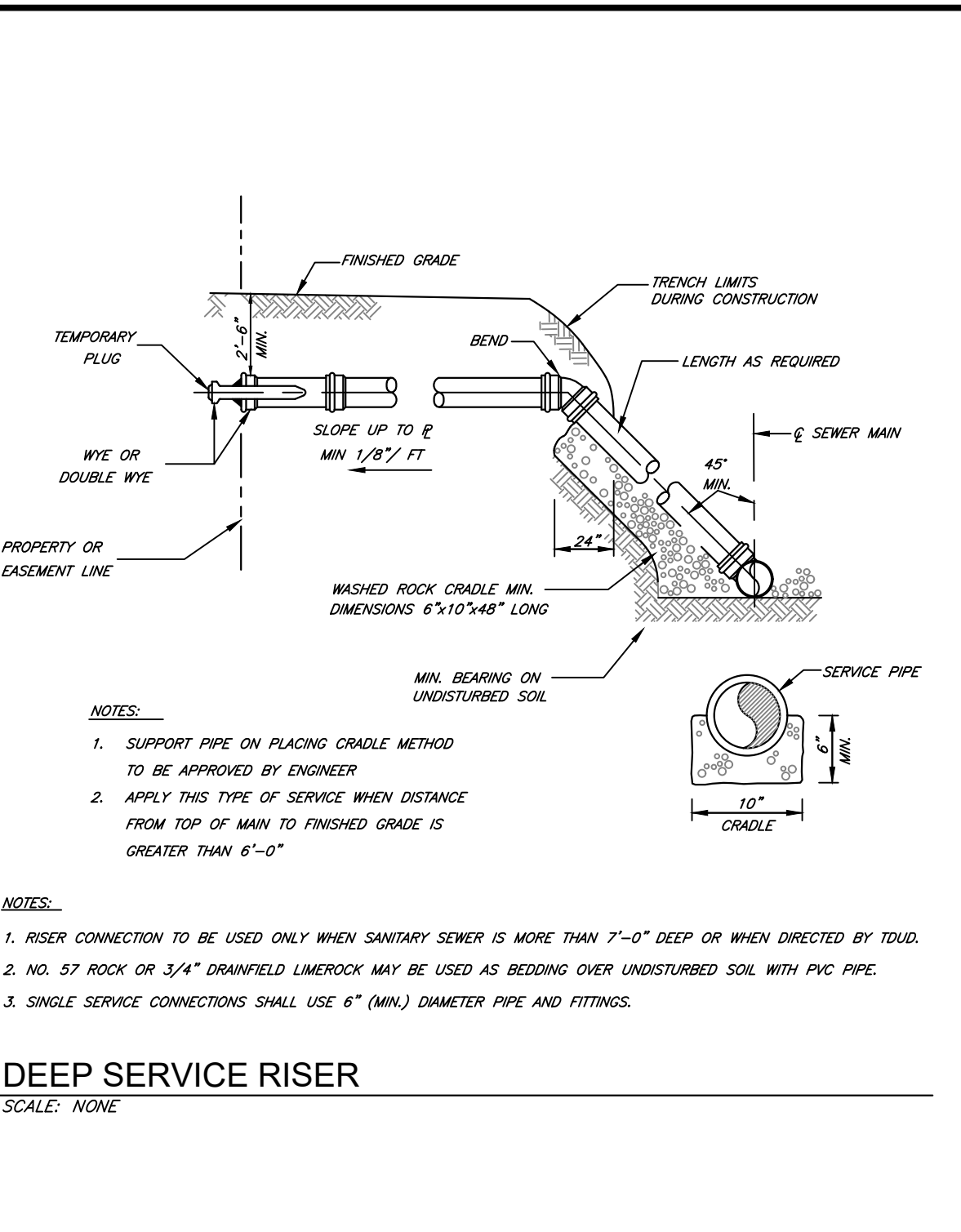
SANITARY CLEANOUT DETAIL
SCALE: NONE



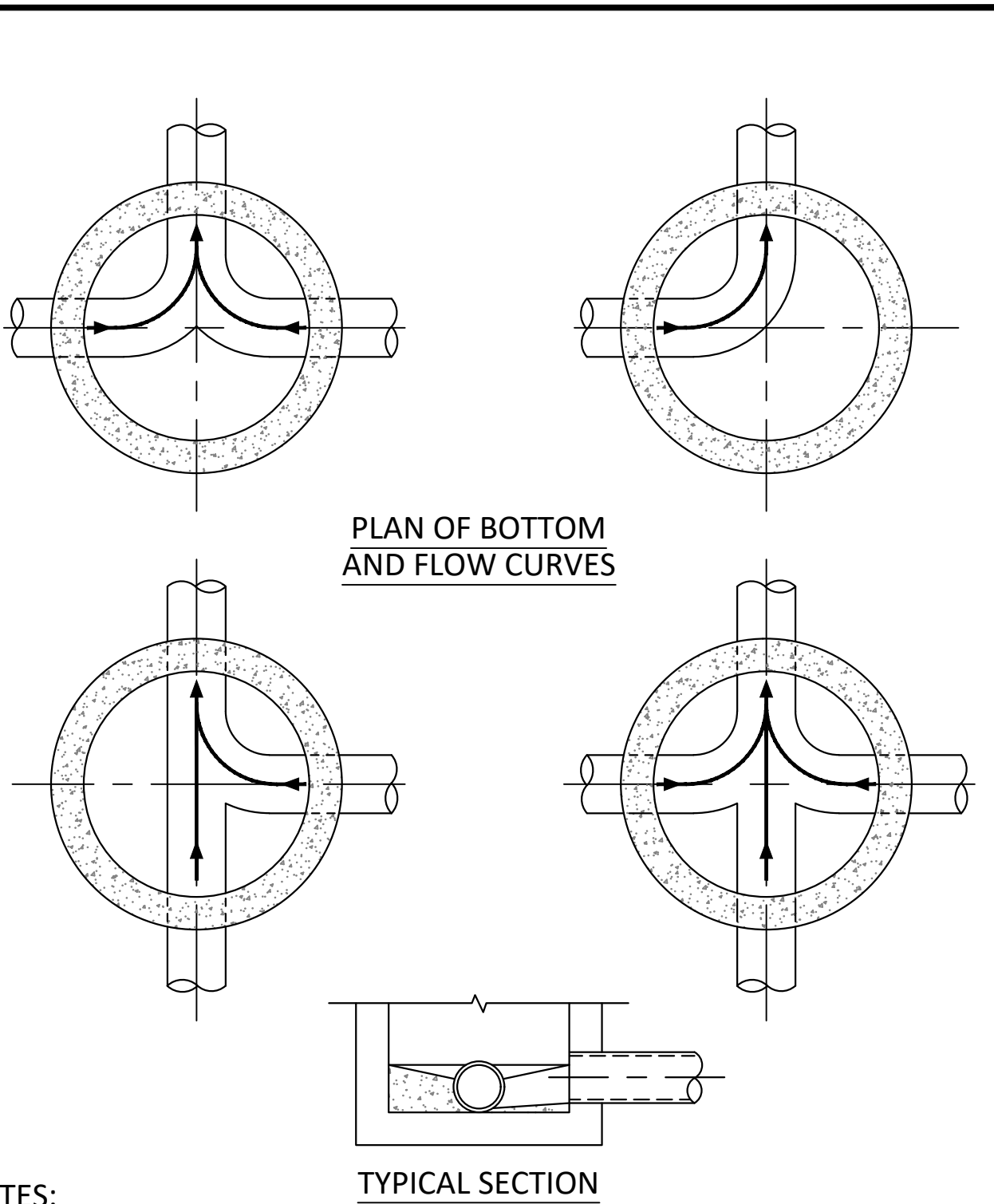
TYPICAL SERVICE CONNECTION
SCALE: NONE



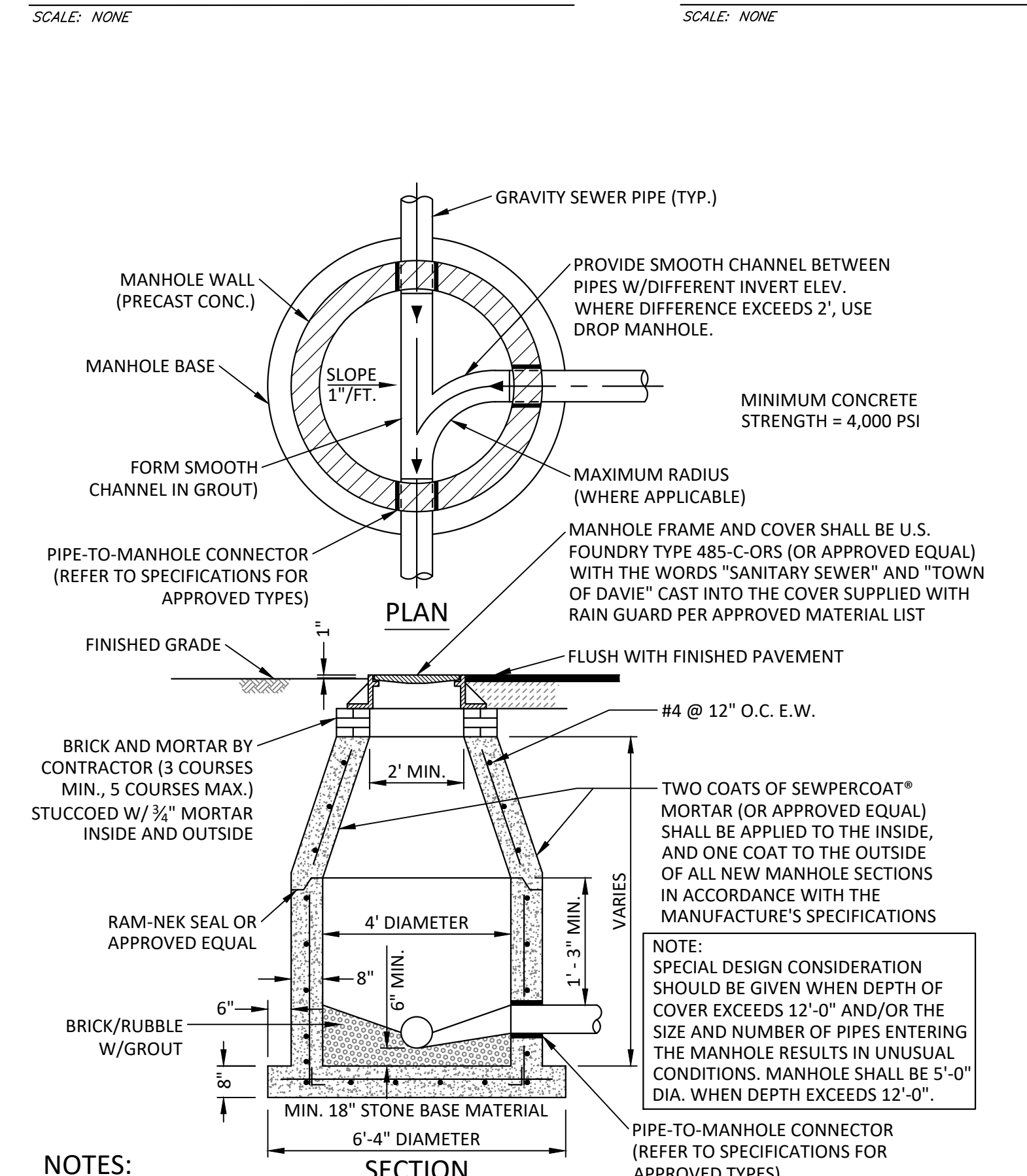
TYPICAL SERVICE CONNECTION
SCALE: NONE



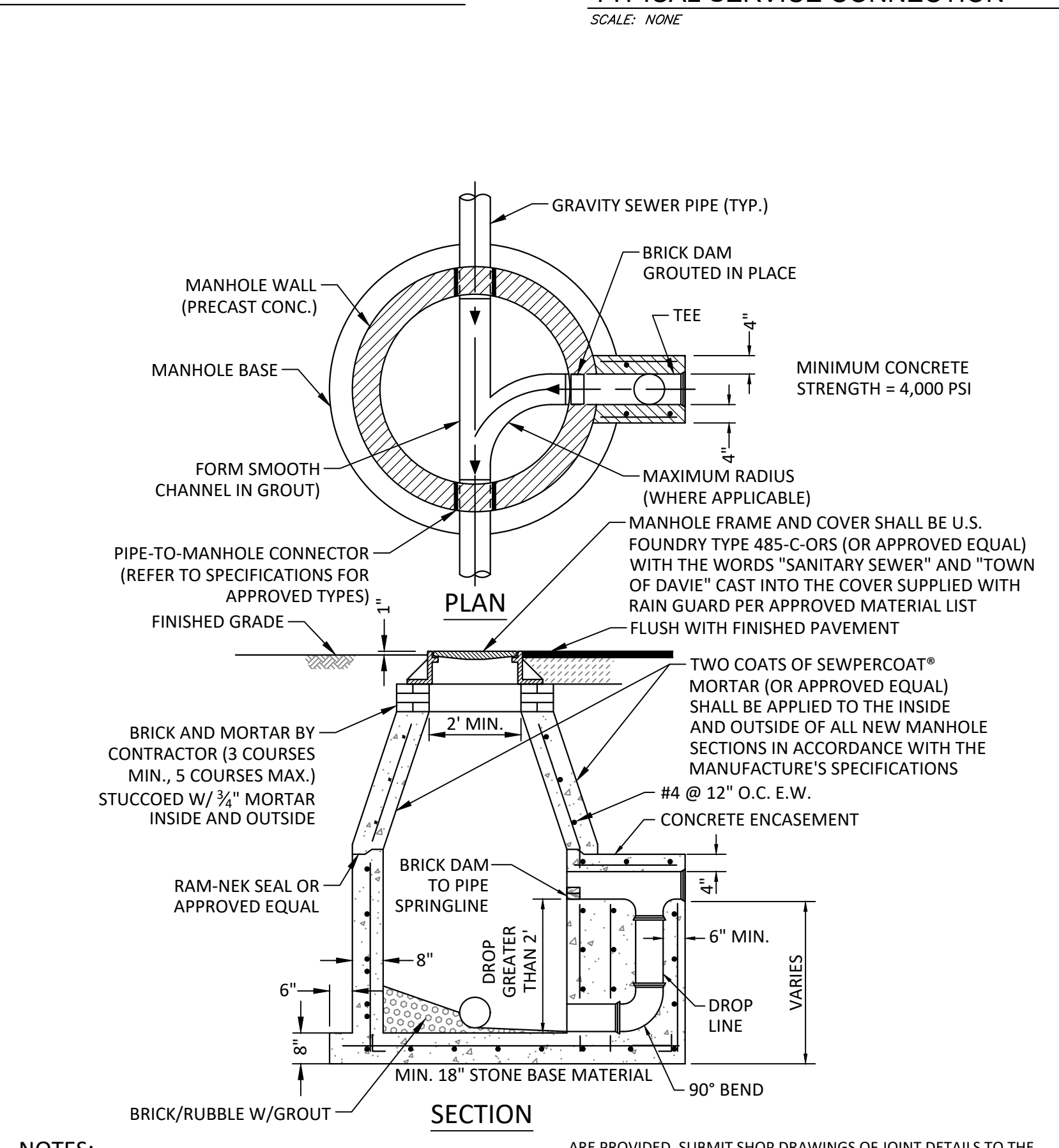
DEEP SERVICE RISER
SCALE: NONE



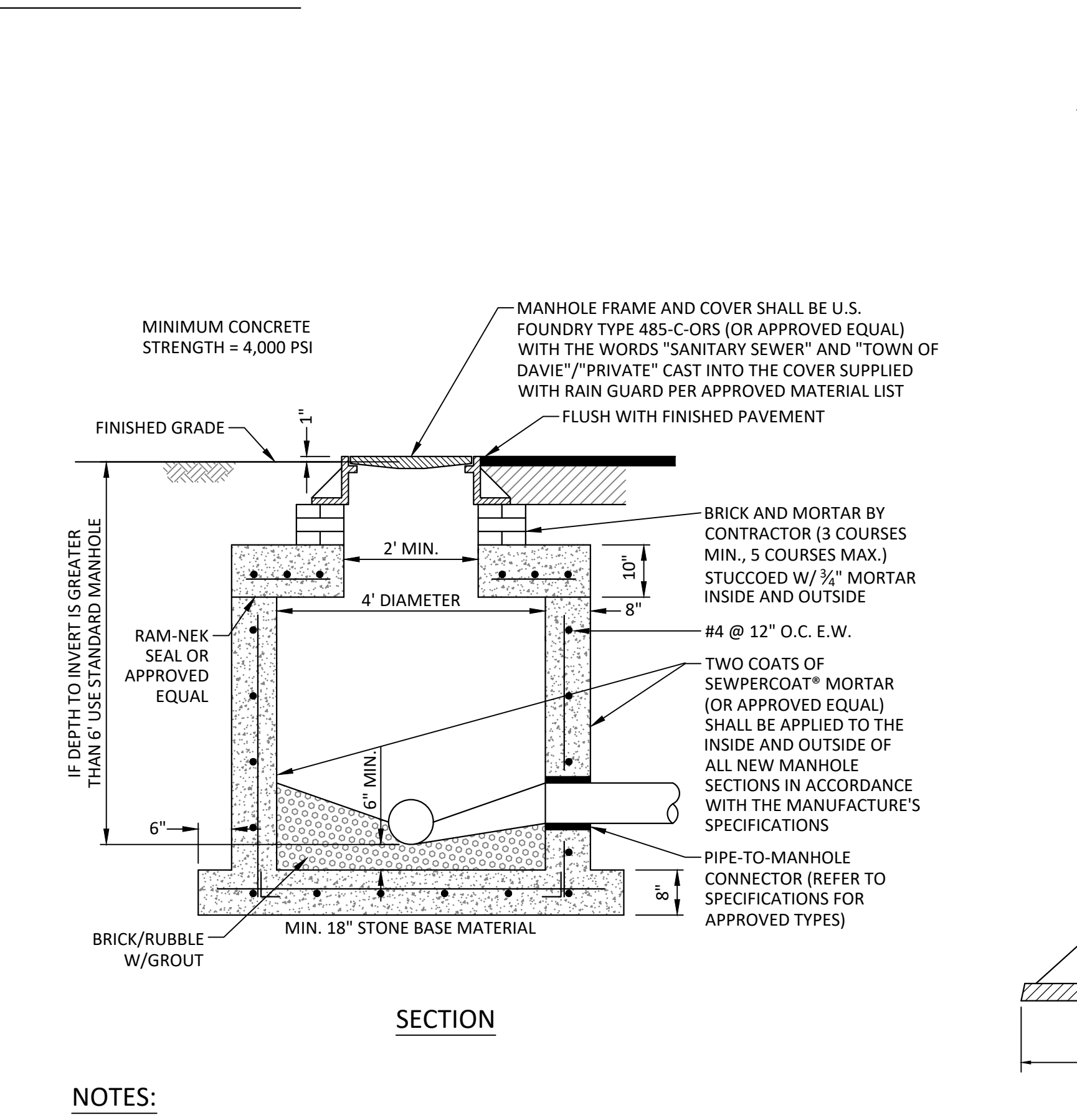
MANHOLE FLOW PATTERNS
SCALE: NONE



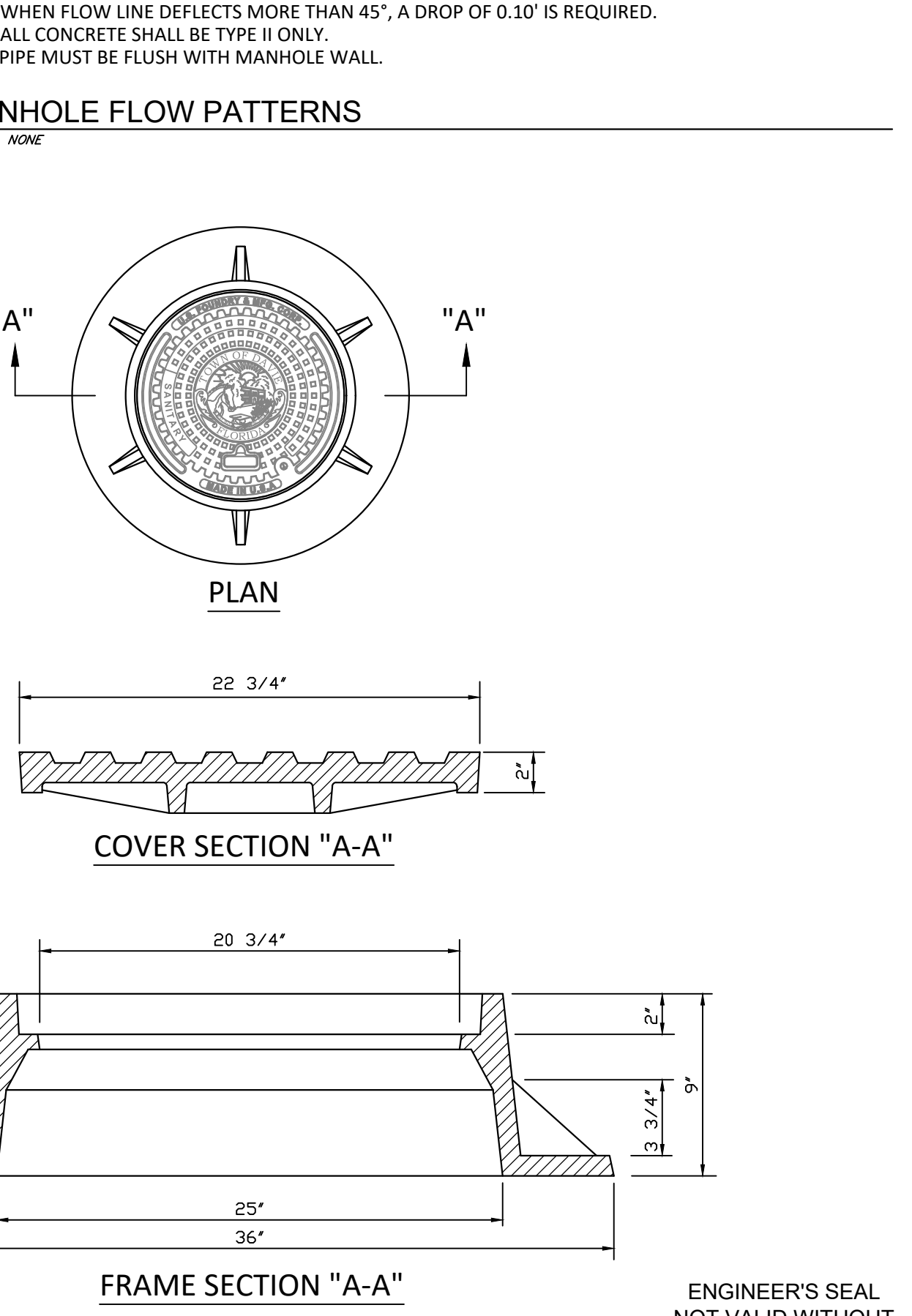
STANDARD PRECAST MANHOLE
SCALE: NONE



DROP MANHOLE
SCALE: NONE



SHALLOW MANHOLE
SCALE: NONE



MANHOLE FRAME AND COVER
SCALE: NONE

NOTES:
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE TOWN PRIOR TO INSTALLATION.
2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3' ABOVE SLAB BASE.
3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

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4. ONLY USE WITH TDUD APPROVAL.

NOTES:
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
2. ALL BEARING SURFACES TO BE MACHINED.
3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS WITH THE WORDS "TOWN OF DAVIE - FLORIDA" CAST INTO THE COVER.

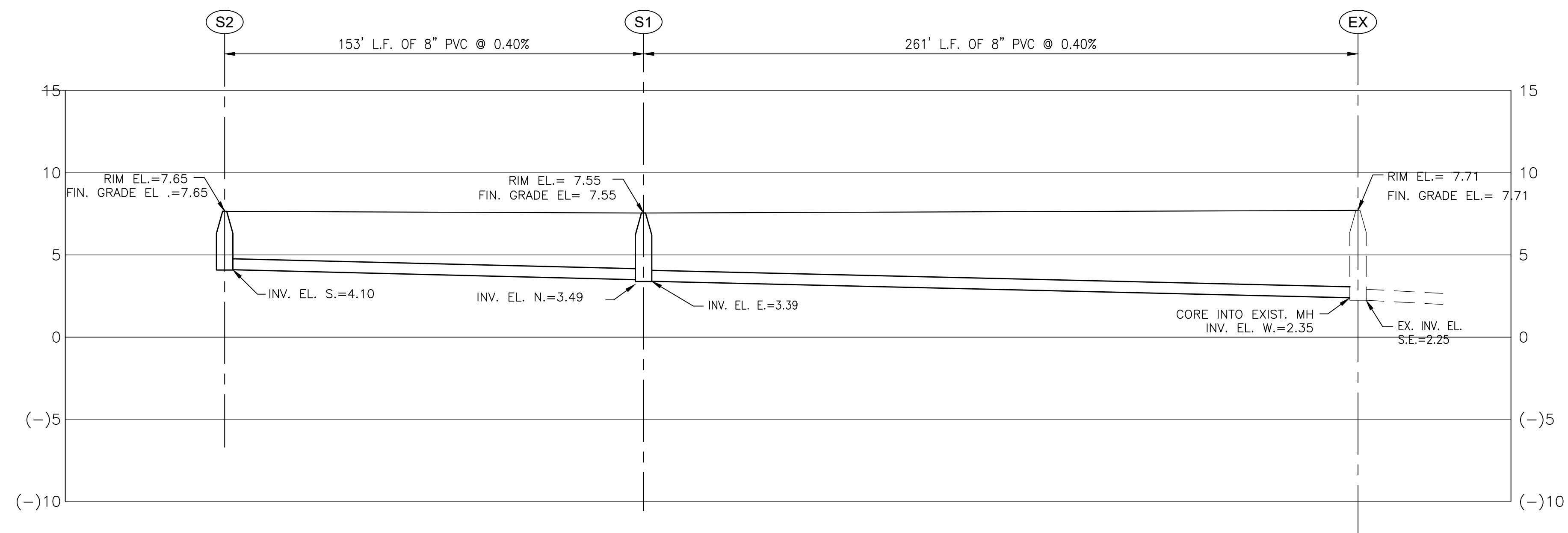
Standard Details and Specifications

PILLAR CONSULTANTS, INC.
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5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533
P.E. # 70946

ZE MANAGEMENT
4110 N 31ST TERRACE
CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

DATE: 05/17/23 DRAWN BY: JRW SCALE: N.T.S.
SHEET TITLE: STANDARD SEWER DETAILS
SHEET No. **C-8**
22085





PILLAR CONSULTANTS, INC.
 Consulting Engineers, Planners, Surveyors
 5230 S. University Drive - Suite 104
 Davie, Florida 33328
 Phone: (954) 680-6533

P.E. # 70946

5500 DAVIE ROAD
 TOWN OF DAVIE
 BROWARD COUNTY, FLORIDA

ENGINEER'S SEAL
 NOT VALID WITHOUT
 ORIGINAL SIGNATURE



SCALE: 1"=30' HORIZ.
 1"= 5' VERT.

DATE: 05/17/23

DRAWN BY: JRW

SHEET No.

C-9

22085

NOTE: Contractor to field verify location of existing water & sewer mains prior to connection. Location of existing water & sewer shown on plans were approximated based on plans provided by Town of Davie Utilities.

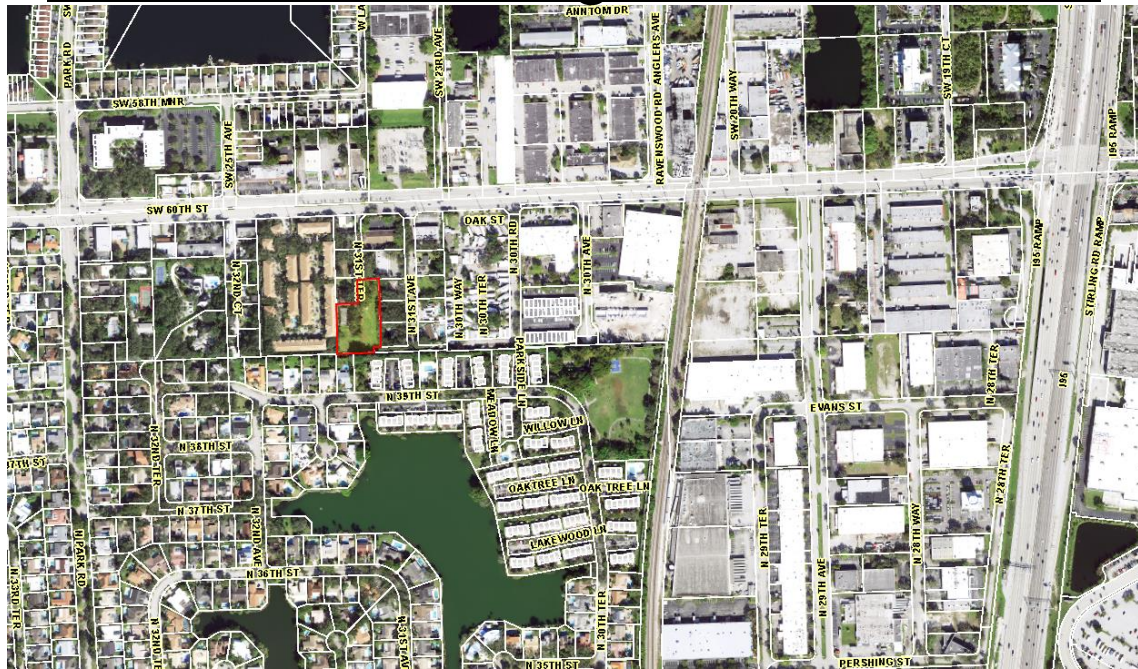
SHEET TITLE
SANITARY SEWER PROFILE

ZE Management

4110 N 31st Terrace

City of Hollywood, Florida

Surface Water Management Calculations



Prepared by

Pillar Consultants, Inc.

5230 S. University Drive Suite 104

Davie, Florida 33328

(954) 680-6533

05/22/24

DATE:	3/26/2024	Pre-Development
PROJECT NAME:	ZE Management	
PROJECT No.:	24006	
BY:	PILLAR CONSULTANTS, INC.:	WEW

I. GIVEN

A. AREAS

1. Lake (1.4)	0.00 ac.	0.00%
2. Buildings (8.7)	0.05 ac.	3.94%
3. Drives/Walks (8.19-8.7)	0.01 ac.	0.79%
4. Paving (7.52-8.27)	0.07 ac.	5.51%
5. Green 1 (5.5-8.1)	1.14 ac.	89.76%
6. Green 2 (0-0)	0.00 ac.	0.00%
7. Lake Banks (0-0)	0.00 ac.	0.00%
8. Swale Flat (1.4)	0.00 ac.	0.00%
9. Swale Slope (1.4-3.4)	0.00 ac.	0.00%
10. Swale Flat (0)	0.00 ac.	0.00%
11. Swale Slope (0-0)	0.00 ac.	0.00%

Project Total = 1.27 ac. 1.27 AC

B. QUANTITY

1. Design Event and Rainfall Amounts

a. Design Event for Quality

Frequency: 3 year
Duration: 1 hour
Amount: 6 in.

b. Design Event for Minimum Road Elevation: (if not specified by Local Districts)

Frequency: 10 year
Duration: 24 hour (road centerlines)
1 hour (for parking lots served by exfiltration system)
Amount: 8.50 in.
Flood Contour: 5.0 NAVD

c. Design Event for Discharge:

Frequency: 25 year
Duration: 72 hour
Amount: 14.00
Flood Contour: n/a

d. Design Event for Minimum Finish Floor Elevation:

Frequency: 100 year
Duration: 72 hour
Amount: 16.0
Flood Contour: 5.5 NAVD

III. COMPUTATIONS

B. SCS CURVE NUMBER

1. Average water table elevation:

= control elevation
= 1.50 ft. NAVD

2. Per. site grades vary from 5.50 to 8.10 ft. NAVD, thus, the average site grade (pervious)

= 6.80 ft. NAVD based on weighted average of pervious areas

3. Average depth to water table:

= average site grade elevation - average control elevation
= 6.80 ft. NAVD - 1.50 ft. NAVD
= 5.30 ft. NAVD

4. From the soil storage table in the S.F.W.M. manual, assuming a 25% compaction and 5.30 ft. (NAVD) to the water table, up to 9.00 inches can be stored in the soil under pervious areas.

5. Compute available soil storage:
 = storage available X pervious areas
 = 9.00 in. X 1.14 ac. X 1 ft./12 in.
 = 0.86 ac.- ft.

6. Convert available soil storage to site-wide moisture storage, S
 = available soil storage on-site/site area
 = 0.86 ac.- ft. / 1.27 ac. X 12 in./1 ft.
 = 8.08 in. of site-wide storage, S.

7. The SCS Curve Number, CN
 = 1000/(S+10)
 = 55 SCS curve number, CN

C. PROJECT SURFACE STORAGE

1.

AREA	ACRES	V/L	START ELEV	END ELEV	CHANGE
Lake (1.4)	0.00	V	1.40	N/A	N/A
Buildings (8.7)	0.05	V	8.70	N/A	N/A
Drives/Walks (8.19-8.7)	0.01	L	8.19	8.70	0.51
Paving (7.52-8.27)	0.07	L	7.52	8.27	0.75
Green 1 (5.5-8.1)	1.14	L	5.50	8.10	2.60
Green 2 (0-0)	0.00	L	0.00	0.00	0.00
Lake Banks (0-0)	0.00	L	0.00	0.00	0.00
Swale Flat (1.4)	0.00	V	1.40	N/A	N/A
Swale Slope (1.4-3.4)	0.00	L	1.40	3.40	2.00
Swale Flat (0)	0.00	V	0.00	N/A	N/A
Swale Slope (0-0)	0.00	L	0.00	0.00	0.00

2. Stage vs Storage curve data.

STAGE (ft.)	LAKE (ac.-ft.)	LAKE BANKS (ac.-ft.)	DRIVES/WALKS (ac.-ft.)	PAVING (ac.-ft.)	LOW GREEN (ac.-ft.)	HIGH GREEN (ac.-ft.)	SWALE FL 2.4 (ac.-ft.)	SWALE SL 2.4-3.4	SWALE FL 3.4 (ac.-ft.)	SWALE SL 3.4-5.4	EXFIL. TRENC H	TOTAL (ac.-ft.)
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.05
6.50	0.00	0.00	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.22
7.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.49
7.50	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.88
8.00	0.00	0.00	0.00	0.01	1.37	0.00	0.00	0.00	0.00	0.00	0.00	1.38
8.50	0.00	0.00	0.00	0.04	1.94	0.00	0.00	0.00	0.00	0.00	0.00	1.98
9.00	0.00	0.00	0.01	0.08	2.51	0.00	0.00	0.00	0.00	0.00	0.00	2.59
9.50	0.00	0.00	0.01	0.11	3.08	0.00	0.00	0.00	0.00	0.00	0.00	3.20
10.00	0.00	0.00	0.02	0.15	3.65	0.00	0.00	0.00	0.00	0.00	0.00	3.81
10.50	0.00	0.00	0.02	0.18	4.22	0.00	0.00	0.00	0.00	0.00	0.00	4.42
11.00	0.00	0.00	0.03	0.22	4.79	0.00	0.00	0.00	0.00	0.00	0.00	5.03
11.50	0.00	0.00	0.03	0.25	5.36	0.00	0.00	0.00	0.00	0.00	0.00	5.64
12.00	0.00	0.00	0.04	0.29	5.93	0.00	0.00	0.00	0.00	0.00	0.00	6.25

3. Stage vs Storage curve (see attached plot).

Project Name: ZE Management

Reviewer: WEG

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 8.5 inches

Area: 1.27 acres

Ground Storage: 8.08 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.00
6.00	0.05
6.50	0.22
7.00	0.49
7.50	0.88
8.00	1.38
8.50	1.98
9.00	2.59
9.50	3.20
10.00	3.81
10.50	4.42
11.00	5.03
11.50	5.64
12.00	6.25

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	6.71	25.45	0.00	0.02

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.34	0.00	0.00	0.00	0.34	0.00

Project Name: ZE Management

Reviewer: WEG

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 1.27 acres

Ground Storage: 8.08 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.00
6.00	0.05
6.50	0.22
7.00	0.49
7.50	0.88
8.00	1.38
8.50	1.98
9.00	2.59
9.50	3.20
10.00	3.81
10.50	4.42
11.00	5.03
11.50	5.64
12.00	6.25

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
    
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      7.39      72.00      0.00      0.02
    
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow  Outflow  Storage  Storage
=====
Site      0.79      0.00      0.00      0.00      0.79      0.00
    
```

Project Name: ZE Management

Reviewer: WEG

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 1.27 acres

Ground Storage: 8.08 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.00
6.00	0.05
6.50	0.22
7.00	0.49
7.50	0.88
8.00	1.38
8.50	1.98
9.00	2.59
9.50	3.20
10.00	3.81
10.50	4.42
11.00	5.03
11.50	5.64
12.00	6.25

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
    
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site   7.59       72.00     0.00     0.02
    
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow  Outflow  Storage  Storage
=====
Site   0.97    0.00    0.00    0.00    0.97    0.00
    
```

DATE:	3/26/2024	Post-Development
PROJECT NAME:	ZE Management	
PROJECT No.:	24006	
BY:	PILLAR CONSULTANTS, INC.:	JRW

I. GIVEN

A. AREAS

1. Lake (0)	0.00 ac.	0.00%
2. Buildings (8.7)	0.26 ac.	20.47%
3. Walks (8.2-8.7)	0.02 ac.	1.57%
4. Paving (7.9-8.2)	0.45 ac.	35.43%
5. Green 1 (6.5-7.5)	0.47 ac.	37.01%
6. Green 2 (0-0.01)	0.00 ac.	0.00%
7. Lake Banks (0-0)	0.00 ac.	0.00%
8. Swale Flat (6.5)	0.07 ac.	5.51%
9. Swale Slope (2.5-5)	0.00 ac.	0.00%
10. Swale Flat (0)	0.00 ac.	0.00%
11. Swale Slope (0.1-0.1)	0.00 ac.	0.00%

Project Total =	1.27 ac.	1.27
-----------------	----------	------

B. OTHER

1. Current Zoning:	*	
2. Master S.F.W.M.P. No.:	N/A	
3. Min. Building Elev. Per Permit:	9.00	ft. NAVD
4. Min. Road Crown Elev. Per Permit:	7.00	ft. NAVD
5. Receiving Body:	None	
6. Control Elevation:	1.50	ft. NAVD
7. Allowable Discharge Per Permit:	na	cfs
8. Total Area Per Permit:	1.27	ac.
9. Allowable Discharge For This Site:	-	cfs
10. Drainage Basin:		

* Note: Proposed minimum road elevation must be at least 2 ft. above wet season water table, or control elevation.

II. DESIGN CRITERIA

A. QUALITY

1. If a wet detention system, then whichever is greater of the following:
 - a. The first inch of runoff from the entire site.
 - b. The amount of 2.5 inches times the percentage of imperviousness
2. If a dry detention system, then 75% of the volume required for wet detention.
3. If a retention system, then 50% of the volume required.
4. If the site zoning is commercial, at least 0.50 in. of retention or dry detention pre-treatment shall be provided.
5. Any detention system shall be designed to discharge not more than 0.5 inch of the detained volume per day. A V-shaped configuration is desirable.

B. QUANTITY

1. Design Event and Rainfall Amounts

- a. Design Event for Quality
Frequency: 3 year
Duration: 1 hour
Amount: 6 in.
- b. Design Event for Minimum Road Elevation: (if not specified by Local Districts)
Frequency: 10 year
Duration: 24 hour (road centerlines)
1 hour (for parking lots served by exfiltration system)
Amount: 8.50 in.
Flood Contour: 5.0 NAVD
- c. Design Event for Discharge:
Frequency: 25 year
Duration: 72 hour
Amount: 14.00
Flood Contour: n/a
- d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 72 hour
Amount: 16.0
Flood Contour: 5.5 NAVD

III. COMPUTATIONS

A. QUALITY

1. Compute the first inch of runoff from the developed project:

$$\begin{aligned} &= 1.00 \text{ inch} \times 1.27 \text{ ac.} \times 1 \text{ ft./12 in.} \\ &= \underline{0.11} \text{ ac.-ft. for the first inch of runoff.} \end{aligned}$$

2. Compute 2.5 inch times the percentage of imperviousness:

- a. Site area for water quality pervious/impervious calculations only:
= total project - (water surface + roof)
= 1.27 ac. - (0.00 ac. + 0.26 ac.)
= 1.01 ac. site area, for water quality pervious/impervious.
- b. Impervious area for water quality pervious/impervious calculations only:
= (site area for water quality pervious/impervious) - pervious
= 1.01 ac. - 0.54 ac.
= 0.47 ac. impervious area, for water quality pervious/impervious.
- c. Percentage of imperviousness for water quality:
= (impervious area for water quality) / (site area for water quality) x 100%
= 0.47 ac. / 1.01 ac. X 100%
= 46.53%
- d. For 2.5 in. times the percentage impervious.
= 2.50 in. X 46.53%
= 1.16 in. to be treated.
- e. Compute volume required for quality detention:
= inches to be treated x (total project - lakes)
= 1.16 in. X (1.27 ac. - 0.00) X 1 ft./12 in.
= 0.12 ac.- ft.

3. Summary

The first inch of runoff from the developed project: **0.11** ac.- ft.
Volume required for 2.5 in. times the % imperviousness: **0.12** ac.- ft.

Therefore,

The volume	0.12	ac.- ft. controls.
------------	-------------	--------------------

 occurs at EL. **5.16**

4. If the project were discharging directly to a sensitive receiving body or if the project is zoned commercial and/or is more than 40% impervious, then, 0.5 inches of dry detention or retention pre-treatment must be provided.

= 0.50 in. x (total project - lakes)
= 0.50 in. X (1.27 ac. - 0.00) X 1 ft./12 in.
= **0.05** ac. - ft. required for pre-treatment
Volume of **0.05** ac. - ft. occurs at EL. **5.07**

5. Compute credit for using one of the following systems:

a. Wet detention volume to be provided:

= total required detention - pre-treatment
= 0.12 ac.- ft. 0.05 ac.- ft.
= **0.07** ac.- ft. of volume required for wet detention (lake volume).

b. Dry detention volume shall be provided equal to 75% of the wet detention volume:

= 0.07 ac.- ft. X 75%
= **0.05** ac.- ft. of volume required for dry detention.

c. Retention volume shall be provided equal to 50% of wet detention volume:

= 0.07 ac.- ft. X 50%
= **0.04** ac.- ft. of volume required for retention.

B. SCS CURVE NUMBER

1. Average water table elevation:

= control elevation
= **1.50** ft. NAVD

2. Per. site grades vary from **5.50** to **8.20** ft. NAVD, thus, the average site grade (pervious)

= **6.94** ft. NAVD based on weighted average of pervious areas

Project Name: ZE Management

Reviewer: JRW

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 10 year
 1 Day Rainfall: 8.5 inches
 Area: 1.27 acres
 Ground Storage: 2.87 inches
 Time of Concentration: 0.16 hours
 Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.39
6.00	0.79
6.50	1.19
7.00	1.28
7.50	1.50
8.00	1.77
8.50	2.24
9.00	2.74
9.50	3.25
10.00	3.75
10.50	4.26
11.00	4.76
11.50	5.27
12.00	5.77

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      6.16      72.00      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow  Outflow  Storage  Storage
=====
Site      0.92      0.00      0.00      0.00      0.92      0.00
=====
```

Project Name: ZE Management

Reviewer: JRW

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 1.27 acres

Ground Storage: 2.87 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.39
6.00	0.79
6.50	1.19
7.00	1.28
7.50	1.50
8.00	1.77
8.50	2.24
9.00	2.74
9.50	3.25
10.00	3.75
10.50	4.26
11.00	4.76
11.50	5.27
12.00	5.77

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
```

Site	6.47	72.00	0.00	0.02
------	------	-------	------	------

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
```

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.17	0.00	0.00	0.00	1.17	0.00

```
=====
```

Project Name: ZE Management

Reviewer: JRW

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 1.27 acres

Ground Storage: 2.87 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.39
6.00	0.79
6.50	1.19
7.00	1.28
7.50	1.50
8.00	1.77
8.50	2.24
9.00	2.74
9.50	3.25
10.00	3.75
10.50	4.26
11.00	4.76
11.50	5.27
12.00	5.77

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.21	72.00	0.00	0.02

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.37	0.00	0.00	0.00	1.37	0.00

3. Average depth to water table:

= average site grade elevation - average control elevation
 = 6.94 ft. NAVD - 1.50 ft. NAVD
 = 5.44 ft. NAVD

4. From the soil storage table in the S.F.W.M. manual, assuming a 25% compaction and 5.44 ft. (NAVD) to the water table, up to 6.75 inches can be stored in the soil under pervious areas.

5. Compute available soil storage:

= storage available X pervious areas
 = 6.75 in. X 0.54 ac. X 1 ft./12 in.
 = 0.30 ac.-ft.

6. Convert available soil storage to site-wide moisture storage, S

= available soil storage on-site/site area
 = 0.30 ac.-ft. / 1.27 ac. X 12 in./1 ft.
 = 2.87 in. of site-wide storage, S.

7. The SCS Curve Number, CN

= 1000/(S+10)
 = 78 SCS curve number, CN

C. PROJECT SURFACE STORAGE

AREA	ACRES	V/L	START ELEV	END ELEV	CHANGE
Lake (0)	0.00	V	0.00	N/A	N/A
Buildings (8.7)	0.26	V	8.70	N/A	N/A
Walks (8.2-8.7)	0.02	L	8.20	8.70	0.50
Paving (7.9-8.2)	0.45	L	7.90	8.20	0.30
Green 1 (6.5-7.5)	0.47	L	6.50	7.50	1.00
Green 2 (0-0.01)	0.00	L	0.00	0.01	0.01
Lake Banks (0-0)	0.00	L	0.00	0.00	0.00
Swale Flat (6.5)	0.07	V	6.50	N/A	N/A
Swale Slope (2.5-5)	0.00	L	2.50	5.00	2.50
Swale Flat (0)	0.00	V	0.00	N/A	N/A
Swale Slope (0.1-0.1)	0.00	L	0.10	0.10	0.00

2. Stage vs Storage curve data.

STAGE (ft.)	LAKE (ac.-ft.)	LAKE BANKS (ac.-ft.)	DRIVES/WALKS (ac.-ft.)	PAVING (ac.-ft.)	LOW GREEN (ac.-ft.)	HIGH GREEN (ac.-ft.)	SWALE FL 2.4 (ac.-ft.)	SWALE SL 2.4-3.4	SWALE FL 3.4 (ac.-ft.)	SWALE SL 3.4-5.4	EXFIL. TRENC H	TOTAL (ac.-ft.)
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.39
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	0.79
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.19	1.19
7.00	0.00	0.00	0.00	0.00	0.06	0.00	0.04	0.00	0.00	0.00	1.19	1.28
7.50	0.00	0.00	0.00	0.00	0.24	0.00	0.07	0.00	0.00	0.00	1.19	1.50
8.00	0.00	0.00	0.00	0.01	0.47	0.00	0.11	0.00	0.00	0.00	1.19	1.77
8.50	0.00	0.00	0.00	0.20	0.71	0.00	0.14	0.00	0.00	0.00	1.19	2.24
9.00	0.00	0.00	0.01	0.43	0.94	0.00	0.18	0.00	0.00	0.00	1.19	2.74
9.50	0.00	0.00	0.02	0.65	1.18	0.00	0.21	0.00	0.00	0.00	1.19	3.25
10.00	0.00	0.00	0.03	0.88	1.41	0.00	0.25	0.00	0.00	0.00	1.19	3.75
10.50	0.00	0.00	0.04	1.10	1.65	0.00	0.28	0.00	0.00	0.00	1.19	4.26
11.00	0.00	0.00	0.05	1.33	1.88	0.00	0.32	0.00	0.00	0.00	1.19	4.76
11.50	0.00	0.00	0.06	1.55	2.12	0.00	0.35	0.00	0.00	0.00	1.19	5.27
12.00	0.00	0.00	0.07	1.78	2.35	0.00	0.39	0.00	0.00	0.00	1.19	5.77

3. Stage vs Storage curve (see attached plot).

EXFILTRATION TRENCH CALCULATION SHEET

Additional storage in exfiltration trench

24006 - ZE Management

INPUTS:		
PERCOLATION RATE (K)		1.20E-03
WIDTH (W)		6.0 FT
DEPTH TO WT (H2)		5.0 FT
UNSATURATED TRENCH (Du)		4.5 FT
SATURATED TRENCH (Ds)		1.5 FT
WATER TABLE ELEV. (WT)		1.5 NAVD

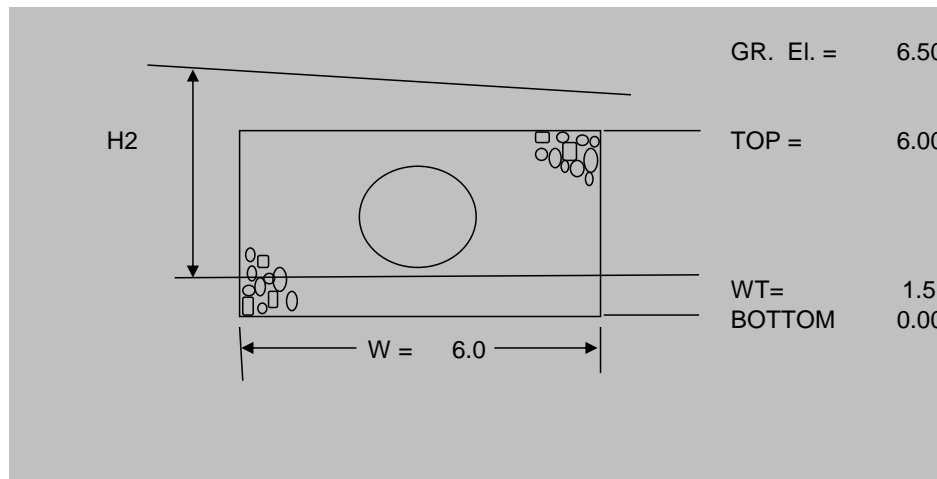
RUNOFF INPUTS:	
VOLUME ADDITIONAL	12.85 AC-IN

STANDARD FORMULA

$$L = \frac{2V}{\{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$

FORMULA when Ds > Du or when W is twice the height

$$L = \frac{V}{\{K(2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$



LENGTH OF TRENCH NEEDED =	294 FEET
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LENGTH OF TRENCH PROVIDED =	294.00 FEET
------------------------------------	--------------------

SIZE OF PIPE =	18.00 IN
-----------------------	-----------------

EXFILTRATION TRENCH CALCULATION SHEET

24006 - ZE Management

INPUTS:		
PERCOLATION RATE (K)		1.20E-03
WIDTH (W)		6.0 FT
DEPTH TO WT (H2)		5.00 FT
UNSATURATED TRENCH (Du)		4.5 FT
SATURATED TRENCH (Ds)		1.5 FT
WATER TABLE ELEV. (WT)		1.5 NAVD

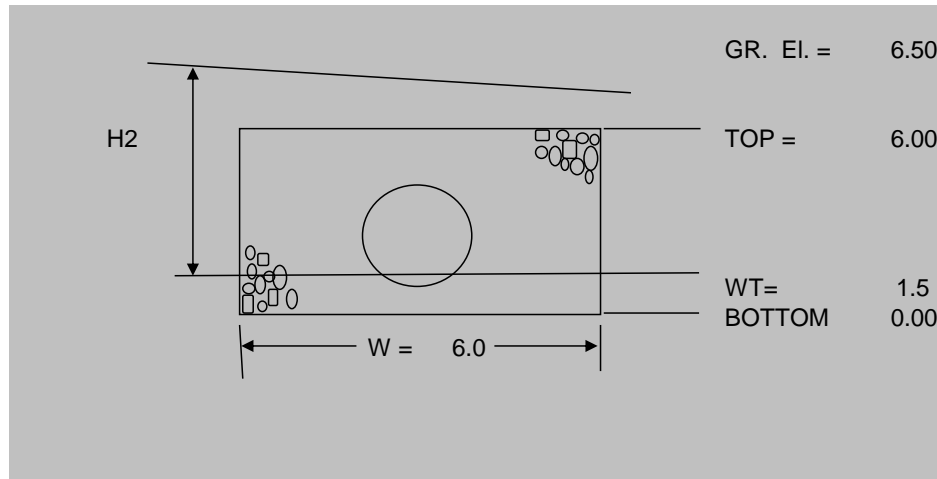
RUNOFF INPUTS:	
VOLUME TO BE TREATED	1.44 AC-IN

STANDARD FORMULA

$$L = \frac{V}{\{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$

FORMULA when Ds > Du or when W is twice the height

$$L = \frac{V}{\{K(2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$



LENGTH OF TRENCH NEEDED =	16 FEET
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LENGTH OF TRENCH PROVIDED =	16.00 FEET
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SIZE OF PIPE =	18.00 IN
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April 18, 2024

Mr. Philip Aguirre, AIA, President
PA Architect, Inc.
5450 Griffin Road, Suite B
Davie, FL 33314
Email: paguirre@pa-architect.com
Phone: 954-584-6880

Re: Geotechnical Engineering Services
Proposed New 2-Story Townhouses
4110 North 31st Terrace
Hollywood, Florida 33021
TGS File No. 24-375

Dear Philip:

TGS is pleased to transmit our Geotechnical Engineering Services Report for the referenced project. This report includes the results of field testing, recommendations for foundation design, as well as general site development.

EXECUTIVE SUMMARY

An exploration and evaluation of the subsurface conditions have been completed for the Proposed New 2-Story Townhouses to be constructed at 4110 North 31st Terrace in Hollywood, Florida. Current plans are to construct (3) two-story townhouses and associated parking areas.

In general, below 6-inches of topsoil/root mat, the subsurface conditions consisted of sandy soils, some with limestone and shell, extending to the boring termination depths. The results of this exploration indicate that the subsurface conditions at the site are generally suitable for the use of shallow foundations for support of the proposed new structures foundations. **Due to the very loose nature of the upper fill soils, above normal densification/compaction (removal of upper 2± feet and backfill) will be required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels.** Following densification, the floor slabs can be grade-supported. Details related to site development, foundation design, and construction considerations are included in subsequent sections of this report.

Based on historic aerial photographs, some areas of the site were densely wooded. Deep pockets of topsoil/roots and buried organic material should be anticipated requiring removal and backfill with clean sandy/gravel soils.

The borings were performed in accordance with section 1803 of the 2023 Florida Building Code, 8th Edition. It is our opinion that the foundation soils, plus a minimum of five feet, are suitable to support the planned townhomes on shallow foundations proportioned for a net bearing pressure of 2,500 pounds per square foot (psf) or less.

The owner/designer should not rely solely on this Executive Summary and must read and evaluate the entire contents of this report prior to utilizing our engineering recommendations.

PROJECT INFORMATION

Project Authorization

TGS has completed a geotechnical exploration for the Proposed New 2-Story Townhouses located at 4110 North 31st Terrace in Hollywood, Florida. Mr. Philip Aguirre, AIA, President of PA Architect, Inc., authorized our services by signing TGS Proposal No. 2404-102, dated April 2, 2024.

Project Description

Some information regarding the proposed construction was obtained from Mr. Philip Aguirre. We understand that (2) two-story Townhouses are planned at this site. The structures are planned to be supported on shallow foundations, slab-on-grade and will have masonry walls and wood trusses. Final loading information was not available at the time of this report; however, for these types of structures we have assumed column loads and wall loads in the order of 75 kips and 1.5 kips per lineal foot, respectively.

The geotechnical recommendations presented in this report are based on the available project information, building location, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform TGS in writing so that we may amend the recommendations presented in this report if appropriate and if desired by the client. TGS will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

Purpose and Scope of Services

Our scope of services included advancing three (3) Standard Penetration Test (SPT) Borings to a depth of 20± feet below existing grade near the proposed townhouses footprint, one (1) percolation test to 10± feet below grades, per SFWMD standards, plus the preparation of this report.

The scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring log regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. Prior to further development of this site, an environmental assessment is advisable.

SITE AND SUBSURFACE CONDITIONS

Site Location and Description

The site is located at 4110 north 31st Terrace in Hollywood, Florida. At the time of our geotechnical study, the proposed sites were vacant. A single-story rectangular building occupied the northwest site. Overall, the sites were noted relatively level covered with sparse grass, vegetation, and some large trees.

The SPT borings and percolation test were located within the open green areas of the property.

Subsurface Conditions

Review of “Soil Survey of Broward County Area, Florida, East Part”, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), indicates the site is mapped primarily as follows:

- (9) Dade fine sand.
- (11) Dade-Urban land complex.

A graphic depiction of the soil mapping is included in the Appendix as **Soil Map—Broward County Area, Florida, East Part**.

Subsurface conditions at the site were explored with engineering borings located as shown on the Boring Location Plan, attached. The study included the drilling of three (3) Standard Penetration Test (SPT) borings to a depth of about 20 feet, and one (1) percolation test to 10 feet below grades. The SPT boring was drilled using a BK-51 drill rig, and mud rotary procedures. Samples of the in-place materials were recovered at frequent intervals using a standard split spoon driven with a 140-pound hammer freely falling 30 inches (the SPT after ASTM D 1586).

Samples of the in-place soils were returned to our laboratory for classification by a geotechnical engineer, in general accordance with the Unified Soil Classification System (ASTM D 2487). The borings were located and drilled in close proximity to the proposed townhouses footprints.

In general, below 6-inches of topsoil/root mat, the subsurface conditions consisted of sandy soils, some with limestone and shell, extending to the boring termination depths. N-values indicate the sandy soils material of very loose to medium dense condition. The soil profiles are presented on the Test Boring Records, attached to this report.

Groundwater Information

The groundwater level was measured at the time of completing the boreholes. The depth to the free water surface at the time of testing (April 11, 2024) was recorded between 7.0 and 7.5 feet below existing ground surface. We expect the groundwater to, typically, fluctuate within about 2 feet from where it was encountered during the testing operation. Groundwater levels are expected to fluctuate with seasonal fluctuations.

In general, the seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Post-development groundwater levels could exceed the normal seasonal high groundwater level estimate as a result of a series of rainfall events, changed conditions at the site that alter surface water drainage characteristics, or variations in the duration, intensity, or total volume of rainfall. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on his or her construction procedures.

Exfiltration Test

An exfiltration test was performed using the usual open-hole, constant head methodology. The test location is shown on the boring location plan in Appendix. The test was performed to a depth of 10 feet. The hole was drilled by a hollow stem auger (about 6 inches in diameter) so that soil samples could be retrieved for a visual classification by our engineer. The boring was completed as open well with gravel pack (6-20 silica sand). The well screen diameter is 3 inches and well screen slot widths were 0.020 inches. Water from the drill rig tank was then pumped into the open well, and the amount of water required maintaining constant head was recorded. The result of the exfiltration test is attached in Appendix.

EVALUATION AND RECOMMENDATIONS

The geotechnical study completed for the proposed new 2-story townhouses confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. Subsurface conditions at the site are not expected to impose any major geotechnical constraints or limitations on the constructed residence. **Due to the very loose nature of the upper fill soils, above normal densification/compaction (removal of upper 2 feet) will be required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels.**

Based on the data currently available, it is our opinion that the foundation soils are suitable to support new structure with a bearing capacity of 2,500 pounds per square foot (psf). Any floor slabs required can be grade-supported after densification noted herein.

Site Clearing

The site preparation work is expected to involve removal of existing concrete structures, topsoil/root mat, vegetation, organic material (if any), debris, subgrade densification/compaction, and placement of compacted fill to planned grades.

Floor Subgrade Densification and Engineering Fill

Following removal of topsoil, vegetation, organic material (if any) from the proposed construction areas, the structural footprint of the proposed building areas should be rolled with a vibratory roller until the subsoils achieve 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) **to a depth of at least 24 inches below the existing grade.** The soil densification should encompass the entire footprint of the structures plus a 5-foot-wide perimeter that extends beyond the maximum lines of the superstructures. **Any remnants of previous construction within the site (old foundations, slabs) should be removed, and the resulting excavation backfilled and compacted as indicated in this report.**

Rolled subgrade should be visually observed for signs of pumping, weaving or other types of instability. Signs of such instability could be due to the existence of weak and/or compressible subsoils. Corrective action for this condition should include excavation of weak subsoils followed by replacement with clean granular fill compacted to 95 percent of the ASTM D 1557 maximum dry density.

Structural fill used to raise the site to pad bottom levels should consist of clean sand and/or mix of sand with gravel (ASTM D2487), with a maximum of 12 percent passing the U.S. Standard No. 200 sieve. Each lift of compacted engineered fill to reach final grades, should be placed in 12-inch thick (loose measure or less), near the optimum moisture content for compaction and tested to at least 95 percent of maximum dry density (ASTM D-1557) by a representative of the geotechnical engineer. The edges of compacted fill should extend 5 feet beyond the edges of building.

Existing building structures near the proposed construction need to be protected against vibrations. Near existing buildings (within 50 feet), proof-rolling should be performed in a static mode. Ground vibrations induced by the compaction operations should be closely monitored to assess if there is a potential impact to any existing adjacent structures.

Foundation Recommendations

The planned construction can be supported on conventional spread foundations bearing on properly compacted structural fill. The footings should be designed and proportioned for a maximum bearing pressure of 2,500 pounds per square foot (psf). Footings sizes and depths should be, at a minimum, in compliance with the latest building codes.

As an alternate, monolithic footings could be utilized. Monolithic footings should be designed per requirements provided in Section 1821 of the Florida Building Code, and should be properly checked for eccentric loading, foundation rotation, and shear cracking at the slab/foundation interface. The turn-down slab can be supported on-grade bearing on compacted soil after following proper site preparation procedures as described herein.

Given site and soil preparation that is completed before footing construction, and using the design criteria discussed above, we estimate that total and differential foundation settlements should be around 1 inch and ½ inch, respectively. The settlement forecast is based on imposed soil bearing pressure from structural loadings not exceeding 2,500 pounds per square foot.

Excavating equipment may disturb the soil in foundations bearing in newly placed fill areas. The upper 12 inches of foundation bottom soils should be compacted to achieve not less than 95 percent of the maximum dry density, as determined by ASTM D 1557, immediately prior to reinforcing and concrete placement.

Ground Floor Slab Recommendations

We recommend the site preparation procedures described above be used to prepare the floor slab subgrade. Slab-on-grade construction may then be employed for the ground floor of the buildings. The floor slab should be suitably reinforced to make it as rigid as practical. Joints should be provided at the junctions of the slab with the walls and columns so that a small amount of independent movement can occur without causing damage. The floor slab design, if based on elastic methods, should employ a modulus of subgrade reaction of 150 pounds per cubic inch (pci).

Our experience indicates that floor slabs constructed without a vapor barrier will often experience future problems associated with moisture and mildew. Therefore, we recommend interior floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) before constructing the slab-on-grade floor.

The friction factor between the soil and floor slabs should be taken as 0.30 without the vapor barrier. A friction factor of 0.21 should be used for the vapor barrier-soil interface.

If moisture intrusion into the floor slab is not desired, an impermeable membrane should be installed on the soil subgrade before the slab is cast. Normally, a 6-mil thick polyethylene film is satisfactory as a subgrade moisture barrier. However, some floor coverings may have a comparatively sensitive tolerance to moisture flux that a thin polyethylene film cannot suppress. Under these conditions, other types of moisture membranes may need to be considered.

Closing

The recommendations submitted are based on the available subsurface information obtained by TGS and design details furnished by Mr. Philip Aguirre, AIA for the proposed new 2-story townhouses. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, TGS should be notified immediately to determine if changes in the foundation recommendations are required. If TGS is not retained to perform these functions, TGS will not be responsible for the impact of those conditions on the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

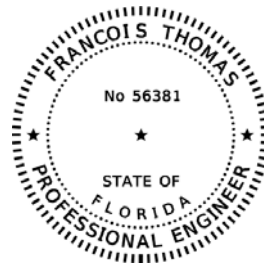
We appreciate the opportunity to perform this Geotechnical Study and look forward to continued participation during construction phases of this project. If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Respectfully submitted,

THOMAS GEOTECHNICAL SERVICES, LLC

Francois Thomas, P.E.
Principal Engineer
FL Registration No. 56381

FT/24-375



*THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY*


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*THOMAS GEOTECHNICAL SERVICES, LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141*

Attachment — NRCS Soil Survey-Soil Map
Boring Location Plan
Test Boring Records
Exfiltration Test Results

Boring Location Plan



 Approximate SPT Boring and Percolation Test Locations

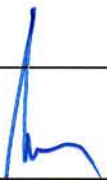
**THOMAS
GEOTECHNICAL SERVICES, LLC
TGS**

Test Boring Record

Client PA Architect, Inc.
 Project Proposed 2-Story Townhouses
 Boring Location Northeast Lot-Middle
 Elev. Ref. N/A
 Remarks _____

Boring No. B-1
 Date Started 4/11/2024
 Date Completed 4/11/2024
 Job No. 24-352
TGS

ELEV. ft.	DEPTH ft.	DESCRIPTION OF MATERIALS color, material description, moisture, stiffness/density/hardness	SAMPLE						
			NO.	TYPE	DEPTH ft.	Blows	REC- OVERY	REC %	SPT N. Value
	0.0	6-Inch Topsoil/Root Mat	1						
	1.0	Light Gray Sand (SP)	2		0-2.0	1-1-1-1			2
	2.0	Light Gray to Brown Sand (SP)	3		2.0-4.0	4-5-5-6			10
	3.0		4						
	4.0		5		4.0-6.0	7-5-4-4			9
	5.0		6						
	6.0		7		6.0-8.0	1-1-1-3			2
	7.0	8							
GWT									
	8.0	Light Brown Sand (SP) with limestone and shell	9		8.0-10.0	6-6-6-7			12
	9.0		10						
	10.0								
	15.0			16		13.5-15.0	6-6-8		
	20.0		21		18.5-20.0	5-6-5			11


 Francois Thomas, P.E.
 Principal Engineer
 Florida Registration No. 56381

General Notes
 Driller: TGS
 Rig No. _____
 Rig Type BK-51
 Method SPT

THOMAS GEOTECHNICAL SERVICES, LLC
 6594 Wooklake Drive - Jupiter, Florida 33458
 (561) 719-6270

Water Level (Approximate)
 Immediate 7.5 ft.
 At Completion _____ ft.
 After _____ ft.
 Water used in Drilling _____ ft.

**THOMAS
GEOTECHNICAL SERVICES, LLC
TGS**

Test Boring Record

Client PA Architect, Inc.
 Project Proposed 2-Story Townhouses
 Boring Location Southeast Lot-Middle
 Elev. Ref. N/A
 Remarks _____

Boring No. B-2
 Date Started 4/11/2024
 Date Completed 4/11/2024
 Job No. 24-352
TGS

ELEV. ft.	DEPTH ft.	DESCRIPTION OF MATERIALS color, material description, moisture, stiffness/density/hardness	SAMPLE							
			NO.	TYPE	DEPTH ft.	Blows	REC- OVERY	REC %	SPT N. Value	
	0.0	6-Inch Topsoil/Root Mat	1							
	1.0	Light Gray Sand (SP)	2		0-2.0	1-1-1-1				2
	2.0	Light Brown to Brown Sand (SP)	3		2.0-4.0	2-5-3-5				8
	3.0		4							
	4.0		5		4.0-6.0	4-4-4-5				8
	5.0		6							
	6.0		7		6.0-8.0	2-2-2-3				4
	7.0		8							
GWT	8.0		9		8.0-10.0	1-1-1-2				2
	9.0		10							
	10.0									
		Light Brown Sand (SP) with limestone and shell								
	15.0			16		13.5-15.0	3-4-4			
		Light Brown Sand (SP)								
	20.0			21		18.5-20.0	5-6-6			

 Francois Thomas, P.E.
 Principal Engineer
 Florida Registration No. 56381

General Notes
 Driller: TGS
 Rig No. _____
 Rig Type BK-51
 Method SPT

THOMAS GEOTECHNICAL SERVICES, LLC
 6594 Wooklake Drive - Jupiter, Florida 33458
 (561) 719-6270

Water Level (Approximate)
 Immediate 7.5 ft.
 At Completion _____ ft.
 After _____ ft.
 Water used in Drilling _____ ft.

**THOMAS
GEOTECHNICAL SERVICES, LLC
TGS**

Test Boring Record

Client PA Architect, Inc.
 Project Proposed 2-Story Townhouses
 Boring Location Southwest Lot-Middle
 Elev. Ref. N/A
 Remarks _____

Boring No. B-3
 Date Started 4/11/2024
 Date Completed 4/11/2024
 Job No. 24-352
TGS

ELEV. ft.	DEPTH ft.	DESCRIPTION OF MATERIALS color, material description, moisture, stiffness/density/hardness	SAMPLE						
			NO.	TYPE	DEPTH ft.	Blows	REC- OVERY	REC %	SPT N. Value
	0.0	6-Inch Topsoil/Root Mat	1						
	1.0	Gray Sand (SP)	2		0-2.0	1-1-1-1			2
	2.0	Light Brown to Brown Sand (SP)	3		2.0-4.0	2-5-4-5			9
	3.0		4						
	4.0		5		4.0-6.0	3-2-2-2			4
	5.0		6						
	6.0		7		6.0-8.0	1-3-2-3			5
	7.0		8						
	8.0	9		8.0-10.0	1-1-1-1			2	
	9.0	10							
	10.0								
	15.0		16		13.5-15.0	1-1-3			4
		Light Brown Sand (SP) with limestone							
	20.0		21		18.5-20.0	5-6-6			12

General Notes
 Driller: TGS
 Rig No. _____
 Rig Type BK-51
 Method SPT

THOMAS GEOTECHNICAL SERVICES, LLC

 6594 Wooklake Drive - Jupiter, Florida 33458
 (561) 719-6270

Water Level (Approximate)
 Immediate _____ 7.0 ft.
 At Completion _____ ft.
 After _____ ft.
 Water used in Drilling _____ ft.

Summary of Exfiltration Test Results
Proposed 2-Story Townhouses @ 4110 North 31st Terrace
Hollywood, Florida 33021
TGS Project No. 24-375

Test Location	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H ₂ (Feet)	Saturated Hole Depth, D _s (Feet)	Average Flow Rate, Q (gpm)	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)		Prior to Test	During Test				(ft ³ /sec/ft ² -ft Head)
BHP-1	4/11/2024	6	3	10.0	7.5	0.0	7.5	2.5	20.00	1.20E-03

Note:

- (1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.
- (3) Casing diameter was used for the calculation of hydraulic conductivity values.

TREE LIST

KEY	PLANT NAME	SPECIFICATION	QTY
QV12	QUERCUS VIRGINIANA FL LIVE OAK NATIVE	12" X 6" SPR. 5' CT. 2.5" DBH. HIGH DROUGHT TOLERANCE	2
CAG12	CAESALPINIA GRANADILLA BRIDAL VEIL TREE NATIVE	10" X 6" SPR. 4.5' CT. 1.5" DBH. B&B FG HIGH DROUGHT TOLERANCE	7
CES12	CONOCARPUS ERRECTA SILVER BUTTWOOD TREE NATIVE	12" X 6" SPR. 5' CT. 2.5" DBH. B&B SINGLE TRUNK HIGH DROUGHT TOLERANCE	13
CLR12	CLISIA ROSEA PITCH APPLE/ SIGNATURE TREE NATIVE	12" X 6" SPR. 2" DBH. B&B 4.5 CT. HIGH DROUGHT TOLERANCE	13
MF12	MYRCIANTHES FRAGRANS SIMPSON STOPPER NATIVE	12" X 5" SPR. 2.5" DBH. 5 CT. HIGH DROUGHT TOLERANCE	13
LI12	LAGERSTROEMIA INDICA CREPE MYRTLE 'NATACHIEZ'	12" X 5" SPR. 4.5' CT B&B 2.5" DBH SINGLE TRUNK HIGH DROUGHT TOLERANCE	7

TREE = 55
NATIVE TREE = 23

PALM LIST

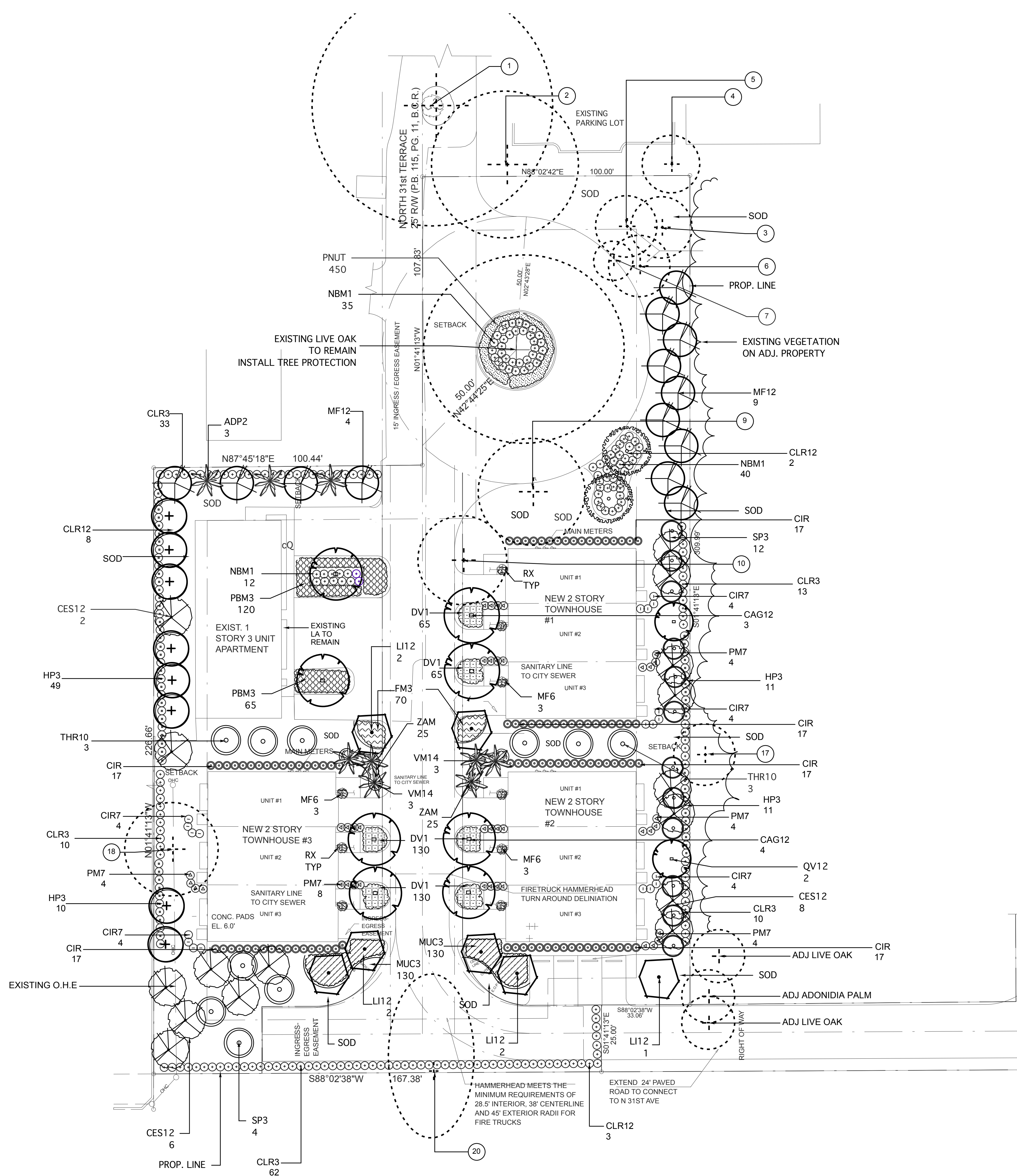
KEY	PLANT NAME	SPECIFICATION	QTY
ADP2	VEITCHIA MERILLII ADONIDIA PALM	10"-14" CT. MATCHED DBL. TRUNK PALM HIGH DROUGHT TOLERANCE	3
VM14	VEITCHIA MERILLII ADONIDIA PALM	10"-14" CT. MATCHED SINGLE TRUNK PALM HIGH DROUGHT TOLERANCE	6
SP3	SABAL PALMETTO SABAL PALM NATIVE	14"-18" CT. MIN. 12" DBH. STAGGER HTS. SLICK TRUNK NURSERY GROWN HIGH DROUGHT TOLERANCE	12
THR10	THRIANX RADIATA KEY THATCH PALM ALT. SILVER PALM NATIVE	8'-10' OA 4' CT. MIN. SINGLE TRUNKS HIGH DROUGHT TOLERANCE	6

TOTAL PALMS = 8 (3:1)
NATIVE TREE = 18

SHRUBS/GROUNDCOVER LIST

KEY	PLANT NAME	SPECIFICATION	QTY
CIR	CHRYSOBALANUS ICACO RED TIP COCOPLUM HEDGE NATIVE	18" X 18" SPR. 18" O.C. MEDIUM DROUGHT TOLERANT	102
CIR7	CHRYSOBALANUS ICACO COCOPLUM HEDGE NATIVE	36" X 24" SPR. 24" O.C. FULL TO GROUND MED DROUGHT TOLERANCE	20
CLR3	CLISIA ROSEA NANA SMALL LEAF PITCH APPLE NATIVE	24" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANT	66
HP3	HEMELLA VIRGINIANA FIRE BUSH NATIVE	24" X 24" SPR. 24" O.C. MED. DROUGHT TOLERANCE	81
MF6	MYRCIANTHES FRAGRANS SIMPSON STOPPER NATIVE	5" X 24" SPR. 24" O.C. CONE SHAPED HIGH DROUGHT TOLERANCE	9
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS NATIVE	12" X 15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	260
NBM1	NEPHROLEPIS BISERRATA 'MACHO' FERN	24" X 24" 30" O.C. SHADE GROWN MED. DROUGHT TOLERANCE	87
FM3	FICUS MICROCAFFA GREEN ISLAND FICUS	15" X 15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	70
PBM3	PHILODENDRON BURLE MARXII BURLE MARX	15" X 15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	185
PM7	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. FULL TO BASE HIGH DROUGHT TOLERANCE	24
ZAM	ZAMIA FLORIDANA COONTIE	24" X 24" SPR. 24" O.C. FULL TO BASE NATIVE HIGH DROUGHT TOLERANCE	50
PNUT	ARACHIS GLABRATA PERENNIAL PEANUT	1 GAL. 8" X 10" 12" O.C. HIGH DROUGHT TOLERANCE	450

TOTAL SHRUBS = 500
NATIVE SHRUBS = 1404



ZONING DISTRICTS: PR-MIXED USE
LOT AREA = 55,463 SF = 1.27 ACRES
PERVIOUS AREA PROVIDED = 22,739 SF. (41.0%)
TOTAL IMPERVIOUS= 32,724 SF. (59.0%)

LANDSCAPE REQUIREMENTS:
LOTS WITH A WIDTH GREATER THAN 50' SHALL PROVIDE 25% OF THE VUA IN LANDSCAPING
N/A
OVERHEAD COVERAGE REQUIRED = 10% OF LANDSCAPE AREAS

PERIMETER LANDSCAPE:
(1) STREET TREE PER 30LF. = N/A

BUFFERS: 5' WIDE (1) TREE PER 20 LF.
NORTH: 200/20 = 5 REQUIRED
PROPOSED = 5 TREES
SOUTH: 168/20 = 9 REQUIRED
PROPOSED = 9 TREES
WEST: 226.66/20 = 11 REQUIRED
PROPOSED = 1 EXISTING +10 TREES
EAST 226/20 = 12 REQUIRED
PROPOSED = 12

(1) TREE PER 1,000 SF. OF PERVIOUS LOT AREA
PERVIOUS AREA 22,739 /1,000 = 23 TREES REQUIRED
PROPOSED = 7 EXISTING + 16 TREES

TOTAL TREES REQUIRED ON SITE = 60
TOTAL EXISTING TREES = 6
TOTAL PROPOSED TREES = 57 TREES
(REFER TO PLANT LIST THIS SHEET)
NATIVE TREES REQUIRED 60% = 30
PROPOSED NATIVES = 30
NATIVE SHRUBS REQUIRED 50%
PROPOSED NATIVE SHRUB = 1,238(86%)

TREE MITIGATION DATA:

DBH. REMOVED = (210") OR (105) 2" TREES
PALMS REMOVED = 2
MITIGATION TREES PROVIDED: 3 TREES + 2 PALMS
REMAINING TREES = 102

DUE TO LIMITED GREEN SPACE ON SITE REPLACEMENT TREES SHALL BE MITIGATED EQUAL PAYMENT INTO THE TREE PRESERVATION FUND IN THE AMOUNT OF \$350 X 102 = \$35,700.00

TOTAL MITIGATION AMOUNT = \$35,700.00

NOTES:

MULCH ALL LANDSCAPE AREAS WITH GRADE B OR BETTER NON CYPRESS NON COLORED BLEND MULCH. ALL EXISTING LANDSCAPE MATERIALS IN POOR CONDITION OR MISSING AT TIME OF CO SHALL BE REPLACED WITH SAME SPECIES AND SIZE.

CONTRACTOR SHALL FIELD LOCATE ALL ABOVE AND UNDER GROUND UTILITIES PRIOR TO STARTING WORK. TREES WITHIN 5' OF AN UNDER GROUND UTILITY SHALL BE SEPARATED BY A ROOT BARRIER. SEE DETAIL SHEET L-3.

ALL ABOVE GROUND UTILITIES NOT ALREADY SHOWN ON PLANS SHALL BE SCREENED WITH PLANT MATERIALS A MIN. OF 36" IN HT. SURROUNDED ON 3 SIDES.

REFER TO SHEET L-3 FOR LANDSCAPE DETAILS AND SPECIFICATIONS

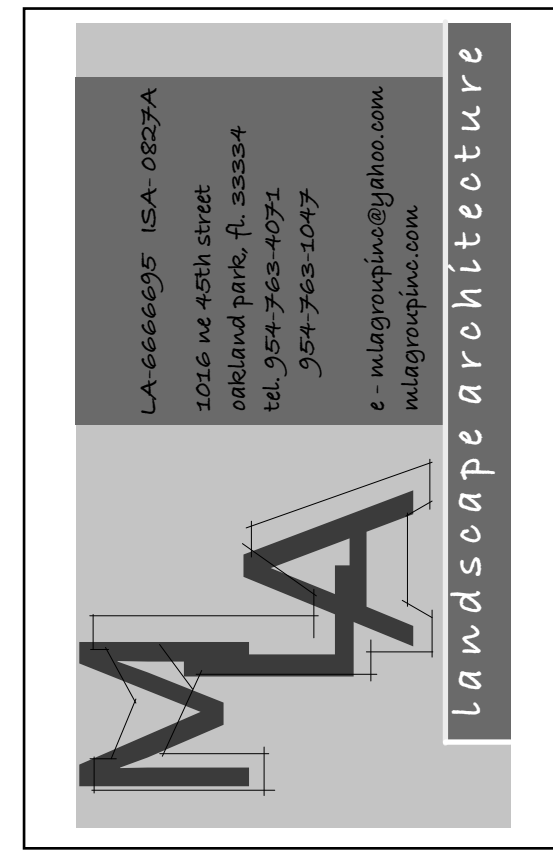
REFER TO SHEET L-2 FOR EXISTING TREE INFORMATION

CONTRACTOR SHALL DO OWN TAKE OFF FROM PLAN. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST SHOULD A DISCREPANCY OCCUR.

CONTRACTOR SHALL NOTIFY THE CITY LANDSCAPE REVIEWER PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS

ALL LANDSCAPE WORK SHALL MEET THE MIN. REQUIREMENTS PER THE CITY OF HOLLYWOOD LANDSCAPE CODE.

IRRIGATION DESIGN AND SPECIFICATIONS ARE PROVIDED ON SHEETS IR-1 AND IR-2



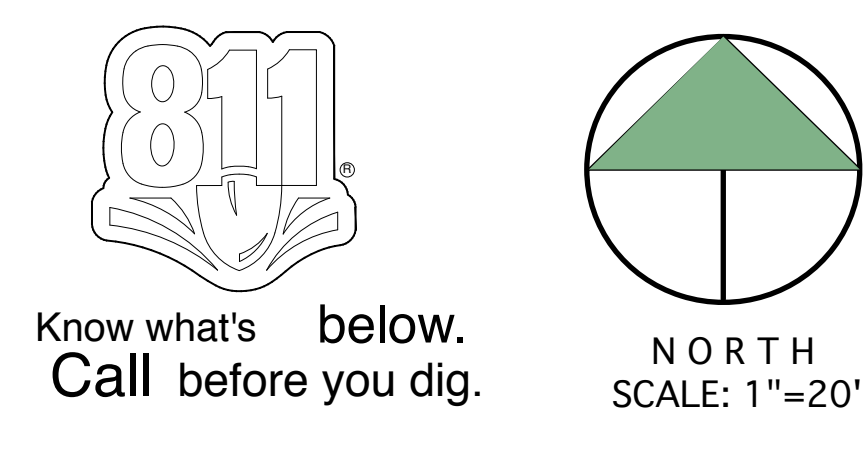
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

PROJECT:
ZENO TOWNHOMES
XLT INVESTMENT CORP.
4100 N 31ST TERRACE
HOLLYWOOD, FL. 33021

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF M/LA Group, Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME. © M/LA Group Inc.

SCALE: 1"=20'
DATE DRAWN: 11-14-24
SHEET NO.



L-1
of-3

EXISTING TREE INVENTORY

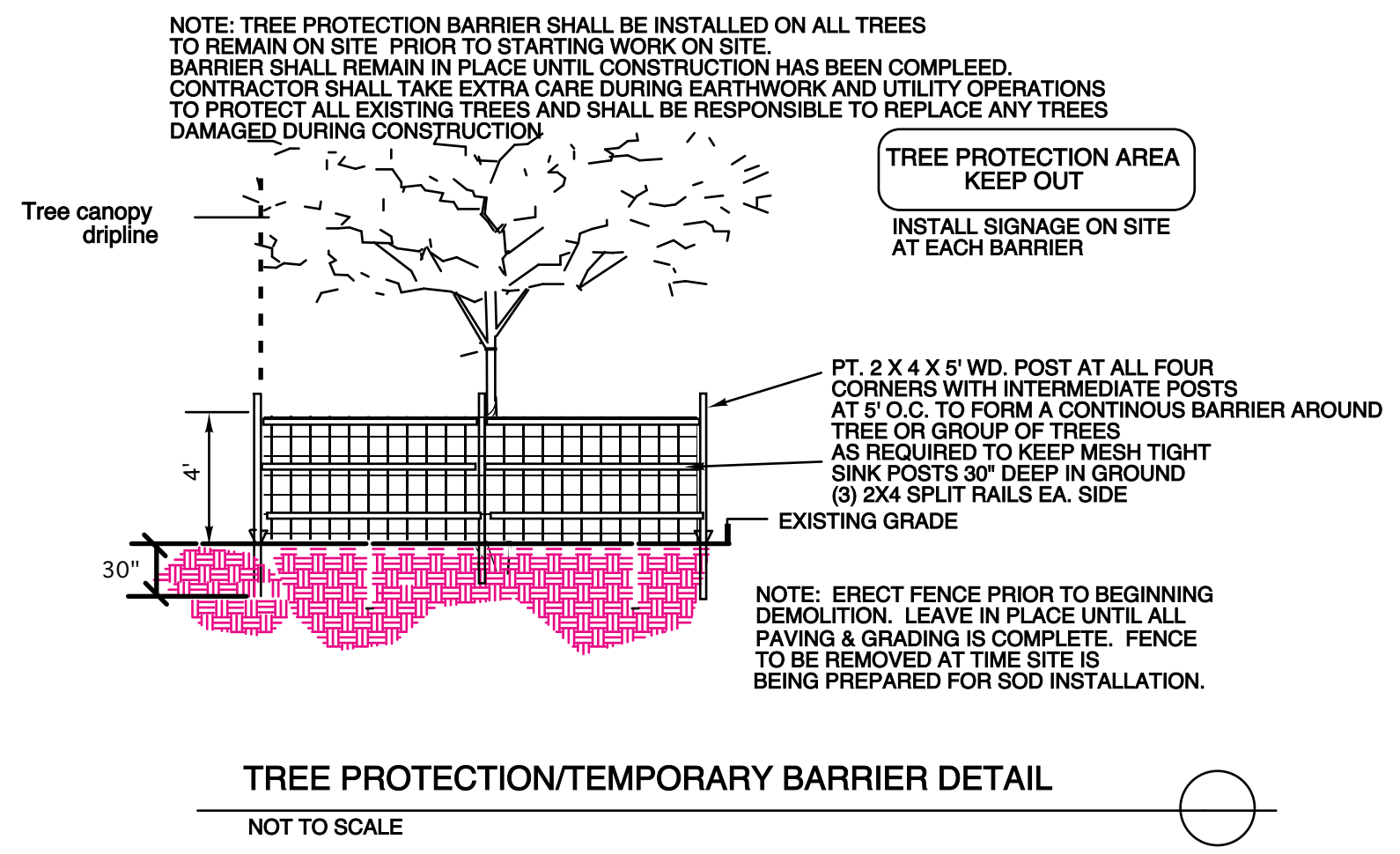
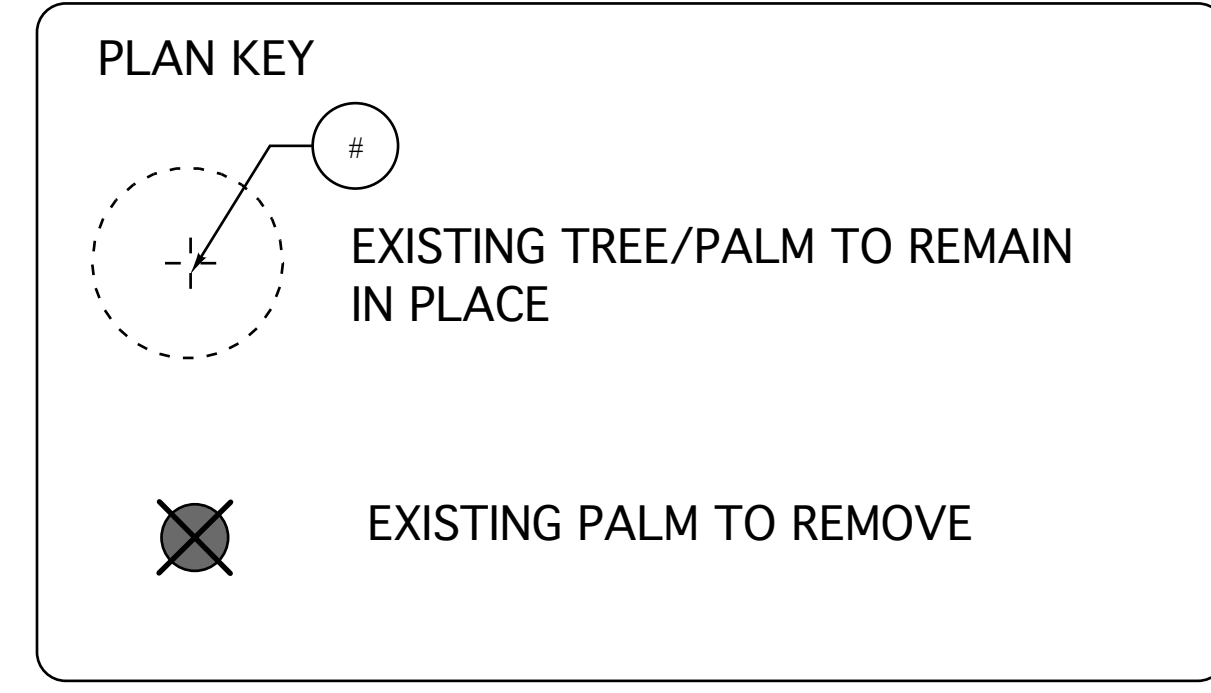
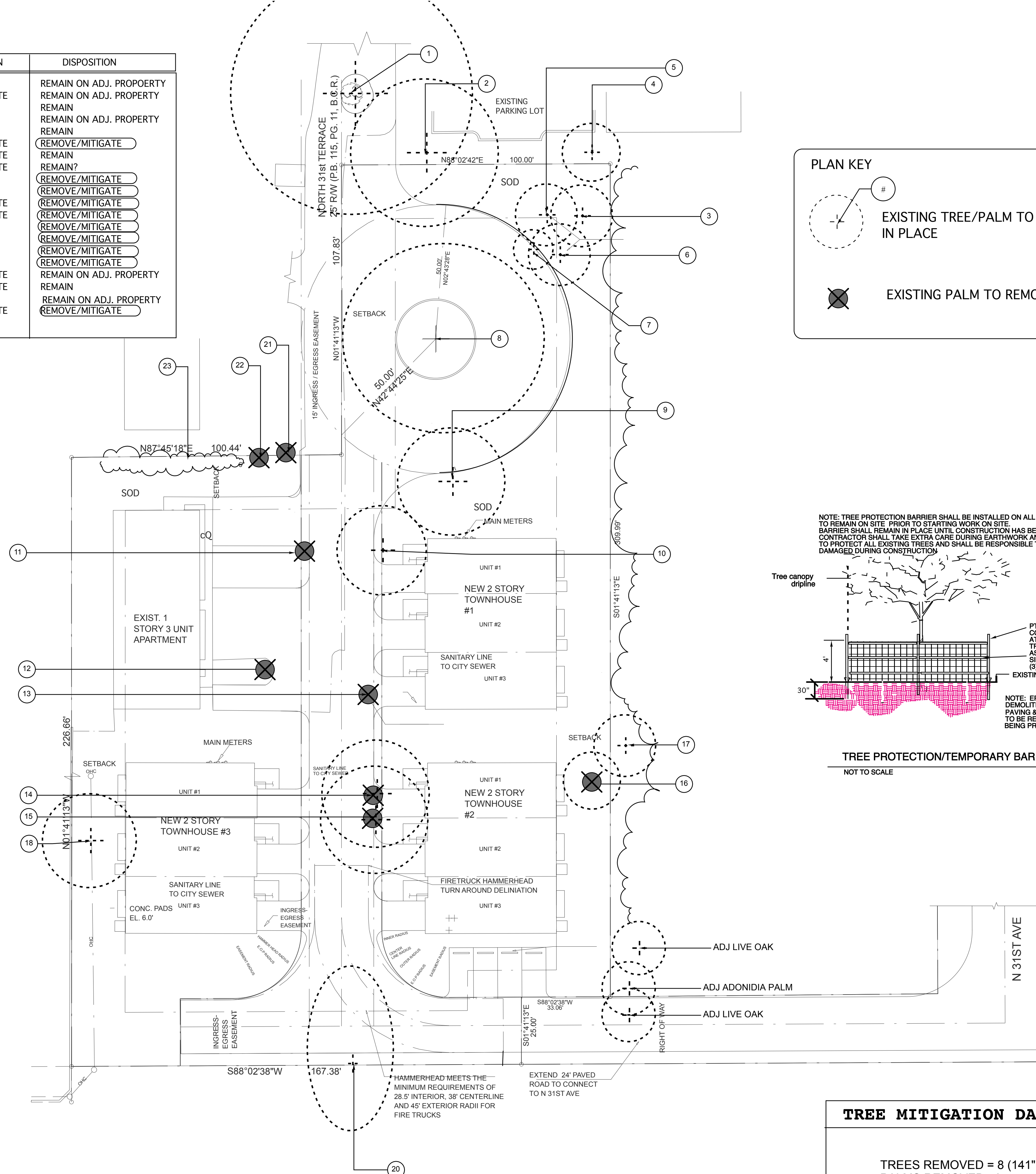
No.1	BOTANICAL NAME	COMMON NAME	DBH. HT. X SPR.	CONDITION	DISPOSITION
1.	QUERCUS VIRGINIANA	LIVE OAK	16" 50'X90'	GOOD	REMAIN ON ADJ. PROPOERTY
2.	BUSERA SIMARUBA	GUMBO LIMBO	19" 45'X24'	MODERATE	REMAIN ON ADJ. PROPERTY
3.	TERMINALIA CATAPPA	TROPICAL ALMOND	16" 20'X20'	POOR	REMAIN
4.	TERMINALIA CATAPPA	TROPICAL ALMOND	27" 25'X20'	POOR	REMAIN ON ADJ. PROPERTY
5.	QUERCUS VIRGINIANA	LIVE OAK	19" 45'X24'	POOR	REMAIN
6.	QUERCUS VIRGINIANA	LIVE OAK	17" 40'X45'	MODERATE	REMOVE/MITIGATE
7.	BUSERA SIMARUBA	GUMBO LIMBO	2.5" 14'X9'	MODERATE	REMAIN
8.	QUERCUS VIRGINIANA	LIVE OAK	32" 40'X70'	MODERATE	REMAIN?
9.	QUERCUS VIRGINIANA	LIVE OAK	24" 40'X40'	POOR	REMOVE/MITIGATE
10.	QUERCUS VIRGINIANA	LIVE OAK	20" 40'X30'	POOR	REMOVE/MITIGATE
11.	QUERCUS VIRGINIANA	LIVE OAK	40" 50'X45'	MODERATE	REMOVE/MITIGATE
12.	QUERCUS VIRGINIANA	LIVE OAK	32" 40'X45'	MODERATE	REMOVE/MITIGATE
13.	PINUS ELLIOTTI	SLASH PINE	15" 40'X18'	POOR	REMOVE/MITIGATE
14.	QUERCUS VIRGINIANA	LIVE OAK	17" 25'X30'	POOR	REMOVE/MITIGATE
15.	QUERCUS VIRGINIANA	LIVE OAK	45" 40'X40'	POOR	REMOVE/MITIGATE
16.	DELONIX REGINA	POINCIANA	8" 18'X25'	POOR	REMOVE/MITIGATE
17.	QUERCUS VIRGINIANA	LIVE OAK	13" 20'X20'	MODERATE	REMAIN ON ADJ. PROPERTY
18.	QUERCUS VIRGINIANA	LIVE OAK	10" 30'X40'	MODERATE	REMAIN
19.	FICUS AUREA	STRANGLER FIG	36" OVERHANG	POOR	REMAIN ON ADJ. PROPERTY
20.	DYPSIS LUTESCENS	ARECA PALM	CLUMP	MODERATE	REMOVE/MITIGATE

TREE MITIGATION DATA:

DBH. REMOVED =(210") OR (105) 2" TREES
 PALMS REMOVED= 2
 MITIGATION TREES PROVIDED: 3 TREES +2 PALMS
 REMAINING TREES= 102

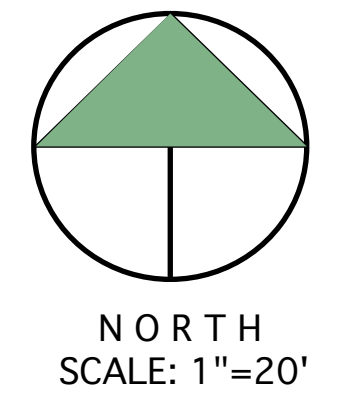
DUE TO LIMITED GREEN SPACE ON SITE REPLACEMENT TREES SHALL BE MITIGATED EQUAL PAYMENT INTO THE TREE PRESERVATION FUND IN THE AMOUNT OF \$350 X 102 = \$35,700.00

TOTAL MITIGATION AMOUNT= \$35,700.00



TREE MITIGATION DATA:

TREES REMOVED = 8 (141")
 PALMS REMOVED = 3



REVISIONS:

SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
ZENO TOWNHOMES
 XLT INVESTMENT CORP.
 1812 ROOSEVELT ST. HOLLYWOOD, FL.

*TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF M/LA Group, Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME. © M/LA Group Inc.

SEAL:

SCALE: 1"=20'
 DATE DRAWN: 11-14-24
 SHEET NO.

L-2

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED. SOD SHALL BE WEED AND PEST FREE. SOD SHALL BE LAID ON A SMOOTH SURFACE WITH TIGHT JOINTS CUT TO CONFORM TO PLANTERS AND CURBS.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH (FLORIMULCH) & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE). MULCH TYPE SHALL BE FREE OF ARSENIC BY PRODUCTS.
- ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE PROVIDED BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS); GAL (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HVY (INDICATED HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF NATURE" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. NO PLANT MATERIAL SHALL BE ACCEPTED IF PLANTED TOO DEEP. ALL GUYS AND STAKING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION OR ESTABLISHMENT.
- DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
- COMMERCIAL FERTILIZER FOR TREES, SHRUBS AND GROUND COVER COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORTI- ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS.

NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER.
 PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS:
 MATURE PLANTINGS:
 TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED EVENLY AROUND DRIP LINE BURY 6"-8" BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT.
 SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR SPREAD.
 GENERAL SLOW RELEASE FERTILIZERS WITH MICOR NUTRIENTS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13
 LOW PHOSPHORUS SHALL MEAN 2% OR LESS.
 APPLICATION RATES SHALL BE ADHERED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.
 SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE, COLLOIDYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
 1 PAC PER TREE - 36" BALL SIZE
 2 PAC PER TREE - OVER 36" BALL SIZE
 1 PAC PER 20 GAL. CONTAINER
 0.5 PACS PER 7-10 GAL. CONTAINER
 0.25 PACS PER 3 GAL. CONTAINER
 0.12 PACS PER 1 GAL. CONTAINER

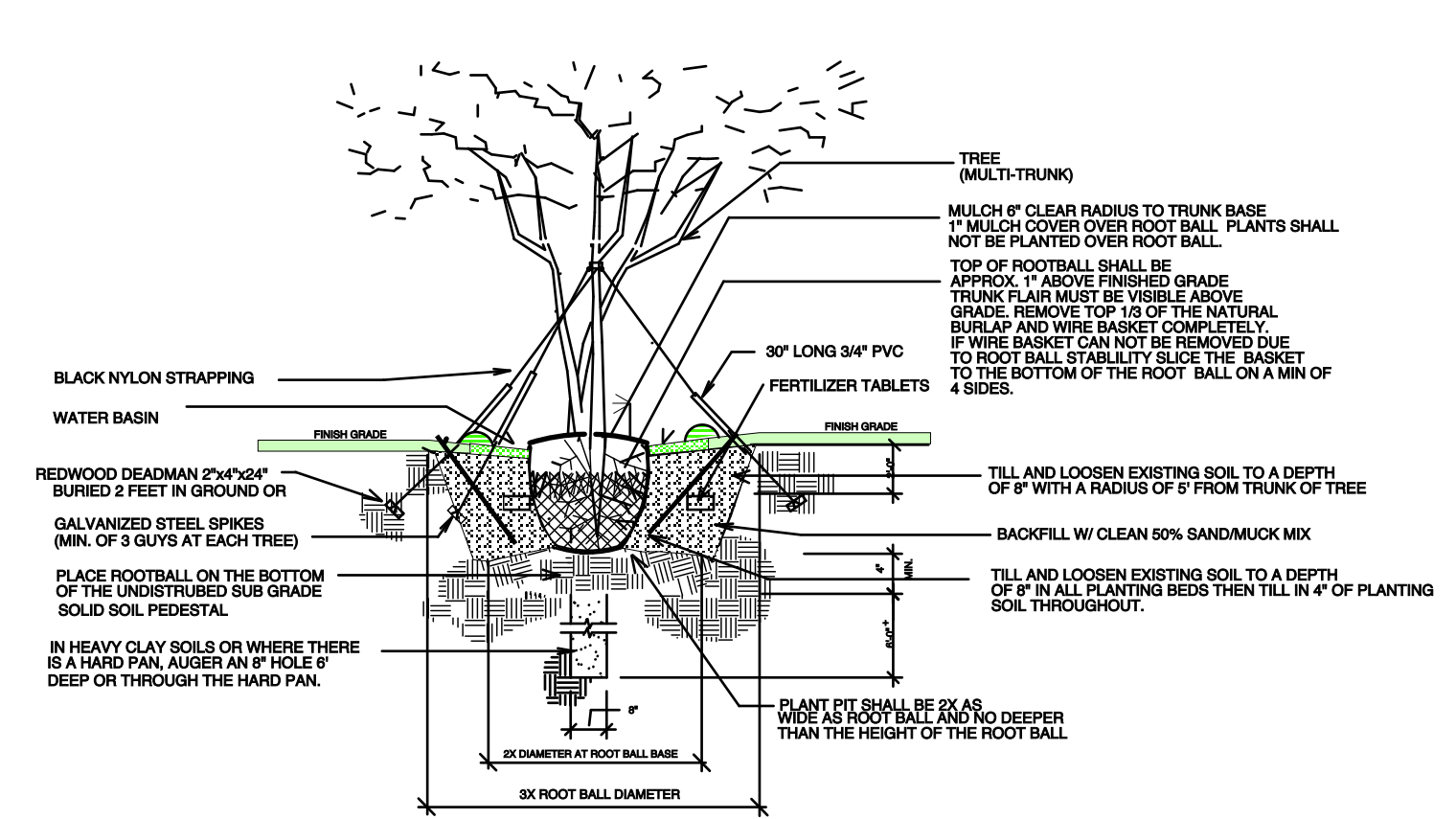
LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
 PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOILS SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION
 IRRIGATION: AN AUTOMATIC RUST FREE UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP. CONTRACTOR SHALL PROVIDE A RAIN SENSOR AND ADJUST HEADS TO AVOID OVERSPRAY ONTO BUILDING WALLS, WALKS, UTILITIES, DRIVES ECT. CONTRACTOR SHALL PAINT ALL ABOVE GROUND RISERS FLAT BLACK.
 PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER
 MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CUTTING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS, SHALL BE REPAIRED PROMPTLY
 (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) THE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION
 MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
 SOD AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTES AND SHALL BE IRRIGATED. ALL SOD SHALL HAVE A MIN. OF 2" OF TOPSOIL. SEE NOTE NO. 6 ABOVE.

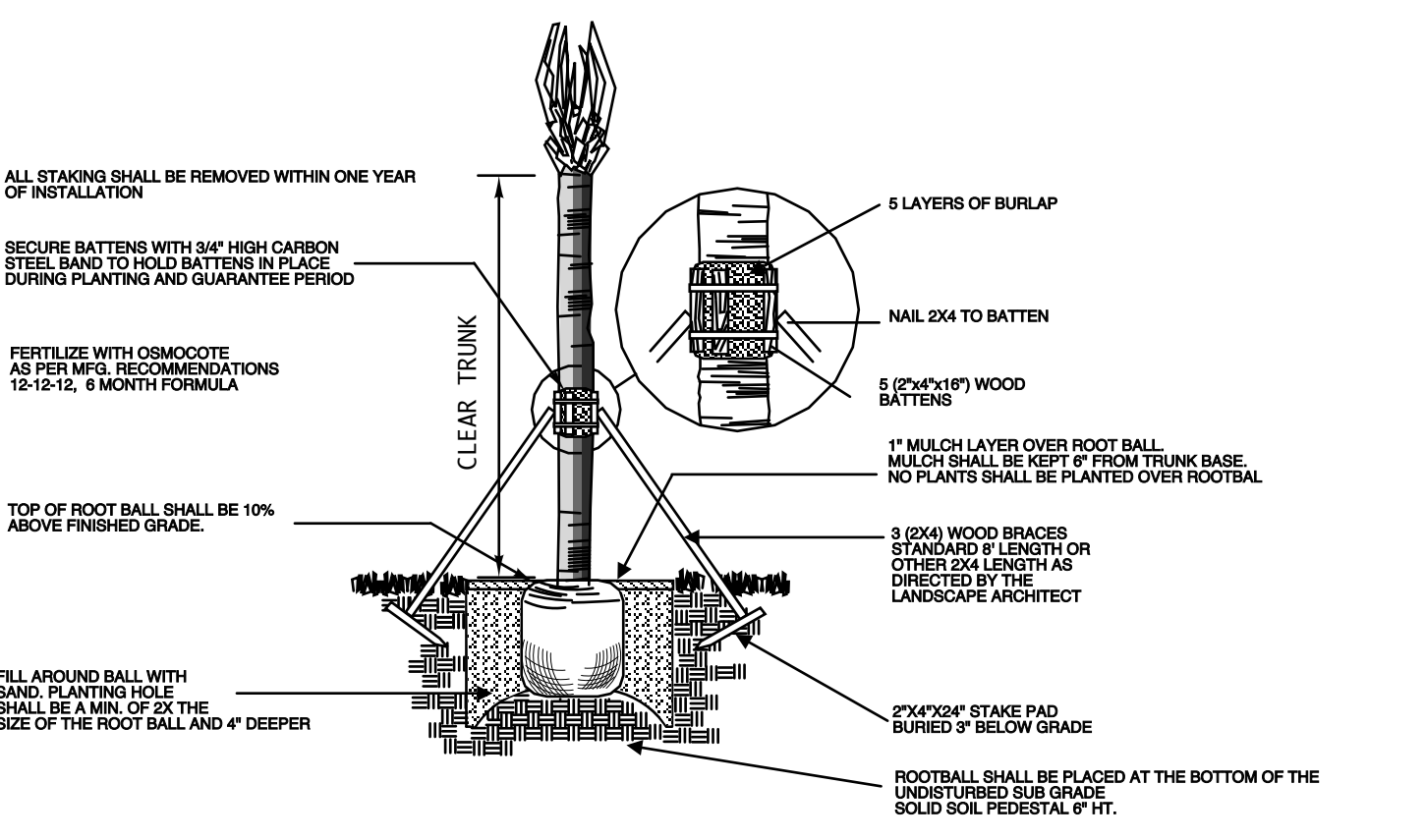
EXCAVATION REQUIREMENT: REQUIRED- ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL TO A LEVEL 3" BELOW THE TOP OF CURB. MANUAL LAYOUT OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE INSTALLED BELOW ALL SODDED AREAS.
 A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSCAPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 10 FEET TO SIX FEET IN HEIGHT WILL BE APPROVED IN SWALE AREAS.
 TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PHOF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.

- MINIMUM SOIL DEPTH:
 REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
 ROOTBALL SOIL
 REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
 NATIVE SOIL
 REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
 ARID PLAMS
 REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PLAMS.

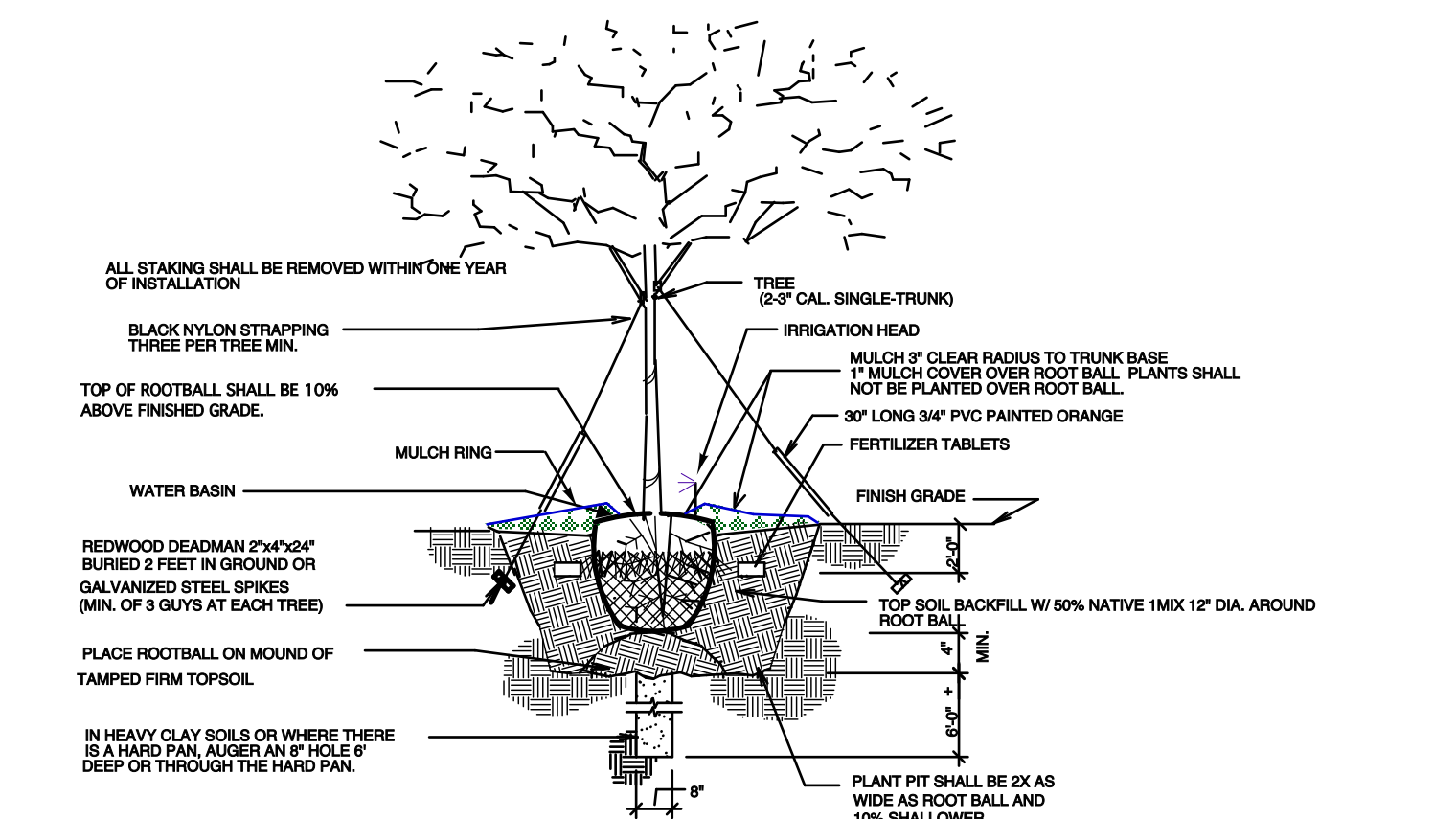
- USE OF ORGANIC MULCHES: A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
- ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
- THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF-WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR A HEDGE WITH A 5' SEPARATION FROM WATER LINES. FICUS HEDGES SHALL NOT BE PLANTED WITH UTILITY EASEMENTS.
- SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
- HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP AT TIME OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE NO. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PRECEDING IS ACHIEVED.



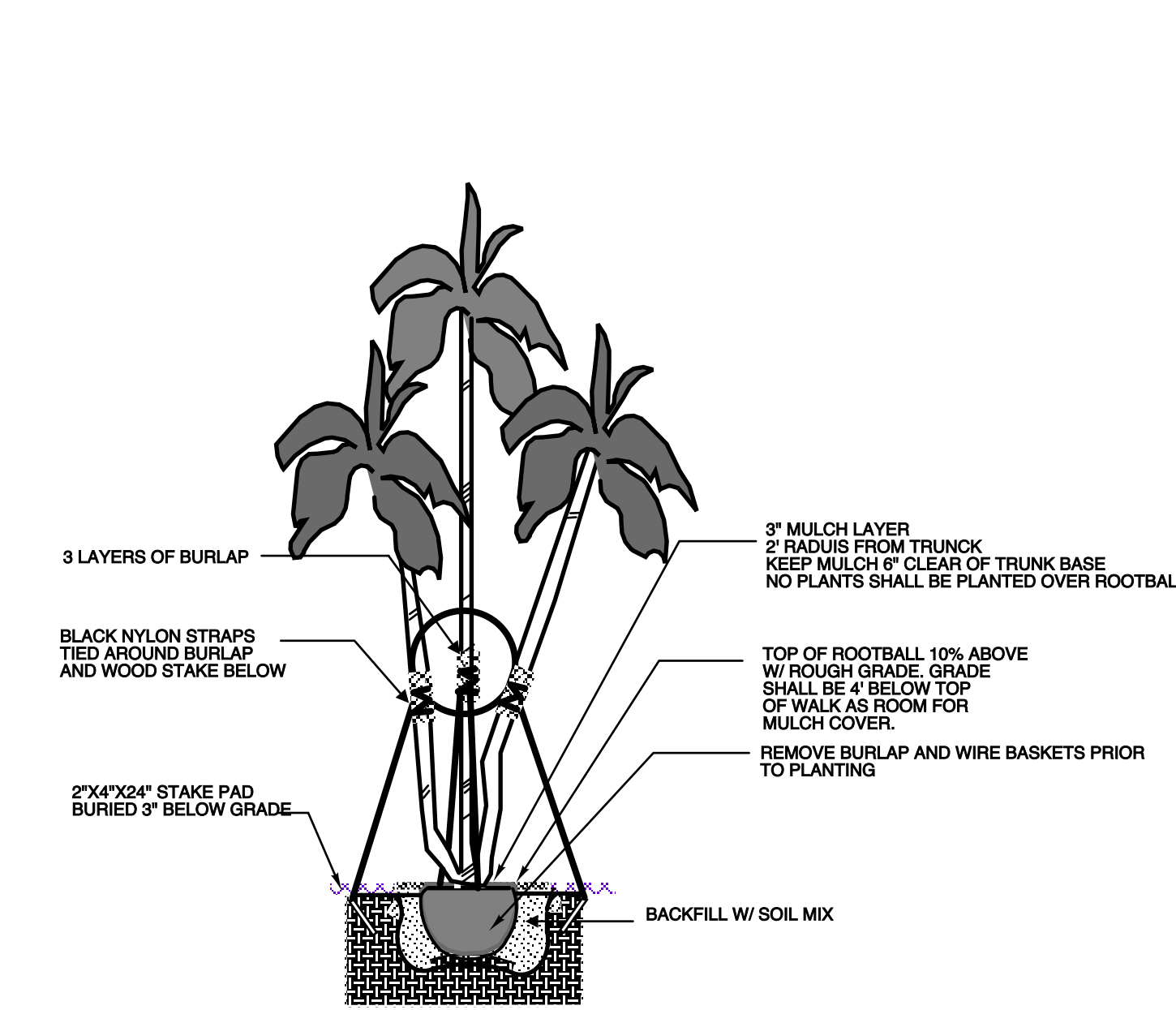
MULTI - TRUNK GUYING AND PLANTING DETAIL
NOT TO SCALE



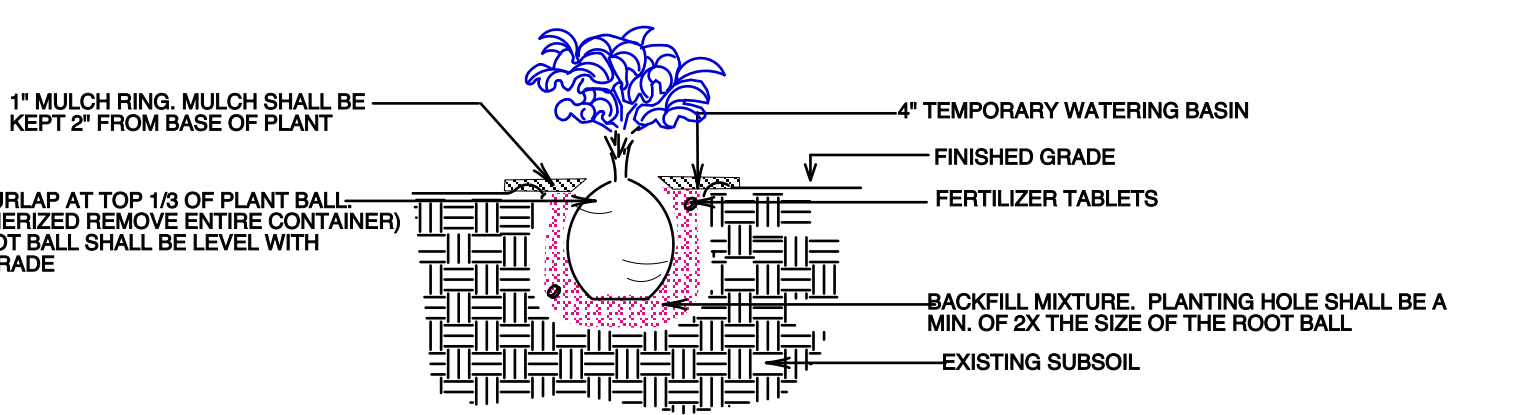
SABAL PALM PLANTING DETAIL
NOT TO SCALE



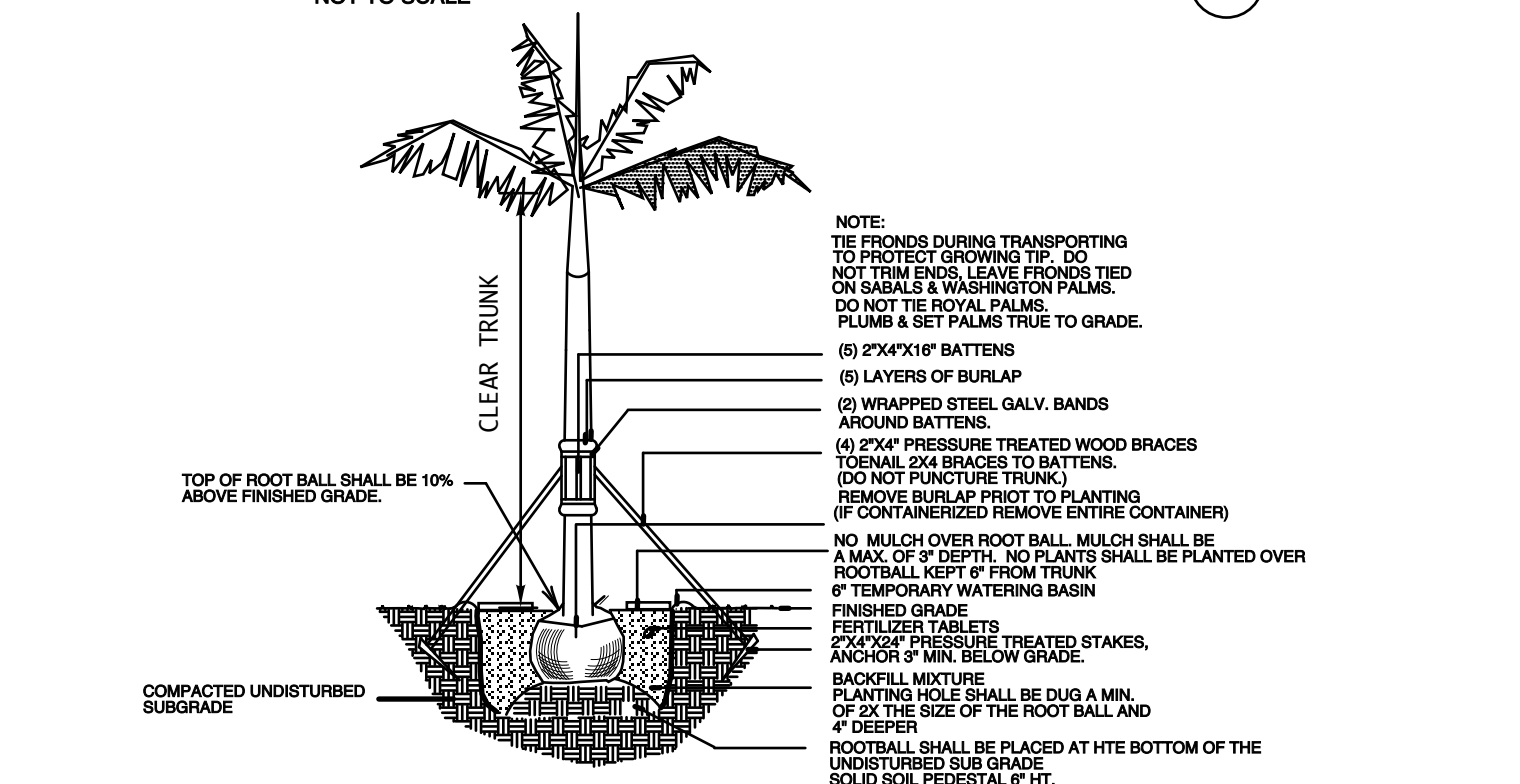
SINGLE TRUNK GUYING AND PLANTING DETAIL
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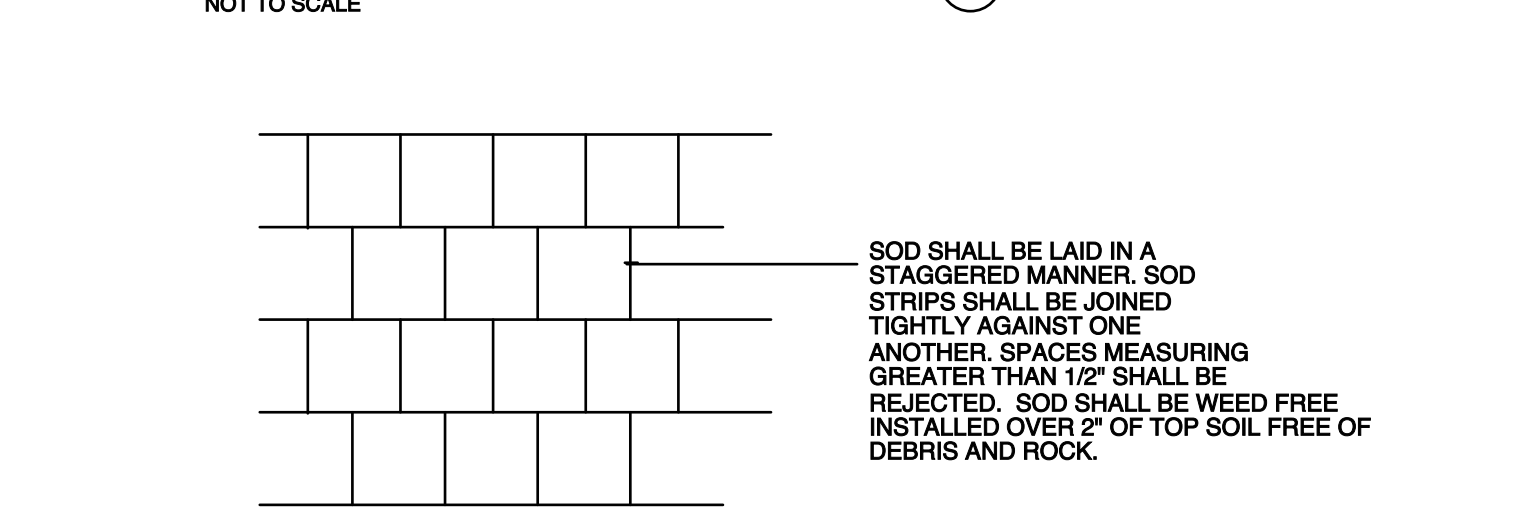
MULTI TRUNK PALM PLANTING DETAIL
NOT TO SCALE



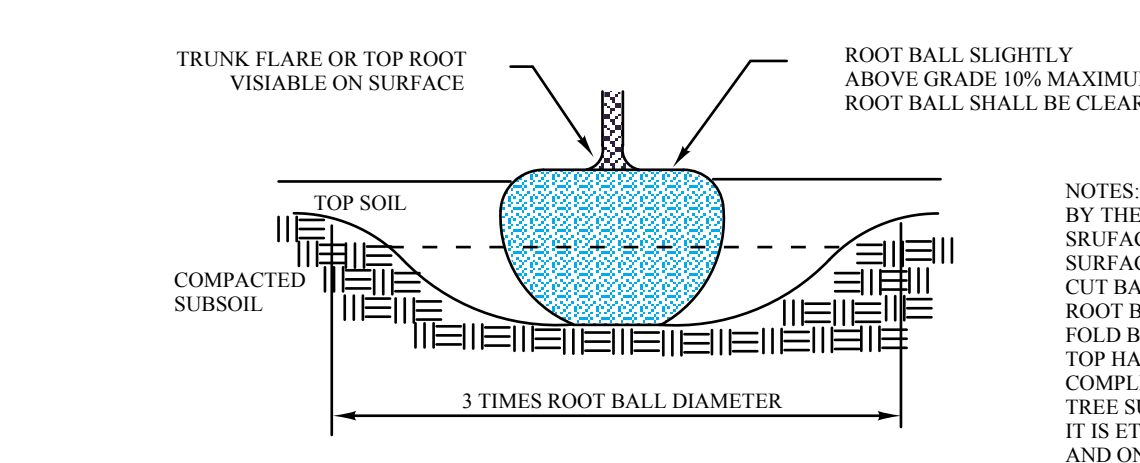
SHRUB PLANTING DETAIL
NOT TO SCALE



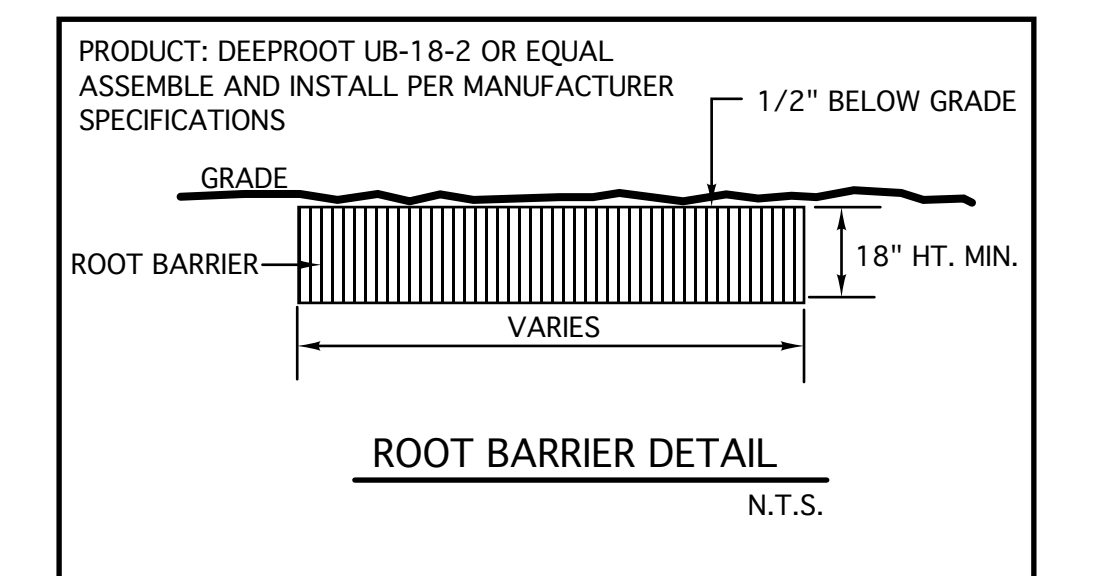
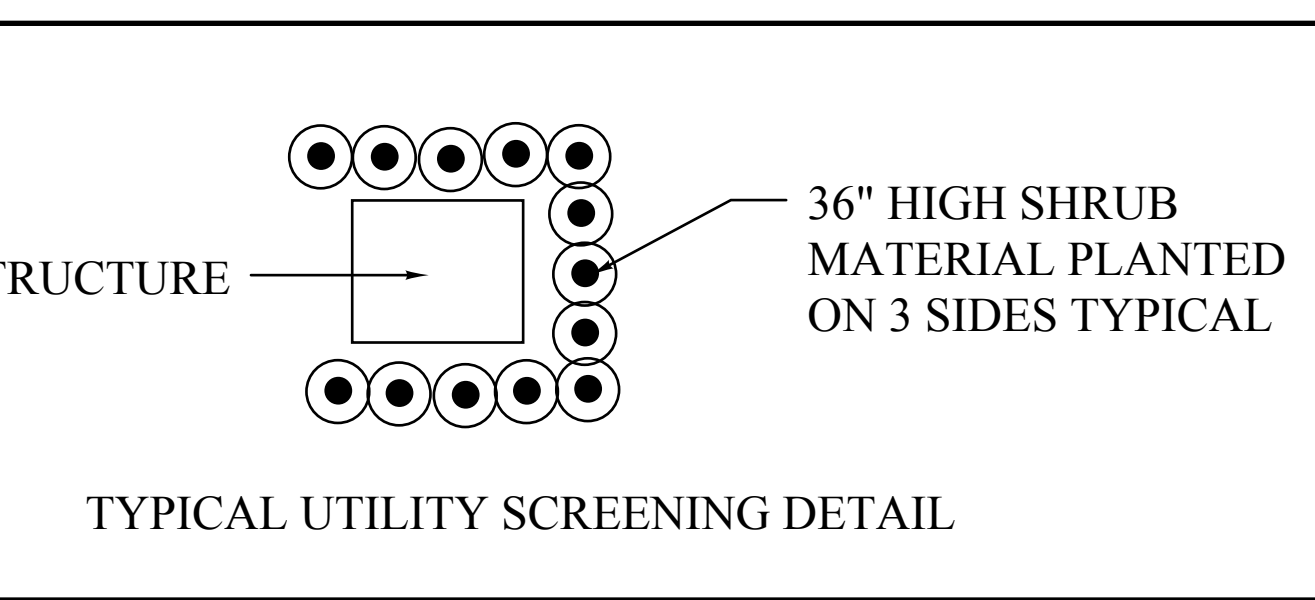
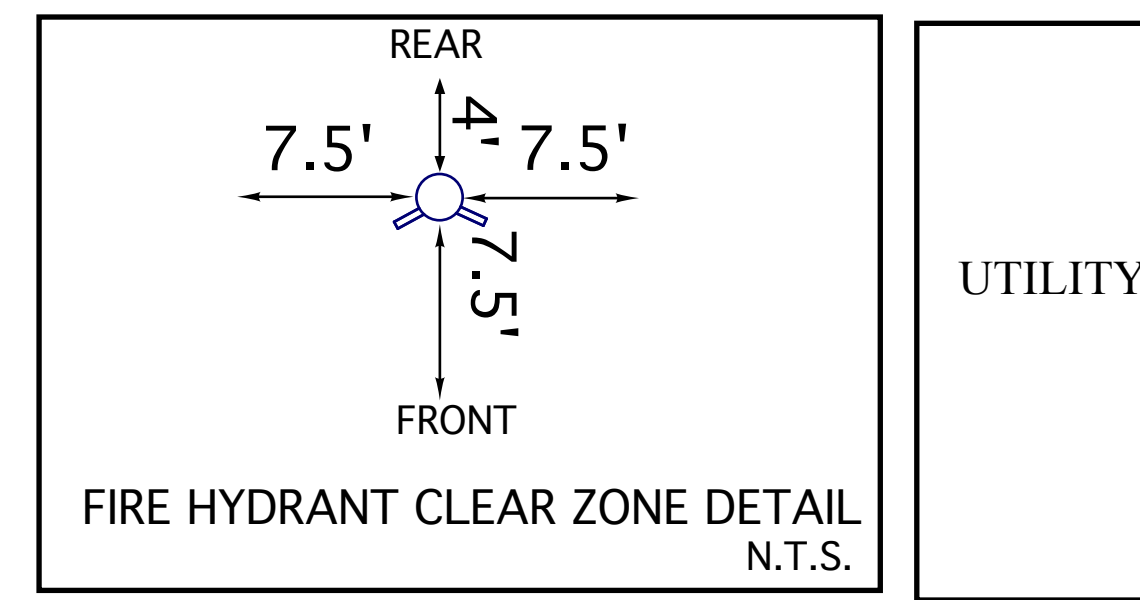
ROYAL PALM PLANTING DETAIL
NOT TO SCALE



SOD PLANTING DETAIL
NOT TO SCALE



ROOT BALL DETAIL
NOT TO SCALE



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REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS AND SPECIFICATIONS

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