

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input checked="" type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input checked="" type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 5440 State Road 7, Hollywood, FL 33314

Lot(s): 1,2 Block(s): _____ Subdivision: ELLA'S LITTLE ACRES

Folio Number(s): 5041 36 04 0020

Zoning Classification: N-MU (North Mixed Use) Land Use Classification: Industrial (Office/Warehouse)

Existing Property Use: Office/Gym Sq Ft/Number of Units: 24758 SF site

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: (1) structural modifications to an existing lawful non-conforming building.

(2) variance request to suspend the recording requirement for parking agreement

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/>)
Height (# of stories)	(# STORIES) <input type="text"/> (<input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text"/> FT.)

Name of Current Property Owner: ST 5440 S SR7 LLC

Address of Property Owner: 6300 STIRLING RD HOLLYWOOD FL 33024

Telephone: 954-985-2300x11535 Email Address: jonathanlevy@semtribe.com
954-966-6300 x11300 delmarmelton@semtribe.com

Applicant Stuart T. Kapp Consultant ☐ Representative ☒ Tenant ☐

Address: 7900 Glades Road, Suite 550, Boca Raton, FL 33434 Telephone: 561-766-0002

Email Address: skapp@kappmorrison.com

Email Address #2: _____

Date of Purchase: 4/11/2024 Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cheryl Scott, The Merchant Strategy

E-mail Address: cheryl@themerchantstrategy.com

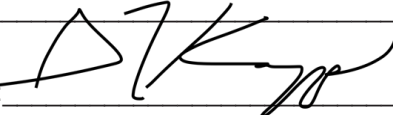
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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: 06/04/2025

PRINT NAME: Jonathan Levy Date: 06/04/2025

Signature of Consultant/Representative:  Date: 06/05/2025

PRINT NAME: Stuart T. Kapp, Esq. Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

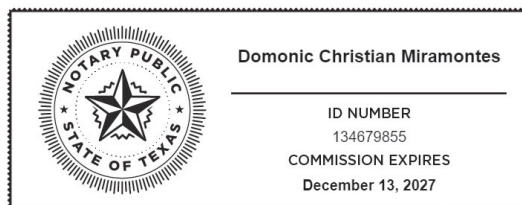
I am the current owner of the described real property and that I am aware of the nature and effect the request for zoning variance and special exception to my property, which is hereby made by me or I am hereby authorizing Kapp Morrison LLP to be my legal representative before the Board and Committee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

Sworn to and subscribed before me
this 4th day of June 2025



Notary Public Texas DLM
State of Florida
12/13/2027

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☒ Produced Identification DRIVER LICENSE




Signature of Current Owner

Jonathan Levy
Print Name

Electronically signed and notarized online using the Proof platform.

Stuart T. Kapp
Partner
d 561.766.0002
skapp@kappmorrison.com

June 4, 2025

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471
Attn: Carmen Diaz

Re: Criteria Statement for 5440 State Road 7 (the “Property”) - Variance Application for Exemption from Recording Requirement of Parking License Agreement

Ms. Diaz:

Please allow this letter to serve as the Criteria Statement for the Variance Application for the Property.

The Property is owned by ST 5440 S SR7 LLC, a Florida limited liability company (the “Property Owner”) and will be leased to Seminole Hark Rock Digital, LLC, a Delaware limited liability company (the “Tenant”). The Property Owner and the Tenant are wholly owned “special purpose entities” whose ultimate parent is the Seminole Tribe of Florida (the “Tribe”).

The “Project” to be undertaken at the Property is the remodeling of the existing vacant building and related premises to serve as an office-only building for the Tenant. The Property is too small to accommodate the necessary off-street parking for an office building on-site. As such, the Property Owner proposes to meet the parking requirements for the Project by providing parking on nearby properties owned or controlled by the Tribe, including the “Lucky Street Garage” located across the street from the Property at 1 Seminole Way (the “Parking License Agreement”).

Off-site parking is permitted under City of Hollywood Zoning and Land Development Regulations §7.1.B.1 (the “Code”) which provides, in pertinent part, the following:

“ ... If the required parking facilities are not located on the same lot as the main permitted use, a Unity of Title or perpetual easement shall be prepared for the purpose of insuring that the required parking is provided. The Unity of Title or perpetual easement shall be executed by the owners of the properties concerned, approved as to form by the City Attorney and **recorded in the public records of Broward County as a covenant running with the land** [emphasis added].”

Under the Code, the Parking License Agreement must be recorded in the public records of Broward County. However, under Federal Law (Indian Trade and Intercourse Act of 1790 §§ 1-5 (codified as amended at 25 U.S.C. §§ 177) (the “Non-Intercourse Act”)), the Tribe is not permitted to record any instruments against Tribal lands. As such, a Variance is requested from the City to exempt the parties from the recording

requirement provided by the Code in order to comply with Federal Law regarding the Parking License Agreement.

This request for a Variance is appropriate because it meets the City's standards for Variances as follows:

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; - ***the requested Variance meets the basic intent and purpose of the subject regulations by providing the Parking License Agreement for off-site parking (which, as described above, cannot be recorded against Tribal lands);***
- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; - ***the requested Variance does not affect the surrounding land uses or cause detriment to the community because the parking required to meet the needs of the Property will be provided on lands owned by the Tribe;***
- c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; - ***the requested Variance is consistent with applicable plans adopted by the City as it relates only to the exemption from the recording requirement, but otherwise complies with the City Code;***
- d. That the need for the requested Variance is not economically based or self-imposed; - ***the requested Variance has no economical basis and is imposed by the requirement of Federal Law;***
- e. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law - ***the requested Variance is necessary because the parties are prohibited from recording the Parking License Agreement under the Non-Intercourse Act.***

For the above-described reasons, we submit that this request for a Variance meets the City Code Variance criteria, and that approval of such Variance will have a positive impact on the Property and surrounding community by ensuring that the Property's parking needs are satisfied without detrimental changes to the land.

Sincerely,
Kapp Morrison, LLP



Stuart T. Kapp, Partner



March 25, 2025

City of Hollywood
Division of Planning and Urban Design
2600 Hollywood Boulevard, room 315
Hollywood, FL 33021
Phone: 954.921.3471

Re: SHRSS Digital Offices – Criteria Statement for 5440 State Road 7 office building special exception application.

Dear Carmen Diaz,

Please allow this letter to serve as the criteria statement for the special exception application of the above-named address. Our application includes one special exception request:

- E. Nonconforming structures. Lawful nonconforming structures other than buildings are likewise permitted to remain, provided no structural alterations other than those required by law are made, and further provided that the discontinued use of such structure or the use or building to which it is necessary for a period of six months or more shall require its modification so as to comply with the regulations of the applicable zoning district.
 - o G.5. Change, enlargement, expansion or restoration of a lawful nonconforming building.
- Section 3.12.G of the Hollywood Development Zoning and Land Development Regulations includes the standards for granting special exceptions to the structural modification for an existing conforming use in a nonconforming structure:
 - o H.1. The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.
 - o H.2. The approval will not, under any circumstances of the particular case, be detrimental to the health, safety and general welfare of persons working or residing within the vicinity.
 - o H.3. The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the city.
 - o H.4. The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with city regulations.

The proposed project is located at the intersection of State Road 7 and 54th Court, within an N-MU zoning district. The property is currently operating as an office and gym facility. The proposed intended renovation will provide for solely offices. The scope of work involves minor façade modifications to the existing one-story building, specifically the elevation facing 54th Court. The existing exterior walls along SR7, as well as the roof, are to remain unchanged.

The existing façade facing 54th Court will be preserved, with modifications limited to the removal of the current metal coiling door and the installation of a new glass storefront system. This change aims to enhance security by providing glazed openings that offer better visibility into the east parking lot, while also improving the building's aesthetic appeal. Additionally, an outdoor deck will be incorporated as an amenity for the office, inviting occupants to engage with the outdoor space. This feature will not only enhance security in the internal parking area but also provide a visual and architectural break in the otherwise flat façade.

A new, modern garage-style door will be installed on the east elevation, facing the proposed outdoor deck. This design choice will provide a more visually appealing alternative to the existing steel roll-up door and, with the inclusion of glazing, will improve visual connectivity to the internal parking area. This new door will also foster an indoor-outdoor experience for office occupants. As the entire building is designated for office use, there is no need for a dedicated delivery roll-up door, and deliveries will be limited to typical office supplies.

These proposed improvements will enhance not only the building but the streetscape as well and align with the City's vision for future building design, offering a positive contrast to the current building condition.

Sincerely,

Architect Carlos Gonzalez
for the firm

SURROUNDING PROPERTIES



4549 SW 54 Avenue (east)



Lucky Street Parking - 1 Seminole Way (west)

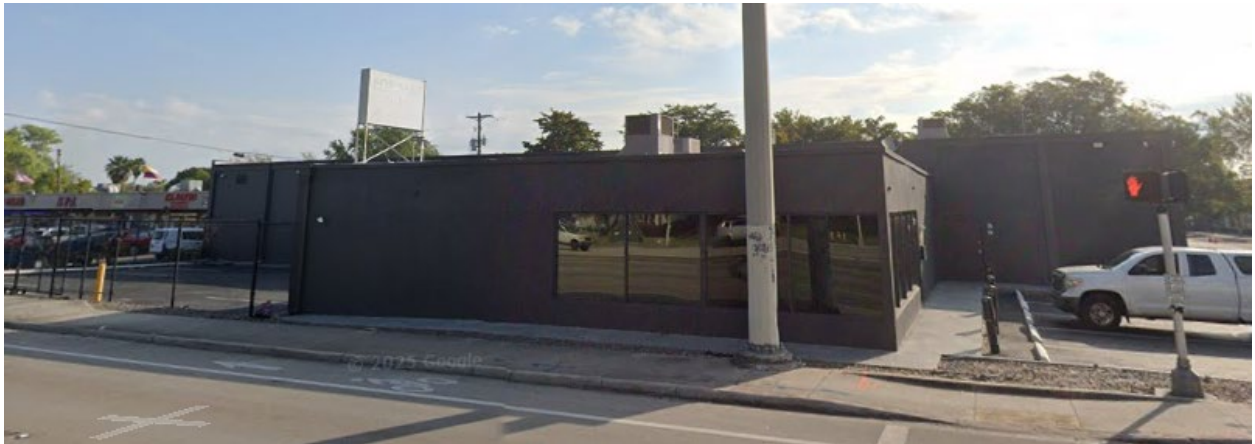


5400 S. State Road 7 (north)



5450 S. State Road 7 (south)

Subject Property



INTERIOR IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5 4 4 0 S T A T E R O A D 7 , H O L L Y W O O D , F L . 3 3 3 1 4



E6 NOT USED

GENERAL	COVER SHEET & LOCATION
G-001	
SURVEY	
ARCHITECTURAL	
AS-101	SITE PLAN
AS-201	CONCEPTUAL STREET PROFILE ELEVATIONS
AS-202	RENDERINGS
A-002	SPECIFICATIONS
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
LANDSCAPE	
L-200	OVERALL LANDSCAPE PLAN
L-201	LANDSCAPE DETAILS AND NOTES
L-300	OVERALL IRRIGATION PLAN
L-301	IRRIGATION DETAILS
L-302	IRRIGATION NOTES

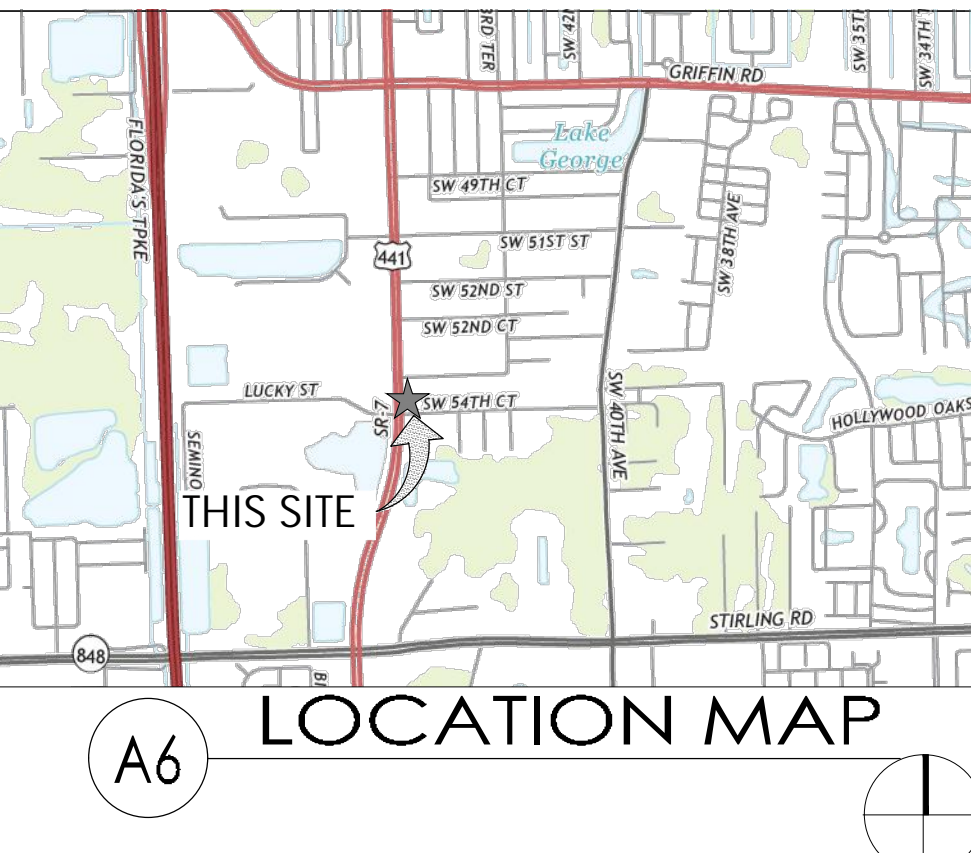
D6 DRAWING LIST

ELLAS LITTLE ACRES 34-7 B LOT 1,2

C6 LEGAL DESCRIPTION

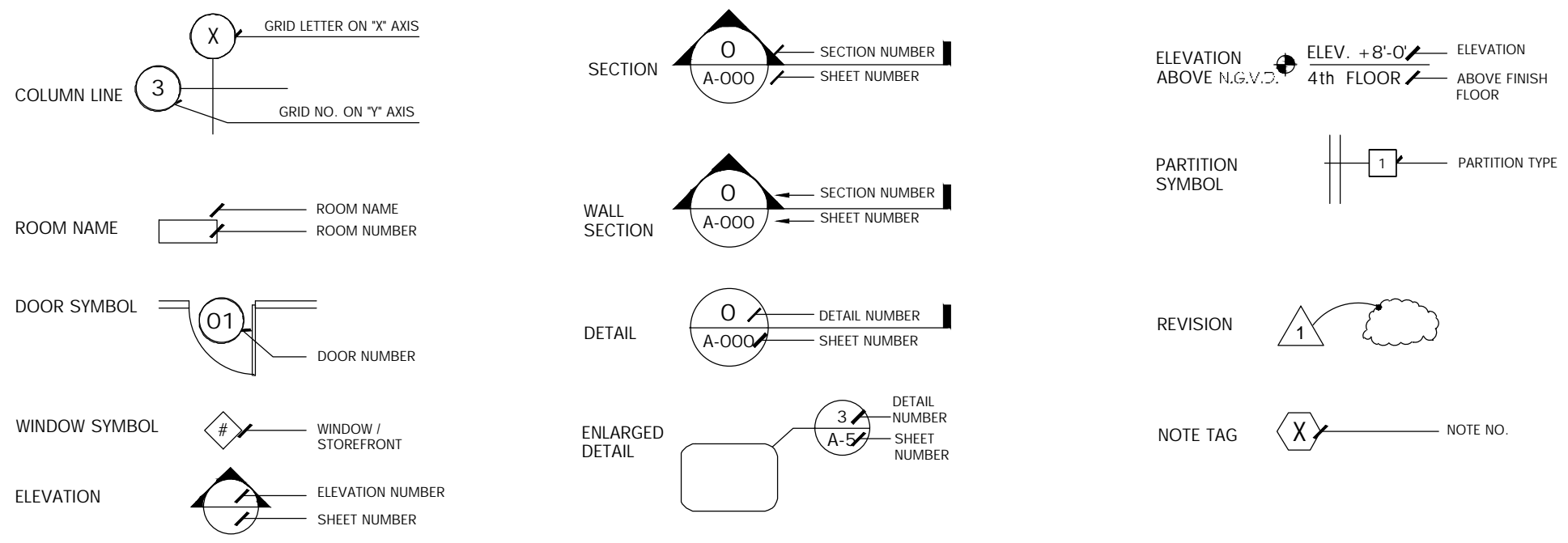
THE EXISTING OFFICE BUILDING, TOTALING 14,122 S.F., WILL REMAIN UNCHANGED WITH NO EXPANSIONS. PROPOSED RENOVATIONS INCLUDE REPLACING THE EXISTING STEEL ROLL UP DOOR FACING 54TH COURT WITH A NEW STOREFRONT SYSTEM IN THE SAME LOCATION. ADDITIONALLY, A NEW STOREFRONT SYSTEM WITH DOOR WILL BE INSTALLED ON THE EAST FACING WALL, FACING INWARD AWAY FROM 54TH COURT. IMPACT RATED WINDOWS TO BE PROVIDED ALONG THE SR7 AND 54TH COURT ELEVATIONS. A NEW AMENITY DECK WILL ALSO BE ADDED WITHIN THE EXISTING INTERNAL PARKING AREA FOR OFFICE USE AS AN AMENITY. A GENERATOR ENCLOSURE TO BE PROVIDING FOR SCREENING OF NEW PERMANENT GENERATOR.


B6 SCOPE OF WORK



ABV	ABOVE	CJ	CONTROL JOINT	DTL	DETAIL	FLASH	FLASHING	HM	HOLLOW METAL	MFGR	MANUFACTURER	PBLG	PLUMBING	T.O.C.	TOP OF CONCRETE
ACOUS	ACOUSTICAL	CLG	CEILING	DWCS	DRAWING (S)	FLR	FLOOR	HOR	HORIZONTAL	MIN	MINIMUM	PLAS	PLASTER, PLASTIC	T & G	TONGUE AND GROOVE
AD	AREA DRAIN	C	CENTERLINE	DW	DRAWING	FT.	FOOT, FEET	H.P.	HIGH POINT	MISC.	MISCELLANEOUS	PROJ	PROJECT	TEMP	TEMPERED
ADJ	ADJACENT/ADJUSTABLE	CLR	CLEAR	EJ	EXPANSION JOINT	FUR	FLOOR FINISH	H.V.A.C	HEATING, VENTILATING AND AIR CONDITIONING	M.O.	MASONRY OPENING	PWYD	PLYWOOD	TERM	TERRAZZO
AFF	ABOVE FINISHED FLOOR	ORG	OPENING	E.J.	EXPANSION JOINT	GA	GALV	ID	INSIDE DIAMETER	M.R.	MOISTURE RESISTANT	PVMT	PAVEMENT	TJ	TOP OF JOIST
AGGR	AGGREGATE	CMU	CONCRETE MASONRY UNIT	ELECT	ELECTRICAL	IN	INCH	IN	INSIDE DIAMETER	M.TL	METAL	PT	POINT	TOW	TOP OF WALL
ALUM	ALUMINUM	CP	CEMENT PLASTER	ELEV	ELEVATION	GA	GALV	INSUL	INSULATION	MTL	METAL	P.T.	POINT	TYP	TYPICAL
ANCH	ANCHOR	COL	COLUMN	EQ	EQUAL	OC	OVERLAP	INT	INTERIOR	MULL	MULLION	RD	ROUGH OPENING	UN	UNLESS OTHERWISE NOTED
ANOD	ANODIZED	CONC	CONCRETE	EQUIP	EQUIPMENT	GL	GLASS	JST	JANITOR'S CLOSET	N.I.C.	NOT IN CONTRACT	REF	REFERENCE/REFRIGERATOR	WD	WOOD
APPROX	APPROXIMATE (LY)	EXP	EXPOSED	EXP	EXPOSED	GYP	GYP	JOIST	JOIST	NO.	NUMBER	REIN	REINFORCED	WIDW	WINDOW
ARCH	ARCHITECT (JRA)	CONSTR	CONSTRUCTION	EQUIP	EQUIPMENT	BD	BOARD	KIT	KITCHEN	NOM.	NOMINAL	RES	RESILIENT	WH	WATER HEATER
AS	ACOUSTICAL SEALANT	EXIST	EXISTING	EXP	EXPOSED	BD	BOARD	KO	KNOCK-OUT	N.T.S.	NOT TO SCALE	RO	ROUGH OPENING	WID	WITHOUT
ASPH	ASPHALT	CONTR	CONTRACTOR	EXP	EXPOSED	BD	BOARD	LAM	LAMINATE	OD	OUTSIDE DIAMETER	RWL	RAIN WATER LEADER	WSC	WAINSCOT
AT/B	AT BOTTOM	CPT	CARPET	EXP	EXPOSED	BD	BOARD	LP	LOW POINT	OPNG	OPENING	SAN	SANITARY	SH	SHEET
BD	BOARD	CT	CERAMIC TILE	EXP	EXPOSED	BD	BOARD	LT	LOW POINT	OPP	OPPOSITE	SHG	SHGATHING	SIM	SIMILAR
BTUM	BITUMINOUS	DIM	DIAMETER	EXP	EXPOSED	BD	BOARD	LVR	LOUVER	PARTN	PARTITION	SHTC	SHGATHING	SPEC	SPECIFICATION
BLDG	BUILDING	DM	DIMENSION	EXP	EXPOSED	BD	BOARD	MACH	MACHINE	PFS	PREMOLDED FILLER	SHTC	SHGATHING	S.S.	STAINLESS STEEL
BM	BEAM	D.O.S.	DOOR OPENING SIZE	EXP	EXPOSED	BD	BOARD	MAX	MAXIMUM	PL	PLATE	STRO	STANDARD		
BRK	BRICK	DP	DAMP PROOFING	EXP	EXPOSED	BD	BOARD	HOWD	HEIGHT						
CAB	CABINET	DR	DOOR	EXP	EXPOSED	BD	BOARD	HGT	HEIGHT						


A1 ABBREVIATIONS & SYMBOLS





PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7, HOLLYWOOD, FL 33314
barranco gonzalez • architecture • planning • interior design
phone: (954) 961-7685 fax: (954) 961-7685
fort lauderdale, fl 33316
1915 southeast 4th avenue
consultant



DESIGNED
CVG

DRAWN
JO

CHECKED
CVG

DATE:
06.27.2025

COMM:
241111

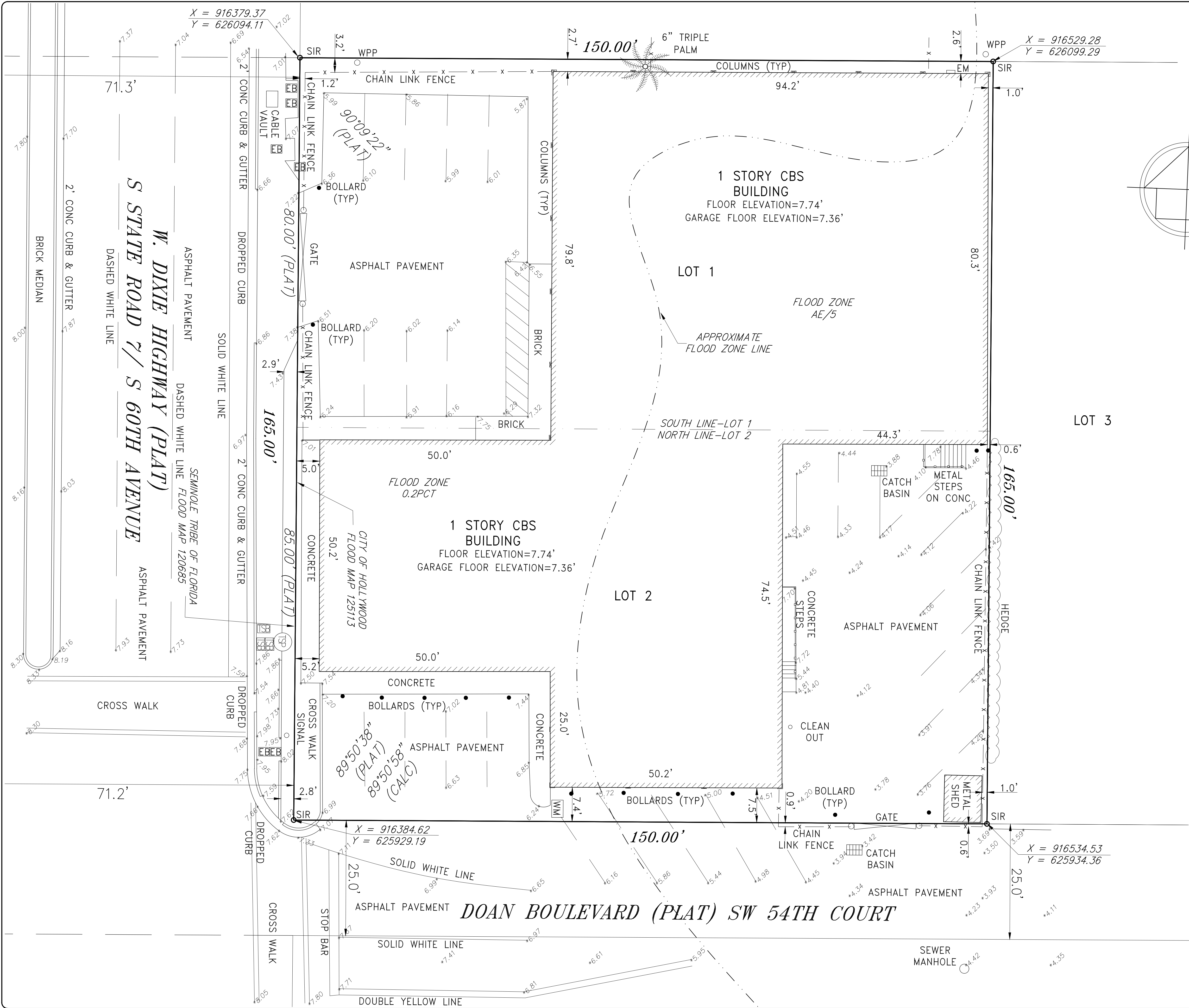
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R E V I S I O N S

COVER SHEET

SITE PLAN APPROVAL

G-001

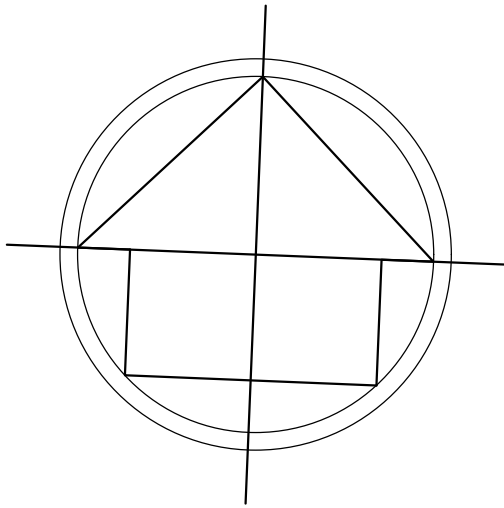


LAND DESCRIPTION :

LOT 1 AND 2 OF "ELLAS LITTLE ACRES",
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 34, PAGE 7 OF
THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 J
ZONE	0.2PCT/AE
BASE FLOOD ELEV N/A / 5	
EFFECTIVE DATE	07/31/24

SKETCH OF SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
-E-	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
*5.34	ELEVATIONS

STATE PLANE COORDINATE INFORMATION

(a) PROJECTION:

UNIVERSAL TRANSVERSE MERCATOR PROJECTION AS ESTABLISHED FOR THE FLORIDA EAST ZONE COORDINATE SYSTEM.

(b) DATUM:

THE STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 2007 (NAD 83 (NATIONAL SPATIAL REFERENCE SYSTEM 2007)). THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

(c) METHODOLOGY:

COORDINATES WERE DETERMINED USING THE TOPCON HI-PER SR AND THE TOPCON FC-5000 WITH THE TDS PACKAGE TOGETHER WITH THE 'L-NET' ROVER SYSTEM PACKAGE PROVIDED BY LENGEMANN CORPORATION. THE 'L-NET' NETWORK (A TOPNET GNSS NETWORK) UTILIZES A NETWORK OF REAL TIME KINEMATIC (RTK) REFERENCE STATIONS.

(d) ESTIMATED ACCURACIES:

HORIZONTAL ACCURACIES TO 0.04'
VERTICAL ACCURACIES TO 0.07'

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #3361 ELEVATION = 3.69'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 03/03/25

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

BARRANCO GONZALEZ

5440 S STATE ROAD 7
HOLLYWOOD, FLORIDA 33314

SKETCH OF SURVEY

REVISIONS		DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY		03/03/25	DATA/COLL	AM	REC

PROJECT NO.: 10392-25

SCALE : 1" = 10'

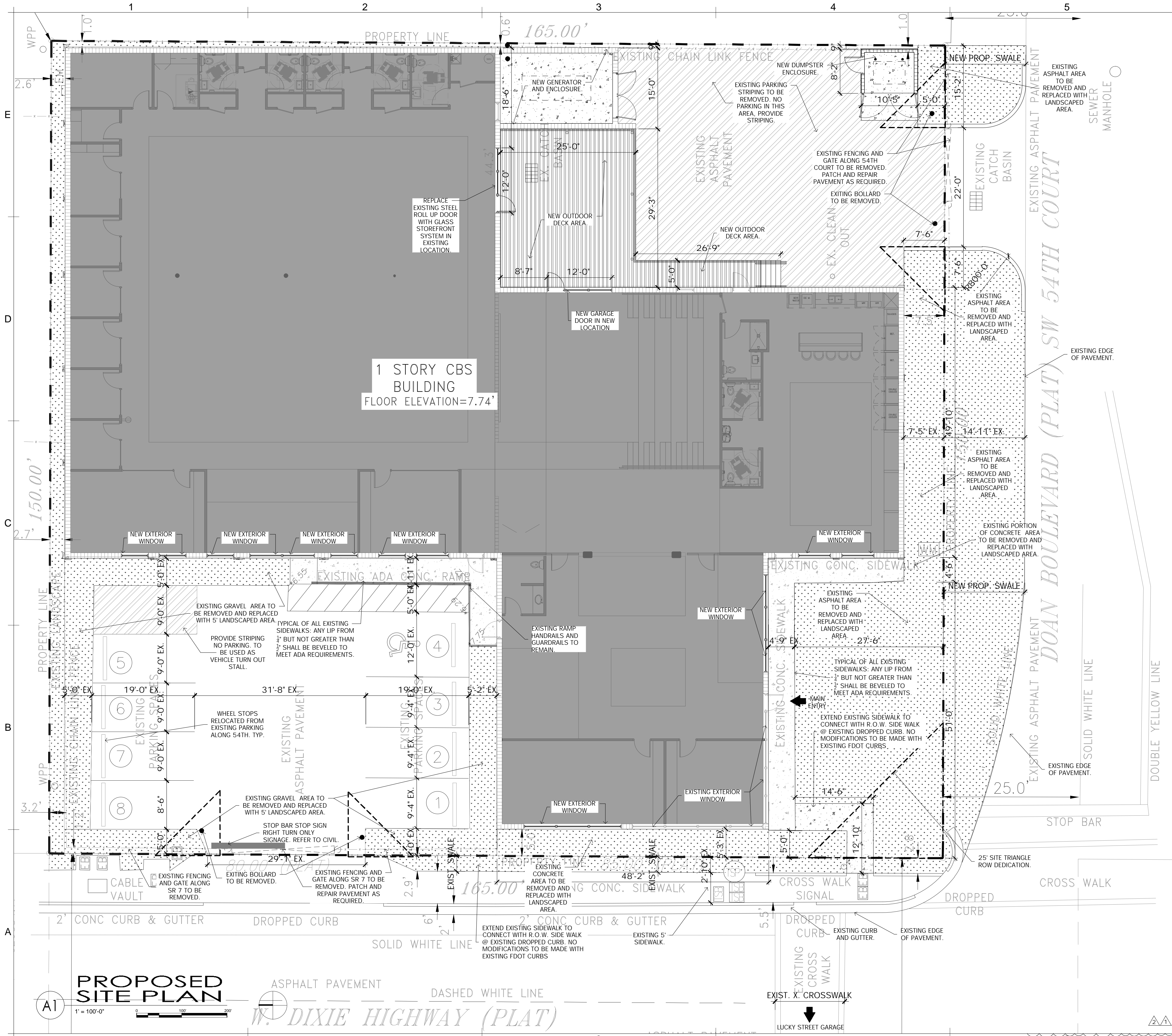
SHEET

1

OF

1

SHEET



A. USE OF PROPERTY (Broward County -Property Appraiser)		EXISTING OFFICE / WAREHOUSE	PROPOSED OFFICE
B. LAND USE DESIGNATION		INDUSTRIAL	
C. ZONING DESIGNATION		N-MU (NORTH MIXED USE DISTRICT)	
D. GROSS & NET SITE AREA		24,758 S.F. (APPROX. .57 ACRES)	
E. GROSS AREA			
EXIST. GROSS SF 1ST FLOOR		14,122 S.F.	
PROPOSED GROSS BLDG S.F.		14,122 S.F. (NO CHANGE)	
F. PARKING			
EXISTING PARKING: 25		REQUIRED	
PREVIOUS EXISTING USE: OFFICE		1 PER 250 SF	30
PREVIOUS EXISTING USE: ASSEMBLY (GYMNASIUM FITNESS CENTER)		1 PER 60 SF	109
TOTAL		139	
REQUIRED			
PROPOSED USE: OFFICE		1 PER 250 SF	56
TOTAL		56	
REMAINING PARKING ONSITE: 8		REQUIRED PARKING OFF SITE: 47**	
G- BUILDING HEIGHT (American Legat)		65'-0" MAX	+/-22'-0"
H. SETBACKS		REQUIRED	PROVIDED
FRONT YARD (WEST)		10'-0"	5'-0"
SETBACK FROM A WATERWAY OR CANAL		N/A	N/A
SIDE YARD (EAST)		0'-0"	0'-6"
SIDE YARD (NORTH)		0'-0"	2'-6"
STREET SIDE YARD (SOUTH)		10'-0"	7'-6"
I. IMPERVIOUS AREA			
		EXISTING	PROPOSED
BUILDING FOOTPRINT		14,122 S.F. (57.04%)	14,122 S.F. (57.04%)
VEHICULAR USE AREA		8,154 S.F. (32.93%)	6,574 S.F. (26.55%)
SIDEWALKS		1,828 S.F.	587 S.F.
TOTAL IMPERVIOUS AREA		24,104 S.F. (97.36%)	21,283 S.F. (85.96%)
J. PERVIOUS AREA			
LANDSCAPE (5% REQ. 1,237.90 S.F.)		654 S.F. (2.64%)	3,475 S.F. (14.04%)
** REQUIRED OFFSITE PARKING TO BE PROVIDED BY ADJACENT PROPERTY. AGREEMENT TO BE PROVIDED AND VARIANCE BY THE CITY OF HOLLYWOOD TO BE PROVIDED PRIOR TO CO OF THIS BUILDING. OFFSITE PARKING WILL BE LOCATED IN THE LUCKY STREET PARKING GARAGE LOCATED AT 1 SEMINOLE WAY (LUCKY STREET), HOLLYWOOD, FL 33314			

SITE DATA

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

DESIGNED
CVG

DRAWN
JO

CHECKED
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DATE:
06.27.2025

COMM:
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REVISIONS

SPR COMMENTS 7/12/2025

SPR COMMENTS 7/22/2025

SITE PLAN

SITE PLAN APPROVAL

AS-101

STATE OF FLORIDA
CHRIS V. GONZALEZ
ARCHITECT
AR16887

PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

barranco gonzalez • architecture • planning • interior design

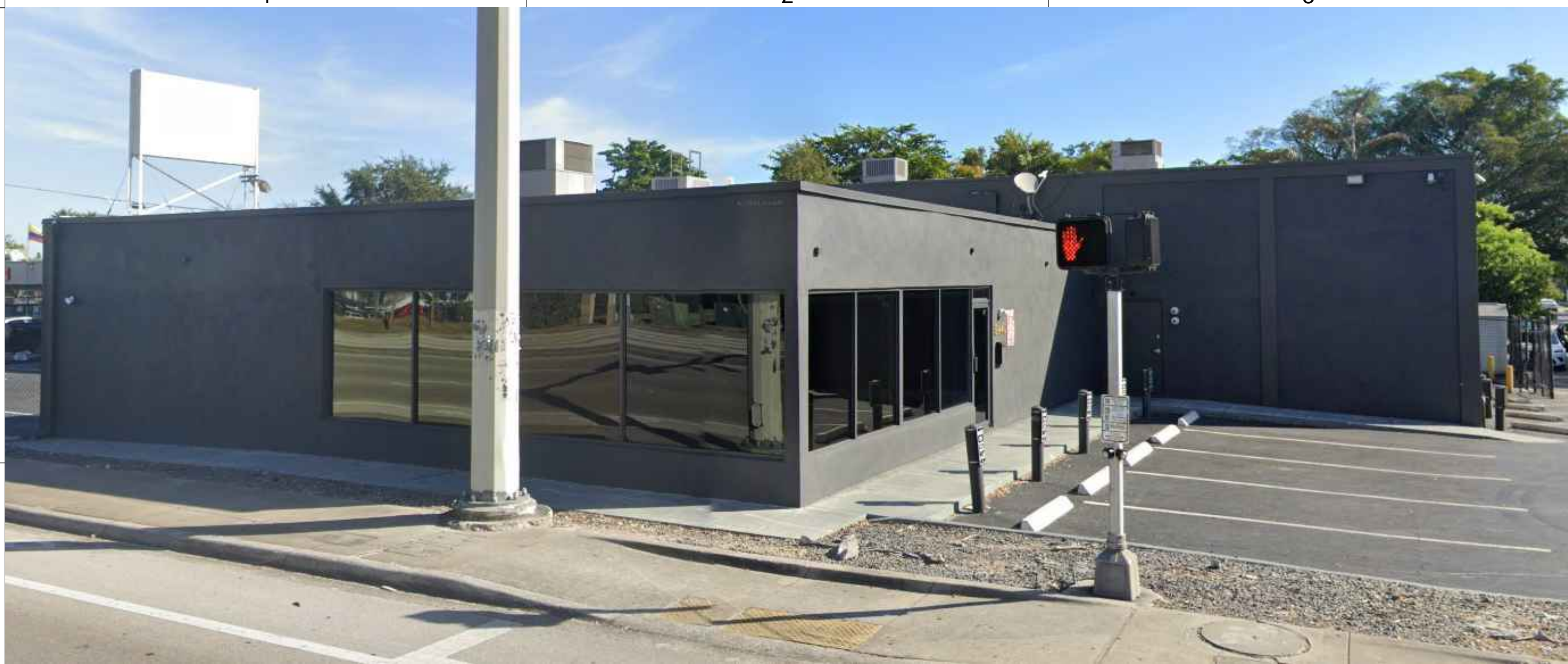
5440 S STATE ROAD 7, HOLLYWOOD, FL 33314

phone: (954) 961-7685 fax: (954) 961-7675

Fort Lauderdale, FL 33316

1915 southeast 4th avenue

consultant



EXISTING SOUTH WEST CORNER



PROPOSED SOUTH WEST CORNER



EXISTING SR7 ELEVATION

PROPOSED SR7 ELEVATION



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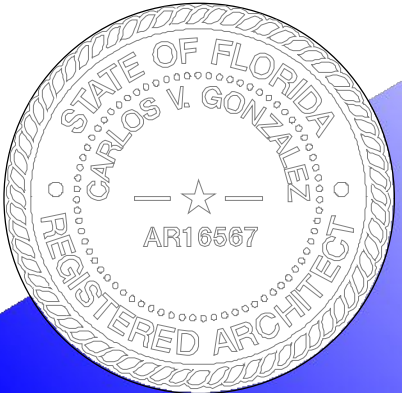
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barranco gonzalez • architecture • planning • interior design

phone: (954) 961-7675 fax: (954) 961-7685 mail@bgararchitecture.com

1915 southeast 4th avenue

consultant



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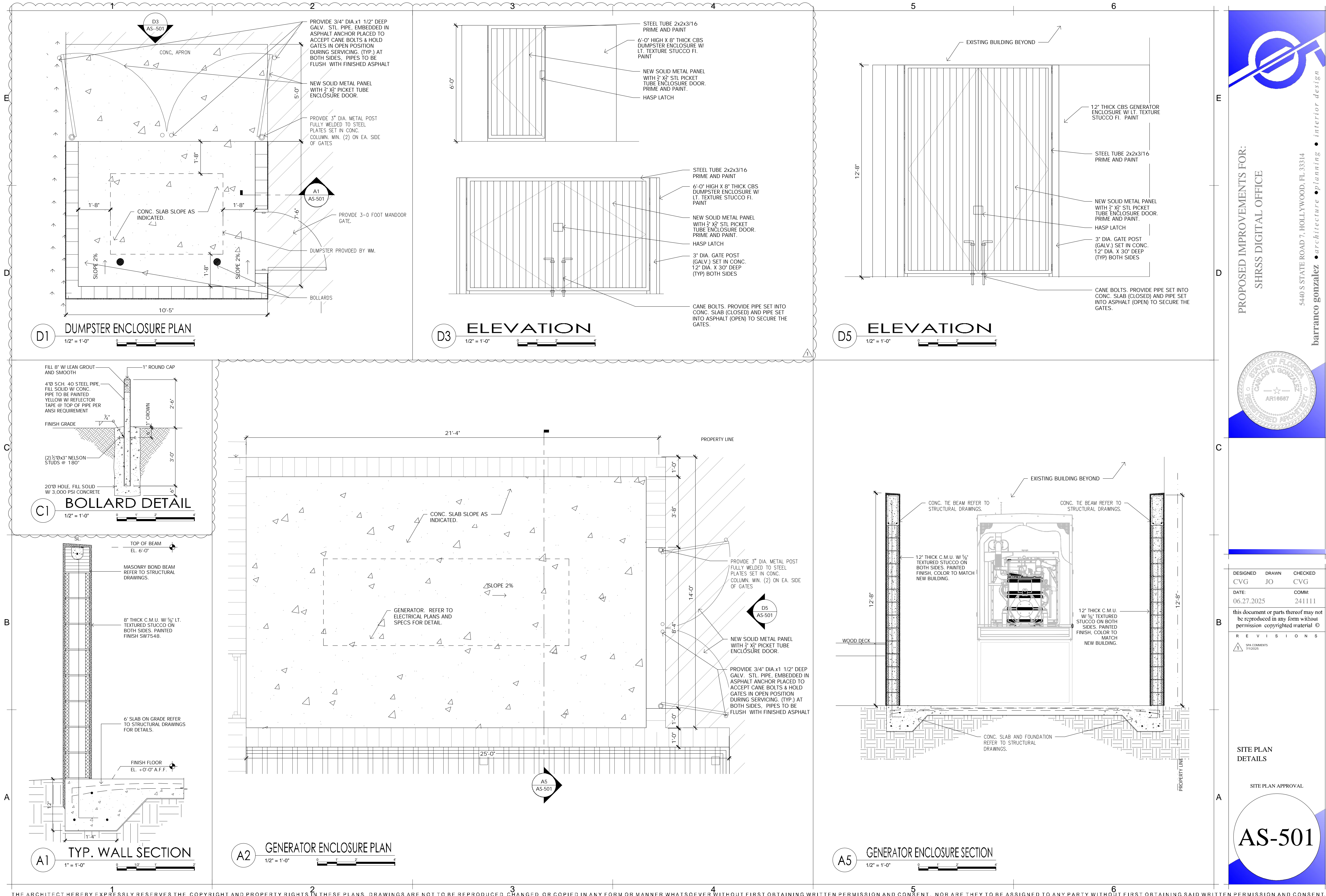
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R E V I S I O N S

RENDERINGS

SITE PLAN APPROVAL

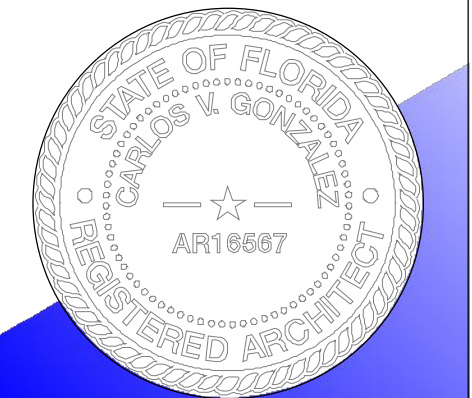
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phone: (954) 961-7675 fax: (954) 961-7685 mail@bgararchitecture.com
1915 southeast 4th avenue
fort lauderdale, fl 33316
db # 26001030 aa # 26001030



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DATE:	06.27.2025	COMM: 241111

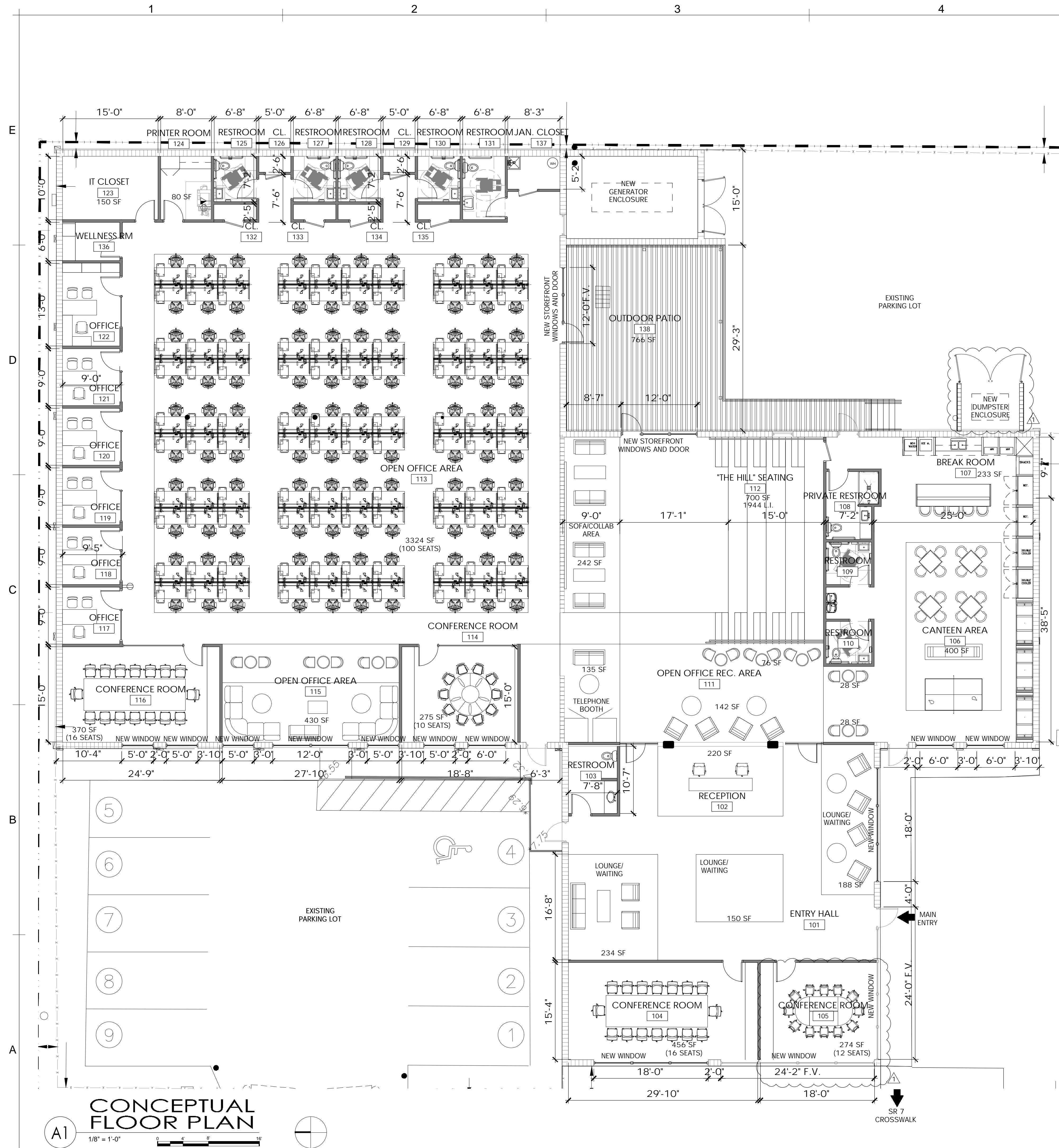
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REVISIONS
1. SPA COMMENTS 7/1/2025

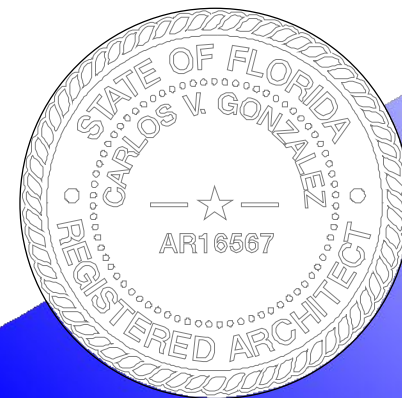
SITE PLAN
DETAILS

SITE PLAN APPROVAL

AS-501



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fort lauderdale, fl 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@bgararchitecture.com
1915 southeast 4th avenue consultant

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06.27.2025	06.27.2025	06.27.2025

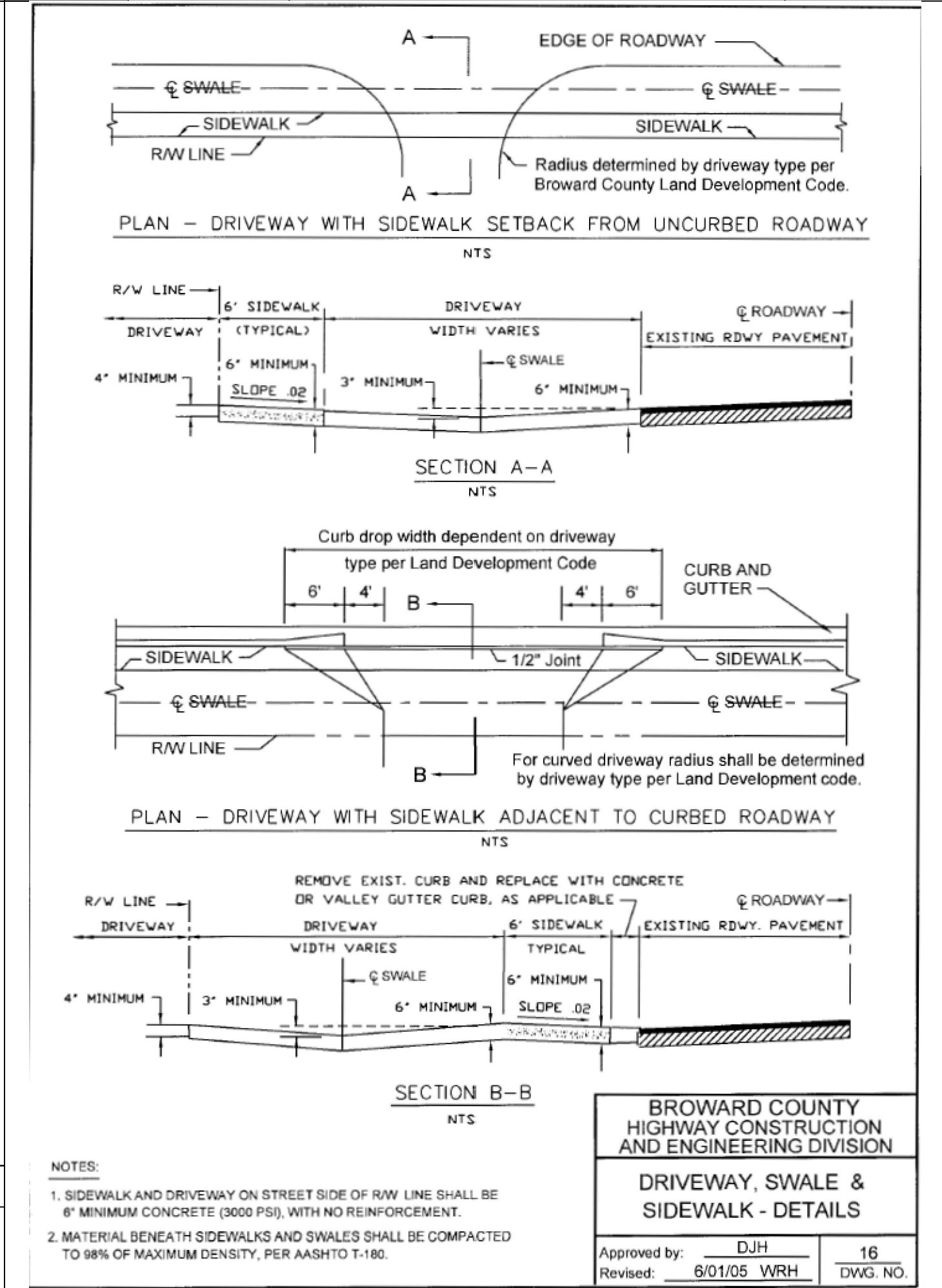
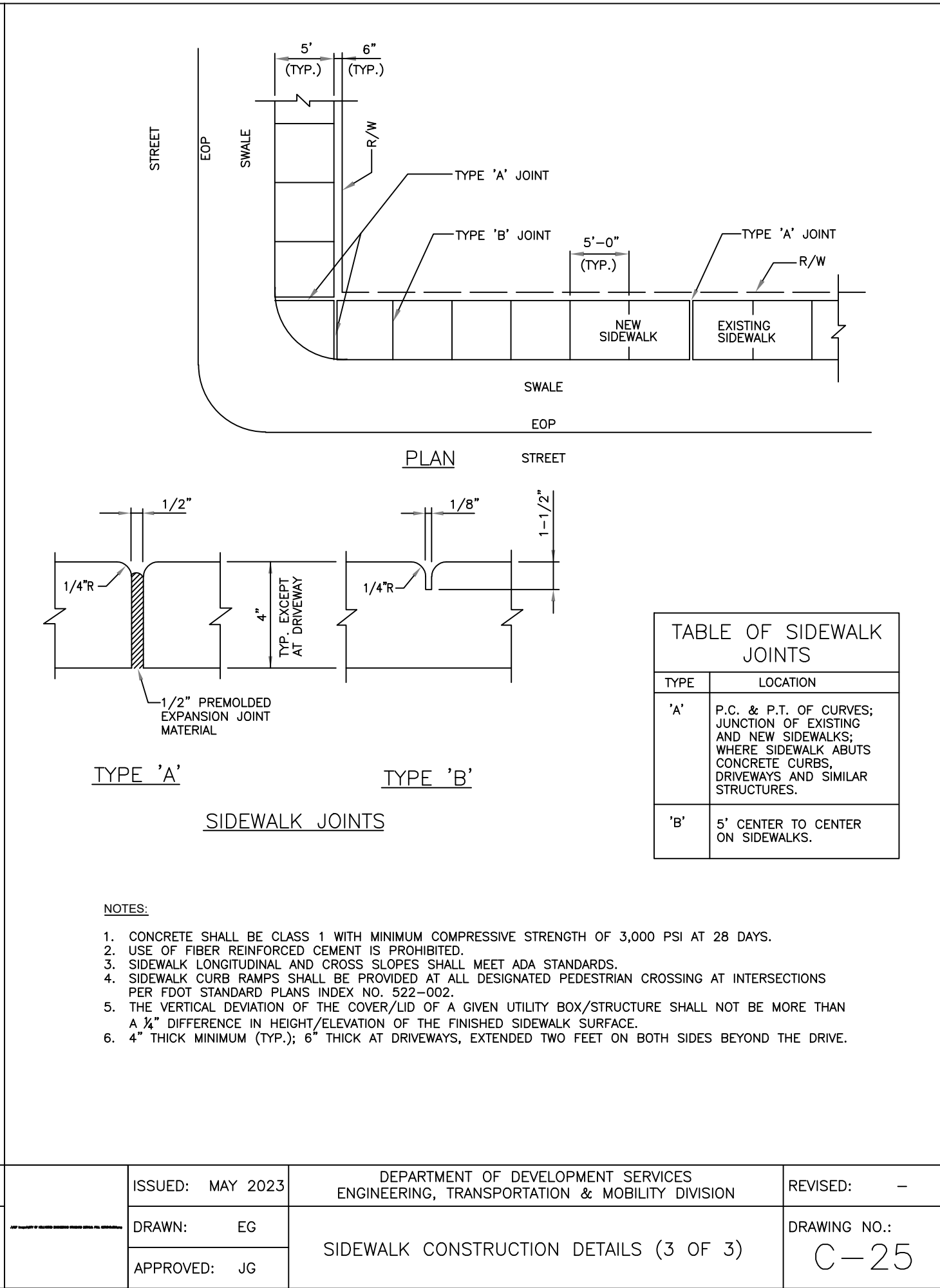
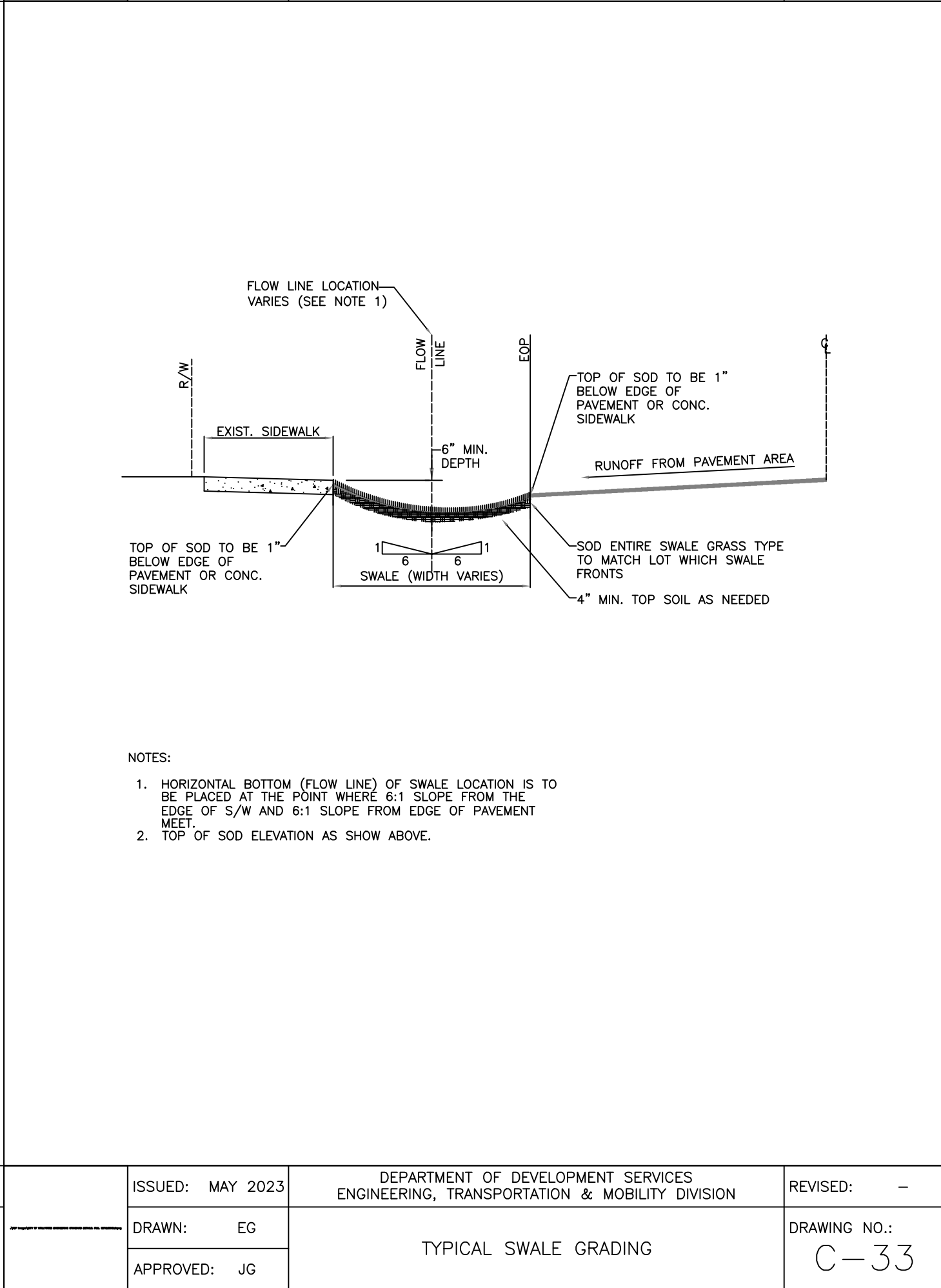
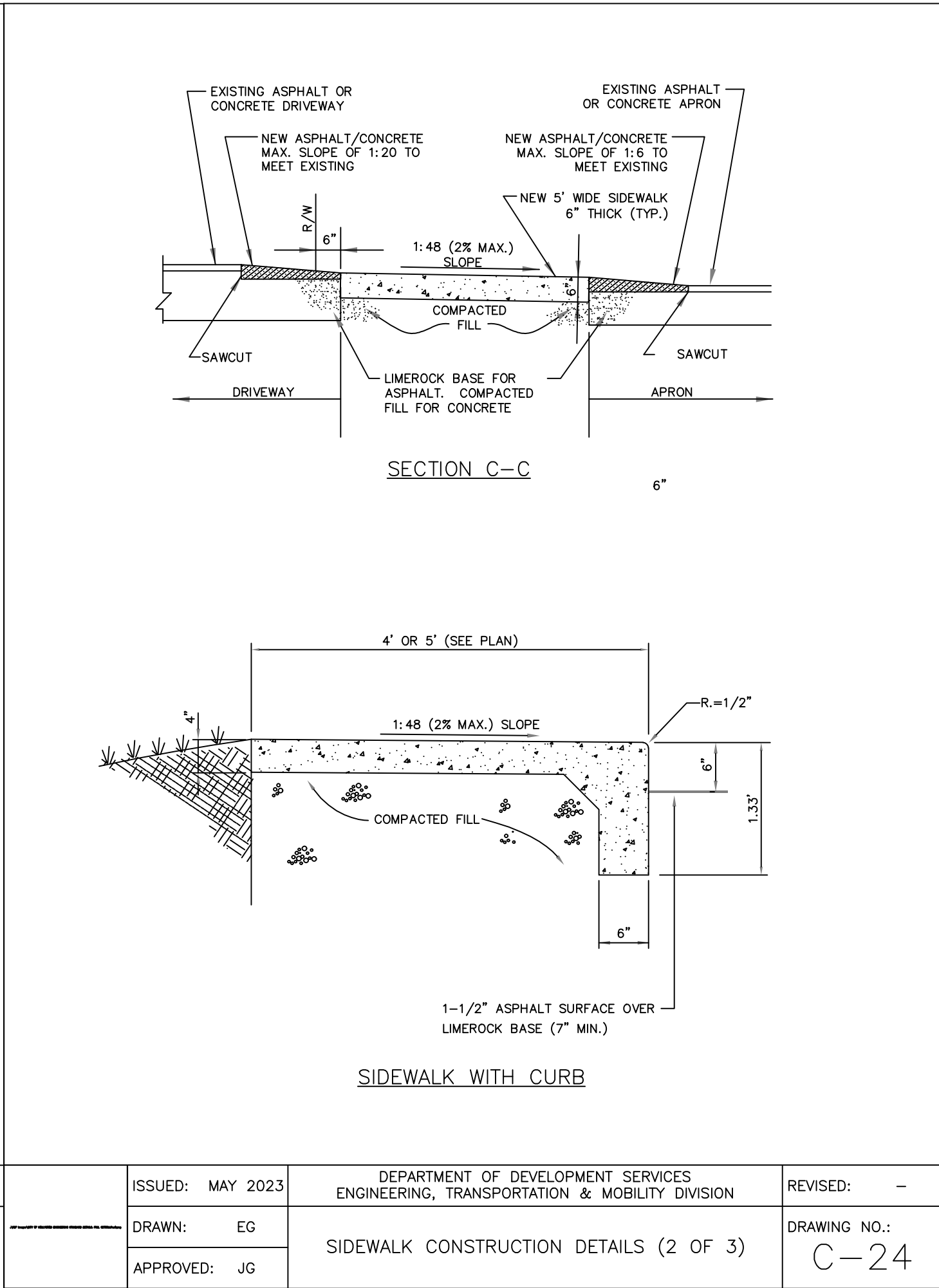
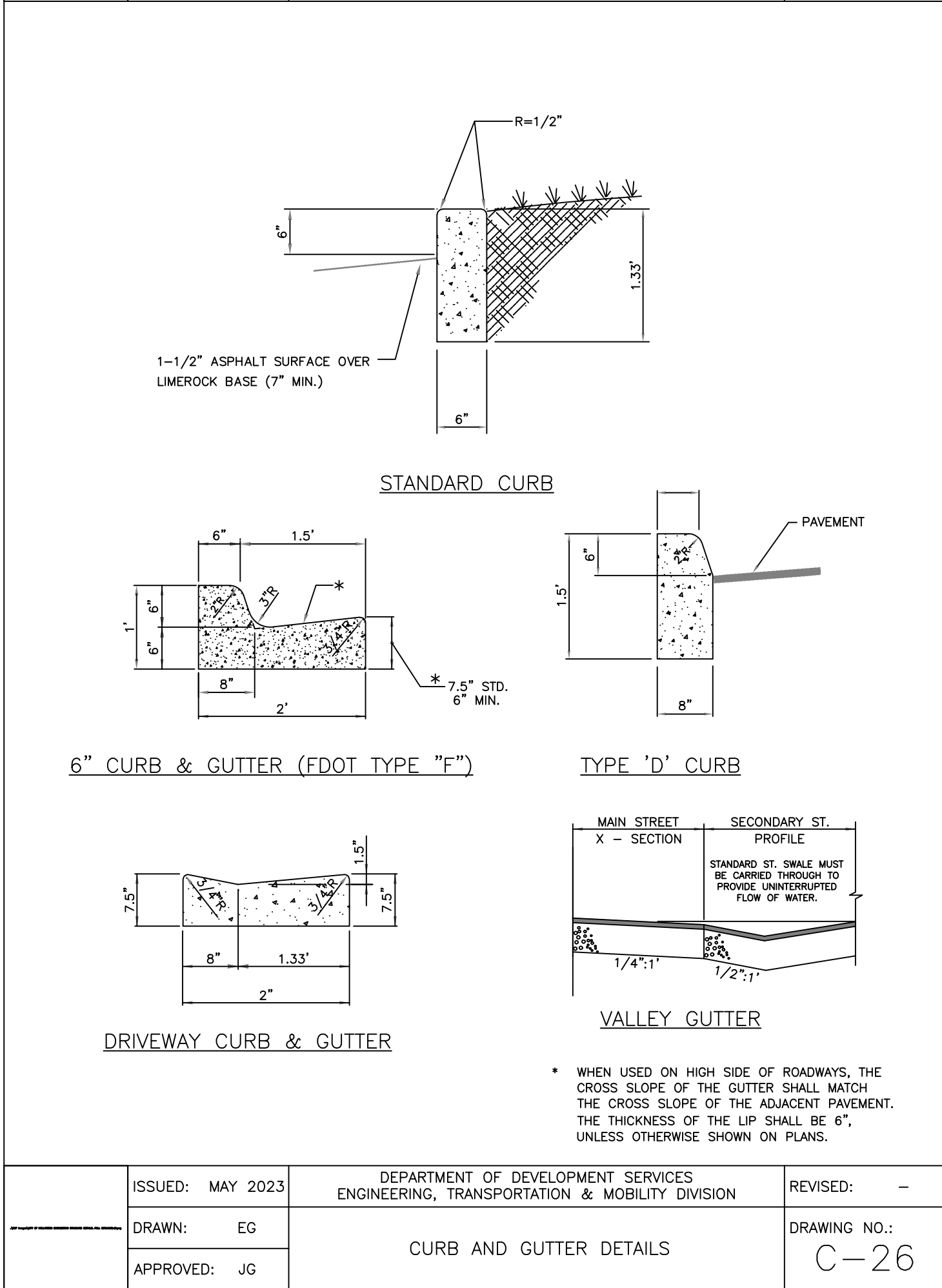
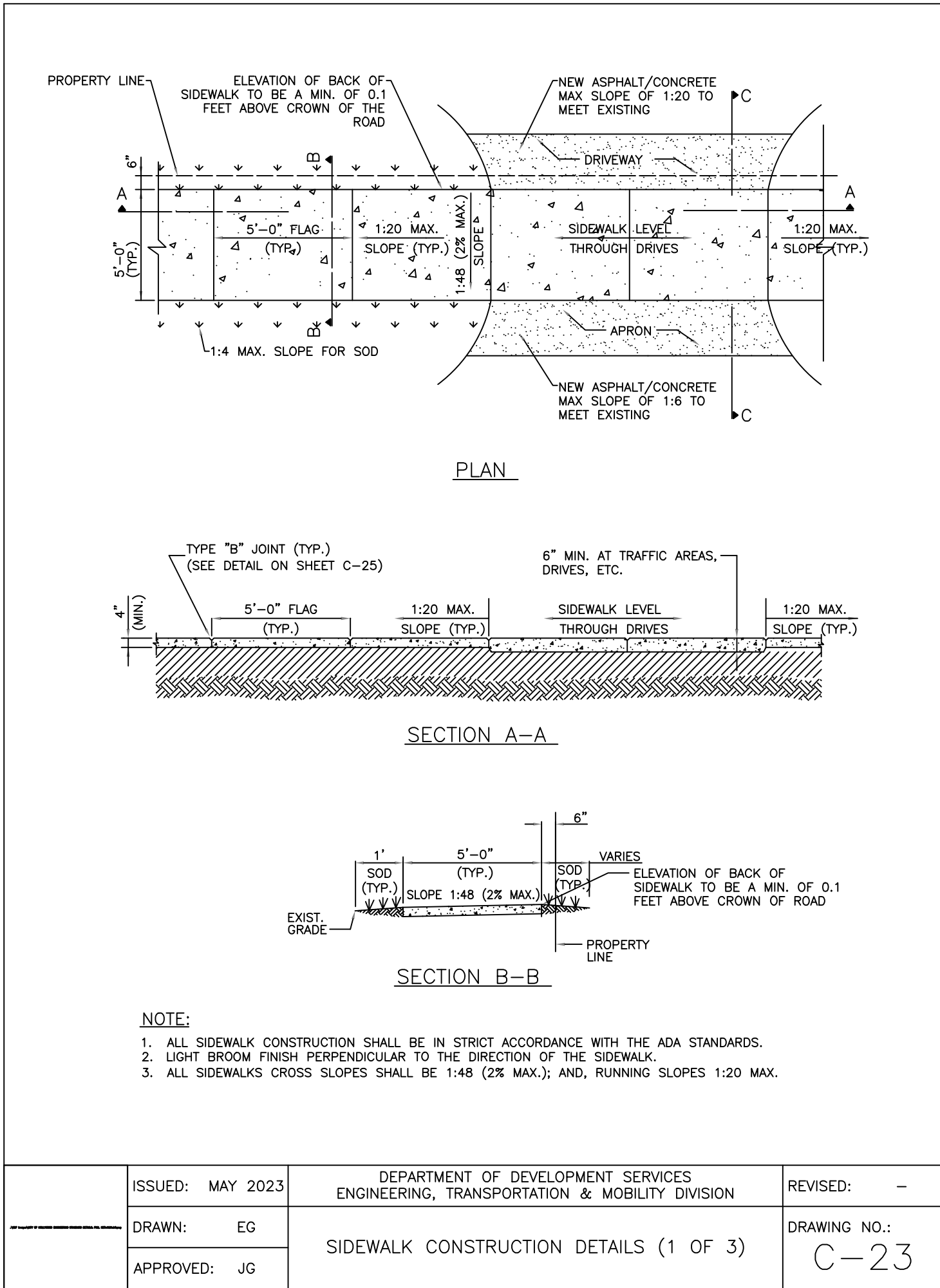
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REVISIONS
1. SPA COMMENTS 7/1/2025

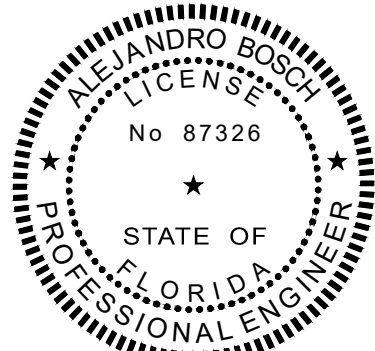
CONCEPTUAL
FLOOR PLAN

SITE PLAN APPROVAL

A-101



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www.civildesignengineering.com

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SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

PROJECT NAME

PAVING DETAILS

B.E.S PROJ. No.: _____

DATE: JULY, 2025

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date	description	no.

SHEET

C-3

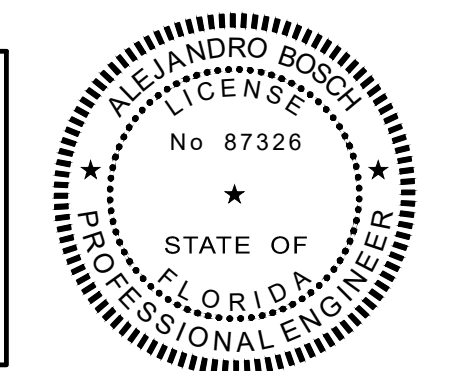


PROPOSED INLET PROTECTION

W. DIXIE HIGHWAY
S. STATE ROAD 7

DOAN BOULEVARD
SW 54th COURT

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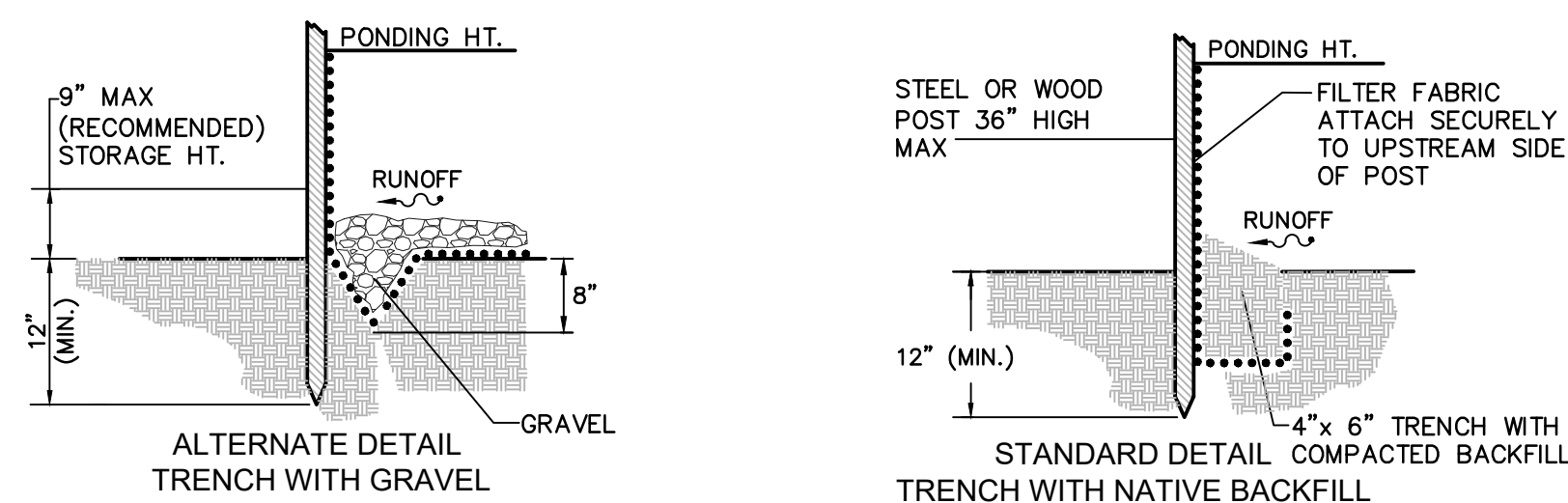
STORMWATER POLLUTION PREVENTION PLAN

REVISIONS _____		
date	description	no.

SHEET

C-4

1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE, STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" x 2" (OD) DIA/M x 4' WOOD STAKES, STAKES OF OTHER MATERIAL OR SHAPES PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS LOCATED IN CONSTRUCTION AREAS.
7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA.
8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER.
9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVED OR REPAIRED AS NEEDED.
12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

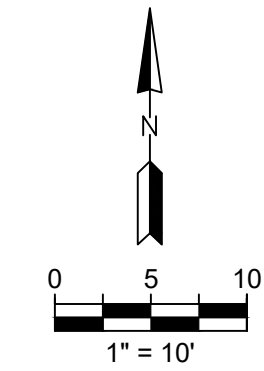
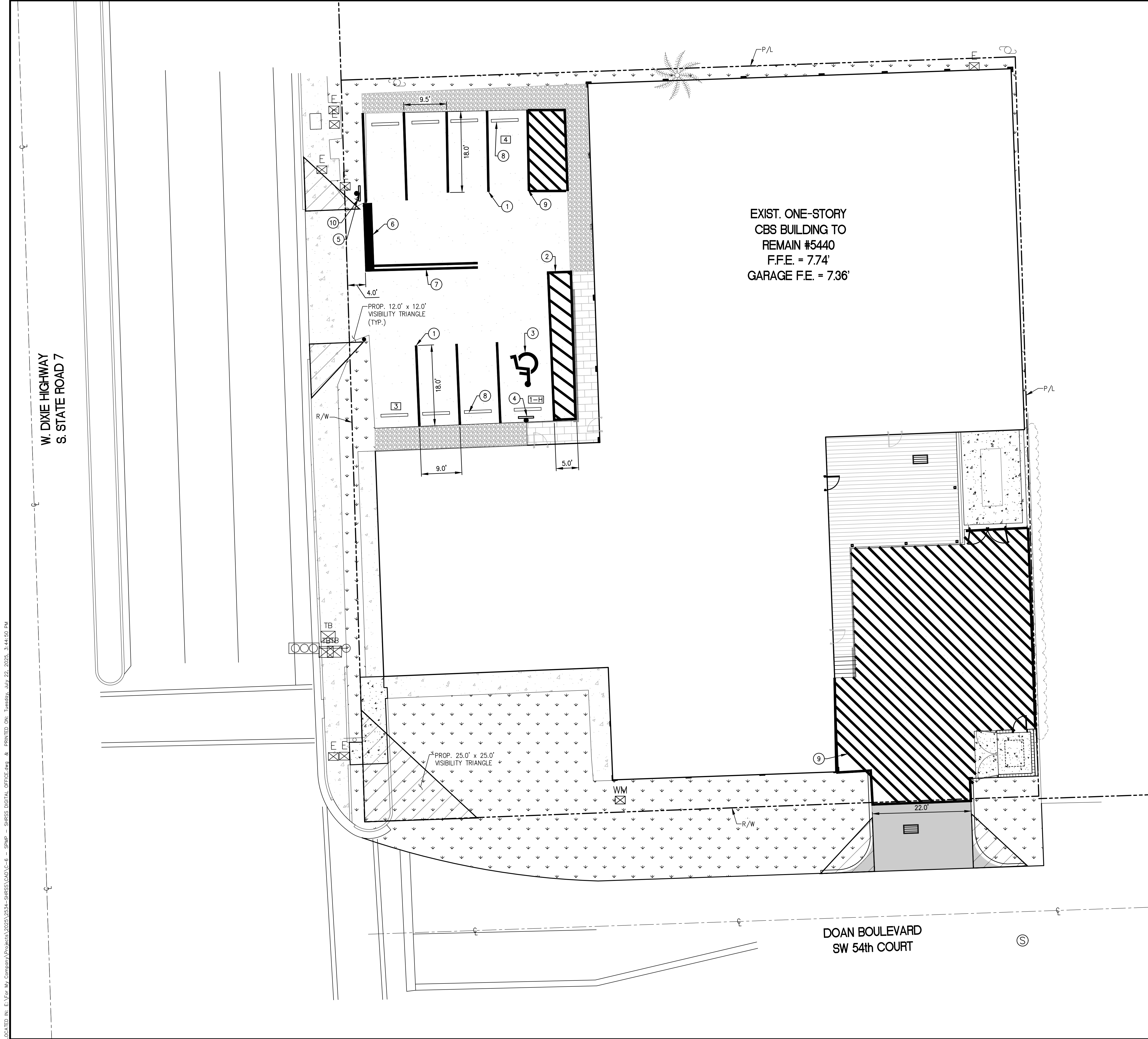


N.T.S.

A circular professional engineer seal for Alejandro Bosch. The outer ring contains the text "ALEJANDRO BOSCH" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No 87326" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

7/22/2025

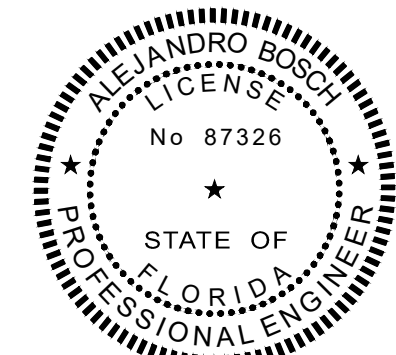
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LEGEND:

- | | | |
|-----|-------------------------------------|---|
| 9 | NUMBER OF STANDARD PARKING SPACES | 7 |
| 1-H | NUMBER OF ACCESSIBLE PARKING SPACES | 1 |
| | TOTAL PARKING SPACES | 8 |
- 1 STRIPE STANDARD PARKING SPACES. SEE DETAIL
 - 2 STRIPE ACCESSIBLE PARKING SPACE. SEE DETAIL
 - 3 PAINT ACCESSIBLE PARKING SYMBOL. SEE DETAIL
 - 4 INSTALL ACCESSIBLE PARKING SIGN (TYP.). SEE DETAIL
 - 5 PAINT 24" WIDE WHITE STOP BAR
 - 6 INSTALL "STOP" SIGN. SEE DETAIL
 - 7 PAINT 6" DOUBLE YELLOW (LENGTH 25 FT.)
 - 8 WHEEL STOP
 - 9 STRIPE DO NOT PARK
 - 10 RIGHT TURN LANE SIGNAL. SEE DETAIL

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PROPOSED IMPROVEMENTS FOR:
SHRSS DIGITAL OFFICE

5440 S STATE ROAD 7,
HOLLYWOOD, FL 33314

SHEET TITLE

SIGNING AND PAVEMENT
MARKING PLAN

B.E.S PROJ. No.: _____

DATE: JULY, 2025

DRAWN BY: _____

DESIGNED BY: _____

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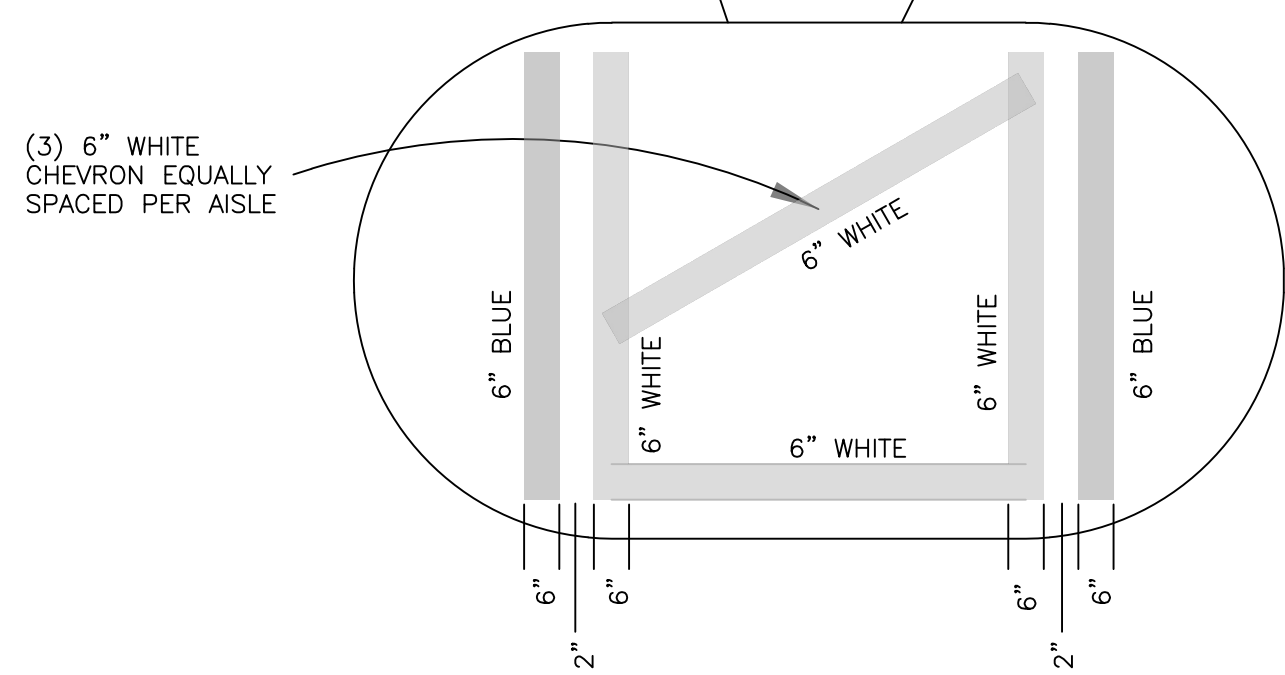
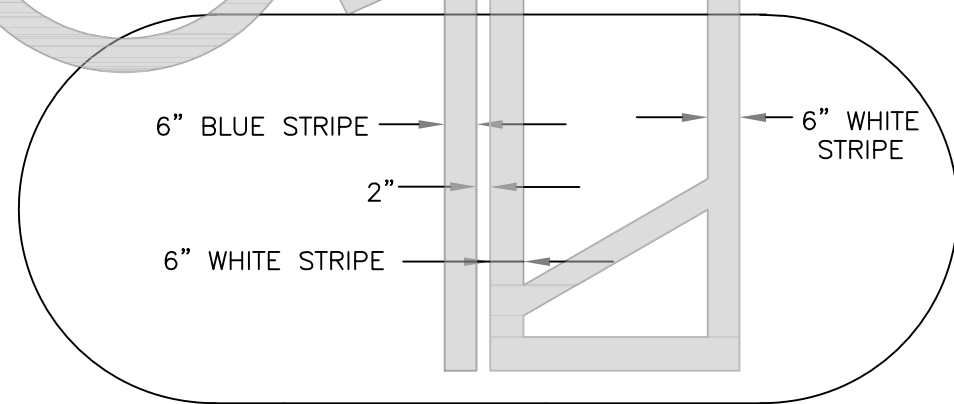
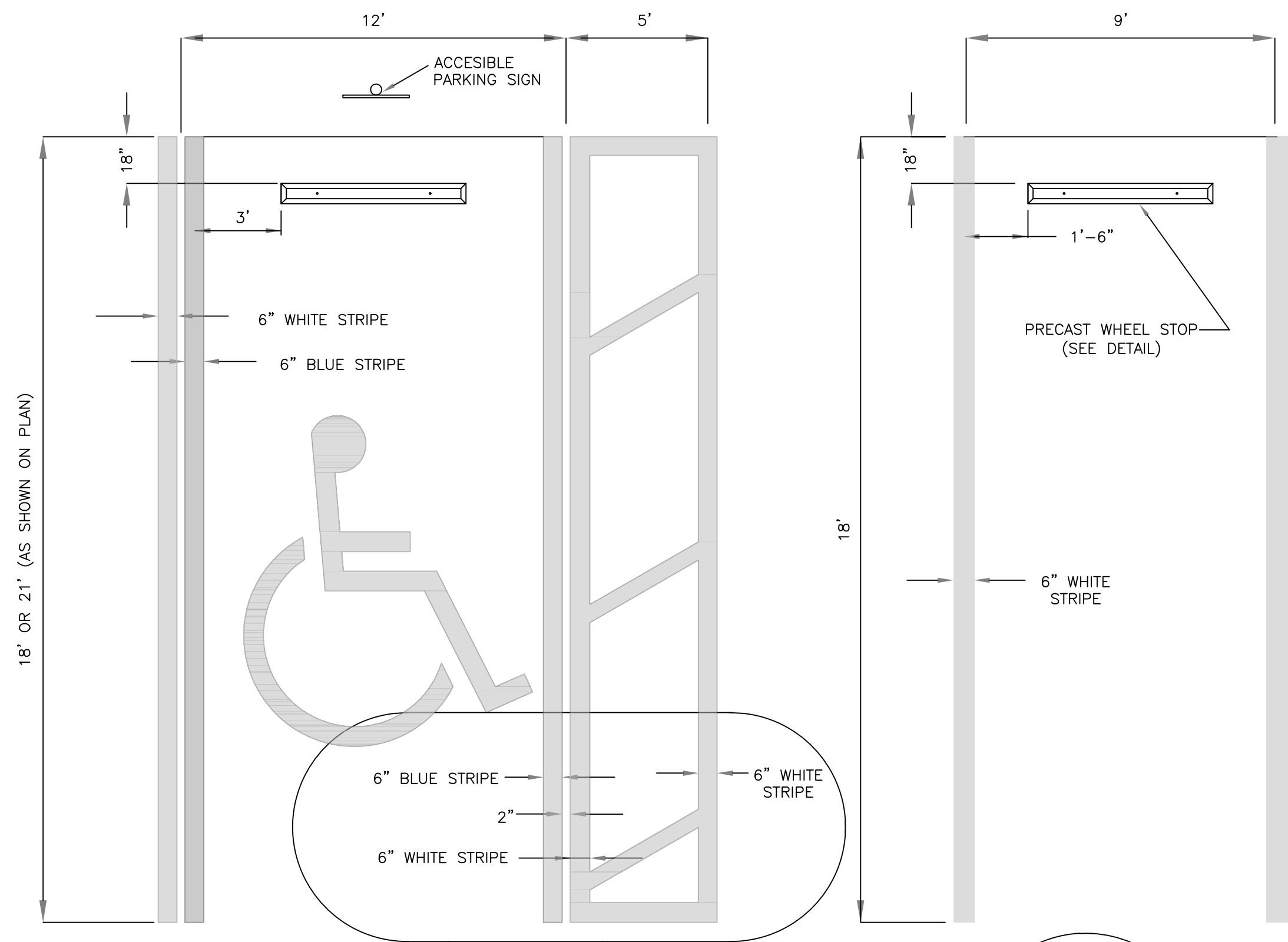
REVISIONS

date	description	no.

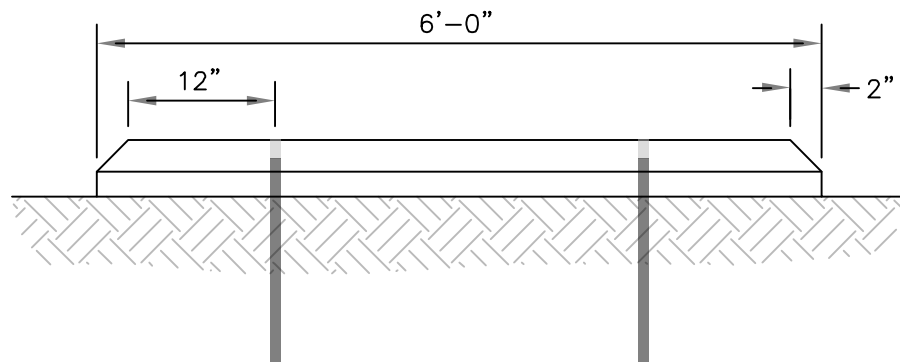
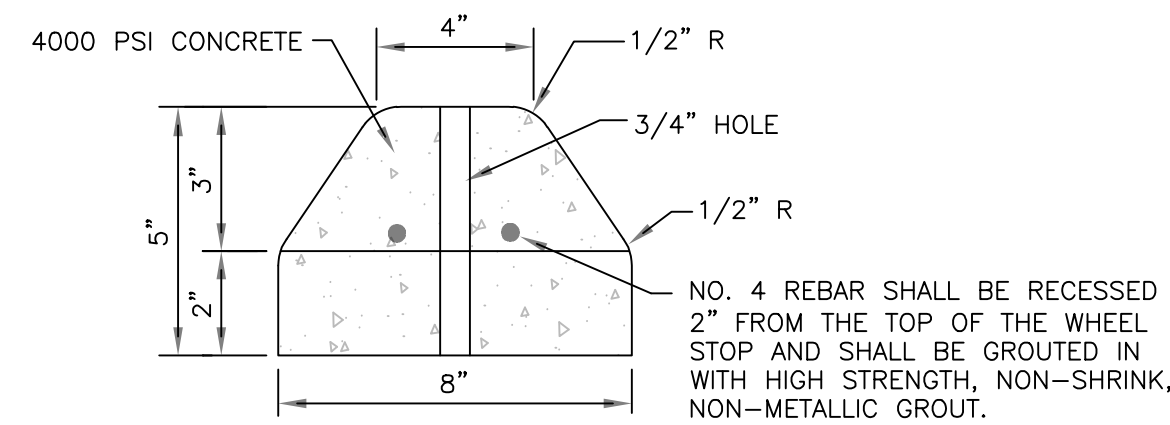
SHEET

C-6

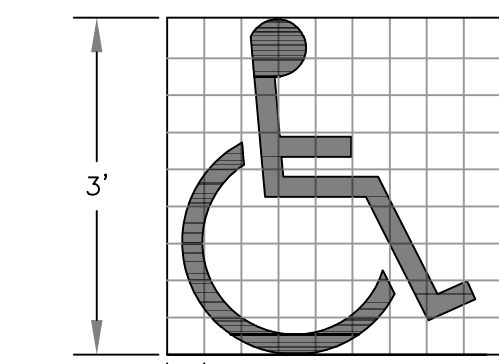
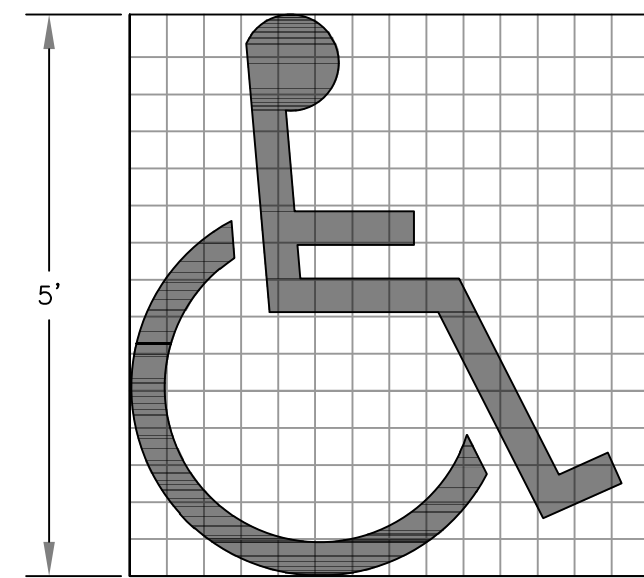
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ADA ACCESSIBLE PARKING SPACE



WHEEL STOP DETAIL
NOT TO SCALE



NOTE:
PAINT SYMBOL ONTO PAVED SURFACE WITH 2 COATS OF TRAFFIC WHITE PAINT, MANUF. AS PER DEPT. OF TRANSPORTATION SPEC.

USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL. WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

UNIVERSAL SYMBOL
OF ACCESSIBILITY
NOT TO SCALE

MARKINGS SHALL COMPLY WITH
FDOT STANDARD PLANS INDEX
711-001, CURRENT VERSION

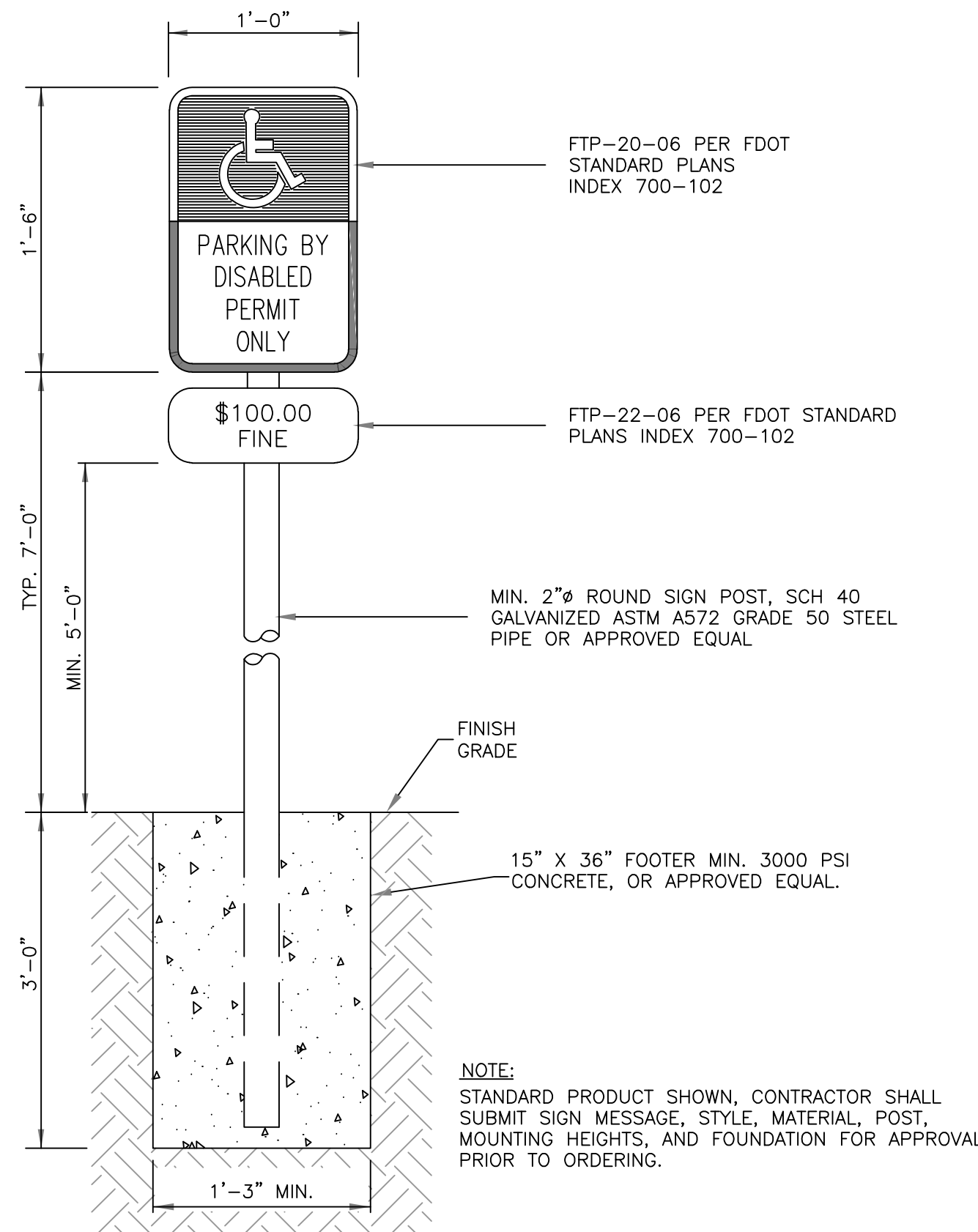
ACCESSIBLE PARKING SPACES SHALL
BE IN ACCORDANCE WITH THE
CURRENT VERSION OF THE FLORIDA
BUILDING CODE, ACCESSIBILITY.

TYPICAL PARKING SPACE

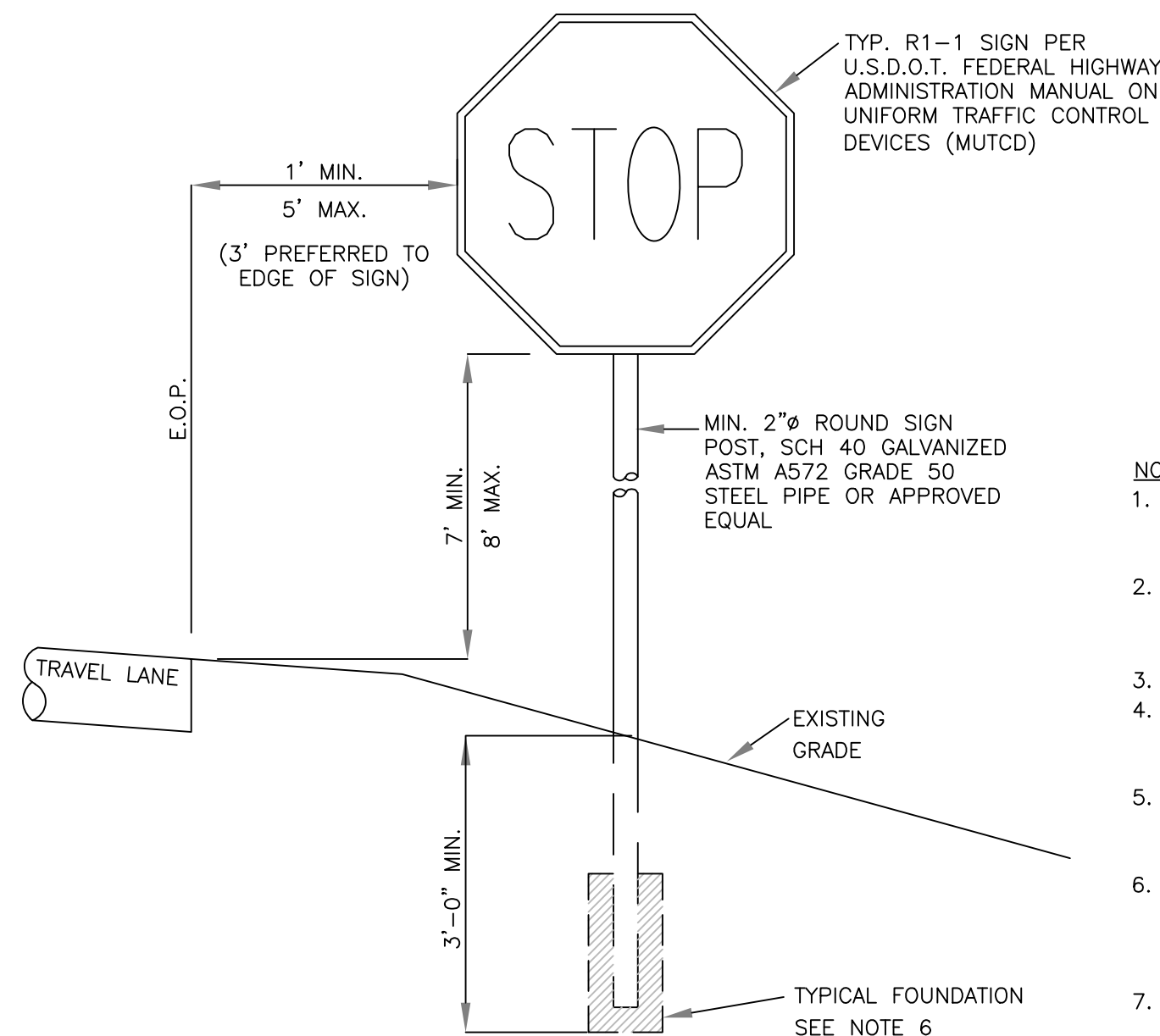
TYPICAL PARKING SPACE DETAILS
NOT TO SCALE



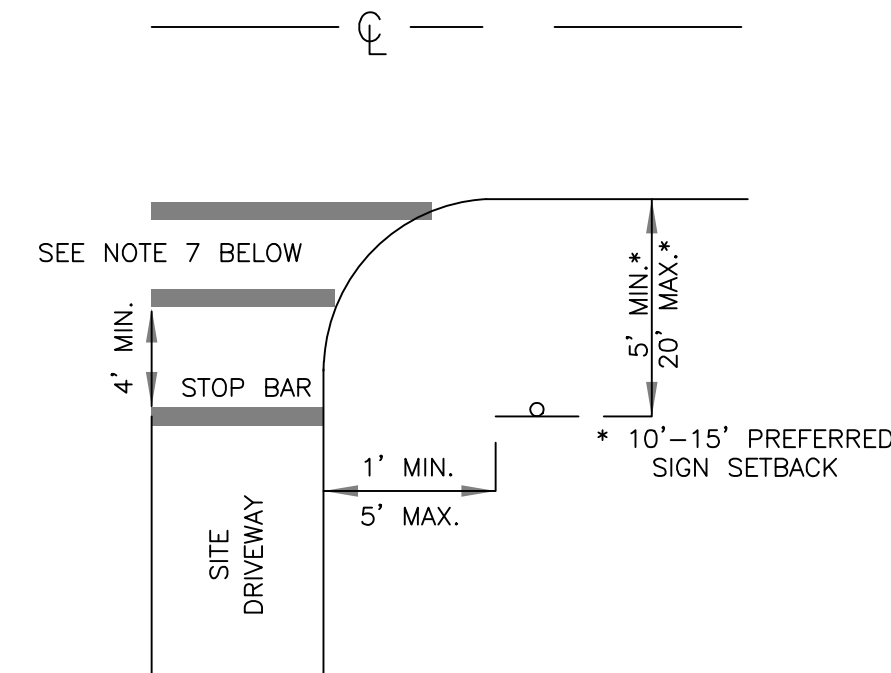
RIGHT TURN LANE SIGNAL
N.T.S.



ACCESSIBLE PARKING
SIGN DETAIL
NOT TO SCALE

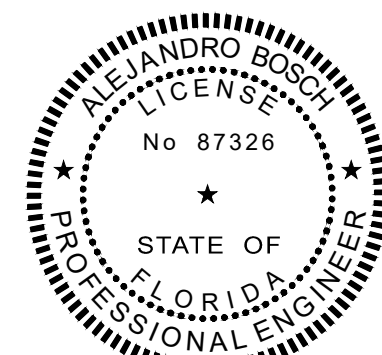


TYPICAL STOP SIGN INSTALLATION DETAIL
N.T.S.



- NOTES:
- CONTRACTOR SHALL SUBMIT SIGN DETAILS, MOUNTING HEIGHTS, AND FOUNDATION DESIGN TO THE ENGINEER FOR REVIEW, PRIOR TO ORDERING ANY SIGNS.
 - LOCATION OF STOP BAR AT OR NEAR SIGN IS PREFERRED, EXCEPT AT CROSSWALKS WHERE THE STOP BAR SHALL BE INSTALLED BEFORE SAID CROSSWALK MARKINGS WHILE THE SIGN IS AFTER. (PER PLAN)
 - STANDARD STOP BAR WIDTH IS 24".
 - CLEAR VISIBILITY AT EACH INTERSECTION IS IMPORTANT AND THE SETBACKS MAY BE VARIED BETWEEN THE MINIMUM AND THE MAXIMUM TO PROVIDE THE OPTIMUM LOCATION.
 - SIGN SHALL NOT OBSTRUCT ADJACENT TRAVEL LANE. NO SIGN SHALL BE INSTALLED WITHIN ANY EXFILTRATION TRENCH AREA.
 - EACH SIGN REQUIRES SUFFICIENT FOUNDATION TO ACHIEVE STRUCTURAL INTEGRITY. CONTRACTOR SHALL INCLUDE FOUNDATION CONSTRUCTION IN THEIR BID PRICE, SIGN FOUNDATIONS SHALL NOT BE PAID FOR SEPARATELY.
 - CROSS WALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).

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SHRSS DIGITAL OFFICE

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SHEET TITLE

SIGNING AND PAVEMENT
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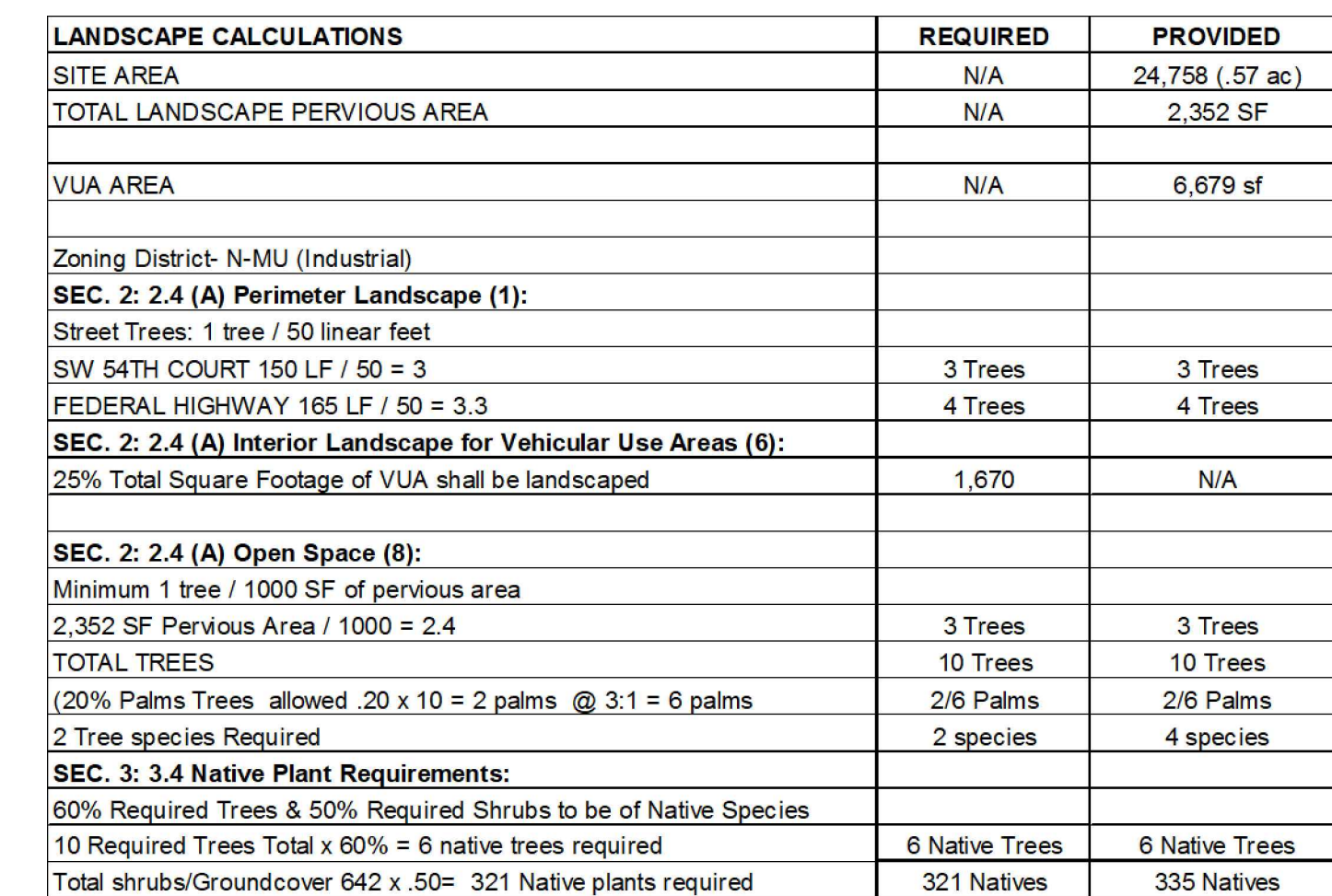
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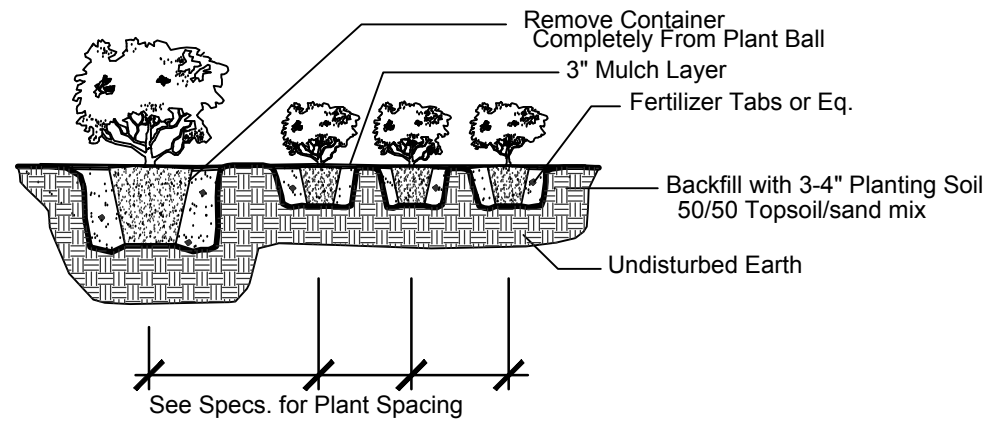
C-7



SCALE: 1"=10'-00"

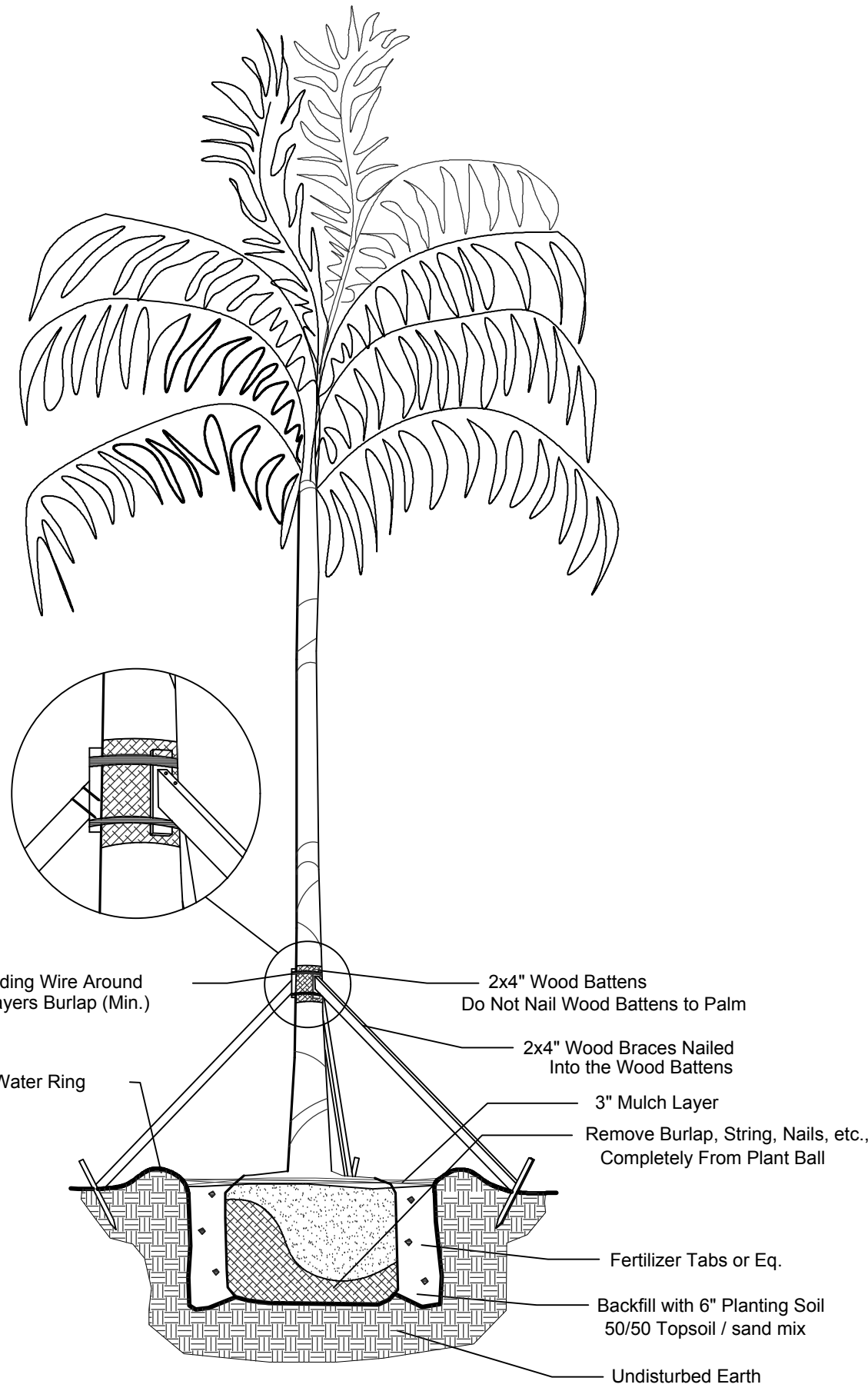
NORTH

0' 5' 10' 20' 30'



Shrub & Ground Cover Planting Detail

NTS



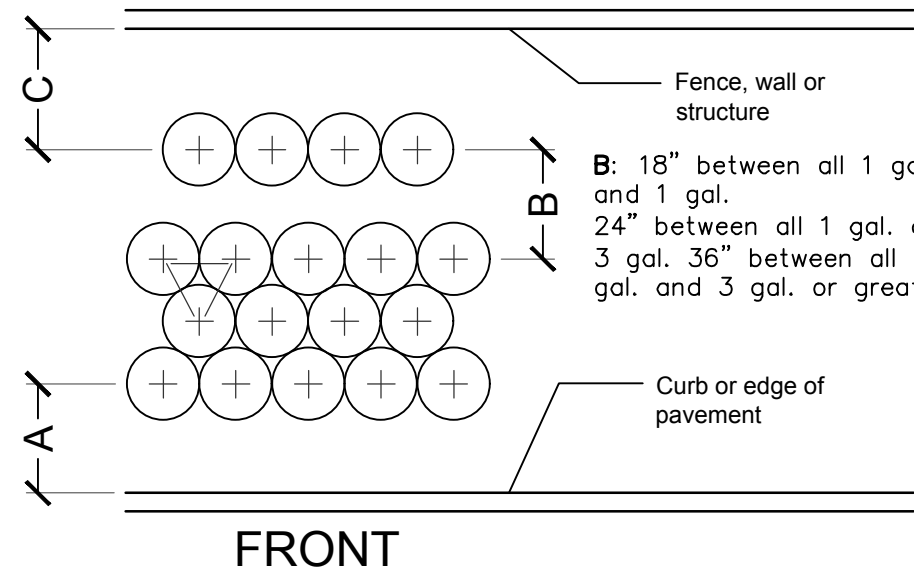
Palm Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing.

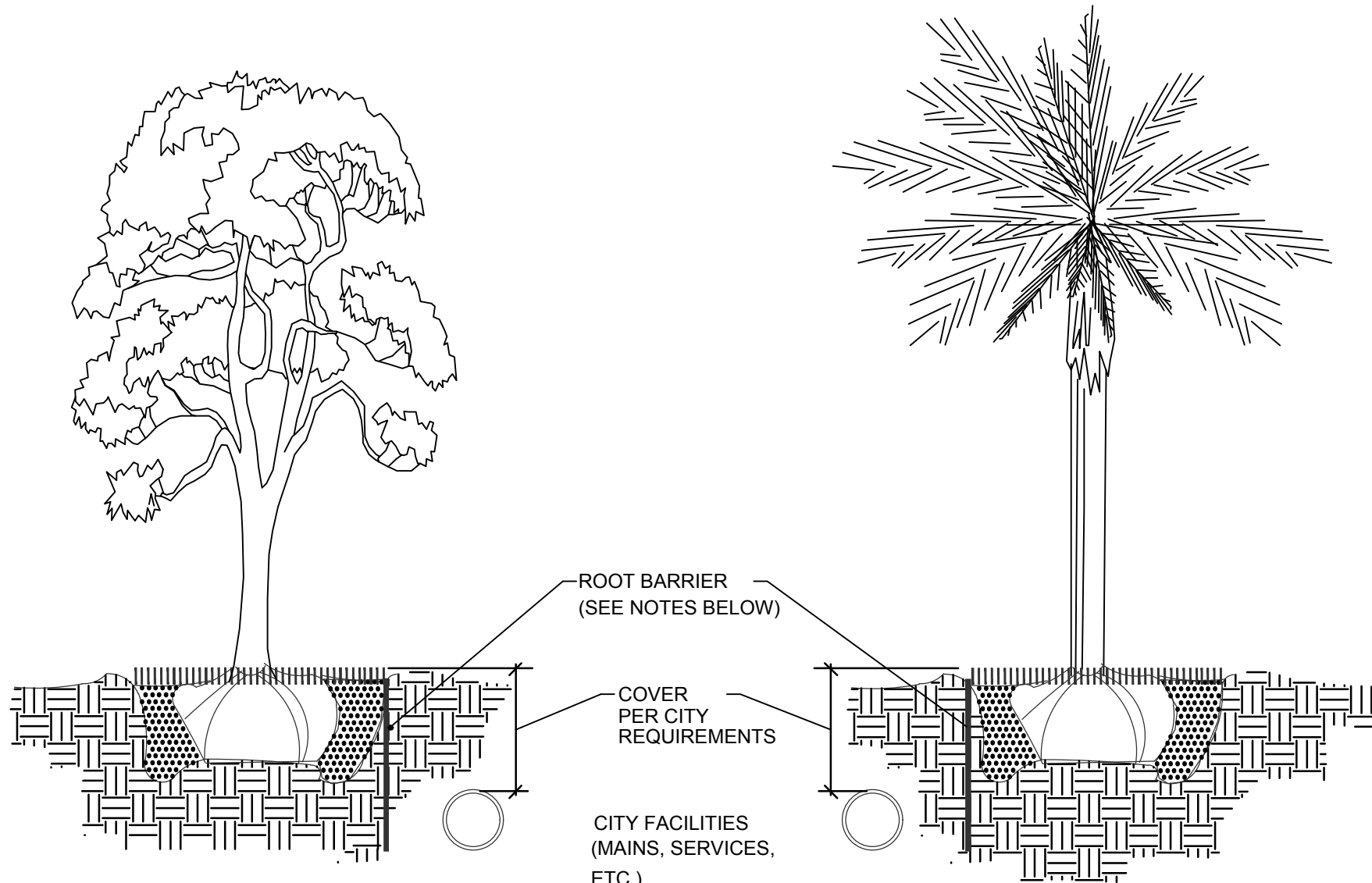
A: 14" for all 1 gal.
24" for all 3 gal. or greater



Typical Plant Spacing

NTS

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.



NOTES:

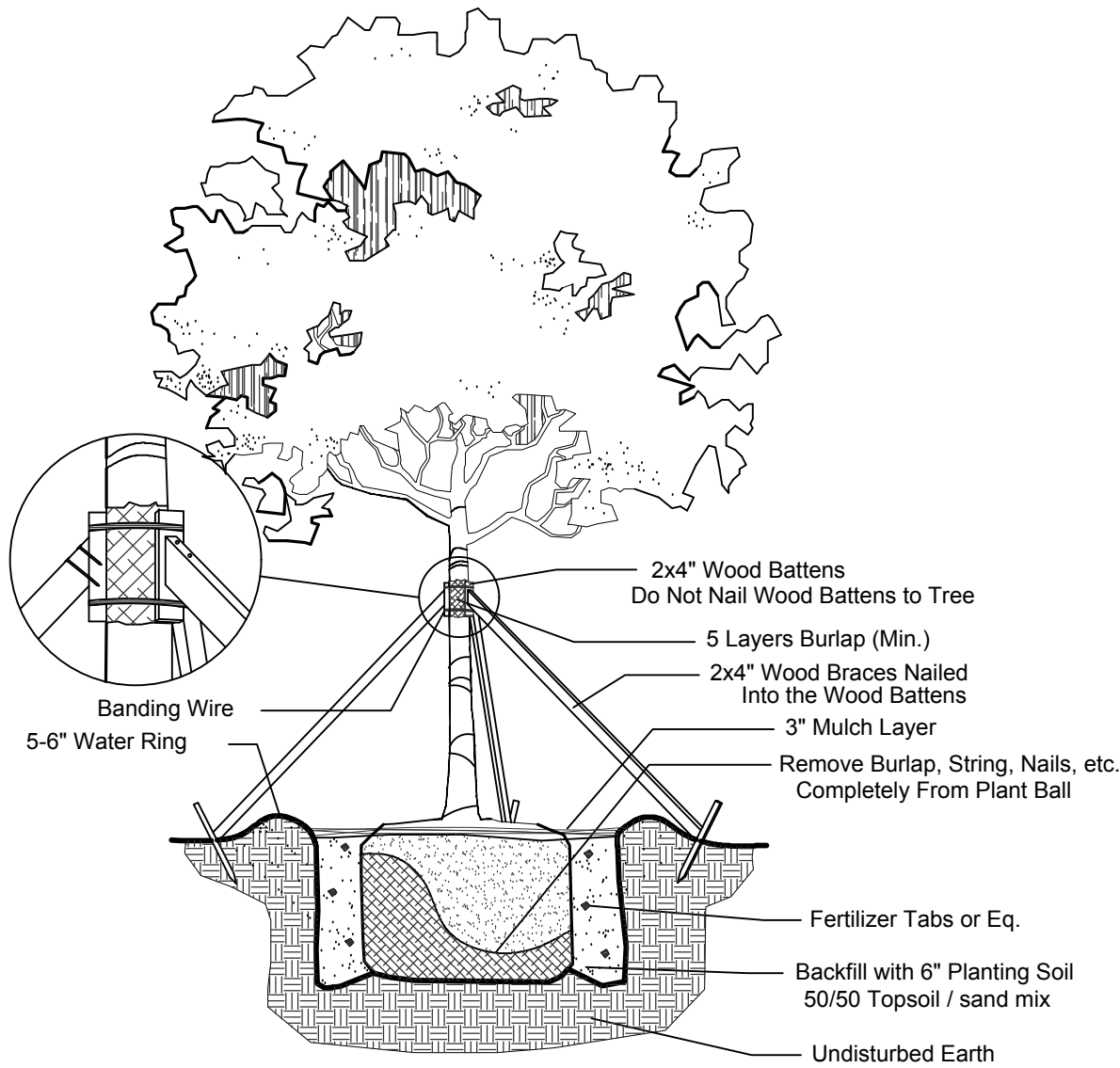
1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS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

Typical Root Barrier Detail

NTS

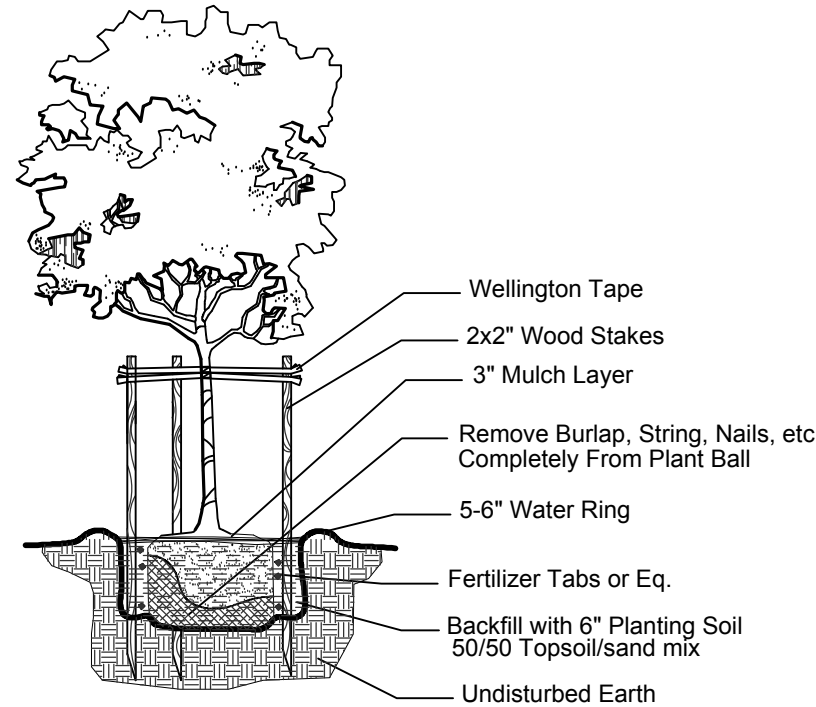
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		
TREES										
BS	3	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	2" DBH	12' HT. X 5' SPD. X 6' CT.	YES	HIGH		
CG	2	CAESALPINIA GRANADILLO	BRIDAL VEIL TREE	FG/B&B	2" DBH	12' HT. X 5' SPR., 5' CT. STD.	NO	HIGH		
CES	5	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	FG/B&B	2" DBH	12' HT. X 5' SPR., 5' CT. STD.	YES	HIGH		
PALM TREES										
AME	1	ADONIDIA MERRILLII	ADONIDIA PALM	EXISTING TO REMAIN		12' OA TRIPLE TRUNK	NO	HIGH		
PE	3	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG/B&B	3" DBH	8' CT. MATCHED	NO	HIGH		
SP	3	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B	10" DBH MIN.	8' CT. MATCHED	YES	HIGH		
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	
SHRUBS										
CIR	53	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	-		30" HT. X 24" SPR.	YES	HIGH	24" O.C.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		SPACING
SHRUB AREAS										
MCS	63	MYRCIANTHES FRAGRANS 'COMPACTA'	COMPACT SIMPSON'S STOPPER	-		18" HT X 18" SPR	YES	MEDIUM		24" o.c.
GROUND COVERS										
CIH	106	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	-		12"HT X 12"SPR	YES	HIGH		18" o.c.
DTB	28	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	-		12" HT. FULL	NO	MEDIUM		18" o.c.
FMG	144	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	-		12" HT. X 12" SPR.	NO	HIGH		18" o.c.
IVD	229	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	-		12"HT X 12"SPR	YES	HIGH		18" o.c.
NBN	53	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	1 GAL@			NO	HIGH		18" o.c.
SOD/SEED										
SOD	2,782 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD						



Large Tree Planting Detail

NTS



Small Tree Planting Detail

NTS

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

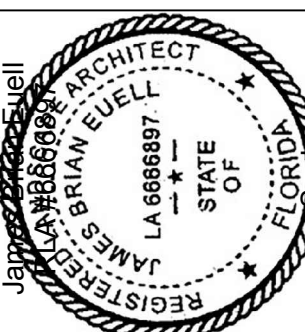
SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.

STATEMENT:

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
3. SEE SHEET L-220 TREE DISPOSITION PLAN.
4. SEE SHEET L-200 PLANTING PLAN
5. SEE SHEET L-200 FOR LANDSCAPE SCHEDULE AND CALCULATIONS
6. SEE SHEET L-210 FOR LANDSCAPE DETAILS AND NOTES
7. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.
8. ALL LANDSCAPE SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
9. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WIHTOUT THE CITY OF HOLLYWOOD APPROVAL.
10. NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.



07-09-25
City Comments
07-24-25
City Comments

Revision Dates

SUBMITTAL SET
SHRSS DIGITAL OFFICE

5540 S State Road 7
Hollywood, FL 33314

Sheet Description
LANDSCAPE
DETAILS
AND NOTES

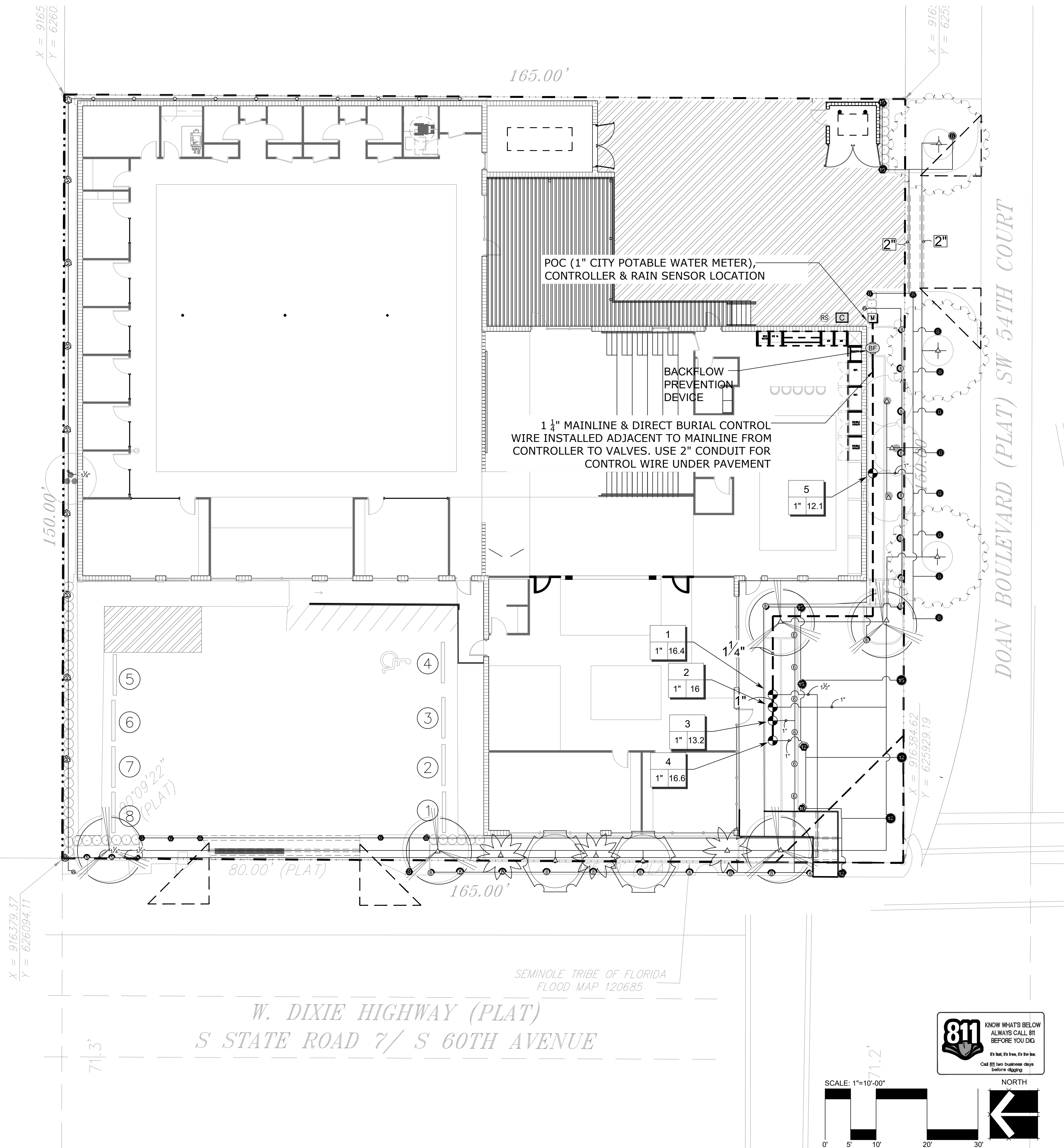
Release Date
03-28-25

Project Number
2507

Drawing Number

L-201

Sheet 2 of 2



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-SAM 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	12	30
	RAIN BIRD 1806-SAM 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
	RAIN BIRD 1806-SAM 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	4	30
	RAIN BIRD 1806-SAM 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	5	30
	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	4	30
	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE.	1	30
	RAIN BIRD 1812-SAM-PRS SQ SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	2	30
	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	10	30
	RAIN BIRD 1812-SAM-PRS 5 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	3	30
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	20	30
	RAIN BIRD 1812-SAM-PRS ADJ SHRUB SPRAY 12.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING DEVICE.	6	30
	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIP.	16	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	5	
	1 1/4" WILKINS 975XLS SN# 4842643 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD RSP-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	WATER METER 2" EXISTING WATER METER	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,478 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	102.7 LF	
	PIPE SLEEVE: PVC SCHEDULE 40	146.3 LF	

NOTES:

AUTOMATIC IRRIGATION SYSTEM IS EQUIPPED WITH RAIN SENSOR AND PROVIDES 100% COVERAGE WITH 50% OVERLAP FROM AN APPROVED WATER SOURCE.

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO IRRIGATION SPECIFICATIONS AND DETAILS.

MAINLINE FROM CONTROLLER TO VALVES. USE 2" CONDUIT FOR CONTROL WIRE UNDER PAVEMENT

ONLY PIPE SLEEVES LOCATED WITHIN VEHICULAR USE AREAS HAVE SIZES THAT ARE LABELED. FOR ALL OTHER PIPE SLEEVES REFER TO SLEEVING SCHEDULE.

IRRIGATION IS SEPARATED INTO THREE HYDROZONES: SHRUBS (LOW WATER USE); TURF (MODERATE WATER USE); & BUBBLERS (HIGH WATER USE).

IRRIGATION SYSTEM UTILIZES PRESSURE REGULATING VALVES & ALL SPRINKLER HEADS ARE EQUIPPED WITH CHECK VALVES.

SUBMITTAL SET

SHRSS DIGITAL OFFICE

5540 S State Road 7
Hollywood, FL 33314

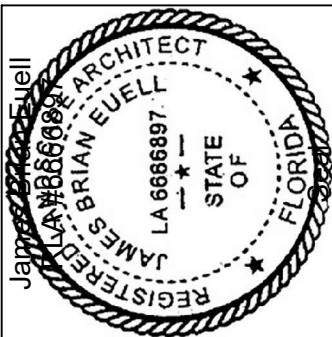
Sheet Description
OVERALL IRRIGATION PLAN

Release Date
03-28-25

Project Number
2507

Drawing Number
L-300

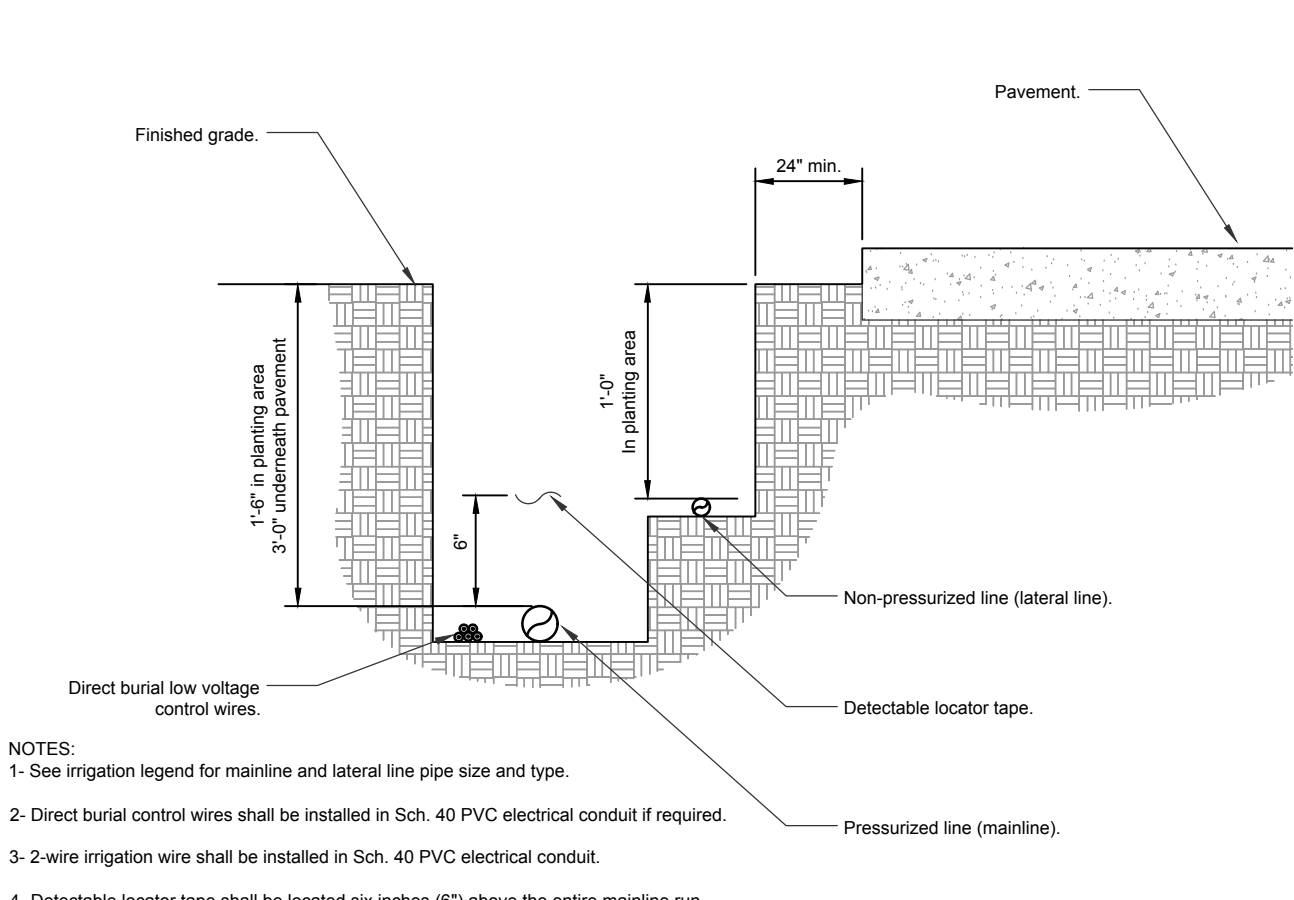
Sheet 1 of 3



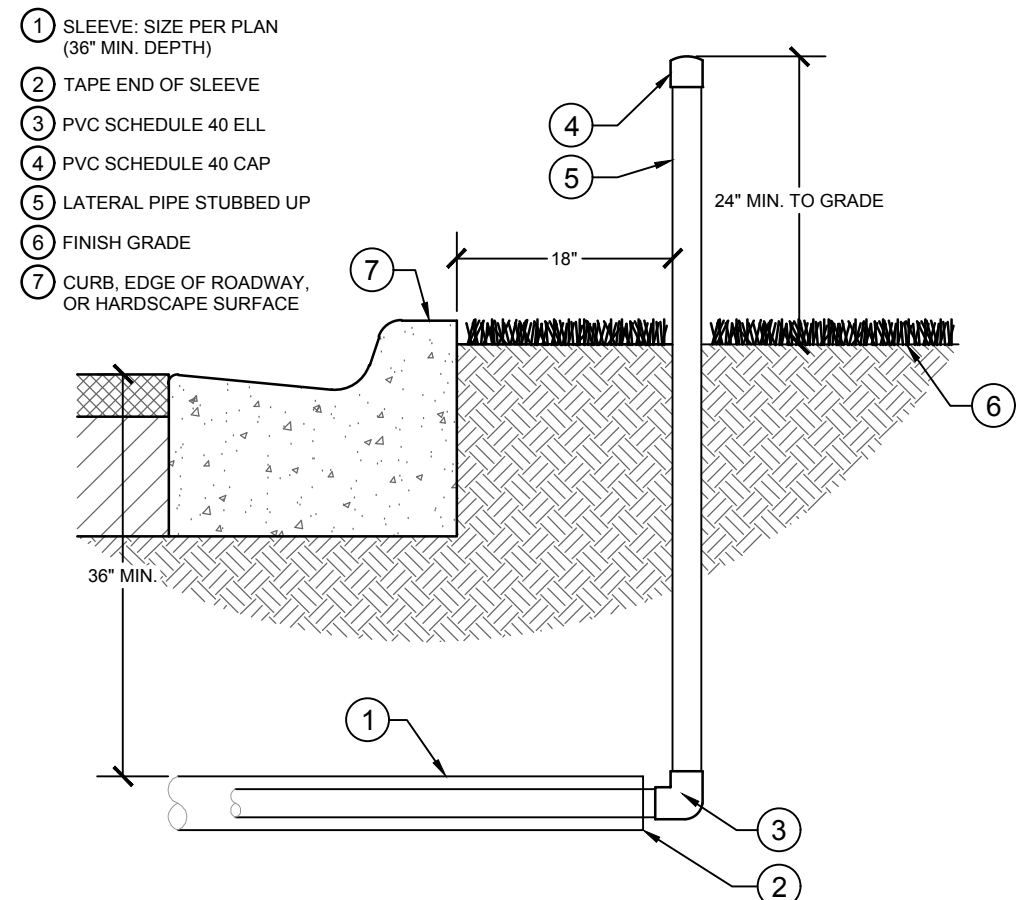
05-02-25
Arch Base Update
07-09-25
City Comments
07-24-25
City Comments

Revision Dates

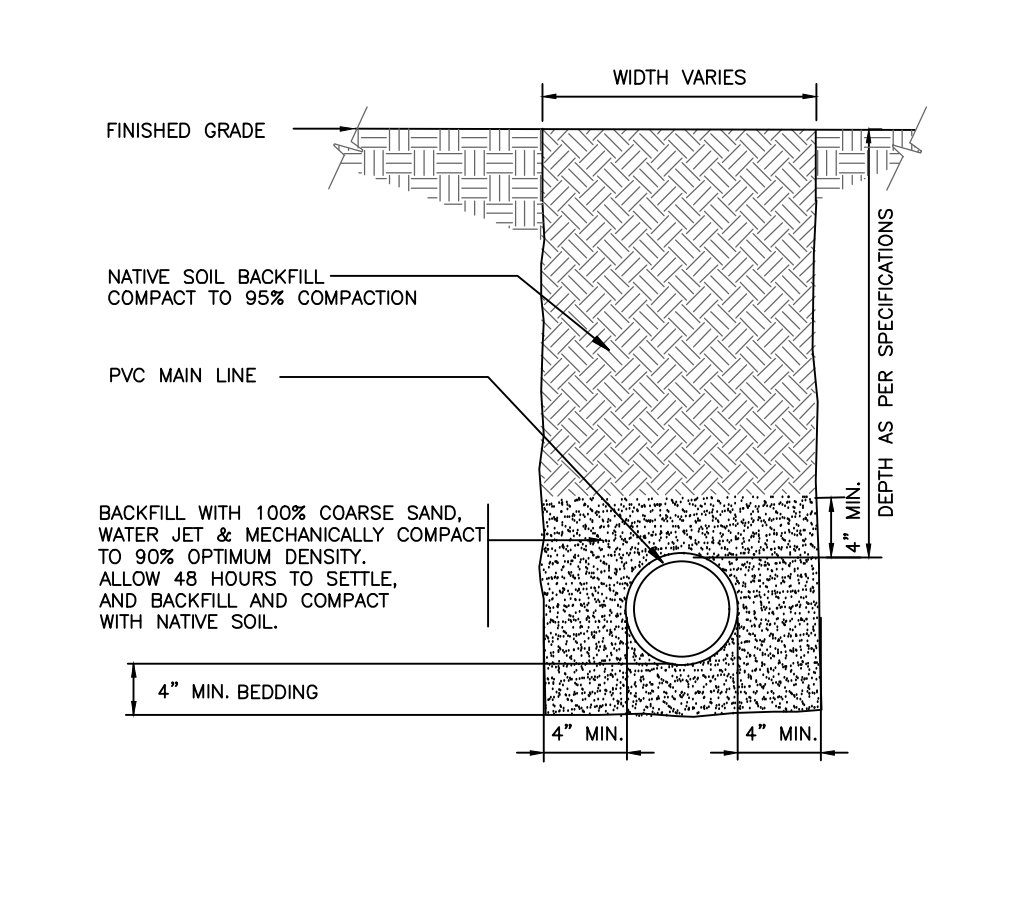
AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-8858 EMAIL: Beuel@archall.net



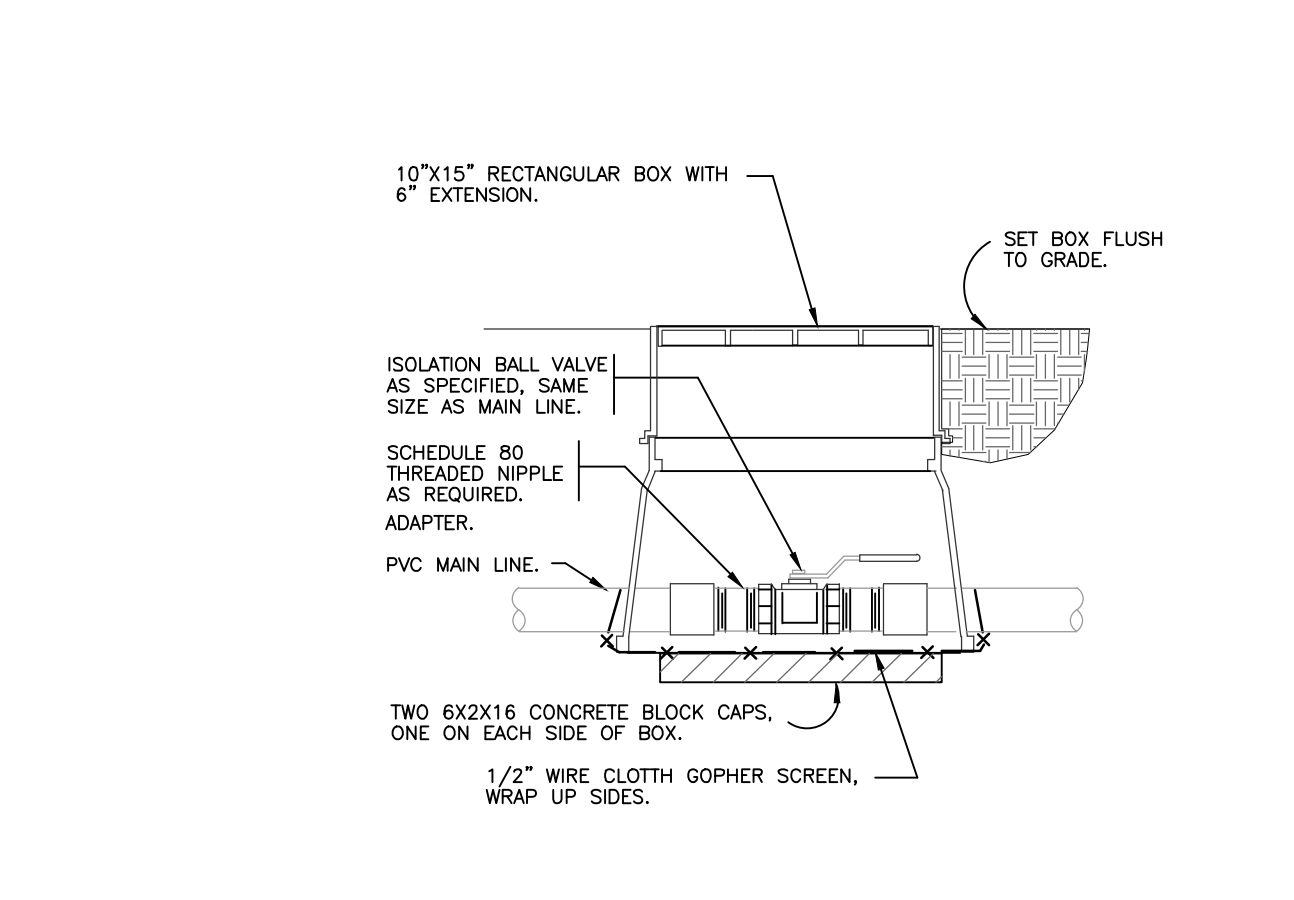
1 IRRIGATION TRENCHING
1 1/2" = 1'-0"



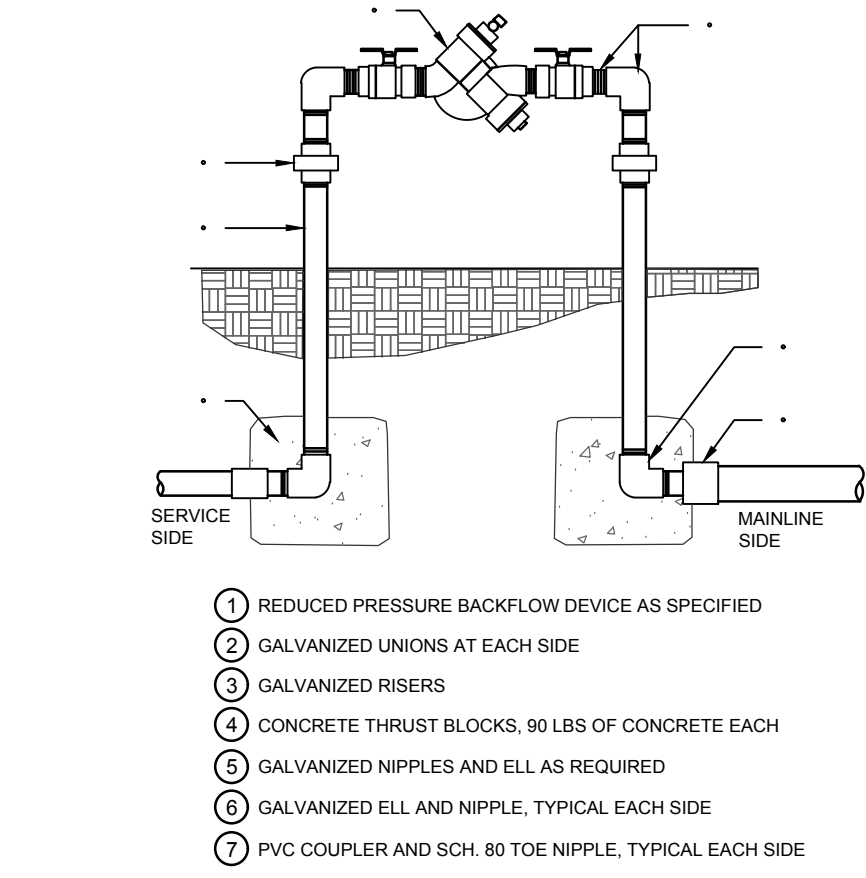
2 PIPE SLEEVING
1" = 1'-0"



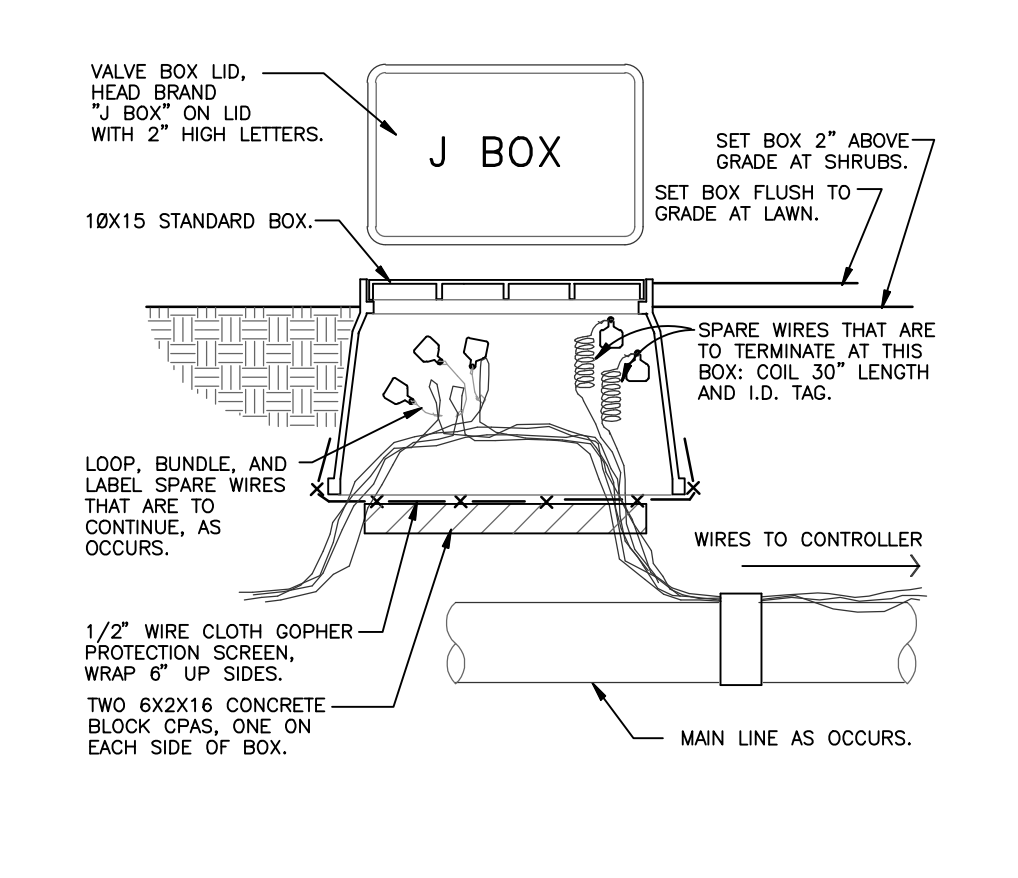
3 SLEEVE AT ROAD
1 1/2" = 1'-0"



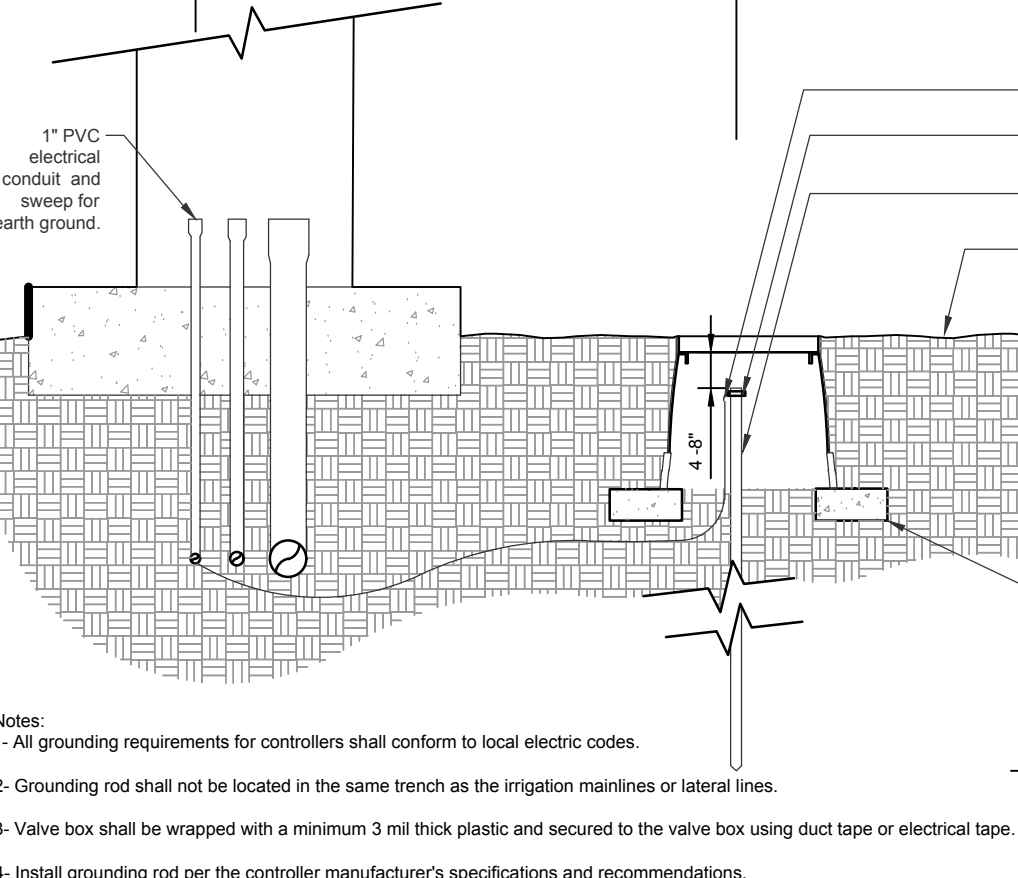
4 BRASS BALL ISOLATION VALVE
1 1/2" = 1'-0"



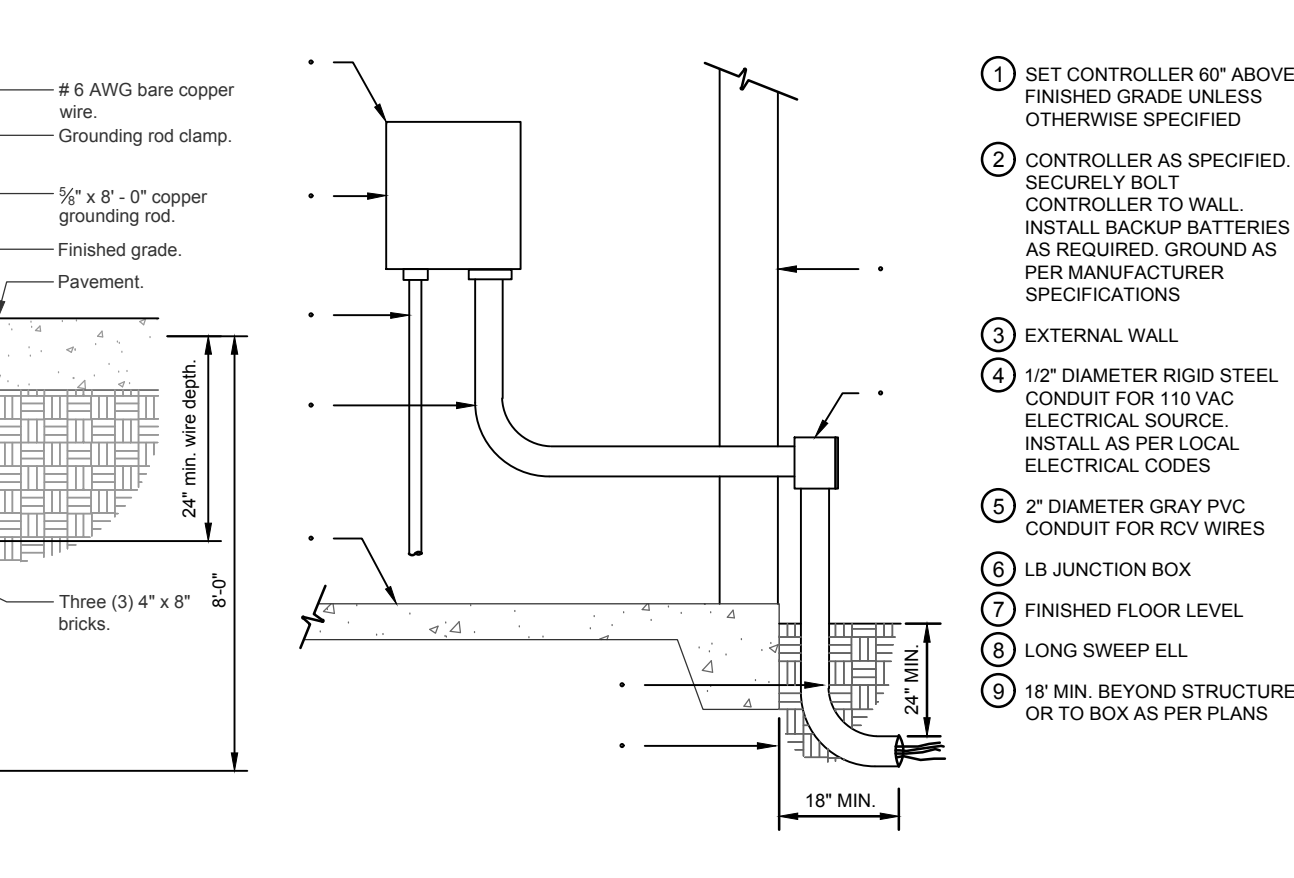
5 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0"



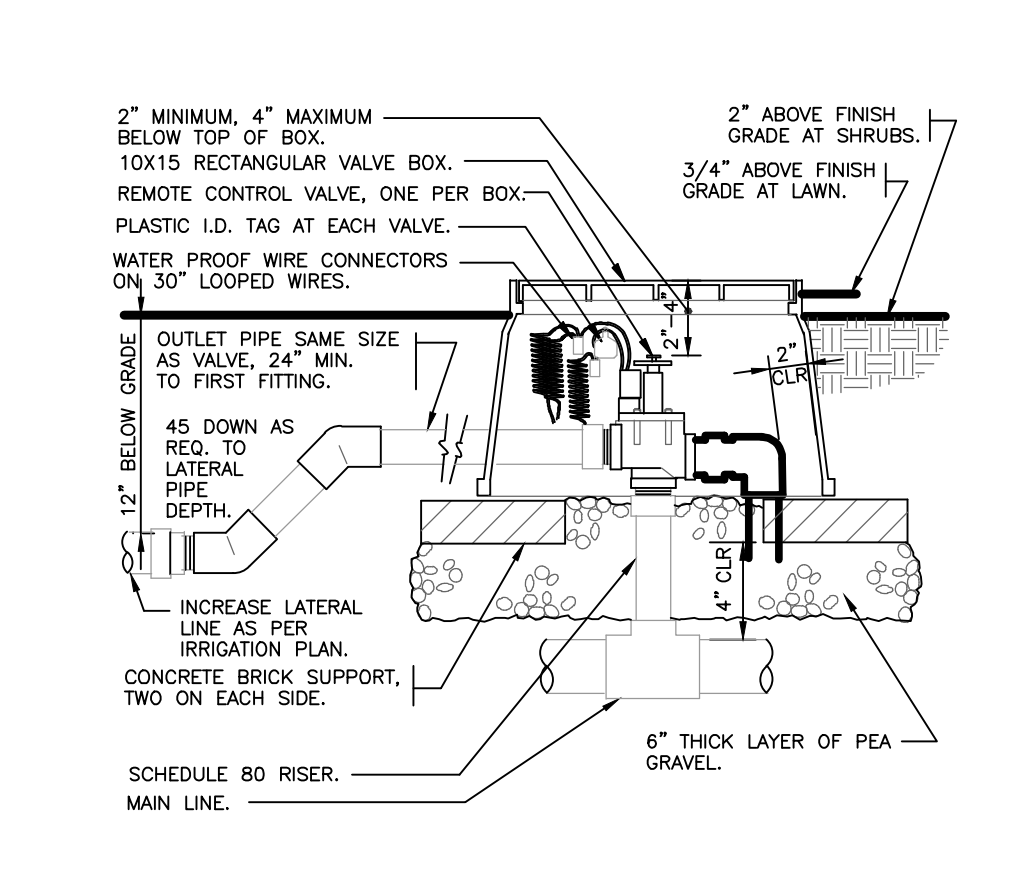
6 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0"



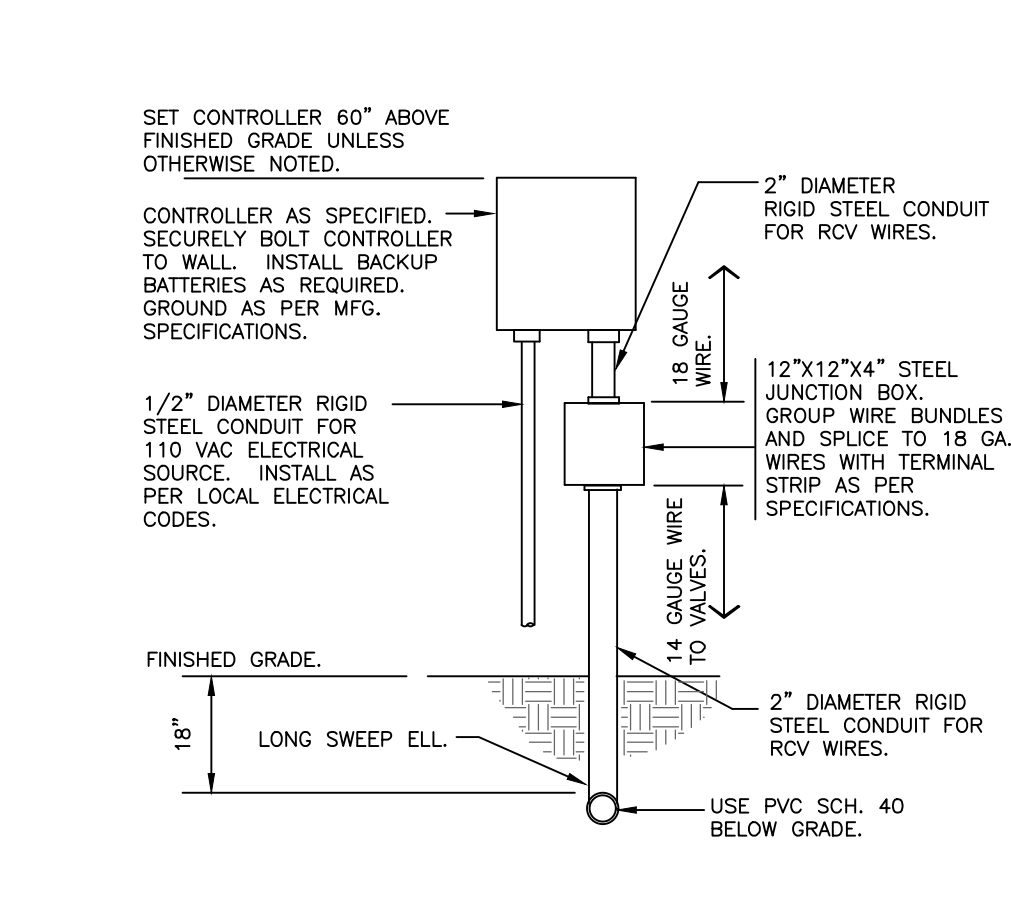
7 GROUNDING ROD
1 1/2" = 1'-0"



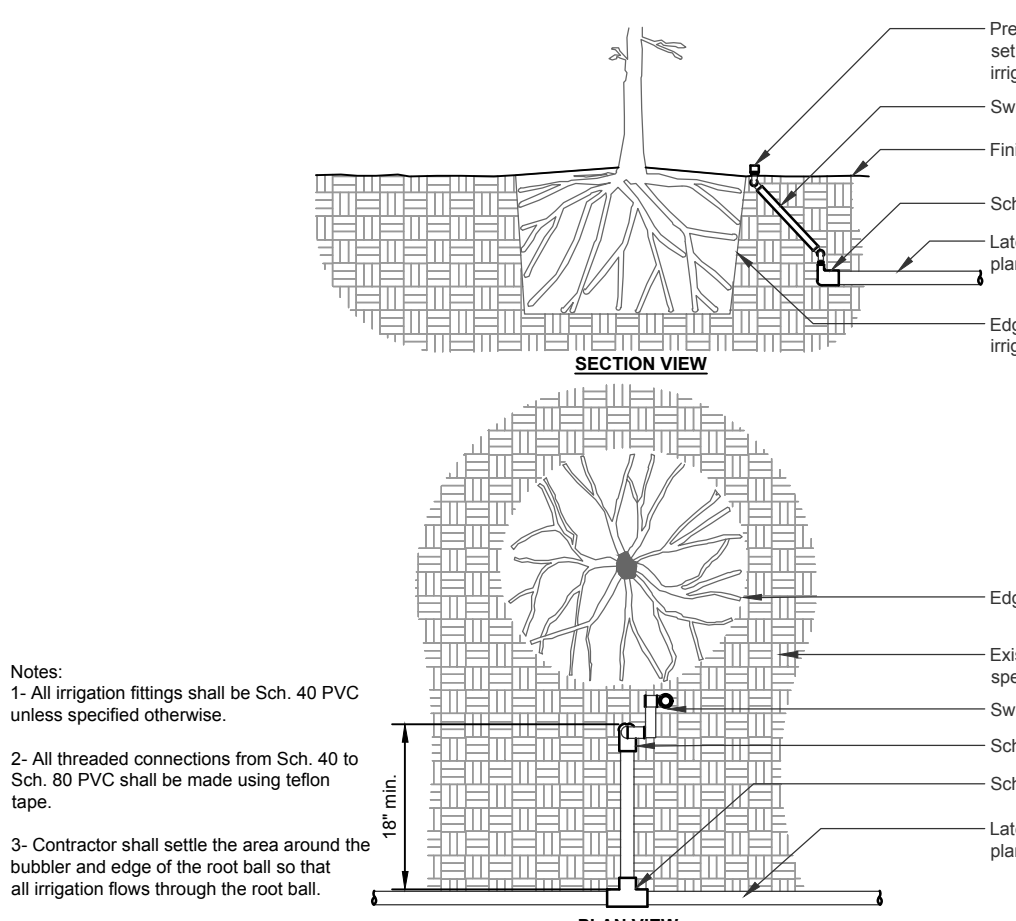
8 INTERIOR WALL MOUNT CONTROLLER W/ J-BOX
1" = 1'-0"



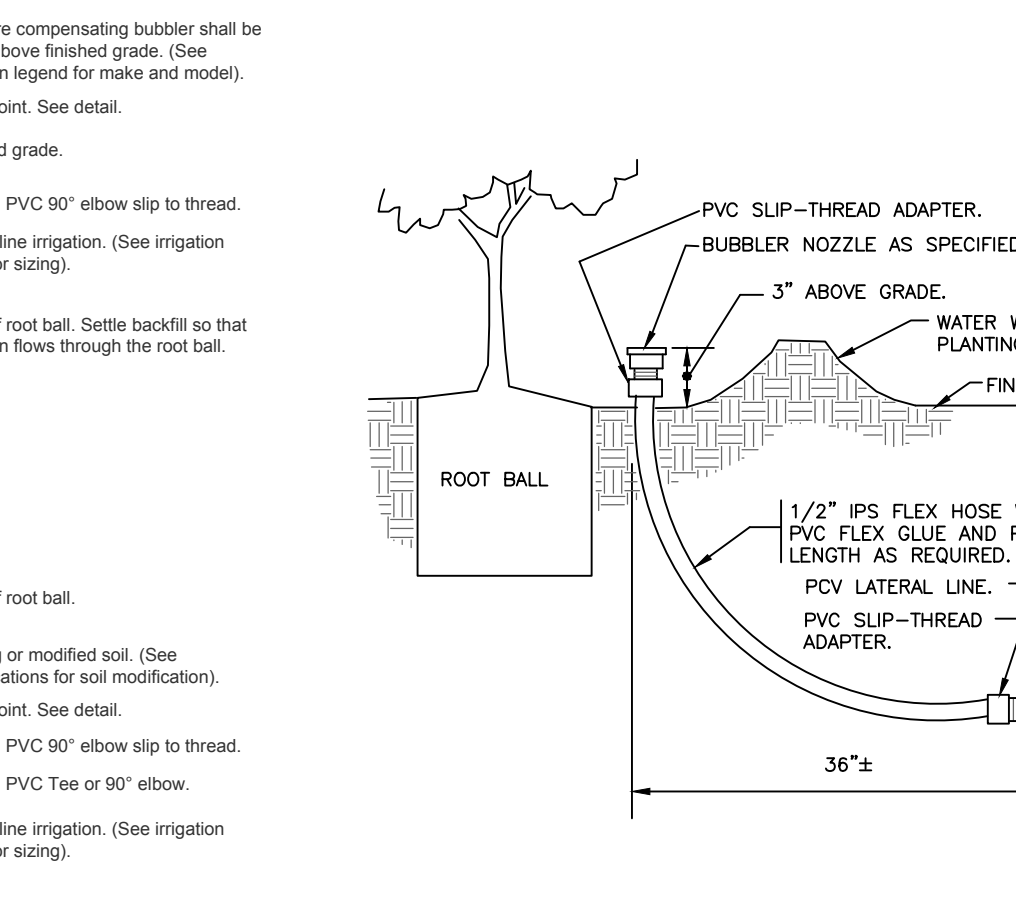
9 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



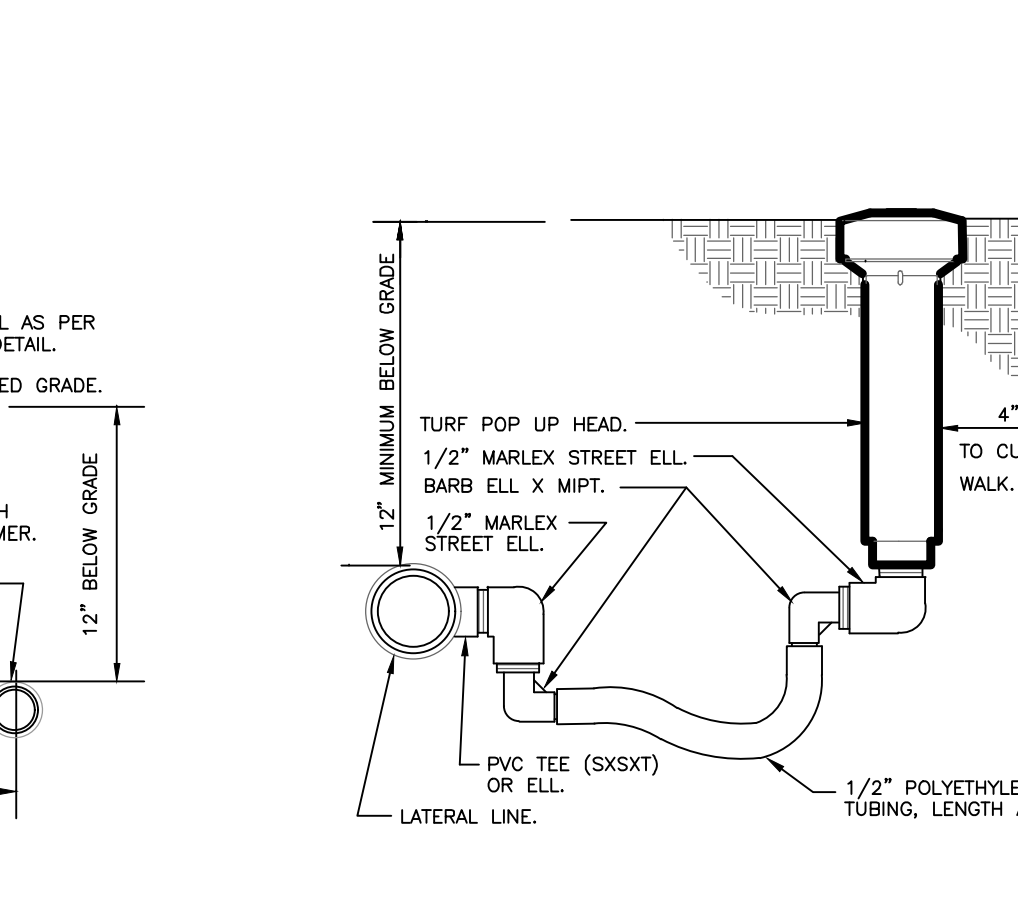
10 WALL MOUNT CONTROLLER
1" = 1'-0"



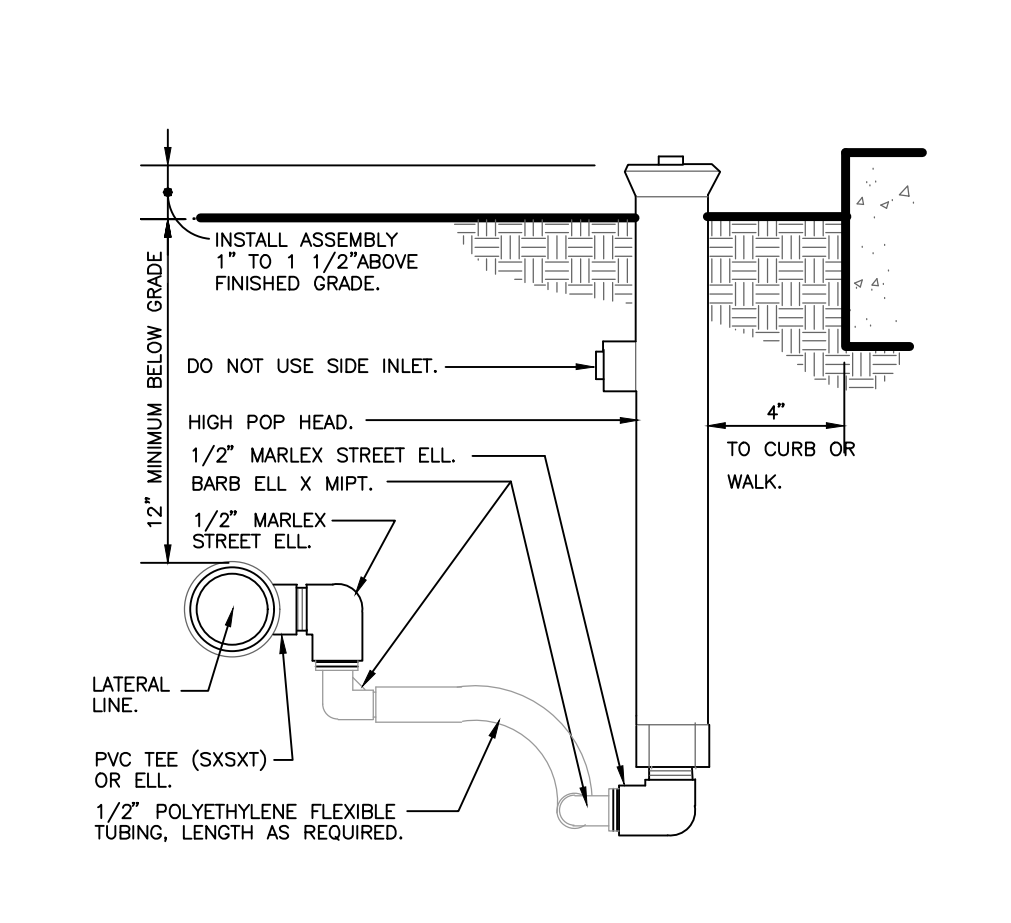
11 IRRIGATION BUBBLER W/ LAYOUT
3/4" = 1'-0"



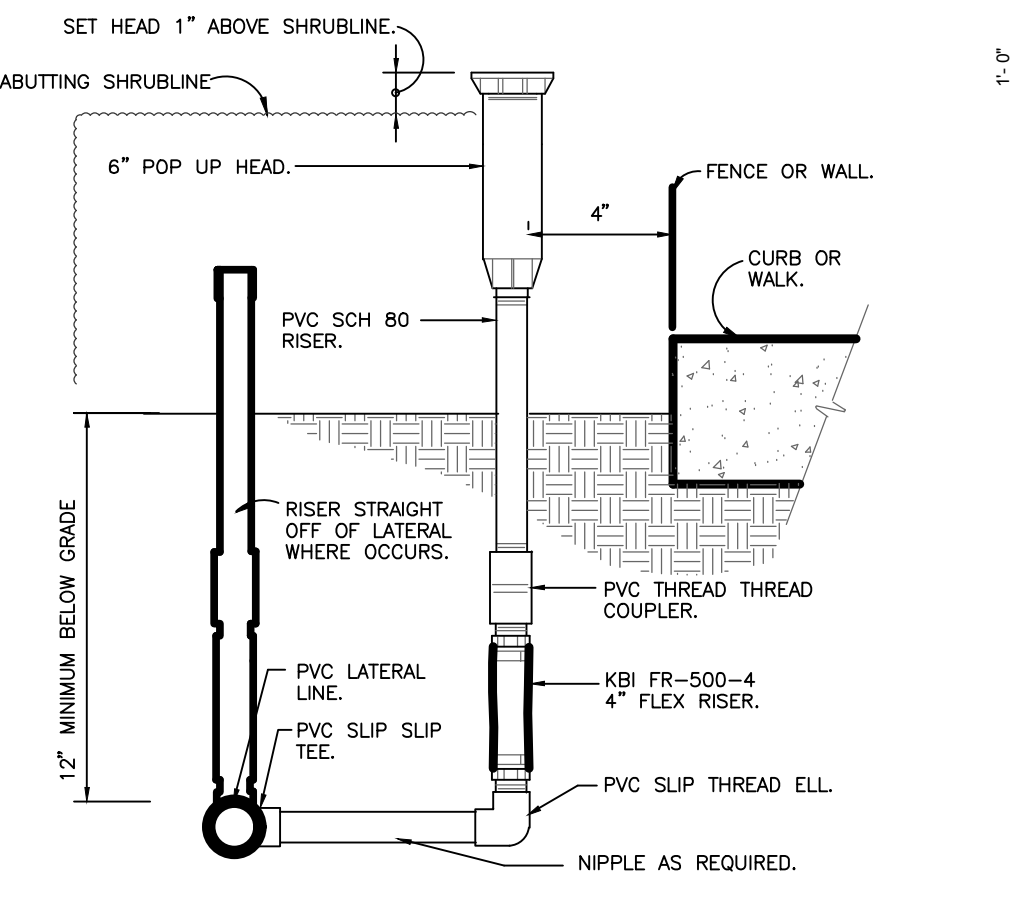
12 BUBBLER ON FLEX HOSE RISER
3" = 1'-0"



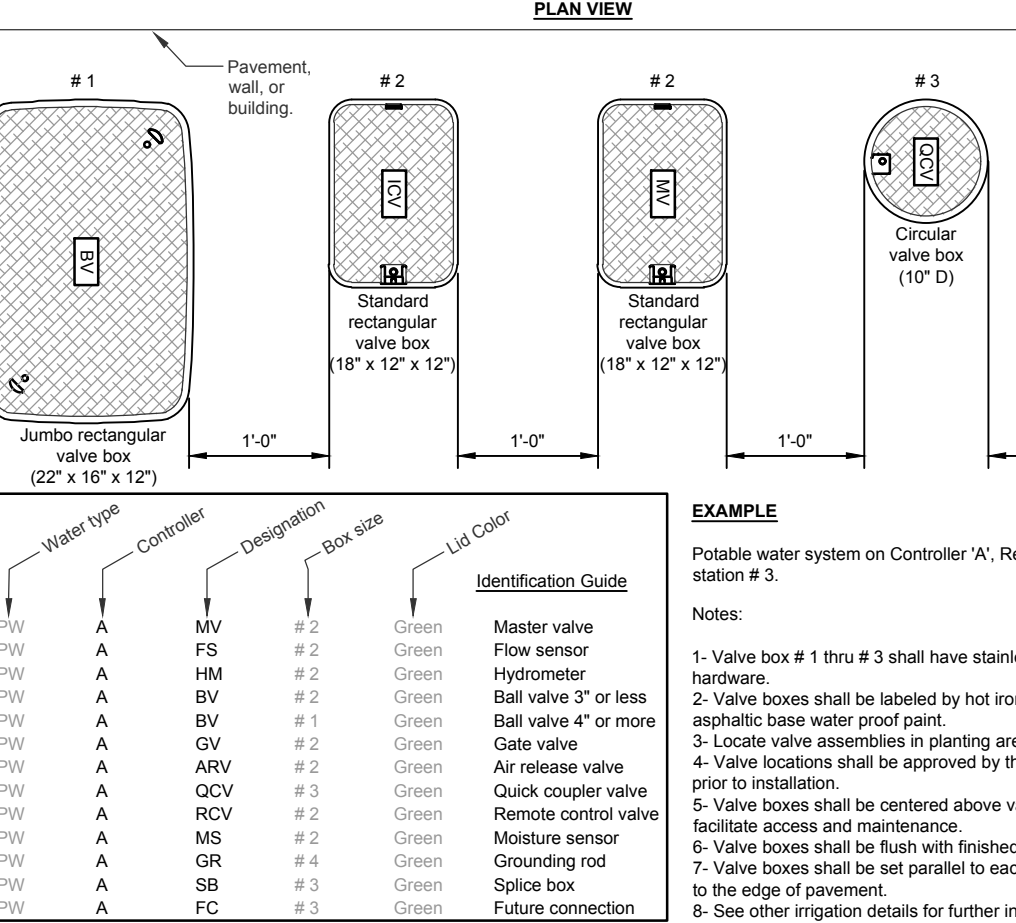
13 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"



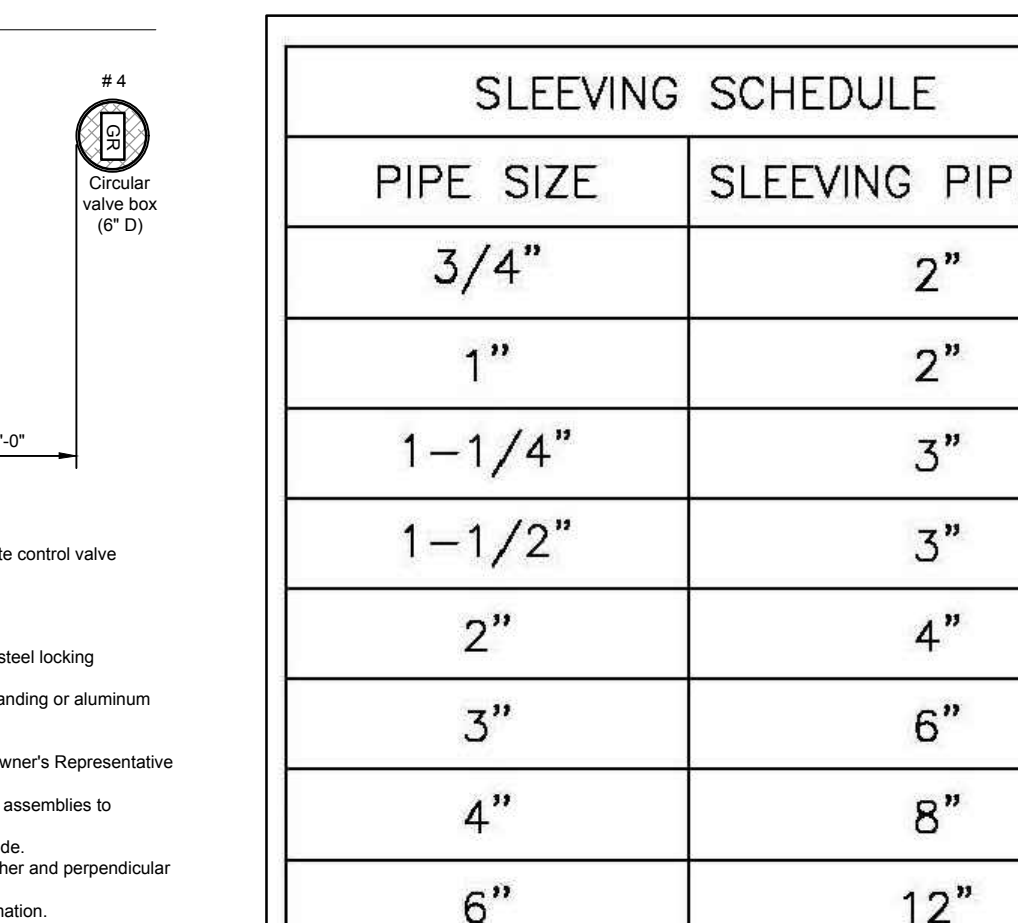
14 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY
3" = 1'-0"



15 SHRUB POP-UP SPRAY ON FIXED RISER
3" = 1'-0"



16 VALVE BOX LAYOUT
1" = 1'-0"



17 SLEEVING SCHEDULE
1" = 1'-0"

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

- Wire sized, numbered and colored as follows:
- #14 white for common
 - #14 spare black common
 - #14 individual color coded hot wire
 - #14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⅝" copper grounding plates, ⅝"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

- G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

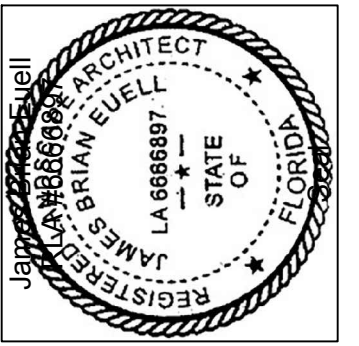
SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

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Revision Dates

SUBMITTAL SET

SHRSS DIGITAL OFFICE

5540 S State Road 7
Hollywood, FL 33314

Sheet Description
IRRIGATION NOTES
Release Date
03-28-25
Project Number
2507
Drawing Number
L-302
Sheet 3 of 3

