

GENERAL APPLICATION

APPLICATION DATE: JANUARY 5 2024

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

☐ Administrative Approvals

☐ Historic Preservation Board

☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 5701 Pembroke Rd Hollywood, FL 33023

Lot(s): 7 Block(s): _____ Subdivision: _____

Folio Number(s): 514124120130; 514124120140; 51414120150
514124120151; 514124120170; 514125120180; 514124120181

Zoning Classification: C3 Land Use Classification: Reatil

Existing Property Use: Vacant Sq Ft/Number of Units: 0 / N/A

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

Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Comercial Retail

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	10 (Area: 5.000 S.F.)
Proposed Non-Residential Uses	Shopping S.F.
Open Space (% and SQ.FT.)	32% (Area: 6.805 S.F.)
Parking (# of spaces)	21 + Driveway area (Area: 8.700 S.F.)
Height (# of stories)	1 (5.000 FT.)
Gross Floor Area (SQ. FT)	33,087.83

Name of Current Property Owner: OB HOUSE LLC

Address of Property Owner: Calle 8 # 38-90 Santillana de los vientos casa 21 CO

Telephone: 573127771807 Email Address: andresorozcoa@hotmail.com

Applicant Alexander Mendez

☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: 17138 sw 93rd st Miami fl 33196 Telephone: _____

Email Address: alexandermendezz@yahoo.com

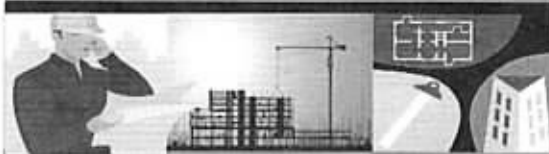
Email Address #2: _____

Date of Purchase: 2018 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: _____



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (Internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: Angela M. Betancourt Date: February 20 2024

PRINT NAME: ANDRES OROZCO BETANCOURT ANGELA M Date: February 20 2024

Signature of Consultant/Representative: Alexander Mendez Date: February 20 2024

PRINT NAME: ALEXANDER MENDEZ Date: February 20 2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

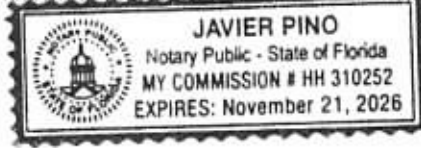
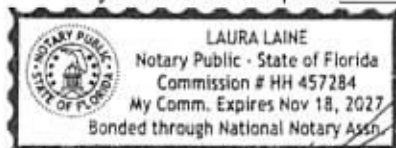
I am the current owner of the described real property and that I am aware of the nature and effect the request for Hollywood City fl Planning Division to my property, which is hereby made by me or I am hereby authorizing Alexander Mendez to be my legal representative before the TAC Committee (Board and/or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

Sworn to and subscribed before me
this 20 day of February 2024

Notary Public
State of Florida

Angela M. Betancourt
ANGELA M. BETANCOURT
Signature of Current Owner
Andres Orozco
Print Name

My Commission Expires: _____ (Check One) _____ Personally known to me: OR _____ Produced Identification COLOMBIA Passport



January 22, 2024

OB House LLC.
17138 SW 93rd Street
Miami, FL 33196

FILE NUMBER: 24-DP-01

SUBJECT: Preliminary Site Plan review for a building of approximately 5,250 square feet.

SITE DATA

Owner/Applicant:	OB House LLC.
Address/Location:	5701 Pembroke Road
Net Size of Property:	21,251 sq. ft. (0.49 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Medium Intensity Commercial District (C-3)
Present Use of Land:	Vacant
Year Built:	N/A

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	City of West Park
East:	General Business (GBUS)
West:	General Business (GBUS)

ADJACENT ZONING

North:	Single Family Residential (RS-6)
South:	City of West Park
East:	Medium Intensity Commercial District (C-3)
West:	Medium Intensity Commercial District (C-3)

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

City of Hollywood
Division of Planning and Urban Design
Technical Advisory Committee
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33022-9045

May 8th, 2024

Subject: (Proposed) OB House LLC, Commercial Shopping Center located at 5701 Pembroke Road, Hollywood, Florida 33907.

To Whom it may concern,

I am writing to you on behalf of OB House LLC, regarding the above-referenced project. Our purpose is to address and resubmit supporting documentation in response to the Technical Advisory Committee Review Comments. Enclosed within this resubmission are the following documents:

1. **Comment and Response Log;** We have responded to the Preliminary Technical Advisory Committee Comments.
2. **Revised Project Drawings:**
 - a. Dimensioned Typical Floor Plans
 - b. Street Profile and Elevation
 - c. Dimensioned Landscape Plans
 - d. Dimensioned Schematic Paving, Grading, and Drainage Plan
3. **Color Rendering**
4. **Public Notice;** Mailing Notification and Property Posting Requirements

We are committed to working closely with the City of Hollywood's Division of Planning and Urban Design and the Technical Advisory Committee to ensure the successful approval of this application and the overall completion of this project. Should you have any questions or require further clarification, please do not hesitate to contact me directly.

Sincerely,



Alexander Mendez
OB House, LLC Authorized Representative
alexandermendezz@yahoo.com
786.312.4813

APPLICATION SUBMITTAL

Application Form:

- A. On the Application, under units and proposal, shall be N/A, since this is a commercial building.
 - Acknowledged. The application was updated and re-submitted.
- B. Existing property use is “vacant”.
 - Acknowledged. The application was updated and shows the property as “vacant.”
- C. Name of Current Property Owner - correct name per Title Insurance and BCPA, name is listed as “OB House LLC”.
 - Acknowledged. The application was revised and shows the correct property owner name.
- D. Who are the authorized agents to sign on behalf of OB House LLC. Provide Sunbiz information.
 - According to Sunbiz, the authorized agents to sign on behalf of OB House LLC are both Andres Orozco and Angela Betancourt.
- E. If there are multiple owners, provide a signed and notarized Certification of Compliance with Applicable Regulations form for all owners, including proof the signatory is authorized to sign for the owner. DONE
 - A notarized certification of compliance with applicable regulations form for both owners, including proof that the signatories are authorized to sign, has been submitted.

Ownership and Encumbrance Report:

- A. Indicate it was searched from time of platting or 1953 (earliest of the two). DONE
 - Broward County’s Platting Determination Letter will be attached to this package.
- B. Who prepared the Ownership and Encumbrance Report and date. DONE
 - Acknowledged. Ownership and Encumbrance Report will be attached to this package. Report was prepared by Home Sweet Home Tilte, LLC on November 7, 2023.
- C. Names of all current owners. DONE
 - Acknowledged. Current owners will be reflected in the Ownership and Encumbrance Report.
- D. Work with the Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated. DONE
 - Coordination efforts with the Engineering Division and communications are attached to this package showing proof of the nonexistence of easements in the property as per the Engineering Division’s records.
- E. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>.
 - Acknowledged.

Alta Survey:

- A. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated. COMPLETED
 - Coordination efforts with the Engineering Division and communications are attached to this package showing proof of the nonexistence of easements in the property as per the Engineering Division's records.
- B. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals. COMPLETED
 - Broward County's Platting Determination Letter will be attached to this package.
- C. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of the next meeting date.
- D. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s). Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information. COMPLETED
 - The public participation outreach meeting, including mailed written notice to all property owners and associations within 500 feet, posted sign on the property, and corresponding letter in the application packet has been completed and submitted. Proof of the public participation outreach communication efforts will be attached to this package.

Zoning:

1. Provide a Unity Title. Please refer to the Unity Title PDF.
 - Acknowledged. Unity Title will be attached to this package.
2. Site Plan.
 - A. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval. DONE
 - Acknowledged. On the right side of the page, in between the location map and zoning legend, a circled note indicating all changes to the design will require planning review and may be subject to Board approval.
 - B. The front setback required is 15 ft. and the rear setback adjacent to a residential district is 15 ft. DONE
 - Acknowledged. On the zoning legend, it specifies the 15.0 ft. setbacks required, front and rear, alongside the provided setback specifications: 15.0 ft. for the front setback and 56.0 ft. for the rear setback adjacent to a residential district. The distances have also been specified in the site plan.
 - C. The queuing of the vehicles at the entrance and exit shall not block a parking space. DONE
 - Acknowledged. Please refer to the site plan SP-01.
 - D. The two-way drive shall be 24 ft. min. DONE
 - Acknowledged. Below parking space #13, the circled line indicates that the two-way drive measures 24.0 ft., as specified on the site plan.
 - E. Provide visibility triangles at all driveway accesses. Indicate the curbing around the parking spaces. Wheel stops are not necessary. DONE.
 - The visibility triangles can be seen next to the main entrance on the right side of the site plan and handicapped parking spot, by S 57th Avenue. The curbing around the parking has been indicated please refer to SP-01 by parking number 13.
 - F. Provide Vehicular Use Area (VUA). Provide 25% of landscape area. Provide calculations. Landscape areas for VUA shall not include landscape buffers. DONE
 - In the legend, under Site Area Calculations, the landscape area, or "Green Area" meets and notes the 25.00% requirement. Vehicular Use Area is under "Driveway & Parking Spaces," noted to be 40.93%. These can be seen on the site plan as well.
 - G. Dimension of ADA shall be 12 ft. plus 5 ft. stripe area. DONE
 - ADA specification can be noted through symbol on lower right hand corner of the site plan. The 12 ft. plus 5 ft. stripe area is noted as well.
 - H. Rear sidewalk behind the building is 2'-7", it shall be wider at least 3 ft. Please see Engineering comments. DONE
 - The rear sidewalk behind the building has been accommodated to 4.0 ft.

- I. Dumpster location shall face the interior of the lot for pickup. The truck shall not block vehicle or pedestrian traffic. Please see comments from Public Works. DONE
 - o The dumpster has been relocated to meet the requirement of facing the interior of the lot for pickup. It is found in the top left of the site plan, with sufficient space not blocking vehicle or pedestrian traffic. A no parking area has been designated underneath as well.
- 3. Site Tabular Data.
 - A. Legal description shall be revised to match the survey. Done
- 4. The curb cuts are exceeding the curb cut allowed which is 30% of the lot width.
 - A. Acknowledged, The curb cuts have been reduced meet the 30% requirement.
- 5. Work with the City's Landscape Architect to ensure that all landscape requirements are met. Please refer to the Landscape Plans that have been attached.

ARCHITECTURE AND URBAN DESIGN

- A. Include the property lines and setbacks to the building and balconies on the floor plans and elevations.
 - o Property lines and setbacks to the building are included in the floor plan. For elevations, please refer to pages A-5.0 and A-6.0. Balconies not applicable on this project.
- B. The elevations shall be labeled east, west, south, and north. DONE
 - o Refer to page A-5.0 to see the east, west, south, and north elevations.
- C. No color schedule was provided. Consider adding additional colors and finishes for the building, rather than stucco.
 - o Acknowledged, please refer to page A-9.0.
- D. Provide color, finish, and materials legend for all elevations. This should not be limited to paint colors and shall include all finishes/materials. DONE
 - a. Acknowledged, Please refer to page A-9.0.
- E. What material is the awning in the rear? DONE
 - o The solid awning in the rear will be made of aluminum material.
- F. Ensure that all plumbing, mechanical, and electrical fixtures and equipment are indicated on the Site Plan and Elevations.
 - o For electrical please refer to pages E-1.0 E-2.0 E-3.0 E-4.0, For Plumbing refer to P-1.0 P-2.0 P-3.0 P-4.0 and for mechanical please refer to M-1.0 M-2.0.
- G. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.
 - o Not Applicable.

SIGNAGE

- A. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations". DONE

- a. Note is added towards the right of the site plan, above the Zoning Legend, on page ST-1.0
- B. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign." DONE
 - a. Note is added towards the right of the site plan, above the Zoning Legend, on page ST-1.0

LIGHTNING

- A. Provide note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential". DONE
 - a. Note is added towards the right of the site plan, above the Zoning Legend, on page ST-1.0

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

- A. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. DONE
 - a. On page ST-1.0, two vehicle charging stations are provided: One located at the ADA parking space, near the SE corner of the lot, and another in the NE corner of the lot on parking space 01.
- B. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices. Done

ENGINEERING

- 1. Survey is sealed, not signed. Provide a signed and sealed survey from the surveyor.
 - a. The survey has been digitally signed and sealed by Julio S. Pita.
- 2. Provide plat determination letter from the Broward County Planning Council. DONE!!!
 - o Broward County's Platting Determination Letter will be attached to this package.
- 3. Provide a Pre-Application Letter from FDOT. awaiting a response from FDOT to see if Pre-Application is necessary.
- 4. Please modify the survey to include and show that currently a 100' right of way is available and provided on Pembroke Road. Acknowledge
- 5. Please list all the variances being requested on the Cover Sheet. Clearly call out the requested variances in the Site Plan. Done.
- 6. Please provide a site plan for the project including and dimensioning all features of City streets within the full City right-of-way, from property line to adjacent property lines. (Swales, sidewalks, gutters along DONE

- a. ST-1.0 includes sidewalks, gutters, curbs, and right-of-way, 100' ROW is included.
7. Please identify and label the property line on all sheets. PENDING DIBUJANTE
 - a. Acknowledged, the property line has been provided.
8. Please identify and provide dimensions for the ADA parking stall setback east of the property along S 57th Street at the most critical locations. (i.e. north and south curbs of the driveway curb cut. DONE,
 - a. Dimensions are identified and provided: setback to S 57th Ave. is 12.9' and setback to Pembroke Road is 27.7'.
9. Please identify the bus stop location on the plans and the bench and signage in the area associated with relocated bus stop. Coordination with Broward County Transit (BCT) will be required. DONE
 - a. Acknowledged. Bus stop and signage is shown.
10. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way, provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans. ACKNOWLEDGED.
 - a. Visibility triangles are included on ST-1.0 at all driveway accesses.
11. Please show the corner setbacks on the site plan. Minimum City required corner setback for both the intersection of S 57th Ave. and Pembroke Road (25' X 25'). The corner setback area is the area lying adjacent to a street or alley as delineated by a line connecting points measured 25 feet distant along the property lines at the intersection of a street or six feet along the property lines at the intersection of an alley and a street. The height of bushes, hedges, fences and walls located within corner setback area is restricted to two feet.
 - a. Please refer to ST-1.0.
12. On sheet ST-1.0, the parking calculation table states that 2 transit zones are provided. Please show on site plan where are the 2 transit zones located. Acknowledged,
The parking calculation table mentions 1 transit zone and it has been indicated.
13. Please identify the sidewalk on the site plan. Additionally, please indicate for sidewalk in the rights-of way to removed and replaced with new 5-foot-wide sidewalk along all frontages of the property. Sidewalks should be flush through driveway opening, provide ADA detectable warning and include detail. DONE
 - a. All 5-foot sidewalks are indicated and identified on page ST-1.0, including ADA detectable warning, detail, adjacent sidewalks, and prop walkway ramp has been proposed.

14. Please provide detectable warnings in compliance with FDOT. Provide FDOT standard detectable warning detail in plans. (At corners and at driveway entrances.) Ensure to label that the corner sidewalk area will be ADA compliant on the plans. DONE
 - a. FDOT detectable warning is provided both on the driveway entrance along S 57th Ave. **and at SE corner.** ADA (5-foot width) compliance on corner sidewalk area has been met. It is now labeled ADA compliant.
15. All walkways shall be dimensioned with length, width, and thickness. Please provide the width of the connection provided between the sidewalk in the ROW and the sidewalk on private property connection provided between the sidewalk in the ROW and the sidewalk on private property. " DONE
 - a. Walkways are dimensioned with length and width, thickness is now included. The width of the Row and the sidewalk of the private property has been included please refer to SP-1.0 in between the entrance of the parking and detectable warning in the entrance.
16. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way (Sidewalk) show routes on plans. Please provide dimensions for all walkways and or sidewalks depicted as accessible routes. Show any change in elevation along the route on the plan if the transition is flush, identify the transition as flush on the plans, provide ramp slopes as applicable. Please add a note on the site plan and Civil plans stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. route to the public rights-of-way (Sidewalk) show routes on plans. DONE
 - a. Dimensions for all walkways are presented, but change in elevation along route is now identified, and ramp slope drawing is also identified. Note that the lip being beveled is included above the zoning legend on ST-1.0. The sidewalk route to the public right of way is visible.
17. Walkway provided on North side of structure is only 2.7' and will not provide the necessary width for ADA compliance. It is recommended that walkways provided on private property be 4' wide at a minimum. Please provide dimension of the sidewalk width including the curb. DONE
 - a. The walkway on north side of the building is 4.0', dimension is notated between locals #4 and #5.
18. Please identify the ADA turning radius at all landings.
 - i. Acknowledged, please refer to SP-1.0.
19. Please identify all proposed setbacks, for the vehicle turnaround area (back of curb to property line), walkways on private property (South side) etc. DONE,
 - a. Vehicle turnaround area has a 6.5' setback from the west property line. The other turn around areas are included in both the entrance and exit of the property.
20. Please provide details for the dumpster enclosure and dumpster access pad. Pad is to connect to the edge of pavement in the ROW. Additionally, an accessible pedestrian gate shall be provided. Please review 50.02 of the City code for all Dumpster Enclosure requirements.DONE

- a. Dumpster enclosure measurements are 14 x 13 feet, notated on ST-1.0. Pad connects to the edge of the pavement in ROW. The pedestrian gate has been clarified.
- 21. Please identify All parking stall dimensions, if typical please label one stall and state (TYP.) after the dimension. DONE
 - a. All parking stalls measure 8'-5" x 19,' notated on parking spaces 14 and 04. TYP has been stated on parking space 04.
- 22. Please identify the width of the aisle space provided for the parking stalls. Must be a minimum of 24 feet. DONE
 - a. The width of the aisle space is 24.0', found underneath parking space 13 on the site plan, page ST-1.0.
- 23. The turnaround area is to match the width of the drive aisles. DONE
Turnaround area width is now 24.0 while the width of drive aisles is 24.0'
- 24. Please label vehicle turn around area with stripping that differs from the ADA stripping and include a pavement marking that states "No Parking". DONE
Vehicle turnaround Striping now differs from ADA striping.
- 25. Please include a stop sign (R1-1) and stop bar at the egress/ingress to the site. Please refer to the City of Hollywood engineering standard details for pavement marking.
 - a. The stop sign is now explicitly included at egress/ingress area.
- 26. Please follow City of Hollywood engineering standard details and BCTED for the placement of the sign southbound along S 57th Avenue and identify the type of traffic sign proposed.
 - a. Acknowledged, please refer to SP-1.0.
- 27. Please label the side street to the site correctly. The correct name is S 57th Avenue, not SW 57th Avenue. Acknowledged.
- 28. Please fully dimension the ADA handicap stall and accessible aisle. Additionally identify where the signage for the stall will be posted. DONE
 - a. ADA stall is fully dimensioned 12' x 20' and the accessible aisles are dimensioned to be 5' x 20'. Signage for the stall is indicated directly above the vehicle charging station indication, on the southernmost part of the ADA stall.
- 29. Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code: "a. Concrete: Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge. " "b. Pavers: Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge. " c. Asphalt: Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush

with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge. Acknowledged, Please refer to page CS-3.0.

30. Provide a full set of civil plans for the proposed project to include water and sewer utility plans. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.

a. Acknowledged, Refer to page P-4.0

31. Please provide a pavement marking plan for both on and off-site. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.

Acknowledged, please refer to the Civil Engineering Plans labeled under C-1.0 through C-6.0.

32. Please provide standard details for the proposed retention wall near the property line along the west and north side of the site.

Proposed retention wall details show to be 10.20' made out of concrete blocks and stucco finished. As for the paint it would be HAILSTORM GRAY PPU24-17

33. All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the Site plan and Civil plans, provide hatching to show limitations.

Acknowledged, please refer to the Civil Engineering Plans labeled under C-1.0 through C-6.0.

34. The vehicular queueing space must not interfere with any existent parking stalls. DONE

a. There is 19.0' of space between the queueing area and parking space 01, the first one.

35. Please include the latest standard City of Hollywood details in the plan set. Applicant is using _____ old _____ standards. <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details

Acknowledged, please refer to the plan set.

36. Please identify clearly the proposed location of swales on the site.

Acknowledged, There are no swales in the property.

37. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.

Acknowledged.

38. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

Acknowledged.

39. MOT plans are required at the time of City Building Permit review.

Acknowledged.

40. All outside agency permits are required at the time of City building permit review.

Acknowledged.

41. "This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance. More comments may follow upon review of the requested information."

Acknowledged.

LANDSCAPING

1. Satellite images show existing trees/palms. DONE
 1. Please refer to sheet L-01 Disposition Plan
2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. DONE
 1. Please refer to sheet L-01 Disposition Plan
3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min. DONE
 1. Please refer to page L-2.0 in the Proposed Ground Level Plan List section. This fine
4. Provide sight triangles on plans at intersection of driveway and property line - Sec. 155.12 (d) DONE
 1. Refer to page L-02
5. Native plant requirements; 60% trees, 50% shrubs - Sec. 3.4. DONE
 1. Refer to page L-02, under the City of Hollywood Landscape table. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines. DONE
7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.' DONE
 1. See page L-01, under Notes: Tree Protection Requirements During Construction
8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.
 1. Refer to sheet L-02
9. Add note: All landscaping shall be warranted for 1 year after final inspection. DONE

1. See number 15 under "General Landscape Notes" found on page L-03. Provide site requirements as per project zoning. See section 2.4 for landscape code requirements. DONE
1. See pages L-02 and L-03.
11. Add note: 100% irrigation coverage shall be provided. DONE
1. See page IR-02, in Landscape and Irrigation Note box.
12. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way, provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans. DONE
1. Refer to sheet L-02
13. Work with the City's Landscape Architect to ensure that all landscape requirements are met. -Noted
14. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Done– Refer to sheet L-02

UTILITIES

1. Submit Utilities plans indicating proposed Water and Sewer connections. Awcknolegded, please refer to page P-4.0.
2. Show Water and Sewer demand calculations on proposed utilities plans. Awcknolegded, please refer to page P-4.0.
3. Request Utility Atlas via email to Mr. Juan Picon at jpicon@hollywoodfl.org. DONE!!!
 - Acknowledged. Utility Atlas was requested and received for the proposed area. Please find attached in this package.
4. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices> Awcknolegded, please refer to page P-4.0.
5. This site resides currently within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable. PENDING DIBUJANTE

- a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for non-residential shall be, at a minimum, 6-inches above the elevation of the crown of the adjacent.
- b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link: <https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e>; OR
- c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

7. Ensure all stormwater is retained onsite. Cross-sections must demonstrate onsite stormwater runoff retention.

DONE

-Please refer to the SP-1.0.

8. Indicate how roof drainage will be collected and connected to the on-site drainage system.
Done

Please refer to page A-4.0

9. Provide preliminary drainage calculations. Drainage system was provided on PGD plan, but calculations must be provided to support it.
Pending.

10. Erosion and Sediment Control plan must be updated with silt fence around property perimeter to prevent sediment flow across property lines. Silt fence detail shall be provided showing filter fabric stretched across and attached to supporting posts and entrenched. Plan shall also show temporary gravel construction entrance, and other Best Management Practices to mitigate environmental hazards caused by proposed construction.
Acknowledged, please refer to C-6.0.

11. Permit approval from outside agencies will be required.
Acknowledged.

12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

Done.

13. Additional comments may follow upon further review of requested items.
Done.

BUILDING

No comments received.

FIRE

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department. DONE

2. Water supply shall meet the requirements of NFPA 1 (2018 Ed.) Section 18.4.5.3. --- To determine the After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template. minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org DONE

PUBLIC WORKS

1. No Kindly rejecting Project 24-DP-01 (5701 Pembroke Road) with the following comments: According to

Sheet no.: ST-1.0 on the plans, the dumpster enclosure outlined on this sheet (labeled as "PROP DUMPSTER"), the dumpster seems to be positioned facing east directly adjacent to SW 57 Avenue. This positioning seemingly will allow the garbage truck to block pedestrian traffic on the sidewalk and possibly create vehicular challenges along the SW 57 Avenue corridor during collection periods. Requesting the applicant reposition the dumpster, allowing the garbage truck to enter onto private parcel completely to perform collection services. I realize the dumpster enclosure is not on ROW but their anticipated activities will seemingly have performance on ROW, and we can't allow it. According to the code, all collection activities shall performed on private property. Additionally, do you mind rechecking the code language as it relates to having dumpster enclosures near residentially zoned properties. I believe there is a required landscaping or civil buffer to block activity from the residents view, and if verified, I believe this construction will be directly near two (2) adjacent residential properties: 5680 Fletcher Street; and, 1650 S. 57 Avenue. DONE

COMMUNITY DEVELOPMENT

No comments received.

ECONOMIC DEVELOPMENT

1. Have you received any commitments from retailers/business owners? NO
2. If not, what are the types of retail envisioned for these spaces? PENDING-
Local businesses and service offices such as; barbershops and hair salons, beauty supplies, law firms, and insurance companies.
3. How many new jobs are expected or estimated to be created as a result of this project? 15 new jobs.



March 21, 2024

Alexander Mendez
OB House, LLC
17138 Southwest 93 Street
Miami, Florida 33196

Via Email Only

Dear Mr. Mendez:

Re: Platting requirements for a parcel legally described as Lots 13-16, Block 71, "West Carver Ranches Addition No. 2," according to the Plat thereof, as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida; less a portion of Lot 13 for right-of-way purposes. This parcel is generally located on the northwest corner of Pembroke Road and South 57 Avenue, in the City of Hollywood.

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

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

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

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.5 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

Alexander Mendez

March 21, 2024

Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

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

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood





PROPOSED RETAIL COMMERCIAL BUILDING
5701 PEMBROKE Rd. HOLLYWOOD FL.



RN Engineering, Inspection &
Construction, Inc.
PE Lic. No. 60494
CA Lic. No. 32037
7837 W. Sample Road,
Suite 104
Coral Springs, FL 33065
Phone: (954) 656-2594
Fax: (954) 656-2595
Rolando@RNEIC.com
www.RNEIC.com

SEAL

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065

CONSULTANT

CARLOS SLEBI PALACIO
Phone: (786) 905-9830
sccceengineeringllc@gmail.com

REVISIONS

PROJECT INFORMATION:
LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
COVER

DRAWN BY: A.G.R.A.


DATE: 04-15-24

SCALE : 1 1/2" = 1'-0"

G-1.0



PROPOSED RETAIL COMMERCIAL BUILDING
5701 PEMBROKE Rd. HOLLYWOOD FL.



ENGINEERING INSPECTION
& CONSTRUCTION

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33023

TITLE:

RENDER

DRAWN BY: A.G.R.A.

DATE: 04-15-24

SCALE : 1 1/2" = 1'-0"

G-2.0



PROPOSED RETAIL COMMERCIAL BUILDING
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33023

TITLE:

RENDER

DRAWN BY: A.G.R.A.

DATE: 04-15-24

SCALE : 1 1/2" = 1'-0"

G-3.0

FLETCHER STREET

S 57th AVENUE
HWY 824

PEMBROKE ROAD
(STATE HWY 824)

W 57th AVE

TITLE REVIEW NOTES :

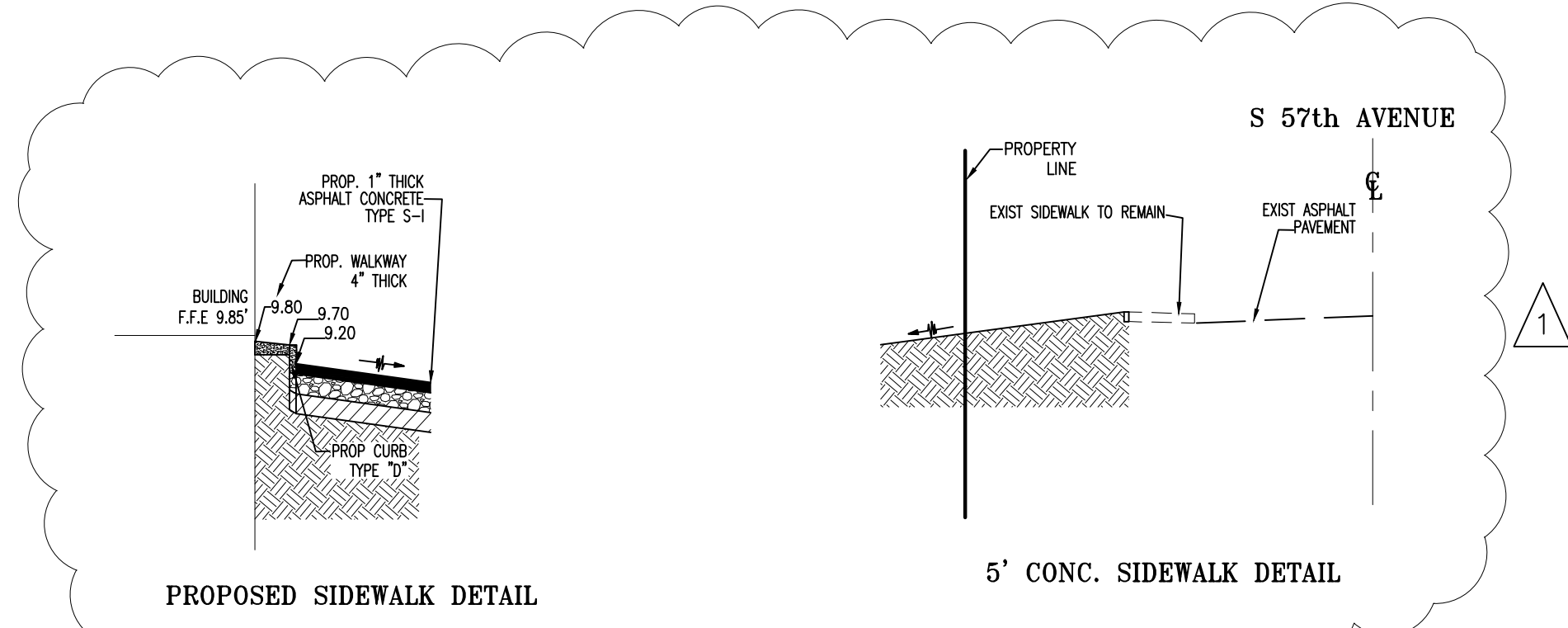
1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **GENERAL EXCEPTIONS**
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. **GENERAL EXCEPTIONS**
3. Rights or claims of parties in possession. **GENERAL EXCEPTIONS**
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. **GENERAL EXCEPTIONS**
5. Easements or claims of easements not shown by the public records. **GENERAL EXCEPTIONS**
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands. **NOT SURVEY RELATED**
7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. Easements, restrictions and other matters affecting title searched. **GENERAL EXCEPTIONS**
8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of WEST CARVER RANCHES ADDITION NO 2, as recorded in Plat Book 26, Page(s) 36, Public Records of Broward County, Florida. **DOES APPLY TO SUBJECT PROPERTY AND ARE PLOTTED ON THE SURVEY(IF ANY)**
9. Ordinances recorded in O.R. Book 29230, Page 942 and O.R. Book 34145, Page 1891, Public Records of Broward County, Florida. **NOT SURVEY RELATED**
10. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements. **NOT SURVEY RELATED**
11. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT SURVEY RELATED**

NOTES:

- 1). Asphalt Parking Encroaches into the Property (S.W. ㄹ)
- 2). Concrete Sidewalk Encroaches into the Property (South ㄹ)
- 3). ELEVATIONS SHOWN REFER TO N.A.V.D. 1988
BM# 1146 (BROWARD) ELEVATION = 11.510' (NGVD29)

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

COMMUNITY NAME AND NUMBER: CITY OF HOLLYWOOD 125113		JOB N°: 23-2229
PANEL NUMBER AND SUFFIX: 0727 H		FIELD CREW : R.A.
FIRM PANEL EFFECTIVE DATE: 08 / 18 / 2014		DRAWN : J.A.
FLOOD ZONE: X	BASE FLOOD ELEVATION : N/A	CHECKED: J.P.
COUNTY NAME: BROWARD	STATE: FLORIDA	FIELD DATE : 11 / 29 / 2023
Bm# USED: 1146 (BROWARD) ELEVATION: 11.510 (NGVD 1929)		DATE : 11 / 29 / 2023
No.	REVISIONS	SCALE 1" = 20'
		<div>SHEET</div> <div>1 of 1</div>



FLOOD ZONE INFORMATION

FLOOD ZONE: "X"
COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
DATE OF FIRM: 08/18/2014
FLOOD INFO OBTAIN FROM SURVEY BY:
GAVY & ASSOCIATES, INC LAND SURVEYORS LB # 6971
DATED: 11/29/2023

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL
COMMERCIAL FACILITY, AT
EXISTING VACANT LOT.

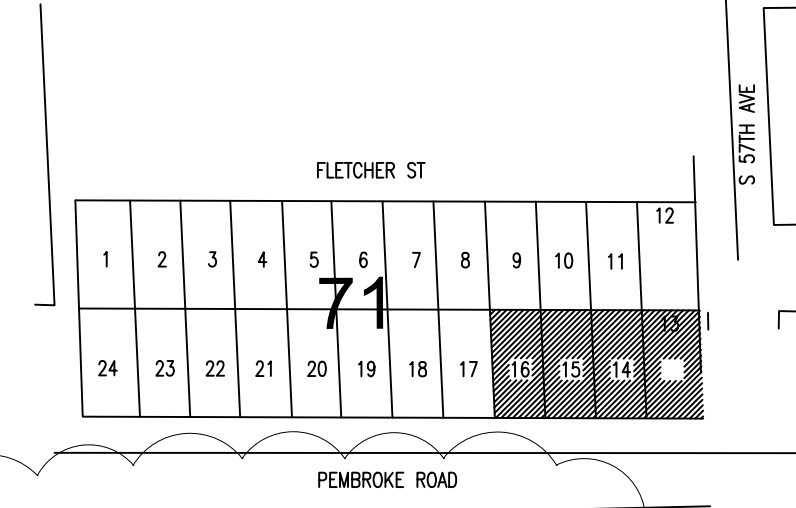
LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.
• Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver
• Parcel 2: The East 30.82 feet of Lot 13, LESS the portion described as
Commencing at the Northeast corner of Lot 13, thence South 75.95 feet to the point of beginning; thence South 29.05 feet, thence West 22.84 feet, thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2.
• Parcel 3: The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
• Parcel 4: The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2.
• Parcel 5: The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
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LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

LOCATION MAP



NOTES

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5. SIDEWALK IN THE RIGHTS-OF-WAY TO REMOVE AND REPLACE WITH NEW 5 FOOT WIDE SIDEWALK ALL FRONTAGE OF THE PROPERTY.
6. ANY LIP FROM $\frac{1}{4}$ " BUT NOT GREATER THAN $\frac{1}{2}$ " WILL BE BEVELED TO MEET ADA REQUIREMENTS.
7. GREEN BUILDING CERTIFICATION TO BE ACHIEVED AND REMOVE THE LIST OF GREEN BUILDING PRACTICES.

ZONING LEGEND

PROPOSED USE	RETAIL COMMERCIAL FACILITY
ZONING DISTRICT	C-3
GROSS LOT AREA:	33,037.87 SQ. FT.
NET LOT AREA:	21,251.72 SQ. FT.
LOT WIDTH:	205 FT. EXISTING

LOT COVERAGE ALLOWED: 85% OF NET LOT AREA.
(21,252 S.F. X 85%=18,064 S.F. MAX. ALLOWED)

LOT COVERAGE PROVIDED:			
BLDG. AREA:	5,250.0 S.F.	24.70%	
DRIVEWAY & PARKING SPACES:	8,700.00 S.F.	40.93%	
CONC. SIDEWALKS:	1,492.00 S.F.	7.00%	
DUMPSTER CONC. SLAB:	180.00 S.F.	0.84%	
CBS PERIMETER FENCE:	316.72 S.F.	1.49%	
	15,938.72 S.F.	74.96%	

SETBACKS REQUIRED:	REQUIRED:	PROVIDED:
FRONT	15'-0"	15'-0"
REAR	15'-0"	56'-0"
SIDE	0'-0"	0'-0"

BUILDING HEIGHT ALLOWED:	5 STORIES / 60' h
BUILDING HEIGHT PROVIDED:	1 STORY / ---

OPEN SPACE REQUIRED:	20% OF NET LOT AREA - 3,000 SQ FT
OPEN SPACE PROVIDED:	GREEN AREA 5,313.00 SQ FT 25.00% CONC. SIDEWALKS 1,492.00 SQ FT + 7.00 % 6,805.00 SQ FT 32.00%

SITE AREA CALCULATIONS			
BLDG. AREA:	5,250.00 S.F.	24.70%	
GREEN AREA:	5,313.00 S.F.	25.00%	
DRIVEWAY & PARKING SPACES:	8,700.00 S.F.	40.93%	
CONC. SIDEWALKS:	1,492.00 S.F.	7.00%	
DUMPSTER CONC. SLAB:	180.00 S.F.	0.84%	
PERMITER CBS FENCE:	316.72 S.F. +	1.49%	
TOTAL LOT NET AREA	21,251.72 SQ. FT.	100%	

PARKING REQUIRED:	(1) PARKING SP/ 250 S.F.= 5,250/250=21 P.S. OR (3) PARKING SP PER BAY= 3X 4 BAYS= --- 12 P.S.
PARKING PROVIDED:	21 PARKING SPACES, INCLUDING (1) H.C. & 1 TRANSIT ZONE.



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Phone (786) 955-9530
sccengineeringinc@gmail.com

REVISIONS

1	02/12/2024	

PROJECT INFORMATION:

LEGALIZATION OF LOCAL PROJECT

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:

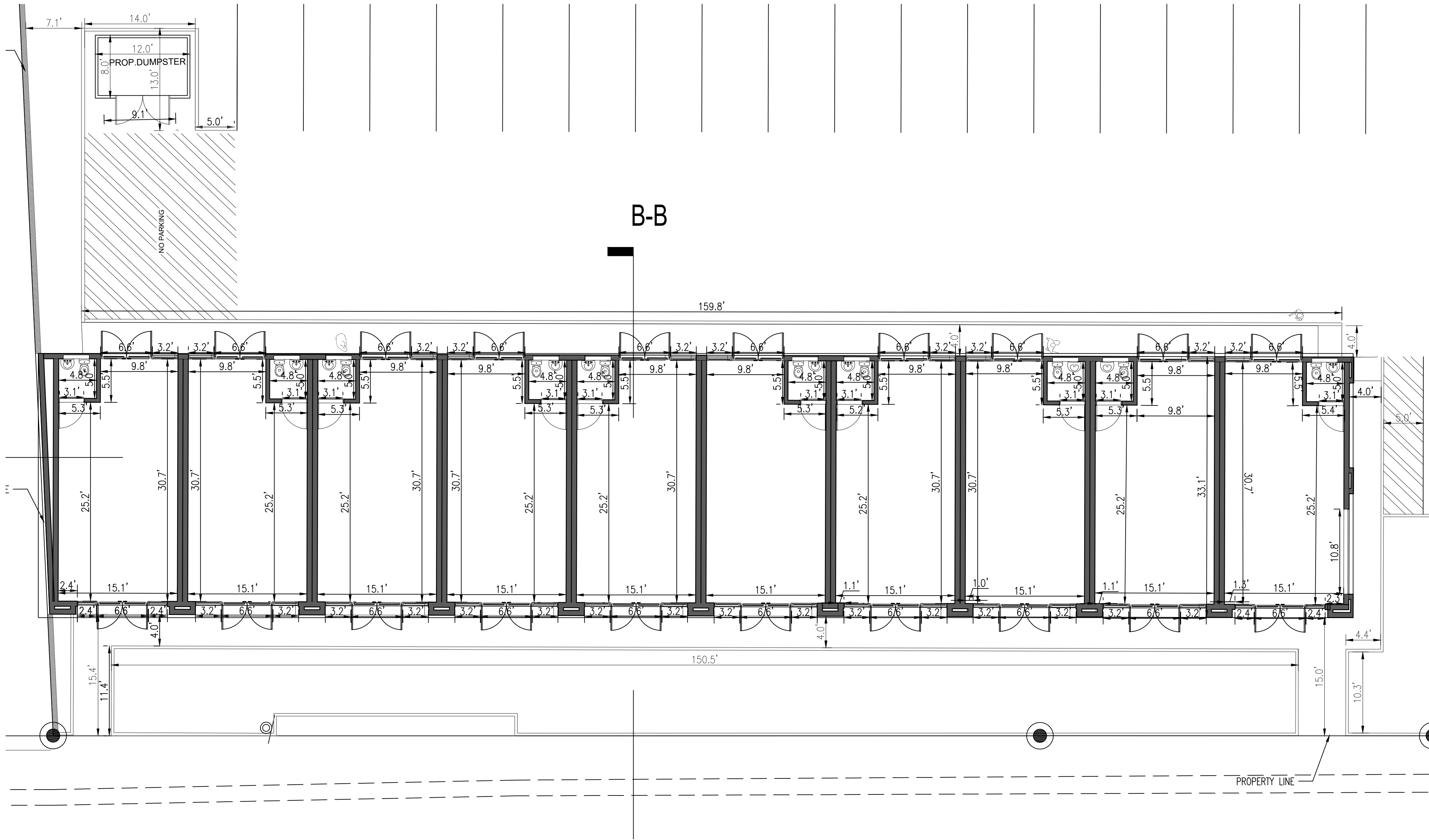
SITE PLAN

DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE: 3/4" = 1'-0"

SP-1.0



SYMBOL LEGEND

- DENOTES CONCRETE COLUMN OR CONC. WALL
- DENOTES INTERIOR DRYWALL PARTITION
- PROPERTY LINE
- SETBACK LINE
- D 32" DENOTES DOOR TYPE
- A DENOTES WINDOW TYPE
- T — DENOTES WALL TYPE
- D — DENOTES PARTITION TYPE
- I KEY NOTE
- TOP OR BOTTOM TYPICAL UNLESS OTHERWISE NOTED

INTERIOR FINISHES

* ALL INTERIOR WALL, CEILING FINISHES INCLUDING EXIT PASSAGEWAYS, ROOMS AND ENCLOSED SPACES SHALL BE CLASS C (FLAME SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450).

* INTERIOR FLOOR FINISH CLASS IS NOT REGULATED FOR R-3 OCCUPANCIES AS PER FBC 904.2

* INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 400.

* FOAM PLASTIC INSULATION shall have a flame spread index of not more than 75 and shall have a smoke-developed index of not more than 400.

* OTHER ELEMENTS OF FOAM PLASTIC INSULATION: FOAM BACKER BOARD, INTERIOR TRIM, INTERIOR FINISH, SILL PLATES AND HEADERS, SHEATHING AND FLOORS SHALL COMPLY WITH FBC 916.

KEY NOTES

1. CATEGORY A SAFETY GLASS SHOWERTUB ENCLOSURE, DOOR TO BE 32" MINIMUM VUE.
2. CATEGORY A SAFETY GLASS GUARDRAIL, TOP OF RAIL AT 30" MIN. FROM FINISHED FLOOR.
3. BUILT-IN MILLWORK.
4. FLOOR DRAIN.
5. FLOOR FINISH TO BE SELECTED.
6. PORCELAIN TILE AT SHOWER AND TUB AREAS TO A MINIMUM HEIGHT OF 6" A.F.F.
7. CONCEALED DRAINAGE PIPE WITH BREAK METAL AROUND COLUMN.
8. DRAINAGE PIPE, REFER TO PLUMBING PLANS FOR CONTINUATION.
9. EMERGENCY ROOF DRAIN DOWNSPOUT NOZZLE.
10. WATER FEATURE UNDER SEPARATE PERMIT.
11. INTERIOR DIMENSIONS ARE FROM CMU BLOCK WALL TO DRYWALL PARTITION OR FROM CMU BLOCK WALL TO CMU BLOCK WALL.
12. LINEAR FLOOR DRAIN.
13. PLANTER DRAINAGE NOZZLE.
14. 65 WINDOWS MILLION MAX # 25007.02.

TERMITE PROTECTION NOTE (AS PER FBC 1816.1)

THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES AS PER FBC 1816.1

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND RULES ENFORCED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

LEGAL DESCRIPTION

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Coral Springs, FL 33065

CONSULTANT

CARLOS SLEBI PALACIO
Phone: (786) 905-9830
sccceengineeringllc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:

LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

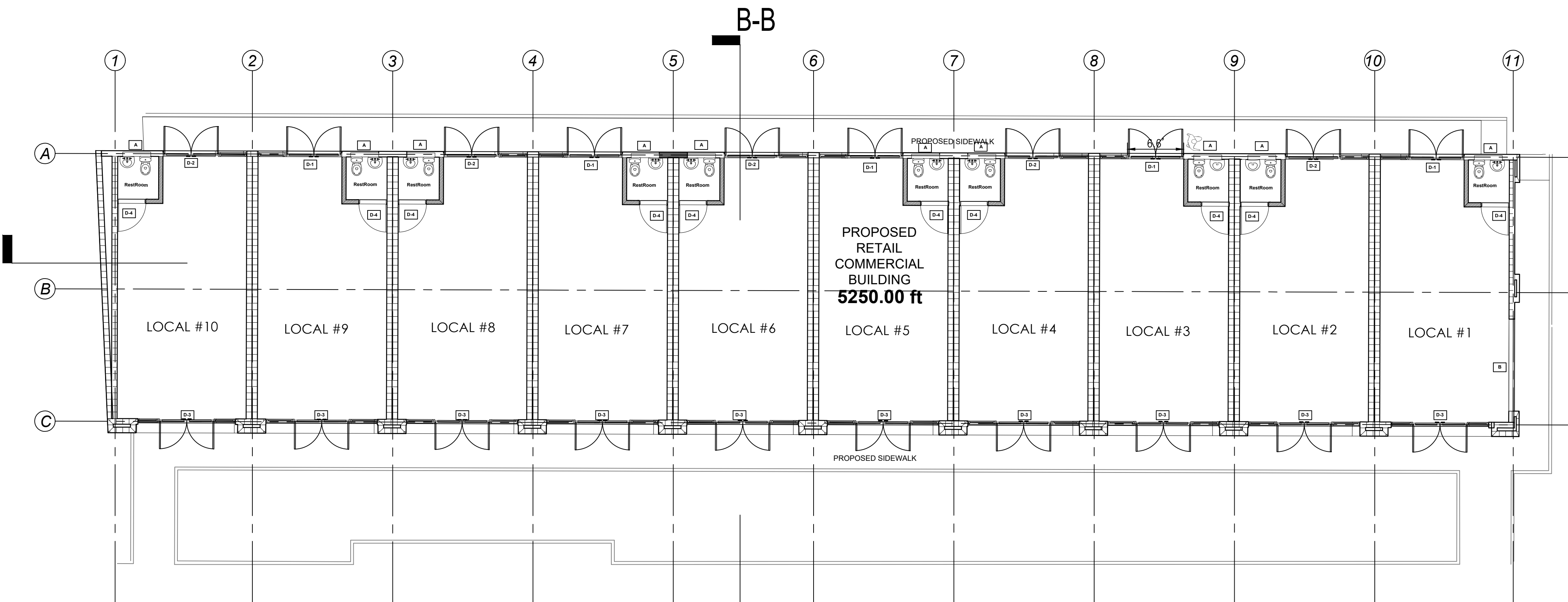
TITLE:
ARCHITECTURE PLAN

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2" = 1'-0"

A-1.0



WALL LEGEND

- 8" C.M.U. EXTERIOR WALLS
- 6" INTERIOR WET WALLS

PROJECT SUMMARY:
PROPOSED RETAIL COMMERCIAL
BUILDING

- NEW GROUND FLOOR SQUARE FOOTAGE:
AIR CONDITIONED SPACE
- LOCAL #1 = 435,50 S.F.
 - LOCAL #2 = 435,50 S.F.
 - LOCAL #3 = 435,50 S.F.
 - LOCAL #4 = 435,50 S.F.
 - LOCAL #5 = 435,50 S.F.
 - LOCAL #6 = 435,50 S.F.
 - LOCAL #7 = 435,50 S.F.
 - LOCAL #8 = 435,50 S.F.
 - LOCAL #9 = 435,50 S.F.
 - LOCAL #10 = 435,50 S.F.

LEGAL DESCRIPTION

According to plat thereof as recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

- Parcel 1: The West Twenty Five feet (25ft.) of Lot 13, Block 71, West Carver Ranches Addition No. 2.
- Parcel 2: The East 30.82 feet of Lot 13, LESS the portion described as Commencing at the Northeast corner of Lot 13, thence South 75.95 feet to the point of beginning; thence South 29.05 feet; thence West 22.84 feet; thence Northeast 36.10 feet to the Point of Beginning, Block 71, West Carver Ranches Addition No. 2.
- Parcel 3: The West 1/2 of Lot 14 and the East 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
- Parcel 4: The West 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2.
- Parcel 5: The West 1/2 of Lot 15, Block 71, West Carver Ranches Addition No. 2.
- Parcel 6: The East 1/2 of Lot 16, Block 71, West Carver Ranches Addition No. 2.
- Parcel 7: The East 1/2 of Lot 14, Block 71, West Carver Ranches Addition No. 2.

LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

SCOPE OF WORK

1.- PROPOSED ONE STORY RETAIL
COMMERCIAL FACILITY, AT
EXISTING VACANT LOT.



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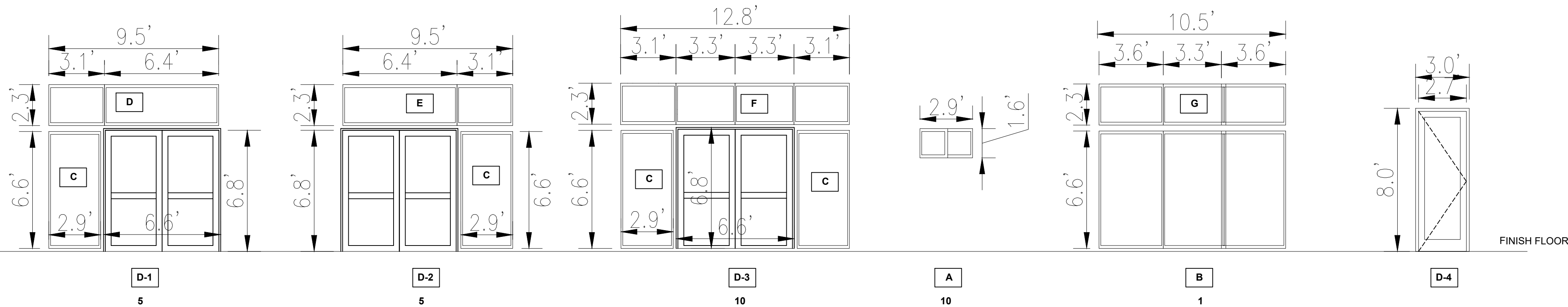
TITLE:
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DRAWN BY: A.G.R.A.

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A-2.0



DOOR SCHEDULE

	MARK	MANUFACTURER	TYPE	STYLE	QUANTITY	DOOR SIZE		No. OF LEAVES
						WIDTH	HEIGHT	
EXTERIOR DOORS	D1	ES WINDOWS	SWING DOOR		5	79.2"	81.6"	2
	D2	ES WINDOWS	SWING DOOR		5	79.2"	81.6"	2
	D3	ES WINDOWS	SWING DOOR		10	79.2"	81.6"	2

INTERIOR DOORS	D14	TO BE SELECTED	SWING DOOR		10	34"	96"	1

- GLASS PANELS SHALL BE CATEGORY II "SAFETY GLAZING" COMPLYING WITH 16CFR 1201, SAFETY STANDARD FOR ARCH. GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND, AS DESCRIBED IN FBC 2411.3.1.3.1 THROUGH 2411.3.1.3.5
- ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION

WINDOW SCHEDULE

MARK	MANUFACTURER	TYPE	STYLE	QUANTITY	WINDOW SIZE		ALUM FINISH
					WIDTH	HEIGHT	
A	ES WINDOWS	WINDOW WALL		10	34.8"	19.2"	WHITE
B	ES WINDOWS	WINDOW WALL		1	126"	79.2"	WHITE
C	ES WINDOWS	WINDOW WALL		30	34.8"	79.2"	WHITE
D	ES WINDOWS	WINDOW WALL		5	114"	27.6"	WHITE
E	ES WINDOWS	WINDOW WALL		5	114"	27.6"	WHITE
F	ES WINDOWS	WINDOW WALL		10	153.6"	27.6"	WHITE
G	ES WINDOWS	WINDOW WALL		1	126"	27.6"	WHITE

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- ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION

DOOR AND WINDOW NOTES

- CONTRACTOR TO SUBMIT MANUFACTURER CERTIFICATE OF PRODUCT CONTROL APPROVAL FOR ALL WINDOWS AND EXTERIOR DOORS FOR ARCHITECT'S/ENGINEER'S REVIEW.
- CONTRACTOR TO VERIFY ALL REQUIRED MASONRY OPENINGS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO SUBMIT DOOR AND WINDOW SHOP DRAWINGS FOR ARCHITECT'S/ENGINEER'S REVIEW.
- ALL NEW WINDOWS AND EXTERIOR DOORS TO BE MANUFACTURED BY PG&T OR APPROVED EQUAL (IMPACT RESISTANT ASSEMBLY PRODUCTS).
- ALL NEW WINDOW AND EXTERIOR DOOR COLOR TO BE SELECTED BY OWNER /ARCHITECT FROM MANUFACTURE STANDARD COLORS, UNLESS OTHERS WERE NOTED.
- ALL NEW WINDOW AND DOOR PLACEMENT IS AS PER DETAILS CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY CONFLICTS DURING CONSTRUCTION.
- ALL NEW WINDOW AND EXTERIOR DOORS TO BE SECURED USING NUMBER AND TYPE OF FASTENERS REQUIRED BY MANUFACTURE OR LATEST APPROVED F.B.C. ORDINANCE, WHICHEVER IS MORE STRICT.

INTERIOR DOOR NOTES

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING AN EMERGENCY.
- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

DOOR HARDWARE NOTES

- CONTRACTOR TO SUBMIT COMPLETE HARDWARE SCHEDULE DESCRIBING ALL HARDWARE TO BE USED ON A DOOR BY DOOR BASIS FOR ARCHITECT/OWNER'S REVIEW AND APPROVAL.
- ALL EXTERIOR DOORS SHALL HAVE BOTTOM SEALS AND FRAME GASKETS.

SECURITY AND FORCE ENTRY PREVENTION NOTES

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.
- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM 6/2000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY KNOB IS USED, AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR INSERTS SHALL BE PROVIDED.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
- OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS. A MINIMUM OF OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON EXPOSED SCREWS AND NON REMOVABLE PINS.
- LATCHES OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
- SINGLE SWINGING EXTERIOR DOORS, IF WOOD, SHALL BE SOLID CORE OF NOT LESS THAN 1 3/4" THICK.
- GLASS TO EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 2371.
- VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OR LOCKS AND SWINGING GLASS DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z781.
- VENTS IN OVERHEAD GARAGE DOORS SHALL NOT BE INSTALLED CLOSER THAN 40" TO THE INSIDE LOCK ACTIVATING DEVICE.
- SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH ONE INCH MINIMUM THROW OR A COMBINATION OF DEAD LATCH AND DEAD BOLTS HAVING A 1" THROW. DOORS SHALL HAVE A MINIMUM 1 3/4" THICK SOLID CORE.

TERMITE PROTECTION NOTES

- MUST COMPLY WITH 2020 F.B.C. 1TH EDITION CHAPTER 2304.04 PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY ANY THAT CONTAINS THE FOLLOWING STATEMENT THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." INCLUDE UNDER SLAB PRE-TREATMENT.

INTERIOR/FINISHES NOTES

- WALL & CEILING FINISHES: ALL WALL & CEILING FINISHES TO HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 213. TO COMPLY WITH F.B.C. R 302.9.
- WALL HUNG CABINETS & PLUMBING FIXTURE BACKING: PROVIDE DOUBLE 5/16 STUDS OR 3/8 GA MIN OR 2 X4 STUDS AT 16" O. C. AT ALL WALL HUNG CABINETS AND PLUMBING FIXTURE LOCATIONS 2X4 MIN HORIZONTAL TERMSER SECURELY FASTENED TO NOT LESS THAN TWO STUDS FOR ATTACHMENT OF WALL HUNG PLUMBING FIXTURE (TYPICAL) TO COMPLY WITH 2020 F.B.C. 1TH EDITION CHAPTER 25 FOR BACKING.
- INSULATION MATERIALS: ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE+DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 753 TO COMPLY WITH FBC SECTION R502.101. INSULATION VALUE TO MEET ENERGY CALCULATIONS MINIMUM REQUIREMENTS

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SEAL

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LEGALIZATION OF LOCAL PROJECT
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
SCHEDULES

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2" = 1'-0"

A-3.0

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33023 MIAMI - FLORIDA

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TITLE:

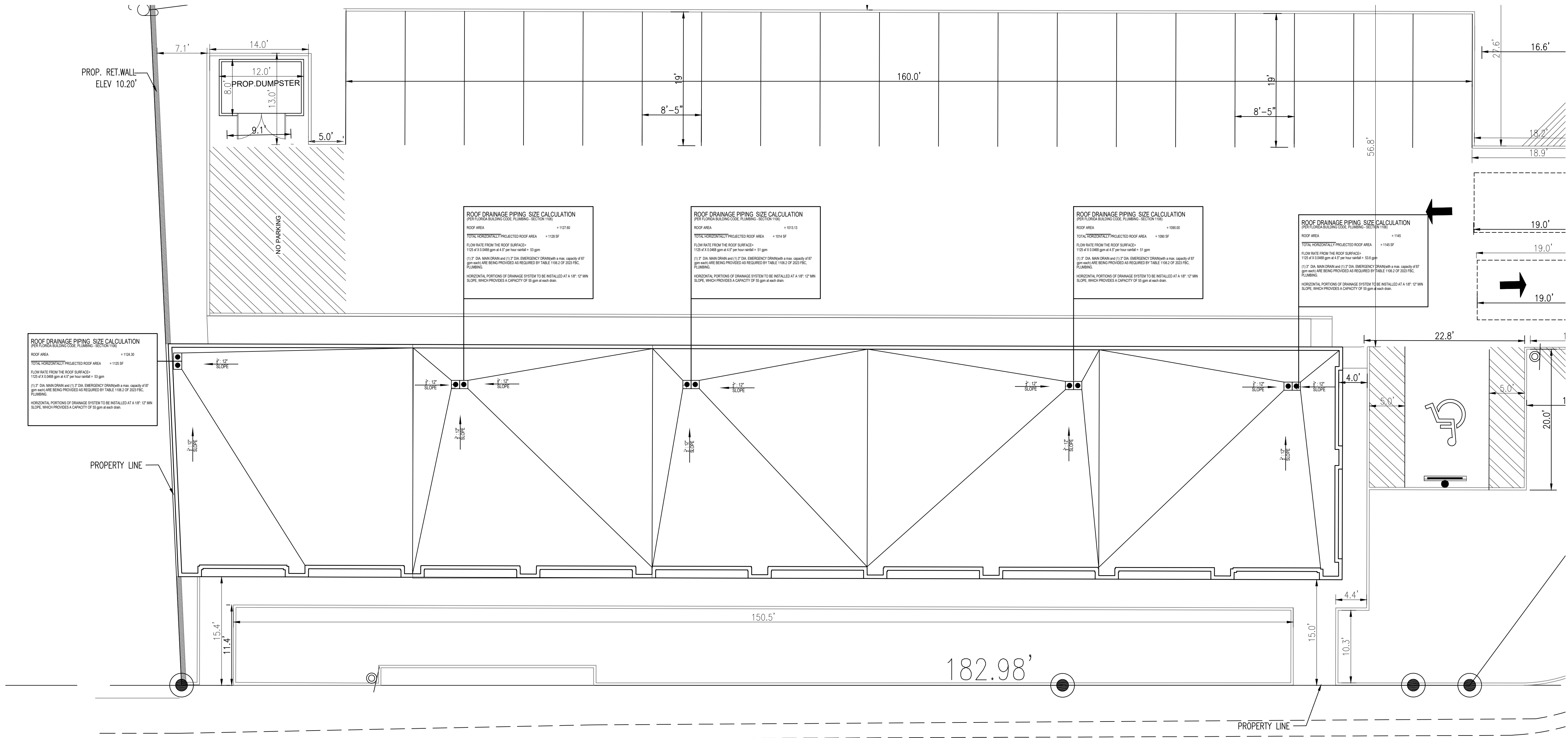
ROOF PLAN

DRAWN BY: A.G.R.A.

DATE: 04-15-23

SCALE : 1 1/2" = 1'-0"

A-4.0

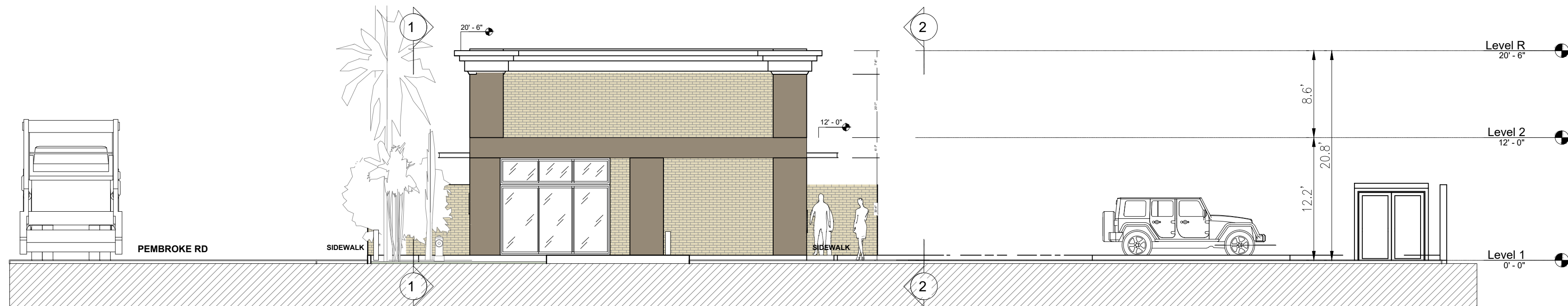




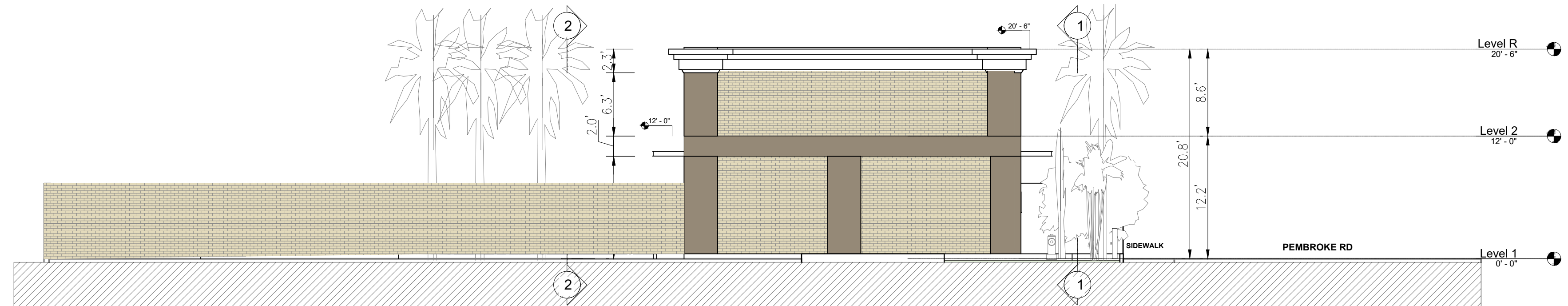
1 ELEVATION SOUTH
A-4.0



2 ELEVATION NORTH
A-4.0



3 ELEVATION EAST
A-4.0



4 ELEVATION WEST
A-4.0



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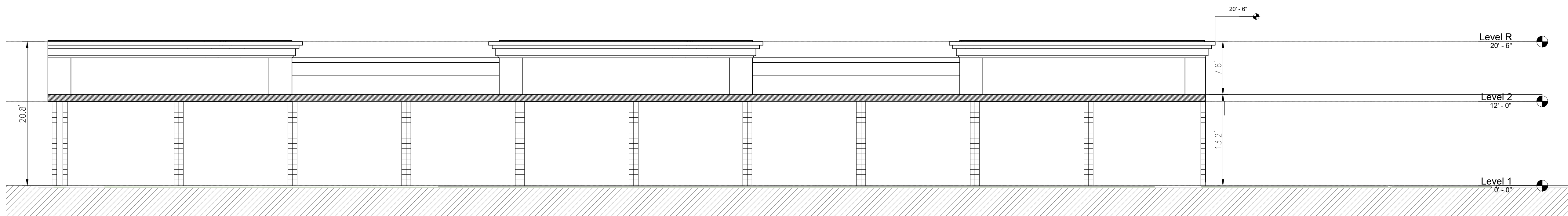
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ELEVATIONS

DRAWN BY: A.G.R.A.

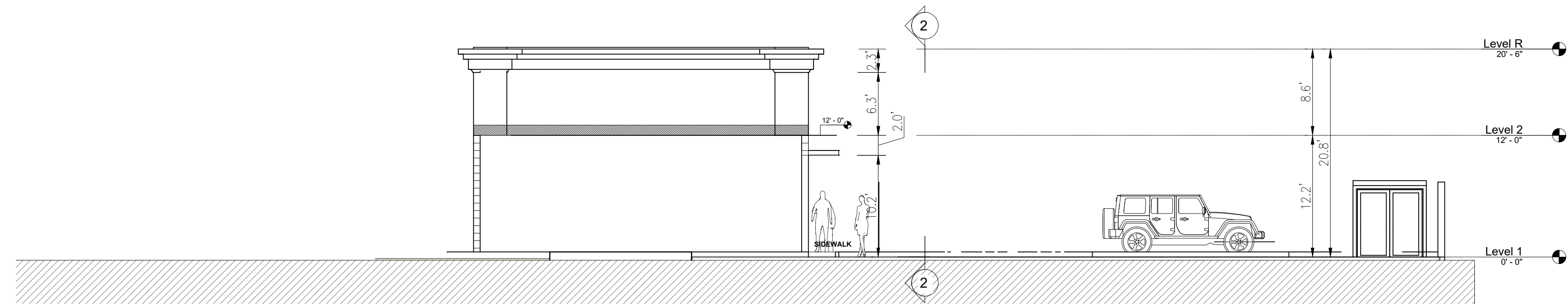
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A-5.0



1 SECTION 1
A-5.0



2 SECTION 1
A-5.0



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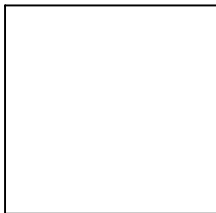


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A-7.0

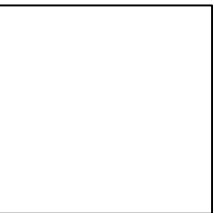


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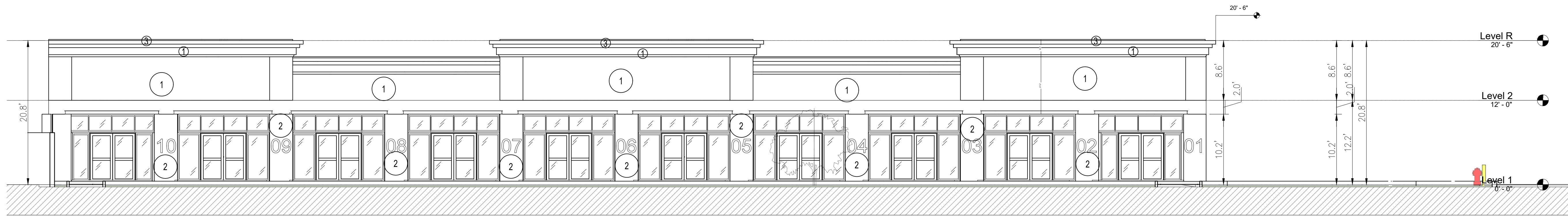
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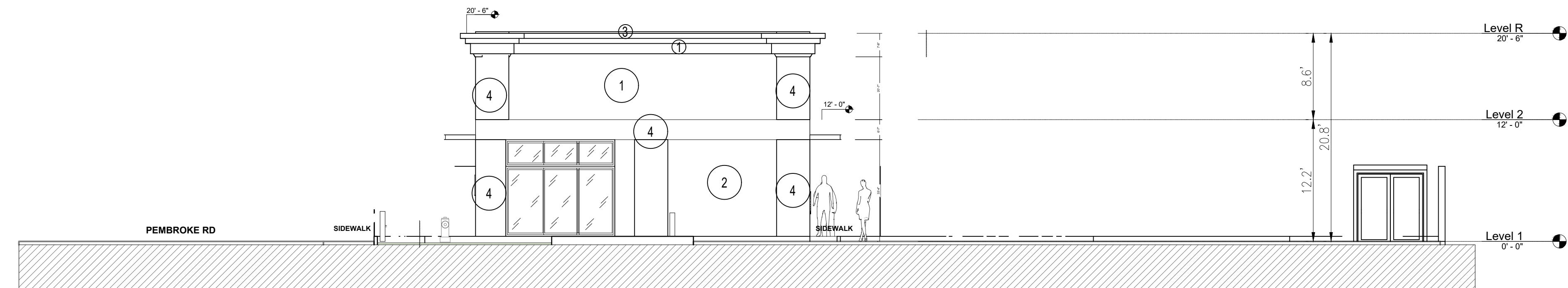
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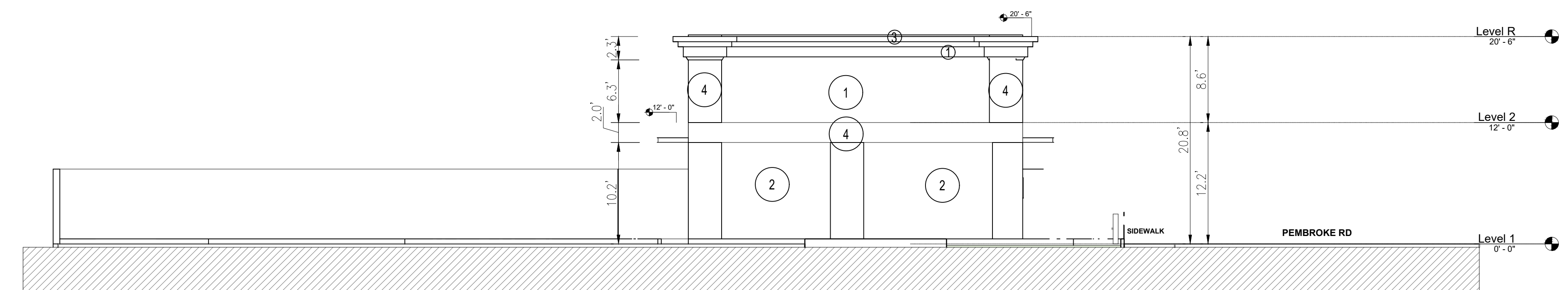
1 ELEVATION SOUTH
A-4.0



2 ELEVATION NORTH
A-4.0



3 ELEVATION EAST
A-4.0



4 ELEVATION WEST
A-4.0

**COLORS & MATERIALS
BEHR PAINT**

- 1 SOLID OPAL BWC-06
- 2 OCEAN SWELL PPU25-19
- 3 HAILSTORM GRAY PPU24-17
- 4 STACKED STONE DARK BROWN 6X18

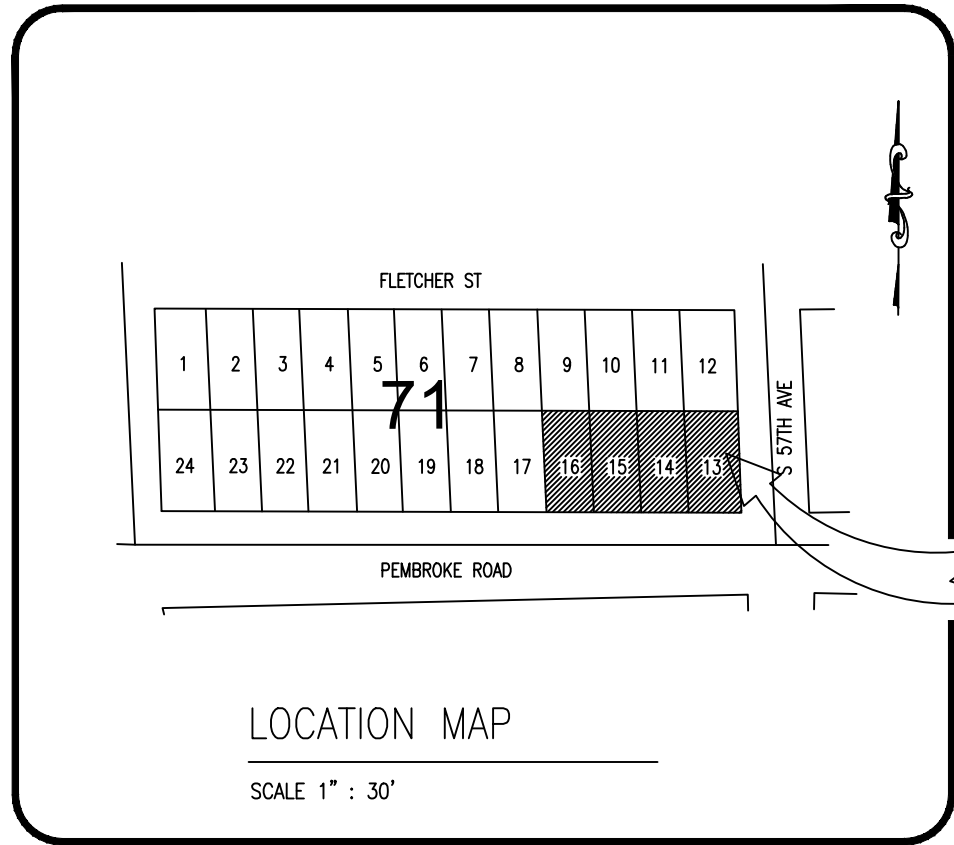
SOFIT-WHITE-ALUMINIUM
FASCIA-SOLID OPAL-STUCCO
DECORATIVE ROOF EDGE-HAILSTORM
GREY-STUCCO
STONE STACKED-CHOCOLATE-6X18
DOORS/WINDOWS- BROW- IMPACT WINDOWS
RETENTION WALL-HAILSTORM GRAY-STUCCO
DUMSTER ENCLOSEMENT-HALLSTORM
GRAY-STUCCO
PERGOLAS-WHITE ALUMINIUM

- IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
- CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
- EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
- ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
- ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
- NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
- IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
- ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- ALL WORK SHALL MEET SUNNY ISLES BEACH PUBLIC WORK DEPARTMENT STANDARDS.
- WATER TABLE PER WC 2.2 IS 2.00 N.G.V.D.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM 1929.
- UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
- ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY. FOR DETAILED SPECIFICATIONS SEE M.D.C.P.W.D. SPECS., SECTION 30.
- ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
- THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY BENNY SUAREZ SURVEYING INC.
- FLOOD INSURANCE RATE MAP, ZONE 'X' MAP NUMBER 12086C0726L, BASE FLOOD NOT DETERMINED, MAP REVISED SEPTEMBER 11, 2009.
- SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
- DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.

PAVING, GRADING & DRAINAGE PLANS

5701 PEMBROKE Rd. HOLLYWOOD FL.

RETAIL COMMERCIAL BUILDING



THE PROJECT

LEGAL DESCRIPTION:

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

NOTE:

ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD)

INDEX:

- C-1 COVER SHEET
- C-2 PAVING , GRADING & DRAINAGE PLAN
- C-3 PAVING , GRADING & DRAINAGE PLAN
- C-4 DRAINAGE DETAILS
- C-5 DRAINAGE DETAILS



RN Engineering, Inspection & Construction, Inc.
PE Lic. No. 60494
CA Lic. No. 32037
7837 W. Sample Road,
Suite 104
Coral Springs, FL 33065
Phone: (954) 656-2594
Fax: (954) 656-2595
Rolando@RNEIC.com
www.RNEIC.com

SEAL

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065



CARLOS SLEBI PALACIO
Phone: (786) 905-9830
scccengineeringllc@gmail.com

REVISIONS

PROJECT INFORMATION:
**PROPOSE RETAIL
COMMERCIAL BUILDING**
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:
**COVER
PAVING, GRADING & DRAINAGE**

DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE : AS SHOWN

C-1

STRUCTURE DRAINAGE DATA											
STRUCT. NUMBER	TYPE OF STRUCT.	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM TRENCH EL.	EXFILTRATION TRENCHES			PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
						FROM STR. #	TO STR. #	TRENCH (L.F.)			
1	4700-6223 W/HINGES CATCH BASIN	42"Ø	8.70'	5.20'(W)	-1.30'	1	-	100	4	18	H.D.P.E (W)
2	4700-6223 W/HINGES CATCH BASIN	42"Ø	8.80'	5.30'(E)	-1.20'	2	-	100	4	18	H.D.P.E (E)

LEGAL DESCRIPTION

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANGES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

LEGEND:

- EXISTING CONCRETE DRIVEWAY
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING FINISH FLOOR ELEVATION
- PROPOSED SWALE
- PROPOSED FLOW OF RUNOFF
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- PROPOSED SWALE

NOTE TO CONTRACTOR

CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION AS PER CURRENT NDPS STANDARDS TO PREVENT ANY DISCHARGE FROM THE SITE UNTIL PROJECT IS COMPLETED AND FULL STABILIZATION IS OBTAINED



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REVISIONS

PROJECT INFORMATION:
PROPOSE RETAIL
COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

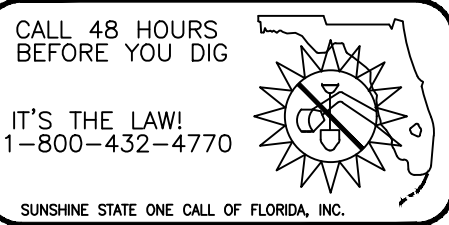
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PAVING, GRADING & DRAINAGE

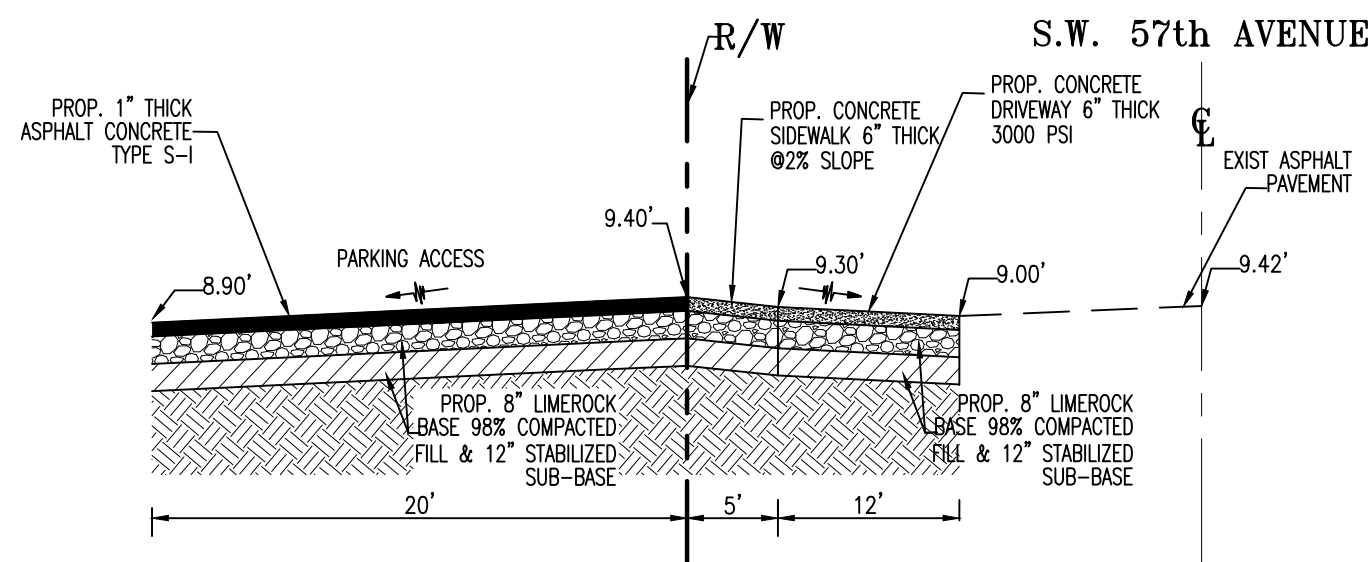
DRAWN BY: A.G.R.A.

DATE: 12-18-23

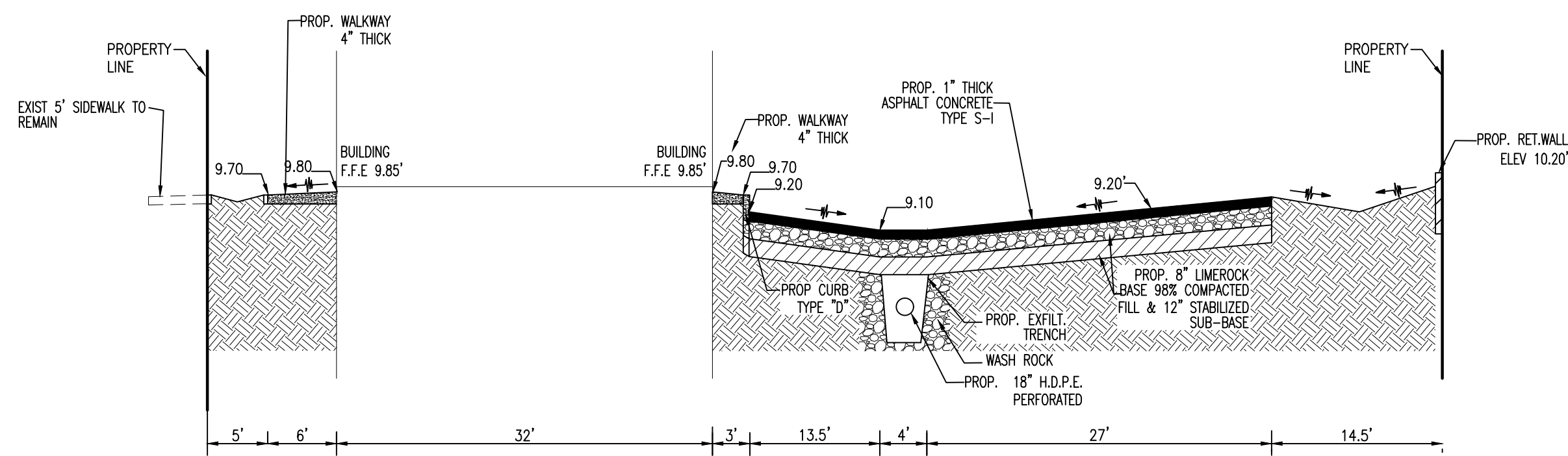
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CS-2

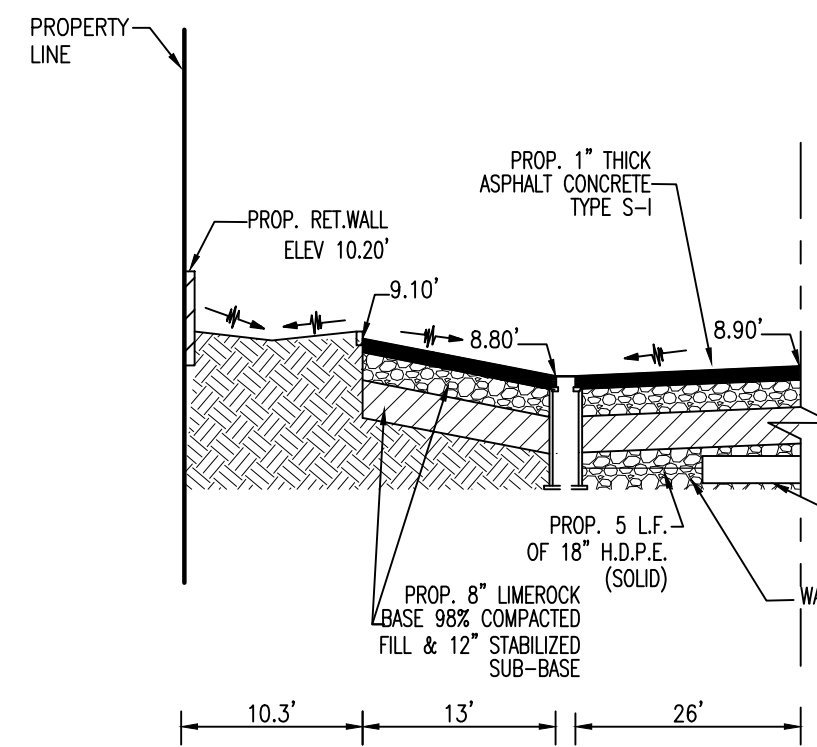




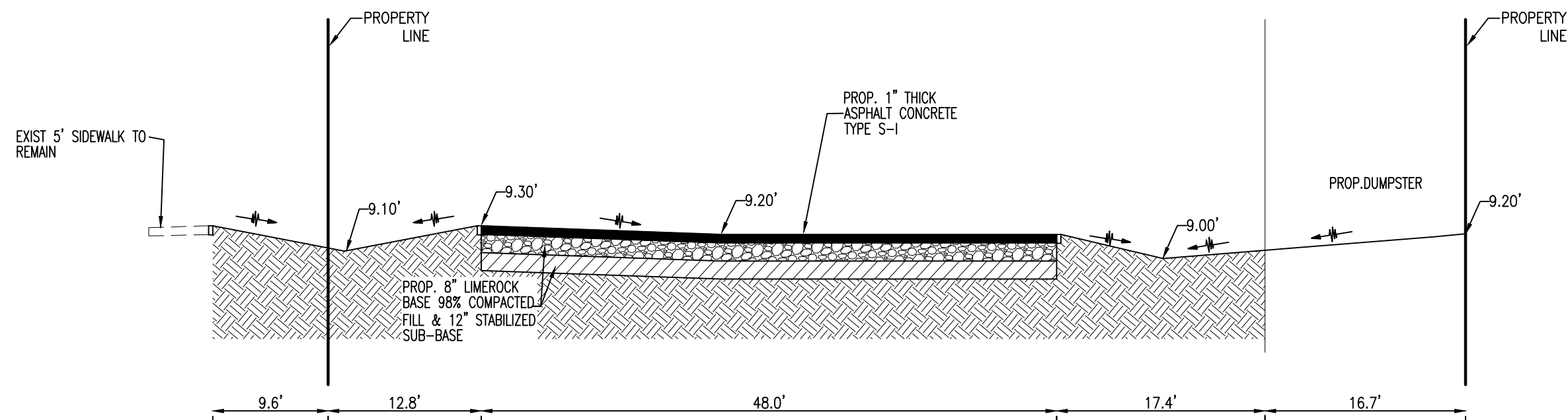
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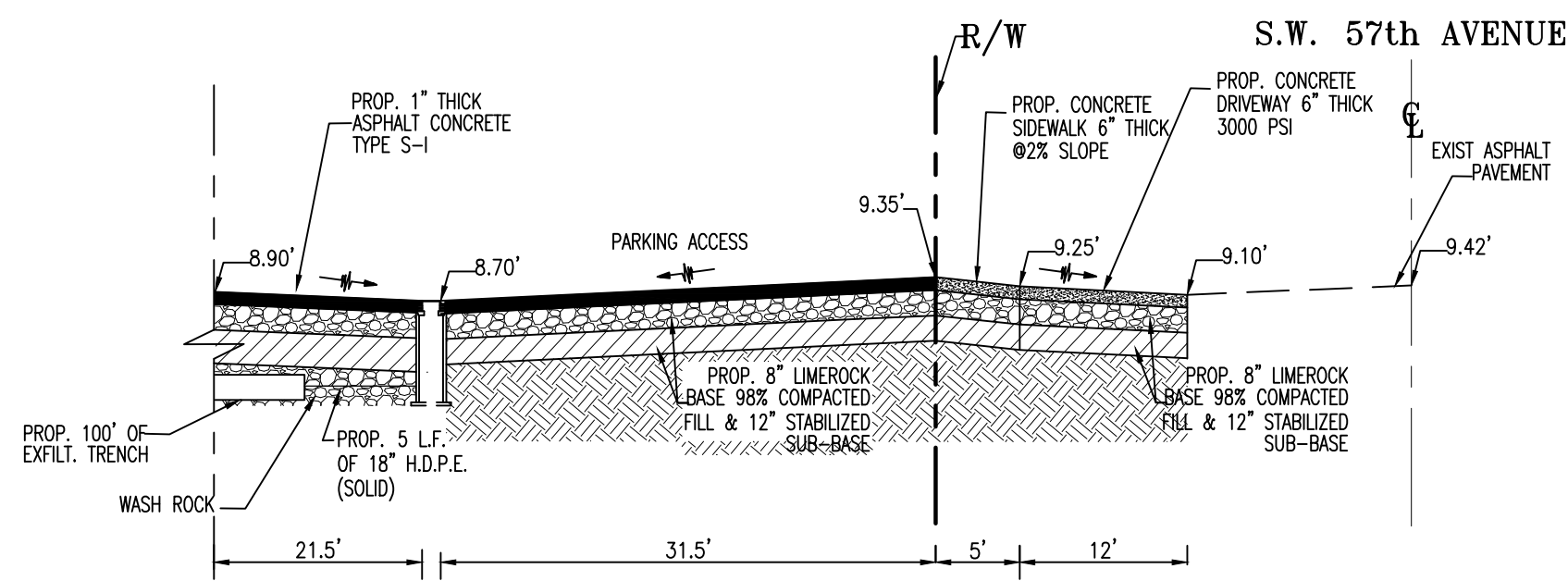
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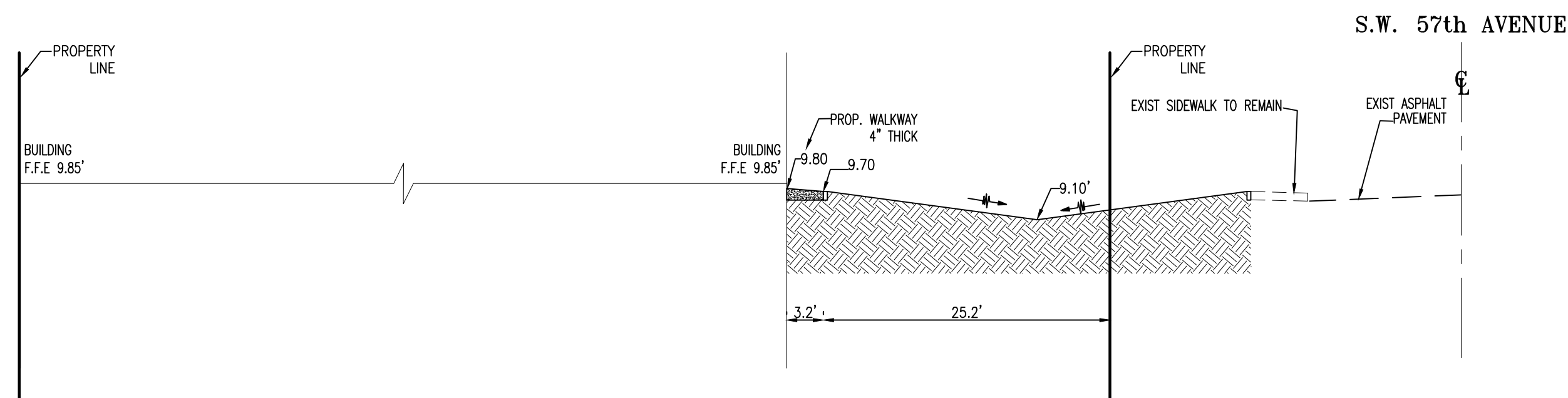
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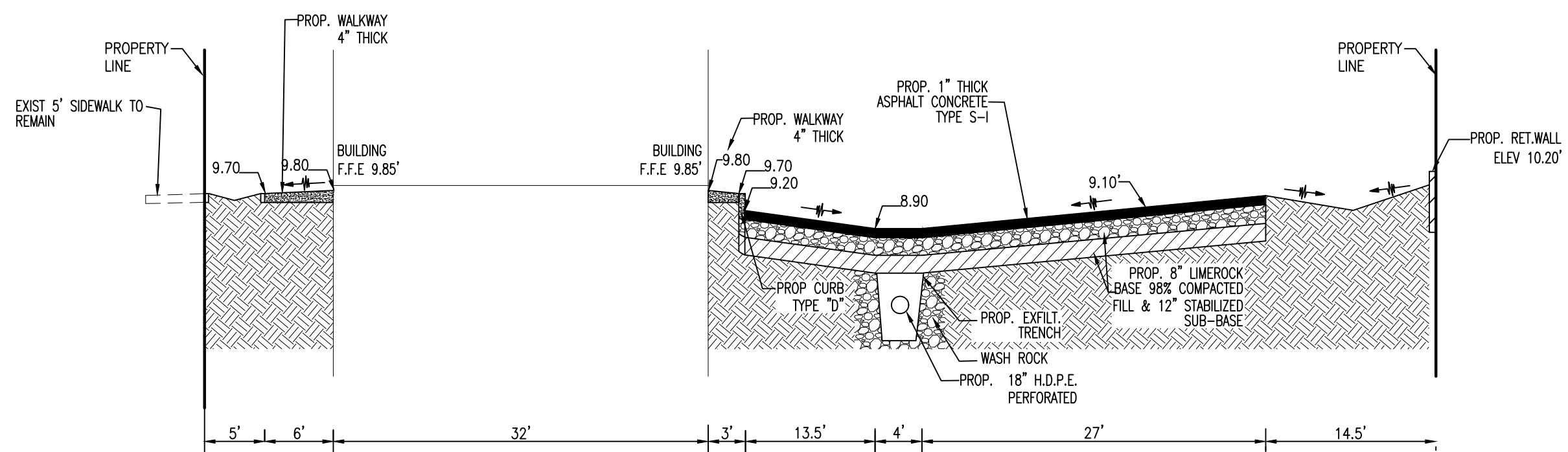
SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



SECTION F-F
N.T.S.



SECTION G-G
N.T.S.

LEGAL DESCRIPTION

LOTS 13 THRU 16, BLOCK 71 OF WEST CARVER RANGES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26 AT PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13 THENCE SOUTH 75.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29.05 FEET, THENCE WEST 22.84 FEET, THENCE NORTHEAST 36.10 FEET TO THE POINT OF BEGINNING.

LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

NOTE TO CONTRACTOR

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SEAL

ROLANDO NIGAGLIONI
PE 60494
7837 W. Sample Road, Suite 104
Coral Springs, FL 33065



CARLOS SLEBI PALACIO
Phone: (786) 905-9830
scccengineeringllc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
**PROPOSE RETAIL
COMMERCIAL BUILDING**
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

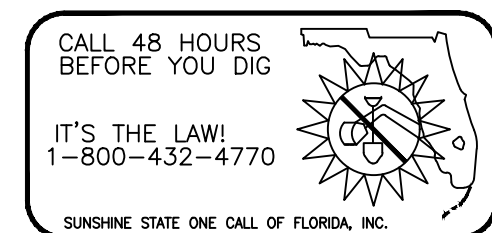
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PAVING, GRADING & DRAINAGE

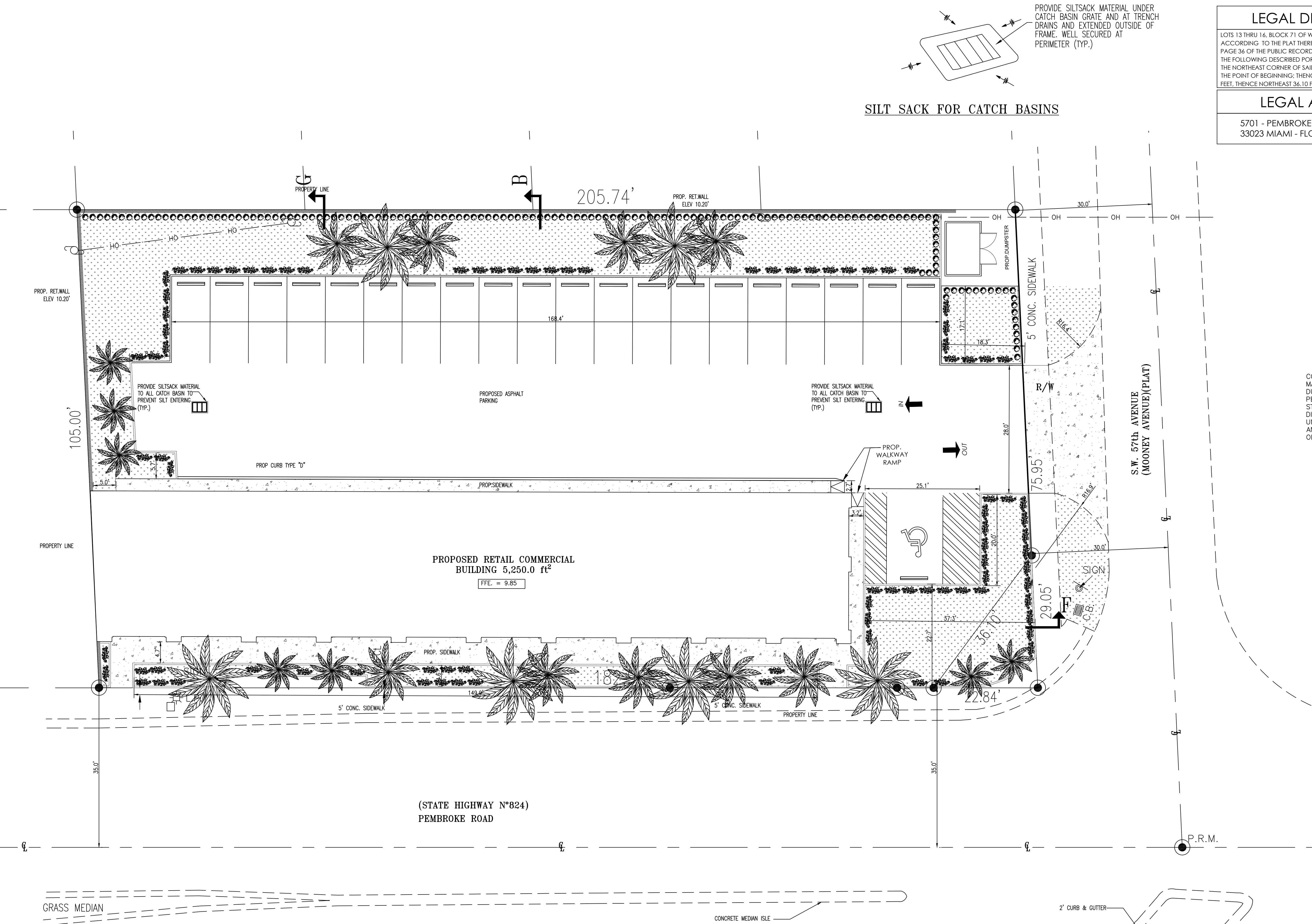
DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE: 3/4" = 1'-0"

CS-3





PROVIDE SILTSACK MATERIAL UNDER CATCH BASIN GRATE AND AT TRENCH DRAINS AND EXTENDED OUTSIDE OF FRAME. WELL SECURED AT PERIMETER (TYP.)

SILT SACK FOR CATCH BASINS

LEGAL DESCRIPTION

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LEGAL ADDRESS

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33023 MIAMI - FLORIDA

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www.RNEIC.com

SEAL

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PE 60494
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CONSULTANT

CARLOS SLEBI PALACIO
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scccengineeringllc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:

PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

TITLE:

SEDIMENT & EROSION CONTROL PLAN

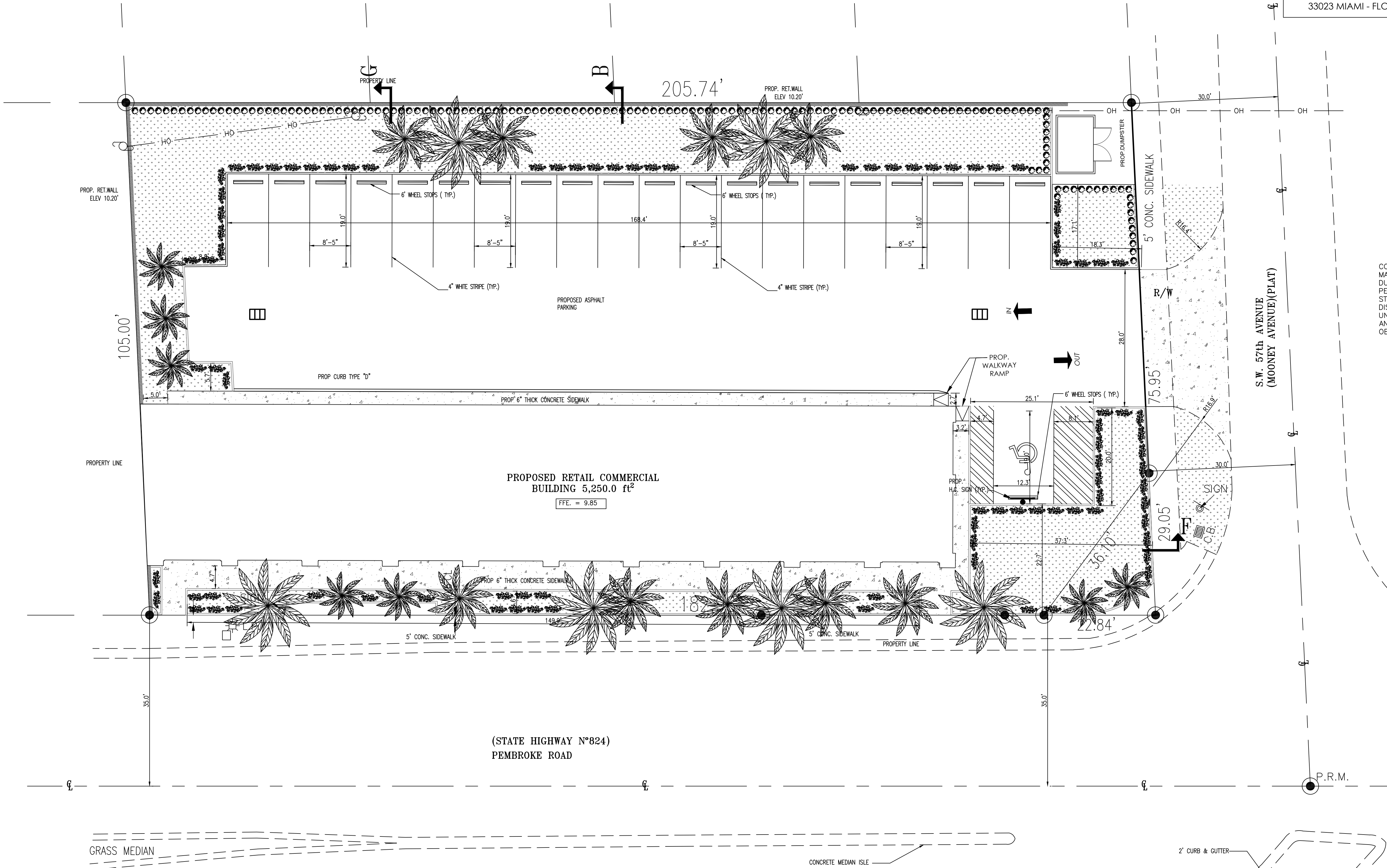
DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE: 3/4" = 1'-0"

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C-4



LEGAL DESCRIPTION

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LEGAL ADDRESS

5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023 MIAMI - FLORIDA

NOTE TO CONTRACTOR

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
PROPOSE RETAIL
COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

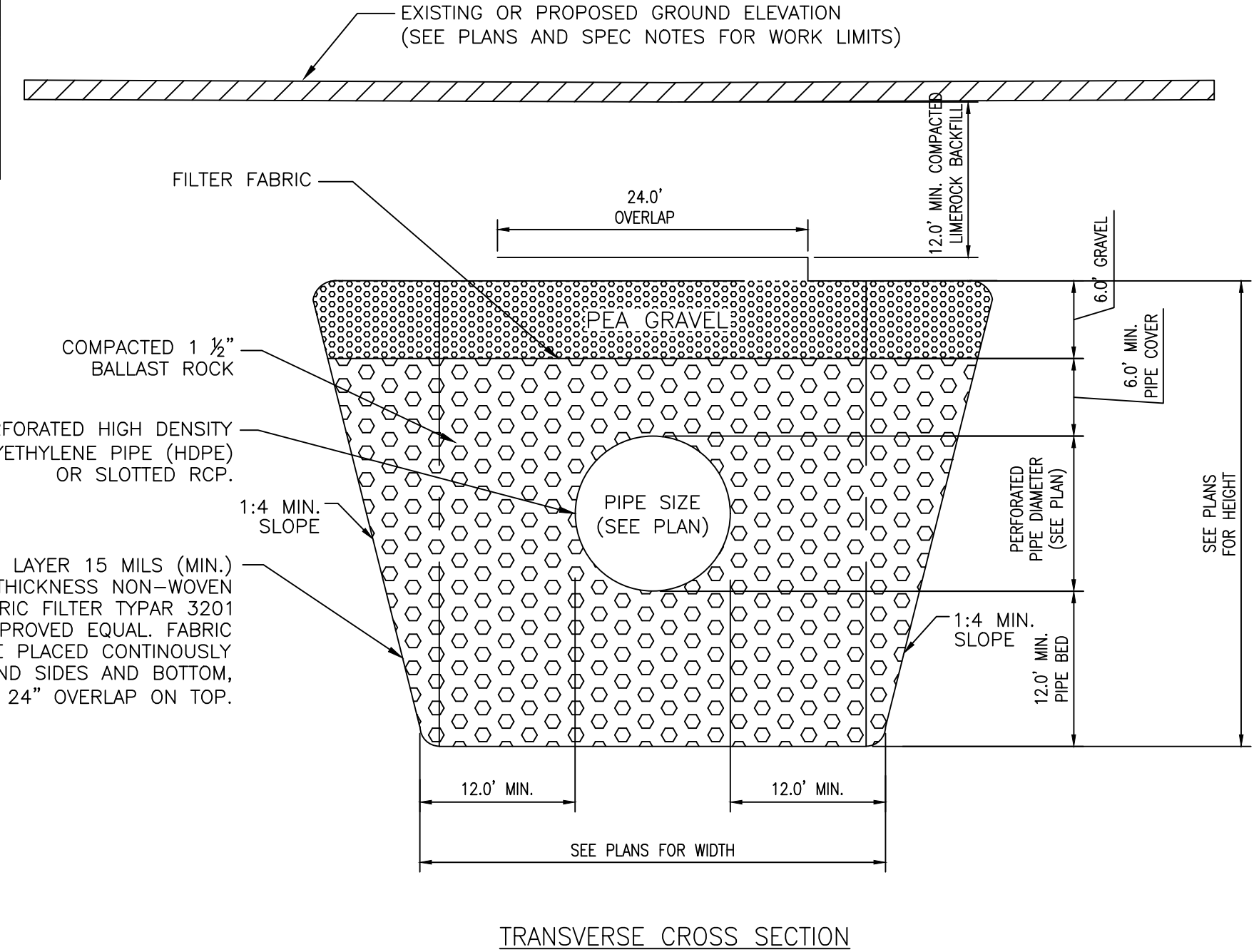
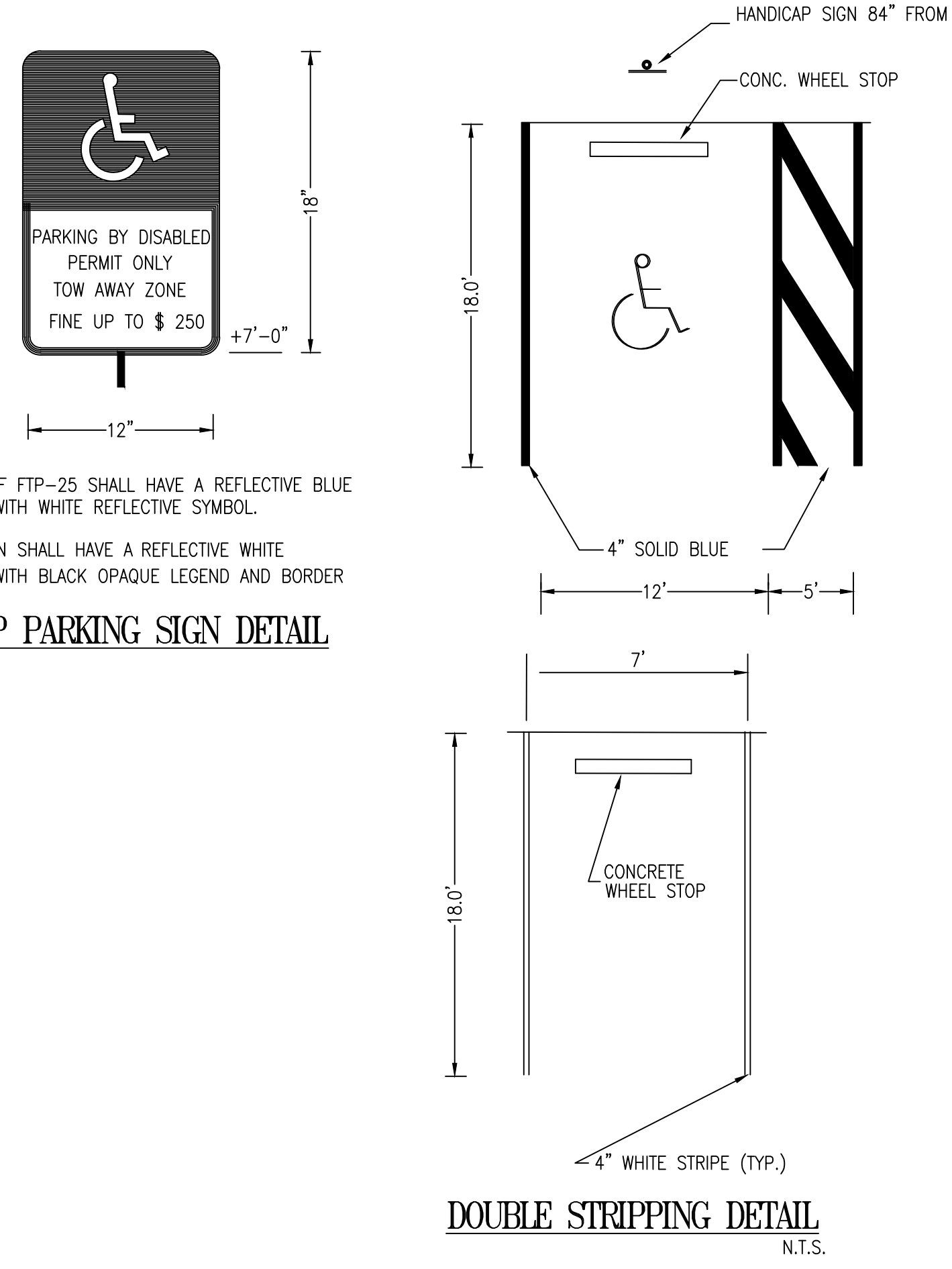
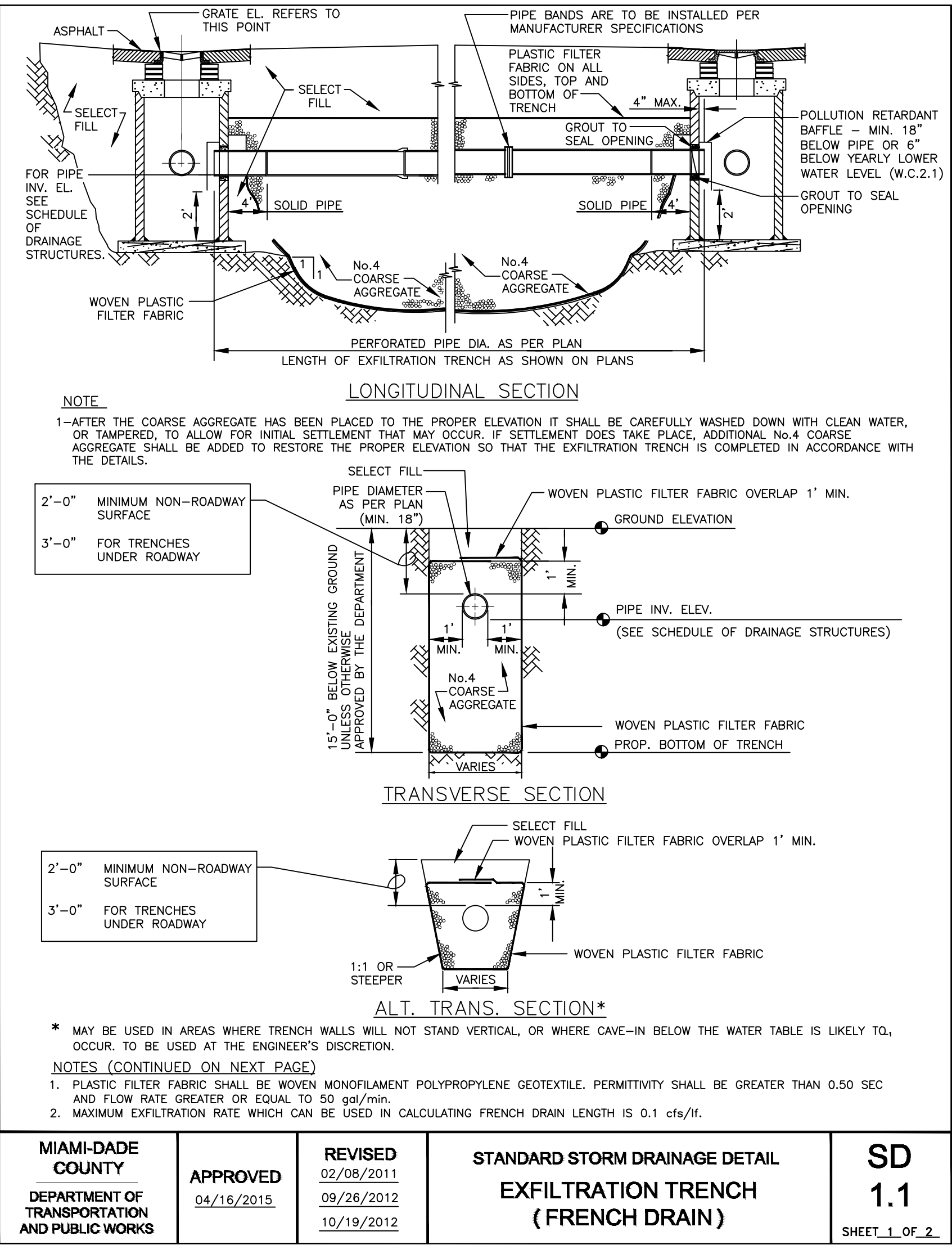
TITLE:
PAVING, MARKING & SIGNING PLAN

DRAWN BY: A.G.R.A.
DATE: 12-18-23
SCALE: 1/4" = 1'-0"

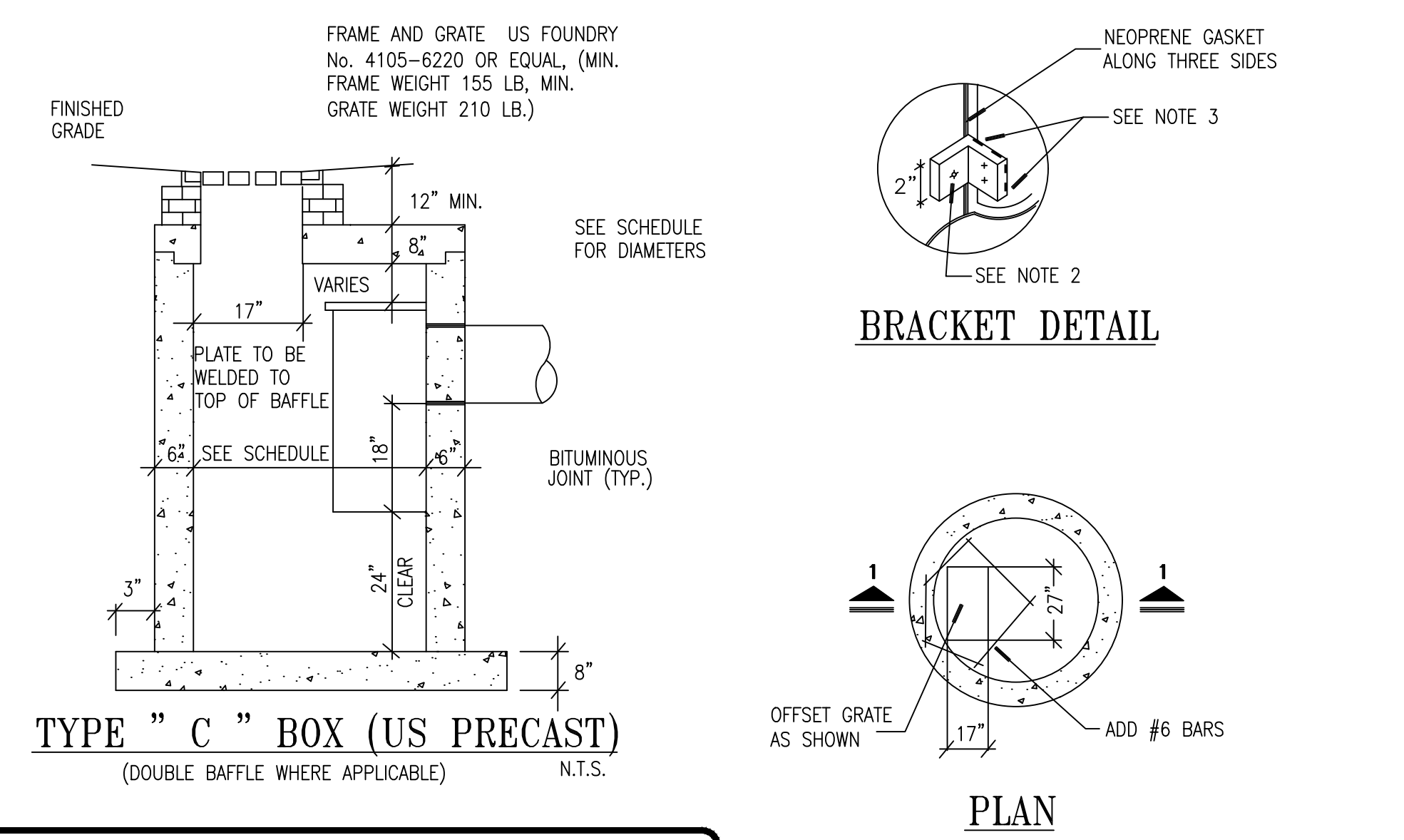
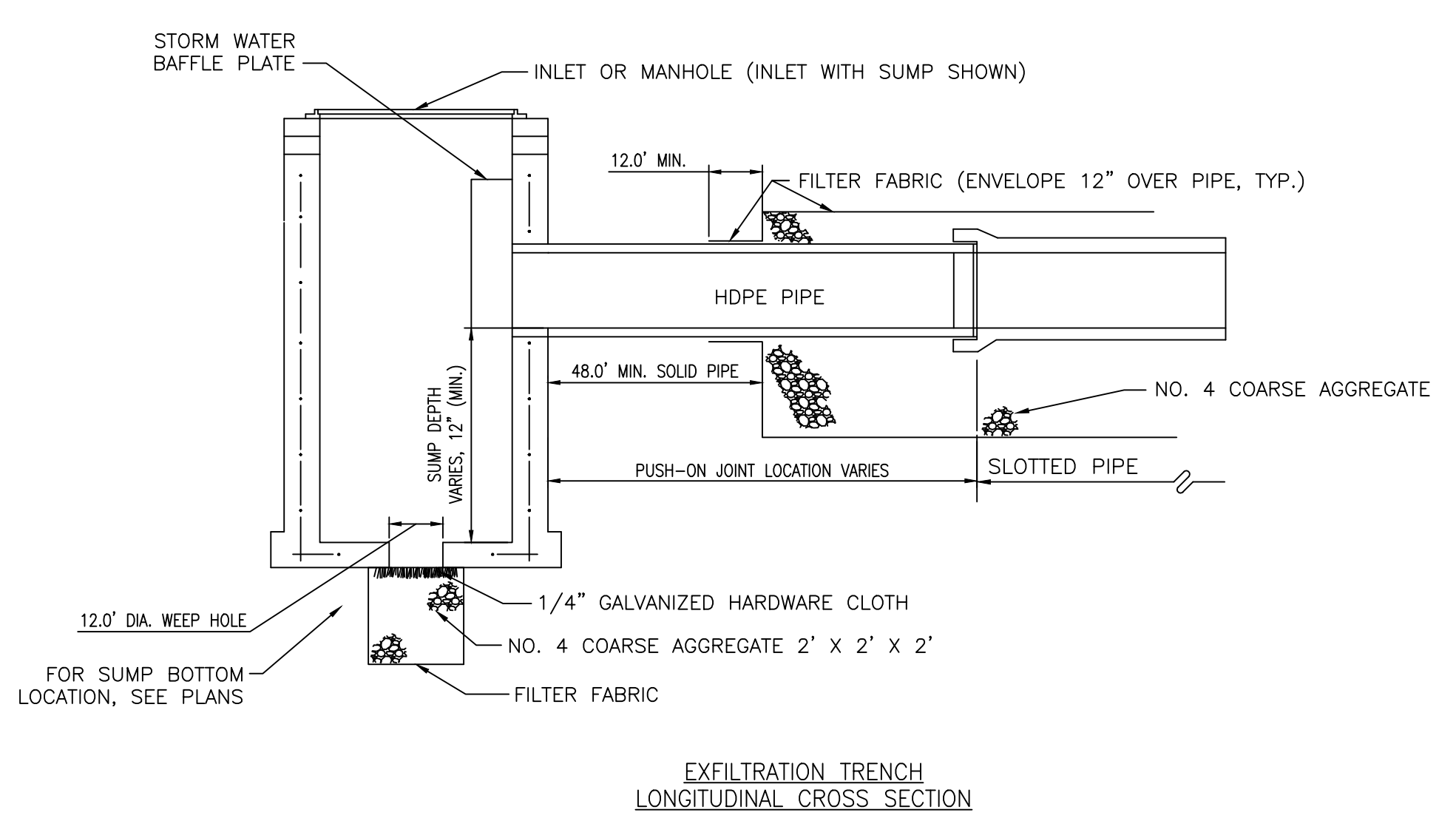
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IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C-5

PAVING, MARKING & SIGNING PLAN
SCALE: 1"=10'

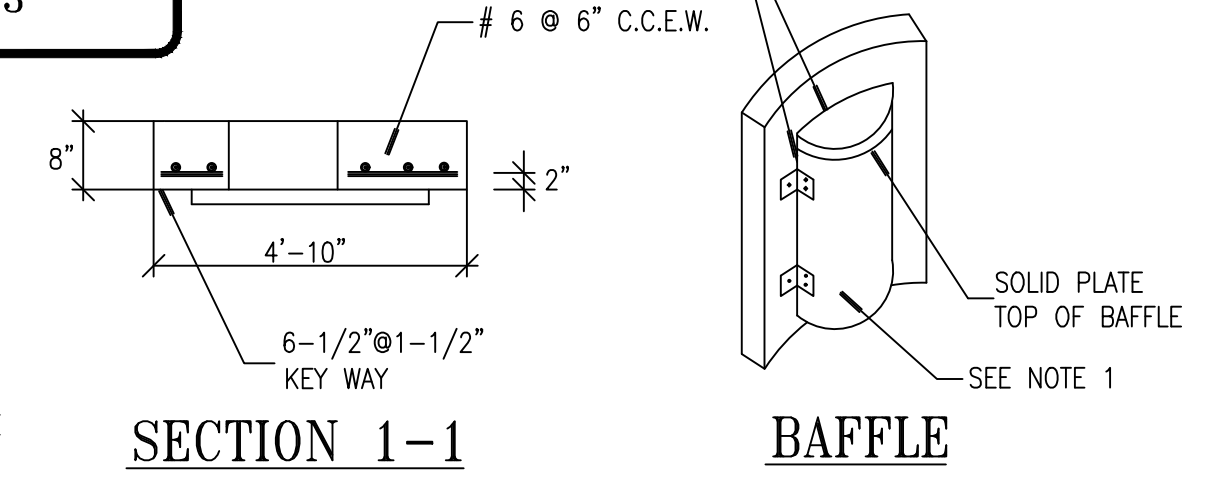


- NOTES:**
- CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
 - THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAILED ON PLANS.
 - THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
 - THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
 - FRENCH DRAINS MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.



NOTE FOR CATCH BASIN GRATES:
CONTRACTOR TO PROVIDE ON ALL CATCH BASINS HINGED FRAME GRATES PER P.W.D. SD 2.3

- NOTES FOR BAFFLE AND BRACKET:**
- BAFFLE TO BE A SECTION OF CMP IN HALF. USE ONE HALF OF A 21" Ø CMP OR LARGER.
 - 3/8" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
 - WELD OR TWO 1/2" Ø THRU BOLTS (S.S.)
 - GRATING SHALL BE OFFSET IF STRUCTURE IS SINGLE LOAD



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SEAL

ROLANDO NIGAGLIONI
PE 60494
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CONSULTANT

SCCC ENGINEERING LLC
CARLOS SLEBI PALACIO
Phone: (786) 905-9830
scccengineeringllc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT INFORMATION:
PROPOSE RETAIL COMMERCIAL BUILDING
5701 - PEMBROKE Rd. HOLLYWOOD FL.
33023

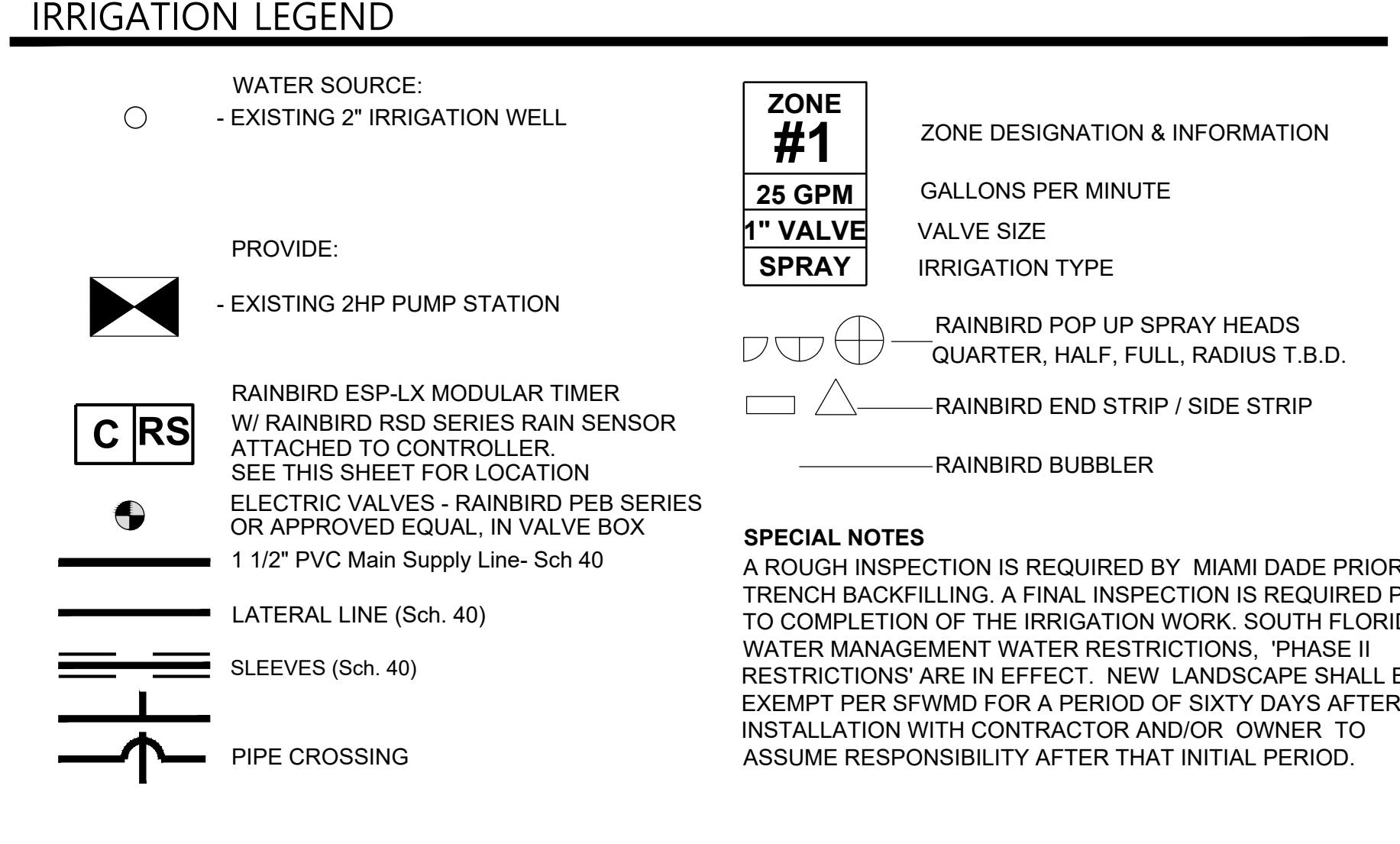
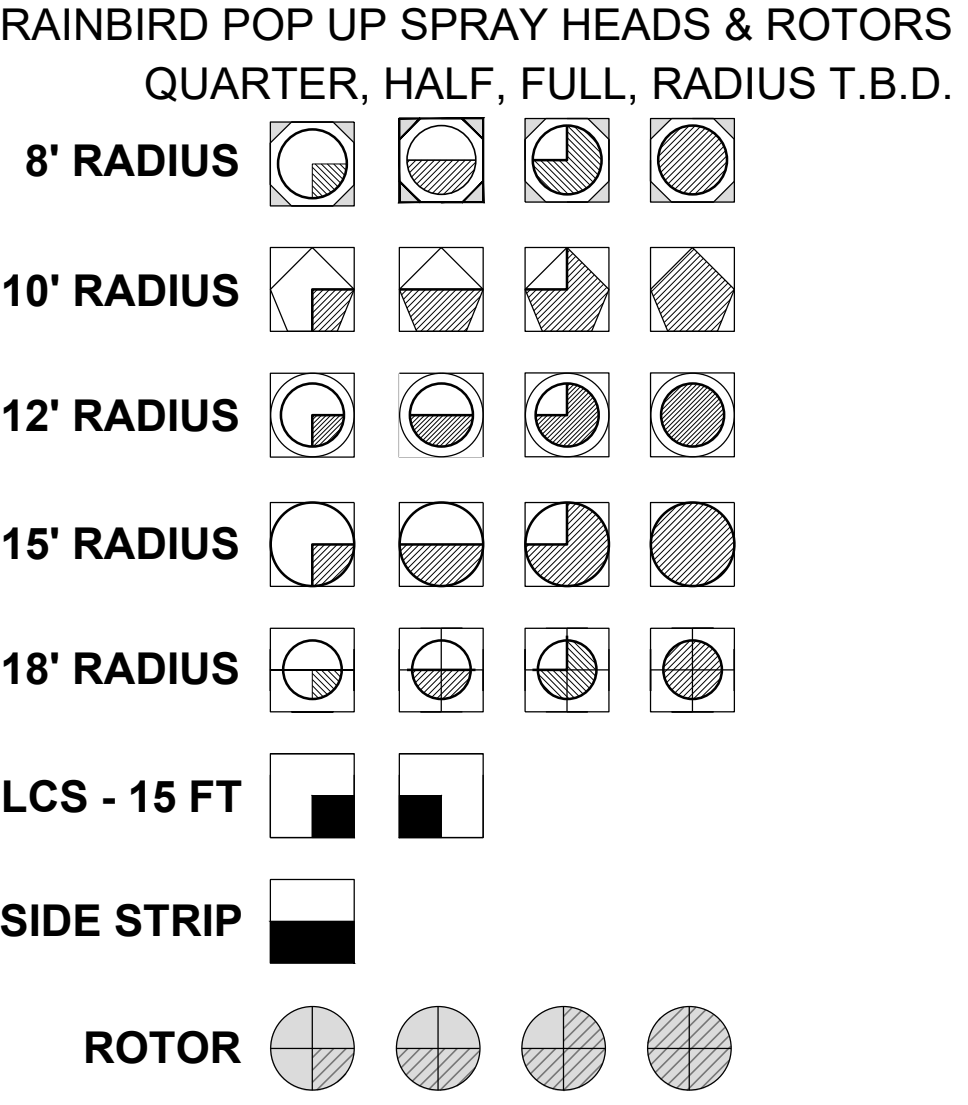
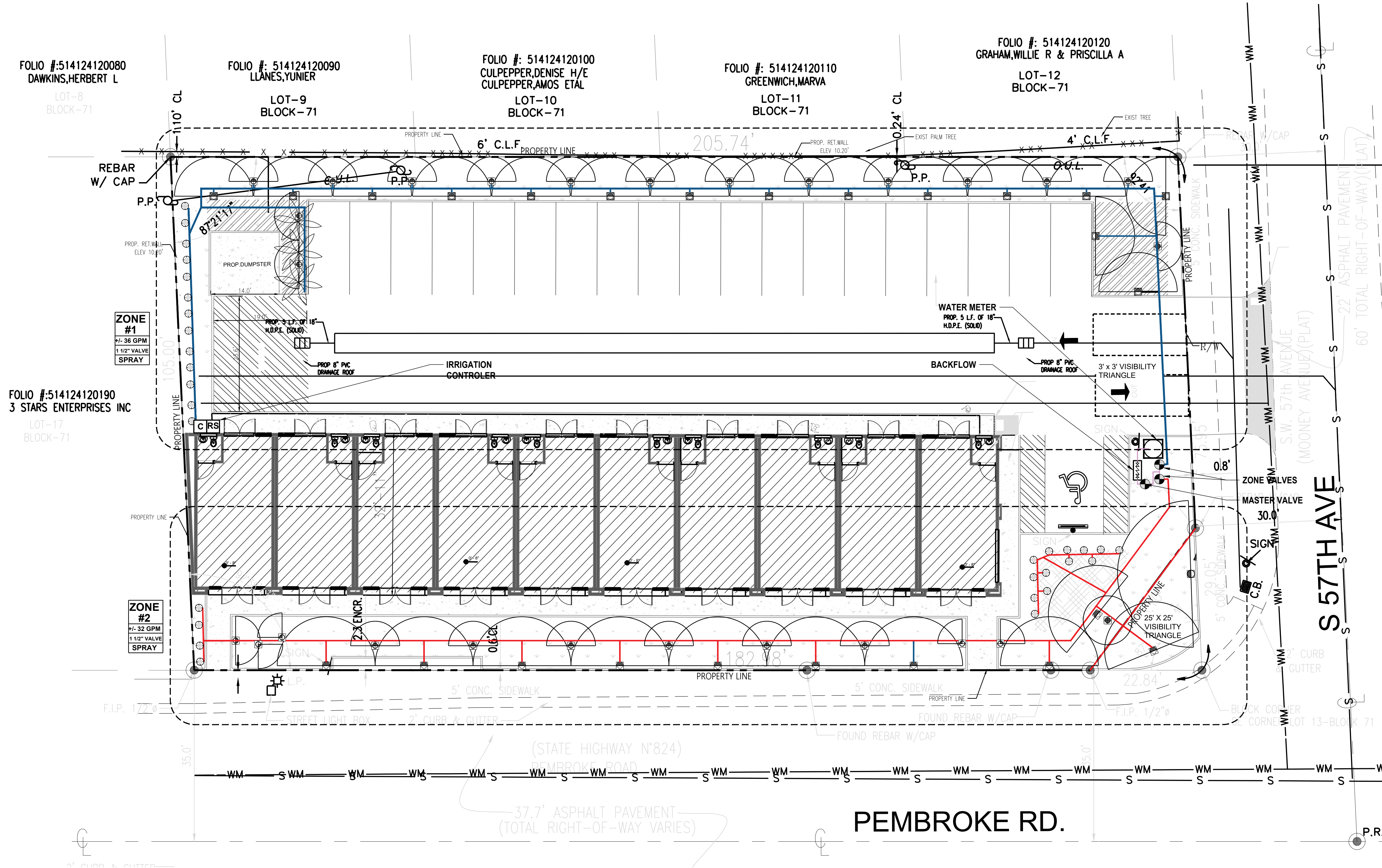
TITLE:
DETAILS
PAVING, GRADING & DRAINAGE

DRAWN BY: A.G.R.A.

DATE: 12-18-23

SCALE : 3/4" = 1'-0"

C-6



walk

Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

SCALE:
0 8' 16' 32'
1/16" = 1'-0"

CLIENT:
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

5701 RETAIL COMMERCIAL

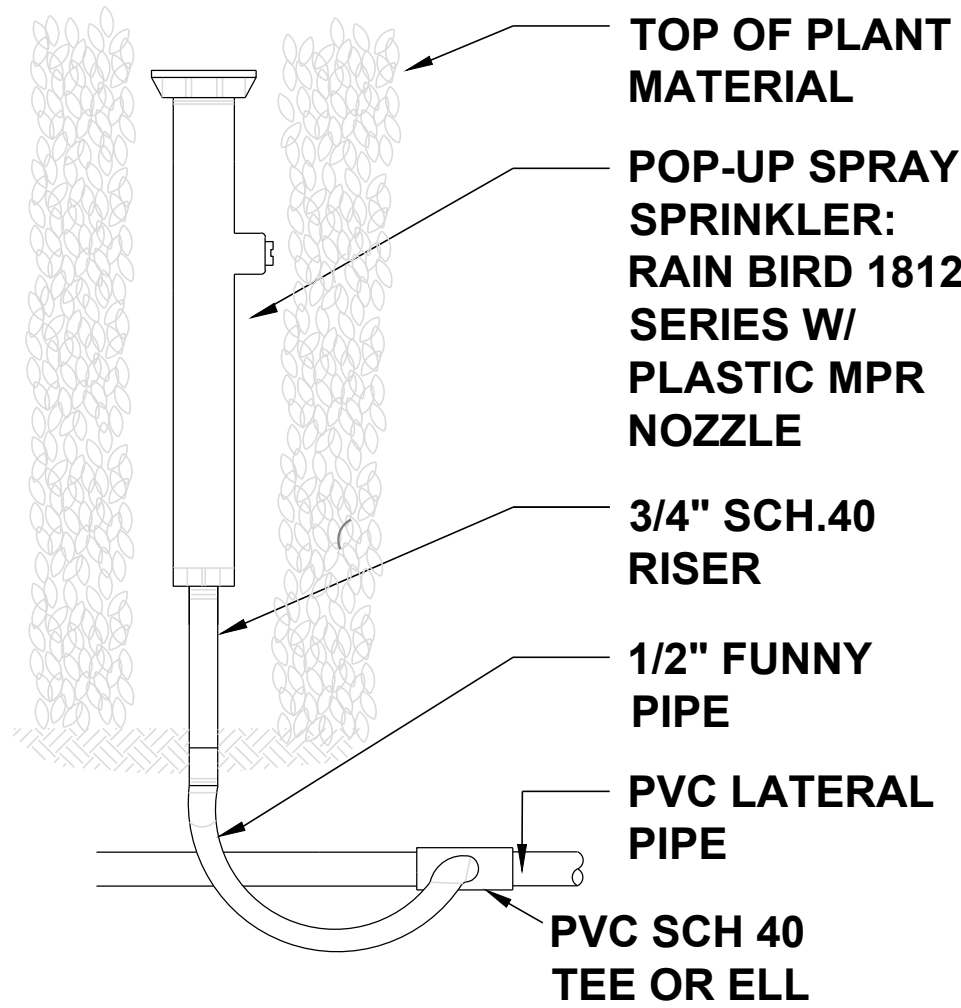
5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE IRRIGATION PLAN

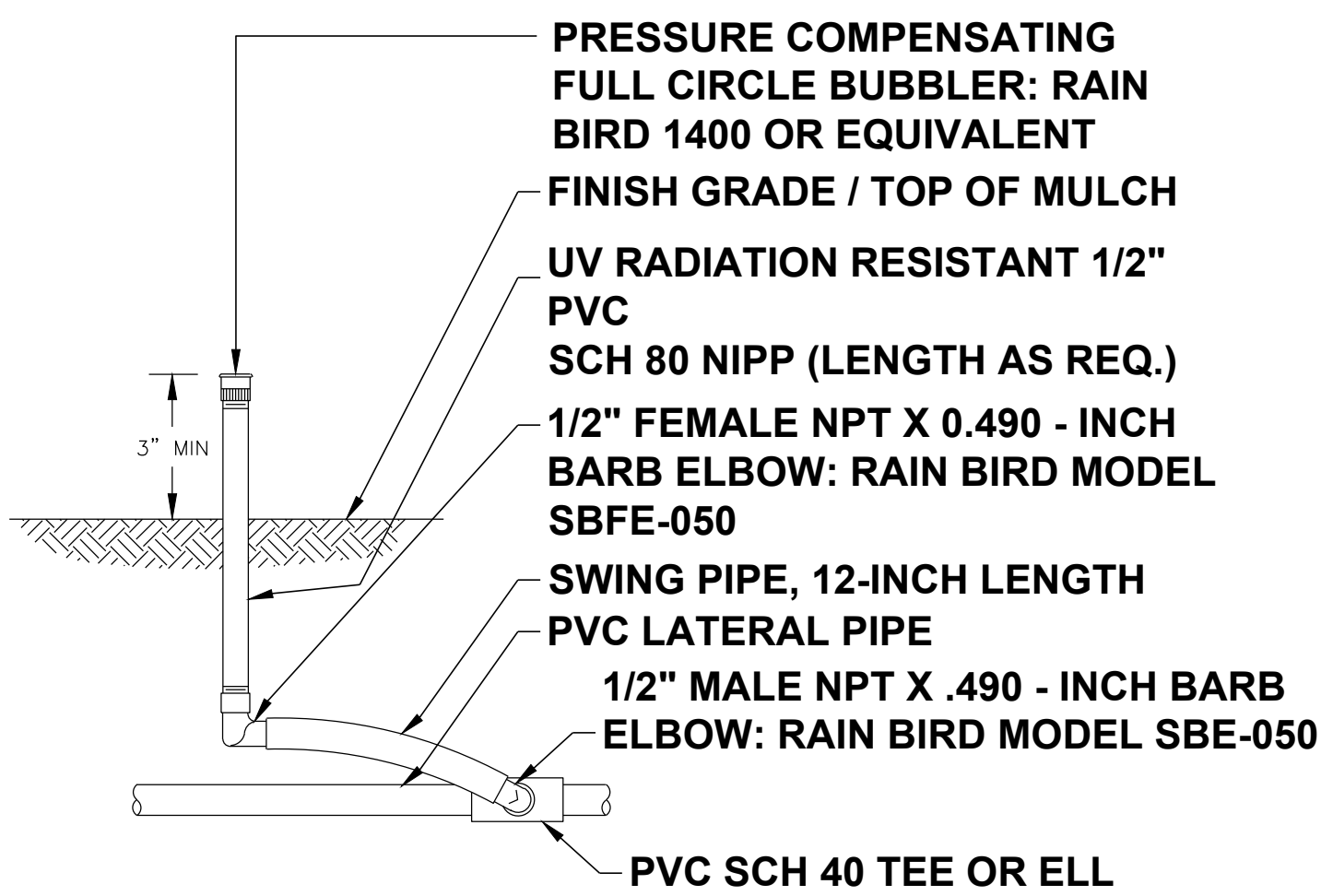
REGISTERED LANDSCAPE ARCHITECT
SEORA CHAITARPA
LA 6667643
STATE OF FLORIDA

DRAWN BY: SB,DC
CHECKED BY: SC
DATE: 04.08.24

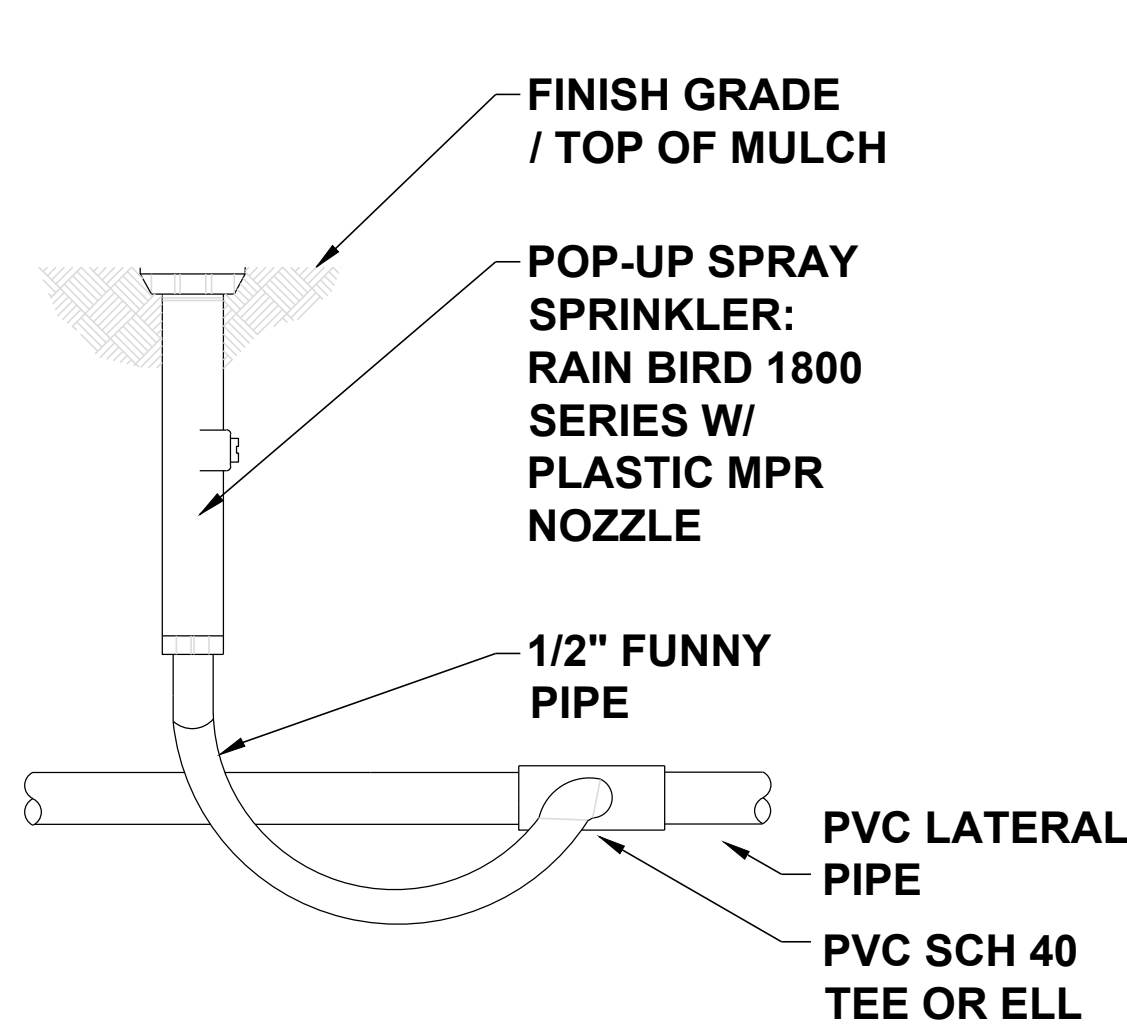
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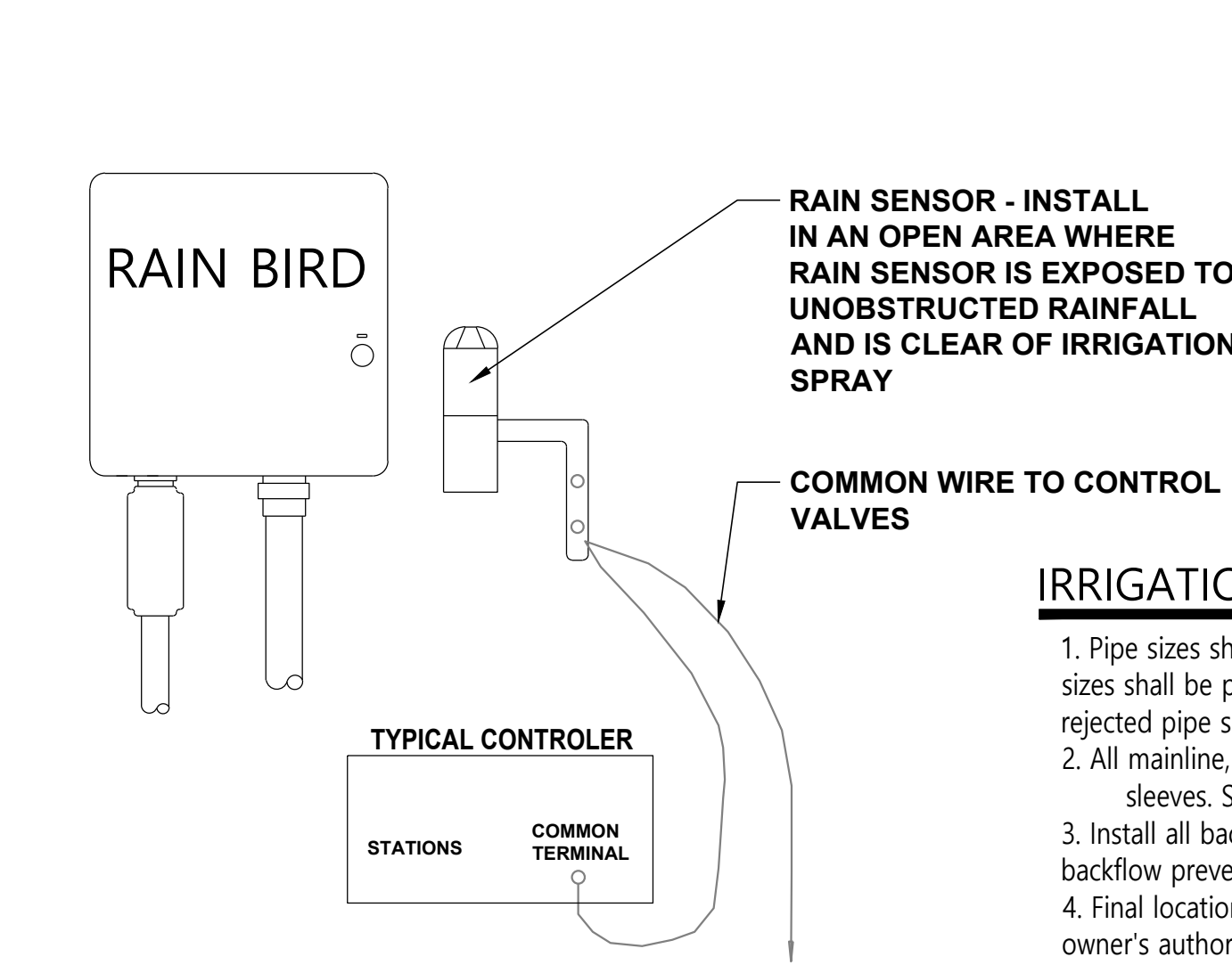
1 12" SPRAY HEAD ON RISER
N.T.S.



2 PRESSURE COMPENSATING FULL-CIRCLE
BUBBLER & 1400 SERIES RISER
N.T.S.



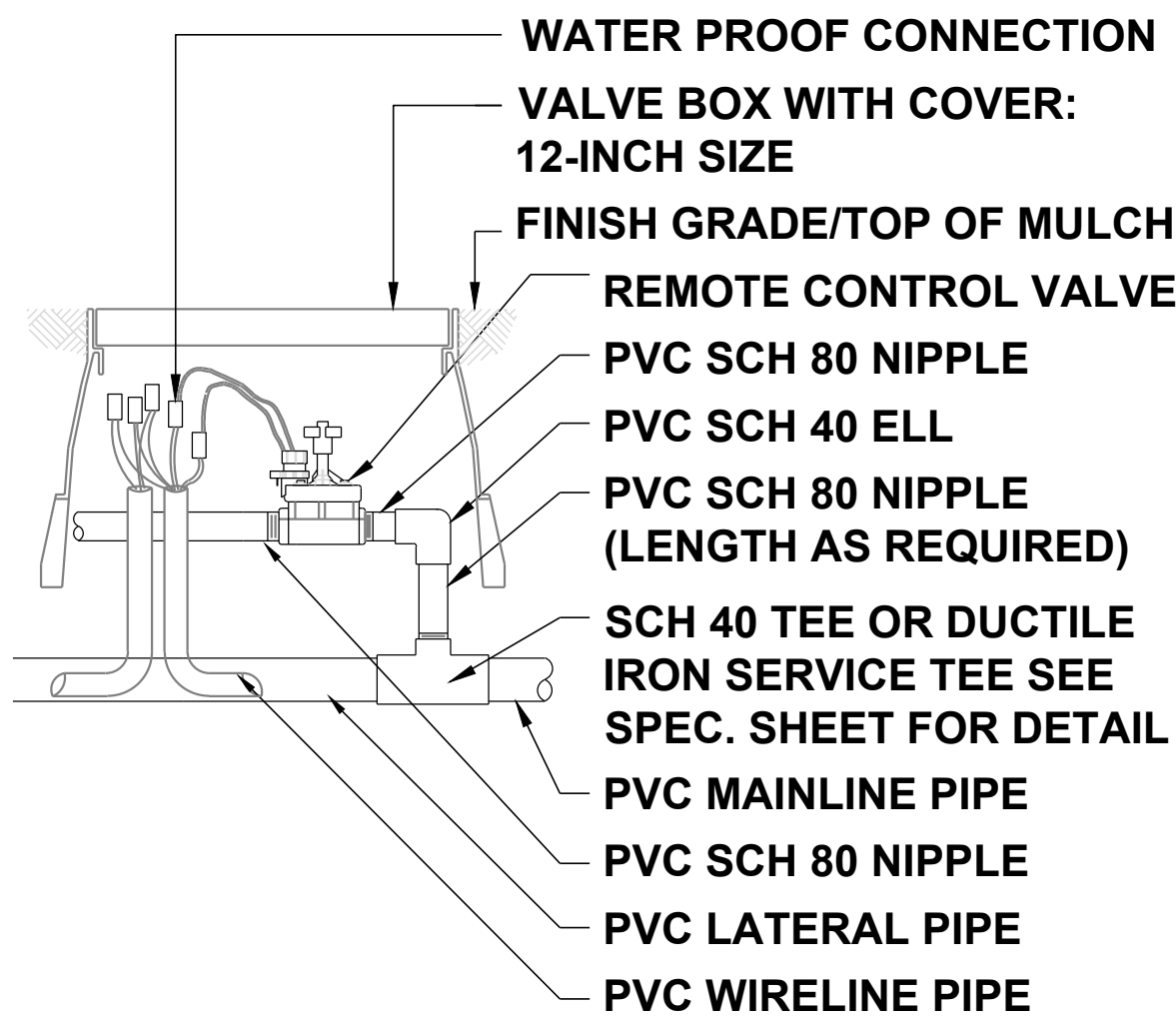
3 POP-UP SPRAY SPRINKLER
N.T.S.



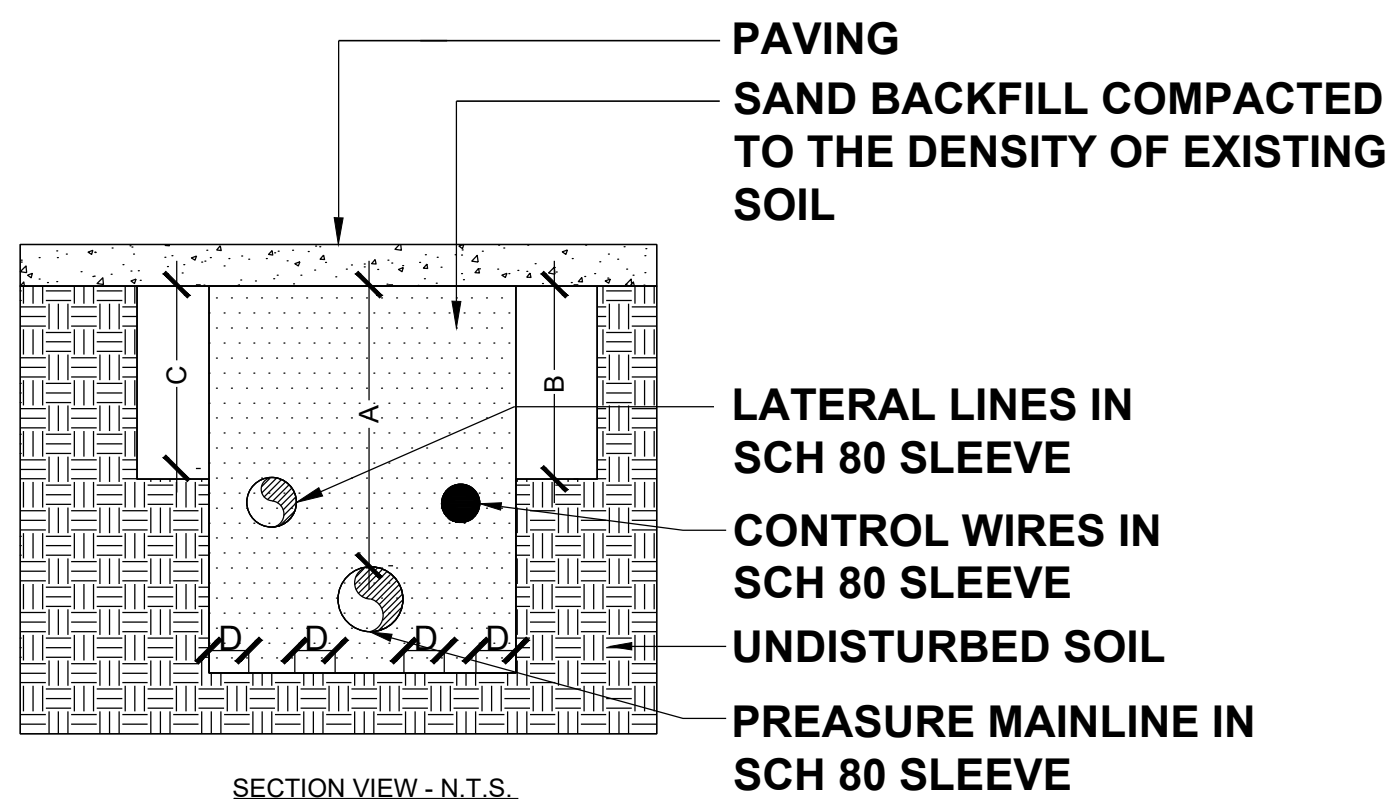
4 TIMER AND RAIN SENSOR
N.T.S.

IRRIGATION NOTES

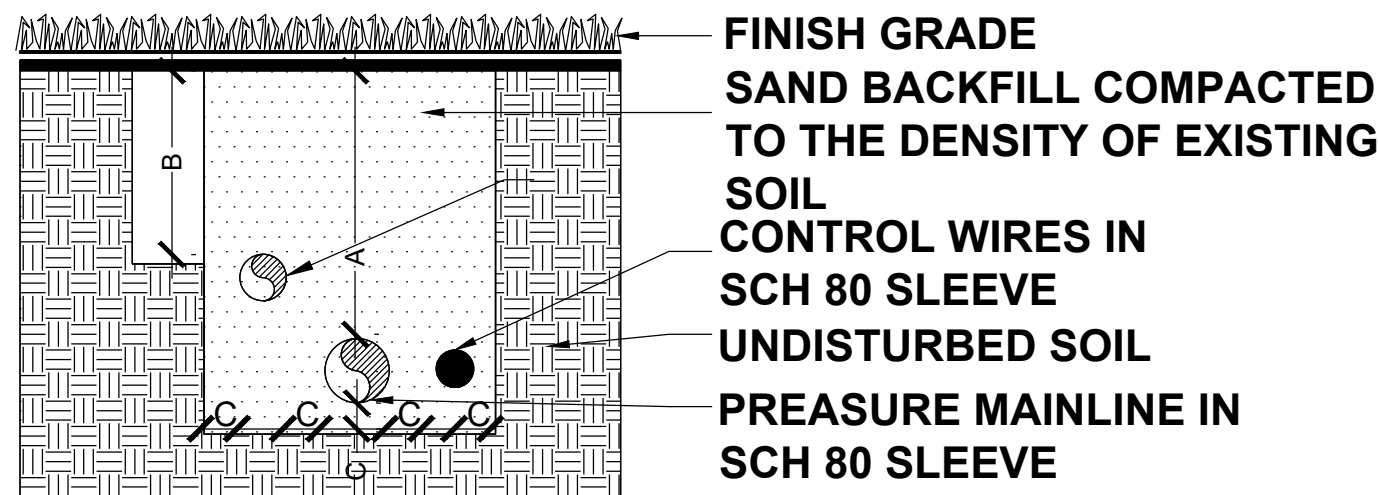
1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control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



5 REMOTE CONTROL VALVE
N.T.S.

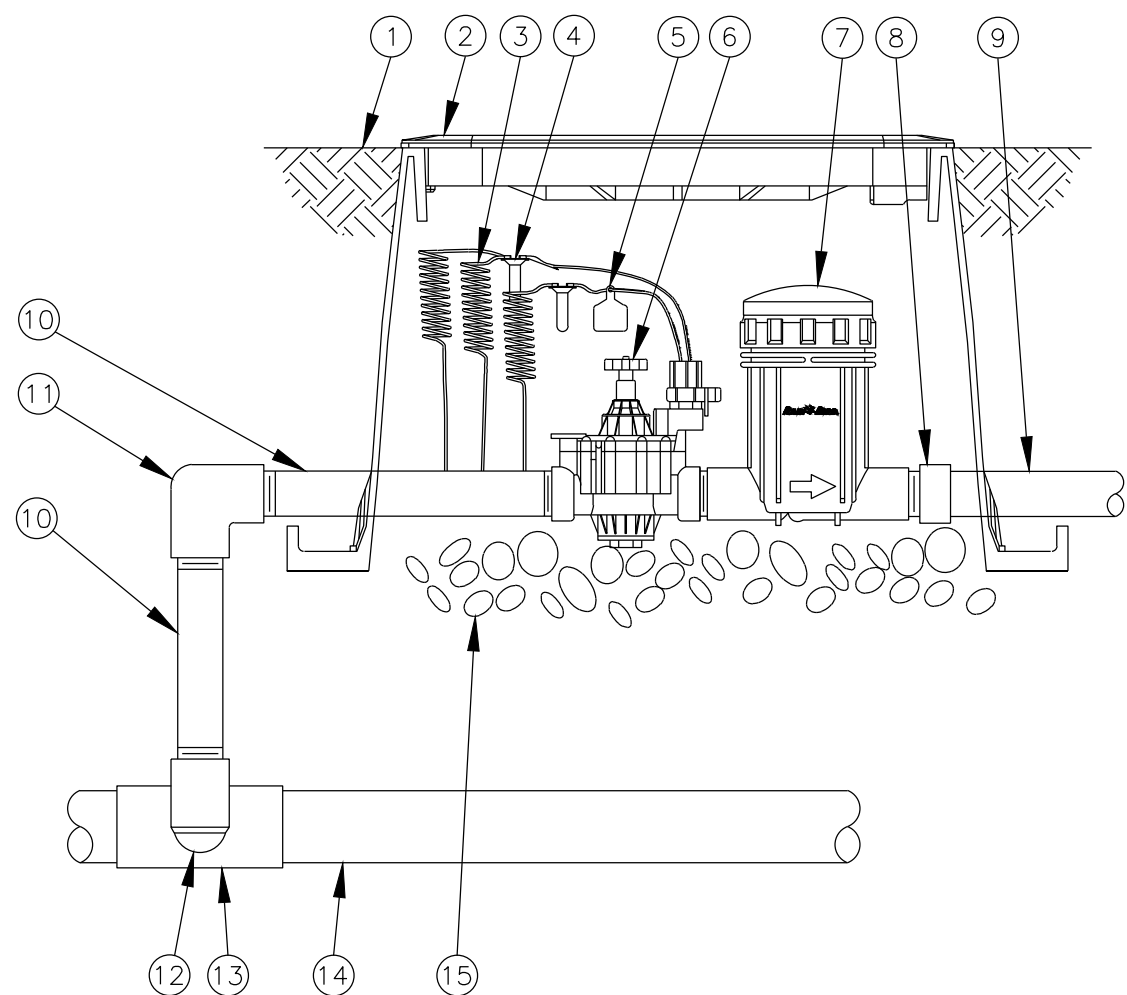


6 SLEEVE INSTALLATION
N.T.S.



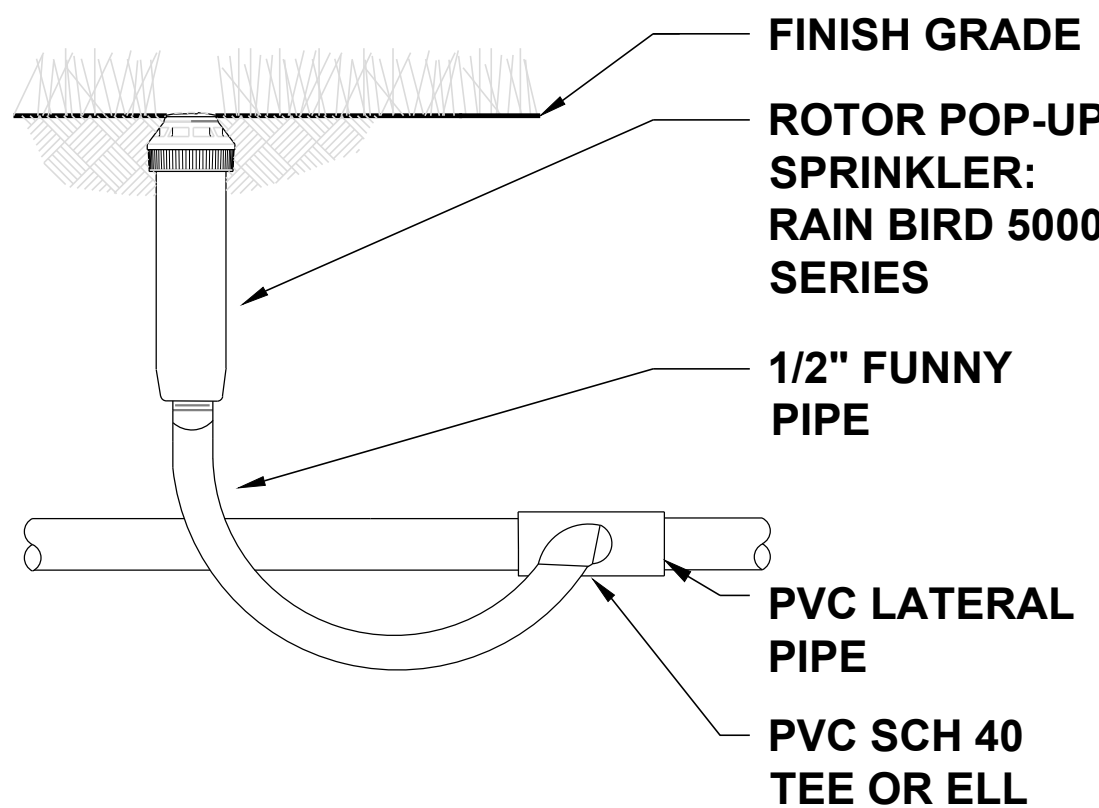
7 PIPE INSTALLATION
N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"	12"	4"

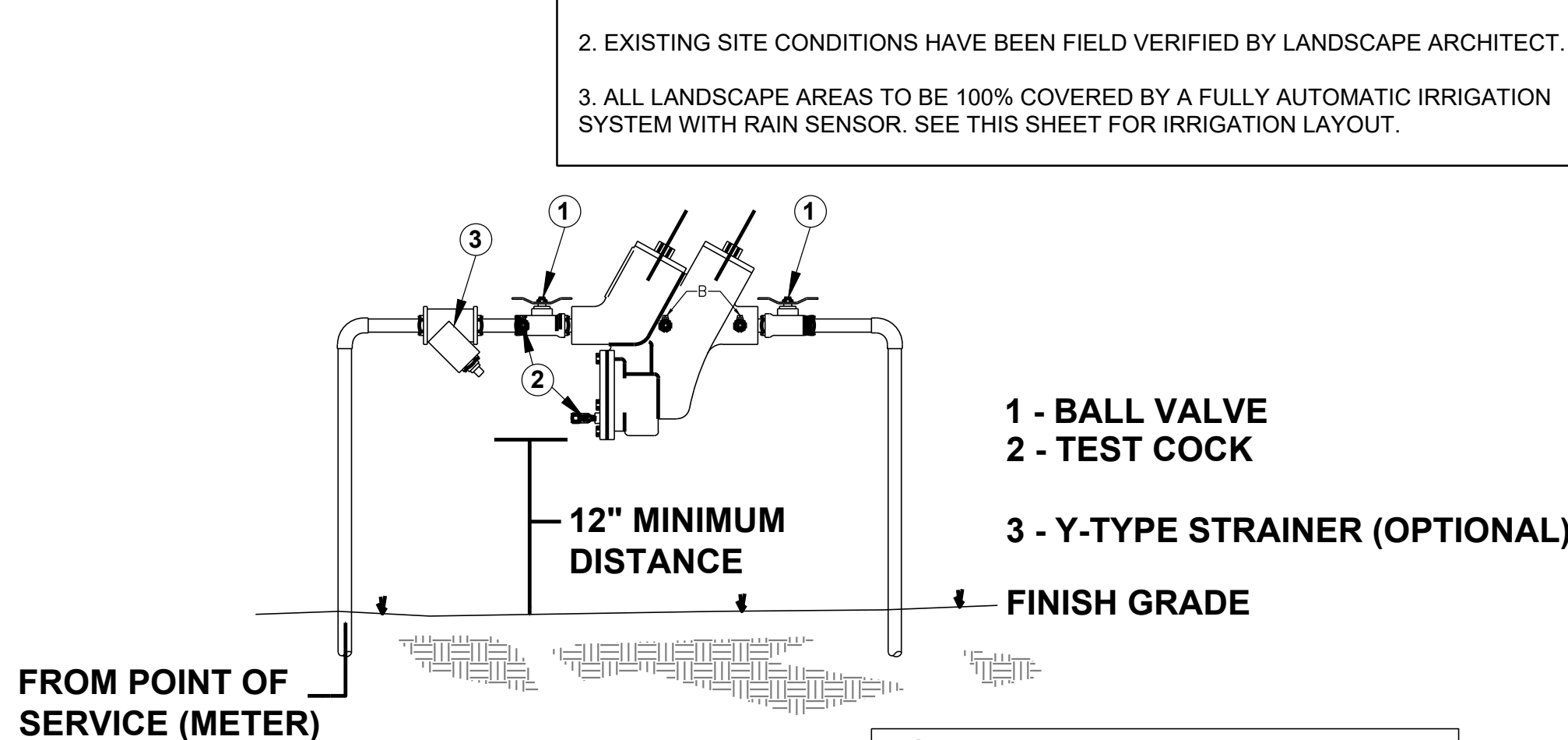


8 CZK-100-PRB-LC 1" LIGHT COMMERCIAL
CONTROL ZONE KIT OPTION 1
N.T.S.

- 1 - FINISH GRADE / TOP OF MULCH
- 2 - VALVE BOX WITH COVER, RAIN BIRD VB-STD
- 3 - 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 - WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 - ID TAG
- 6 - REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100PRB-LC KIT)
- 7 - PRESSURE REGULATING BASKET FILTER: PRB-100 (INCLUDED IN CZK-100-PRB-LC KIR)
- 8 - PVC SCH 40 FEMALE ADAPTO
- 9 - LATERAL PIPE
- 10 - PVC SCH 80 NIPPLE (LENGTH AS REQ.)
- 11 - PVC SCH 40 ELL
- 12 - PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40
- 13 - PVC SCH 40 TEE OR ELL
- 14 - MAINLINE PIPE
- 15 - 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

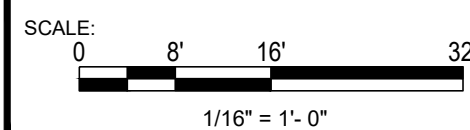


9 TURF ROTOR
N.T.S.



10 BACKFLOW PREVENTOR
N.T.S.

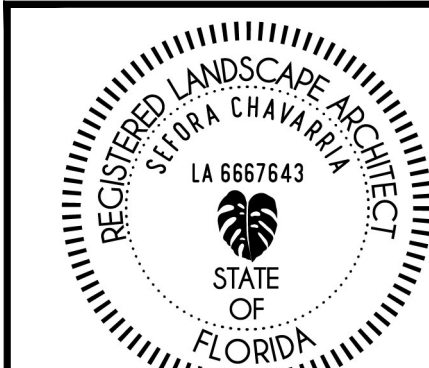
NOTE:
REFER TO CIVIL FOR BACKFLOW
PREVENTOR SPECIFICATION AND
LOCATION.



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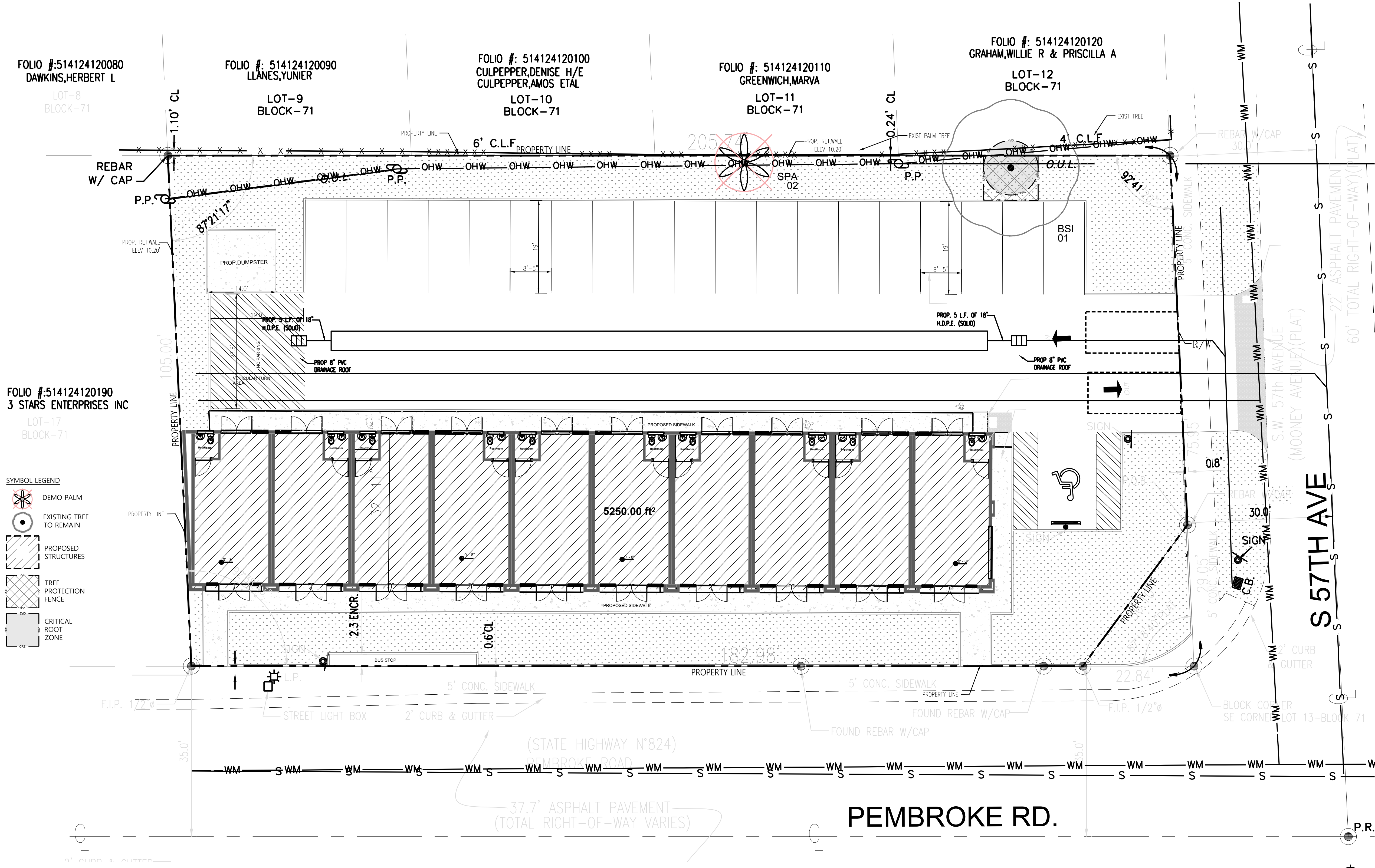
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LANDSCAPE IRRIGATION
DETAILS & NOTES



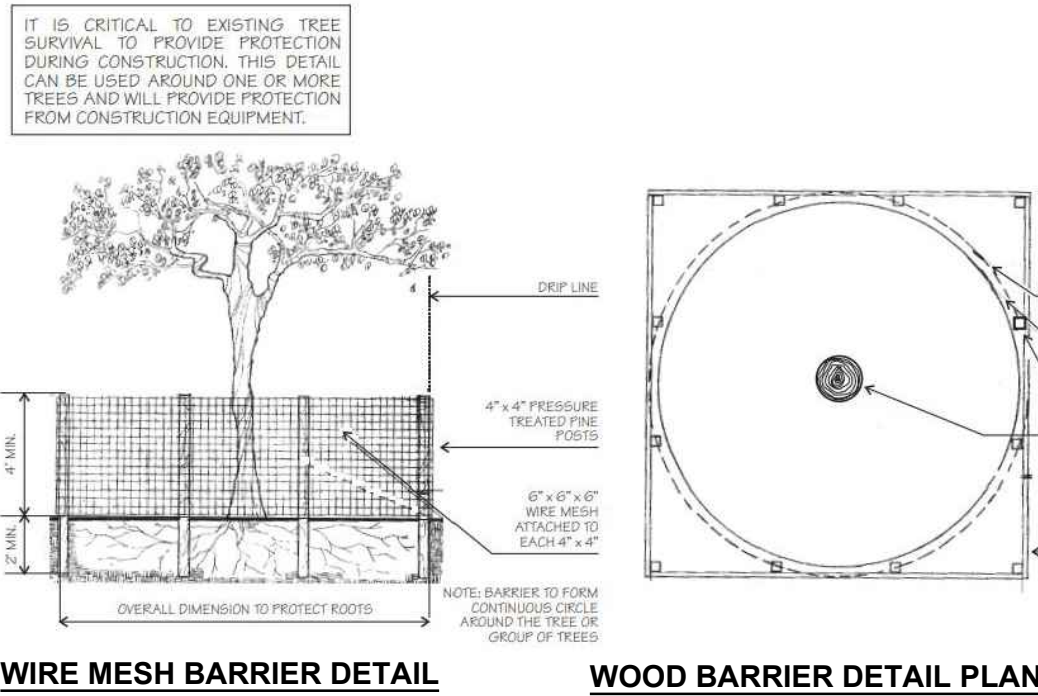
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DATE: 04.08.24

SHEET NUMBER:
IR-02



- SYMBOL LEGEND
- DEMO PALM
 - EXISTING TREE TO REMAIN
 - PROPOSED STRUCTURES
 - TREE PROTECTION FENCE
 - CRITICAL ROOT ZONE

TREE PROTECTION DETAILS



5701 PEMBROKE ROAD, HOLLYWOOD FL 33023 - TREE DISPOSITION												
TREE NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	TPZ (FT)	CRZ (FT)	DBH (IN.)	CANOPY (AREA)	CANOPY (DIA.FT.)	HT (FT.) (AVG.)	DISPOSITION	CONDITION	NOTES
01	BSI	Gumbo Limbo	Bursera simaruba	14	14	20	804	32	35	Remain	Good	ROW, Specimen tree.
02	SPA	Sabal Palm	Sabal palmetto	N/A	N/A	N/A	113	12	10	Remove	Good	Under regulation size, 10' O.A. Height

- NOTES:
- TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION.
- A.PROTECTION REQUIREMENTS. DURING SITE DEVELOPMENT, PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR PRESERVATION UNDER AN APPROVED TREE REMOVAL PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
- I.PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
- II.UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
- III.NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
- IV.TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.
- V.NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
- VI.UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR OVERHEAD UTILITY LINES.
- VII.FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO MAJOR ROOTS.
- VIII.ROOT BARRIERS SHALL BE INSTALLED WITH THE PLANTING OF NEW TREES IN INSTANCES WHERE THERE IS A LIKELY POSSIBILITY THAT FUTURE ROOT GROWTH WILL CAUSE DAMAGE TO FOUNDATIONS, DRIVEWAYS, UTILITIES, OR OTHER INFRASTRUCTURE.

LANDSCAPE DISPOSITION PLAN
Scale: 3/32" = 1'



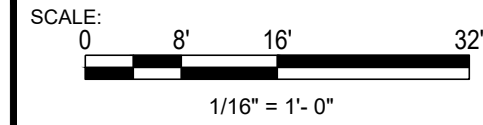
INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN ASCERTAINED FROM AND RELIANT UPON THE SURVEY PREPARED BY JULIO S. PITA FROM GAVY & ASSOCIATES, INC. LAND SURVEYORS.

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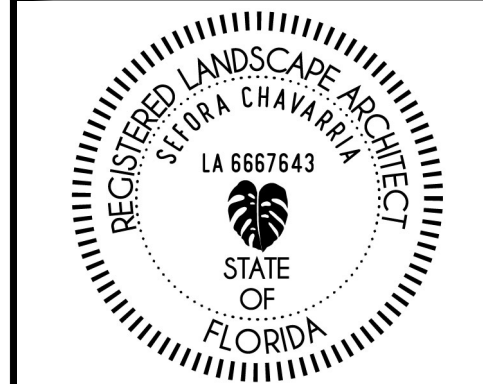


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LANDSCAPE DISPOSITION PLAN



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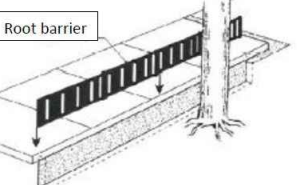
GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

Specifications for Root Barriers

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth
5. Anti-lift pads

*Consult the Landscape Division if you propose an equivalent root barrier option.



CITY OF HOLLYWOOD LANDSCAPE TABLE

SITE INFORMATION			
ZONE:	C3	5701 PEMBROKE ROAD	
LAND-USE:	COMMERCIAL		
Lot Area: 2,896 SF (96 acres)	FOLIO: 51-4124012-0140		
RAC LANDSCAPE REQUIREMENTS - SECTION 4.6.3(d)			
1. LOT TREE REQUIREMENTS		Required	Proposed
Lot Trees Required	1 Tree per 1,000 sf of Open Space Pervious Area <ul style="list-style-type: none">Pervious Open Space Total 5,468 sf / 1000sf = 65' Buffer with 1 tree per every 20 lf (261 LF / 20) = 13	13	10 Trees 1 Existing 11 Palms (3:1)
	Terminal Islands - 190 SF <ul style="list-style-type: none">1 Tree per Terminal Island	2	2
2. STREET TREE REQUIREMENT		Required	Proposed
Street Trees	1 - 12' tall Street Tree per 50 linear feet of street frontage: 205.74 LF + 105 = 205.74 / 50 = 6.2 <ul style="list-style-type: none">Street planted within 7' of the property line due ROW impediments	7	7
	Under Power Lines - Max Average Spacing of 25 Feet O.C. N/A	NA	
3. NATIVE TREE REQUIREMENT. 60% OF REQUIRED TREES		Required	Proposed
Native Trees Required	Required Trees 17 x 60%	14	12 TREES 12 PALMS
4. SHRUB REQUIREMENT. RATIO OF 10 PER REQUIRED TREE		Required	Proposed
Shrubs	10 X 22 = 220	220	356
5. NATIVE SHRUB REQUIREMENT. 50% OF REQUIRED SHRUBS		Required	Proposed
Native Shrubs	220 x 50% = 110	110	356
5. XERISCAPE PRINCIPLES - PROPOSED 100%			

TREE ISLANDS - 190 SF
• 1 Tree per Terminal Island Provided

PROPOSED GROUND LEVEL PLANT LIST
Trees + Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BUA	5	<i>Bulnesia arborea</i>	Verawood	NO	HIGH	Minimum: 12' Height OA - Min 4" DBH - 6.5' CT - Field Grown
BSI	2	<i>Bursera simaruba</i>	Gumbo Limbo	YES	HIGH	Minimum: 12' Height OA - Min 4" DBH - 6.5' CT - Field Grown
KFE	9	<i>Krugiodendron ferreum</i>	Black Ironwood	YES	HIGH	Minimum: 10' Height OA - Min 2 DBH - 4' CT - Field Grown
CRO	1	<i>Clusea rosea</i>	Pitch Apple	YES	HIGH	Minimum: 10' Height OA - Min 2 DBH - 4' CT - Field Grown
SPA	9	<i>Sabal Palmetto</i>	Sabal Palm	YES	HIGH	Minimum: 16' Height OA - Min 10" DBH - 8' CT - Field Grown - Boots on
TRA	3	<i>Thrinax Radiata</i>	Florida Thatch Palm	YES	HIGH	Minimum: 12' Height OA - Min 10" DBH - 6' CT - Field Grown - Boots on

Shrubs

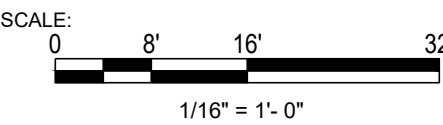
CES	92	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	YES	HIGH	36" OA ht. - 36" O.C. - Grow as Hedge / Buffer
FMI	128	<i>Ficus microcarpa 'Green Island'</i>	Green Island Fig	YES	HIGH	24" OA ht. - 24" O.C.
CIC	136	<i>Chrysobalanus icaco 'Red Tip'</i>	Red Tip Cocoplum	YES	HIGH	24" OA ht. - 30" O.C.
	36	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	YES	HIGH	24" ht. 30" O.C.
	3,199 sf	<i>Stenotaphrum secundatum</i>	St. Augustine Grass	YES	HIGH	Shall be well adapted to localized growing conditions.
*Mulch		Organic-Nutra Mulch				As noted on plan and to be determined by contractor

Notes: Planting bed to be mulched - "Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands".

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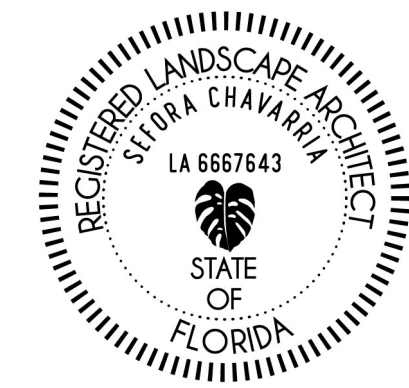


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LANDSCAPE PLAN
GROUND LEVEL



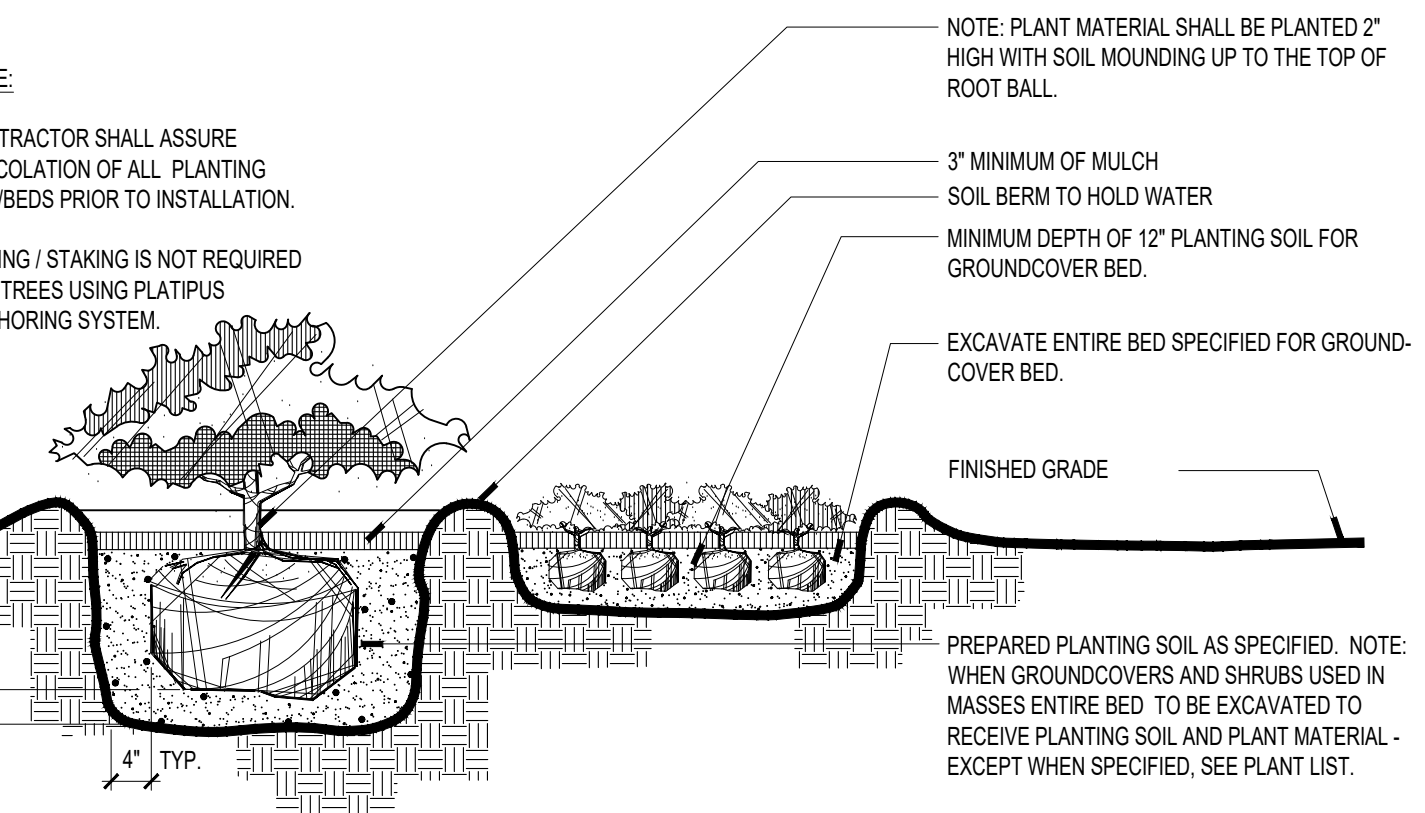
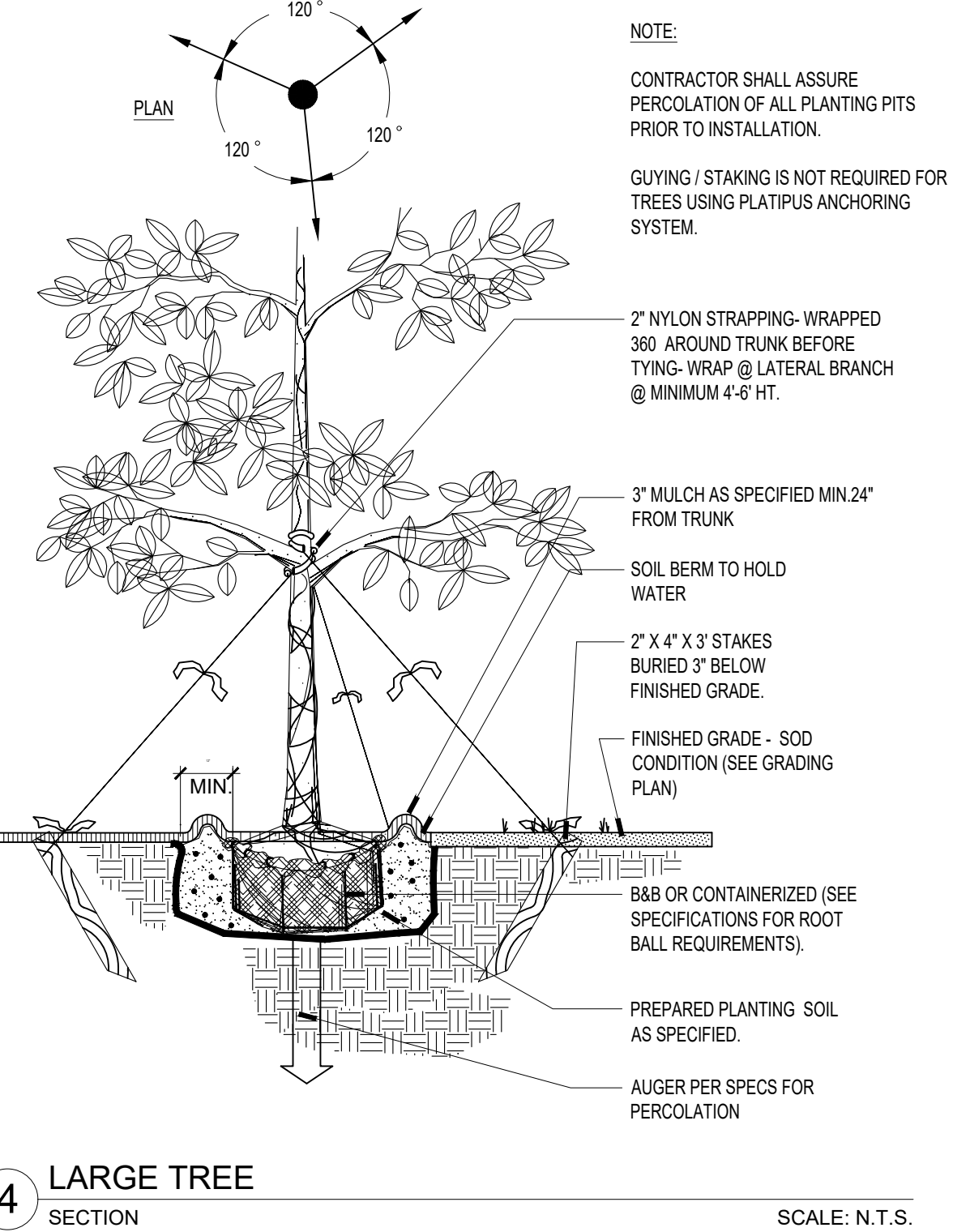
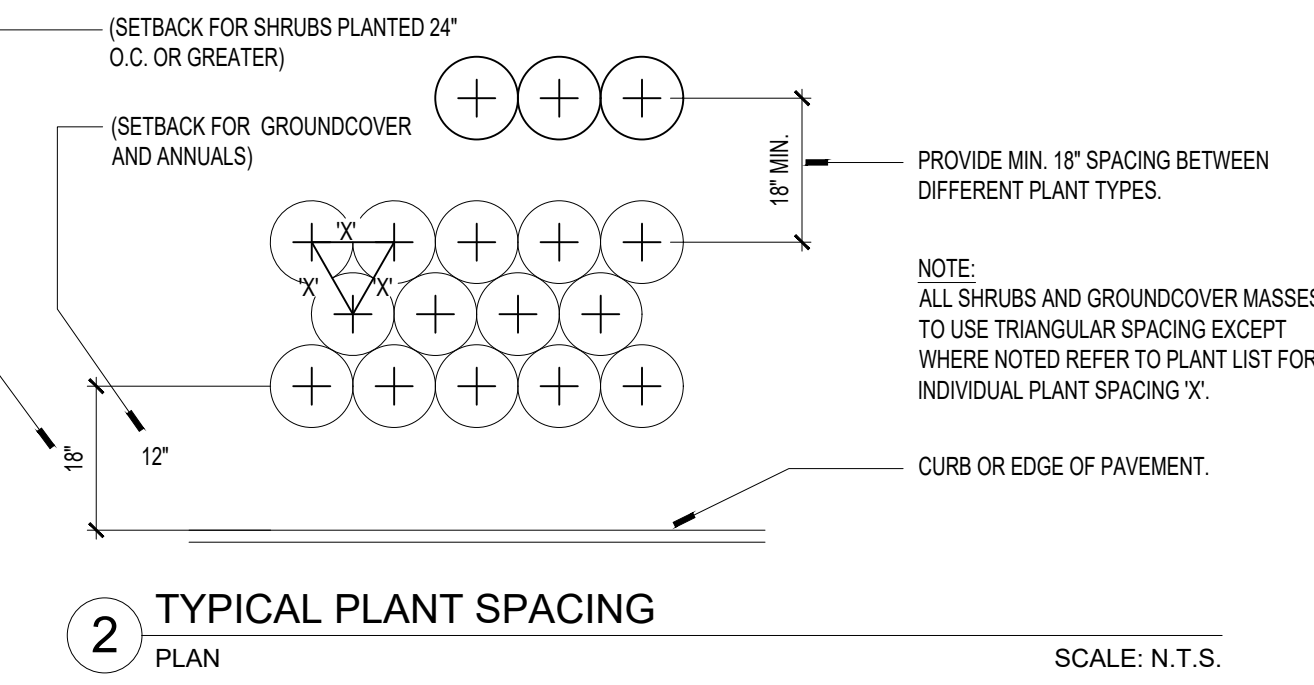
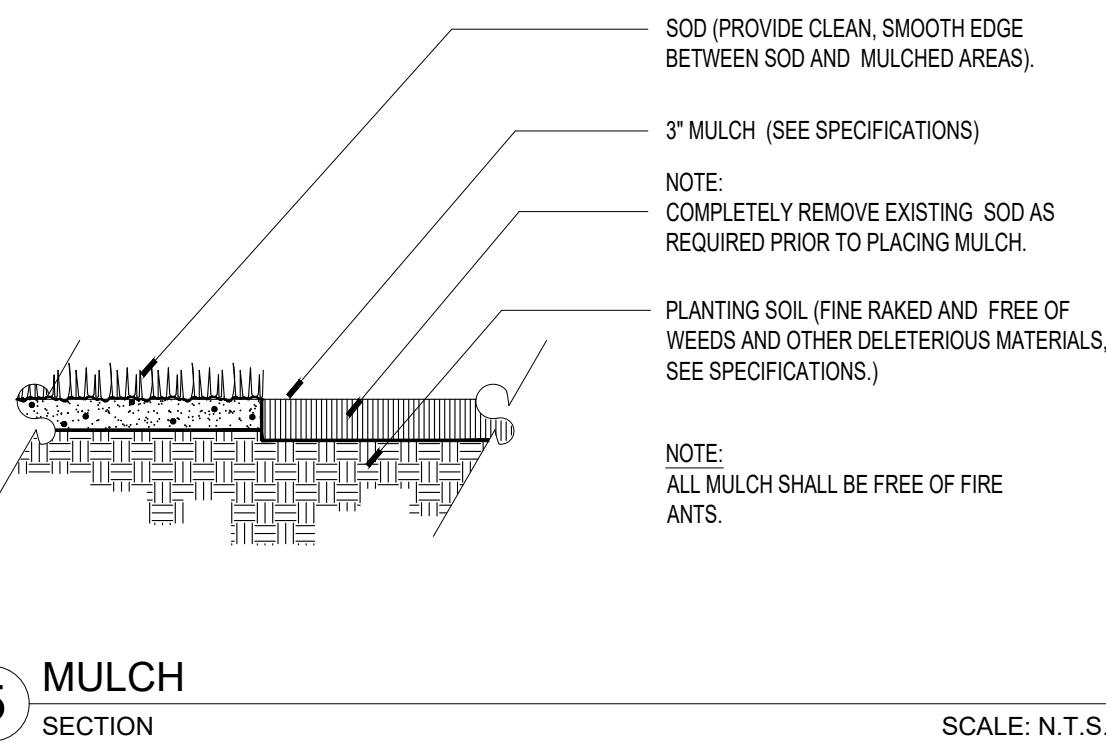
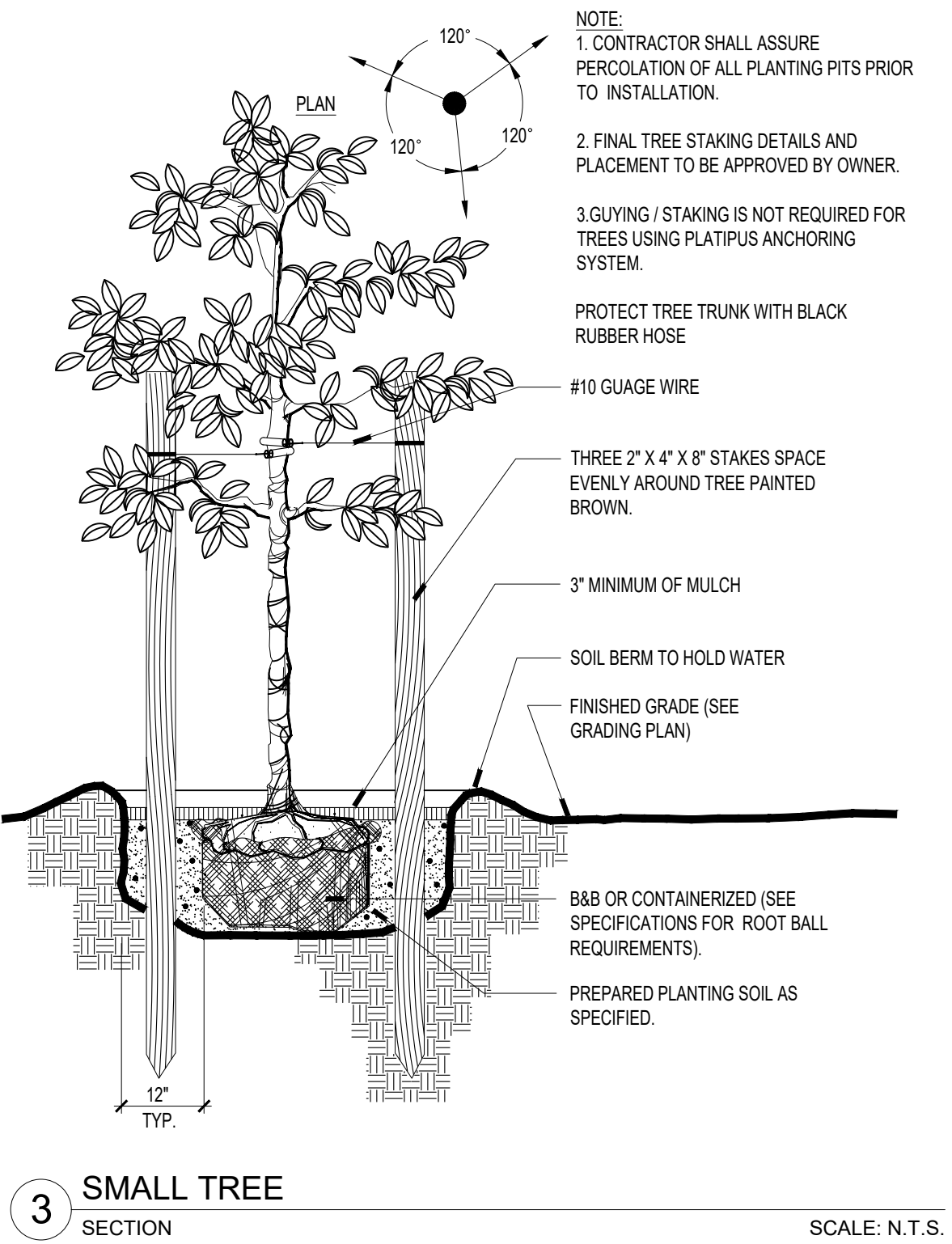
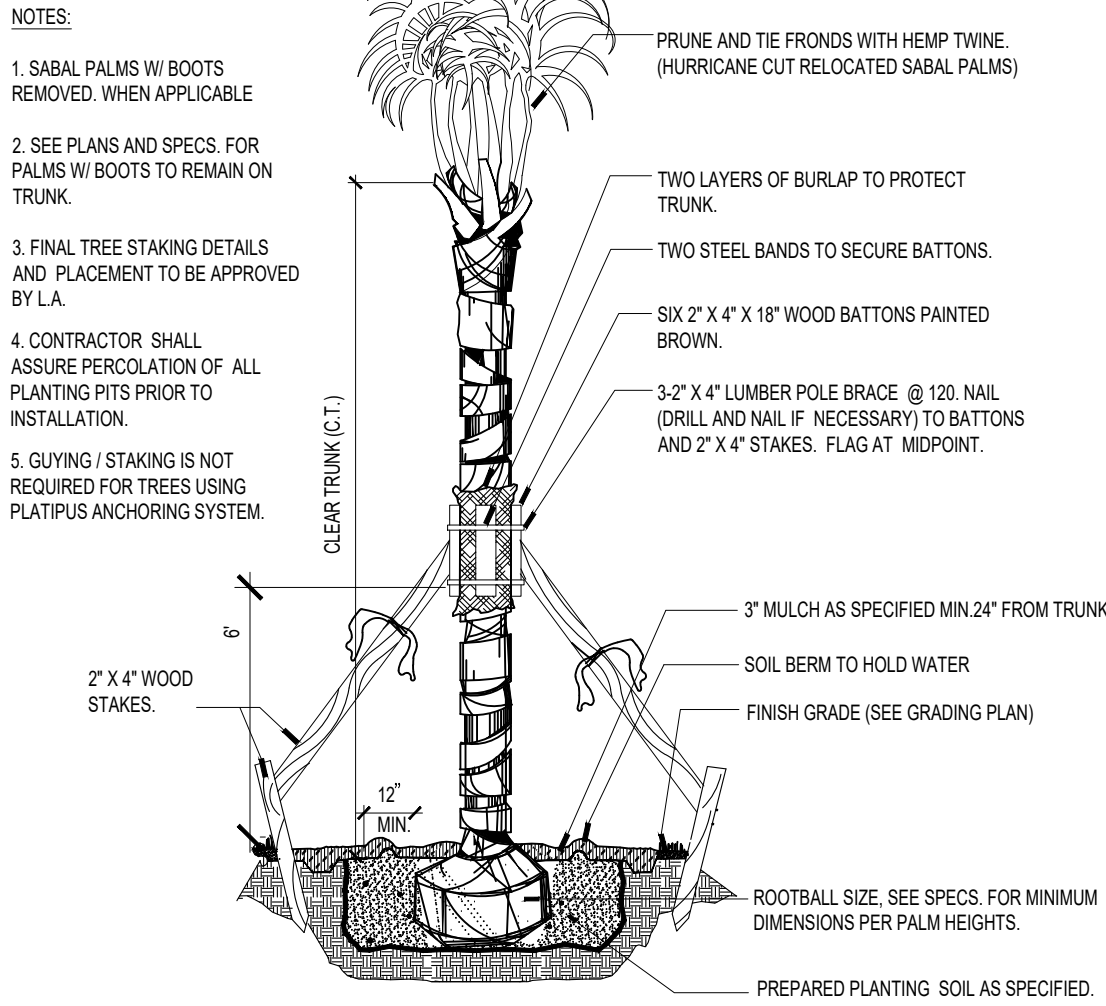
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GENERAL LANDSCAPE NOTES:

1. **PLANT MATERIAL:** ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL), DEPARTMENT OF AGRICULTURE, UNLESS OTHERWISE NOTED. ALL TREES SHALL BE FIELD GROWN/BALLED & BURLAPED (FGBB), CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & L.A. OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. **AMENDED PLANTING SOIL:** PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
4. **GENERAL RECOMMENDED PLANTING SOIL DEPTH:** ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".
5. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION BY THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
7. **ROOT BARRIER SPECIFICATIONS:** ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
9. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
10. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
11. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
12. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
13. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
14. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
15. **GUARANTEE:** ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
16. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
18. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
19. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
21. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
22. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
23. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
25. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
26. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.



walk

Landscape + Urban Design
Planning | Research | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
305.216.3352

REVISIONS / SUBMISSIONS

SCALE: 0 8' 16' 32'

1/16" = 1'-0"

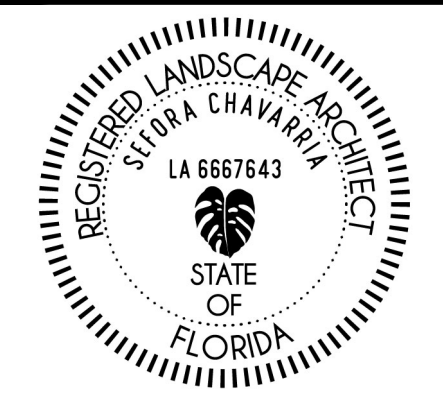
CLIENT:

5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

5701 RETAIL COMMERCIAL

5701 PEMBROKE ROAD
HOLLYWOOD, FLORIDA 33023

LANDSCAPE SPECIFICATION AND DETAILS



DRAWN BY: SB,DC

CHECKED BY: SC

DATE: 04.08.24

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L-03