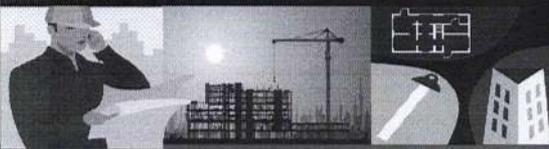


ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 01/24/23

Location Address: 2634 Pierce Street, Hollywood FL 33020

Lot(s): Lot 22. Block(s): 34. Subdivision: Hollywood Little Ranches.

Folio Number(s): 514216024670

Zoning Classification: RM-18. Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 750SF each/ 8 unit. Is

the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation. Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: _____

Number of units/rooms:(8) (750 SF Ea)= 6.000SF. Value of Improvement: \$ 1,020,000.00.
Estimated Date of Completion:1Year after approval permit. Will Project be Phased? () Yes (x) No
If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: BUILDINGS & BUILDERS LLC
Address of Property Owner: 2200 N Commerce PKWY Suite 200 Weston FL 33326. Telephone: 7863029728 Fax: _____ Email Address: eliasbruzual@bruzuallaw.com

Name of Consultant/(Representative)/Tenant (circle one): ELIAS JOSE BRUZUAL

Address: 2813 Kinsington Cr Weston FL 33332. Telephone: 7863029728 Fax: _____

Email Address: ejbruzual@hotmail.com Date of Purchase: 6/21/2019 Is there an option to purchase the Property? Yes () No (X) If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

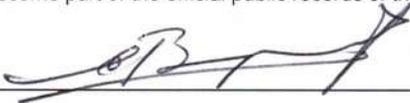
2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____  Date: 01/24/2023

PRINT NAME: BUILDING & BUILDERS LLC. Manager/ ELIAS BRUZUAL Date: 01/24/2023

Signature of Consultant/Representative: _____ Date: 01/24/2023

PRINT NAME: JDC ARCHITECT INC JUAN C. DAVID Date: 01/24/2023

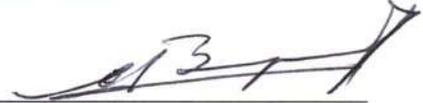
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

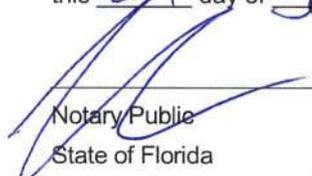
Current Owner Power of Attorney

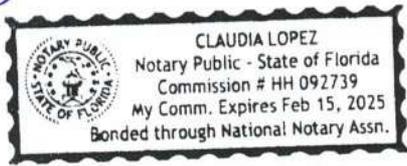
I am the current owner of the described real property and that I am aware of the nature and effect the request for site approval to my property, which is hereby made by me or I am hereby authorizing JUAN C. DAVID to be my legal representative before the P&Z BOARD (Board and/or Committee) relative to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

Sworn to and subscribed before me this 24 day of Jan. 2023


Signature of Current Owner

by Buildings & Builders LLC Elias Bruzual
Print Name


Notary Public
State of Florida



My Commission Expires: 2/15/25 (Check One) Personally known to me; OR Produced Identification FL D.L.



October 18, 2021

VIA ELECTRONIC SUBMISSION

Deandrea Moise
City of Hollywood
The Division of Planning & Urban Design
2600 Hollywood Blvd., Suite 315
Hollywood, FL 33022

RE: Community Outreach Summary – Puerto Bay File No. 21 – DP – 42

Dear Deandrea,

Please read below for the City's Community Outreach Ordinance, this letter serves to confirm the summary of community outreach in reference to File No. 21 – DP – 42.

Before beginning this process, we ensured all bases were covered. After an extremely helpful virtual meeting with you, Deandrea, we were able to get the ball rolling and our community outreach process going.

During one of our first steps, we reached out to several public hearing notification companies from a list we received from the City of Hollywood. These companies quoted us for their mail-out services. We chose to work with Diana at RDR who was of great assistance and a pleasure to work with!

While RDR worked on getting a mailing list ready, we reached out to the President of our only corresponding civic association, Ms. Patricia Antrican of the North Central Hollywood Civic Association, via email to ask her if she had any suggestions for a meeting space that the association thought would be most convenient for the community. After a few back-and-forth emails, and learning that all recent NCHCA meetings had been hosted virtually, we chose a virtual meeting due to current circumstances.

After setting a meeting time and link, we sent RDR the notice to send out. On the last Monday and Tuesday of September 2021, RDR mailed out the respective notice to the corresponding civic associations and to all the properties within 500 feet of each one of the property lines and posted the property. The notice informed the neighbors of the site about a virtual meeting to be

held on Thursday, October 14th at 3:00pm with the links and contract information in case of any questions or needed assistance. Below, you'll find a copy of the notice that was mailed out and proof of posting below.

On the afternoon of October 14th, 2021, our Public Participation Outreach Meeting was held. We had six total participants, three project members, two members of the NCHCA, and a site neighbor. At the beginning of the call, we ensured that everyone was properly connected. The neighbor who was on the call had dialed-in without video access -- to provide a fair experience, we ensured thorough and clear explanations and provided her a recording of the full Zoom meeting afterwards. Once the presentation began, the project's architect presented the project with site plans, renderings, and detailed explanations. After the presentation was completed, the architect listened to the community's comments and questions. Questions touched on different topics including parking, tenant occupancy, sidewalks, effects on the neighbors. The main questions regarded the landscaping and mailbox placement. After discussing the two matters, both the architect and community felt comfortable with the conclusion that both sides want what's best for the community – something visually appealing with a consideration for sustainability. Overall, the community participants were all pleased with the presentation and project. We were so pleased to hear the North Central Hollywood Civic Association call the project “lovely” and “one of the better ones.”

The Puerto Bay project appreciates the guidance you've provided us with throughout this process. We are excited to continue developing in such a welcoming community.

Should you have any questions or concerns, please do not hesitate to contact me at the below information.

Adriana Roca

Email: adrianar@sorealusa.com

Phone: (954) 793-1342

Sincerely,
Adriana Roca



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

September 28, 2021

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 2634 Pierce Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 16 02 4670

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 22 BLK 34

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 9/24/2021.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant, and the site was posted on 9/28/21.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed pieces: **140, including 3 international**

(This includes the Division of Planning and registered civic and neighborhood association(s) as provided by the applicant)



S O R E A L

SOPHISTICATED REAL ESTATE

1825 Main St. Suite #7

Weston, Fl. 33326

Office: + 954 773 9923



@soreal.usa

www.sorealusa.com

To Whom it May Concern:

Our firm is representing a client who is developing Multi-Family Apartments in the City of Hollywood. On behalf of our client, we would like to invite you to attend a Virtual Community Meeting to talk about our upcoming projects.

Project Name:

Puerto Bay

Project Address:

2634 Pierce St. Hollywood, FL 33020

Owner:

Builders & Buildings, LLC

FILE NUMBER:

21-DP-42

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns that you may have.

MEETING TO BE HELD ON: Thursday, October 14th, 2021 at 3:00 PM EST

FOR FURTHER INFORMATION CONTACT: adrianar@sorealusa.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send via email in advance of the meeting.

To participate, you must access the link provided below via the Zoom Application.

Link to Join Zoom Meeting: <https://us02web.zoom.us/j/5248275800>

Meeting ID:524 827 5800

One Tap Mobile:

+16468769923,,5248275800# US (New York)

Find your local number: <https://us02web.zoom.us/u/kv1A2oEZ3>

Thank you,

SOREAL

Name 1	Name 2	Address	City	State	Zip	Country
BERLAND, JEAN CLAUDE		1020 RUE DES CHEVALIERS	PREVOST QC		JOR 1T0	CANADA
GARCIA, EMILCE LIDIA		ARRECIFES 1215 CASTELAR	BUENOS AIRES 1712			ARGENTINA
UBEDA, RAQUEL		URB SANTA ROSA C/ ROSA BL C2-2C	TORROX COSTA MALAGA		29793	SPAIN
2719/2631 LINCOLN STREET INC		2634 JOHNSON ST #72	HOLLYWOOD	FL	33020	USA
ABREU, CAROLINA DE	SANABRIA, ASDRUBAL GARCIA	2965 NE 185 ST #1516	AVENTURA	FL	33180	USA
AGRIESTI, JOSHUA L		520 N 26 AVE	HOLLYWOOD	FL	33020	USA
ALFANO, JORGE		2612 LINCOLN ST	HOLLYWOOD	FL	33020	USA
ALFANO, JORGE		2618 LINCOLN ST	HOLLYWOOD	FL	33020	USA
ALI, SHARON	WIMP, HENRY E	530 N 26 AVE	HOLLYWOOD	FL	33020	USA
ALLO, MATTEO & DOMINGA	ALLO, JOSEPH DAVID ETAL	24397 CALAVERAS RD	HAYWARD	CA	94545	USA
ALTLAND, KENNETH EST		2651 TAYLOR ST	HOLLYWOOD	FL	33020	USA
ARRIAGA, FRANCISCO & GLORIA		2710 PIERCE ST	HOLLYWOOD	FL	33020	USA
AURIGEMMA, LOUIS C		2638 LINCOLN ST	HOLLYWOOD	FL	33020	USA
AZIZ, AMEERAN D		2633 PIERCE ST #201	HOLLYWOOD	FL	33020	USA
BANKS, KENNETH W		2623 FILLMORE ST	HOLLYWOOD	FL	33020	USA
BARBIER, CHRISTOPER &	CASSO, LENNI FELIZ	416 N 26 AVE	HOLLYWOOD	FL	33020	USA
BATHERWICH, MICHAEL		2640 PIERCE ST # 1	HOLLYWOOD	FL	33020	USA
BEARZI, FERNANDO		2620 PIERCE ST #B4	HOLLYWOOD	FL	33020	USA
BEDOYA, MARIA EMMA		2628 LINCOLN ST	HOLLYWOOD	FL	33020	USA
BELMASOV, ALEX	BELMASOVA, ELENA	2614 PIERCE ST	HOLLYWOOD	FL	33020	USA
BERLIN, MICHAEL J		2704 PIERCE ST #9	HOLLYWOOD	FL	33020	USA
BRUMMER, JOHN H		1112 POLK ST	HOLLYWOOD	FL	33019	USA
BUILDINGS & BUILDERS LLC		2875 NE 191 ST STE 500	AVENTURA	FL	33180	USA
BURNS, JUDITH		602 N 26 AVE	HOLLYWOOD	FL	33020	USA
CAICO FAM TR	CAICO, ANDREW TRS ETAL	187 PARKVIEW PL	MOUNT KISCO	NY	10549	USA
CANAS, OSCAR R		2704 PIERCE ST #11	HOLLYWOOD	FL	33020	USA
CARABALI, HERMAN II		2627 FILLMORE ST	HOLLYWOOD	FL	33020	USA
CARMENATE, CARLOS & YANIRIT T		2638 FILLMORE ST	HOLLYWOOD	FL	33020	USA
CASAS RODRIGUEZ, CARLOS	DIAZ QUINTANTA, YUDISLEIDYS	2703 TAYLOR ST	HOLLYWOOD	FL	33020	USA
CAULFIELD, VIRGINIA		3205 MCKINLEY ST	HOLLYWOOD	FL	33021	USA
CHAQUI, JORGE	CHAQUI, SUSAN	20500 SW 49 CT	SOUTHWEST RANCHES	FL	33332	USA
CHEUNG, CHEE YUE & HE HUI HUA		7516 SW 26 CT	DAVIE	FL	33314	USA
CHIRILEANU, VLADIMIR		4512 ALTON RD	MIAMI BEACH	FL	33140	USA
CHRISTIAN, CLIFTON & LINNETTE		1721 N 54 AVE	HOLLYWOOD	FL	33021	USA
CIOBANU, VLADIMIR		2001 ATLANTIC SHORES BLVD #204	HALLANDALE BEACH	FL	33009	USA
CITY OF HOLLYWOOD	DEV SVCS-DIV OF PLANNING	2601 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
COLLINWOOD INVESTMENTS INC		9091 CHAMBERS ST	TAMARAC	FL	33321	USA
COLPANI, GIOVANNI	COLPANI, JONATHAN	4301 TAYLOR ST	HOLLYWOOD	FL	33021	USA
COMPANIONI, MARIA D		2643 PIERCE ST	HOLLYWOOD	FL	33020	USA
CONCETTA DE LUCA REV LIV TR	DE LUCA, CONCETTA TRS	601 EDWIN PL	HOLLYWOOD	FL	33020	USA
CURTIS, BARBARA A		2722 PIERCE ST	HOLLYWOOD	FL	33020	USA
DELUCA, CONCETTA	CONCETTA DE LUCA REV LIV TR	601 EDWIN ST	HOLLYWOOD	FL	33020	USA

DELUCA, STEFANO	DELUCA, DEBBIE	4501 PIERCE ST	HOLLYWOOD	FL	33021	USA
DUCHESNE, MARIA ELENA		2633 PIERCE ST UNIT 202	HOLLYWOOD	FL	33020	USA
ERRECA, JUAN PEDRO		5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
EVANGELISTI, ANDREW PETER		1332 NE 1 AVE	FORT LAUDERDALE	FL	33304	USA
FALCON-ABAD, FRANK		2645 SCOTT ST	HOLLYWOOD	FL	33020	USA
FIGUEROA, WANDA		2610 FILLMORE ST	HOLLYWOOD	FL	33020	USA
FINK, MARY	MIMIDES, KIM	2622 LINCOLN ST	HOLLYWOOD	FL	33020	USA
FONTENAY LLC	%MARKS KIM CPA	2136 NE 123 ST	NORTH MIAMI	FL	33181	USA
FORREST, PATRICIA T		2639 FILLMORE ST	HOLLYWOOD	FL	33020	USA
FRANCO, ARMANDO F		2700 FILLMORE ST	HOLLYWOOD	FL	33020	USA
GANDARA CASTELLANOS, EDUARDO		2709 TAYLOR ST	HOLLYWOOD	FL	33020	USA
GENERATE REALTY GROUP LLC		8150 SW 72 AVE #1644	MIAMI	FL	33143	USA
GRANA PEREZ, CARLOS EBERTO		2614 FILLMORE ST	HOLLYWOOD	FL	33020	USA
GRANT, FREDERICK JR EST		508 N 26 AVE	HOLLYWOOD	FL	33020	USA
GUEVARA, DARWIN	GUEVARA, NELLY	622 MONROE ST APT B	HOBOKEN	NJ	07030	USA
GUILARTE, JOSE		2451 LINCOLN ST #4	HOLLYWOOD	FL	33020	USA
GURDYAL, AWAD & NALINIE	GURDYAL, NATASHA	2706 FILLMORE ST	HOLLYWOOD	FL	33020	USA
HAGOPIAN, MARY		2611 FILLMORE ST	HOLLYWOOD	FL	33020	USA
HD GROUP INC		2534 SHERMAN ST	HOLLYWOOD	FL	33020	USA
HEADINGS, ERNESTINE		2630 PIERCE ST	HOLLYWOOD	FL	33020	USA
HOPFMANN, GARY &	PINEO, JOAN M	616 EDWIN ST	HOLLYWOOD	FL	33020	USA
HOPFMANN, GARY M		616 EDWIN ST	HOLLYWOOD	FL	33020	USA
HOSEIN, SHAZIM & SATAWATEE		418 N 26 AVE	HOLLYWOOD	FL	33020	USA
IANNI, MARCO		2633 PIERCE ST #208	HOLLYWOOD	FL	33020	USA
IONESCU, MARIA &	FARCAS, GEORGE	1025 NE 8 ST	HALLANDALE BEACH	FL	33009	USA
ISAIAH JOSHUA CELESTIN IRREV TR	COSTANTINO, GLORIA TRS	13674 78 PL NORTH	WEST PALM BEACH	FL	33412	USA
ISHAIRZAY, RAJ	ISHAIRZAY, VED	2702 PIERCE ST #5	HOLLYWOOD	FL	33020	USA
JANICE GLORINE GRANT REV TR		500 N 26 AVE	HOLLYWOOD	FL	33020	USA
JOHN & ANGELINA WINTERS LLC		1282 NE 163 ST	NORTH MIAMI BEACH	FL	33162	USA
JOHNSON, DONNA L		2646 FILLMORE ST	HOLLYWOOD	FL	33020	USA
JOHNSON, KAREN ANDREA		1141 PRESIDENT ST #4D	BROOKLYN	NY	11225	USA
JONES, PETER H/E	RAMIREZ, MAXIMO EST	609 N 26 AVE	HOLLYWOOD	FL	33020	USA
JORGE, TANIA M		2710 FILLMORE ST	HOLLYWOOD	FL	33020	USA
JUNCO, GILBERT &	RODRIGUEZ, JESSICA	2615 FILLMORE ST	HOLLYWOOD	FL	33020	USA
JUSTICE, BOB T H/E	JUSTICE, WILLIAM	2704 PIERCE ST #12	HOLLYWOOD	FL	33020	USA
JUVENCIO PEREIRA REV TR	PEREIRA, JUVENCIO TRS	2633 PIERCE ST #101	HOLLYWOOD	FL	33020	USA
KEMPES, ROSS J & SUSAN L		2635 TAYLOR ST	HOLLYWOOD	FL	33020	USA
KERR, TIMOTHY H/E	KERR, MELISSA	2726 PIERCE ST	HOLLYWOOD	FL	33020	USA
KOEHL, PRESTON		2710 LINCOLN ST	HOLLYWOOD	FL	33020	USA
KUKTA, MONTE P		2714 FILLMORE ST	HOLLYWOOD	FL	33020	USA
LEMUS, CESAR &	PINILLOS, CATHERINE	2543 ADAMS ST	HOLLYWOOD	FL	33020	USA
LEZIN, ROBERTHA H/E	TOUSSAINT, ROSELIN	2703 PIERCE ST	HOLLYWOOD	FL	33020	USA
LINK, KHELGA EST		1020 NW 70 AVE	HOLLYWOOD	FL	33024	USA

M2 LINCOLN LLC		1519 HARRISON ST	HOLLYWOOD	FL	33020	USA
MALDONADO, ROSEMARY		2645 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MALE, CARLOS R		641 SW 94 AVE	PEMBROKE PINES	FL	33025	USA
MASLAJCZUK, WIRA		2633 PIERCE ST # 205	HOLLYWOOD	FL	33020	USA
MASO LLC		15421 W DIXIE HWY #2	NORTH MIAMI BEACH	FL	33162	USA
MATERA HC LLC	%HON CAPITAL LLC	3400 HOLLYWOOD BLVD STE 415	HOLLYWOOD	FL	33021	USA
MCCREADY, JUANA	LEGAULT, MARIA	1057 SW DALTON AVE	PORT SAINT LUCIE	FL	34953	USA
MCGOEY, MONICA		2727 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MENASCHE, MORRIS		570 STONEMONT DR	FORT LAUDERDALE	FL	33326	USA
MERINO, ALEJANDRO		5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
MERINO, ALEJANDRO CARLOS		2640 PIERCE ST #3	HOLLYWOOD	FL	33020	USA
MESTA, JUAN A H/E	CORREA-MESTA, ISABEL	2610 PIERCE ST	HOLLYWOOD	FL	33020	USA
MUNIZ, NELSON ADRIAN		2635 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MURILLO, IVETTE H/E	MURILLO, ANDRES ERNESTO	2719 FILMORE ST	HOLLYWOOD	FL	33020	USA
ONE WAY GROUP LLC		1565 NE 118 TER	NORTH MIAMI	FL	33161	USA
ORTEGA, RAFAEL C		2631 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PADOVA, PAUL J JR		2647 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PAGAN, LIGIA		355 8 AVE #4-D	NEW YORK	NY	10001	USA
PANCHON, CELESTE A		2633 PIERCE ST UNIT 207	HOLLYWOOD	FL	33020	USA
PARK COLE GROUP LP		1720 HARRISON ST STE 17A	HOLLYWOOD	FL	33020	USA
PENA, LESER ANTWAN & YADIRA A		2643 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PEREIRA, JUVENCIO H/E	PEREIRA, ANGELA & PEREIRA, J SR	2633 PIERCE ST APT 101	HOLLYWOOD	FL	33020	USA
PEREZ-PERERA, ARLINA M EST		4257 PINE RIDGE CT	WESTON	FL	33331	USA
PPRRK INC		2640 PIERCE ST #4	HOLLYWOOD	FL	33020	USA
PPRRK INC		5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	USA
RAMOS, ROSA	NUNEZ, FELIX R	2702 PIERCE ST #8	HOLLYWOOD	FL	33020	USA
RH INVESTMENT HOLDINGS LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
ROBERTS, CHARLES R	CHARLES RICHARD ROBERTS LIV TR	511 N 26 AVE	HOLLYWOOD	FL	33020	USA
ROBINO, ANTHONY M & ARIANN EVANS		615 N 26 AVE	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, EDY CAROLINA		2633 PIERCE ST UNIT 104	HOLLYWOOD	FL	33020	USA
ROE, LUBA		2620 PIERCE ST #A4	HOLLYWOOD	FL	33020	USA
SALTOS, ELVIRA I EST	%ERWIN F SALTOS	18181 NE 31 CT #T307	AVENTURA	FL	33160	USA
SCHIANO-MORIELLO, AUGUSTO JR		2715 FILLMORE ST	HOLLYWOOD	FL	33020	USA
SHEFNER, DEBORAH H/E	VAN HORN, RONALD	2703 FILLMORE STREET	HOLLYWOOD	FL	33020	USA
SMETANA, JOHN		606 N 26 AVE	HOLLYWOOD	FL	33020	USA
SORRENTOCOAST LLC		1770 W FLAGLER ST #5	MIAMI	FL	33135	USA
TAVERAS, ADAM GABRIEL		2627 TAYLOR ST	HOLLYWOOD	FL	33020	USA
TCWH LLC	RODRIGUEZ, ELSA ALVAREZ	5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
TWENTY TWO R E LLC		2817 VAN BUREN ST APT 3	HOLLYWOOD	FL	33020	USA
VEGA, FLOR MARINOS	PINILLOS, CATHERINE E	2543 ADAMS ST	HOLLYWOOD	FL	33020	USA
VICTORIA I TOWNHOMES ASSN INC		2100 NE 15 AVE	WILTON MANORS	FL	33305	USA
VIKINIEMI, HEIKKI &	ELO, SARIANNA	2640 PIERCE ST UNIT 2	HOLLYWOOD	FL	33020	USA

VYTHOULKAS, ROSARIO		2718 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WEBB, MICHAEL G &	CARTER-WEBB, DIA D	2617 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WEISBROT, DANA		521 N 26 AVE	HOLLYWOOD	FL	33020	USA
WERDENE, ALFREDO	% JOHN EDWARDS	1771 E EVELYN AVE	HAZEL PARK	MI	48030	USA
WHALLEY, JOHN T		2542 LINCOLN ST	HOLLYWOOD	FL	33020	USA
WHARTON, JOANNA		2642 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WOLFE, SHERRY S	WOLFE, DARIN & WOLFE, DANIEL	2622 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WOOD, ARTRILLAS		2615 TAYLOR ST	HOLLYWOOD	FL	33020	USA
WOODS, ATRILLAS		2619 TAYLOR ST	HOLLYWOOD	FL	33020	USA
ZEHNER, FRANK P H/E	ZEHNER, VANESA S	501 N 26 AVE	HOLLYWOOD	FL	33020	USA
ZULUAGA, ANTHONY		2620 PIERCE ST #A-2	HOLLYWOOD	FL	33020	USA
NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.	C/O PATRICIA ANTRICAN, PRES.	2534 FILLMORE ST	HOLLYWOOD	FL	33020	USA

BERLAND, JEAN CLAUDE
1020 RUE DES CHEVALIERS
PREVOST QC JOR 1T0
CANADA

GARCIA, EMILCE LIDIA
ARRECIFES 1215 CASTELAR
BUENOS AIRES 1712
ARGENTINA

UBEDA, RAQUEL
URB SANTA ROSA C/ ROSA BL C2-2C
TORROX COSTA MALAGA 29793
SPAIN

2719/2631 LINCOLN STREET INC
2634 JOHNSON ST #72
HOLLYWOOD, FL 33020

ABREU, CAROLINA DE
SANABRIA, ASDRUBAL GARCIA
2965 NE 185 ST #1516
AVENTURA, FL 33180

AGRIESTI, JOSHUA L
520 N 26 AVE
HOLLYWOOD, FL 33020

ALFANO, JORGE
2612 LINCOLN ST
HOLLYWOOD, FL 33020

ALFANO, JORGE
2618 LINCOLN ST
HOLLYWOOD, FL 33020

ALI, SHARON
WIMP, HENRY E
530 N 26 AVE
HOLLYWOOD, FL 33020

ALLO, MATTEO & DOMINGA
ALLO, JOSEPH DAVID ETAL
24397 CALAVERAS RD
HAYWARD, CA 94545

ALTLAND, KENNETH EST
2651 TAYLOR ST
HOLLYWOOD, FL 33020

ARRIAGA, FRANCISCO & GLORIA
2710 PIERCE ST
HOLLYWOOD, FL 33020

AURIGEMMA, LOUIS C
2638 LINCOLN ST
HOLLYWOOD, FL 33020

AZIZ, AMEERAN D
2633 PIERCE ST #201
HOLLYWOOD, FL 33020

BANKS, KENNETH W
2623 FILLMORE ST
HOLLYWOOD, FL 33020

BARBIER, CHRISTOPER &
CASSO, LENNI FELIZ
416 N 26 AVE
HOLLYWOOD, FL 33020

BATHERWICH, MICHAEL
2640 PIERCE ST # 1
HOLLYWOOD, FL 33020

BEARZI, FERNANDO
2620 PIERCE ST #B4
HOLLYWOOD, FL 33020

BEDOYA, MARIA EMMA
2628 LINCOLN ST
HOLLYWOOD, FL 33020

BELMASOV, ALEX
BELMASOVA, ELENA
2614 PIERCE ST
HOLLYWOOD, FL 33020

BERLIN, MICHAEL J
2704 PIERCE ST #9
HOLLYWOOD, FL 33020

BRUMMER, JOHN H
1112 POLK ST
HOLLYWOOD, FL 33019

BUILDINGS & BUILDERS LLC
2875 NE 191 ST STE 500
AVENTURA, FL 33180

BURNS, JUDITH
602 N 26 AVE
HOLLYWOOD, FL 33020

CAICO FAM TR
CAICO, ANDREW TRS ETAL
187 PARKVIEW PL
MOUNT KISCO, NY 10549

CANAS, OSCAR R
2704 PIERCE ST #11
HOLLYWOOD, FL 33020

CARABALI, HERMAN II
2627 FILLMORE ST
HOLLYWOOD, FL 33020

CARMENATE, CARLOS & YANIRIT T
2638 FILLMORE ST
HOLLYWOOD, FL 33020

CASAS RODRIGUEZ, CARLOS
DIAZ QUINTANTA, YUDISLEIDYS
2703 TAYLOR ST
HOLLYWOOD, FL 33020

CAULFIELD, VIRGINIA
3205 MCKINLEY ST
HOLLYWOOD, FL 33021

CHAQUI, JORGE
CHAQUI, SUSAN
20500 SW 49 CT
SOUTHWEST RANCHES, FL 33332

CHEUNG, CHEE YUE & HE HUI HUA
7516 SW 26 CT
DAVIE, FL 33314

CHIRILEANU, VLADIMIR
4512 ALTON RD
MIAMI BEACH, FL 33140

CHRISTIAN, CLIFTON & LINNETTE
1721 N 54 AVE
HOLLYWOOD, FL 33021

CIOBANU, VLADIMIR
2001 ATLANTIC SHORES BLVD #204
HALLANDALE BEACH, FL 33009

CITY OF HOLLYWOOD
DEV SVCS-DIV OF PLANNING
2601 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

COLLINWOOD INVESTMENTS INC
9091 CHAMBERS ST
TAMARAC, FL 33321

COLPANI, GIOVANNI
COLPANI, JONATHAN
4301 TAYLOR ST
HOLLYWOOD, FL 33021

COMPANIONI, MARIA D
2643 PIERCE ST
HOLLYWOOD, FL 33020

CONCETTA DE LUCA REV LIV TR
DE LUCA, CONCETTA TRS
601 EDWIN PL
HOLLYWOOD, FL 33020

CURTIS, BARBARA A
2722 PIERCE ST
HOLLYWOOD, FL 33020

DELUCA, CONCETTA
CONCETTA DE LUCA REV LIV TR
601 EDWIN ST
HOLLYWOOD, FL 33020

DELUCA, STEFANO
DELUCA, DEBBIE
4501 PIERCE ST
HOLLYWOOD, FL 33021

DUCHESNE, MARIA ELENA
2633 PIERCE ST UNIT 202
HOLLYWOOD, FL 33020

ERRECA, JUAN PEDRO
5421 LINCOLN ST
HOLLYWOOD, FL 33021

EVANGELISTI, ANDREW PETER
1332 NE 1 AVE
FORT LAUDERDALE, FL 33304

FALCON-ABAD, FRANK
2645 SCOTT ST
HOLLYWOOD, FL 33020

FIGUEROA, WANDA
2610 FILLMORE ST
HOLLYWOOD, FL 33020

FINK, MARY
MIMIDES, KIM
2622 LINCOLN ST
HOLLYWOOD, FL 33020

FONTENAY LLC
%MARKS KIM CPA
2136 NE 123 ST
NORTH MIAMI, FL 33181

FORREST, PATRICIA T
2639 FILLMORE ST
HOLLYWOOD, FL 33020

FRANCO, ARMANDO F
2700 FILLMORE ST
HOLLYWOOD, FL 33020

GANDARA CASTELLANOS, EDUARDO
2709 TAYLOR ST
HOLLYWOOD, FL 33020

GENERATE REALTY GROUP LLC
8150 SW 72 AVE #1644
MIAMI, FL 33143

GRANA PEREZ, CARLOS EBERTO
2614 FILLMORE ST
HOLLYWOOD, FL 33020

GRANT, FREDERICK JR EST
508 N 26 AVE
HOLLYWOOD, FL 33020

GUEVARA, DARWIN
GUEVARA, NELLY
622 MONROE ST APT B
HOBOKEN, NJ 07030

GUILARTE, JOSE
2451 LINCOLN ST #4
HOLLYWOOD, FL 33020

GURDYAL, AWAD & NALINIE
GURDYAL, NATASHA
2706 FILLMORE ST
HOLLYWOOD, FL 33020

HAGOPIAN, MARY
2611 FILLMORE ST
HOLLYWOOD, FL 33020

HD GROUP INC
2534 SHERMAN ST
HOLLYWOOD, FL 33020

HEADINGS, ERNESTINE
2630 PIERCE ST
HOLLYWOOD, FL 33020

HOPFMANN, GARY &
PINEO, JOAN M
616 EDWIN ST
HOLLYWOOD, FL 33020

HOPFMANN, GARY M
616 EDWIN ST
HOLLYWOOD, FL 33020

HOSEIN, SHAZIM & SATAWATEE
418 N 26 AVE
HOLLYWOOD, FL 33020

IANNI, MARCO
2633 PIERCE ST #208
HOLLYWOOD, FL 33020

IONESCU, MARIA &
FARCAS, GEORGE
1025 NE 8 ST
HALLANDALE BEACH, FL 33009

ISAIAH JOSHUA CELESTIN IRREV TR
COSTANTINO, GLORIA TRS
13674 78 PL NORTH
WEST PALM BEACH, FL 33412

ISHAIRZAY, RAJ
ISHAIRZAY, VED
2702 PIERCE ST #5
HOLLYWOOD, FL 33020

JANICE GLORINE GRANT REV TR
500 N 26 AVE
HOLLYWOOD, FL 33020

JOHN & ANGELINA WINTERS LLC
1282 NE 163 ST
NORTH MIAMI BEACH, FL 33162

JOHNSON, DONNA L
2646 FILLMORE ST
HOLLYWOOD, FL 33020

JOHNSON, KAREN ANDREA
1141 PRESIDENT ST #4D
BROOKLYN, NY 11225

JONES, PETER H/E
RAMIREZ, MAXIMO EST
609 N 26 AVE
HOLLYWOOD, FL 33020

JORGE, TANIA M
2710 FILLMORE ST
HOLLYWOOD, FL 33020

JUNCO, GILBERT &
RODRIGUEZ, JESSICA
2615 FILLMORE ST
HOLLYWOOD, FL 33020

JUSTICE, BOB T H/E
JUSTICE, WILLIAM
2704 PIERCE ST #12
HOLLYWOOD, FL 33020

JUVENCIO PEREIRA REV TR
PEREIRA, JUVENCIO TRS
2633 PIERCE ST #101
HOLLYWOOD, FL 33020

KEMPES, ROSS J & SUSAN L
2635 TAYLOR ST
HOLLYWOOD, FL 33020

KERR, TIMOTHY H/E
KERR, MELISSA
2726 PIERCE ST
HOLLYWOOD, FL 33020

KOEHL, PRESTON
2710 LINCOLN ST
HOLLYWOOD, FL 33020

KUKTA, MONTE P
2714 FILLMORE ST
HOLLYWOOD, FL 33020

LEMUS, CESAR &
PINILLOS, CATHERINE
2543 ADAMS ST
HOLLYWOOD, FL 33020

LEZIN, ROBERTHA H/E
TOUSSAINT, ROSELIN
2703 PIERCE ST
HOLLYWOOD, FL 33020

LINK, KHELGA EST
1020 NW 70 AVE
HOLLYWOOD, FL 33024

M2 LINCOLN LLC
1519 HARRISON ST
HOLLYWOOD, FL 33020

MALDONADO, ROSEMARY
2645 FILLMORE ST
HOLLYWOOD, FL 33020

MALE, CARLOS R
641 SW 94 AVE
PEMBROKE PINES, FL 33025

MASLAJCZUK, WIRA
2633 PIERCE ST # 205
HOLLYWOOD, FL 33020

MASO LLC
15421 W DIXIE HWY #2
NORTH MIAMI BEACH, FL 33162

MATERA HC LLC
%HON CAPITAL LLC
3400 HOLLYWOOD BLVD STE 415
HOLLYWOOD, FL 33021

MCCREADY, JUANA
LEGAULT, MARIA
1057 SW DALTON AVE
PORT SAINT LUCIE, FL 34953

MCGOEY, MONICA
2727 FILLMORE ST
HOLLYWOOD, FL 33020

MENASCHE, MORRIS
570 STONEMONT DR
FORT LAUDERDALE, FL 33326

MERINO, ALEJANDRO
5421 LINCOLN ST
HOLLYWOOD, FL 33021

MERINO, ALEJANDRO CARLOS
2640 PIERCE ST #3
HOLLYWOOD, FL 33020

MESTA, JUAN A H/E
CORREA-MESTA, ISABEL
2610 PIERCE ST
HOLLYWOOD, FL 33020

MUNIZ, NELSON ADRIAN
2635 FILLMORE ST
HOLLYWOOD, FL 33020

MURILLO, IVETTE H/E
MURILLO, ANDRES ERNESTO
2719 FILMORE ST
HOLLYWOOD, FL 33020

ONE WAY GROUP LLC
1565 NE 118 TER
NORTH MIAMI, FL 33161

ORTEGA, RAFAEL C
2631 TAYLOR ST
HOLLYWOOD, FL 33020

PADOVA, PAUL J JR
2647 TAYLOR ST
HOLLYWOOD, FL 33020

PAGAN, LIGIA
355 8 AVE #4-D
NEW YORK, NY 10001

PANCHON, CELESTE A
2633 PIERCE ST UNIT 207
HOLLYWOOD, FL 33020

PARK COLE GROUP LP
1720 HARRISON ST STE 17A
HOLLYWOOD, FL 33020

PENA, LESER ANTWAN & YADIRA A
2643 TAYLOR ST
HOLLYWOOD, FL 33020

PEREIRA, JUVENCIO H/E
PEREIRA, ANGELA & PEREIRA, J SR
2633 PIERCE ST APT 101
HOLLYWOOD, FL 33020

PEREZ-PERERA, ARLINA M EST
4257 PINE RIDGE CT
WESTON, FL 33331

PPRRK INC
2640 PIERCE ST #4
HOLLYWOOD, FL 33020

PPRRK INC
5421 LINCOLN ST
HOLLYWOOD, FL 33021

PUBLIC LAND % CITY OF HOLLYWOOD
OFFICE OF BUSINESS & INTL TRADE
2600 HOLLYWOOD BLVD #212
HOLLYWOOD, FL 33020

RAMOS, ROSA
NUNEZ, FELIX R
2702 PIERCE ST #8
HOLLYWOOD, FL 33020

RH INVESTMENT HOLDINGS LLC
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

ROBERTS, CHARLES R
CHARLES RICHARD ROBERTS LIV TR
511 N 26 AVE
HOLLYWOOD, FL 33020

ROBINO, ANTHONY M & ARIANN EVANS
615 N 26 AVE
HOLLYWOOD, FL 33020

RODRIGUEZ, EDY CAROLINA
2633 PIERCE ST UNIT 104
HOLLYWOOD, FL 33020

ROE, LUBA
2620 PIERCE ST #A4
HOLLYWOOD, FL 33020

SALTOS, ELVIRA I EST
%ERWIN F SALTOS
18181 NE 31 CT #T307
AVENTURA, FL 33160

SCHIANO-MORIELLO, AUGUSTO JR
2715 FILLMORE ST
HOLLYWOOD, FL 33020

SHEFNER, DEBORAH H/E
VAN HORN, RONALD
2703 FILLMORE STREET
HOLLYWOOD, FL 33020

SMETANA, JOHN
606 N 26 AVE
HOLLYWOOD, FL 33020

SORRENTOCOAST LLC
1770 W FLAGLER ST #5
MIAMI, FL 33135

TAVERAS, ADAM GABRIEL
2627 TAYLOR ST
HOLLYWOOD, FL 33020

TCWH LLC
RODRIGUEZ, ELSA ALVAREZ
5421 LINCOLN ST
HOLLYWOOD, FL 33021

TWENTY TWO R E LLC
2817 VAN BUREN ST APT 3
HOLLYWOOD, FL 33020

VEGA, FLOR MARINOS
PINILLOS, CATHERINE E
2543 ADAMS ST
HOLLYWOOD, FL 33020

VICTORIA I TOWNHOMES ASSN INC
2100 NE 15 AVE
WILTON MANORS, FL 33305

VIKINNIEMI, HEIKKI &
ELO, SARIANNA
2640 PIERCE ST UNIT 2
HOLLYWOOD, FL 33020

VYTHOULKAS, ROSARIO
2718 FILLMORE ST
HOLLYWOOD, FL 33020

WEBB, MICHAEL G &
CARTER-WEBB, DIA D
2617 FILLMORE ST
HOLLYWOOD, FL 33020

WEISBROT, DANA
521 N 26 AVE
HOLLYWOOD, FL 33020

WERDENE, ALFREDO
% JOHN EDWARDS
1771 E EVELYN AVE
HAZEL PARK, MI 48030

WHALLEY, JOHN T
2542 LINCOLN ST
HOLLYWOOD, FL 33020

WHARTON, JOANNA
2642 FILLMORE ST
HOLLYWOOD, FL 33020

WOLFE, SHERRY S
WOLFE, DARIN & WOLFE, DANIEL
2622 FILLMORE ST
HOLLYWOOD, FL 33020

WOOD, ARTRILLAS
2615 TAYLOR ST
HOLLYWOOD, FL 33020

WOODS, ATRILLAS
2619 TAYLOR ST
HOLLYWOOD, FL 33020

ZEHNER, FRANK P H/E
ZEHNER, VANESA S
501 N 26 AVE
HOLLYWOOD, FL 33020

ZULUAGA, ANTHONY
2620 PIERCE ST #A-2
HOLLYWOOD, FL 33020

NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.
C/O PATRICIA ANTRICAN, PRES.
2534 FILLMORE ST
HOLLYWOOD, FL 33020

SITE POSTED 9/28/2021

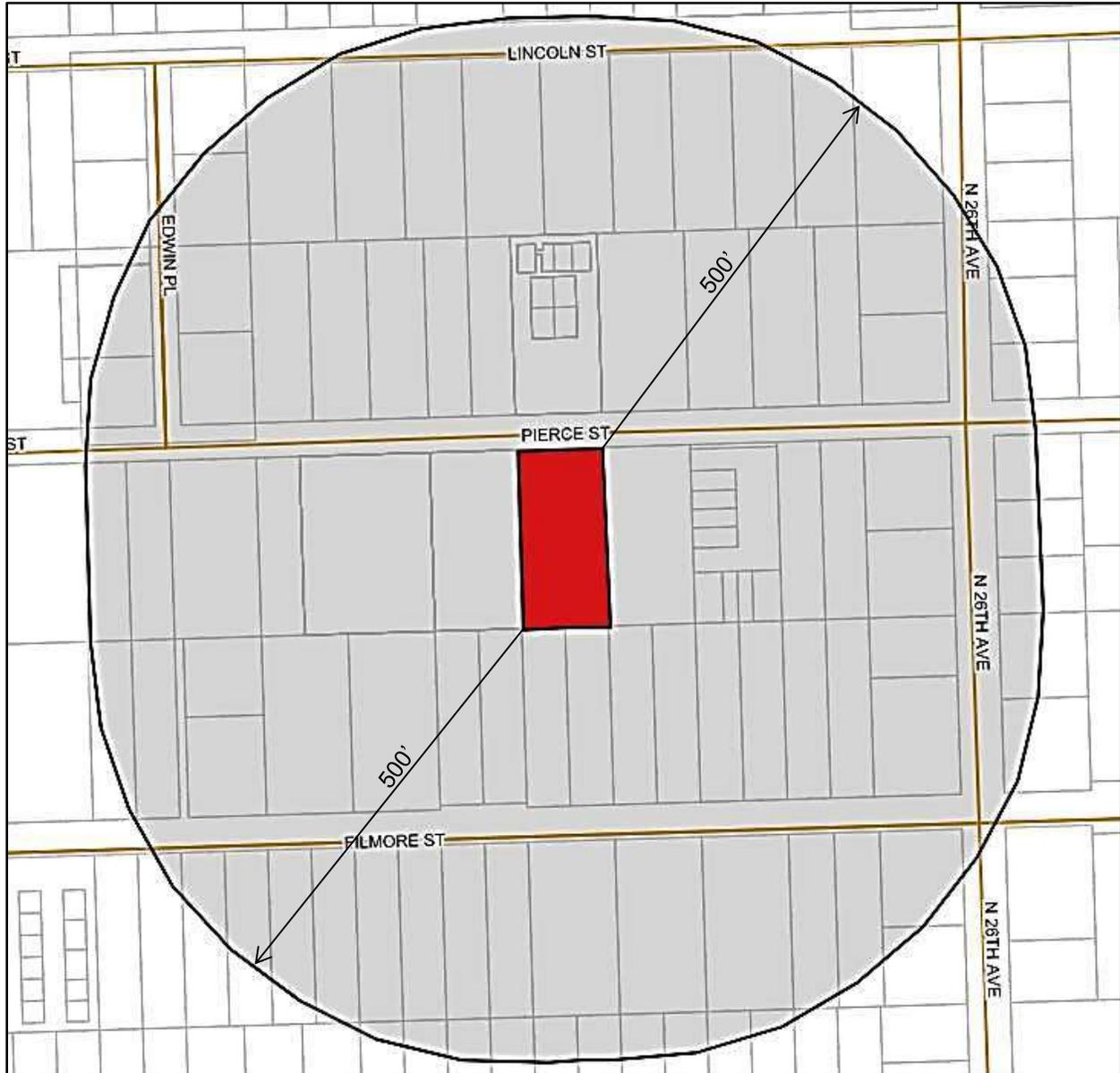




rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

500' RADIUS MAP



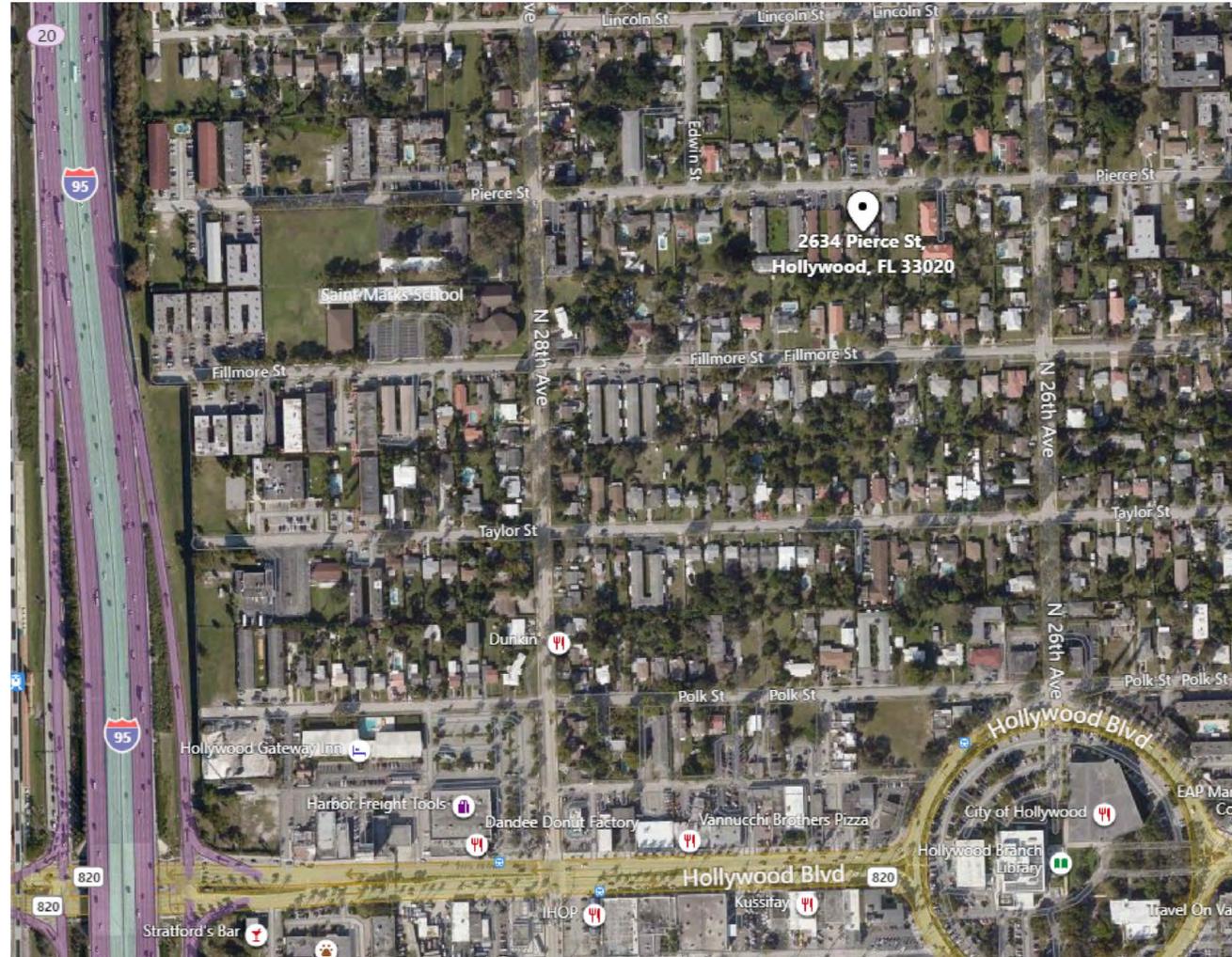
SUBJECT: 2634 Pierce Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 16 02 4670

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 22 BLK 34

BUILDINGS & BUILDER, LLC.

2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020



INDEX OF PLANS

ARCHITECTURAL PLANS

- COVER COVER SHEET
- A-0 SITE PLAN
- A-1 FLOOR PLAN - BUILDING 1
- A-2 ELEVATIONS - BUILDING 1
- A-3 FLOOR PLAN - BUILDING 2
- A-4 ELEVATIONS - BUILDING 2
- A-5 FLOOR PLANS - BUILDING 3
- A-6 ELEVATIONS - BUILDING 3

LANDSCAPING PLANS

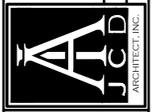
- L-1 TREE DISPOSITION PLAN
- L-2 EXISTING TREE NOTES
- L-3 EXISTING TREE NOTES & DETAILS
- LP-1 PLANTING PLAN
- LP-2 PLANTING NOTES & DETAILS
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION NOTES & DETAILS

Revisions

06.07.21 1ST ISSUE

INT. & EXT. BLDG. RENOVATION
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1386 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 280-4343 Fax: (305) 280-4330



Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

COVER

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of JCD ARCHITECT, INC. as addressed prior to submission of any phase for bid or construction.

PROPERTY ADDRESS:
2634 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:
LOT 22, BLOCK 34 "HOLLYWOOD LITTLE RANCHES"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SCOPE OF WORK:

- INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING BUILDINGS 1 & 2.
- NEW BUILDING #3 WITH NEW PARKING BASED ON TOTAL UNITS.
- WE HAVE USED THE EXIST PARKING & WE BLENDED IT WITH NEW PARKING - TO RE-USE/RECYCLE.
- ADD INT. WALKWAYS TO CONNECT ALL AREAS, SERV. DUMPSTER, ETC

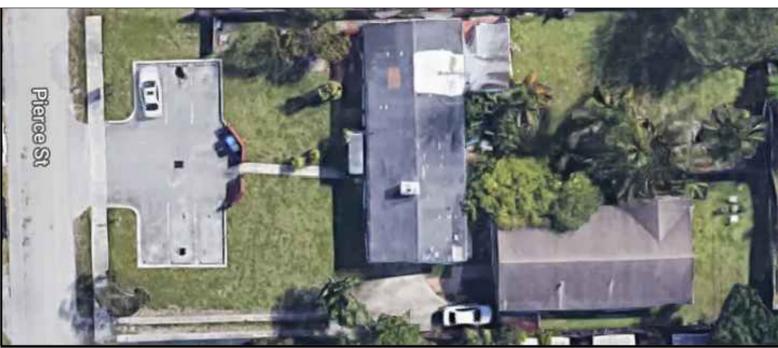
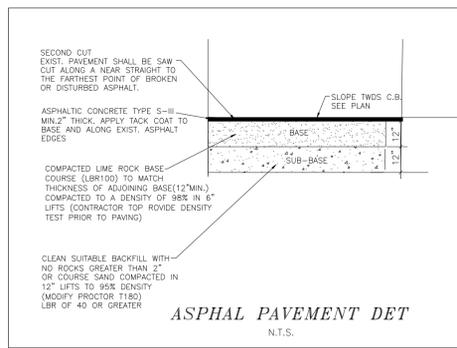
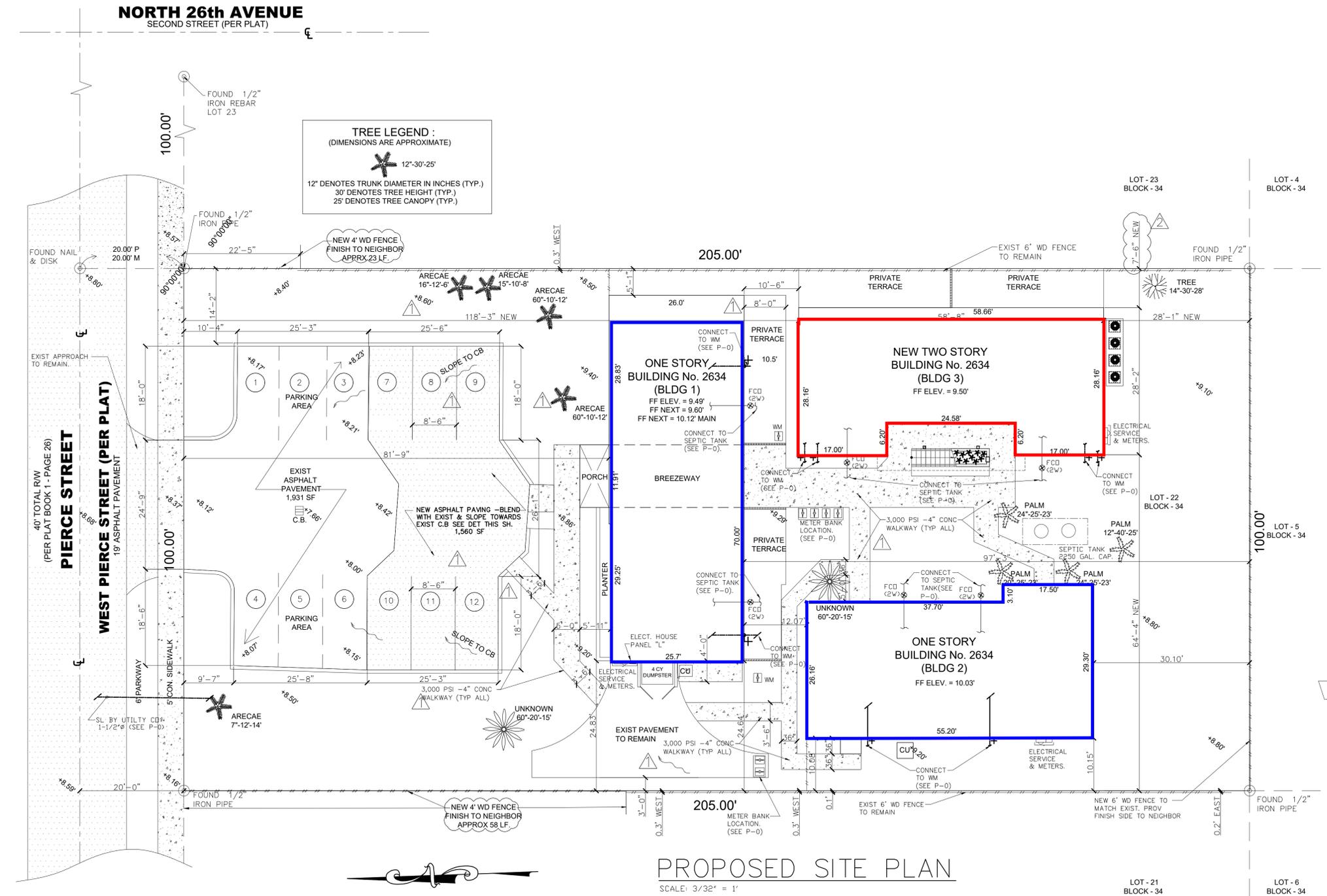
- GENERAL NOTES**
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017-6th EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
 - ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
 - CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
 - PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
 - IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
 - IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
 - ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
 - SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
 - CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
 - ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

ZONING INFO.

ZONING = RM-18

LOT SIZE . 100.0' X 205.0'

	REQUIRED	PROVIDED
LANDSCAPE/OPEN SPACE	8,200.0 SF (40%)	10,010.0 SF (48.8%)
SETBACKS (BUILDING 1)	ALLOWED	PROVIDED
Front	20.00'	81.75'
Rear	20.00'	97.25'
Side Interior	20.00' (SUM)	5.08' + 24.64'
SETBACKS (BUILDING 2)	ALLOWED	PROVIDED
Front	20.00'	119.83'
Rear	20.00'	30.10'
Side Interior	20.00' (SUM)	10.08' + 60.58'
SETBACKS (BUILDING 3)	ALLOWED	PROVIDED
Front	20.00'	118.25'
Rear	20.00'	28.08'
Side Interior	20.00' (SUM)	7.50' + 64.33'
PARKING	REQUIRED	PROVIDED
8 APARTMENTS X 1.5 =	12	12



Revisions

1	12.04.20	1ST ISSUE
2	11.02.21	City Comm
3	05.10.21	PAC PRSTN

INT. & EXT. BLDG. RENOVATION
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 258-4943 • Fax: (305) 258-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-0

Designs are subject to modification or change as required by actual measurements, standard industry practices or light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes needed by actual measurements, etc. as stressed prior to submission of any phase for bid or construction.

Revisions	
△	05.10.21 1ST ISSUE
△	
△	
△	
△	

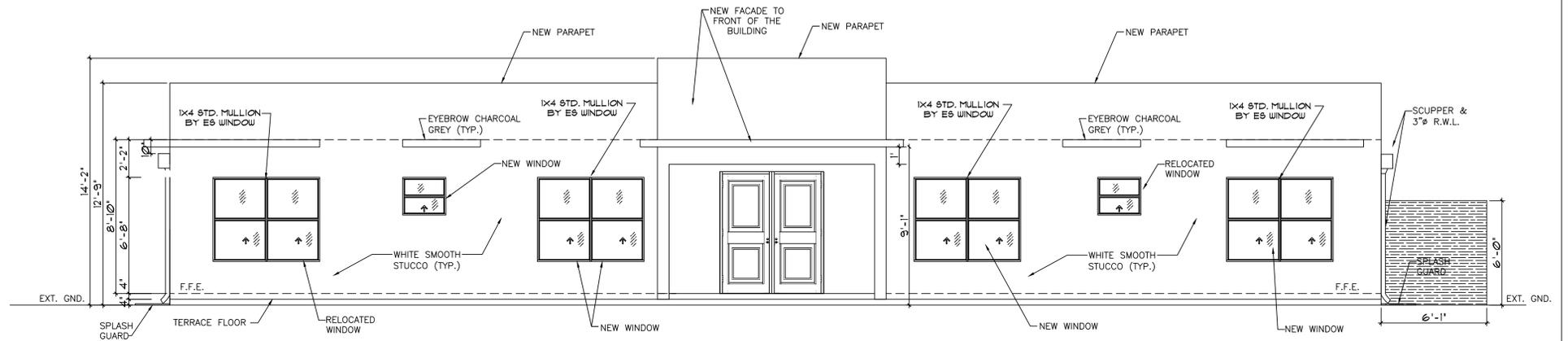
MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4543 • Fax: (305) 285-4330

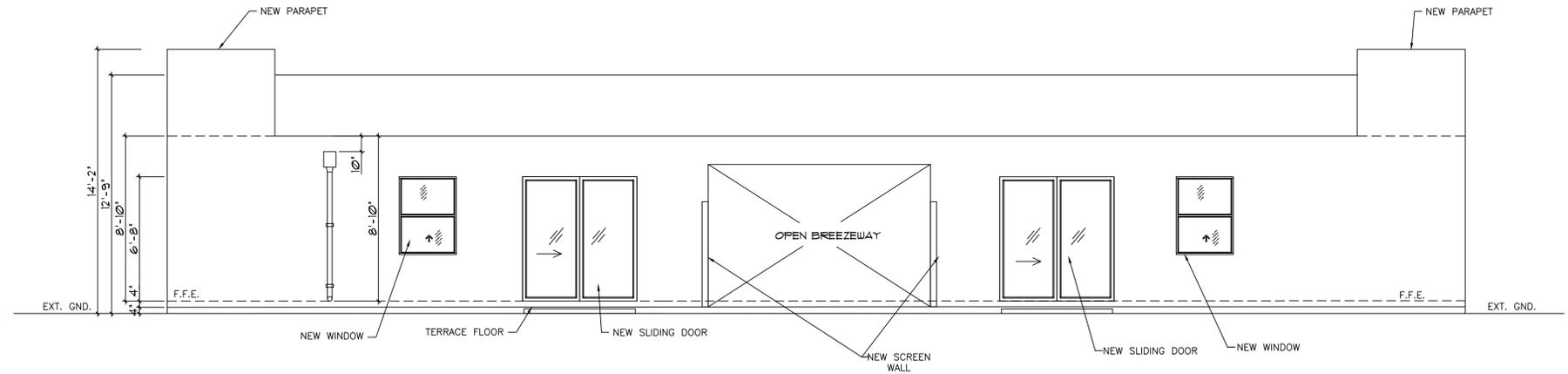


Job No.
 Date
 Scale SHOWN

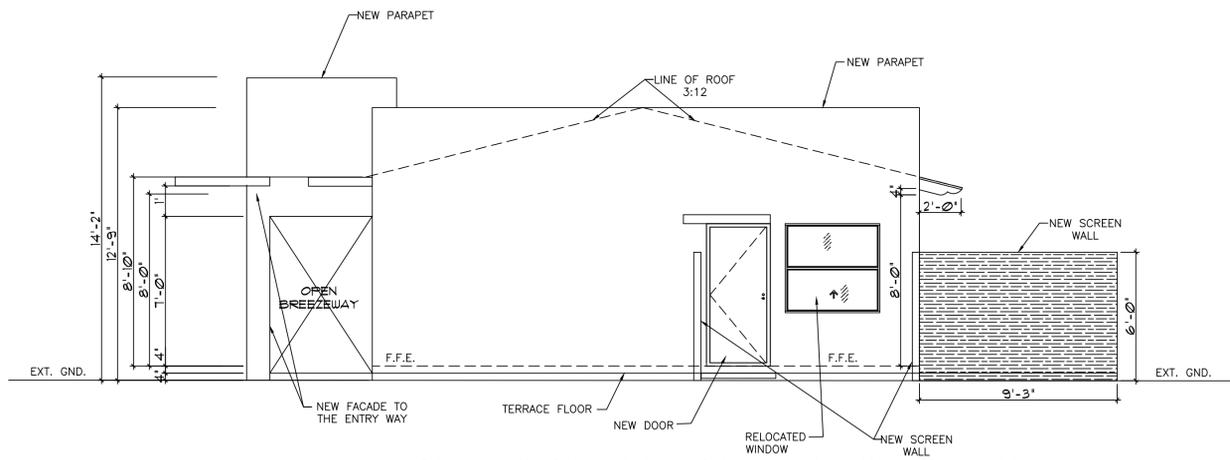
Seal
 AA-26001560
 Sheet No.
A-2



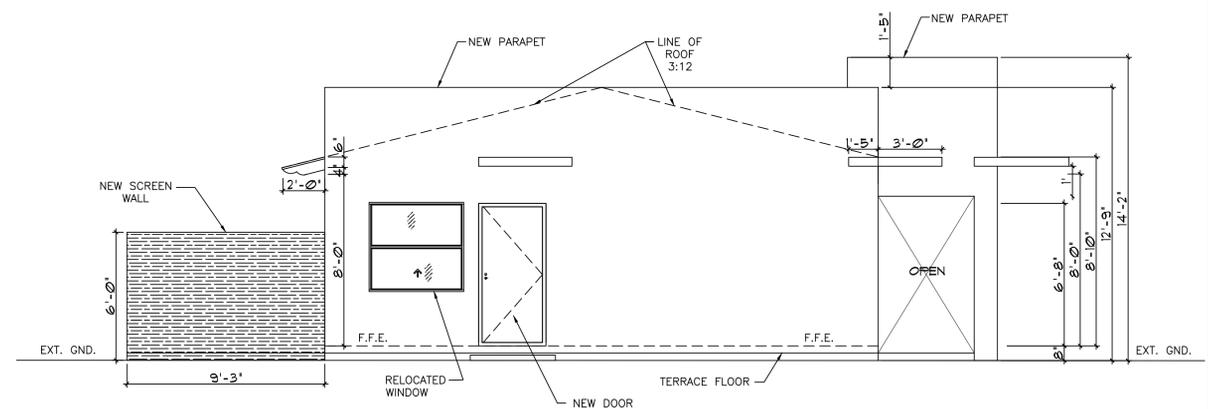
PROPOSED NORTH ELEVATION (FRONT) (BUILDING 1)
 SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (REAR) (BUILDING 1)
 SCALE: 1/4" = 1'

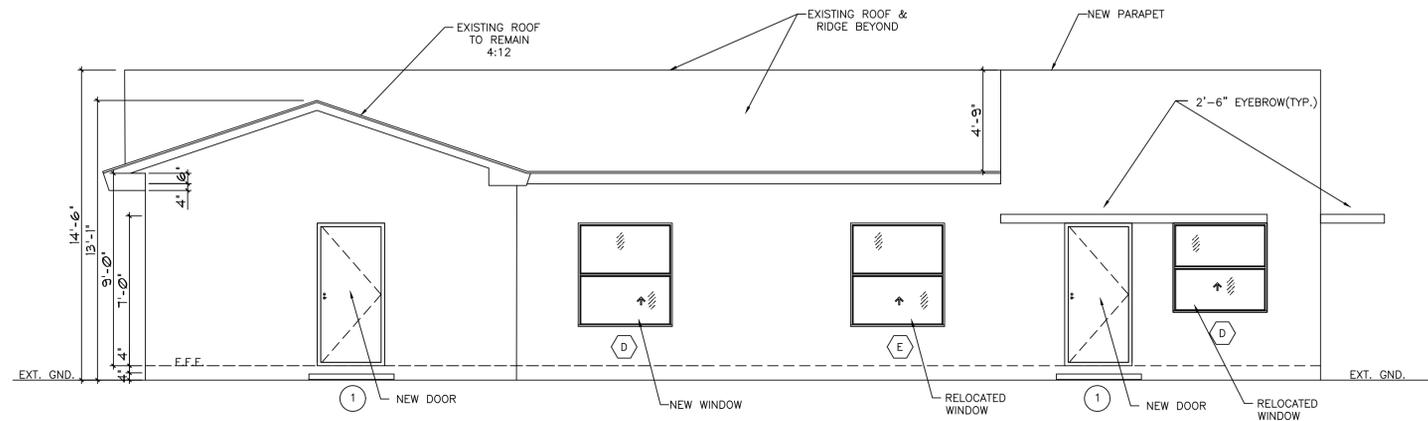


PROPOSED WEST ELEVATION (BUILDING 1)
 SCALE: 1/4" = 1'

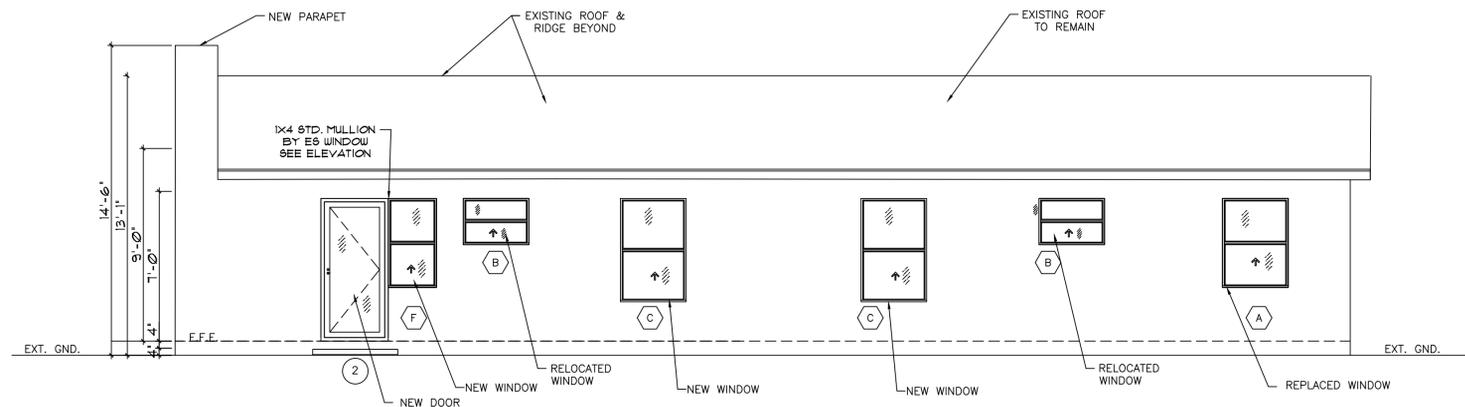


PROPOSED EAST ELEVATION (BUILDING 1)
 SCALE: 1/4" = 1'

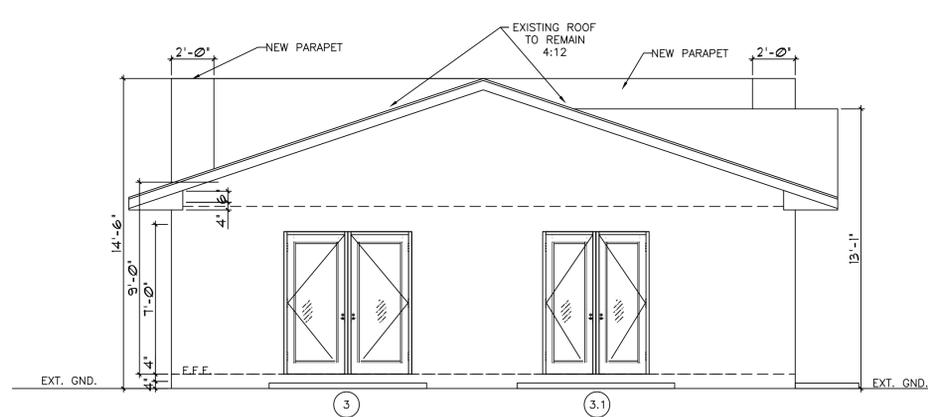
BLDG #1



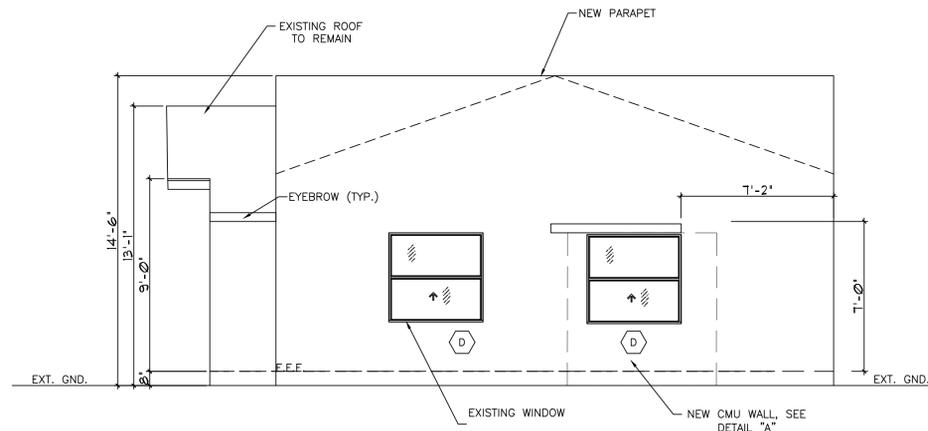
PROPOSED EAST ELEVATION (LEFT) (BUILDING 2)
SCALE: 1/4" = 1'



PROPOSED WEST ELEVATION (RIGHT) (BUILDING 2)
SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (REAR) (BUILDING 2)
SCALE: 1/4" = 1'



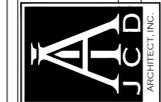
PROPOSED NORTH ELEVATION (FRONT) (BUILDING 2)
SCALE: 1/4" = 1'

BLDG #2

Revisions	
△	05.10.21 1ST ISSUE
△	
△	
△	
△	
△	

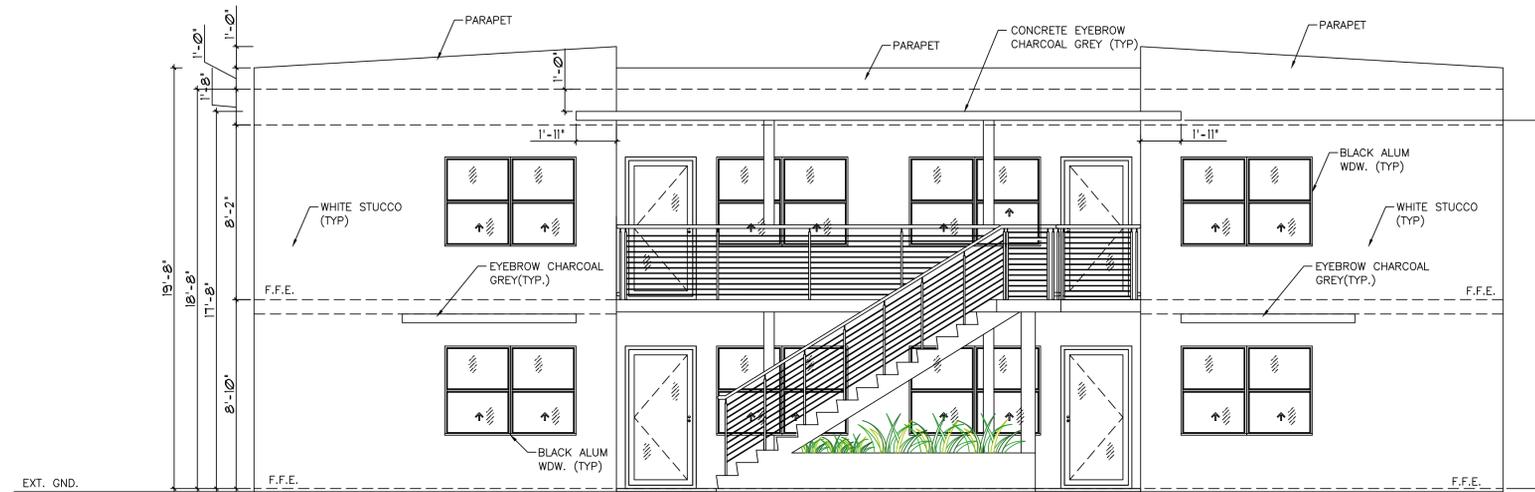
MULTI-FAMILY -8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4543 • Fax: (305) 285-4330



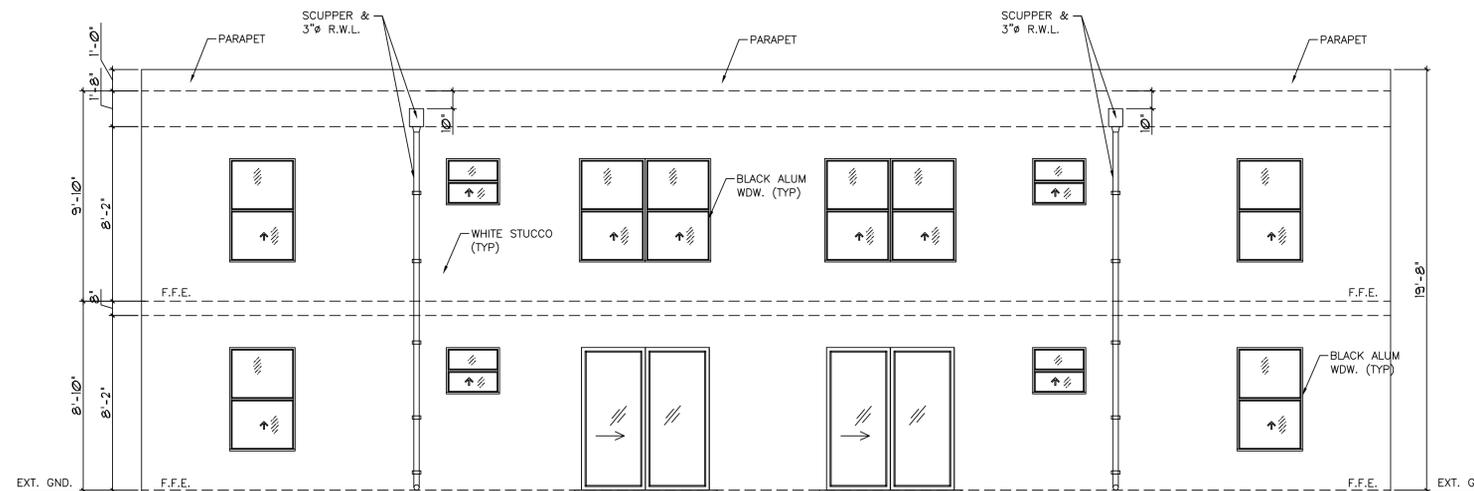
Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-4



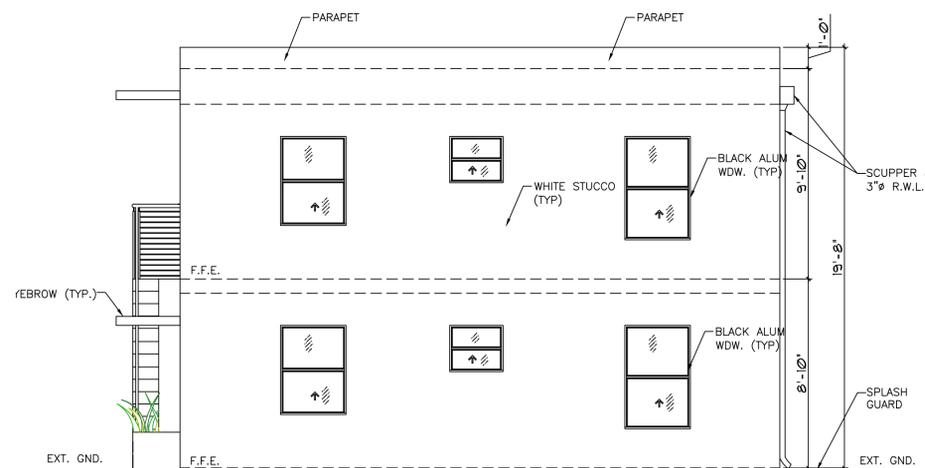
PROPOSED WEST ELEVATION (BUILDING 3) (FRONT)

SCALE: 1/4" = 1'



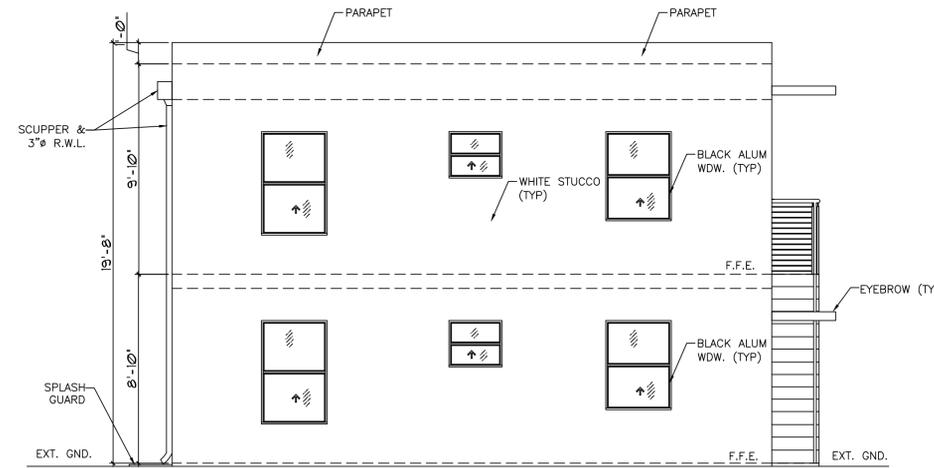
PROPOSED EAST ELEVATION (BUILDING 3) (REAR)

SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (BUILDING 3) (RIGHT)

SCALE: 1/4" = 1'



PROPOSED NORTH ELEVATION (BUILDING 3) (LEFT)

SCALE: 1/4" = 1'

Revisions	
△	05.10.21 1ST ISSUE
△	
△	
△	
△	

MULTI-FAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 265-4543 • Fax: (305) 265-4330



Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

A-6







RENDERING #1

Revisions	
05.10.21	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV

MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1386 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
A-7

Designs are subject to modification or change as required by actual measurements, standards industry practices in light of existing structural and other conditions, applicable codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes prior to submission of any plans for bid or construction.

Puerto Bay's Meeting Attendees summary

Meeting date:

October 14, 2021, 3:00pm EST

Meeting Duration:

51min13sec

Number of attendees:

7

Meeting ID:

Details:

Name	Join time	Leave time	Time in session
Juan Carlos David	3:00 pm	3:51 pm	51 min
Elias Bruzual	3:00 pm	3:51 pm	51 min
Haimar Hernaiz	3:00 pm	3:51 pm	51 min
Adriana Roca	3:00 pm	3:51 pm	51 min
Patricia Antrican	3:00 pm	3:51 pm	51 min
Karen Caputo	3:00 pm	3:51 pm	51 min
Rebeca	3:07 pm	3:51 pm	44 min

"PUERTO BAY"

2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020



INDEX OF PLANS

ARCHITECTURAL

- COVER COVER SHEET
- A-0 SITE PLAN
- D-0 DEMO PLANS
- A-0.1 SITE DETAILS
- A-0.2 EXISTING FLOOR PLAN - BUILDING 2
- A-0.3 EXISTING ELEVATION - BUILDING 2
- A-1 PROPOSED FLOOR PLAN - BUILDING 1 AND 3
- A-2 PROPOSED ELEVATIONS - BUILDING 1 AND 3
- A-3 PROPOSED FLOOR PLAN - BUILDING 2
- A-4 PROPOSED ELEVATIONS - BUILDING 2
- A-5 PROPOSED FLOOR PLAN - BLDG 4
- A-6 PROPOSED ELEVATIONS - BUILDING 4
- A-7 RENDERING #1
- A-8 RENDERING #2
- A-9 RENDERING #3
- A-10 STREET PROFILE
- A-11 NEIGHBORHOOD CONTEXT

LIFE SAFETY PLANS

- LS-0 LIFE SAFETY SITE PLAN

PLUMBING PLANS

- P-0 SITE PLAN PLUMBING
- P-0.1 STANDARD WATER DETAILS

LANDSCAPING PLANS

- L-1 TREE DISPOSITION PLAN
- L-2 EXISTING TREE NOTES
- L-3 EXISTING TREE NOTES & DETAILS
- LP-1 PLANTING PLAN
- LP-2 PLANTING NOTES & DETAILS
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION NOTES & DETAILS

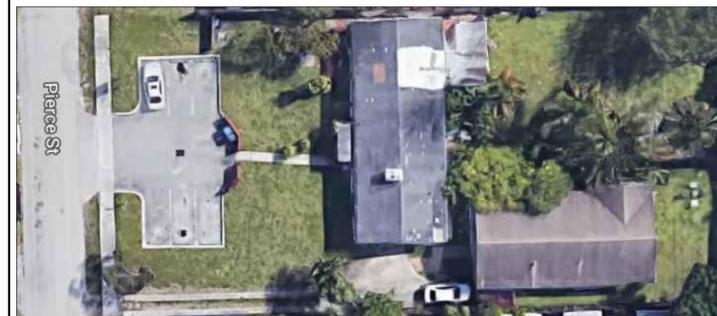
DRAINAGE PLANS

- SD-1 SITE PLAN DRAINAGE
- SD-2 DRAINAGE DETAILS

GREEN PRACTICES

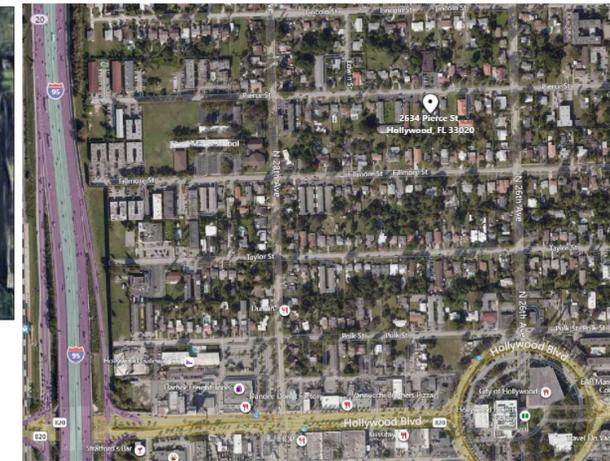
PER ORD 0-2011-06

- 1- NO GARBAGE DISPOSAL.
- 2- ALL ENERGY STAR APPLIANCES.
- 3- ONE SHOWER HEAD PER SHOWER.
- 4- RECYCLING/GARBAGE PULL OUT DRAWER IN THE KITCH & RECYCLING BIN OUTSIDE.
- 5- RADIANT BARRIER IN ATTIC SPACE.
- 6- SOLAR ATTIC VENTS.
- 7- ENERGY STAR ROOFING MATERIAL.
- 8- PROGRAMMABLE T-STATS.
- 9- OCCUPANCY/VACANCY SENSORS.
- 10- DUAL FLUSH TOILETS.



LOCATION MAP

N.T.S.



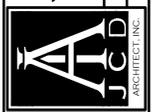
PRELIMINARY TAC SUBMITTAL - JULY 6th, 2021
PUBLIC PARTICIPATION OUTREACH MEETING - OCTOBER 13TH, 2021
FINAL TAC SUBMITTAL - OCTOBER 18TH, 2021

Revisions	
▲	06.07.21 1ST ISSUE
▲	10.18.21 TAC FINAL
▲	09.09.22 TAC REV.
▲	01.17.23 TAC REV.
▲	
▲	

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-6245 • Fax: (305) 285-4330



Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

COVER

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes need by actual measurements, etc. as delineated prior to submission of any phase for bid or construction.

PROPERTY ADDRESS
2634 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION

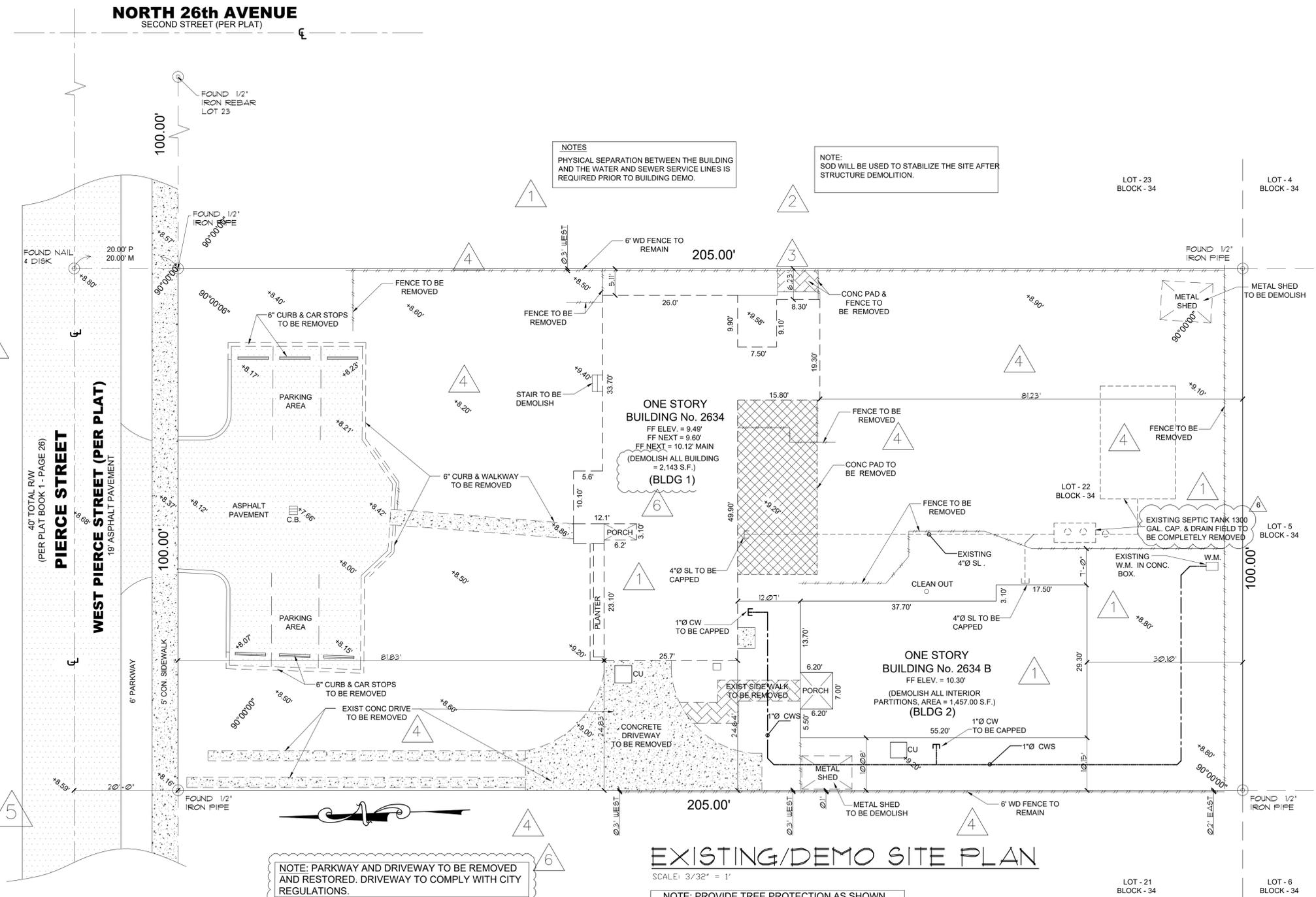
LOT 22, BLOCK 34 'HOLLYWOOD LITTLE RANCHES' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

DEMOLITION SCOPE OF WORK:

- EXISTING CONTINUOUS CURBING AND CAR STOPS IN EXISTING PARKING TO BE REMOVED AS SHOWN IN PLAN.
- EXISTING CONCRETE DRIVE WAY TO BE REMOVED ON WEST SIDE OF PROPERTY AS SHOWN.
- EXISTING WALK WAYS TO BE REMOVED AS SHOWN
- EXISTING METAL SHEDS TO BE DEMOLISHED ON WEST AND EAST SIDE OF PROPERTY AS SHOWN.
- DEMOLITION OF ENTIRE BUILDING #1 (2,143 S.F.) INCLUDING ALL CONCRETE SLABS, STAIRS, STEPS, PLANTERS, ETC.
- FENCES ON SITE TO BE REMOVED AS SHOWN
- DEMOLITION OF ALL INTERIOR PARTITIONS (1,457.0 S.F.) IN BUILDING #2
- APRON & PARKWAY TO BE REMOVED AND RESTORED

DEMOLITION NOTES

- 1 GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIM/HERSELF W/ ALL EXIST. CONDITIONS & THE JOBSITE & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
- 2 ALL AREAS ADJACENT TO DEMO/REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS- READY TO APPLY FINISH.
- 3 ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE SWITCHES, AND ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECT. PLAN OR AS REQUIRED BY DRAWINGS. PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
- 4 CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
- 5 THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
- 6 ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL OF ANY PIECE OF EQUIPMENT SHALL BE AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
- 7 WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED.
- 8 ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED.
- 9 ALL MATERIAL REMOVED SHALL BE RECYCLED AS TO THE MAX EXTENT AS DIRECTED BY OWNER.
- 10 PLUMBING FIXTURES TO BE REMOVED & DISPOSED AS DIRECTED BY OWNER.
- 11 ALL WATER & SEWER LINES TO BE CAPPED & ABANDONED -SEE D-0
- 12 ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED



LOCATION MAP
N.T.S.

Revisions

1	0.16.19 1ST ISSUE
2	02.26.20 CITY COMM
2	05.27.20 CITY COMM
3	06.23.20 CITY COMM
4	02.03.21 CITY COMM
5	10.18.21 TAC FINAL
6	11.14.22 TAC REV# 3.

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1985 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 268-4343 • Fax: (305) 268-4339



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
D-0

PROPERTY ADDRESS:
2634 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:
LOT 22, BLOCK 34 "HOLLYWOOD LITTLE RANCHES"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SCOPE OF WORK:

- COMPLETE DEMOLITION OF EXISTING BUILDING #1
- INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING BUILDING #2.
- 3 NEW BUILDINGS W/2-STORY DUPLEXES (BUILDINGS #1, #3 & #4)
- NEW PARKING BASED ON TOTAL UNITS WITH EXTENDED FIRE TRUCK LANE TO AVOID SPRINKLERS. WE HAVE USED THE EXIST PARKING & WE BLENDED IT WITH NEW PARKING TO REUSE/RECYCLE.
- ADDED INTERIOR WALKWAYS TO CONNECT ALL AREAS, PARKING, DUMPSTER, BIKE AREA, ETC.
- NEW WOOD FENCE ON WEST SIDE OF PROPERTY (58.0 LF.) AND ON EAST SIDE OF PROPERTY (23.0 LF.)
- STREET SHALL BE "RE-MILLED" IN FULL LOT WIDTH.
- SIDEWALK SHALL BE REPLACED WHERE DAMAGED BY CONSTRUCTION. SEE SIDEWALK DET. ON SH SD-2

GENERAL NOTES

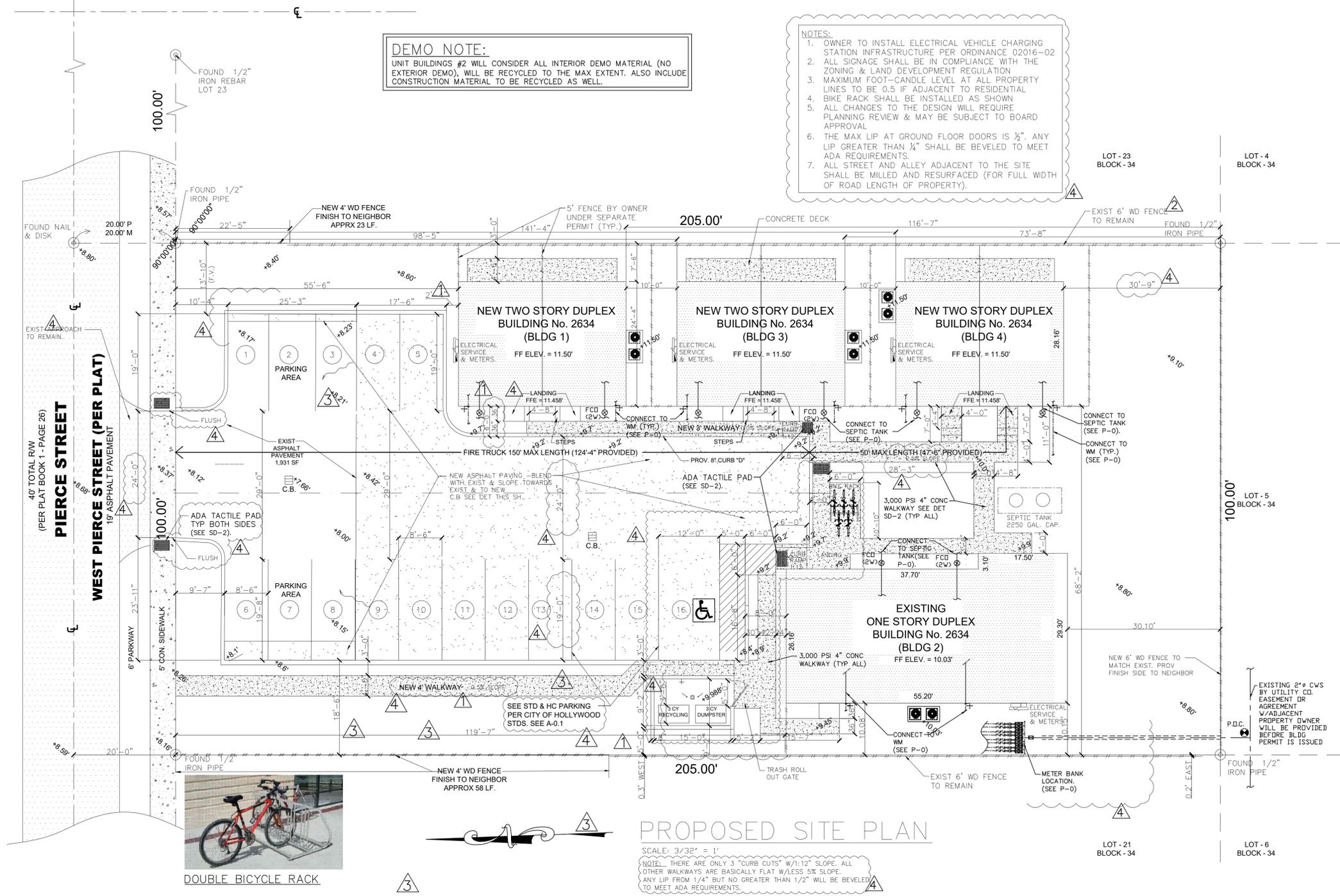
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017-6th EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE JURISDICTION, OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

ZONING INFO.

ZONING = RM-18 - RESIDENTIAL

	REQUIRED	PROVIDED
LOT SIZE . 100.0' X 205.0'	20,500.00 S.F.	
LANDSCAPE/OPEN SPACE	8,200.0 SF (40%)	10,010.0 SF (48.8%)
SETBACKS (BUILDING 1)	ALLOWED	PROVIDED
Front	20.00'	58.17'
Rear	30.75'(15% LOT LENGTH)	116.58'
Side Interior	20.00' (SUM)	7.5' + 68.17'
SETBACKS (BUILDING 2)	ALLOWED	PROVIDED
Front	20.00'	119.83'
Rear	20.00'	30.10'
Side Interior	20.00' (SUM)	10.08' + 60.58'
SETBACKS (BUILDING 3)	ALLOWED	PROVIDED
Front	20.00'	101.08'
Rear	30.75'(15% LOT LENGTH)	73.67'
Side Interior	20.00' (SUM)	7.5' + 68.17'
SETBACKS (BUILDING 4)	ALLOWED	PROVIDED
Front	20.00'	144.0'
Rear	30.75'(15% LOT LENGTH)	30.75'
Side Interior	20.00' (SUM)	7.5' + 68.17'
PARKING	REQUIRED	PROVIDED
8 -1 BDRM APTS X 1.5 =12 (INCL. H.C.) + 1 VISIT=13	16	

NORTH 26th AVENUE



PROPOSED SITE PLAN

SCALE: 3/32" = 1'
NOTE: THERE ARE ONLY 3 "CURB CUTS" W/1:12" SLOPE. ALL OTHER WALKWAYS ARE BASICALLY FLAT W/LESS 5% SLOPE. ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

SITE DATA:

UNIT COUNT
EXISTING UNITS: 2
NEW UNITS: 6
TOTAL UNITS: 8

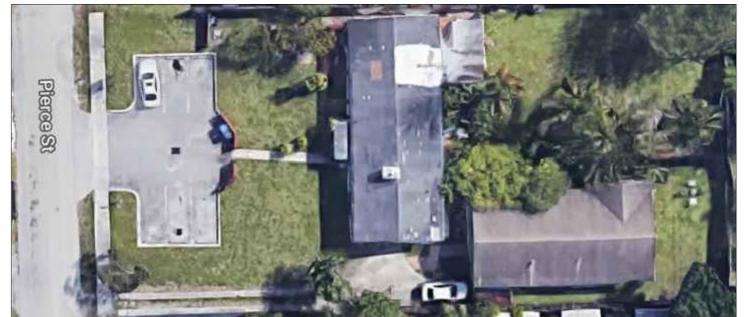
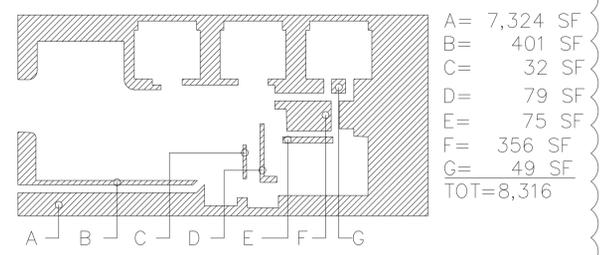
DENSITY CALCULATION
NET SITE AREA = 20,500 S.F. = 0.47 Ac.
GROSS SITE AREA = 22,500 S.F. = 0.52 Ac.
RM-18= 18u/Ac.= 18x0.52(GROSS AREA) = 9.36u ALLOWED
8u PROVIDED

UNIT BREAKDOWN PER BUILDING
BUILDING 1: 2 UNITS - UNITS E & F 750SF/EACH, 1 BEDROOM
BUILDING 2: 2 UNITS - UNITS C & D 750SF/EACH, 1 BEDROOM
BUILDING 3: 2 UNITS - UNITS G & H 750SF/EACH, 1 BEDROOM
BUILDING 4: 2 UNITS - UNITS I & J 750SF/EACH, 1 BEDROOM

TOTAL: 8 UNITS - 6000 SF

VEHICULAR/LANDSCAPE AREA CALCULATION
25% OF TOTAL SF TO BE LANDSCAPED
3,491SF X 25% = 872.75SF REQUIRED.
875 SF PROVIDED. SEE LANDSCAPE

GREEN OPEN AREA DIAGRAM



Revisions

1	12.04.20	1ST ISSUE
2	02.03.21	CITY COMM
3	05.10.21	PAC PRSTN
4	10.18.21	TAC REV
5	11.23.21	TAC REV.#3

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

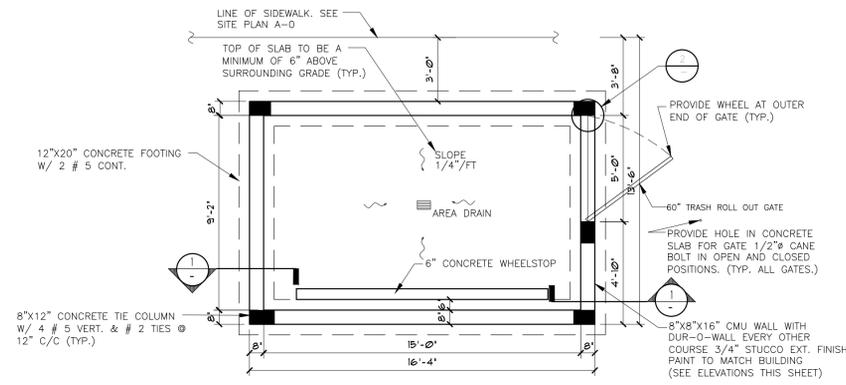
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 295-4543 • Fax: (305) 295-4330



Job No.
Date
Scale: SHOWN

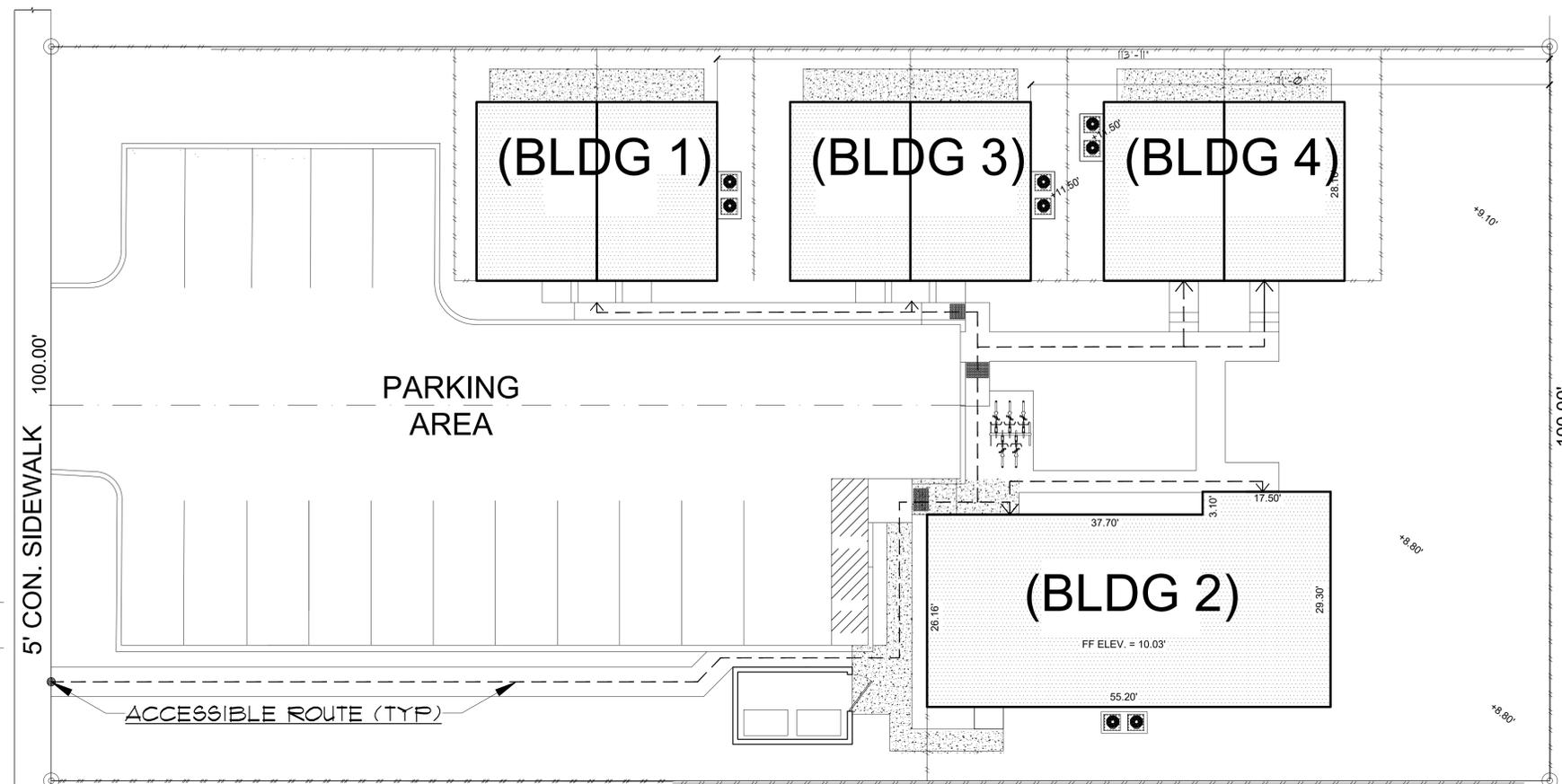
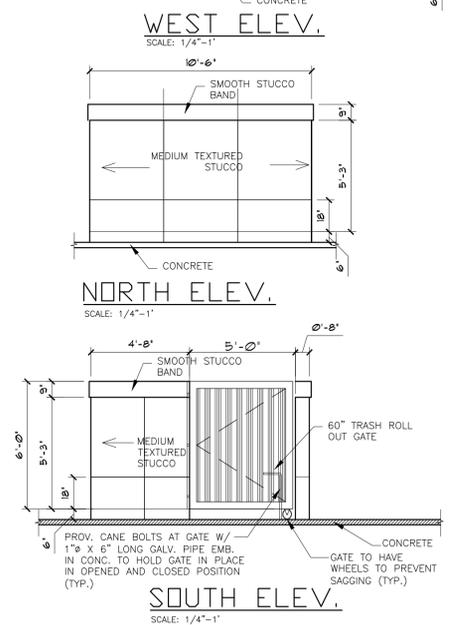
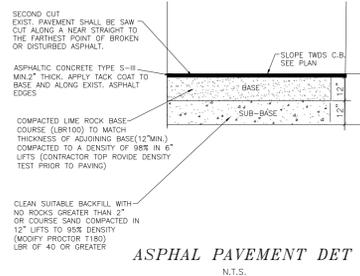
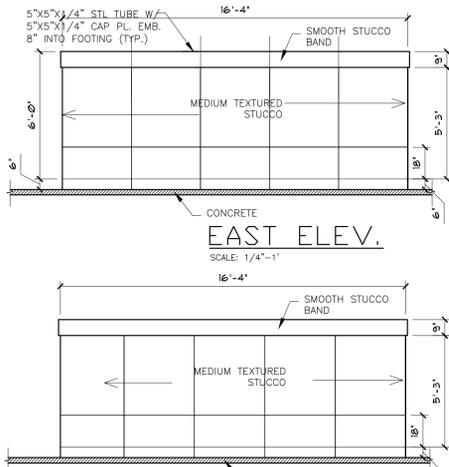
Seal
AA-26001560
Sheet No.
A-0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes needed by actual measurements, etc. as stressed prior to submission of any phase for bid or construction.



DUMPSTER & RECYCLING ENCLOSURE PLAN

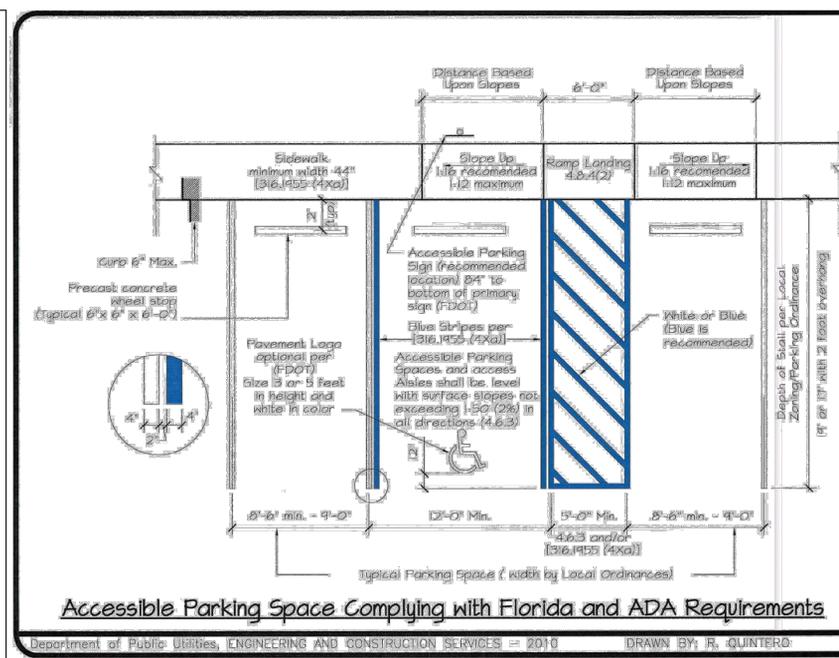
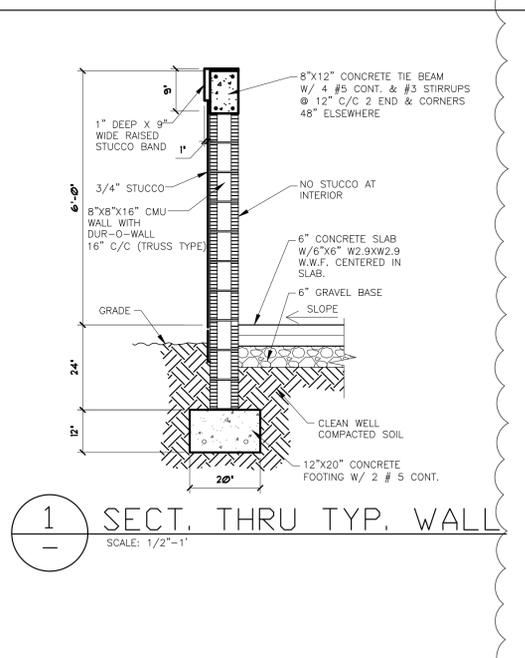
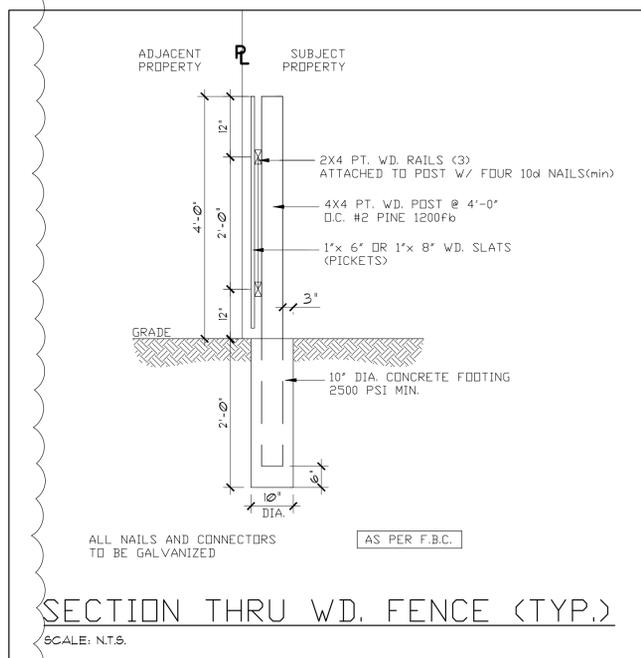
SCALE: 1/4"=1'



ACCESSIBLE PATH DIAGRAM

N-T-S

NOTE: ALL WALKWAYS ARE BASICALLY FLAT -SEE SITE PLAN A-0 ONLY 3 CURB CUTS PROPOSED TO ACCESS PARKING LEVEL. BLDG #2± UNITS #1 & #2 ARE ADA ACCESSIBLE WITH FLUSH DOORS. BLDGS #1, #3 & #4 ARE ACCESSED VIA 3 RISERS.



Revisions
 10.18.21 1ST ISSUE
 10.18.21 TAC REV.
 01.17.23 TAC REV.

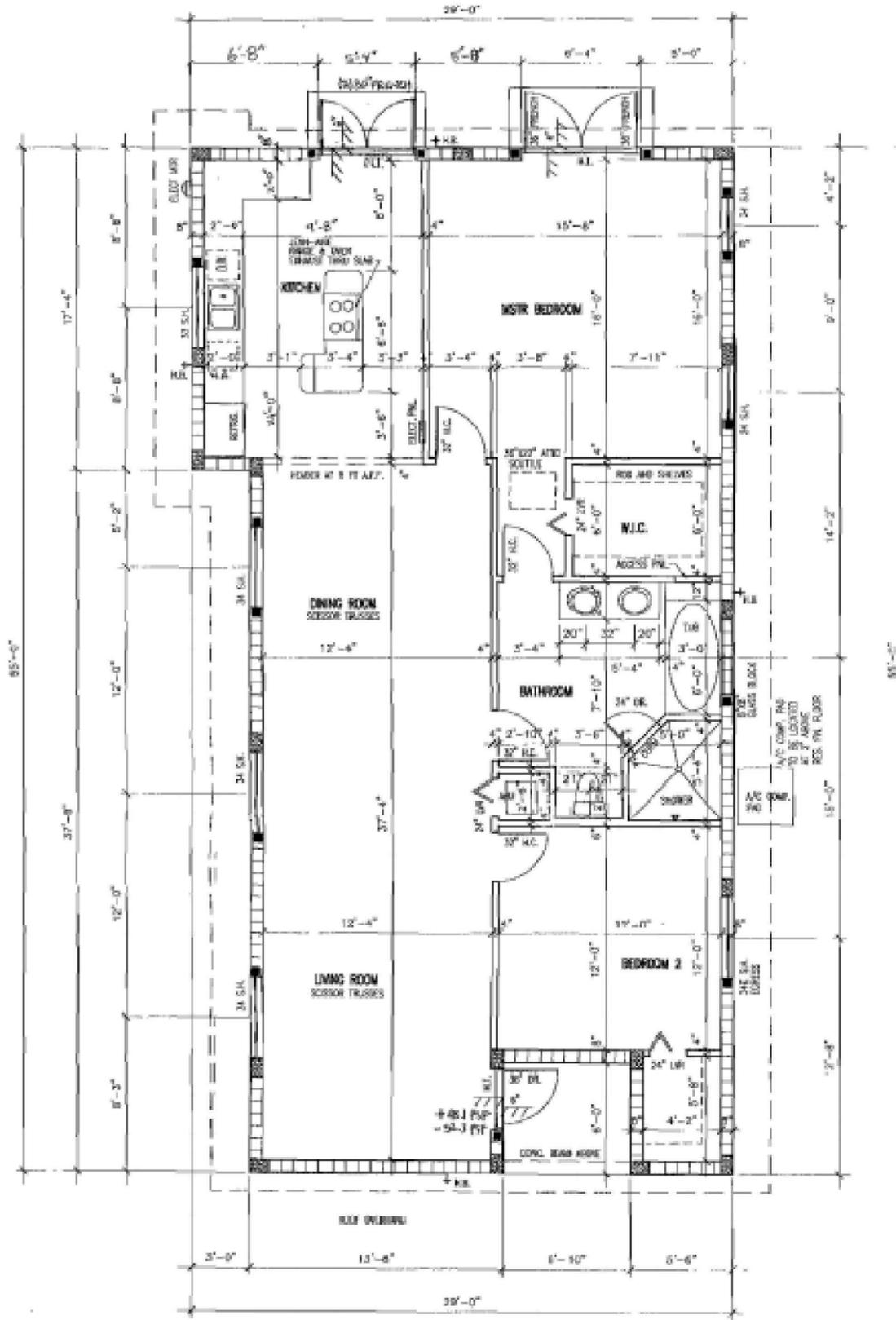
JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

MULTIFAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC.
 2634 PIERCE STREET
 HOLLYWOOD FLORIDA 33020

Job No.
 Date
 Scale SHOWN
 Seal
 AA-26001560
 Sheet No.
A-0.1

1386 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 286-5424 • Fax: (305) 286-4380
 JCD ARCHITECT, INC.

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes required by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.



EXISTING BUILDING 2

FLOOR PLAN

SCALE 1/4"=1'-0"
 GROUP B-3
 TYP. W. UNFD.

Revisions	
▲	10.18.21 1ST ISSUE
▲	10.18.21 TAC FINAL
▲	
▲	
▲	
▲	

MULTIFAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC.
 2634 PIERCE STREET
 HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1386 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330

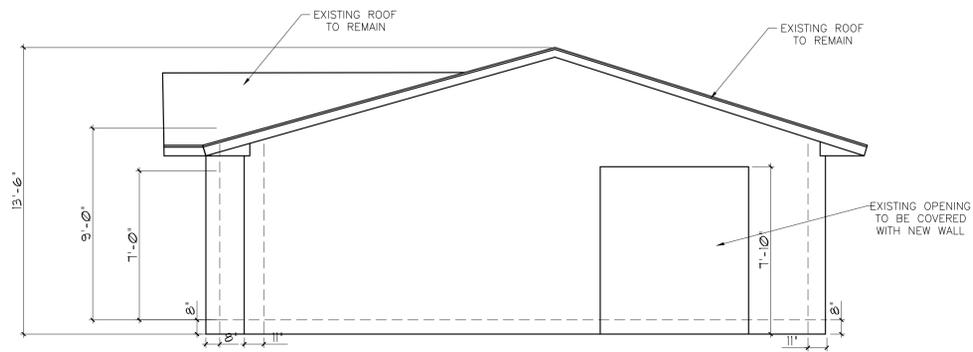


Job No.
 Date
 Scale SHOWN

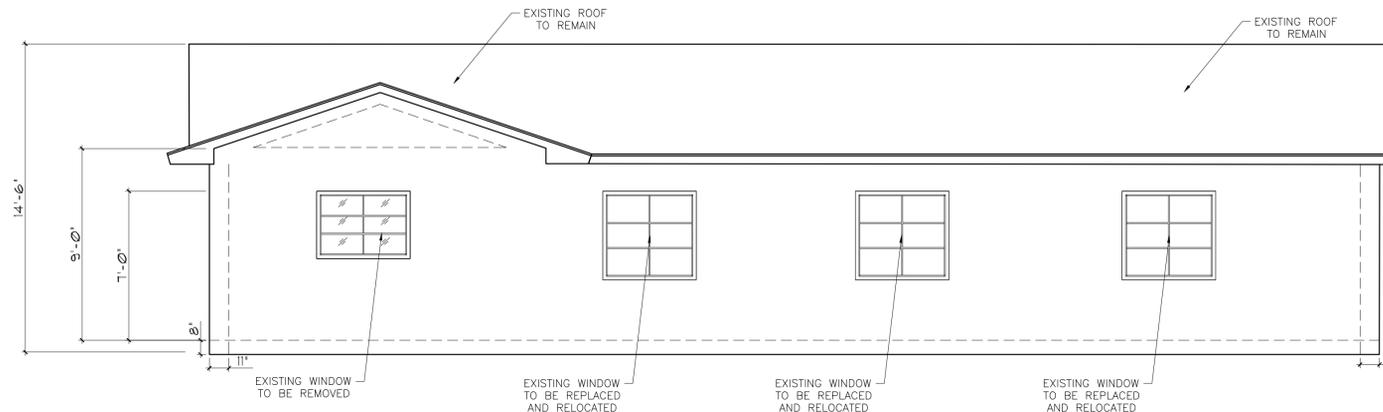
Seal

AA-26001560
 Sheet No.
A-0.2

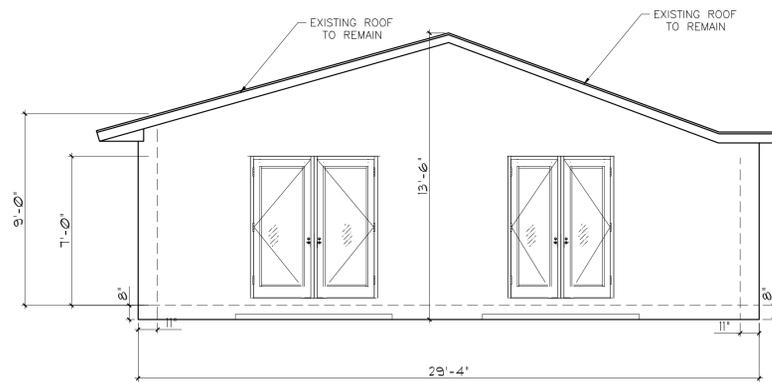
Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structure and other conditions, applicable codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as shown prior to submission of any plans for bid or construction.



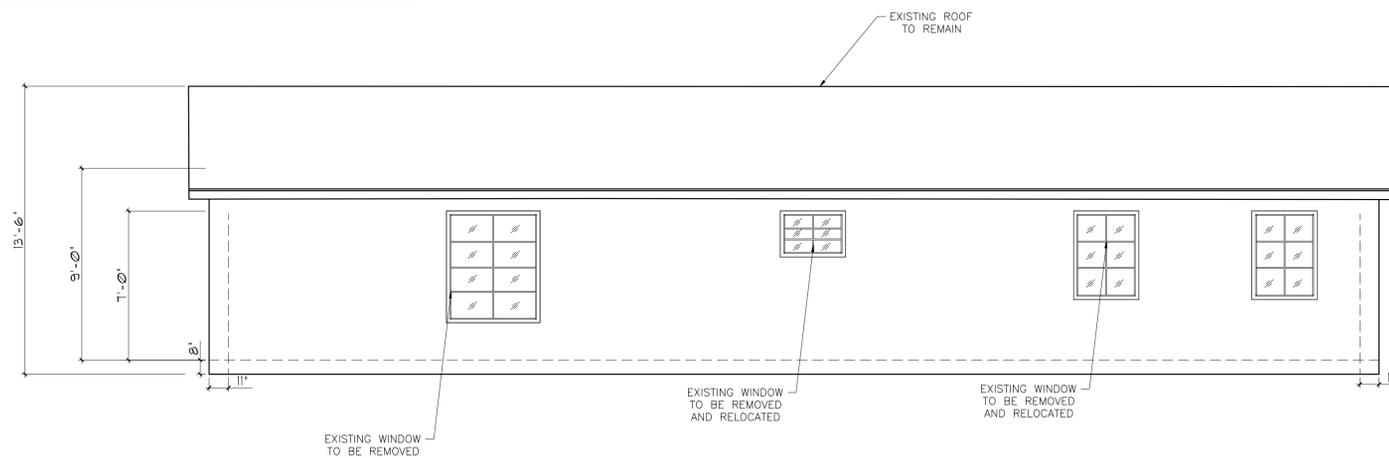
EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'



EXISTING EAST ELEVATION (LEFT)
SCALE: 1/4" = 1'



EXISTING SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'



EXISTING WEST ELEVATION (RIGHT)
SCALE: 1/4" = 1'

Revisions	
▲	05.10.21 1ST ISSUE
▲	
▲	
▲	
▲	
▲	

MULTI-FAMILY -8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 ■ Miami, Florida 33145 ■ Phone: (305) 880-4343 ■ Fax: (305) 880-4330

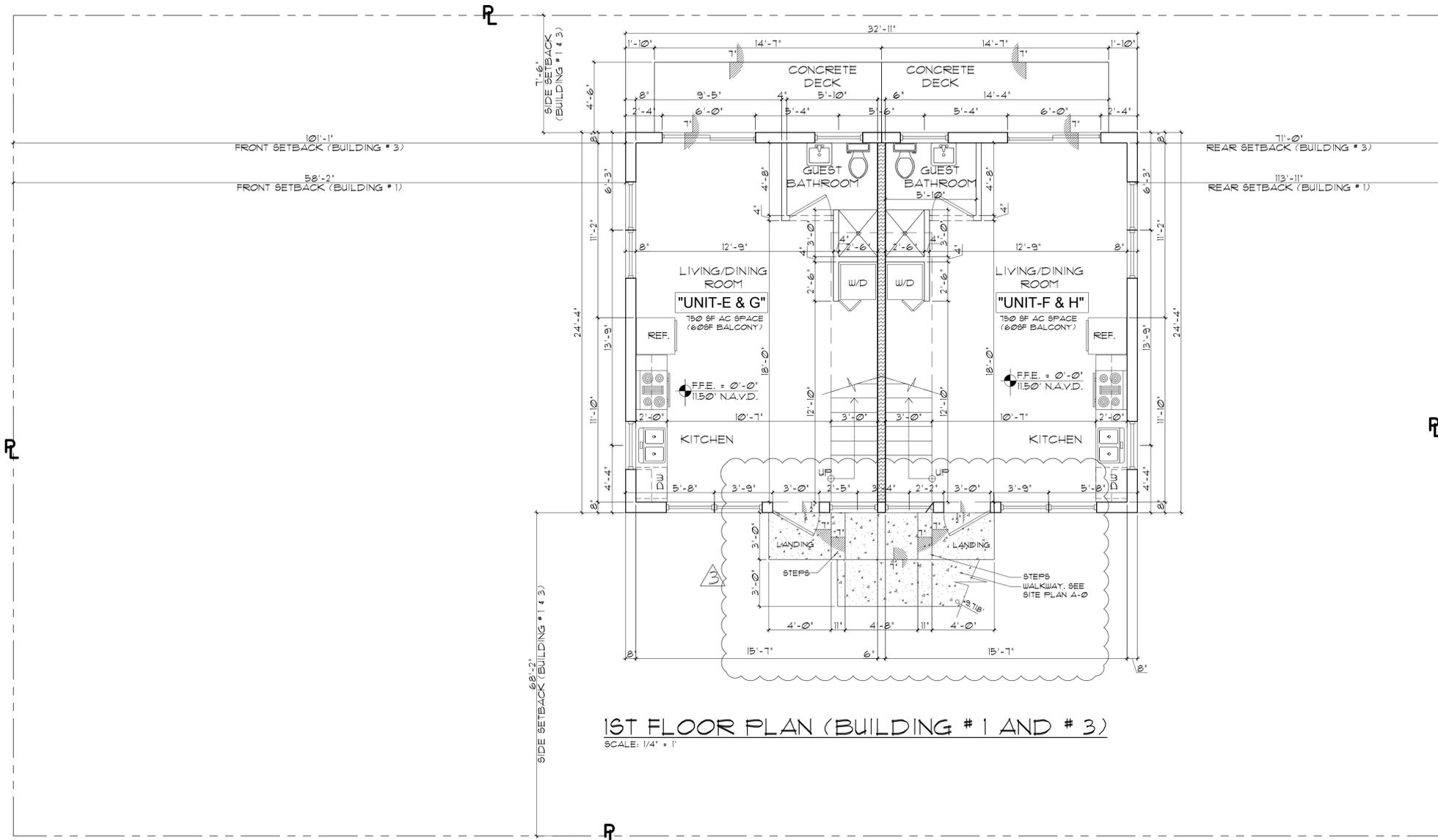


Job No.
Date
Scale SHOWN

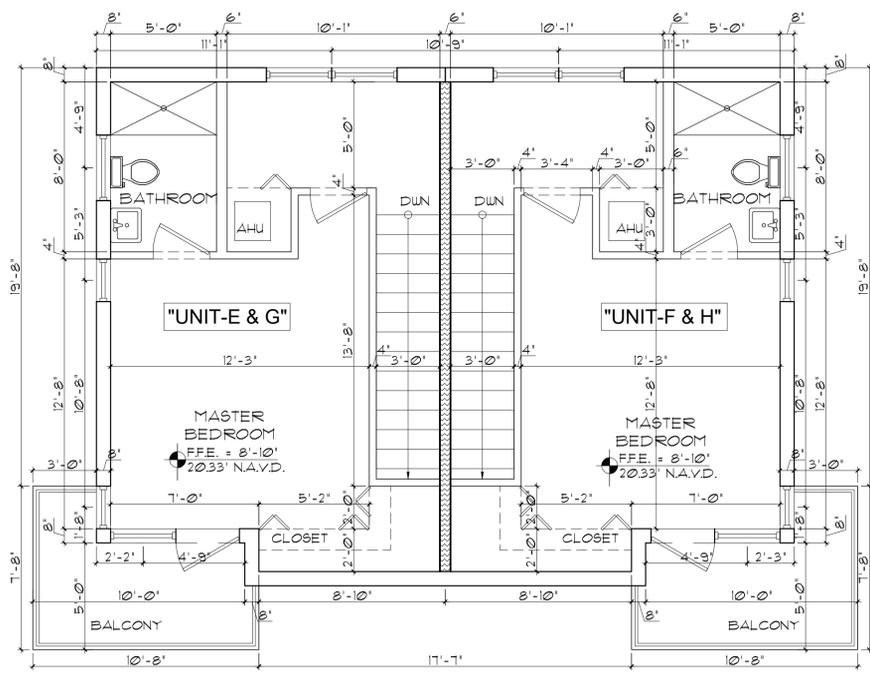
Seal
AA-26001560
Sheet No.
A-0.3

BUILDING #2

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable code, codes, and the like. These plans are and shall remain the property of JCD Architect, Inc. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes to any phase of bid or construction.



1ST FLOOR PLAN (BUILDING # 1 AND # 3)
SCALE: 1/4" = 1'



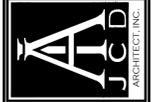
2ND FLOOR PLAN (BUILDING # 1 AND # 3)
SCALE: 1/4" = 1'

BUILDING # 1 & # 3

Revisions	
1	12.04.20 1ST ISSUE
2	10.18.21 TAC FINAL
3	09.09.22 TAC REV
4	11.14.22 TAC REV

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330



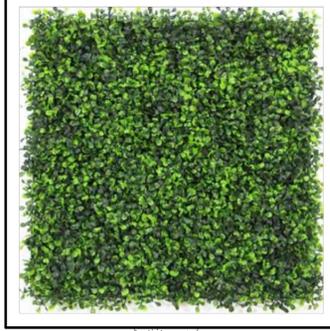
Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-1

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as stressed prior to submission of any phase for bid or construction.



WOOD TILE FINISH



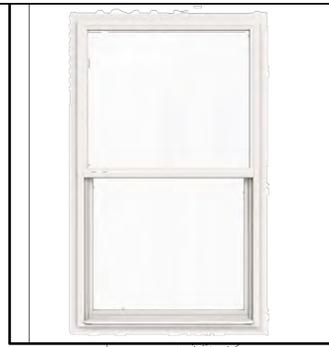
SYNTHETIC GREEN FINISH



ALUM RAILING

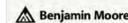


EYEBROW FINISH (COLOR)

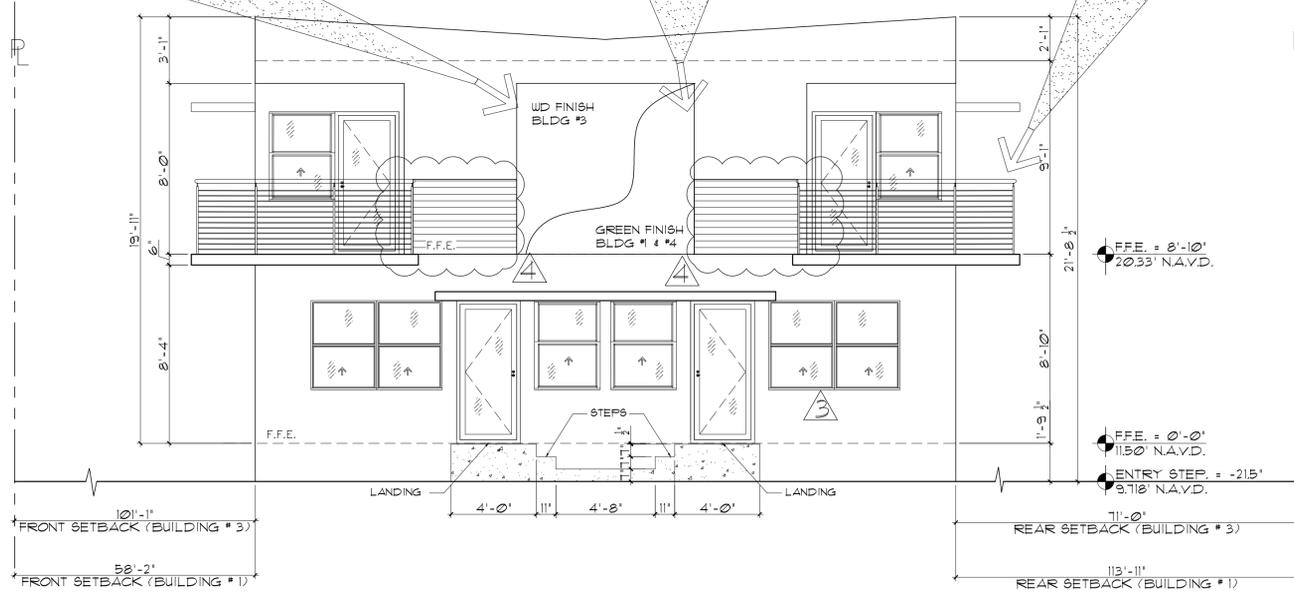


WHITE ALUM FINISH

Chantilly Lace
2121-70

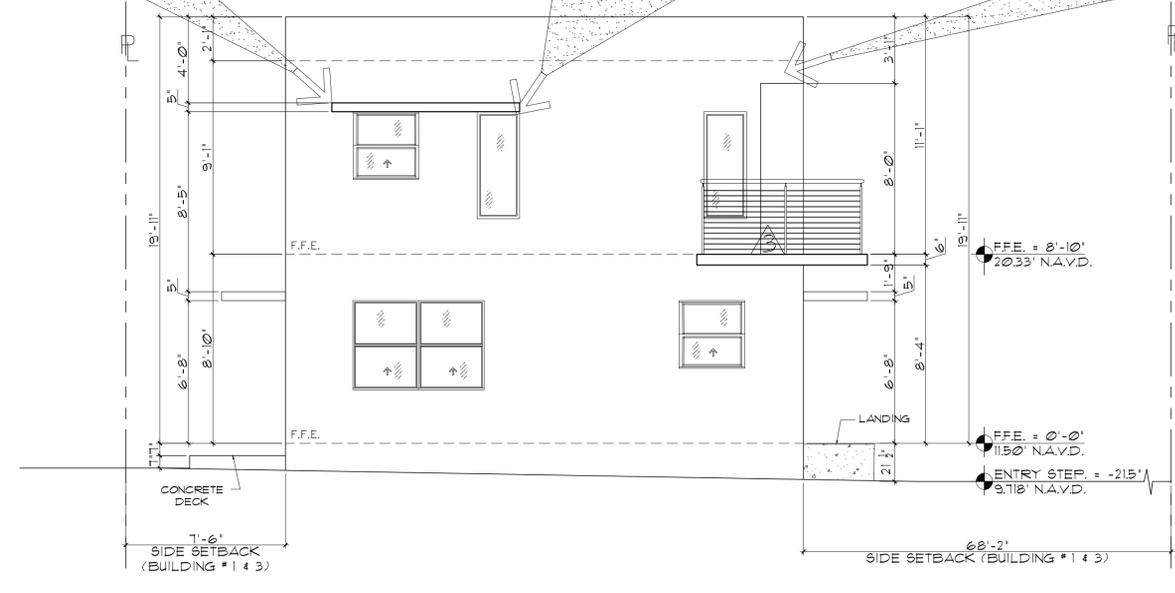


OFF-WHITE STUCCO



WEST ELEVATION (FRONT) (BUILDING # 1 AND # 3)

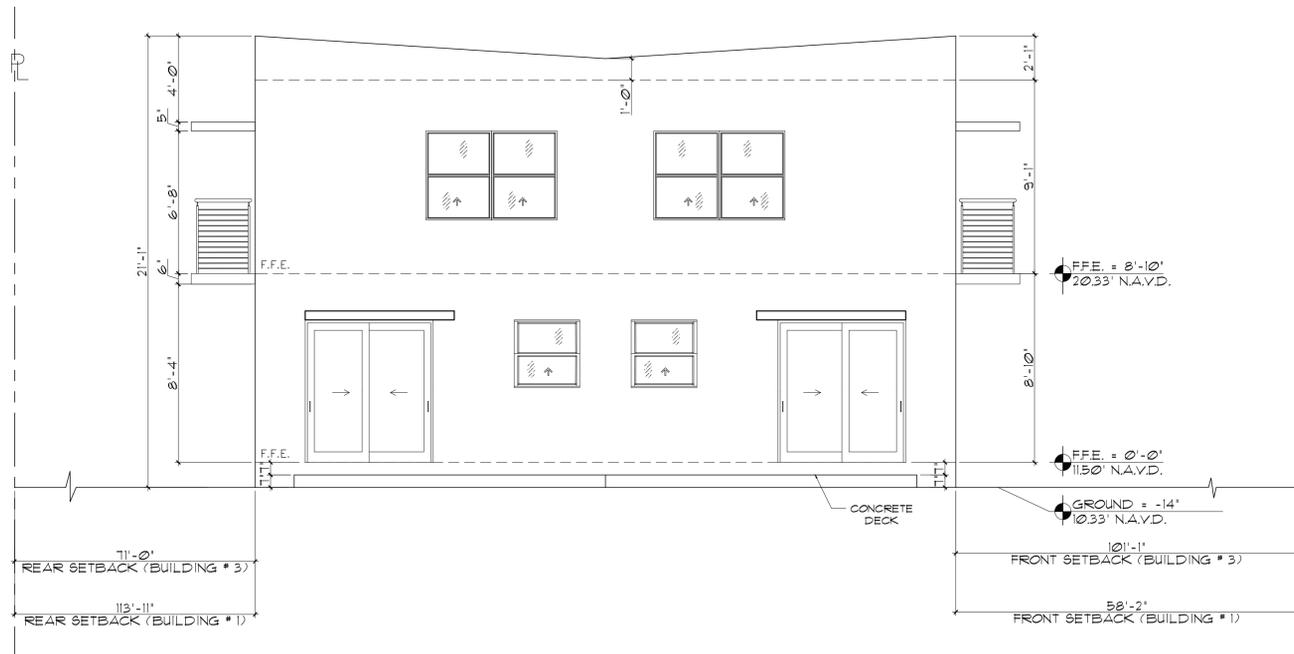
SCALE: 1/4" = 1'



NORTH ELEVATION (SIDE) (BUILDING # 1 AND # 3)

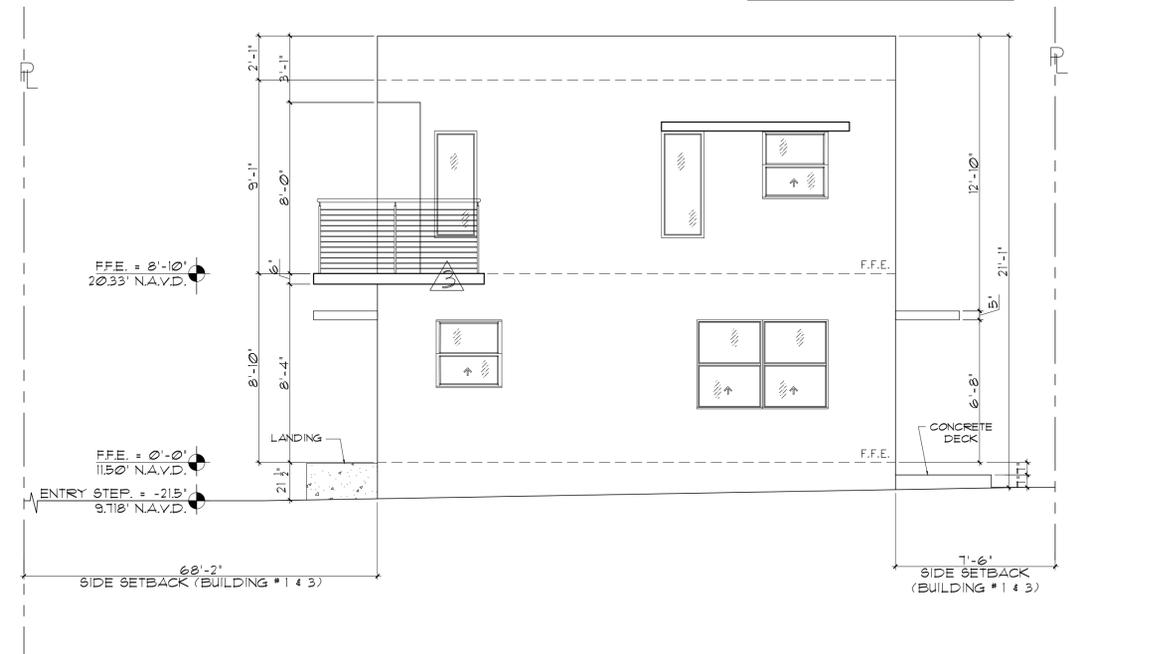
SCALE: 1/4" = 1'

SIGNAGE NOTE:
ALL BUILDING SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS



EAST ELEVATION (REAR) (BUILDING # 1 AND # 3)

SCALE: 1/4" = 1'



SOUTH ELEVATION (SIDE) (BUILDING # 1 AND # 3)

SCALE: 1/4" = 1'

(TYPICAL FINISHES FOR BUILDINGS # 1, # 3 & # 4)

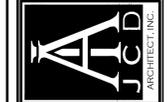
BUILDING # 1 & # 3

Revisions	
2	2.04.20 1ST ISSUE
1	0.18.21 TAC FINAL
1	09.09.22 TAC REV.
1	1.14.22 TAC REV.
1	02.21.22 TAC REV.

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

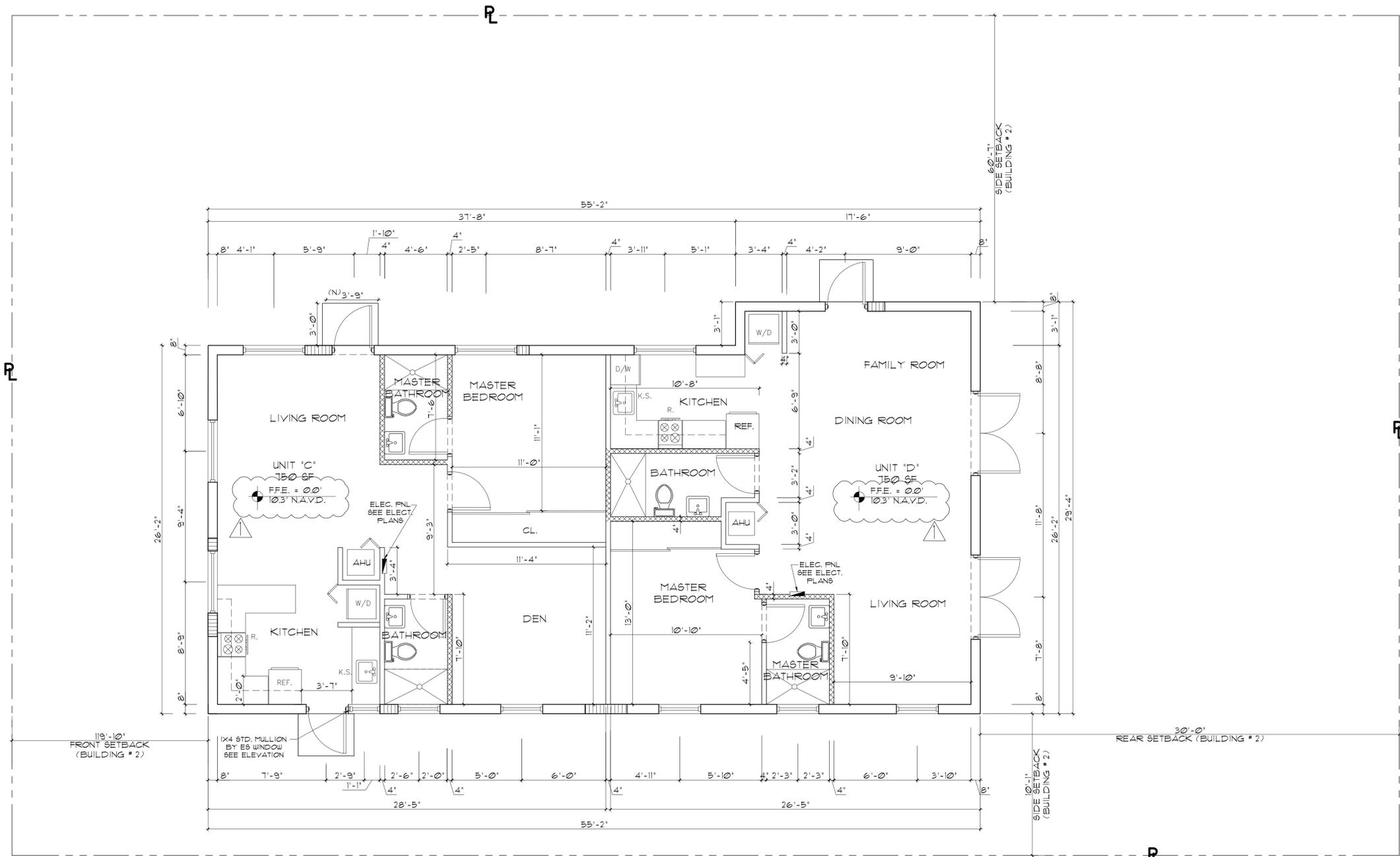
JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4543 • Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-2



PROPOSED FLOOR PLAN (BUILDING 2)
SCALE: 1/4" = 1'



Revisions	
12.04.20	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV.

INT. & EXT. BLDG. RENOVATION
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1386 Coral Way, Suite 404 Miami, Florida 33145
Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.

A-3

BUILDING #2

Change set subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable codes, and the like. These plans are and shall remain the property of JCD Architect, Inc. No part of these plans shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of JCD Architect, Inc. All dimensions shall be verified by actual measurements, etc. as shown prior to submission of any phase for bid or construction.

Revisions	
1	12.04.20 1ST ISSUE
2	10.18.21 TAC FINAL
3	09.09.22 TAC REV
4	01.17.23 TAC REV

MULTIFAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL

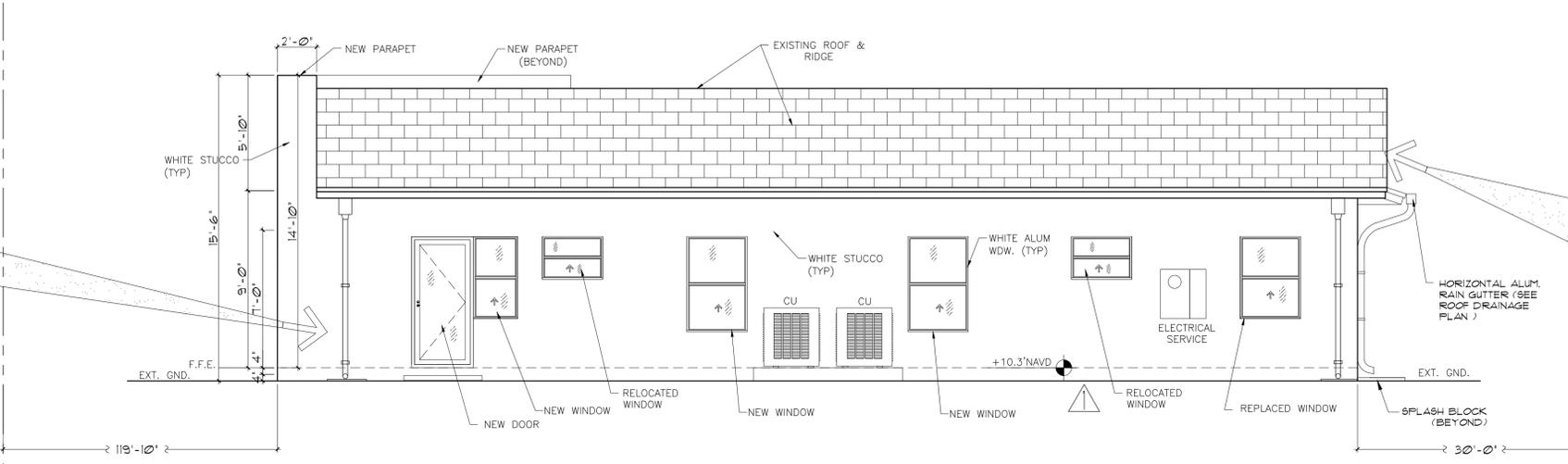


Job No.	
Date	
Scale	SHOWN
Seal	
AA-26001560	
Sheet No.	A-4

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

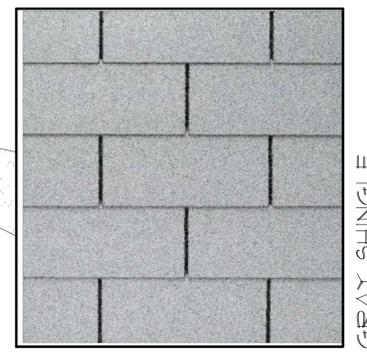


OFF-WHITE STUCCO

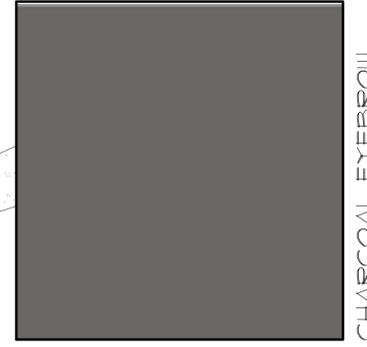


PROPOSED WEST ELEVATION (REAR) (BUILDING 2)

SCALE: 1/4" = 1'



GRAY SHINGLE



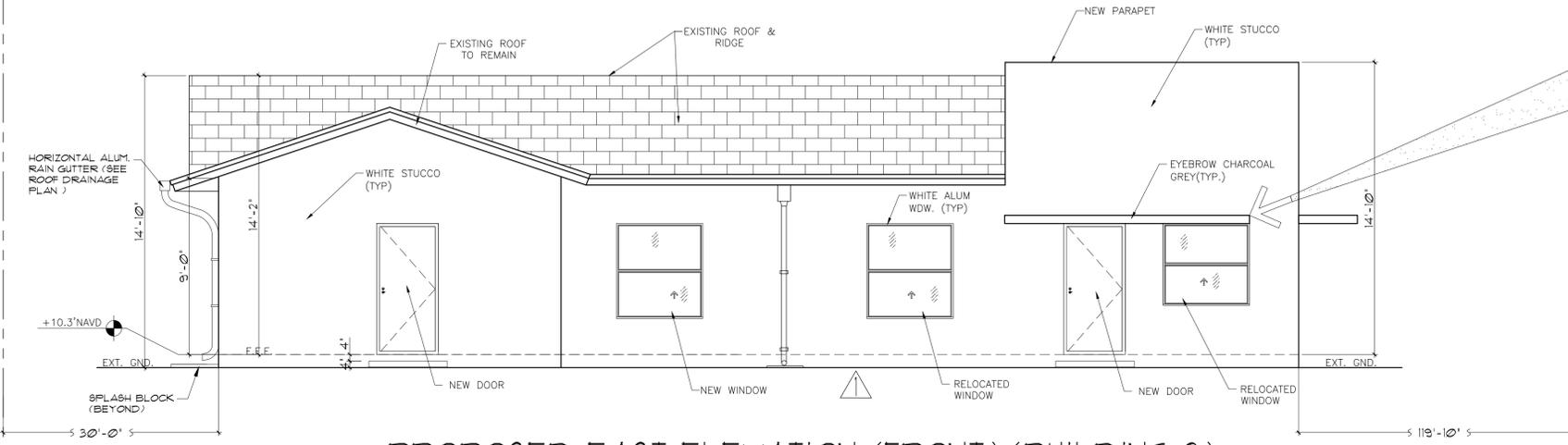
CHARCOAL EYEBROW



WOOD TILE FINISH



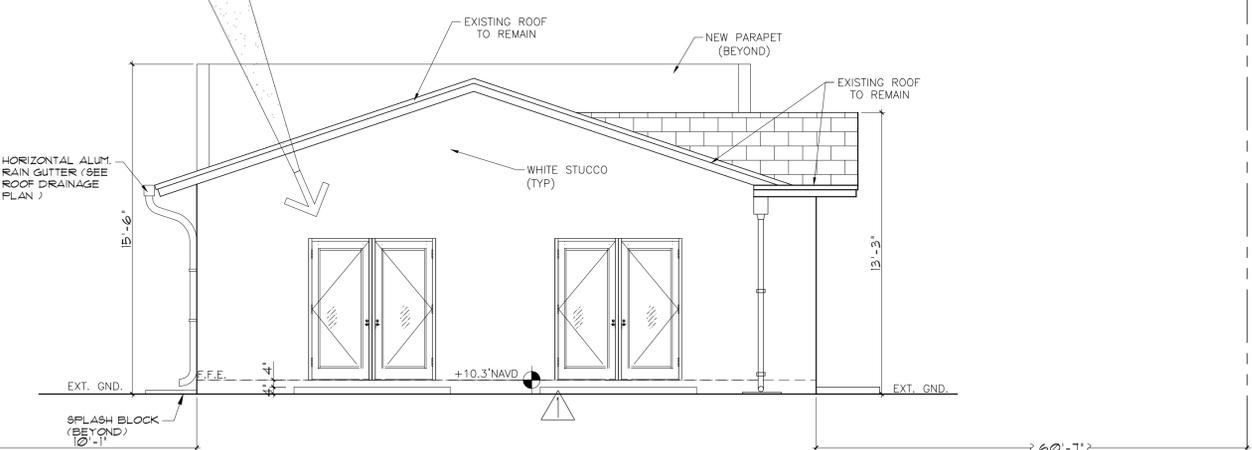
WHITE ALUM DOOR/WDW



PROPOSED EAST ELEVATION (FRONT) (BUILDING 2)

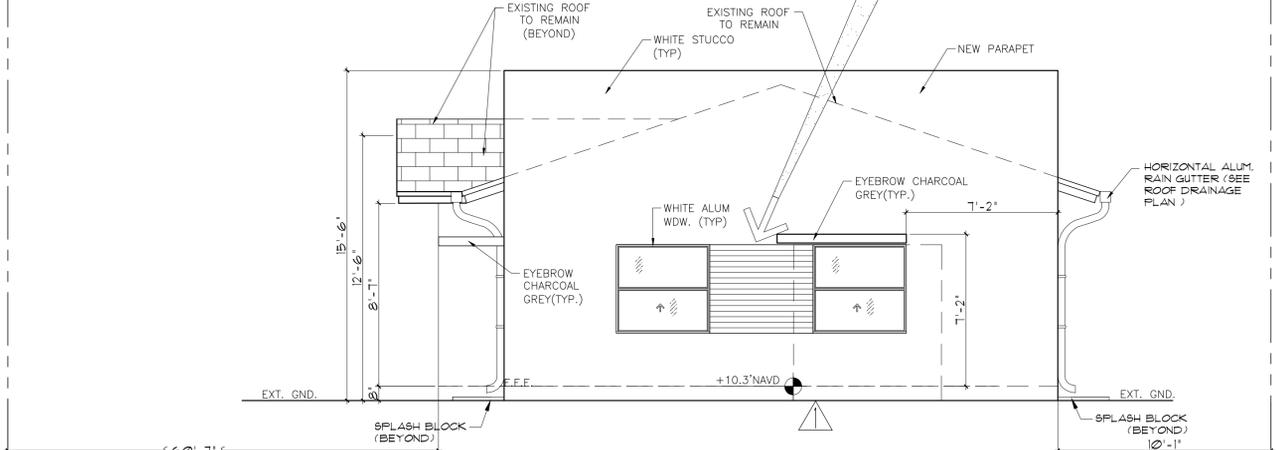
SCALE: 1/4" = 1'

SIGNAGE NOTE:
 ALL BUILDING SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS



PROPOSED SOUTH ELEVATION (LEFT) (BUILDING 2)

SCALE: 1/4" = 1'

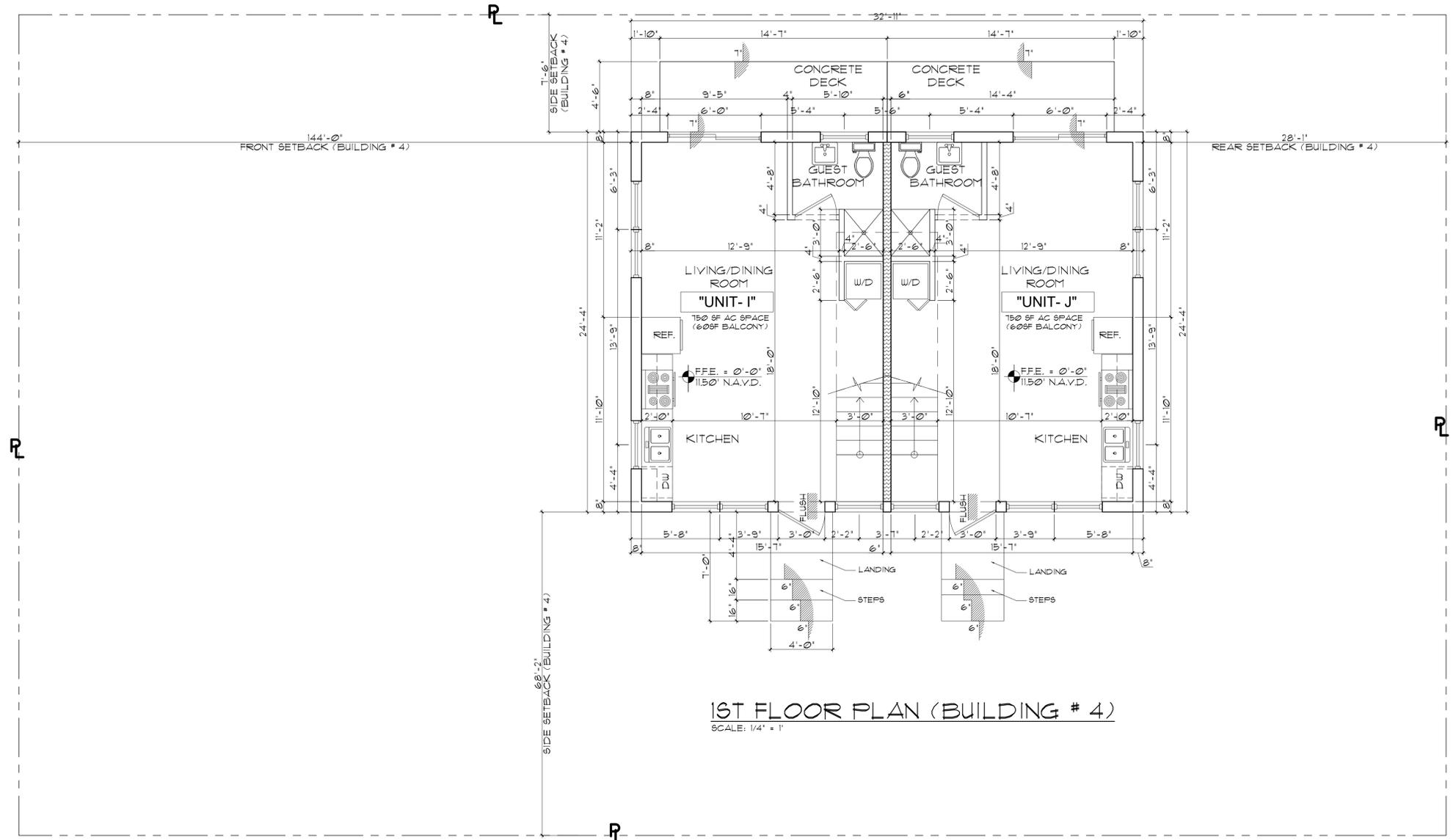


PROPOSED NORTH ELEVATION (RIGHT) (BUILDING 2)

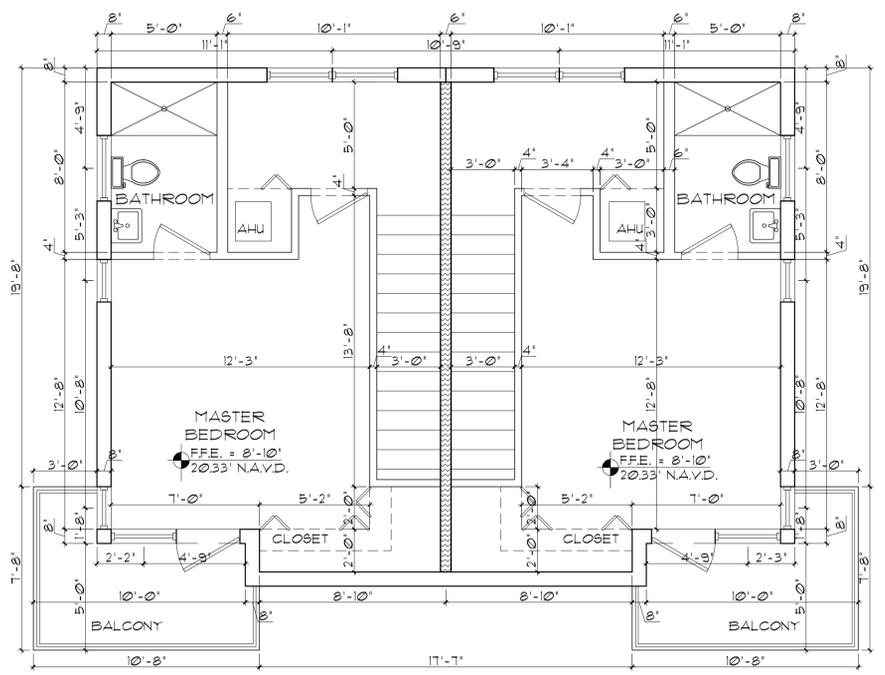
SCALE: 1/4" = 1'

BUILDING #2 FINISHES

BUILDING #2



1ST FLOOR PLAN (BUILDING # 4)
SCALE: 1/4" = 1'



2ND FLOOR PLAN (BUILDING # 4)
SCALE: 1/4" = 1'

BUILDING # 4

Revisions	
12.04.20	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV.

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

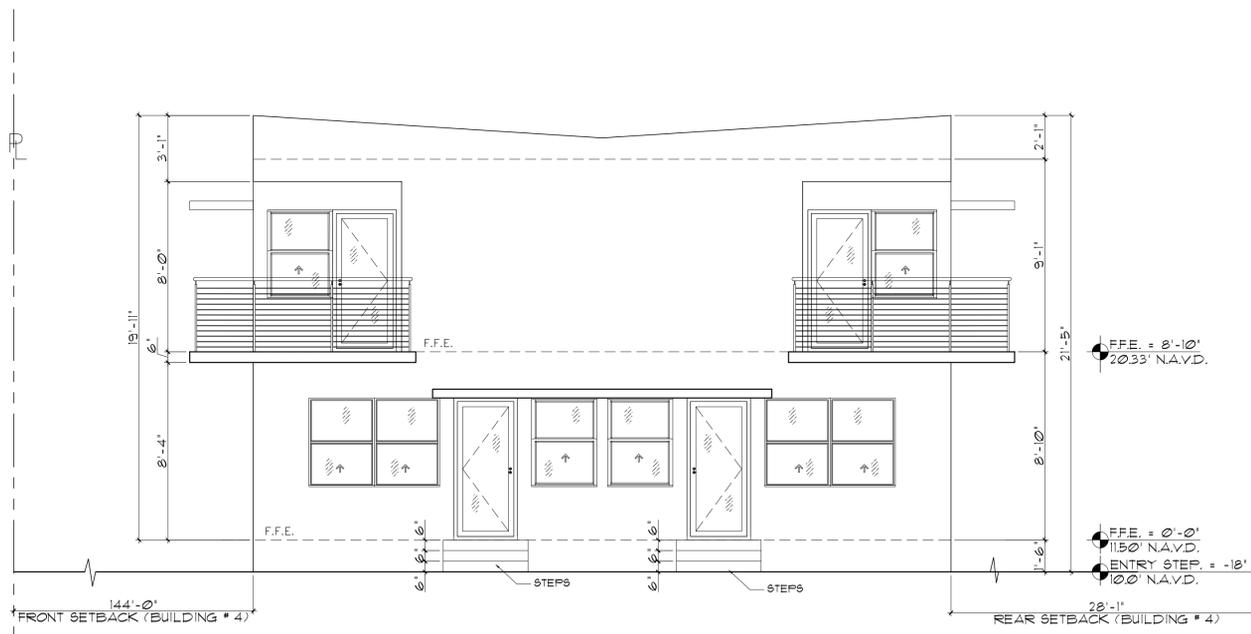
Architecture Interiors Planning Construction
1388 Coral Way, Suite 404 Miami, Florida 33145
Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

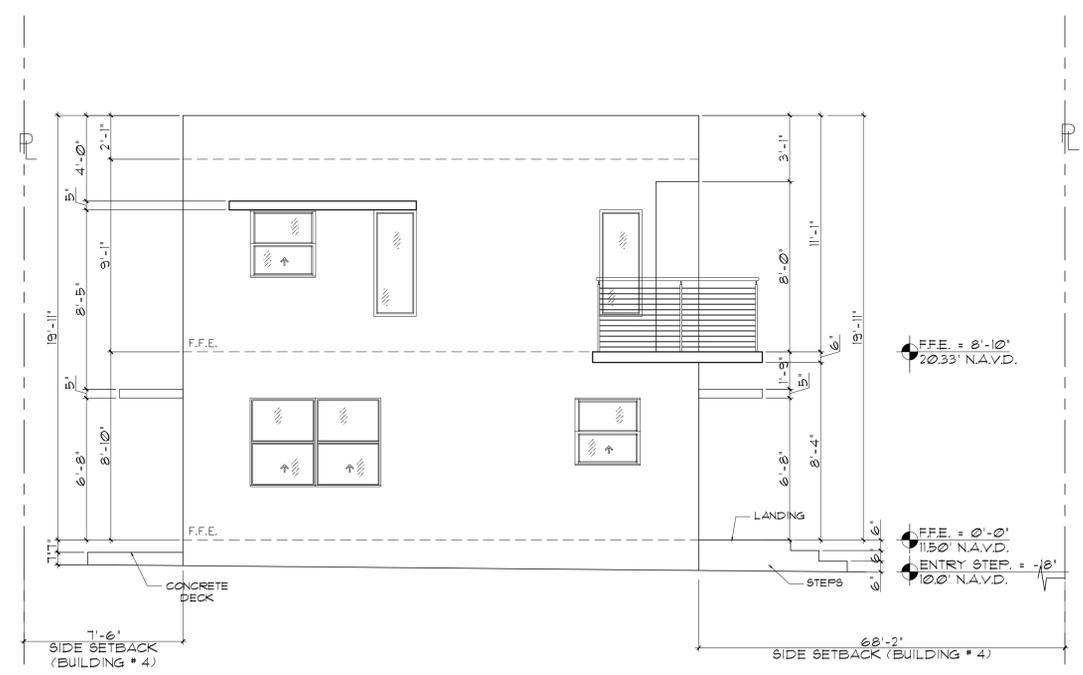
Seal
AA-26001560
Sheet No.
A-5

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes requested by actual measurements, etc. as shown prior to submission of any plans for bid or construction.



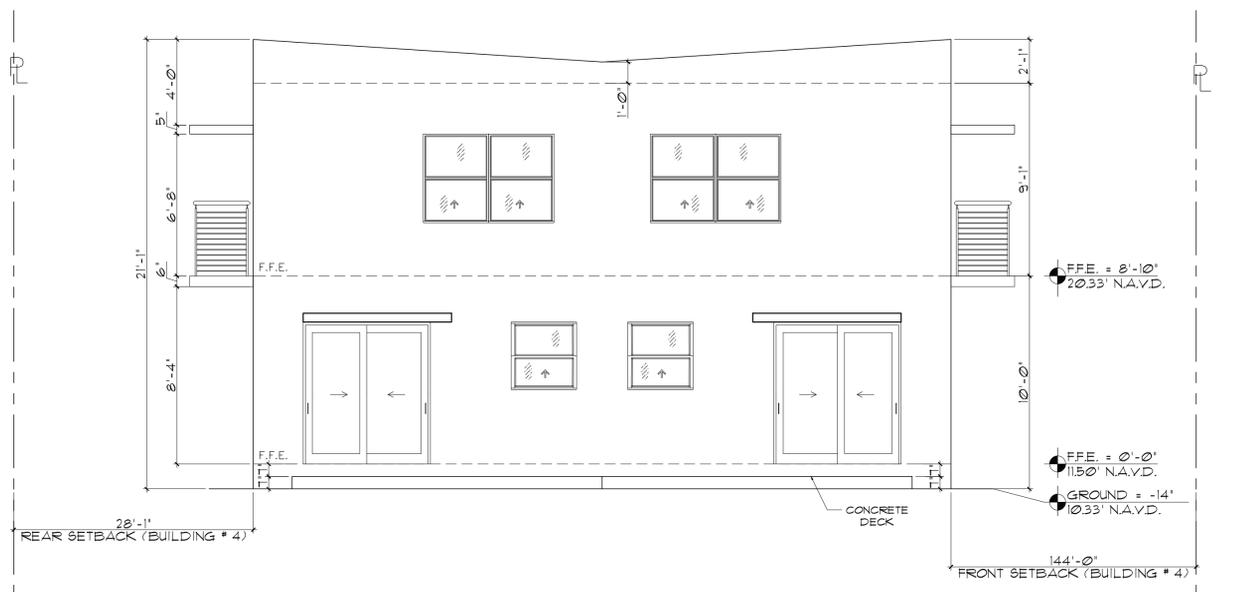
WEST ELEVATION (FRONT) (BUILDING # 4)

SCALE: 1/4" = 1'



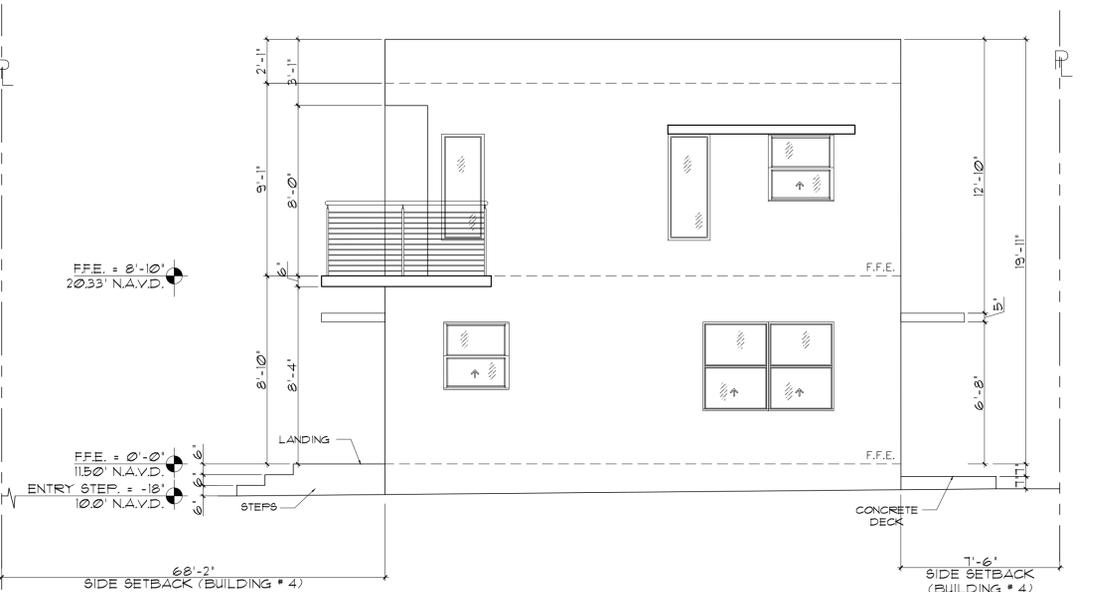
NORTH ELEVATION (SIDE) (BUILDING # 4)

SCALE: 1/4" = 1'



EAST ELEVATION (REAR) (BUILDING # 4)

SCALE: 1/4" = 1'



SOUTH ELEVATION (SIDE) (BUILDING # 4)

SCALE: 1/4" = 1'

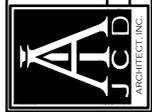
BUILDING # 4

Revisions	
▲	12.04.20 1ST ISSUE
▲	10.18.21 TAC FINAL
▲	09.09.22 TAC REV.
▲	
▲	

MULTIFAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1386 Coral Way, Suite 404 Miami, Florida 33145
 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
A-6

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes prior to submission of any plans for bid or construction.



RENDERING #1

Revisions	
05.10.21	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV

MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1386 Coral Way, Suite 404 Miami, Florida 33145
 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
A-7

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes prior to submission of any plans for bid or construction.



RENDERING #2

Revisions
05.10.21 1ST ISSUE
10.18.21 TAC FINAL
09.09.22 TAC REV

MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.

Date

Scale SHOWN

Seal

AA-26001560

Sheet No.

A-8

Design is subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable code, codes, and the like. These plans are and shall remain the property of JCD ARCHITECT, Inc. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes or phases for bid or construction.



RENDERING #3

Revisions	
△	05.10.21 1ST ISSUE
△	10.18.21 TAC FINAL
△	09.09.22 TAC REV
△	
△	

MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
 A-9

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable code, codes, and the like. These plans are and shall remain the property of JCD Architect, Inc. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes to any phase for bid or construction.



NORTH STREET PROFILE PLAN
SCALE: 3/32" = 1'



SOUTH STREET PROFILE PLAN
SCALE: 3/32" = 1'

Revisions	
▲	10.18.21 1ST ISSUE
▲	09.09.22 TAC REV
▲	01.17.23 TAC REV
▲	
▲	
▲	

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-0245 Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-10

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes next by actual measurements, etc. as amended prior to submission of any phase for bid or construction.



#2643
#2647



#2633



#2631



#2640



#2630



#2634
BLDG #1



#2634
BLDG #2

NEIGHBORHOOD CONTEXT

Revisions
01.17.23 1ST ISSUE

MULTIFAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC.
 2634 PIERCE STREET
 HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1986 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 255-4343 Fax: (305) 255-4350



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
 A-11

EXISTING BUILDING NOTES:

116.12
APPROVED, EXISTING WALKING SURFACES SHALL BE PERMITTED.

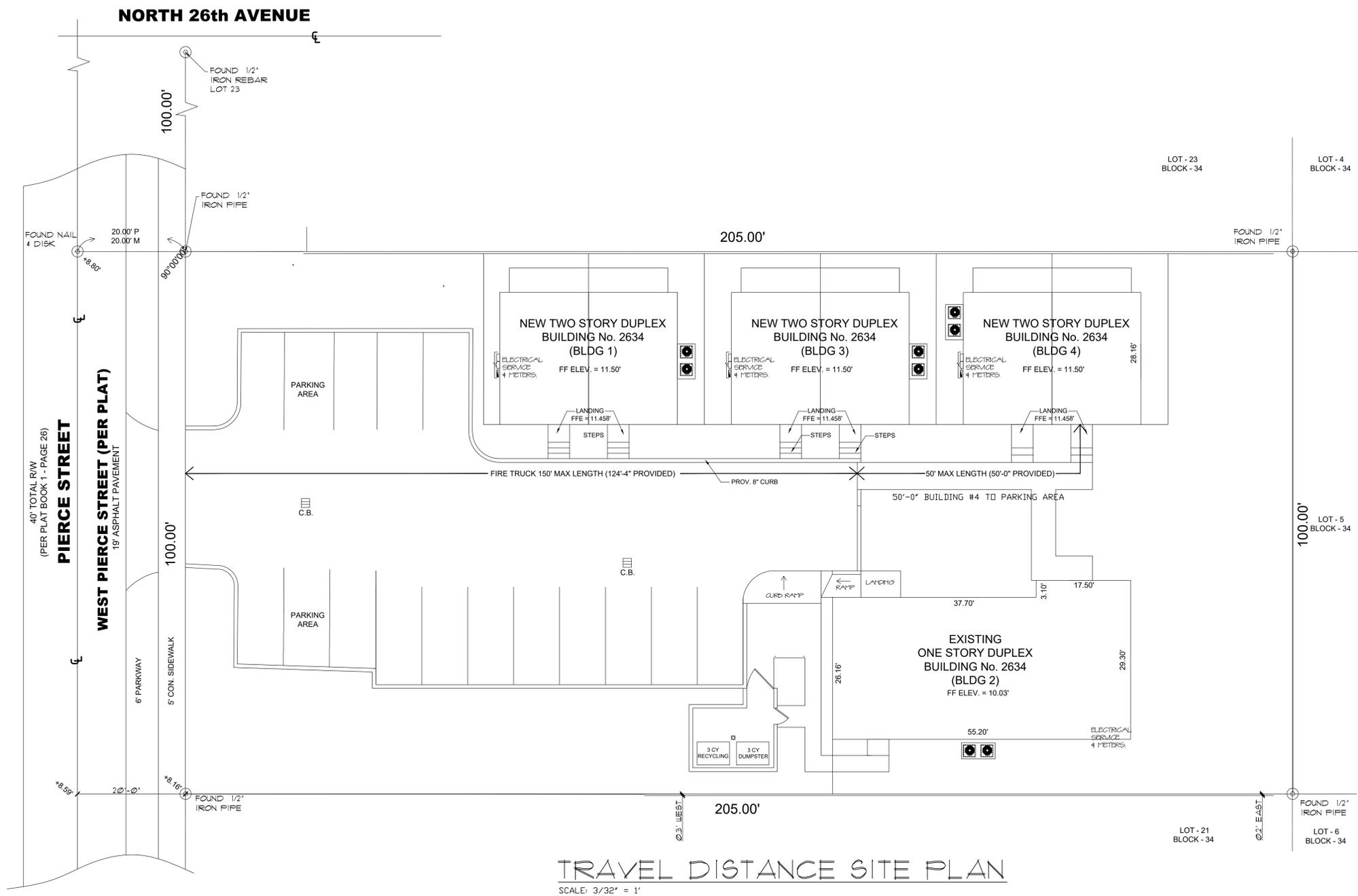
1213.5
IN EXISTING BUILDINGS WHERE THE DOOR DISCHARGES TO THE OUTSIDE OR TO AN EXTERIOR BALCONY OR EXTERIOR EXIT ACCESS, THE FLOOR LEVEL OUTSIDE THE DOOR SHALL BE PERMITTED TO BE ONE STEP LOWER THAN THAT OF THE INSIDE, BUT SHALL BE NOT MORE THAN 9IN LOWER.

MEANS OF EGRESS:

302.6.3.3
THE TRAVEL DISTANCE FROM A DWELLING UNIT (APARTMENT) ENTRANCE DOOR TO THE NEAREST EXIT SHALL NOT EXCEED 200 FT (61 M) FOR EXTERIOR WAYS OF EXIT ACCESS ARRANGED IN ACCORDANCE WITH 7.3.3.

TRAVEL DISTANCE (302.6.3.3):

BUILDING # 4	PROVIDED	MAX
	50'-0"	200'-0"



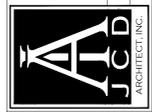
Revisions

△	09.09.22 TAC REV
△	
△	
△	
△	

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1386 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
LS-0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes need by actual measurements, etc. as allowed prior to submission of any plans for bid or construction.

EXISTING BUILDING NOTES:

116.12 APPROVED, EXISTING WALKING SURFACES SHALL BE PERMITTED.

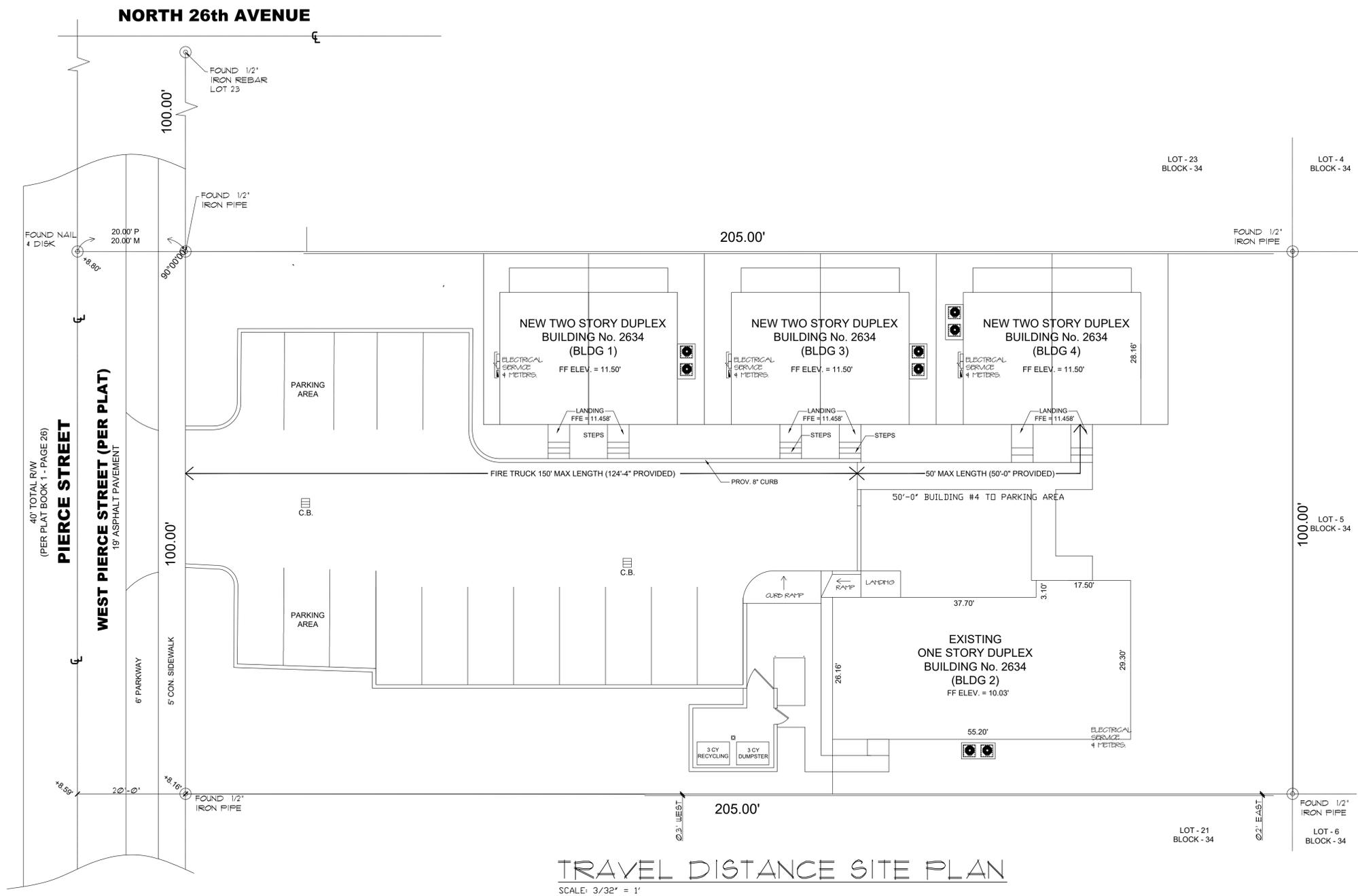
1213.5 IN EXISTING BUILDINGS WHERE THE DOOR DISCHARGES TO THE OUTSIDE OR TO AN EXTERIOR BALCONY OR EXTERIOR EXIT ACCESS, THE FLOOR LEVEL OUTSIDE THE DOOR SHALL BE PERMITTED TO BE ONE STEP LOWER THAN THAT OF THE INSIDE, BUT SHALL BE NOT MORE THAN 9IN LOWER.

MEANS OF EGRESS:

302.6.3.3 THE TRAVEL DISTANCE FROM A DWELLING UNIT (APARTMENT) ENTRANCE DOOR TO THE NEAREST EXIT SHALL NOT EXCEED 200 FT (61 M) FOR EXTERIOR WAYS OF EXIT ACCESS ARRANGED IN ACCORDANCE WITH 7.3.3.

TRAVEL DISTANCE (302.6.3.3):

BUILDING # 4	PROVIDED	MAX
	50'-0"	200'-0"



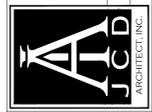
Revisions

△	09.09.22 TAC REV
△	
△	
△	
△	

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1386 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
LS-0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes need by actual measurements, etc. as allowed prior to submission of any plans for bid or construction.



ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM CALCULATION

BUILDING #1,#3,#4:1500SF, 6 UNITS 1 BEDROOM & 750 SF BUILDING AREA EACH UNIT=600 GPD

BUILDING #2: 1500 SF, 2 UNITS 1 BEDROOM & 750 SF BUILDING AREA EACH UNIT=200 GPD

TOTAL GPD= 800 GPD

DRAINFIELD SIZE = 800 GPD/0.8 GPD PER SF = 1000 SF INSTALLED IN TRENCH CONFIGURATION REQUIRING 66.667 ARC 24 CHAMBERS (67 ARC 24 CHAMBERS PROVIDE PER DOH INTEROFFICE MEMORANDUM DCEH 13-001). 500 SF RESERVE AREAREPRESENTED BY THE 2 FT SPACES BETWEEN TRENCHES PROVIDED.

MINIMUM SEPTIC TANK SIZE = 2250 GALLONS PER 64E-6.08, TABLE II.

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING OR OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER, IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

NOTE:

SEPTIC TANK SHALL BE TRAFFIC RATE (4-10).

LOT ANALYSIS:

20500 SF LOT = 0.4706 AC
43560 SF/AC
0.4706 AC x 2500 GPD=1176.5 GPD MAX.

SCOPE OF WORK:

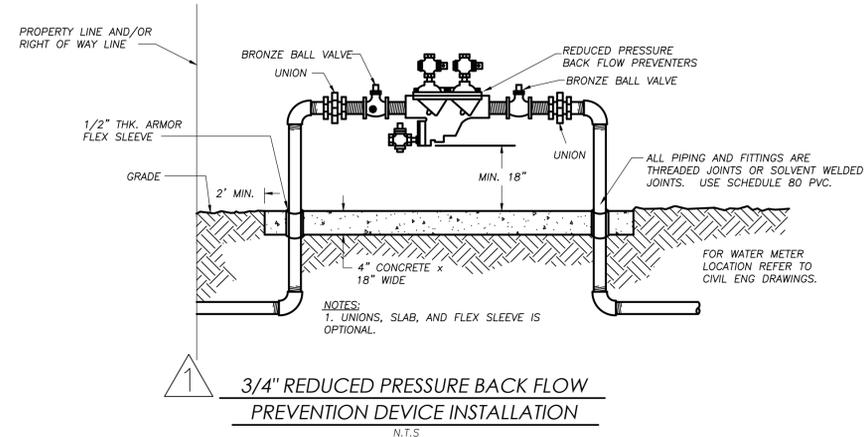
- EXISTING/REMODELING BUILDINGS 2 (UNDER THIS PERMIT)
- NEW CONSTRUCTION BUILDINGS 1,3 & 4
- NEW SEPTIC SYSTEM PROPOSED AS SHOWN ON PLAN.

LEGEND:

CWS - COOL WATER SERVICE
DFU - DRAINAGE FIXTURE UNITS
U.G. - UNDERGROUND
GPD - GALLONS PER DAY
SL - SANITARY/SEWER LINE
P.O.C. - POINT OF CONNECTION

PERTINENT FEATURES NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.



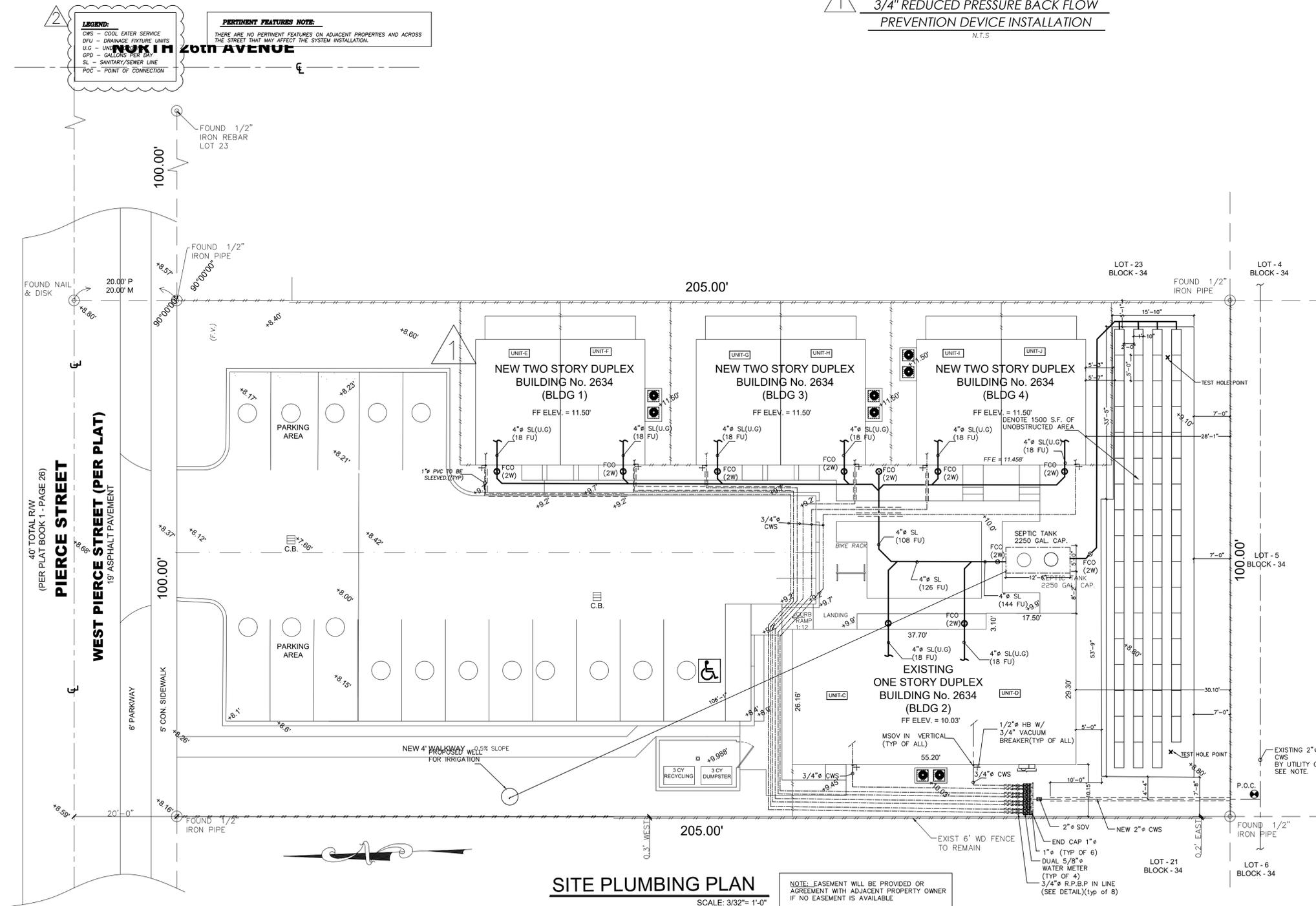
3/4" REDUCED PRESSURE BACK FLOW PREVENTION DEVICE INSTALLATION
N.T.S.

BUILDING#1(2 UNITS)		
UNIT	DFU	CWS
E	18	3/4"ø
F	18	3/4"ø
BUILDING#2 (2 UNITS)		
C	18	3/4"ø
D	18	3/4"ø
BUILDING#3 (2 UNITS)		
G	18	3/4"ø
H	18	3/4"ø
BUILDING#4 (2 UNITS)		
I	18	3/4"ø
J	18	3/4"ø

WATER AND SEWER CALCULATIONS EXHIBIT "B" AGREEMENT

8 UNITS X 150 GPD/UNIT

TOTAL DEMAND: 1200 GPD



SITE PLUMBING PLAN

SCALE: 3/32"= 1'-0"

NOTE: EASEMENT WILL BE PROVIDED OR AGREEMENT WITH ADJACENT PROPERTY OWNER IF NO EASEMENT IS AVAILABLE

Revisions	
1	12.04.20 TAC FINAL
1	09.09.22 TAC REV.
2	11.14.22 TAC B.D.C

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

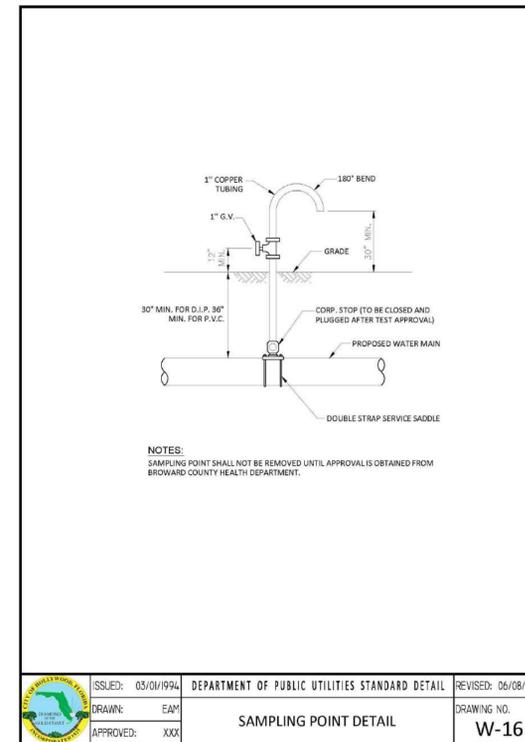
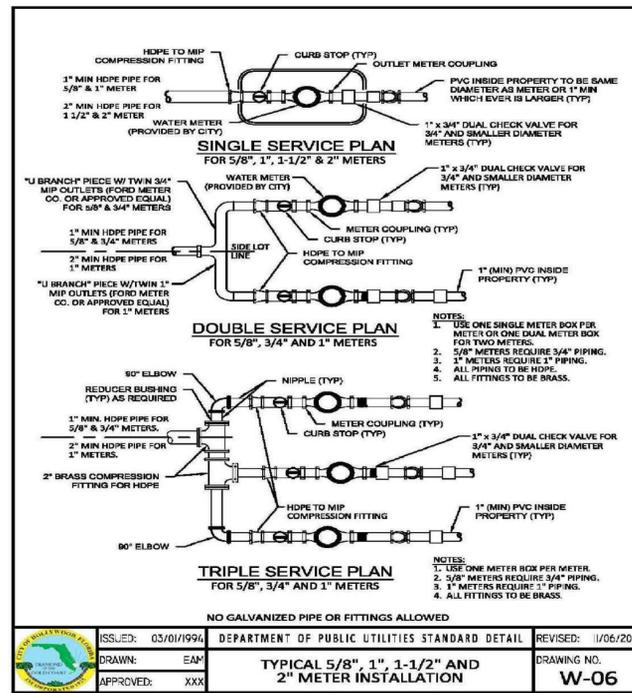
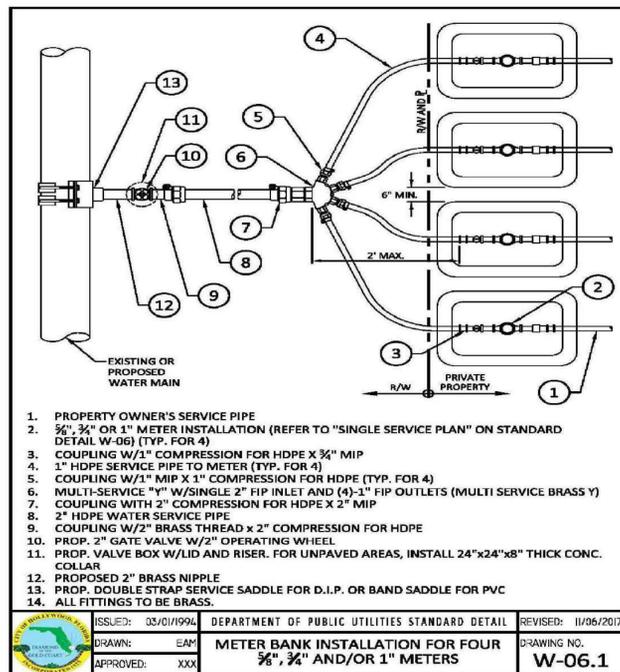
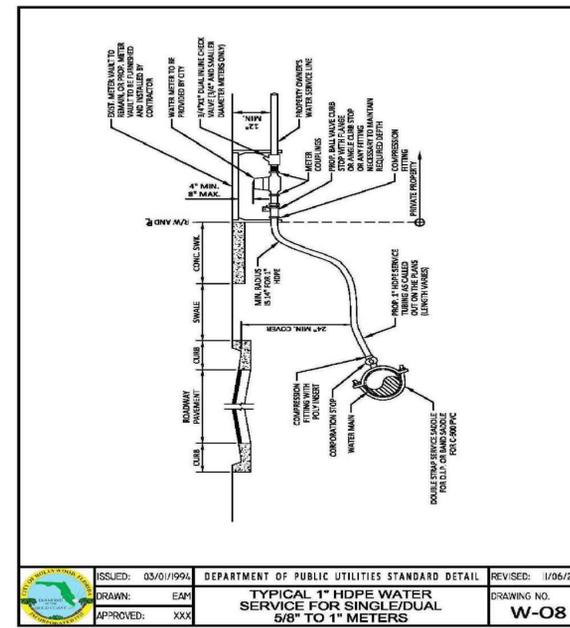
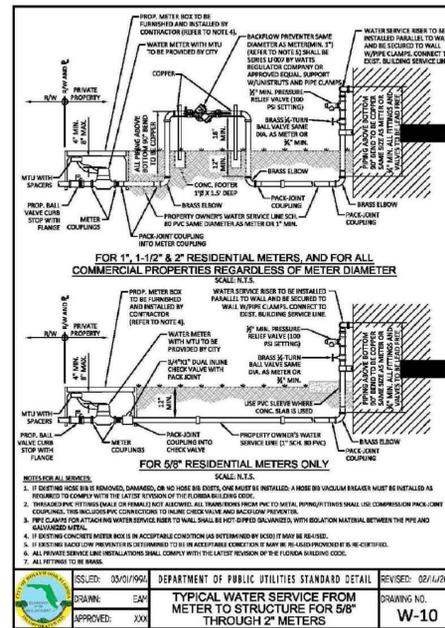
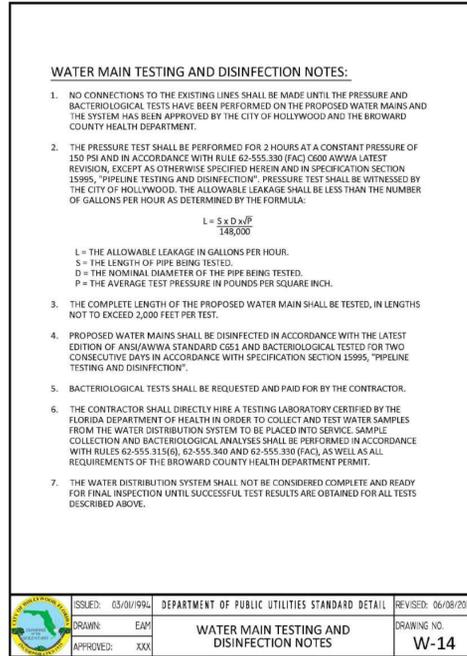
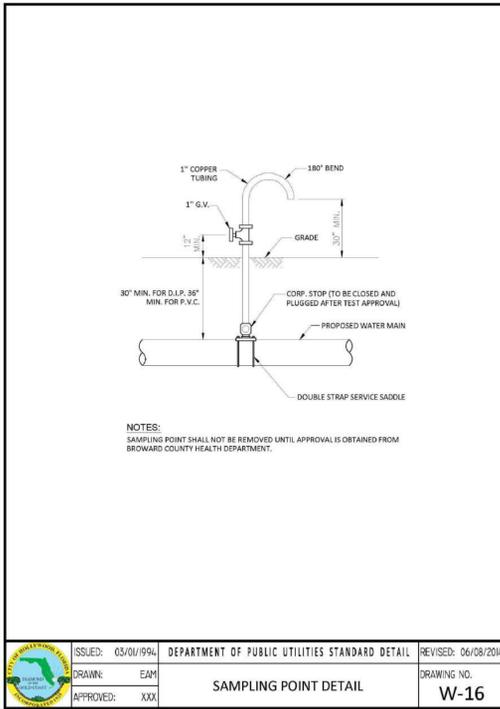
J.C.D.ARCHITECT INC
JUAN C.DAVID A.R.#0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture Interiors Planning Construction



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
P-0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the law. These plans are and shall remain the property of J.C.D. ARCHITECT, INC. No part of these plans shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of J.C.D. ARCHITECT, INC. All rights reserved. 1385 Coral Way, Suite 404, Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4350



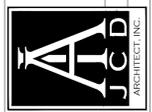
STANDARD WATER DETAILS
N.T.S.

Revisions

12.04.20 TAC FINAL
09.09.22 TAC REV

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

J.C.D. ARCHITECT INC
JUAN C. DAVID A.R.#0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture Interiors Planning Construction
138E Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
P-0.1

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any change, need by actual measurements, etc. as advised prior to submission of any phase for bid or construction.

PROPOSED LAND USE: Date: 03/01/22

Impervious Areas (SF)	PerVIOUS Areas (SF)	Total Areas (SF)	20,500
Building: 3,300	Green Areas: 9,307		
Paver/Concrete/Asphalt: 7,293	Permeable Decks: 0		
Pool & Decks: 0			
Total Impervious Areas: 11,193	Total PerVIOUS Areas: 9,307		

STORAGE REQUIRED
The Volume that is needed within property (V) is equal to total Site Areas per the Accumulated Direct Runoff in feet: $V=A \cdot Q \cdot T^2$

Depth to Water Table	Compacted Water Storage (in.)
0 FT	0.45
2 FT	1.88
3 FT	4.95
4 FT	8.18

Average Water Table Elevation: 4.00 FT NAVD
Average Finished Site Grade from pervious areas: 8.5 FT NAVD
Depth to Water Table: 4.5
Compacted Water Storage: 8.18
S: 0.71372
Accumulated Direct Runoff (C_D): 2.27 in

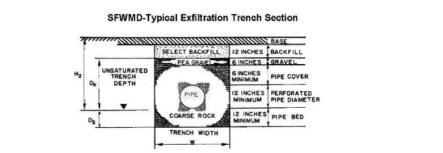
Volume of Runoff (V)
The Volume of runoff generated during a 5 years 24 hrs. storm (V) must be contained within the property boundaries: $V=A \cdot Q \cdot T^2$

Volume of Runoff (V): 3879.63357 **3,880** c.f.

Swale	Top Area (sf)	Bottom Area (sf)	Average Area (sf)	Height (ft)	Volume (c.f.)
South(4)	670	406	513.00	0.66	339
East(3)	975	700	737.50	0.66	500
West(1,2)	1,978	1,882	1,780.20	0.66	1175
Total Swale Areas=					2,033

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH Date: 03/01/22

Project: Building & Builder LLC Location: 2634 Pierce St Hollywood
 Exfiltration Trench Calculations:
 H₂= 4.50 FT Propose Condition:
 D_u= 3.5 FT Water Table Elev = 4.00 FT
 D_s= 10.5 FT Average Finished Site Grade= 8.5 FT
 W= 4 FT
 K(D_u)= 2.20E-04 see attached report
 Depth of Trench = 15 FT



SFWMD- Length of Trench Required

Ext. when D_s>D_u 0.026971 using $K(H_2^2 - D_u^2 - D_s^2 + 2H_2D_s) + (1.38e-4)W^2D_u$
 Ext. when D_s<D_u 0.030931 using $K(H_2^2 - W^2 + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.38e-4)W^2D_u$
 I will use a Ext. of 0.030931
 Required retention Volume in (cf) 2,033
 Required retention Volume in (ac-in) 0.660
 Required L.F. of French Drain= 18.10863 Feet
 Required length = 19 Feet
 Provided length = 19 x 200% = 40 Feet

RUNOFF CALCULATIONS.

All State Engineering & Testing Consultants, Inc.
 1385 Coral Way, Suite 404, Miami, Florida 33145
 Phone: (305) 285-4343 Fax: (305) 285-4330

PERCOLATION TEST
USUAL OPEN HOLE - CONSTANT HEAD

DATE:	8/3/21	Test Number:	P-1
CLIENT:	JCD Architect		
CLIENT ADDRESS:	1385 Coral Way, Suite #404, Miami, FL 33145		
PROJECT:	Multi-Family Residence		
PROJECT ADDRESS:	2634 Pierce Street		
LOCATION OF TEST:	North Side		

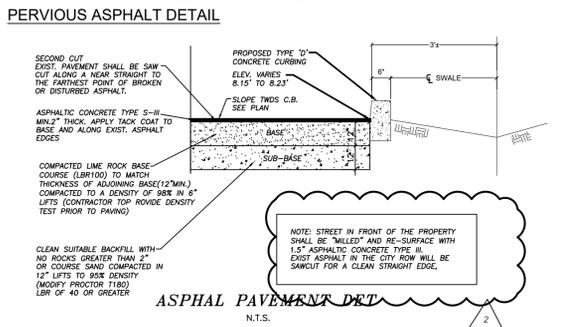
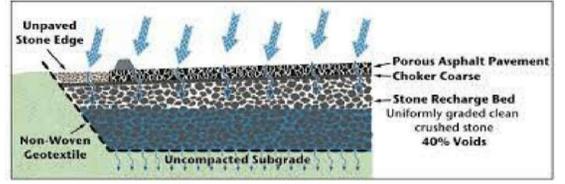
INTERVAL	ELAPSED TIME (MINUTES)	GPM
1	1:00	15
2	1:00	15
3	1:00	10
4	1:00	10
5	1:00	10
6	1:00	10
7	1:00	10
8	1:00	10
9	1:00	10
10	1:00	10

DEPTH OF HOLE: 15 feet DIA. OF HOLE: 0.5 feet PERC. RATE: 11.0 GPM
 DEPTH OF WATER TABLE BELOW GROUND SURFACE: 9 feet STABILIZED FLOW RATE: 0.024508
 SATURATED HOLE DEPTH: 9 feet k-VALUE: 2.20E-04

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0" to 2'-0"	Dark Gray Sand with White Sand rills
2'-0" to 7'-0"	White Hard Pan Sand
7'-0" to 15'-0"	Dark Brown Hard Pan Sand

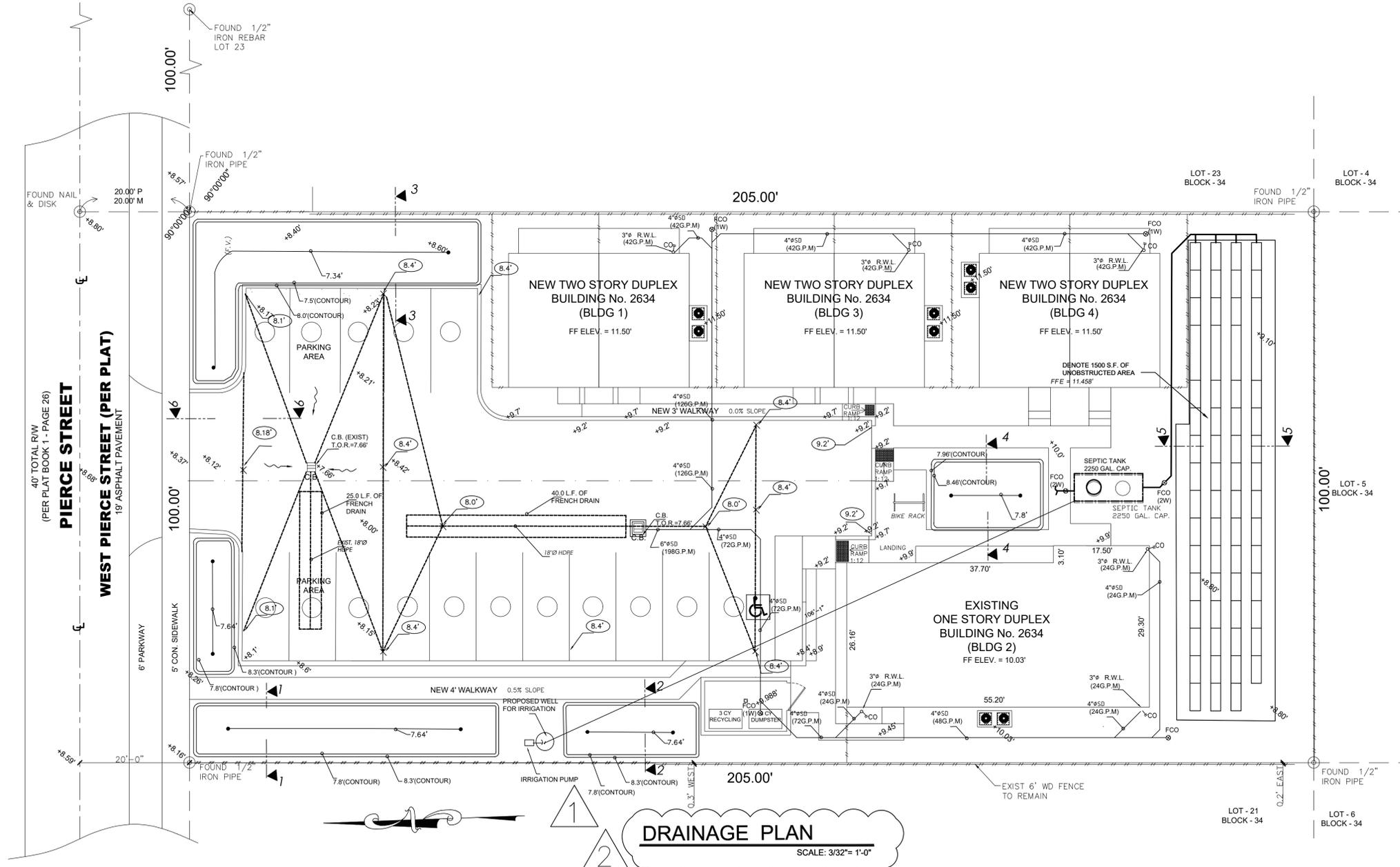
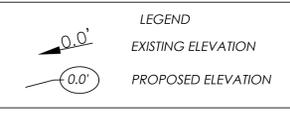
Field Technician: TH
 Typed by: AS
 John Buschme #4181
 All State Engineering & Testing Consultants, Inc.



SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

TABULATION:
 EXIST. EXFILTRATION TRENCH OF 25 L.F. @ 50% = 12.5
 REQ'D 33 L.F. PER CALCULATION = 20.5 L.F. ARE REQUIRED.
 CONSEQUENTLY, PROPOSE 60% OF SAFETY FACTOR = (20.5)(1.6) = 32.8 L.F.
 PROVIDE 40L.F. OF FRENCH DRAIN.



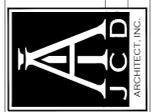
DRAINAGE PLAN
 SCALE: 3/32" = 1'-0"

Revisions

1	10.18.21 TAC FINAL
1	09.09.22 TAC REV.
2	11.14.22 TAC Comm

MULTIFAMILY - 8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

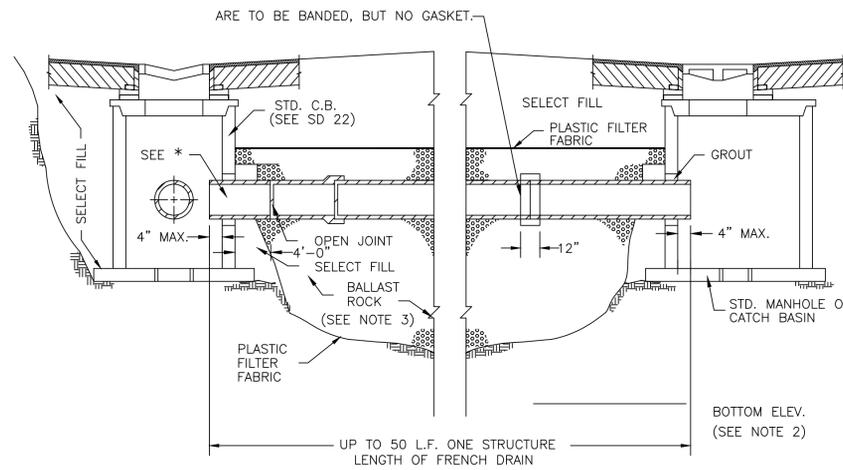
J.C.D. ARCHITECT INC
 JUAN C. DAVID A.R.#0015344
 LEED ACCREDITED PROFESSIONAL
 Design & Development
 Architecture Interiors Planning Construction



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
SD-1

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the law. These plans are and shall remain the property of J.C.D. Architect and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as allowed prior to submission of any phase for bid or construction.

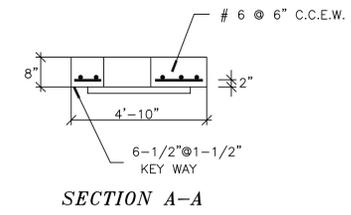


LONGITUDINAL SECTION
EXFILTRATION DETAIL
N.T.S.

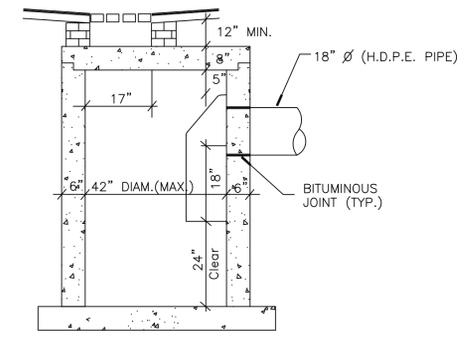
* NO SLOTS OR PERFORATIONS ON THIS LENGTH OF PIPE

- NOTES:**
1. PLASTIC FILTER FABRIC (AT EA. SIDE) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL). FOR PERFORATED HDPE, PIPE JOINTS

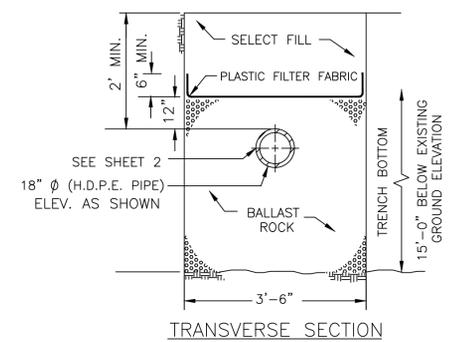
NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.



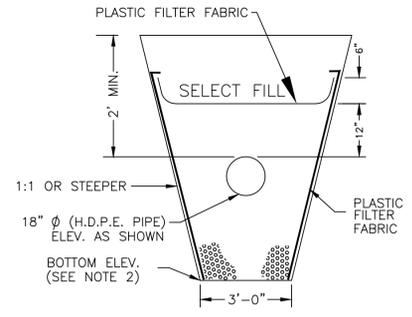
SECTION A-A



INTERIOR CATCH BASIN DETAIL

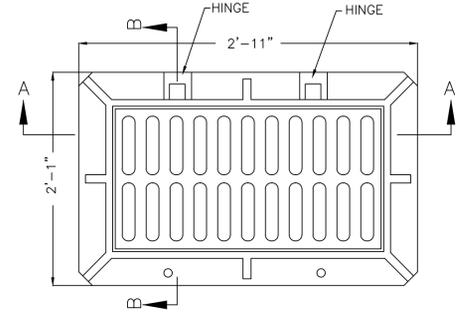


TRANSVERSE SECTION

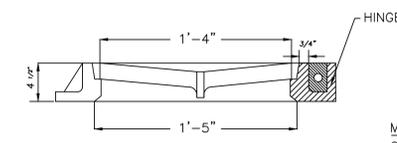


ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.



SECTION A-A



SECTION B-B

CATCH BASIN FRAME AND HINGE GRATE DETAIL
USF 4700-6223
N.T.S.

MIN WEIGHTS
GRATER: 153 LBS
FRAME: 215 LBS

TYPE	LOCATIONS
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	DISTANCE 'D' CENTER TO CENTER ON SIDEWALKS.
"C"	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

LOCATIONS	"T"
NON-VEHICULAR AREAS	4"
DRIVEWAYS	6"

NOTE: CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.

THICKENED EDGE, REFER TO DETAIL THIS SHEET.

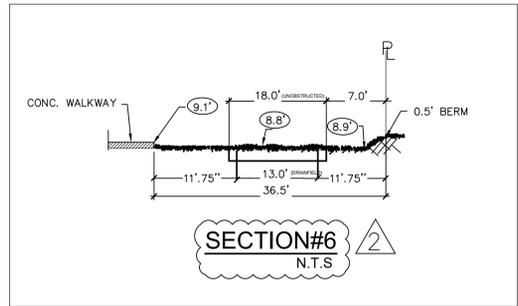
1/2" PREMOLED EXPANSION JOINT MATERIAL

MIN WEIGHTS
GRATER: 153 LBS
FRAME: 215 LBS

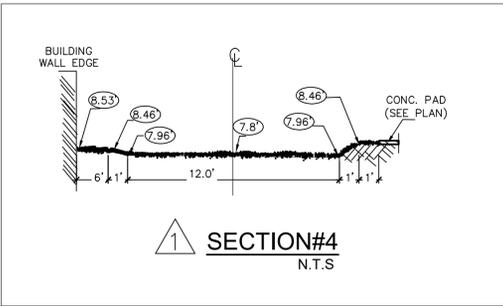
SECTION A-A

JOINTS

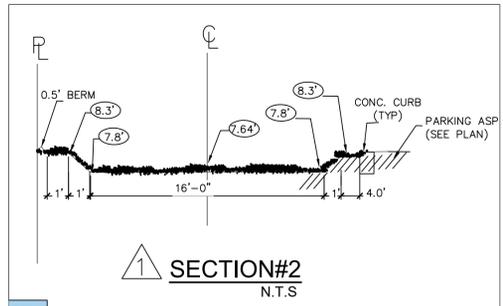
SIDEWALK CONSTRUCTION
N.T.S.



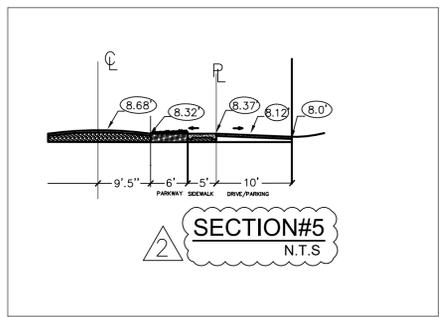
SECTION#6
N.T.S.



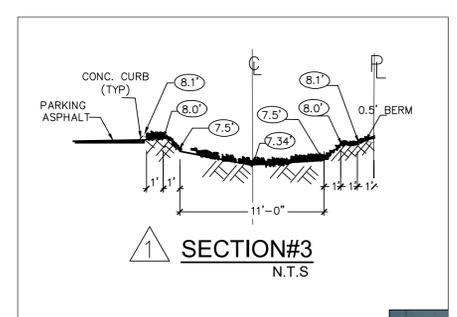
SECTION#4
N.T.S.



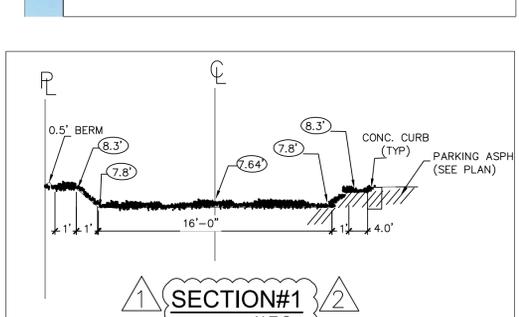
SECTION#2
N.T.S.



SECTION#5
N.T.S.



SECTION#3
N.T.S.



SECTION#1
N.T.S.



ULTRATECH ADA PAD 0753-2

PAVING & DRAINAGE DETAILS
NTS

Revisions

1	10.18.21 TAC FINAL
1	09.09.22 TAC REV.
2	11.14.22 TAC Comm

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

J.C.D. ARCHITECT INC
JUAN C. DAVID A.R.#0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture Interiors Planning Construction
1380 Coral Way, Suite 404 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4350

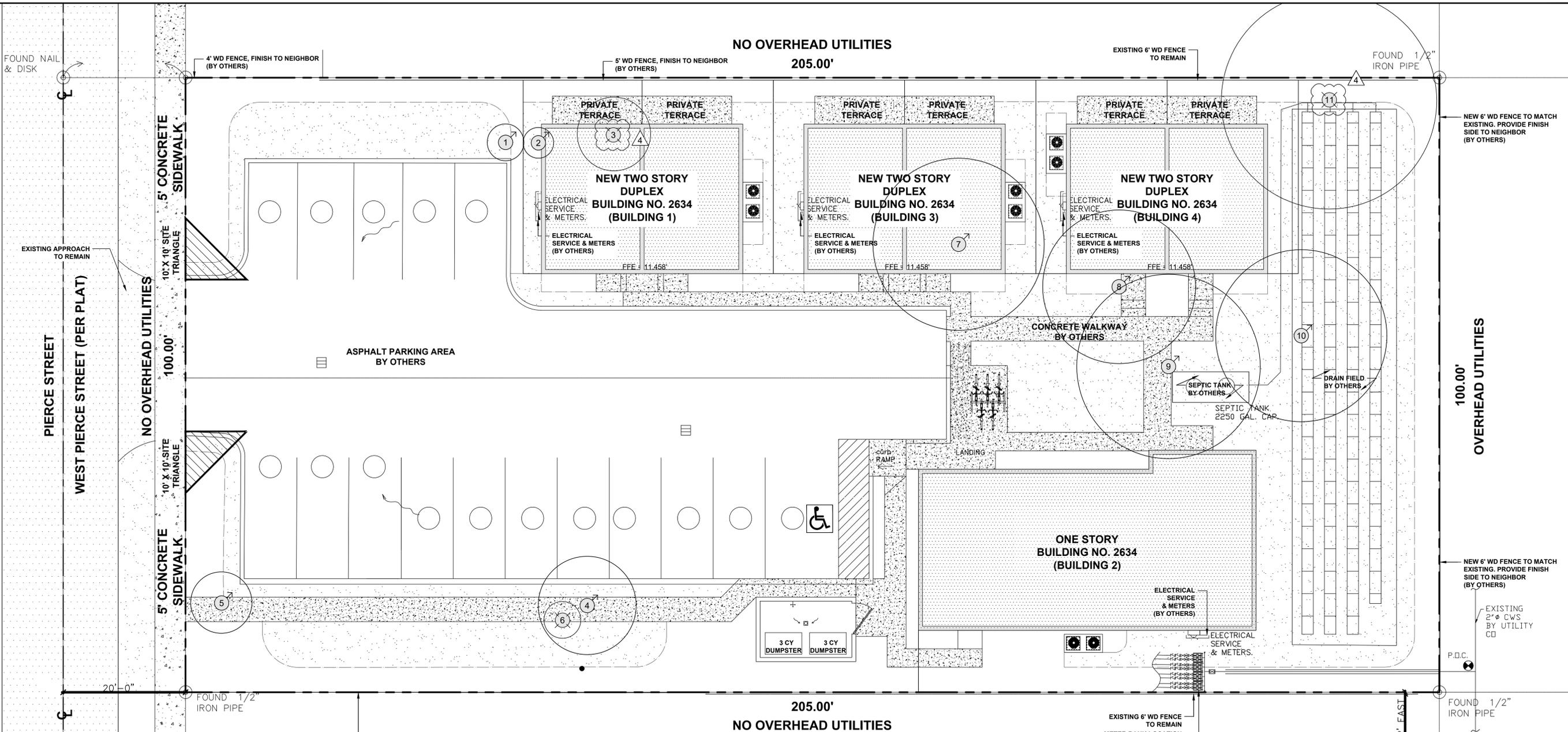


Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
SD-2

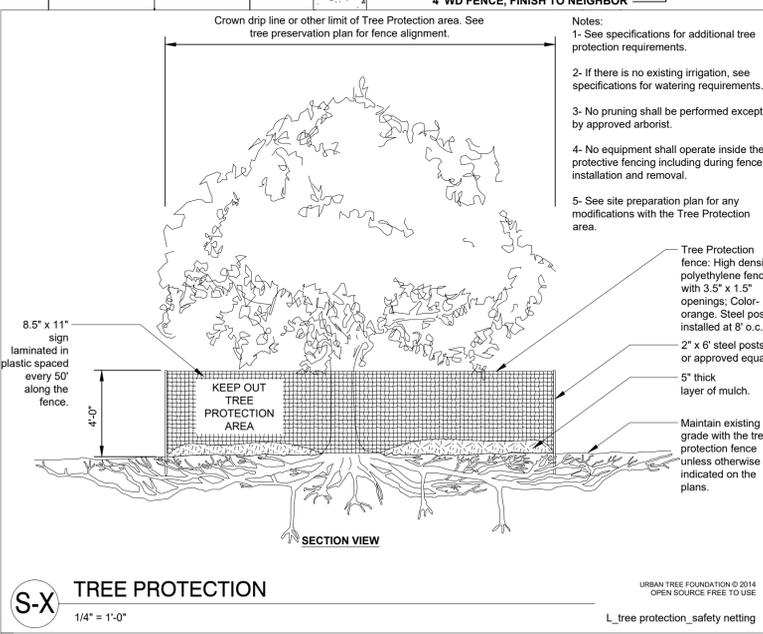
Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable blog, codes, and the like. These plans are and shall remain the property of J.C.D. ARCHITECT INC. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes need by actual measurements, etc. as allowed prior to submission of any phase for bid or construction.

1	02/28/2022
2	05/16/2022
3	09/07/2022
4	11/27/2022



2634 PIERCE STREET - EXISTING TREE INVENTORY

SURVEY NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT.)	SP. (FT.)	CONDITION	NOTES	DISPOSITION	PROPOSED DBH (INCHES) REMOVAL OR PALM
1	<i>Dypsis lutescens</i>	Quad Areca Palm	2 (4)	15	6	Fair	Remove Chain from around trunk.	Relocate	
2	<i>Dypsis lutescens</i>	Quad Areca Palm	2 (3)	15	5	Fair		Relocate	
3	<i>Dypsis lutescens</i>	10 Stem Areca Palm	1.5 (10)	15	12	Poor		Remove	1 PALM
4	<i>Strelitzia nicolai</i>	White Bird of Paradise	6 (10)	16	16	Fair	White Bird of Paradise needs to be trimmed under the supervision of a certified arborist.	Relocate	
5	<i>Bursera simaruba</i>	Gumbo Limbo	7	12	10	Fair	Clean sooty mold from Gumbo Limbo and remove signs screwed directly into the tree trunk.	Relocate	
6	<i>Pandanus utilis</i>	Pandanus	6	10	4	Poor		Remove	6
7	<i>Cocos nucifera</i>	Coconut Palm	14	38	28	Fair	In conflict with proposed structure.	Relocate	
8	<i>Cocos nucifera</i>	Coconut Palm	8	26	25	Fair	In conflict with proposed structure./Remove screws drilled into trunk.	Relocate	
9	<i>Phoenix canariensis</i>	Canary Island Date Palm	24	24	30	Fair	In conflict with proposed structure./Canary Date Palm needs to be trimmed under the supervision of a certified arborist.	Relocate	
10	<i>Cocos nucifera</i>	Coconut Palm	10	38	28	Fair	In conflict with proposed structure.	Relocate	
11	<i>Ficus aurea</i>	Strangler Fig	24	25	35	Fair	In conflict with proposed drainfield.	Remove	24



EXISTING TREE & PALM LEGEND

- # REMAIN
- # RELOCATE
- # REMOVE
- # TPZ PER ARBORIST REPORT

NOTES:

- LANDSCAPE CONTRACTOR SHALL HAVE THE UTILITIES LOCATED BEFORE COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL PULL A TREE REMOVAL/RELOCATION PERMIT BEFORE COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL RELOCATE PALMS UNDER THE SUPERVISION OF AN ARBORIST.

EXISTING TREE DISPOSITION



TREE PROTECTION
1/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
L_tree protection_safely netting

MITIGATION REQUIRED 30" OF DBH AND 1 PALM OF MITIGATION REQUIRED

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

- 1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
- 1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
- 1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
- 1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

- 2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
- 2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
- 2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
- 2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
- 2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
- 2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
- 2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G. BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
- 2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
- 2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
- 2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
- 2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
- 2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
- 2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
- 2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
- 2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRILINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
- 2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
- 2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
- 2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

- 3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
- 3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
- 3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
- 3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
- 3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL

SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.

- 3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
- 3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

- 3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
- 3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 - 11	7	30 +	as needed

- 3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
- 3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - AVOCADO (*PERSEA AMERICANA*)
 - BLACK OLIVE (*BUCIDA BUCERAS*)
 - BRIDALVEIL (*CAESALPINIA GRANADILLO*)
 - CASSIAS (ALL SPECIES OF *CASSIA*)
 - LIGNUM VITAE (*GUAIAACUM SANCTUM & G. OFFICINALE*)
 - PODOCARPUS (*PODOCARPUS* SP.)
 - LIVE OAK (*QUERCUS VIRGINIANA*)
 - MAHOGANY (*SWIETENIA MAHAGONI*)
 - MANGO (*MANGIFERA INDICA*)
 - PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
 - SWEET ACACIA (*ACACIA FARNESIANA*)
 - VERAWOOD (*BULNESIA ARBOREA*)
 - WILD TAMARIND (*LYSILOMA LATISILVUM & L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS

- 3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	24" from trunk in all directions

- 3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF

THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4-5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

- 3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN OIL PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKIUNENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

- 4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
- 4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.
- 4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
- 4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
- 4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

- 4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, *COCOS NUCIFERA*), BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- 4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
- 4.2.3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

A.PEREZ

landscape architecture

ALEX PEREZ

10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.ria@gmail.com

CONSULTANT:

PROJECT NAME: INT. & EXT. BLDG. RENOVATION
PROJECT ADDRESS: 2634 PIERCE STREET HOLLYWOOD, FL 33020

Revisions:

SEAL:

PROJECT NO:

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

DATE: 06/07/2021

DRAWN: D.R.C

CHECKED: A.P.

CADD FILE:

DRAWING TITLE:

EXISTING TREE NOTES

SHEET NO.

L-2

EXISTING TREE NOTES

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

- 6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
- 6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE. WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E., A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
- 6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- 6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
- 6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
- 6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

- 6.1.8. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.1.9. FOLIAR FEED FOUR TIMES PER YEAR.

6.2. FLOWERING TREES

- 6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.3. PALMS

- 6.3.1. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
- 6.3.2. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.3.3. FOLIAR FEED SIX TIMES PER YEAR.

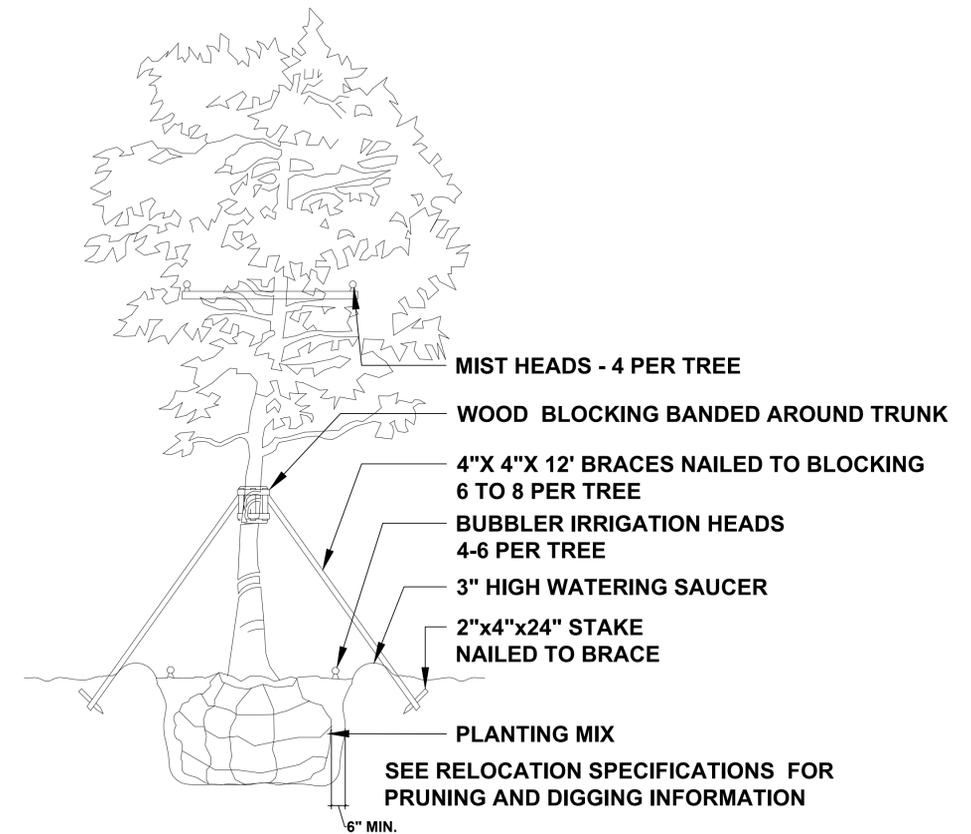
7. WARRANTY

- 7.1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 7.2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- 7.3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- 7.4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DEEMED BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.

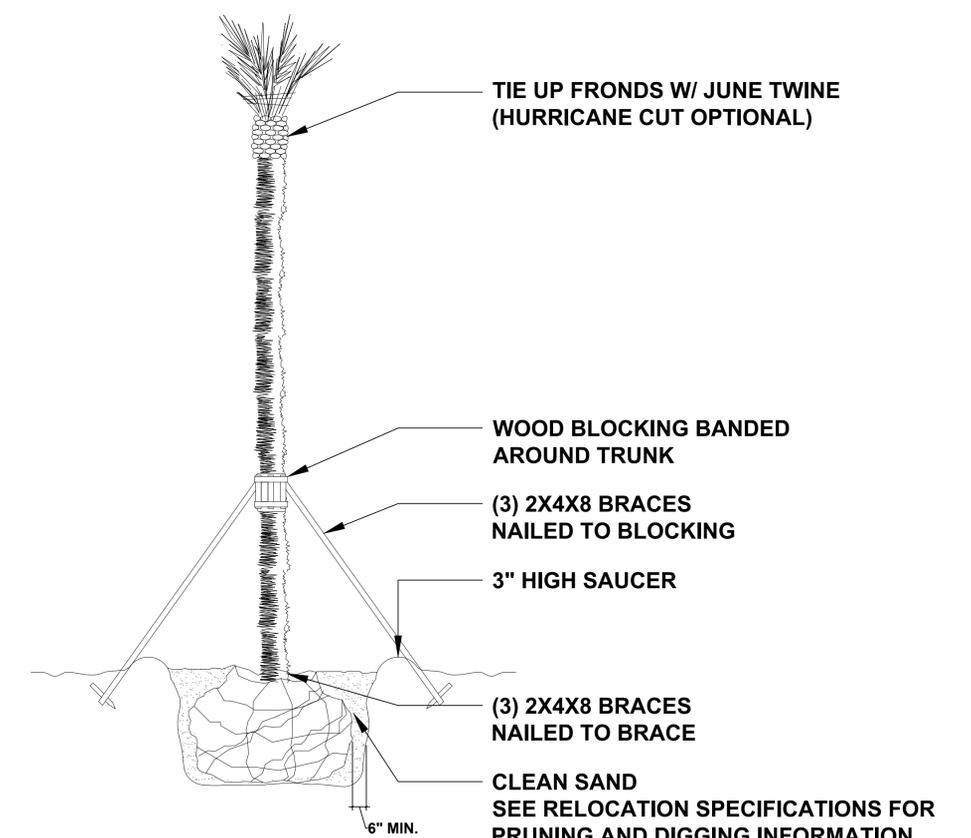
5. RELOCATION SPECIFICATIONS

5.1. GENERAL

- 5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
 - 5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
 - 5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
 - 5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G., SHADE CLOTH) DURING TRANSPORT.
 - 5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2' HIGHER) FINAL GRADE.
 - 5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
 - 5.1.7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
 - 5.1.8. ONCE LIFTING BEGINS, ANY UNROOTED ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
 - 5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
 - 5.1.10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
 - 5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND-MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
 - 5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
 - 5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
 - 5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
 - 5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
 - 5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
 - 5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
 - 5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.
- 5.2. SPECIAL CONDITIONS
- 5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
 - 5.2.2. PLANTING PITS FOR EDIBLE DATE PALMS (*PHOENIX DACTYLIFERA*) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.



TREE RELOCATION DETAILS



PALM RELOCATION DETAILS

EXISTING TREE NOTES AND DETAILS

A. PEREZ
 landscape
 architecture
 ALEX PEREZ
 10311 SW 142 COURT
 MIAMI, FL. 33186
 786-586-1616
 aperez.ria@gmail.com

CONSULTANT:

PROJECT NAME:
INT. & EXT. BLDG. RENOVATION
 2634 PIERCE STREET
 HOLLYWOOD, FL 33020

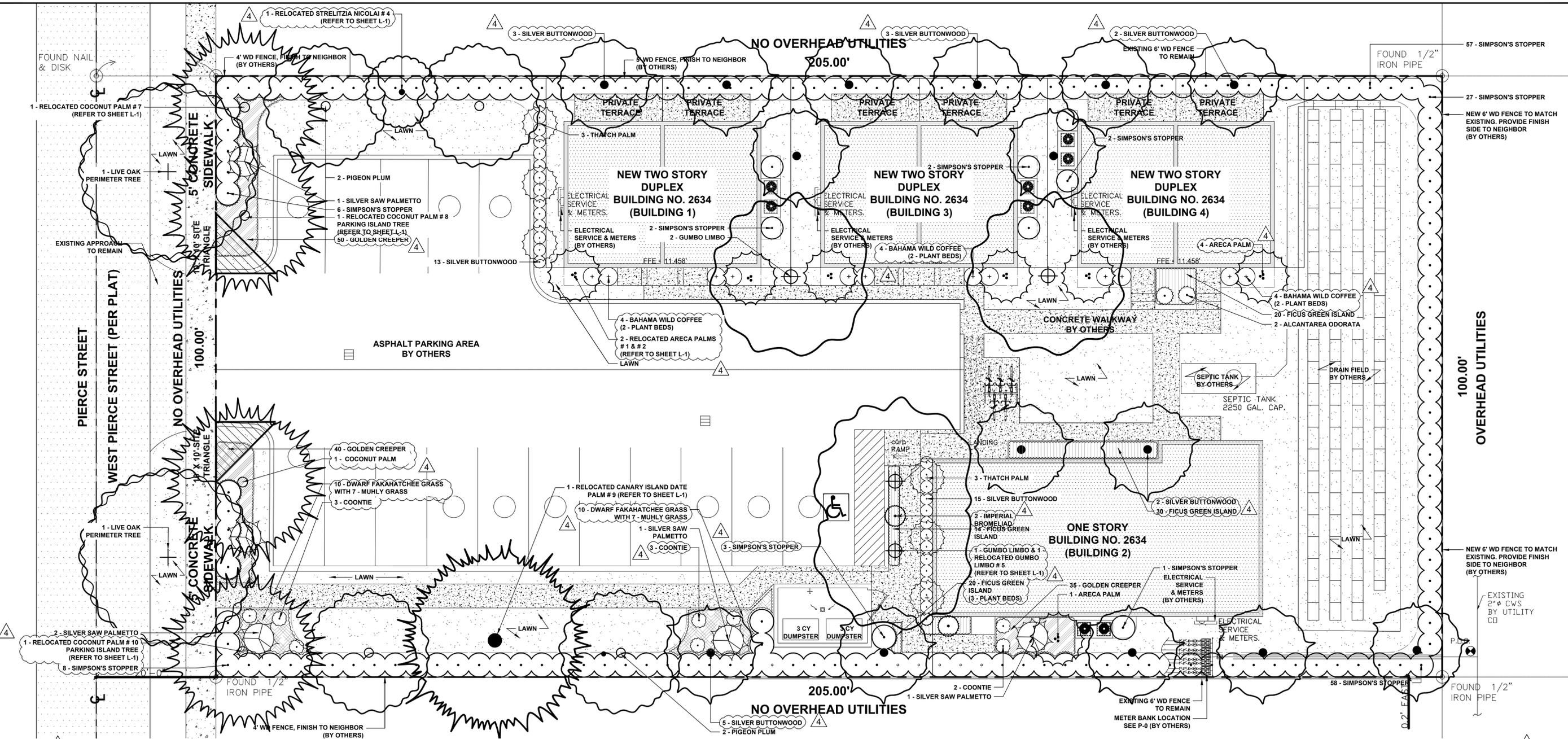
PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:
 SCALE: 1/8" = 1'-0"
 DATE: 06/07/2021
 DRAWN: D.R.C.
 CHECKED: A.P.
 CADD FILE:
 DRAWING TITLE:
 EXISTING TREE
 NOTES AND DETAILS

SHEET NO.
L-3



2634 PIERCE STREET - EXISTING TREE INVENTORY

SURVEY NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT.)	SP. (FT.)	CONDITION	NOTES	DISPOSITION
1	<i>Dyopsis lutescens</i>	Quad Areca Palm	2 (4)	15	6	Fair	Remove Chain from around trunk.	Relocate
2	<i>Dyopsis lutescens</i>	Quad Areca Palm	2 (3)	15	5	Fair		Relocate
4	<i>Strelitzia nicolai</i>	White Bird of Paradise	6 (10)	16	16	Fair	White Bird of Paradise needs to be trimmed under the supervision of a certified arborist.	Relocate
5	<i>Bursera simaruba</i>	Gumbo Limbo	7	12	10	Fair	Clean sooty mold from Gumbo Limbo and remove signs screwed directly into the tree trunk.	Relocate
7	<i>Cocos nucifera</i>	Coconut Palm	14	38	28	Fair	In conflict with proposed structure.	Relocate
8	<i>Cocos nucifera</i>	Coconut Palm	8	26	25	Fair	In conflict with proposed structure./Remove screws drilled into trunk.	Relocate
9	<i>Phoenix canariensis</i>	Canary Island Date Palm	24	24	30	Fair	In conflict with proposed structure./Canary Date Palm needs to be trimmed under the supervision of a certified arborist.	Relocate
10	<i>Cocos nucifera</i>	Coconut Palm	10	38	28	Fair	In conflict with proposed structure.	Relocate

11/27/2022 2634 PIERCE STREET

OVERALL PLANT LIST

Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
4	<i>Bursera simaruba</i>	Gumbo Limbo	1 Existing, Refer to L-1 Sheet and 3 Proposed @16' HT. x 8' SP., 4" DBH
4	<i>Coccoloba diversifolia</i>	Pigeon Plum	12' HT., 2" Caliper
3	<i>Cocos nucifera</i>	Existing Coconut Palms	7, 8, & 10 Refer to L-1 Sheet
2	<i>Quercus virginiana</i>	Live Oak	16' HT. x 8' SP., 4" DBH
1	<i>Phoenix canariensis</i>	Canary Date Palm	1 Existing, Refer to L-1 Sheet.
6	<i>Thrinax radiata</i>	Green Thatch Palm	6' HT., 45 Gal.
SHRUBS AND GROUND COVERS			
2	<i>Alcantarea imperialis</i>	Imperial Bromeliad	24" HT. X 24" SP., 7 Gal.
2	<i>Alcantarea odorata</i>	Odorata Bromeliad	24" HT. X 24" SP., 7 Gal.
34	<i>Conocarpus erectus</i>	Silver Buttonwood	36" HT. X 24" SP., 7 Gal.
6	<i>Dyopsis lutescens</i>	Areca Palm	2 Existing to be relocated and 4 Proposed at 25 Gallon, 6' HT., Refer to L-1 Sheet.
126	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal., 12" HT. x 12" SP.
84	<i>Ficus microcarpa</i> "Green Island"	Green Island Ficus	3 Gal., 18" HT. x 18" SP.
14	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 Gal., 36" HT. x 24" SP.
166	<i>Myrcianthes fragrans</i>	Simpson's Stopper	36" HT. X 24" SP., 7 Gal.
12	<i>Psychotria ligustrifolia</i>	Bahama Wild Coffee	7 Gal., 36" HT. x 36" SP.
5	<i>Serenoa repens</i> "Cinera"	Silver Saw Palmetto	25 Gal., 36" HT. x 36" SP.
20	<i>Tripsacum dactyloides</i>	Dwarf Fakahatchee Grass	3 Gal., 36" HT. x 24" SP.
8	<i>Zamia pumila</i>	Coontie	7 Gal., 36" HT. x 36" SP.
MISC.			
6382	Palmetto Sod		Square Feet

11/27/2022 2634 PIERCE STREET

MITIGATION PLANT LIST

Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
15	<i>Conocarpus erectus</i>	Silver Buttonwood	12' HT., 2" DBH
1	<i>Cocos nucifera</i>	Coconut Palm	10' GW, Minimum

EXISTING TREE & PALM LEGEND

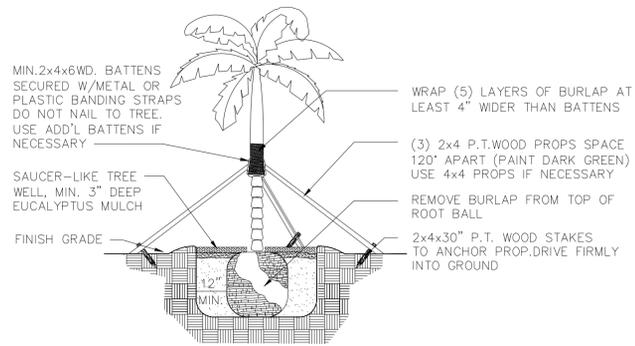
(#) REMAIN

NOTES:

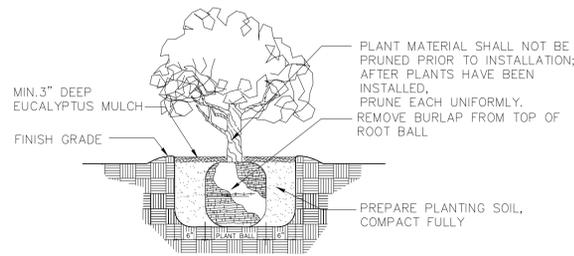
- LANDSCAPE CONTRACTOR SHALL HAVE THE UTILITIES LOCATED BEFORE COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL PULL A TREE REMOVAL/RELOCATION PERMIT BEFORE COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL RELOCATE PALMS UNDER THE SUPERVISION OF AN ARBORIST.

PLANTING PLAN

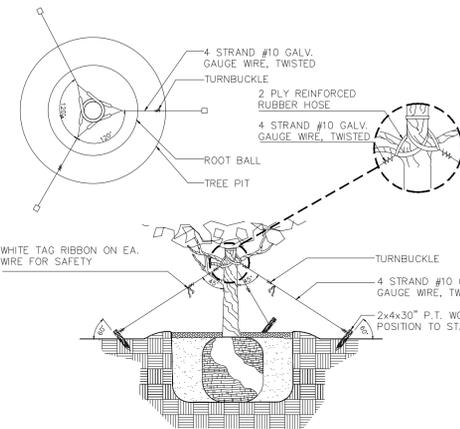
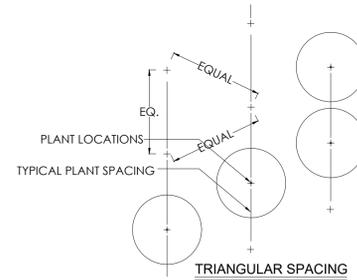




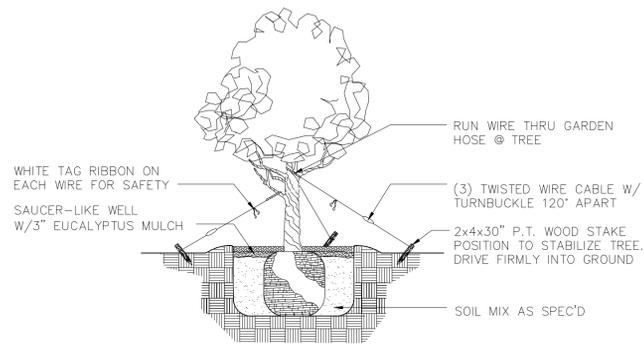
SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL



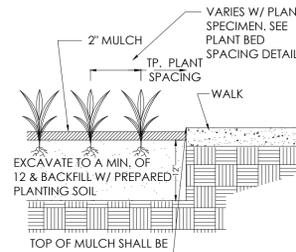
TYPICAL SHRUB PLANTING DETAIL



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

2634 PIERCE STREET - LANDSCAPE REQUIREMENTS				
ZONING		RM-9		
AREA		20,500.00 SQUARE FEET = .47 ACRES		
1	PERIMETER LANDSCAPE	1 - 12' HT STREET TREE PER 50 LINEAR FEET	100 LINEAR FEET OF FRONTAGE	2 STREET TREES REQUIRED 2 STREET TREES PROVIDED
2	PERIMETER LANDSCAPE	FOR AT-GRADE PARKING LOTS, A PERIMETER LANDSCAPE BUFFER MUST BE INCLUDED WITHIN THE REQUIRED SETBACK AREA.		THE LOT HAS AN AT-GRADE PARKING LOT, WHICH HAS A PERIMETER LANDSCAPE BUFFER IN THE SETBACK AREA.
3	INTERIOR LANDSCAPE FOR VEHICULAR USE AREA	TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF VEHICULAR USE AREA PARKING SPACES. EACH ISLAND SHALL CONTAIN A MINIMUM OF 190 S.F. OF PERVIOUS AREA AND SHALL MEASURE THE SAME LENGTH AS THE ADJACENT PARKING STALL. EACH ISLAND SHALL CONTAIN AT LEAST ONE TREE.		4 TERMINAL LANDSCAPE ISLANDS REQUIRED, 760 S.F. OF PERVIOUS AREA REQUIRED, & 4 TREES REQUIRED 4 TERMINAL LANDSCAPE ISLANDS PROVIDED, 760 S.F. OF PERVIOUS PARKING LOT PROVIDED, 3 RELOCATED PALMS FROM ON-SITE AND 1 PROPOSED PALM
4	INTERIOR LANDSCAPE FOR VEHICULAR USE AREA	LOTS WITH A WIDTH OF 50 FT. OR LESS: 15% OF THE TOTAL SQUARE FOOTAGE OF PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.		NOT APPLICABLE NOT APPLICABLE
5	INTERIOR LANDSCAPE FOR VEHICULAR USE AREA	LOTS WITH A WIDTH OF 50 FT. OR MORE: 25% OF THE TOTAL SQUARE FOOTAGE OF PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.		1,417 S.F. OF LANDSCAPED AREA REQUIRED 3,110 S.F. OF LANDSCAPED AREA PROVIDED
6	OPEN SPACE	A MINIMUM OF 40% OF THE TOTAL SITE AREA MUST BE LANDSCAPED OPEN SPACE INCLUDING LANDSCAPED OPEN SPACE LOCATED AT-GRADE OR AT HIGHER ELEVATIONS SUCH AS ON POOL DECKS, ROOF DECKS, ETC.		8,200 S.F. REQUIRED 9,307 S.F. PROVIDED
7	OPEN SPACE	MINIMUM OF ONE TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY.		8 TREES REQUIRED (ADDITIONAL TO PARKING LOT TREES) 2 EXISTING TREES PROVIDED WITH 7 PROPOSED TREES PROVIDED
9	DESIGN REVIEW AND HISTORIC PRESERVATION BOARD	IF WITHIN A HISTORIC PRESERVATION DISTRICT, LANDSCAPING SHALL COMPLY WITH THE HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS		NOT APPLICABLE NOT APPLICABLE
10	VIEW TRIANGLE	FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED.		NOT APPLICABLE NOT APPLICABLE
11	IRRIGATION	PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.		IRRIGATION PLAN REQUIRED IRRIGATION PLAN PROVIDED

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
- SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
- ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
- CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
- ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
 - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 - PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
 - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
 - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 - FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
 - GUY ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

3 2

09/01/2022 2634 PIERCE STREET			
OVERALL PLANT LIST			
Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
4	<i>Bursera simaruba</i>	Gumbo Limbo	1 Existing, Refer to L-1 Sheet and 3 Proposed @16' HT. x 8" SP., 4" DBH
4	<i>Coccoloba diversifolia</i>	Pigeon Plum	12' HT., 2" Caliper
3	<i>Cocos nucifera</i>	Existing Coconut Palms 7, 8, & 10	Refer to L-1 Sheet
2	<i>Quercus virginiana</i>	Live Oak	16' HT. x 8" SP., 4" DBH
1	<i>Pheonix canariensis</i>	Canary Date Palm	1 Existing, Refer to L-1 Sheet.
6	<i>Thrinax radiata</i>	Green Thatch Palm	6' HT., 45 Gal.
SHRUBS AND GROUND COVERS			
1	<i>Alcantarea imperialis</i>	Imperial Bromeliad	24" HT. X 24" SP., 7 Gal.
6	<i>Alcantarea odorata</i>	Odorata Bromeliad	24" HT. X 24" SP., 7 Gal.
47	<i>Conocarpus erectus</i>	Silver Buttonwood	36" HT. X 24" SP., 7 Gal.
4	<i>Dyopsis lutescens</i>	Areca Palm	3 Existing and 2 Proposed at 25 Gallon, 6' HT.. Refer to L-1 Sheet.
95	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal., 12" HT. x 12" SP.
81	<i>Ficus microcarpa</i> "Green Island"	Green Island Ficus	3 Gal., 18" HT. x 18" SP.
17	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 Gal., 36" HT. x 24" SP.
175	<i>Myrcianthes fragrans</i>	Simpson's Stopper	36" HT. X 24" SP., 7 Gal.
5	<i>Serenoa repen</i> "Cmetra"	silver Saw Palmetto	25 Gal., 36" HT. x 36" SP.
72	<i>Tripsacum dactyloides</i>	Dwarf Fakahatchee Grass	3 Gal., 36" HT. x 24" SP.
14	<i>Zamia pumila</i>	Coontie	7 Gal., 36" HT. x 36" SP.
MISC.			
6382	Palmetto Sod		Square Feet
	Grey Granite Gravel		3/8 in Diameter

PLANTING NOTES & DETAILS

A. PEREZ

landscape architecture

ALEX PEREZ

10311 SW 142 COURT
MIAMI, FL. 33186
786-586-1616
aperez.ria@gmail.com

CONSULTANT:

INT. & EXT. BLDG. RENOVATION

2634 PIERCE STREET
HOLLYWOOD, FL 33020

PROJECT NAME:

Revisions:

2 05/16/2022

3 09/07/2022

SEAL:

PROJECT NO:

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

DATE: 06/07/2021

DRAWN: D.R.C

CHECKED: A.P.

CADD FILE:

DRAWING TITLE:

PLANTING NOTES & DETAILS

SHEET NO.

LP-2

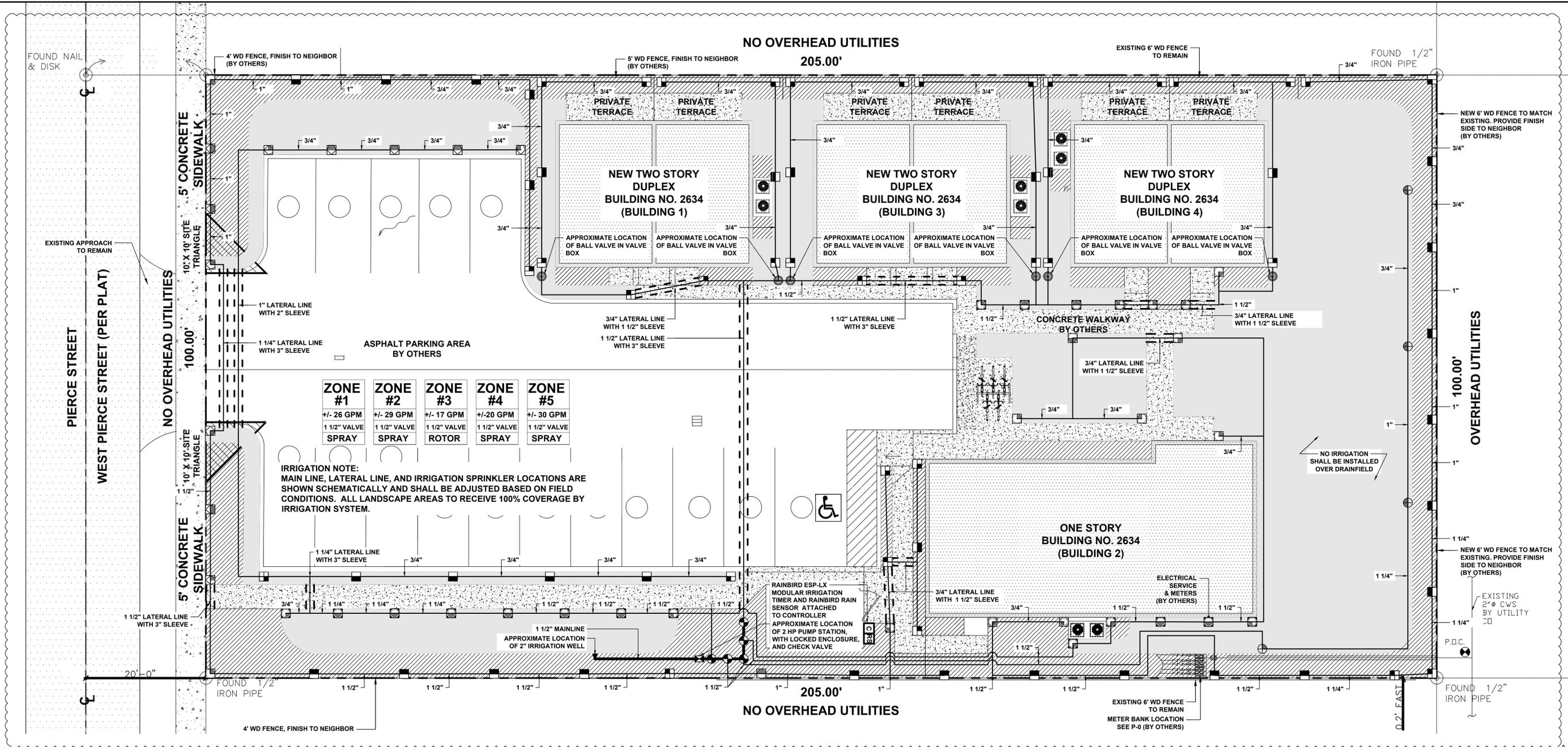
Revisions:	
2	05/16/2022
3	09/07/2022
4	11/27/2022

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 06/07/2021
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE:
IRRIGATION PLAN

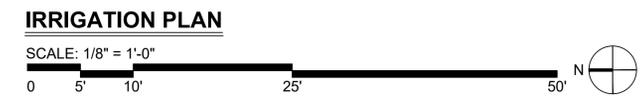
SHEET NO.
IR-1

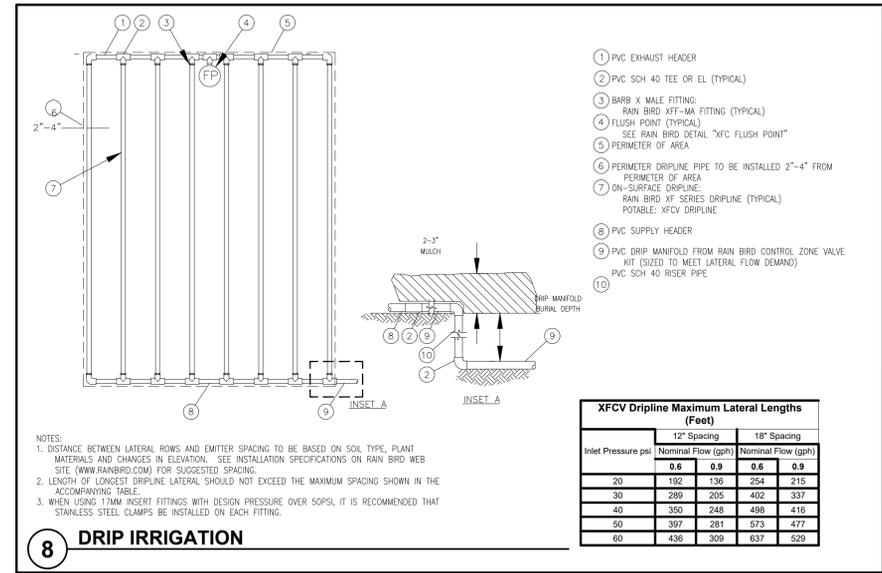
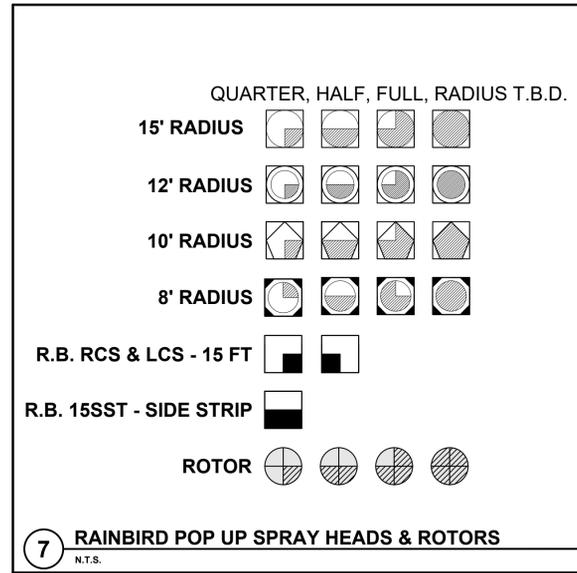
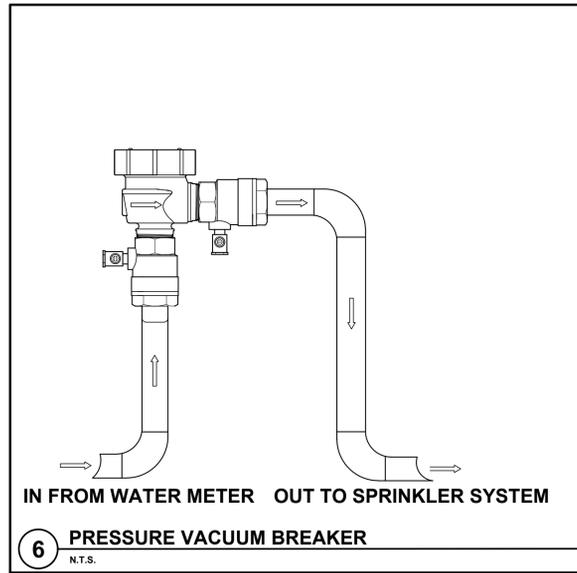
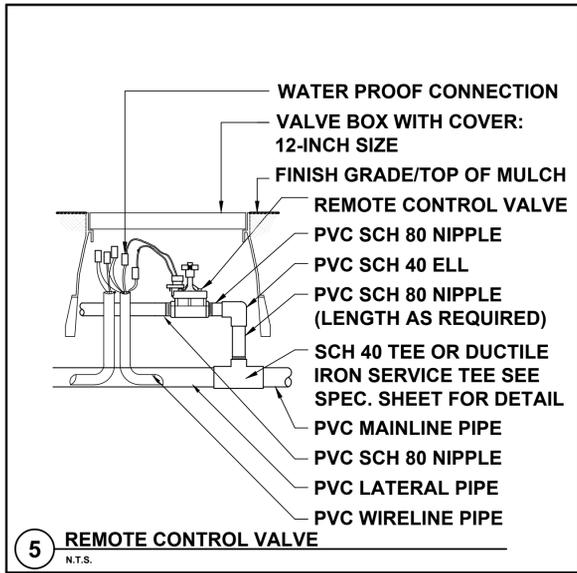
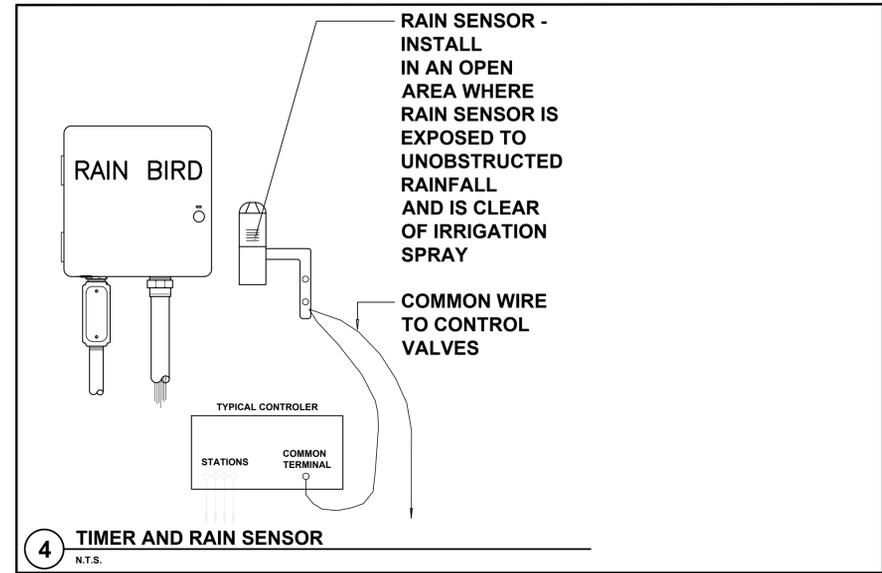
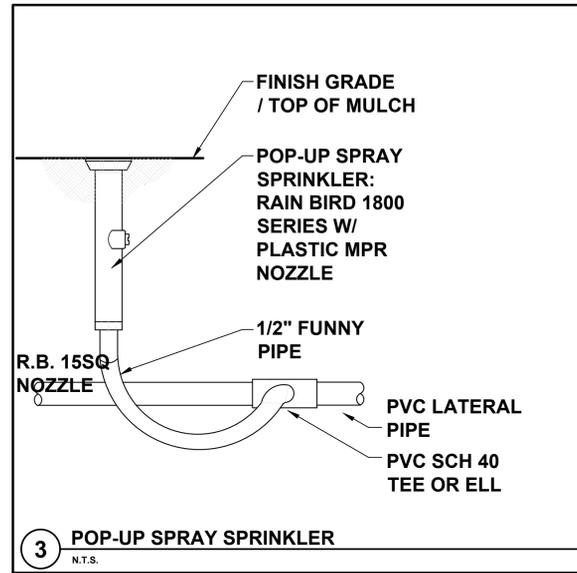
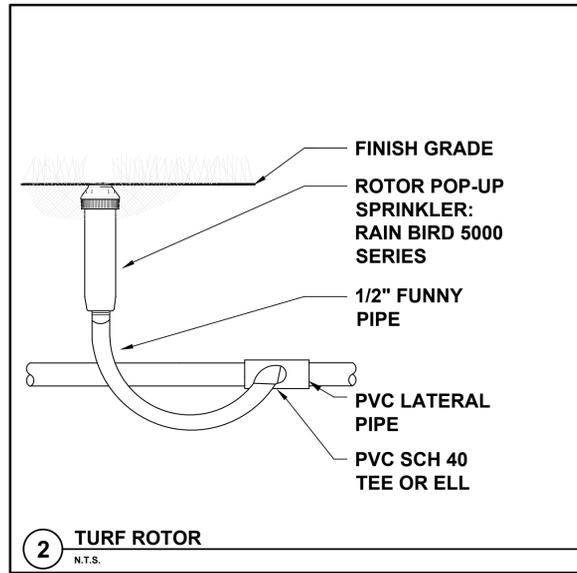
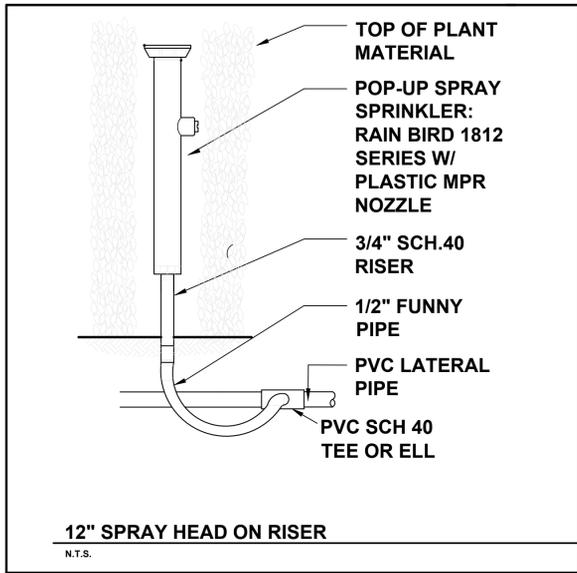


ZONE #1	ZONE #2	ZONE #3	ZONE #4	ZONE #5
+/- 26 GPM	+/- 29 GPM	+/- 17 GPM	+/- 20 GPM	+/- 30 GPM
1 1/2" VALVE				
SPRAY	SPRAY	ROTOR	SPRAY	SPRAY

IRRIGATION NOTE:
MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.

- NOTES:**
1. LANDSCAPE CONTRACTOR SHALL HAVE THE UTILITIES LOCATED BEFORE COMMENCING WORK.
 2. LANDSCAPE CONTRACTOR SHALL PULL AN IRRIGATION PERMIT BEFORE COMMENCING WORK.





IRRIGATION NOTES

- 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.
- 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.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 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.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- 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.
- 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.

- 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.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- 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.
- 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.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.

IRRIGATION LEGEND

WATER SOURCE:
- 2" WELL
- 2 HP PUMP STATION, WITH LOCKED ENCLOSURE, AND CHECK VALVE

PROVIDE:
RAINBIRD ESP-LX MODULAR TIMER W/ RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER. SEE THIS SHEET FOR LOCATION

ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN VALVE BOX

1 1/2" PVC Main Supply Line- Sch 40
LATERAL LINE (Sch. 40)
SLEEVE (Sch. 40)
PIPE CROSSING

LANDSCAPED AREA
SOD AREA

ZONE #1
25 GPM
1" VALVE
SPRAY

ZONE DESIGNATION & INFORMATION
GALLONS PER MINUTE
VALVE SIZE
IRRIGATION TYPE

RAINBIRD POP UP SPRAY HEADS
QUARTER, HALF, FULL, RADIUS T.B.D.

RAINBIRD END STRIP / SIDE STRIP

RAINBIRD BUBBLER

SPECIAL NOTES
A ROUGH INSPECTION IS REQUIRED BY MIAMI DADE PRIOR TO TRENCH BACKFILLING. A FINAL INSPECTION IS REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS. 'PHASE II RESTRICTIONS' ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SFWMD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER		FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
VEHICLE TRAFFIC AREAS		WATER PIPE SIZE	SLEEVE SIZE
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)		
1/2" TO 2 1/2"	18" TO 24"	3/4"	1 1/2"
3" TO 5"	24" TO 30"	1"	2"
6" OR GREATER	30 TO 36"	1 1/4"	2 1/2"
		1 1/2"	3"
NON-TRAFFIC AND NON-CULTIVATED AREAS		2"	4"
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)	3"	6"
1/2" TO 1 1/4"	6" TO 12"	4"	8"
1 1/2" TO 2"	12" TO 18"		
2 1/2" TO 3"	18" TO 24"		
4" OR LARGER	24" TO 36"		

LANDSCAPE and IRRIGATION NOTE
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

IRRIGATION NOTES & DETAILS

A.PEREZ
landscape
architecture
ALEX PEREZ
10311 SW 142 COURT
MIAMI, FL. 33186
786-566-1616
aperez.ria@gmail.com

CONSULTANT:

INT. & EXT. BLDG. RENOVATION
2634 PIERCE STREET
HOLLYWOOD, FL 33020

Revisions:
3/09/07/2022

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 06/07/2021
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:
DRAWING TITLE:
IRRIGATION NOTES & DETAILS

SHEET NO.
IR-2