

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: 7/18/2019

Location Address: 2870 Stirling Road

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

Folio Number(s): 5142 04 00 300 & 5142 04 00 310

Zoning Classification: IM-2 Land Use Classification: Commerce

Existing Property Use: Office / Stor./ Vacant Sq Ft/Number of Units: 35,831SF exist'g

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): PACO Application

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

Explanation of Request: New Storage building for current Owner's expansion space to expand the building area to a total of 51,344 SF.

Number of units/rooms: N/A Sq Ft: 15,513 SF new

Value of Improvement: 1,500,000 Estimated Date of Completion: Nov. 2020

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

Name of Current Property Owner: DMJ Properties, LLC , Mr. Donald Marshall Jr.

Address of Property Owner: 2870 Stirling Road, Hollywood FL 33020

Telephone: 954-843-0991 Fax: 954-843-0989 Email Address: dmjr@air-marshall.com

Name of Consultant/Representative/Agent (circle one): Perez and Associates, Architects

Address: 3045 N. Federal Hwy., Ste. 46, FTL 33306 Telephone: 954-567-2062

Fax: 954-567-2063 Email Address: frank@perezandassociates.com

Date of Purchase: 1972 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: _____

Tony Gondola, VE Management, Inc. Address: 3499 NE 12th Terrace, Oakland Pk.

FL 33334 Email Address: tony@vemgt.com

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: 07/26/2019

PRINT NAME: Donald Marshall Jr

Date: _____

Signature of Consultant/Representative: _____

Date: 8/8/19

PRINT NAME: Frank Perez

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: N/A

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 Plan approval to my property, which is hereby made by me or I am hereby authorizing Frank Perez, Architect to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 26th day of July 2019

Notary Public

State of Florida

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

Signature of Current Owner

Donald Marshall Jr

Print Name



KAREN M. CRUZ
Commission # GG 207448
Expires May 22, 2022
Bonded Thru Budget Notary Services

DMJ Properties, LLC Building

2870 Stirling Road, Hollywood, FL

LEGAL DESCRIPTION:

Parcel 1

The east 132 feet of the west 264 feet of the west one-half (1/2) of the northeast one-quarter (1/4) of the northwest one-quarter (1/4) of the northwest one-quarter (1/4) of section 4, township 51 south, range 42 east, less the north 53 feet thereof;

Parcel 2

The east 66 feet of the west 132 feet of the west one-half (1/2) of the northeast one-quarter (1/4) of the northwest one-quarter (1/4) of the northwest one quarter (1/4) of section 4, township 51 south, range 42 east, less the north 53 feet thereof, said lands situated, lying in and being in Broward County, Florida.

PROJECT INFORMATION:

The project consists of a single story, 15,513 Square foot Storage building with a covered area to the North and building entrances on the West side. The site functions in concert with the existing 2 story Office building portion of the property to the North and the existing lower clear height Storage building on the South end of the existing developed site. The facility is to allow for the expansion of storage for the current property Owners business, Air Marshall, Inc., as well as the possibility of an additional tenant space.

The West street façade has an undulating wall treatment accentuated with tonal color changes with ground and second level glazing to emulate a more “commercial” look rather than a typical storage building.

July 25, 2019
Mr. Fitz Murphy
City of Hollywood
The Division of Planning and Urban Design
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33022-9045

Re: Design Criteria Statement for DMJ Properties, LLC Building
2870 Stirling Road, Hollywood , FL

Dear Mr. Murphy,

The Architectural elements of the exterior are those that combine the necessary functions of a storage structure, while emulating a more commercial look by providing more glazing at the lower and upper levels of the principal wall facades. The front, street side elevation incorporates a covered entrance area with upper level glazing while the space between the new and existing buildings has a covered area to allow for protected entrance to the building.

The new project is creating a connection from the existing 2 story office building to the surrounding industrial use facilities in the adjacent area. The use of glazing and colors seeks to provide the transition to more industrial uses from the business uses at the corner and along Stirling Road.

The scale of the building is that of nearby storage facilities and relates to the 2 story building at the corner. Currently the area across the street are outside storage, however it is anticipated, that in time, they too will be developed into larger structures commensurate with the evolving area.

The landscaping has been located and selected to compliment the scale of the building and provide the preferred buffer between the vehicular use areas and the surrounding streets and create a visual buffer to the adjacent properties. The larger, healthy existing trees along the West property line have been selected to remain to maintain the natural canopy along the street view. The selection of the plant species is consistent with the appropriate requirements of the inclusion of native species along with those that will accentuate the new project.

I trust that the previous statement provides the necessary requirement that the project is compatible with and will be a valuable enhancement to the areas built environment. If you have any questions,, please do not hesitate to contact me.

Sincerely yours,



Frank Perez
Architect

PLANNING & DEVELOPMENT BOARD SUBMITTAL

MEETING DATE : SEPTEMBER 12, 2019

PROPOSED STORAGE FACILITY for: DMJ PROPERTIES, LLC,

2870 STIRLING ROAD HOLLYWOOD, FLORIDA

REVISIONS

△

PÉREZ
ASSOCIATES
ARCHITECTURE & PLANNING

3045 N. FEDERAL HIGHWAY
SUITE 46
FORT LAUDERDALE, FL 33306
TELEPHONE (954) 567-2062
FAX (954) 567-2063
EMAIL: info@perezandassociates.com

REG. No. AA 26000661
SEAL

PROJECT TEAM

OWNER: DMJ PROPERTIRS, LLC

2870 STIRLING ROAD
HOLLYWOOD, FL 33020
954 843 0991

OWNERS REPRESENTATIVE: V. E. MANAGEMENT, INC.

MR. TONY GONDOLA
3499 NE 12th TERRACE
OAKLAND PARK, FL 33334
954 401 0063

ARCHITECT: PEREZ and ASSOCIATES

FRANK PEREZ, ARCHITECT
3045 NORTH FEDERAL HIGHWAY, SUITE 46
FORT LAUDERDALE, FL 33306
954 567 2062

CIVIL ENGINEER: HOLLAND ENGINEERING, INC.

SUSAN HOLLAND, P. E.
1120 SE 2nd AVENUE
FORT LAUDERDALE, FL 33316
PH: 954 367 0371

LANDSCAPE ARCHITECT: THOMAS WHITE, ASLA

THOMAS WHITE, L. A.
2600 NE 27th STREET
FORT LAUDERDALE, FL 33306
954 253 2265

SHEET INDEX

COV-	COVER SHEET
	SURVEY
SP-1	SITE PLAN
R-SP	RENDERED SITE PLAN
R-EL	RENDERINGS
SP-IM	SITE AREA IMAGES
A-1.0	FLOORPLAN
A-2.0	ELEVATIONS
A-2.1	SITE CONTEXT ELEVATION
A-2.2	COLOR ELEVATIONS
PH-1	PHOTOMETRIC PLAN
L-1	TREE SURVEY
L-2	LANDSCAPE PLAN
L-3	IRRIGATION PLAN, NEW AREA
C-1	PAVING AND GRADING PLAN
C-2	WATER AND SEWER PLAN
C-3	PAVEMENT MARKINGS, SIGNAGE
C-4	STORMWATER
C-5	CIVIL DETAILS



LOCATION MAP

PROPOSED STORAGE FACILITY for:

DMJ PROPERTIES, LLC

2870 STIRLING ROAD
HOLLYWOOD, FLORIDA

DATE 1/25/2019

SCALE AS NOTED

JOB NO. 2018 31

FILE DMJ PROP

SHEET NO.

COV

ALTA/ACSM LAND TITLE SURVEY

SURVEY NOTES:
1 THE SURVEY, AS SHOWN HEREON, HAS BEEN PREPARED FOR DMJ PROPERTIES A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER KNOWN AS THE CLIENT.

2. THE LEGAL DESCRIPTION, AS SHOWN HEREON, IS BASED ON THE DESCRIPTION SHOWN AS PARCEL 1 AND PARCEL 2, OF THE AMERICAN TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER :200957-00098 REVISION No 1 MADE JUNE 18, 2019 AT 10:11 AM, COMMITMENT DATE: JUNE 13, 2019 AT 8:00 AM.

3. THE LANDS AS SHOWN HEREON ARE ONE AND THE SAME AS THAT WHICH IS DESCRIBED AS PARCEL 1 AND PARCEL 2, IN THE AMERICAN TITLE ASSOCIATION COMMITMENT, WHICH HAS AN EFFECTIVE DATE OF JUNE 18, 2019 AT 10:11 AM

4. BENCH MARK REFERENCE:
BROWARD COUNTY B.M. No. 2358, ELEVATION 7.100 N.G.V.D. 1929, CONVERTED TO NAVD88, APPLYING THE CONVERSION FACTOR OF (-) 1.604

5. THE ELEVATION AS SHOWN HEREON, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

6. NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED, OTHER THAN THOSE SHOWN THEREON..

7. FLOOD INFORMATION:
MAP NUMBER/COMMUNITY NUMBER-12011C/125113 CITY OF HOLLYWOOD
PANEL NUMBER/SUFFIX- 0566 H
FLOOD ZONE /BASE ELEVATION- X/ BASE FLOOD ELEVATION N/A

8. CITY OF HOLLYWOOD ZONE CODE: C1 & IM2

9. BUILDING HEIGHTS HAVE NOT BEEN MEASURED.

10. PARKING SPACES:
93 PARKING SPACES ARE MARKED UP ON THE PAVEMENT.

11. DATE OF LAST FIELD WORK: APRIL 12 2019. FRONTIER ENGINEERING DEVELOPMENT LLC & FRANCISCO A. AGUIRRE, P.L.S., HAVE REVIEWED THE TITLE COMMITMENT No. 19059946 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WHICH HAS AN EFFECTIVE DATE OF JUNE 18, 2019, ISSUING OFFICE FILE NUMBER: 200957-00098 AND PROVIDED TO ME BY THE CLIENT AND RELATING TO SCHEDULE B-II, EASEMENTS, ITEMS NUMBERS 5, 7 THROUGH 10 INCLUSIVE, 12

5) FOUND NO EVIDENCE OF EASEMENTS OTHER THAN THE ONES SHOWN IN THE PUBLIC RECORDS, WHICH ARE DEPICTED ON THIS SURVEY MAP

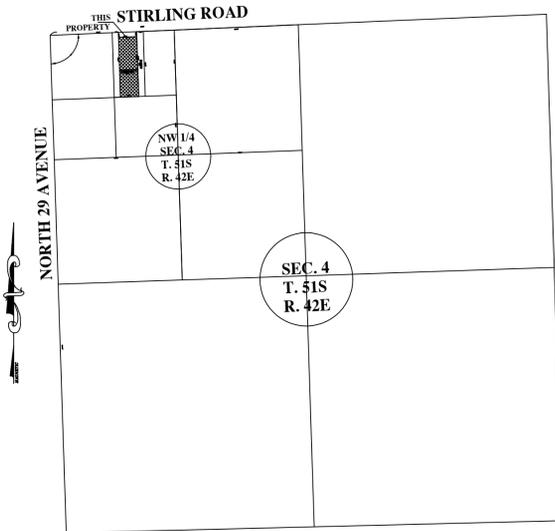
7) NOT APPLICABLE TO THIS PROPERTY, (LIES OUTSIDE THE BOUNDARIES)

8) NOT APPLICABLE TO THIS PROPERTY, (LIES OUTSIDE THE BOUNDARIES)

9) APPLICABLE AND DEPICTED ON THIS SURVEY MAP

10) APPLICABLE AND DEPICTED ON THIS SURVEY MAP

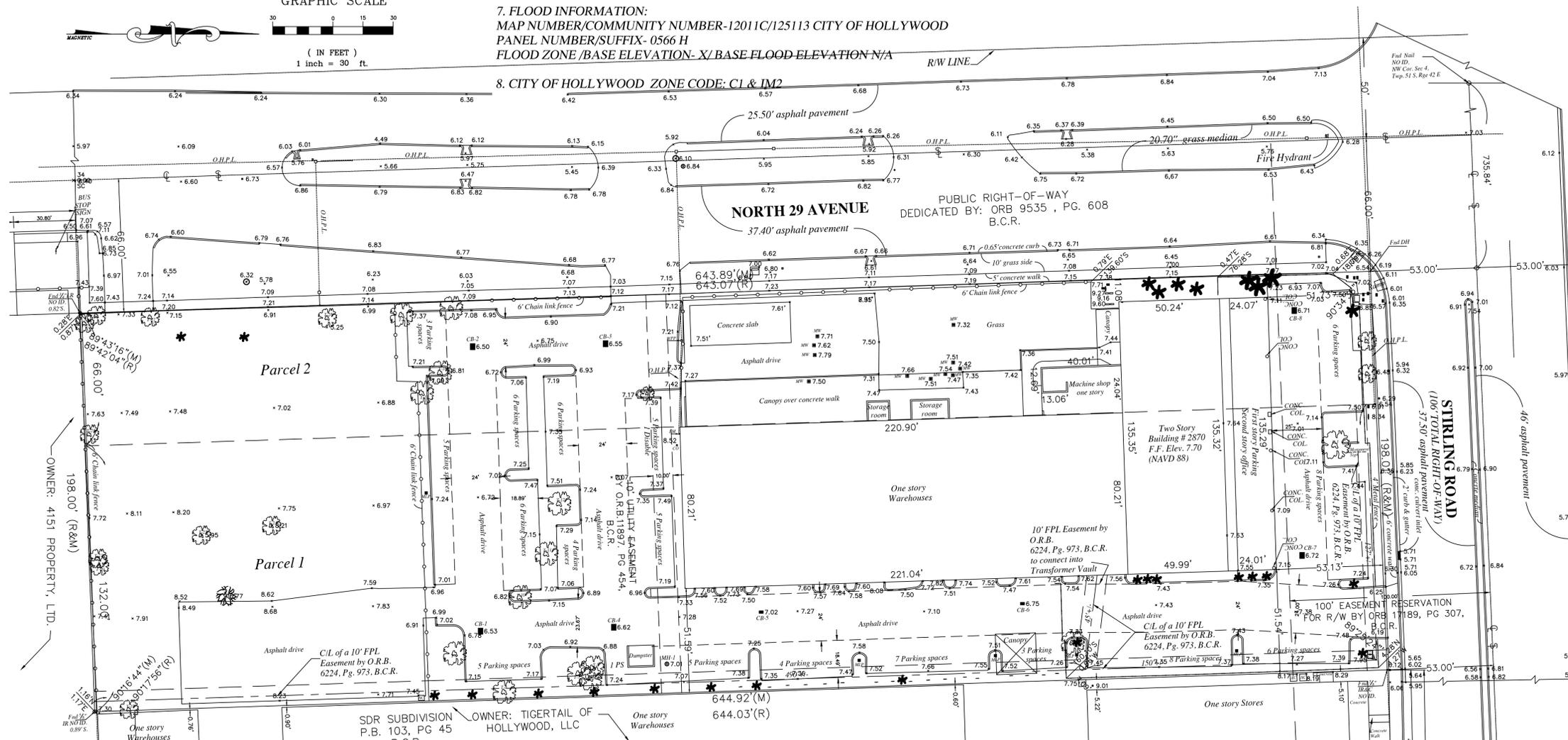
12) SUB ITEMS a), b), c) ARE STILL DEPICTED ON THIS REVISED SURVEY MAP.



LOCATION MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



Number	Name	Diameter	Height	Canopy
P-1	Palm	1"	18'	10'
P-2	Palm	1"	18'	10'
P-3	Palm	1.2"	22'	10'
P-4	Palm	1.2"	22'	12'
P-5	Palm	1"	18'	10'
P-6	Palm	1"	18'	10'
P-7	Palm	0.40"	6'	6'
P-8	Palm	0.80"	6'	8'
P-9	Palm	0.40"	6'	6'
P-10	Palm	0.40"	6'	6'
P-11	Palm	0.40"	6'	6'
P-12	Palm	0.40"	6'	6'
P-13	Palm	0.40"	6'	6'
P-14	Palm	0.40"	6'	6'
P-15	Palm	0.40"	6'	6'
P-16	Palm	0.40"	6'	6'
P-17	Palm	0.40"	6'	6'
P-18	Palm	1.2"	7'	14'
P-19	Palm	0.40"	6'	6'
P-20	Palm	0.30"	4'	3'
P-21	Palm	2"	22'	10'
P-22	Palm	2"	22'	10'
P-23	Palm	1.60"	30'	20'
P-24	2-Palm	5"	10'	12'
P-25	Palm	5"	11'	14'
P-26	Palm	5"	11'	14'
P-27	Palm	0.4"	4'	8'
P-28	Palm	0.4"	4'	6'

Number	Name	Diameter	Height	Canopy
T-1	Pigeon plum	8"	10'	15'
T-2	Pigeon plum	6"	10'	15'
T-3	Oak	1.8"	25'	28'
T-4	Oak	1.8"	25'	32'
T-5	Oak	2.1"	35'	40'
T-6	Oak	1.6"	30'	20'
T-7	Oak	1.2"	25'	20'
T-8	Oak	1.2"	25'	20'
T-9	Oak	5"	40'	60'
T-10	Oak	1.2"	26'	25'
T-11	Oak	1.3"	18'	35'
T-12	Oak	2.5"	25'	40'
T-13	Pigeon	7"	10'	8'
T-14	Oak	1.2"	28'	18'
T-15	Oak	1.4"	28'	26'
T-16	Oak	1.4"	26'	20'
T-17	Oak	1.4"	28'	30'
T-18	Oak	7"	23'	18'
T-19	Oak	1.6"	30'	28'
T-20	Pigeon	10"	16'	18'
T-21	Pigeon	8"	22'	20'
T-22	Oak	1.6"	28'	30'
T-23	Oak	1.8"	28'	30'
T-24	Pigeon	0.8"	18'	16'
T-25	Pigeon	0.6"	20'	18'
T-26	Pigeon	0.8"	20'	18'
T-27	Oak	1.4"	24'	20'
T-28	Oak	1.6"	24'	24'



FLOOD ZONE INFORMATION:
MAP # = 12011-C
COMMUNITY # = CITY OF HOLLYWOOD #125113
PANEL # & SUFFIX = 0566 H
FLOOD ZONE = X
BASE FLOOD EL = N/A
LOWEST FLOOR EL = N/A
(FIRST FLOOR OF TWO-STORY BLDG.)
DATE OF FIRM = 08-18-2014

BENCHMARK REFERENCED = BCS B.M. #2358
ELEVATION NAVD 1929 = 7.100 (NGVD 1929) CONVERTED TO 5.496 NAVD 88 USING A CONVERSION FACTOR OF (-) 1.604
LEGAL DESCRIPTION:
PARCEL 1
The East 132 feet of the West 264 feet of the West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 4, Township 51 South, Range 42 East, less the North 53 feet thereof;
PARCEL 2
The East 66 feet of the West 132 feet of the West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 4, Township 51 South, Range 42 East, less the North 53 feet thereof, said lands situated, lying in and being in Broward, County Florida.
The total Net area of Parcel 1 and Parcel 2, combined, is of 127,592 Square Feet or 2.93 Acres, more or less

CERTIFICATION:
Old Republic National Title Insurance Company
Angelo & Banta, P.A.
TO: **SYNOVUS BANK, ISAOA, ATIMA**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 4/12/2019.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
FRANCISCO A. AGUIRRE, P.L.S.
REGISTERED LAND SURVEYOR No. 3354
STATE OF FLORIDA

THIS SURVEY IS NOT COVERED BY A PROFESSIONAL LIABILITY INSURANCE

SURVEYOR'S NOTE: NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
PROPERTY ADDRESS: 2870 STIRLING ROAD, HOLLYWOOD, FL. 33020

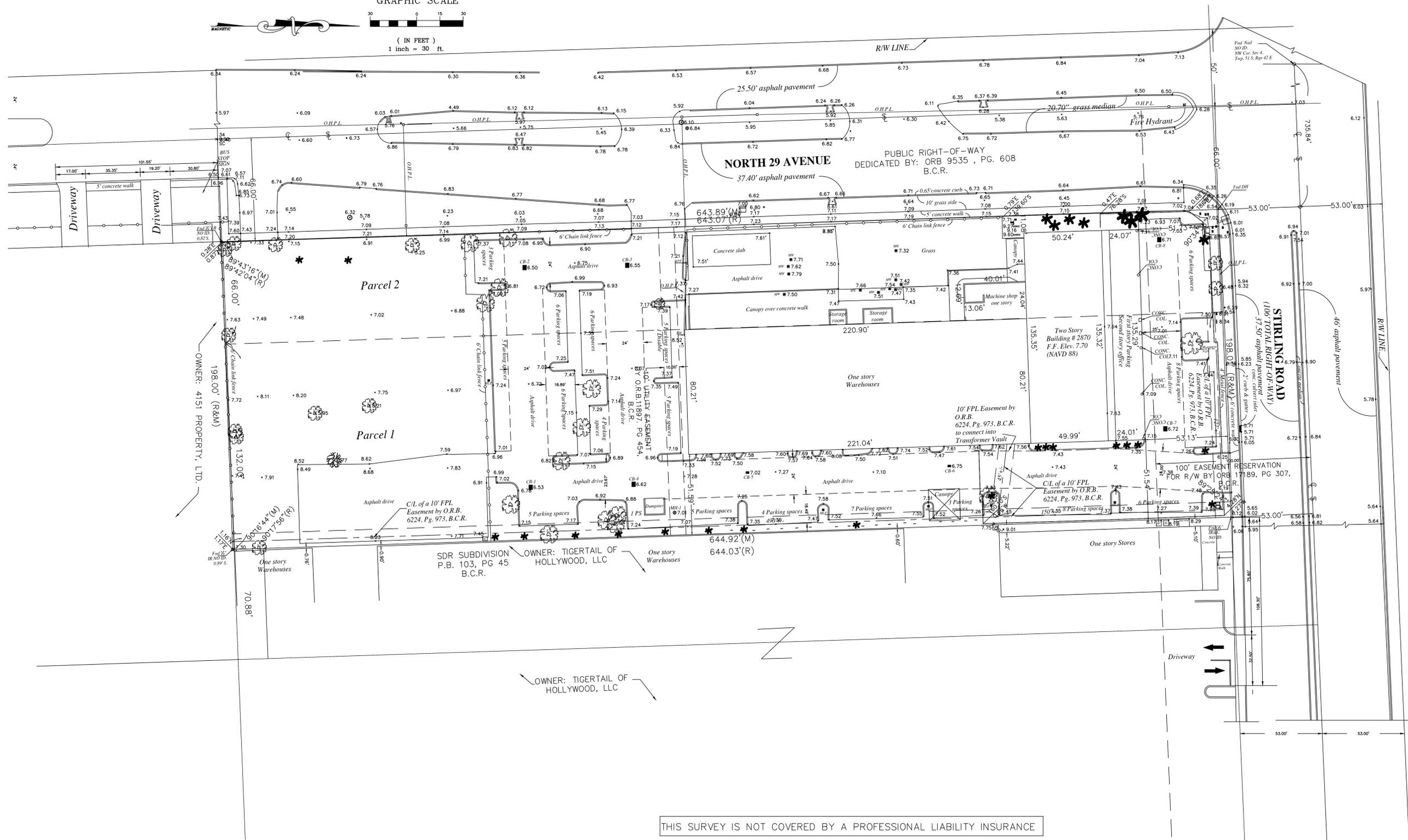
FRONTIER ENGINEERING DEVELOPMENT
2418-A HOLLYWOOD BLVD. HOLLYWOOD, FLORIDA, 33020
PHONE (954) 678-2030 FL. L.B. CERTIFICATE No. 8042
email: info@myfloridaengineering.com

PROJECT: ALTA/ACSM
LAND TITLE SURVEY
2870 STIRLING ROAD
HOLLYWOOD, FLORIDA 33020

CLIENT: DMJ PROPERTIES, LLC

REVISIONS:	DATE:	DESCRIPTION:
No		
5	7-12-19	Add adjacent land owners of record.
4	6-20-19	Revised as per Revised Title Commitment
3	5-10-19	Updated the rim elevation table
2	4-12-19	Revised as per City comments
1	2-26-19	Add FPL Easement of Record

SCALE: 1" = 30'
SHEET 1 OF 2
PROJECT NO: 19-103



THIS SURVEY IS NOT COVERED BY A PROFESSIONAL LIABILITY INSURANCE

F FRONTIER
ENGINEERING DEVELOPMENT

2418-A HOLLYWOOD BLVD. HOLLYWOOD, FLORIDA, 33020
PHONE: (954) 678-2030 FL. L.B. CERTIFICATE No. 8042
email: info@myfloridengineering.com

PROJECT: ALTA/ACSM
LAND TITLE SURVEY
2870 STIRLING ROAD
HOLLYWOOD, FLORIDA 33020

CLIENT: DMJ PROPERTIES, LLC

LAST DAY OF FIELD SURVEY: 4-12-2019		SCALE: 1" = 30.0'	SHEET 2 OF 2:
REVISIONS: No DATE:			PROJECT NO: 19-103
2 7-12-19	ADD ADJACENT LAND OWNERS OF RECORD, ON THE SOUTH SIDE AND EAST SIDE OF THE PROPERTY AS PER CITY REQUEST.		
1 2-26-19	ADD CURB CUTS & DRIVEWAYS ADJACENT TO AND UP TO 100 FT. ON THE SOUTH AND EAST SIDE OF THE PROPERTY AS PER CITY REQUEST.		



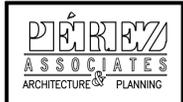
RENDERED SITE PLAN

SCALE: 1"=30'-0"



NOTE:
HATCHING DENOTES EXISTING
DEVELOPED PROPERTY TO REMAIN
UNCHANGED, UNLESS NOTED OTHERWISE

REVISIONS



3045 N. FEDERAL HIGHWAY
SUITE 46
FORT LAUDERDALE, FL 33306
TELEPHONE (954) 567-2062
FAX (954) 567-2063
EMAIL: info@perezandassociates.com

REG. No. AA 26000661
SEAL

PROPOSED STORAGE FACILITY for
DMJ PROPERTIES, LLC
2810 STIRLING ROAD
HOLLYWOOD, FLORIDA

DATE	1/26/2019
SCALE	AS NOTED
JOB NO.	2018 31
FILE	DMJ PROP
SHEET NO.	R-SP



NORTHEAST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER

RENDERINGS

REVISIONS

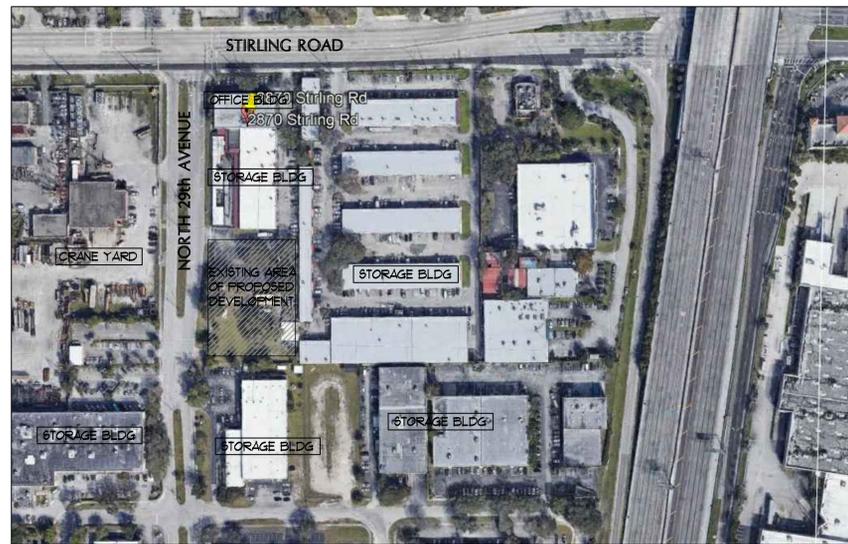


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TELEPHONE (954) 567-2062
FAX (954) 567-2063
EMAIL: info@perezandassociates.com

REG. No. AA 26000661
SEAL

PROPOSED STORAGE FACILITY for:
D M J PROPERTIES, LLC
2810 STIRLING ROAD
HOLLYWOOD, FLORIDA

DATE	5/28/2019
SCALE	AS NOTED
JOB NO.	2018 31
FILE	DMJ PROP
SHEET NO.	R-EL



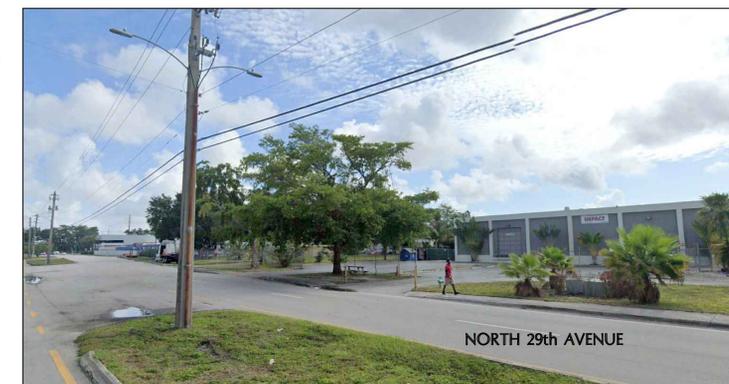
AERIAL VIEW OF PROPERTY AND ADJACENT AREA



STREET VIEW OF EXISTING OWNERS OFFICE BUILDING NORTH OF PROPERTY



BIRDS EYE VIEW OF PROPERTY AND ADJACENT AREA



STREET VIEW OF ADJACENT SOUTH PROPERTY ON N. 29th AVENUE



STREET VIEW OF ADJACENT PROPERTY ACROSS N. 29th AVENUE



COLOR IMAGES OF SITE AND ADJACENT PROPERTIES

REVISIONS

PÉREZ ASSOCIATES
ARCHITECTURE & PLANNING

3045 N. FEDERAL HIGHWAY
SUITE 46
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PROPOSED STORAGE FACILITY for:
D M J PROPERTIES, LLC
2870 STIRLING ROAD
HOLLYWOOD, FLORIDA

DATE	7/18/2019
SCALE	AS NOTED
JOB NO.	2019 31
FILE	DYG PROP
SHEET NO.	SP-IM

REVISIONS	
Δ	4/9/2019 OWNER 4 TAC COMMENTS

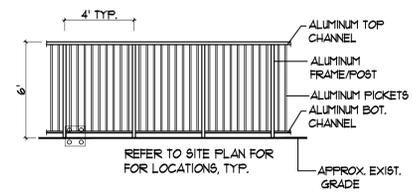


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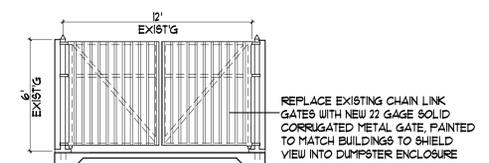
REG. No. AA 26000661
SEAL

PROPOSED STORAGE FACILITY for
D M J PROPERTIES, LLC
2810 STIRLING ROAD
HOLLYWOOD, FLORIDA

DATE	5/28/2019
SCALE	AS NOTED
JOB NO.	2018 37
FILE	DMJ PROP
SHEET NO.	A-20

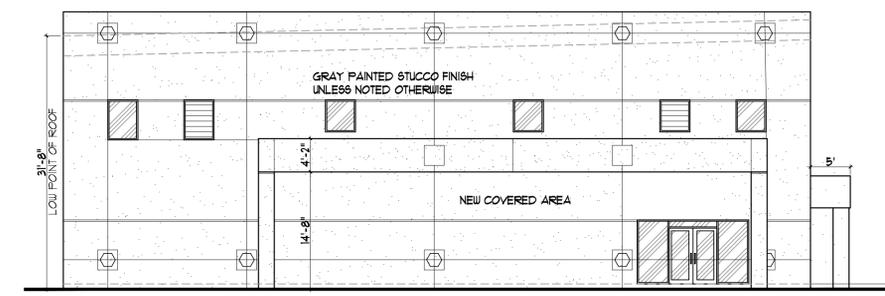


TYPICAL FENCE
(TO MATCH EXISTING)
NTS



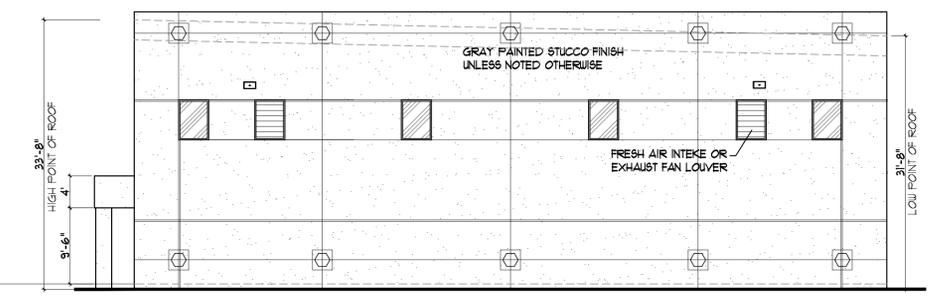
GATE DETAIL

DUMPSTER ENCLOSURE
EXISTING 12' WIDE DUMPSTER TO RECEIVE NEW GATES AND HARDWARE AND PAINTED TO MATCH BUILDING



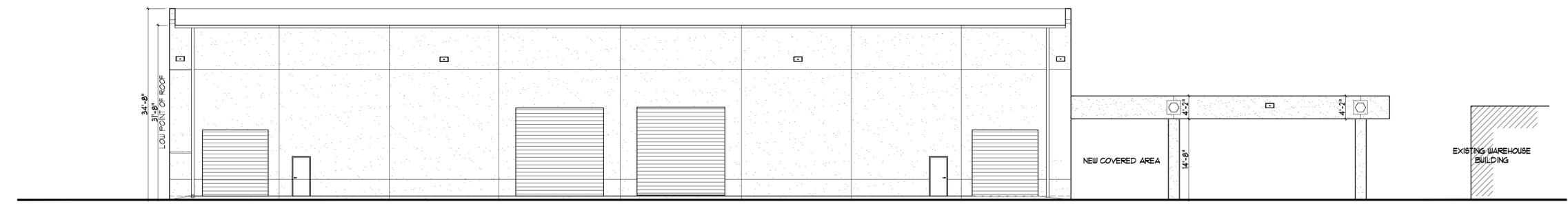
NORTH ELEVATION

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



SOUTH ELEVATION

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

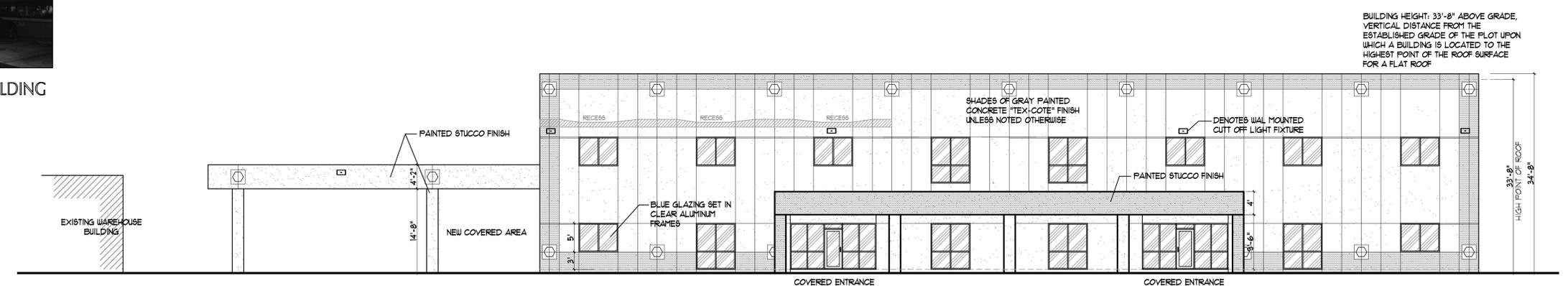


EAST ELEVATION

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



EXISTING NORTH BUILDING
STIRLING ROAD VIEW



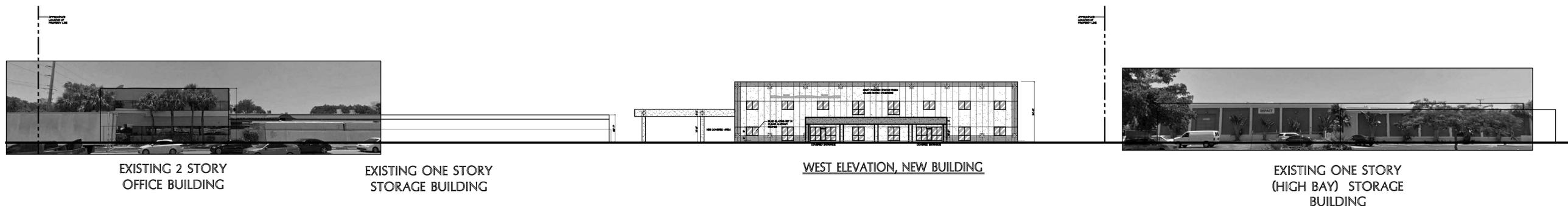
WEST ELEVATION

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

BUILDING HEIGHT: 33'-8" ABOVE GRADE. VERTICAL DISTANCE FROM THE ESTABLISHED GRADE OF THE PLOT UPON WHICH A BUILDING IS LOCATED TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF



STREET AERIAL VIEW OF GENERAL AREA



STREET PROFILE / ELEVATIONS

REVISIONS
△

PEREZ
ASSOCIATES
ARCHITECTURE & PLANNING

3045 N. FEDERAL HIGHWAY
SUITE 46
FORT LAUDERDALE, FL 33306
TELEPHONE (954) 567-2062
FAX (954) 567-2063
EMAIL: info@perezandassociates.com

REG. No. AA 26000661
SEAL

PROPOSED STORAGE FACILITY for:
D M J PROPERTIES, LLC
2870 STIRLING ROAD
HOLLYWOOD, FLORIDA

DATE	1/25/2019
SCALE	AS NOTED
JOB NO.	2018 37
FILE	DMJ PROP
SHEET NO.	A-21



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

BLACK
 E
 D SW 6253 Olympus White
 C SW 6254 Lazy Gray
 B SW 6255 Morning Fog
 A SW 6256 Cerulean Gray

COLOR SELECTIONS
SHERWIN WILLIAMS

REVISIONS



3045 N. FEDERAL HIGHWAY
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REG. No. AA 26000661
 SEAL

PROPOSED STORAGE FACILITY for
D M J PROPERTIES, LLC
 2810 STIRLING ROAD
 HOLLYWOOD, FLORIDA

DATE	5/28/2019
SCALE	AS NOTED
JOB NO.	2018 37
FILE	DMG PROP
SHEET NO.	A-22

RENDERED ELEVATIONS

REVISIONS



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REG. No. AA 26000661
SEAL

PROPOSED STORAGE FACILITY for:
D M J PROPERTIES, LLC
2810 STIRLING ROAD
HOLLYWOOD, FLORIDA

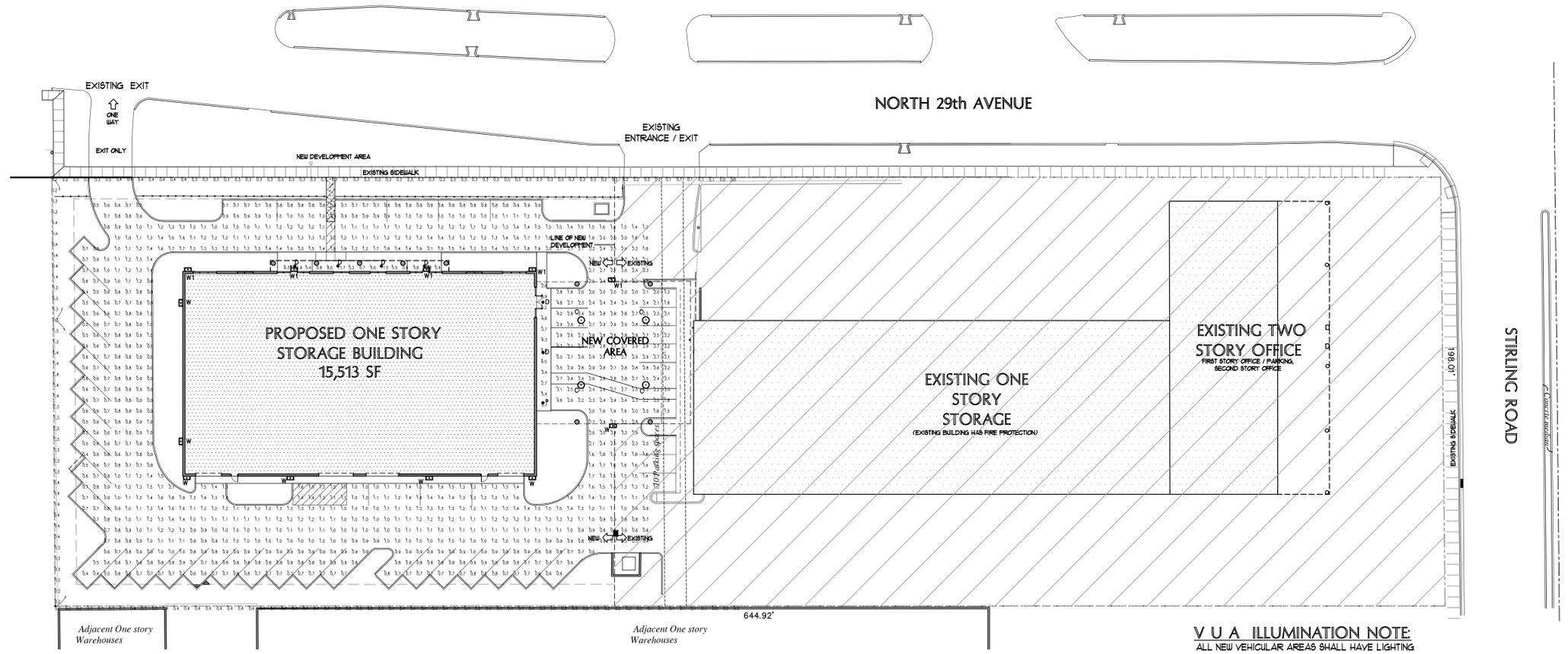
DATE	4/25/2018
SCALE	AS NOTED
JOB NO.	2018 37
FILE	DMJ PROP
SHEET NO.	PH-10

Calculation Summary							
Project: DMJ PROPERTIES - SITE_REV 1 HOLLYWOOD, FL 04/18/2019							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COVERED ENTRY WALKWAY	Illuminance	Fc	6.34	11.9	0.7	9.06	17.00
PROPERTY LINE EAST	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.
PROPERTY LINE SOUTH	Illuminance	Fc	0.33	0.4	0.2	1.65	2.00
PROPERTY LINE WEST	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.10	3.4	0.4	2.75	8.50
UNDER CANOPY	Illuminance	Fc	2.76	6.5	1.3	2.12	5.00
UNDER CANOPY WALKWAY	Illuminance	Fc	4.71	6.5	2.6	1.81	2.50

Luminaire Schedule										
Project: DMJ PROPERTIES - SITE_REV 1 HOLLYWOOD, FL 04/18/2019										
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts	
⊙	4	C	SINGLE	Lithonia Lighting	VCPG LED P1 40K T5M MVOLT MH: 14'-8" SURFACE MOUNT A.F.F.	3856	0.855	26.57	26.57	
⊕	7	D	SINGLE	Lithonia Lighting	LDN6 40/15 L06AR LD MH: 9'-6" SURFACE MOUNT A.F.F.	1401	0.855	20.48	20.48	
⊞	7	W	SINGLE	Lithonia Lighting	DSXW2 LED 20C 700 40K T4M MVOLT MH: 17' & 24' WALL MOUNT A.F.	5455	0.855	47	47	
⊟	5	W1	SINGLE	Lithonia Lighting	DSXW2 LED 20C 530 40K T2M MVOLT MH: 17' & 24' WALL MOUNT A.F.	4210	0.855	36	36	



FIXTURE IMAGES



PHOTOMETRIC PLAN
SCALE: 1"=30'-0"
NORTH

V U A ILLUMINATION NOTE:
ALL NEW VEHICULAR AREAS SHALL HAVE LIGHTING LEVELS AS REQUIRED AND SHALL NOT EXCEED 0.5 fc AT PERIMETER OF NEW DEVELOPMENT. EXISTING AREAS TO REMAIN UNCHANGED.

THOMAS WHITE, ASLA-ISA
 LANDSCAPE ARCHITECT, LEED GREEN
 ASSOCIATE, CERTIFIED ARBORIST
 2600 NE 27th AVENUE
 FORT LAUDERDALE, FLORIDA 33306
 tcowrite@bellsouth.net
 954-253-2265

THOMAS WHITE, ASLA-ISA
 ALA #1106

2-1-2019: Per City
 Comments
 11-2019: Per City
 Comments

Revised Dates

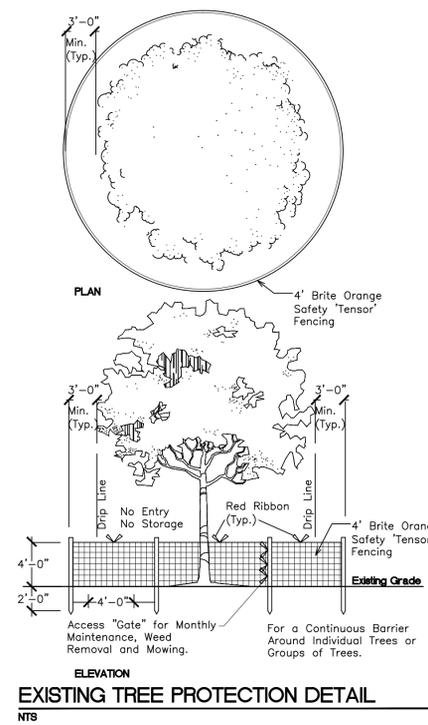
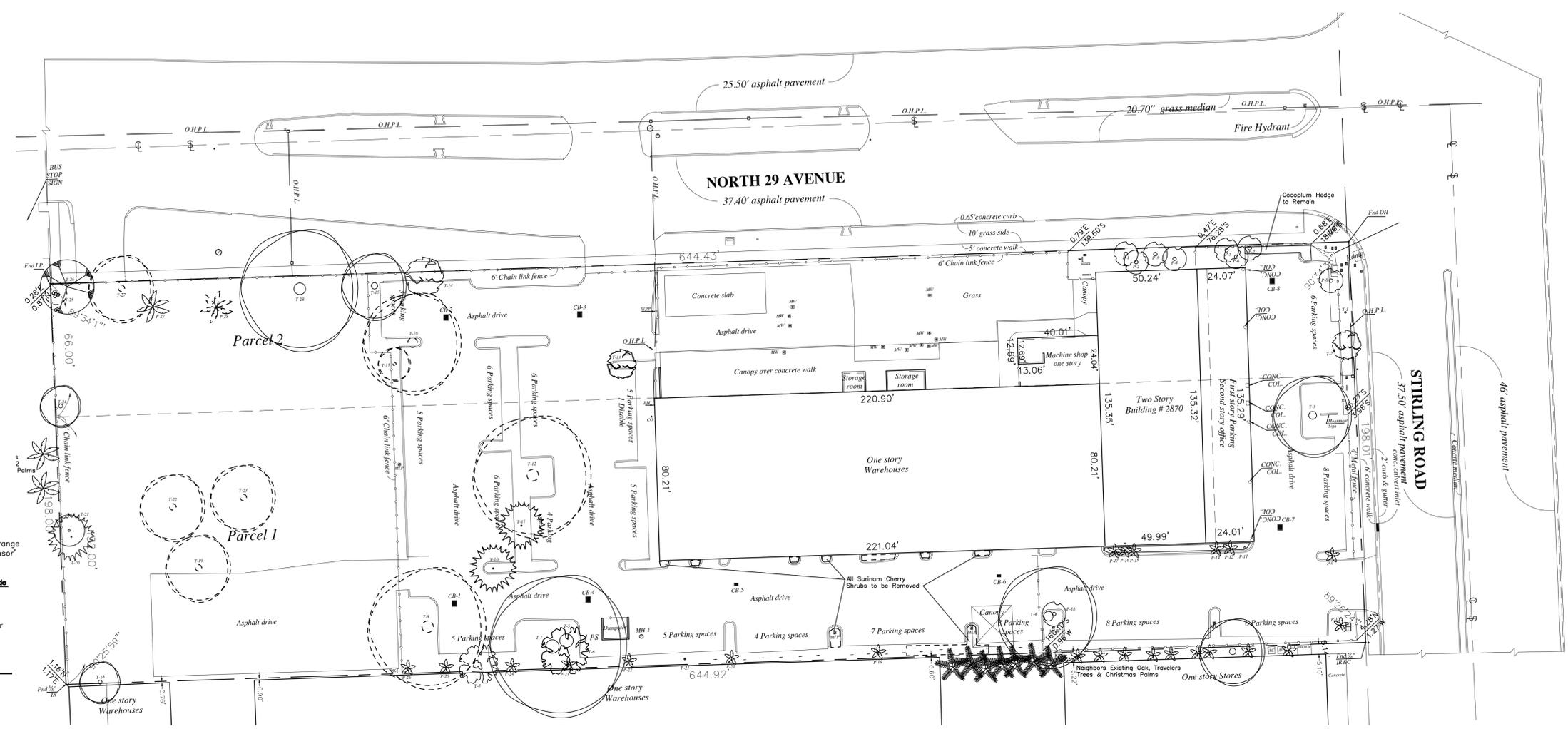
Tree Survey
DMJ Properties, LLC
 2870 Stirling Road
 Hollywood, Florida 33020

Sheet Description
 Tree Survey

Release Date
 2-1-2019

Project Number

Drawing Number
 SHEET 1 OF 3



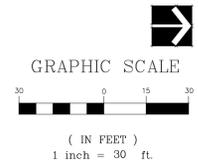
Existing Tree List
 Case/Location: 901 N. State Road 7, Hollywood, FL
 Date: 1/22/2019
 Appraiser: Thomas White, ASLA-ISA
 ISA Arborist FL-5248A

Tree #	Species (Botanical Name / Common Name)	Ht. (In Ft.)	Spr. (In Ft.)	Category	DBH Caliper (In Inches)	(Condition)	Caliper Removed (In Inches)	Caliper To Remain (In Inches)	Recommendation
1	Stump	0	0	N/A	0	Dead	0	7	Removed Before Project Start
2	Coccoloba diversifolia / Pigeon Plum	20	15	B	7	Good			To Remain
3	Quercus virginiana / Live Oak	30	40	A	55	Good		55	To Remain
4	Quercus virginiana / Live Oak	40	40	A	28	Fair		28	To Remain
5	Quercus virginiana / Live Oak	45	70	A	33	Good		33	To Remain
6	Bauhinia blakeana / Hong Kong Orchid	40	25	C	12	Dead	12		To Be Removed
7	Quercus virginiana / Live Oak	45	70	A	26	Good		26	To Remain
8	Burcida buceras / Black Olive	30	18	A	19	Very Poor		19	To Remain
9	Quercus virginiana / Live Oak	40	60	A	72	Good/Fair	72		To Be Removed
10	Sweetenia mahogany / Mahogany	40	20	A	14	Very Poor	14		To Be Removed
11	Sweetenia mahogany / Mahogany	40	20	A	20	Very Poor	20		To Be Removed
12	Quercus virginiana / Live Oak	40	60	A	38	Good		38	To Be Removed
13	Coccoloba diversifolia / Pigeon Plum	14	6	B	10	Very Poor	10		To Be Removed
14	Coccoloba diversifolia / Pigeon Plum	35	20	B	22	Fair		22	To Remain
15	Quercus virginiana / Live Oak	35	35	A	28	Fair		28	To Remain
16	Quercus virginiana / Live Oak	40	50	A	32	Good		32	To Be Removed
17	Quercus virginiana / Live Oak	25	15	A	15	Poor	15		To Be Removed
18	Quercus virginiana / Live Oak	25	20	A	9	Fair		9	To Remain
19	Quercus virginiana / Live Oak	40	30	A	32	Good		32	To Be Removed
20	Sweetenia mahogany / Mahogany	25	20	A	22	Fair		22	To Remain
21	Jacaranda mimosifolia / Jacaranda	25	20	A	8	Poor		8	To Remain
22	Quercus virginiana / Live Oak	40	35	A	36	Good	36		To Be Removed
23	Quercus virginiana / Live Oak	40	35	A	22	Good		22	To Be Removed
24	Quercus virginiana / Live Oak	20	25	A	10	Good		10	To Remain
25	Schefflera actinophylla / Umbrella Tree	20	15	F	12	Poor			To Be Removed
26	Bursera simarubra / Gumbo Limbo	25	25	A	20	Fair		20	To Remain
27	Quercus virginiana / Live Oak	35	40	A	14	Fair	14		To Be Removed
28	Quercus virginiana / Live Oak	40	70	A	56	Good		56	To Remain
TOTALS							319	343	

Condition:	Specimen	100-80	%
	Good-Healthy	79-60	%
	Fair	59-40	%
	Poor	39-20	%
	Very Poor	19-1	%
	Dead-Cull	0	%
Category	A	100%	
	B <td>80%</td> <td></td>	80%	
	C <td>60%</td> <td></td>	60%	
	D <td>40%</td> <td></td>	40%	
	E <td>20%</td> <td></td>	20%	
	F <td>0%</td> <td></td>	0%	

Existing Palm List

Palm #	Species (Botanical Name / Common Name)	Class	Rating %	Height-OA (In Feet)	CT (In Feet)	Palm Replacement	Recommendation
1	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
2	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
3	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
4	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
5	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
6	Sabal palmetto / Cabbage Palm	C	60	0.60	16	20	To Remain
7	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
8	Sabal palmetto / Cabbage Palm	C	60	0.60	16	8	To Remain
9	Adonidia merrillii / Christmas Palm	D	40	0.40	16	8	To Remain
10	Adonidia merrillii / Christmas Palm	D	40	0.40	16	6	To Remain
11	Ptychosperma elegans / Solitaire Palm	NA	0	0.00	0	0	1 Palm Dead-To Be Removed
12	Ptychosperma elegans / Solitaire Palm	E	20	0.20	16	12	To Remain
13	This Space Left Blank						
14	Ptychosperma elegans / Solitaire Palm	E	20	0.20	16	12	To Remain
15	Ptychosperma elegans / Solitaire Palm	E	20	0.20	16	12	To Remain
16	Ptychosperma elegans / Solitaire Palm	E	20	0.20	16	12	To Remain
17	Ptychosperma elegans / Solitaire Palm	E	20	0.20	16	12	To Remain
18	Sabal palmetto / Cabbage Palm	C	60	0.60	16	12	To Remain
19	Adonidia merrillii / Christmas Palm	D	40	0.40	16	8	To Remain
20	Adonidia merrillii / Christmas Palm	D	40	0.40	16	6	To Remain
21	Stump						1 Palm Removed Before Project Start
22	Adonidia merrillii / Christmas Palm	D	40	0.40	16	12	To Remain
23	Adonidia merrillii / Christmas Palm	D	40	0.40	16	15	To Remain
24	Adonidia merrillii / Christmas Palm	D	40	0.40	16	15	To Remain
25	Adonidia merrillii / Christmas Palm	D	40	0.40	16	18	To Remain
26	Adonidia merrillii / Christmas Palm	D	40	0.40	16	20	To Remain
27	Cocos nucifera / Coconut Palm	C	60	0.60	16	4	To Remain
28	Cocos nucifera / Coconut Palm	C	60	0.60	16	4	1 Palm To Be Removed per City
3 Palms							



GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. 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 existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

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.

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 Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be filled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. 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 trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into the stems and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

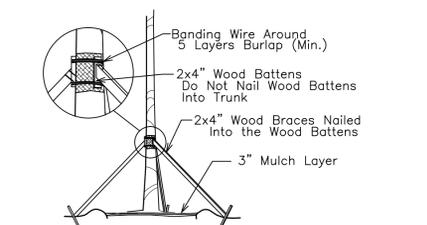
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

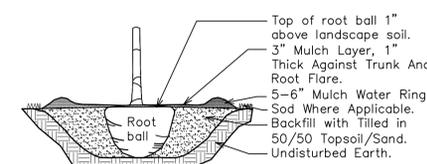
Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Thomas White, ASLA-ISA.

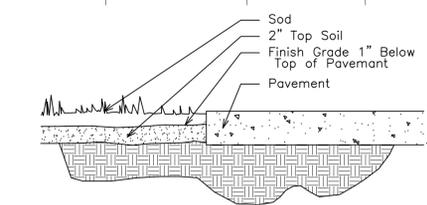
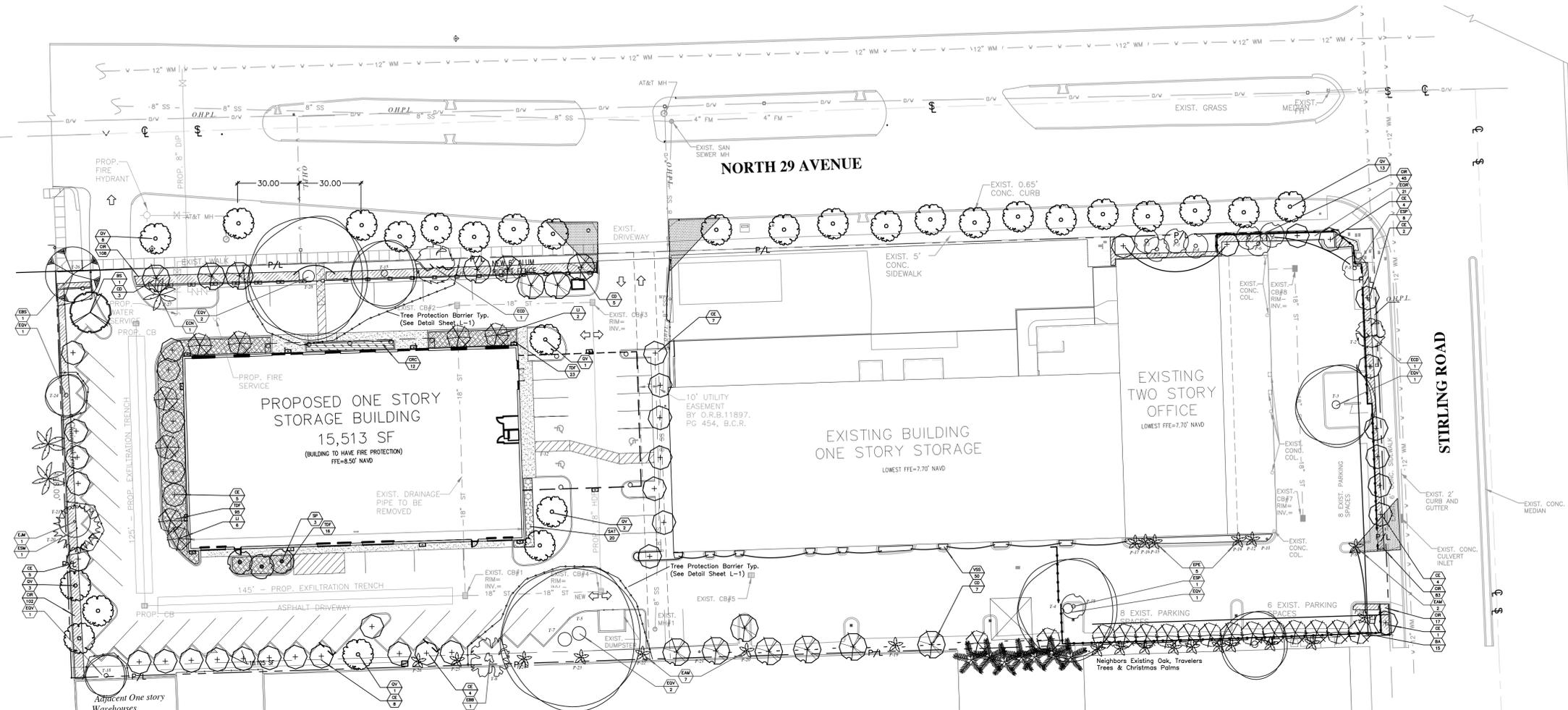
All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner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



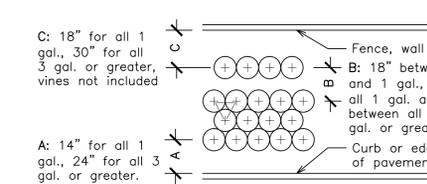
TREE/PALM BRACING DETAIL
NTS



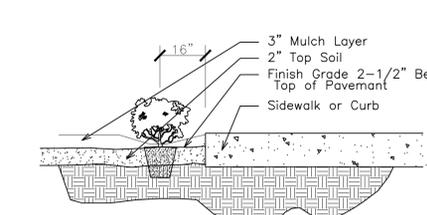
TREE/PALM PLANTING DETAIL
NTS



SOD INSTALLATION DETAIL
NTS



TYPICAL PLANT SPACING DETAIL
NTS



SHRUB INSTALLATION DETAIL
NTS

CODE REQUIRED PLANT LIST

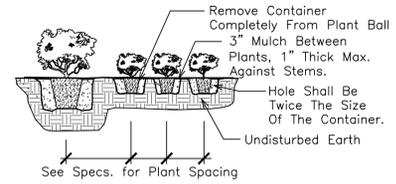
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	Caliper Added (In Inches)	Caliper Removed (In Inches)
EXISTING TREES/PALMS						
EAM	V	9	Adonidia merillii / Christmas Palm	16 CT		
EBB	V	1	Bucida buceras / Black Olive	30x18		
EBS	(N)	1	Bursera simarubra / Gumbo Limbo	25x25		
ECD	(N)	2	Coccoloba diversifolia / Pigeon Plum	14-30' OA.Ht.		
ECN	V	1	Cocos nucifera / Coconut Palm	8 CT		
EJM	V	1	Jacaranda minisotolia / Jacaranda	25x20		
EPE	V	5	Psychosperma elegans / Solitaire Palm	12 CT		
EQV	(N)	8	Quercus virginiana / Live Oak	25-40x15-70		
ESM	(N)	1	Swietenia mahogany / Mahogany	25x20		
ESP	(N)	1	Sabal palmetto / Cabbage Palm	12-20 CT		
		23	Total Existing Trees / Palms (AM, PE, SP Counted 3:1)			
		15	Native Trees / Palms (SP Counted 3:1)			
		66%	Native Trees / Palms			
PROPOSED TREES/PALMS						
BS	(N)	1	Bursera simarubra / Gumbo Limbo	12x5-6, 2' Cal. DBH	2	2
CD	(N)	15	Coccoloba diversifolia / Pigeon Plum	12x5-6, 2' Cal. DBH	2	30
CE	(N)	3	Conocarpus erectus sericeus / Silver Buttonwood (Street Trees)	12x5-6, 2' Cal. DBH, Sing. Trunk	2	6
GE	(N)	2	Conocarpus erectus sericeus / Silver Buttonwood	12x5-6, 2' Cal. DBH, Sing. Trunk	2	4
QV	(N)	13	Quercus virginiana / Live Oak (Street Trees)	19-20 x 8-10, 5' Cal. DBH	5	65
		34	Total Proposed Trees		105	
		34	Native Trees		2	68
		100%	Native Trees		37	
		57	Total Trees / Palms (AM, PE, SP Counted 3:1)			
		49	Native Trees / Palms (SP Counted 3:1)			
		86%	Native Trees / Palms			
ACCENTS / SHRUBS / GROUND COVERS						
QIR	(N)	355	Chrysobalanus icaco Red Tip / Coccoloba	24x24, 24" OC		
ORC	(N)	12	Clusia rosea / Small Leaf Clusia	36x24, 30" OC		
ECIR	(N)	21	Existing Chrysobalanus icaco Red Tip / Coccoloba	5-6' OA.Ht.		
SAT	V	20	Schafferia arborescens / Variegated Arborvitae	24x24, 24" OC		
TDF	(N)	134	Tripsacum dactyloides / Fakahatchee Grass	36x24, 42-48" OC		
VSS	V	50	Viburnum suspensum / Sandankwa Viburnum	24x24, 24" OC		
		592	Total Shrubs			
		522	Native Shrubs			
		88%	Native Shrubs			
SOD						
Sod	M	By GC	S.F. Stenotaphrum secundatum / St. Augustine Palmetto	Solid application - no gaps between seams		
MITIGATION TREE/PALM LIST						
PROPOSED TREES/PALMS						
CE	(N)	35	Conocarpus erectus sericeus / Silver Buttonwood	14x5-6, 3' Cal. DBH, Sing. Trunk	3	105
BA	V	15	Bulnesia arborea / Verawood	12x5-6, 3' Cal. DBH, Sing. Trunk	3	45
LI	V	8	Lagerstroemia indica / Crape Myrtle 'Muskogee'	12-14x5-6, 3' Cal. DBH, Sing. Trunk	3	24
QV	(N)	15	Quercus virginiana / Live Oak	19-20 x 8-10, 5' Cal. DBH	5	75
SP	(N)	3	Sabal palmetto / Cabbage Palm	12-20 CT, Staggered Hts.	3	Palms
		74	Total Trees / Palms (AD, PE, SP Counted 3:1)			249
		51	Native Trees / Palms			37
		69%	Native Trees / Palms			286
				Total Caliper This List		319
				Caliper Added per Above Code List		286
				Total Caliper Added		319
				Caliper Deficiency		33
				Moderate Drought Tolerance		\$5,775
				Very Drought Tolerant		

CITY OF HOLLYWOOD
SITE PLAN INFORMATION

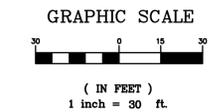
Property Use:	Commerce
Property Zoning:	IM-2
Gross Site Area:	127,877 Sq. Feet = 2.93 Acres
Building Area:	53,156 Sq. Feet = 41.63%
Paving Areas:	48,321 Sq. Feet = 37.85%
Total Impervious Area:	101,477 Sq. Feet = 79.48%
Landscape Area:	26,200 Sq. Feet = 20.52%
Total Pervious Areas:	26,200 Sq. Feet

CITY OF HOLLYWOOD PLANTING CALCULATIONS

LANDSCAPE QUANTITY REQUIREMENTS	Required	Provided
Buffer Tree Requirement: One Tree per every 1,000 square feet of pervious area 26,200 Square Feet of Pervious (Net Lot) Area.	27	27
Parking: One Tree per 190 S.F. of Terminal Islands	13	13
Street Trees: One Per 50' of Street Frontage 842 Feet of North 29th Avenue & Stirling Road	17	17
Total Trees:	57	57
Interior Landscape: 48,321 25% of the Total S.F. of the Paved VUA Shall be Landscape.	12,080	13,198



SHRUB PLANTING DETAIL
NTS

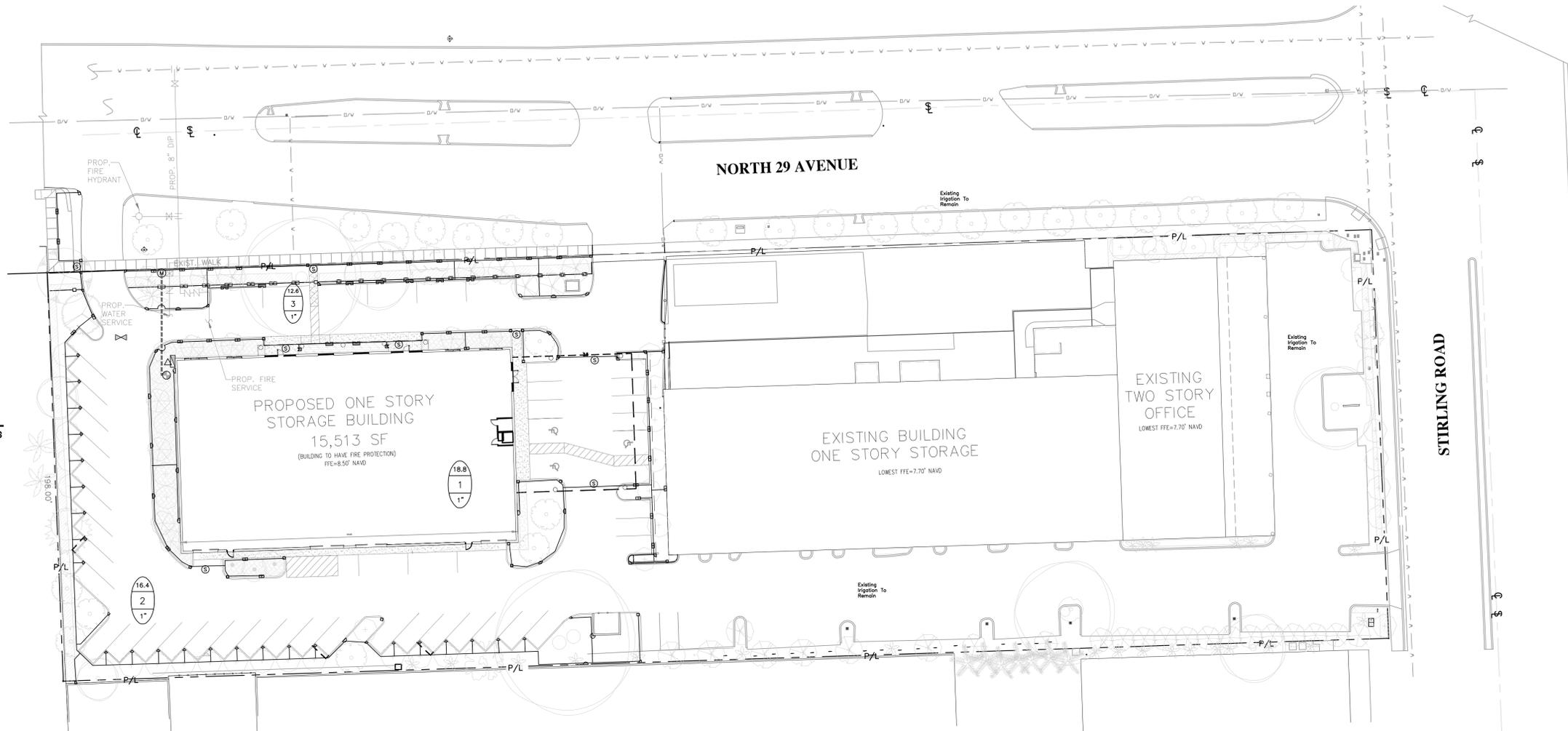
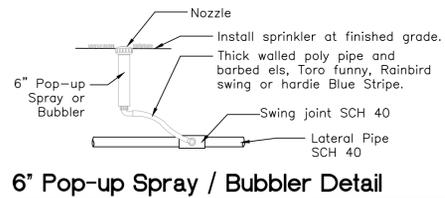


THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT LEED GREEN ASSOCIATE CERTIFIED ARBORIST
2600 NE 27th AVENUE
FORT LAUDERDALE, FLORIDA 33306
tcwhite@bellsouth.net
954-253-2265

2-1-2019: Per City Comments
5-17-2019: Per City Comments
7-11-2019: Per Final City Comments

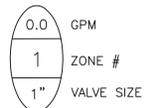
landscape Plan
DMJ Properties, LLC
2870 Stirling Road
Hollywood, Florida 33020

Landscape Plan
1-25-2019
L-2
SHEET 2 OF 3



IRRIGATION LEGEND:

- 1" MAIN LINE
 - LATERAL ZONE LINES.
 - CONTROLLER - Intermatic Electric 4 station controller.
 - △ Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.
 - ⊕ ZONE VALVES - Fimco 4 Station Indexing Valve.
 - Ⓜ PROPOSED 1" IRRIGATION ONLY WATER METER.
 - Ⓢ SLEEVES - Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
 - 6" POP-UP SPRAY - Hunter MP Rotator Series: Nozzles as Required.
NOTE - All of the below may not be used
- | | 22-30' Series | 13-21' Series | 8-15' Series | 6-12' Series |
|--------|---------------|---------------|--------------|--------------|
| 90 Q | ⊙ | ⊙ | ⊙ | ⊙ |
| 120 T | ⊙ | ⊙ | ⊙ | ⊙ |
| 180 H | ⊙ | ⊙ | ⊙ | ⊙ |
| 240 TT | ⊙ | ⊙ | ⊙ | ⊙ |
| 270 TQ | ⊙ | ⊙ | ⊙ | ⊙ |
| 360 F | ⊙ | ⊙ | ⊙ | ⊙ |
- ▴ RCS-515 5 x 15'
 - ▴ LCS-515 5 x 15'
 - ▴ SS-530 5 x 30'
 - ▴ ES-515 5 x 15'



IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used. Min. pipe is 3/4 in. All end of the line unmarked pipe = 3/4 in. (min.).
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

All main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

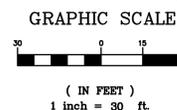
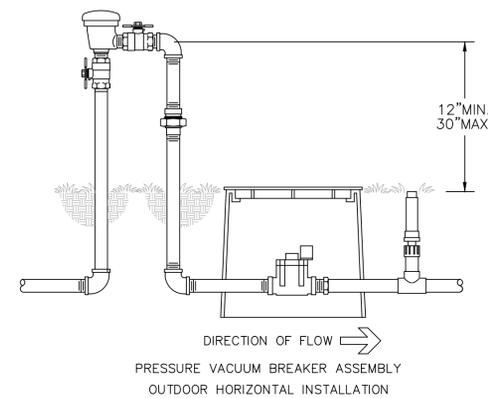
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



New Construction Area Irrigation Plan
DMJ Properties, LLC
2870 Stirling Road
Hollywood, Florida 33020

Sheet Description	Irrigation Plan
Release Date	1-25-2019
Project Number	
Drawing Number	L-3
SHEET 3 OF 3	

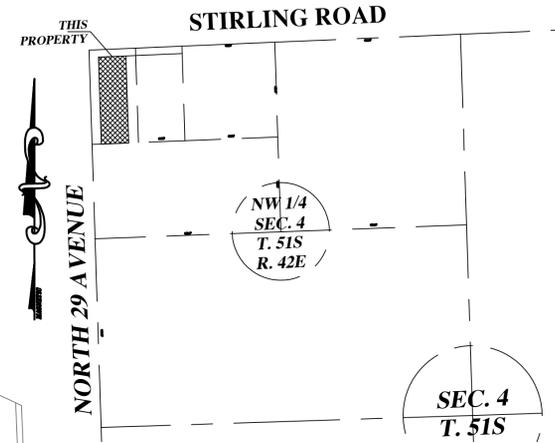
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THOMAS WHITE, ASLA-ISA
RCA # 1100

Revision Dates

Scale

ELEVATIONS ARE BASED UPON N.A.V.D. 1988

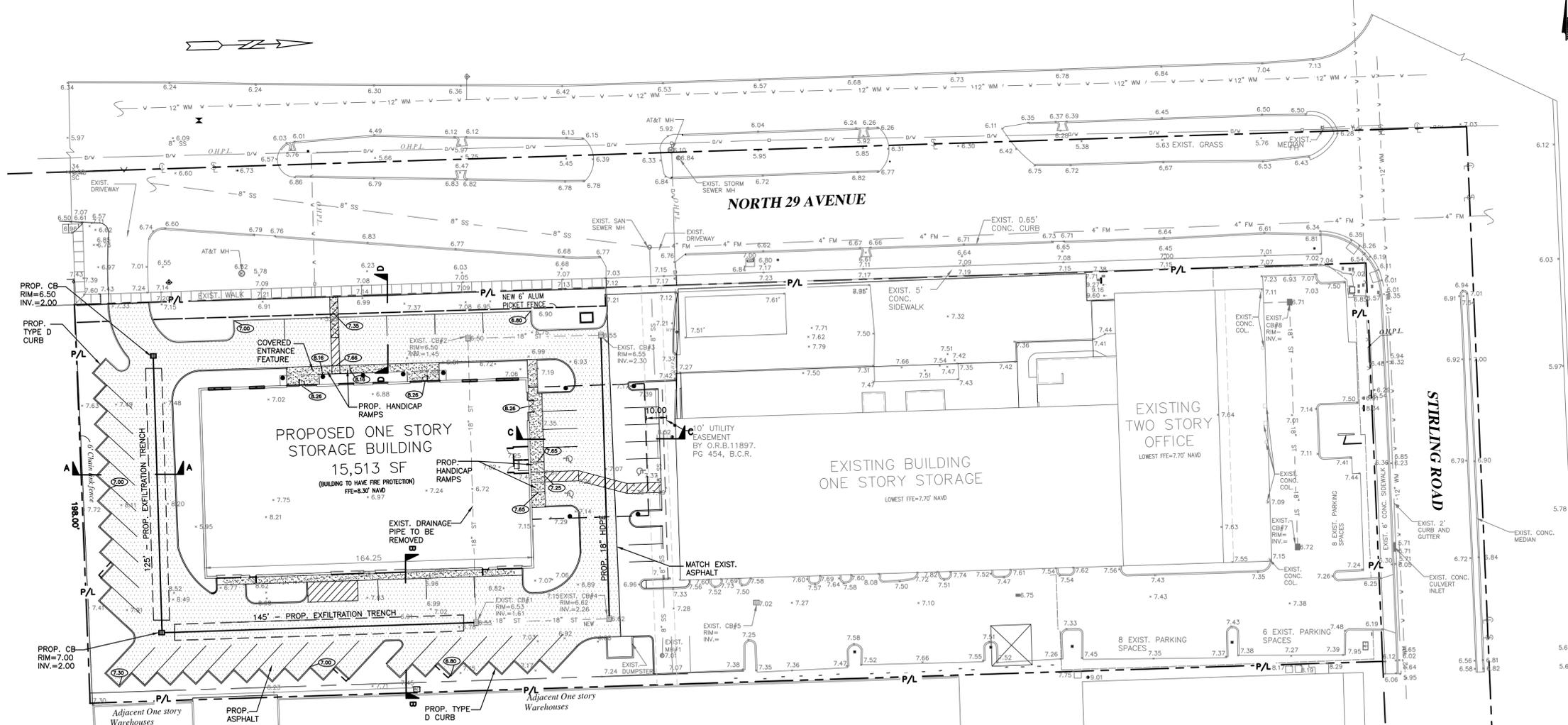


LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

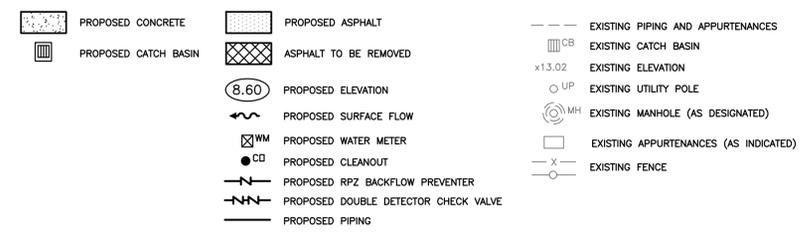
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PARCEL 2
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- NOTES:
1. MINIMUM WIDTH OF DETECTABLE WARNING SURFACE TO BE 3 FEET.
 2. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
 3. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
 5. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD & BROWARD COUNTY REQUIREMENTS.
 6. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY TO BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
 7. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
 8. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 9. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
 10. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
 11. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.
 12. CONTRACTOR TO PROVIDE AN UNDERGROUND UTILITY LOCATE SURVEY BY A PRIVATE LOCATING SERVICE FOR THE ENTIRE PROJECT SITE.
 13. FEMA FLOOD ZONE X.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

FINAL APPROVAL		SCALE: 1"=30'	
FLA. REG. ENG. NO. 41831		DESIGNED BY: SCH	
DATE: 01/15/19		CHECKED BY: SCH	
FIELD BOOK: N.A.		NO. OF SHEETS: 5	
SUSAN C. HOLLAND, PE license no. 41831		SHEET NO.: C-1	
HOLLAND ENGINEERING INC. civil engineers 1120 SE 2ND AVENUE - FORT LAUDERDALE - FL 33318 (854)367-0371		CAD FILE NO. 18-43	
CA7325		PROPOSED STORAGE FACILITY FOR DMJ PROPERTIES LLC 2870 STIRLING ROAD HOLLYWOOD FL	

FIRE FLOW CALCULATIONS
Storage Facility
A One Story Commercial Building
2870 Stirling Road, Hollywood

These calculations are for a one (1) story commercial storage building, with a total ground floor square footage of 15,513 SF. The entire building is non-combustible construction.

Fire Flow Area = 18,000 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of 15,513 SF.

Per Table 18.4.5.2.1, the fire flow requirement is 1,500 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

1,500 gpm X 75% = 1,125 gpm (fire flow credit)

1,500 gpm - 1,125 gpm = 375 gpm

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

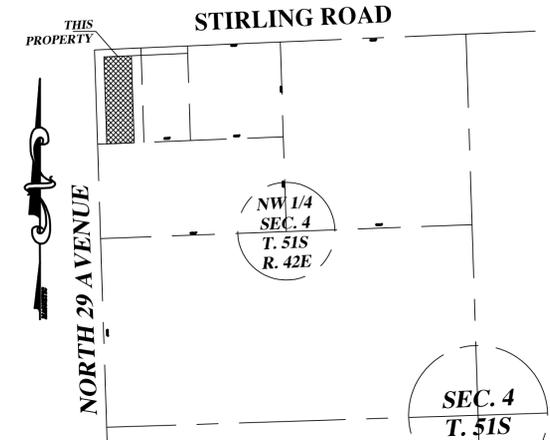
Fire flow required = 1,000 gpm

Per the hydrant flow test, 1,130 gpm is available

NOTE:
 UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENCE PER FS 633.102.

- NOTES:**
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER AND WATER MAINS AND CONFIRM DEPTH/CONDITION OF EXISTING PIPES.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

ELEVATIONS ARE BASED UPON N.A.V.D. 1988

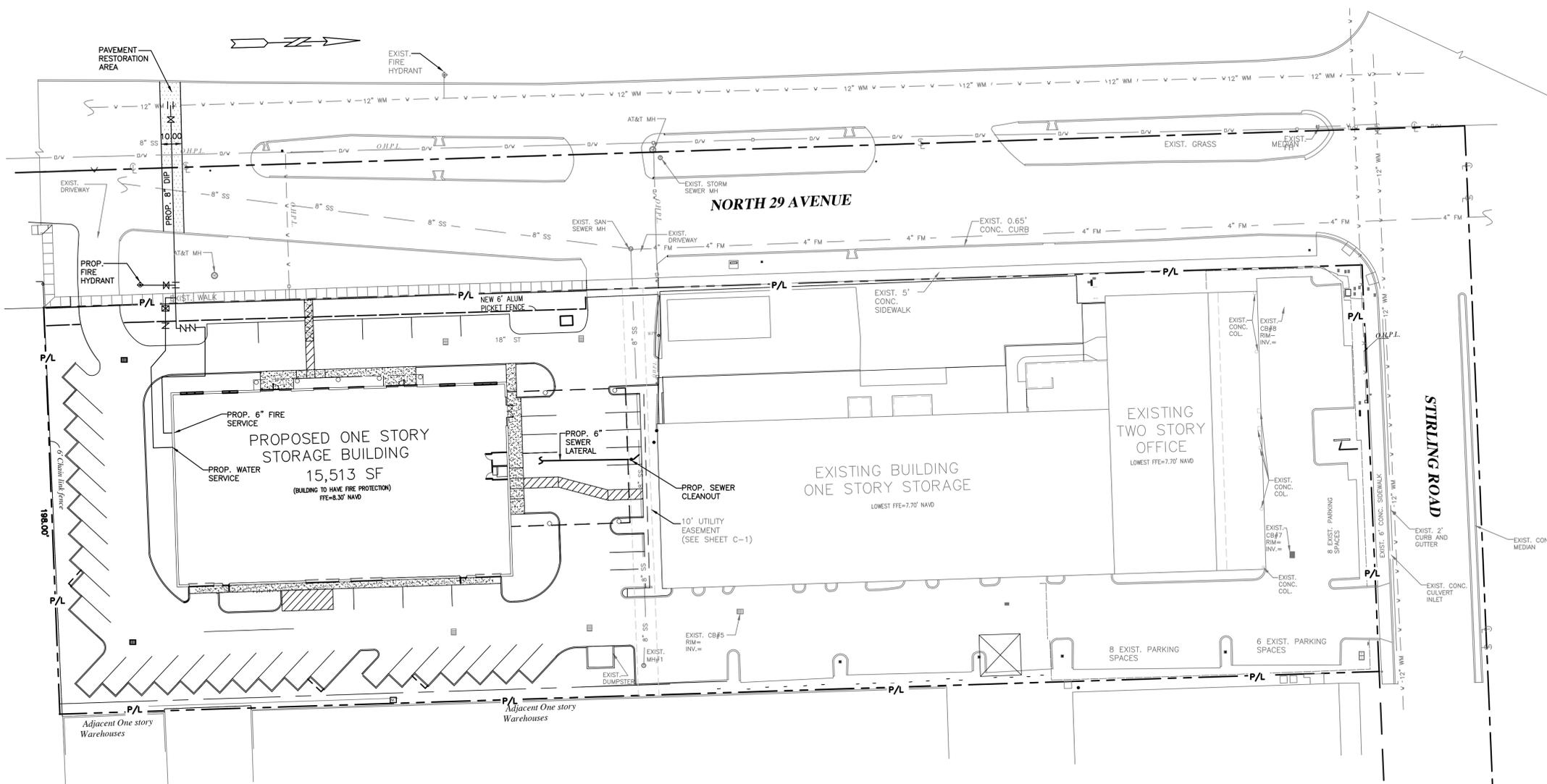


LOCATION MAP
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LEGAL DESCRIPTION:

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WATER AND SEWER DEMAND
 15,513 SF STORAGE BUILDING X 0.10 GPD/SF = 1,551.30 GPD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CATCH BASIN
 - ASPHALT TO BE REMOVED
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED WATER METER
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED DOUBLE DETECTOR CHECK VALVE
 - PROPOSED PIPING
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING UTILITY POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING APPURTENANCES (AS INDICATED)
 - EXISTING FENCE

FINAL APPROVAL	FLA. REG. ENG. NO.
	41831

SCALE:	1" = 30'
DRAWN BY:	NKW
DESIGNED BY:	SCH
DATE:	01/15/19
CHECKED BY:	SCH
FIELD BOOK:	N.A.

HOLLAND ENGINEERING INC.
 civil engineers
 1120 SE 28th AVENUE - FORT LAUDERDALE - FL 33316
 (954)367-0571

SUSAN C. HOLLAND, PE
 license no. 41831

CA7325

REVISIONS	
NO.	DESCRIPTION

PROPOSED STORAGE FACILITY
 FOR
 DMJ PROPERTIES LLC
 2870 STIRLING ROAD
 HOLLYWOOD FL

NO. OF SHEETS: 5

SHEET NO.: C-2

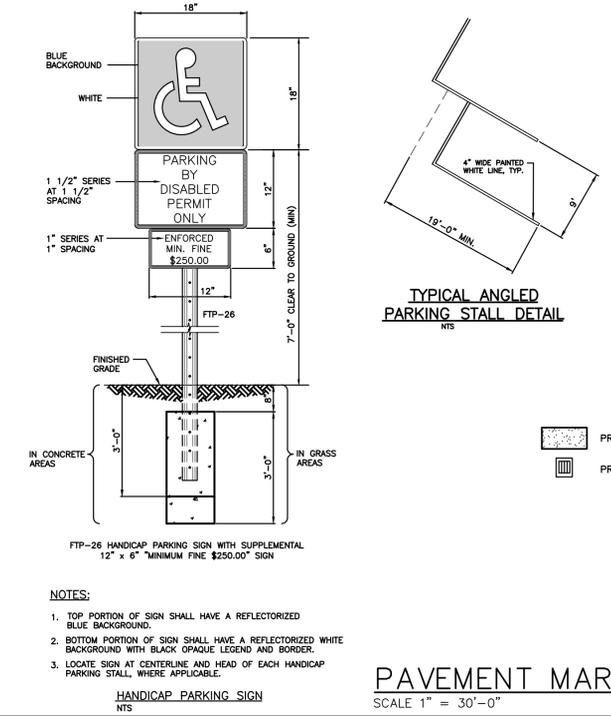
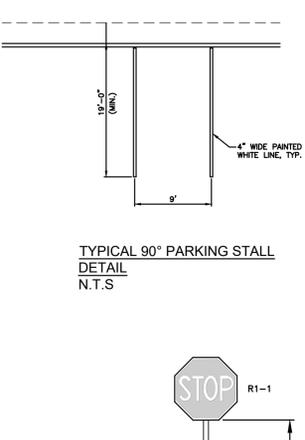
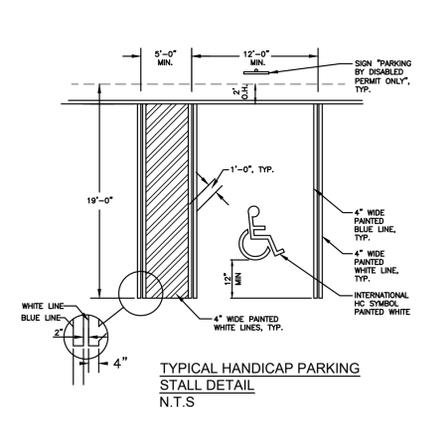
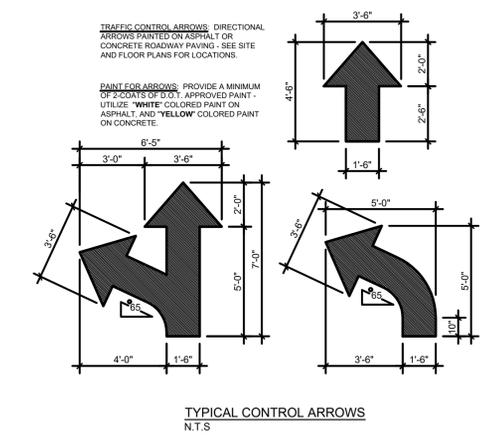
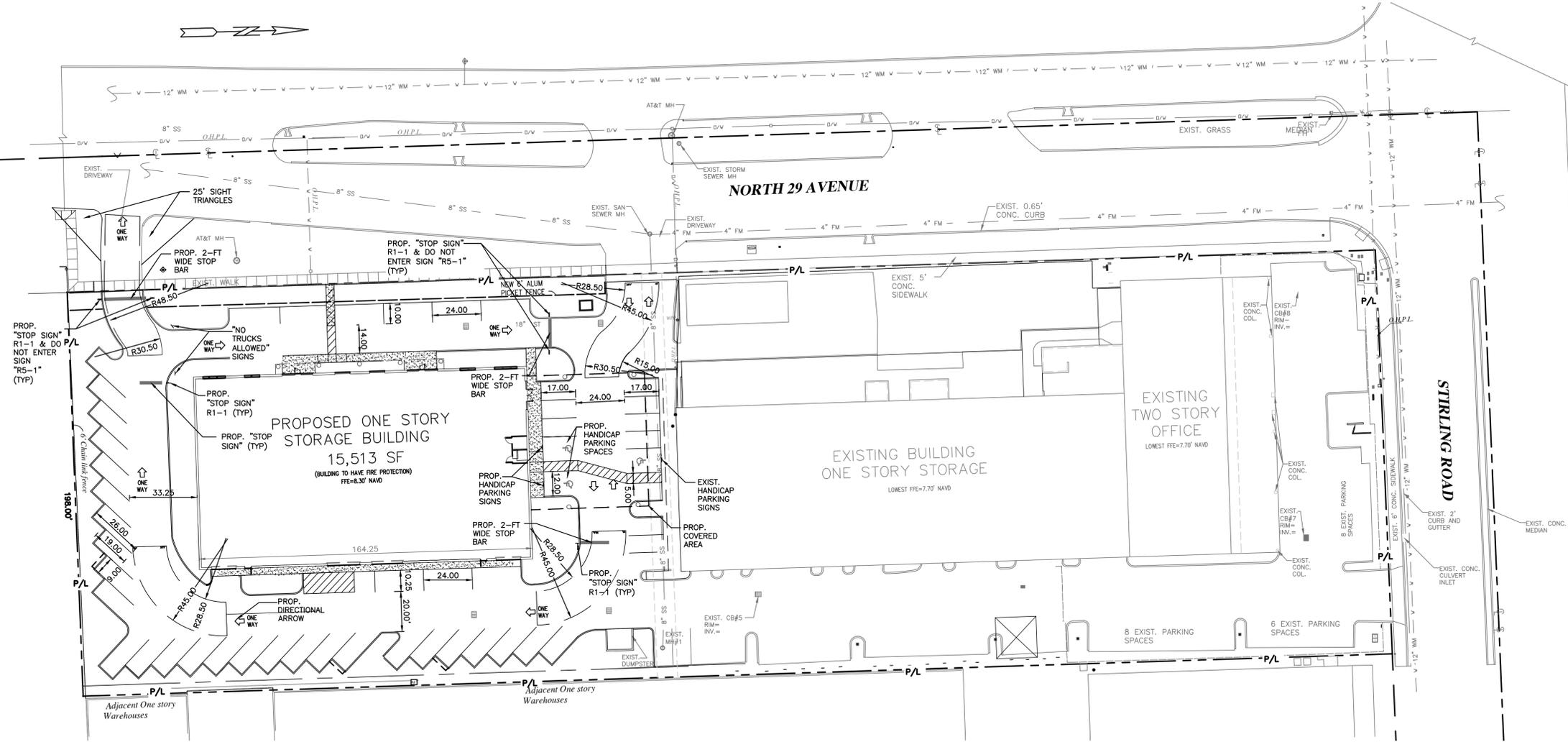
CAD FILE NO. 18-43

ELEVATIONS ARE BASED UPON N.A.V.D. 1988

NOTE:
ALL SIGNAGE WILL COMPLY WITH ZONING & LAND DEVELOPMENT REGULATIONS.



LEGAL DESCRIPTION:
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LEGEND

	PROPOSED CONCRETE		PROPOSED ASPHALT		EXISTING PIPING AND APPURTENANCES
	PROPOSED CATCH BASIN		ASPHALT TO BE REMOVED		EXISTING CATCH BASIN
	PROPOSED ELEVATION		EXISTING ELEVATION		EXISTING UTILITY POLE
	PROPOSED SURFACE FLOW		EXISTING MANHOLE (AS DESIGNATED)		EXISTING APPURTENANCES (AS INDICATED)
	PROPOSED WATER METER		EXISTING FENCE		
	PROPOSED CLEANOUT				
	PROPOSED RPZ BACKFLOW PREVENTER				
	PROPOSED DOUBLE DETECTOR CHECK VALVE				
	PROPOSED PIPING				

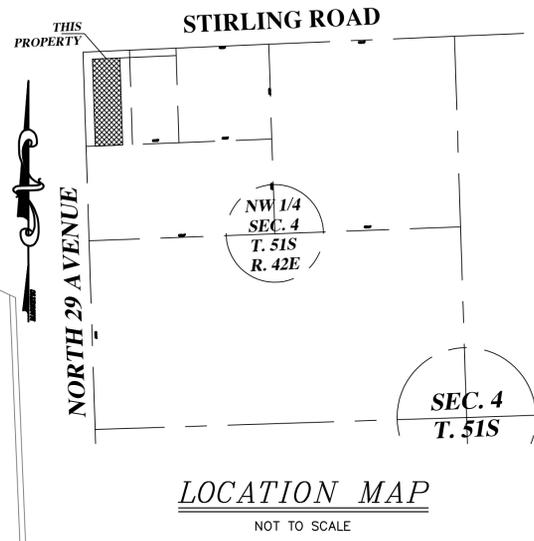
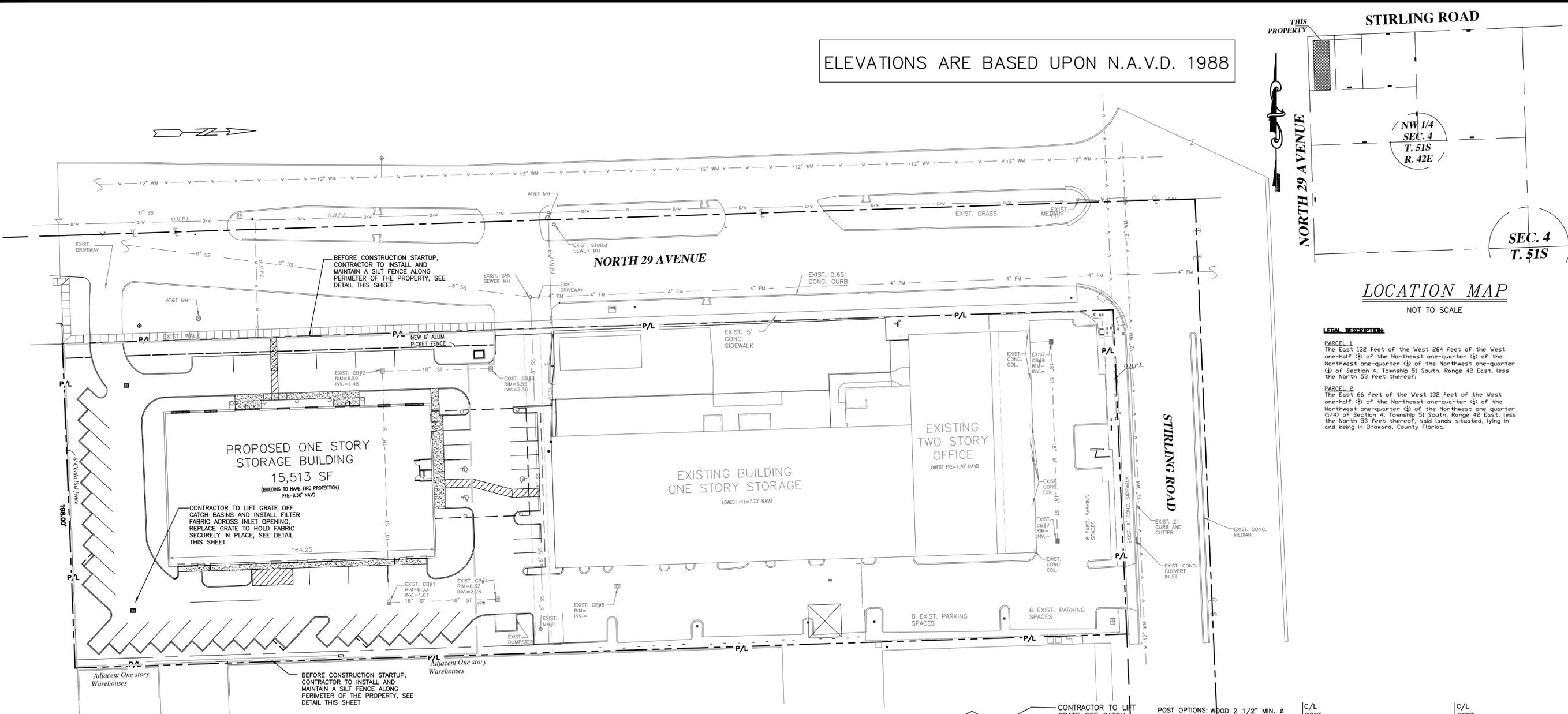
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<p>HOLLAND ENGINEERING INC. engineers civil 1120 SE 28th AVENUE, FORT LAUDERDALE - FL 33316 (864) 347-0671</p> <p>SUSAN C. HOLLAND, PE license no. 41831</p>													
NO. DATE		BY		CHK'D		DESCRIPTION		REVISIONS		NO. OF SHEETS: 5		SHEET NO.: C-3	
<p>PROPOSED STORAGE FACILITY FOR DMJ PROPERTIES LLC 2870 STIRLING ROAD HOLLYWOOD FL</p>													
CAD FILE NO. 18-43													

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PAVEMENT MARKINGS AND SIGNAGE PLAN (TAC SUBMITTAL)
SCALE 1" = 30'-0"

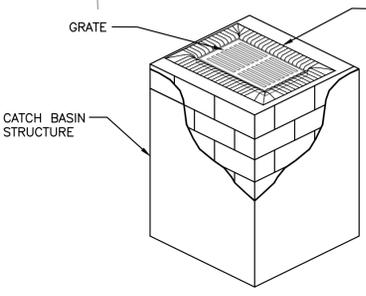
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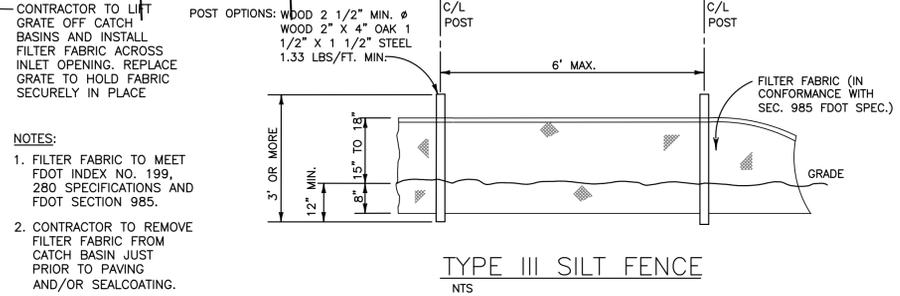
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- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.
 12. PROVIDE SILT FENCE AROUND WORK AREA DURING INSTALLATION OF NEW 8" SANITARY SEWER MAIN.



POLLUTION PREVENTION FOR CATCH BASIN
 N.T.S.



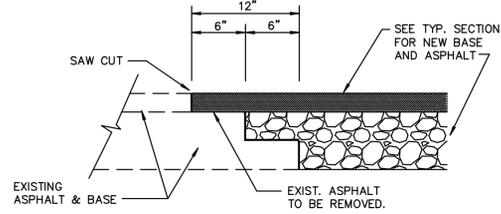
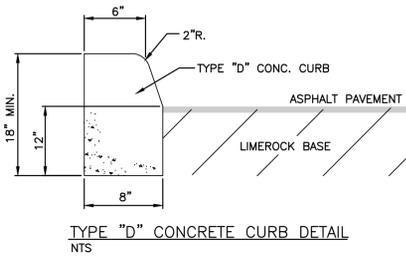
TYPE III SILT FENCE
 NTS

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CATCH BASIN
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED WATER METER
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED DOUBLE DETECTOR CHECK VALVE
 - PROPOSED PIPING
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING UTILITY POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING APPURTENANCES (AS INDICATED)
 - EXISTING FENCE

FINAL APPROVAL	SCALE: 1"=30'	DESIGNED BY: SCH	DATE: 01/15/19	CHECKED BY: SCH	FIELD BOOK: N.A.
	FLA. REG. ENG. NO. 41831	DRAWN BY: NKW			
HOLLAND ENGINEERING INC. civil engineers 1120 SE 2ND AVENUE - FORT LAUDERDALE - FL 33316 (854)367-0371					
SUSAN C. HOLLAND, PE license no. 41831					
NO. OF SHEETS: 5	SHEET NO.: C-4				
CAD FILE NO.: 18-43					

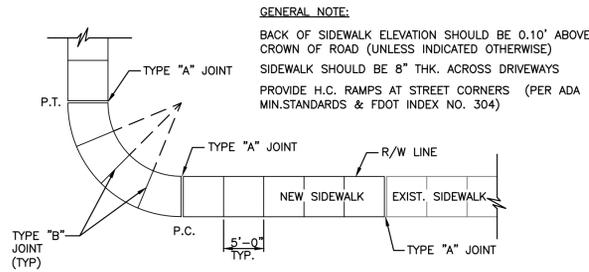
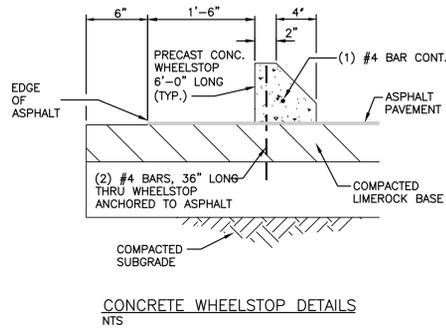
STORMWATER POLLUTION PREVENTION PLAN (TAC SUBMITTAL)
 SCALE 1" = 30'-0"

I:\CAD\15-45-45_15-45_C1 NKW 01/15/19

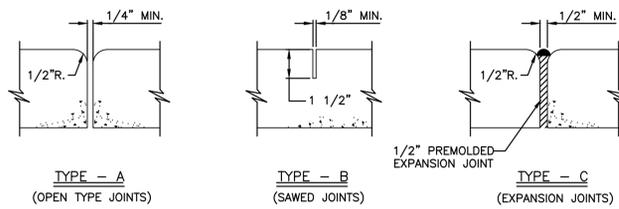


NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

TYPICAL PAVEMENT JOINT DETAIL
NTS



GENERAL NOTE:
BACK OF SIDEWALK ELEVATION SHOULD BE 0.10' ABOVE CROWN OF ROAD (UNLESS INDICATED OTHERWISE)
SIDEWALK SHOULD BE 8" THK. ACROSS DRIVEWAYS
PROVIDE H.C. RAMPS AT STREET CORNERS (PER ADA MIN. STANDARDS & FDOT INDEX NO. 304)



SIDEWALK JOINTS
NTS.

TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
RESIDENTIAL AREAS	4"
DRIVEWAYS & OTHER	8"

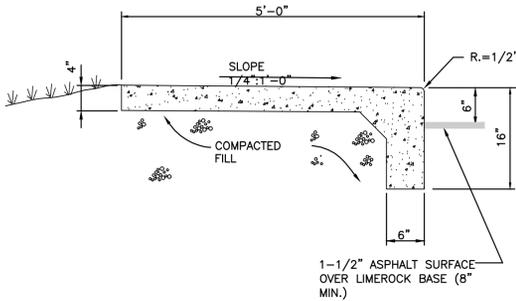
TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

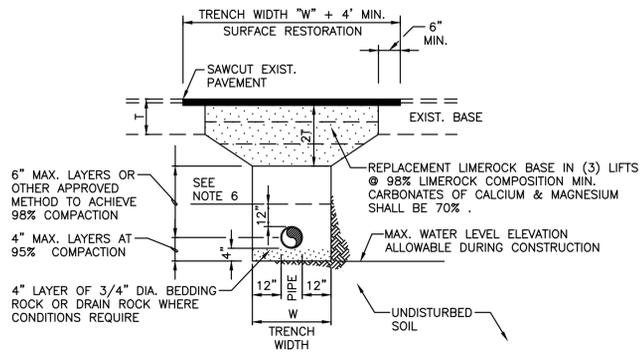
* INSTALLED AT THE DISCRETION OF THE ENGINEER

SIDEWALK DETAIL
NTS

NOTES:
1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS



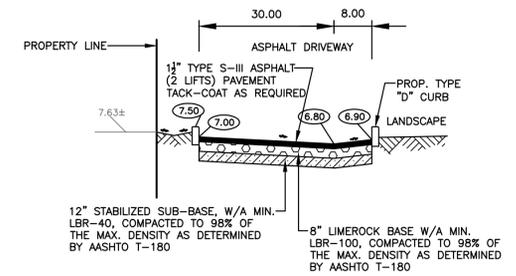
SIDEWALK WITH CURB DETAIL
NTS



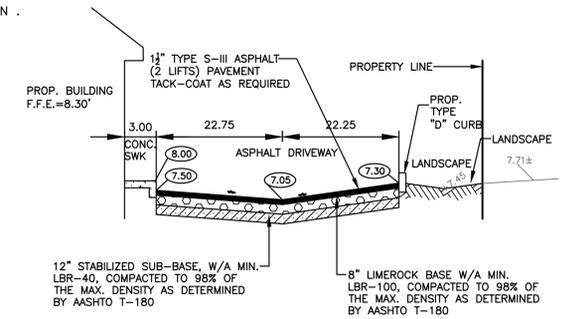
GENERAL NOTES:

- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
- SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
- NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.).
- COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
- ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION.
- MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
- DENSITY TESTS - MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT. CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS.

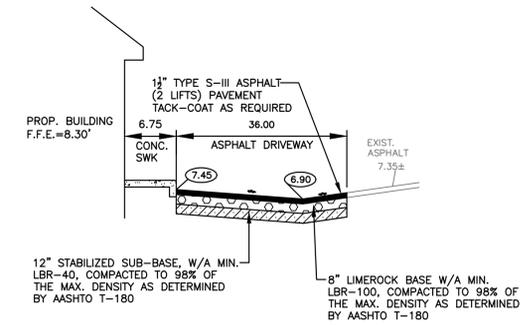
PAVEMENT RESTORATION DETAIL
NTS



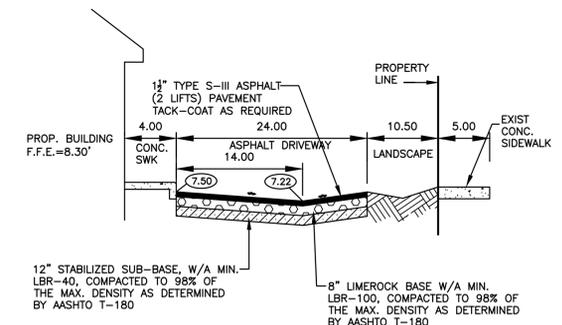
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

CIVIL DETAILS (TAC SUBMITTAL)
SCALE: NTS

FINAL APPROVAL	FLA. REG. ENG. NO. 41831
SCALE: NTS	DESIGNED BY: SCH
DATE: 04/18/19	FIELD BOOK: N.A.
DRWYN BY: NKW	CHECKED BY: SCH

HOLLAND ENGINEERING INC.
civil engineers
1120 SE 2ND AVENUE - FORT LAUDERDALE - FL 33316
(864)367-0371

SUSAN C. HOLLAND, PE
license no. 41831

CA7325

NO.	DATE	BY	CHK'D	DESCRIPTION

PROPOSED STORAGE FACILITY FOR DMJ PROPERTIES LLC 2870 STIRLING ROAD HOLLYWOOD FL

NO. OF SHEETS: 5
SHEET NO.: C-5
CAD FILE NO. 18-43