

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th EDITION, FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS, NFPA-1 & 101, 2021 EDITION, NFPA 13&13R, 2019 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

### SITE CALCULATIONS:

TOTAL SITE AREA: NET AREA= 41,164 SF or .95 ACRES	
BUILDING FOOTPRINT AREA DRIVEWAY	32,953 SF 1,655 SF
<b>TOTAL IMPERVIOUS AREA=</b>	<b>32,953 SF (80.0 %)</b>
<b>TOTAL PERVIOUS AREA=</b>	<b>8,211 SF (20.0 %)</b>

### FAR CALCULATION

LOT AREA= 41,167 SF	
FIRST FLOOR= (STAIR-LOBBY)	2,797 SF
RETAIL SPACES=	4,831 SF
2ND FLOOR= (STAIR-LOBBY)	489 SF
3RD FLOOR= (STAIR-LOBBY)	489 SF
4TH FLOOR= (LOBBY-STAIR)	489 SF
5TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
6TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
7TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
8TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
9TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
10TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
11TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
12TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
13TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
14TH FLOOR= (LOBBY-AMENITIES)	1,720 SF

FAR PROVIDED= 189,087 SF (4.5 FAR)

LAND USE DESIGNATION: TOC  
ZONING DESIGNATION: N-MU

### SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
REAR	5'	5'-0"
SIDE	N	5'-0"

### HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	175 ft or 17 st	161 ft

### MIN. & AVERAGE DEWELLING UNIT SIZE

	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 S.F.	709 S.F.
MIN. CUMULATIVE AVERAGE/UNIT SIZE	650 S.F.	757 S.F.

### PARKING CALCULATIONS:

	REQUIRED	PROVIDED
27-STUDIOS=27X1= 27 PARKING SPACE	27	
126-(1) BEDROOM=126x1= 126 PARKING SPACE	126	
45-(2) BEDROOMS=45x2= 90 PARKING SPACE	90	
RETAIL SPACE(1/300 SF)= 4.831 SF/300	16	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 198 UNITS)=	20	
<b>TOTAL PARKING SPACES</b>	<b>279</b>	<b>277*</b>

#### NOTE:

- 45 PARKING SPACES IN LIFT
- LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT



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REVISION	BY

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
GUITAR VIEW LLC  
5200 S STATE ROAD 7, HOLLYWOOD, FL, 33314

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	3/13/2024
SCALE:	AS NOTED
JOB NO.:	024-005
SHEET:	

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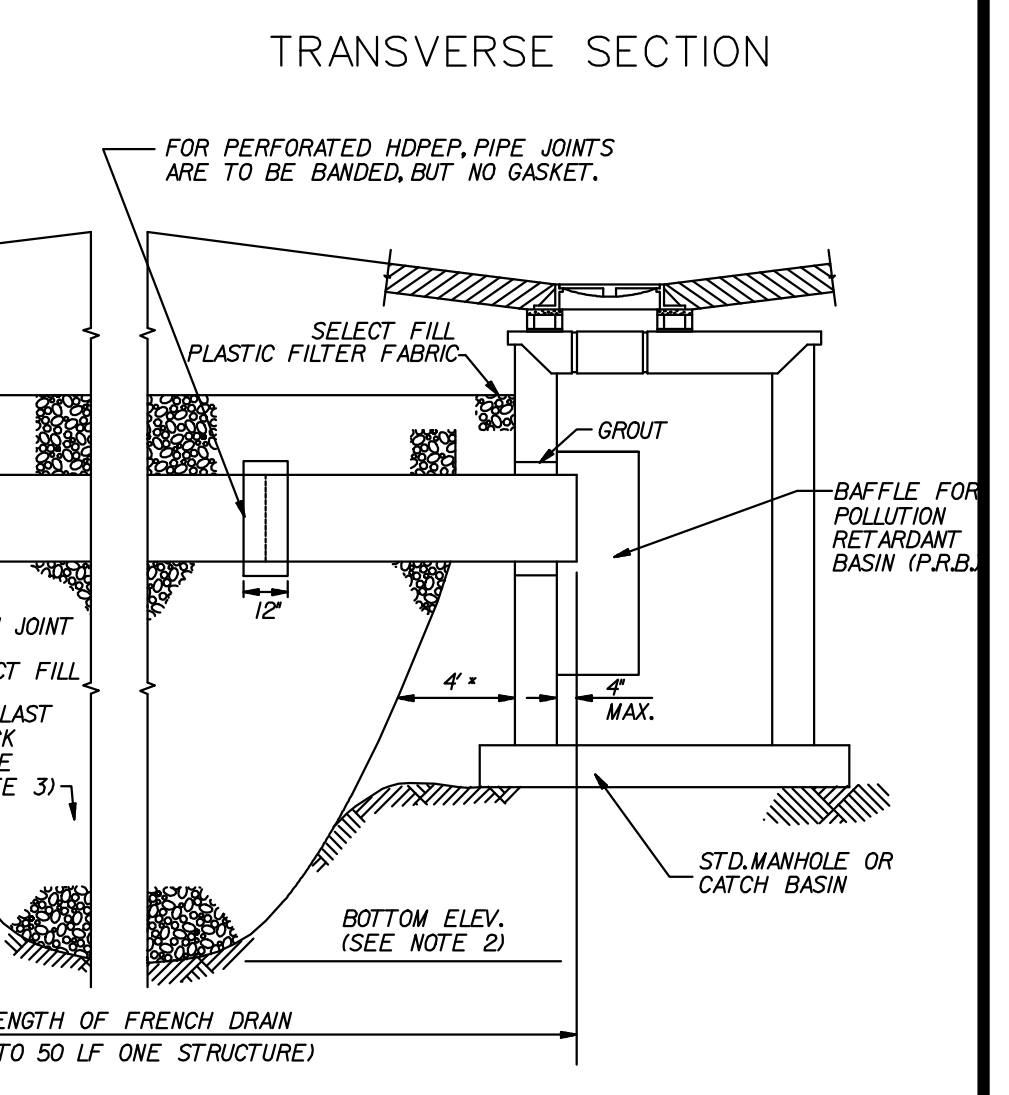
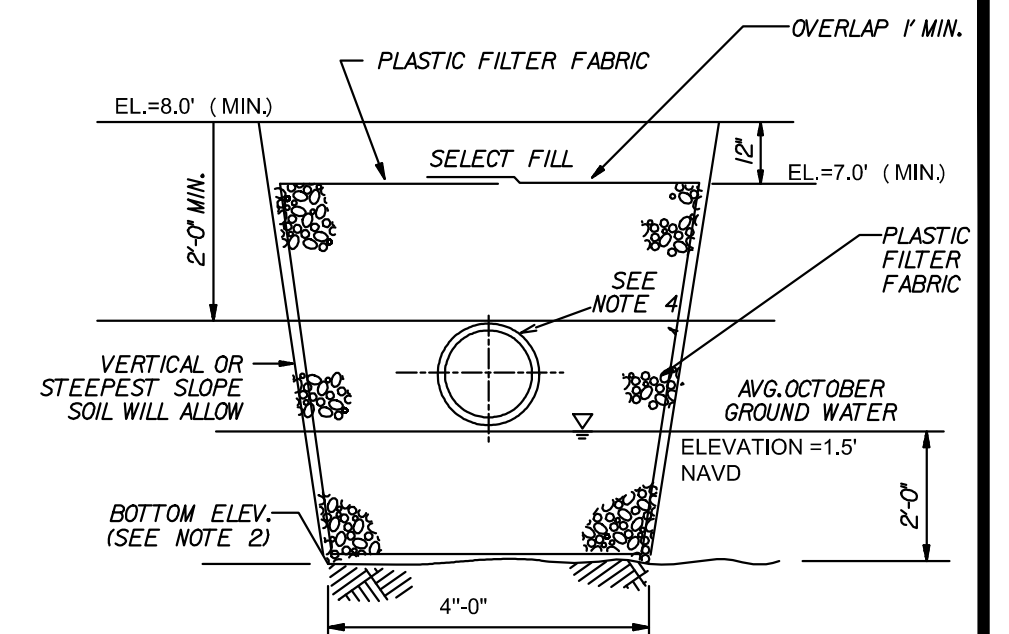
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LEGEND: (note all values are N.A.V.D.00)  
 x 8.50' DENOTES EXISTING GRADE  
 [XX] DENOTES PROPOSED GRADE

WATER & SEWER DEMAND  
 198 UNITS X 250 GPD/UNIT = 49,500 GPD

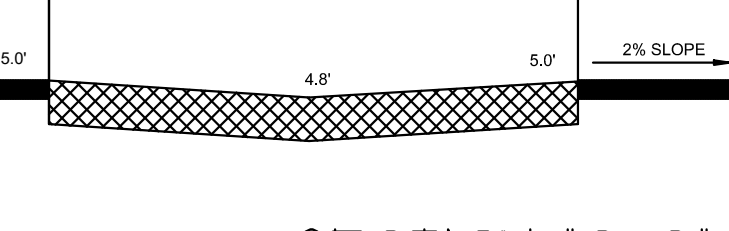
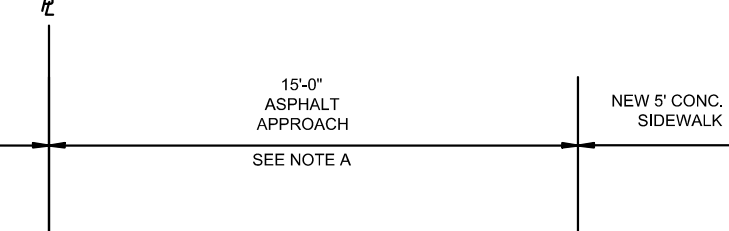
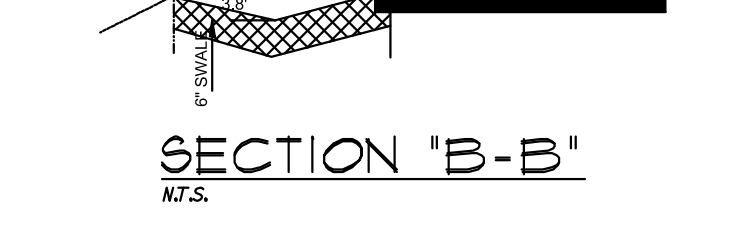
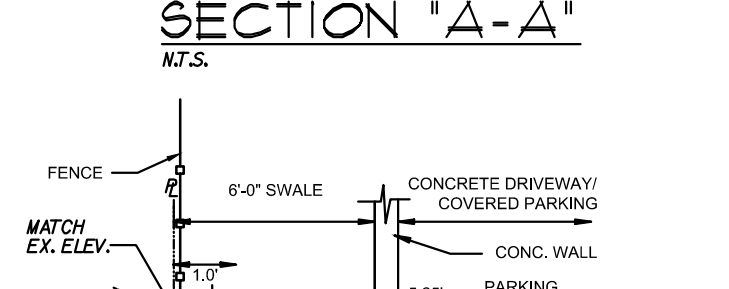
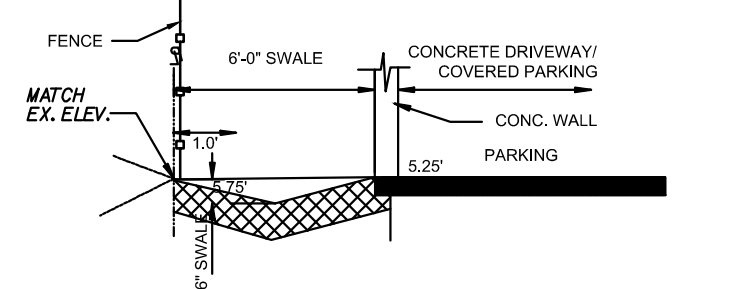
FIRE NOTES:  
 1) UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS 1, II OR V LICENSE AS PER 18 633.102  
 2) NO FIRE PUMP IS REQUIRED

3) PER NFPA 1, 12.3.2.1 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. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

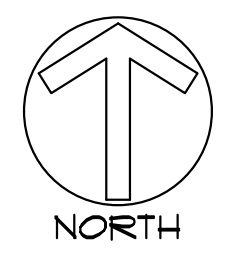
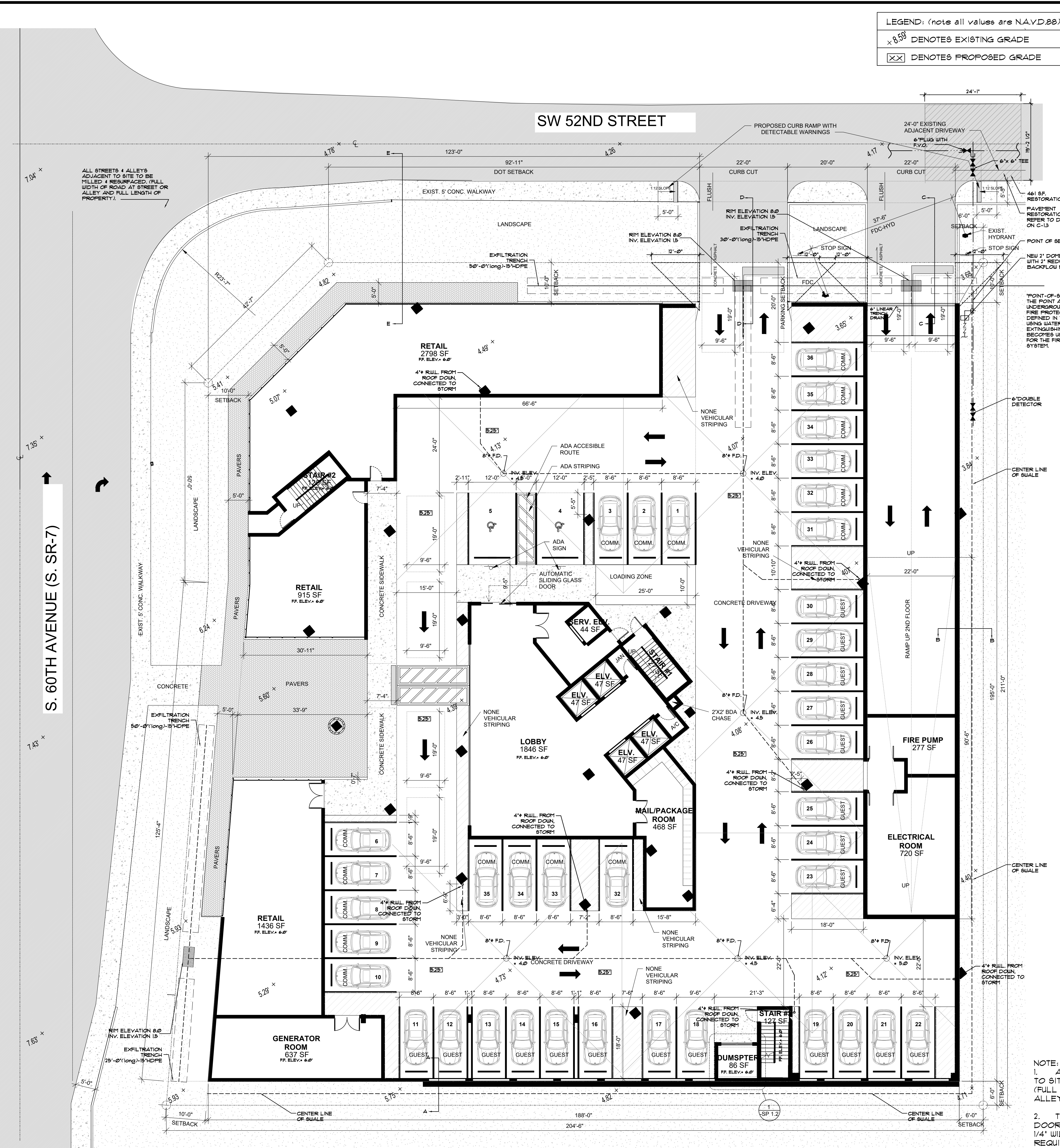


- NOTES:
1. PLASTIC FILTER FABRIC (AT EACH SIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
  2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
  3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
  4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 200 NAVD AS SHOWN IN W-200. PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP.
  5. PER STUB PIPES WITH 10" P.P.G.V. STEEL MESH OR ALUMINUM WIRE MESH (OVER END OF PIPE) PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP.

NOTE:  
 A. ASPHALT IS TO BE A MINIMUM 6-INCH LIME ROCK BASE, TACK COAT, AND 1-INCH LAYER OF 5-1/2" ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.  
 B. CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.



- NOTE:
1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY).
  2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET ADA REQUIREMENT.
  3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM SUV.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.



1 PROPOSED PAVING, GRADING, WATER & SEWER PLAN  
 SCALE: 3/32"=1'-0"

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REVISION:	BY:

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
 GUITAR VIEW LLC  
 5200 S STATE ROAD 7  
 HOLLYWOOD, FLORIDA, 33314

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	AG
CHECKED	LLR
DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	C-1.1

OF SHEETS

REVISION:	BY:

**GENERAL NOTES:**

- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECS), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE UTILITY OWNER.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECS AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECS IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ECS IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL Haul AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
- CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECS FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCRUACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED BY ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FOOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECS FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECS.


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FOOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02340 DEWATERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- Always call 811 two full business days before you dig  

- WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
  - ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
  - A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECS SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILT SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    - PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

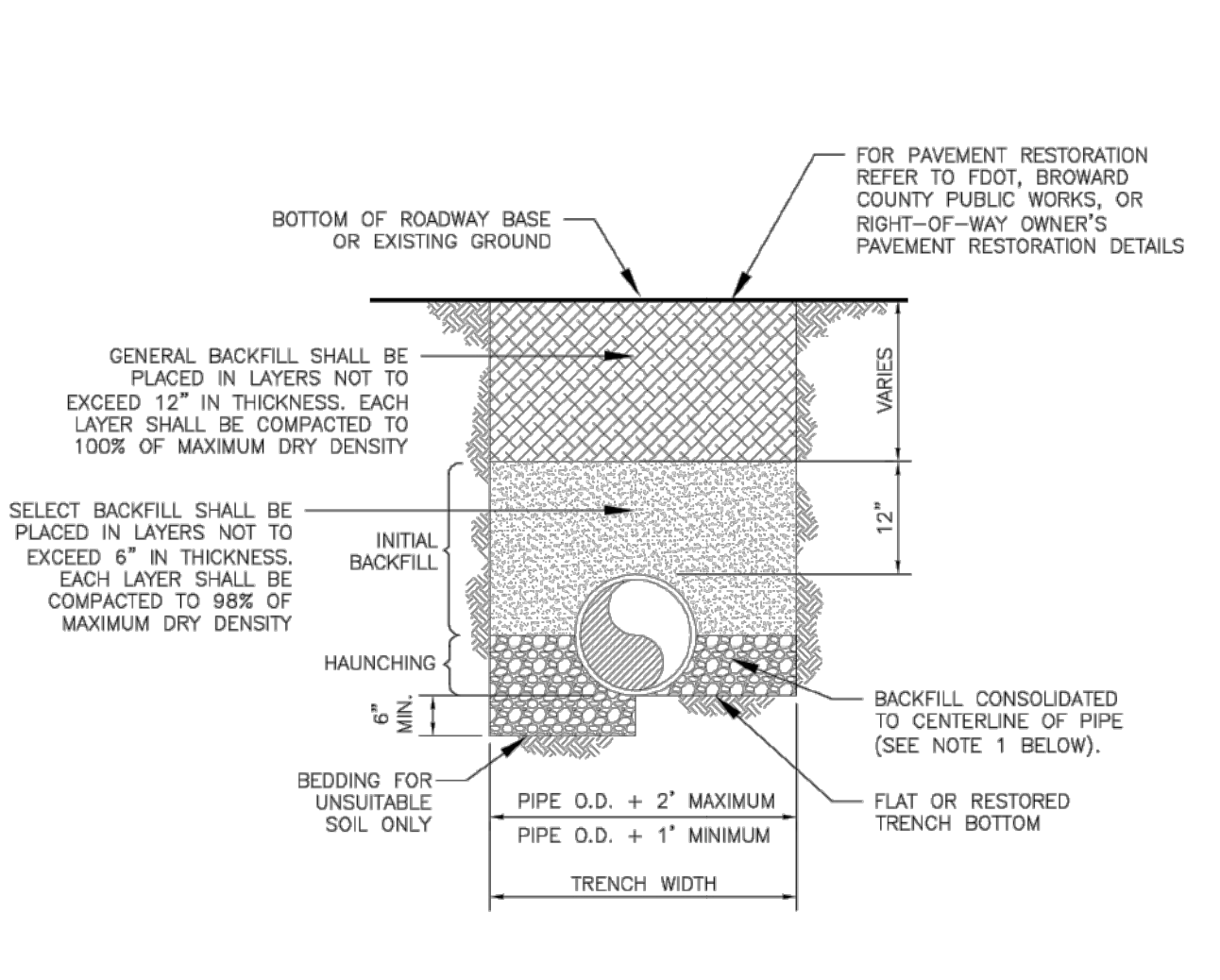
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

**WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314**

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (6)
STORM SEWER STORM WATER FORCE MAIN, RECLAIMED WATER (2)			Alternate 3 ft minimum 
GRAVITY SANITARY SEWER (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			Alternate 6 ft minimum 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	12 ft minimum		

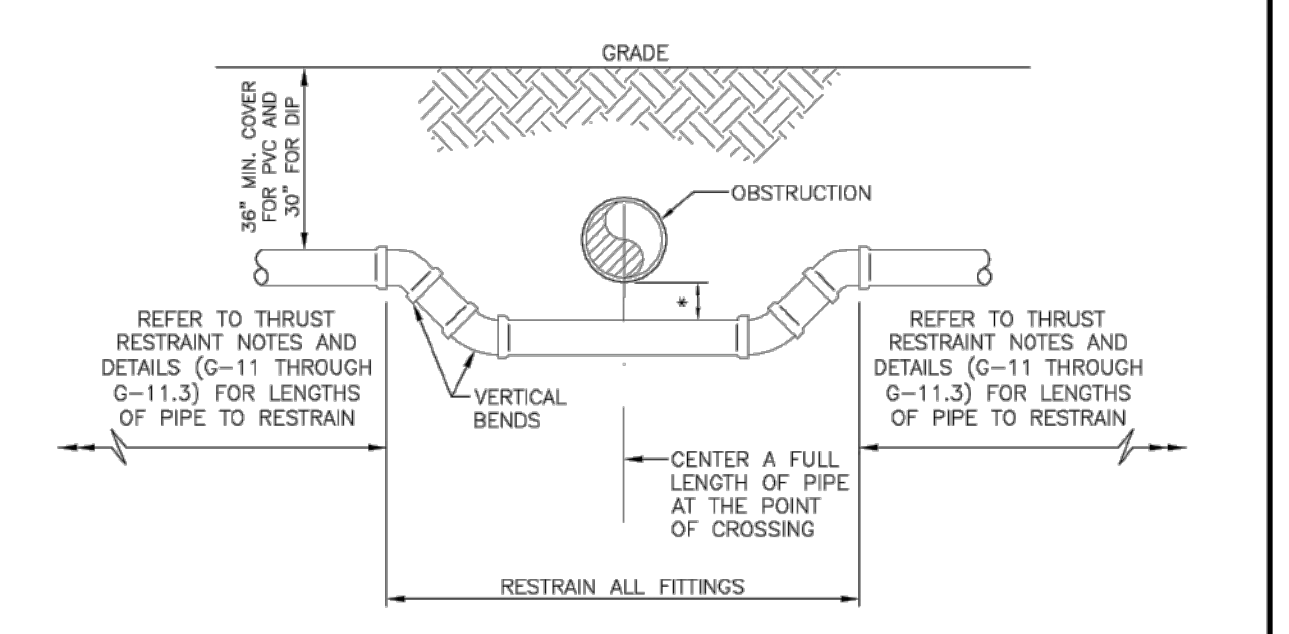
- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
- 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 18 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 12" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED BATHN SHIP LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATION, THE WATER MAIN SHALL BE CONSTRUCTED OF ONE AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF SIX WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1
APPROVED: XXX		



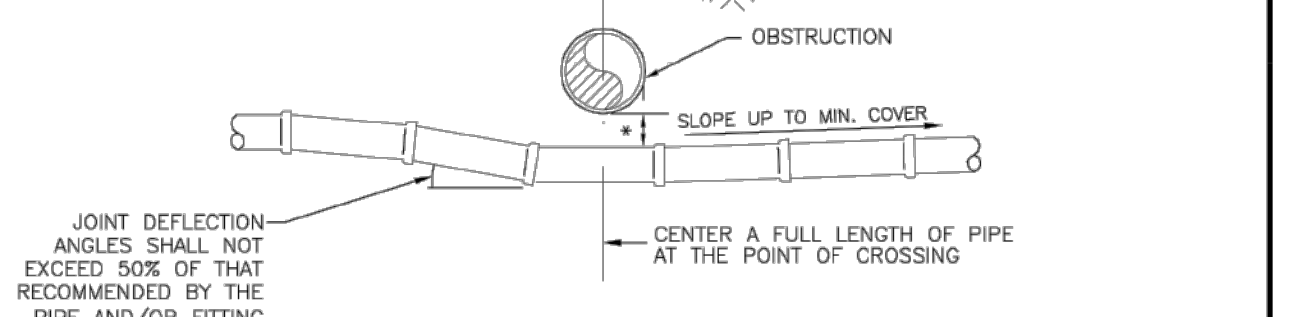
- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR GRANULAR LIME ROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
  - ALL BEDDING MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
  - DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASTM T-180 AND ASTM D-3017.
  - BACKFILL TO COMPLY WITH FOOT DESIGN STANDARDS 123-5.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO. G-02
APPROVED: XXX		



**UTILITY CROSSING USING FITTINGS**

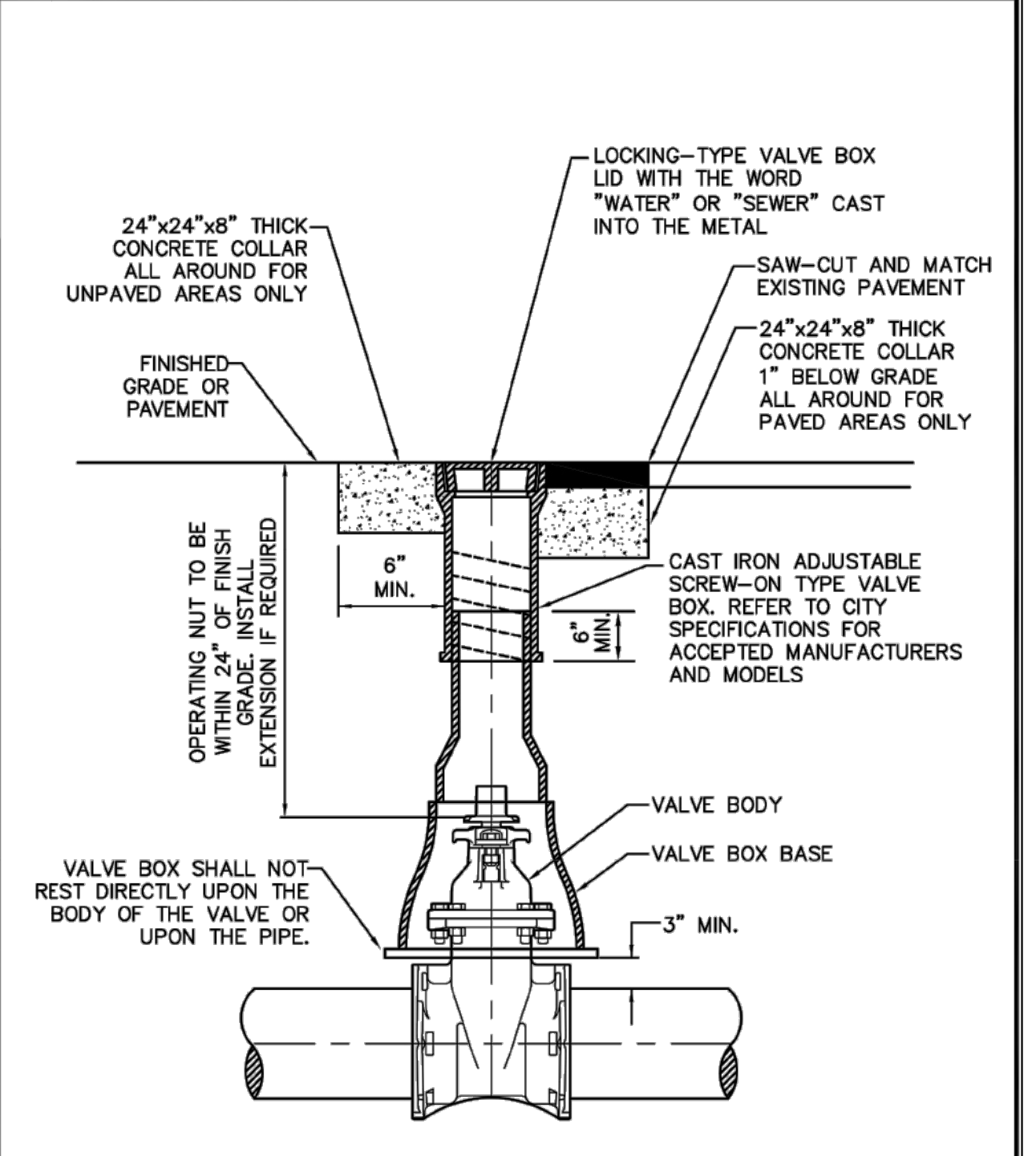
- \* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



**UTILITY CROSSING USING JOINT DEFLECTIONS**

- \* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO. G-04
APPROVED: XXX		



**TYPICAL VALVE BOX SETTING**

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX		

**PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR GUITAR VIEW LLC**  
 5200 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

SEAL: AR 0017852  
 LUIS LA ROSA

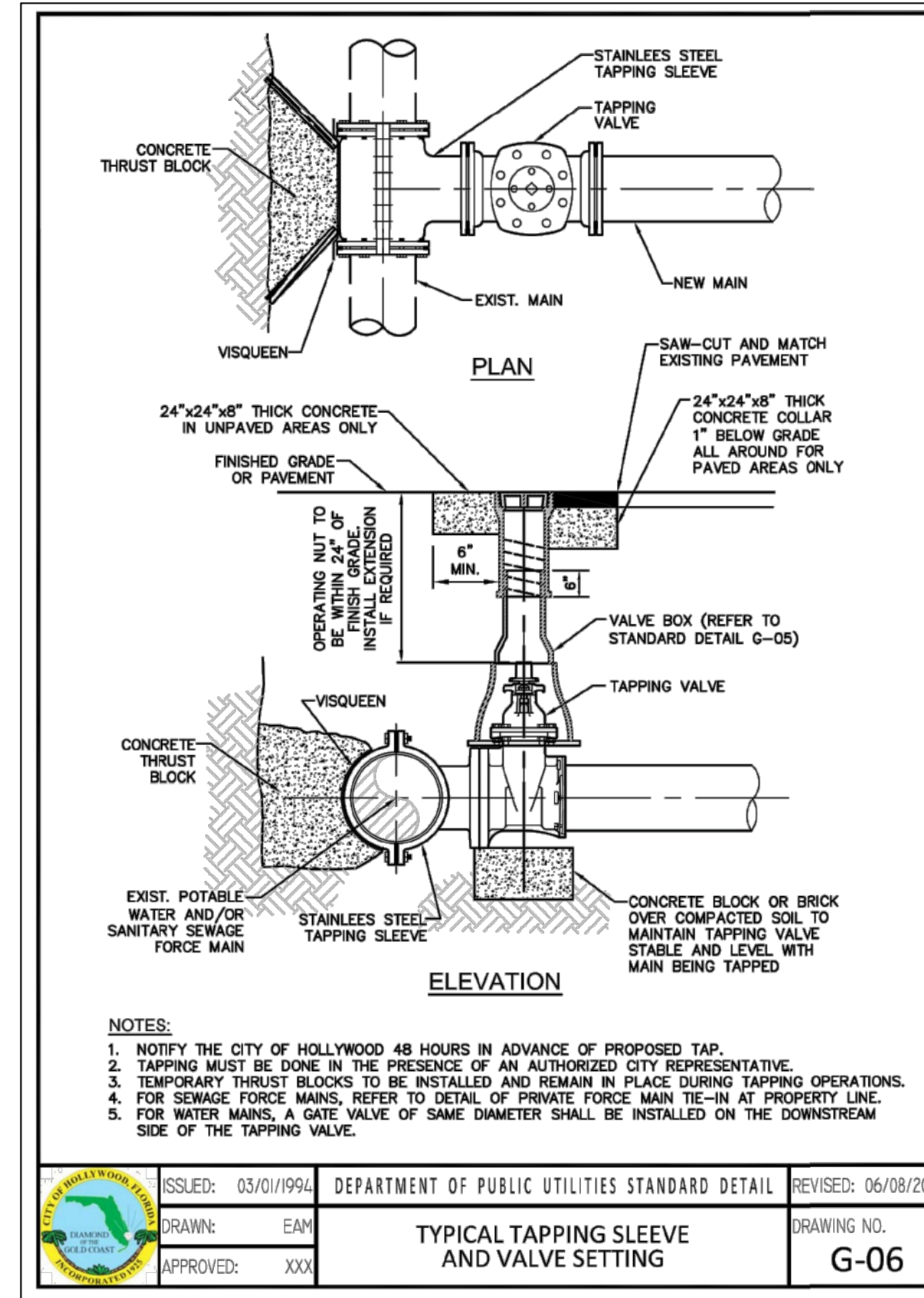
DRAWN	AG
CHECKED	LLR
DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	C-1.2
OF	SHEETS

REVISION:	BY:

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
**GUITAR VIEW LLC**  
 5000 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN:	AG
CHECKED:	LLR
DATE:	7/10/2024
SCALE:	AS NOTED
JOB. NO.:	024-005
SHEET:	C-13
OF SHEETS:	

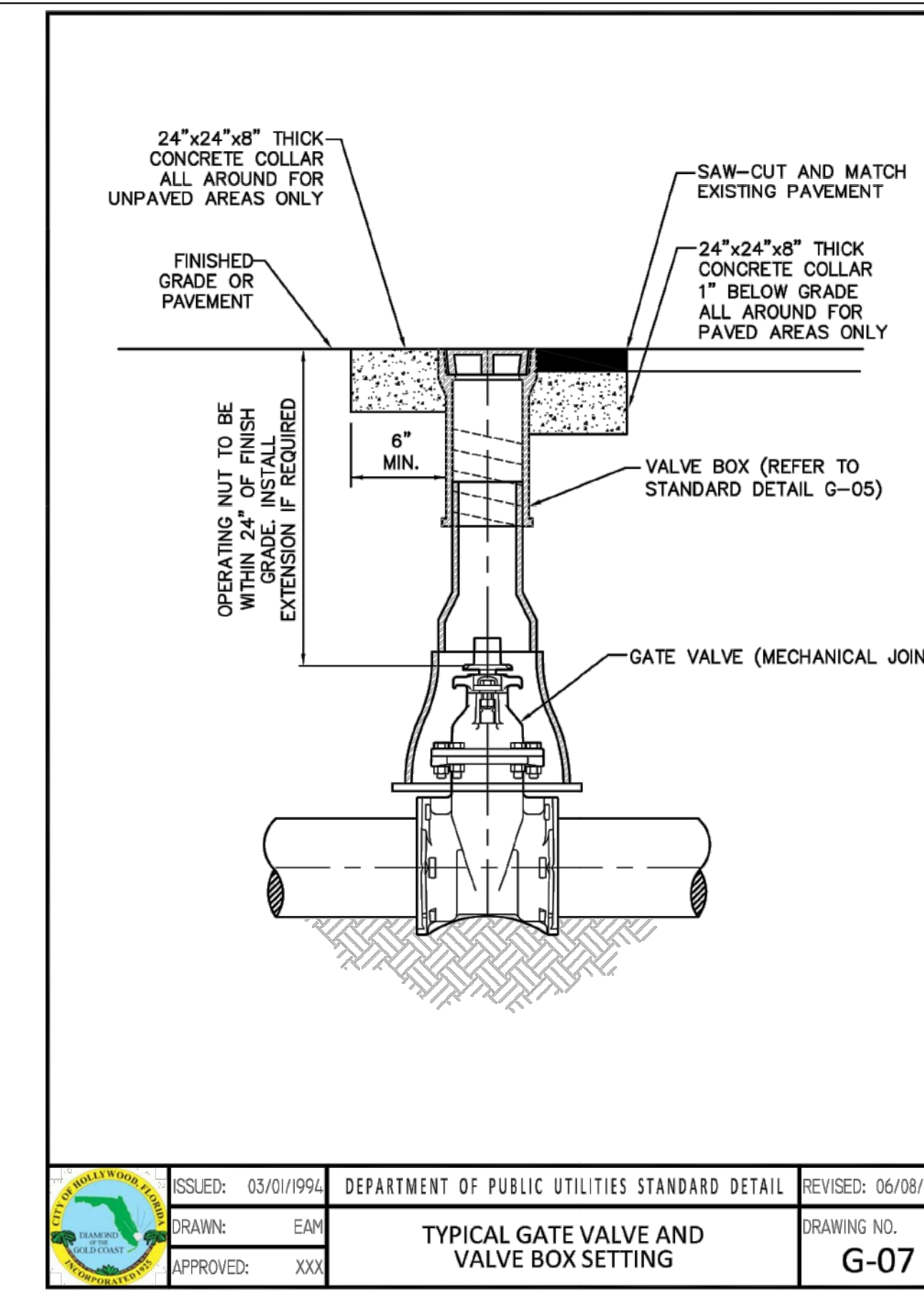


ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM TYPICAL TAPPING SLEEVE AND VALVE SETTING DRAWING NO. G-06  
 APPROVED: XXX

**WATER SYSTEM 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 (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, ROSS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD D. 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 SNAUG 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 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- 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.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM TYPICAL GATE VALVE AND VALVE BOX SETTING DRAWING NO. G-07  
 APPROVED: XXX

**WATER SYSTEM NOTES (CONTINUED):**

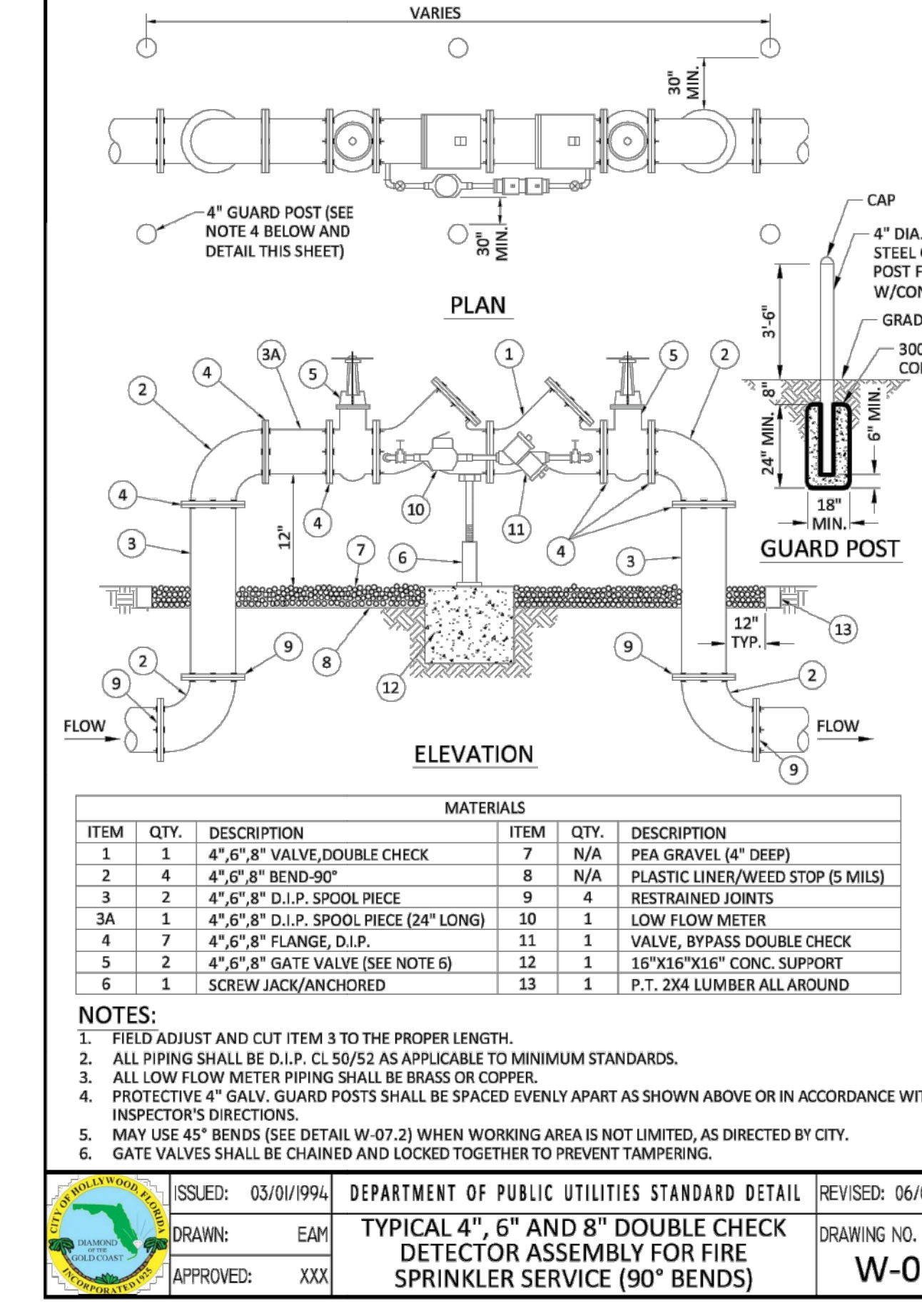
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C300 LATEST REVISION AND GLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANS/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANS/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.
- 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 HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAINS SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- 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 SYSTEM NOTES DRAWING NO. W-02  
 APPROVED: XXX

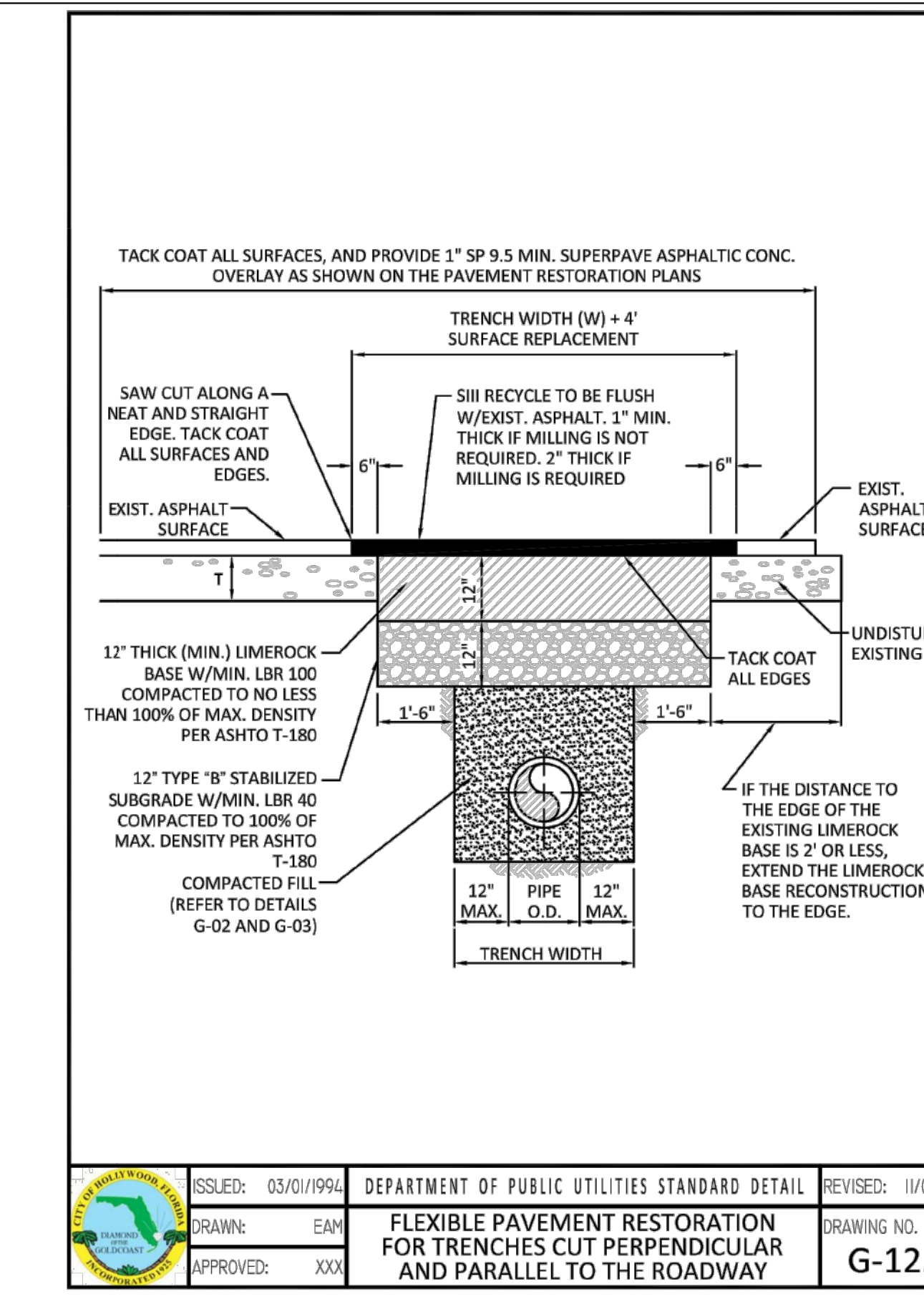
**FLEXIBLE PAVEMENT RESTORATION NOTES:**

- 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.
- 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.
- 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.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- 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.
- 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.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- MILL AND BUTT JOINT TO EXISTING PAVEMENT.
- 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.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- 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 OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

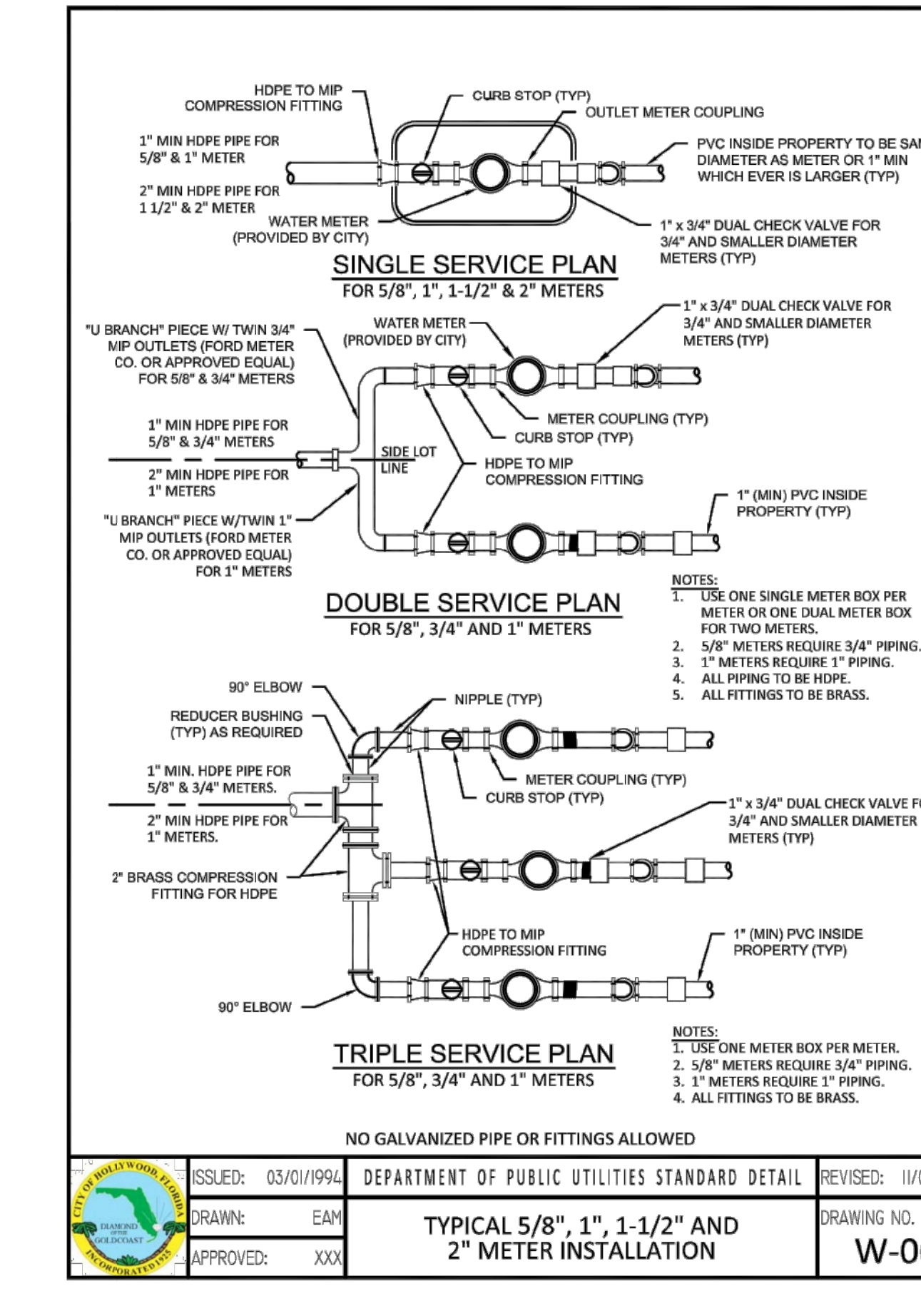
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 DRAWN: EAM FLEXIBLE PAVEMENT RESTORATION NOTES DRAWING NO. G-12  
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM TYPICAL 4\", 6\" AND 8\" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS) DRAWING NO. W-03  
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY DRAWING NO. G-12.1  
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM TYPICAL 5/8\", 1\", 1-1/2\" AND 2\" METER INSTALLATION DRAWING NO. W-06  
 APPROVED: XXX

REVISION:	BY:

**PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
 GUITAR VIEW LLC**  
 5200 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	AG
CHECKED	LLR
DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	

**C-1.3A**  
 OF SHEETS

**ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (\*)**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG ACCESSIBLE PARKING SPACE DETAILS DRAWING NO.: C-21  
 APPROVED: JG (1 OF 2)

**ACCESSIBLE PAVEMENT SYMBOL**

NOTE: ALL LETTERS ARE 1" HIGH AT 1" SPACING

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG ACCESSIBLE PARKING SPACE DETAILS DRAWING NO.: C-22  
 APPROVED: JG (2 OF 2)

**SIDEWALK CONSTRUCTION DETAILS (1 OF 3)**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG SIDEWALK CONSTRUCTION DETAILS (1 OF 3) DRAWING NO.: C-23  
 APPROVED: JG

**SIDEWALK CONSTRUCTION DETAILS (2 OF 3)**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG SIDEWALK CONSTRUCTION DETAILS (2 OF 3) DRAWING NO.: C-24  
 APPROVED: JG

**SIDEWALK JOINTS**

TYPE	LOCATION
A	P.C. & R.C. OF CURBS, JUNCTION OF EXISTING AND NEW SIDEWALKS, DRIVEWAYS AND SIMILAR STRUCTURES
B	8' CENTER TO CENTER ON SIDEWALKS

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG SIDEWALK CONSTRUCTION DETAILS (3 OF 3) DRAWING NO.: C-25  
 APPROVED: JG

**CURB AND GUTTER DETAILS**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG CURB AND GUTTER DETAILS DRAWING NO.: C-26  
 APPROVED: JG

**FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION DRAWING NO.: C-30  
 APPROVED: JG

**FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISION: -  
 DRAWN: EG FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION DRAWING NO.: C-31  
 APPROVED: JG



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Luis La Rosa Registered  
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 AA#-26003693

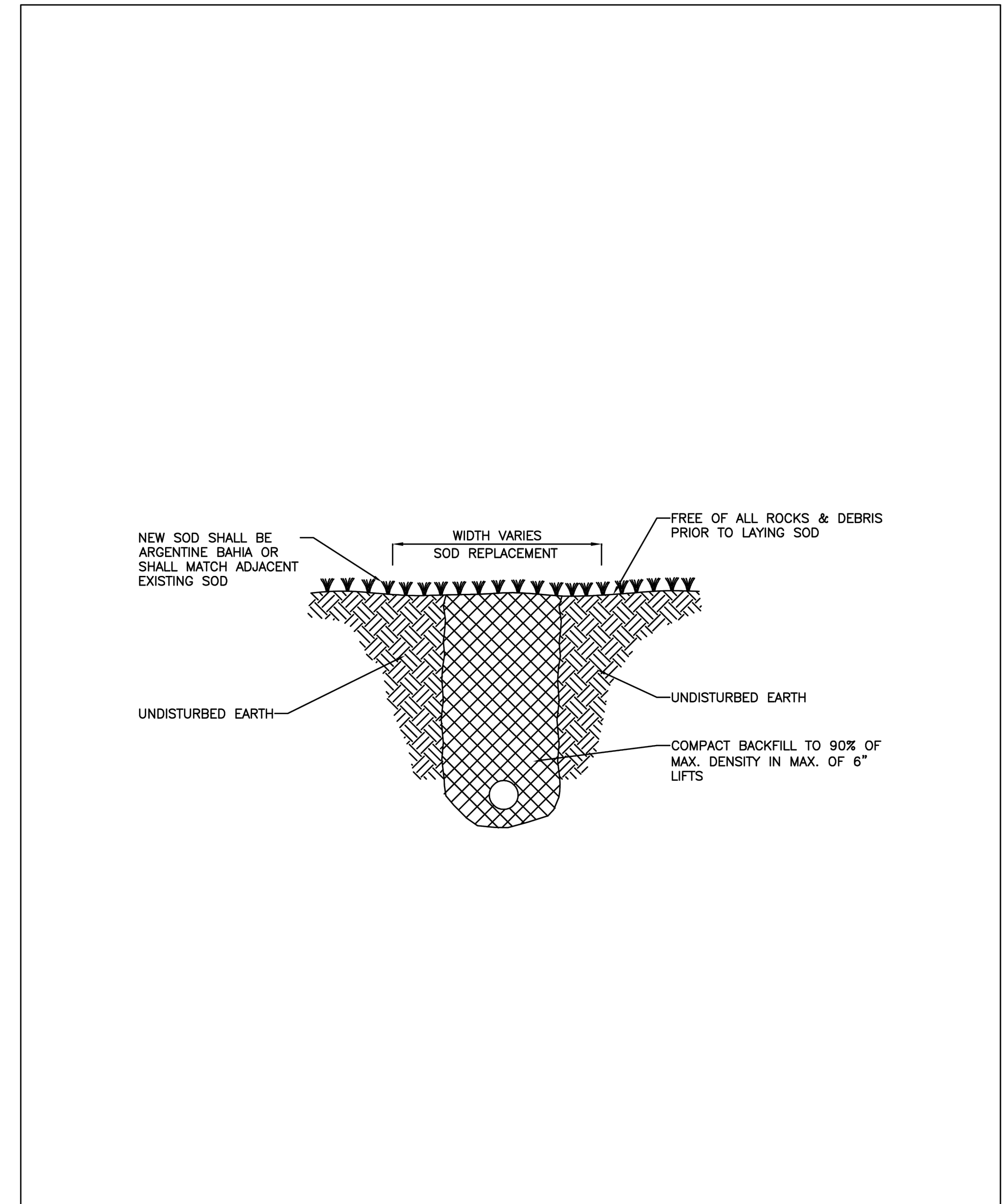
REVISION:	BY:

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
 GUITAR VIEW LLC  
 5200 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

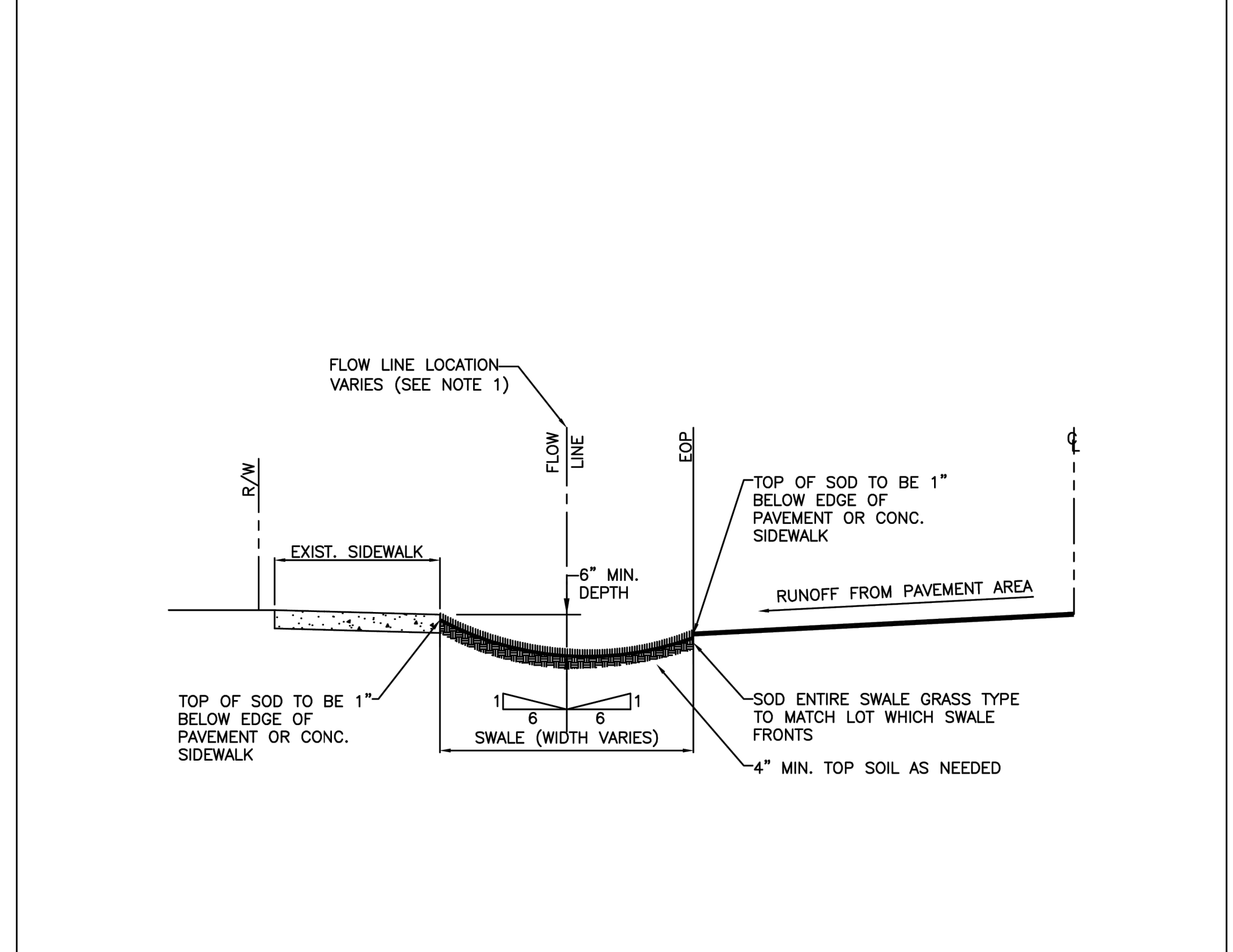
SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	AG
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DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	

C-1.3B  
 OF SHEETS



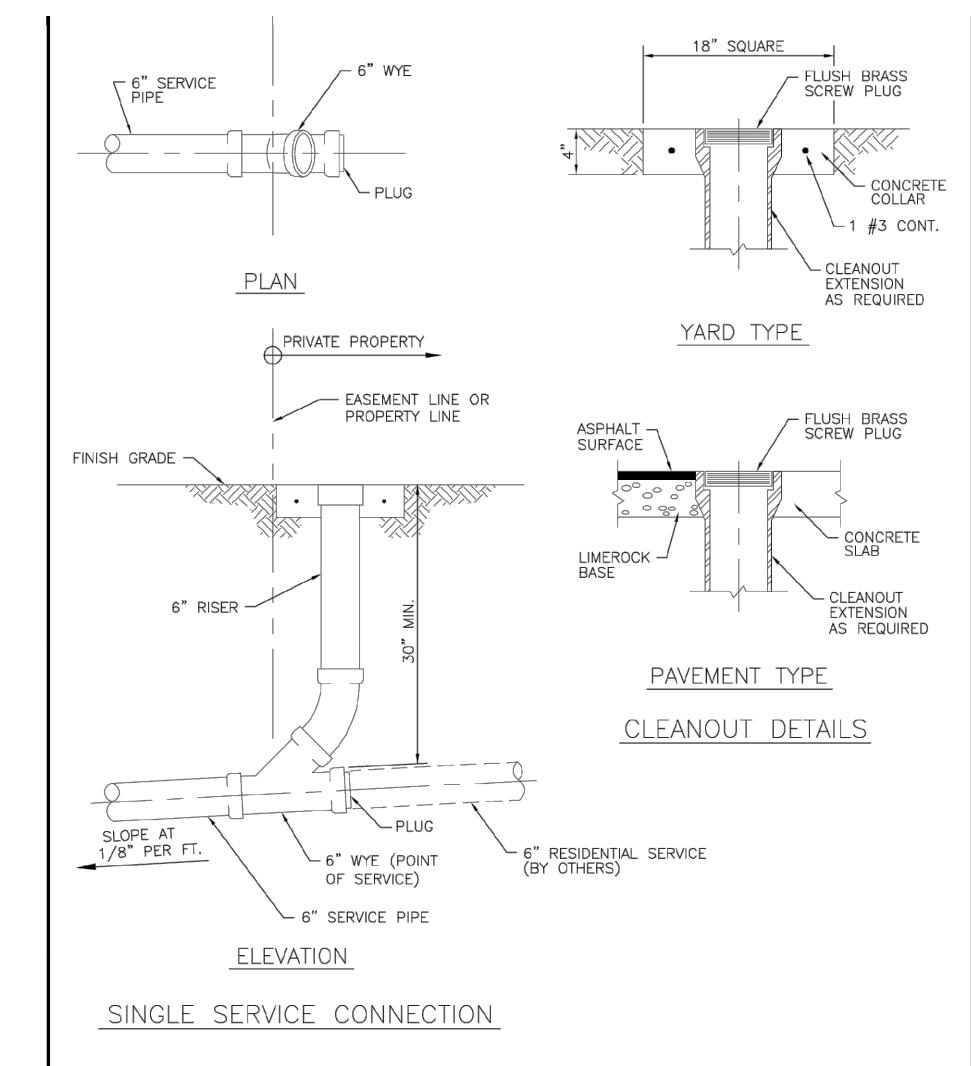
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	DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
	APPROVED: JG		



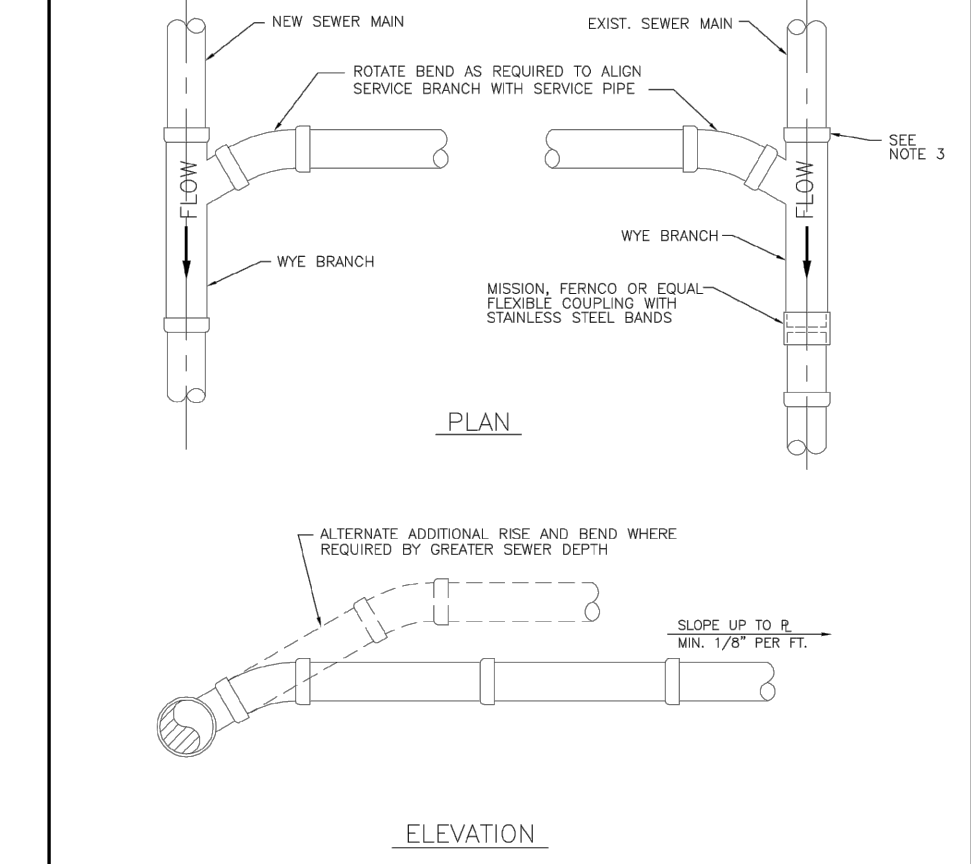
- NOTES:
- HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
  - TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
	APPROVED: JG		





ISSUED: 05/09/19 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISION: 06/26/2014  
 DRAWN: EAP DRAWING NO. S-12  
 APPROVED: KKK



ISSUED: 05/09/19 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISION: 06/26/2014  
 DRAWN: EAP DRAWING NO. S-09  
 APPROVED: KKK

**LLR** Architects, Inc.  
 ARCHITECTURE & PLANNING  
 12880 S.W. 52 STREET  
 MIAMI, FLORIDA 33027  
 (OFF.) - 305-403-7926  
 (CELL) - 786-543-0851  
 E-MAIL: LUIS@LLRARCHITECTS.COM  
 Luis La Rosa Registered  
 Architect  
 AR#-0017852  
 AA#-26003693

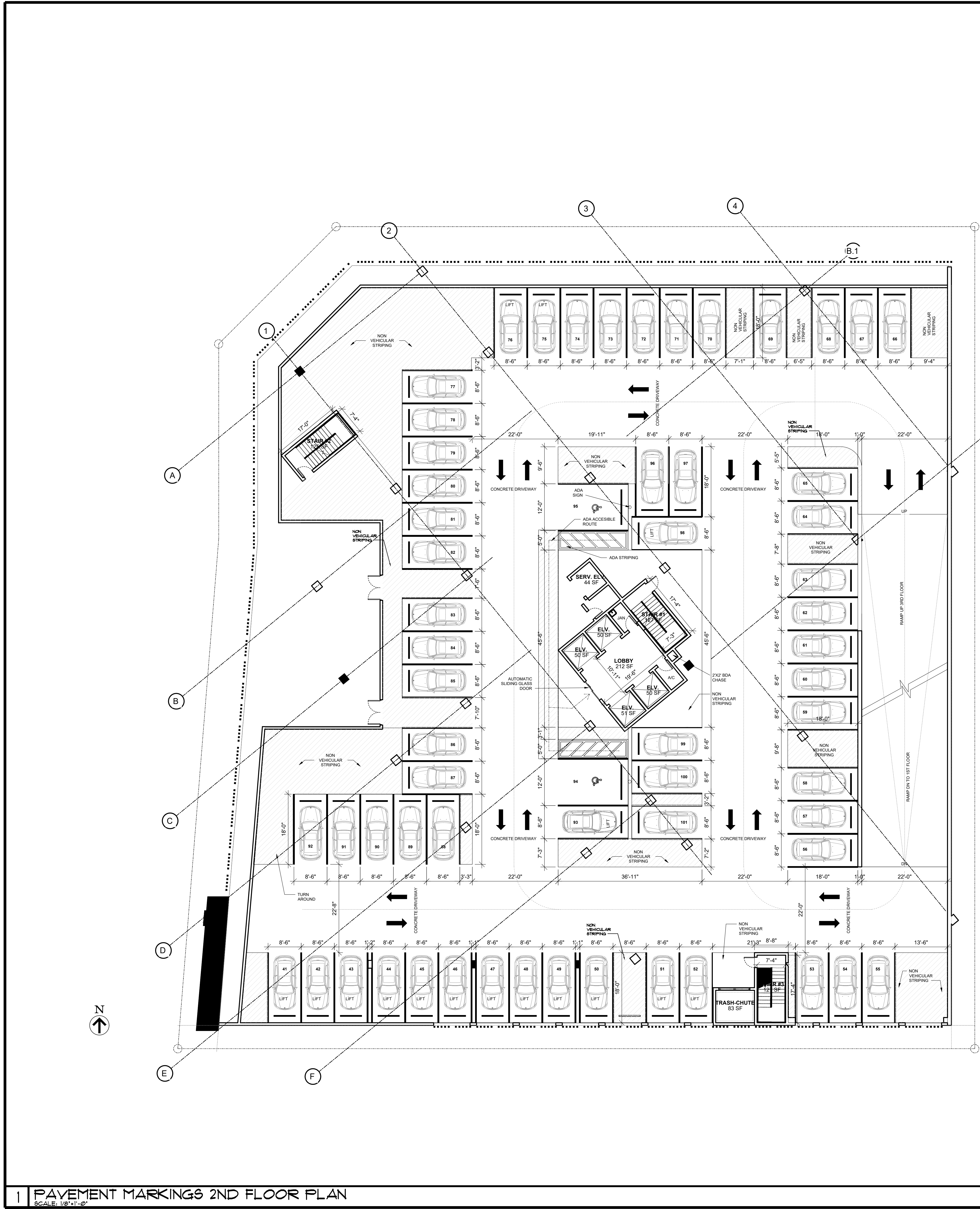
REVISION:	BY:

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
**GUITAR VIEW LLC**  
 5200 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	A.G.
CHECKED	LLR
DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	

**C-1.4A**  
 OF SHEETS



**1 PAVEMENT MARKINGS 2ND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



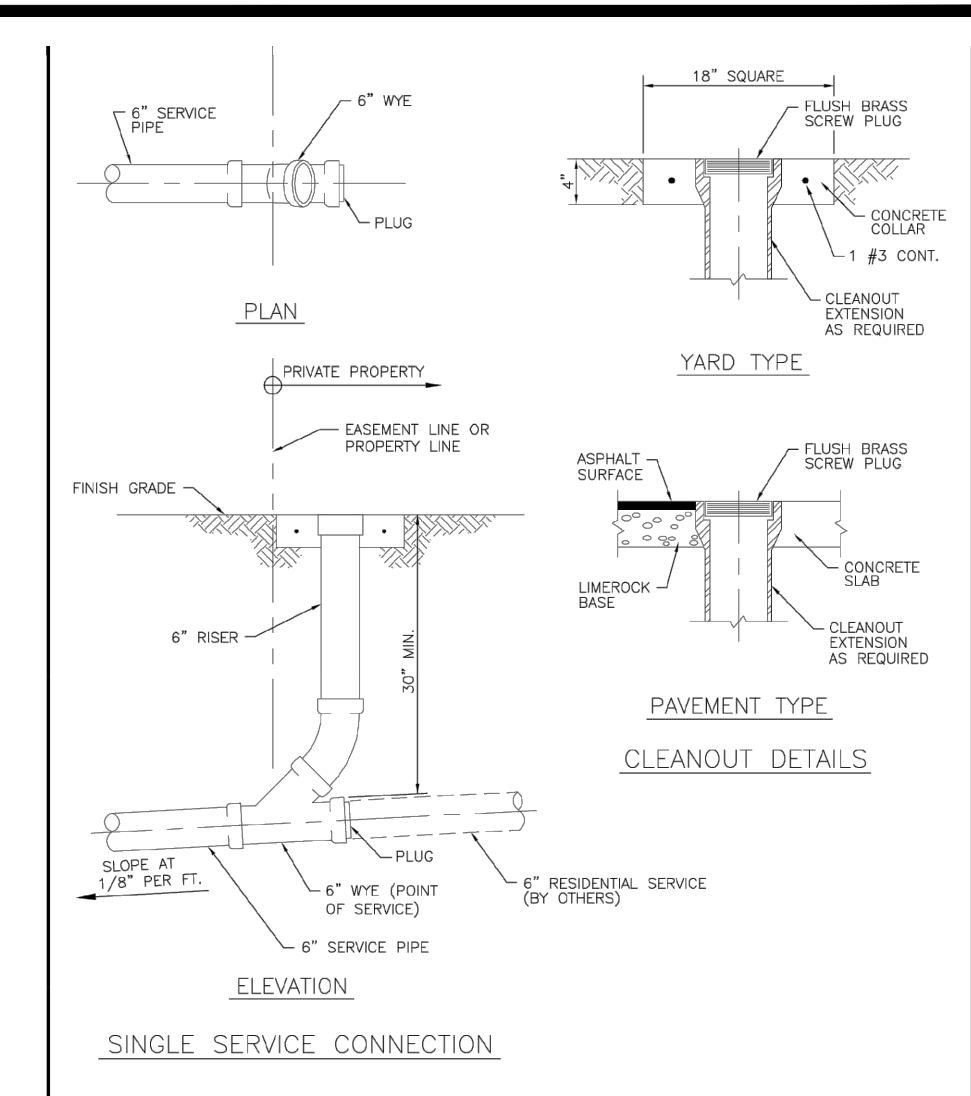
REVISION:	BY:

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
 GUITAR VIEW LLC  
 5200 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

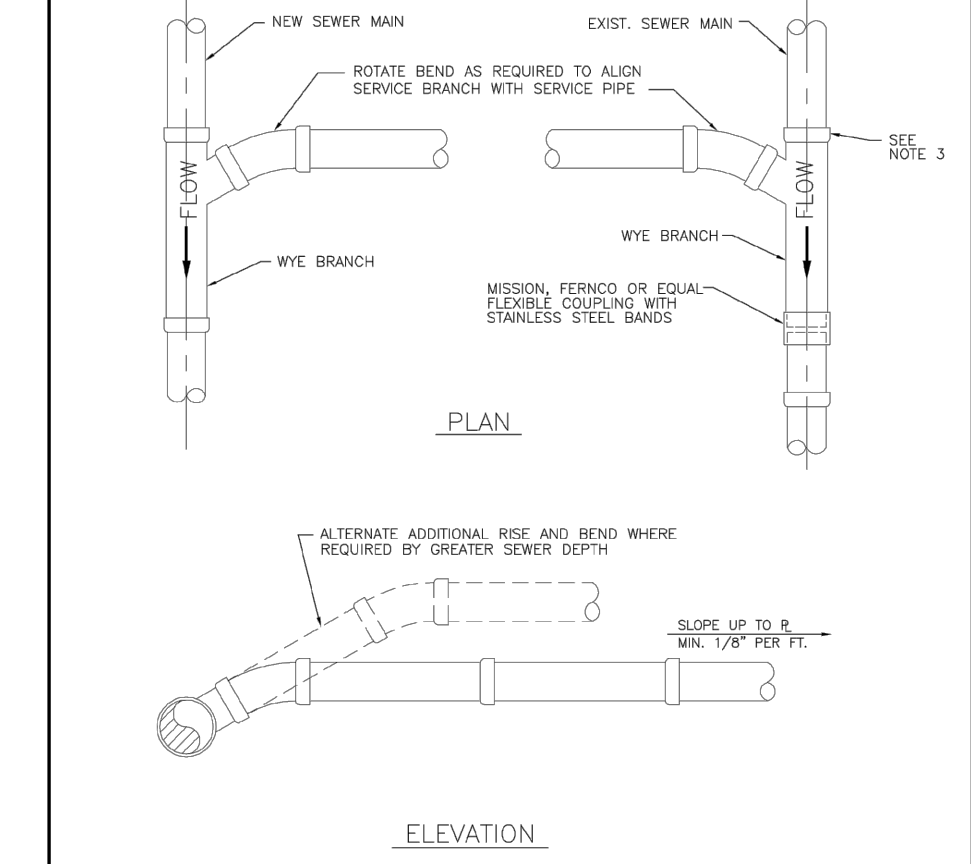
SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	AG
CHECKED	LLR
DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	

C-1.4B  
 OF SHEETS

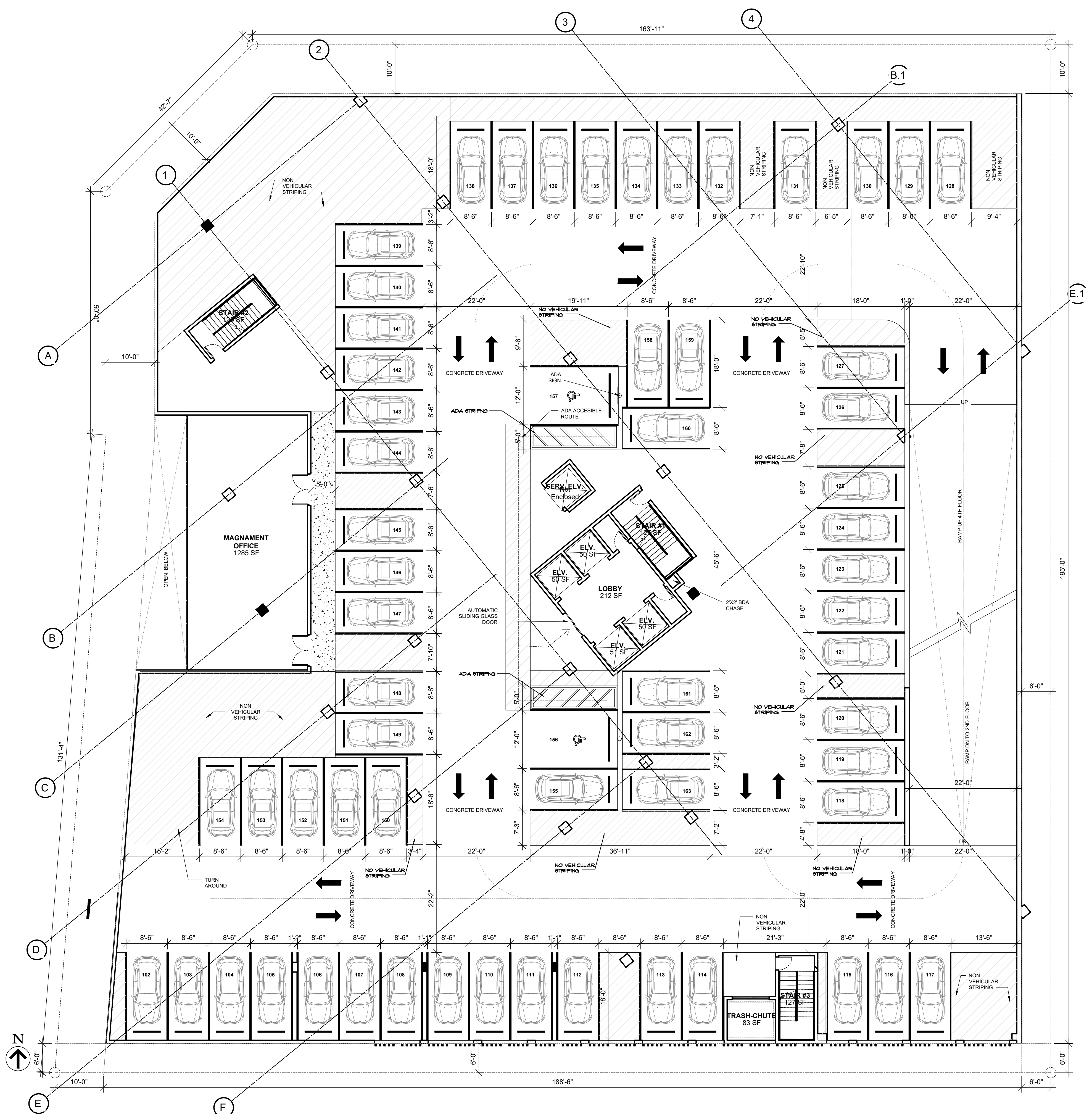


ISSUED: 05/09/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISION: 06/26/2014  
 DRAWN: EAP DRAWING NO.: SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE DRAWING NO.: S-12  
 APPROVED: KKA



ISSUED: 05/09/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISION: 06/26/2014  
 DRAWN: EAP DRAWING NO.: WYE BRANCH CONNECTION DRAWING NO.: S-09  
 APPROVED: KKA

- NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6\"/>
  - 2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0\"/>
  - 3. WHERE BELLOWS AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.



1 PAVEMENT MARKINGS 3RD FLOOR PLAN  
 SCALE: 1/8"=1'-0"

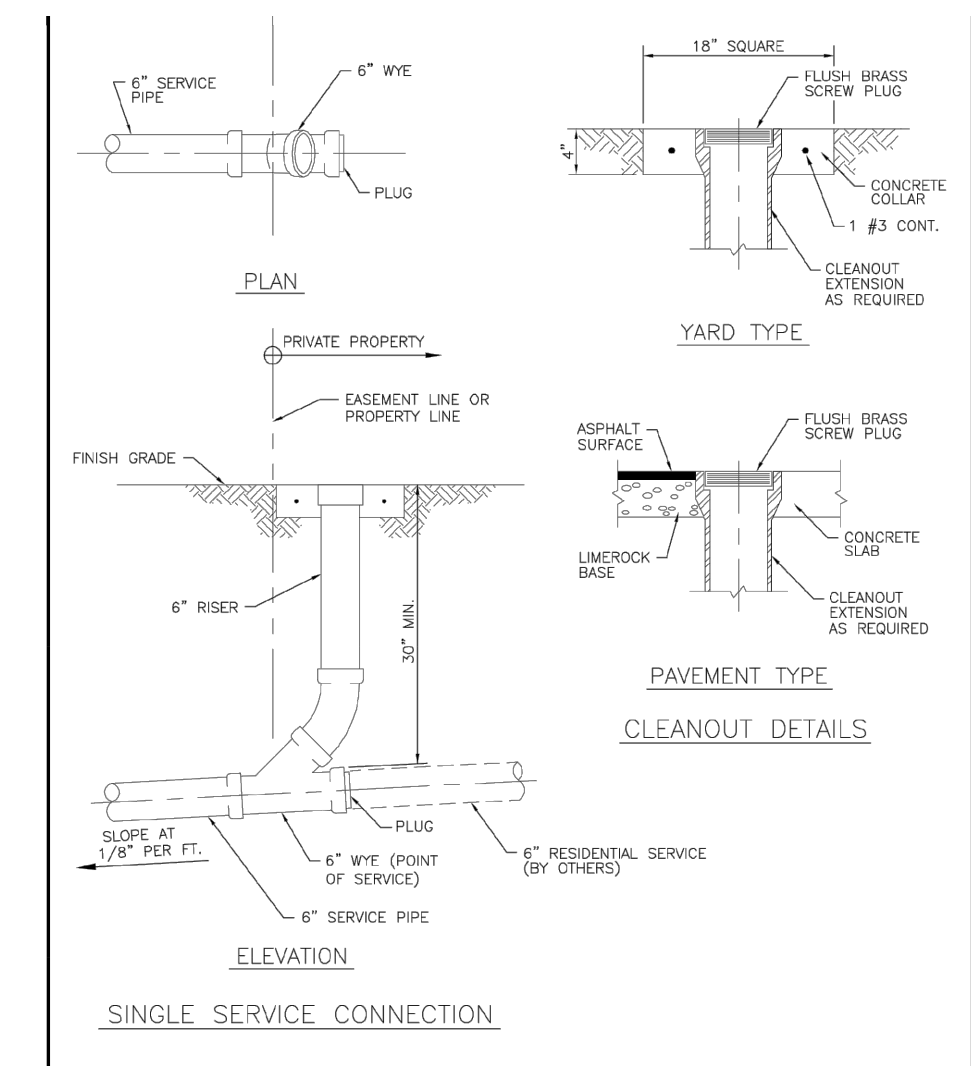
REVISION:	BY:

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR  
**GUITAR VIEW LLC**  
 5200 S STATE ROAD 1  
 HOLLYWOOD, FLORIDA, 33314

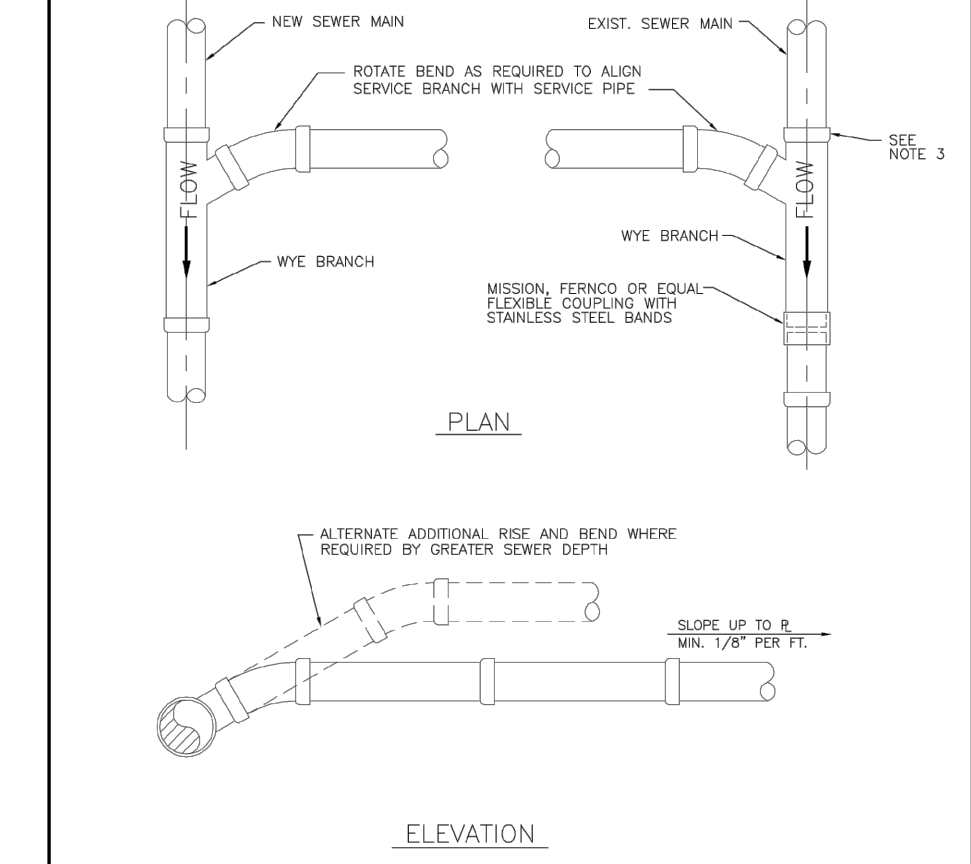
SEAL: AR 0017852  
 LUIS LA ROSA

DRAWN	AG
CHECKED	LLR
DATE	7/10/2024
SCALE	AS NOTED
JOB. NO.	024-005
SHEET	

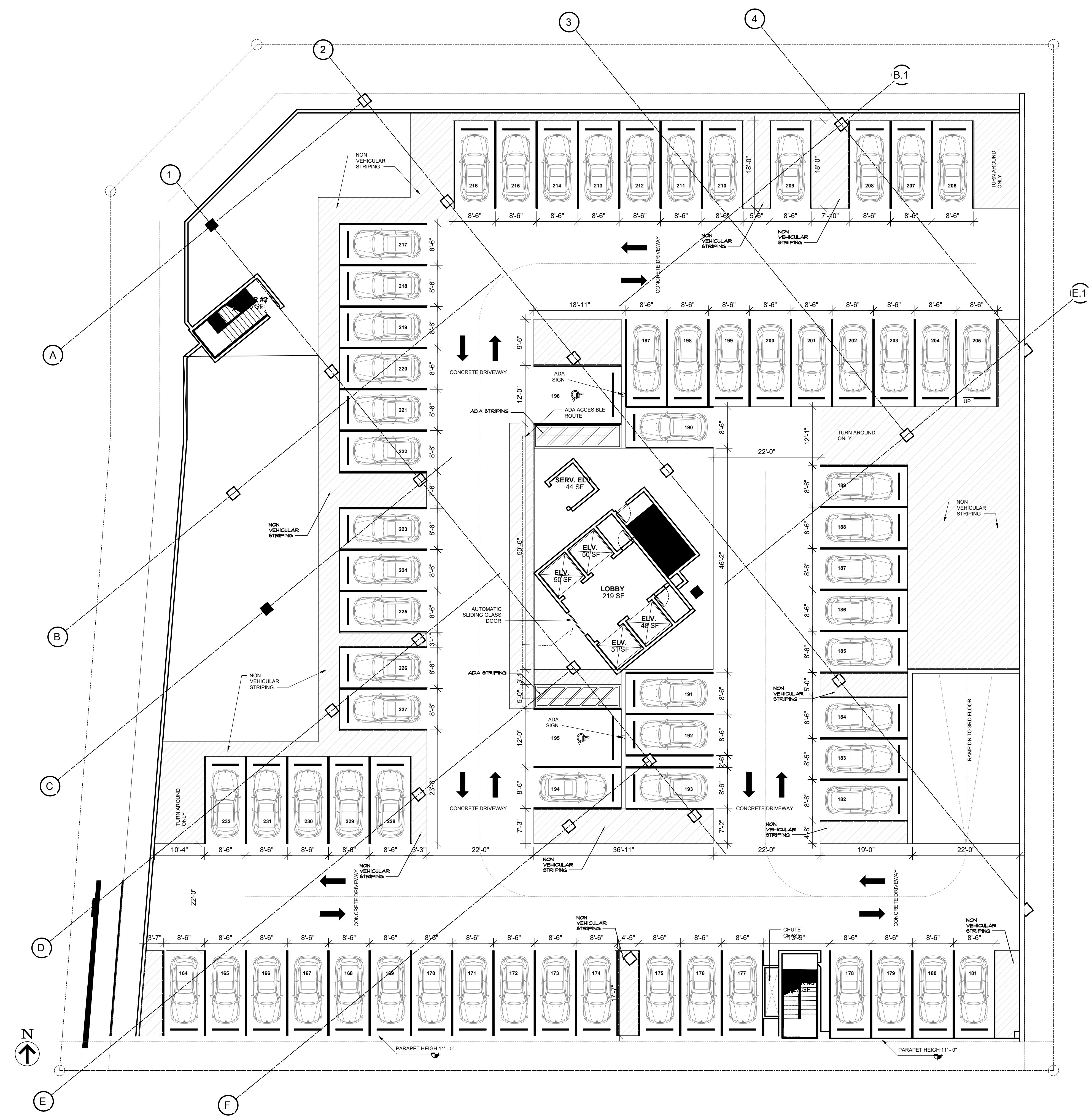
**C-1.40**  
 OF SHEETS



ISSUED: 05/09/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/26/2014  
 DRAWN: EAP DRAWING NO. S-12  
 APPROVED: KKA



ISSUED: 05/09/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/26/2014  
 DRAWN: EAP DRAWING NO. S-09  
 APPROVED: KKA



**1 PAVEMENT MARKINGS 4TH FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



# Landscape Data:

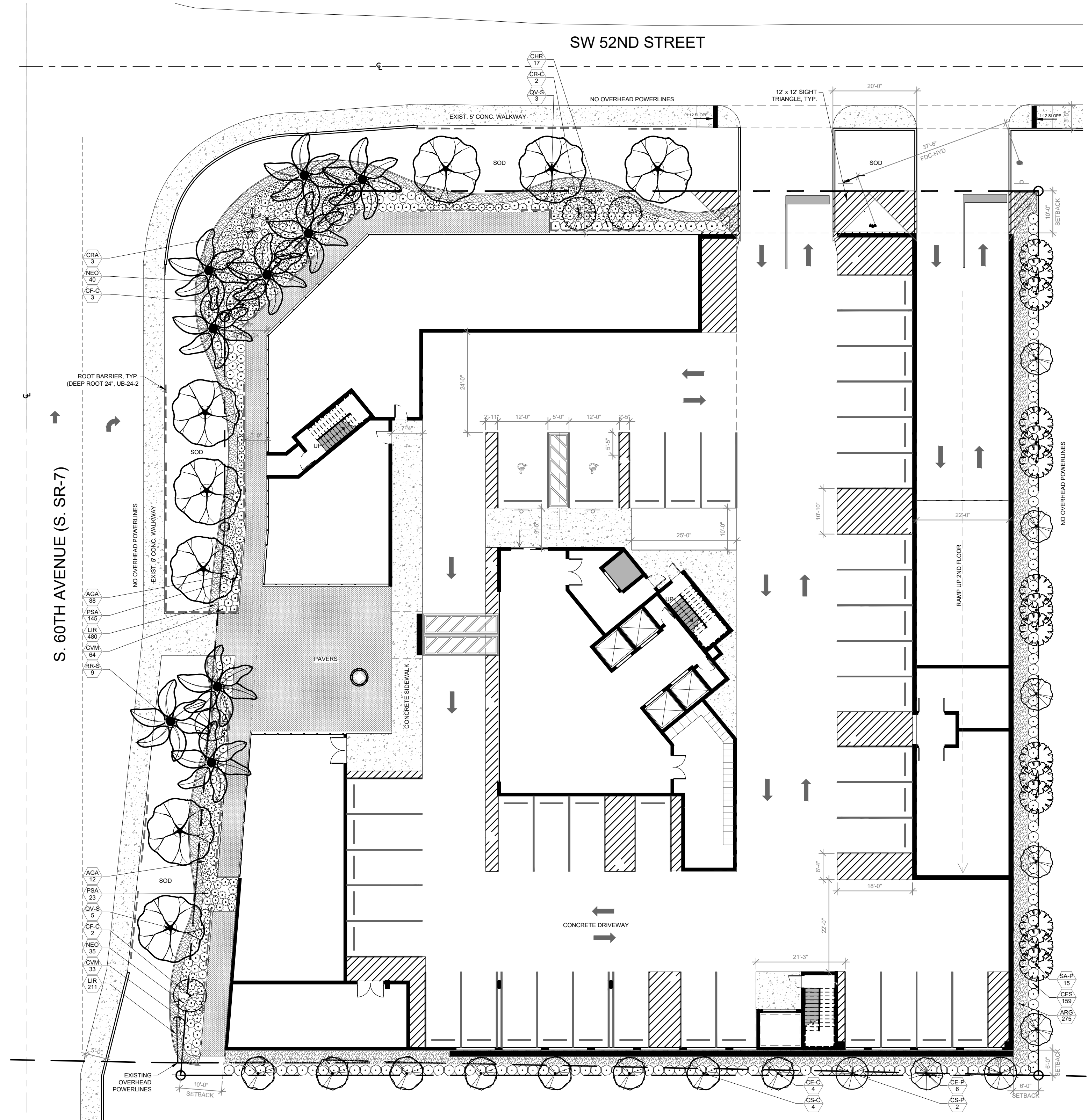
RAC Zoning - N-MU (North Mixed-Use District)	Required	Provided
<b>Perimeter Landscape</b> One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	11 Trees (334'/30)	8 Trees + 9 Palms (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	13 Trees (261'/20)	13 Trees (See Schedule)
<b>Minimum Open Space</b> All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.	15 Trees (14,628 SF)	15 Trees (See Schedule)
<b>Total Trees Required:</b>	39 Trees	39 Trees (See Schedule)
<b>Minimum Tree Sizes</b> Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (Three Palms = 1 Tree Credit)		
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	24 Trees 53 Shrubs	34 Trees 176 Shrubs

# Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

# Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING
<b>CODE TREES</b>								
	CF-C	5	Cassia fistula	Golden Shower	FG, 12' HT, 2" DBH MIN, STD, SP	No	High	
	CR-C	2	Clusia rosea	Autograph Tree	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	
	CE-C	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	
	CS-C	4	Cordia sebestena	Orange Geiger Tree	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	
<b>PERIMETER TREES</b>								
	CE-P	6	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	
	CS-P	2	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	
	SA-P	15	Sabal palmetto	Sabal Palm	FG, 8-12 CT, HVY CAL, SP	Yes	High	
<b>STREET TREES</b>								
	QV-S	8	Quercus virginiana	Southern Live Oak	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	High	
	RR-S	9	Roystonea regia	Royal Palm	FG, 8' GW, SP	Yes	High	
<b>SHRUBS</b>								
	AGA	100	Agapanthus africanus	Lily of the Nile	3G, 24" OA, SP	No	Moderate	
	CHR	17	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" HT x 18" SPR, F, 30" OC	Yes	High	
	CVM	97	Codiaeum variegatum 'Mammy'	Mammy Croton	3G, 24" OA, F	No	High	
	CES	159	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 30" OC	Yes	High	
	CRA	3	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	15G, 2'-3' OA, F, SP	No	High	
	NEO	75	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24" HT x 18" SPR, F, 30" OC	No	Moderate	
	PSA	168	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F	No	High	
<b>SYMBOL</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>SIZE</b>	<b>NATIVE</b>	<b>DROUGHT TOLERANCE</b>	<b>SPACING</b>
	ARG	275	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	High	24" o.c.
	LIR	691	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F	No	High	12" o.c.



Project Team  
 Landscape Architect:  
 LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 1708 SE Joy Haven Street  
 Port St. Lucie, FL 34983  
 (772) 834-1357 | brandon@las-fl.com  
 Architect:  
 LLR Architects, Inc.  
 ARCHITECTURE & PLANNING  
 12980 S.W. 62 STREET  
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 E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

**PROPOSED MULTI-FAMILY DEVELOPMENT FOR:**  
 5200 S. State Road 7  
 Hollywood, FL 33314  
**Landscape Plan**

Revisions

Date	Init.	Description
08.15.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT  
 PAUL A. GOULAS  
 LA 6666807  
 STATE OF FLORIDA  
 PAUL GOULAS, RLA  
 FLORIDA REG. # LA6666807

Drawn By: DC  
 Checked By: BW  
 Municipal Project:  
 Scale:  
  
 SCALE: 1" = 16'  
 0 8' 16' 32'  
**L-01**



**Landscape Specifications:**

**PART 1: GENERAL CONDITIONS**

- 1.01 SCOPE:**  
 A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:**  
 A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

- 1.03 SITE EXAMINATION:**  
 A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:**  
 A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

- 1.05 EXECUTION OF THE WORK:**  
 A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the Superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:**  
 A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

- 1.07 CHANGES AND EXTRAS:**  
 A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

- 1.08 GUARANTEE:**  
 A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and any subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:**  
 A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:**  
 A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:**  
 A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:  
 1. A financial statement showing assets and liabilities of the company current to date.  
 2. A listing of not less than (3) completed projects of similar scope and nature.  
 3. Permanent name and address of place of business.  
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

- 1.12 INSURANCE AND BONDING:**  
 A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

- 1.13 PERMITS AND CERTIFICATES:**  
 A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

**PART 2: MATERIALS**

- 2.01 PLANT MATERIALS:**  
 A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:**  
 A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

- 2.03 PROTECTION OF PLANT MATERIALS:**  
 A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter around the trunk to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:**  
 A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:**  
 A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

- 2.06 PLANTING SOIL:**  
 A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

- 2.07 FERTILIZER:**  
 A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling planting holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- |                    |           |
|--------------------|-----------|
| 1 gallon container | 1 tablet  |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon           | 5 tablets |

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.  
 The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:**  
 A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

**PART 3: EXECUTION**

- 3.01 DIGGING:**  
 A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

- 3.02 GRADING:**  
 A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drainage, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

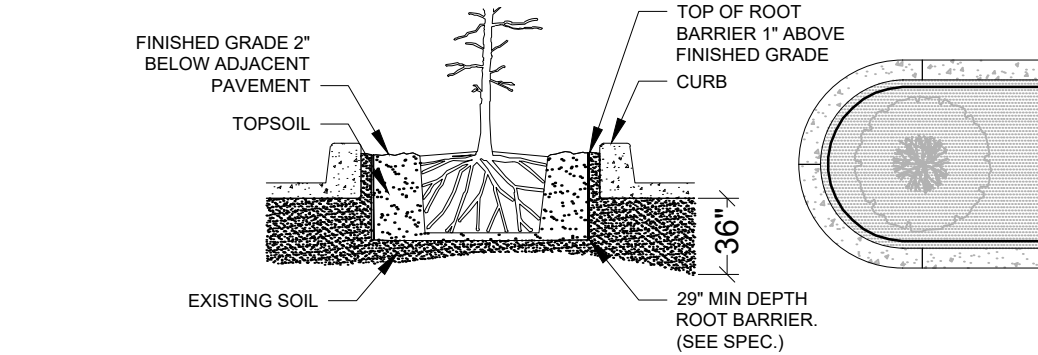
- 3.03 PLANTING:**  
 A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil):  
 1 Gallon material (1 gal.): 12" x 12" x 12" min.  
 3 Gallon material (3 gal.): 20" x 20" x 18" min.  
 Lero material (7 gal.): 30" x 30" x 24" min.  
 Field grown material and trees: 1-12 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.  
 I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.  
 J. All flagging ribbon shall be removed from trees and shrubs before planting.  
 K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- 3.04 PRUNING:**  
 A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.  
 B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.  
 C. Trees shall not be poled or topped.  
 D. Remove all trimmings from site.



**SPECIAL APPLICATIONS ROOT BARRIER DETAIL**  
 NOT TO SCALE  
 NOTES:  
 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL  
 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 3.05 GUYING:**  
 A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling croches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail.  
 Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- 3.06 WATER:**  
 A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:**  
 A. The Landscape Contractor shall sod all areas indicated on the drawings.

- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:**  
 A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:**  
 A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

- 3.10 MAINTENANCE:**  
 A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

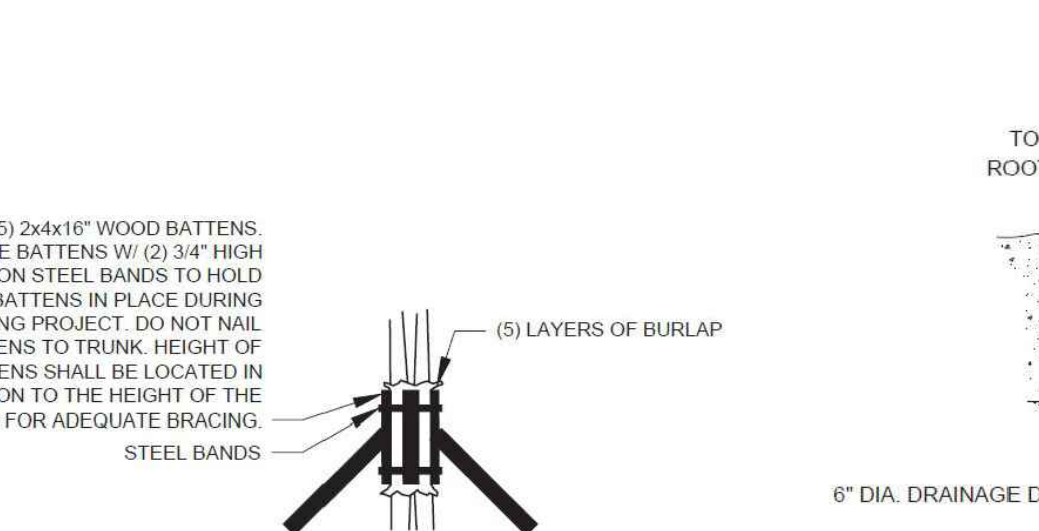
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:**  
 A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

**DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS**

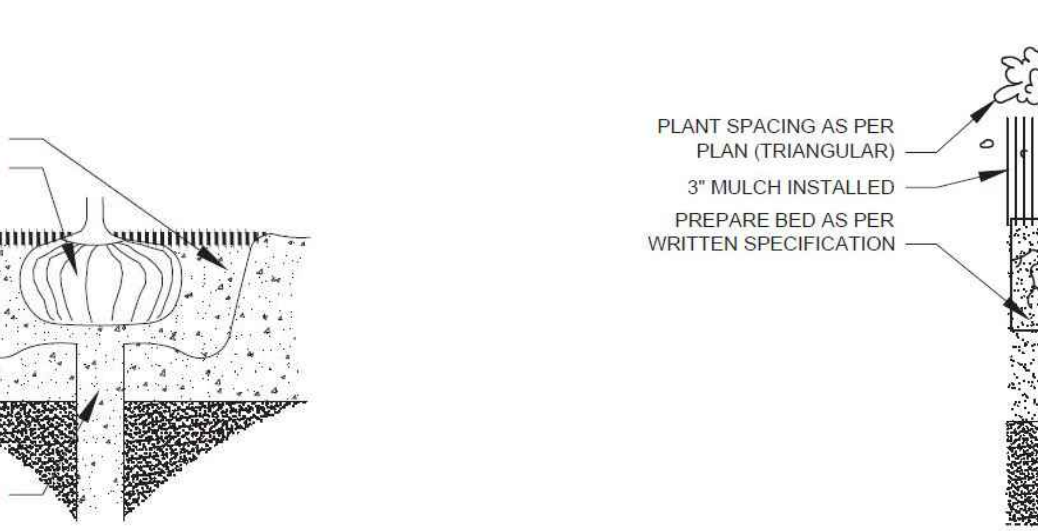
- PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

**TREE PROTECTION DETAIL**  
 NOT TO SCALE

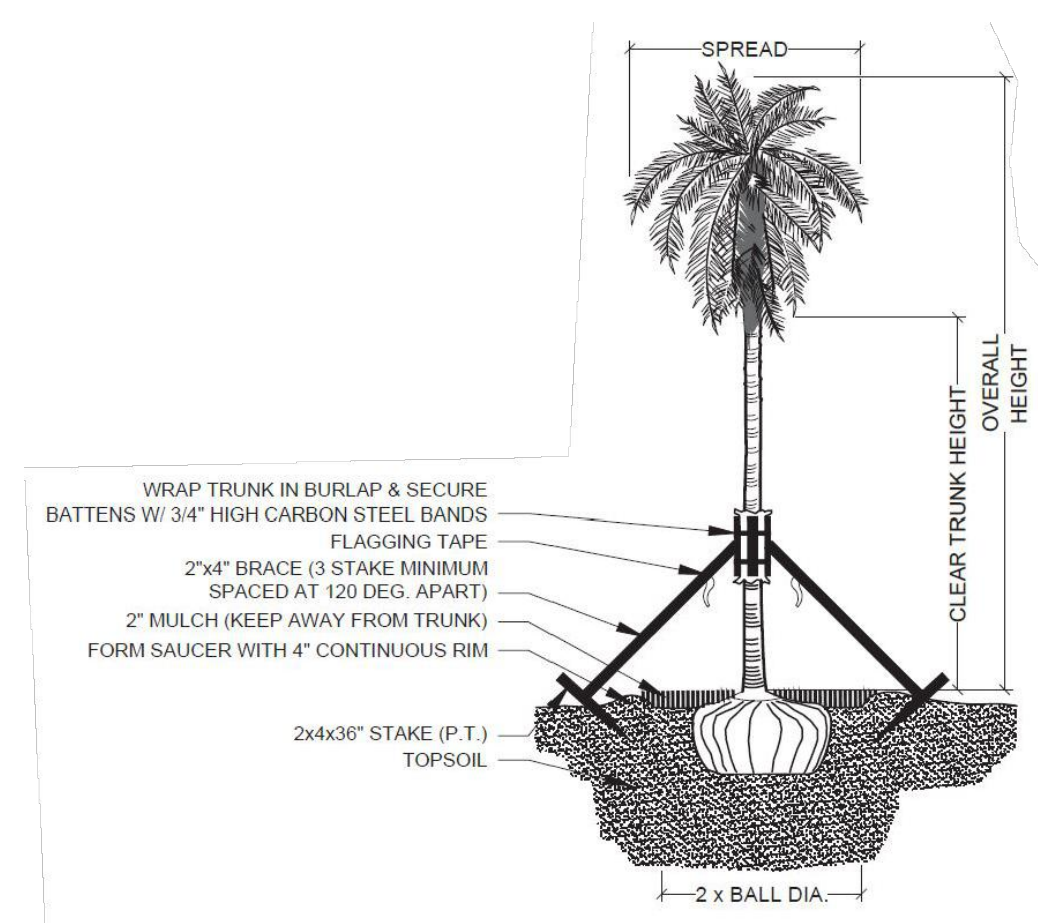


**BRACING DETAIL**  
 NOT TO SCALE

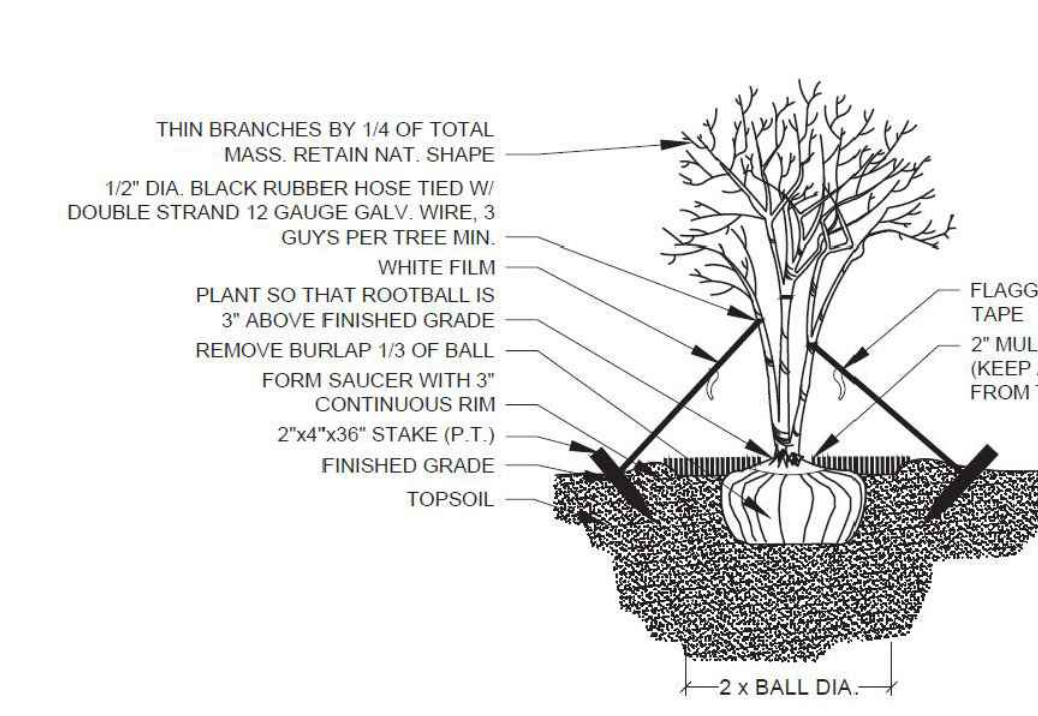
**TREE PROTECTION DETAIL**  
 NOT TO SCALE



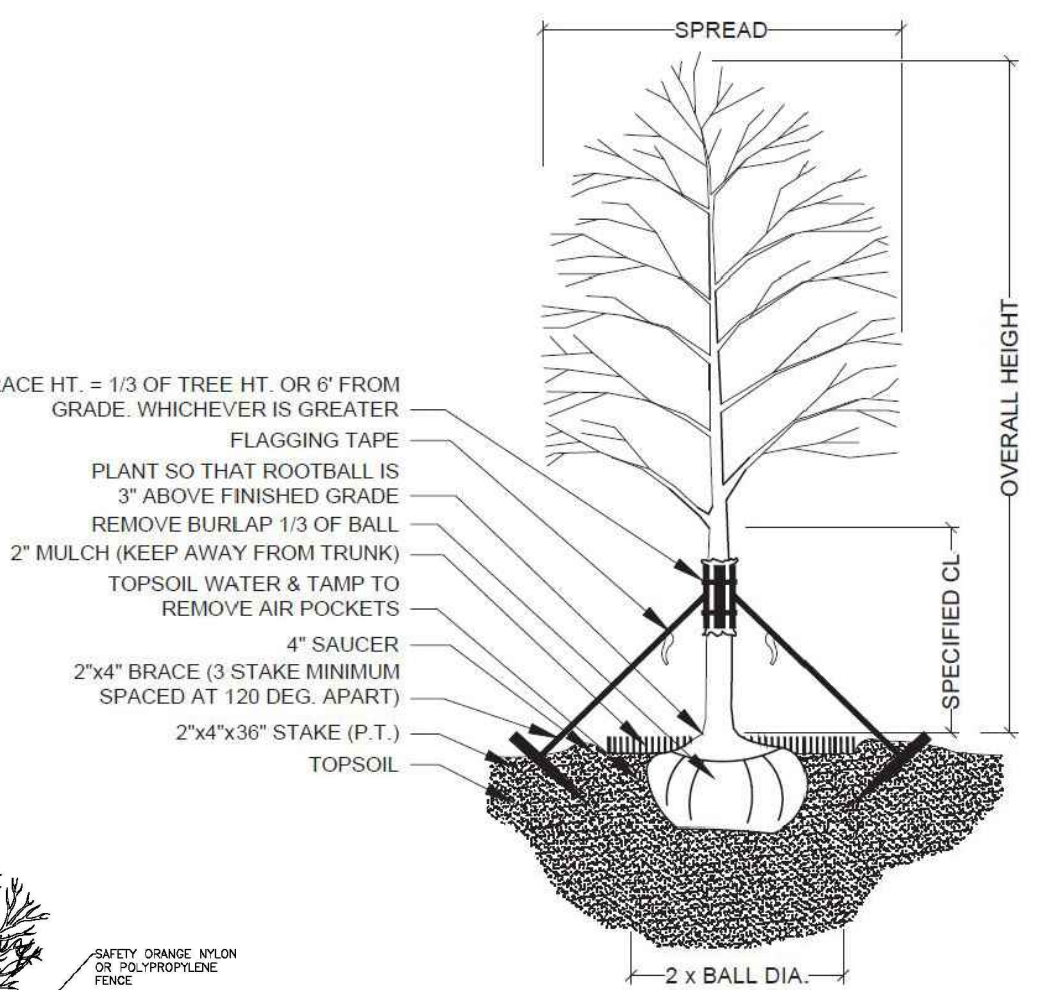
**DRAINAGE TESTING DETAIL**  
 NOT TO SCALE



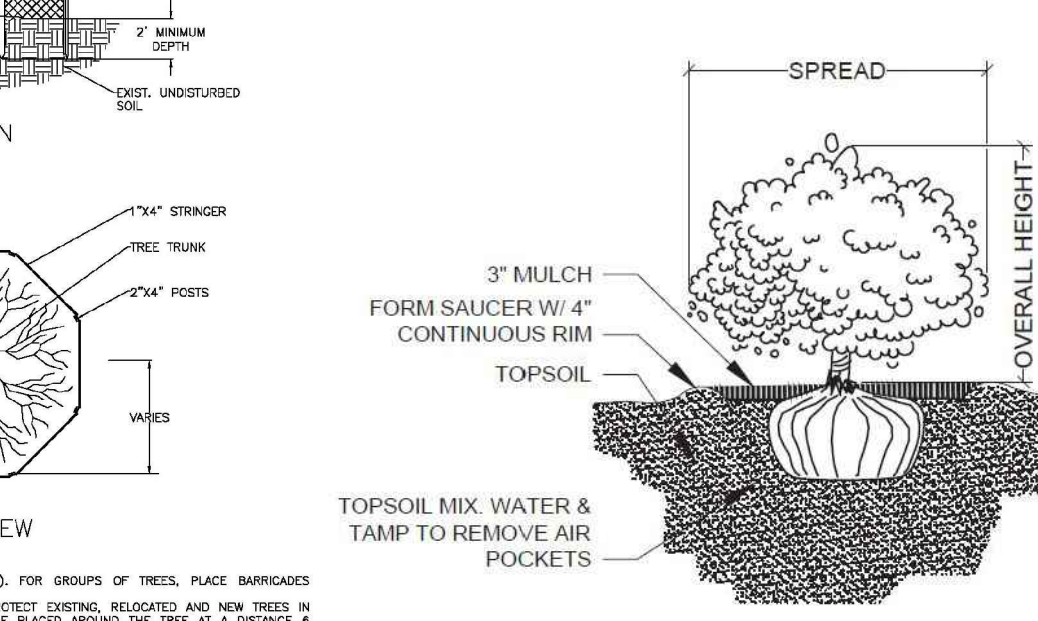
**PALM PLANTING - ANGLE STAKE**  
 NOT TO SCALE



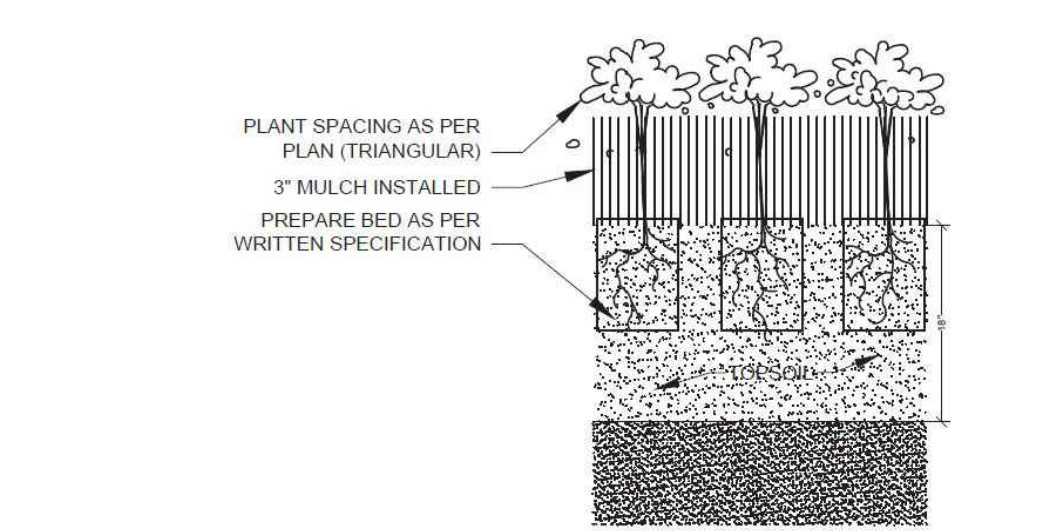
**MULTI-TRUNK PLANTING & GUYING**  
 NOT TO SCALE



**TREE PLANTING & STAKING**  
 NOT TO SCALE



**SHRUB PLANTING**  
 NOT TO SCALE



**GROUNDCOVER PLANTING DETAIL**  
 NOT TO SCALE

Project Team  
 Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
 1708 SE Joy Haven Street  
 Port St. Lucie, FL 34983  
 (772) 834-1357 | brandon@las-fl.com  
 Architect:  
**LR Architects, Inc.**  
 ARCHITECTURE & PLANNING  
 12980 S.W. 52 STREET  
 MIRAMAR, FLORIDA 33027  
 (OFF) - 305-403-7926  
 (CELL) - 786-543-0851  
 E-MAIL: LLAR@LAGRARCHITECTS.COM

**PROPOSED MULTI-FAMILY DEVELOPMENT FOR:**  
 5200 S. State Road 7  
 Hollywood, FL 33314  
**Landscape Details & Specifications**

Revisions		
Date	Init.	Description
08.15.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT  
 PAUL A. GOULAS  
 LA 6666807  
 STATE OF FLORIDA  
 PAUL GOULAS, RLA  
 FLORIDA REG. # LA6666807

Drawn By: DC  
 Checked By: BW  
 Municipal Project:  
 Scale:  
 NORTH  
 SCALE: 1" = N.T.S.  
 0 0 0 0  
**L-02**

# CARUSI LAW

Daniel S. Carusi, P.A. | 517 Southwest 1st Avenue, Fort Lauderdale, FL 33301  
954-527-0101 | 954-524-4169 F | dcarusi@carusilaw.com | carusilaw.com

Daniel S. Carusi, Esq.

May 15, 2024

## OWNERSHIP AND ENCUMBRANCE REPORT

<b>Client Name:</b>	Guitar View LLC, a Florida limited liability company
<b>Date of Request:</b>	May 13, 2024
<b>Address:</b>	5200 S State Road 7, Hollywood, FL 33314
<b>Requesting Party:</b>	City of Hollywood

*Pursuant to your request, we have searched the public records of Broward County, Florida, from May 27, 1946 at 11:00PM to April 26, 2024 at 11:00PM to ascertain the following:*

<b>Ownership and Property Details</b>	
<b>Current Owners</b>	Guitar View LLC, a Florida limited liability company
<b>Active Encumbrances</b>	<ol style="list-style-type: none"><li>1. Mortgage and Security Agreement to Ocean Bank, a Florida banking corporation, mortgagee(s), recorded in Instrument Number <a href="#">119500868</a>, Public Records of Broward County, Florida.</li><li>2. Assignment of Leases and Rents filed April 9, 2024, in Instrument Number <a href="#">119500869</a>, Public Records of Broward County, Florida.</li><li>3. UCC Financing Statement between Guitar View LLC, a Florida limited liability company and Ocean Bank as recorded in Instrument Number <a href="#">119500870</a>, Public Records of Broward County, Florida.</li></ol>
<b>Restrictions/Easements:</b>	<ol style="list-style-type: none"><li>1. All matters contained on the Plat of ELLIE'S PLAT, as recorded in Plat Book 137, Page 14, Public Records of Broward County, Florida.</li><li>2. Agreement between Broward County and Ellen D. Polansky a/k/a Ellen Dorss recorded in O.R. Book 18560, Page 500, Public Records of Broward County, Florida.</li></ol>

	3. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 117970192, Public Records of Broward County, Florida.
<b>Property Legal Description</b>	<i>Tract "A", ELLIE'S PLAT, according to the Plat thereof, as recorded in Plat Book 137, Page 14, of the Public Records of Broward County, Florida.</i>

From said search we report those entries as set forth on the following page(s). Copies of instruments have been attached for your review. This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

**Deed information:**

Clerks File No.: 1951 - 419480 TOI: Warranty Deed DOF: March 27, 1951 First Party: Joseph Milano, et al. Second Party: Del-Rosa Realty Corp.
--

Clerks File No.: 1952 - 461521; 1953 - 509761 TOI: Warranty Deed DOF: April 18, 1952 First Party: Del-Rosa Realty Corp. Second Party: Stella T. Rose
--

Clerks File No.: 1956-723963 TOI: Warranty Deed DOI: May 2, 1956 First Party: Walter A. Rose and Stella T. Rose Second Party: Harry Tann and Irene Tann
---

Clerks File No.: 1961-54609 TOI: Warranty Deed DOF: June 9, 1961 First Party: Harry Tann and Irene Tann Second Party: Marjorie K. Garson
--

Clerks File No.: 1972-31428  
TOI: Warranty Deed  
DOF: February 22, 1972  
First Party: Marjorie K. Garson, joined by her husband, Robert S. Garson  
Second Party: Charles M. Rowars and Margie T. Rowars, his wife, as Co-Trustees

Clerks File No.: 1972-81806  
TOI: Warranty Deed  
DOF: May 11, 1972  
First Party: Charles M. Rowars and Margie T. Rowars, his wife, as Co-Trustees  
Second Party: Charles M. Rowars and Fred Feinstein, as Co-Trustees

Clerks File No.: 1984-9909  
TOI: Warranty Deed  
DOF: January 11, 1984  
First Party: Charles M. Rowars and Fred Feinstein, individually and as Co-Trustees  
Second Party: Jerold Dorss and Ellen Dorss, his wife

Clerks File No.: 1985-125732  
TOI: Quit Claim Deed  
DOF: April 18, 1985  
First Party: Jerold Dorss and Ellen Dorss a/k/a Ellen Polansky, his wife  
Second Party: Ellen Dorss a/k/a Ellen Polansky

Clerks File No.: 2003-103175798  
TOI: Warranty Deed  
DOF: August 4, 2003  
First Party: Ellen Polansky nka Ellen Dorss, a single woman  
Second Party: Ellen Polansky, as Trustee of the Ellen Polansky Revocable Trust Agreement dated July 15, 2003 as corrected in Instrument Number 118396749

Clerks File No.: 118396749  
TOI: Warranty Deed (Corrective)  
DOF: September 12, 2022  
First Party: Ellen Polansky, a single woman, individually and as Trustee of the Ellen Polansky Revocable Trust Agreement dated July 15, 2003  
Second Party: Ellen Polansky, a single woman, and Stephen William Dross, a married man



Clerks File No.: 118396750

TOI: Quit Claim Deed

DOF: September 12, 2022

First Party: Ellen Polansky, a single woman, individually and as Trustee of the Ellen Polansky Revocable Trust Agreement dated July 15, 2003

Second Party: Ellen Polansky, a single woman, and Stephen William Dross, a married man

Clerks File No.: 119398997

TOI: Quit Claim Deed

DOF: February 16, 2024

First Party: Ellen Polansky, a single woman, and Stephen William Dross, a married man

Second Party: Ellen Polansky, a single woman, for a life estate, and the remainderman interest to Stephen William Dross, a married man

Clerks File No.: 119500867

TOI: Warranty Deed

DOF: April 9, 2024

First Party: Ellen Polansky, a single woman

Second Party: Guitar View LLC, a Florida limited liability company

**End of Ownership and Encumbrance Report 5200 S State Road 7, Hollywood, FL 33314**

# This Indenture,

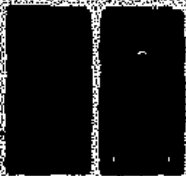
WITNESSETH that on this 1st day of March, 1933,

**Strom Wass and Elizabeth Wass**, husband and wife,

of the County of **Franklin** in the State of **Virginia**

do hereby certify that the said **Strom Wass** is the owner of the

premises described in the first part hereof in consideration of the sum of **Five Dollars and no/100ths** Dollars to him paid by the said **Strom Wass** in full for the said premises, the receipt whereof is hereby acknowledged. **Strom Wass** granted, conveyed and sold to the said **Strom Wass** of the second part, **Strom Wass** and **Elizabeth Wass**, the following described land, to have and to hold unto the said **Strom Wass** and **Elizabeth Wass**, heirs and assigns forever.



**Parcel No. 1, L-20 500 (L-40) Bays** (7), in Block No. 1, of **WINDMILL GARDENS**, according to the plan thereon provided in that Book 22, at page 40, of the Public Records of Henrico County, Virginia, said land being also situate in Henrico County, Virginia.



**Parcel No. 2, L-20 500 (L-40) Bays** (7), in Block No. 1, of **WINDMILL GARDENS**, according to the plan thereon provided in that Book 22, at page 40, of the Public Records of Henrico County, Virginia, and being also situate in Henrico County, Virginia, said land being also situate in Henrico County, Virginia.



And the said **Strom Wass** of the first part do hereby certify that the said **Strom Wass** is the owner of the premises described in the first part hereof in consideration of the sum of **Five Dollars and no/100ths** Dollars to him paid by the said **Strom Wass** in full for the said premises, the receipt whereof is hereby acknowledged.

In Witness Whereof, the said **Strom Wass** and **Elizabeth Wass** have hereunto set their hands and seals at the City of **Richmond**, Virginia, this 1st day of **March**, 1933.

*Strom Wass* | *Elizabeth Wass*  
City of Richmond | Richmond, Virginia



ARTICLE 107  
**This Indenture,**

Made this 21<sup>st</sup> day of March, 1911.

**Between** JOSEPH HILANO and ELIZABETH HILANO, husband and wife,

of the County of **Franklin** in the State of **Florida**  
part 100 of the first part and **John F. Hilano** part 101 of the first part

part 102 of the second part **whereof** witness is

**Witnesseth** that the said parties of the first part for and in consideration of the sum of **100 DOLLARS AND 00/100 CENTS** to said party of the second part the sum of which is hereby acknowledged **10000** amount of money paid to the said party of the second part **10000** and certain other the following described land which being and being in the County of **Franklin** State of **Florida**



**TRACT No. 1, 1 to 500 (1) and 500 (2), in Block No. 1, of BIRMINGHAM BUSINESS, according to the plat hereof recorded in Plat Book 11, of year 1907, of the Public Records of Dade County, Florida, and being more fully described as follows:**



**TRACT No. 2, located at the Southwest corner of 1st St. in Block No. 1, of BIRMINGHAM BUSINESS, according to the plat hereof recorded in Plat Book 11, of year 1907, of the Public Records of Dade County, Florida, and being more fully described as follows:**



and the said party 100 of the first part do hereby certify that the sum of 10000 dollars is the full amount of the purchase money for the land hereinbefore described.

**In Witness Whereof**, the said party 100 of the first part have hereunto set their hands and seals the day and date first above written.

*Joseph Hilano*  
*Elizabeth Hilano*

*Joseph Hilano*  
*Elizabeth Hilano*



STATE OF TEXAS  
COUNTY OF DALLAS  
I, \_\_\_\_\_, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

Name of person  
County of person

I hereby certify that on this day before me an officer duly authorized in the State of Texas and in the County of Dallas to take and administer oaths, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal at the County and State Seal on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest: \_\_\_\_\_

*[Signature]*  
County Clerk  
My commission expires \_\_\_\_\_



SEARCHED	INDEXED
SERIALIZED	FILED
MAY 20 1964	
FBI - DALLAS	

STATE OF TEXAS  
COUNTY OF DALLAS  
I, \_\_\_\_\_, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

I hereby certify that on this day before me an officer duly authorized in the State of Texas and in the County of Dallas to take and administer oaths, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

Witness my hand and official seal at the County and State Seal on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest: \_\_\_\_\_

*[Signature]*  
County Clerk  
My commission expires \_\_\_\_\_



RECEIVED  
 DEPT. OF JUSTICE  
 DIVISION OF INVESTIGATION  
 OCT 27 1951  
 [Handwritten signature and notes]

State of New York  
 County of [ ]

I, **Joseph G. [ ]**, Clerk of the County of [ ], do hereby certify that on this day, before me, an officer duly authorized in the State of New York and in the County of [ ], the following persons, personally appeared:

**JOSEPH [ ] and ELIZABETH [ ]**, husband and wife,

being known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County of [ ] and State of New York on the [ ] day of [ ] 19[ ]

City of [ ]

19[ ]

[Handwritten signature]  
 Notary Public  
 My commission expires [ ]



[Vertical text and stamps, including 'RECORDED' and 'INDEXED']

I, **Joseph G. [ ]**, Clerk of the County of [ ], do hereby certify that on this day, before me, an officer duly authorized in the State of New York and in the County of [ ], the following persons, personally appeared:

**ELIZABETH [ ]**

**JOSEPH [ ]**

being known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County of [ ] and State of New York on the [ ] day of [ ] 19[ ]



[Handwritten signature]  
 Notary Public  
 My commission expires [ ]

**This Indenture,**  
dated the FIFTH day of January A. D. 1956

between THE STATE OF TEXAS  
vested under the laws of the State of TEXAS  
herein in the County of DAWSON and State of TEXAS  
party of the first part, and THE STATE OF TEXAS  
of the County of DAWSON and State of TEXAS  
party of the second part.

That the said party of the second part do hereby cede, convey, release and warrant unto the said party of the first part, and its heirs, assigns and assigns forever, all that certain tract or parcels of land situated in the County of DAWSON and State of TEXAS, to-wit: Tract (A) and Tract (B) as more fully set forth in the description hereinafter contained, together with all and singular rights and appurtenances in anywise by law in anywise connected with or in anywise appertaining to the premises hereinafter described, unto the said party of the first part, its heirs, assigns and assigns forever.

**To Have and To Hold**  
That the said party of the second part do hereby covenant, warrant and agree unto the said party of the first part, its heirs, assigns and assigns forever, that the said party of the second part shall and lawfully shall do, and shall cause to be done and performed, unto the said party of the first part, its heirs, assigns and assigns forever, all and singular things which the said party of the second part shall and lawfully shall be bound to do, do, perform, execute, discharge, satisfy and fulfill, unto the said party of the first part, its heirs, assigns and assigns forever, in and to the performance, execution, discharge, satisfaction and fulfillment of which things the said party of the second part is in anywise bound to do, do, perform, execute, discharge, satisfy and fulfill, unto the said party of the first part, its heirs, assigns and assigns forever, in and to the performance, execution, discharge, satisfaction and fulfillment of which things the said party of the second part is in anywise bound to do, do, perform, execute, discharge, satisfy and fulfill, unto the said party of the first part, its heirs, assigns and assigns forever.

**In Witness Whereof**  
I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument hereon contained.

*(Handwritten signatures and text)*  
Signed, sealed and delivered in the presence of  
[Signature]  
[Signature]

# This Indenture,



made this FIFTH day of January, 1943

**Between** **FLORIDA REALTY CORPORATION**, a corporation

existing under the laws of the State of Florida, having its principal place of business in the County of Duval and State of Florida

party of the first part and WILLIAM T. BROWN

of the County of Duval and State of Florida

parties of the second part, **Witness**, That the said parties of the first part, in and to the

indention of the name of WILLIAM T. BROWN have agreed to sell to the said

parties of the second part the several parcels of land hereinafter described together with

all the rights and interests therein and the same to be held by the said parties of the second part

and their heirs, assigns and assigns forever, to have and to hold unto them, their heirs, assigns and assigns forever

the premises hereinafter described, together with all the rights and interests therein, unto them, their heirs, assigns and assigns forever

to have and to hold unto them, their heirs, assigns and assigns forever, together with all the rights and interests therein, unto them, their heirs, assigns and assigns forever

the premises hereinafter described, together with all the rights and interests therein, unto them, their heirs, assigns and assigns forever

to have and to hold unto them, their heirs, assigns and assigns forever, together with all the rights and interests therein, unto them, their heirs, assigns and assigns forever

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to have and to hold unto them, their heirs, assigns and assigns forever, together with all the rights and interests therein, unto them, their heirs, assigns and assigns forever

the premises hereinafter described, together with all the rights and interests therein, unto them, their heirs, assigns and assigns forever

State of **FLORIDA**

County of **DADE**

1973  
NOV 21 1973

I, **Walter Kelly**, that on this **FIFTH** day of **August** 1973

before me personally appeared **Walter Kelly** and **William M. Kelly** respectively President and Vice President

of **WALTER KELLY FURNITURE STORE, INC.** a corporation under the laws of the State of **Florida** known to be the individuals and officers described

and who executed the foregoing instrument to **Walter Kelly** and **William M. Kelly** and who acknowledged the execution thereof to be their free act and deed as such officers thereof duly authorized, and that the signed seal of said corporation is duly affixed thereto, and the said instrument is the act and deed of said corporation.

**Witness** my separate and signed seal of **Notary Public**

in the County of **DADE** and State of **FLORIDA** this day and year last of **1973**

*Elizabeth Holcomb*

My Commission expires on the **15th** day of **August** 1973

**Warranty Deed**  
 To  
**Walter Kelly**  
 and  
**William M. Kelly**  
 of the County of **DADE** and State of **FLORIDA**  
 In Witness Whereof, I have hereunto set my hand and the seal of my office at **DADE COUNTY**, **FLORIDA**, this **FIFTH** day of **AUGUST**, 1973.

*Walter Kelly*  
*William M. Kelly*



# This Indenture

Made this 30th day of April A. D. 19 56

Between WALTER A. ROSE and STELLA T. ROSE, husband and wife,

of the County of Broward in the State of Florida  
parties of the first part, and HARRY TANN and IRENE TANN, husband and wife,  
whose address is: 5212 S. W. 46th St. West Hollywood Fla.

of the County of Broward in the State of Florida  
parties of the second part,

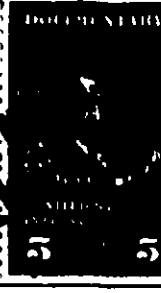
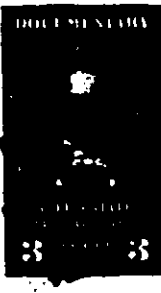
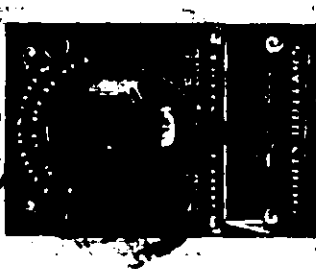
Witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

PARCEL No. 1: Lot Six (6), in Block Five (5), of BROWARD GARDENS, according to the plat thereof recorded in Plat Book 21, page 48, of the public records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida;

and

PARCEL NO. 2: Beginning at the Southwest corner of Lot Six (6), in Block Five (5), of BROWARD GARDENS, according to the plat thereof recorded in Plat Book 21, page 48, of the public records of Broward County, Florida, and running thence south along the west right-of-way line of the W. Dixie Highway (State Road No. 149), at a distance of Four feet to a point; thence east on a line parallel to the south line of Block 5, of said BROWARD GARDENS a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot Seven (7), in Block Five (5) of BROWARD GARDENS. thence west along the south line of said BROWARD GARDENS a distance of 488 feet to the point of beginning.

MAY 2 4 40 PM 1956



And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Herbert Burke* *Walter A. Rose*  
*Elizabeth Galsombeck* *Stella T. Rose*

BURKE, CLARK & McDANIEL

1832 Tyler Street  
Hollywood, Florida

200

State of Florida,

County of BROWARD

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

WALTER A. ROSE and STELLA T. ROSE, husband and wife,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said STELLA T. ROSE

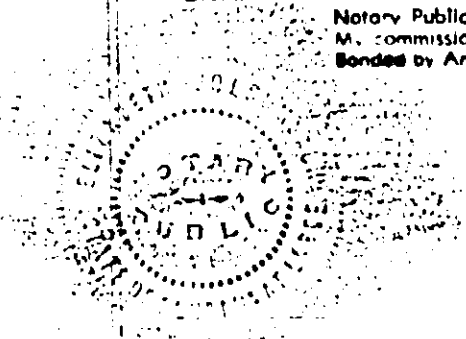
known to me to be the wife of the said WALTER A. ROSE on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Hollywood County of Broward, and State of Florida, this 30th day of April, A. D. 1956.

Elizabeth Halcombach  
Notary Public

My Commission Expires \_\_\_\_\_

Notary Public, State of Florida, at large  
M. commission expires March 29, 1958.  
Bonded by American Surety Co. of N. Y.



RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
FRANK H. MARKS  
CLERK OF CIRCUIT COURT

**Mortgage Deed**

TO

Date

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,

County of

On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages \_\_\_\_\_ of Book \_\_\_\_\_ in the public records of said County. In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the \_\_\_\_\_ Judicial Circuit of said State, in and for said County.

Clerk.  
\_\_\_\_\_, D. C.

BURKE, CLARK & McDANIEL  
1932 Tyler Street  
Hollywood, Florida

61-54609

# Warranty Deed

OFF. REC. 2190 PAGE 152

This Indenture, Made this 7th day of JUNE, A. D. 19 61.

Between HARRY TANN and IRENE TANN, his wife

of the County of Broward, in the State of Florida, parties of the first part, and  
MARJORIE K. GARSON  
c/o Robert Garson, 1815 East Ohio Building, Cleveland  
of the County of Cuyahoga, in the State of Ohio, party of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten Dollars, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, her heirs and assigns, forever, the following described land, situate, lying and being in the County of Broward and State of Florida, to-wit:

PARCEL 1: Lot 6, Block 5 of BROWARD GARDENS, according to the Plat thereof recorded in Plat Book 21, Page 48, Public Records of Broward County, Florida.  
AND

PARCEL 2: Beginning at the southwest corner of Lot 6 in Block 5 of BROWARD GARDENS, according to the Plat thereof recorded in Plat Book 21 Page 48, Public Records of Broward County, Florida; and running thence south along the west right of way line of the W. Dixie Highway (State Road No. 149) a distance of 4 feet to a point; thence east on a line parallel to the south line of Block 5 of said BROWARD GARDENS, a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot 7 in Block 5 of BROWARD GARDENS; thence west along the south line of said BROWARD GARDENS, a distance of 488 feet to the point of beginning,

LESS, the East 200 feet of Lot 6 in Block 5 of BROWARD GARDENS, conveyed to Peter Celentano and Len Celentano, his wife, recorded in O. R. Book 1166 at Page 170, Public Records of Broward County, Florida.

Subject to conditions, restrictions and easements of record and taxes for the year 1961 and subsequent years. And the said parties of the first part do hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year above written.

RECORDED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA  
**FRANK H. MARKS**  
CLERK OF CIRCUIT COURT

Signed, sealed and delivered in presence of us:

*George D. Sardo*  
*Mary Jo Sardo*

*Harry Tann*  
*Irene Tann*

State of Florida,  
County of BROWARD

BROWARD COUNTY  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
JUN-9-61  
COMPTROLLER P.B. 180118  
6000

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,  
Harry Tann and Irene Tann, his wife

to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

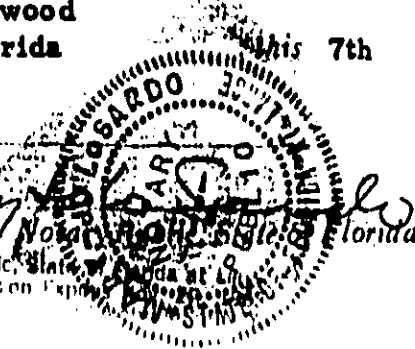
Witness my hand and official seal at  
County of Broward and State of Florida  
day of JUNE, A. D. 19 61.

Hollywood Florida

My commission expires:

RECORD AND RETURN TO  
S. M. BECKERMAN, ATTY.  
P. O. Box 160, HOLLYWOOD, FLA.

Notary Public, State of Florida  
My Commission Expires



1961 JUN 9 AM 9:02

3309  
6009



72-31428

10520

00.00

# Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

**FRED FEINSTEIN**  
Attorney at Law  
420 Professional Building  
FORT LAUDERDALE, FLORIDA 33304

This Indenture, Made this 11 day of February 19 72. Between  
**MARJORIE K. GARSON, joined by her husband, ROBERT S. GARSON,**  
of the County of Cuyahoga, State of Ohio, grantor, and  
**CHARLES M. ROWARS and MARGIE T. ROWARS, his wife, as Co-Trustees**  
whose post office address is 5190 South State Road 7, Fort Lauderdale  
of the County of Broward, State of Florida, grantee.

**Witnesseth**, That said grantor, for and in consideration of the sum of Ten and 00/100 Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-  
lowing described land, situate, lying and being in Broward County, Florida, to-wit:

**Parcel 1: Lot 6, LESS the east 200 feet thereof, Block 5 of BROWARD GARDENS, according to the Plat thereof recorded in Plat Book 21, Page 48, of the Public Records of Broward County, Florida.**

**Parcel 2: Beginning at the southwest corner of Lot 6 in Block 5 of BROWARD GARDENS, according to the Plat thereof recorded in Plat Book 21, Page 48, of the Public Records of Broward County, Florida; and running thence south along the West right of way line of the W. Dixie Highway (State Road No. 149) a distance of 4 feet to a point; thence east on a line parallel to the south line of Block 5 of said BROWARD GARDENS, a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot 7 in Block 5 of BROWARD GARDENS; thence west along the south line of said BROWARD GARDENS, a distance of 488 feet to the point of beginning.**

SUBJECT TO conditions, restrictions and easements of record and taxes for the year 1972 and subsequent years.

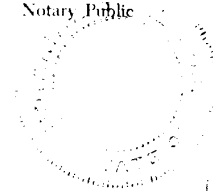
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons who may assert, *however, said warranty and covenant to defend shall apply only to Parcel 1 and shall not apply to Parcel 2.*  
Grantor and grantee are used for singular or plural, as context requires.

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

*Marjorie K. Garson* (Seal)  
*Robert S. Garson* (Seal)  
*Charles M. Rowars* (Seal)  
*Margie T. Rowars* (Seal)

STATE OF OHIO  
COUNTY OF CUYAHOGA  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **MARJORIE K. GARSON, joined by her husband, ROBERT S. GARSON,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 11<sup>th</sup> day of February 19 72.

My commission expires: \_\_\_\_\_  
Notary Public



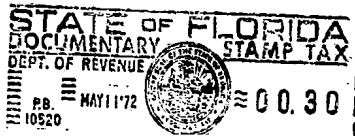
OFF 4777 FOR 511

Printed for Lawyer

72-81806

BROWARD COUNTY

112633



This instrument was prepared by *FRED FEINSTEIN*

**FRED FEINSTEIN**  
Attorney at Law  
420 Professional Building  
FORT LAUDERDALE, FLORIDA 33304

# Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 1st day of March 1972, Between  
**CHARLES M. ROWARS and MARGIE T. ROWARS, his wife, individually and as Co-Trustees**  
of the County of Broward, State of Florida, grantor\*, and  
**CHARLES M. ROWARS and FRED FEINSTEIN, as Co-Trustees**  
whose post office address is 5190 South State Road 7, Fort Lauderdale

of the County of Broward, State of Florida, grantee\*,

**Witnesseth**, That said grantor, for and in consideration of the sum of - - - - -  
- - - - - Ten and 00/100 - - - - - Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-  
lowing described land, situate, lying and being in Broward County, Florida, to-wit:

**Parcel 1: Lot 6, LESS the east 200 feet thereof, Block 5 of BROWARD GARDENS, according to the Plat thereof recorded in Plat Book 21, Page 48, of the Public Records of Broward County, Florida.**

**Parcel 2: Beginning at the southwest corner of Lot 6 in Block 5 of BROWARD GARDENS, according to the Plat thereof recorded in Plat Book 21, Page 48, of the Public Records of Broward County, Florida; and running thence south along the West right of way line of the W. Dixie Highway (State Road No. 149) a distance of 4 feet to a point; thence east on a line parallel to the south line of Block 5 of said BROWARD GARDENS, a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot 7 in Block 5 of BROWARD GARDENS; thence west along the south line of said BROWARD GARDENS, a distance of 488 feet to the point of beginning.**

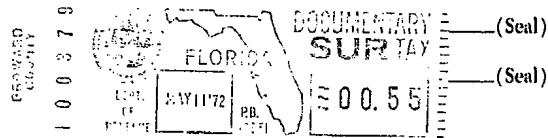
**SUBJECT TO conditions, restrictions and easements of record and taxes for the year 1972 and subsequent years.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. **\*however, said warranty and covenant to defend shall apply only to parcel 1 and shall not apply to parcel 2.**  
\*Grantor and grantee are used for singular or plural, as context requires.

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*[Handwritten signatures]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten signature]* (Seal)  
**CHARLES M. ROWARS**  
*[Handwritten signature]* (Seal)  
**MARGIE T. ROWARS**



STATE OF FLORIDA  
COUNTY OF BROWARD  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **CHARLES M. ROWARS and MARGIE T. ROWARS, his wife, individually and as Co-Trustees** to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State first above written this 1st day of March 1972

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public



Notary Public, State of Florida at Large  
My Commission Expires June 16, 1972  
Bonded By American Fire & Casualty Co.

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**JACK WHEELER**  
CLERK OF CIRCUIT COURT

72 MAY 11 AM 8:31

REC-4880 PAGE

2

787 50  
In Broward County for the purpose of  
Stamp Tax as required by law.  
Audrey G. Smith, Deputy

This instrument was prepared by:

FREDRIC L. FEINSTEIN, Attorney  
3250 Stirling Road Suite 5  
Hollywood, Florida 33021

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

84- 9909

This Indenture, Made this 10 day of January 19 84, Between

CHARLES M. ROWARS and FRED FEINSTEIN, individually and as  
Co-Trustees

of the County of Broward, State of Florida, grantor\*, and

JEROLD DORSS and ELLEN DORSS, his wife,

whose post office address is 5200 S. State Road 7, Fort Lauderdale,

of the County of Broward, State of Florida 33314, grantee\*.

**Witnesseth.** That said grantor, for and in consideration of the sum of

-----TEN AND NO/100ths----- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Parcel 1: Lot 6, LESS the east 200 feet thereof, Block 5 of BROWARD GARDENS, according to the Plat thereof, recorded in Plat Book 21, Page 48, of the Public Records of Broward County, Florida.

Parcel 2: Beginning at the southwest corner of Lot 6 in Block 5 of BROWARD GARDENS, according to the Plat thereof, recorded in Plat Book 21, Page 48 of the Public Records of Broward County, Florida; and running thence south along the West right-of-way line of the W. Dixie Highway (State Road No. 149) a distance of 4 feet to a point; thence east on a line parallel to the south line of Block 5 of said BROWARD GARDENS, a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot 7 in Block 5 of BROWARD GARDENS; thence west along the south line of said BROWARD GARDENS a distance of 488 feet to the point of beginning.

SUBJECT TO conditions, restrictions and easements of record and taxes for the year 1984 and subsequent years.

Grantors attest that the subject property is vacant and unimproved land and, as such, does not constitute homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. However, said warranty and covenant to defend shall apply only to parcel 1 and shall not apply to parcel 2. Grantor and grantee are used for singular or plural, as context requires.

### In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Audrey G. Smith  
Carol David

Charles M. Rowars (Seal)  
Fred Feinstein (Seal)  
FRED FEINSTEIN, (Seal)

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CHARLES M. ROWARS and FRED FEINSTEIN, individually and as Co-Trustees

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of January 1984.

My commission expires:

Notary Public, State of Florida  
My Commission Expires July 4, 1987  
Bonded by Mincey Agency - 462-3611

RICHARD L. FREEDMAN  
Attorney at Law

HOLLYWOOD FEDERAL BUILDING • SUITE 201  
4800 SHERIDAN STREET • HOLLYWOOD, FLORIDA 33021  
(305) 962-0956 • 962-0257

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

REC 11398 PAGE 997

This Quit-Claim Deed, Executed this 12th day of April, A. D. 19 85, by JEROLD DORSS and ELLEN DORSS, a/k/a ELLEN POLANSKY, his wife,

first party, to

ELLEN DORSS, a/k/a ELLEN POLANSKY

whose postoffice address is

3010 Nampton Blvd., #511, N. Lauderdale, FL

second party:

(Whoever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward State of Florida to wit:

Parcel 1: Lot 6, LESS the east 200 feet thereof, Block 5 of BROWARD GARDENS, according to the Plat thereof, recorded in Plat Book 21, Page 48 of the Public Records of Broward County, Florida.

Parcel 2: Beginning at the southwest corner of Lot 6 in Block 5 of BROWARD GARDENS, according of the Plat thereof, recorded in Plat Book 21, Page 48 of the Public Records of Broward County, Florida; and running thence south along the West right-of-way line of the W. Dixie Highway (State Road No. 149) a distance of 4 feet to a point; thence east on a line parallel to the south line of Block 5 of said BROWARD GARDENS, a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot 7 in Block 5 of BROWARD GARDENS: thence west along the south line of said BROWARD GARDENS a distance of 488 feet to the point of beginning.

85 APR 18 AM 10:02

Handwritten signature and stamp: \$145 Notary Public in Broward County Florida Seal at 100-1000

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signatures of JEROLD DORSS and ELLEN DORSS a/k/a ELLEN POLANSKY. Notary seal for Richard L. Freedman, Notary Public.

STATE OF FLORIDA, COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JEROLD DORSS and ELLEN DORSS, a/k/a ELLEN POLANSKY

to me known to be the person subscribed in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of April, A. D. 19 85.

Signature of Richard L. Freedman, Notary Public

My Commission Expires:

Notary Public Seal of Florida at Large

My Commission Expires Jan. 23, 1988

This Instrument prepared by: ELKINS & FREEDMAN

Address 4600 Sheridan Street, Suite #201 Hollywood, Florida 33021

REC 12473 PAGE 470

W/C Tri-County For:

Joyce A. Slater, Esq.  
4300 N. University Dr., Suite B-100  
Lauderhill, FL 33351



This Instrument was prepared by:  
JOYCE A. SLATER, Esq.  
4300 N. University Drive, Suite B-100  
Lauderhill, Florida 33351-

Grantee's Social Security No.

Folio No.: 19129 1401100

**WARRANTY DEED**

THIS INDENTURE, made this 15<sup>th</sup> day of July, 2003, from ELLEN POLANSKY aka ELLEN DORSS, a single woman, presently residing at 9564 NW 26<sup>th</sup> Street, Sunrise, Florida 33322 ("Grantor") to ELLEN POLANSKY, as Trustee of the Ellen Polansky Revocable Trust Agreement dated July 15, 2003, with full power and authority to protect, conserve, and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described herein pursuant to FS § 689.071 ("Grantee") whose mailing address is 9564 NW 26<sup>th</sup> Street, Sunrise, Florida 33322.

**WITNESSETH**

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee and said Grantee's successors and assigns, forever, the real property located in Broward County, Florida, and more particularly described as follows (the "Property")

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
FOR THE APPLICABLE LEGAL DESCRIPTION

Together with all tenements, hereditaments and appurtenances thereto belonging to or in any way appertaining.

To have and to hold the same in FEE SIMPLE FOREVER.

Grantor does hereby fully warrant the title to the Property and will fully defend the same against the lawful claim of all parties claiming by, through, or under the Grantor, but against no others.

(4)



W/C Tri-County For:

Joyce A. Slater, Esq.  
4300 N. University Dr., Suite B-100  
Lauderhill, FL 33351

Warranty Deed  
Ellen Polansky

"Grantor" and "Grantee" are used for singular or plural, as the context may require.

IN WITNESS WHEREOF Grantor has caused these presents to be executed on this, the day and year first above written.

SIGNED, SEALED and DELIVERED  
in the presence of:

Candice J. Vaast  
Candice J. Vaast  
Print Name

Ellen Polansky  
ELLEN POLANSKY

Donna Hughes  
DONNA HUGHES  
Print Name

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ELLEN POLANSKY, known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person(s) RCA DRIVERS LIC as identification, and that an oath (was) (was not) taken.

Witness my hand and official seal this 15 day of July 2003.

NOTARIAL SEAL



Joyce A. Slater  
Commission # CC 866552  
Expires Aug. 26, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

[Signature]  
Notary Public - State of Florida

W/C Tri-County For:

Joyce A. Slater, Esq.  
4300 N. University Dr., Suite B-100  
Lauderhill, FL 33351

*Warranty Deed  
Ellen Polansky*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel 1: Lot 6, LESS the east 200 feet thereof, Block 5 of BROWARD GARDENS, according to the Plat thereof, recorded in Plat Book 21, Page 48 of the Public Records of Broward County, Florida.

Parcel 2: Beginning at the southwest corner of Lot 6 in Block 5 of BROWARD GARDENS, according to the Plat thereof, recorded in Plat Book 21, Page 48 of the Public Records of Broward County, Florida; and running thence south along the West right-of-way line of W. Dixie Highway (State Road No. 149) a distance of 4 feet to a point; thence east on a line parallel to the south line of Block 5 of said BROWARD GARDENS, a distance of 488 feet to a point; thence north a distance of 4 feet to the southeast corner of Lot 7 in Block 5 of BROWARD GARDENS; thence west along the south line of said BROWARD GARDENS, a distance of 488 feet to the point of beginning.

**W/C Tri-County For:**

**Joyce A. Slater, Esq.**  
4300 N. University Dr., Suite B-100  
Lauderhill, FL 33351

*Warranty Deed*  
*Ellen Polansky*

**EXHIBIT "B"**

**COVENANTS, RESTRICTIONS, EASEMENTS AND OTHER LIMITATIONS**

- 1- Real Estate Taxes for the Year 2003 and all subsequent years.
- 2- Covenants, conditions, restrictions, limitations, reservations and easements of record.

Broward County Commission

Deed Doc Stamps: \$0.70

Prepared by and Return to:

STEPHEN WILLIAM DROSS  
1105 DUNCAN DRIVE  
WINTER SPRINGS, FL 32708

Property Appraisers Parcel I.D.  
Folio Number(s): 5041 36 19 0010

**THIS CORRECTIVE WARRANTY DEED**, Executed this 29<sup>th</sup> day of August, 2022, by ELLEN POLANSKY, also known as ELLEN DROSS, a single woman, first party, to ELLEN POLANSKY, AS TRUSTEE OF THE ELLEN POLANSKY REVOCABLE TRUST AGREEMENT DATED JULY 15, 2003, with full power and authority to protect, conserve and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described herein pursuant to Florida Statute 689.071, whose post-office address is 1105 Duncan Drive, Winter Springs, Florida 32708, second party

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.) -

**WITNESSETH**, That the said first party, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration to it in hand paid by the said second party, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second party, its successors and assigns, forever, the real property located in Broward County, Florida, and more particularly described as follows (the "Property"):

TRACT "A" ACCORDING TO ELLIE'S PLAT AS RECORDED IN PLAT BOOK 137, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

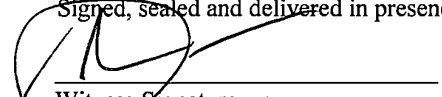
ALSO KNOWN AS: 5200 S. STATE ROAD 7, HOLLYWOOD, FLORIDA 33314

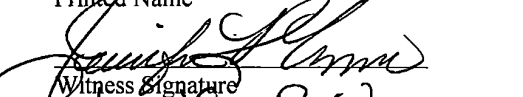
**THIS CORRECTIVE DEED IS TO CORRECT THE LEGAL DESCRIPTION, FOLIO NUMBER AND SPELLING OF GRANTOR'S NAME, CONTAINED IN THAT CERTAIN WARRANTY DEED DATED JULY 15, 2003, RECORDED AUGUST 4, 2003 IN OFFICIAL RECORDS BOOK 35738, PAGE 379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

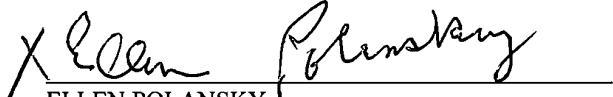
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances hereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness Signature  
JOAN GROSS  
Printed Name

  
\_\_\_\_\_  
Witness Signature  
Jennifer R. Wynn  
Printed Name

  
\_\_\_\_\_  
ELLEN POLANSKY  
also known as ELLEN DROSS  
1105 DUNCAN DRIVE  
WINTER SPRINGS, FLORIDA 32708

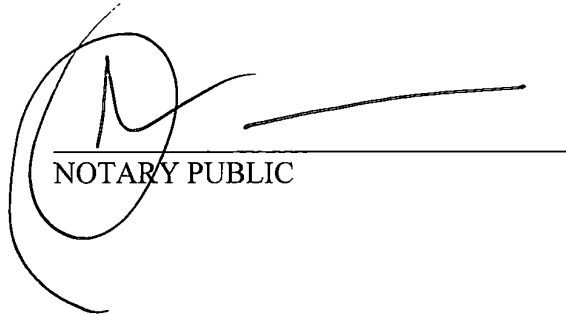
(2)

State of FLORIDA )  
 ) ss:  
County of BROWARD )

I Hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, ELLEN POLANSKY, also known as ELLEN DROSS, a single woman, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known to me or has provided the following type of identification: VALID DRIVER'S LICENSE

Witness my hand and official seal in the county and state last aforesaid this 29<sup>th</sup> day of August, 2022.

My Commission Expires:

  
\_\_\_\_\_  
NOTARY PUBLIC



Prepared by and Return to:

STEPHEN WILLIAM DROSS  
1105 DUNCAN DRIVE  
WINTER SPRINGS, FL 32708

Property Appraisers Parcel I.D.  
Folio Number(s): 5041 36 19 0010

**THIS QUIT-CLAIM DEED**, Executed this 29th day of August, 2022, by ELLEN POLANSKY, A SINGLE WOMAN, INDIVIDUALLY AND AS TRUSTEE OF THE ELLEN POLANSKY REVOCABLE TRUST AGREEMENT DATED JULY 15, 2003, with full power and authority to protect, conserve and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described herein pursuant to Florida Statute 689.071, Trustee hereby acknowledges that said Trust has not been revoked, modified or amended and said powers are still in full force and effect, party of the first part, to ELLEN POLANSKY, a single woman, and STEPHEN WILLIAM DROSS, a married man, as joint tenants with right of survivorship, whose post-office address is 1105 Duncan Drive, Winter Springs, Florida 32708, second party

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said first party, for and in consideration of TEN (\$10.00) DOLLARS in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described property, in Broward County, State of Florida, to-wit:

TRACT "A" ACCORDING TO ELLIE'S PLAT AS RECORDED IN PLAT BOOK 137, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ALSO KNOWN AS: 5200 S. STATE ROAD 7, HOLLYWOOD, FLORIDA 33314

**THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION THEREOF**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances hereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Joan Gross  
Printed Name

Witness Signature

Jennifer R. Wynn  
Printed Name

Ellen Polansky  
ELLEN POLANSKY, Individually and as Trustee  
1105 DUNCAN DRIVE  
WINTER SPRINGS, FLORIDA 32708

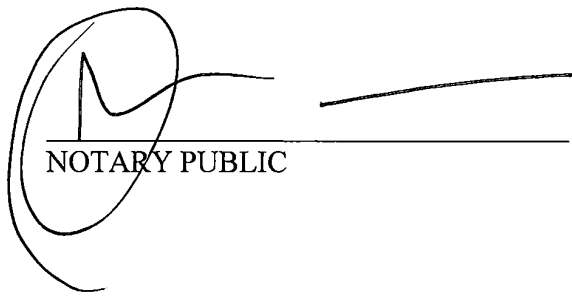
2

State of FLORIDA )  
 ) ss:  
County of BROWARD )

I Hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, ELLEN POLANSKY, a single woman, Individually and as Trustee of the ELLEN POLANSKY REVOCABLE TRUST AGREEMENT DATED JULY 15, 2003, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known to me or has provided the following type of identification: VALID DRIVER'S LICENSE

Witness my hand and official seal in the county and state last aforesaid this 29<sup>th</sup> day of August, 2022.

My Commission Expires:

  
\_\_\_\_\_  
NOTARY PUBLIC



Record and return to:  
M. SCOTT KLEIMAN, ESQ.  
Kalis, Kleiman & Wolfe, P.A.  
7320 Griffin Road, Suite 109  
Davie, FL 33314

Folio No. 504136190010

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made this 12th day of February, 2024, between **ELLEN POLANSKY, a single woman, and STEPHEN WILLIAM DROSS, a married man**, whose address is 1105 Duncan Drive, Winter Springs, Florida 32708 (the "Grantors"), to **ELLEN POLANSKY, a single woman**, (the "Grantee") a life estate, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, shall go to **STEPHEN WILLIAM DROSS, a married man**, whose address is 1105 Duncan Drive, Winter Springs, Florida 32708 (the "Grantee"). (The terms "Grantor" and "Grantee" in this instrument includes the respective successors and assigns of said parties).

**WITNESSETH:**

THAT the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the property (the "Property") lying and being in Broward County, Florida, and as legally described as

**TRACT "A" ACCORDING TO ELLIE'S PLAT AS RECORDED IN  
PLAT BOOK 137, PAGE 14 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.**

**N.B. The Preparer of this instrument has not performed any title services in connection with the preparation of this instrument, nor have the Grantor or Grantees requested the Preparer to perform an Opinion of Title. The Preparer has not given an opinion as to the current fee simple ownership, effect of this instrument on other interests in the subject property or the adequacy of the legal description. The preparer has relied solely on information provided by the Grantor in the preparation of this instrument.**

**N.B. The subject real property is commercial real property and does not constitute the residency or homestead of Grantor Stephen William Dross**

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, to the only proper use and benefit of Grantee forever.





Prepared by and return to:  
M. Scott Kleiman, Esq.  
KALIS & KLEIMAN, P.A  
7320 Griffin Road, Suite 109  
Davie, FL 33314

Property Appraisers Parcel Identification (Folio) Numbers:  
5041 36 19 0010

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA  
\_\_\_\_\_

THIS **WARRANTY DEED**, made the 8<sup>th</sup> day of **April**, A.D. **2024** by **ELLEN POLANSKY, a single woman**, herein called the Grantor, to **GUITAR VIEW, LLC, a Florida limited liability company**, whose post office address is: **709 NW 42 Avenue, Miami, FL 33126**, hereinafter called the Grantee:  
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **Broward** County, State of Florida, viz:

**Tract "A", ELLIE'S PLAT, according to the Plat thereof, as recorded in Plat Book 137, Page 14, of the Public Records of Broward County, Florida.**

This Deed shall not serve to reimpose any restrictions, reservations, easements and limitations of record.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Ellen Polansky, by Stephen W Dross  
as attorney in fact.*

*[Signature]*  
\_\_\_\_\_  
Witness #1's Signature

*M Scott Kleiman*  
\_\_\_\_\_  
Witness #1's Printed Signature

*7320 Griffin Rd #109 Davie FL 33314*  
\_\_\_\_\_  
Witness #1's Address

**ELLEN POLANSKY, by her Attorney-in-Fact,  
STEPHEN W. DROSS, pursuant to that Durable  
Power of Attorney recorded on 2/16/24, in  
instrument #119398995, in Broward County,  
Florida  
1105 Duncan Drive, Winter Springs, FL 32708**

*[Signature]*  
\_\_\_\_\_  
Witness #2's Signature

*Yvonne Thiele*  
\_\_\_\_\_  
Witness #2's Printed Signature

*7320 Griffin Rd #109 Davie FL  
33314*  
\_\_\_\_\_  
Witness #2's Address

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 4 day of **April**, 2024 by **ELLEN POLANSKY, by her Attorney-in-Fact, Stephen W. Dross, pursuant to that Durable Power of Attorney recorded on 2/16/24, in Instrument # 119398995, in Broward County, Florida**, who is personally known to me or has produced photo's as identification.

SEAL

*[Signature]*  
\_\_\_\_\_  
Notary Signature

*M Scott Kleiman*  
\_\_\_\_\_  
Printed Notary Signature

My Commission Expires: *7/21/2025*

