

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee
- ☐ City Commission
- ☐ Administrative Approvals
- ☒ Historic Preservation Board
- ☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 1830-1844 JACKSON STREET, HOLLYWOOD FL 33019

Lot(s): 22, 23, 24, 25, 26, 27 Block(s): 37 Subdivision: HOLLYWOOD #1

Folio Number(s): 514215017350, 514215017340, 514215017330, 514215017320,
FH-2 & PS-3

Zoning Classification: FH-2 & PS-3 Land Use Classification: RESIDENTIAL

Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 200

Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: PACO

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION, 200 UNIT MULTIFAMILY
APARTMENT BUILDING WITH COMMERCIAL USE ON 1ST FLOOR

Phased Project: Yes / No ☐ Number of Phases: NA

Project	Proposal
Units/rooms (# of units)	200 (Area: S.F.)
Proposed Non-Residential Uses	1,383 SQ. FT S.F.
Open Space (% and SQ.FT.)	(Area: S.F.)
Parking (# of spaces)	236 (Area: S.F.)
Height (# of stories)	10 & 13 STORIES (FT.)
Gross Floor Area (SQ. FT)	

Name of Current Property Owner: FIFTYSTREET INVESTMENT LLC

Address of Property Owner: 780 NE 69TH ST, MIAMI, FL 33138 (Suite 509)

Telephone: 305 776 1230 Email Address: FIFTYSTREET INVESTMENT LLC

Applicant JOSEPH B. KALLER, AIA, ☐ Consultant | ☒ Representative | ☐ Tenant (check one)

Address: 2417 HOLLYWOOD BLVD, HOLLYWOOD, FL 33022 Telephone: 954-920-5746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: menachem@capitalgroup.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☒ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): CUTRO & ASSOCIATES

E-mail Address: cutroplanning@yahoo.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 11/20/2023

PRINT NAME: _____

Valerie & Xavier LESTARIE c/o Fifty Star
Investment
LLC

Date: 11/20/2023

Signature of Consultant/Representative: _____

N/A

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

N/A

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Joseph B. KALLER AIA to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 21 day of Nov

Notary Public

State of Florida

My Commission Expires: 11/25/21 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

Print Name



ADRIAN PAREDES
Commission # HH 293076
Expires November 25, 2026



**MADISON
TITLE AGENCY**

A Madison Commercial Real Estate Services™ Company

Tel. 877.4.MADISON

Fax. 732.905.9420

*1125 Ocean Avenue
Lakewood, NJ 08701*

*Email. info@madisontitle.com
www.madisontitle.com*

OWNERSHIP & ENCUMBRANCE REPORT (O&E)

Date: September 11, 2023

Re: Property 1: 1830 & 1836 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-187431

Property 2: 1844 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-187448

Property 3: 1840 Jackson Street Hollywood, FL 33020 / TITLE NO. MTAFL-187452

To: City of Hollywood, Broward County, Florida

With the understanding that this Ownership & Encumbrance Report is furnished to the City of Hollywood, as inducement for acceptance of certain permits/construction, and as an inducement for acceptance of a proposed plans covering the real property, hereinafter described, it is hereby certified that I have examined a complete Abstract of Title covering the periods:

Property 1: from March 27, 1948 (as to Tract 1) and September 20, 1962 (as to Tract 2) to March 28, 2023

Property 2: from January 16, 1942 to June 14, 2023

Property 3: from April 5, 1954 to March 28, 2023

NOTE: Search taken as far back as possible, unable to search back to plat (1921).

of the following described properties:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hollywood, County of Broward, State of Florida.

Property 1:

TRACT 1 (1830 Jackson Street):

Lots 22, 23 and East 30 feet of Lot 24, Block 37, Hollywood, according to the map or plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

TRACT 2 (1836 Jackson Street):

Lot 25 and the West 10 feet of Lot 24, Block 37, Hollywood, according to the map or plat thereof, as

recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Property 2:

Lot 27, less the east 10 feet thereof, and Lot 28, less the west 10 feet thereof, Block 37 of Town of Hollywood, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the public records of Broward County, Florida.

Property 3:

Lot 26 and the East 10 feet of Lot 27, Block 37, Hollywood, according to the Plat thereof, as recorded in Plat Book 1, Page 21, Broward County, Florida.

On the last-mentioned date, the fee simple title to the above-described real property was vested in:

Property 1: Fiftystreet Investment, L.L.C., a Florida limited liability company

Property 2: James Meisenhelter, a single man

Property 3: Christine Corbo, a single woman

Subject to the following encumbrances, liens, and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:

Property 1:

NONE

Property 2:

NONE

Property 3:

Made by: Christine Corbo, s/p

To: MERS as the Mortgagee and SunTrust Mortgage, Inc. as the Lender

Dated: 04/07/2004 Recorded : 05/05/2004

OR Book: 37388 Page: 181

Amount: \$107,000.00

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

Property 1:

NONE

Property 2:

NONE

Property 3:

Summary Memorandum Agreement executed by Green Corridor Property Assessment CleanEnergy (PACE) against Christine Corbo, recorded 02/26/2016, in Official Records Instrument13539036, and Addendum to Financing Agreement recorded in Official Records Instrument113692913 of the Public Records of Broward County, Florida.

3. GENERAL EXCEPTIONS:

Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record, which would be disclosed by an accurate survey and inspection of the land.

Any type of lien provided by City or County Ordinance or by Ch. 153 or Ch. 159, or by other CH. Of the F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems, trash system, gas systems or other utility system serving the land described herein; and any lien for waste fees in favor of any county or municipality including but not limited to County Special Assessment Liens of any kind.

4. SPECIAL EXCEPTIONS:

Property 1:

1. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 60.

Property 2:

1. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 9 Page 21.

Property 3:

1. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 21.
2. Grant of Easement recorded in Official Records Book 10527, Page 662, of the Public Records of Broward County, Florida.
3. Revocable License Agreement as recorded in Official Records Book 23798, Page 665, of the Public Records of Broward County, Florida.
4. Revocable License Agreement as recorded in Official Records Book 29610, Page 549, of the Public Records of Broward County, Florida.
5. Ordinance recorded in Official Records Book 44909, Page 1492, of the Public Records of Broward County, Florida.
6. Ordinance recorded in Official Records Book 48813, Page 1386, of the Public Records of Broward County, Florida.
7. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

I HEREBY CERTIFY that I have review all the aforementioned encumbrances and exceptions. Therefore, the following party must join in the agreement in order to make the agreement valid and binding covenant on the lands described herein.

	Name	Interest	Special Exception Number
Property 1:	Fiftystreet Investment, L.L.C.	Fee Simple Owner	
Property 2:	James Meisenhelter, a single man	Fee Simple Owner	
Property 3:	Christine Corbo	Fee Simple Owner	
	SunTrust Mortgage, Inc.	Mortgage Holder	
	Green Corridor Property Assessment Clean Energy (PACE)	Lien Holder	

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions. The instruments referenced in item 4 above, appear to be all of the encumbrances affecting the subject properties.

I HEREBY CERTIFY that the legal description contained in this Report coincides with and is the same as the legal description in the proofread, recorded deed.

The liability of this Company for this search is limited to \$1,000.00.



Elliot Zaks

Madison Title Agency, LLC



KallerArchitecture

PROJECT DESCRIPTION & LEGAL DESCRIPTION

Project Description:

Proposed new construction, 200-unit residential multifamily building comprised of tower heights such as 9, 10 and 13 stories with an outdoor 10th level amenities area with structured parking screened and underneath the building.

Legal Description:

1830-1844 JACKSON STREET HOLLYWOOD FL 33019

- HOLLYWOOD 1-21 B LOT 22,23,24 LESS W 10 BLK 37
- HOLLYWOOD 1-21 B LOT 24 W 10, LOT 25 BLK 37
- HOLLYWOOD 1-21 B LOT 26 & E 10 LOT 27 BLK 37
- HOLLYWOOD 1-21 B LOT 27 LESS E 10, LOT 28 LESS W 10 BLK 37

JACKSON STREET APARTMENTS

1844, 1840, 1836, 1830 JACKSON ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

PARCEL 1: 1844 JACKSON ST, HOLLYWOOD, 33020 (PARCEL ID: 514215017350)

HOLLYWOOD 1-21 B LOT 27 LESS E 10, LOT 28 LESS W 10 BLK 37

PARCEL 2: 1840 JACKSON ST, Hollywood, 33020 (PARCEL ID: 514215017340)

HOLLYWOOD 1-21 B LOT 26 & E 10 LOT 27 BLK 37

PARCEL 3: 1836 JACKSON ST, HOLLYWOOD, 33020

HOLLYWOOD 1-21 B LOT 24 W 10, LOT 25 BLK 37

PARCEL 4: 1830 JACKSON ST, HOLLYWOOD, 33020

HOLLYWOOD 1-21 B LOT 22, 23, 24 LESS W 10 BLK 37

Total Lot Net Area: 36,810 SF (0.845 acres)

OWNER

MENACHEM TRIETEL
MARINA COVE CIRCLE
AVENTURA, FL. 33180

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

CIVIL ENGINEER

SZAUER ENGINEERING, INC
CONTACT: JORGE M. SZAUER, P.E.
ADDRESS: 7251 W. PALMETTO PARK ROAD
SUITE 100
BOCA RATON, FL 33433
PHONE: (561)-716-0159
EMAIL: jszauer@szauereng.com

LANDSCAPE

THE MIRROR OF PARADISE
CONTACT: GABRIELA FOJT, ASLA, RLA
ADDRESS: 2881 E OAKLAND PARK BLVD, SUITE 315
FORT LAUDERDALE, FL 33306
PHONE: (954)-315-1707 ext. 1077
EMAIL: gabriela@themirrorofparadise.com

ARCHITECTURE

- A-0.1 COVERSHEET / LOCATION MAP
- R-1.0 RENDERING
- R-2.0 RENDERING
- R-3.0 RENDERING
- A-0.2 PARCELS (PS-3 / FH-2) - FAR CALCULATION
- A-0.3 SITE PLAN / AREA CHART
- A-0.4 FAR DIAGRAM
- A-1.1 GROUND FLOOR
- A-1.2 2nd. FLOOR
- A-1.3 3rd. FLOOR
- A-1.4 4th. FLOOR
- A-1.5 5th. FLOOR
- A-1.6 6th. to 9th. FLOOR
- A-1.7 10th. FLOOR
- A-1.8 11th to 13th. FLOOR
- A-1.9 ROOF
- A-1.10 ROOF PLAN
- A-1.11 SIGNAGE AND DETAILS
- A-1.12 TRASH ROOM PLAN / EV CHARGER DETAIL / DL-23 TURNING RAD.
- A-1.13 GARBAGE PICK-UP PLAN
- A-2.1 NORTH ELEVATION
- A-2.2 EAST ELEVATION
- A-2.3 WEST ELEVATION
- A-2.4 SOUTH ELEVATION

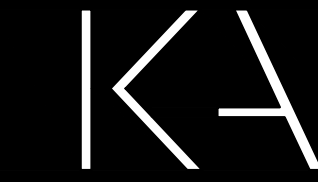
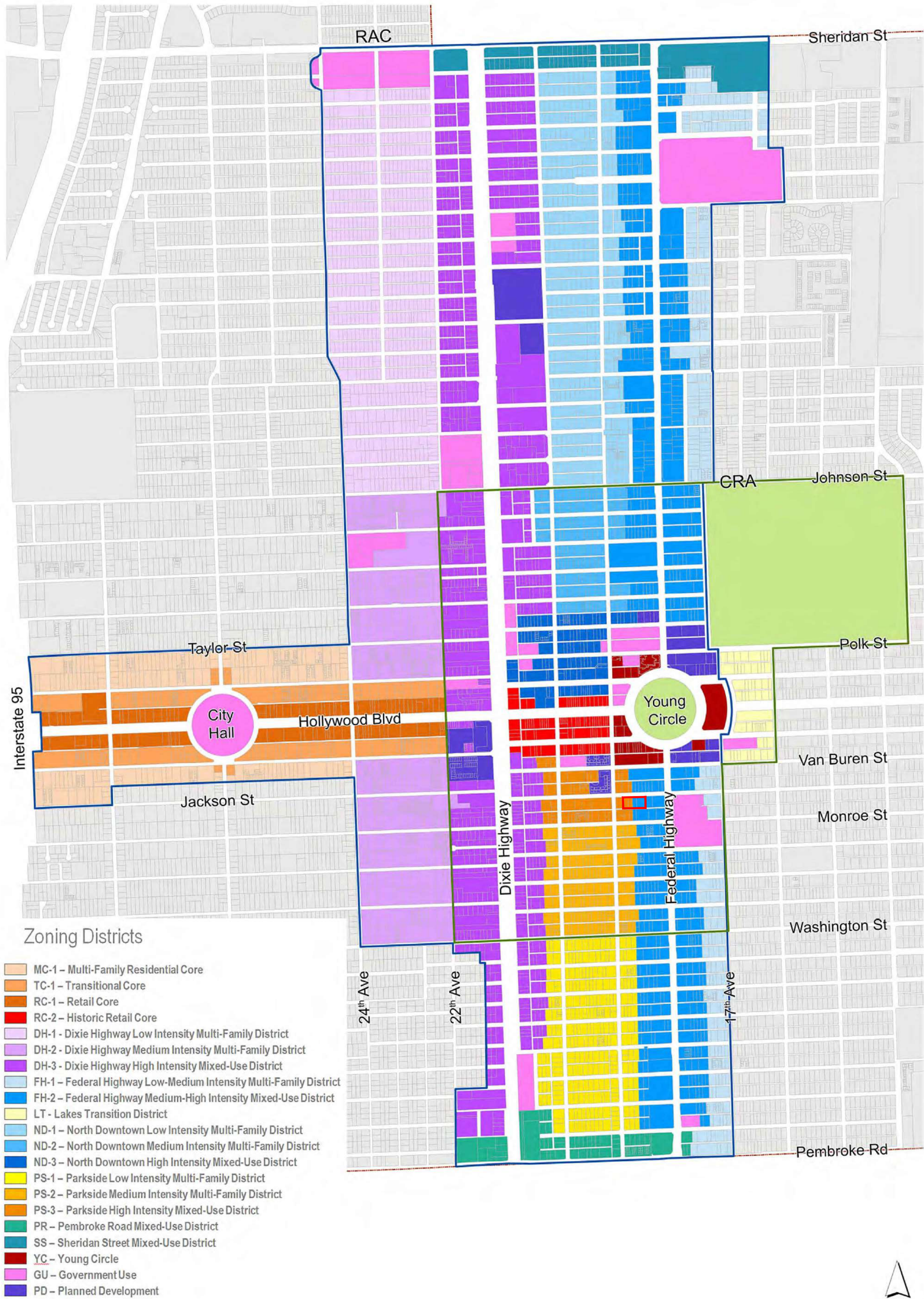
CIVIL

- C-01 GENERAL NOTES
- C-02 DEMOLITION PLAN
- C-03 EROSION CONTROL PLAN
- C-04 PAVING, GRADING & DRAINAGE
- C-04A PAVING, GRADING & DRAINAGE - SECTIONS & DETAILS
- C-05 UTILITIES
- C-05A UTILITIES DETAILS
- C-06 PAVEMENT MARKINGS & SIGNATURE PLAN
- C-06A GARAGE MARKINGS
- C-06B PAVEMENT MARKINGS & SIGNATURE PLAN - DETAILS
- C-07A ROADWAY PLAN
- C-07B ROADWAY PLAN

LANDSCAPE

- DT-1 REMOVAL PLAN, MITIGATION CALC. & TREE PROTECTION DETAIL
- DT-2 EXISTING TREES CHART
- LP-1 CODE CHART & NOTES
- LP-2 LANDSCAPE PLAN - GROUND LEVEL
- LP-3 LANDSCAPE PLAN - 4TH FLOOR & PLANTING DETAILS
- LP-4 LANDSCAPE PLAN - 5TH FLOOR
- LP-5 LANDSCAPE PLAN - 10TH FLOOR

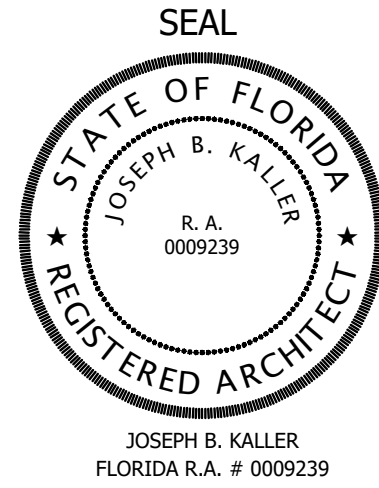
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KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com



PROJECT TITLE
1830-1844 JACKSON ST.
--
HOLLYWOOD, FL. 33020

SHEET TITLE
**SUBMITTAL FOR FINAL TAC
LOCATION MAP**

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET

A-0.1



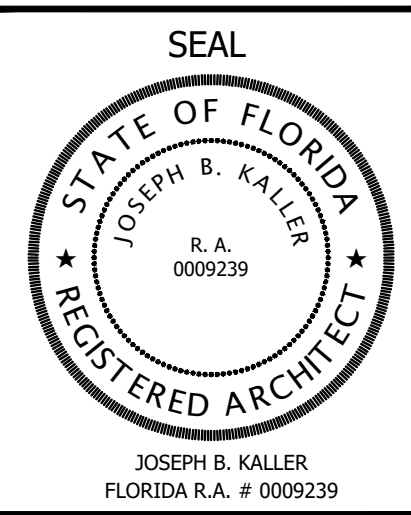
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RENDERING
N.T.S.



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HOLLYWOOD, FL. 33020

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**SUBMITTAL FOR FINAL TAC
RENDERING**

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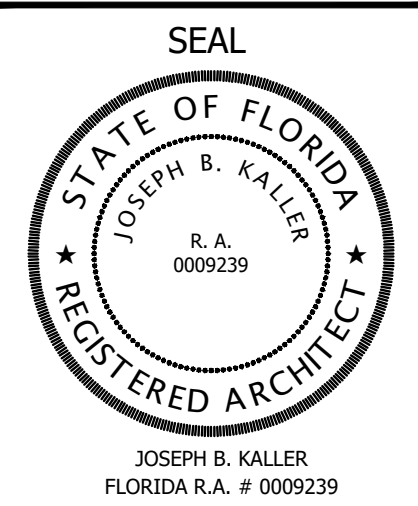
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HOLLYWOOD, FL. 33020

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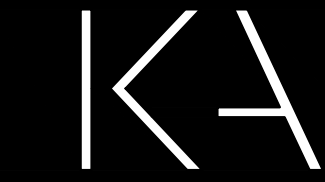
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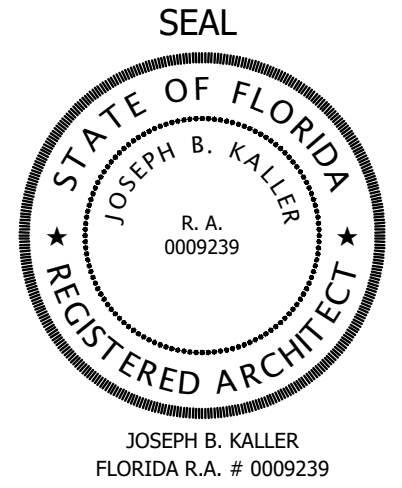
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RENDERING
N.T.S.



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HOLLYWOOD, FL. 33020

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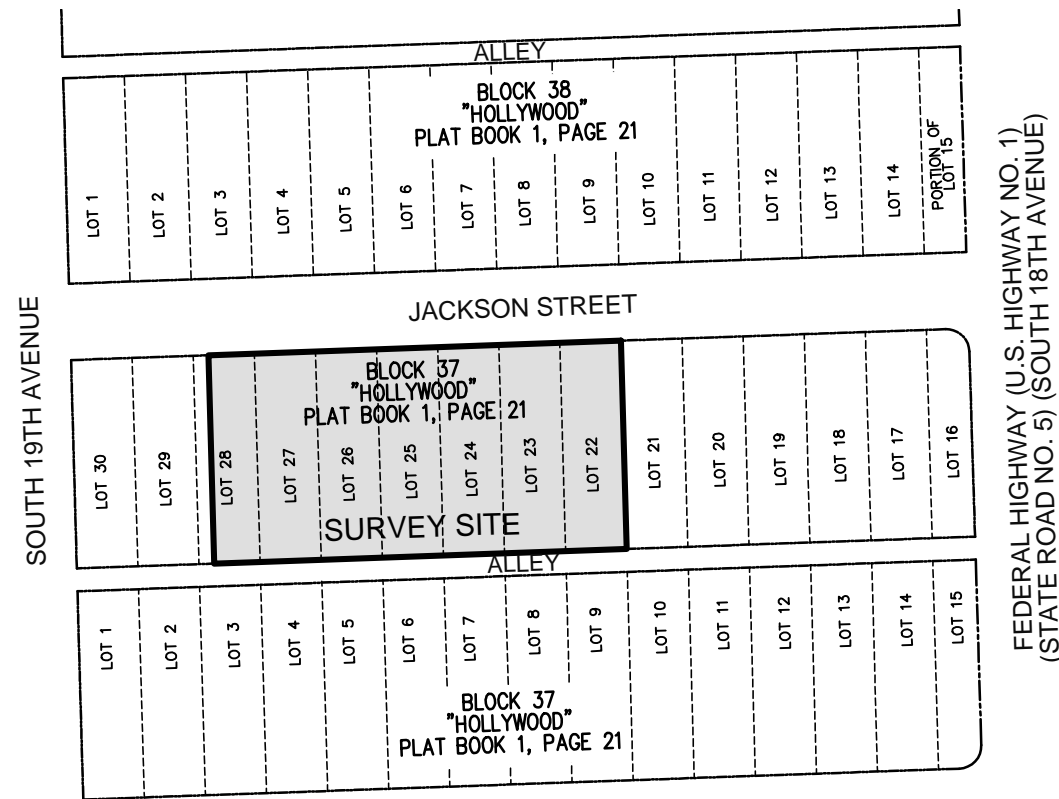
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PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET
R-3.0



TREE CHART

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
1	PALM TREE	15"	8'	12'
2	PALM TREE	15"	8'	12'
3	PALM TREE	15"	8'	12'
4	PALM TREE	15"	8'	12'
5	PINE TREE	6"	10'	20'
6	UMBRELLA TREE	36"	30'	40'
7	FICUS TREE	6"	15'	25'
8	UNIDENTIFIED TREE	12"	20'	20'
9	UNIDENTIFIED TREE	12"	20'	30'
10	GUMBO LIMBO	12"	10'	20'
11	CABBAGE PALM TREE	15"	12'	20'
12	GUMBO LIMBO	12"	20'	20'
13	GUMBO LIMBO	12"	20'	20'
14	GUMBO LIMBO	10"	20'	20'
15	OAK TREE	12"	20'	20'
16	GUMBO LIMBO	18"	X	X
17	TAMARIND TREE	18"	30'	40'
18	GUMBO LIMBO	18"	30'	40'
19	GUMBO LIMBO	4"	8'	12'
20	GUMBO LIMBO	4"	8'	12'
21	CABBAGE PALM TREE	15"	16'	30'
22	FOXTAIL PALM TREE	6"	8'	20'
23	FOXTAIL PALM TREE	6"	8'	40'
24	FICUS TREE	18"	25'	40'
25	FOXTAIL PALM TREE (3)	6"	10'	25'
26	FICUS TREE	12"	20'	30'
27	COCONUT PALM TREE	10"	10'	20'
28	FOXTAIL PALM TREE (3)	6"	12'	25'
29	FICUS TREE	12"	20'	40'
30	FICUS TREE	12"	20'	40'
31	FOXTAIL PALM TREE	6"	12'	30'
32	FOXTAIL PALM TREE	6"	12'	30'
33	FOXTAIL PALM TREE	6"	12'	30'
34	FOXTAIL PALM TREE	6"	12'	30'
35	ROYAL PALM TREE	12"	16'	40'
36	TAMARIND TREE	12"	20'	40'
37	FOXTAIL PALM TREE	10"	12'	20'
38	FOXTAIL PALM TREE	4"	12'	40'
39	COCONUT PALM TREE	12"	20'	40'
40	TAMARIND TREE	24"	20'	40'
41	UMBRELLA TREE	6"	20'	40'
42	UNIDENTIFIED TREE	10"	20'	30'
43	UMBRELLA TREE	15"	20'	30'
44	UMBRELLA TREE	10"	16'	40'
45	COCONUT PALM TREE	12"	16'	40'
46	UNIDENTIFIED TREE	6"	12'	20'
47	GUMBO LIMBO	18"	20'	30'
48	MANGO TREE	18"	25'	35'
49	GUMBO LIMBO	12"	20'	35'
50	FOXTAIL PALM TREE	15"	10'	25'

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVER
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	TREE IDENTIFIER
	AIR CONDITIONER
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

	PALM TREE
	GUMBO LIMBO
	TAMARIND TREE
	UMBRELLA TREE
	UNIDENTIFIED TREE
	FICUS TREE
	MANGO TREE
	PINE TREE
	REGISTERED LICENSED SURVEYOR
	PROFESSIONAL LICENSED SURVEYOR

CERTIFICATION:

TO MENACHEM TRIETEL; STEWART TITLE GUARANTY COMPANY; CAPITALL GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/6/23.

DATE OF PLAT OR MAP: 4/6/23

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

LEGAL DESCRIPTION:

PARCEL A

PARCEL 1

LOTS 22, 23 AND 24, BLOCK 37, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

LOT 25, BLOCK 37, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

PARCEL B

LOT 26 AND THE EAST 10 FEET OF LOT 27, BLOCK 37, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

PARCEL C

LOT 27, LESS THE EAST 10 FEET THEREOF, AND LOT 28, LESS THE WEST 10 FEET THEREOF, BLOCK 37 OF TOWN OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 36,810 SQUARE FEET (0.8450 ACRES), MORE OR LESS.

NOTES:

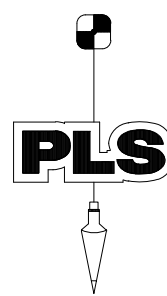
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1896, ELEVATION: 9.07 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0569H; COMMUNITY #125113; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF BLOCK 37 BEING N87°58'33"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- PARCEL A OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NUMBER MTAFL-187431, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED MARCH 28, 2023. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6, 7 & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 9: ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES IN PLAT BOOK 1, PAGE 60 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
- ITEMS 10-12: NOT ADDRESSED.
PARCEL B OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NUMBER MTAFL-187452, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED MARCH 28, 2023. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6, 7 & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 9: ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
- ITEM 10: GRANT OF EASEMENT IN O.R.B. 10527, PAGE 662 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ITEM 11: REVOCABLE LICENSE AGREEMENT IN O.R.B. 23798, PAGE 665 DOES NOT APPLY TO THIS SITE.
- ITEM 12: REVOCABLE LICENSE AGREEMENT IN O.R.B. 29610, PAGE 549 DOES NOT APPLY TO THIS SITE.
- ITEM 13: ORDINANCE IN O.R.B. 44909, PAGE 1492 DOES NOT APPLY TO THIS SITE.
- ITEM 14: ORDINANCE IN O.R.B. 48813, PAGE 1386 DOES NOT APPLY TO THIS SITE.
- ITEM 15: NOT ADDRESSED.
- PARCEL C OF THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NUMBER MTAFL-187448, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED MARCH 28, 2023. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6 & 7: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 8: ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
- ITEM 9: NOT ADDRESSED.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$.
- THIS SITE CONTAINS 14 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

5			
4			
3			
2	ADDITIONAL OFFSITE INFORMATION 01/30/24	L.H.	
1	71241 ORIGINAL SURVEY 04/06/23	J.S.	
NO.	REVISIONS	BY	

RESIDENTIAL SITES

1830, 1836, 1840 & 1844 JACKSON ST
HOLLYWOOD, FLORIDA 33020
(CITY OF HOLLYWOOD, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.

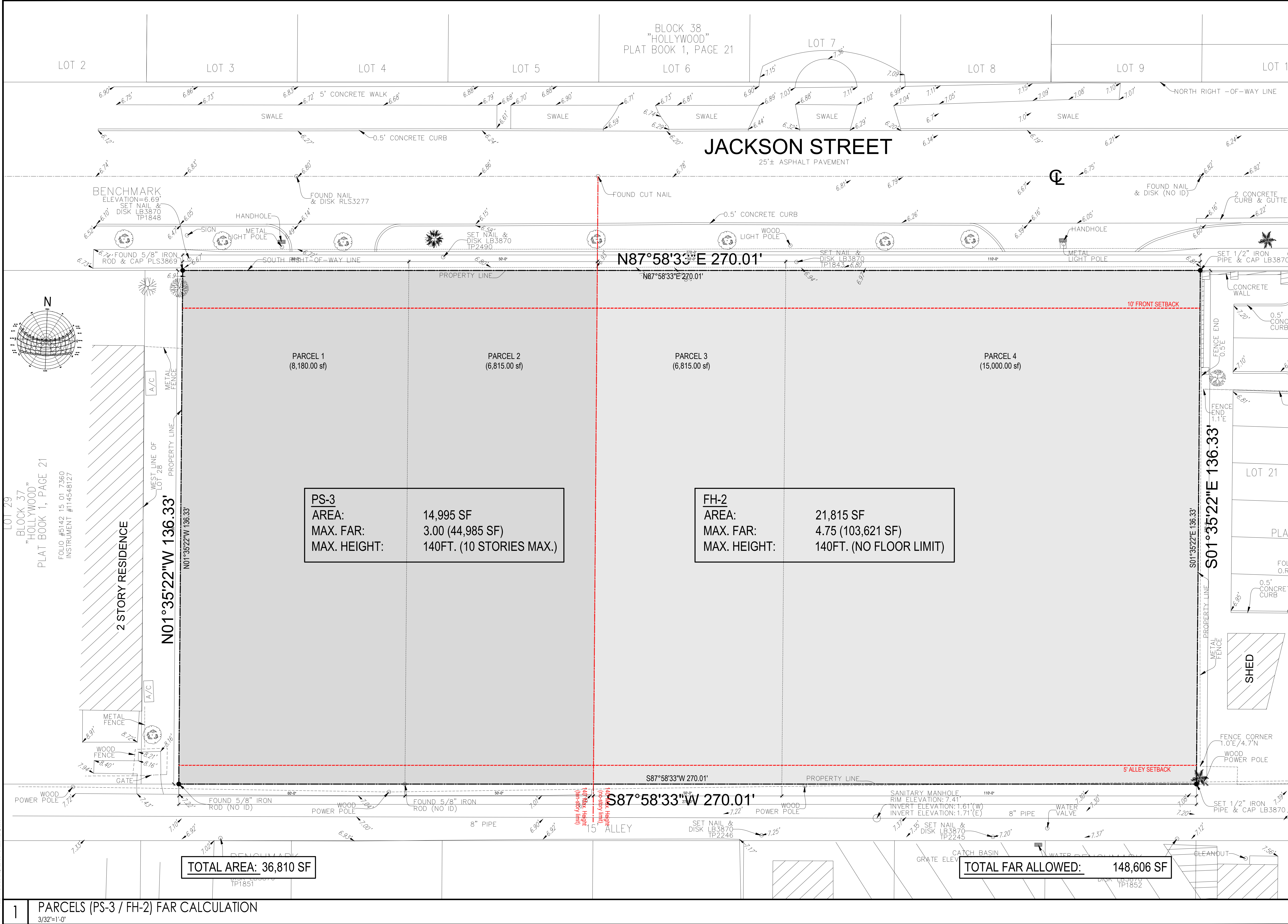
CHECKED BY: J.F.P.

SCALE: 1" = 20'

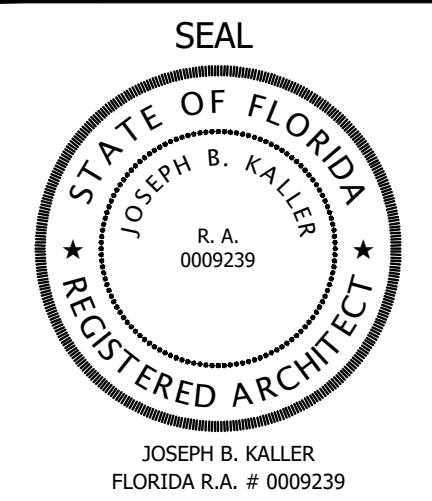
SURVEY DATE: 4/6/23

CLIENT: CAPITALL GROUP

ORDER NO.: 72333



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com



PROJECT TITLE
1830-1844 JACKSON ST.
HOLLYWOOD, FL. 33020

SHEET TITLE
SUBMITTAL FOR FINAL TAC
PARCELS (PS-3 / FH-2)
FAR CALCULATION

MEETING DATES		
BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

PROJECT No.: 23036
DATE: 11.20.23
DESIGNED BY: SCHIFFINO
CHECKED BY: JBK

SHEET
A-0.2

LEGAL DESCRIPTION
PARCEL 1: 1844 JACKSON ST, HOLLYWOOD, 33020 (PARCEL ID: 514215017350)
 HOLLYWOOD 1-21 B LOT 27 LESS E 10, LOT 28 LESS W 10 BLK 37
PARCEL 2: 1840 JACKSON ST, Hollywood, 33020 (PARCEL ID: 514215017340)
 HOLLYWOOD 1-21 B LOT 26 & E 10 LOT 27 BLK 37
PARCEL 3: 1836 JACKSON ST, HOLLYWOOD, 33020
 HOLLYWOOD 1-21 B LOT 24 W 10, LOT 25 BLK 37
PARCEL 4: 1830 JACKSON ST, HOLLYWOOD, 33020
 HOLLYWOOD 1-21 B LOT 22, 23, 24 LESS W 10 BLK 37

Total Lot Net Area:	36,810 SF (0.845 acres)
----------------------------	--------------------------------

<u>FEMA</u>	
<u>FLOOD ZONE:</u>	X
<u>FUTURE CONDITIONS :</u>	9.5
100-YEAR FLOOD ELEVATION	
(Feet NAVD88)	

BASIC ZONING PARCELS 1 and 2

BASIC ZONING PARCELS 1 and 2
Regional Activity Center (RAC) Downtown District
Community Redevelopment Area (CRA)

Zone:	PS-3
Existing Building Use:	SINGLE FAMILY RESIDENCE
Existing Land Use:	Residential

ADDITIONAL ZONES

FEMA Flood Zone:	N/A
Future Conditions	
100-Year Flood Elevation (Feet NAVD88):	9.5

BUILDING INTENSITY

Maximum Building Height:	140 ft
Maximum Height - Stories:	10
Floor Area Ratio:	3.00
Minimum Open Space:	0%

MINIMUM SETBACKS

Frontage Non-Residential:	10.00 ft
Frontage Residential:	15.00 ft
Side Interior:	0 ft
Alley Setback:	5.00 ft

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

Front: 10 feet
Interior: 5 feet
Alley: 5 feet

Amount of Required Off-Street Parking

Units of one bedroom or less; and Qualifiable Affordable Housing Developments:
1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit;
plus 1 space per 10 units for guest parking

Off-Street loading spaces; general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

Minimum Dwelling Unit Size

Multi-family Dwelling Units, within the CRA (Community Redevelopment Areas)

New Construction

Minimum Per Unit:	300 SF
Minimum Cumulative Average:	500 SF

MIX	UNIT TYPE	Per unit Type			QUANTITY		PERCENTAGE		Totals		TOTAL RESIDENTIAL AREA	
		A/C AREA (EAR)	TERRACE (NON FAR)	TOTAL APT. AREA					A/C AREA (EAR)	TERRACE (NON FAR)		
RETAIL	R1	1,383.89							1,383.89			
STUDIOS	B1	403.00	41.00	444.00	28				11,284.00	1,148.00	12,432.00	
	B2	402.00	43.00	445.00	51	81		41%	20,502.00	2,193.00	22,695.00	
	B3	537.00	123.00	660.00	5				517.00	123.00	640.00	
	B4	912.00	123.00	1,035.00					512.00	123.00	635.00	
	A1	558.00	40.00	598.00	6				8,928.00	640.00	9,568.00	
ONE BED	A2	566.00	40.00	606.00	22				12,452.00	880.00	13,332.00	
	A3	557.00	40.00	597.00	5	99		50%	2,785.00	2,985.00	5,770.00	
	A4	571.00	40.00	611.00	14				7,994.00	560.00	8,554.00	
	A5	640.00	92.00	732.00	14				8,960.00	1,288.00	10,248.00	
	A6	908.00	47.00	955.00	1				808.00	47.00	855.00	
ONE DEN	A7	1,067.00	104.00	1,171.00	1				1,067.00	104.00	1,171.00	
	A8	736.00	47.00	783.00	1				736.00	47.00	783.00	
	A9	668.00	103.00	771.00	14				9,552.00	1,442.00	10,994.00	
	A10	531.00	101.00	632.00	9				4,787.00	927.00	5,714.00	
	A11	844.00	81.00	925.00	4				3,456.00	81.00	3,537.00	
ONE DEN	A12	787.00	81.00	868.00	1				787.00	81.00	868.00	
	A13	810.00	44.00	854.00	3				2,430.00	1,341.00	3,771.00	
	A14	960.00	48.00	1,008.00	2	6		3%	1,880.00	240.00	2,120.00	
	A15	820.00	45.00	865.00	1				820.00	45.00	865.00	
	C1	966.00	101.00	1,067.00	5				4,835.00	515.00	5,350.00	
TWO BED	C2	831.00	40.00	871.00	9	14		7%	7,479.00	860.00	8,339.00	
					280		100%	110,957.89	14,347.89	125,305.78		
										14,347.89	619.61	

Block 37 "Hollywood"
 PLAT BOOK 1, PAGE 21

2 STORY RESIDENCE

40 PARKING SPACES PER FLOOR

RETAIL 1,363.89 SF

15% SPEED RAMP (NO PARKING)

6% RAMP

UTILITY ROOMS: ELECTRICAL ROOM, FIRE COMMAND ROOM, LEASING OFFICE, MAIL ROOM, THICKNESS ROOM, DOMESTIC PUMP ROOM, FIRE PUMP ROOM, TRASH ROOM, GENERATOR ROOM, SANITARY MANHOLE, CATCH BASIN, WATER METER, CLEANOUT.

PROPERTY LINE

ADJACENT PROPERTIES: LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10.

STREETS: JACKSON STREET (25'± ASPHALT PAVEMENT), 15' ALLEY.

BEARINGS AND DISTANCES:
 N87°58'33"E 270.01'
 N01°35'22"W 136.33'
 S01°35'22"E 136.33'
 S87°58'33"W 270.01'

UTILITIES: 8" PIPE, 12" PIPE, 18" PIPE, 24" PIPE, 30" PIPE, 36" PIPE, 42" PIPE, 48" PIPE, 54" PIPE, 60" PIPE, 66" PIPE, 72" PIPE, 78" PIPE, 84" PIPE, 90" PIPE, 96" PIPE, 102" PIPE, 108" PIPE, 114" PIPE, 120" PIPE, 126" PIPE, 132" PIPE, 138" PIPE, 144" PIPE, 150" PIPE, 156" PIPE, 162" PIPE, 168" PIPE, 174" PIPE, 180" PIPE, 186" PIPE, 192" PIPE, 198" PIPE, 204" PIPE, 210" PIPE, 216" PIPE, 222" PIPE, 228" PIPE, 234" PIPE, 240" PIPE, 246" PIPE, 252" PIPE, 258" PIPE, 264" PIPE, 270" PIPE, 276" PIPE, 282" PIPE, 288" PIPE, 294" PIPE, 300" PIPE, 306" PIPE, 312" PIPE, 318" PIPE, 324" PIPE, 330" PIPE, 336" PIPE, 342" PIPE, 348" PIPE, 354" PIPE, 360" PIPE, 366" PIPE, 372" PIPE, 378" PIPE, 384" PIPE, 390" PIPE, 396" PIPE, 402" PIPE, 408" PIPE, 414" PIPE, 420" PIPE, 426" PIPE, 432" PIPE, 438" PIPE, 444" PIPE, 450" PIPE, 456" PIPE, 462" PIPE, 468" PIPE, 474" PIPE, 480" PIPE, 486" PIPE, 492" PIPE, 498" PIPE, 504" PIPE, 510" PIPE, 516" PIPE, 522" PIPE, 528" PIPE, 534" PIPE, 540" PIPE, 546" PIPE, 552" PIPE, 558" PIPE, 564" PIPE, 570" PIPE, 576" PIPE, 582" PIPE, 588" PIPE, 594" PIPE, 600" PIPE, 606" PIPE, 612" PIPE, 618" PIPE, 624" PIPE, 630" PIPE, 636" PIPE, 642" PIPE, 648" PIPE, 654" PIPE, 660" PIPE, 666" PIPE, 672" PIPE, 678" PIPE, 684" PIPE, 690" PIPE, 696" PIPE, 702" PIPE, 708" PIPE, 714" PIPE, 720" PIPE, 726" PIPE, 732" PIPE, 738" PIPE, 744" PIPE, 750" PIPE, 756" PIPE, 762" PIPE, 768" PIPE, 774" PIPE, 780" PIPE, 786" PIPE, 792" PIPE, 798" PIPE, 804" PIPE, 810" PIPE, 816" PIPE, 822" PIPE, 828" PIPE, 834" PIPE, 840" PIPE, 846" PIPE, 852" PIPE, 858" PIPE, 864" PIPE, 870" PIPE, 876" PIPE, 882" PIPE, 888" PIPE, 894" PIPE, 900" PIPE, 906" PIPE, 912" PIPE, 918" PIPE, 924" PIPE, 930" PIPE, 936" PIPE, 942" PIPE, 948" PIPE, 954" PIPE, 960" PIPE, 966" PIPE, 972" PIPE, 978" PIPE, 984" PIPE, 990" PIPE, 996" PIPE, 1002" PIPE, 1008" PIPE, 1014" PIPE, 1020" PIPE, 1026" PIPE, 1032" PIPE, 1038" PIPE, 1044" PIPE, 1050" PIPE, 1056" PIPE, 1062" PIPE, 1068" PIPE, 1074" PIPE, 1080" PIPE, 1086" PIPE, 1092" PIPE, 1098" PIPE, 1104" PIPE, 1110" PIPE, 1116" PIPE, 1122" PIPE, 1128" PIPE, 1134" PIPE, 1140" PIPE, 1146" PIPE, 1152" PIPE, 1158" PIPE, 1164" PIPE, 1170" PIPE, 1176" PIPE, 1182" PIPE, 1188" PIPE, 1194" PIPE, 1200" PIPE, 1206" PIPE, 1212" PIPE, 1218" PIPE, 1224" PIPE, 1230" PIPE, 1236" PIPE, 1242" PIPE, 1248" PIPE, 1254" PIPE, 1260" PIPE, 1266" PIPE, 1272" PIPE, 1278" PIPE, 1284" PIPE, 1290" PIPE, 1296" PIPE, 1302" PIPE, 1308" PIPE, 1314" PIPE, 1320" PIPE, 1326" PIPE, 1332" PIPE, 1338" PIPE, 1344" PIPE, 1350" PIPE, 1356" PIPE, 1362" PIPE, 1368" PIPE, 1374" PIPE, 1380" PIPE, 1386" PIPE, 1392" PIPE, 1398" PIPE, 1404" PIPE, 1410" PIPE, 1416" PIPE, 1422" PIPE, 1428" PIPE, 1434" PIPE, 1440" PIPE, 1446" PIPE, 1452" PIPE, 1458" PIPE, 1464" PIPE, 1470" PIPE, 1476" PIPE, 1482" PIPE, 1488" PIPE, 1494" PIPE, 1500" PIPE, 1506" PIPE, 1512" PIPE, 1518" PIPE, 1524" PIPE, 1530" PIPE, 1536" PIPE, 1542" PIPE, 1548" PIPE, 1554" PIPE, 1560" PIPE, 1566" PIPE, 1572" PIPE, 1578" PIPE, 1584" PIPE, 1590" PIPE, 1596" PIPE, 1602" PIPE, 1608" PIPE, 1614" PIPE, 1620" PIPE, 1626" PIPE, 1632" PIPE, 1638" PIPE, 1644" PIPE, 1650" PIPE, 1656" PIPE, 1662" PIPE, 1668" PIPE, 1674" PIPE, 1680" PIPE, 1686" PIPE, 1692" PIPE, 1698" PIPE, 1704" PIPE, 1710" PIPE, 1716" PIPE, 1722" PIPE, 1728" PIPE, 1734" PIPE, 1740" PIPE, 1746" PIPE, 1752" PIPE, 1758" PIPE, 1764" PIPE, 1770" PIPE, 1776" PIPE, 1782" PIPE, 1788" PIPE, 1794" PIPE, 1800" PIPE, 1806" PIPE, 1812" PIPE, 1818" PIPE, 1824" PIPE, 1830" PIPE, 1836" PIPE, 1842" PIPE, 1848" PIPE, 1854" PIPE, 1860" PIPE, 1866" PIPE, 1872" PIPE, 1878" PIPE, 1884" PIPE, 1890" PIPE, 1896" PIPE, 1902" PIPE, 1908" PIPE, 1914" PIPE, 1920" PIPE, 1926" PIPE, 1932" PIPE, 1938" PIPE, 1944" PIPE, 1950" PIPE, 1956" PIPE, 1962" PIPE, 1968" PIPE, 1974" PIPE, 1980" PIPE, 1986" PIPE, 1992" PIPE, 1998" PIPE, 2004" PIPE, 2010" PIPE, 2016" PIPE, 2022" PIPE, 2028" PIPE, 2034" PIPE, 2040" PIPE, 2046" PIPE, 2052" PIPE, 2058" PIPE, 2064" PIPE, 2070" PIPE, 2076" PIPE, 2082" PIPE, 2088" PIPE, 2094" PIPE, 2100" PIPE, 2106" PIPE, 2112" PIPE, 2118" PIPE, 2124" PIPE, 2130" PIPE, 2136" PIPE, 2142" PIPE, 2148" PIPE, 2154" PIPE, 2160" PIPE, 2166" PIPE, 2172" PIPE, 2178" PIPE, 2184" PIPE, 2190" PIPE, 2196" PIPE, 2202" PIPE, 2208" PIPE, 2214" PIPE, 2220" PIPE, 2226" PIPE, 2232" PIPE, 2238" PIPE, 2244" PIPE, 2250" PIPE, 2256" PIPE, 2262" PIPE, 2268" PIPE, 2274" PIPE, 2280" PIPE, 2286" PIPE, 2292" PIPE, 2298" PIPE, 2304" PIPE, 2310" PIPE, 2316" PIPE, 2322" PIPE, 2328" PIPE, 2334" PIPE, 2340" PIPE, 2346" PIPE, 2352" PIPE, 2358" PIPE, 2364" PIPE, 2370" PIPE, 2376" PIPE, 2382" PIPE, 2388" PIPE, 2394" PIPE, 2400" PIPE, 2406" PIPE, 2412" PIPE, 2418" PIPE, 2424" PIPE, 2430" PIPE, 2436" PIPE, 2442" PIPE, 2448" PIPE, 2454" PIPE, 2460" PIPE, 2466" PIPE, 2472" PIPE, 2478" PIPE, 2484" PIPE, 2490" PIPE, 2496" PIPE, 2502" PIPE, 2508" PIPE, 2514" PIPE, 2520" PIPE, 2526" PIPE, 2532" PIPE, 2538" PIPE, 2544" PIPE, 2550" PIPE, 2556" PIPE, 2562" PIPE, 2568" PIPE, 2574" PIPE, 2580" PIPE, 2586" PIPE, 2592" PIPE, 2598" PIPE, 2604" PIPE, 2610" PIPE, 2616" PIPE, 2622" PIPE, 2628" PIPE, 2634" PIPE, 2640" PIPE, 2646" PIPE, 2652" PIPE, 2658" PIPE, 2664" PIPE, 2670" PIPE, 2676" PIPE, 2682" PIPE, 2688" PIPE, 2694" PIPE, 2700" PIPE, 2706" PIPE, 2712" PIPE, 2718" PIPE, 2724" PIPE, 2730" PIPE, 2736" PIPE, 2742" PIPE, 2748" PIPE, 2754" PIPE, 2760" PIPE, 2766" PIPE, 2772" PIPE, 2778" PIPE, 2784" PIPE, 2790" PIPE, 2796" PIPE, 2802" PIPE, 2808" PIPE, 2814" PIPE, 2820" PIPE, 2826" PIPE, 2832" PIPE, 2838" PIPE, 2844" PIPE, 2850" PIPE, 2856" PIPE, 2862" PIPE, 2868"

NOTE:
GREEN BUILDING CERTIFICATION TO BE OBTAINED
AS PER CITY ORDINANCE.

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING
AND OR PAVERS, WILL BE REQUIRED FOR ALL STREETS

NOTE:
ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY
FIRE PROTECTION CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE PER FS 633.102.

NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE
WITH THE ZONING AND LAND

NOTE:
MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL
PROPERTY LINES.

NOTE:
PAVEMENT MARKING AND
SIGNAGE PLAN SHALL BE PROVIDED FOR ALL

NOTE:
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2"
BEVELED TO MEET ADA REQUIREMENTS

NOTE:
PER SECTION 7.1.I. PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL)
SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT;
NOT TO INCLUDE REQUIRED GUEST SPACES.

2	SITE PLAN 1/16"=1'-0"
---	--------------------------

K**A**

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joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

CT TITLE

1830-1844 JACKSON ST.

--

HOLLYWOOD, FL. 33020

SHEET TITLE
 SUBMITTAL FOR FINAL TAC
 SITE PLAN / AREA CHART

MEETING DATES

BOARD/ COMMITTEE	DATE	DESCRIPTION
PACO	08.05.23	23-DP-80
TAC	10.02.23	23-DP-80
FINAL TAC	11.20.23	23-DP-80

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23036
DATE:	11.20.23
DESIGNED BY:	SCHIFFINO
CHECKED BY:	JBK

SHEET

A-0.3

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT REQUIRE TO OBTAIN PERMITS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET THESE REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTING, IMPLEMENTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP. COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) COME AT THE OPERATOR'S AND PAYING ALL ASSOCIATED FEES FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. REMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR, AND ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS WHOSE NAMES, ADDRESSES, AND LOGOS OF THE PROFESSIONALS, SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
6. THE CONTRACTOR SHALL SUBMIT 60 COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND TELL CONDITIONS AND SHALL COORDINATE THE MATERIALS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, AT THE TIME OF SUBMISSION, OF ANY DISCREPANCIES OR DISCREPANCIES IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
7. PROTECT EXISTING MANHOLE, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED AS NECESSARY, AS FOLLOWS:
 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AS A MINIMUM. TESTING SHALL INCLUDE A PAVEMENT AND STRUCTURAL EVALUATION, REINFORCING AND BACKFILL MATERIALS AND DENSITY TESTS IN DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS. FOR PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
 2. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING APPROVALS FOR ANY WORK OR ANY PART THEREOF IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVALS. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
 3. ANY DESIGN OR QUALITY CONTROL UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER. APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION, PUBLISHED BY THE AMERICAN SOCIETY OF INDEPENDENT LABORATORIES.
8. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (ASAP) AND FILING ON A FILING AND IMMEDIATE BASIS.
9. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED DIRT, IN PONDS, PULL ALL ADJACENT AREA AFFECTED BY CONSTRUCTION AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
 2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION OF THE PLANS OR OTH SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
 3. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (ASAP) AND FILING ON A FILING AND IMMEDIATE BASIS.
 4. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED DIRT, IN PONDS, PULL ALL ADJACENT AREA AFFECTED BY CONSTRUCTION AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
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 3. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (ASAP) AND FILING ON A FILING AND IMMEDIATE BASIS.
 4. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED DIRT, IN PONDS, PULL ALL ADJACENT AREA AFFECTED BY CONSTRUCTION AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS, 2' DISTANCE ALONG PIPES BETWEEN STRUCTURES.
 - B. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND. AT LOCATIONS DESIGNATED BY THE ENGINEER, TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TESTED TO VERIFY CORRECT EASEMENTS AND RIGHT-OF-WAY.
 - C. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOPS, OFFSETS, GRATES, AND SHIMMERS.
 - D. STORMWATER CONFORMANCE SYSTEM INCLUDING ELEVATIONS, LOCATIONS, CATCHES, AND CROSS SECTIONS.
 - E. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTIONS, JOINTS, ETC.
 - F. VERTICAL ELEVATIONS OF ALL PIPES AT CROSSINGS OF PORTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
 - G. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES (WHETHER LOCATED EVERY 200 FEET PLUS ALL CHANGES IN HORIZONTAL OFFSET).
 - H. PAVEMENT WIDTHS AND ELEVATIONS AT THE CENTRALLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL, CROWN, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAYS AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CROWN AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVEWAYS AND ISLANDS.
 - I. HORIZONTAL AND VERTICAL DATA FOR ANY STRUCTURE THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
3. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
4. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL LOCATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. REMOVAL CONTROL CONSISTS OF ALL FENCING AND FLOATING TURBIDITY BARRIERS PER FOOT RIDE NO. 122 AND 103. EROSION CONTROL, CONSISTS OF SEEDING AND MULCHING, SOODINGS, NETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY THE ENGINEER AND ELATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF PROBLEE EARTH MATERIAL EXPOSED BY CLEANING AND GRUBBING, EROSION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL REPORT TO EROSION AND SEDIMENT CONTROL MAINTNANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
6. GRASS AL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SOODING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, ISLANDS AND ISLANDS, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE NOTICED IN THE DRAWINGS OR SPECIFICATIONS.
7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP, REPAIR AND RESTORE ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.
8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SAVED TO MINIMIZE EROSION. WHEN PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COURSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL, SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY AND CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 05:00 AND 03:00 HRS, UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T. PLAN.
2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FOOT RIDE NO. 885 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FLUCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND REQUESTING MANAGER ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABLE AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15 FT OF ACTIVE ROAD TRAVEL LANES BUT NOT CLOSER THAN 2 FT FROM THE EDGE OF PAVEMENT, SIGNS AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FOOT RIDE NO. 885 AND 886 FOR A 2-LANE ROADWAY AND PER NCDOT 885 FOR A 4-LANE HIGHWAY.
9. WHEN TYPE OR TYPE B BARRICADES AT 25 FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDOUS EXIST AND TO BLOCK ENTRANCE INTO COMPLETELY OR PARTIALLY COMPLETED PAVEMENT LANE, SUCH HAZARDOUS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

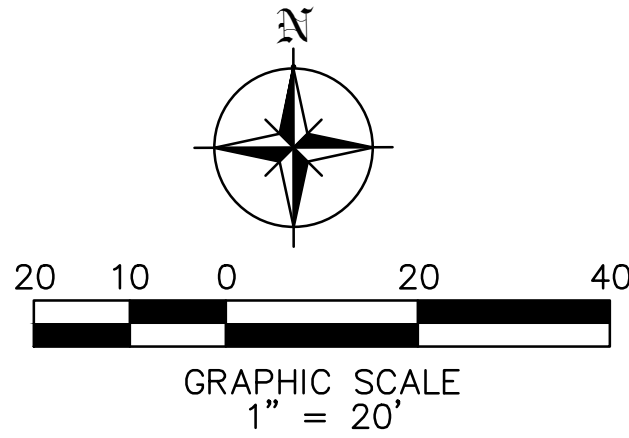
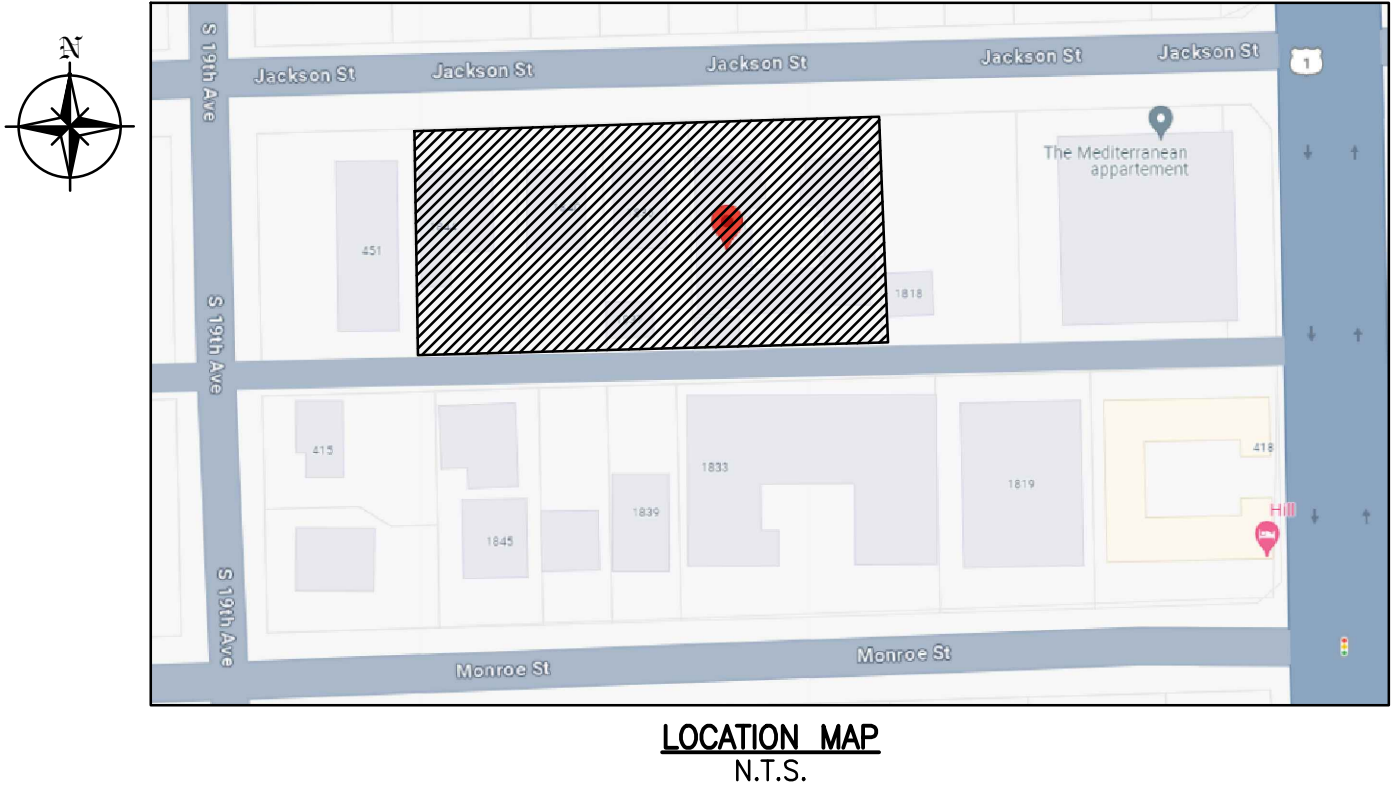
1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, WATER BODIES, CENTRALLINES, BARRICADES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONVENIENCES IN THE PROPOSED AREAS, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PROPERTY PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS. WITHIN THE RIGHT-OF-WAY, OUTSIDE THE EASEMENTS, OTHERS REQUIRED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION, TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB OR OUTSIDE THE LIMITS OF EXCAVATION OR ON AREAS, WHICHEVER IS FURTHER, UTILITY PIPELINE CONSTRUCTION, TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH CENTERED ON THE PIPELINE.
4. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BONED, PRUNED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STEEPED TREES WITH BRANCH SPREAD.
5. AREAS TO RECEIVE GRASSING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW STRIPS. REMOVE STUMPES OUTSIDE THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
6. CLEANING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENDOUGH OPEN UP AND OTHERWISE OBSTRUCT THE WORK.
7. EXERCISE EXTREME CARE DURING THE CLEANING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
8. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 4" IN DIAMETER, AND WAITED ROOTS: REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
9. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO A LAKE OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO PROVIDE THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE PROPER DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SLOPE ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING WORK TO BE COMPLETED PRIOR TO SUBMISSION OF THE GRADING PLANS. THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE DESIGNED TO DRAIN PROPERLY AND TO PROVIDE A SMOOTH, TRANSITIONED DRAINAGE SURFACE FOR VEHICLES WITH CHASSIS BEAMS IN GRADE, AND UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROSS MAY HAVE TO BE CHANGED IN ORDER TO DRAIN PROPERLY IN THE AREA OF INTERSECTIONS. IF THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE, THE ENGINEER SHALL BE CONSULTED TO DETERMINE THE BEST WAY TO MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR OTH SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
3. UNUSUALLY SMOOTH GRADE, TYPE OF STREPPES FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOP OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM PRESURABLE SURFACE CHANGES AND COMPARE TO THE SMOOTHNESS OBTAINED BY PLANE, GRADER OPERATIONS.
4. SLOPE GRADIENTS TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 1/4" PER FOOT FOR 10' TO 10' FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10' FEET OF STRUCTURES SHALL BE WITHIN 1/4" OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 2 INCHES OF THE PROPOSED GRADE.
5. IN SLOPE GRADIENTS SHALL BE PROTECTED FROM TRAFFIC AND ADJACENT, OR SETTLEMENT OF WASHING WATER THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRASSES BE ESTABLISHED TO THE REQUIRED ELEVATION AND SLOPE AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ADOPT ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT OF 1988, AND ANY VARIATIONS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION OF THE PLANS OR OTH SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
2. ROUGH EXCAVATE AND GRAD AND REPAIR THE EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING WORK TO BE COMPLETED PRIOR TO SUBMISSION OF THE GRADING PLANS. THE GRADING INTENT HAS BEEN ACHIEVED.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SURVING STATE ONE CALL CENTER BY DIALING 811 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THE PROGRAM. THE CONTRACTOR SHOULD CONTACT A NON-PARTICIPATING UTILITY SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 348.01, THE CONTRACTOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
4. THE CONTRACTOR SHALL KEEP LOCATIONS TO BE OPENED UP TO ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SURVEY ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNNECESSARY INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO BEST FIELD CONDITIONS, PROVIDING A BASIS FOR A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISIONS.
8. FOR EACH RESPECTIVE PIPING CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPE, CABLES, ETC. TO BE CONNECTED OR CONNECTED TO THE CONTRACTOR DURING NECESSARY (A) CONDUIT IN ALIGNMENT OR DEPTH, OR (B) NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (C) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (D) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (E) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (F) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (G) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (H) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE CONTRACT DRAWINGS, OR (I) A NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLERS, WHICH REPRESENT A DEVIATION FROM THE 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DEMOLITION NOTES

1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
2. DEMOLITION SHALL BE CONDUCTED AS SHOWN ON CONSTRUCTION DRAWINGS AND SHALL MEET APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS
3. THE CONTRACTOR SHALL COORDINATE DEMOLITION OF UTILITIES WITH UTILITY COMPANIES, GIVING THEM NOTICE OF DESTRUCTION AND REMOVAL OF SERVICE LINES AND CAPPING LINES WHEN NECESSARY.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
5. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
6. THE DEMOLITION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: PAVEMENTS, SIGNS, CURBS, UTILITIES, SIDEWALKS, TREES, BUILDING AND MISCELLANEOUS APPURTENANCES. UTILITY DEMOLITION INCLUDES ABOVE GROUND AND UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL PRESERVE ANY BENCHMARKS LOCATED ON THE SITE.
8. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
9. WET DOWN DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.

10. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.

10. DISPOSAL

A. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACT FILL MATERIAL.

B. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING BUILDINGS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES AND THE CONSTRUCTION OF THE NEW DEVELOPMENT.

13. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.

14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.

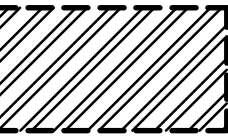
15. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

16. THE SITE SHALL BE LEFT CLEAN AFTER DEMOLITION WORK AND BE READY FOR FILLING AND COMPACTION OPERATIONS.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE DEMOLITION OF EXISTING UTILITIES. UTILITY DEMOLITION AND CONSTRUCTION OF NEW LINES (SEWER, WATER, STORM, ETC.) MUST BE COORDINATED WITH THE OWNER, SURROUNDING BUILDINGS AND HOUSES (IF NECESSARY), UTILITY COMPANIES AND THE GOVERNING AUTHORITIES SO THAT DISRUPTION OF SERVICES WILL BE MINIMIZED.
2. FOR TREE REMOVAL REFER TO TREE REMOVAL PLAN

LEGEND

- PROPERTY LINE
-  TO BE DEMOLISHED

This item has been digitally signed and sealed by Jorge Szauder, PE. On April 10, 2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Szauder Engineering

Civil Engineers

7251 W Palmetto Park Road Suite 100

Boca Raton, FL 33433

Phone: (561) 716-0159

Certificate of Authorization Number 30129

Reviews:

Client:

Project:

1830 JACKSON ST

1830 JACKSON ST. HOLLYWOOD, FL 33020

Plan Description:

DEMOLITION

PLAN

Seal:

JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by:

JORGE M. SZAUDER

Drawn by:

JJANSE

Reviewed & Sealed:

JORGE M. SZAUDER

Date:

NOVEMBER 2023

Scale:

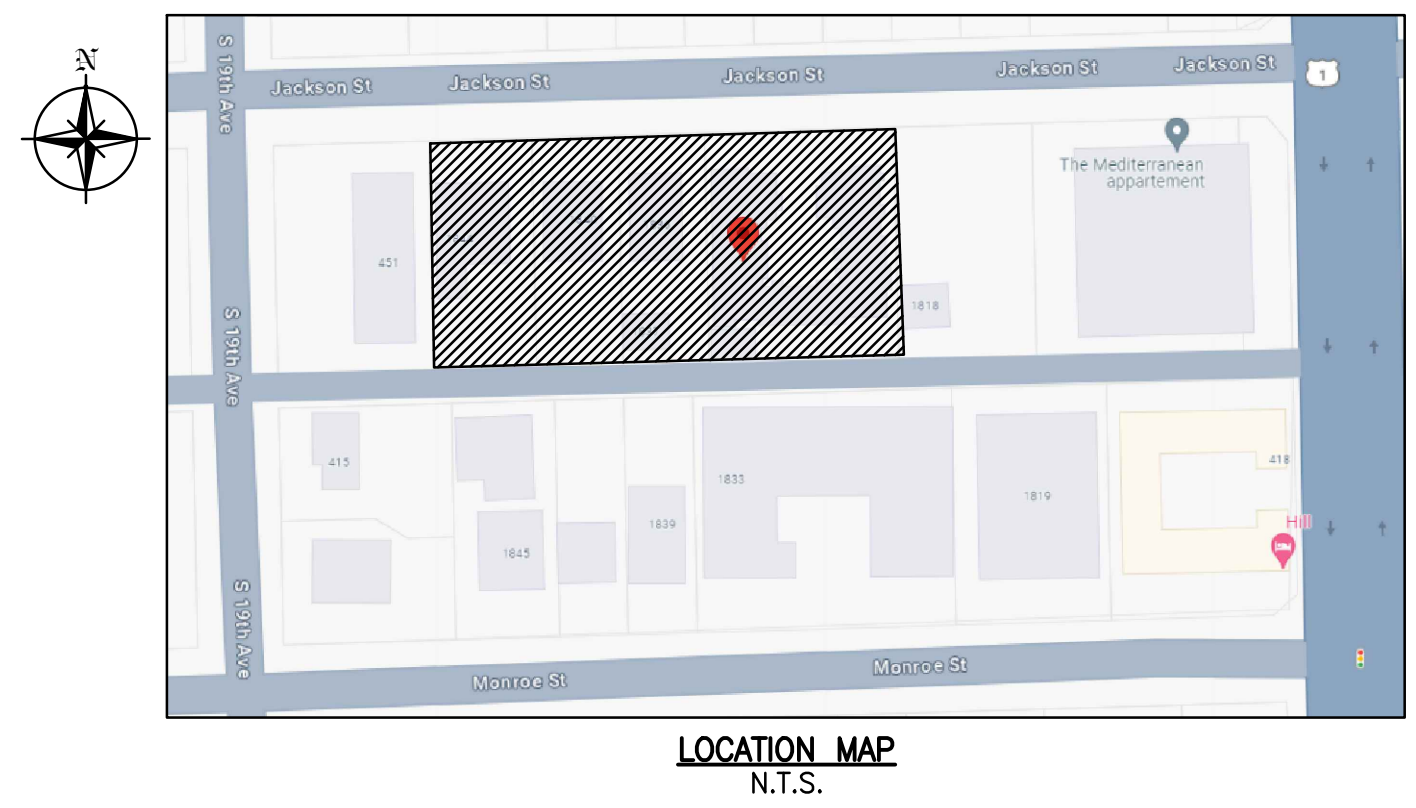
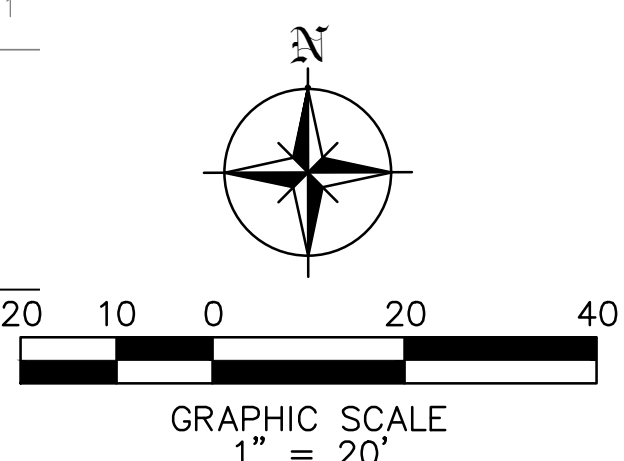
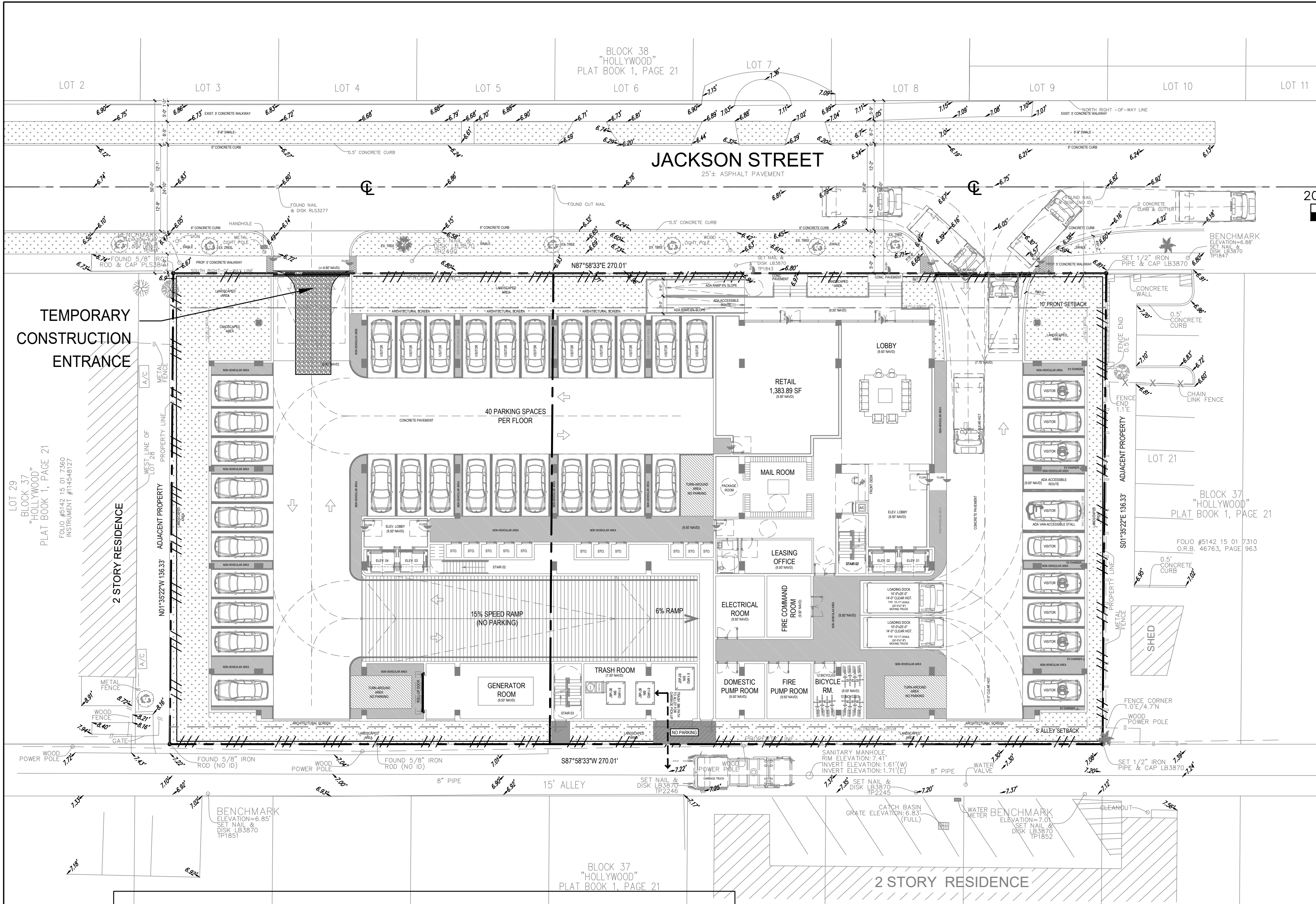
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C-02

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GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DENuded / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

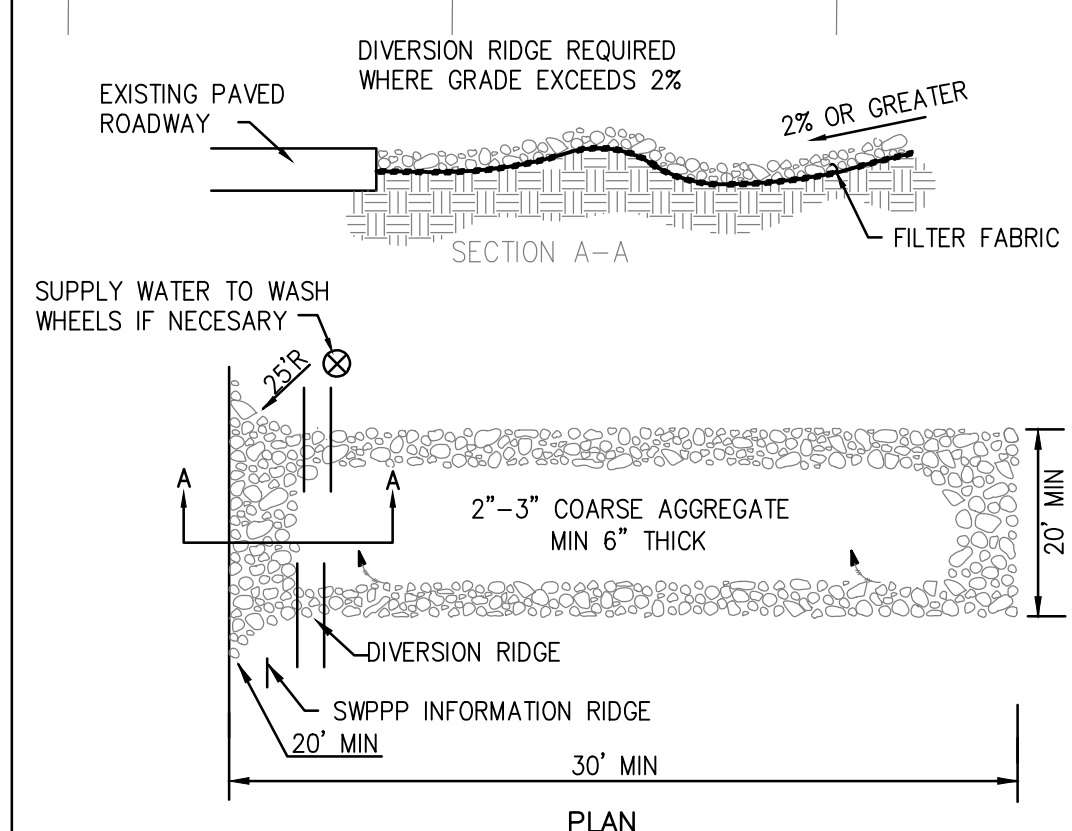
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// PROPOSED SILT FENCE

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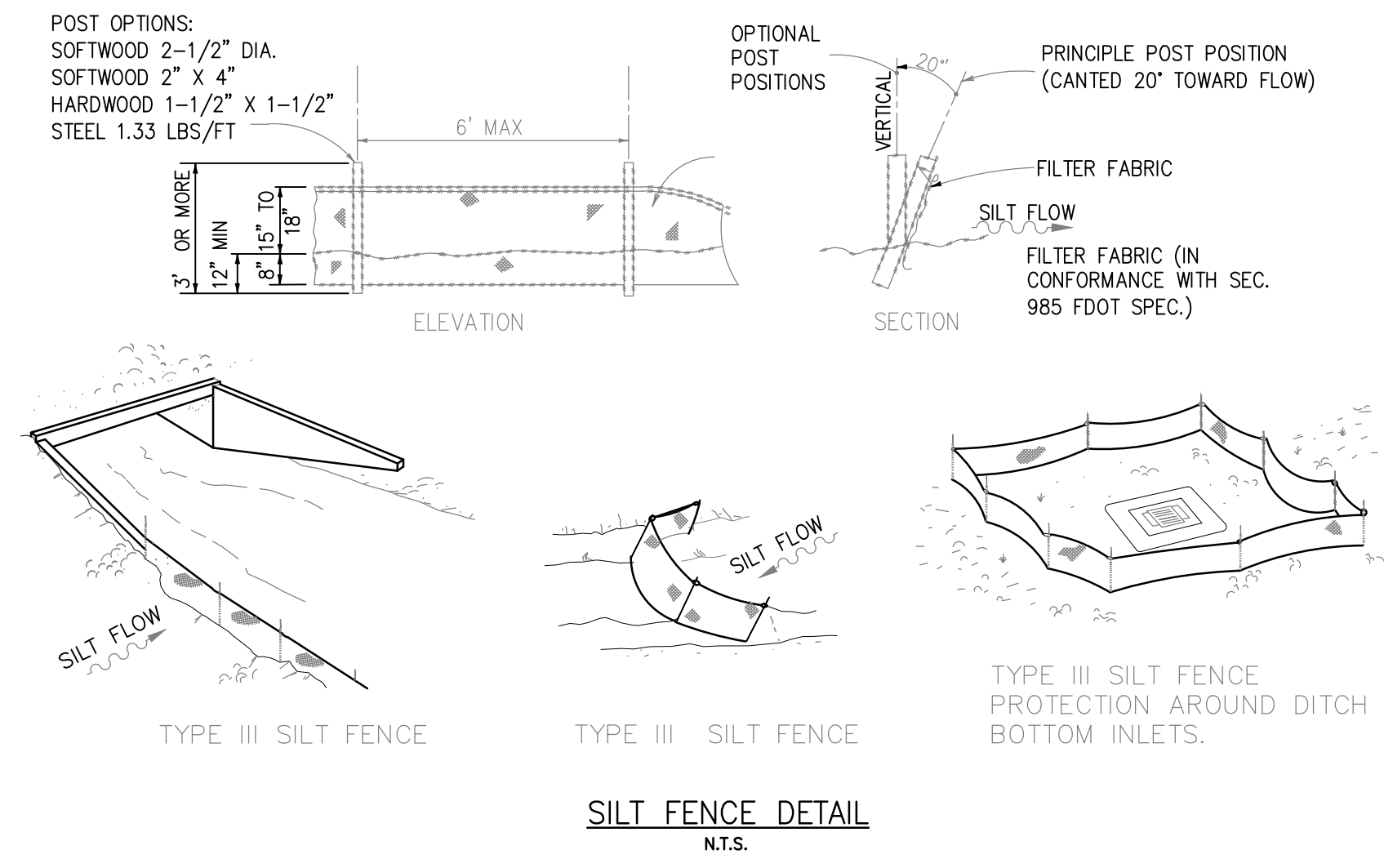
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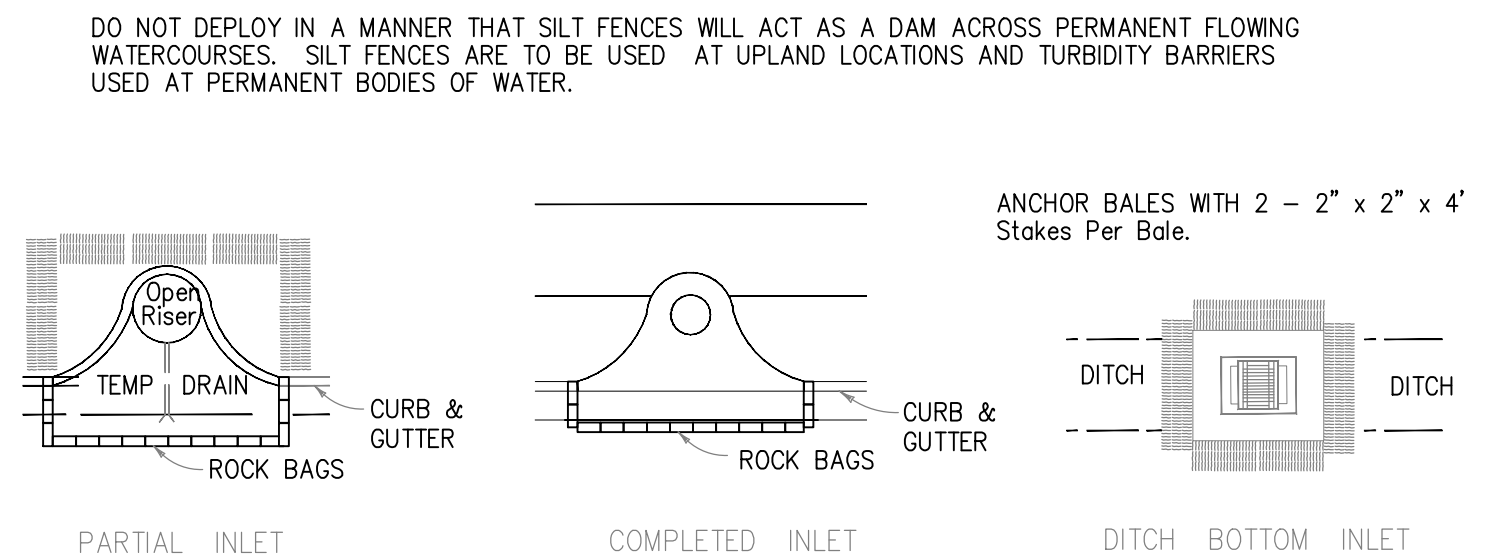
- NOTE:
- USE SANDBAGS, SILT FENCE OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED
- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL CLEANED PRIOR TO ENTRANCE ONTO PUBLICS RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN

TEMPORARY CONSTRUCTION ENTRANCE DETAIL N.T.S.

CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



SILT FENCE DETAIL N.T.S.



GUTTER BUDDY CURB INLET PROTECTION DETAIL N.T.S.

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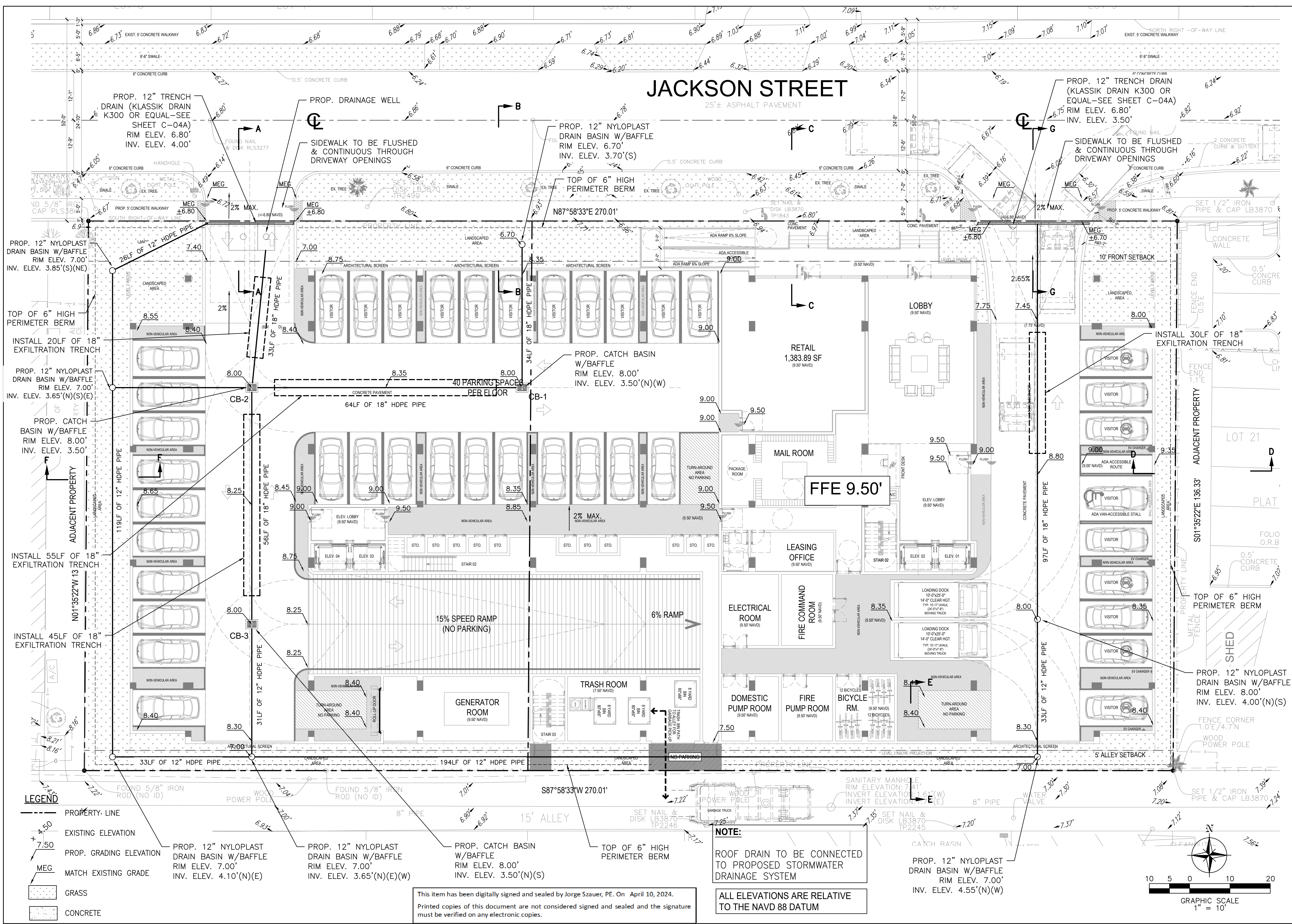
Reviews:

Client: 1830 JACKSON ST
Project: 1830 JACKSON ST
1830 JACKSON ST, HOLLYWOOD, FL 33020

Plan Description:
EROSION CONTROL PLAN

Seal: JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER
Drawn by: JIANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: NOVEMBER 2023
Scale: AS SHOWN
Job No.:
Sheet: C-03 of 3 Sheets



LEGEND

- PROPERTY LINE
- EXISTING ELEVATION
- PROP. GRADING ELEVATION
- MEG
- MATCH EXISTING GRADE
- GRASS
- CONCRETE

PROP. 12" NYLOPLAST DRAIN BASIN W/BAFFLE RIM ELEV. 7.00' INV. ELEV. 4.10'(N)(E)

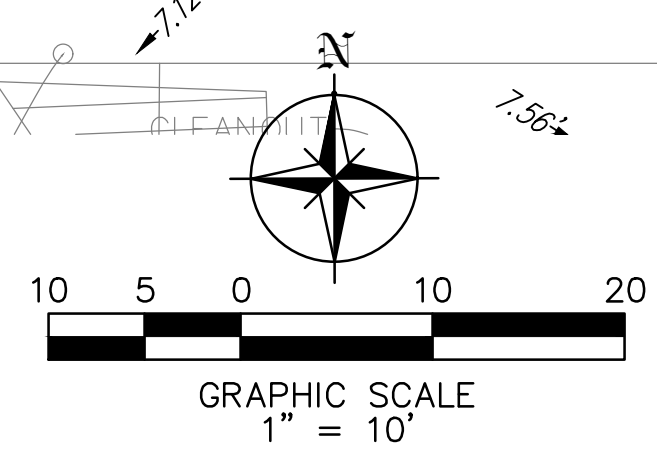
PROP. 12" NYLOPLAST DRAIN BASIN W/BAFFLE RIM ELEV. 7.00' INV. ELEV. 3.65'(N)(E)(W)

PROP. CATCH BASIN W/BAFFLE RIM ELEV. 8.00' INV. ELEV. 3.50'(N)(S)

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NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM



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Reviews:

Client: 1830 JACKSON ST

Project: 1830 JACKSON ST

1830 JACKSON ST, HOLLYWOOD, FL 33020

Plan Description: PAVING, GRADING & DRAINAGE

Seal:

JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER

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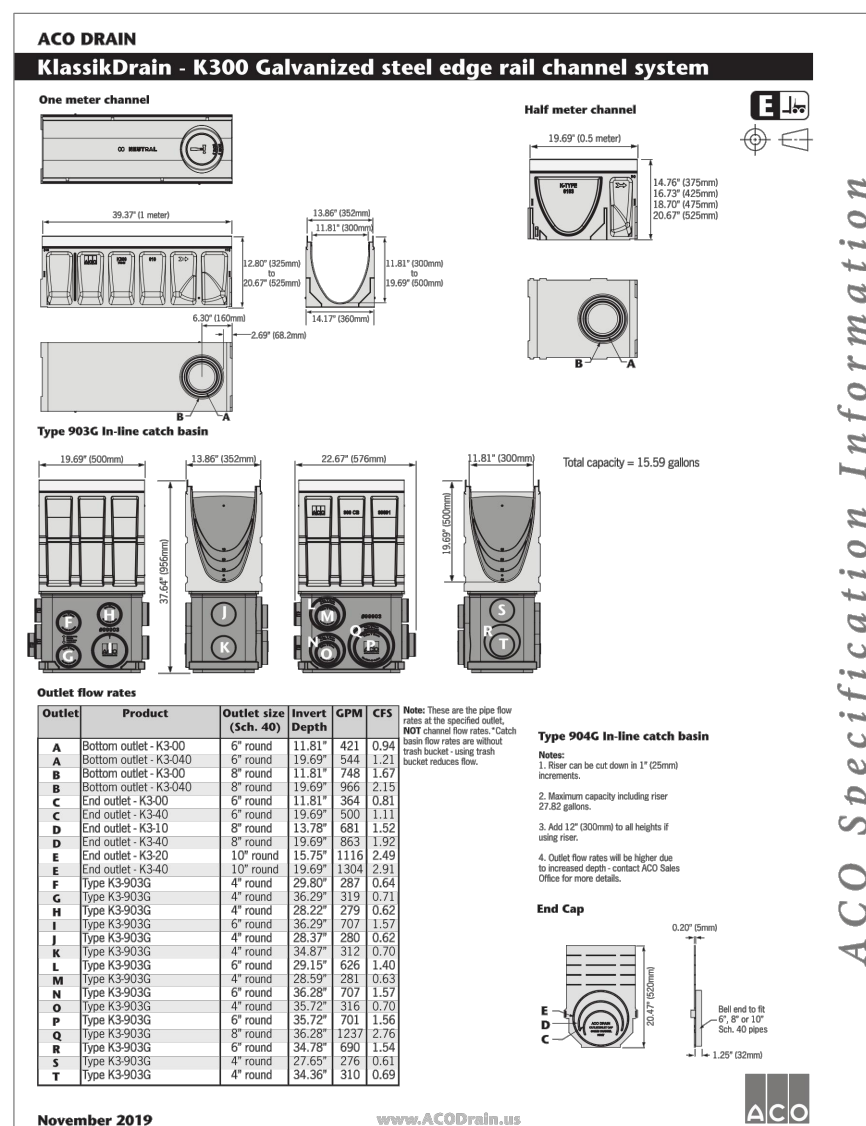
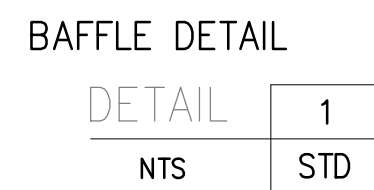
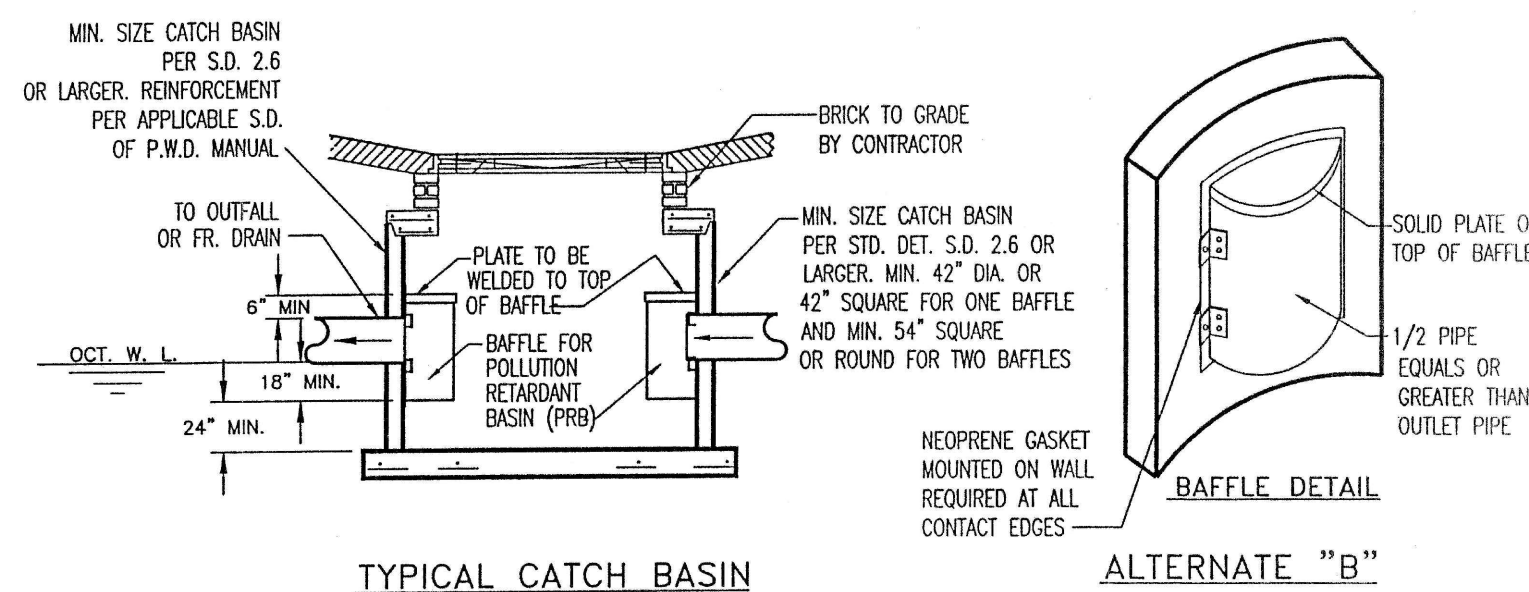
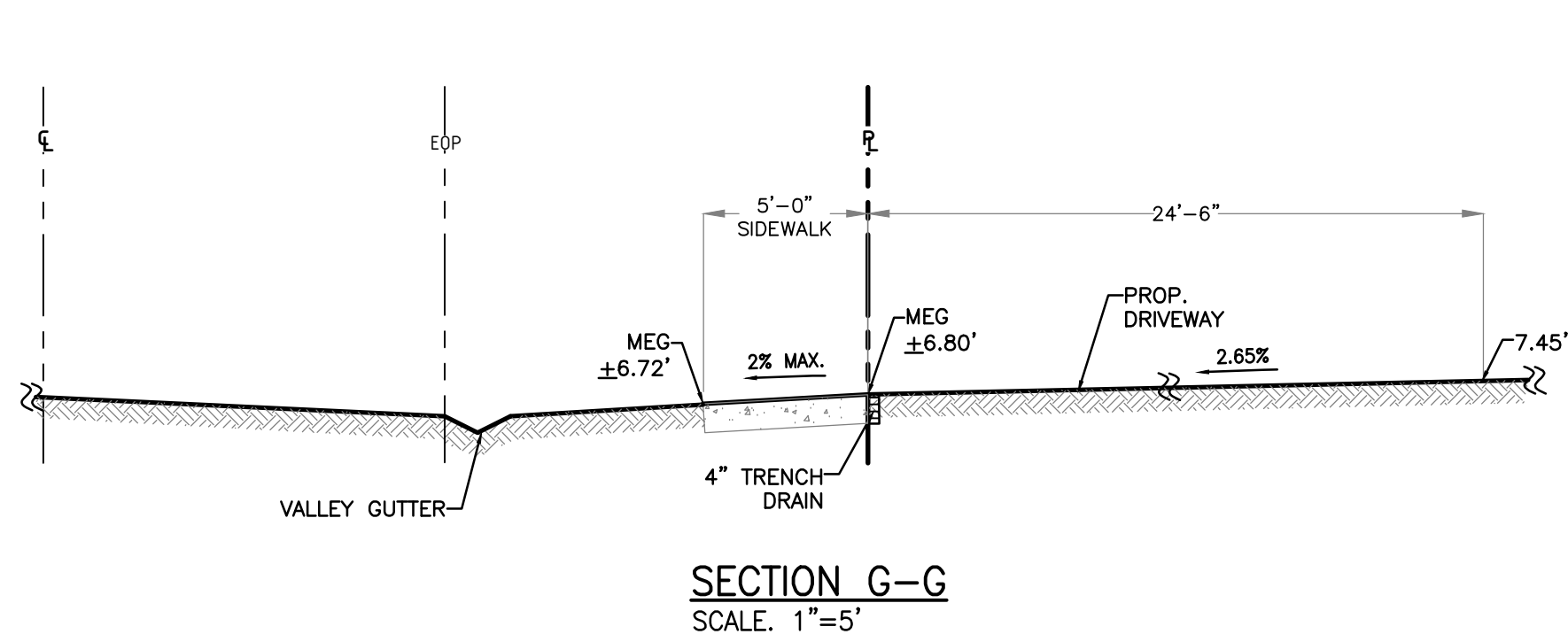
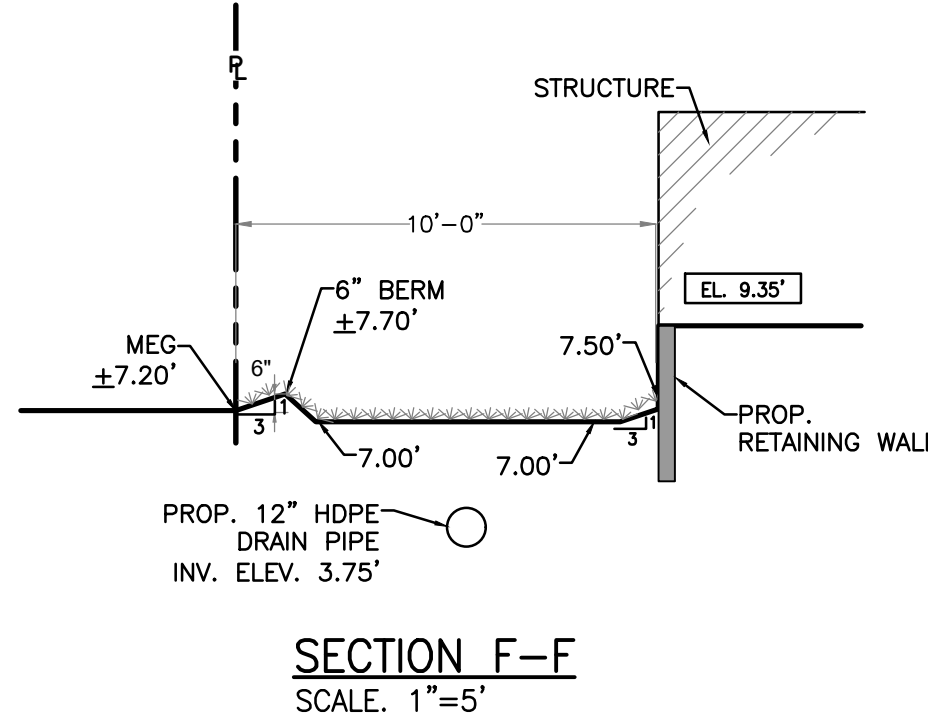
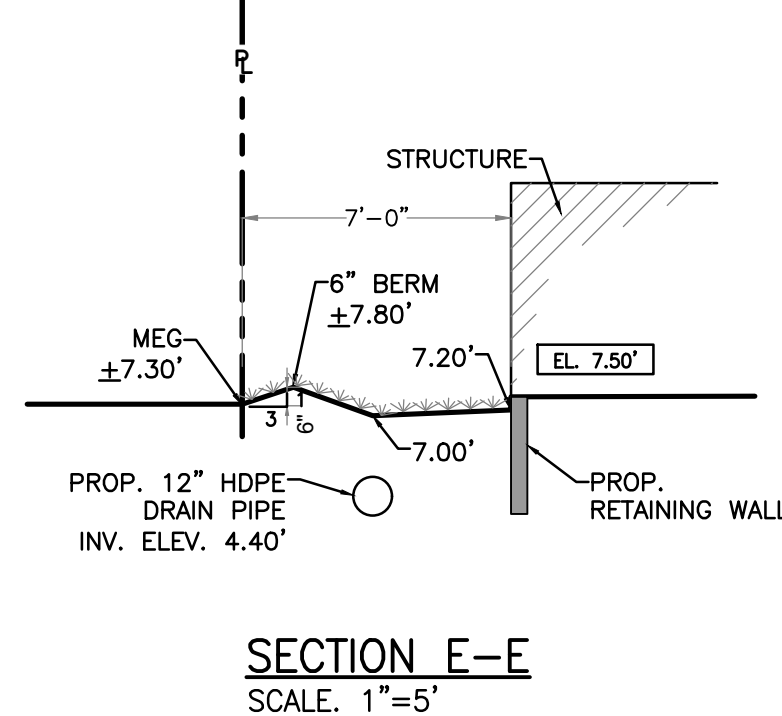
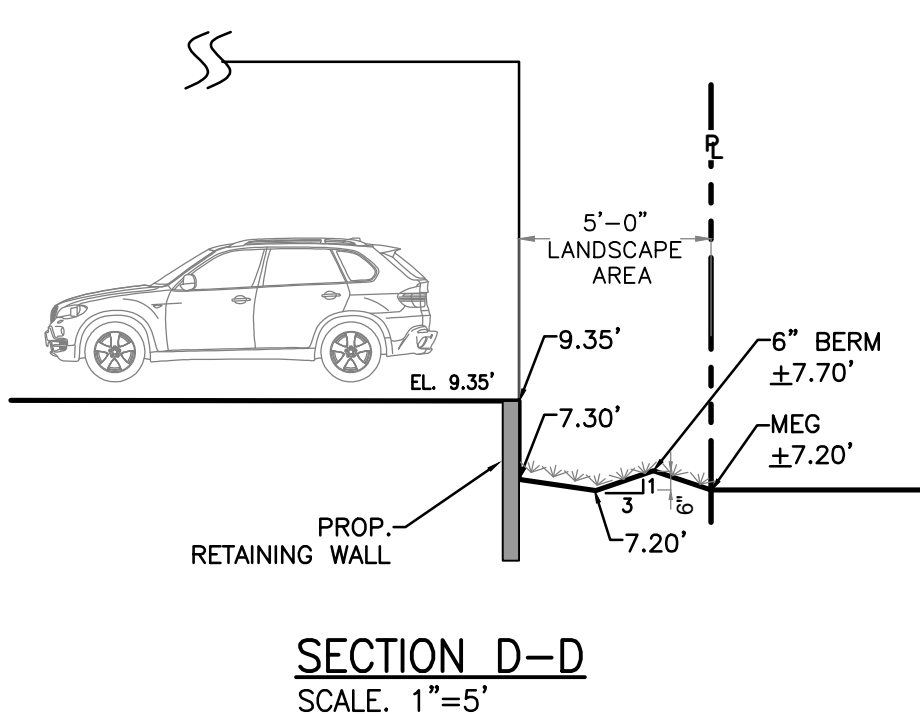
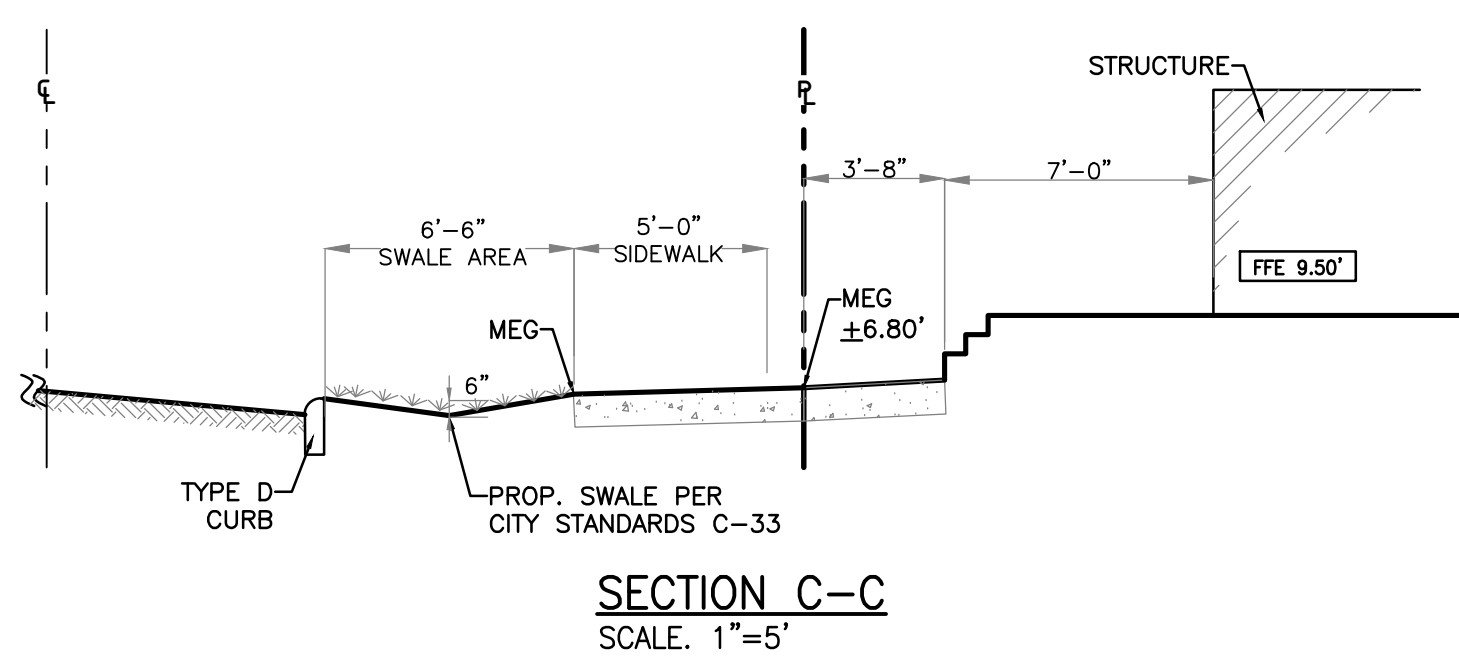
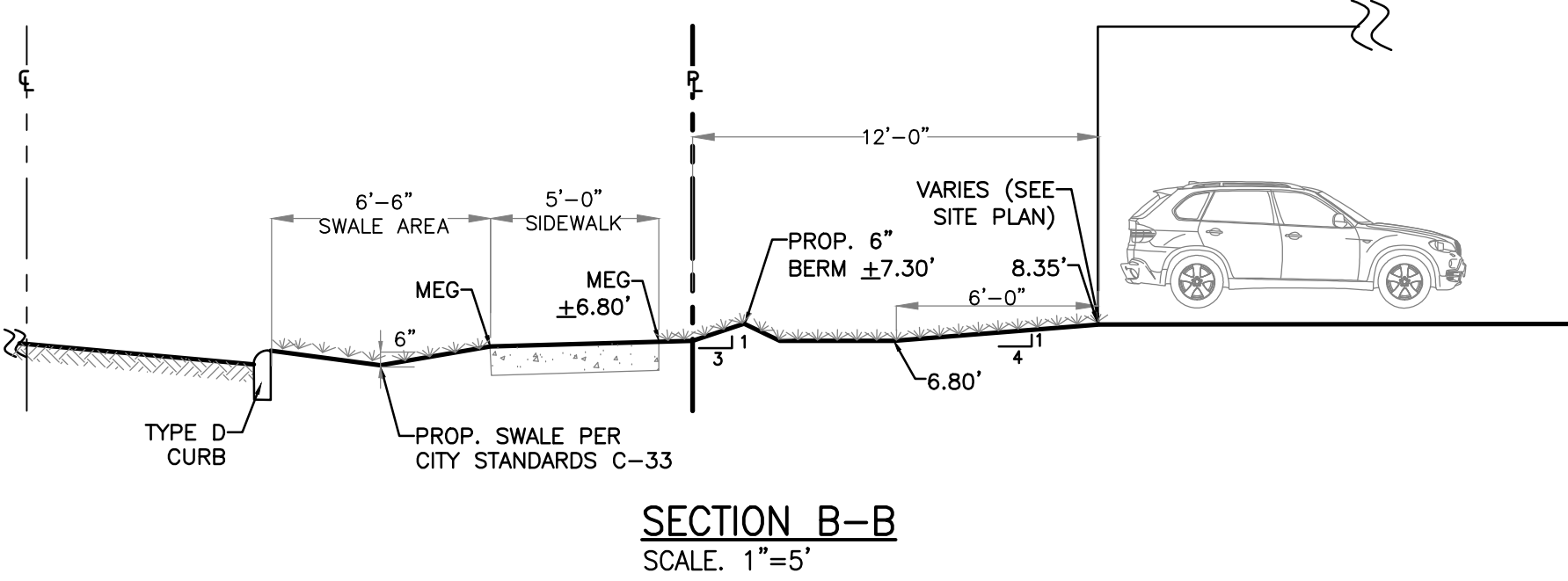
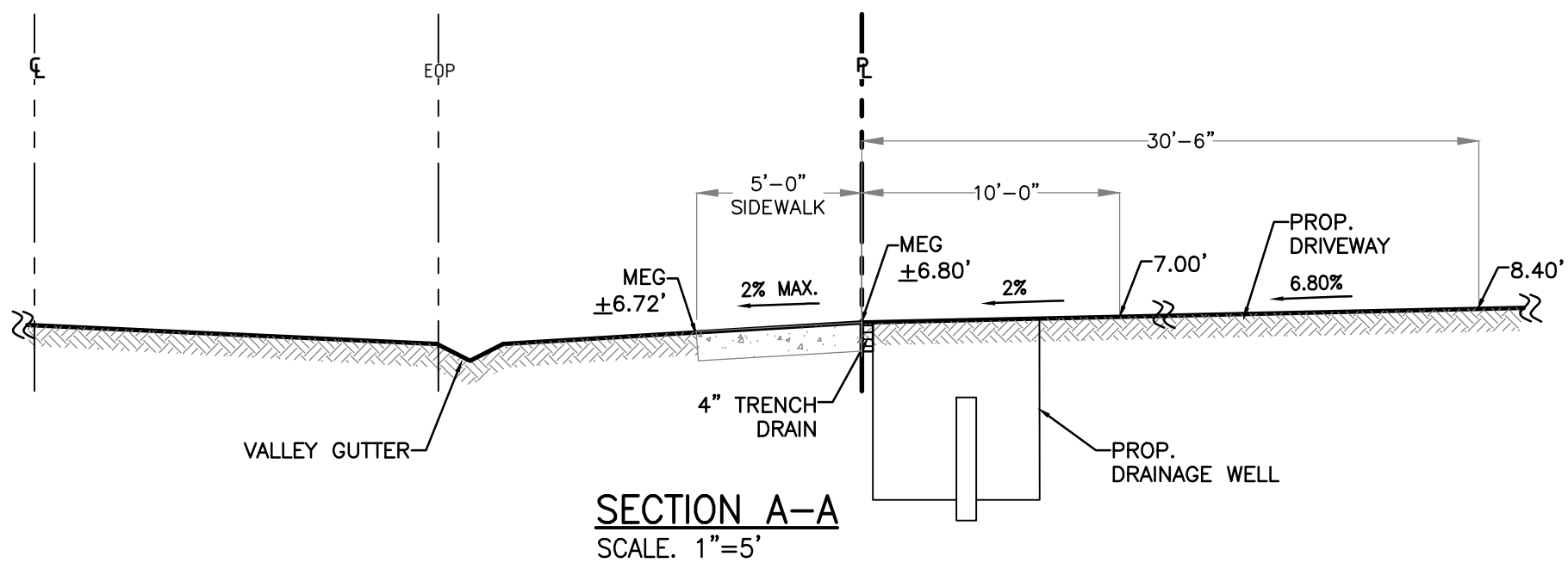
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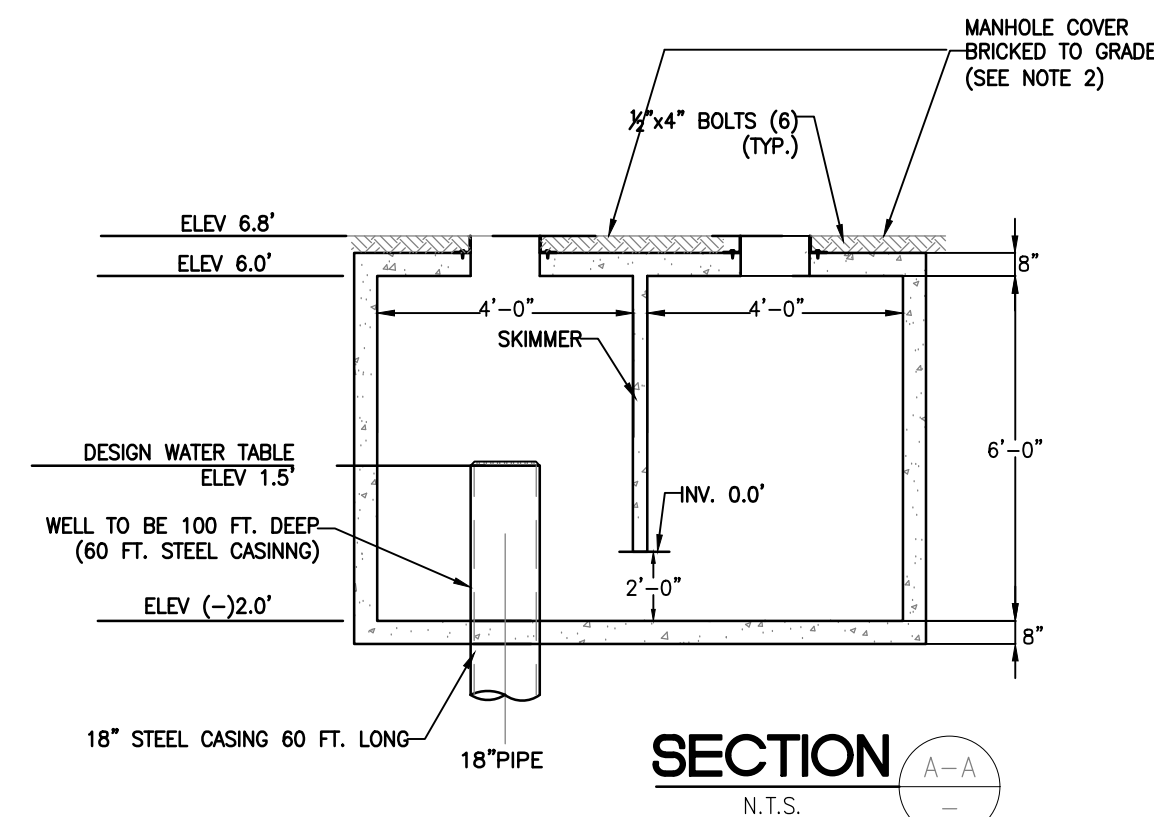
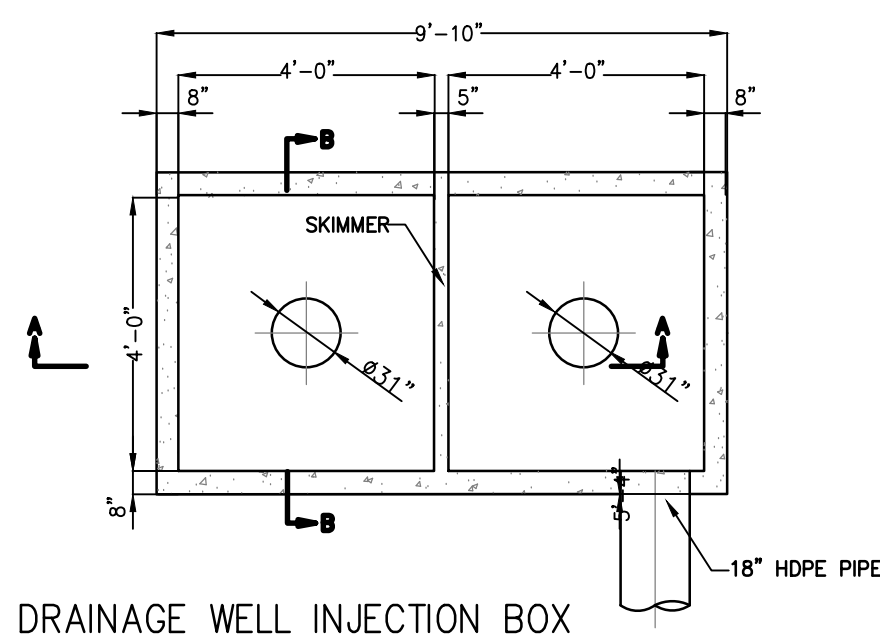
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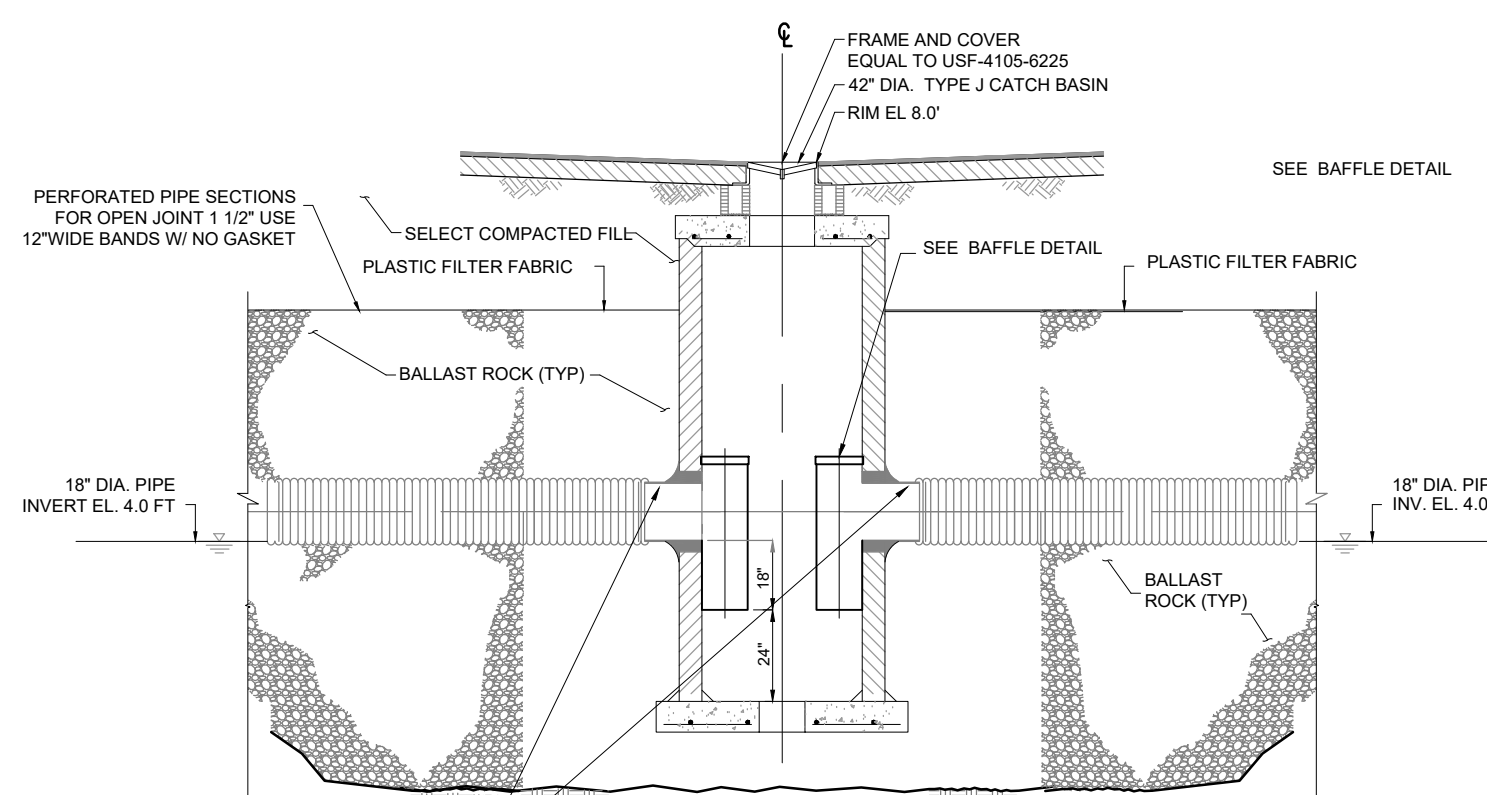
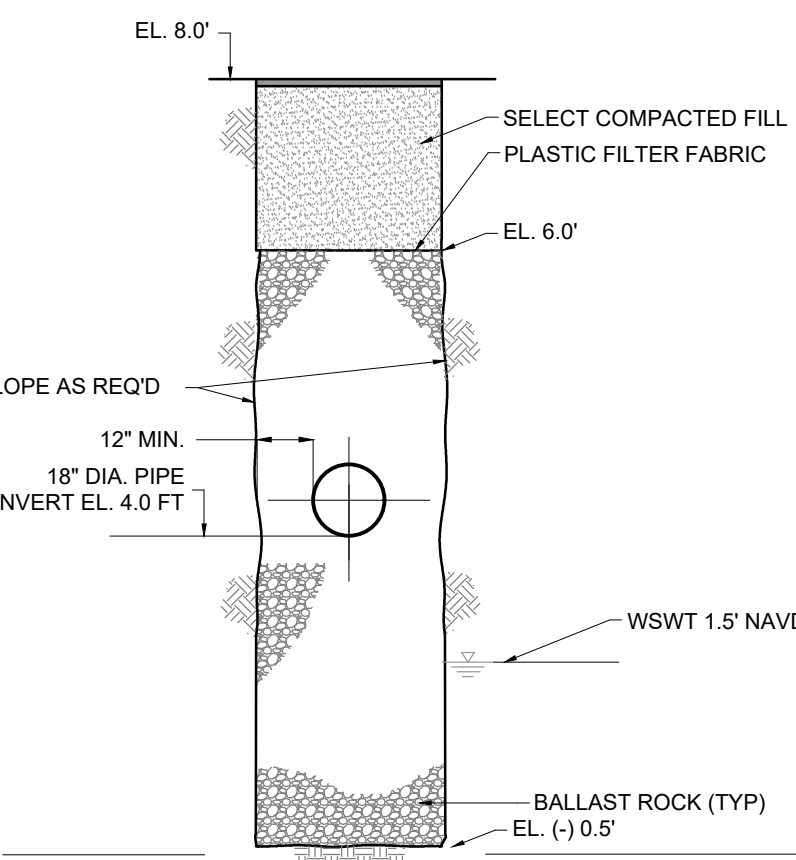
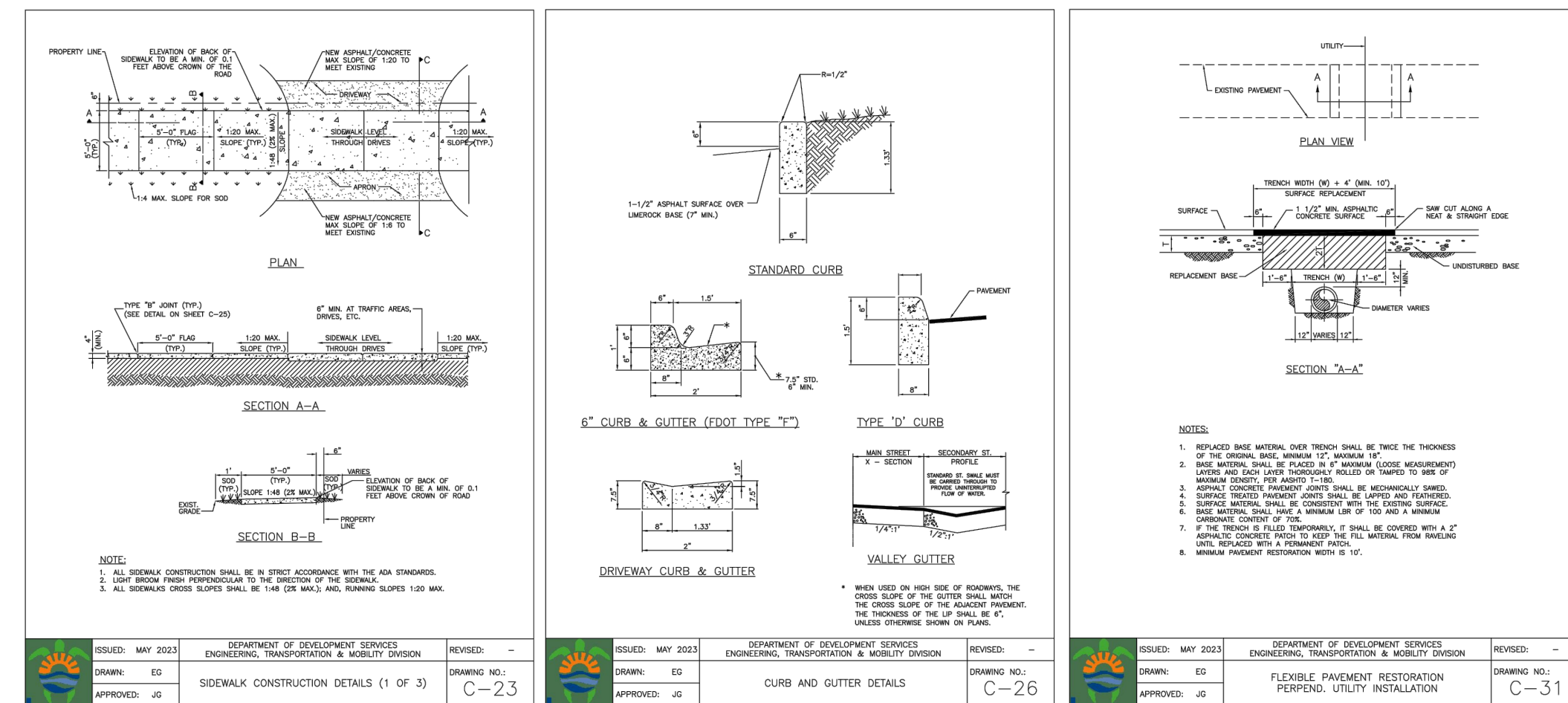
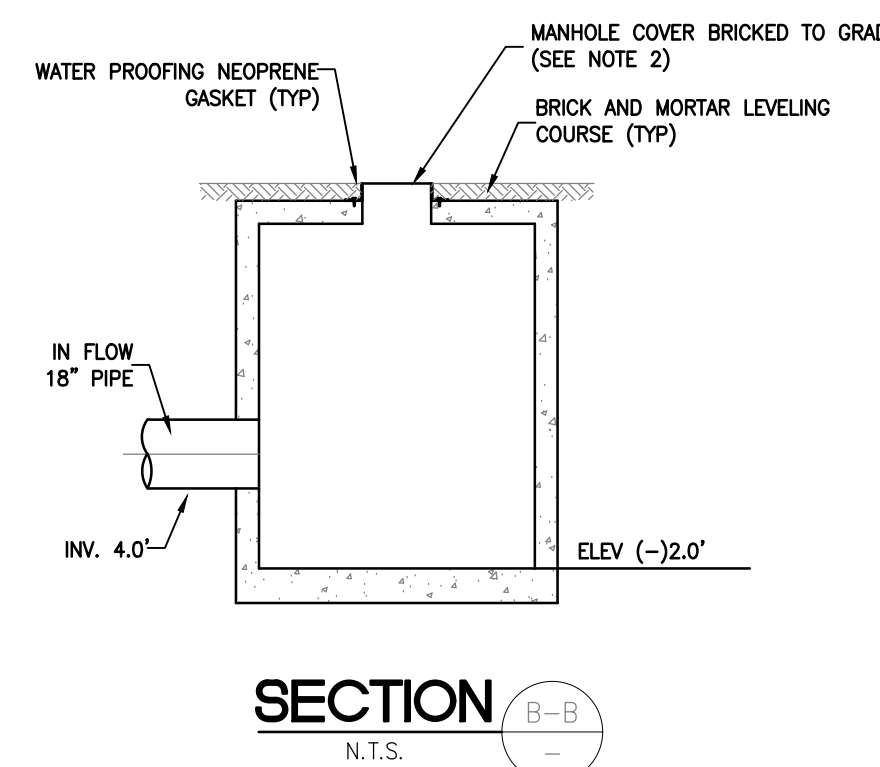
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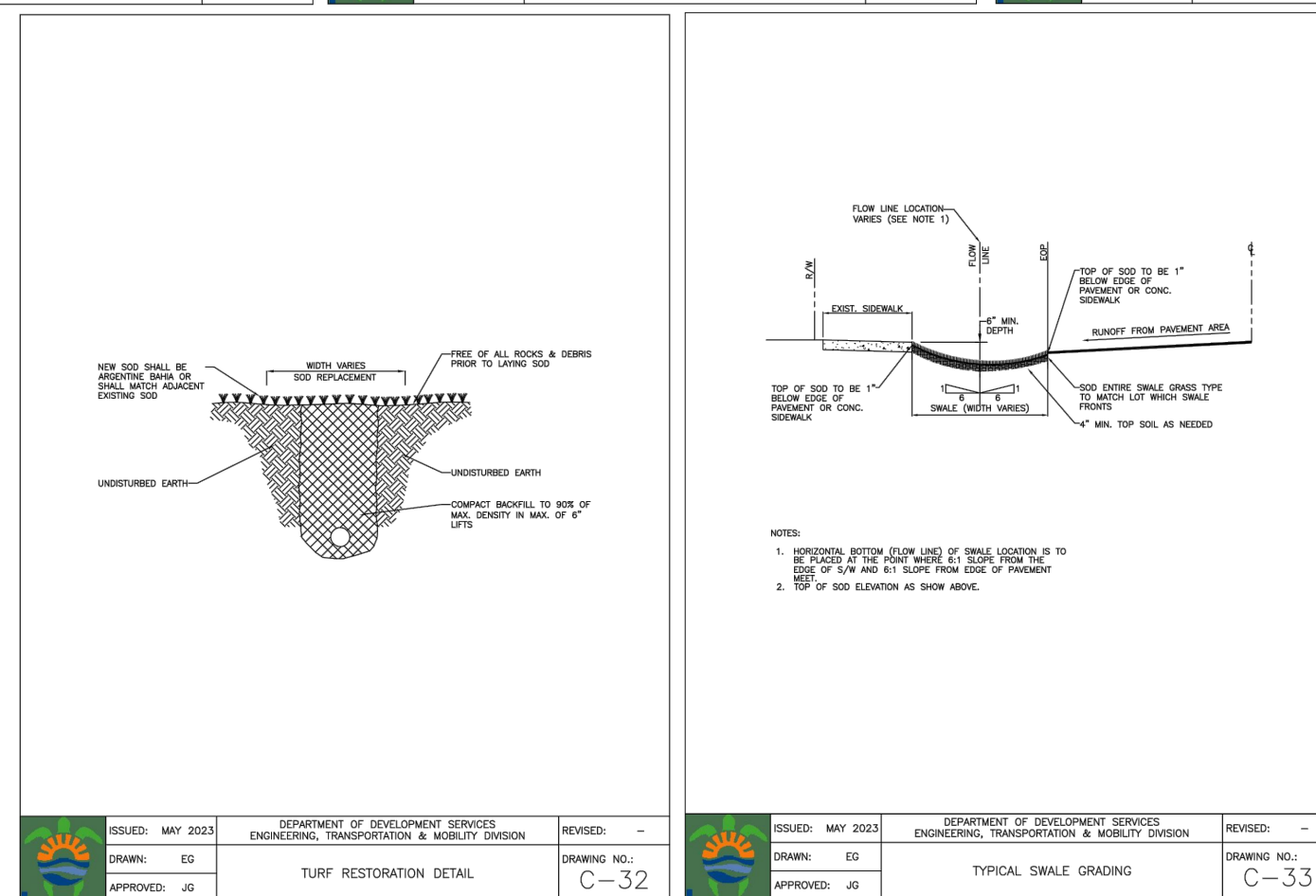
FRAME AND COVER TO BE U.S. FOUNDRY MODEL N° 195-EBWLT BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STORM SEWER" CAST ON COVER



- NOTES:**
- CONTRACTOR MAY REFER TO FDOT DESIGN STANDARDS 2023-24 FOR MATERIALS, DIMENSIONS, AND CONSTRUCTION PROCEDURES THAT ARE NOT SHOWN HERE. WHERE THERE IS A CONFLICT BETWEEN THE FDOT DESIGN STANDARDS AND THIS DRAWING, THIS DRAWING SHALL SUPERCEDE.
 - 31" DIA. MANHOLE COVERS SHALL BE U.S. FOUNDRY MODEL 119-BM-BWT BOLTED WATERTIGHT OR EQUAL WITH LETTERING "STORM SEWER" CAST ON COVER.
 - WELL GRATE SHALL BE USF GRATE No. 5698 OR APPROVED EQUAL. WELL COVER SHALL HAVE OPENINGS OF MAXIMUM 1.5-IN O.C., AND BE SECURED AND TAMPERPROOF, BUT REMOVABLE IN THE EVENT OF WELL MAINTENANCE
 - WELL CASING SHALL BE 24" DIA. STEEL PIPE WITH A MIN. WALL THICKNESS OF 3/8"
 - WELL CASING SHALL EXTEND TO DEPTH OF 110' BELOW GROUND SURFACE OR TO A DEPTH WHERE THE GROUNDWATER T.D.S. IS GREATER THAN 10,000 P.P.M., WHICHEVER IS DEEPER.
 - OPEN HOLE SHALL EXTEND TO A DEPTH SUCH THAT THE DESIGN DISCHARGE RATE OF 250 G.P.M./FT HEAD IS ACHIEVED. CONTRACTOR SHALL PERFORM A STEP DRAW DOWN TEST OR INJECTION TEST TO DEMONSTRATE CAPACITY.
 - COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED. IF USED FOR DEWATERING DURING CONSTRUCTION, WELL SHALL BE REDEVELOPED PRIOR TO BEING PLACED INTO SERVICE.
 - ALL NECESSARY PERMITS FROM F.D.E.P. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.



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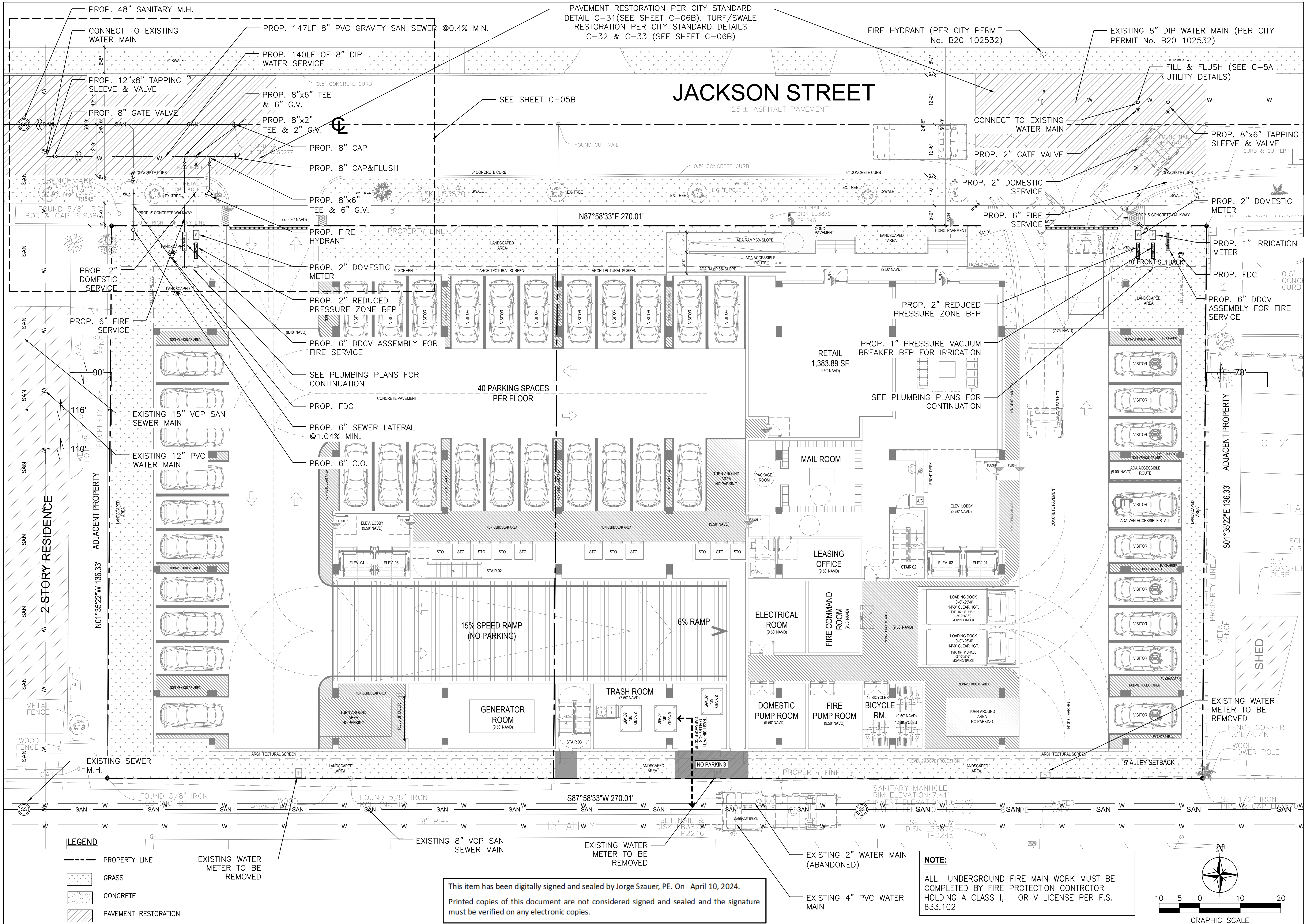
Reviews:

Client: 1830 JACKSON ST
Project: 1830 JACKSON ST
1830 JACKSON ST, HOLLYWOOD, FL 33020

PG&D
SECTIONS & DETAILS

Seal: JORGE M. SZAUDER
FLA. REG. P.E. # 62579
Designed by: JORGE M. SZAUDER
Drawn by: JIANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: NOVEMBER 2023
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Phone: (561) 716-0159
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Reviews:

Client: 1830 JACKSON ST
Project: 1830 JACKSON ST
1830 JACKSON ST, HOLLYWOOD, FL 33020

Plan Description: UTILITIES

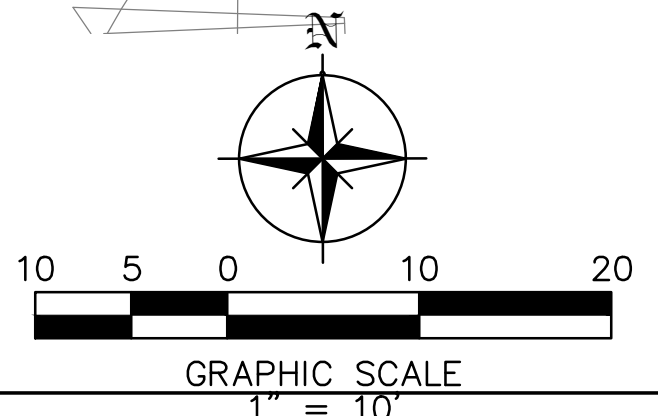
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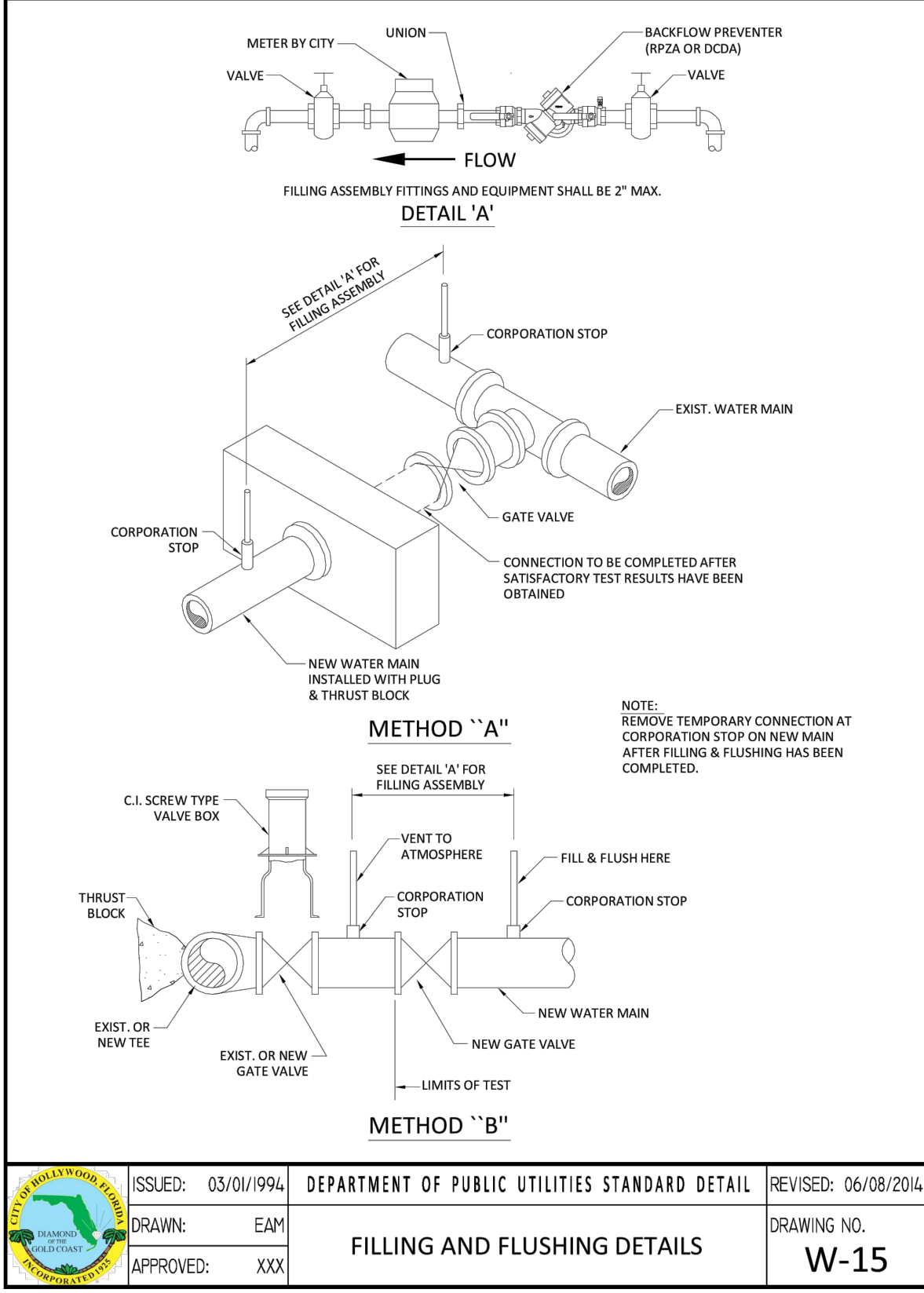
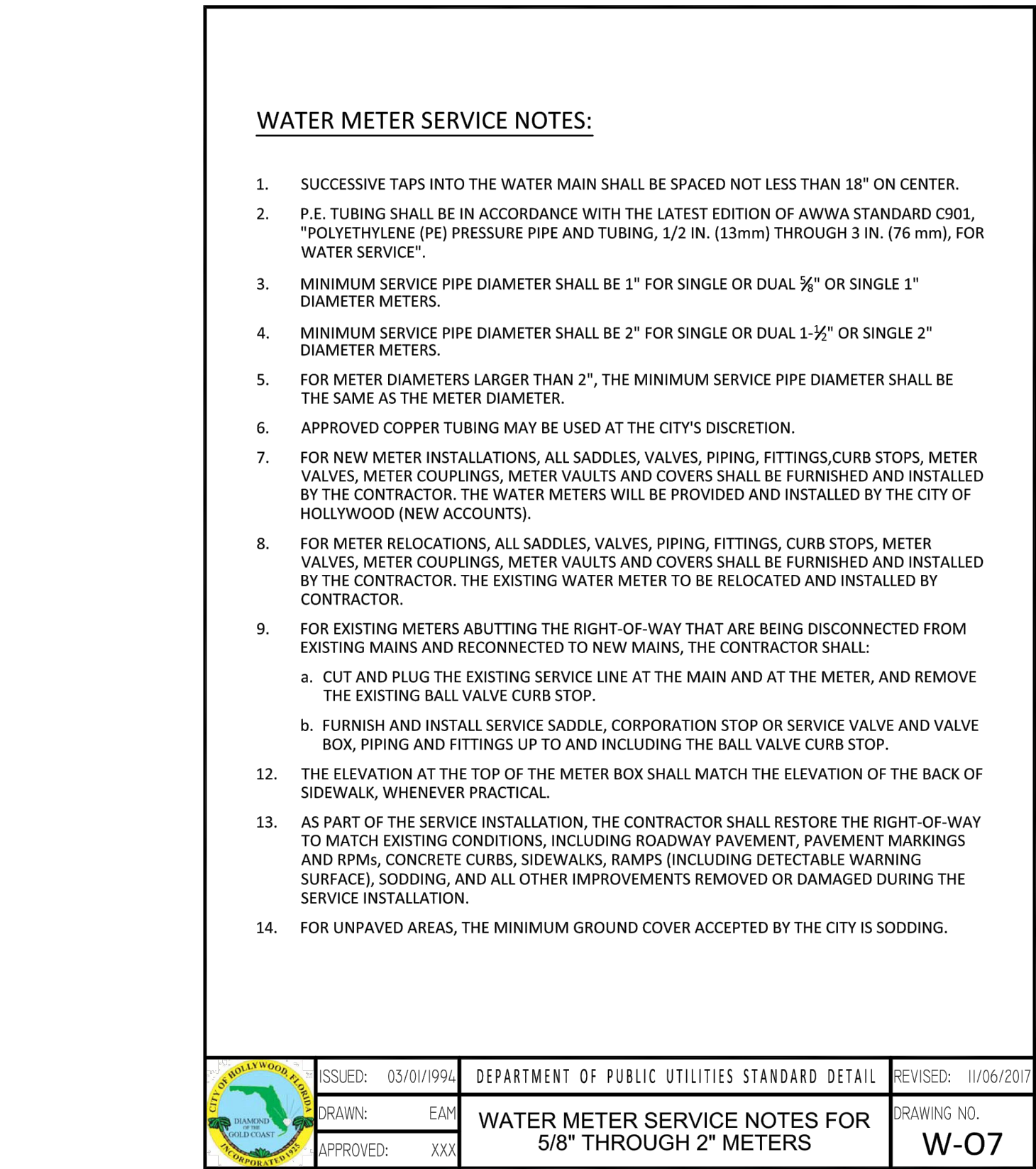
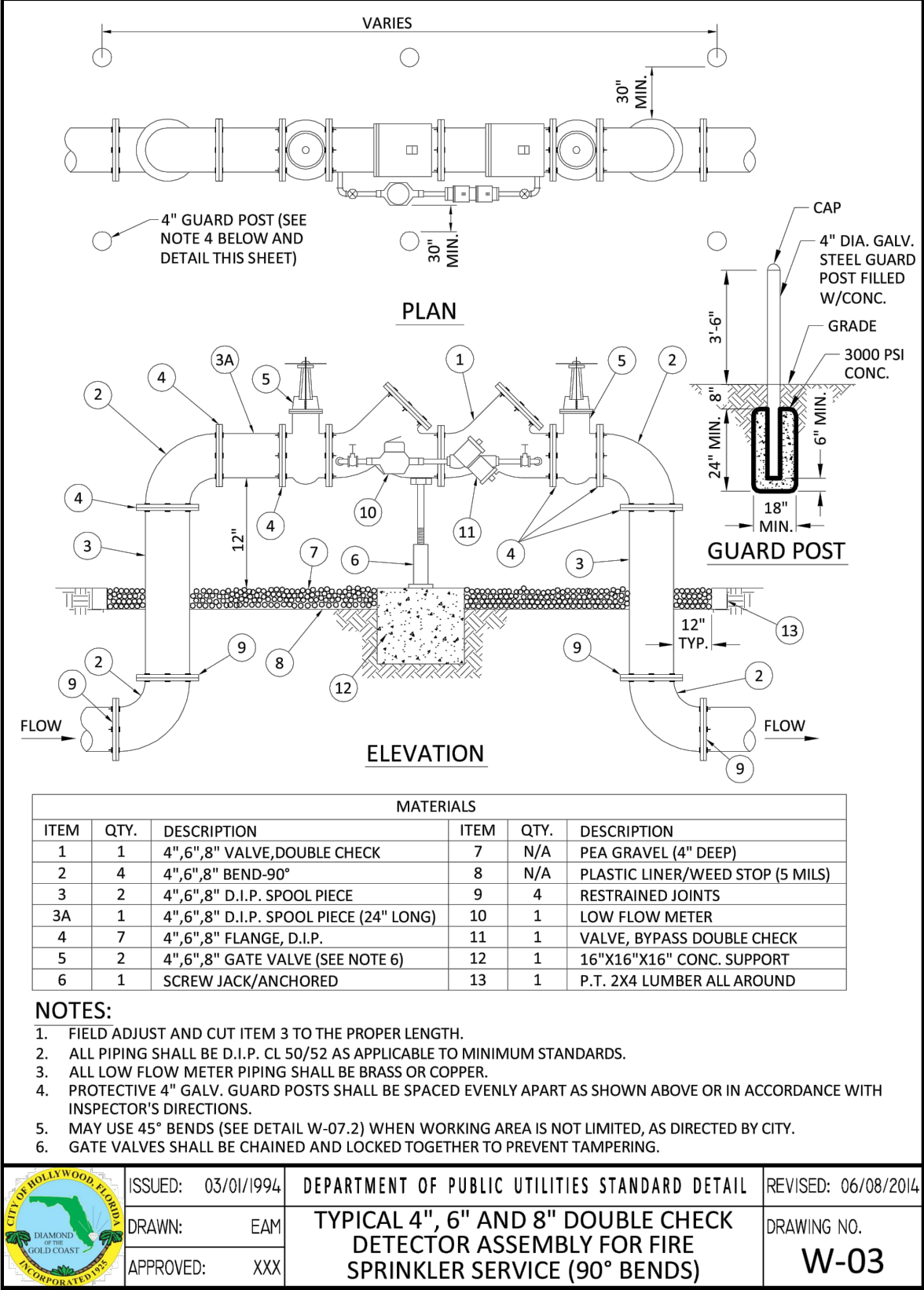
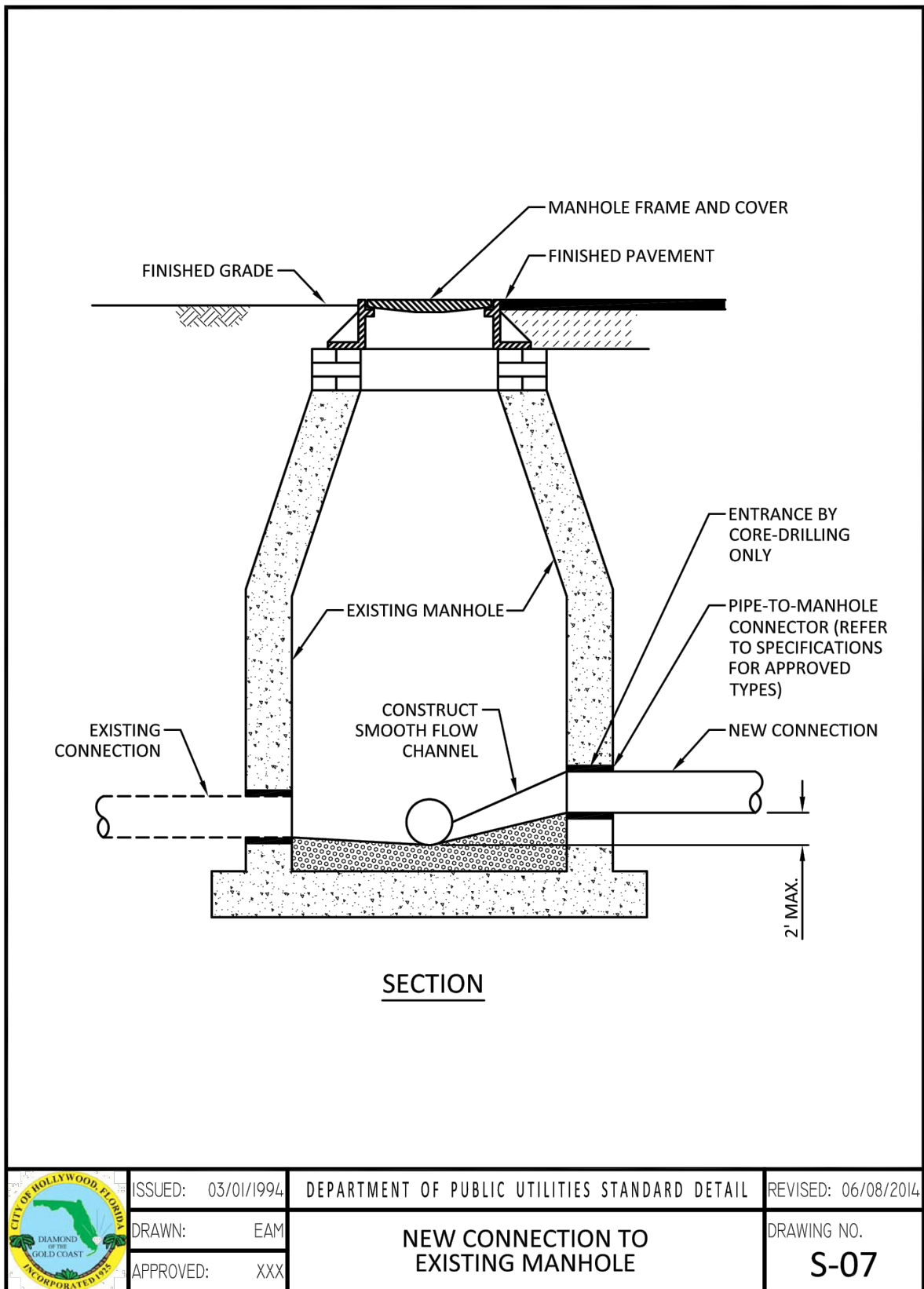
Designed by: JORGE M. SZAUER
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Reviewed & Sealed: JORGE M. SZAUER
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NOTE:
ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II OR V LICENSE PER F.S. 633.102



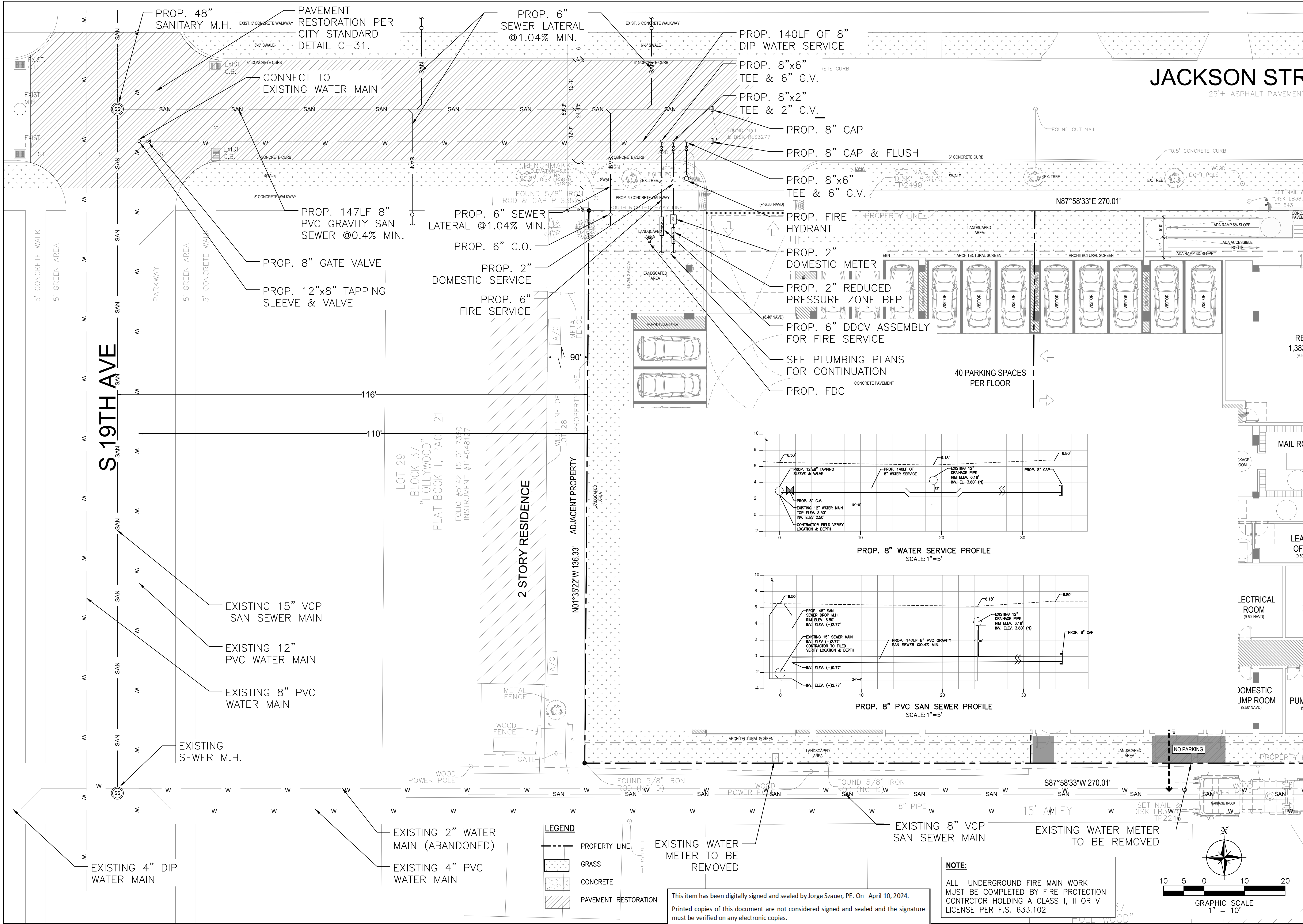


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Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
Studio	81	250 GPD	64.3	20,250 GPD
One Bedroom	99	250 GPD	78.6	24,750 GPD
Two Bedroom	20	250 GPD	15.9	5,000 GPD
Pool	25 person capacity	2 gal/person	0.2	63 GPD
		Total Proposed	159 ERU @ 315 GPD	50,063 GPD

Potable Water Consumption				
Use	Quantity	Generation Rate*		Demand
Proposed				
Residential				
Studio	81		64.3	22,505 GPD
One Bedroom	99		78.6	27,510 GPD
Two Bedroom	20		15.9	5,565 GPD
Pool	25 person capacity		0.2	70 GPD
	340 ERU @ 350 GPD	Total Proposed	159 ERU @ 350 GPD	55,650 GPD

* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit and the Broward County Code of Ordinances Section 27-201



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Reviews:

Client: 1830 JACKSON ST

Project: 1830 JACKSON ST

1830 JACKSON ST, HOLLYWOOD, FL 33020

Plan Description:

UTILITIES

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER

Drawn by: JIANSE

Reviewed & Sealed: JORGE M. SZAUER

Date: NOVEMBER 2023

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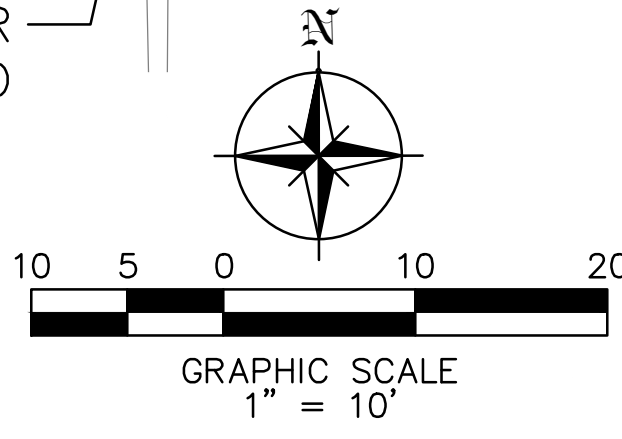
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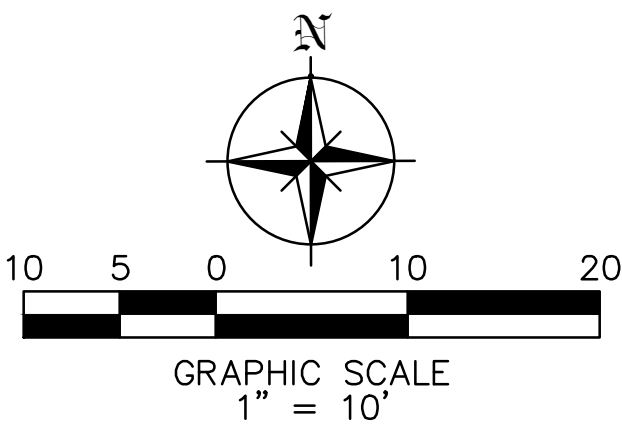
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



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NOTE:
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CONTRACTOR HOLDING A CLASS I, II OR V
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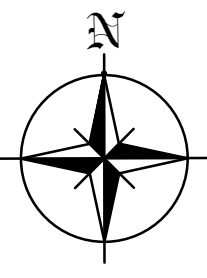
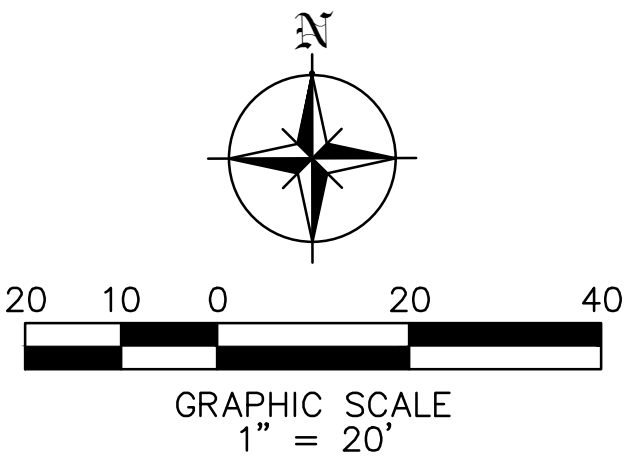
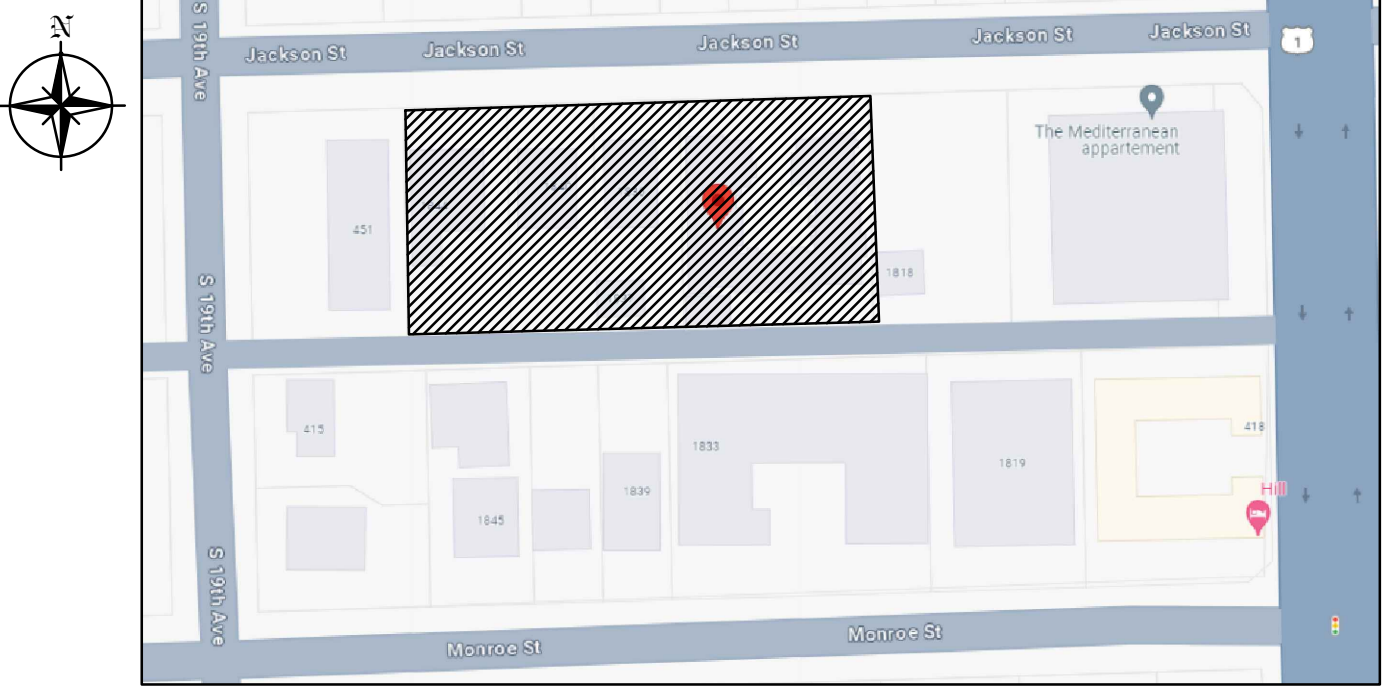
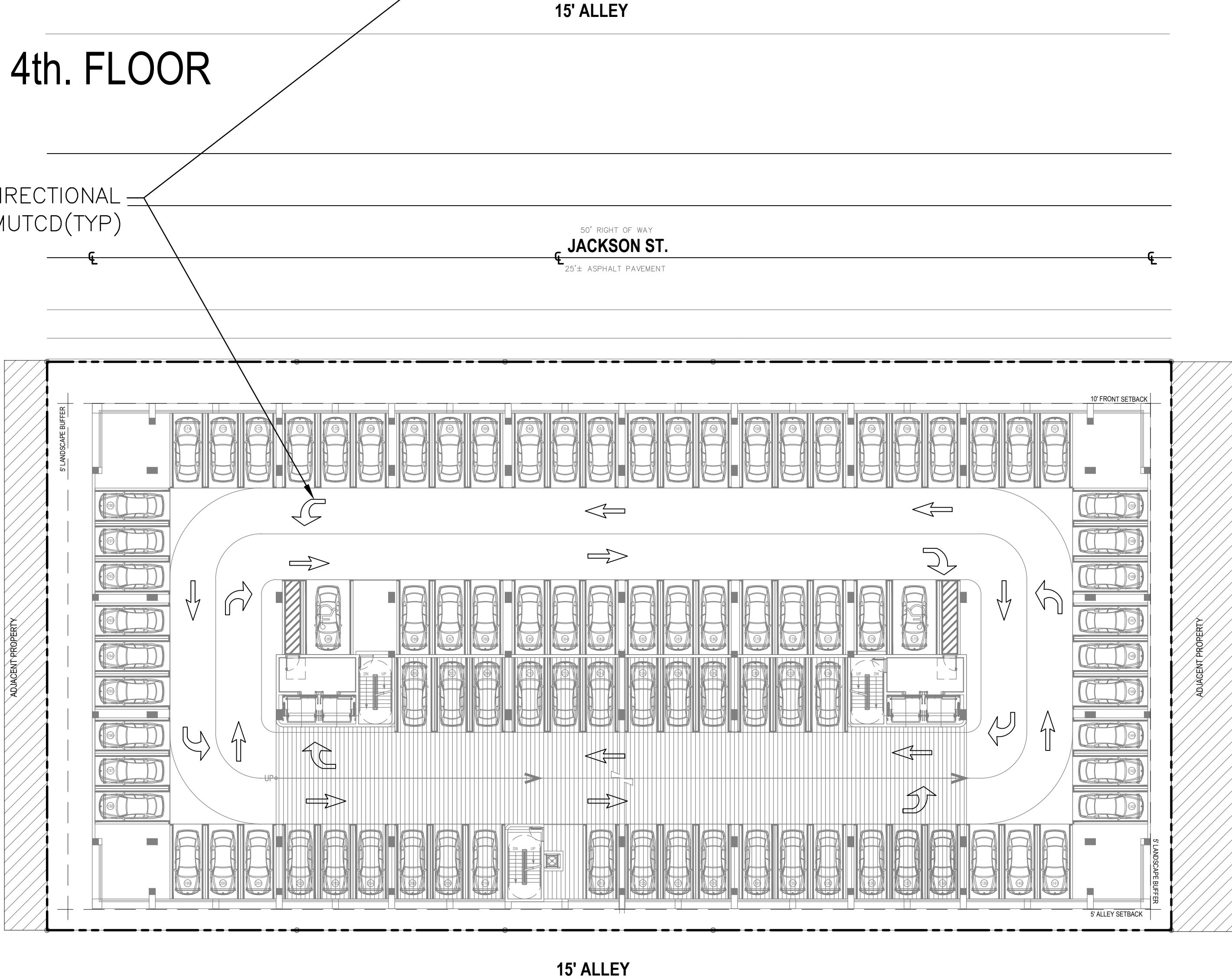
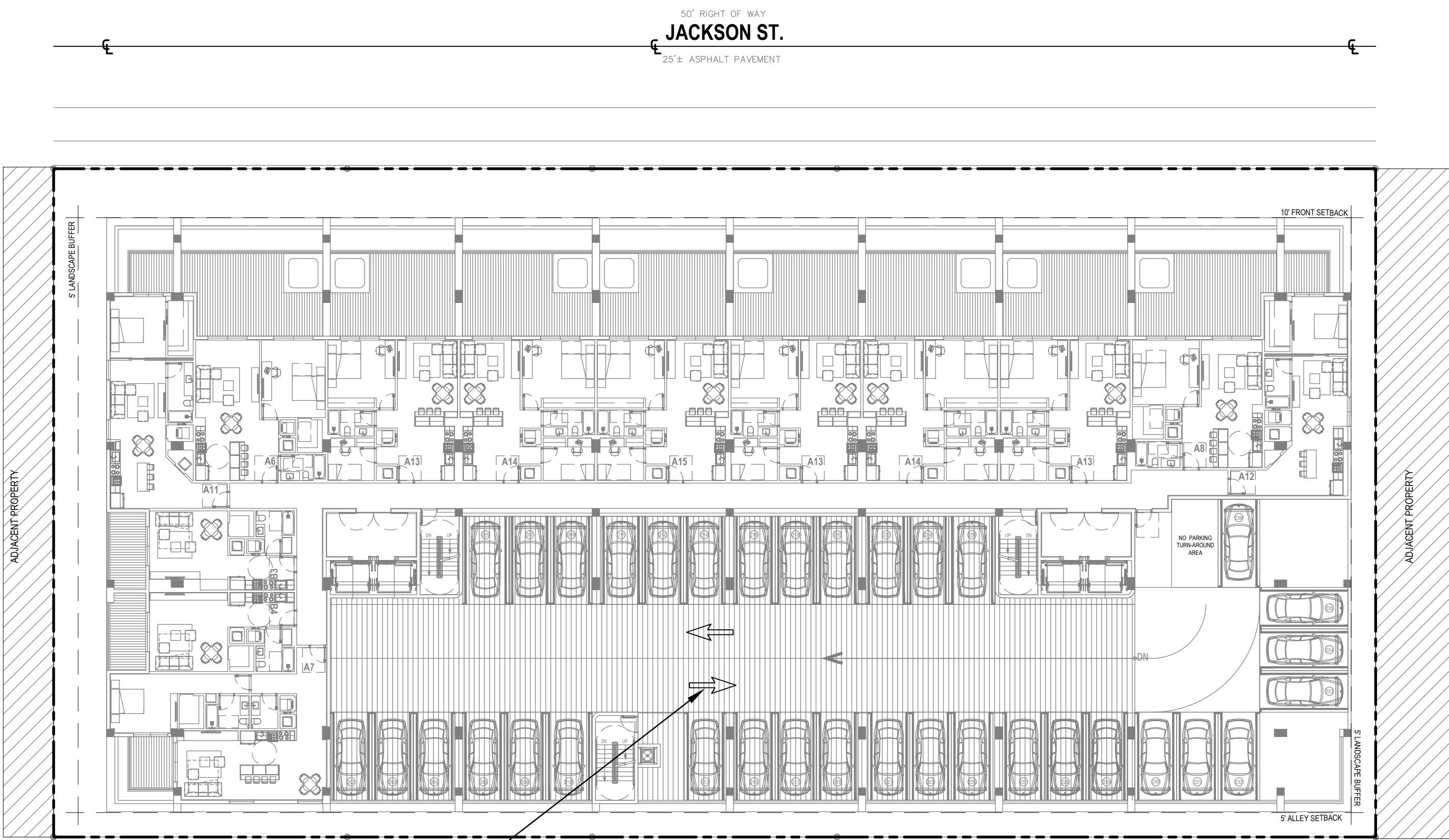




- | | |
|---|--------------------------|
|  | PROPERTY LINE |
|  | GRASS |
|  | CONCRETE |
|  | MILL & RESURFACE |
|  | PROP. 24' WHITE STOP BAR |
|  | PROP. R1-1 STOP SIGN |

This item has been digitally signed and sealed by Jorge Szauer, PE. On April 10, 2024.

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LEGEND

- PROPERTY LINE
- ACCESS RAMP

This item has been digitally signed and sealed by Jorge Szauder, PE. On April 10, 2024.

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Szauder Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:	1830 JACKSON ST
Project:	1830 JACKSON ST
Address:	1830 JACKSON ST, HOLLYWOOD, FL 33020

Plan Description:	GARAGE MARKINGS
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Seal:	JORGE SZAUDER FLA. REG. P.E. # 62579
Designed by:	JORGE M. SZAUDER
Drawn by:	JJANSE
Reviewed & Sealed:	JORGE M. SZAUDER
Date:	NOVEMBER 2023
Scale:	AS SHOWN
Job No.:	

Sheet:	C-06A
of Sheets	