

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

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

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



**APPLICATION TYPE (CHECK ONE):**

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

Date of Application: 8-20-2018

Location Address: 2324 Johnson Street  
 Lot(s): 13 Block(s): 12 Subdivision: Hollywood Little Ranches  
 Folio Number(s): 5142 1601 4610  
 Zoning Classification: DH-2 Land Use Classification: RAC  
 Existing Property Use: SF Sq Ft/Number of Units: 1000 sqft Single Family  
 Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.  
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

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

Explanation of Request: \_\_\_\_\_

Number of units/rooms: 12 / 22 ROOMS Sq Ft: 8000 sq.  
 Value of Improvement: 900,000 Estimated Date of Completion: 8-2019  
 Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: Y & Y H. Construction Inc.  
 Address of Property Owner: 890 ALFONSO AVE COVINGTON FL.  
 Telephone: 4145091015 Fax: \_\_\_\_\_ Email Address: HADDADHOMES@YAHOO.COM  
 Name of Consultant/Representative/Tenant (circle one): MIGUEL DE DIEGO  
 Address: 1657 Tyler Street Suite 107 Telephone: 9549263358  
 Fax: 9549262021 Email Address: dediego arch @ aol.com  
 Date of Purchase: 8-31-2017 Is there an option to purchase the Property? Yes ( ) No ( )  
 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): \_\_\_\_\_

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**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](http://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: 8-20-2018

PRINT NAME: SALIM B. KADDAD Date: 8-20-2018

Signature of Consultant/Representative: *[Signature]* Date: 8-20-2018

PRINT NAME: Miguel de Diego Date: 8-20-2018

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 \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

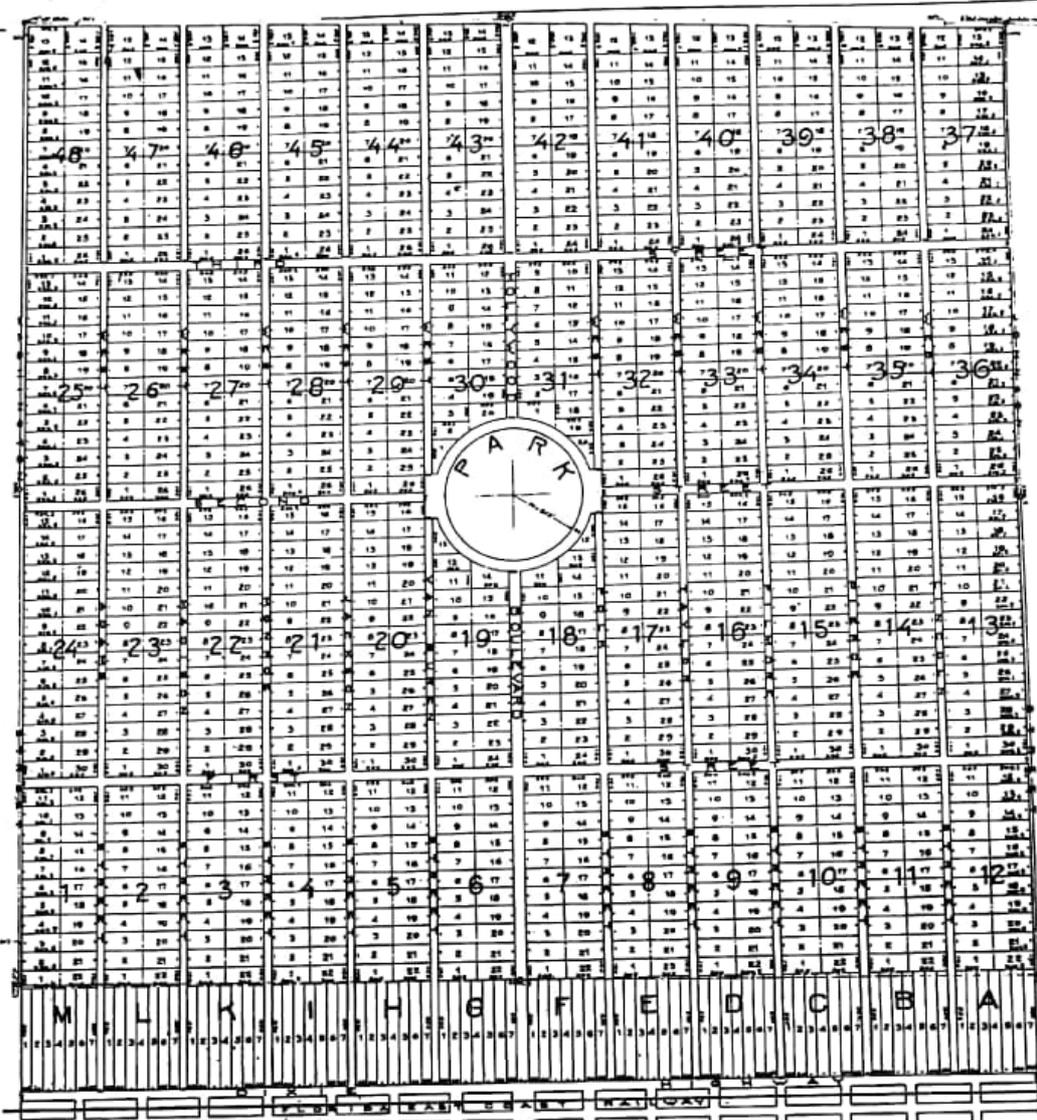
State of Florida

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

160-14  
 EB 7/8  
 S 1/2  
 over lot  
 each side

I, the undersigned surveyor, certify that the within plat shows the subdivisions of the described lands as made by me in accordance with the conformity to the established boundaries of such lands; that the dimensions shown are from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By *Francis G. Osceola*  
 License No. 1272



# HOLLYWOOD LITTLE RANCHES

## HOLLYWOOD LAND & WATER COMPANY, RANCHES

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows, to wit:

Beginning at the northwest corner of said section, running thence south upon and along the west line of said section, fifty-four hundred fifty-two and eight tenths (5452.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-two hundred sixteen and four tenths (5216.4) feet to the place of beginning, as shown by the within plat. AND A

Subdivision of BLOCK ninety-six (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows:—beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northwest corner of said section, thence easterly upon and along the north line of said section five hundred twenty (520) feet to a point one hundred (100) feet westerly from the center of the Florida East Coast Railway, thence southerly parallel to the Florida East Coast Railway, fifty-two hundred ninety-seven and four tenths (5297.4) feet to the southerly boundary of said section five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

Notary Public  
 State of Florida, ss.  
 Broward County, ss.  
 State of Florida, ss.  
 County of Dade

Know all men by these presents; that the Hollywood Land and Water Company, a corporation under the laws of Florida, has caused to be made the above plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drive ways, boulevards, ways, and walks shown on said plat.

Hollywood Land and Water Company,  
*R. D. Mann* Vice-President,  
*Alfred J. Smith* Secretary.

UNIQUE COPY  
 CREATED  
 07/10/22  
*John Pate*  
*John Smith*

I, *W. H. Allen*, a Notary Public for said County and State, do hereby certify that at the date hereof, there personally appeared before me, *D. D. News* and *LILLIAN ALLEN* as well known to be, respectively, the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person generally acknowledged that they executed the above and foregoing plat of "Hollywood Little Ranches" together with all descriptive matter and reservations therein set forth, as their free and voluntary act and sole free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and material seal at Miami, in the said County and State this Monday day of July, A. D. 1922.  
 My commission expires on the 28 day of May, 1924 *H. H. [Signature]* Notary Public.

1722

1-26

1-26  
 1722  
 7-8-22

# Miguel de Diego Architect P.A.

1657 Tyler Street . Suite 107 . Hollywood, Florida 33020 . Phone (954) 926-3358  
Fax (954) 926-2021 . [dediegoarch@aol.com](mailto:dediegoarch@aol.com) . AA-26001641

Technical advisory committee for:  
2324 Johnson Street  
Hollywood, Florida

## A

1) Application:

- A. See cover sheet
- B. See cover sheet
- C. See sheet A-1
- D. See cover sheet

2) A-See sheet A-1

3) A-See application  
B-See application

4) C-Not applicable

6) O&E survey and site plan are consistent

7) A TUU M See sheet A-1

8) See sheet A-1

9) See sheet A-1

10) See sheet A-1 & A-3

11) See sheet A-1

12) See sheet A-1

13) See sheet A-1

14) See sheet A-2 and A-3

15) See revised rendering

16) See sheet A-1

17) Not applicable

18) See sheet A-1

19) See sheet A-3

20) In progress

21) Not applicable

**B**

1) See sheet A-2

2) See sheet A-1

3) See sheet A-1

4) See sheet A-1

**C**

1) See sheet A-3

2) See sheet A-5

3) See sheet A-5

4) See sheet A-1

5) See sheet A-4 for aluminum railing at concrete balcony slabs.

**D**

1) See sheet A-1

2) Not applicable

**E**

1) See sheet A-1

2) See sheet A-1

**F**

1) See sheet A-1

2) See sheet A-1

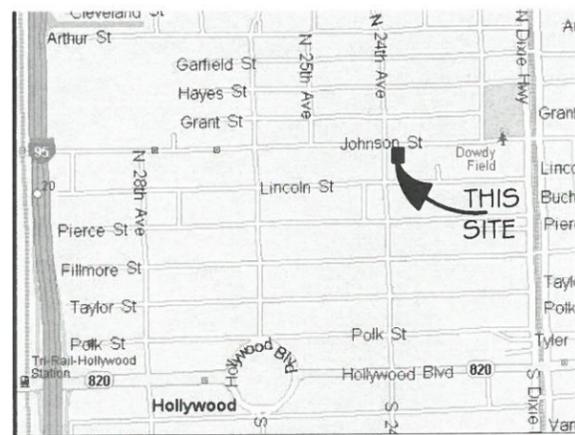
3) See sheet A-1

4) See sheet A-1

**N**

1) Rental

# ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP  
NOT TO SCALE

### DESCRIPTION:

LOT 13, LESS THE SOUTH 60 FEET THEREOF, BLOCK 12, "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

### SURVEYOR'S NOTES:

- 1) THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.
- 2) THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- 3) EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT OR REPRESENT THE ABSENCE OR EXISTENCE OF ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE PRESENT OR INTENDED USES OF THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, ZONING AND OTHER LAND USE REGULATIONS, THE LOCATION OF SUBSURFACE IMPROVEMENTS, STRUCTURES OR UTILITIES, SUBSURFACE WATER FLOW, BOTH ONTO OR FROM THE SITE, ENVIRONMENTALLY REGULATED OR SENSITIVE LANDS, WETLANDS, PROPOSED USES, HISTORICALLY SENSITIVE LAND, ARCHEOLOGICALLY SENSITIVE LANDS, OR RIGHT OF ACCESS.
- 5) NO WETLAND MARKERS WERE OBSERVED BY THE UNDERSIGNED. NO FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST WAS REQUESTED BY THE UNDERSIGNED.
- 6) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7) BENCHMARK REFERENCE: NATIONAL GEODETIC SURVEY MONUMENT M-312
- 8) WITH REGARD TO TABLE A, ITEM 11 REFERENCED IN THE SURVEYOR'S CERTIFICATION: THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.

### SURVEY CERTIFICATION:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(LIMITED), 13, 14, 16 AND 18 OF TABLE A THEREOF.

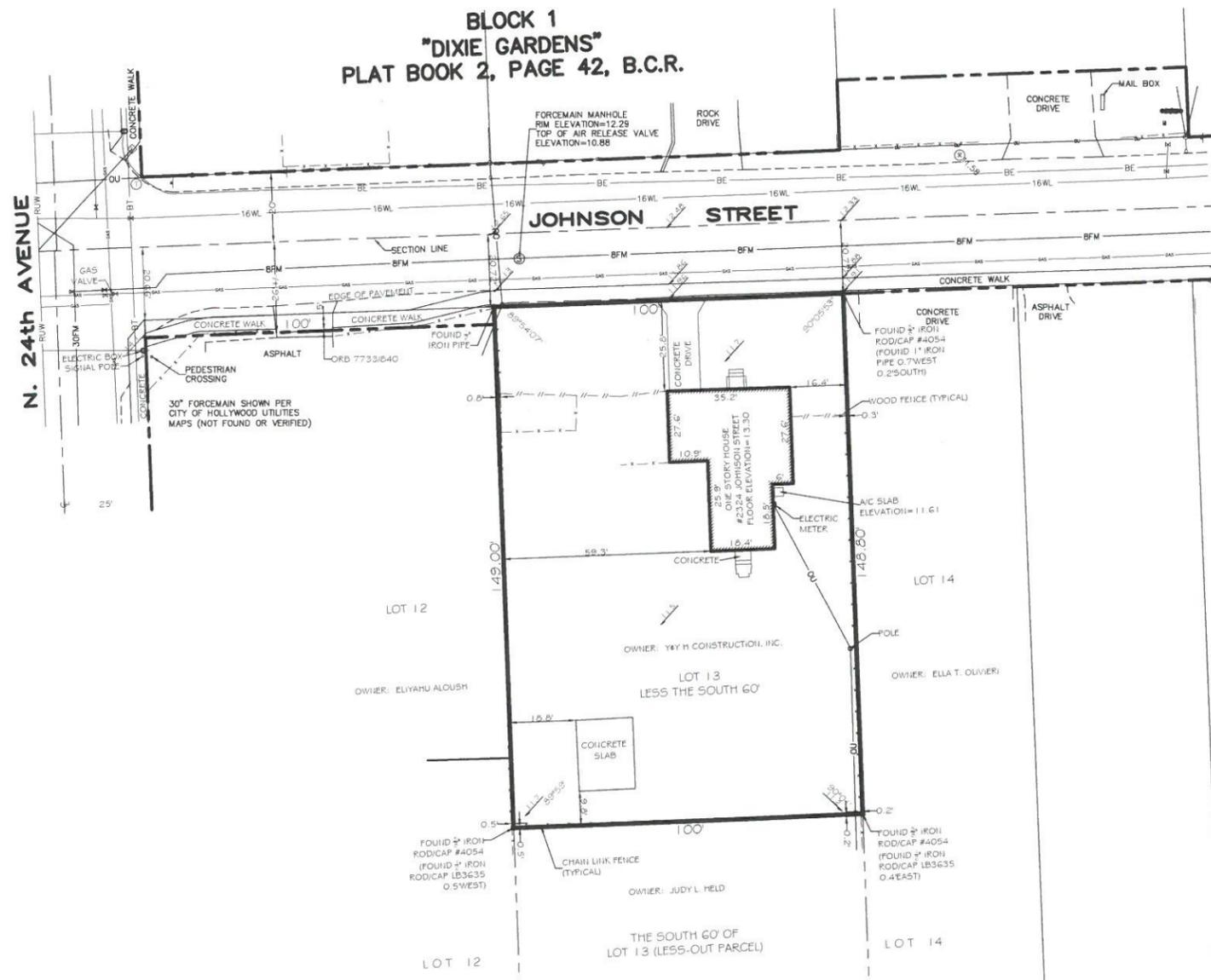
THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2018

GROSS AREA = 16,962.00 SQUARE FEET, 0.39 ACRES (+/-)  
NET AREA = 14,890.00 SQUARE FEET, 0.34 ACRES (+/-)

### BENCHMARK REFERENCE:

NGS MONUMENT "M 312" PID AD2500 ELEVATION = 13.44 (NAVD88)

- NOTES:
- 1) THE LAND DESCRIPTION(S) SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
  - 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
  - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
  - 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF JOHNSON STREET.
  - 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.



### OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED BY: PRINCE A. DONNAHOE IV, ESQ.

LAW OFFICE OF PRINCE A. DONNAHOE IV, P.A.  
1401 N. UNIVERSITY DRIVE, SUITE 401  
CORAL SPRINGS, FL 33071

DATED: AUGUST 17, 2018  
OWNERSHIP & ENCUMBRANCE SEARCH OF:  
2324 JOHNSON STREET, HOLLYWOOD, FL 33020

DESCRIPTION:  
LOT 13, LESS THE SOUTH 60 FEET THEREOF, IN BLOCK 12, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- 1) PROPERTY OWNED BY Y & H CONSTRUCTION, INC. WARRANTY DEED DATED AUGUST 31, 2017 INSTRUMENT NUMBER 114732786 BROWARD COUNTY RECORDS.
- 2) THIS REPORT CONFIRMS - NO ENCUMBRANCES AFFECTING THIS PROPERTY RECORDED IN THE PUBLIC RECORDS. NO CURRENT MORTGAGES OR LIENS.
- 3) THIS PROPERTY ABUTS JOHNSON STREET AND DOES NOT REQUIRE LEGAL ACCESS ACROSS ANY NEIGHBORING PROPERTIES.

LEGEND	
0.00	CABLE TV RISER
TEL	TELEPHONE RISER
ER	ELECTRIC BOX
1.00	BACKFLOW PREVENTOR
2.00	SHIMASE CONNECTION
3.00	BOLLARD
4.00	METAL LIGHT POLE
5.00	GATE VALVE
6.00	WATER METER
7.00	PIZE HYDRANT ASSEMBLY
8.00	MANHOLE - SEE SURVEY
9.00	CB
10.00	WOOD POWER POLE
11.00	CONCRETE POWER POLE
12.00	ANCHORING WIRE
13.00	CONCRETE LIGHT POLE
14.00	TRAFFIC SIGN POST
15.00	CLEANOUT
16.00	CHAIN LINK FENCE
17.00	WOOD FENCE
18.00	CONCRETE WALL
19.00	BURIED TELEPHONE
20.00	BURIED FORCE MAIN
21.00	BURIED WATER LINE
22.00	REUSE WATERLINE
23.00	BURIED CABLE TV
24.00	BURIED ELECTRIC
25.00	BURIED GAS LINE
26.00	OVERHEAD UTILITY
27.00	CENTERLINE
28.00	CONCRETE
29.00	OFFICIAL RECORD BOOK
30.00	BROWARD COUNTY RECORDS

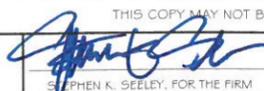
### GRAPHIC SCALE



THIS COPY MAY NOT BE TO SCALE - DIMENSIONS SUPERCEDE SCALE

FEMA FLOOD INSURANCE RATE MAP		COMMUNITY NO.	REVISION	DATE	BY
CITY OF HOLLYWOOD		125113	ADD O & E REPORT	2-15-18	SKS
BROWARD COUNTY, FLORIDA			UPDATE SURVEY	08-27-18	SKS
PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV.	
0569	H	X	8-18-14	N/A	

ALTA/NSPS LAND TITLE SURVEY	
JOB #: 8806	DATE: 11-14-17
SCALE: 1"=20'	SHEET
CHECKED BY: SKS	DRAWN BY: CM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.	

  
 STEPHEN K. SEELYE, FOR THE FIRM  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 4574  
**GIBBS LAND SURVEYORS**  
 2131 HOLLYWOOD BOULEVARD, SUITE 204  
 HOLLYWOOD, FL 33020 (954) 923-7666  
 LICENSED BUSINESS NO. 7018

# LUXURY HADDAD APARTMENTS

## 2324 JOHNSON STREET

### HOLLYWOOD, FLORIDA

Miguel de Diego

ARCHITECT P.A.

AA-26001641

AR-13378

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020

PH. (954) 926-3358 FAX (954) 926-2021

CHARLES BUCKALEW  
CIVIL ENGINEER  
(954) 927-0561

GREEN EARTH  
LANDSCAPE ARCHITECT  
(954) 638-9825

## DRAWING INDEX

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A-4	SOUTH AND NORTH ELEVATIONS	C-4	CONSTRUCTION DETAILS
A-5	EAST AND WEST ELEVATIONS	C-5	CONSTRUCTION DETAILS
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L-201	LANDSCAPE DETAILS		
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NO.	DATE	REVISION

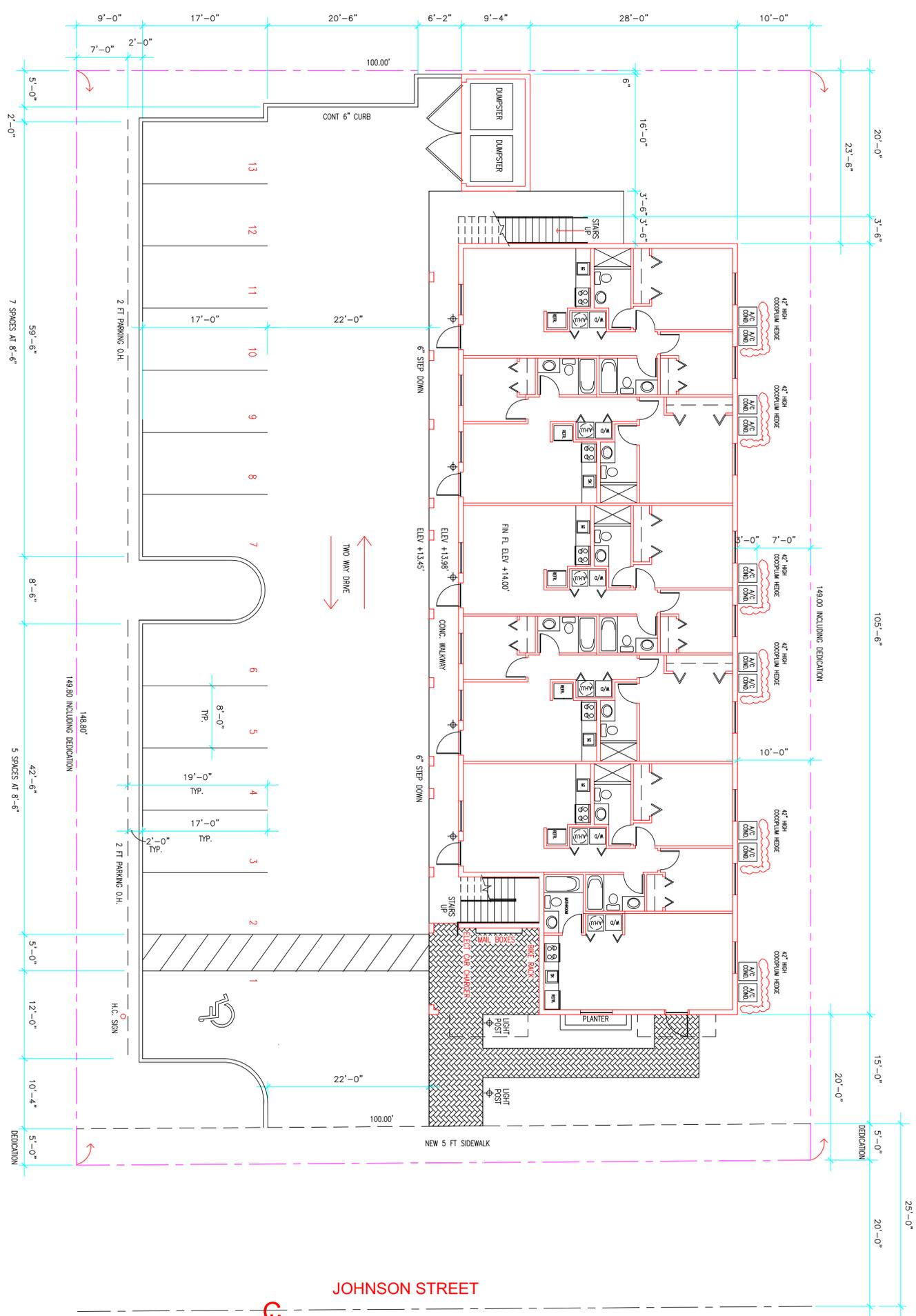
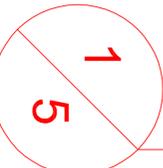
ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERE TO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

**LUXURY HADDAD APARTMENTS**  
**2324 JOHNSON STREET**  
**HOLLYWOOD, FLORIDA**

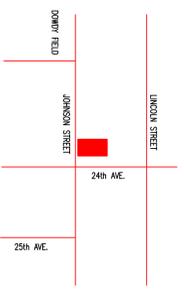
**Miguel de Diego**  
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 PH. (954) 926-3358 FAX (954) 926-2021

CHECKED	DRAWN	DATE	COMAN. NO.
		3-9-2018	17-198

P.A.C.O. JAN 22 2018  
 MARCH 5 2018  
 T.A.C. MAY 10 2018



SETBACKS	REQUIRED	PROVIDED
FRONT	15'-0"	20'-0"
REAR	20'-0"	20'-5"
INTERIOR SIDE	10'-0"	10'-0"
PARKING	5'-0"	7'-0"
BLOG HEIGHT	45'-0"	28'-8"

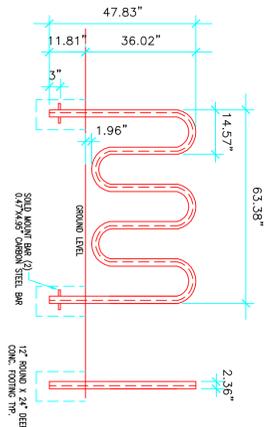


**LOCATION PLAN**

N.T.S.

**BICYCLE RACK DETAIL**

N.T.S.



CUMULATIVE AVERAGE SQ. FT.  
 TOTAL LINDBER AIR ST. = 7,790 S.F.  
 7,790 / 12 = 650 S.F. CUMULATIVE AVERAGE

**GREEN BUILDING REQUIREMENTS (151.153)**

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MENU OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MENU OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOOR LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR PHOTOFLUORESCENT SYSTEM LED LIGHTING AND LOW VOLTAGE LED LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
6. AT LEAST ONE OF PLANTS, TREES AND GRASSES PER 50 FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. PROVIDE ALL ENERGY EFFICIENT OUTDOOR LIGHTING
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

**NOTE:**

1. ALL STORAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
3. 7,790 TOTAL S.F. / 12 = 650 AVERAGE CUMULATIVE SQ. FT. FOR DWELING UNITS
4. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
5. 5 FT DEVIATION AT THE NORTH PROPERTY LINE, AS PER ENL. DEPT.

**ELECTRIC VEHICLE CHARGING**

- PROVIDE TWO EMPTY 3/4" CONDUIT IN EACH GARAGE TO A ONE TWO GANG JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER I.E.C. AND SEE 31772 TO A TWO GANG JUNCTION BOX WITH BLANK PLATE

**SITE PLAN**



GROUND FLOOR	SECOND FLOOR
A/C AREA 3,800.00 S.F.	A/C AREA 3,990.00 S.F.
ROOFED TERRACE 1,780.00 S.F.	STAIRS 1,250.00 S.F.
STAIRS 1,250.00 S.F.	WALKWAYS 3,720.00 S.F.
WALKWAYS 3,720.00 S.F.	BALCONIES 6,400 S.F.

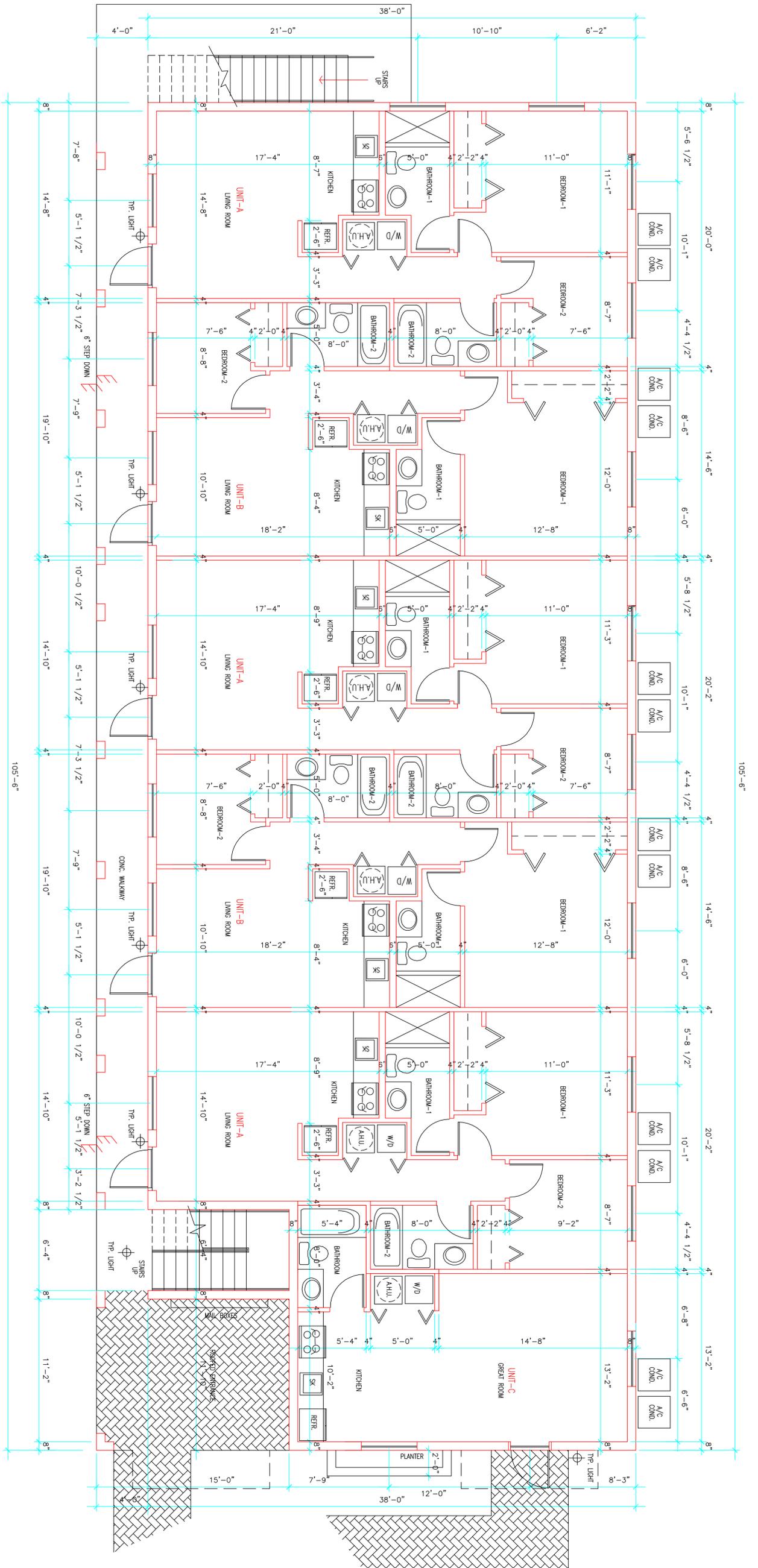
**NOTE:**

- 6 UNITS PROVIDED AT THE GROUND FLOOR
- 3 UNITS-A (2 BEDRMS EACH) TOTAL 6 BEDRMS
- 2 UNITS-B (1 BEDRM EACH) TOTAL 2 BEDRMS
- 1 UNIT-C (1 BEDRM )
- TOTAL BEDROOM AT GROUND FLOOR = 9 BEDRMS
- 6 UNITS PROVIDED AT THE SECOND FLOOR
- 3 UNITS-A (2 BEDRMS EACH) TOTAL 6 BEDRMS
- 2 UNITS-B (1 BEDRM EACH) TOTAL 2 BEDRMS
- 1 UNIT-D (1 BEDRM )
- TOTAL BEDROOM AT GROUND FLOOR = 9 BEDRMS
- TOTAL 18 BEDROOM PROVIDED

**PARKING CALCULATIONS:**

- REQUIRED ONE SPACE FOR EACH UNIT  
 12 UNITS = 12 PARKING SPACE REQUIRED  
 13 PARKING SPACES PROVIDED

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



**GROUND FLOOR PLAN**



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

UNIT-A = 700.00 SQ. FT.  
 UNIT-B = 680.00 SQ. FT.  
 UNIT-C = 400.00 SQ. FT.

**Miguel de Diego**  
 ARCHITECT P.A.  
 AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
 PH. (954) 926-3358 FAX (954) 926-2021

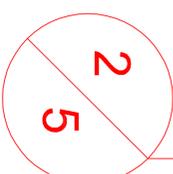
**LUXURY HADDAD APARTMENTS**  
 2324 JOHNSON STREET  
 HOLLYWOOD, FLORIDA

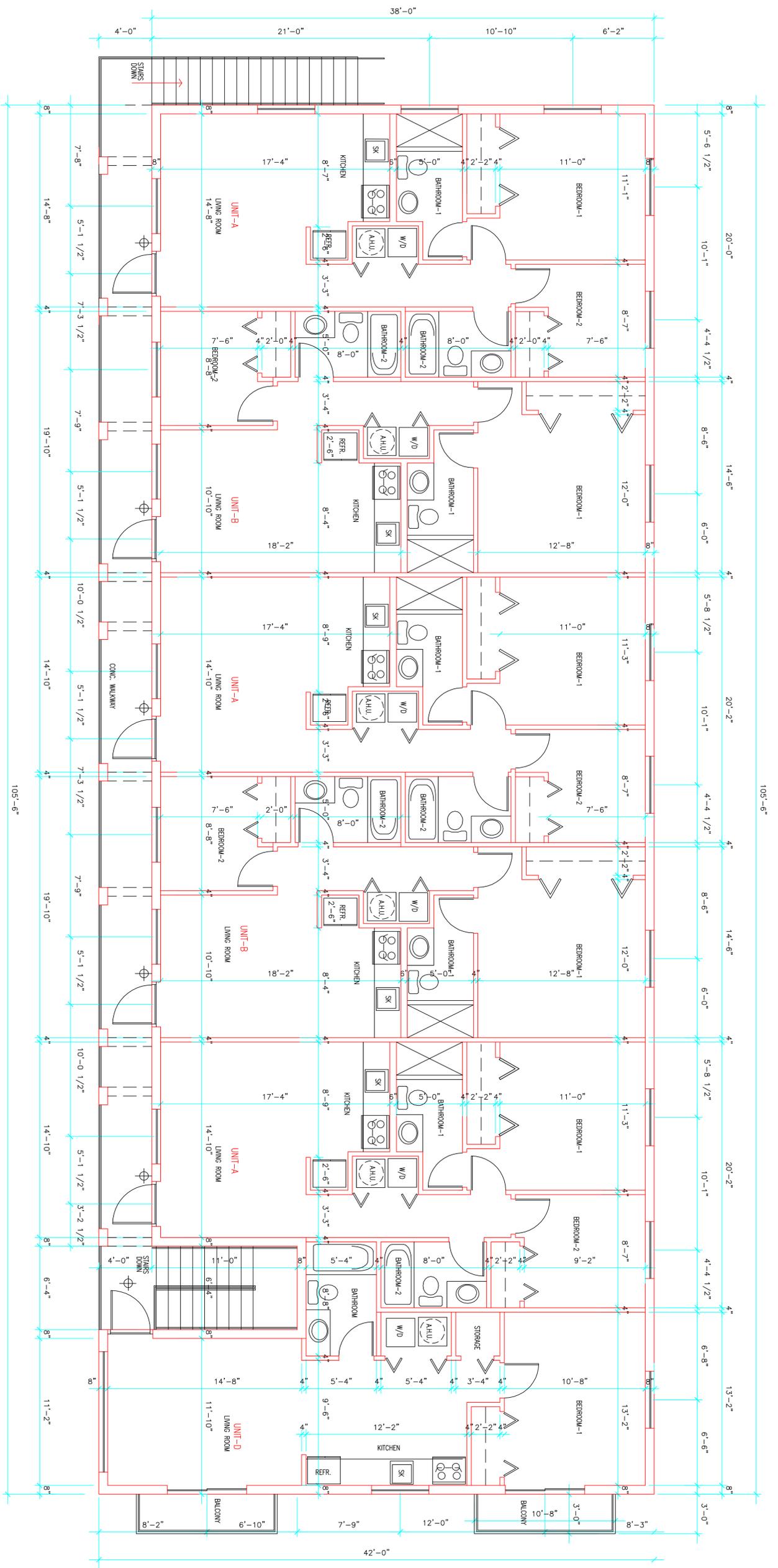
NO.	DATE	REVISION

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CHECKED	
DRAWN	
DATE	3-9-2018
COMPL. NO.	17-198

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK





**SECOND FLOOR PLAN**

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

UNIT-A = 700.00 SQ. FT.  
 UNIT-B = 680.00 SQ. FT.  
 UNIT-D = 600.00 SQ. FT.



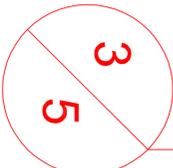
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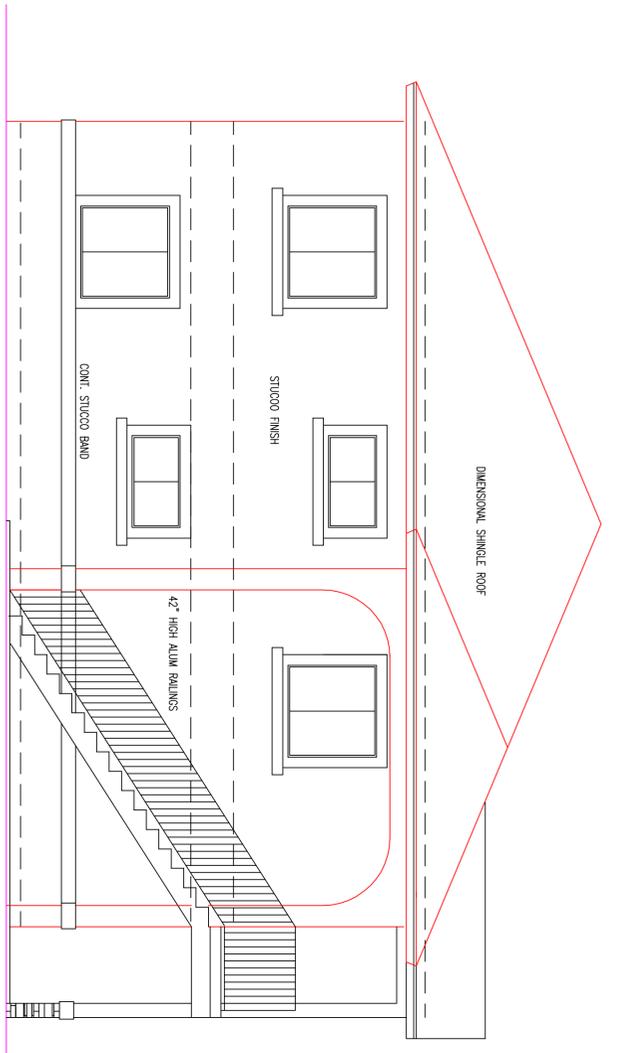
**LUXURY HADDAD APARTMENTS**  
 2324 JOHNSON STREET  
 HOLLYWOOD, FLORIDA

**Miguel de Diego**  
 ARCHITECT P.A.  
 AA-26001641  
 1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
 PH. (954) 926-3358 FAX (954) 926-2021

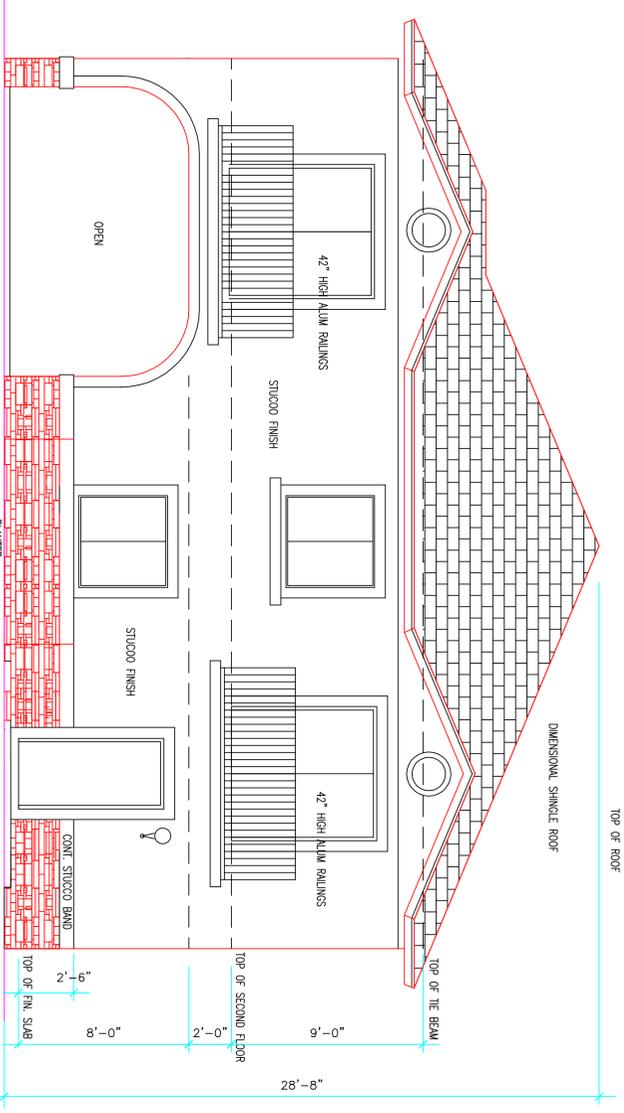
CHECKED  
 DRAWN  
 DATE 3-9-2018  
 COMM. NO. 17-198



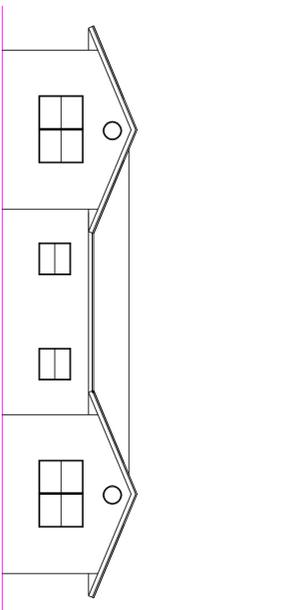
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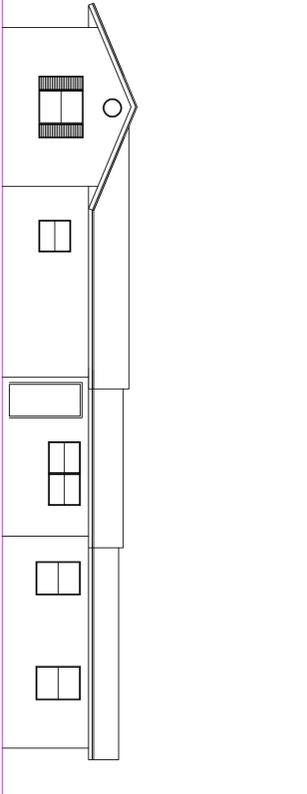
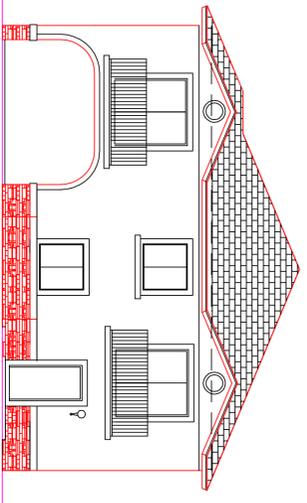
**SOUTH ELEVATION**  
REAR  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
FRONT  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION (STREET PROFILE)**  
FRONT  
SCALE: 1/8"=1'-0"



NO.	DATE	REVISION

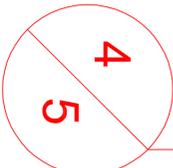
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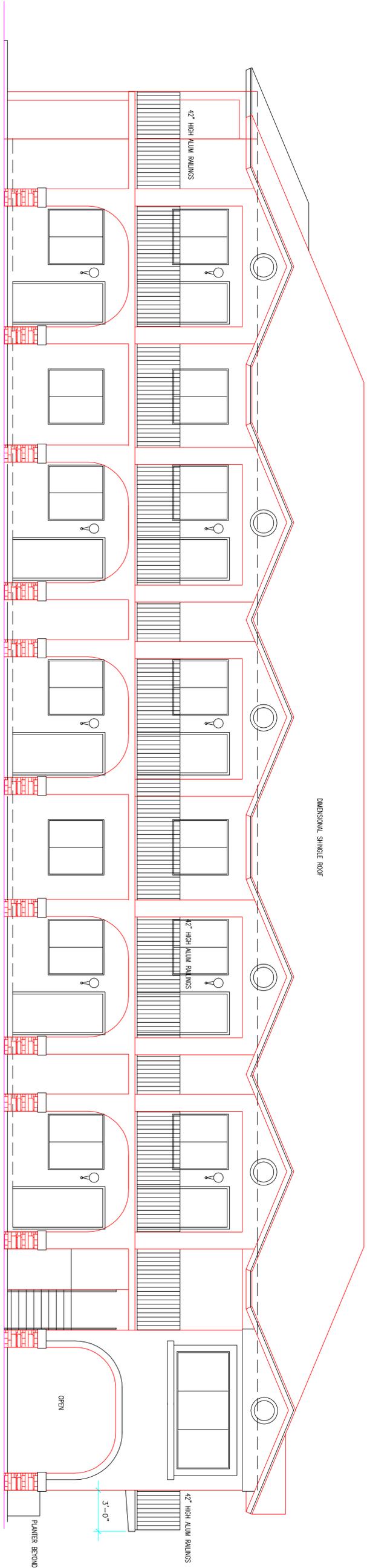
**LUXURY HADDAD APARTMENTS**  
2324 JOHNSON STREET  
HOLLYWOOD, FLORIDA

CHECKED  
DRAWN  
DATE: 3-9-2018  
COMPL. NO. 17-198

**Miguel de Diego**  
ARCHITECT P.A.  
AA-26001641  
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
PH. (954) 926-3358 FAX (954) 926-2021

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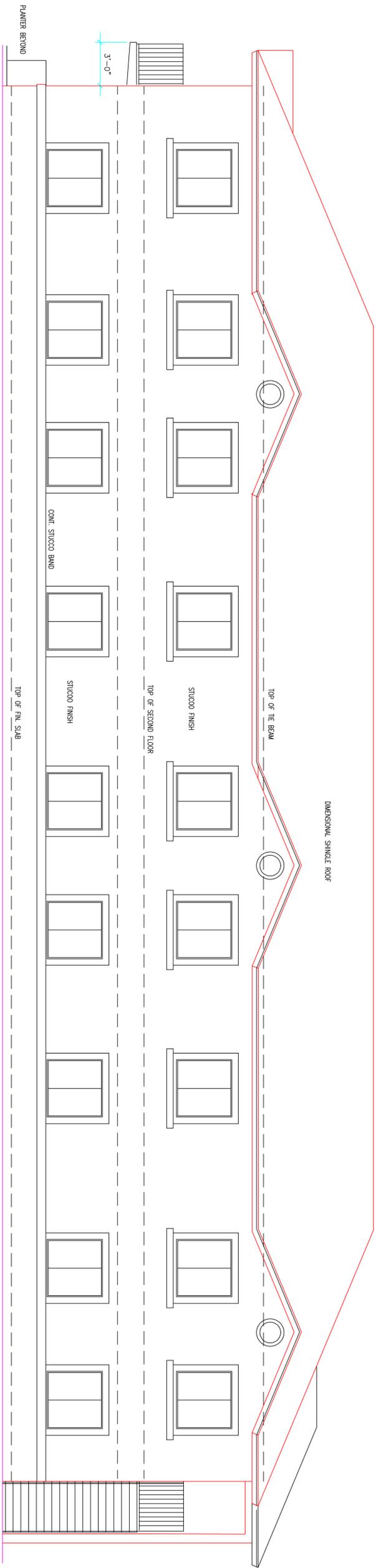




**EAST ELEVATION**

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

LEFT SIDE



**WEST ELEVATION**

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

RIGHT SIDE

NO.	DATE	REVISION

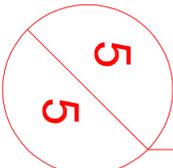
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**LUXURY HADDAD APARTMENTS**  
 2324 JOHNSON STREET  
 HOLLYWOOD, FLORIDA

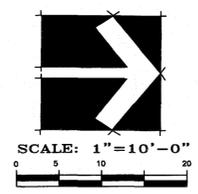
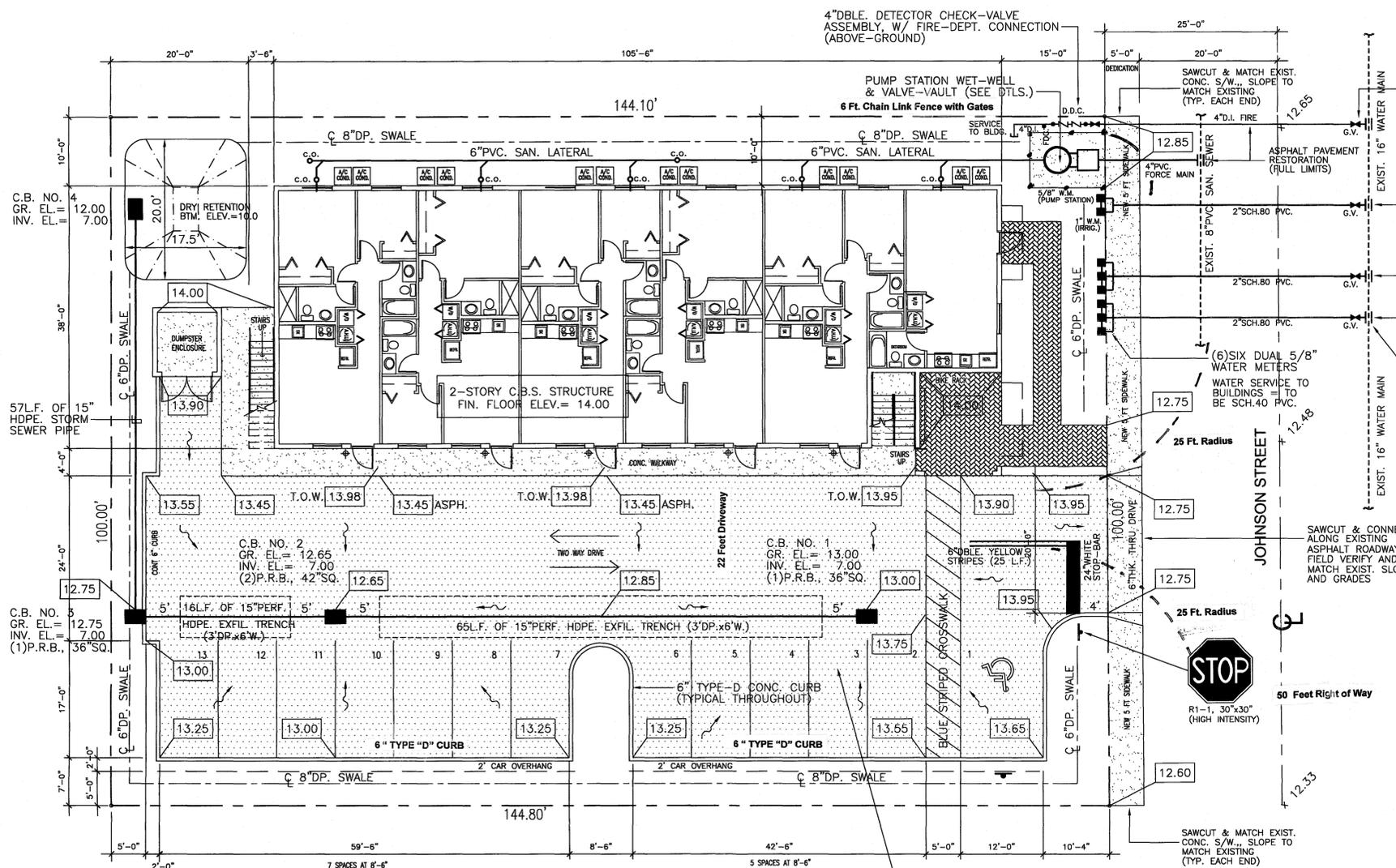
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020  
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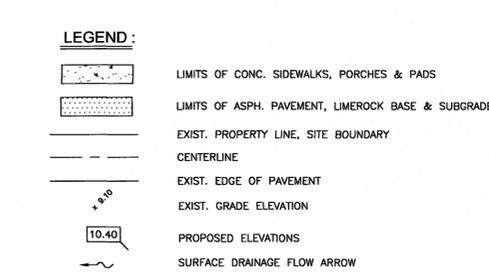
**GENERAL CONDITION NOTES:**

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA.  
 FLORIDA POWER & LIGHT CO., CONSTRUCTION  
 SOUTHERN BELL TELEPHONE & TEL. CO.  
 CABLE CONSTRUCTION BUREAU  
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS  
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE  
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

**PAVING, GRADING & DRAINAGE NOTES:**

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. 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 ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.)
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 80% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL BE TO THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

14. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:  
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
 CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
 PVC = POLYVINYLCHLORIDE PIPE  
 PCMP = PERFORATED CMP, FDOT SECTION 945  
 DIP = DUCTILE IRON PIPE  
 HDPE = HIGH DENSITY POLYETHYLENE PIPE
15. ASPHALT - BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.  
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982), RATE - 0.10 GALS./S.Y.  
 TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82, RATE - 0.02 TO 0.08 GALS./S.Y.  
 DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.



- UTILITY NOTES:**
1. CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE.
  2. CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.
- ELEVATION NOTE:**  
 ELEVATIONS AS SHOWN ARE BASED ON NAVD. DATUM, 1988

**SITE CALCULATIONS**

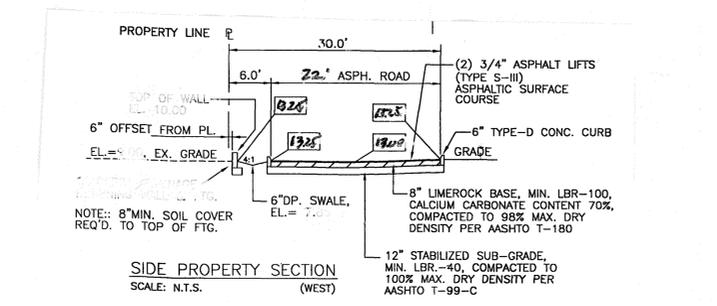
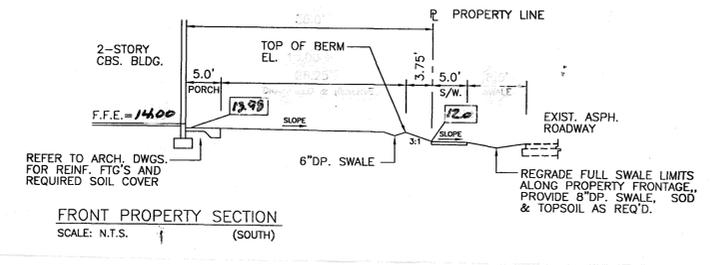
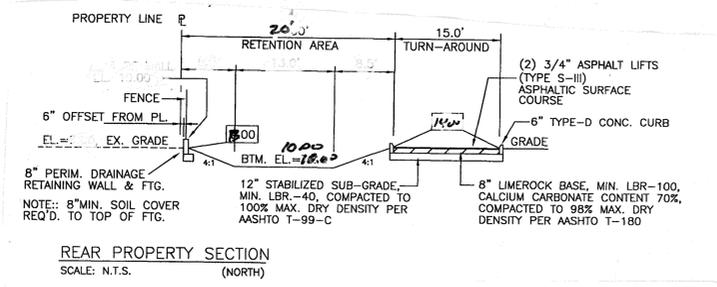
SITE:	14,480.00 S.F.	.33 ACRES
BUILDING FOOTPRINT:	4,053.00 S.F.	28.00 %
PARKING:	5,490.00 S.F.	37.91 %
WALKS AND STAIRS:	800.00 S.F.	5.52 %
LANDSCAPE:	4,137.00 S.F.	28.58 %

**LEGAL DESCRIPTION**  
 LOT 13 LESS THE SOUTH 60 FEET THERE OF BLOCK 12 AMENDED PLAT OF "HOLLYWOOD LITHE RANCHES" PLAT BOOK 1 PAGE 26 BROWARD COUNTY FLORIDA

HATCHED AREA INDICATES:  
 (2) 3/4" ASPHALT LIFTS (TYPE S-III)  
 ASPHALTIC SURFACE COURSE

8" LIMEROCK BASE, MIN. LBR-100, CALCIUM CARBONATE CONTENT 70%, COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180

12" STABILIZED SUB-GRADE, MIN. LBR-40, COMPACTED TO 100% MAX. DRY DENSITY PER AASHTO T-99-C



**NOTE:**  
 ALL ELEVATIONS SHOWN ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988.

CHARLES O. BUCKALEW, P.E.  
 FLORIDA REG. NO. 24842

**REVISIONS:**

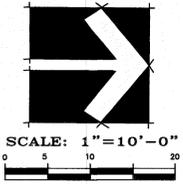
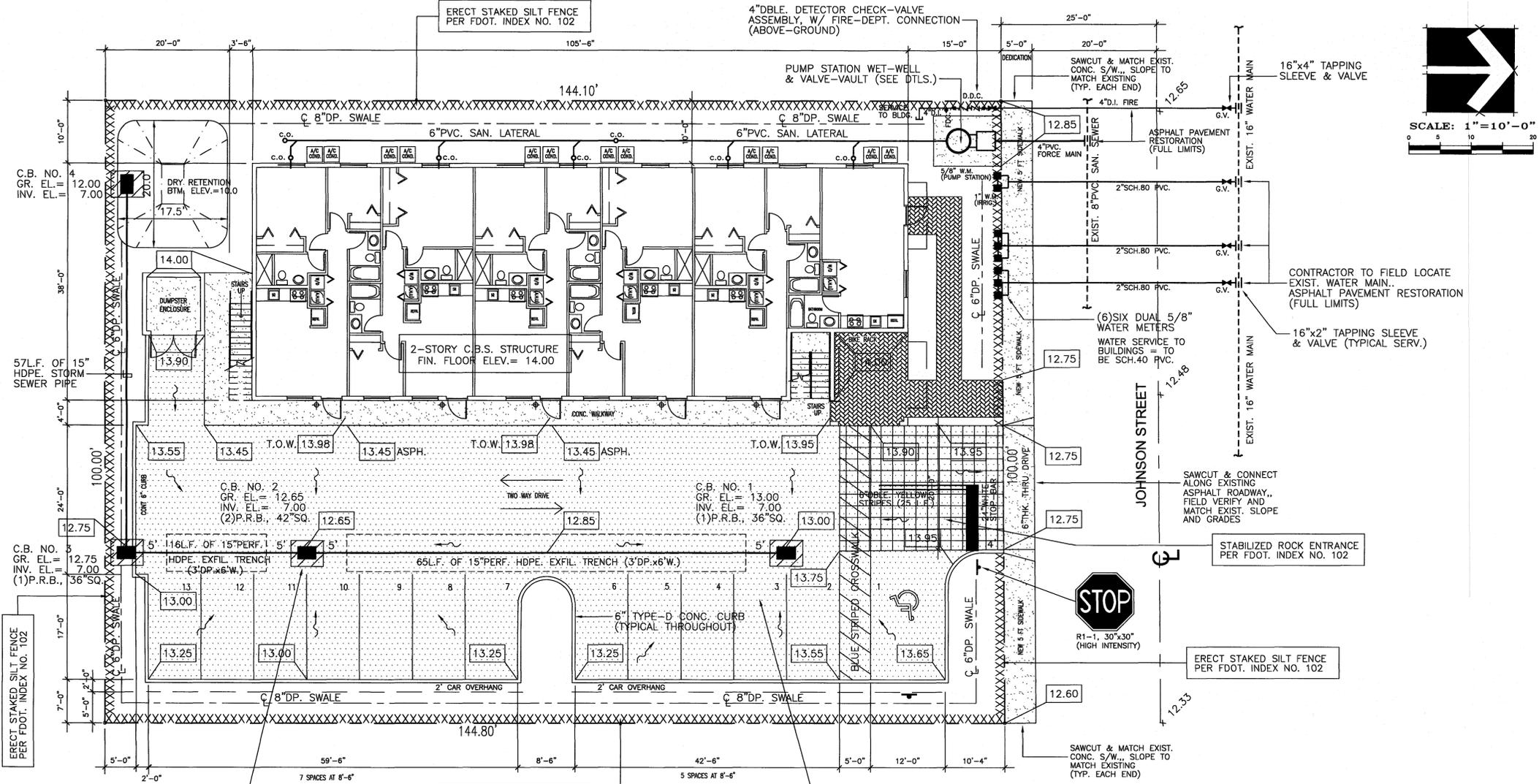
REVISED 6-20-18
City Comments

**Charles O. Buckalew**  
 Consulting Engineering Services, Inc.  
 801 South Ocean Drive, Suite 201  
 Hollywood, Florida 33025  
 Reg. P.E. No. 24842  
 License No. 00000000  
 Phone: (954) 927-0561 / 558-1189

**12 UNIT APARTMENTS**  
**2324 JOHNSON STREET**  
 FOLIO NO. :: 5142-16-01-4610, HOLLYWOOD FLORIDA 33020

**PAVING, GRADING & DRAINAGE PLAN**  
**WATER - SEWER PLAN**

DATE: APRIL, 2018  
 SCALE: 1" = 10'-0"  
 DWG. BY: C.R.W.  
 CHK'D. BY: C.O.B.  
 JOB NO.: 18-083  
 SHEET NO.



**SYMBOL LEGEND ::**

- XXXXXXXXXXXX PERIMETER STAKED SILT FENCE PER FDOT INDEX NO. 102
- WITH FILTER FABRIC (SEE NOTE 3)
- TYPICAL STABILIZED ROCK ENTRY DRIVE PER FDOT INDEX NO. 102

**SEDIMENT & EROSION CONTROL NOTES ::**

1. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES)
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. CATCH BASIN, INLETS AND STORM SEWER MANHOLES, STRUCTURES WITHIN THE SITE WILL BE PROTECTED DURING FILLING OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES, DURING FILLING OPERATIONS, BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE COUNTY/MUNICIPAL ENGINEER OR DESIGN ENGINEER OF RECORD.

**LEGEND :**

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW

**UTILITY NOTES :**

1. CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE
2. CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.

**ELEVATION NOTE :**  
ELEVATIONS AS SHOWN ARE BASED ON NAVD. DATUM, 1988

SITE CALCULATIONS	
SITE:	14,480.00 S.F. .33 ACRES
BUILDING FOOTPRINT:	4,053.00 S.F. 28.00 %
PARKING:	5,490.00 S.F. 37.91 %
WALKS AND STAIRS:	800.00 S.F. 5.52 %
LANDSCAPE:	4,137.00 S.F. 28.58 %

**LEGAL DESCRIPTION**  
LOT 13 LESS THE SOUTH 60 FEET THERE OF BLOCK 12 AMENDED PLAT OF "HOLLYWOOD LITE RANCHES" PLAT BOOK 1 PAGE 26 BROWARD COUNTY FLORIDA

REVISIONS :

**Charles O. Buckalew**  
Consulting Engineering Services, Inc.  
801 South Ocean Drive, Suite 201  
Hollywood, Florida 33019  
C.O.A. Number: 6255  
Tel. : (954) 927-0561 / 598-1189

**PROJECT :**  
12 UNIT APARTMENTS  
2324 JOHNSON STREET  
FOLIO NO. : 5142-16-01-4610, HOLLYWOOD FLORIDA 33020

**DRWG. TITLE :**  
EROSION CONTROL PLAN

DATE: APRIL, 2018  
SCALE: 1"=10'-0"  
DWG. BY: C.R.W.  
CHK'D. BY: C.O.B.  
JOB NO.: 18-083  
SHEET NO.



**WATER NOTES:**

- 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
- 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 62-555 314(2), EXCEPTIONS ALLOWED UNDER FAC 62-555 314(5)]
- 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 III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555 314(2), EXCEPTIONS ALLOWED UNDER FAC 62-555 314(5)]
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (DIP) WHEN CROSSING BELOW SANITARY SEWER MAINS
- 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
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR 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.
- 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
- 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 LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO: W-01
APPROVED: XXX		

**WATER NOTES CONTINUED:**

- 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. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS MUELLER MODEL SUPER CENTURION 200 5/8" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-8 5/8" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555 320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE 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
- 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.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.) VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-333 LF. NO SUBSTITUTIONS
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC)
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.) TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER
- 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 SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO: W-01.1
APPROVED: XXX		

**WATER NOTES CONTINUED:**

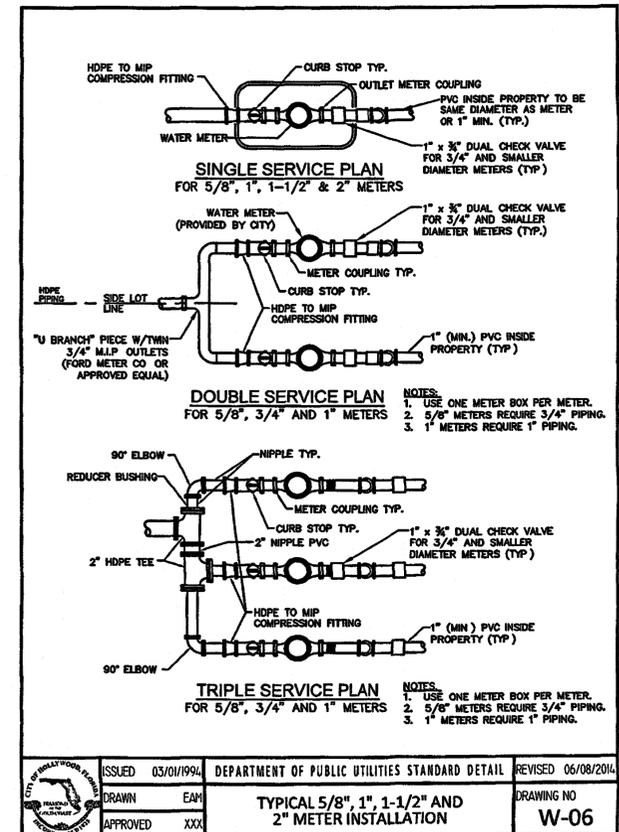
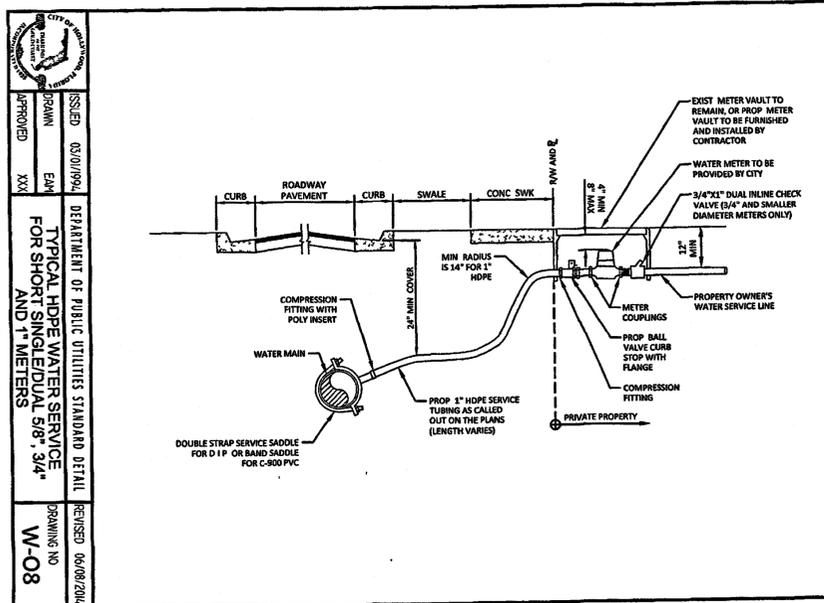
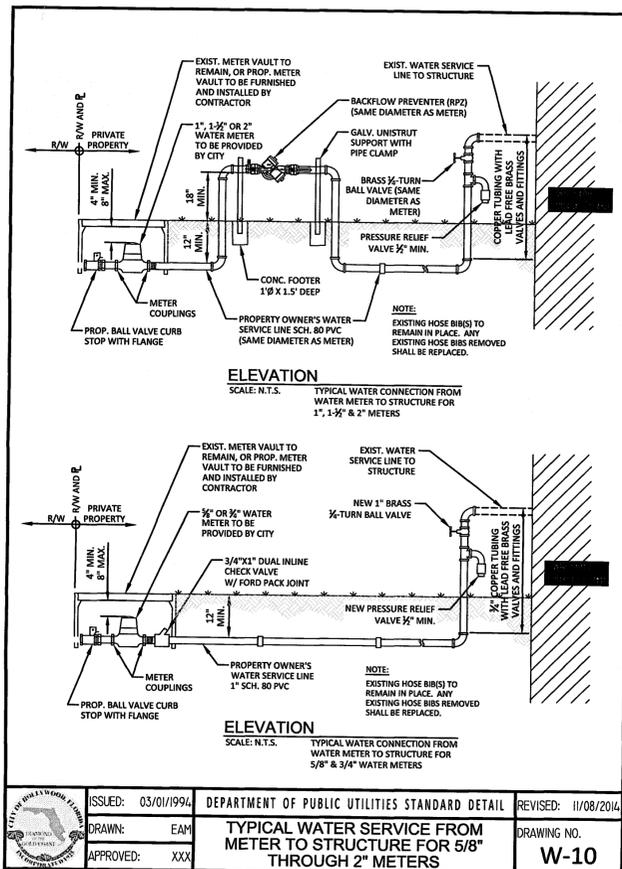
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2.1, AND SHALL BE EBA IRON INC., MEGALUG OR APPROVED EQUAL JOINT. RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING 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: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO: W-02
APPROVED: XXX		

**WATER METER SERVICE NOTES:**

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE"
- SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
- SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY
- THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN THE SWALE ON THE OPPOSITE SIDE OF THE ROAD FROM THE METER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
- APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR
- THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR
- THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
  - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP
  - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO: W-07
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/08/2014
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO: W-10
APPROVED: XXX		

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL WATER SERVICE CONNECTION FOR 5/8", 1", 1-1/2" AND 2" METERS	DRAWING NO: W-08
APPROVED: XXX		

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO: W-06
APPROVED: XXX		

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FLORIDA REG. NO. 24842

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12 UNIT APARTMENTS  
2324 JOHNSON STREET  
FOLIO NO. 5142-16-01-4610, HOLLYWOOD FLORIDA 33020

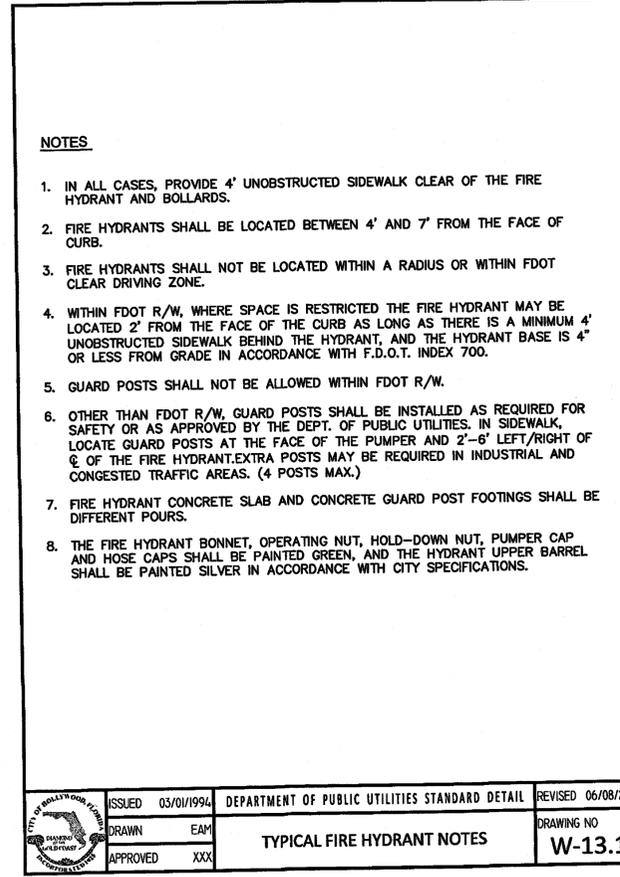
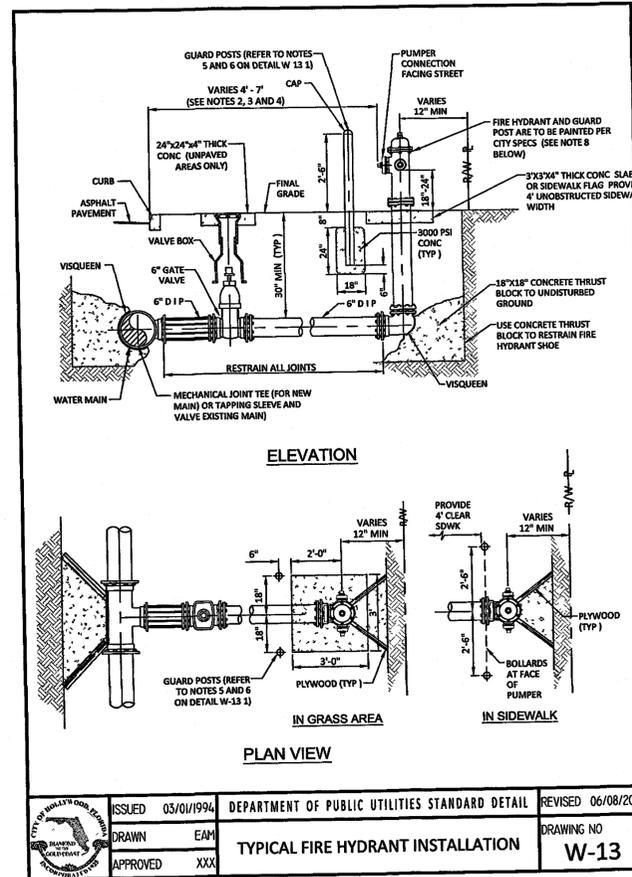
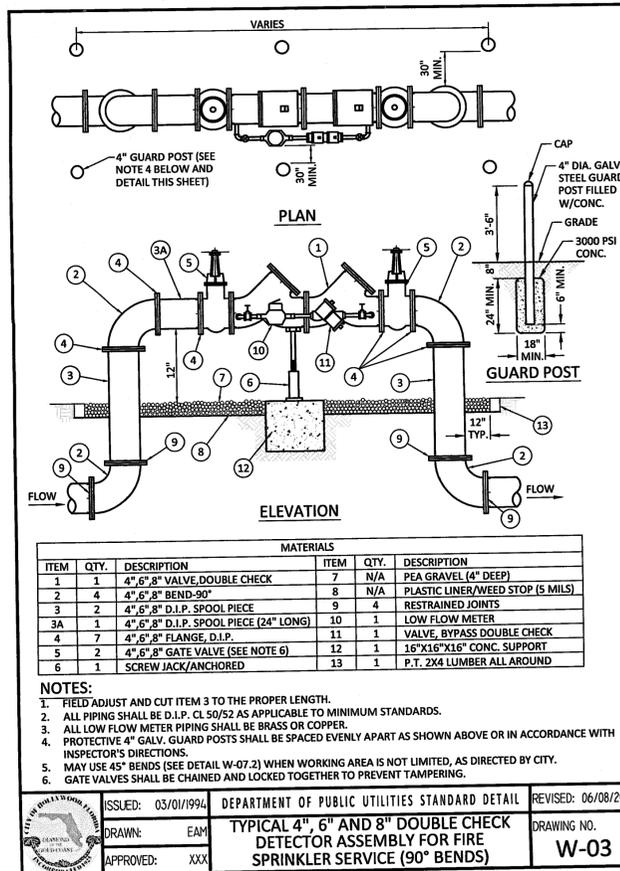
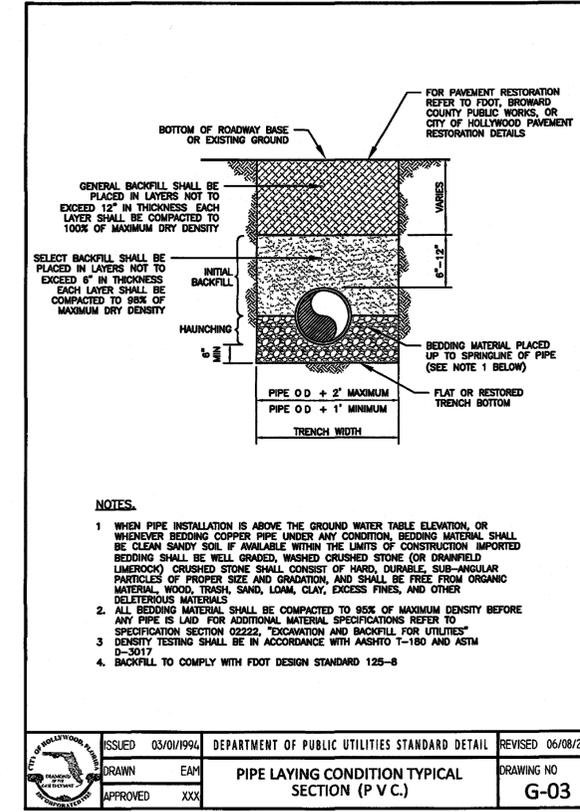
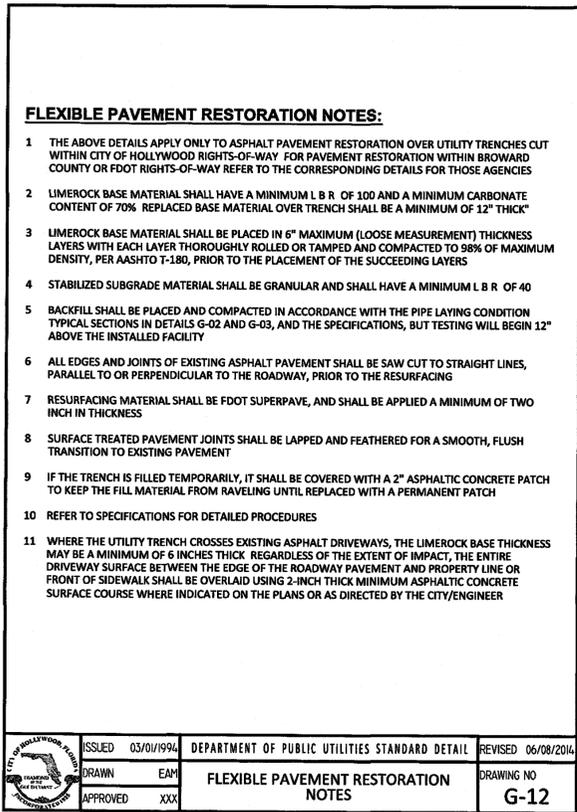
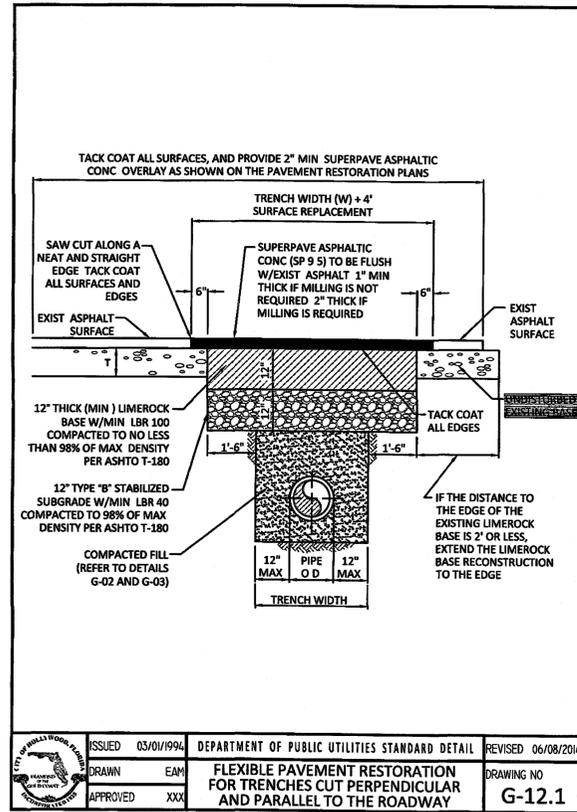
PROJECT

CONSTRUCTION DETAILS

DRWG. TITLE:

DATE: MARCH, 2016  
SCALE: AS NOTED  
DWG. BY: C.R.W.  
CHK'D. BY: C.O.B.  
JOB NO.: 16-232  
SHEET NO.

C-4



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12 UNIT APARTMENTS  
 2324 JOHNSON STREET  
 FOLIO NO 5142-16-01-4610, HOLLYWOOD FLORIDA 33020

PROJECT

CONSTRUCTION DETAILS

DRWG TITLE

DATE MARCH, 2017

SCALE AS NOTED

DWG BY: C.R.W

CHK'D BY: C.O.B

JOB NO 17-043

SHEET NO

C-5

BMPs BEST MANAGEMENT PRACTICES

This plan has been prepared to ensure compliance with appropriate conditions of the Palm Beach County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C., and the South Florida Water Management District, Chapter 40D-6, F.A.C. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction.
2. Protection of preserved/conserved upland habitats during construction.
3. General erosion control.
4. Protection of surface water quality during and after construction.
5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situations where the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP's. The contractor shall provide pollution prevention and erosion control measures as specified in FOOT INDOOR #100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

- 1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.
- 1.2 Preserved wetlands shall be protected prior to the start of proposed construction. Protection shall consist of a silt barrier constructed along the outer perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 50-foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.

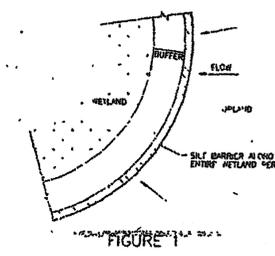


FIGURE 1

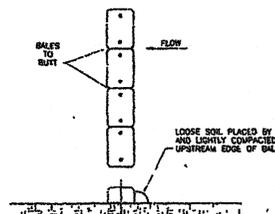


FIGURE 3

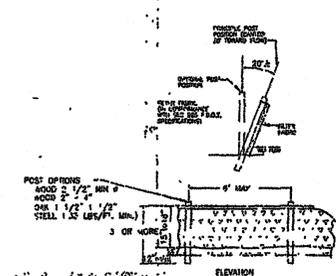
- 1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.
- 1.4 Silt barriers used for wetland protection shall remain in place for the duration of any sitework or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

- 2.1 Barricades shall be placed around all protected (preserved) habitats including meads and uplands during development.
- 2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

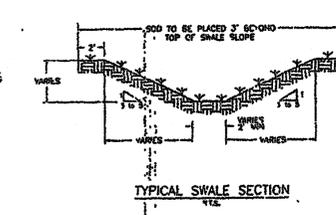
SECTION 3 GENERAL EROSION CONTROL

- 3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential landslides. When the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
- 3.2 Critical site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
- 3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.
- 3.4 All grass slopes constructed steeper than 4H:1V shall be seeded as soon as practical after their construction as shown in Figure 8.



TYPICAL SILT FENCE

FIGURE 2



TYPICAL SWALE SECTION

FIGURE 4

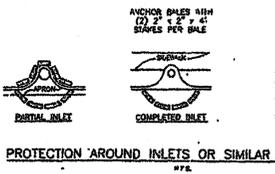
- 3.5 Sod shall be placed for a 3-foot wide strip adjoining all existing and around all inlets as shown in Figure 6. Sod shall be placed before silt barriers, shown in Figure 6, are removed.
- 3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

- 4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.
- 4.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.
- 4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
  - a. In general, erosion shall be controlled at the "best practical upstream location"
  - b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding ground inlets is complete.
  - c. Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Construction shall provide broom tires, hay bales or silt screens around, and sediment traps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.
  - d. Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

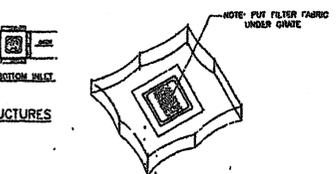
SECTION 5 CONTROL OF WIND EROSION

- 5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
  - a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
  - b. As soon as practical after completion of construction, bare earth areas shall be vegetated.
  - c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.



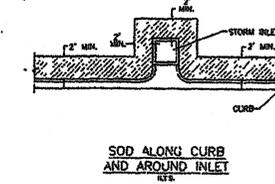
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

FIGURE 6



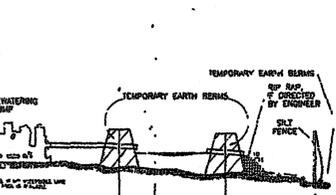
STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

FIGURE 7



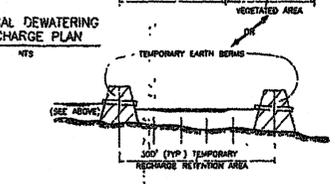
SOD ALONG CURB AND AROUND INLET

FIGURE 9



TEMPORARY SEDIMENT SUMP

FIGURE 10



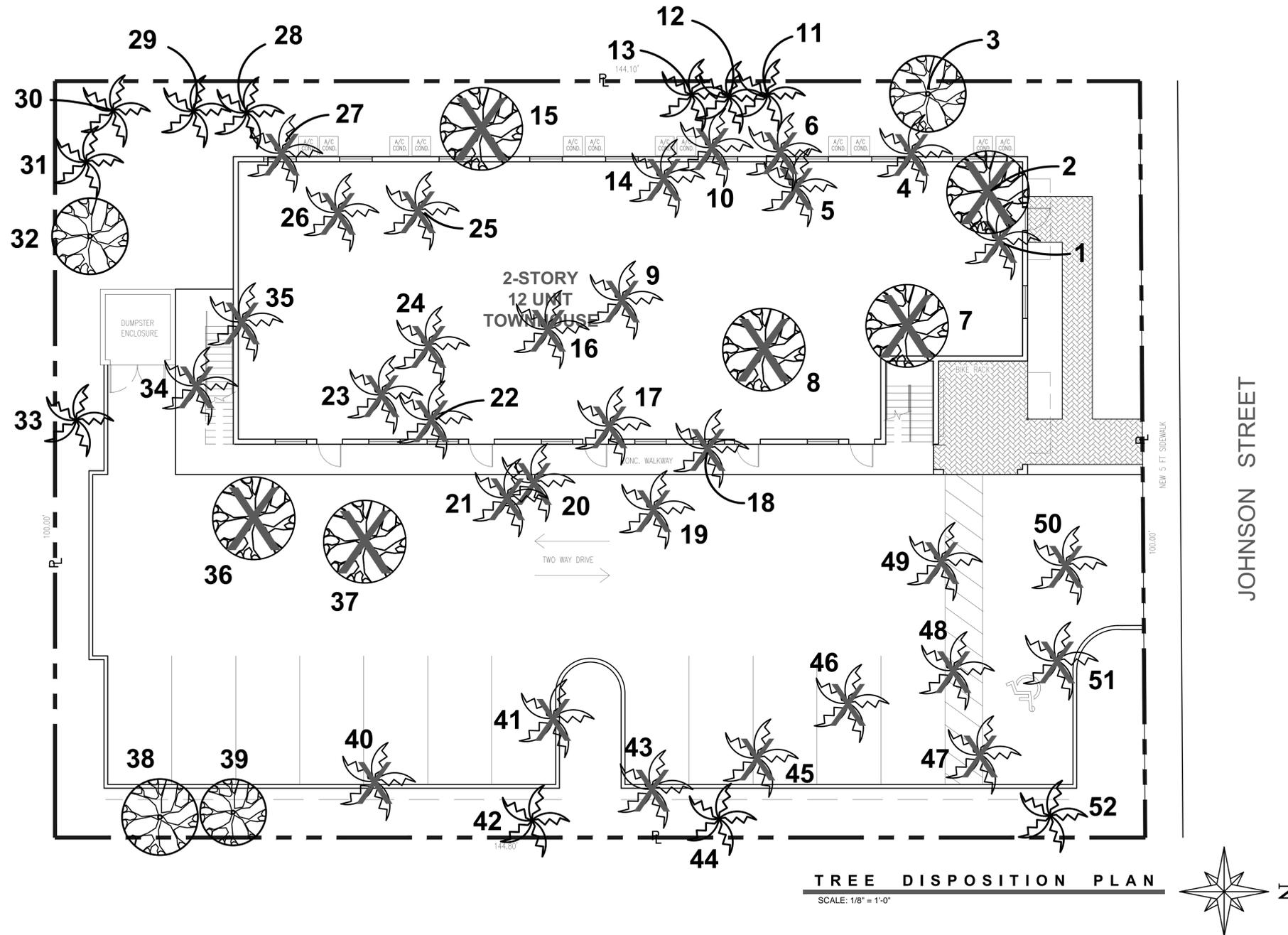
TYPICAL DEWATERING DISCHARGE PLAN

FIGURE 11

EROSION CONTROL PLAN

NOTES: 1) ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES  
2) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING CITY OR COUNTY RIGHT-OF-WAYS.

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**TREE DISPOSITION PLAN**

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



**GENERAL DISPOSITION NOTES**

- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL.
- THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS TO REMAIN DURING CONSTRUCTION.
- THE TREE REMOVAL WORK HEREIN WILL REQUIRE MITIGATION IN ACCORDANCE WITH CITY OF HOLLYWOOD ARTICLE 9 TREE MITIGATION REQUIREMENTS.
- CONTRACTOR TO COMPLETELY REMOVE ALL PARTS OF TREES SPECIFIED FOR REMOVAL ON THE TREE DISPOSITION PLAN. GRIND ALL TRUNKS/ROOT SYSTEMS OR TREES TO BE REMOVED A MINIMUM OF 18" DEPTH IN THEIR ENTIRETY AND FILL AND COMPACT WITH SUITABLE CLEAN SOIL TO FINAL GRADE.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS. CONTRACTOR TO REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
- FOR ALL TREES TO BE REMOVED, CONTRACTOR TO TAKE PROPER CARE IN REMOVAL TO NOT CAUSE DAMAGE TO EXISTING SITE FEATURES, CONDITIONS, INFRASTRUCTURE, OR THE GENERAL PUBLIC AND PASSERSBY. COMPLETELY REMOVE TREES AND PROPERLY DISPOSE OF REMAINS OFF-SITE.
- NO TREES SHALL BE REMOVED OR RELOCATED UNTIL A CITY OF HOLLYWOOD TREE REMOVAL PERMIT IS ISSUED. APPLICATIONS ARE AVAILABLE IN ROOM 308 OF CITY HALL OR VIA WEBSITE DOWNLOAD AT WWW.HOLLYWOODFL.ORG > DEPARTMENTS > ENGINEERING > ENGINEERING SERVICES
- ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE BY A TREE PROTECTION BARRIER FENCE ERRECTED TO THE EXTENTS OF THE CANOPY DRIP LINES. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL INFORMATION. FAILURE TO MAINTAIN THE BARRIERS MAY RESULT IN DAMAGE TO TREES SPECIFIED TO REMAIN, ESPECIALLY ONES CLOSE TO ACTIVE CONSTRUCTION, WHICH MAY RESULT IN TREE MITIGATION COSTS, ADDITIONAL PERMITTING TIME AND COSTS, OR REJECTION OF TREES AT TIME OF FINAL INSPECTION. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE, TO THE EXTENTS OF THE TREE DRIP LINES, FOR THE ENTIRE DURATION OF CONSTRUCTION.

**TREE SYMBOL LEGEND**

- |   |  |   |   |
|---|--|---|---|
| # | - EXISTING PALM TO REMAIN<br>SEE TREE PROTECTION FENCING<br>DETAIL FOR FENCING TO BE ERRECTED<br>AND MAINTAINED DURING ENTIRE<br>CONSTRUCTION PERIOD | # | - EXISTING PALM TO BE REMOVED<br>REMOVE ENTIRE ROOT SYSTEMS AND<br>FILL LIGHTLY COMPACT/GRADE WITH<br>SUITABLE SOIL |
| # | - EXISTING TREE TO REMAIN<br>SEE TREE PROTECTION FENCING<br>DETAIL FOR FENCING TO BE ERRECTED<br>AND MAINTAINED DURING ENTIRE<br>CONSTRUCTION PERIOD | # | - EXISTING TREE TO BE REMOVED<br>REMOVE ENTIRE ROOT SYSTEMS AND<br>FILL LIGHTLY COMPACT/GRADE WITH<br>SUITABLE SOIL |

**TREE DISPOSITION TABLE**

No.	LATIN NAME	COMMON NAME	DBH SIZE (HxW)	DISPOSITION
1	Thrinax radiata	Florida Thatch Palm	n/a 25' X 8'	REMOVE
2	Mangifera indica	Mango	8" 28' X 32'	REMOVE
3	Magnolia grandiflora	Southern Magnolia	8" 28' X 18'	REMAIN
4	Syagrus romanzoffiana	Queen Palm	n/a 30' X 18'	REMOVE
5	Sabal palmetto	Sabal Palm	n/a 28' X 16'	REMOVE
6	Carpentaria acuminata	Carpentaria Palm	n/a 28' X 8'	REMOVE
7	Persea americana	Avocado	5" 15' X 12'	REMOVE
8	Persea americana	Avocado	12" 30' X 32'	REMOVE
9	Veitchia montgomeryana	Montgomery Palm	n/a 24' X 12'	REMOVE
10	Veitchia montgomeryana	Montgomery Palm	n/a 28' X 12'	REMOVE
11	Carpentaria acuminata	Carpentaria Palm	n/a 20' X 8'	REMAIN
12	Carpentaria acuminata	Carpentaria Palm	n/a 20' X 8'	REMAIN
13	Carpentaria acuminata	Carpentaria Palm	n/a 20' X 8'	REMAIN
14	Veitchia merrillii	Christmas Palm	n/a 18' X 8'	REMOVE
15	Schinus terebinthifolia	Brazilian Pepper	18" 18' X 30'	REMOVE
16	Veitchia montgomeryana	Montgomery Palm	n/a 24' X 10'	REMOVE
17	Carpentaria acuminata	Carpentaria Palm	n/a 27' X 8'	REMOVE
18	Carpentaria acuminata	Carpentaria Palm	n/a 25' X 8'	REMOVE
19	Carpentaria acuminata	Carpentaria Palm	n/a 23' X 8'	REMOVE
20	Thrinax radiata	Florida Thatch Palm	n/a 18' X 10'	REMOVE
21	Carpentaria acuminata	Carpentaria Palm	n/a 30' X 8'	REMOVE
22	Veitchia montgomeryana	Montgomery Palm	n/a 28' X 12'	REMOVE
23	Sabal palmetto	Sabal Palm	n/a 28' X 10'	REMOVE
24	Areca catechu	Betel-nut Palm	n/a 14' X 10'	REMOVE
25	Carpentaria acuminata	Triple Carpentaria Palm	n/a 25' X 16'	REMOVE
26	Oncosperma horridum	Mountain Nibong Palm	n/a 25' X 10'	REMOVE
27	Carpentaria acuminata	Carpentaria Palm	n/a 25' X 8'	REMOVE
28	Carpentaria acuminata	Carpentaria Palm	n/a 25' X 8'	REMAIN
29	Carpentaria acuminata	Carpentaria Palm	n/a 30' X 8'	REMAIN
30	Carpentaria acuminata	Carpentaria Palm	n/a 20' X 8'	REMAIN
31	Syagrus romanzoffiana	Queen Palm	n/a 28' X 12'	REMAIN
32	Guaiaecum officinale	Tree of Life	5" 18' X 20'	REMAIN
33	Carpentaria acuminata	Triple Carpentaria Palm	n/a 28' X 14'	REMAIN
34	Carpentaria acuminata	Carpentaria Palm	n/a 25' X 8'	REMOVE
35	Trachycarpus fortunei	Windmill Palm	n/a 23' X 12'	REMOVE
36	Ficus rubiginosa	Rusty Leaf Fig	9" 20' X 22'	REMOVE
37	Mangifera indica	Mango	10" 24' X 18'	REMOVE
38	Cananga odorata	Ylang Ylang	10" 27' X 20'	REMAIN
39	Ilex vomitoria	Yaupon Holly	6" 20' X 12'	REMAIN
40	Carpentaria acuminata	Carpentaria Palm	n/a 23' X 8'	REMOVE
41	Veitchia montgomeryana	Montgomery Palm	n/a 35' X 12'	REMOVE
42	Dypsis decaryi	Triangle Palm	n/a 35' X 18'	REMAIN
43	Veitchia montgomeryana	Montgomery Palm	n/a 32' X 12'	REMOVE
44	Cocos nucifera	Coconut Palm	n/a 35' X 18'	REMAIN
45	Veitchia montgomeryana	Montgomery Palm	n/a 32' X 12'	REMOVE
46	Carpentaria acuminata	Triple Carpentaria Palm	n/a 25' X 16'	REMOVE
47	Wodyetia bifurcata	Foxtail Palm	n/a 20' X 14'	REMOVE
48	Carpentaria acuminata	Carpentaria Palm Cluster	n/a 25' X 14'	REMOVE
49	Carpentaria acuminata	Carpentaria Palm	n/a 16' X 8'	REMOVE
50	Dypsis decaryi	Triangle Palm	n/a 18' X 14'	REMOVE
51	Cocos n. 'Golden Malayan'	Golden Malayan Coco Palm	n/a 32' X 18'	REMOVE
52	Dictyosperma album	Hurricane Palm	n/a 10' X 8'	REMAIN
Total Palms (Monocots) Removed			31	
Total Dicot DBH Removed			66"	
Total Mitigation Required			22 Trees @ 3" DBH/14' Ht. & 31 Palms	

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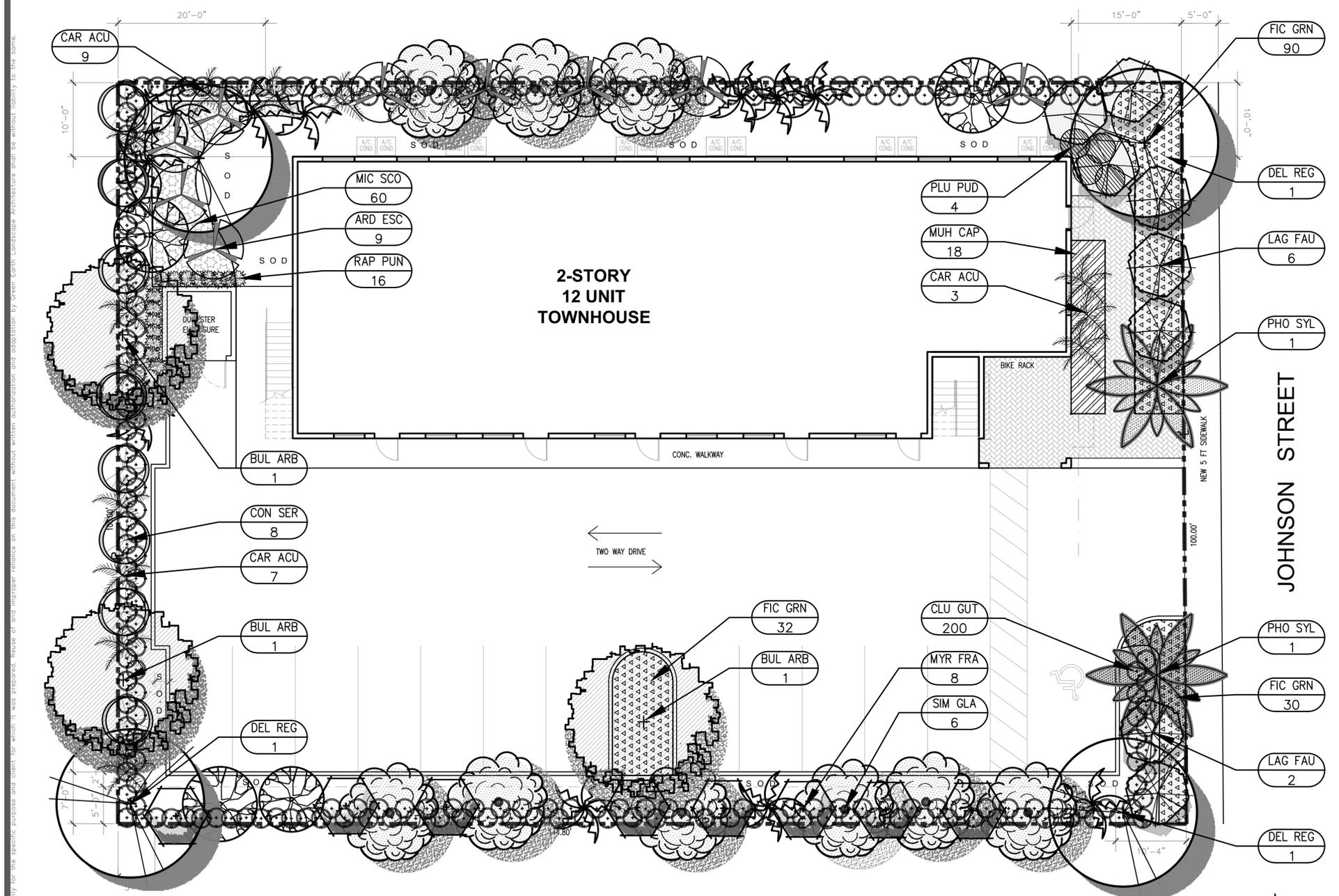
PROJECT # 18-110  
 DATE 09-09-2018  
 SCALE AS SHOWN  
 DESIGNED BY WDB  
 DRAWN BY WDB  
 CHECKED BY WDB  
 DATE:

12 UNIT APARTMENT BUILDING  
 2324 JOHNSON STREET  
 HOLLYWOOD, FL

**TREE DISPOSITION PLAN**

SHEET NUMBER  
**L-100**

REVISIONS  
 No. DATE BY



### TABULAR DATA CODE CHART

REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS		
ZONING: RM-12		
SECTION ARTICLE 9 LDR	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS JOHNSON STREET - 100LF STREET FRONTAGE	2 TREES	2 TREES
VEHICULAR USE AREAS 25% OF PARKING AREA TO BE LANDSCAPED - 5,490 SF 3 TERMINAL/PENINSULAR PARKING ISLANDS	1,373 SF LANDSCAPED AREA 3 TREES + LANDSCAPING	1,387 SF LANDSCAPED AREA 3 TREES + LANDSCAPING
OPEN SPACE TREE REQUIREMENTS 4,137 SF PERVIOUS OPEN SPACE	5 TREES	5 TREES
AT-GRADE PARKING LOT	24" CONTINUOUS HEDGE	24" CONTINUOUS HEDGE
TREE MITIGATION 31 PALMS REMOVED 66" DBH DICOTS REMOVED NATIVE TREE AND SHRUB REQUIREMENT	31 PALMS OR 11 TREES 66" DBH BROADLEAF TREES 60% NATIVE TREES/50% SHRUBS	30 PALMS & 1 TREE 82" DBH BROADLEAF TREES 60% NATIVE TREES/52% SHRUBS

### LANDSCAPE NOTES & SPECIFICATIONS

- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY AND ALL DISCREPANCIES, CONFLICTS, SHORTAGES, OR OTHER SCOPE/QUANTITY/TIME RELATED ISSUES, INCOMPLETENESS OR CONSISTENCY WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL OR BASING A PROPOSAL ON THE SCOPE OF WORK.
- THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND AS PROVIDED. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS TO REMAIN DURING CONSTRUCTION.
- SEE TREE PROTECTION DETAIL ON LANDSCAPE DETAILS SHEET FOR TREE PROTECTION TO BE ERCTED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN FOR TREES AND PALMS TO REMAIN, AND TO REMAIN INTACT AS ERCTED UNTIL FINAL COMPLETION OF PROJECT.
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ADJUST IF NECESSARY TO AVOID CONFLICTS OR SAFETY HAZARDS.
- ALL WORK TO BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND ONLY DURING THOSE TIMES PERMITTED BY THE CITY OF HOLLYWOOD. PROTECT THE PUBLIC AND GENERAL PASSERSBY AT ALL TIMES AND PROTECT ALL TREES SPECIFIED TO REMAIN.
- ALL NEW PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLICATION BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. ALL TREES OR PLANTS NOT MEETING THIS MINIMUM SPECIFICATION AS DEFINED IN THE PUBLICATION WILL BE REJECTED.
- ALL TREES AND PALMS MUST BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLARE, AND FIRST ORDER ROOTS ARE SLIGHTLY ABOVE THE FINAL GRADE (ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS).
- ALL SYNTHETIC BURLAP, SYNTHETIC STRING, CORDS OR OTHER NON-BIODEGRADABLE MATERIALS SHALL BE COMPLETELY REMOVED IN THEIR ENTIRETY FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED.
- FOR BIODEGRADABLE BURLAP ROOTBALL CONTAINMENT THE TOP PORTION OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE REMOVED, THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- ALL SYNTHETIC TAPE (I.E. TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHED, ETC. BEFORE INSPECTION. REMOVE ALL BAMBOO AND METAL STAKES FROM THE TREES.
- TREES SHALL HAVE A MULCH RING WITH A MINIMUM DIAMETER OF 4". MULCH WILL BE A GRADE B SHREDDED WOOD HARVESTED FROM EXISTING MELALEUCA OR EUCALYPTUS STANDS (STERILIZED TO DESTROY ANY SEEDS) OVER HEAVY WEED BARRIER FABRIC, SECURED IN PLACE USING METAL SOD STAPLES, AND APPROXIMATELY 3" DEPTH WHEN SETTLED. USE COMMERCIAL GRADE BLACK PLASTIC EDGING FOR SHAPE AND CONTAINMENT OF SHRUB & GROUND COVER LANDSCAPE PLANTING AREAS, STAKED IN PLACE.
- ALL TREES AND PALMS SHALL BE GUYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. DO NOT USE WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL FOR THE DIRECT STAKING OF TREES. PLEASE USE BIODEGRADABLE MATERIAL FOR STAKING DIRECTLY AROUND TRUNKS SUCH AS SISAL TWINE. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED. ALL STAKING MATERIAL SHALL BE REMOVED ONCE TREES ARE ESTABLISHED.
- ALL PERVIOUS LANDSCAPED AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE, AS DEFINED BY CITY OF HOLLYWOOD, SPWMD AND INDUSTRY STANDARDS (BEING HEAD-TO-HEAD ARC THROW WITH 50% OVERLAP), BY MEANS OF AN AUTOMATIC, FULLY PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM UTILIZING PVC PIPE, RAINBIRD 1800 SERIES POP-UP SPRAY TYPE HEADS, REMOTE ELECTRONIC ZONE VALVES, A PROGRAMMABLE AUTOMATIC CONTROLLER WITH INTEGRATED RAIN SENSOR, BACKFLOW PREVENTION DEVICE, SCHEDULE 80 PVC SLEEVES FOR PIPING BENEATH PAVEMENT, ETC. ADDITIONALLY, ALL NEWLY PLANTED TREES AND PALMS WILL RECEIVE A MINIMUM OF ONE (1) BUBBLER NOZZLE TO WATER THE ROOT SYSTEMS FOR ESTABLISHMENT. ADJUST SET SCREW TO EMIT NO MORE THAN 25 GPM FLOW EACH. THIS PLAN IS NOT COMPLETE WITHOUT IRRIGATION PLAN AND IRRIGATION DETAILS SHEETS L-300 AND L-301. IRRIGATION CONTRACTOR TO INSURE THAT FINAL SYSTEM AND ANY REQUIRED ADJUSTMENTS PROVIDE 100% COVERAGE AND ADDITIONAL ZONES OR HEADS MAY NEED TO BE ADDED TO ACHIEVE THIS. ALL WORK SHALL COMPLY WITH MUNICIPAL AND COUNTY ORDINANCES, SPWMD REGULATIONS AND RESTRICTIONS AND THE STATE OF FLORIDA.
- FOLLOW APPROVED LANDSCAPE PLANS FOR SPECIES, SIZES, LOCATIONS, QUANTITIES, QUALITY, ETC. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL AT REQUIRED SPECIFICATIONS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO ANY CHANGES OR SUBSTITUTIONS BEING ASSUMED, ORDERED, OR MADE.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IF DISCREPANCIES EXIST BETWEEN PLANT TABLE AND PLAN, PLAN DRAWING AND ON-CENTER SPACING SHALL TAKE PRECEDENCE.
- ALL TREES ARE TO HAVE PROTECTIVE LAYER OF BURLAP OR SIMILAR HEAVY WOVEN PROTECTIVE FABRIC AROUND THE TRUNKS WHEN LOADING AND UNLOADING WITH MACHINE EQUIPMENT. NO SCARRING OF TRUNKS WILL BE ACCEPTED AND MATERIALS THAT ARE SCARRED WILL BE REJECTED.
- ALL MATERIALS AND WORKMANSHIP WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM FAILURE, DEATH, TERMINAL DECLINE, ETC. THE WARRANTY PERIOD MAY BE EXTENDED BEYOND THAT TIMEFRAME IF, AT THE END OF ONE YEAR, ANY PLANTS ARE NOT IN A THRIVING STATE, INDICATIVE OF HEALTHY PLANTS OF EACH SPECIES.
- BEGIN WATERING ALL PLANT MATERIALS IMMEDIATELY AFTER INSTALLATION OR RELOCATION. FOR RELOCATIONS SEE CARE AND WATERING SCHEDULE ABOVE. FOR ALL NEW PLANTS, WATER ACCORDING TO SPWMD, BROWARD COUNTY AND CITY OF HOLLYWOOD REGULATIONS FOR NEW LANDSCAPE INSTALLATIONS UP TO 90 DAYS AND BEGIN PHASE II WATER RESTRICTION SCHEDULE FOLLOWING THAT. A SUMMARY IS: LANDSCAPING FROM 0-30 DAYS AFTER INSTALLATION WATERING CAN OCCUR ON ALL DAYS EXCEPT ON FRIDAYS. FROM 30-90 DAYS, WATERING FOR NEW LANDSCAPING CAN OCCUR ON MONDAY, WEDNESDAY, THURSDAY, AND SATURDAY. FOR BOTH ESTABLISHMENT WATERING PERIODS AND FINAL ESTABLISHED PERIOD, NO WATERING SHALL OCCUR BETWEEN 10 A.M. AND 4 P.M. AFTERNOON.
- ALL WORK WITHIN THESE PLANS TO BE DONE IN A SOUND, WORKMANLIKE MANNER, INDICATIVE OF THE PROFESSIONAL STANDARDS REGULATING EACH DISCIPLINE AND THE PERTINENT DIVISION OF THE CONSTRUCTION SPECIFICATIONS INSTITUTE, THE CITY OF HOLLYWOOD, AND ANY OTHER REGULATING OR GOVERNING AUTHORITY. WORK WILL ONLY OCCUR WITHIN THE DAYS AND HOURS SPECIFIED WITHIN THE CODE OF ORDINANCES AND CONTRACT DETAILS. ALL CONTRACTORS AND SUB CONTRACTORS SHALL PERFORM WORK IN A SAFE, PROFESSIONAL MANNER WITHOUT UNNECESSARY DISTURBANCE TO THE SURROUNDING COMMUNITY, OTHER ON-SITE WORKERS OR PASSERSBY.
- ANY DAMAGE TO EXISTING CONDITIONS INCLUDING EXISTING LAWN AREA WILL BE RESTORED TO A CONDITION EQUAL TO OR EXCEEDING THE CONDITION AT TIME OF WORK COMMENCEMENT. EXISTING LAWN REPAIR WILL BE DONE COMPLETE FOR ANY AND ALL DAMAGED AREAS AFFECTED BY WORK. THIS INCLUDES MATCHING OF EXISTING GRASS AND SOIL WITHIN A 2' BLANKET OF HAND RAKED, FINELY-GRADED TOPSOIL AFTER ANY NECESSARY EXCAVATION REQUIRED SO THAT NEW SOD MATCHES EXISTING OR PREVIOUS SOD IN APPEARANCE, ELEVATION, EXTENT, WITH CLEAN AND TIGHT JOINTS AND CUT IN PROPERLY SO THAT NEW AND EXISTING EDGES MEET SEAMLESSLY. STAGGER JOINTS OF ALL NEW SOD. SPECIES SHALL BE ST. AUGUSTINE FLORATAM VARIETY CERTIFIED TRUE TO NOMENCLATURE BY THE SUPPLIER ON RECEIPT. IF EXISTING PLANTING BEDS ARE DAMAGED, RESTORE TO SAME CONDITION WITH SAME MATERIALS.
- ANY REFERENCE, MENTION OR INFERENCE OF "PLANTING SOIL", "AMENDED SOIL", "SOIL MIX" OR THE LIKE SHALL MEAN A SPECIFIC SOIL MIX AS FOLLOWS: 50-50 PERCENTAGE BY VOLUME RATIO, PRE-MIXED OFF SITE, AND COMPRISED OF 50% CLEAN, SCREENED SLICK SAND, AND 50% FULVERIZED FLORIDA MUCK, ALSO REFERRED TO AS TOPSOIL, FREE FROM ANY WEEDS, NEMATODES, SEEDS, AGGREGATE (OTHER THAN SPECIFIED SAND) OR OTHER DELETERIOUS MATERIALS AND PREPARED SPECIFICALLY FOR USE AS A SOIL AMENDMENT IN LANDSCAPING APPLICATIONS. AN AMENDED ORGANIC OF COW MANURE OR ORGANIC PEAT IS ACCEPTABLE UP TO 10% OF THE TOTAL VOLUME OF THE MIX.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK BASED ON THESE PLANS.
- ALL BEDLINES FOR SHRUBS AND GROUND COVER TO HAVE FLOWING ARCS AS SHOWN CREATING AN ATTRACTIVE, ORGANIC AESTHETIC. MULCHED BEDLINE EDGES WITH FLAT OR 'DEAD' AREAS THAT BREAK FROM THE CURVILINEAR NATURE WILL BE REJECTED.

### PLANT LIST & SPECIFICATIONS

TREE AND PALMS					
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	DESCRIPTION
ARD ESC	9	<i>Ardisia escallonioides</i>	MARLBERRY	2" DBH/12' HT.	SINGLE LEADER TREE FORM, FULL RADIAL BRANCHING
BUL ARB	3	<i>Bulnesia arborea</i>	VERAWOOD	2" DBH/12' HT.	STRAIGHT TRUNK, FULL RADIAL BRANCHING
CAR ACU	19	<i>Carpentaria acuminata</i>	CARPENTARIA PALM	12/16' CT HTS.	STRAIGHT EVEN, ALTERNATE CLEAR TRUNK HEIGHTS, FULL CROWNS
CON SER	8	<i>Conocarpus erectus</i> 'Sericeus'	SILVER BUTTWOOD	12' HT.	MULTILEADER, DENSE, FULL RADIAL BRANCHING
DEL REG	3	<i>Delonix regia</i>	ROYAL POINCIANA	3" DBH/14' HT.	STRAIGHT TRUNK, FULL RADIAL BRANCHING
LAG FAU	8	<i>Lagerstroemia fauriei</i> 'Muskogee'	MUSKOGEE CRAPE MYRTLE	2" DBH/12' HT.	SINGLE LEADER TREE FORM, FULL RADIAL BRANCHING
MYR FRA	8	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER	12' HT.	MULTILEADER, DENSE, FULL RADIAL BRANCHING
PHO DAC	2	<i>Phoenix dactylifera</i>	SYLVESTER DATE PALM	12' C.T.	STRAIGHT EVEN TRUNKS WITH DIAMOND PATTERN FINISH, FULL CROWN
SIM GLA	10	<i>Simaruba glauca</i>	PARADISE TREE	2" DBH/12' HT.	STRAIGHT TRUNK, FULL RADIAL BRANCHING
SYMBOL LEGEND	1	<i>Magnolia grandiflora</i> (existing)	EXISTING MAGNOLIA	8" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L-201
SYMBOL LEGEND	1	<i>Cananga odorata</i> (existing)	EXISTING YLANG-YLANG	10" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L-201
SYMBOL LEGEND	1	<i>Guaiacum officinale</i> (existing)	EXISTING TREE OF LIFE	5" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L-201
SYMBOL LEGEND	1	<i>Ilex vomitoria</i> (existing)	EXISTING YAUPON HOLLY	6" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L-201
SYMBOL LEGEND	11	Palm Species - Varies	SEE SHEET L-100 FOR SPECIES	VARIES	PROTECT PER TREE PROTECTION BARRIER SHEET L-201
SHRUBS AND GROUND COVER					
CLU GUT	200	<i>Clusia guttifer</i>	LITTLELEAF CLUSIA	24" X 24"	FULL, SPACE 24" ON CENTER
FIC GRN	152	<i>Ficus microcarpa</i> 'Green Island'	GREEN ISLAND FICUS	18" X 18"	FULL, SPACE 24" ON CENTER
MIC SCO	60	<i>Microsorium scolopendria</i>	WART FERN	15" X 15"	FULL, SPACE 24" ON CENTER
MUH CAP	18	<i>Muhlenbergia capillaris</i>	MUHLY GRASS	24" X 24"	FULL, SPACE 30" ON CENTER
PLU PUD	4	<i>Plumeria pudica</i>	BRIDAL BOUQUET	6' HT.	FULL, SPACE AS SHOWN ON PLAN @ 48" ON CENTER
RAP PUN	16	<i>Rapanea punctata</i>	MYRSINE	42" X 24"	FULL, SPACE 24" ON CENTER

### LANDSCAPE PLANTING PLAN

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

#### TREE SYMBOL LEGEND

- EXISTING PALM TO REMAIN  
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERCTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD
- EXISTING TREE TO REMAIN  
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERCTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

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PROJECT #  
18-104  
DATE  
01-27-2018  
SCALE  
AS SHOWN  
DESIGNED BY  
WDB  
DRAWN BY  
WDB  
CHECKED BY  
WDB  
DATE

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HADDAD HOMES  
2301 LEE STREET LOT 2  
HOLLYWOOD, FL

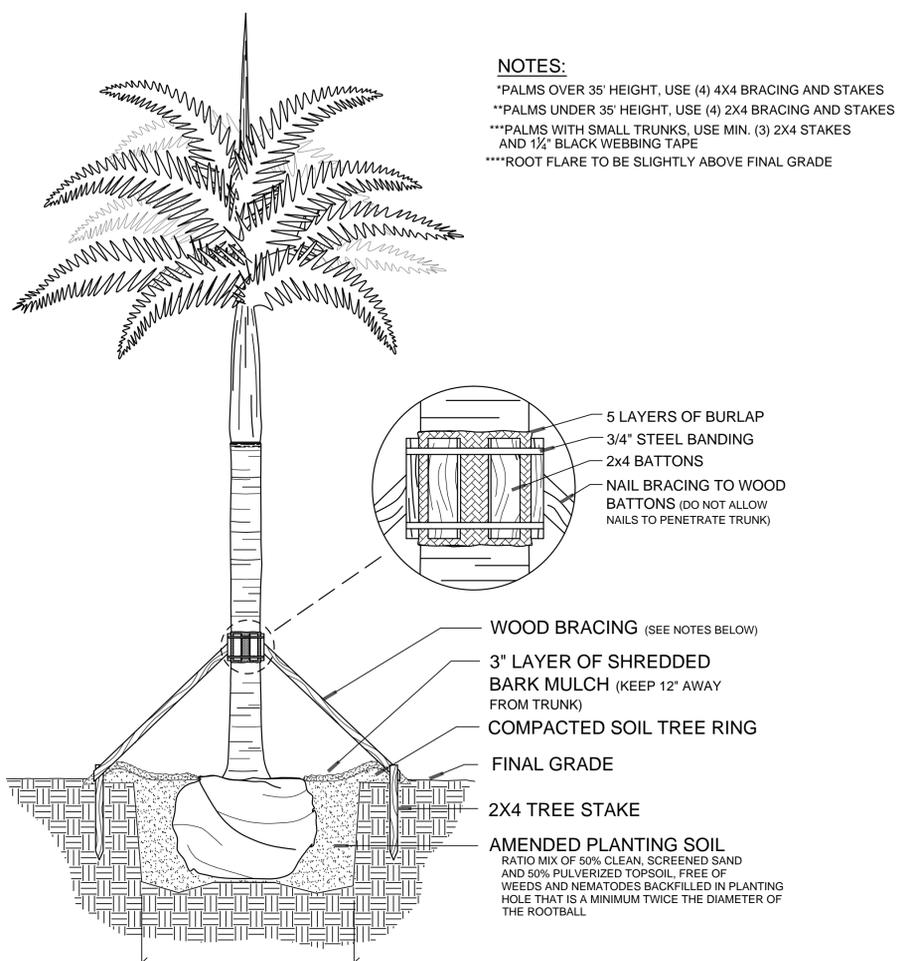
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LANDSCAPE  
PLANTING PLAN

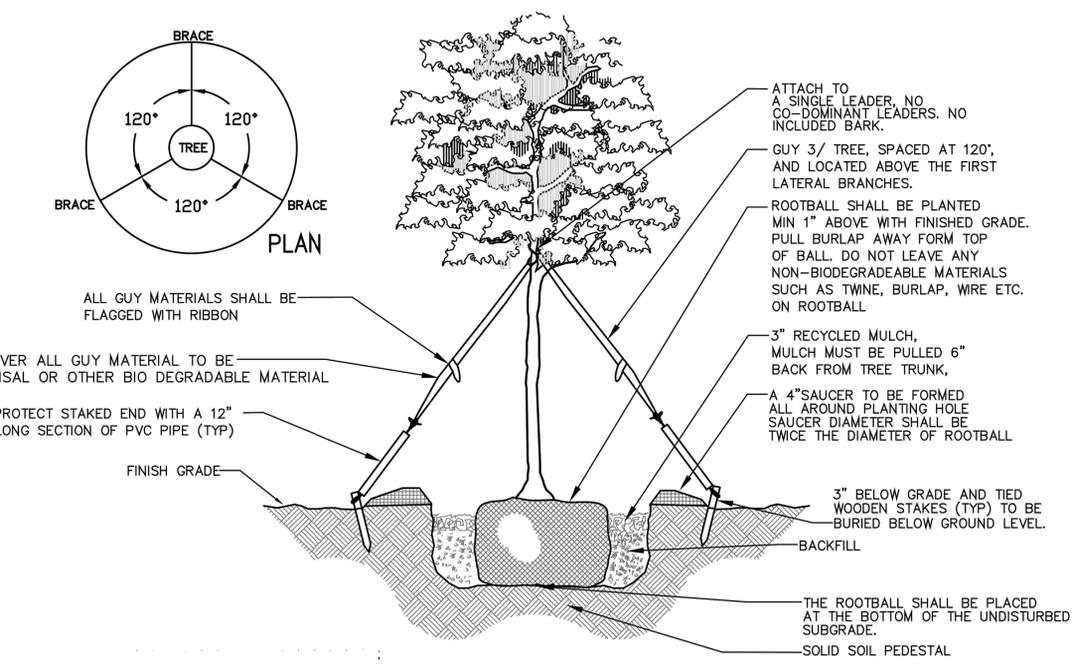
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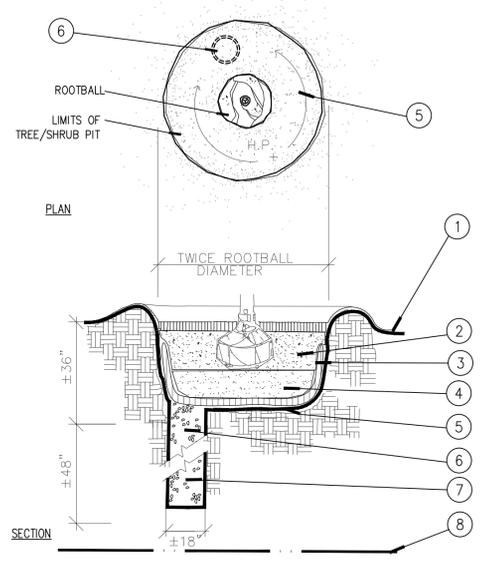
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**1 Palm Planting Detail**  
SECTION NTS



**4 Tree Planting Detail**  
SECTION NTS



**2 Poor Drainage Detail**  
SECTION NTS

**24" DeepRoot Tree Root Barriers**

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

**A. Materials**  
 1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24-2 as manufactured by Deep Root Partners, L.P. 345 Lorton Ave. #103, Burlingame, CA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" wall thickness in modules 24" long by 24" deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" thickness protruding 1/2" at 90° from interior of the barrier panel, spaced 6" apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" thickness, 7/16" wide and 1/4" apart with the lower rib attached to the vertical root deflecting ribs. (See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" thickness in the shape of a segment of a circle, the 2" chord of the segment joining the panel wall and the segment, protruding 3/8" from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2. The basic properties of the material shall be:

Test	ASTM Test Method	Value Copolymer Polypropylene
Tensile stress @ yield	D638	3800 PSI
Elongation @ yield	D638	6.3%
Flexural Modulus	D790B	155,000 PSI
Notched Izod Impact	D256A	7.1
Rockwell Hardness r. scale	D785A	68

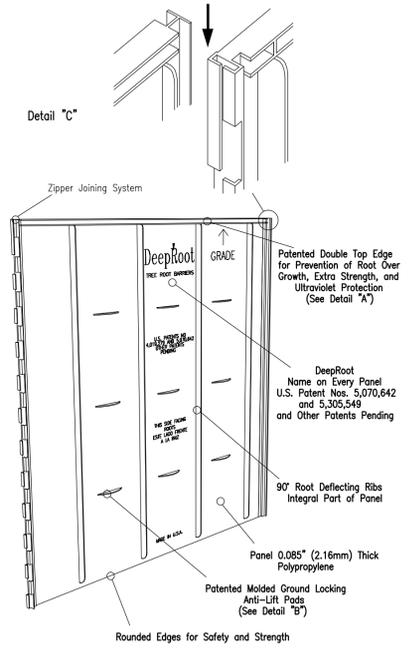
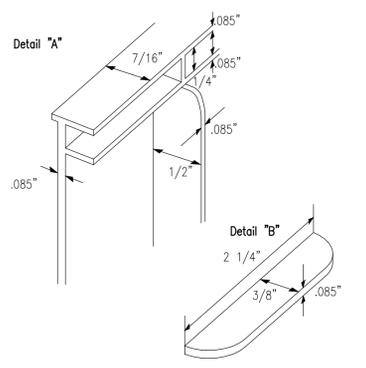
U.S. Patents: 5,305,549 and 5,070,642. Other Patents Pending.

**B. Construction and Installation**

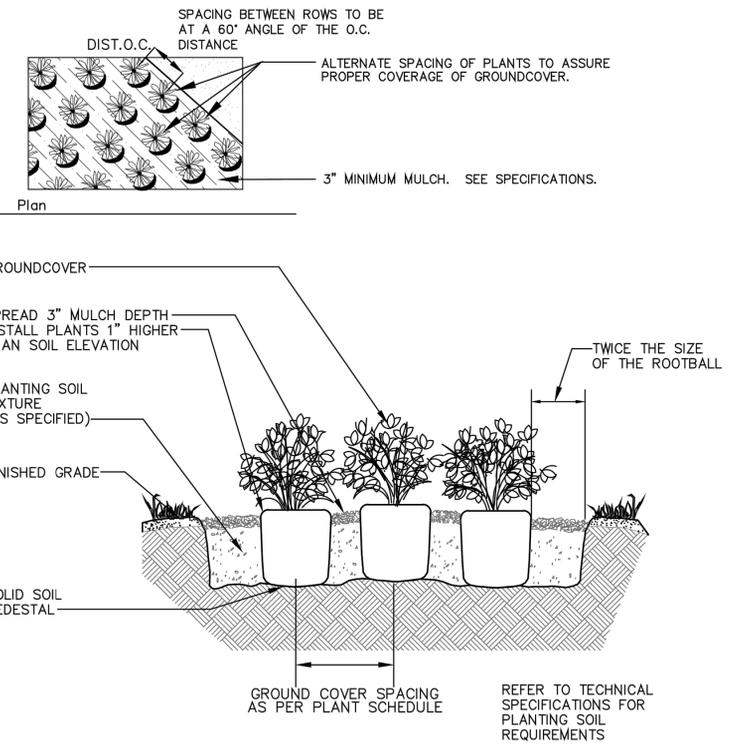
1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Drawings. The vertical root deflecting ribs shall be facing inwards to the root ball and the top of the double edge shall be 1/2" above grade. Each of the required number of panels shall be connected to form a circle around the root ball or where specified joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings

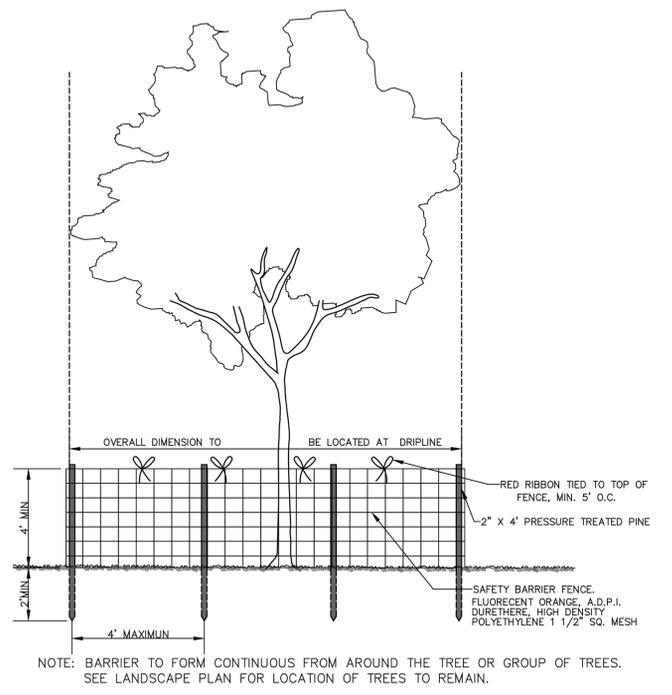
3. The tree root barriers shall be backfilled on the outside with 3/4" to 1 1/2" gravel or crushed rock as shown on the Drawings. No gravel backfill is required for a linear planting



**5 Root Barrier Detail**  
SECTION NTS



**3 Shrub-Groundcover Planting Detail**  
SECTION NTS



**6 Tree Protection Barrier Detail**  
SECTION NTS

PROJECT #	18-110	DATE	08-09-2018	SCALE	AS SHOWN	DESIGNED BY	WDB	DRAWN BY	WDB	CHECKED BY	WDB	DATE	
PROFESSIONAL	WILLIAM DALE BRYANT LANDSCAPE ARCHITECTURE HOLLYWOOD, FLORIDA PHONE: 954-938-9853 E-MAIL: GDB-DESIGN@GREENEARTH.COM												
PROJECT #	12 UNIT APARTMENT BUILDING												
DATE	2324 JOHNSON STREET												
SCALE	HOLLYWOOD, FL												
DESIGNED BY	WDB												
DRAWN BY	WDB												
CHECKED BY	WDB												
DATE	BROWARD												
REVISIONS	No. _____ BY _____ DATE _____												
BY													

**LANDSCAPE DETAILS**

SHEET NUMBER  
**L-201**









