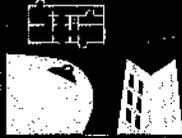


ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: _____

Location Address: 2012 Adams Street
 Lot(s): 19, 20, 21 Block(s): 1 Subdivision: HOLLYWOOD 1-21
 Folio Number(s): 5142 15 01 0130
 Zoning Classification: PS-2 Land Use Classification: 01-01
 Existing Property Use: SFR Sq Ft/Number of Units: 1,392 / 1
 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): 21-DP-55

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

Explanation of Request: PDB Meeting

Number of units/rooms: 20 Sq Ft: 19,999
 Value of Improvement: \$2MM Estimated Date of Completion: 2026
 Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: ZV HOLLYWOOD REALTY, LLC
 Address of Property Owner: 9559 ADAMS STREET
 Telephone: 954.907.3103 Fax: 954.212.0165 Email Address: 9073103@GMAIL.COM
 Name of Consultant/Representative/Tenant (circle one): K-2 DESIGN, INC
 Address: 200 SE 4 STREET, HALLANDALE Telephone: 954.907.3103
 Fax: _____ Email Address: 9073103@GMAIL.COM
 Date of Purchase: 11/1/19 Is there an option to purchase the Property? Yes () No (X)
 If Yes, Attach Copy of the Contract.

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

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 7/28/23

PRINT NAME: VADIM NESTSCHERET Date: 7/28/23

Signature of Consultant/Representative: [Signature] Date: 7/28/23

PRINT NAME: Alekssey Borovoy Date: 7/28/23

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 DDP Meeting to my property, which is hereby made by me or I am hereby authorizing Alekssey Borovoy to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 28 day of July

[Signature]
Notary Public
State of Florida



SERGE ALEXANDER RUCHKIN
Commission # HH 256754
Expires August 24, 2026

[Signature]
Signature of Current Owner

Vadim Nestscheret
Print Name

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

PROPERTY ADDRESS:
2012 ADAMS ST, HOLLYWOOD, FL 33020

LEGAL DESCRIPTION:
LOTS 19,20, AND THE EAST 1/2 OF LOT 21 BLOCK 1, "TOWN OF HOLLYWOOD", ACCODING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FEMA ZONE: X

CITY ZONE: PS-2 – PARKSIDE MEDIUM INTENSITY MULTI-FAMILY DISTRICT

SITE AREA: 12,999 FT

<u>SETBACKS:</u>	REQUIRED	PROVIDED
FRONT (SOUTH) SIDE	15'	15'
REAR (NORTH) SIDE	10'	35'-1"
EAST SIDE	10'	10'
WEST SIDE	10'	10'

<u>PERVIOUS AREA:</u>	REQUIRED	PROVIDED
	2,600 SF (20%)	3,487 SF

ALLOWABLE FAR 2.0
PROPOSED FAR 1.588

ALLOWABLE BUILDING AREA: 2.0*12,999 = 25,998 SF
PROPOSED BUILDING AREA: 19,999 SF

BUILDING FOOTPRINT: 5,670 SF

ALLOWABLE BUILDING HEIGHT: 5 STORIES, 55' WITHOUT PARAPETS

OVERALL BUILDING HEIGHT: 5 STORIES, 53'-2" WITHOUT PARAPETS
PROPOSED 1 FLOOR HEIGHT – 10'-10"
PROPOSED 2-5 FLOORS HEIGHT – 10'-7"

PARKING CALCULATION:
TOTAL 2 BEDROOM APARTMENTS: 8, 8*1.5 = 12 SPACES
TOTAL 1 BEDROOM APARTMENTS: 12, 12*1 = 12 SPACES
PARKING REQUIRED: 12 + 12 + 2 GUEST (1HD) = 26 SPACES
TOTAL PARKING PROVIDED: 29 REG + 1 HD = 30 SPACES

PROPOSED USE: RENTAL RESIDENTIAL APARTMENTS

TOTAL APARTMENTS: 20

UNITS PER FLOOR:
GROUND FLOOR: PARKING AND LOBBY
2ND FLOOR

	BEDROOM	BATHROOM
MODEL A (201)	1	1
MODEL B (202)	1	1
MODEL C (203)	1	1

MODEL D (204)	2	2
MODEL E (205)	2	2
3RD FLOOR	BEDROOM	BATHROOM
MODEL A (301)	1	1
MODEL B (302)	1	1
MODEL C (303)	1	1
MODEL D (304)	2	2
MODEL E (305)	2	2
4TH FLOOR	BEDROOM	BATHROOM
MODEL A (401)	1	1
MODEL B (402)	1	1
MODEL C (403)	1	1
MODEL D (404)	2	2
MODEL E (405)	2	2
5TH FLOOR	BEDROOM	BATHROOM
MODEL A (501)	1	1
MODEL B (502)	1	1
MODEL C (503)	1	1
MODEL B (502)	2	2
MODEL C (503)	2	2

UNIT SQUARE FOOT AREAS:
BALCONIES

	A/C AREA	BALCONIES	A/C +
MODEL A, 1 BEDROOM (201,301,401,501)	701 SF	73 SF	774 SF
MODEL B, 1 BEDROOM (202, 302,402, 502)	719 SF	59 SF	778 SF
MODEL C, 1 BEDROOM (203,303,403, 503)	719 SF	59 SF	778 SF
MODEL D, 2 BEDROOMS (204,304,404,503)	883 SF	59 SF	942 SF
MODEL E, 2 BEDROOMS (205,305,405,504)	867 SF	59 SF	926 SF

<u>UNIT SIZE:</u>	MINIMUM	AVERAGE
REQUIRED	300 SF	500 SF
PROVIDED	707 SF	776 SF

MAX. FOOT-CANDLE LEVEL AT ALL PROPERTY LINES: 0.5

RESIDENTIAL GREEN BUILDING PRACTICES:

1. NO GARBAGE DISPOSAL
2. ALL ENERGY STAR APPLIANCES
3. NO SHOWER WITH MORE THAN ONE SHOWER HEAD,
AND ALL LOW FLOW SHOWER HEADS
4. WASHER AND DRYER OUTSIDE OF AIR-CONDITIONED SPACE
5. CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
6. ENERGY EFFICIENT (LOW E) WINDOWS
7. ENERGY EFFICIENT DOORS
8. ENERGY STAR APPROVED ROOFING MATERIALS
9. PROGRAMMABLE THERMOSTATS
10. DUAL FLUSH TOILETS
11. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
12. ALL HOT WATER PIPES INSULATED
13. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT
14. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
15. RECYCLE MATERIALS FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE

NOTES:

1. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
4. EACH ELECTRICALLY ILLUMINATED SIGN WILL BE SUBMITTED UNDER SEPARATE PERMIT
5. ALL THE DOORS TO THE STAIRS WILL HAVE SIZEABLE WINDOWS
6. EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION
7. NO TREE REMOVALS WITHOUT A TREE REMOVAL SUB-PERMIT
8. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE 12.3.2.1 AND 12.3.2.2
9. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
 - A. PARKING LOTS 3-5-FOOT CANDLES
 - B. WALKING SURFACES 3-FOOT CANDLES
 - C. RECREATIONAL AREAS 2-3-FOOT CANDLES
 - D. BUILDING ENTRYWAYS 5-FOOT CANDLES
 - E. THESE LEVELS MAY BE SUBJECT TO REDUCTION IN SPECIFIC CIRCUMSTANCES WHERE AFTER HOURS USE IS RESTRICTED
 - F. THE LIGHTING FIXTURE IDENTIFICATION SYSTEM SHOULD ENABLE ANYONE TO EASILY REPORT A MALFUNCTIONING FIXTURE
 - G. EXTERIOR LIGHTING SHOULD BE CONTROLLED BY AUTOMATIC DEVICES (PREFERABLY BY PHOTOCCELL).
 - H. EXTERIOR LIGHTING FIXTURE LENSES SHOULD BE FABRICATED FROM POLYCARBONATE, BREAK-RESISTANT MATERIALS
 - I. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, SHOULD NOT INTERFERE WITH OR OBSCURE EXTERIOR LIGHTING
 - J. LIGHT FIXTURES BELOW 10' IN GRADE SHOULD BE DESIGNED TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS)
10. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO PREVENT ENTRY FROM THE EXTERIOR
11. LOBBY SHOULD BE ACCESSIBLE TO RESIDENTS ONLY
12. CONVEX MIRRORS SHOULD BE USED IN CORNERS AND IN STAIRWELLS
13. FOR MORE DETAIL SEE CIVIL PLANS FOR PLANNED RIGHT OF WAY / SWALE IMPROVEMENTS
14. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

PROPERTY ADDRESS:

2012 ADAMS ST, HOLLYWOOD, FL 33020

LEGAL DESCRIPTION:

HOLLYWOOD 1-21 B LOT 19,20,21 E1/2 BLK 1

FEMA ZONE: X

CITY ZONE: PS-2 – PARKSIDE MEDIUM INTENSITY MULTI-FAMILY DISTRICT

SITE AREA: 12,999 FT

SETBACKS:

	REQUIRED	PROVIDED
FRONT (SOUTH) SIDE	15'	15'
REAR (NORTH) SIDE	10'	35'-1"
EAST SIDE	10'	10'
WEST SIDE	10'	10'

PERVIOUS AREA:

REQUIRED	PROVIDED
2,600 SF (20%)	3,487 SF

ALLOWABLE FAR 2.0

PROPOSED FAR 1.588

ALLOWABLE BUILDING AREA: 2.0*12,999 = 25,998 SF

PROPOSED BUILDING AREA: 19,999 SF

BUILDING FOOTPRINT: 5,670 SF

ALLOWABLE BUILDING HEIGHT: 5 STORIES, 55' WITHOUT PARAPETS

OVERALL BUILDING HEIGHT: 5 STORIES, 53'-2" WITHOUT PARAPETS

PROPOSED 1 FLOOR HEIGHT – 10'-10"

PROPOSED 2-5 FLOORS HEIGHT – 10'-7"

PARKING CALCULATION:

TOTAL 2 BEDROOM APARTMENTS: 8,

8*1.5 = 12 SPACES

TOTAL 1 BEDROOM APARTMENTS: 12,

12*1 = 12 SPACES

PARKING REQUIRED:

12 + 12 + 2 GUEST (1HD) = 26 SPACES

TOTAL PARKING PROVIDED:

29 REG + 1 HD = 30 SPACES

PROPOSED USE: RENTAL RESIDENTIAL APARTMENTS

TOTAL APARTMENTS: 20

UNITS PER FLOOR:

GROUND FLOOR: PARKING AND LOBBY

2ND FLOOR	BEDROOM	BATHROOM
MODEL A (201)	1	1
MODEL B (202)	1	1
MODEL C (203)	1	1
MODEL D (204)	2	2
MODEL E (205)	2	2
3RD FLOOR	BEDROOM	BATHROOM
MODEL A (301)	1	1
MODEL B (302)	1	1
MODEL C (303)	1	1
MODEL D (304)	2	2
MODEL E (305)	2	2
4TH FLOOR	BEDROOM	BATHROOM
MODEL A (401)	1	1
MODEL B (402)	1	1
MODEL C (403)	1	1
MODEL D (404)	2	2
MODEL E (405)	2	2
5TH FLOOR	BEDROOM	BATHROOM
MODEL A (501)	1	1
MODEL B (502)	1	1
MODEL C (503)	1	1
MODEL B (502)	2	2

MODEL C (503)

2

2

UNIT SQUARE FOOT AREAS:

BALCONIES

	A/C AREA	BALCONIES	A/C +
MODEL A, 1 BEDROOM (201,301,401,501)	701 SF	73 SF	774 SF
MODEL B, 1 BEDROOM (202, 302,402, 502)	719 SF	59 SF	778 SF
MODEL C, 1 BEDROOM (203,303,403, 503)	719 SF	59 SF	778 SF
MODEL D, 2 BEDROOMS (204,304,404,503)	883 SF	59 SF	942 SF
MODEL E, 2 BEDROOMS (205,305,405,504)	867 SF	59 SF	926 SF

UNIT SIZE:

MINIMUM

AVERAGE

REQUIRED	300 SF	500 SF
PROVIDED	707 SF	776 SF

MAX. FOOT-CANDLE LEVEL AT ALL PROPERTY LINES: 0.5

RESIDENTIAL GREEN BUILDING PRACTICES:

- | | |
|-----|--|
| 1. | NO GARBAGE DISPOSAL |
| 2. | ALL ENERGY STAR APPLIANCES |
| 3. | NO SHOWER WITH MORE THAN ONE SHOWER HEAD,
AND ALL LOW FLOW SHOWER HEADS |
| 4. | WASHER AND DRYER OUTSIDE OF AIR-CONDITIONED SPACE |
| 5. | CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER |
| 6. | ENERGY EFFICIENT (LOW E) WINDOWS |
| 7. | ENERGY EFFICIENT DOORS |
| 8. | ENERGY STAR APPROVED ROOFING MATERIALS |
| 9. | PROGRAMMABLE THERMOSTATS |
| 10. | DUAL FLUSH TOILETS |
| 11. | ALL ENERGY-EFFICIENT OUTDOOR LIGHTING |
| 12. | ALL HOT WATER PIPES INSULATED |
| 13. | MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT |
| 14. | ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN |
| 15. | RECYCLE MATERIALS FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE |

NOTES:

- | | |
|----|--|
| 1. | ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN |
| 2. | <i>ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL</i> |
| 3. | <i>ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS</i> |
| 4. | <i>EACH ELECTRICALLY ILLUMINATED SIGN WILL BE SUBMITTED UNDER SEPARATE PERMIT</i> |
| 5. | ALL THE DOORS TO THE STAIRS WILL HAVE SIZEABLE WINDOWS |

6. EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION
7. NO TREE REMOVALS WITHOUT A TREE REMOVAL SUB-PERMIT
8. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE 12.3.2.1 AND 12.3.2.2
9. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
 - A. PARKING LOTS 3-5-FOOT CANDLES
 - B. WALKING SURFACES 3-FOOT CANDLES
 - C. RECREATIONAL AREAS 2-3-FOOT CANDLES
 - D. BUILDING ENTRYWAYS 5-FOOT CANDLES
 - E. THESE LEVELS MAY BE SUBJECT TO REDUCTION IN SPECIFIC CIRCUMSTANCES WHERE AFTER HOURS USE IS RESTRICTED
 - F. THE LIGHTING FIXTURE IDENTIFICATION SYSTEM SHOULD ENABLE ANYONE TO EASILY REPORT A MALFUNCTIONING FIXTURE
 - G. EXTERIOR LIGHTING SHOULD BE CONTROLLED BY AUTOMATIC DEVICES (PREFERABLY BY PHOTOCCELL).
 - H. EXTERIOR LIGHTING FIXTURE LENSES SHOULD BE FABRICATED FROM POLYCARBONATE, BREAK-RESISTANT MATERIALS
 - I. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, SHOULD NOT INTERFERE WITH OR OBSCURE EXTERIOR LIGHTING
 - J. LIGHT FIXTURES BELOW 10' IN GRADE SHOULD BE DESIGNED TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS)
10. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO PREVENT ENTRY FROM THE EXTERIOR
11. LOBBY SHOULD BE ACCESSIBLE TO RESIDENTS ONLY
12. CONVEX MIRRORS SHOULD BE USED IN CORNERS AND IN STAIRWELLS
13. FOR MORE DETAIL SEE CIVIL PLANS FOR PLANNED RIGHT OF WAY / SWALE IMPROVEMENTS
14. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

DESIGN REVIEW CRITERIA

Design Review encompasses the examination of architectural drawings for consistency with the General Criteria, Criteria as they appear in Design Guidelines Manual, and the Neighborhood Specific Design Review Criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety, and function of the structure in relation to the site, adjacent structures and surrounding community.

The Board and the Office Planning and Development Services Director shall review plans based upon the aforementioned Criteria (See above paragraph). If the Board and the Director determines that an application is not consistent with the criteria, it shall set forth in writing the reasons substantiating its finding.

General Criteria. The architectural style of the building, accessory structures and landscaping shall be evaluated in terms of the following criteria (1-4):

DESIGN CRITERIA

1. Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

Traditional materials being used to provide aesthetic and practical use.

- Architectural and design components are in perfect harmony with the surrounding buildings. In the decoration we use traditional plaster and imitation of natural wood, which are actively represented in the surrounding landscape.

2. Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that

are characteristic of the surrounding neighborhood.

It's the first 5 Story building in a single story street that use the same building materials as surrounding houses. - We use the style that is characteristic of the environment. The décor elements we use are typical of neighboring buildings, but proportionate to our building.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

Surrounding structures are all one story, which make impossible to keep proportion and in the same time redevelop neighborhood. - Our building is harmonious and proportionate to itself. Moreover, the mass of the building does not contradict the mass of neighboring buildings. you can see it in the visualizations. Moreover, the building corresponds to those buildings that will appear on this street in the future.

4. Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

These items are considered according to quasi-judicial procedures.

City Landscape guidelines were used to for new landscaped areas an exiting trees in front of the property were kept. - In landscape design, we use endemic plants that complement the surrounding landscape as harmoniously as possible. We save some of the existing plants.



2012 Adams St. (Subject property)



2022 Adams St. (west)



2000 Adams St. (east)



2013 Adams St. (north)



2015 Washington St. (south, view from alley).

PROPOSED MULTIFAMILY BUILDING – 2012 ADAMS ST, HOLLYWOOD, FL 33020



OWNER:
PRIVATE CLIENT

ENGINEER OF RECORD:
VINCI ENGINEERS
17070 COLLINS AVE #255
SUNNY ISLES, FL 33160
(786) 607-3797

MEP & FIRE PROTECTION ENGINEERS:
VINCI ENGINEERS
17070 COLLINS AVE #255
SUNNY ISLES, FL 33160
(786) 607-3797

CIVIL ENGINEER:
GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FLORIDA 33312
(954) 986-9899

LANDSCAPE ARCHITECT:
ANDRES MONTERO LANDSCAPE
ARCHITECTURE
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FL 33305
(954) 533-8259

PRELIMINARY TAC MEETING: NOVEMBER 01, 2021

FINAL TAC MEETING:

BOARD MEETING:

LOCATION OF THE SITE



INDEX OF DRAWINGS:

ARCHITECTURAL

- CS COVER SHEET
- BOUNDARY SURVEY
- A-1.0 SITE PLAN
- A-1.1 VEHICULAR USE AREA DIAGRAM / PERVIOUS VS IMPERVIOUS AREA PLAN
- A-1.2 ADAMS STREET PROFILE (NORTH ELEVATION)
- A-1.3 PARKING PLAN
- A-2.0 2ND FLOOR PLAN
- A-2.1 TYPICAL FLOOR PLAN FOR 3-5 FLOORS
- A-3.0 ROOF PLAN
- A-4.0 COLOR SAMPLES
- A-5.0 NORTH ELEVATION
- A-6.0 WEST ELEVATION
- A-7.0 SOUTH ELEVATION
- A-8.0 EAST ELEVATION
- A-9.1 – 9.3 RENDERINGS OF THE PROPOSED BUILDING FROM ADAMS ST
- A-9.4 – 9.6 RENDERINGS OF THE PROPOSED BUILDING FROM ALLEY
- A-10.0 FENCE DETAILS
- A-11.0 DUMPSTER ENCLOSURE DETAILS AND MAILBOX

LANDSCAPE

- L-01 SITE AERIAL PROPERTY SURVEY
- L-02 TREE DISPOSITION PLAN
- L-03 LANDSCAPE PLAN
- L-04 LANDSCAPE DETAILS & GENERAL NOTES
- L-05 IRRIGATION PLAN DETAILS & GENERAL NOTES

CIVIL

- C-0 COVER SHEET
- C-1 PAVING, GRADING & DRAINAGE PLAN
- C-1A WATER & SEWER PLAN
- C-2 - C-5 CONSTRUCTION DETAILS
- C-6 - C-8 STORMWATER POLLUTION PREVENTION PLANS
- 1 OF 1 BCTED PAVEMENT MARKING AND SIGN DETAILS
- 1 OF 1 BCTED GROUND SIGN ASSEMBLY DETAILS
- 1 OF 1 BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

PLUMBING

- P-1.0 PLUMBING STORM AND CONDENSATE DRAIN GROUND FLOOR PLAN
- P-2.0 PLUMBING 2ND FLOOR PLAN
- P-3.0 PLUMBING 3RD-4TH FLOOR PLAN
- P-4.0 PLUMBING 5TH FLOOR PLAN
- P-5.0 PLUMBING ROOF PLAN

STRUCTURAL

MECHANICAL

FIRE PROTECTION

ELECTRICAL



K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	09/14/2021

CS

Project Information

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

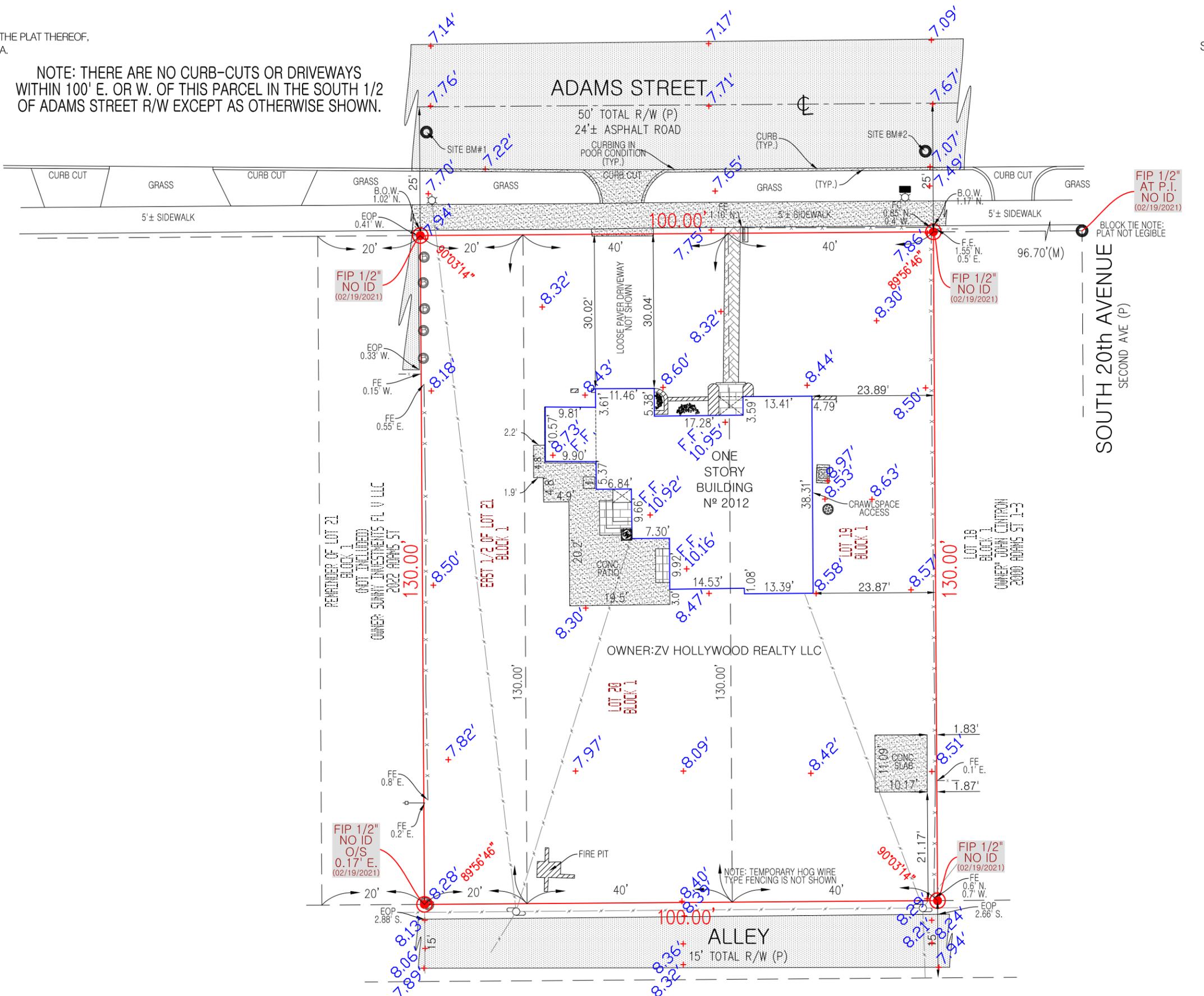


SITE ADDRESS: 2012 ADAMS STREET
 HOLLYWOOD, FLORIDA 33020

SITE LEGAL DESCRIPTION:
 LOTS 19, 20, AND THE EAST 1/2 OF LOT 21 BLOCK 1, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- LEGEND & ABBREVIATIONS:**
- A/C.....AIR CONDITIONER
 - BM.....BENCHMARK
 - B.O.W.....BACK OF WALK
 - (C).....CALCULATED
 - CH.....CHORD
 - CHBRG.....CHORD BEARING
 - C.M.E.....CANAL MAINTENANCE EASEMENT
 - CNA.....CORNER NOT ACCESSIBLE
 - CONC.....CONCRETE
 - Δ.....DELTA (CENTRAL ANGLE)
 - D.E.....DRAINAGE EASEMENT
 - EOP.....EDGE OF PAVEMENT
 - FC.....FENCE CORNER
 - FDH.....FOUND DRILL HOLE
 - FE.....FENCE ENDS
 - F.F.....FINISHED FLOOR
 - FIP/FIR.....FOUND IRON PIPE/ROD
 - FN.....FOUND NAIL
 - FN&D.....FOUND NAIL AND DISC
 - FPKN.....FOUND PARKER KALON NAIL
 - ID.....IDENTIFICATION
 - L.....LENGTH (ARC)
 - L.A.E.....LIMITED ACCESS EASEMENT
 - L.M.E.....LAKE MAINTENANCE EASEMENT
 - (M).....MEASURE
 - N°.....NUMBER
 - ORB.....OFFICIAL RECORDS BOOK
 - (P).....PER PLAT
 - PB.....PLAT BOOK
 - P.C.....POINT OF CURVATURE
 - P.C.C.....POINT OF COMPOUND CURVATURE
 - PG.....PAGE
 - P.I.....POINT OF INTERSECTION
 - P.O.B.....POINT OF BEGINNING
 - P.O.C.....POINT OF COMMENCEMENT
 - P.R.C.....POINT OF REVERSE CURVATURE
 - P.R.M.....PERMANENT REFERENCE MONUMENT
 - P.T.....POINT OF TANGENCY
 - R.....RADIUS
 - (R).....RECORD
 - R/W.....RIGHT-OF-WAY
 - SIR.....SET 1/2" IRON ROD
 - SND.....SET NAIL AND DISC
 - (TYP.).....TYPICAL
 - U.E.....UTILITY EASEMENT
 - ±.....MORE OR LESS
 - AERIAL CABLES
 - POLYVINYLCHLORIDE FENCE (PVCF)
 - WIRE OR CHAIN LINK FENCE (CLF)
 - WOOD FENCE (WF)
 - METAL FENCE (MF)
 - UTILITY EASEMENT LINE
 - ASPHALT PAVING
 - MASONRY OR CONCRETE BLOCK WALL
 - CONCRETE
 - CONCRETE PAVERS
 - TILE
 - OVERHANG(O/H) OR ROOF

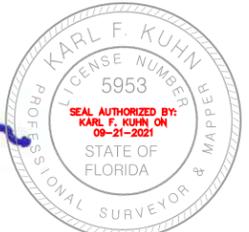
NOTE: THERE ARE NO CURB-CUTS OR DRIVEWAYS WITHIN 100' E. OR W. OF THIS PARCEL IN THE SOUTH 1/2 OF ADAMS STREET R/W EXCEPT AS OTHERWISE SHOWN.



CERTIFICATION:
 TO: ALEKSEI BEREZNOI
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 7a, 7b1, 7b2, 8, 9, 11, 13, 14 & 16 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 21th, 2021.
 DATE OF MAP: SEPTEMBER 21st, 2021

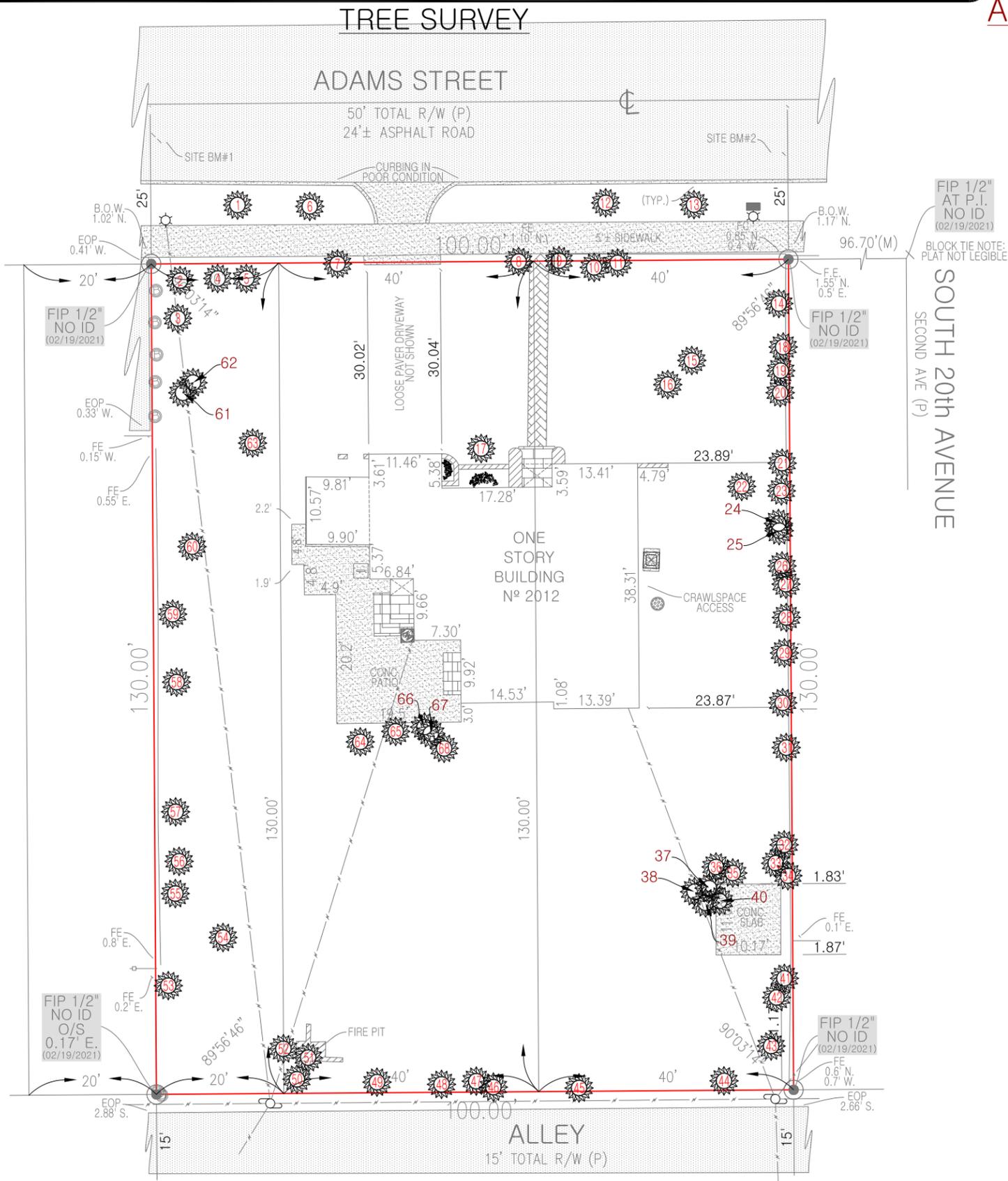
K.F. Kuhn
 K.F. KUHN
 PROFESSIONAL SURVEYOR & MAPPER No. 5953
 STATE OF FLORIDA



NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



ALTA/NSPS LAND TITLE SURVEY



TREE TABLE

N°	COMMON NAME	DBH	CANOPY	HEIGHT	CONDITION	SCIENTIFIC NAME
1	ALEXANDER PALM	2.1"	1.85'	4'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
2	SEAGRAPE	15.2"	19.5'	27'	GOOD	COCCOLOBA UVIFERA
3	SEAGRAPE	31.6"	34.5'	44'	GOOD	COCCOLOBA UVIFERA
4	SEAGRAPE	27.8"	23'	42'	GOOD	COCCOLOBA UVIFERA
5	SEAGRAPE	24.1"	17'	23'	GOOD	COCCOLOBA UVIFERA
6	ALEXANDER PALM	2.1"	2'	5.4'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
7	SEAGRAPE	16.4"	23'	30'	GOOD	COCCOLOBA UVIFERA
8	FICUS - DEAD - REMOVED	5.7"	0'	12'	SNAG	FICUS BENJAMINA
9	GUMBO LIMBO	5.3"	9'	14'	GOOD	BURSERIA SIMARUBA
10	CARROTWOOD	10.1"	21'	24'	GOOD	CUPANIOPSIS ANACARDIODES
11	GUMBO LIMBO	10.0"	17.5'	27'	GOOD	BURSERIA SIMARUBA
12	ALEXANDER PALM	2.1"	2'	5.9'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
13	ALEXANDER PALM	2.2"	3.15'	6.2'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
14	FICUS	9.3"	5'	19'	GOOD	FICUS BENJAMINA
15	ALEXANDER PALM	3.1"	3'	4.5'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
16	ALEXANDER PALM	2.5"	3'	4'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
17	ALEXANDER PALM	2.9"	3'	5'	GOOD	ARCHONTOPHOENIX ALEXANDRAE
18	FICUS	8.8"	8.5'	21'	GOOD	FICUS BENJAMINA
19	FICUS	9.5"	11.5'	21'	GOOD	FICUS BENJAMINA
20	FICUS	5.7"	2'	11'	POOR	FICUS BENJAMINA
21	FICUS	14.1"	22.5'	27'	GOOD	FICUS BENJAMINA
22	MANGO	6.8"	16'	20'	GOOD	MAGNIFERA INDICA
23	FICUS	6.3"	11'	21'	GOOD	FICUS BENJAMINA
24	FICUS - DEAD	3.6"	3'	17'	SNAG	FICUS BENJAMINA
25	FICUS - DEAD	3.0"	1'	18'	SNAG	FICUS BENJAMINA
26	FICUS	9.7"	14.5'	21'	GOOD	FICUS BENJAMINA
27	BRAZILLIAN PEPPER	7.3"	14'	17'	GOOD	SCHINUS TEREBINTHIFOLIA
28	FICUS	8.9"	16.5'	31'	GOOD	FICUS BENJAMINA
29	FICUS	7.1"	10'	24'	GOOD	FICUS BENJAMINA
30	FICUS	8.9"	11'	20'	GOOD	FICUS BENJAMINA
31	BRAZILLIAN PEPPER	7"	13.5'	11'	GOOD	SCHINUS TEREBINTHIFOLIA
32	MANGO	3.2"	11'	22'	GOOD	MAGNIFERA INDICA
33	FICUS	13.6"	35.5'	37'	GOOD	FICUS BENJAMINA
34	CARROTWOOD	4.2"	13.5'	24'	GOOD	CUPANIOPSIS ANACARDIODES
35	FICUS	5.9"	12.5'	20'	GOOD	FICUS BENJAMINA
36	GUMBO LIMBO	7.7"	16'	24'	GOOD	BURSERIA SIMARUBA
37	ROYAL PALM	6.4"	8.5'	5.8'	GOOD	ROYSSONIA REGIA
38	FICUS	4.5"	10'	25'	GOOD	FICUS BENJAMINA
39	FICUS	4.2"	8.5'	22'	POOR	FICUS BENJAMINA
40	MANGO	2.7"	7'	16'	GOOD	MAGNIFERA INDICA
41	LOQUAT	6.6"	14.5'	23'	GOOD	ERIOBOTRYA JAPONICA
42	CARROTWOOD	12.3"	23.5'	29'	GOOD	CUPANIOPSIS ANACARDIODES
43	BRAZILLIAN PEPPER	8.4"	10.5'	17'	GOOD	SCHINUS TEREBINTHIFOLIA
44	BRAZILLIAN PEPPER	9.1"	15.5'	15'	GOOD	SCHINUS TEREBINTHIFOLIA
45	PRICKLY PEAR CACTUS	9.0"	6'	17'	GOOD	OPUNTIA FICUS-INDICA
46	CARROTWOOD	9.5"	10'	17'	GOOD	CUPANIOPSIS ANACARDIODES
47	CARROTWOOD	6.6"	17'	17'	GOOD	CUPANIOPSIS ANACARDIODES
48	CARROTWOOD	6.8"	12.5'	18'	GOOD	CUPANIOPSIS ANACARDIODES
49	CARROTWOOD	8.4"	15.5'	18'	GOOD	CUPANIOPSIS ANACARDIODES
50	CARROTWOOD	6.2"	10.5'	23'	GOOD	CUPANIOPSIS ANACARDIODES
51	BRAZILLIAN PEPPER	3.5"	6'	14'	GOOD	SCHINUS TEREBINTHIFOLIA
52	GUMBO LIMBO	11.4"	27'	27'	GOOD	BURSERIA SIMARUBA
53	LOQUAT	7.4"	10.5'	22'	GOOD	ERIOBOTRYA JAPONICA
54	BRAZILLIAN PEPPER	17.6"	29'	25'	GOOD	SCHINUS TEREBINTHIFOLIA
55	GUMBO LIMBO	3.9"	6.5'	18'	GOOD	BURSERIA SIMARUBA
56	PRICKLY PEAR CACTUS	3.8"	5'	8'	GOOD	OPUNTIA FICUS-INDICA
57	FICUS	16.0"	13.5'	27'	GOOD	FICUS BENJAMINA
58	BRAZILLIAN PEPPER	7.6"	17.5'	21'	GOOD	SCHINUS TEREBINTHIFOLIA
59	FICUS - DEAD	9.0"	2'	15'	GOOD	FICUS BENJAMINA
60	UNKNOWN	24.4"	21.5'	20'	GOOD	UNKNOWN
61	FICUS	3.2"	14.5'	9'	GOOD	FICUS BENJAMINA
62	SEAGRAPE	40.2"	36'	39'	GOOD	COCCOLOBA UVIFERA
63	ARECA PALM CLUSTER	18.9"	7.25'	13.8'	GOOD	DYSPIS LUTESCENS
64	CARROTWOOD	7.9"	17'	20'	GOOD	CUPANIOPSIS ANACARDIODES
65	CARROTWOOD	12.8"	14.5'	20'	GOOD	CUPANIOPSIS ANACARDIODES
66	CARROTWOOD	5.2"	9'	18'	GOOD	CUPANIOPSIS ANACARDIODES
67	CARROTWOOD	3.4"	5'	15'	GOOD	CUPANIOPSIS ANACARDIODES
68	CARROTWOOD	7.2"	16'	22'	GOOD	CUPANIOPSIS ANACARDIODES

SEE SHEET 1 OF 3 FOR SIGNATURE AND ORIGINAL SEAL FOR THIS SURVEY.

NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

THIS SURVEY IS BASED ON THE OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT(O&E) PROVIDED BY CLIENT: ALEKSEI BEREZNOI. SAID O&E REPORT BY ATTORNEYS' TITLE FUND SERVICES, LLC. THEIR FILE FUND NUMBER: 1137242, AND/OR BY MARGARET A. LASCARI; AGENT FILE NUMBER IK21-08008, PREPARED AUGUST 30th, 2021, ACCORDING TO SAID REPORT, IT IS BASED ON A SEARCH PERIOD FROM JANUARY 1st, 1980 AT 4:02 PM THROUGH AUGUST 24th, 2021 AT 11:00 PM.

- THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- UNLESS OTHERWISE NOTED HEREON, ALL DOCUMENTS RELIED UPON FOR THIS SURVEY ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS OR OTHER RECORDED OR UNRECORDED, ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY, MAY NOT BE SHOWN ON THIS SKETCH.
- ALL HORIZONTAL CONTROL MEASUREMENTS ARE WITHIN A PRECISION OF 1:10,000 FEET.
- ROOF OVERHANGS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
- THE PARCEL ID IS PER BCPA.NET(BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE) PROPERTY APPRAISER'S PARCEL ID: 5142 15 01 0130

AREA:

- GROSS AREA: 16249.99± SQUARE FEET
- NET AREA: 12999.99± SQUARE FEET
- BUILDING (EXTERIOR FOOTPRINT): 1440.5± SQUARE FEET

GROSS AREA IS DEFINED AS THE ENTIRE PARCEL TOGETHER WITH THE AFFECTED RIGHT-OF-WAYS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CENTERLINE OF THE TOTAL RIGHT-OF-WAYS AND NET AREA IS DEFINED AS THE PARCEL WITHIN THE PROPERTY LINES.

FLOOD ZONE INFORMATION:

- FLOOD ZONE: X'
- COMMUNITY NAME AND NUMBER: CITY OF HOLLYWOOD 125113
- MAP/PANEL NUMBER: 12011C0569 H -- EFFECTIVE DATE: 08/18/2014
- INFORMATION OBTAINED FOR FLOOD ZONE DESIGNATION IS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAPS, FEMA'S NATIONAL FLOOD INSURANCE PROGRAM(NFIP), UNDER THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY(DHS).

• THIS ENTIRE DOCUMENT CONTAINS PROPRIETARY INFORMATION, IS COPYRIGHTED, AND IS NOT WARRANTED BY PROFESSIONAL SURVEYORS, INC. OR THE SIGNING SURVEYOR IF COPIED BY OTHERS.

• UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS, UTILITIES OR OTHER UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.

• FOR ILLUSTRATIVE PURPOSES, SOME SYMBOLS IN LEGEND THAT APPEAR IN SKETCH MAY NOT BE DRAWN TO SCALE. USE CENTER OF SYMBOLS TO DETERMINE LOCATION,

- WALL TIES ARE TO THE FACE OF THE WALL AND FENCE TIES ARE TO THE CENTERLINE OF THE FENCE POSTS.
- THE OWNERSHIP OF FENCES, IF ANY, IS NOT DETERMINED BY THIS SKETCH.
- BASIS OF BEARINGS, IF ANY, ARE ASSUMED PER PLAT AND/OR LEGAL DESCRIPTION.

* THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN AID IN APPROVAL BY THE CITY OF HOLLYWOOD FOR THE DESIGN ON THE HEREON DESCRIBED PROPERTY. NO ADDITIONAL WARRANTIES ARE HEREBY EXTENDED AND THIS SKETCH MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF PROFESSIONAL SURVEYORS, INC.

SEE SHEET 1 OF 3 FOR SIGNATURE AND ORIGINAL SEAL FOR THIS SURVEY.

NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

ELEVATION NOTES:

• ELEVATIONS ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)

*ORIGINATING BENCHMARK:
 BENCHMARK NO: P 239
 DESCRIPTION: AT HOLLYWOOD, 0.1 MILE NORTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE CROSSING OF STATE HIGHWAY 820 (HOLLYWOOD BLVD), 43.2 FEET WEST OF THE CENTER LINE OF 21ST AVENUE, 19.3 FEET NORTH OF THE SOUTH END OF A METAL GUARD RAILING, 25.5 FEET EAST OF THE EAST RAIL, 5 FEET SOUTH OF THE EXTENDED CENTER LINE OF POLK STREET, DIRECTLY UNDER A METAL GUARD RAILING, 1 FOOT BELOW THE LEVEL OF THE TRACK AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND.
 **ELEVATION: 9.07'(NAVD'88)

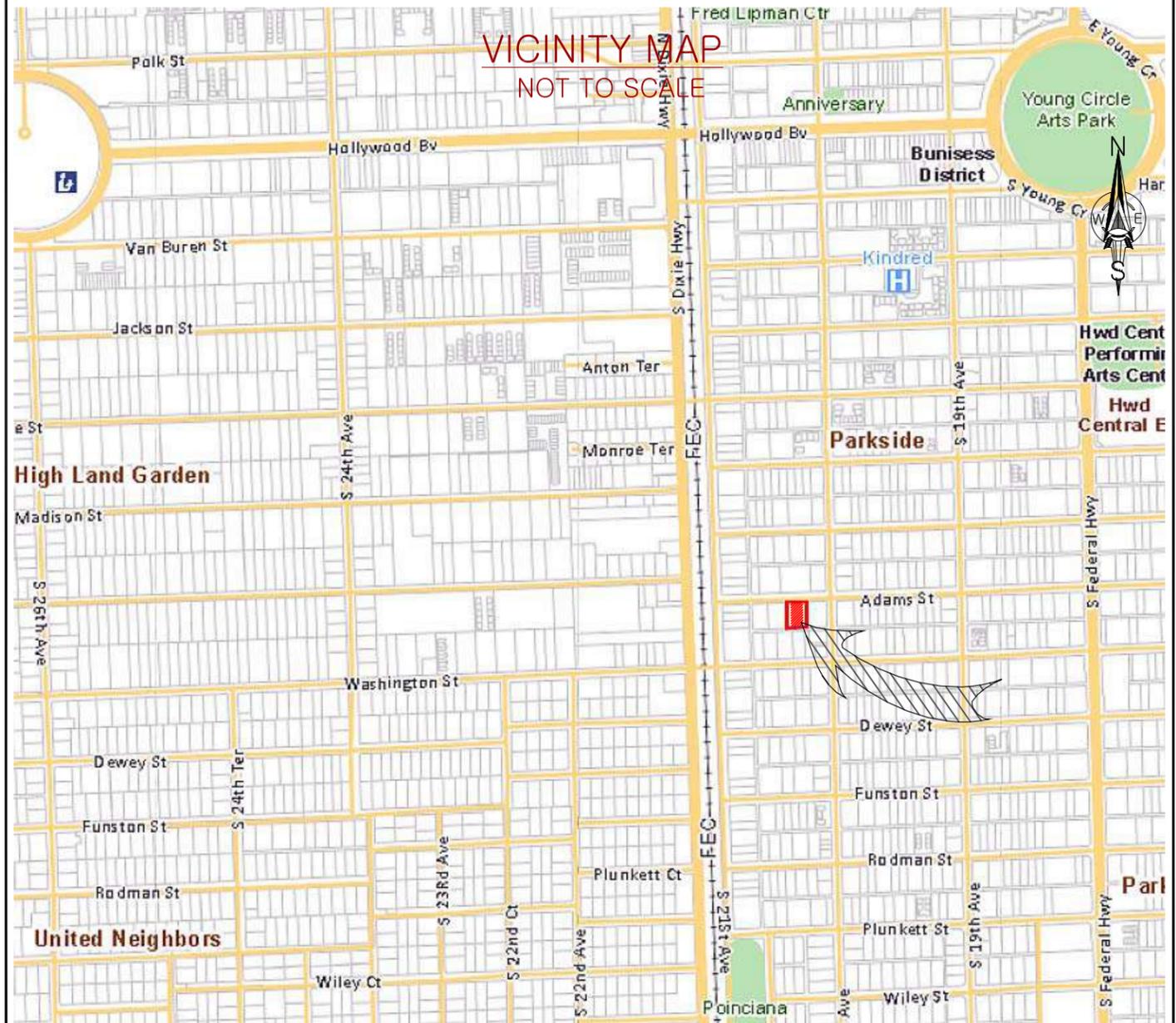
SITE BENCHMARKS:
 NAME: BM#1 DESCRIPTION: NAIL IN ASPHALT. 20.11'± N. AND 1.19'± E. OF N.W. PROPERTY CORNER. ELEVATION: 7.60' (NAVD'88)
 NAME: BM#2 DESCRIPTION: NAIL AND WASHER STAMPED LB 7806. 15.67'± N. AND 1.56'± W. OF N.E. PROPERTY CORNER. ELEVATION: 7.30' (NAVD'88)

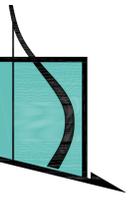
SET BENCHMARKS, BM#1 AND BM#2, ARE SHOWN GRAPHICALLY ON THE SURVEY AND ARE BASED UPON THE ORIGINATING BENCHMARK DESCRIBED HEREIN, WITH A CLOSED VERTICAL CONTROL LOOP AND A CLOSURE OF NOT GREATER THAN 0.0141' ; UTILIZING INSTRUMENT: AUTO-LEVELING TOPCON AT-G4.

INDIVIDUAL ELEVATIONS SHOWN ON FEATURES ON THE FACE OF THIS SURVEY HAVE AN ESTIMATED VERTICAL POSITIONAL TOLERANCE OF 0.03'

* ORIGIN AND ORDER OF BENCHMARK IS BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION(NOAA).
 ** BENCHMARK ORIGINATES IN (NAVD'88)

FLOOD ZONE DESIGNATION IS DERIVED USING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE USING THEIR GRAPHICAL INTERPHASE BY ENTERING THE PROPERTY ADDRESS OF THIS SURVEY. FEMA AND IT'S NATIONAL FLOOD INSURANCE PROGRAM(NFIP) IS UNDER THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY(DHS).





VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:
08-01-2023

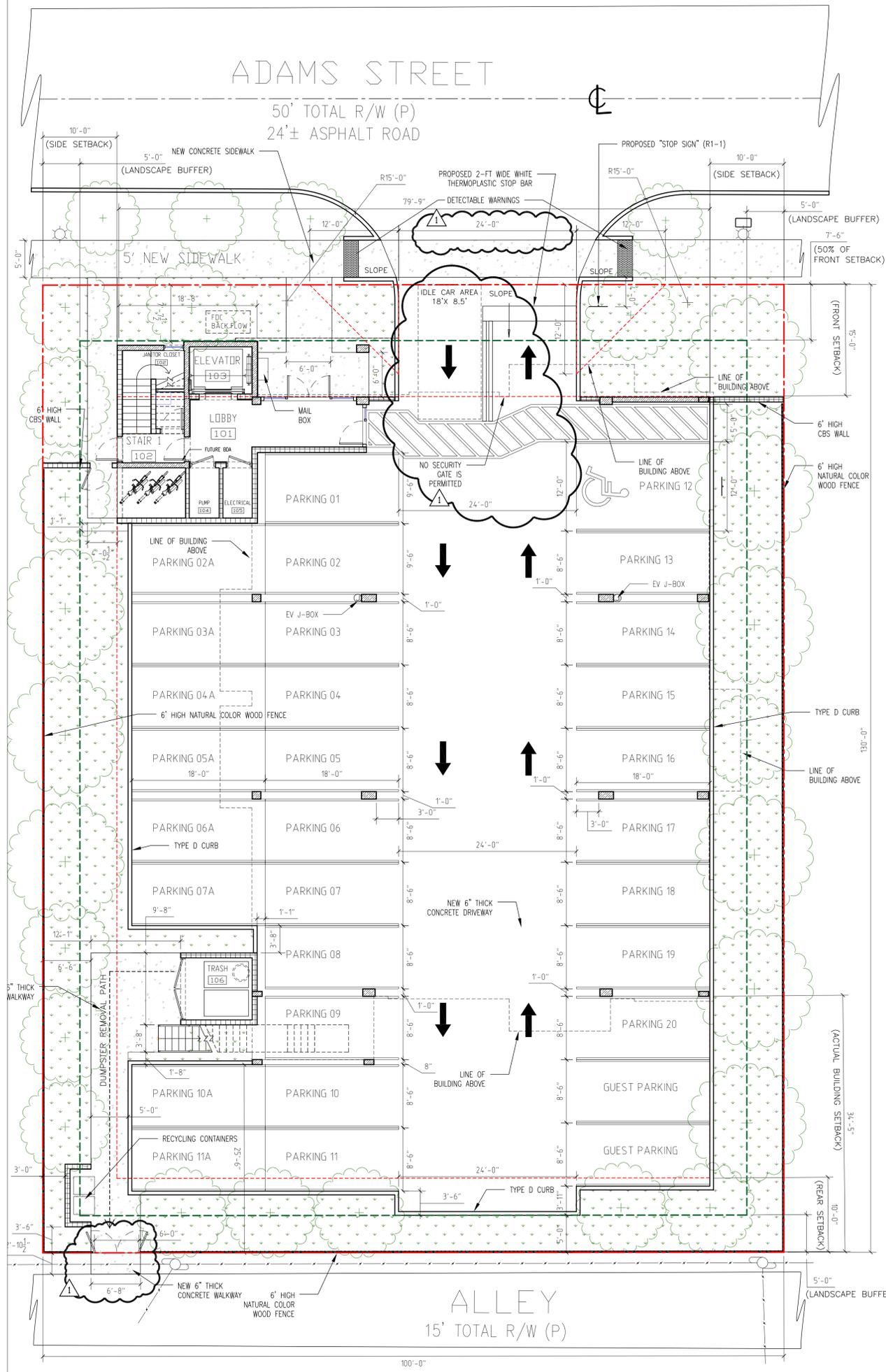
SCHEMATIC DESIGN
CLIENT APPROVAL
LANDLORD APPROVAL
BIDDING
PERMIT SET
FOR CONSTRUCTION
OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE 1/8" = 1'-0"
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

A-1.0

Site Plan



PROPERTY ADDRESS:
2012 ADAMS ST, HOLLYWOOD, FL 33020
LEGAL DESCRIPTION:
HOLLYWOOD 1-21 B LOT 19,20,21 E1/2 BLK 1
FEMA ZONE: X
CITY ZONE: PS-2 - PARKSIDE MEDIUM INTENSITY MULTI-FAMILY DISTRICT

SITE AREA: 12,999 FT
SETBACKS:
FRONT (SOUTH) SIDE 15' REQUIRED 15' PROVIDED
REAR (NORTH) SIDE 10' REQUIRED 35'-1" PROVIDED
EAST SIDE 10' REQUIRED 10' PROVIDED
WEST SIDE 10' REQUIRED 10' PROVIDED

PERVIOUS AREA:
REQUIRED 2,600 SF (20%)
PROVIDED 3,487 SF

ALLOWABLE FAR 2.0
PROPOSED FAR 1.588
ALLOWABLE BUILDING AREA: 2.0*12,999 = 25,998 SF
PROPOSED BUILDING AREA: 19,999 SF

BUILDING FOOTPRINT: 5,670 SF
ALLOWABLE BUILDING HEIGHT: 5 STORIES, 55' WITHOUT PARAPETS

OVERALL BUILDING HEIGHT: 5 STORIES, 53'-2" WITHOUT PARAPETS
PROPOSED 1 FLOOR HEIGHT - 10'-10"
PROPOSED 2-5 FLOORS HEIGHT - 10'-7"

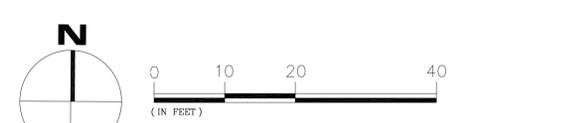
PARKING CALCULATION:
TOTAL 2 BEDROOM APARTMENTS: 8, 8*1.5 = 12 SPACES
TOTAL 1 BEDROOM APARTMENTS: 12, 12*1 = 12 SPACES
PARKING REQUIRED: 12 + 12 + 2 GUEST (1HD) = 26 SPACES
TOTAL PARKING PROVIDED: 29 REG + 1 HD = 30 SPACES

PROPOSED USE: RENTAL RESIDENTIAL APARTMENTS
TOTAL APARTMENTS: 20

UNITS PER FLOOR:
GROUND FLOOR: PARKING AND LOBBY
2ND FLOOR: MODEL A (201) 1 BEDROOM 1 BATHROOM, MODEL B (202) 1 BEDROOM 1 BATHROOM, MODEL C (203) 1 BEDROOM 1 BATHROOM, MODEL D (204) 2 BEDROOMS 2 BATHROOMS, MODEL E (205) 2 BEDROOMS 2 BATHROOMS
3RD FLOOR: MODEL A (301) 1 BEDROOM 1 BATHROOM, MODEL B (302) 1 BEDROOM 1 BATHROOM, MODEL C (303) 1 BEDROOM 1 BATHROOM, MODEL D (304) 2 BEDROOMS 2 BATHROOMS, MODEL E (305) 2 BEDROOMS 2 BATHROOMS
4TH FLOOR: MODEL A (401) 1 BEDROOM 1 BATHROOM, MODEL B (402) 1 BEDROOM 1 BATHROOM, MODEL C (403) 1 BEDROOM 1 BATHROOM, MODEL D (404) 2 BEDROOMS 2 BATHROOMS, MODEL E (405) 2 BEDROOMS 2 BATHROOMS
5TH FLOOR: MODEL A (501) 1 BEDROOM 1 BATHROOM, MODEL B (502) 1 BEDROOM 1 BATHROOM, MODEL C (503) 1 BEDROOM 1 BATHROOM, MODEL B (502) 2 BEDROOMS 2 BATHROOMS, MODEL C (503) 2 BEDROOMS 2 BATHROOMS

UNIT SQUARE FOOT AREAS:
MODEL A, 1 BEDROOM (201,301,401,501) A/C AREA 701 SF, BALCONIES 73 SF, A/C + BALCONIES 774 SF
MODEL B, 1 BEDROOM (202, 302,402, 502) A/C AREA 719 SF, BALCONIES 59 SF, A/C + BALCONIES 778 SF
MODEL C, 1 BEDROOM (203,303,403, 503) A/C AREA 719 SF, BALCONIES 59 SF, A/C + BALCONIES 778 SF
MODEL D, 2 BEDROOMS (204,304,404,503) A/C AREA 883 SF, BALCONIES 59 SF, A/C + BALCONIES 942 SF
MODEL E, 2 BEDROOMS (205,305,405,504) A/C AREA 867 SF, BALCONIES 59 SF, A/C + BALCONIES 926 SF

UNIT SIZE:
REQUIRED 300 SF
PROVIDED 707 SF
MINIMUM 300 SF
AVERAGE 500 SF
MAX. FOOT-CANDLE LEVEL AT ALL PROPERTY LINES: 0.5

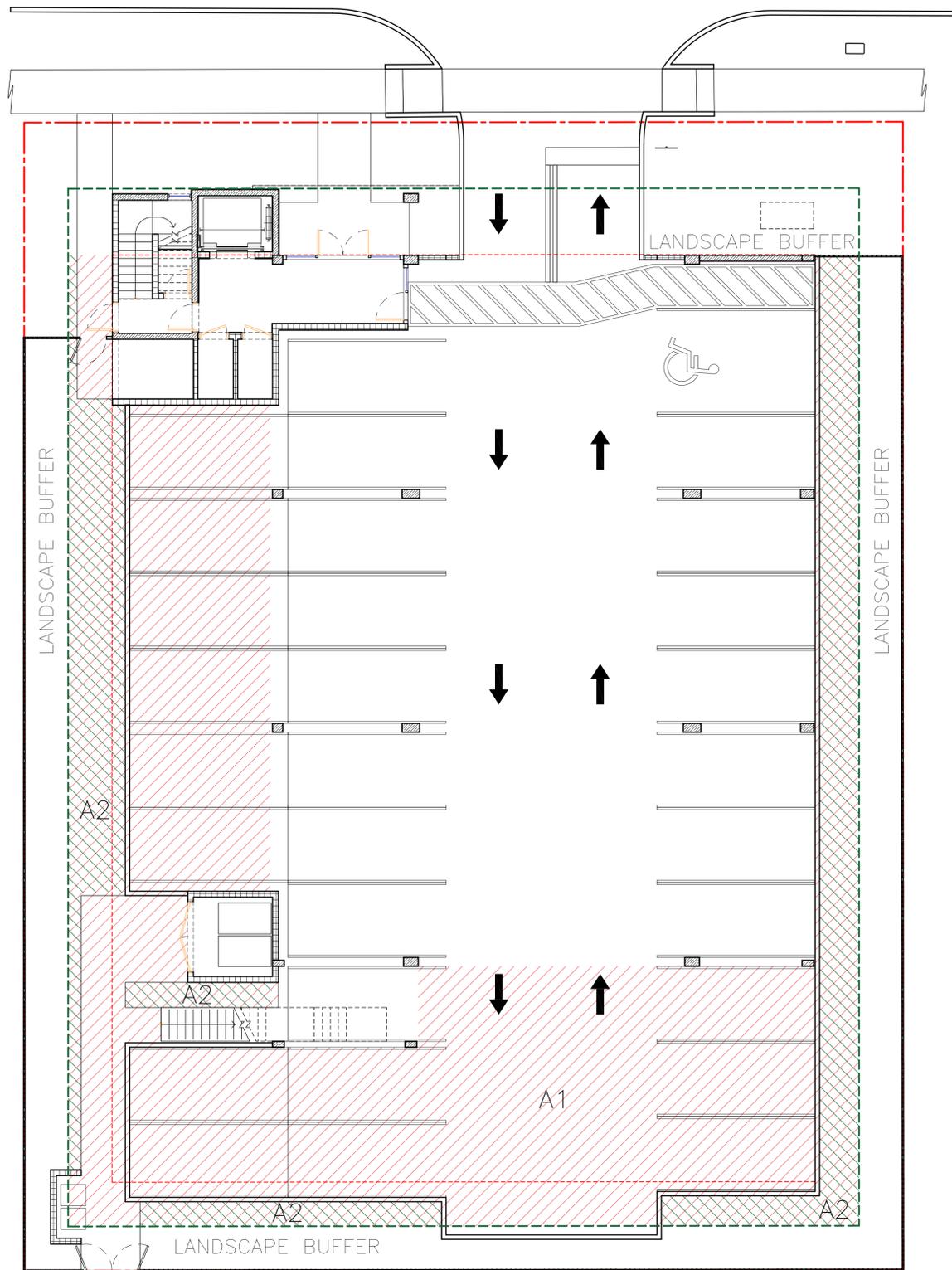


- RESIDENTIAL GREEN BUILDING PRACTICES:
1. NO GARBAGE DISPOSAL
 2. ALL ENERGY STAR APPLIANCES
 3. NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS
 4. WASHER AND DRYER OUTSIDE OF AIR-CONDITIONED SPACE
 5. CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
 6. ENERGY EFFICIENT (LOW E) WINDOWS
 7. ENERGY EFFICIENT DOORS
 8. ENERGY STAR APPROVED ROOFING MATERIALS
 9. PROGRAMMABLE THERMOSTATS
 10. DUAL FLUSH TOILETS
 11. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
 12. ALL HOT WATER PIPES INSULATED
 13. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT
 14. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
 15. RECYCLE MATERIALS FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE

- NOTES:
1. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
 2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
 3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
 4. EACH ELECTRICALLY ILLUMINATED SIGN WILL BE SUBMITTED UNDER SEPARATE PERMIT
 5. ALL THE DOORS TO THE STAIRS WILL HAVE SIZEABLE WINDOWS
 6. EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION
 7. NO TREE REMOVALS WITHOUT A TREE REMOVAL SUB-PERMIT
 8. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE 12.3.2.1 AND 12.3.2.2
 9. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
A. PARKING LOTS 3-5-FOOT CANDLES
B. WALKING SURFACES 3-FOOT CANDLES
C. RECREATIONAL AREAS 2-3-FOOT CANDLES
D. BUILDING ENTRYWAYS 5-FOOT CANDLES
E. THESE LEVELS MAY BE SUBJECT TO REDUCTION IN SPECIFIC CIRCUMSTANCES WHERE AFTER HOURS USE IS RESTRICTED
F. THE LIGHTING FIXTURE IDENTIFICATION SYSTEM SHOULD ENABLE ANYONE TO EASILY REPORT A MALFUNCTIONING FIXTURE
G. EXTERIOR LIGHTING SHOULD BE CONTROLLED BY AUTOMATIC DEVICES (PREFERABLY BY PHOTOCELL)
H. EXTERIOR LIGHTING FIXTURE LENSES SHOULD BE FABRICATED FROM POLYCARBONATE, BREAK-RESISTANT MATERIALS
I. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, SHOULD NOT INTERFERE WITH OR OBSCURE EXTERIOR LIGHTING
J. LIGHT FIXTURES BELOW 10' IN GRADE SHOULD BE DESIGNED TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS)
 10. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO PREVENT ENTRY FROM THE EXTERIOR
 11. LOBBY SHOULD BE ACCESSIBLE TO RESIDENTS ONLY
 12. CONVEX MIRRORS SHOULD BE USED IN CORNERS AND IN STAIRWELLS
 13. FOR MORE DETAIL SEE CIVIL PLANS FOR PLANNED RIGHT OF WAY / SWALE IMPROVEMENTS
 14. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

SPACE	AREA		FAR AREA	
	AC	NON AC		
1ST FL LOBBY	162		383	
ELEVATOR	54			
STAIR 1 (INNER)		93		
JANITOR CLOSET		20		
ELECTRICAL		27		
PUMP ROOM		27		
TRASH ROOM		81		
STAIR 2 (EXTERIOR)		48		
2ND FL UNITS	3889			4904
HALLWAY	835			
ELEVATOR	54			
STAIR 1 (INNER)		126		
STAIR 2 (EXTERIOR)		140		
BALCONIES		449		
3RD FL UNITS	3889		4904	
HALLWAY	835			
ELEVATOR	54			
STAIR 1 (INNER)		126		
STAIR 2 (EXTERIOR)		140		
BALCONIES		309		
4TH FL UNITS	3889			4904
HALLWAY	835			
ELEVATOR	54			
STAIR 1 (INNER)		126		
STAIR 2 (EXTERIOR)		140		
BALCONIES		309		
5TH FL UNITS	3889		4904	
HALLWAY	835			
ELEVATOR	54			
STAIR 1 (INNER)		126		
STAIR 2 (EXTERIOR)		140		
BALCONIES		309		
TOTAL FAR AREA				19999

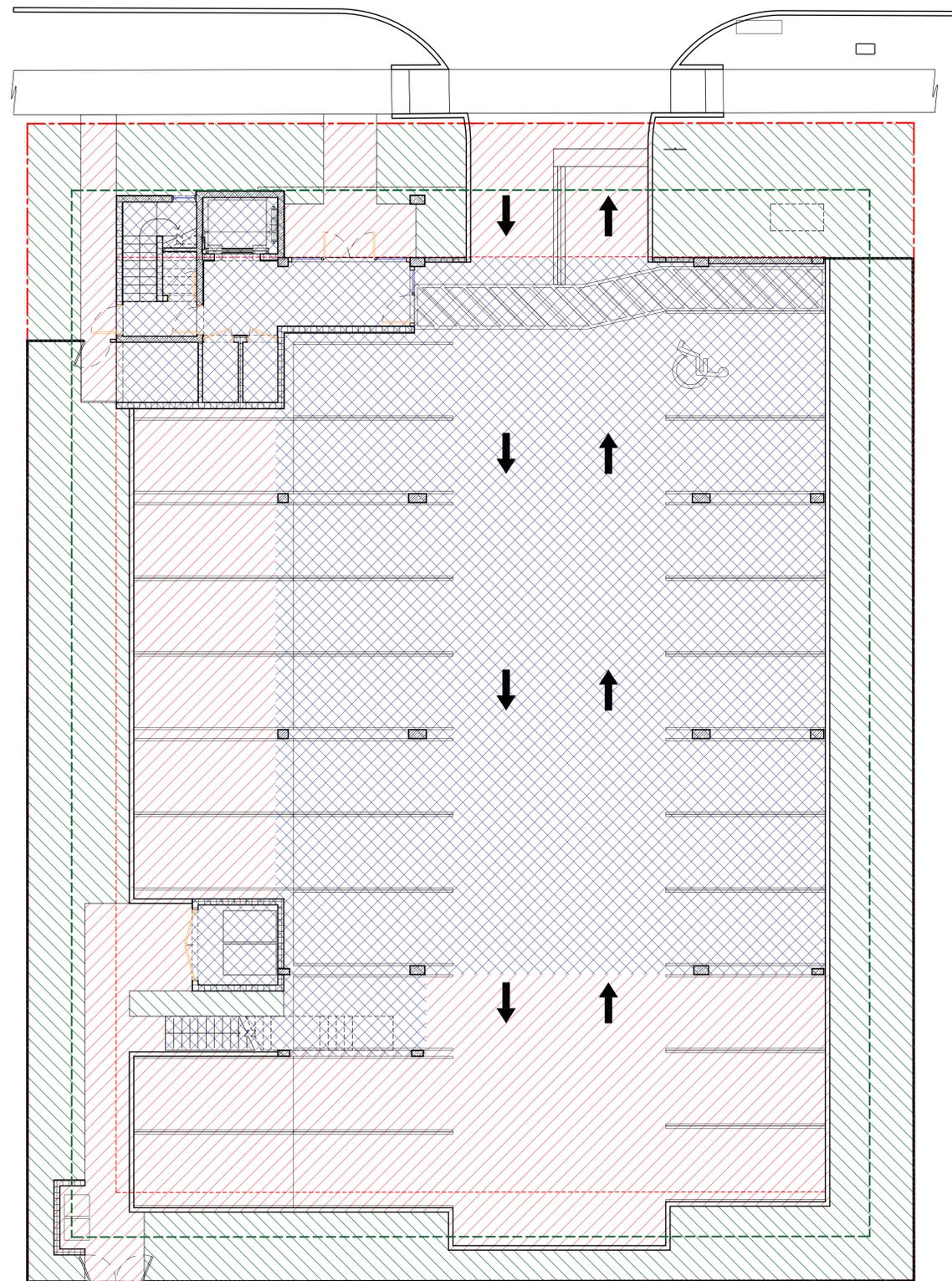
SITE PLAN



VEHICULAR AREA (A1) – 4,297 SF
 LANDSCAPED AREA (A2) – 1,125 SF
 $A1 \times 0.25 = 1074 \text{ SF} < 1,125 \text{ SF} (A2)$



VEHICULAR/LANDSCAPE USE AREA DIAGRAM



TOTAL SITE AREA	12,999 SF	100%
BUILDING FOOTPRINT	5,701 SF	43.9%
HARDSCAPE (IMPERVIOUS)	3,811 SF	29.3%
LANDSCAPE (PERVIOUS)	3,487 SF	26.8%



PERVIOUS VS IMPERVIOUS AREA PLAN

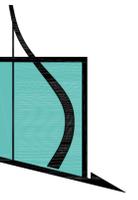
REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	09/14/2022

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	09/02/2022

A-1.2

Adams st. profile
North elevation



ADAMS STREET PROFILE (NORTH ELEVATION)

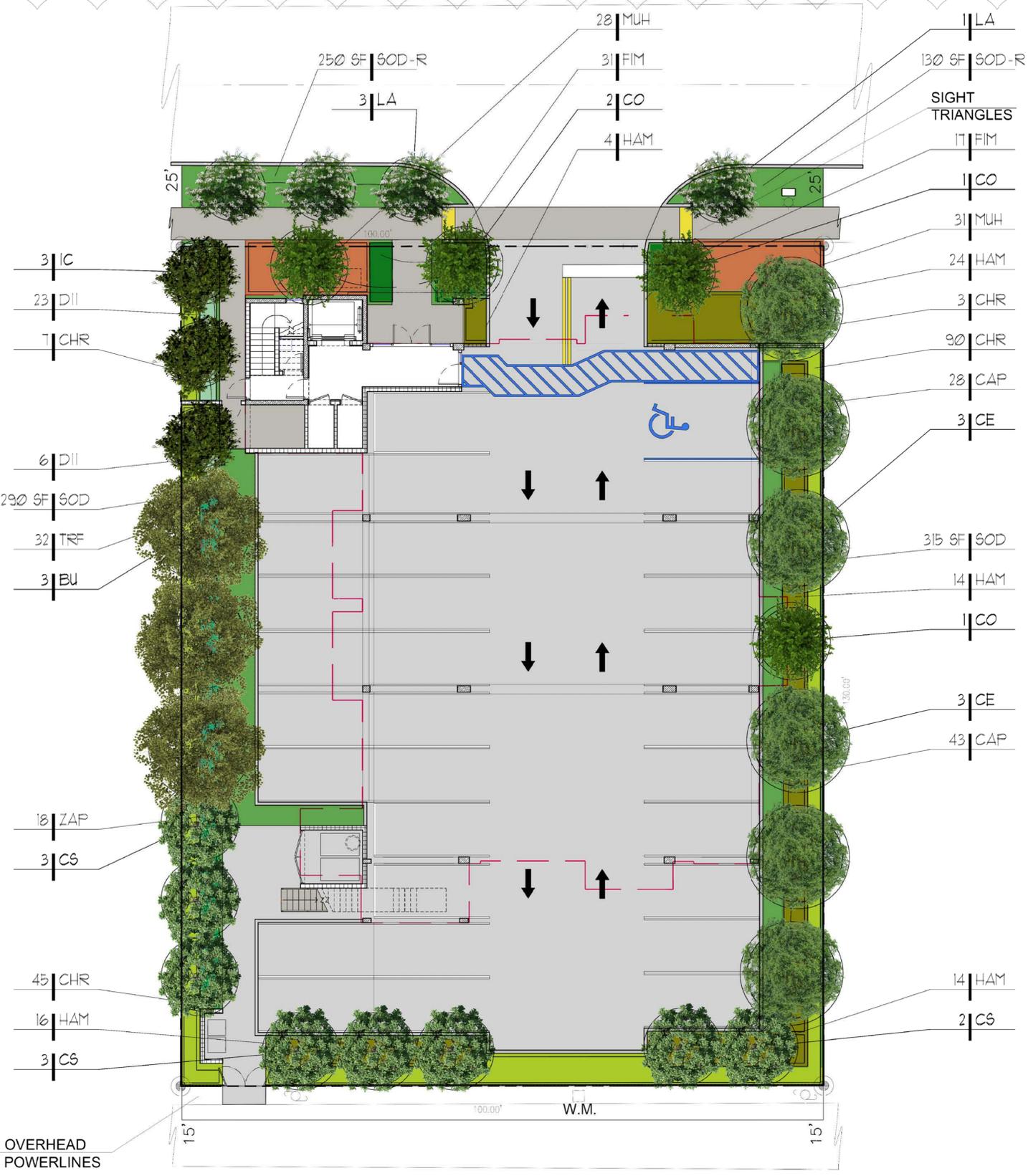
COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

LANDSCAPE CALCULATIONS - 2012 ADAMS ST, HOLLYWOOD		
SITE AREA DATA:		
Parkside Low Intensity Multi-Family District Use	PS-2	
	SF	ACRES
NET LOT AREA	13,000	0.30
	REQUIRED	PROVIDED
PROJECT DATA:		
MIN. OPEN SPACE (20%)	20%	27%
GENERAL LANDSCAPE REQUIREMENTS		
PERIMETER LANDSCAPE - STREET TREE (100 Lf of street frontage)		
100 Lf of street frontage at 1 tree per 30 Lf =	4	4
Five Foot landscape buffer - 1 tree per 20 Lf =	18	18
V.U.A LANDSCAPE		
V.U.A terminal landscape island- 1 tree each	2	2
OPEN SPACE LANDSCAPE		
1 tree per 1,000 sf of pervious area	4	4
NATIVE TREES	60%	86%
NATIVE SHRUBS	50%	84%

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
3	BU	Bursera simarouba	Gumbo Limbo	High	yes	16' ht. Std. 5.5" DBH. 8' Sprd. 4.5' CT	FG	as shown
4	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. 4" DBH. 6' Sprd	FG	as shown
6	CE	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. 4" DBH x 7' Sprd. 6' CT	FG	as shown
8	CS	Conocarpus erectus 'Sericeus'	Silver Buttonwood	High	yes	16' ht. Std. 4" DBH. 5' Sprd. 4.5' CT	FG	as shown
3	IC	Ilex cassine	Dahoon Holly	Medium	yes	14' ht. Std. 2.75" DBH. 7' Spr. 4.5' CT	FG	as shown
4	LA	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	14' ht. Std. 3.75" DBH. 6' spr. 6.5' CT	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
71	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
137	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	42" ht. x 30" spr.	7 Gal.	30" O.C.
29	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
47	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	7 Gal.	24" O.C.
72	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
59	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
32	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
18	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	7 Gal.	30" O.C.
SOD								
605	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
380	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

TREE #	BOTANICAL NAME	COMMON NAME	DBH
2	Coccoloba uvifera	Seagrape	7"
3	Coccoloba uvifera	Seagrape	12"
4	Coccoloba uvifera	Seagrape	11"
5	Coccoloba uvifera	Seagrape	8"
7	Ficus Lyrata	Fiddle Leaf Fig	2"
9	Bursera simarouba	Gumbo Limbo	5.5"
11	Bursera simarouba	Gumbo Limbo	10.5"
22	Mangifera indica	Mango tree	7"
32	Mangifera indica	Mango tree	5"
36	Bursera simarouba	Gumbo Limbo	8"
40	Mangifera indica	Mango Tree	5"
41	Eriobotrya japonica	Loquat	6"
52	Bursera simarouba	Gumbo Limbo	12"
53	Eriobotrya japonica	Loquat	7"
55	Bursera simarouba	Gumbo Limbo	5"
60	Davyalis hebecarpa	Ceylon Gooseberry	4"
62	Coccoloba uvifera	Seagrape	7"
Total tree DBH to be mitigated			122" DBH
PALMS TO MITIGATE			
1	Ptychosperma elegans	Solitaire Palm	
6	Ptychosperma elegans	Solitaire Palm	
12	Ptychosperma elegans	Solitaire Palm	
13	Ptychosperma elegans	Solitaire Palm	
15	Ptychosperma elegans	Solitaire Palm	
16	Ptychosperma elegans	Solitaire Palm	
17	Ptychosperma elegans	Solitaire Palm	
37	Roystonea regia	Royal Palm	
63	Dypsis lutescens	Areca Palm	
Total Palms to be mitigated			9 PALMS
MITIGATION SHORTFALL			17 TREES + 9 PALMS

Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 26 trees (17 trees + 9 Palms) @ \$350 each = \$9,100



- NOTES:
- IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 - REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
 - REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
 - ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #3 ON SHEET L-04.
 - 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
 - PROVIDE A CIRCLE OF ORGANIC MULCH AROUND TREES/PALMS OF NOT LESS THAN 12" FROM THE TRUNK OF THE TREE/PALM WITHIN VISIBILITY TRIANGLES. LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND SIX (6) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
 - WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND SIX (6) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.

COLORED SITE PLAN



Sunshine State
One Call
Know what's below.
Call before you dig.



COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE 3/16"=1'-0"
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

A-2.0



ROOM SCHEDULE		
#	ROOM NAME	AREA
201	1 BR - MODEL A	700.61 SF
202	1 BR - MODEL B	718.96 SF
203	1 BR - MODEL C	718.96 SF
204	2 BR - MODEL D	883.34 SF
205	2 BR - MODEL E	867.34 SF
		3889.20 SF

ROOM SCHEDULE		
#	ROOM NAME	AREA
201	1 BR - MODEL A	700.61 SF
202	1 BR - MODEL B	718.96 SF
203	1 BR - MODEL C	718.96 SF
204	2 BR - MODEL D	883.34 SF
205	2 BR - MODEL E	867.34 SF
206	STAIR 1	125.70 SF
207	ELEVATOR	53.83 SF
209	STAIR 2	139.54 SF
210	HALLWAY	834.56 SF
		5042.84 SF

NOTES:

1. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
3. ALL THE DOORS TO THE STAIRS WILL HAVE SIZEABLE WINDOWS
4. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO PREVENT ENTRY FROM THE EXTERIOR
5. CONVEX MIRRORS SHOULD BE USED IN CORNERS AND IN STAIRWELLS

2ND FLOOR PLAN

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL, APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. ©2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

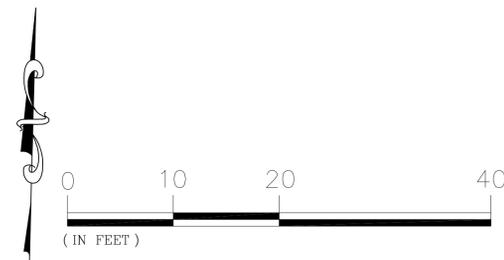
SCALE 3/16"=1'-0"
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

A-2.1



#	ROOM NAME	AREA
301	1 BR - MODEL A	700.61 SF
302	1 BR - MODEL B	718.96 SF
303	1 BR - MODEL C	718.96 SF
304	2 BR - MODEL D	883.34 SF
305	2 BR - MODEL E	867.34 SF
		3889.20 SF

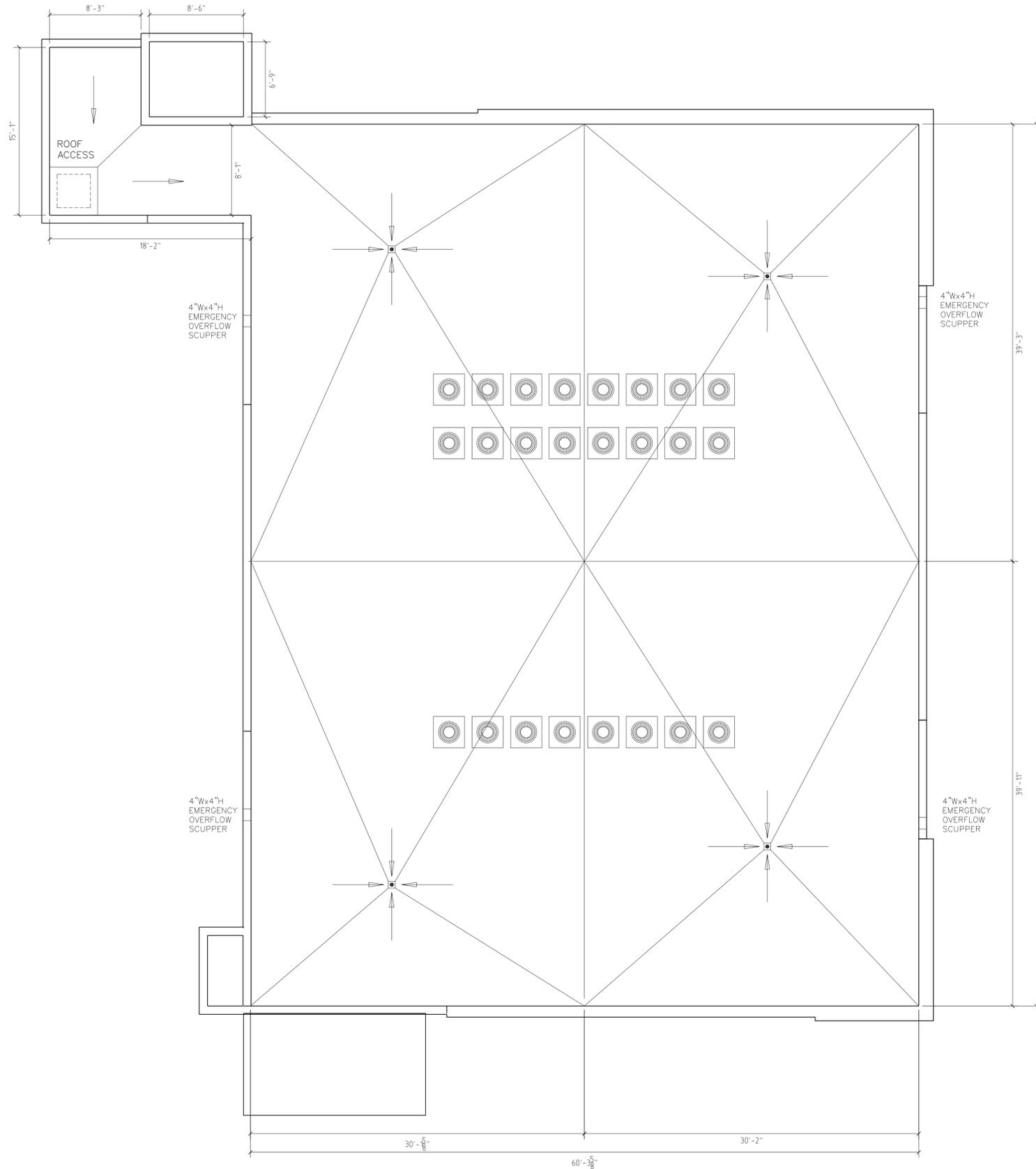
#	ROOM NAME	AREA
301	1 BR - MODEL A	700.61 SF
302	1 BR - MODEL B	718.96 SF
303	1 BR - MODEL C	718.96 SF
304	2 BR - MODEL D	883.34 SF
305	2 BR - MODEL E	867.34 SF
306	STAIR 1	125.70 SF
307	ELEVATOR	53.83 SF
309	STAIR 2	139.54 SF
310	HALLWAY	835.12 SF
		5043.40 SF



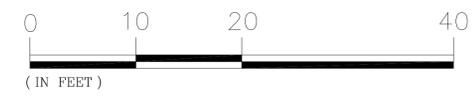
- NOTES:
1. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
 2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
 3. ALL THE DOORS TO THE STAIRS WILL HAVE SIZEABLE WINDOWS
 4. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO PREVENT ENTRY FROM THE EXTERIOR
 5. CONVEX MIRRORS SHOULD BE USED IN CORNERS AND IN STAIRWELLS

TYPICAL FLOOR PLAN FOR 3-5 FLOORS
(ON THE EXAMPLE OF THE THIRD FLOOR)

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL, APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. ©2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



ROOF PLAN



COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. ©2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



K-2 design, Inc
 17070 Collins Ave #255
 Sunny Isles, FL 33160
 Phone: 786.607.3797
 Fax: 954.212.0164
 contact@vinciengineers.com
 www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
 Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE 3/16"=1'-0"
 PROJECT NO.
 DRAWN BY: S.K.
 CHECKED BY: A.B.
 DATE 09/14/2022

A-3.0

Roof Plan



MAIN BUILDING COLOR:
Sherwin Williams SW 7757
High Reflective White



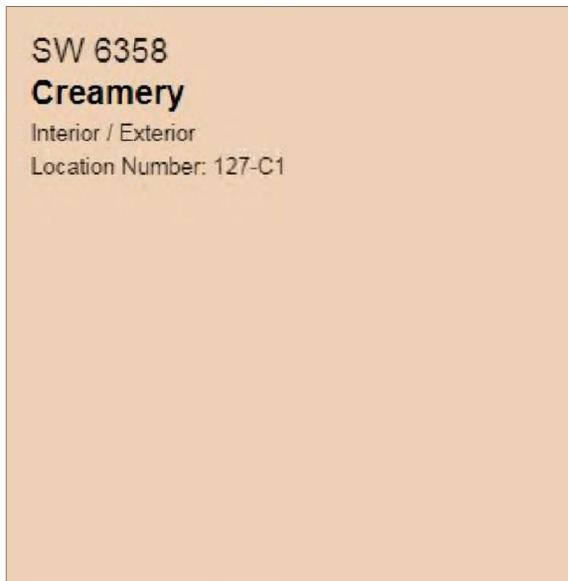
LIGHT GRAY ACCENT COLOR:
Sherwin Williams SW 7661
Reflection



GRAY ACCENT COLOR:
Sherwin Williams SW 6255
Morning Fog



GARAGE SCREEN DECORATION:
Regent Grove 6 in. x 36 in.
Ash Gray Glazed Porcelain Floor
and Wall Tile



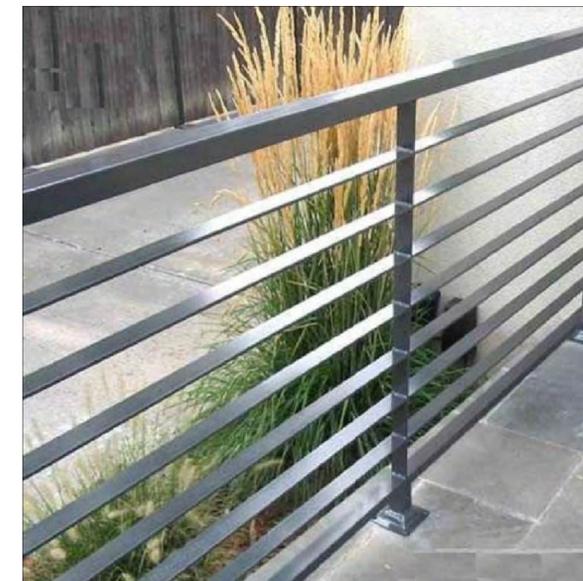
COLOR ACCENT COLOR:
Sherwin Williams SW 6358
Creamery



ELEVATOR AND STAIR TOWERS
DECORATION:
DAL TILE, Saddle Brook XT 6" x 36"
OAK TRAIL XT SD83
glazed porcelain tile



ENTRY DOOR AND FRAMING
STYLE



ALUMINUM RAILINGS STYLE



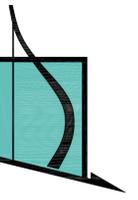
RAILINGS SCREENS AND FRAMES
COLOR:
RAL 7037 Dusty Gray

COLOR SAMPLES

REVISIONS:	

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. ©2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

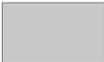
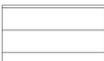
A-5.0

Elevation Plan

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



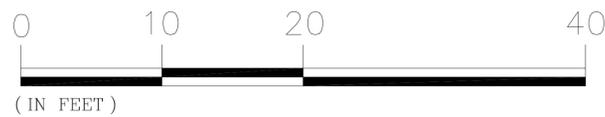
MATERIAL LEGEND

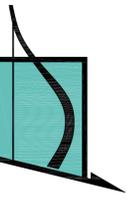
-  STUCCO, SW 7757 HIGH REFLECTIVE WHITE
-  STUCCO, SW 7661 REFLECTION
-  STUCCO, SW 6358 CREAMERY
-  ALUMINUM PANELS, RAL 9003 SIGNAL WHITE

-  STUCCO, SW 6255 MORNING FOG
-  SADDLE BROOK XT 6 IN. X 36 IN. OAK TRAIL GLAZED PORCELAIN TILE
-  DAL TILE REGENT GROVE 6 X 36 IN. ASH GRAY GLAZED PORCELAIN TILE
-  RAILINGS AND FRAMES, RAL 7037 DUSTY GRAY

NORTH ELEVATION

SCALE 1/4" = 1'





VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

A-6.0

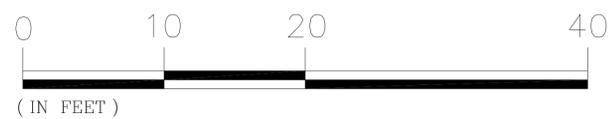
Elevation Plan

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

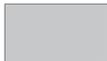


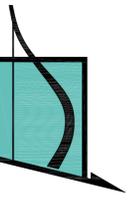
WEST ELEVATION

SCALE 1/4" = 1'



MATERIAL LEGEND

	STUCCO, SW 7757 HIGH REFLECTIVE WHITE		STUCCO, SW 6255 MORNING FOG
	STUCCO, SW 7661 REFLECTION		SADDLE BROOK XT 6 IN. X 36 IN. OAK TRAIL GLAZED PORCELAIN TILE
	STUCCO, SW 6358 CREAMERY		RAILINGS AND FRAMES, RAL 7037 DUSTY GRAY
	ALUMINUM PANELS, RAL 9003 SIGNAL WHITE		



VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

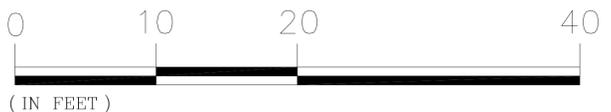
A-7.0

Elevation Plan

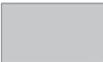


SOUTH ELEVATION

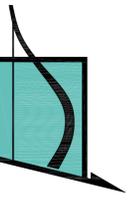
SCALE 1/4" = 1'



MATERIAL LEGEND

	STUCCO, SW 7757 HIGH REFLECTIVE WHITE		STUCCO, SW 6255 MORNING FOG
	STUCCO, SW 7661 REFLECTION		SADDLE BROOK XT 6 IN. X 36 IN. OAK TRAIL GLAZED PORCELAIN TILE
	STUCCO, SW 6358 CREAMERY		RAILINGS AND FRAMES, RAL 7037 DUSTY GRAY
	ALUMINUM PANELS, RAL 9003 SIGNAL WHITE		

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

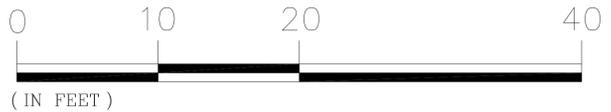
A-8.0

Elevation Plan



EAST ELEVATION

SCALE 1/4" = 1'



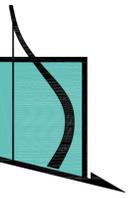
MATERIAL LEGEND

	STUCCO, SW 7757 HIGH REFLECTIVE WHITE		STUCCO, SW 6255 MORNING FOG
	STUCCO, SW 7661 REFLECTION		SADDLE BROOK XT 6 IN. X 36 IN. OAK TRAIL GLAZED PORCELAIN TILE
	STUCCO, SW 6358 CREAMERY		DALTILE REGENT GROVE 6 X 36 IN. ASH GRAY GLAZED PORCELAIN TILE
	ALUMINUM PANELS, RAL 9003 SIGNAL WHITE		RAILINGS AND FRAMES, RAL 7037 DUSTY GRAY

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



RENDERING OF THE PROPOSED BUILDING FROM ADAMS ST



VINCI
ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

- SCHEMATIC DESIGN
- CLIENT APPROVAL
- LANDLORD APPROVAL
- BIDDING
- PERMIT SET
- FOR CONSTRUCTION
- OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

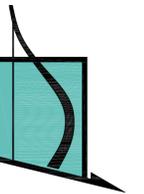
A-9.1

Rendering

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



RENDERING OF THE PROPOSED BUILDING FROM ADAMS ST



VINCI
ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

- SCHEMATIC DESIGN
- CLIENT APPROVAL
- LANDLORD APPROVAL
- BIDDING
- PERMIT SET
- FOR CONSTRUCTION
- OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 08/03/2021

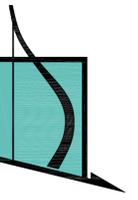
A-9.2

Rendering

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



RENDERING OF THE PROPOSED BUILDING FROM ADAMS ST



VINCI
ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

- SCHEMATIC DESIGN
- CLIENT APPROVAL
- LANDLORD APPROVAL
- BIDDING
- PERMIT SET
- FOR CONSTRUCTION
- OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

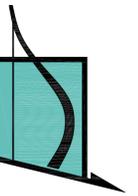
A-9.3

Rendering

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



RENDERING OF THE PROPOSED BUILDING FROM ALLEY



VINCI
ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	09/14/2022

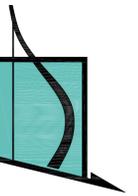
A-9.4

Rendering

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



RENDERING OF THE PROPOSED BUILDING FROM ALLEY



VINCI
ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

- SCHEMATIC DESIGN
- CLIENT APPROVAL
- LANDLORD APPROVAL
- BIDDING
- PERMIT SET
- FOR CONSTRUCTION
- OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE AS SHOWN
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

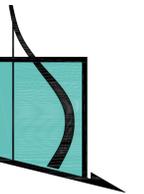
A-9.5

Rendering

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



RENDERING OF THE PROPOSED BUILDING FROM ALLEY



VINCI
ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

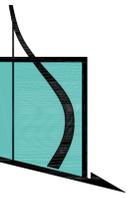
ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	09/14/2022

A-9.6

Rendering

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
Hollywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

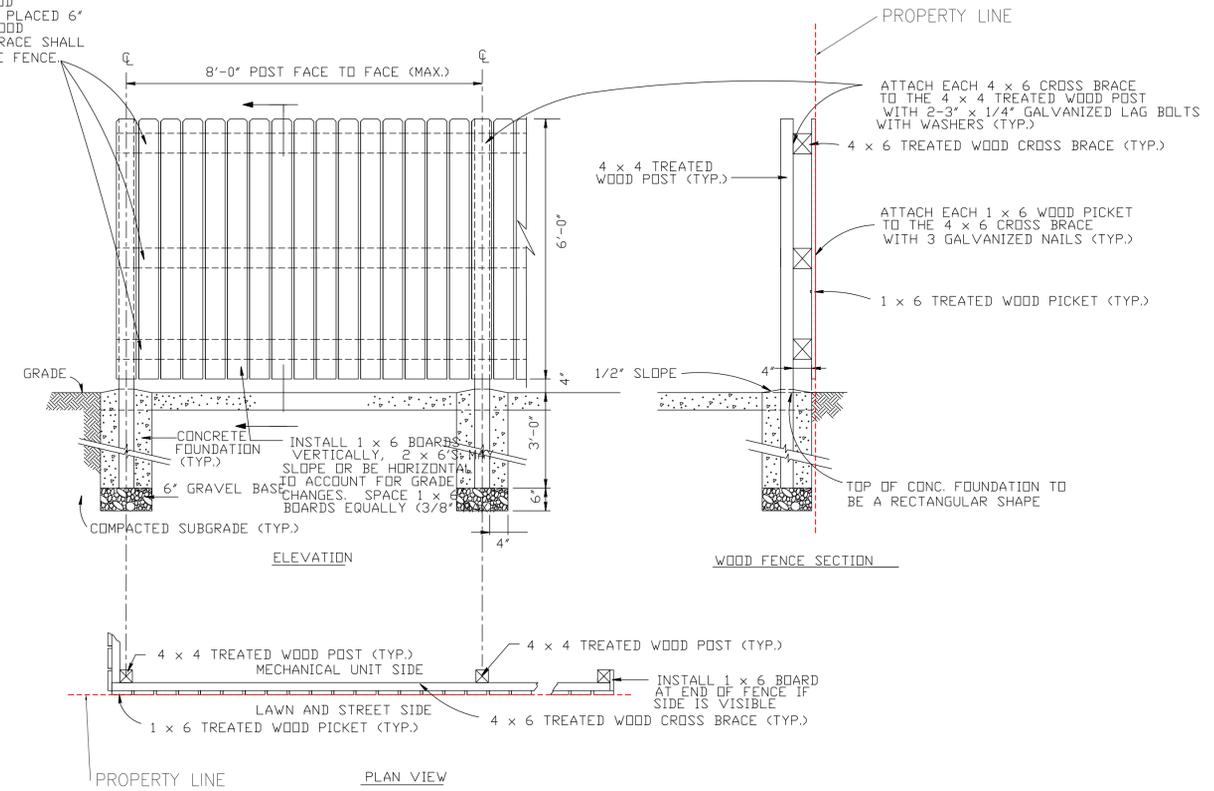
SCALE 1/2" = 1'-0"
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

A-10.0

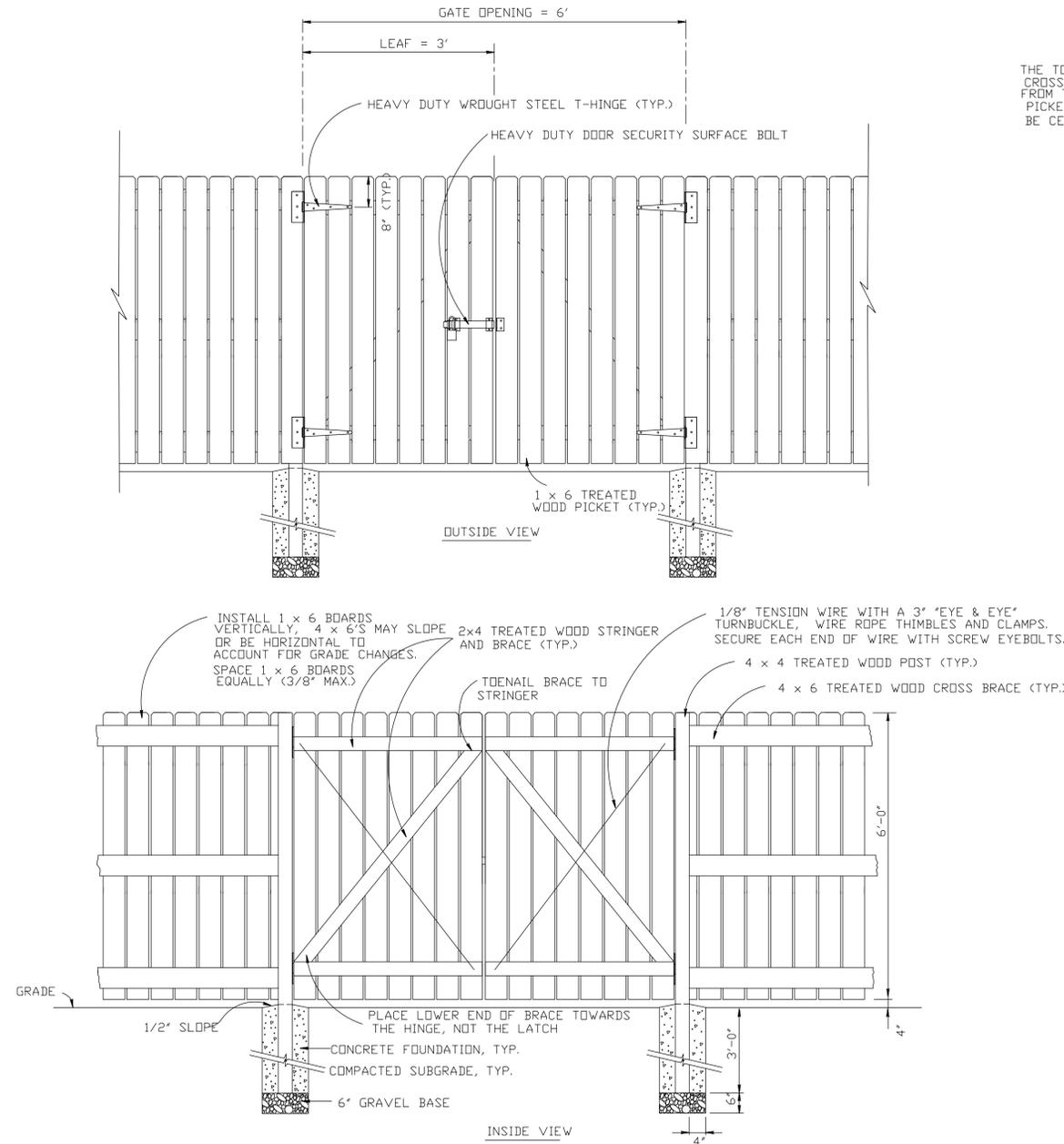
Fence Details

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. ©2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

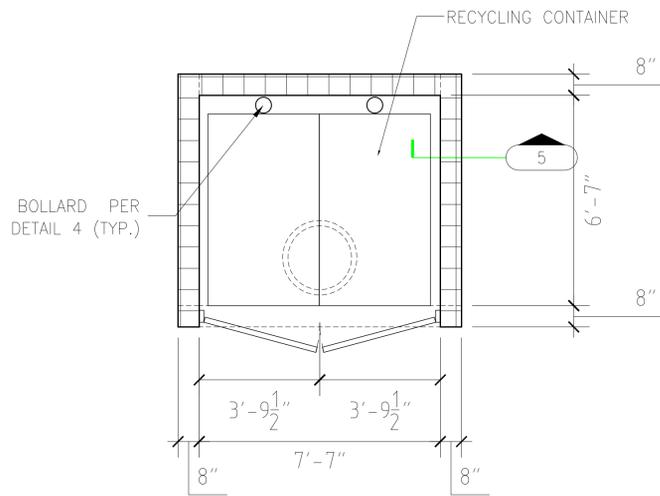
THE TOP AND BOTTOM WOOD CROSS BRACES SHALL BE PLACED 6" FROM THE END OF THE WOOD PICKETS. THE MIDDLE BRACE SHALL BE CENTERED WITHIN THE FENCE.



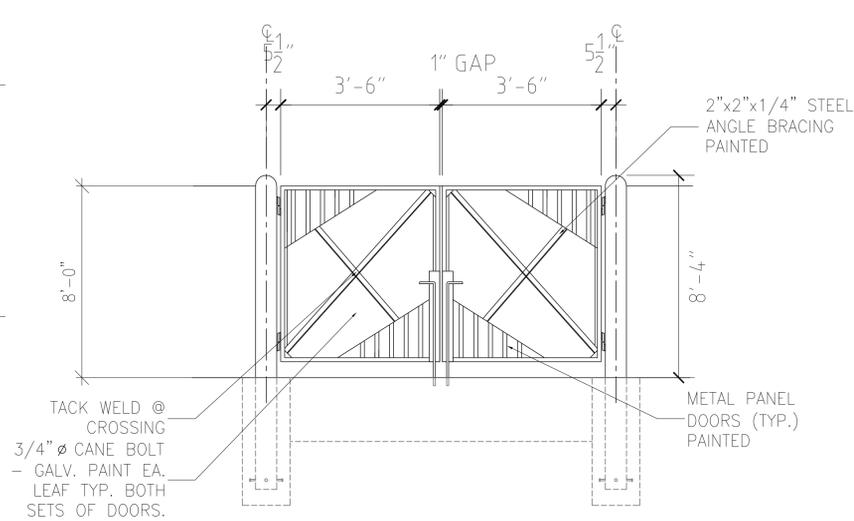
WOOD FENCE DETAILS



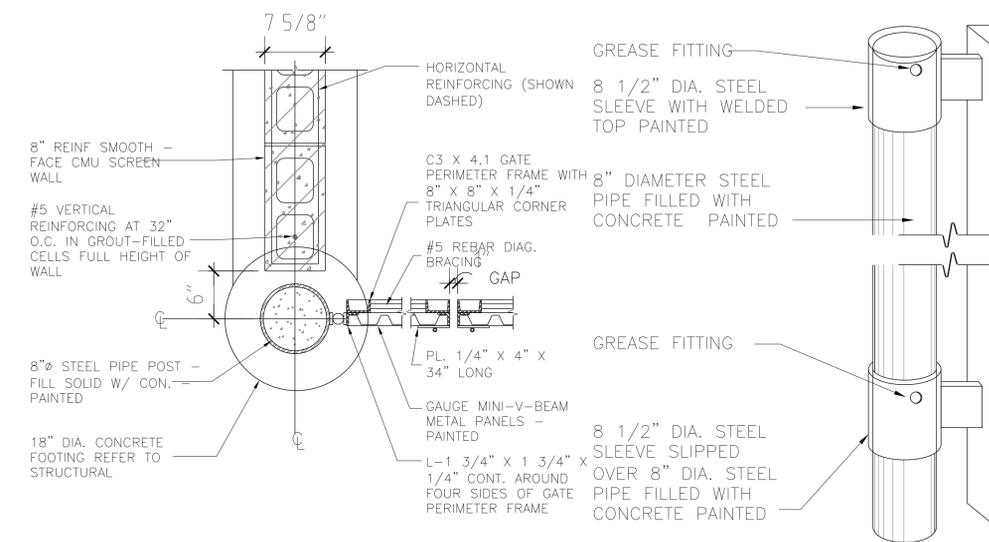
WOOD FENCE GATE DETAILS



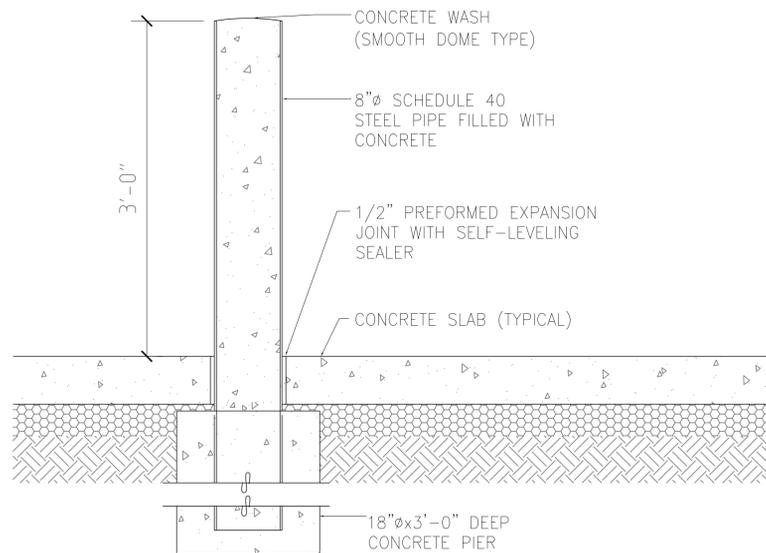
1 DUMPSTER ENCLOSURE PLAN
3/8"=1'-0"



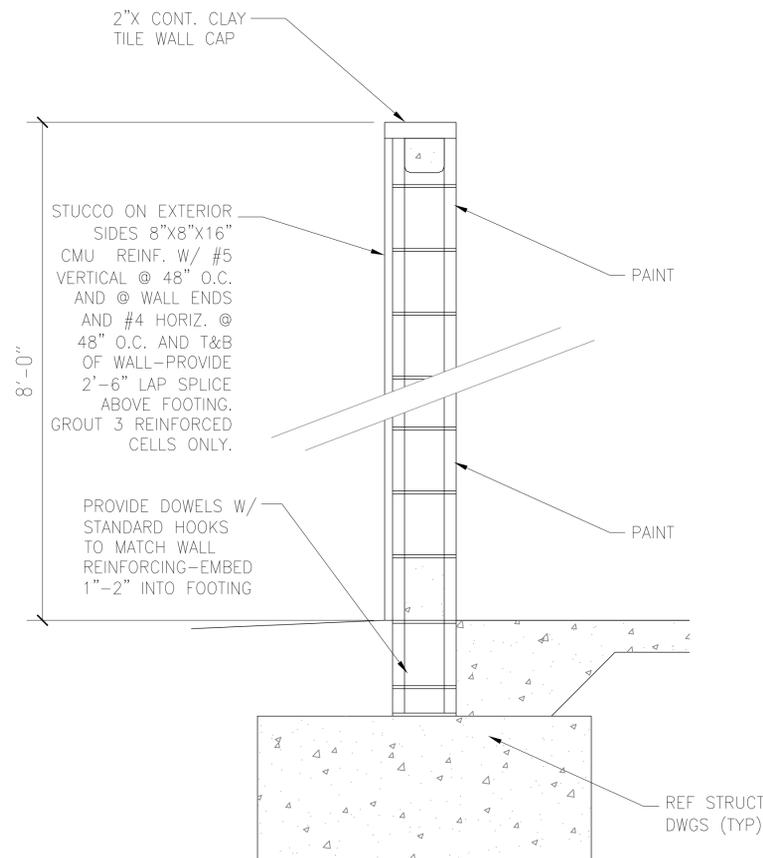
2 DUMPSTER ENCLOSURE ELEVATION
3/8"=1'-0"



3 DUMPSTER ENCLOSURE DETAIL
2/8"=1'-0"



4 DUMPSTER ENCLOSURE BOLLARD DETAIL
1/4"=1'-0"



5 DUMPSTER SCREEN SECTION
1/4"=1'-0"



PROPOSED MAIL BOX WITH FRONT ACCESS
(24 TENANT DOORS WITH 1 MASTER DOOR
1400 SERIES USPS 4B+ APPROVED HORIZONTAL
REPLACEMENT MAILBOX)

REVISIONS:

SCHEMATIC DESIGN
CLIENT APPROVAL
LANDLORD APPROVAL
BIDDING
PERMIT SET
FOR CONSTRUCTION
OWNER REQUESTED REVISION

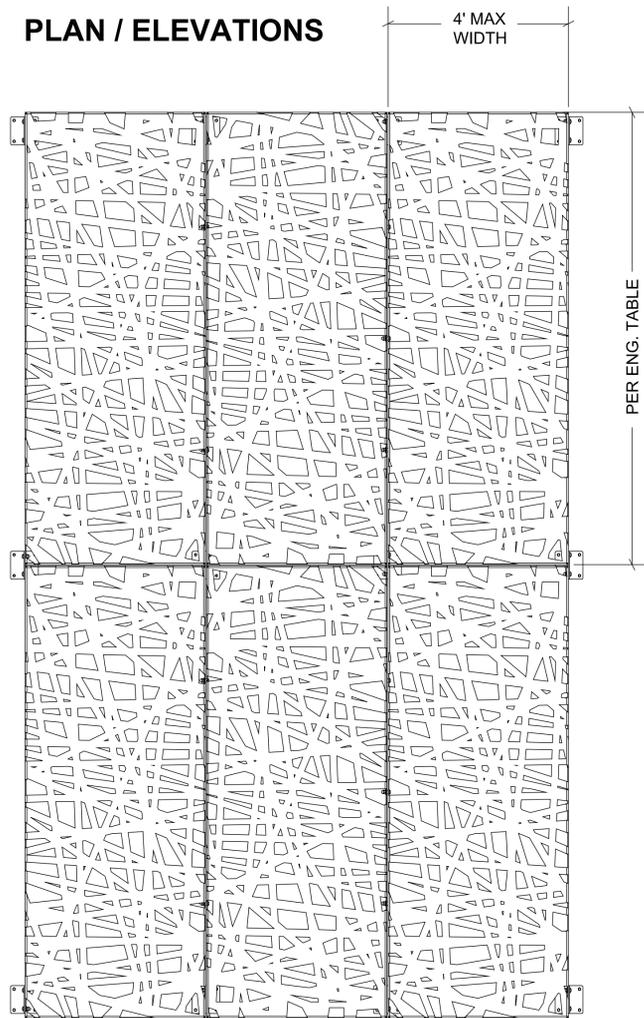
ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE 3/8"=1'-0"
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 09/14/2022

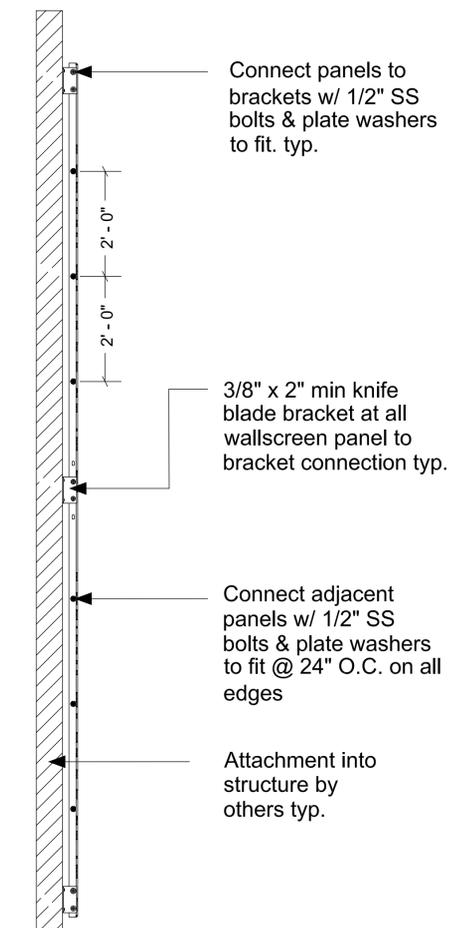
DUMPSTER ENCLOSURE DETAILS AND MAILBOX

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. ©2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

PLAN / ELEVATIONS

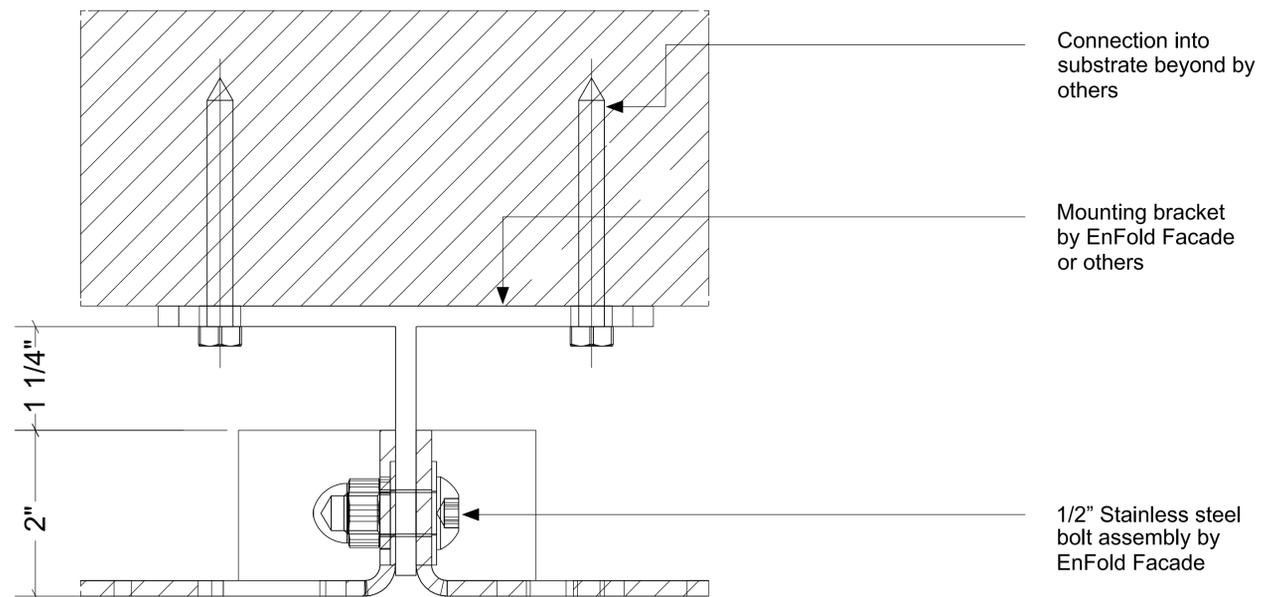


FRONT ELEVATION

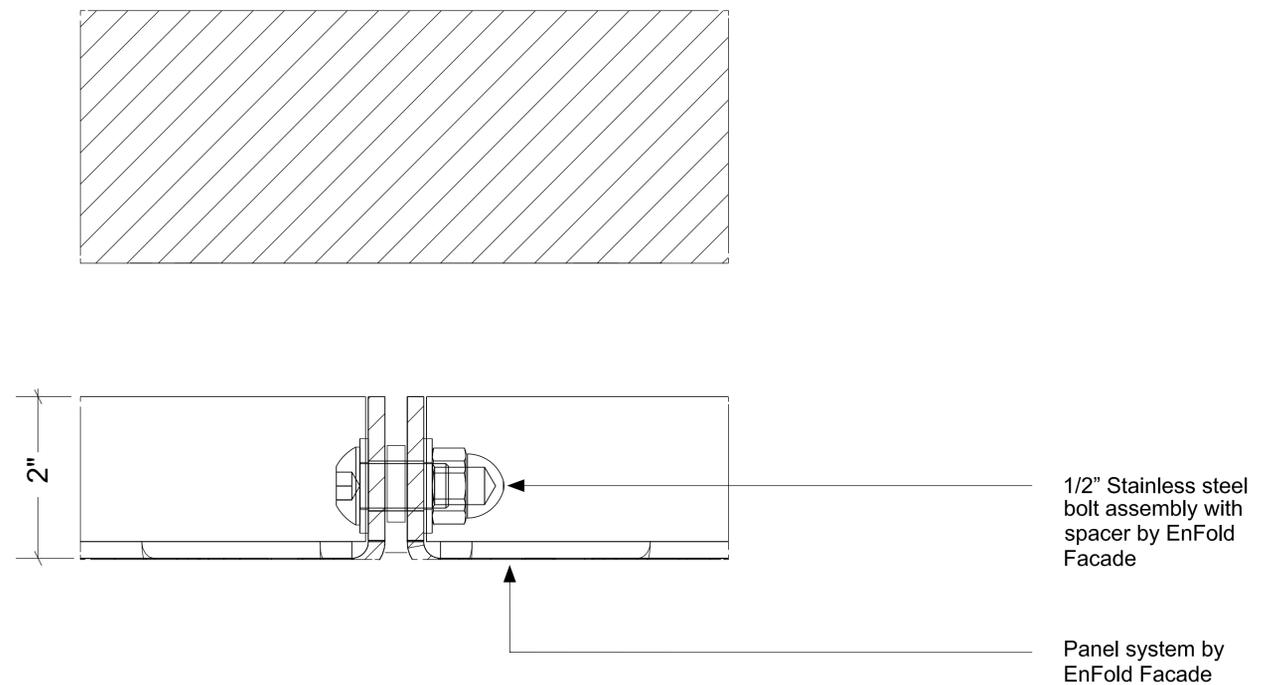


LEFT SIDE

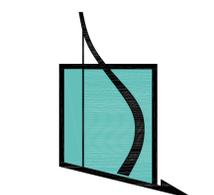
UPPER PANEL CONECTION : horizontal section



INTERSECTING PANEL : horizontal section



ALUMINUM SCREEN DETAILS



VINCI ENGINEERS

K-2 design, Inc
17070 Collins Ave #255
Sunny Isles, FL 33160
Phone: 786.607.3797
Fax: 954.212.0164
contact@vinciengineers.com
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING
2012 ADAMS ST
Hollywood, FL 33020

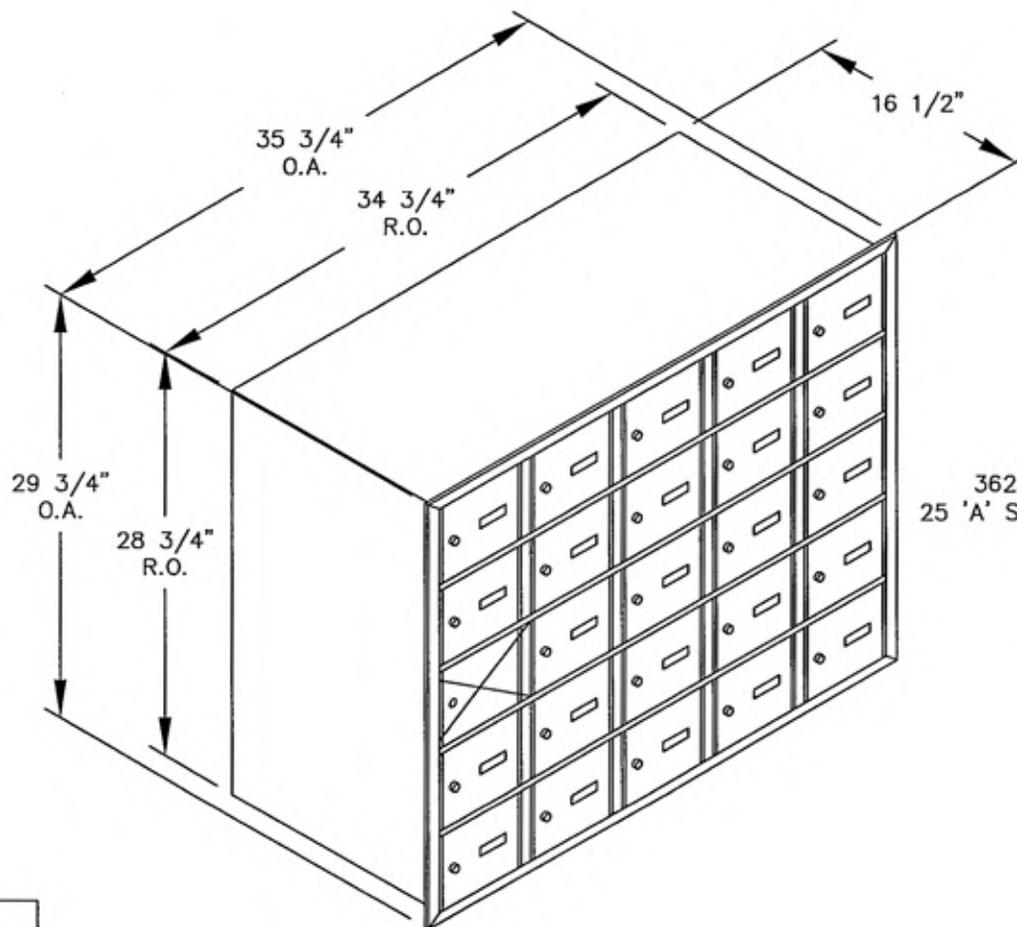
REVISIONS:

SCHEMATIC DESIGN
CLIENT APPROVAL
LANDLORD APPROVAL
BIDDING
PERMIT SET
FOR CONSTRUCTION
OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ
P.E. #74083, COA #29841

SCALE 3/8"=1'-0"
PROJECT NO.
DRAWN BY: S.K.
CHECKED BY: A.B.
DATE 02/18/2021

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

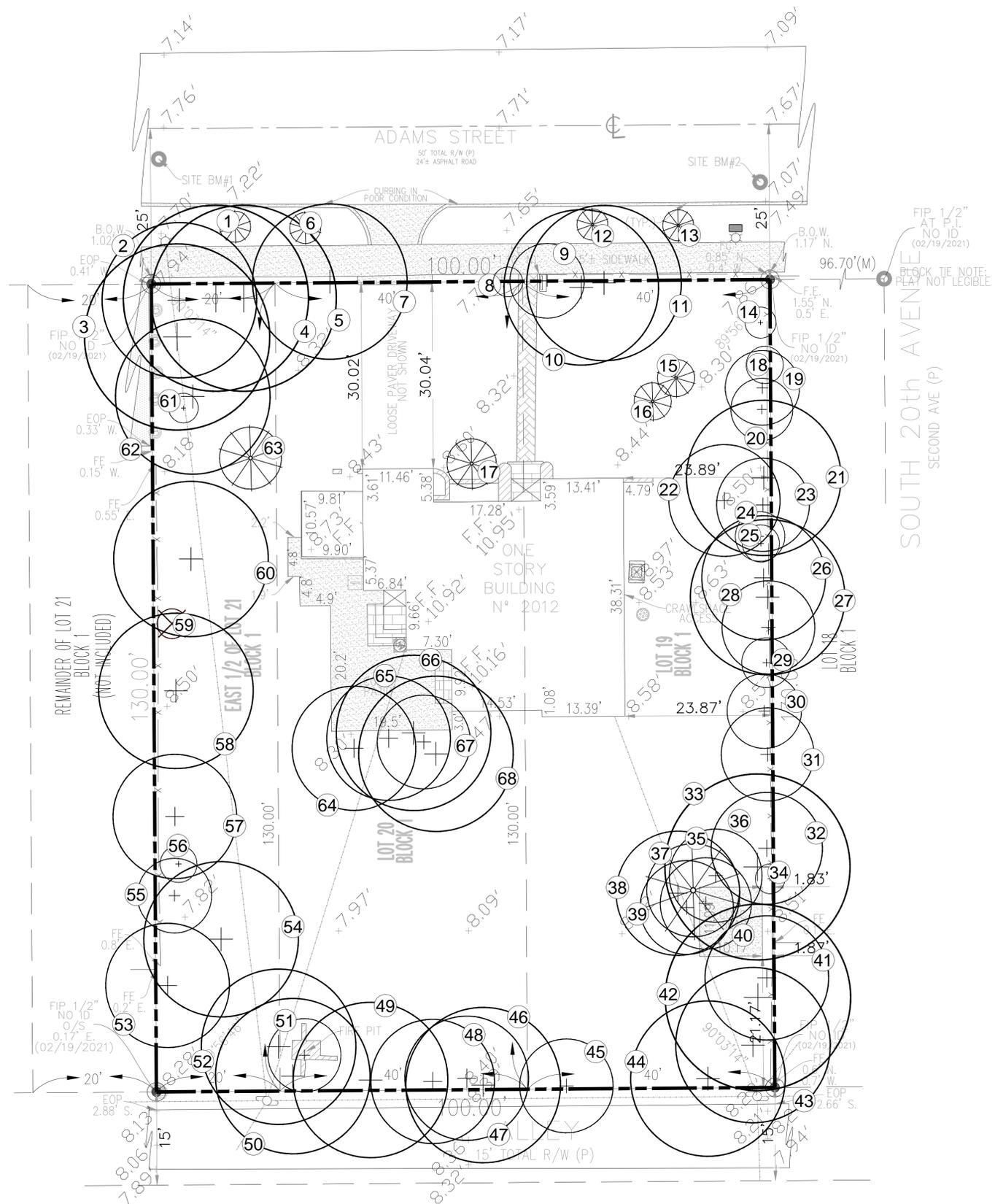


3625FL FRONT LOADING
25 'A' SIZE DOORS (24 USABLE)

MODEL #3625FL
HORIZONTAL MAILBOX—FRONT LOADING

AVAILABLE FOR:
USPS ACCESS OR PRIVATE ACCESS

Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.



NOTES:

1. THE "BOUNDARY SURVEY" OF THE PROPERTY HAS BEEN PREPARED BY:
 PROFESSIONAL SURVEYORS, INC
 2243 ADAMS STREET, UNIT 2
 HOLLYWOOD, FLORIDA, FL 33020
 P: 954.241.3000



Date: AUGUST 22, 2022
 Scale: 1" = 10'-0"
 Drawn By: AEM/MEP/GMP
 Approved By: AEM
 Project No: 202141
 Sunshine State One Call 811
 Know what's below. Call before you dig.



LANDSCAPE ARCHITECTURE
 LAND PLANNING
 URBAN DESIGN
 2208 W. 6TH STREET, #1
 FORT LAUDERDALE, FL 33306 USA
 TEL: 954.533.8259
 www.andresmontero.com
 LC2008098

Rev	Date	Description
1		
2		
3		
4		
5		

Sheet Title:
**SITE AERIAL
 PROPERTY SURVEY**

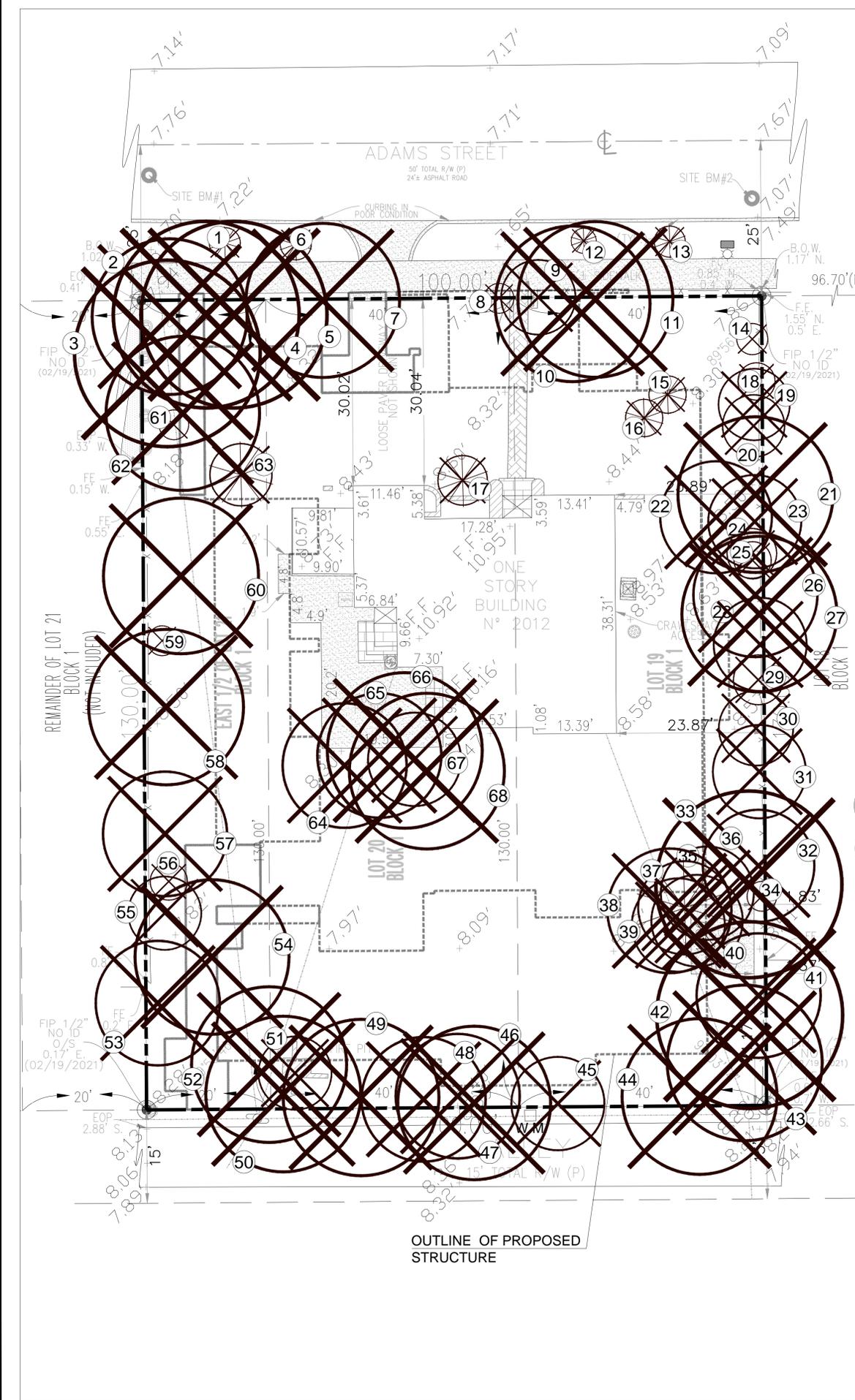
Project Name:
**MULTIFAMILY
 BUILDING**
 2012 ADAMS STREET
 HOLLYWOOD, FL 33020

ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

Date: AUGUST 22, 2022
 Scale: 1" = 10'-0"
 Drawn By: AEM/MEP/GMP
 Approved By: AEM
 Project No: 202141

Sheet Number:
L-01

PERMIT SET - NOT FOR CONSTRUCTION



TREE #	BOTANICAL NAME	COMMON NAME	D.B.H (inch)	HEIGHT (ft)	SPREAD (ft)	CONDITION	COMMENTS	STATUS
1	<i>Phycosperma elegans</i>	Solitaire Palm	2"	8'	5'	Good	R.O.W	REMOVE
2	<i>Coccoloba uvifera</i>	Seagrape	7"	35'	25'	Fair	*largest trunk	REMOVE
3	<i>Coccoloba uvifera</i>	Seagrape	12"	40'	30'	Good	*largest trunk	REMOVE
4	<i>Coccoloba uvifera</i>	Seagrape	11"	40'	30'	Fair - Good	*largest trunk	REMOVE
5	<i>Coccoloba uvifera</i>	Seagrape	8"	30'	30'	Fair - Good	*largest trunk	REMOVE
6	<i>Phycosperma elegans</i>	Solitaire Palm	2"	8'	5'	Good	R.O.W	REMOVE
7	<i>Ficus lyrata</i>	Fiddle Leaf Fig	2"	8'	5'	Good	R.O.W	REMOVE
8	<i>Phycosperma elegans</i>	Solitaire Palm	2"	8'	5'	Good	R.O.W	REMOVE
9	<i>Bursera simarouba</i>	Gumbo Limbo	5.5"	20'	12'	Fair - Poor	Missing	REMOVE
10	<i>Cupaniopsis anacardioides</i>	Carrotwood	10"	30'	25'	Fair	Prohibited Tree	REMOVE
11	<i>Bursera simarouba</i>	Gumbo Limbo	10.5"	30'	25'	Fair - Good		REMOVE
12	<i>Phycosperma elegans</i>	Solitaire Palm	2"	8'	5'	Good	R.O.W	REMOVE
13	<i>Phycosperma elegans</i>	Solitaire Palm	2"	8'	5'	Good	R.O.W	REMOVE
14	<i>Ficus benjamina</i>	Weeping Fig	2"	8'	5'	Good	Missing - Prohibited Tree	REMOVE
15	<i>Phycosperma elegans</i>	Solitaire Palm	3"	10'	6'	Good		REMOVE
16	<i>Phycosperma elegans</i>	Solitaire Palm	3"	10'	6'	Good		REMOVE
17	<i>Phycosperma elegans</i>	Solitaire Palm	3.5"	10'	6'	Good		REMOVE
18	<i>Ficus benjamina</i>	Weeping Fig	4"	25'	6'	Poor	Prohibited Tree	REMOVE
19	<i>Ficus benjamina</i>	Weeping Fig	5"	25'	12'	Poor	Prohibited Tree	REMOVE
20	<i>Ficus benjamina</i>	Weeping Fig	6"	25'	10'	Poor	Prohibited Tree	REMOVE
21	<i>Ficus benjamina</i>	Weeping Fig	8"	30'	25'	Fair - Poor	*largest trunk, Prohibited Tree	REMOVE
22	<i>Mangifera indica</i>	Mango tree	7"	25'	18'	Fair - Poor		REMOVE
23	<i>Ficus benjamina</i>	Weeping Fig	6"	20'	15'	Poor	Prohibited Tree	REMOVE
24	<i>Ficus benjamina</i>	Weeping Fig	4"	20'	8'	Poor	Prohibited Tree	REMOVE
25	<i>Ficus benjamina</i>	Weeping Fig	4"	20'	6'	Poor	Prohibited Tree	REMOVE
26	<i>Ficus benjamina</i>	Weeping Fig	7"	30'	20'	Poor	Prohibited Tree	REMOVE
27	<i>Schinus terebinthifolia</i>	Brazilian Pepper	5"	30'	25'	Poor	*largest trunk, Prohibited Tree	REMOVE
28	<i>Ficus benjamina</i>	Weeping Fig	6"	25'	15'	Poor	Prohibited Tree	REMOVE
29	<i>Ficus benjamina</i>	Weeping Fig	6"	25'	8'	Poor	Prohibited Tree	REMOVE
30	<i>Ficus benjamina</i>	Weeping Fig	7"	20'	12'	Poor	Prohibited Tree	REMOVE
31	<i>Schinus terebinthifolia</i>	Brazilian Pepper	6"	15'	15'	Poor	*largest trunk, Prohibited Tree	REMOVE
32	<i>Mangifera indica</i>	Mango tree	5"	25'	18'	Poor		REMOVE
33	<i>Ficus benjamina</i>	Weeping Fig	7"	40'	30'	Fair - Poor	*largest trunk, Prohibited Tree	REMOVE
34	<i>Cupaniopsis anacardioides</i>	Carrotwood	5"	20'	15'	Poor	Missing - Prohibited Tree	REMOVE
35	<i>Ficus benjamina</i>	Weeping Fig	5"	20'	15'	Poor	Prohibited Tree	REMOVE
36	<i>Bursera simarouba</i>	Gumbo Limbo	8"	30'	20'	Fair - Poor		REMOVE
37	<i>Roystonia regia</i>	Royal Palm	7"	25'	15'	Fair		REMOVE
38	<i>Ficus benjamina</i>	Weeping Fig	5"	25'	15'	Poor	Prohibited Tree	REMOVE
39	<i>Ficus benjamina</i>	Weeping Fig	5"	20'	15'	Poor	Prohibited Tree	REMOVE
40	<i>Mangifera indica</i>	Mango Tree	5"	25'	15'	Poor		REMOVE
41	<i>Eriobotrya japonica</i>	Loquat	6"	30'	20'	Fair - Poor		REMOVE
42	<i>Cupaniopsis anacardioides</i>	Carrotwood	13"	35'	30'	Fair - Poor	Prohibited Tree	REMOVE
43	<i>Schinus terebinthifolia</i>	Brazilian Pepper	9"	30'	25'	Poor	Prohibited Tree	REMOVE
44	<i>Schinus terebinthifolia</i>	Brazilian Pepper	12"	20'	25'	Poor	Prohibited Tree	REMOVE
45	<i>Opuntia sp.</i>	Prickly Pear Cactus	9"	15'	15'	Fair	*From Survey	REMOVE
46	<i>Cupaniopsis anacardioides</i>	Carrotwood	10"	30'	25'	Fair - Poor	Prohibited Tree	REMOVE
47	<i>Cupaniopsis anacardioides</i>	Carrotwood	7"	25'	20'	Fair - Poor	Prohibited Tree	REMOVE
48	<i>Cupaniopsis anacardioides</i>	Carrotwood	7"	25'	20'	Fair - Poor	Prohibited Tree	REMOVE
49	<i>Cupaniopsis anacardioides</i>	Carrotwood	8.5"	30'	25'	Fair - Poor	Prohibited Tree	REMOVE
50	<i>Cupaniopsis anacardioides</i>	Carrotwood	7"	30'	25'	Fair - Poor	Prohibited Tree	REMOVE
51	<i>Schinus terebinthifolia</i>	Brazilian Pepper	4"	12'	12'	Poor	Prohibited Tree	REMOVE
52	<i>Bursera simarouba</i>	Gumbo Limbo	12"	30'	25'	Fair - Poor		REMOVE
53	<i>Eriobotrya japonica</i>	Loquat	7"	25'	20'	Fair		REMOVE
54	<i>Schinus terebinthifolia</i>	Brazilian Pepper	5"	30'	25'	Poor	*largest trunk, Prohibited Tree	REMOVE
55	<i>Bursera simarouba</i>	Gumbo Limbo	5"	25'	12'	Fair - Poor		REMOVE
56	<i>Opuntia sp.</i>	Prickly Pear Cactus	4"	8'	6'	Fair	*From Survey	REMOVE
57	<i>Ficus benjamina</i>	Weeping Fig	8"	30'	20'	Poor	*largest trunk, Prohibited Tree	REMOVE
58	<i>Schinus terebinthifolia</i>	Brazilian Pepper	8"	30'	25'	Poor	Prohibited Tree	REMOVE
59	<i>Ficus benjamina</i>	Weeping Fig	8"	30'	25'	Poor	Missing - Marked Dead on Survey, Prohibited Tree	REMOVE
60	<i>Davallia hebecarpa</i>	Ceylon Gooseberry	4"	20'	25'	Fair - Poor	*largest trunk	REMOVE
61	<i>Ficus benjamina</i>	Weeping Fig	4"	20'	25'	Poor	Missing - Prohibited Tree	REMOVE
62	<i>Coccoloba uvifera</i>	Seagrape	7"	35'	25'	Fair - Good	*largest trunk	REMOVE
63	<i>Dyopsis lutescens</i>	Areca Palm	8@2-3"	12'	10'	Fair		REMOVE
64	<i>Cupaniopsis anacardioides</i>	Carrotwood	8"	25'	20'	Fair	Prohibited Tree	REMOVE
65	<i>Cupaniopsis anacardioides</i>	Carrotwood	4"	20'	20'	Fair	*largest trunk, Prohibited Tree	REMOVE
66	<i>Cupaniopsis anacardioides</i>	Carrotwood	5"	20'	15'	Fair	Prohibited Tree	REMOVE
67	<i>Cupaniopsis anacardioides</i>	Carrotwood	5"	20'	15'	Fair	Prohibited Tree	REMOVE
68	<i>Cupaniopsis anacardioides</i>	Carrotwood	7"	25'	25'	Fair	Prohibited Tree	REMOVE

LEGEND

----- PROPOSED BUILDING & HARDSCAPE FOOTPRINT

EXISTING PALM TO BE REMOVED

EXISTING TREE TO BE REMOVED

NOTES:

- THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY PREPARED BY: PROFESSIONAL SURVEYORS, INC 2243 ADAMS STREET, UNIT 2 HOLLYWOOD, FLORIDA, FL 33020 P: 954.241.3000 AND THE ARBORIST REPORT PREPARED BY: ALISON WALKER FL. CERTIFIED ARBORIST ISA FL-93174 C: 786.525.7883 info@treage.com
- CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.
- CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (inch)	HEIGHT (ft)	SPREAD (ft)	Condition	Notes	
1	<i>Phycosperma elegans</i>	Solitaire Palm	2	8	5	Good	ROW	
2	<i>Coccoloba uvifera</i>	Seagrape	7*	35	25	Fair	*largest trunk	
3	<i>Coccoloba uvifera</i>	Seagrape	12*	40	30	Good	*largest trunk	
4	<i>Coccoloba uvifera</i>	Seagrape	11*	40	30	Fair-Good	*largest trunk	
5	<i>Coccoloba uvifera</i>	Seagrape	8*	30	30	Fair-Good	*largest trunk	
6	<i>Phycosperma elegans</i>	Solitaire Palm	2	8	5	Good	ROW	
7	<i>Ficus lyrata</i>	Fiddle Leaf Fig	10*	30	25	Fair-Good	*largest trunk	
8	<i>Phycosperma elegans</i> - MISSING							
9	<i>Bursera simarouba</i>	Gumbo Limbo	5.5	20	12	Fair-Poor		
10	<i>Cupaniopsis anacardioides</i>	Carrotwood	10	30	25	Fair		
11	<i>Bursera simarouba</i>	Gumbo Limbo	10.5	30	25	Fair-Good		
12	<i>Phycosperma elegans</i>	Solitaire Palm	2	8	5	Good	ROW	
13	<i>Phycosperma elegans</i>	Solitaire Palm	2	8	5	Good	ROW	
14	<i>Ficus benjamina</i> - MISSING							
15	<i>Phycosperma elegans</i>	Solitaire Palm	3	10	6	Good		
16	<i>Phycosperma elegans</i>	Solitaire Palm	3	10	6	Good		
17	<i>Phycosperma elegans</i>	Solitaire Palm	3.5	10	6	Good		
18	<i>Ficus benjamina</i>	Weeping Fig	4	25	6	Poor		
19	<i>Ficus benjamina</i>	Weeping Fig	5	25	12	Poor		
20	<i>Ficus benjamina</i>	Weeping Fig	6	25	10	Poor		
21	<i>Ficus benjamina</i>	Weeping Fig	8*	30	25	Fair-Poor	*largest trunk	
22	<i>Mangifera indica</i>	Mango	7	25	18	Fair-Poor		
23	<i>Ficus benjamina</i>	Weeping Fig	6	20	15	Poor		
24	<i>Ficus benjamina</i>	Weeping Fig	4	20	8	Poor		
25	<i>Ficus benjamina</i>	Weeping Fig	4	20	6	Poor		
26	<i>Ficus benjamina</i>	Weeping Fig	7	30	20	Poor		
27	<i>Schinus terebinthifolia</i>	Brazilian Pepper	5*	30	25	Poor	*largest trunk	
28	<i>Ficus benjamina</i>	Weeping Fig	8	25	15	Poor		
29	<i>Ficus benjamina</i>	Weeping Fig	6	25	8	Poor		
30	<i>Ficus benjamina</i>	Weeping Fig	7	20	12	Poor		
31	<i>Schinus terebinthifolia</i>	Brazilian Pepper	6*	15	15	Poor	*largest trunk	
32	<i>Mangifera indica</i>	Mango	5	25	18	Poor		
33	<i>Ficus benjamina</i>	Weeping Fig	7*	40	30	Fair-Poor	*largest trunk	
34	<i>Cupaniopsis anacardioides</i> - MISSING							
35	<i>Ficus benjamina</i>	Weeping Fig	5	20	15	Poor		
36	<i>Bursera simarouba</i>	Gumbo Limbo	8	30	20	Fair-Poor		
37	<i>Roystonia regia</i>	Royal Palm	7	25	15	Fair		
38	<i>Ficus benjamina</i>	Weeping Fig	5	25	20	Poor		
39	<i>Ficus benjamina</i>	Weeping Fig	5	20	15	Poor		
40	<i>Mangifera indica</i>	Mango	5	25	15	Poor		
41	<i>Eriobotrya japonica</i>	Loquat	6	30	20	Fair-Poor		
42	<i>Cupaniopsis anacardioides</i>	Carrotwood	13	35	30	Fair-Poor		
43	<i>Schinus terebinthifolia</i>	Brazilian Pepper	9	30	25	Poor		
44	<i>Schinus terebinthifolia</i>	Brazilian Pepper	12	20	25	Poor		
45	<i>Opuntia sp.</i>	Prickly Pear Cactus	9*	15	15	Fair	*from survey	
46	<i>Cupaniopsis anacardioides</i>	Carrotwood	10	30	25	Fair-Poor		
47	<i>Cupaniopsis anacardioides</i>	Carrotwood	7	25	20	Fair-Poor		
48	<i>Cupaniopsis anacardioides</i>	Carrotwood	7	25	20	Fair-Poor		
49	<i>Cupaniopsis anacardioides</i>	Carrotwood	8.5	30	25	Fair-Poor		
50	<i>Cupaniopsis anacardioides</i>	Carrotwood	7	30	25	Fair-Poor		
51	<i>Schinus terebinthifolia</i>	Brazilian Pepper	4	12	12	Poor		
52	<i>Bursera simarouba</i>	Gumbo Limbo	12	30	25	Fair-Poor		
53	<i>Eriobotrya japonica</i>	Loquat	7	25	20	Fair		
54	<i>Schinus terebinthifolia</i>	Brazilian Pepper	5*	30	25	Poor	*largest trunk	
55	<i>Bursera simarouba</i>	Gumbo Limbo	5	25	12	Fair-Poor		
56	<i>Opuntia sp.</i>	Prickly Pear Cactus	4*	8	6	Fair	*from survey	
57	<i>Ficus benjamina</i>	Weeping Fig	8*	30	20	Poor	*largest trunk	
58	<i>Schinus terebinthifolia</i>	Brazilian Pepper	8	30	25	Poor		
59	<i>Ficus benjamina</i> - MISSING/MARKED DEAD ON SURVEY							
60	<i>Davallia hebecarpa</i>	Ceylon Gooseberry	4*	20	25	Fair-Poor	*largest trunk	
61	<i>Ficus benjamina</i> - MISSING							
62	<i>Coccoloba uvifera</i>	Seagrape	7*	35	25	Fair-Good	*largest trunk	
63	<i>Dyopsis lutescens</i>	Areca Palm	8@2-3"	12	10	Fair		
64	<i>Cupaniopsis anacardioides</i>	Carrotwood	8	25	20	Fair		
65	<i>Cupaniopsis anacardioides</i>	Carrotwood	4*	20	20	Fair	*largest trunk	
66	<i>Cupaniopsis anacardioides</i>	Carrotwood	5	20	15	Fair		
67	<i>Cupaniopsis anacardioides</i>	Carrotwood	5	20	15	Fair		
68	<i>Cupaniopsis anacardioides</i>	Carrotwood	7	25	25	Fair		

Treage LLC ~ Tree and Garden Experts
www.treage.com ~ info@treage.com ~ 786.525.7883

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State One Call 811
Know what's below. Call before you dig.

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 W. 61st STREET, #1
FORT LAUDERDALE, FL 33306 USA
TEL: 954.533.8259
www.amlstudio.com
LIC#2009088

By: AEM/MP

Rev: 11/30/22

Description: RENISED DRAWING TO CITY COMMENTS FROM OCTOBER 2022

Sheet Title: TREE DISPOSITION PLAN

Project Name: MULTIFAMILY BUILDING 2012 ADAMS STREET HOLLYWOOD, FL 33020

PERMIT SET - NOT FOR CONSTRUCTION

Date: AUGUST 22, 2022
Scale: 1" = 10'-0"
Drawn By: AEM/MP/GMP
Approved By: AEM
Project No: 202141
Sheet Number: L-02

ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC. NO PART OF THIS DRAWING OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

By:	AEM/MP
Rev. Date:	11/02/22
Description:	REVISION DRAWING TO ADDRESS COMMENTS FROM OCTOBER 2022
Rev. #	1
Rev. #	2
Rev. #	3
Rev. #	4
Rev. #	5
Rev. #	6

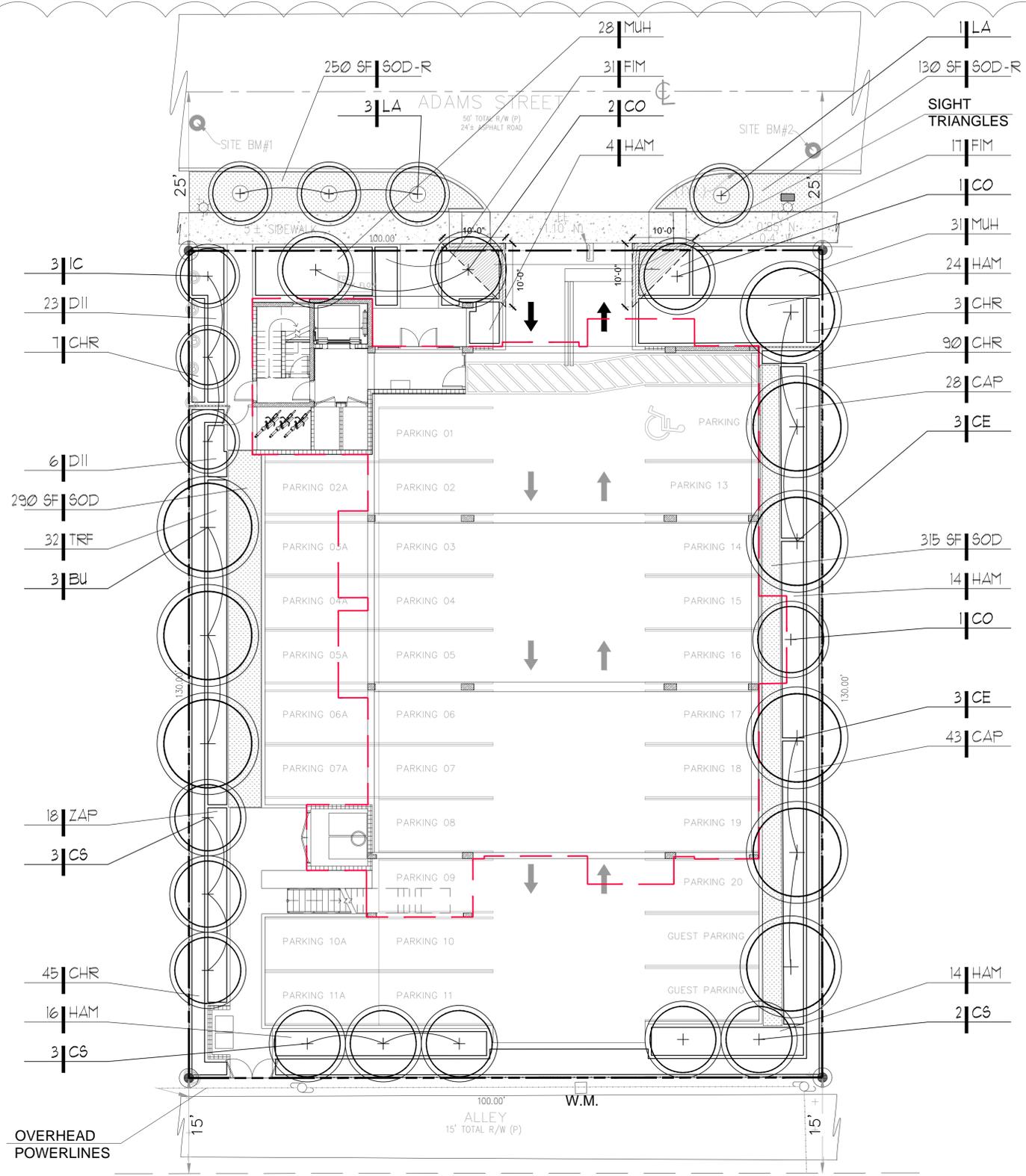
Sheet Title:
LANDSCAPE PLAN

Project Name:
MULTIFAMILY BUILDING
2012 ADAMS STREET
HOLLYWOOD, FL 33020

PERMIT SET - NOT FOR CONSTRUCTION

Date: AUGUST 22, 2022
Scale: 1" = 10'-0"
Drawn By: AEM/MP/GMP
Approved By: AEM
Project No: 202141

Sheet Number:
L-03



LANDSCAPE CALCULATIONS - 2012 ADAMS ST HOLLYWOOD

SITE AREA DATA:		
Parkside Low Intensity Multi-Family District Use	PS-2	
	SF	ACRES
NET LOT AREA	13,000	0.30
	REQUIRED	PROVIDED
PROJECT DATA:		
MIN. OPEN SPACE (20%)	20%	27%
GENERAL LANDSCAPE REQUIREMENTS		
PERIMETER LANDSCAPE - STREET TREE (100 Lf of street frontage)		
100 Lf of street frontage at 1 tree per 30 Lf =	4	4
Five Foot landscape buffer - 1 tree per 20 Lf =	18	18
V.U.A LANDSCAPE		
V.U.A terminal landscape island- 1 tree each	2	2
OPEN SPACE LANDSCAPE		
1 tree per 1,000 sf of pervious area	4	4
NATIVE TREES	60%	86%
NATIVE SHRUBS	50%	84%

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
3	BU	Bursera simaruba	Gumbo Limbo	High	yes	16' ht. Std. 5.5" DBH. 8' Sprd. 4.5' CT	FG	as shown
4	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. 4" DBH. 6' Sprd	FG	as shown
6	CE	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. 4" DBH x 7' Sprd. 6' CT	FG	as shown
8	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	yes	16' ht. Std. 4" DBH. 5' Sprd. 4.5' CT	FG	as shown
3	IC	Ilex cassine	Dahoon Holly	Medium	yes	14' ht. Std. 2.75" DBH. 7' Spr. 4.5' CT	FG	as shown
4	LA	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	14' ht. Std. 3.75" DBH. 6' spr. 6.5' CT	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
71	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
137	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	42" ht. x 30" spr.	7 Gal.	30" O.C.
29	DII	Dietses iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
47	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	7 Gal.	24" O.C.
72	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
59	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
32	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
18	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	7 Gal.	30" O.C.
SOD								
605	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
380	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED

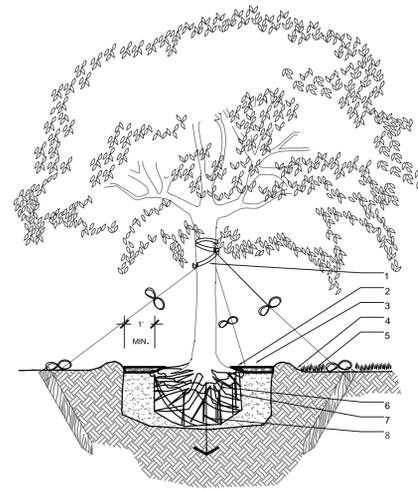
TREE #	BOTANICAL NAME	COMMON NAME	DBH
2	Coccoloba uvifera	Seagrape	7"
3	Coccoloba uvifera	Seagrape	12"
4	Coccoloba uvifera	Seagrape	11"
5	Coccoloba uvifera	Seagrape	8"
7	Ficus Lyrata	Fiddle Leaf Fig	2"
9	Bursera simarouba	Gumbo Limbo	5.5"
11	Bursera simarouba	Gumbo Limbo	10.5"
22	Mangifera indica	Mango tree	7"
32	Mangifera indica	Mango tree	5"
36	Bursera simarouba	Gumbo Limbo	8"
40	Mangifera indica	Mango Tree	5"
41	Eriobotrya japonica	Loquat	6"
52	Bursera simarouba	Gumbo Limbo	12"
53	Eriobotrya japonica	Loquat	7"
55	Bursera simarouba	Gumbo Limbo	5"
60	Dovyalis hebecarpa	Ceylon Gooseberry	4"
62	Coccoloba uvifera	Seagrape	7"
Total tree DBH to be mitigated			122" DBH
PALMS TO MITIGATE			
1	Ptychosperma elegans	Solitaire Palm	
6	Ptychosperma elegans	Solitaire Palm	
12	Ptychosperma elegans	Solitaire Palm	
13	Ptychosperma elegans	Solitaire Palm	
15	Ptychosperma elegans	Solitaire Palm	
16	Ptychosperma elegans	Solitaire Palm	
17	Ptychosperma elegans	Solitaire Palm	
37	Roystonea regia	Royal Palm	
63	Dypsis lutescens	Areca Palm	
Total Palms to be mitigated			9 PALMS
MITIGATION SHORTFALL			17 TREES + 9 PALMS

Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 26 trees (17 trees + 9 Palms) @ \$350 each = \$9,100

- NOTES:
- IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
 - REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
 - REQUIRED TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
 - ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #3 ON SHEET L-04.
 - 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES, SHRUBS AND GROUNDCOVERS.
 - PROVIDE A CIRCLE OF ORGANIC MULCH AROUND TREES/PALMS OF NOT LESS THAN 12" FROM THE TRUNK OF THE TREE/PALM WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND SIX (6) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
 -

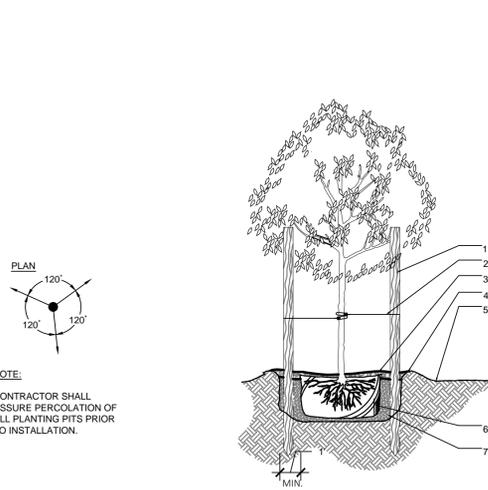
GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State
One Call
811
Know what's below.
Call before you dig.



- LEGEND**
- 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
 - 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
 - SOIL BERM TO HOLD WATER
 - 2"x4"x3" STAKES BURIED 3" BELOW FINISHED GRADE.
 - FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 - PREPARED PLANTING SOIL AS SPECIFIED.
 - AUGER PER SPECS FOR PERCOLATION

1 LARGE TREE SECTION
d-Large tree.dwg
SCALE: N.T.S

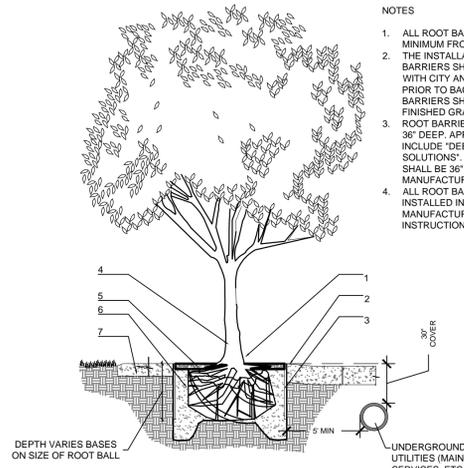


- LEGEND**
- THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
 - #10 GAUGE WIRE
 - 3" MINIMUM OF MULCH.
 - SOIL BERM TO HOLD WATER.
 - FINISHED GRADE (SEE GRADING PLAN).
 - B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 - PREPARED PLANTING SOIL AS SPECIFIED.

2 SMALL TREE SECTION
d-Small tree.dwg
SCALE: N.T.S

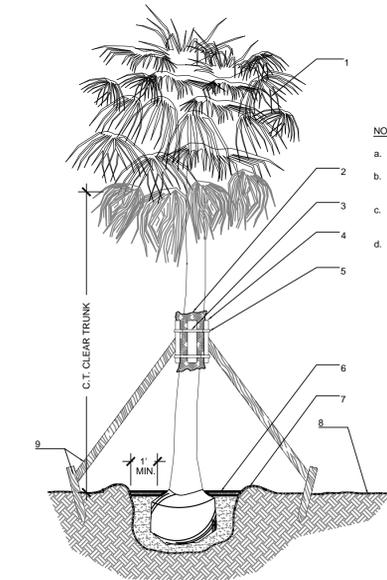


- NOTE:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
 - PROTECT TREE TRUNK WITH BLACK RUBBER HOSE



- LEGEND**
- SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
 - SIDEWALK OR PAVERS
 - 18" ROOT BARRIER, EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
 - CENTER TREE IN PLANTER OPENING.
 - MULCH.
 - BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
 - CONCRETE SIDEWALK

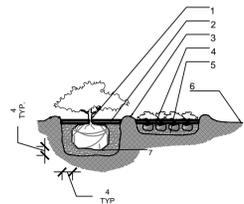
3 ROOT BARRIER INSTALLATION SECTION
d-2006-Root barrier.dwg
SCALE: N.T.S



- LEGEND**
- PRUNE AND TIE FRONDS WITH HEMP TWINE. (WASHINGTONIA PALMS REMOVE PER SPECS, HURRICANE CUT SABAL PALM).
 - TWO LAYERS OF BURLAP TO PROTECT TRUNK.
 - TWO STEEL BANDS TO SECURE BATTONS.
 - SIX 2" X 4" X 18" WOOD BATTONS PAINTED BROWN.
 - 3/2" X 4" LUMBER POLE BRACE @ 120 NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS AND 2" X 4" STAKES. FLAG AT MIDPOINT.
 - 3" MULCH AS SPECIFIED MIN.24" FROM TRUNK.
 - BERM SOIL TO HOLD WATER FINISH GRADE.
 - FINISH GRADE.
 - 2" X 4" WOOD STAKES.

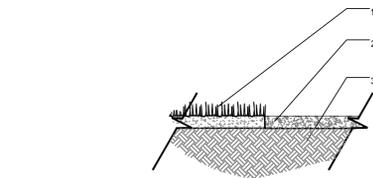
4 SABAL PALM SECTION
d-Sabal palm.dwg
SCALE: N.T.S

- NOTES:**
- SABAL PALMS W/ BOOTS REMOVED
 - SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK
 - FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



- LEGEND**
- PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
 - 3" MINIMUM OF MULCH
 - SOIL BERM TO HOLD WATER
 - MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
 - EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - FINISHED GRADE (SEE GRADING PLAN)
 - PREPARED PLANTING SOIL AS SPECIFIED.
- NOTE:** WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

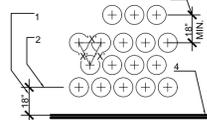
5 SHRUBS & GROUNCOVERS SECTION
d-Shrubs and groundcovers.DWG
SCALE: N.T.S



- LEGEND**
- SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
 - 3" DECORATIVE MULCH. (SEE SPECIFICATIONS)
 - PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

- NOTE:**
- ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS ONLY ENVIRONMENTAL FRIENDLY MULCH SHALL BE APPROVED.

6 MULCH SECTION
d-Mulch.DWG
SCALE: N.T.S



- LEGEND**
- SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
 - SETBACK FOR GROUNDCOVER AND ANNUALS.
 - PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
 - CURB OR EDGE OF PAVEMENT.

- NOTE:**
- ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

7 TYPICAL PLANT SPACING SECTION
d-Typical spacing.DWG
SCALE: N.T.S

GENERAL NOTES

- Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
- All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
- All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
- There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- Existing sod shall be removed as necessary to accommodate new plantings
- All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
- Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 61st STREET, #1
FORT LAUDERDALE, FL 33306 USA
TEL: 954.553.8259
www.andresmontero.com
LIC2900098

Rev	Date	Description
1		
2		
3		
4		
5		
6		

Project Name:
MULTIFAMILY BUILDING
2012 ADAMS STREET
HOLLYWOOD, FL 33020

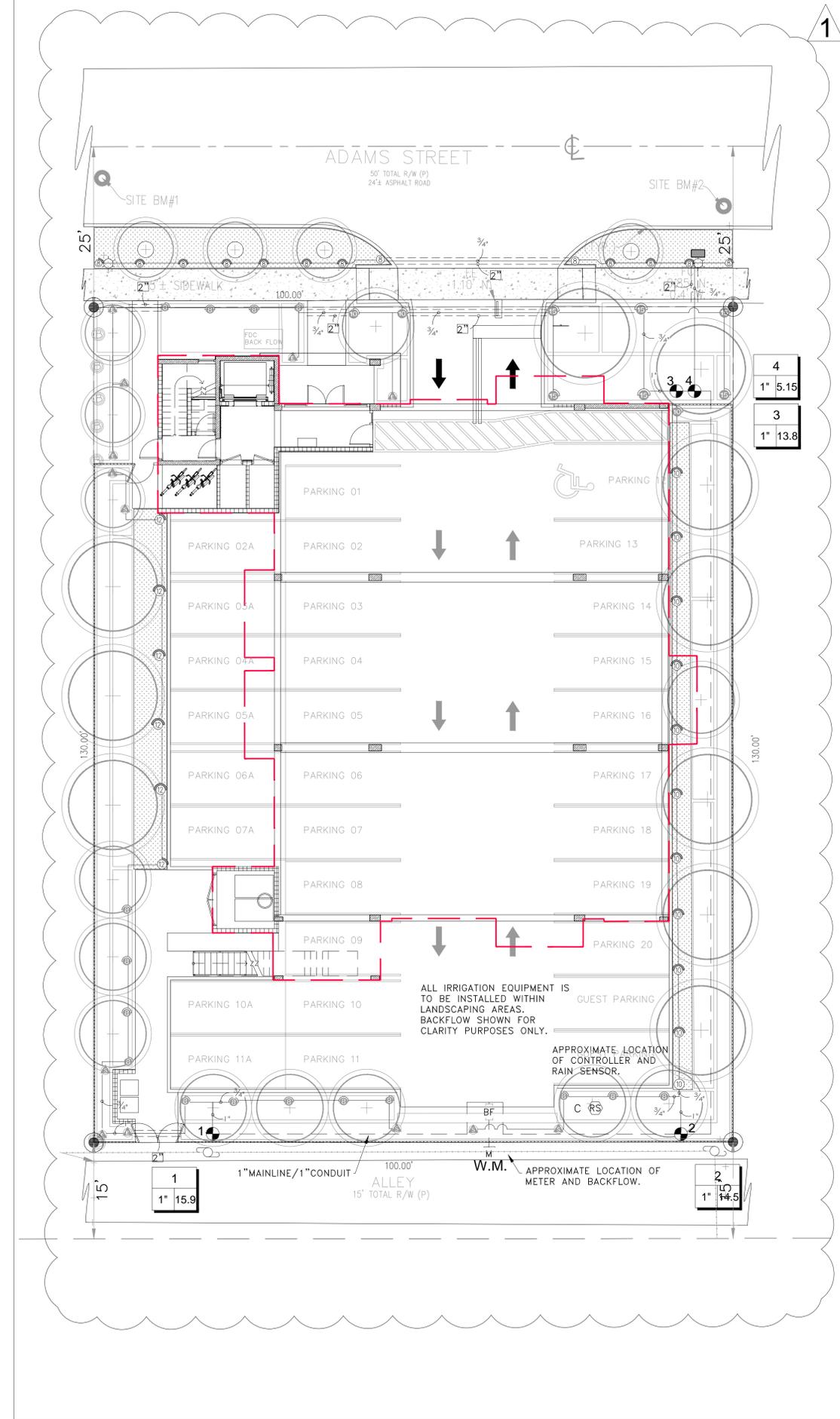
Sheet Title:
LANDSCAPE DETAILS & GENERAL NOTES

PERMIT SET - NOT FOR CONSTRUCTION

Date: AUGUST 22, 2022
Scale: 1" = 10'-0"
Drawn By: AEM/MEP/GMP
Approved By: AEM
Project No: 202141

Sheet Number:
L-04

Sunshine State One Call
Know what's below.
Call before you dig.



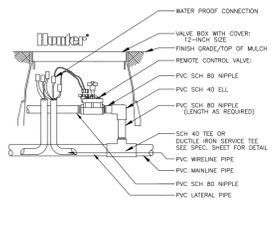
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION
Q T H F	Hunter PROS-06 8' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
10 10 10 10	Hunter PROS-06 10' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
12 12 12 12 12 12	Hunter PROS-06 12' radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
4 6 8 10 12 15 17	Hunter PROS-06 adjustable arc Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
ES LCS RCS CS SS	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-12 8' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
10 10 10 10	Hunter PROS-12 10' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
15 15 15 15 15 15	Hunter PROS-12 15' radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION
●	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.
C	Hunter PC-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor model
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
---	Irrigation Lateral Line: PVC Schedule 40
---	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
---	Pipe Sleeve: PVC Schedule 40



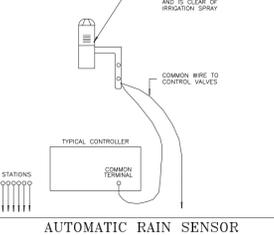
BUBBLER ON RISER



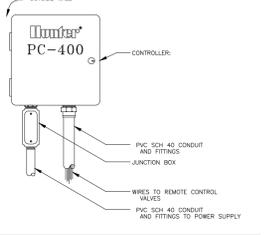
HUNTER ICV VALVE



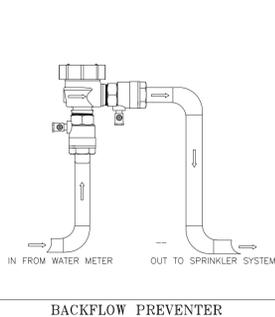
AUTOMATIC RAIN SENSOR



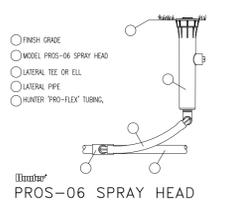
CONTROLLER



BACKFLOW PREVENTER



SPRAY HEAD



POP-UP SPRAY SPRINKLER ON RISER



GENERAL NOTES:

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

GRAPHIC SCALE

NORTH 0' 10' 20' 30'

1" = 10'-0"

Sunshine State One Call

811

Know what's below. Call before you dig.



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 61st STREET, #1
FORT LAUDERDALE, FL 33306 USA
TEL: 954.533.8259
www.andresmontero.com
LIC#2009098

Rev	Date	Description
1	11/02/22	REVISION DRAWING TO ADDRESS COMMENTS FROM OCTOBER 2022
2		
3		
4		
5		
6		

Sheet Title:
**IRRIGATION PLAN
BUILDING
DETAILS &
GENERAL NOTES**

Project Name:
**MULTIFAMILY
BUILDING**
2012 ADAMS STREET
HOLLYWOOD, FL 33020

PERMIT SET - NOT FOR CONSTRUCTION

Date: AUGUST 22, 2022
Scale: 1" = 10'-0"
Drawn By: AEM/MEP/GMP
Approved By: AEM
Project No: 202141

Sheet Number:
L-05

ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC AND SHALL NOT BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

2012 Adams Street Apartments

Hollywood, Florida

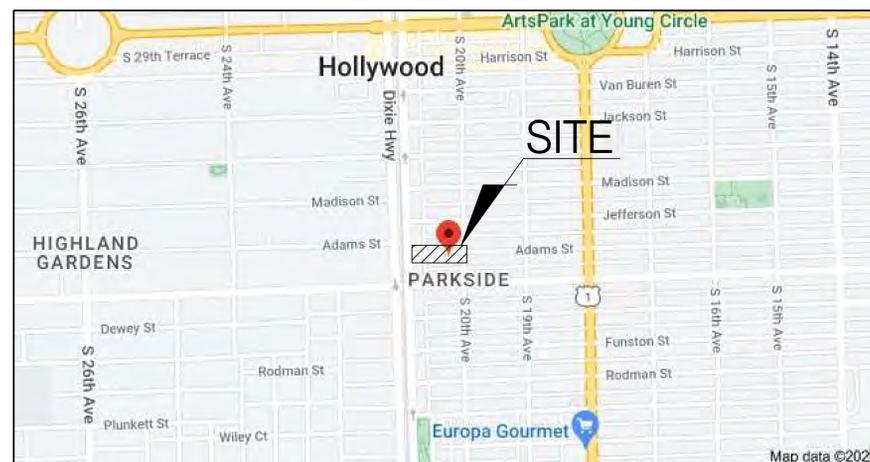
Engineering Plans

TOPOGRAPHIC ELEVATIONS:

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

LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK 6, OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP

SECTION 25-50S-41E
SCALE: 1" = 300'

SHEET NO.	TITLE
C-0	COVER SHEET
C-1	PAVING, GRADING AND DRAINAGE PLAN
C-1A	WATER AND SEWER PLAN
C-2 - C-5	CONSTRUCTION DETAILS
C-6 - C-8	STORMWATER POLLUTION PREVENTION PLANS
1 of 1	BCTED PAVEMENT MARKINGS AND SIGNS DETAILS
1 of 1	BCTED GROUND SIGN ASSEMBLY DETAILS
1 of 1	BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

GGB Engineering, Inc.

CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118 •
email: gary@ggbeng.com

2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312

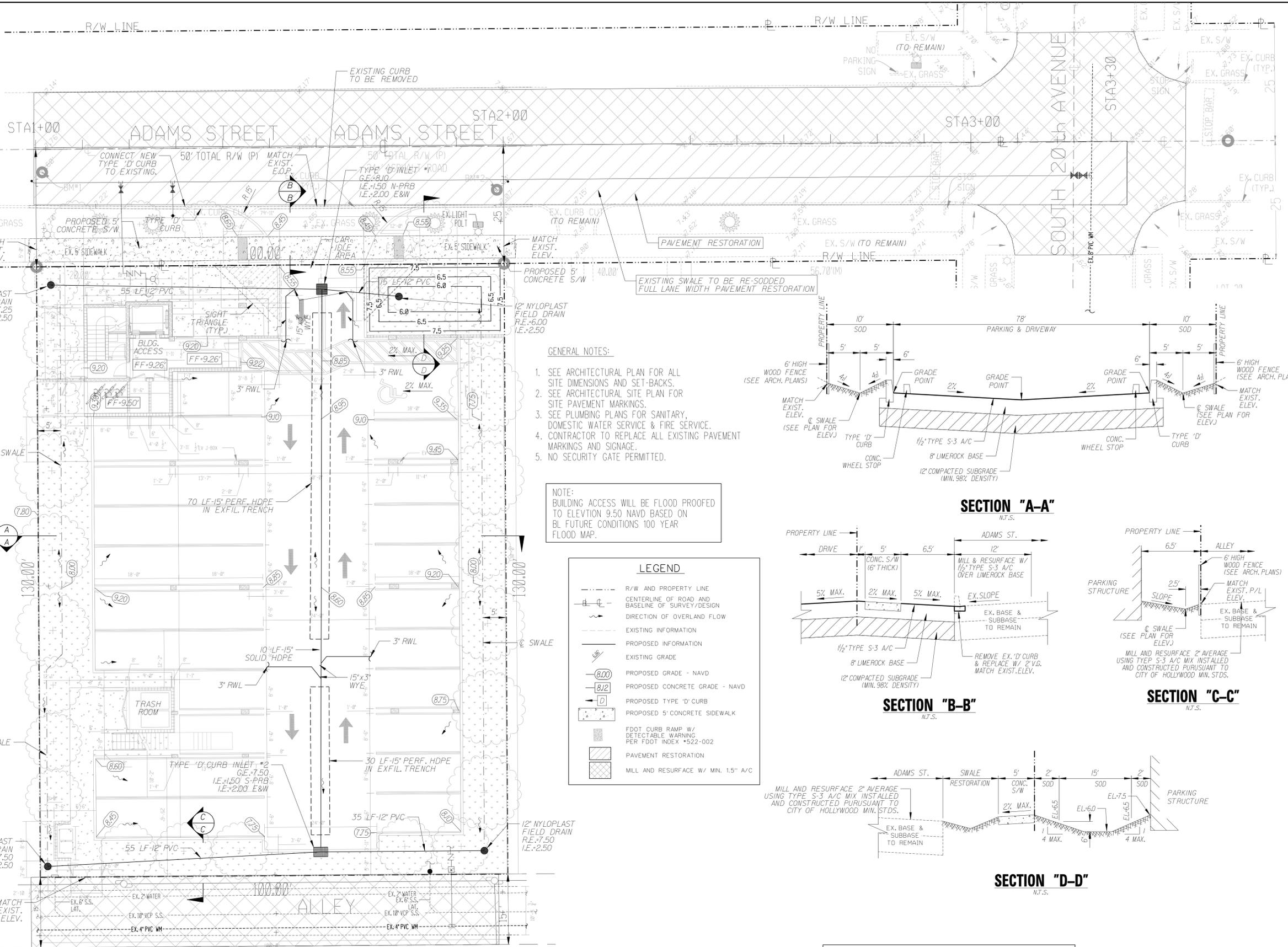
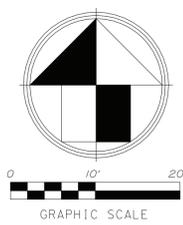
Phone: (954) 986-9899
Fax: (954) 986-6655

PROJECT No. 21-1120
DESIGN DATE: Feb 2022

7/19/23



This document has been digitally signed and sealed by Gary S. Stum, P.E. On the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

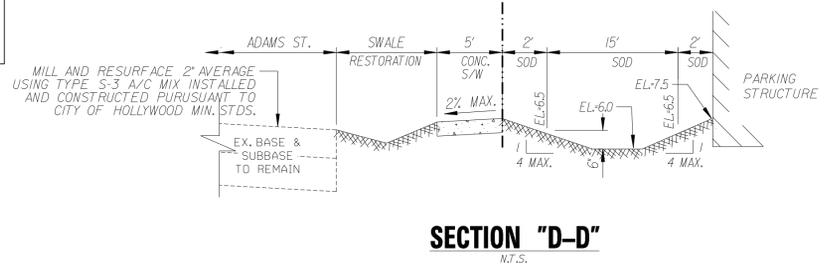
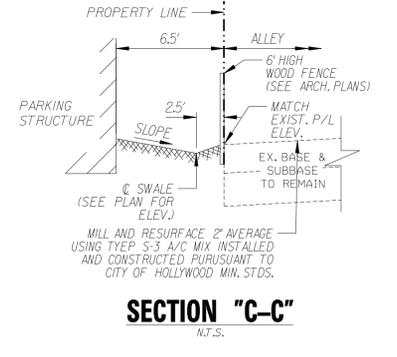
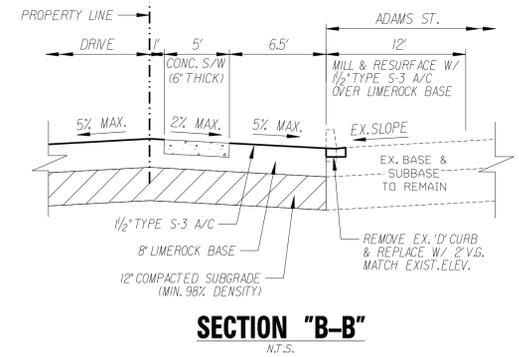
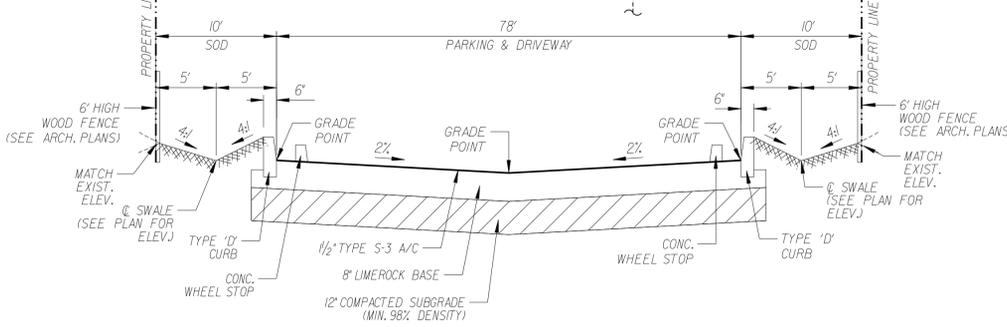


- GENERAL NOTES:**
- SEE ARCHITECTURAL PLAN FOR ALL SITE DIMENSIONS AND SET-BACKS.
 - SEE ARCHITECTURAL SITE PLAN FOR SITE PAVEMENT MARKINGS.
 - SEE PLUMBING PLANS FOR SANITARY, DOMESTIC WATER SERVICE & FIRE SERVICE.
 - CONTRACTOR TO REPLACE ALL EXISTING PAVEMENT MARKINGS AND SIGNAGE.
 - NO SECURITY GATE PERMITTED.

NOTE:
BUILDING ACCESS WILL BE FLOOD PROOFED TO ELEVATION 9.50 NAVD BASED ON BL FUTURE CONDITIONS 100 YEAR FLOOD MAP.

LEGEND

	R/W AND PROPERTY LINE
	CENTERLINE OF ROAD AND BASELINE OF SURVEY/DESIGN
	DIRECTION OF OVERLAND FLOW
	EXISTING INFORMATION
	PROPOSED INFORMATION
	EXISTING GRADE
	PROPOSED GRADE - NAVD
	PROPOSED CONCRETE GRADE - NAVD
	PROPOSED TYPE 'D' CURB
	PROPOSED 5' CONCRETE SIDEWALK
	FDOT CURB RAMP W/ DETECTABLE WARNING PER FDOT INDEX #522-002
	PAVEMENT RESTORATION
	MILL AND RESURFACE W/ MIN. 1.5" A/C



NOTE:
ALL EXISTING AND PROPOSED GRADES REFER TO 1988 NAVD DATUM.

NOTE:
FOR ALL SITE DIMENSIONS REFER TO ARCHITECTURAL SITE PLAN.

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:
K2 Design, Inc.
17010 Collins Avenue, #255
Sunny Isles, FL 33160

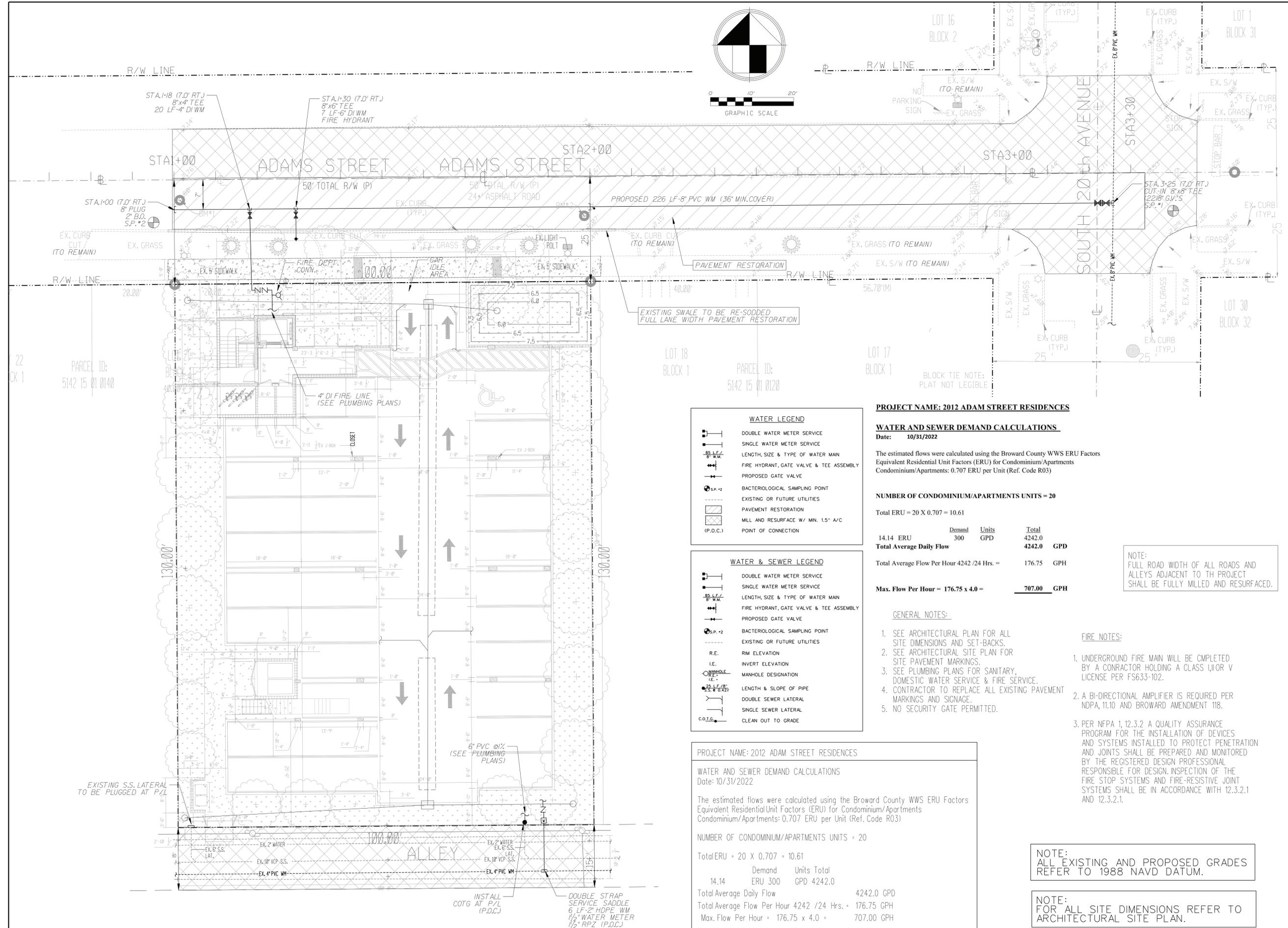
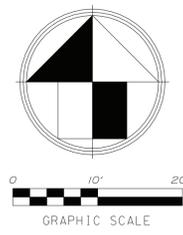
PROJECT:
2012 Adams Street Apartments
FLORIDA
HOLLYWOOD
PAVING, GRADING AND DRAINAGE PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 8718
2899 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8655

DATE: May 2022
SCALE: 1"=10'
DESIGNED BY: C.C.B.
DRAWN BY: M.M.
PROJECT NO.: 21-1120
SHEET: C-1



This document has been digitally signed and sealed by Gary G. Bloom, P.E. On the date indicated in the seal. Printed copies of this document are not considered signed and the signature must be verified on any electronic copies.



WATER LEGEND

- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- BACTERIOLOGICAL SAMPLING POINT
- EXISTING OR FUTURE UTILITIES
- PAVEMENT RESTORATION
-
- POINT OF CONNECTION

WATER & SEWER LEGEND

- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- BACTERIOLOGICAL SAMPLING POINT
- EXISTING OR FUTURE UTILITIES
- RIM ELEVATION
- INVERT ELEVATION
- MANHOLE DESIGNATION
- LENGTH & SLOPE OF PIPE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- CLEAN OUT TO GRADE

PROJECT NAME: 2012 ADAM STREET RESIDENCES

WATER AND SEWER DEMAND CALCULATIONS

Date: 10/31/2022
 The estimated flows were calculated using the Broward County WWS ERU Factors Equivalent Residential Unit Factors (ERU) for Condominium/Apartments Condominium/Apartments: 0.707 ERU per Unit (Ref. Code R03)

NUMBER OF CONDOMINIUM/APARTMENTS UNITS = 20

Total ERU = 20 X 0.707 = 10.61			
14.14 ERU	Demand	Units	Total
	300	GPD	4242.0
Total Average Daily Flow			4242.0 GPD
Total Average Flow Per Hour 4242 / 24 Hrs. =			176.75 GPH
Max. Flow Per Hour = 176.75 x 4.0 =			707.00 GPH

GENERAL NOTES:

- SEE ARCHITECTURAL PLAN FOR ALL SITE DIMENSIONS AND SET-BACKS.
- SEE ARCHITECTURAL SITE PLAN FOR SITE PAVEMENT MARKINGS.
- SEE PLUMBING PLANS FOR SANITARY, DOMESTIC WATER SERVICE & FIRE SERVICE.
- CONTRACTOR TO REPLACE ALL EXISTING PAVEMENT MARKINGS AND SIGNAGE.
- NO SECURITY GATE PERMITTED.

FIRE NOTES:

- UNDERGROUND FIRE MAIN WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS 1,1,1 OR V LICENSE PER FS633-102.
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED PER NDPA, 11.10 AND BROWARD AMENDMENT 118.
- PER NFPA 1, 12.3.2 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTION OF THE FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

PROJECT NAME: 2012 ADAM STREET RESIDENCES

WATER AND SEWER DEMAND CALCULATIONS

Date: 10/31/2022
 The estimated flows were calculated using the Broward County WWS ERU Factors Equivalent Residential Unit Factors (ERU) for Condominium/Apartments Condominium/Apartments: 0.707 ERU per Unit (Ref. Code R03)

NUMBER OF CONDOMINIUM/APARTMENTS UNITS = 20

Total ERU = 20 X 0.707 = 10.61			
14.14 ERU	Demand	Units Total	
	300	GPD	4242.0
Total Average Daily Flow			4242.0 GPD
Total Average Flow Per Hour 4242 / 24 Hrs. =			176.75 GPH
Max. Flow Per Hour = 176.75 x 4.0 =			707.00 GPH

NOTE: ALL EXISTING AND PROPOSED GRADES REFER TO 1988 NAVD DATUM.

NOTE: FOR ALL SITE DIMENSIONS REFER TO ARCHITECTURAL SITE PLAN.

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT: **K2 Design, Inc.**
 17010 Collins Avenue, #255
 Sunny Isles, FL 33160

PROJECT: **2012 Adams Street Apartments**
 FLORIDA
 HOLLYWOOD
 TASK: **WATER AND SEWER PLAN**

GGB Engineering, Inc.
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
 • CONSTRUCTION MANAGERS
 FLORIDA REGISTRATION NO. 8118
 2699 Stirling Road, Suite C-202
 Fort Lauderdale, Florida 33324
 Phone: (954) 986-9899
 Fax: (954) 986-8655

DATE: May 2022	SCALE: 1"=10'
DESIGNED BY: G.C.B.	DRAWN BY: M.M.
PROJECT NO. 21-1120	
SHEET C-1A	



This document has been digitally signed and sealed by Gary G. Brown, P.E. On the date indicated in the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL NOTES

- THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. 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. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
- UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PEECE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770. FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

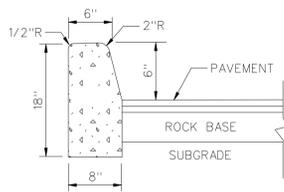
UNIVERSAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:
 - FLORIDA POWER AND LIGHT COMPANY
 - BELL SOUTH
 - COMCAST CATV
 - CITY OF HOLLYWOOD
- ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO CITY OF HOLLYWOOD FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.
- THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR FPL, BELL SOUTH, IRRIGATION SYSTEM, ETC. PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
- ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
- THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE CITY OF HOLLYWOOD PRIOR TO COMMENCING WORK.
- PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.
- COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTHS.

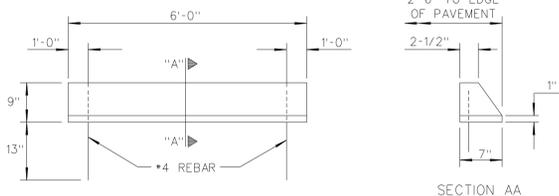
PAVEMENT MARKING AND SIGNING NOTES

- THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711-MINIMUM THICKNESS 90 MILS (ALKYD ONLY).
- ALL MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- THERMOPLASTIC SHALL BE USED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY CITY OF HOLLYWOOD. ALL ON-SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.
- THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
- ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY CITY OF HOLLYWOOD BEFORE INSTALLATION.
- REFLECTORS SHALL BE EQUALLY SPACED BUT NO MORE THAN 3 FEET APART.
- THREE BLUE REFLECTORS SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS.



TYPE "D" CURB

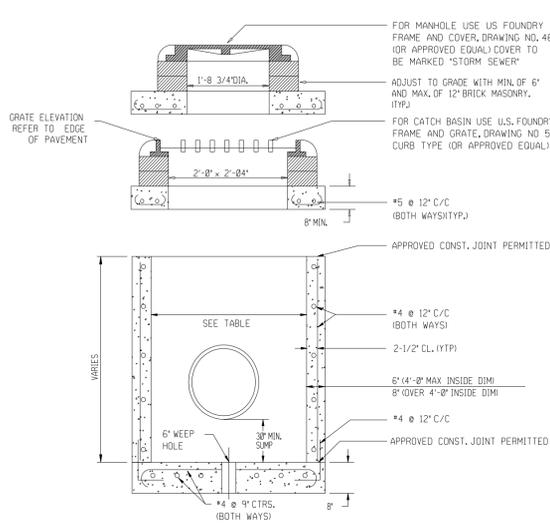
NOTE: PLACES WHERE TYPE "D" CURB ARE UTILIZED IN LIEU OF WHEELSTOPS THE STANDARD VERTICAL HEIGHT OF 6" SHALL BE MODIFIED TO 5"



CONCRETE WHEEL STOP DETAIL

PAVING, GRADING AND DRAINAGE NOTES

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD AND PARKING LOT AREA SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1 FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2.4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
- ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
- SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1 FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40, UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM AND MAGNESIUM, UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIME.
- ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.
- PLASTIC FILTER FABRIC SHALL BE MRFAI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FOOT STANDARD SPECIFICATIONS.
- CONCRETE SIDEWALK SHALL BE 4 INCHES THICK ON COMPACTED SUBGRADE, WITH 1/2 INCH EXPANSION JOINTS PLACED AT A MAXIMUM OF 75 FEET. CRACK CONTROL JOINTS SHALL BE 5 FEET ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6 INCHES THICK WITH 6" X 6" (10G.) WELDED WIRE MESH REINFORCEMENT.
- PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:
 - RCP - REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, CLASS III, WALL THICKNESS "B", LATEST EDITION.
 - CMP - CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196 CMP (SMOOTH LINED) - CORRUGATED METAL ALUMINUM PIPE (SMOOTH LINES), ASTM DESIGNATION M-196
 - SCP - SLOTTED CONCRETE PIPE, FDOT SECTIONS 941 AND 942.
 - PVC - POLYVINYLCHLORIDE PIPE
 - PCMP - PERFORATED CMP, FDOT SECTION 945
 - DIP - DUCTILE IRON PIPE
 - HOPEP - SMOOTH LINED HIGH DENSITY POLYETHYLENE, AASHTO M 294 TYPE S
- ASPHALTIC CONCRETE TYPE S-II SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 331-1 THROUGH 331-6 OF F.D.O.T. STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S-I SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSIA AT 28 DAYS, UNLESS OTHERWISE NOTED.
- CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSIA AT 28 DAYS.
- REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO ASTM SPECIFICATION A-615 AND A-305, LATEST REVISION.
- ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
- ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
- ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 CEMENT MORTAR.
- JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SIMILAR METAL AND CORRUGATIONS WITH NEOPRENE, RAM-NEK, OR BITUMASTIC GASKETS INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 OF THE FLORIDA DOT STANDARD SPECIFICATIONS, LATEST REVISION.
- ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS", CHAPTER 553, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
- JOINTS IN HOPE PIPE SHALL BE ADS PRO LINK ST, HANCOX SURE-LOK OR APPROVED EQUAL.



DRAINAGE STRUCTURES

TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES

STRUCTURE TYPE	INLET	MANHOLE
B	3'-0" X 3'-0"	3'-0" X 3'-0"
C	3'-0" X 4'-0"	3'-0" X 4'-0"
D	3'-0" X 5'-0"	3'-0" X 5'-0"
F	4'-0" X 4'-0"	4'-0" X 4'-0"
G	4'-0" X 5'-0"	4'-0" X 5'-0"
H	5'-0" X 6'-0"	5'-0" X 6'-0"
J	6'-0" X 6'-0"	6'-0" X 6'-0"
K	4'-0" X 6'-0"	4'-0" X 6'-0"
L	3'-0" X 6'-0"	3'-0" X 6'-0"
M	5'-0" X 5'-0"	5'-0" X 5'-0"

DRAINAGE STRUCTURES SECTION DETAILS

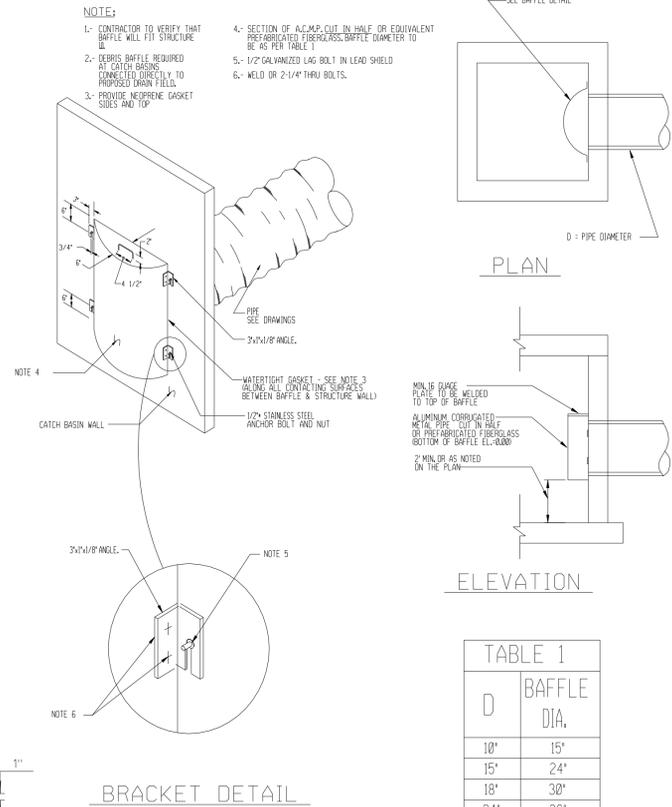


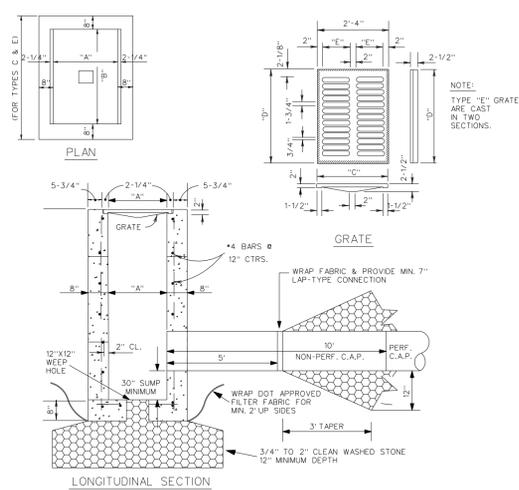
TABLE 1

D	BAFFLE DIA.
18"	15"
15"	24"
18"	30"
24"	36"
30"	48"
36"	54"

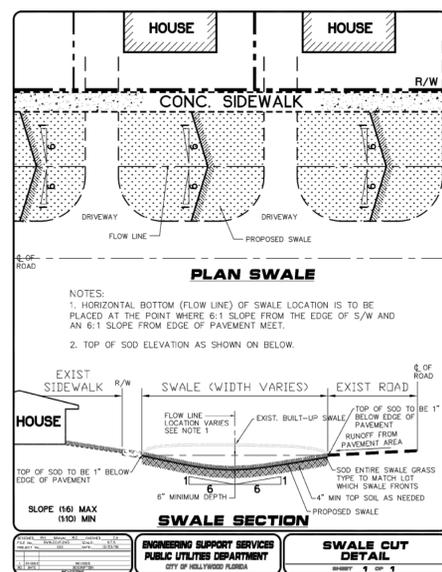
POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL

TYPE INLET DIMENSIONS

TYPE	"A"	"B"	"C"	"D"	"E"	"A"	"B"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	1"	18"	30"
"D"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"	30"	48"



EXFILTRATION TRENCH



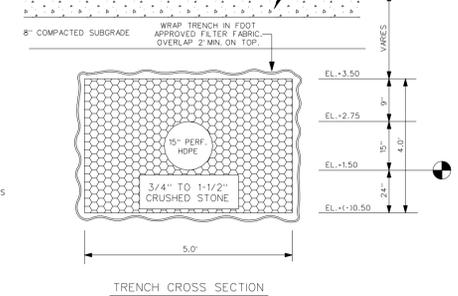
SWALE GRADING SPECIFICATIONS:

- GRASS REPLACEMENT TO MATCH LOT WHICH SWALE FRONTS.
- SOIL AND GRASS TO BE HAULED OFF TO DUMP SITE.
- SPRINKLER SYSTEM TO BE REMOVED, LOWERED, AND RECONNECTED WHERE APPLICABLE.
- UNDERGROUND LOCATIONS AND ALL OTHER SAFETY FACTORS, ARE THE CONTRACTORS RESPONSIBILITIES.

ENGINEERING SUPPORT SERVICES PUBLIC UTILITIES DEPARTMENT CITY OF HOLLYWOOD FLORIDA

SWALE CUT DETAIL

SWALE GRADING SPECIFICATIONS



TRENCH CROSS SECTION

INLET NOTES

- BEVELED EDGES-ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4"
- FOUNDATION MATERIAL WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
- GRATES-CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
- INLET TYPES-INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E" MOD. IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIAMETER INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201 & 252.
- MATERIAL-INLET WALLS AND BASES MAY BE EITHER CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 P.S.I. CONCRETE.
- POLLUTION CONTROL DEVICES-"SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICES INSTALLED CONSISTING OF HALF-ROUND GALVANIZED STEEL PLATE, OPEN AT THE BOTTOM, WELDED CLOSED AT TOP (OPTIONAL).
- LOCKDOWN PROVIDE EYEBOLT PER F.D.O.T. STANDARD INDEX 201.
- BACKFILL NOTES
- COMPACT TRENCH BACKFILL AND SOIL WITHIN MN. 5' OF TRENCH TO MN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

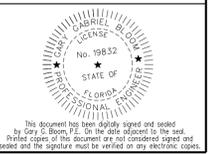
K2 Design, Inc.
 17010 Collins Avenue, #255
 Sunny Isles, FL 33160

2012 Adams Street Apartments
 FLORIDA
 HOLLYWOOD
CONSTRUCTION DETAILS

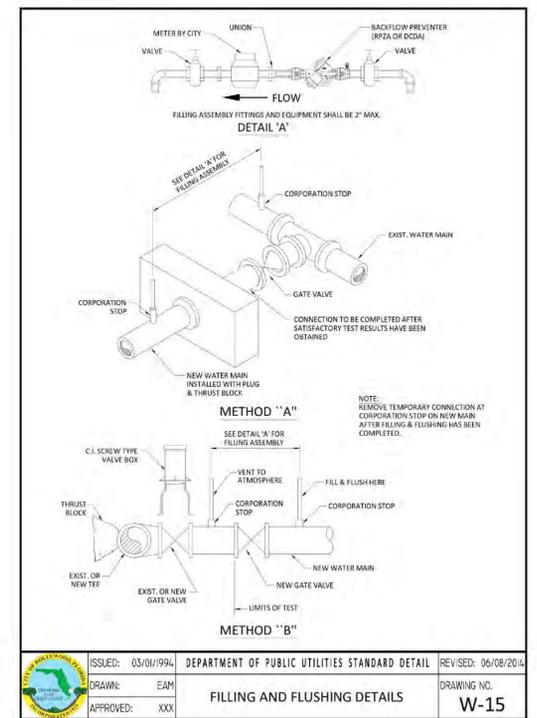
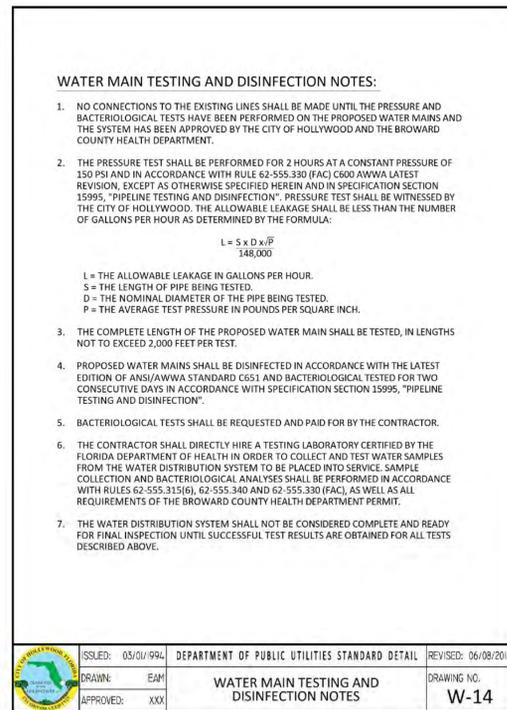
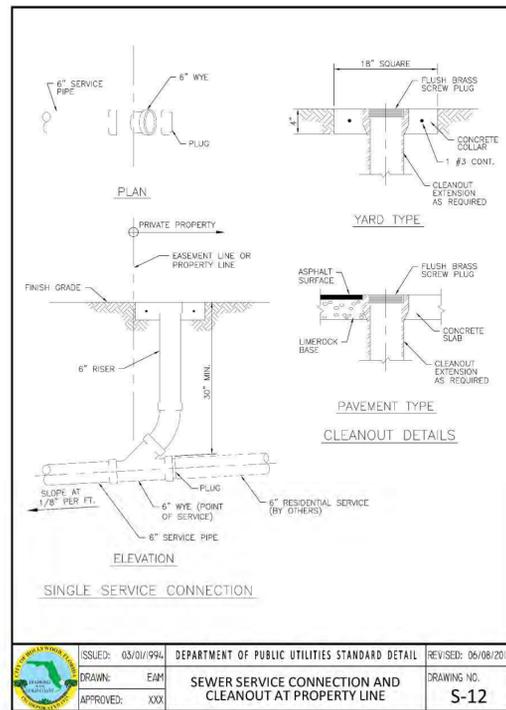
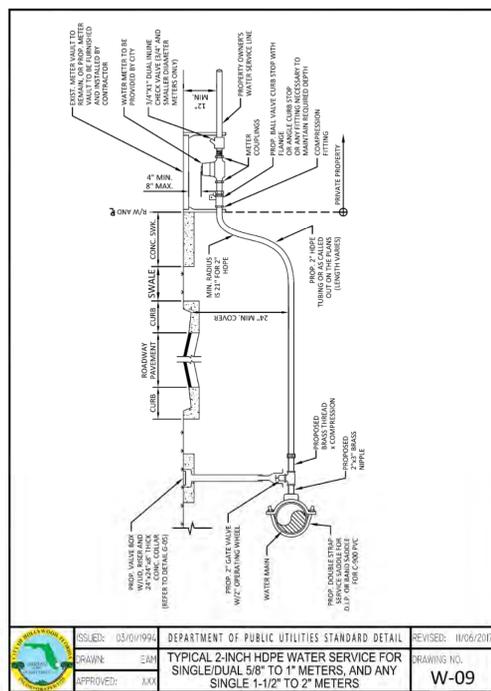
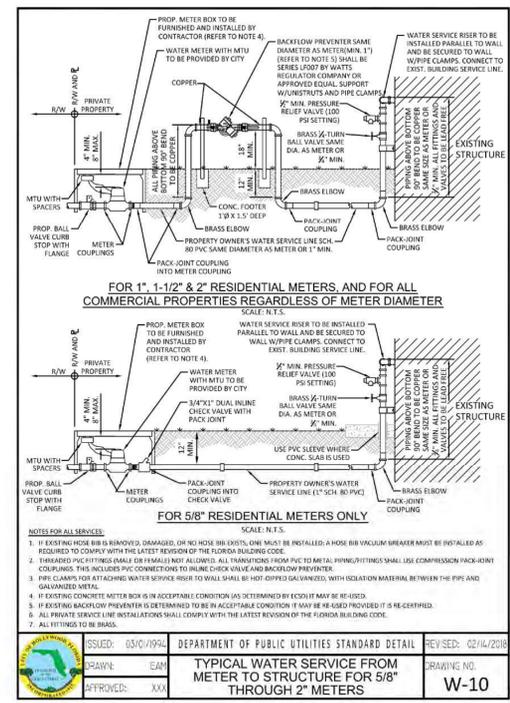
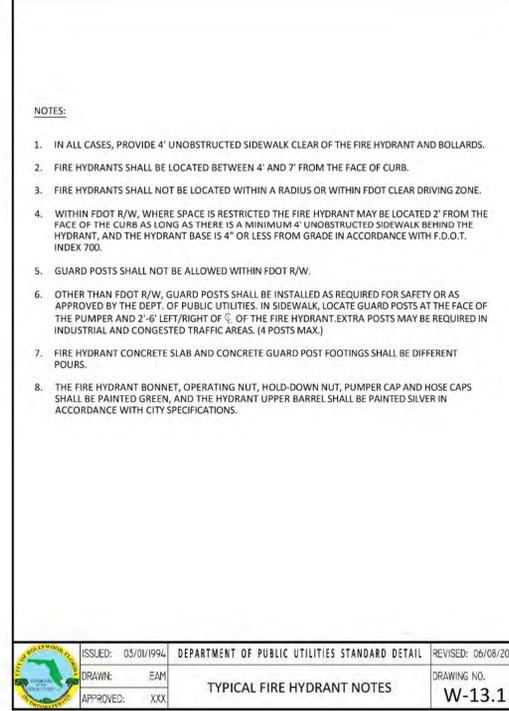
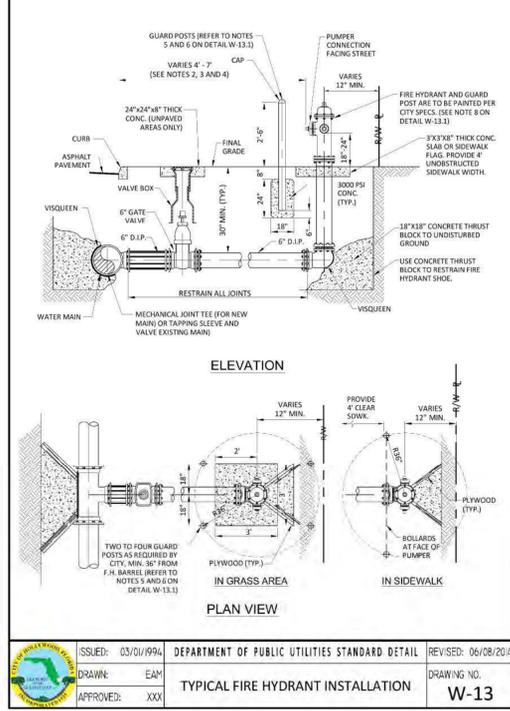
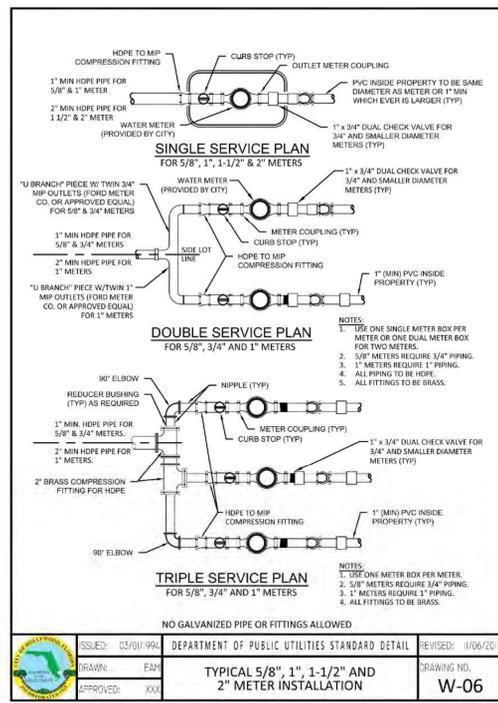
GGB Engineering, Inc.
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
 • CONSTRUCTION MANAGERS
 FLORIDA REGISTRATION NO. 8718
 Phone: (954) 986-9899
 Fax: (954) 986-8655
 2899 Stirling Road, Suite C-202
 Fort Lauderdale, Florida 33312

DATE: May 2022
 DESIGNED BY: C.G.B.
 SCALE: N.T.S.
 DRAWN BY: M.M.

PROJECT NO. 21-1120
 SHEET C-2



This document has been digitally signed and sealed by Gary G. Bloom, P.E., on the date indicated in the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT: K2 Design, Inc.
17010 Collins Avenue, #255
Sunny Isles, FL 33160

PROJECT: 2012 Adams Street Apartments
HOLLYWOOD FLORIDA
TASK: CONSTRUCTION DETAILS

PROJECT NO. 21-1120
SHEET C-3

DATE: May 2022
DESIGNED BY: G.C.B.
SCALE: N.T.S.
DRAWN BY: M.M.

PROJECT NO. 21-1120
SHEET C-3

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM
APPROVED: XXX

FLORIDA REGISTERED PROFESSIONAL ENGINEER
No. 19832
STATE OF FLORIDA
G.C.B.

The document has been digitally signed and sealed by Gary G. Bloom, P.E. On the date indicated in the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

WATER SYSTEM:

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO STANDARDS OF THE LOCAL MUNICIPALITY AND APPLICABLE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES STANDARDS. NO PHYSICAL CONNECTION OF NEW WATER MAINS TO EXISTING WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.

THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND INSPECTED PER AWWA / ANSI C601/05 AND TESTED FOR A PERIOD OF 2 HOURS AT NOT LESS THAN 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

L = S D P^{0.5} / 148,000 WHERE:
L = ALLOWABLE LEAKAGE IN GALLONS / HOUR
S = PIPE LENGTH IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE IN PSI

TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED AT ALL BENDS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE UTILITY DEPARTMENT. NO CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA / ANSI C601-05 LATEST REVISION.

PVC WATER MAIN PIPE (BLUE) SHALL MEET THE REQUIREMENTS OF AWWA C-300. 37 POLYETHYLENE GLYCOL (PE) FIRE RESISTANT PIPE, CLASS 150 PIPE SHALL CONFORM TO REQUIREMENT OF SD 18.

ALL PVC PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH AN ELASTOMERIC RING. THE BELL SHALL CONSIST OF AN INTEGRAL WALL SECTION WITH AN ELASTOMERIC RING WHICH MEETS THE REQUIREMENTS OF ASTM F-477 STANDARD SPECIFICATIONS. FOR ELASTOMERIC SEALS (GASKETS FOR JOINTING PLASTIC PIPE), THE WALL THICKNESS IN THE BELL SECTION SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3139.

PVC PIPE SHALL BE DELIVERED TO THE JOB SITE FROM THE FACTORY AND STORED AT THE JOB SITE IN PALLETIZED UNITS OR BUNDLES TO PREVENT UNNECESSARY DEFLECTION. EACH PALLETIZED UNIT SHALL BE PALLETIZED UNIT SHALL BE SIZED TO LIMIT THE STACKING OF PIPE NOT MORE THAN SIXTY (60) INCHES HIGH OR AS APPROVED BY THE ENGINEER.

CARE SHALL BE TAKEN DURING THE TRANSPORTING OF THE PIPE TO INSURE THAT THE BINDING AND TIE DOWN METHODS DO NOT DAMAGE OR DEFLECT THE PIPE IN ANY MANNER. PIPE BENT, DEFLECTED, OR OTHERWISE DAMAGED DURING SHIPPING WILL BE REJECTED.

PVC MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.

FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON PRESSURE CLASS 350 THROUGH 12". ALL FITTINGS SHALL BE CEMENT MORTAR LINED AND SEALED THE SAME AS PIPE IN ACCORDANCE WITH AWWA/ANSI C110/A21.10-03.

PVC AND D.I.P. PIPE SHALL BE DEFLECTED NO MORE THAN ONE HALF (1/2) THE MANUFACTURER'S RECOMMENDATION.

JOINTS FOR BELL AND SPIGOT PVC/DIP PIPE AND FITTINGS SHALL BE MECHANICAL OR RUBBER GASKET (EITHER ON SPIGOT OR IN BELL) COMPRESSION TYPE IN ACCORDANCE WITH AWWA/ANSI STANDARD C111/A21.11-00. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION.

ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW GRADE ALONG ALL WATER MAINS. DETECTOR TAPE SHALL HAVE BLUE SIDE-UP. A 1/4 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL NON-CONDUCTIVE WATER MAINS AT FUTURE LOCATION. AN EXTRA 4" OF WIRE SHALL BE PROVIDED AT BLOWOFFS, FIRE HYDRANTS, ETC.

POLYETHYLENE ENCASEMENT/WRAP SHALL BE INSTALLED ON ALL IRON PIPES INCLUDING VALVES, FITTINGS, SLEEVES, HYDRANTS, ETC. POLYWRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM ANSI/AWWA C105/A21.5-05 STANDARDS.

DUCTILE IRON WATER MAIN SEALCOAT SHALL BE COAL TAR EPOXY OR ASPHALT.

DUCTILE IRON PIPE JOINTS SHALL BE PUSH-ON TYPE AND RESTRAINED A MINIMUM DISTANCE AS SPECIFIED IN RESTRAINED DETAIL ON APPLICABLE DETAIL SHEET. USING MEGA-LUG OR APPROVED EQUAL USING TR-FLEX U.S. PIPE OR FLEX RING BY AMERICAN PIPE.

WATER MAIN STUBS FOR FUTURE EXTENSION INCLUDING ALL FITTINGS BACK TO TEE (1) STUD LENGTHS IS LESS THAN 10 PIPE LENGTHS WILL BE RESTRAINT JOINT PIPE FOR THE LAST TWO LENGTHS. (AS REQUIRED BY ENGINEER OR UTILITY DEPT.)

DUCTILE IRON PIPE SHALL BE CLASS 350 AND SHALL BE CEMENT LINED AND SEALCOATED IN ACCORDANCE WITH AWWA / ANSI STANDARD C151/A21.51-02. WATER MAINS SHALL BE LAID WITH A MINIMUM 30" CLEAR COVER. DUCTILE IRON FITTINGS SHALL BE CLASS 350 THROUGH 12" AND CLASS 250 IN SIZES 16" AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALCOATED THE SAME AS PIPE IN ACCORDANCE WITH AWWA / ANSI STANDARDS C104/A21.4-03 AND C153/A21.53-00. NEOPRENE GASKETS SHALL BE USED.

ALL WATER MAINS SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAILS.

CONTRACTOR IS RESPONSIBLE FOR THE EXISTING ON-SITE WATER SYSTEM UNTIL FINAL INSPECTION, CERTIFICATION AND APPROVAL BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE WHETHER, OR NOT NOTED ON PLANS FOR RAISING OR LOWERING OF EXISTING GATE VALVE BOXES, METER BOXES, ETC. THAT MAY NEED ADJUSTMENT TO MEET PROPOSED FINISH GRADES.

ALL EXISTING WATER MAINS AND COMPONENTS DESIGNATED FOR REMOVAL ARE THE PROPERTY OF THE UTILITY. MATERIALS SHALL BE REMOVED FROM THE GROUND AS CAREFULLY AS POSSIBLE AND SALVAGED FOR UTILITY SHOULD UTILITY REFUSE SAID WATER COMPONENTS. THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR OFF-SITE DISPOSAL.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL WATER FIRE AND SEWER BUILDING CONNECTIONS.

DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC WATER MAINS THAT ARE TO BE ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON THE CONCLUSION OF THE WORK FROM AS-BUILT PIPE LOCATIONS, UNLESS OTHERWISE REQUIRED BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT WATER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER OF RECORD PRIOR TO FINAL CERTIFICATION TO THE UTILITY. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVYOR.

MAINTAIN A 10-FOOT HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES AND BUILDING STRUCTURES, UNLESS OTHERWISE SHOWN ON THE PLANS.

LANDSCAPING SHALL NOT BE INSTALLED WITHIN 6' OF ALL WATER MAINS AND SERVICES OR WITHIN A 5' RADIUS OF ALL FIRE HYDRANTS, UNLESS APPROVED BY THE ENGINEER.

WATER MAINS SHALL BE DEFLECTED OVER DRAINAGE AT ALL CONFLICTS.

ALL WATER SERVICES SHALL TERMINATE A MINIMUM OF 5' FROM BUILDING.

UNDERGROUND WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION AS REQUIRED BY THE LOCAL FIRE DEPARTMENT AND THE SOUTH FLORIDA BUILDING CODE, LATEST REVISION.

ALL WATER MAIN INSTALLATION SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

WATER SERVICE LINES:

WATER SERVICES SHALL BE POLYETHYLENE TUBING (PE 3408) COMPLYING WITH APPLICABLE REQUIREMENTS FOR PE, AWWA C902-02 HIGH MOLECULAR WEIGHT PLASTIC MATERIAL ASTM D-2666, 250 PSI RATING (CTS-00) SDR 11. SERVICE PIPE SHALL BE INSTALLED AS A SINGLE RUN WITHOUT JOINTS.

JOINTS FOR TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR TUBING SERVICES.

SERVICE LINES SHALL BE MARKED WITH 2" X 4" POST PAINTED BLUE.

ALL WATER SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.

PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURER'S RECOMMENDATION.

MINIMUM COVER SHALL BE 24".

ALL WATER SERVICE LINES UNDER PAVED AREAS SHALL BE SLEEVED IN SCHEDULE 40 PVC AND SHALL BE OF ONE SINGLE LENGTH WITHOUT UNIONS.

FORD STAINLESS INSERTS ARE REQUIRED FOR PLASTIC PIPE.

GATE VALVES:

GATE VALVES 4" AND LARGER SHALL BE MECHANICAL JOINT TYPE AND COMPLY WITH AWWA / ANSI STANDARD C503-01.

MECHANICAL JOINTS SHALL CONFORM TO AWWA / ANSI C111/A21.11-00

ALL GATE VALVES ARE TO BE IRON BODY, BRONZE MOUNTED, DOUBLE DISK, NON-RISING STEM, RESILIENT SEAT TYPE, OPENING LEFT (COUNTER CLOCKWISE) THE INTERIOR LINING SHALL BE FUSION BONDED EPOXY AND TO AWWA 550-90 AND AN EXTERIOR EPOXY COAT (BOTH 40 MILLS DFT.)

GATE VALVES 4" TO 12" SHALL HAVE A MAXIMUM WORKING PRESSURE OF 200 PSI AND BE TESTED AT 400 PSI. GATE VALVES SHALL BE RESILIENT SEATED MUELLER, CLOW RESILIENT WEDGE, M & H, OR APPROVED EQUAL, WITH RESTRAINT JOINTS.

GATE VALVES UNDER 4" IN SIZE SHALL BE BRONZE GATE VALVES CONFORMING TO MSS STANDARD PRACTICE SP-37. THEY SHALL BE DOUBLE DISK, NON-RISING STEM, OPEN LEFT (COUNTER CLOCKWISE) WITH OPERATING WHEEL, PEWTER AND POT METAL OPERATING WHEELS SHALL NOT BE PERMITTED. GATE VALVES SHALL MEET AWWA C500-02 STANDARDS.

VALVE BOXES SHALL BE CAST IRON EXTENSION TYPE WITH NOT LESS THAN 5-1/4" DIAMETER SHAFT AND WITH COVERS MARKED "WATER", PAINTED BLUE, USF 1500 OR APPROVED EQUAL.

GATE VALVES 18" AND LARGER WILL BE SUBSTITUTED WITH BUTTERFLY VALVES AS MANUFACTURED BY PRATT, DEZURIK, CLOW, OR APPROVED EQUAL.

BUTTERFLY VALVES ARE TO BE CAST OR DUCTILE IRON BODY; ALLOY CAST IRON OR DUCTILE IRON DISK; BODY MOUNTED ADJUSTABLE SEAT; ONE-PIECE STAINLESS STEEL SHAFT; SHORT OR LONG BODY TYPE WITH THE VALVE CLASS, SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN; AND ARE TO COMPLY WITH THE PROVISIONS OF AWWA C504-00, "RUBBER SEATED BUTTERFLY VALVES."

VALVE OPERATION IS TO BE APPROVED GEAR ACTUATORS, WITH SEALED ENCLOSURES FOR BURIED OR SUBMERGED SERVICE. POSITION INDICATORS WILL BE FURNISHED AS REQUIRED. UNITS ARE TO BE EQUIPPED WITH 2" ACTUATING NUTS, CAST IRON HANDWHEELS, OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. APPURTENANCES ARE TO BE FURNISHED BY THE VALVE MANUFACTURER.

WATER SERVICE FITTINGS:

METER VALVES (ASTM B-62 LATEST) SHALL BE FORD ANGLE STOPS MODEL #WV43-342W FOR SINGLE SERVICES AND FORD MODEL #WV63-42W FOR DOUBLE SERVICES OR APPROVED EQUAL.

CURB STOPS SHALL BE OF THE INVERTED KEY TYPE WITH TEE-HEAD SHUT OFF. CURB STOPS SHALL BE MADE OF BRASS ALLOY IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A.

METER VALVES AND CORPORATION STOPS (FORD BALL COPP. NO. FC 202) SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A WITH EPOXY COATED DUCTILE IRON BODY STAINLESS STEEL SERVICE SADDLES BY FORD.

INLET THREAD FOR METER VALVES AND CURB STOPS SHALL BE AWWA TAPER THREAD IN ALL SIZES IN ACCORDANCE WITH ANSI / AWWA STANDARD C800-05. OUTLET CONNECTIONS SHALL HAVE A COMPRESSION TYPE FITTING SAME AS VALVES.

CONTRACTOR TO REVIEW WATER DETAILS TO DETERMINE EXTENT OF JURISDICTION OF WATER SERVICE AND WATER MATERIALS (METERS, ETC.) SUPPLIED AND INSTALLED BY UTILITY.

FIRE HYDRANTS:

ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA / ANSI STANDARD C502-05 AND THE FOLLOWING DESIGN STANDARDS:

THE FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, OPENING AGAINST THE PRESSURE AND CLOSING WITH THE LINE PRESSURE WITH (1) - 5/4" VALVE OPENING. THE HYDRANT SHALL BE EQUIPPED WITH (2) - 2 1/2" HOSE NOZZLES AND (1) - 5/4" PUMPER NOZZLE.

FIRE HYDRANTS SHALL BE FURNISHED WITH A SEALED OIL OR GREASE RESERVOIR LOCATED IN THE BONNET SO THAT ALL THREADED AND BEARING SURFACES ARE AUTOMATICALLY LUBRICATED WHEN THE HYDRANT IS OPERATED. THE HYDRANT WILL BE DESIGNED FOR DISASSEMBLY BY USE OF A SHORT DISASSEMBLY WRENCH OR THE HYDRANT SHOE SHALL HAVE INTEGRAL CAST TIE BACK LUGS ON THE MAIN VALVE TO PERMIT THE MAIN VALVE ASSEMBLY AND VALVE SEAT TO BE REMOVED WITHOUT DIGGING EARTH OR DISASSEMBLING THE HYDRANT BARREL.

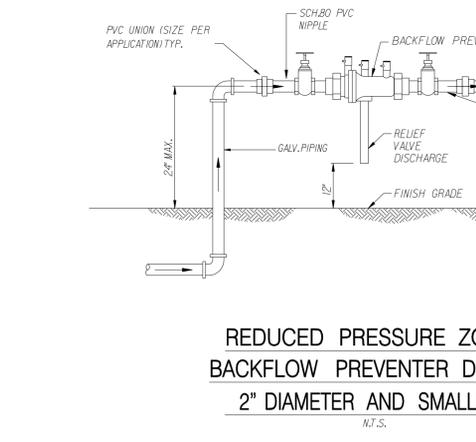
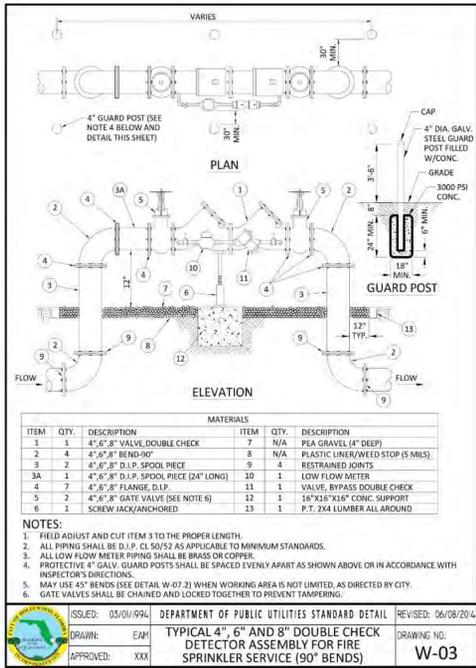
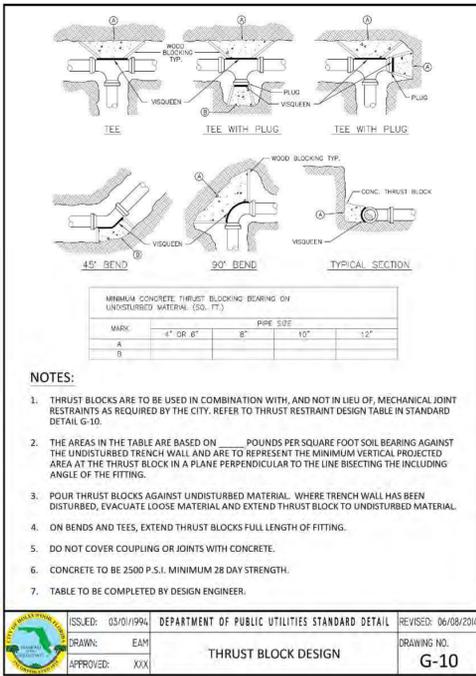
FIRE HYDRANTS SHALL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLING. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.

THE FIRE HYDRANT INTERNAL VALVE SHALL BE 5/4" MINIMUM. THE PENTAGONAL OPERATING NUTS AND THE CAP NUTS SHALL BE 1 1/2" POINT TO FLAT. DRAIN VALVE OUTLETS FOR THE HYDRANTS SHALL BE PLUGGED OR OMITTED. THE HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND THE DIRECTION OF OPENING SHALL BE CAST ON THE TOP. THE BURY LENGTH, MEASURED FROM THE BOTTOM OF THE CONNECTING PIPE TO THE GROUND LINE, AT THE HYDRANT SHALL BE THREE FEET SIX INCHES (42") MINIMUM OR AS REQUIRED BY PLAN.

THE HYDRANT SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

FIRE HYDRANTS SHALL BE MUELLER PAINTED TRAFFIC RED, OR AS OTHERWISE SPECIFIED ON PLANS, OR AS REQUIRED BY THE LOCAL UTILITY COMPANY.

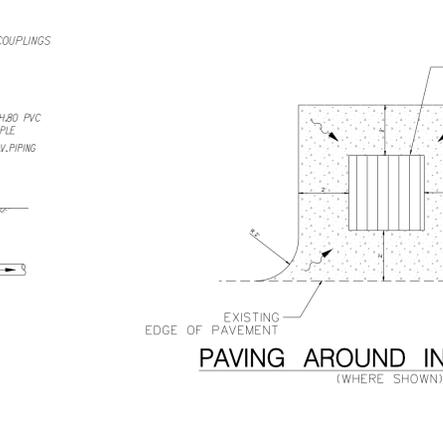
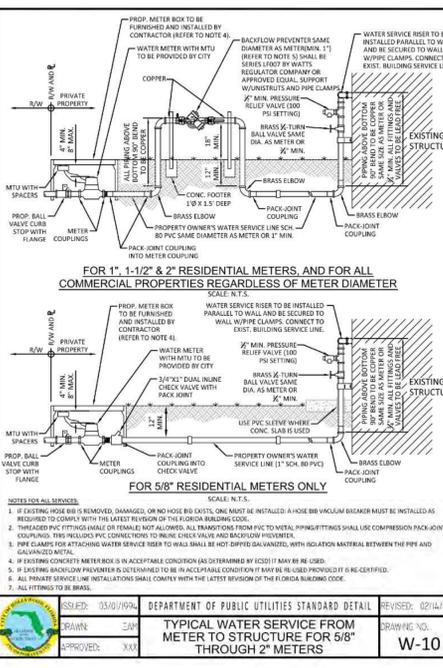
REFER TO WATER DETAILS FOR OTHER REQUIREMENTS / INFORMATION RELATED TO FIRE HYDRANTS.



WATER SYSTEM NOTES:

- 1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- 2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.33(4)(c), EXCEPTIONS ALLOWED UNDER FAC 62-555.33(4)(5)].
- 3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-630, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-630, F.A.C. [FAC 62-555.33(4)(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.33(4)(5)].
- 4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- 5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- 6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATER TIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE. ON THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- 7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- 8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- 9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- 10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

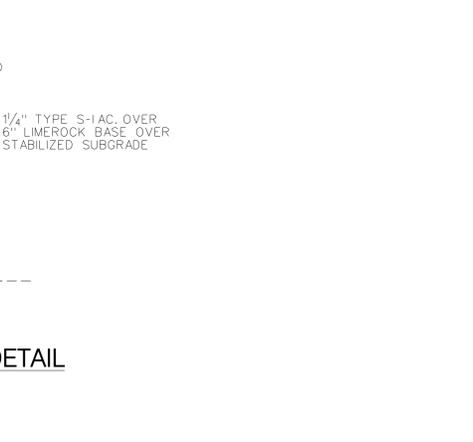
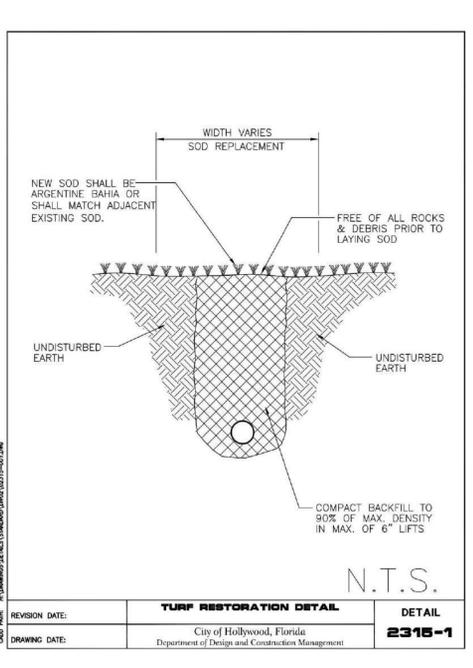
ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM THURST BLOCK DESIGN DRAWING NO. G-10
APPROVED: XXX



WATER SYSTEM NOTES (CONTINUED):

- 11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- 12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- 13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- 14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION MUST BE USED AS DETERMINED BY DESIGN.
- 15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- 16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- 17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (D.I.P.).
- 18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- 19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- 20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAVEMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- 21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GIANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINT DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- 22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL BRACE/SHIELD, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACINGS AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM WATER SYSTEM NOTES DRAWING NO. W-02
APPROVED: XXX



REVISIONS: 1, 2, 3, 4, 5, 6, 7, 8

CLIENT: K2 Design, Inc. 17010 Collins Avenue, #255 Sunny Isles, FL 33160

PROJECT: 2012 Adams Street Apartments HOLLYWOOD FLORIDA

TASK: CONSTRUCTION DETAILS

GGB Engineering, Inc. CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS • FLORIDA REGISTRATION NO. 8718
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
Phone: (954) 986-9899 Fax: (954) 986-8655

DATE: May 2022 SCALE: N.T.S.
DESIGNED BY: C.G.B. DRAWN BY: M.M.

PROJECT NO. 21-1120
SHEET C-4

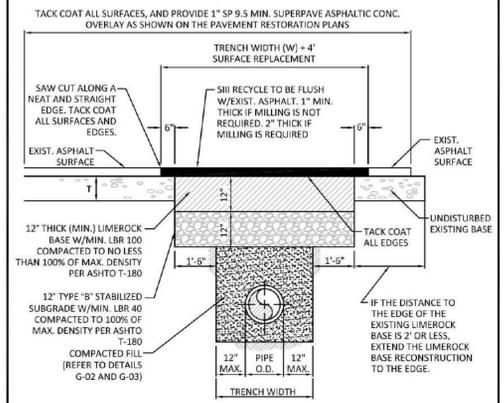
FLORIDA PROFESSIONAL SEAL AND LICENSE NO. 19832 STATE OF FLORIDA

This document has been digitally signed and sealed by Cary G. Bloom, P.E., on the date indicated in the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

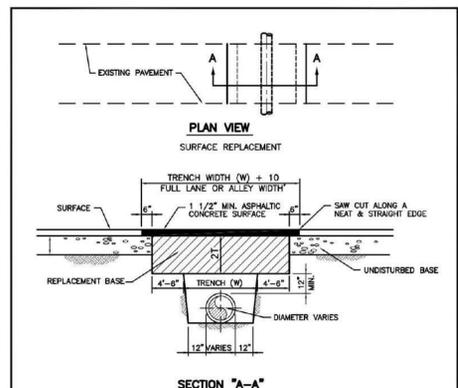
FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FOOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FOOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAIN USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY ENGINEER.

	ISSUED: 05/01/09	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION	DRAWING NO. G-12
	APPROVED: XXX	NOTES	



	ISSUED: 05/01/09	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
	APPROVED: XXX		

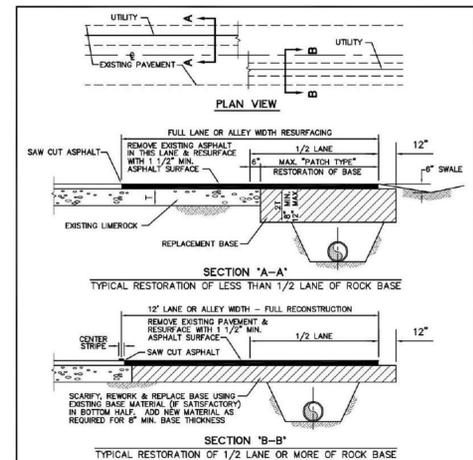


FLEXIBLE PAVEMENT RESTORATION PERPENDICULAR UTILITY INSTALLATION (CITY STREETS AND ALLEYS ONLY)

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. BACKFILL SHALL BE IN ACCORDANCE WITH DETAIL OF PIPE LAYING CONDITION TYPICAL SECTION, EXCEPT AS SHOWN ABOVE.

	ISSUED: 05/01/09	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
	APPROVED: XXX		

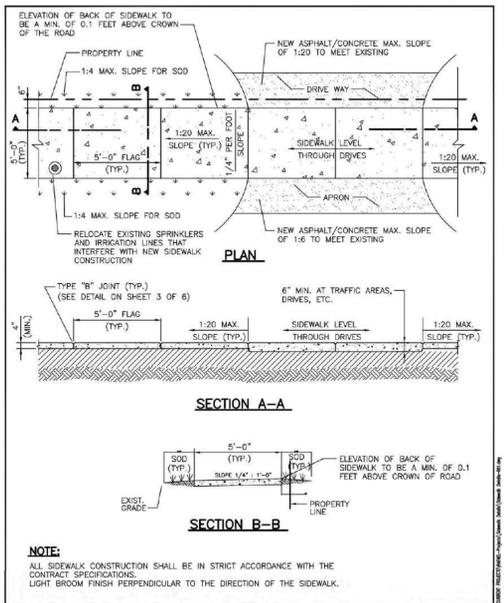


FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION (CITY STREETS AND ALLEYS ONLY)

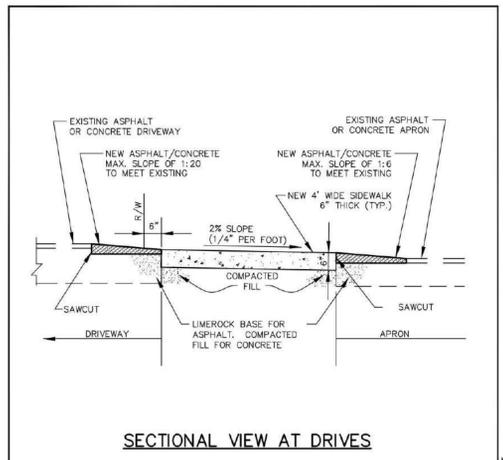
NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE, AND SHALL BE APPLIED A MINIMUM OF ONE AND ONE-HALF INCHES AND A MAXIMUM OF TWO INCHES IN THICKNESS.
7. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.

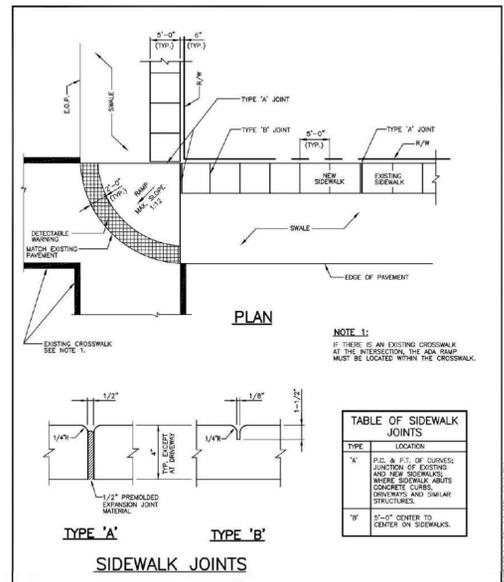
	ISSUED: 05/01/09	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
	APPROVED: XXX		



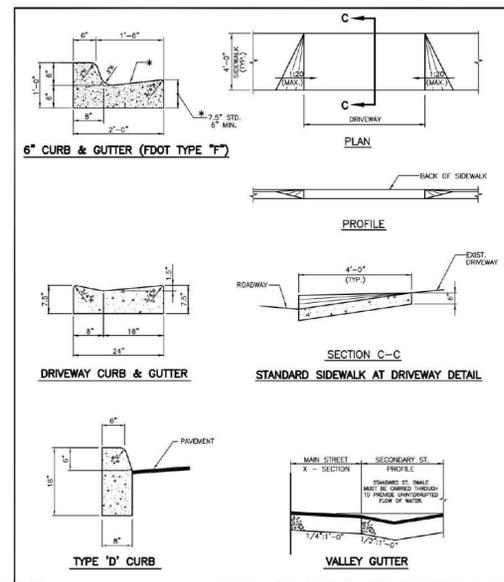
	ISSUED: 05/20/10	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: R.A.G.	STANDARD DETAIL	DRAWING NO. G-12
	APPROVED: XXX		



	ISSUED: 05/20/10	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: R.A.G.	STANDARD DETAIL	DRAWING NO. G-12
	APPROVED: XXX		



	ISSUED: 05/20/10	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: R.A.G.	STANDARD DETAIL	DRAWING NO. G-12
	APPROVED: XXX		



	ISSUED: 05/20/10	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 10/06/2017
	DRAWN: R.A.G.	STANDARD DETAIL	DRAWING NO. G-12
	APPROVED: XXX		

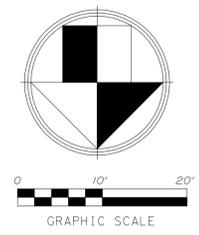
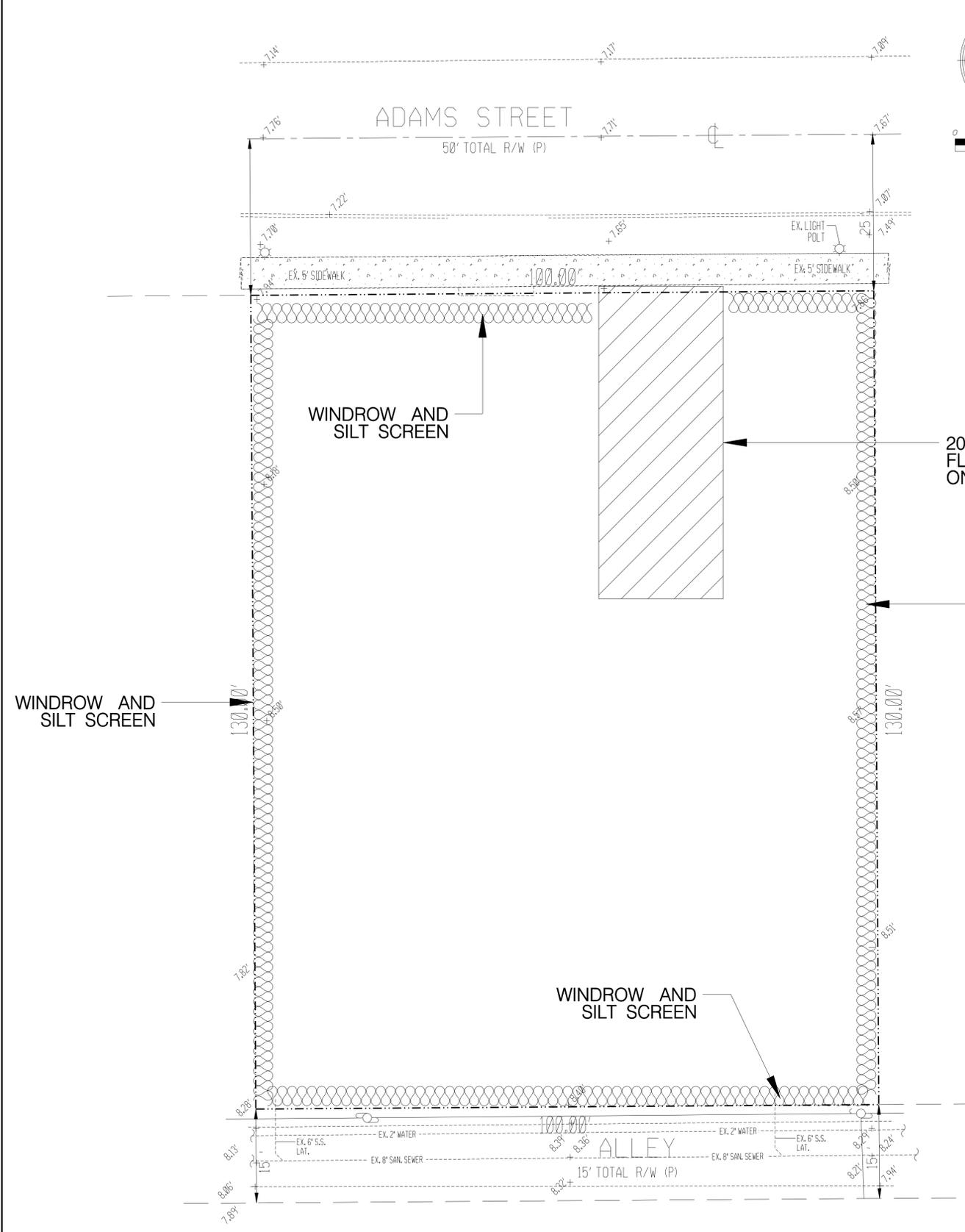
REVISIONS:	1	2	3	4	5	6	7	8

CLIENT: K2 Design, Inc.
17010 Collins Avenue, #255
Sunny Isles, FL 33160

PROJECT: 2012 Adams Street Apartments
HOLLYWOOD FLORIDA
TASK: CONSTRUCTION DETAILS

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 8118
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-9655

DATE: May 2022	SCALE: N.T.S.
DESIGNED BY: G.C.B.	DRAWN BY: M.M.
PROJECT NO. 21-1120	SHEET C-5



LEGEND

DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:
K2 Design, Inc.
 17010 Collins Avenue, #255
 Sunny Isles, FL 33160

PROJECT:
2012 Adams Street Apartments
 HOLLYWOOD FLORIDA
 TASK:
STORMWATER POLLUTION PREVENTION PLAN

GGB Engineering, Inc.
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
 • CONSTRUCTION MANAGERS
 FLORIDA REGISTRATION No. 8118
 2699 Stirling Road, Suite C-202
 Fort Lauderdale, Florida 33312
 Phone: (954) 986-9899
 Fax: (954) 866-8655

DATE: May 2022
 SCALE: 1"=10'
 DESIGNED BY: G.C.B.
 DRAWN BY: M.M.

PROJECT NO.
 21-1120
 SHEET
 C-6



This document has been digitally signed and sealed by Gary G. Brown, P.E., on the date indicated in the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STORM WATER POLLUTION PREVENTION PLAN

Main body of the SWPPP form containing sections for Site Description, General, Hazarodous Products, Other Controls, Waste Materials, Sanitary Waste, Offsite Vehicle Tracking, Inventory for Pollution Prevention Plan, Material Management Practices, Spill Prevention, Maintenance/Inspection Procedures, and Pollution Prevention Plan Certification.

REVISIONS table with columns for revision number (1-6) and description.

CLIENT: K2 Design, Inc. 17010 Collins Avenue, #255 Sunny Isles, FL 33160

PROJECT: 2012 Adams Street Apartments FLORIDA HOLLYWOOD

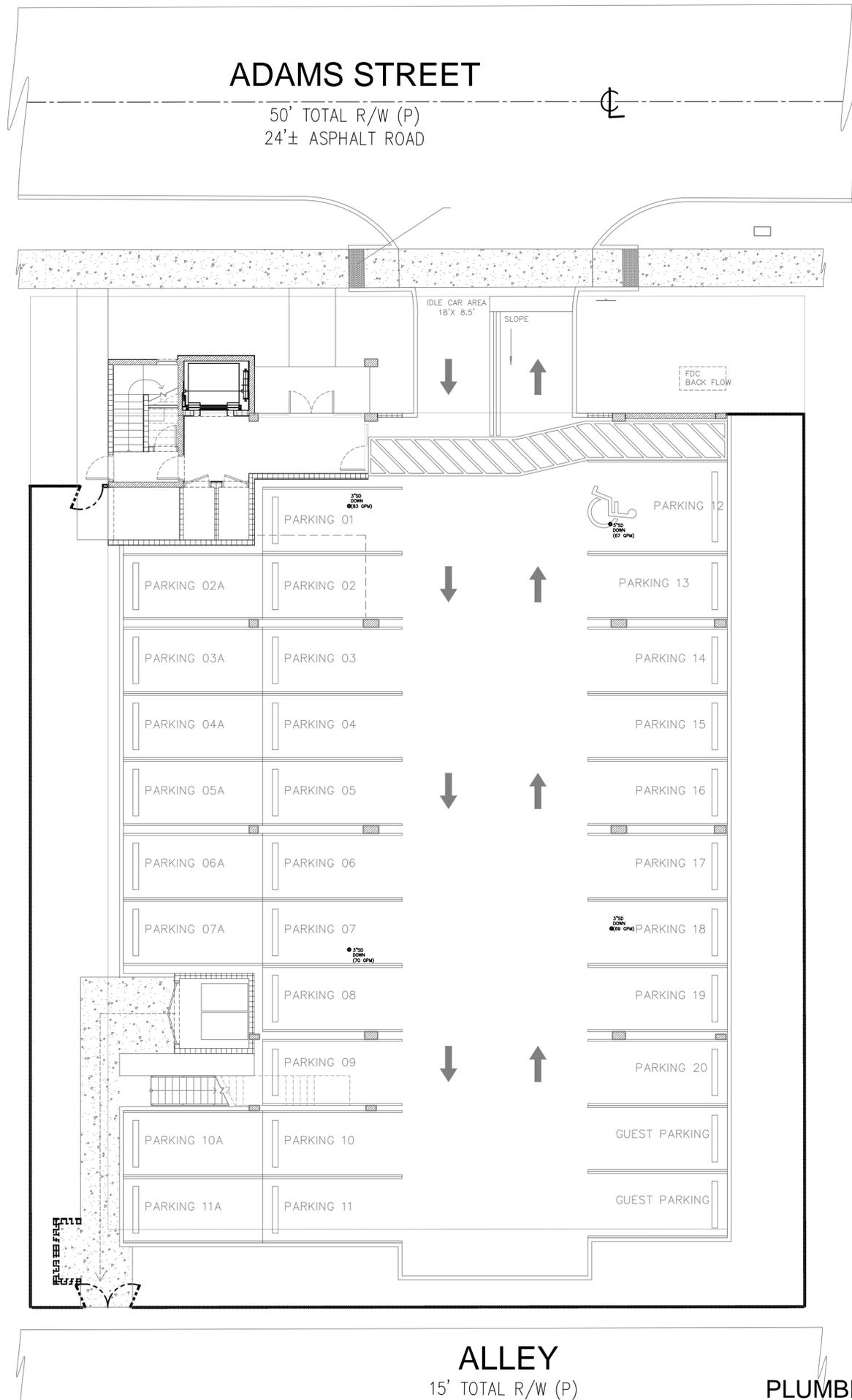
TASK: STORMWATER POLLUTION PREVENTION PLAN

DATE: May 2022 SCALE: N.T.S. DESIGNED BY: G.C.B. DRAWN BY: M.M.

PROJECT NO. 21-1120 SHEET C-8



This document has been digitally signed and sealed by Greg G. Bloom, P.E. On the date indicated in the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PLUMBING STORM AND CONDENSATE DRAIN GROUND FLOOR PLAN

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

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



K-2 design, Inc
 17070 Collins Ave #255
 Sunny Isles, FL 33160
 Phone: 786.607.3797
 Fax: 954.212.0164
 contact@vinciengineers.com
 www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

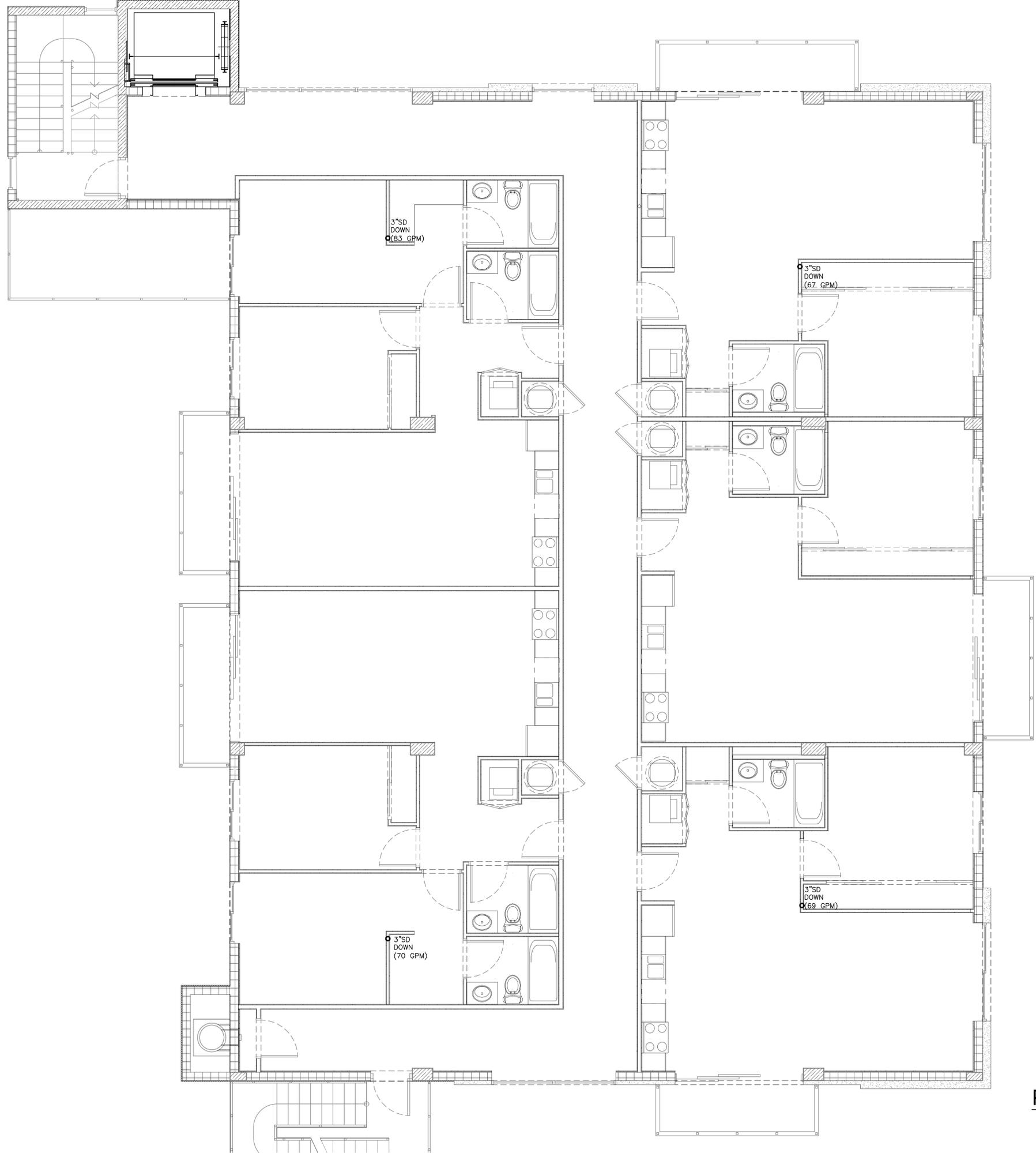
2012 ADAMS ST
 HILLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE AS SHOWN
 PROJECT NO.
 DRAWN BY:
 CHECKED BY:
 DATE



PLUMBING 2ND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



K-2 design, Inc
 17070 Collins Ave #255
 Sunny Isles, FL 33160
 Phone: 786.607.3797
 Fax: 954.212.0164
 contact@vinciengineers.com
 www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

 2012 ADAMS ST
 HILLYWOOD, FL 33020

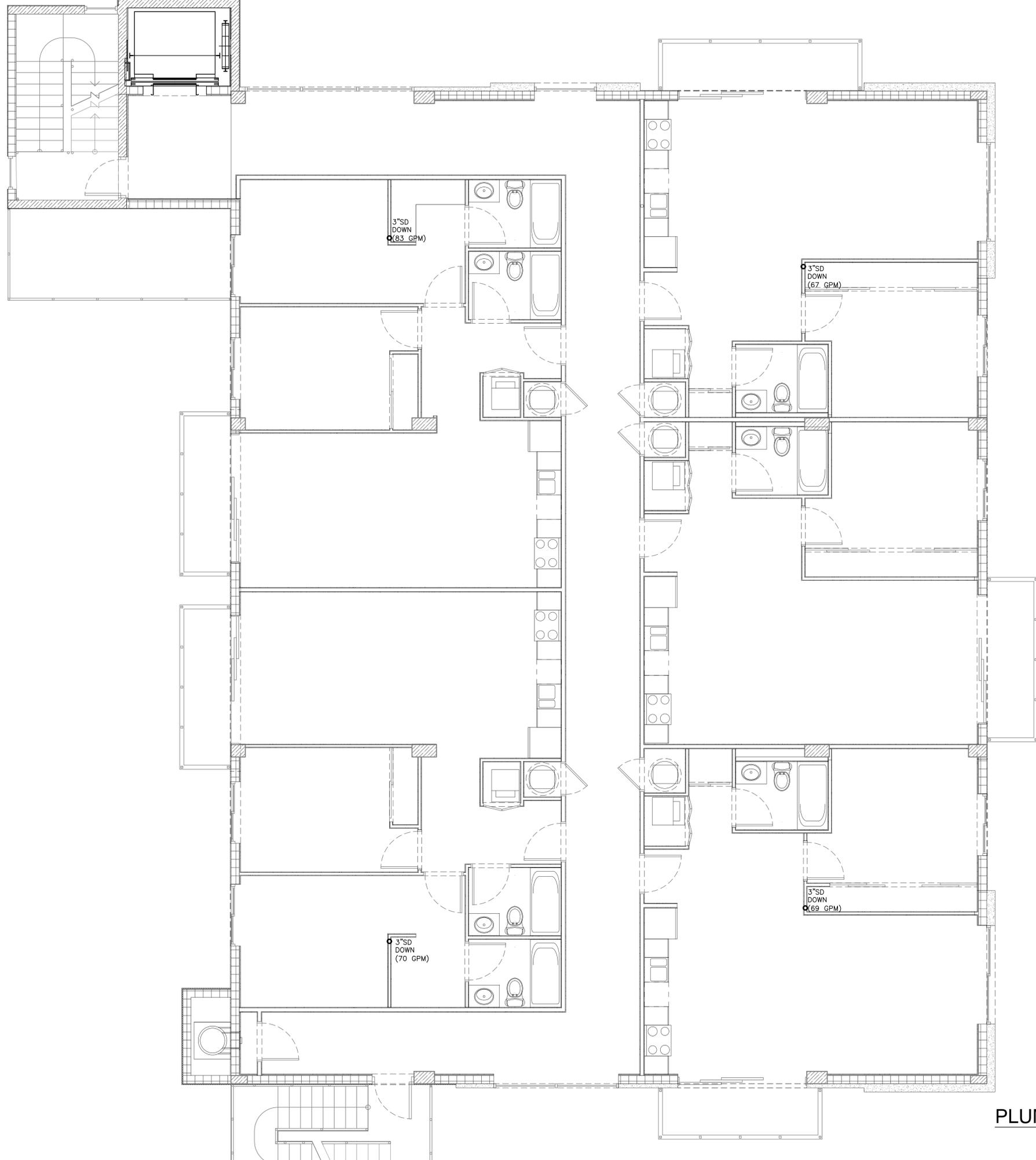
REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE AS SHOWN
 PROJECT NO.
 DRAWN BY:
 CHECKED BY:
 DATE

P-2.0
 2nd Floor Plan



PLUMBING 3RD-4TH FLOORS PLAN

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

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



K-2 design, Inc
 17070 Collins Ave #255
 Sunny Isles, FL 33160
 Phone: 786.607.3797
 Fax: 954.212.0164
 contact@vinciengineers.com
 www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

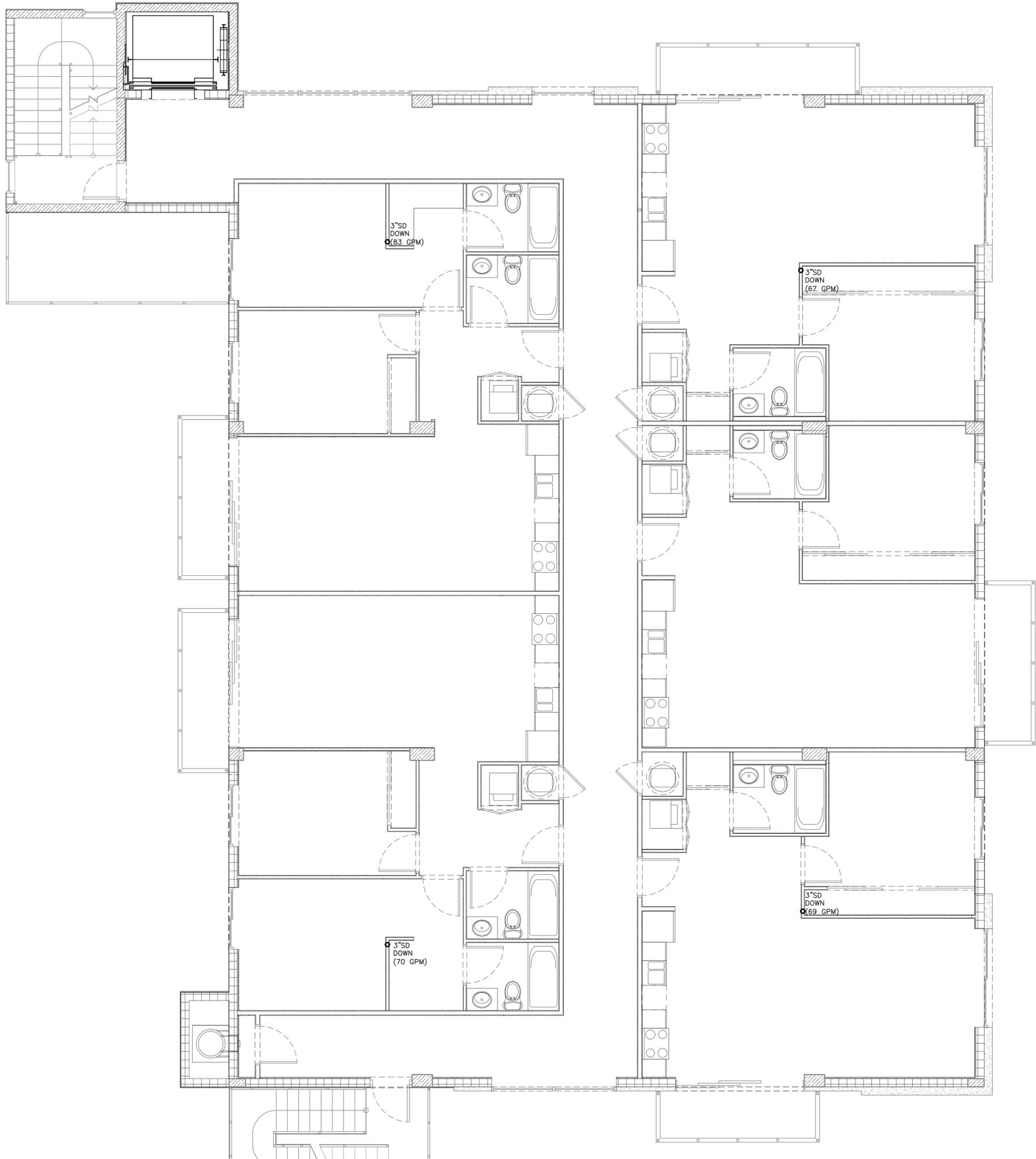
2012 ADAMS ST
 HILLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE AS SHOWN
 PROJECT NO.
 DRAWN BY:
 CHECKED BY:
 DATE



PLUMBING 5TH FLOOR PLAN
SCALE: 1/4" = 1' - 0"

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREON ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



K-2 design, Inc
 17070 Collins Ave #255
 Sunny Isles, FL 33160
 Phone: 786.607.3797
 Fax: 954.212.0164
 contact@vinciengineers.com
 www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

2012 ADAMS ST
 HILLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE AS SHOWN
 PROJECT NO.
 DRAWN BY:
 CHECKED BY:
 DATE

PROPOSED MULTIFAMILY BUILDING

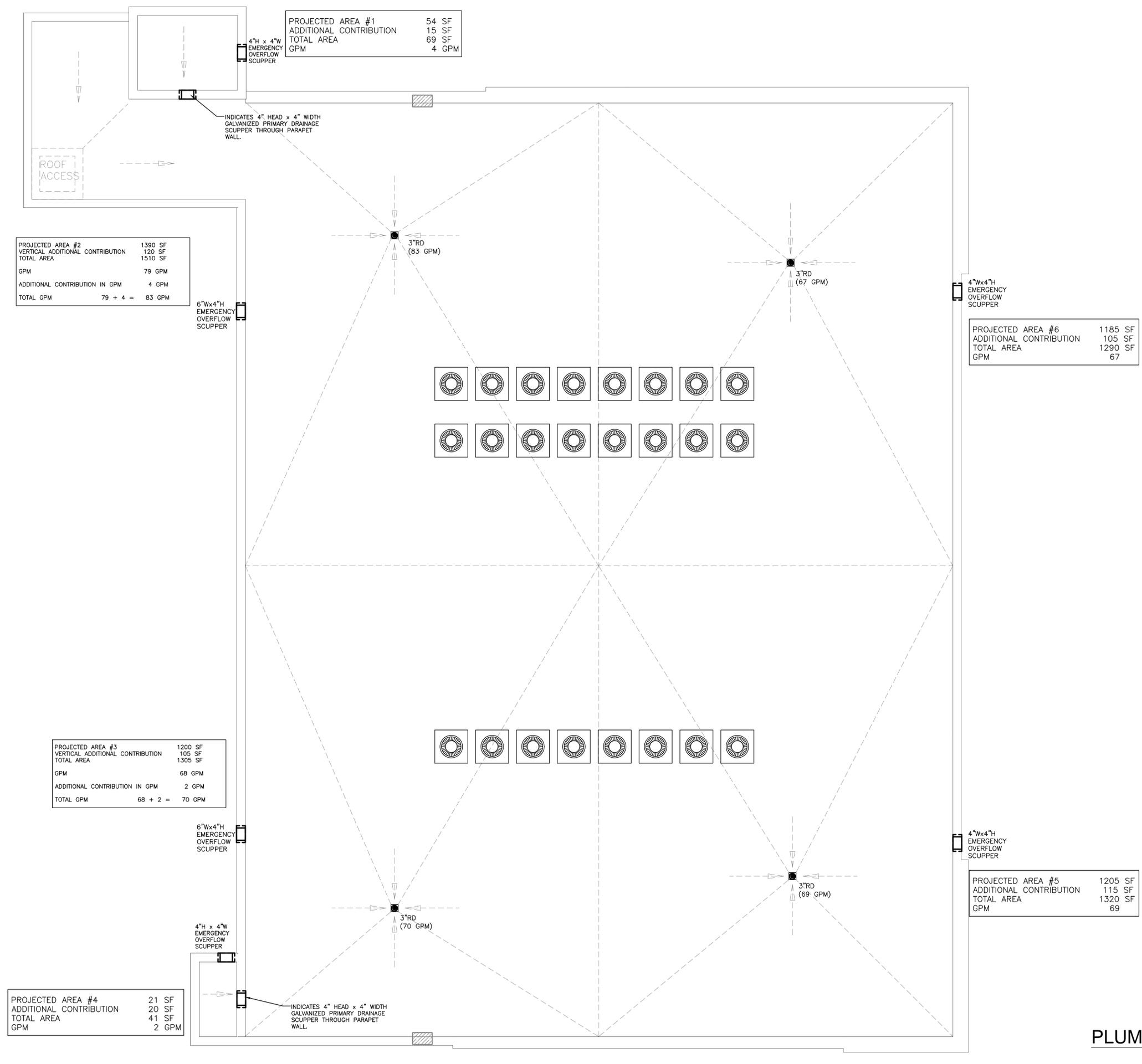
2012 ADAMS ST
 HILLYWOOD, FL 33020

REVISIONS:

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ
 P.E. #74083, COA #29841

SCALE AS SHOWN
 PROJECT NO.
 DRAWN BY:
 CHECKED BY:
 DATE



PLUMBING ROOF PLAN
 SCALE: 1/4" = 1' - 0"

COPYRIGHT STATEMENT: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF VINCI ENGINEERS INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF VINCI ENGINEERS INC. © 2012 CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SHALL NOT RELY ON SCALED DIMENSIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.