

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: 12/21/2023

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:

- ☐ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

- ☐ Administrative Approvals
☐ Historic Preservation Board
☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2328 JACKSON ST, HOLLYWOOD FL 33020

Lot(s): 13 Block(s): 4 Subdivision: HOLLYWOOD

Folio Number(s): 5142 16 01 2260

DH-2 (RAC)

Zoning Classification: DH-2 (RAC) Land Use Classification: RESIDENTIAL

Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 3 UNITS

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.:

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION, 33 UNIT RENTAL
APARTMENT BUILDING

Phased Project: Yes / No ☒ Number of Phases:

Project	Proposal	
Units/rooms (# of units)	33	(Area: 34600 S.F.)
Proposed Non-Residential Uses	NA	S.F.
Open Space (% and SQ.FT.)	26%	(Area: 5201 S.F.)
Parking (# of spaces)	42	(Area: S.F.)
Height (# of stories)	4	(45 FT.)
Gross Floor Area (SQ. FT)	39,740	

Name of Current Property Owner: QUINTANA, ANGEL & VILLA, REYNALD

Address of Property Owner: 2328 JACKSON ST, #3, HOLLYWOOD FL 33020

Telephone: Email Address: JOSEPH@KALLERARCHITECTS.COM

Applicant JOSEPH KALLER

☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: 2417 HOLLYWOOD BLVD

Telephone: 954-920-5746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: MENACHEM@CAPITALLGROUP.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 provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____

Date: 9-1-23

PRINT NAME: Menachem Triefel / BTRAC

Date: _____

Signature of Consultant/Representative: _____

Date: 9-1-23

PRINT NAME: JOSEPH B. KALLER

Date: 9-1-23

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

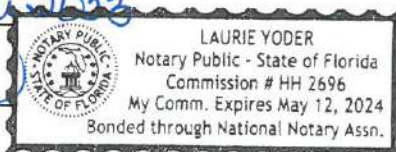
Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 1st day of September 2023

Notary Public
State of Florida



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

Signature of Current Owner

Print Name



KallerArchitecture

Folio #: 5142 16 01 2260

Legal Description: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 13 BLK 4

Project Description: The project is a new construction, 33 unit and 4-story multifamily building with on-grade parking only.



KallerArchitecture

October 23, 2023

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33022

Reference: Washington Street Apartments

2328 JACKSON STREET

HOLLYWOOD, FL

File #23-DP-77

To Whom It May Concern,

The following is our analysis of Criteria and findings for Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations.

DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

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

ANALYSIS: The proposed new construction apartment building exterior design proposes a contemporary façade which provides for a box, bumping out from the front with emphasis on the building's square shape. The building is set with a dark grey color for the middle to rear portion of the building and a white bump out with concrete and a white stucco finish which brings attention to the front façade. Furthermore, the ground level is broken up with significant amount of glazing, a horizontal pattern of wood slat element and an artificial turf wall. The base of the building brings in various elements to soften the building's ground floor for pedestrians and breaks up the verticality of the building.

The design and overall massing of the units is further broken up and softened pulling in units at the upper levels along with ample balconies at each unit. Furthermore, the upper levels are designed entirely with white and dark grey stucco colors which create a contrasting effect from the wood slats and artificial turf at the ground level. It creates an effect like the units on the upper floors are pushing and pulling away out from the base of the building.

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

ANALYSIS: The proposed building follows the intent of the District per the Downtown Master Plan. The building design also provides a building base, a common design feature in the neighborhood, which encourages pedestrian movement around the building along the streets. We have proposed artificial turf, wood slats and significant amount of glazing on the ground floor to create a sense of entry and welcomeness at the ground level. Furthermore, the color palate selected and use of stucco work are also elements common to the existing and proposed buildings in the surrounding neighborhood.

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

ANALYSIS: The proposed building scale is consistent with the permitted and approved height restrictions allowed by the Downtown Master Plan for the District. The overall scale of the building is broken up at the base of the building with the proposed wood panels, glazing and artificial turf at the base of the building and the use of expansive windows and sliding doors at the apartment levels. The contrasting white and dark grey stucco color selection at the apartment levels creates a contrast with the composite wood and artificial turf treatment at the base as well. The massing of the building is further broken up by pulling back the apartments at the upper levels to soften the verticality further.

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

ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use in this area with careful consideration of insects and diseases common to the area. The proposed planting also creates variations of color and texture and are integrated in the front yards of the apartment units and simultaneously along the public sidewalks.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President



KallerArchitecture







OWNER

MENACHEM TRIETEL
CAPITALL GROUP

ARCHITECT

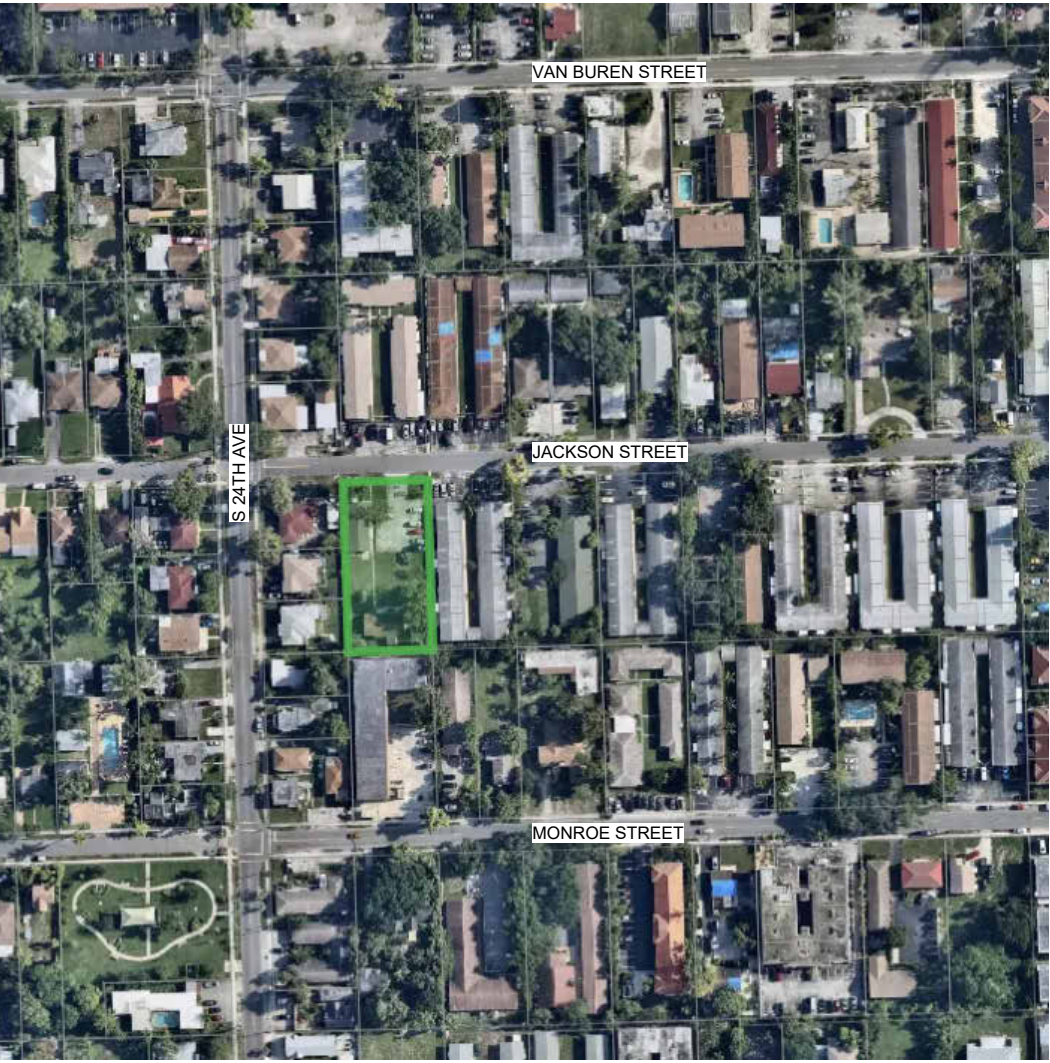
JOSEPH KALLER

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2417 Hollywood Blvd.
Hollywood Florida 33020
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www.kallerarchitects.com

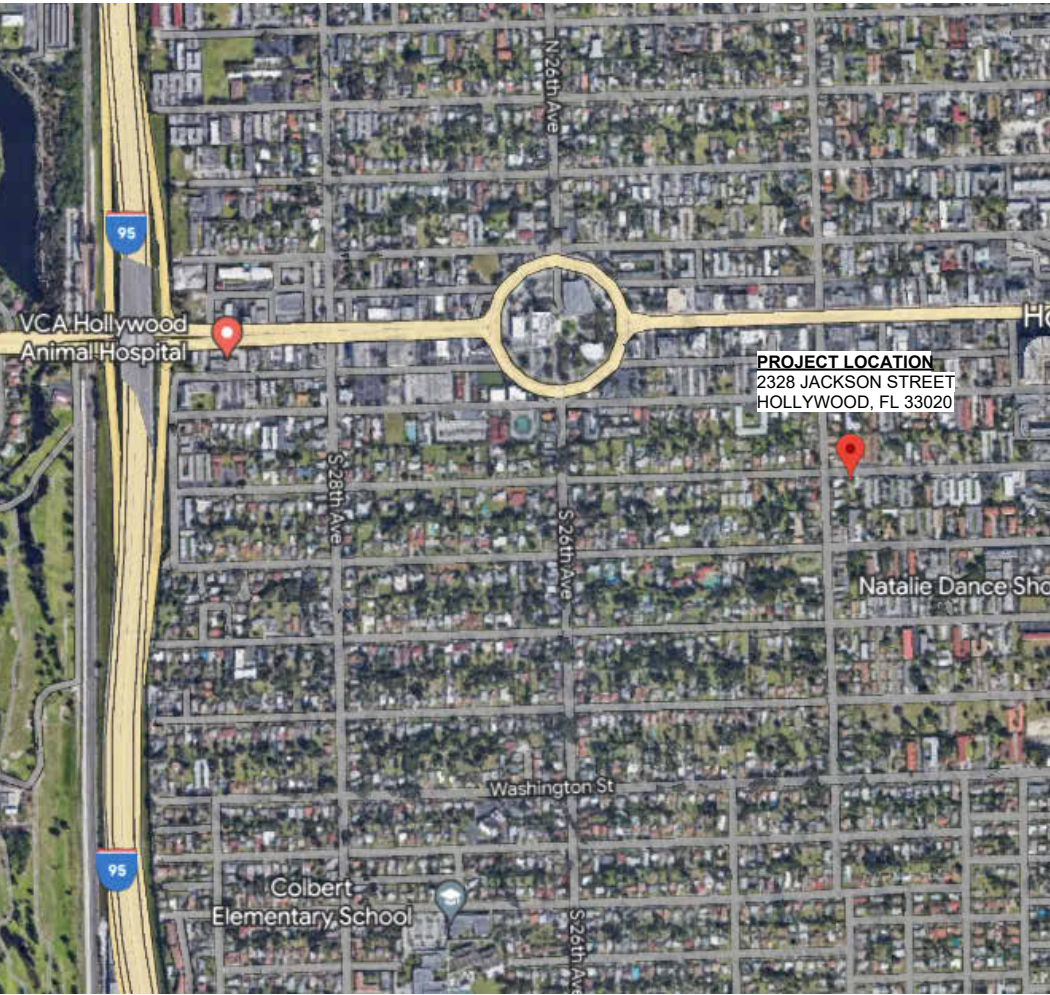
MULTI-FAMILY APARTMENTS
2328 JACKSON ST. HOLLYWOOD, FL 33020



SITE MAP



VICINITY MAP



2328 JACKSON STREET
HOLLYWOOD, FL. 33020

Parcel ID: 514216012260
Lot Area - Public Records: 20,005 SF
Legal Description: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 13 BLK 4

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: DH-2
Existing Building Use: Single Family Residential
Existing Land Use: Residential
County Future Land Use: Regional Activity Center

ADDITIONAL ZONES

Opportunity Zone: No
FEMA Flood Zone: AH
Future Conditions 100-Year
Flood Elevation (Feet NAVD88) 10'

BUILDING INTENSITY

	ALLOWED	PROPOSED
Maximum Building Height:	45 ft	45 ft
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.75 (35,005)	30,670.15 SF
Minimum Open Space:	20%	26%

SHEET INDEX

ARCHITECTURAL

A-00 COVER SHEET + PROJECT INFORMATION
A-01 SITE PLAN
A-02 TYPICAL FLOOR PLAN
A-03 ROOF PLAN
A-04 NORTH + SOUTH ELEVATION
A-05 EAST + WEST ELEVATION
A-06 DIAGRAMS/DETAILS

CIVIL

C-1 EROSION & SEDIMENT CONTROL PLAN
C-2 PAVING GRADING & DRAINAGE PLAN
C-3 CIVIL DETAILS 1
C-4 CIVIL DETAILS 2
C-5 PAVEMENT MARKINGS & SIGNAGE PLAN
C-6 WATER & SEWER PLAN AND DETAILS
C-7 UTILITIES DETAILS 1
C-8 UTILITIES DETAILS 2
C-9 UTILITIES DETAILS 3

LANDSCAPE

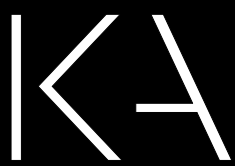
LP-1 LANDSCAPE REMOVAL PLAN + MITIGATION SCHEDULE
LP-2 LANDSCAPING SCHEDULE & NOTES
LP-3 COLORED LANDSCAPE PLAN & DETAILS

CITY OF HOLLYWOOD MEETING DATES

TECHNICAL ADVISORY COMMITTEE (TAC) SEPTEMBER 18TH, 2023

NOTE:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ ROADWAY ADJACENT TO THE PROJECT SITE.



Kaller Architecture

2417 Hollywood Blvd.
Hollywood Florida 33020

ALTA / ACSM LAND TITLE SURVEY

LOTS 13 OF BLOCK 4 "HOLLYWOOD LITTLE RANCHES" (PLAT BOOK 1, PAGE 26)
A SUBDIVISION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
BROWARD COUNTY FLORIDA.

LOCATION SKETCH:

SCALE: N.T.S.



PROPERTY INFORMATION

- Parcel Identification Number: 11216-01-22600
- Property address: 2328 Jackson Street, Hollywood Florida 33020
- C.F.N. 103972546
- O.R. BK. 37414 Pg. 1413 (1 pg) Recorded 05/07/2004 03:25 pm

TITLE COMMITMENT SCHEDULE A INFORMATION:

Old Republic National Title Insurance Company
Issuing Agent: Madison Title Agency, LLC
Issuing Office: 1125 Ocean Avenue, Lakewood, NJ 08701
Issuing Office File Number: MTAFL-188130
Commitment Date: May 01, 2023

TITLE COMMITMENT SCHEDULE A

LEGAL DESCRIPTION:

Lots 13, Block 4, Hollywood Little Ranches, according to the Plat thereof recorded at Plat Book 1, Page 26, in the Public Records of Broward County, Florida.

TITLE COMMITMENT SCHEDULE B SECTION II EXCEPTIONS

The property depicted by this survey and described here is the same property designated in Old Republic National Title Insurance Company, Issuing Office File Number: MTAFL-188130, with effective commitment date of May 01, 2023.

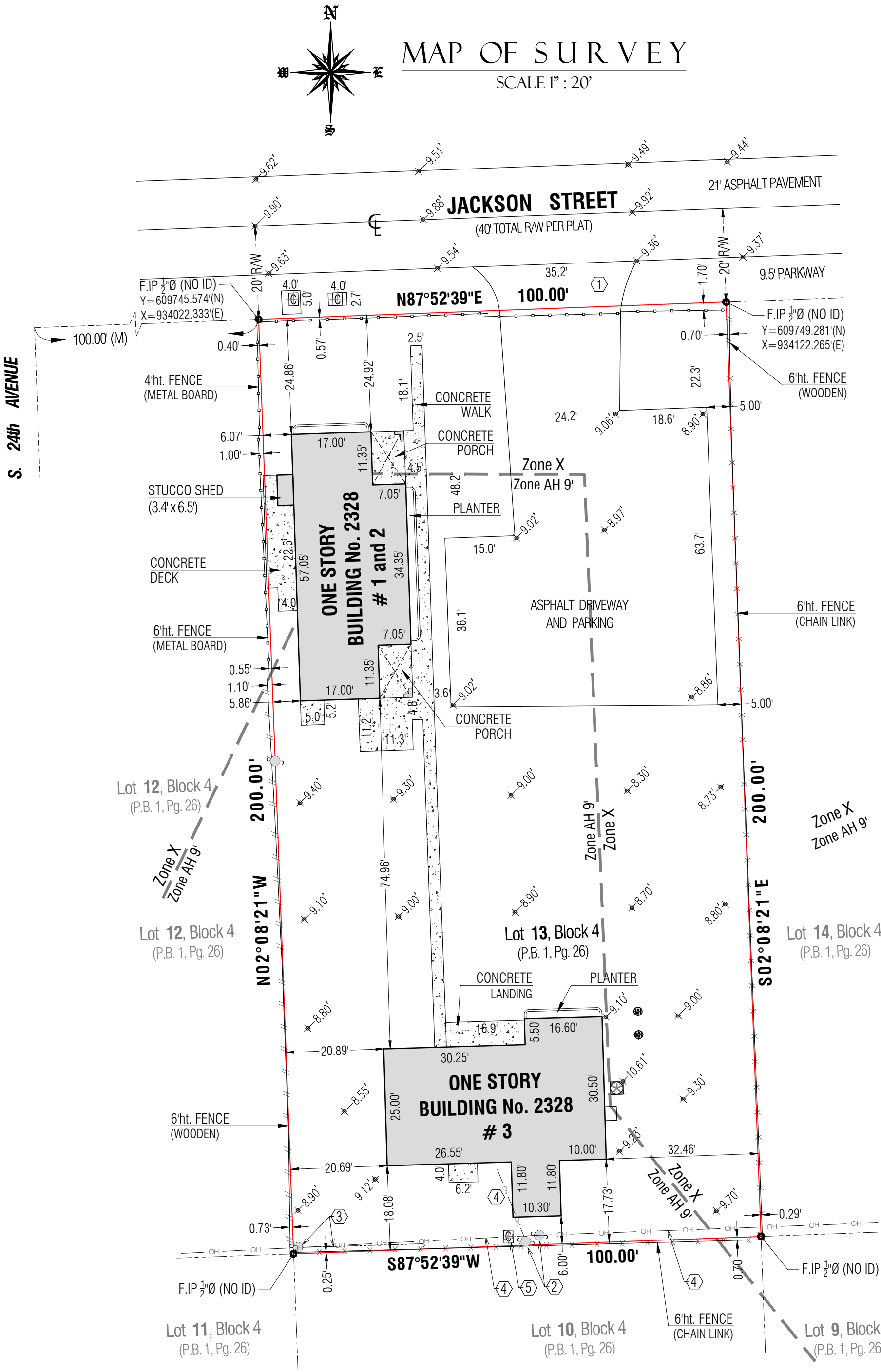
This commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any Defects, liens, encumbrances, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. *(not graphically plottable)*
- Rights or claims of parties other than Insured in actual possession of any or all of the property. *(not graphically plottable)*
- Any lien, mechanic's lien or materialman's lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. *(not graphically plottable)*
- Public or private easements, or claims of easements, not shown by the public record. *(Does not affect the property)*
- Rights of tenants as tenants only under recorded leases. *(not graphically plottable)*
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. *(Affects the property and is shown hereon)*
-
-
- Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid charges for service by any water, sewer or gas system supplying the insured land. *(not graphically plottable)*
-
- 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. *(not graphically plottable)*

Note: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

Note: All recording references in this commitment/policy shall refer to the Public Records of Broward County, Florida, unless otherwise noted



LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:

- Concrete approach encroaches into the parkway of Jackson Street;
- Wood power pole encroaches into the subject property.
- Wood power pole and anchor encroaches into the subject property.
- Overhead electric line encroaches into the premise.
- Communication box encroaches into the subject property.

FLOOD INFORMATION:

Said described property is located within an area having a Zone Designation "X and AH 9.0" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12011C0569 H, with a date of identification of August 18 2014, for Community of City of Hollywood No. 125113, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

ZONING INFORMATION

Zoning District: DH-2 (Dixie Highway Medium Intensity Multi-Family District Development)

Land Use: Residential Income (General \ Multi-family)

THE DISTRICT ZONE consists of the least regulated Building and accommodates commercial and industrial Uses of a scale and with a Street scape that facilitate vehicular access.

- Net lot area: 20,000 sq ft OR 0.46 Acres.
- Existing Square Footage of building(s):
 - Unit 1 and 2 = 1217 square feet
 - Unit 3 = 1384 square feet
 - TOTAL = 2601 square feet

- The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. More restrictive regulations may apply to specific developments.

- Zoning Source: Hollywood Muni-code

GENERAL SURVEY NOTES:

- The North Arrow and Bearings as shown hereon are based of bearings value N87°52'39"E along the center line of Jackson Street, according to G.P.S. R.T.K., and conventional survey methods.
- Utility Note: The utilities shown have been located from field survey information. The surveyor has not physically located the underground utilities and no specific utility companies were contracted. **Notice** is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.
- No excavation or determination was made as to how the Subject Property is served by utilities.
- No improvements were located, other than those shown.
- No underground foundations, improvements and/or utilities were located or shown hereon.
- This notice is required by the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
- The property described hereon is the same as the property described in Old Republic National Title Insurance Company, The property depicted by this survey and described here is the same property designated in Old Republic National Title Insurance Company, Issuing Office File Number: MTAFL-188130, with effective commitment date of May 01, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The Property has direct access to Jackson Street, dedicated public streets.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to Broward County. There is no observed evidence of recent street repairs.
- There is no observed evidence of site use as a solid waste dump, or hazardous materials.
- Bench Mark used: Broward Co. BM 7986, Elevation (N.A.V.D. 88) = 8.15 feet
- Bench Mark used: Broward Co. BM 4649, Elevation (N.A.V.D. 88) = 7.68 feet
- All elevations shown are referenced to the North American Vertical Datum of 1988.

ABBREVIATIONS AND LEGEND:

A =arc	HT =high (height)	+ X.XX' =elevation NGVD29	CBS wall / fence
ADJ =adjacent	L.F.E. =lowest floor elevation	+ (X.XX)' =elevation NAVD88	--- chain link fence
A.E. =anchor easement	LME =lake maintenance easement	⊙ fire hydrant	--- pre-cast fence
BBO =barbecue	LS =land surveyor	FPL FPL box	--- picket fence
BOB =basis of bearings	M =measured distance	⊙ gas meter	--- wooden fence
BM =bench mark	NA =not applicable	⊙ propane gas tank	
BC =block corner	N&D =nail & disc	⊙ manhole (unknown)	
CME =canal maintenance easement	NAVD =national american vertical datum	⊙ pool equipment	
C =calculated	NGVD =national geodetic vertical datum	⊙ pool water heater	
Ch =chord	N =north	⊙ concrete power pole	
CBS =concrete block structure	NTS =not to scale	⊙ wood power pole	
Ø =diameter	OH =overhang	⊙ light pole	
D =central angle	O/S =offset	⊙ storm flow	
DH =drill hole	ORB =official record book	⊙ electric register	
DME =drainage maintenance easement	P =plat	⊙ electric meter	
E =east	P.B. =plat book	⊙ electric panel	
F.I.P. =found iron pipe no id	P.C. =point of curvature	⊙ emergency generator	
F.I.R. =found iron rebar no id	PC =page		
F.N&D =found nail and disc	PCP =permanent control point		
F.F.E. =finish floor elevation	PIL =property line		
	POB =point of beginning		
	POC =point of commencement		

SURVEYOR'S CERTIFICATE:

BRIDGE ASSET MANAGEMENT;
OLD REPUBLIC NATIONAL TITLE, INSURANCE CO.;
ALTA SURVEY
GROVE BANK AND TRUST Successor and/ or Assigns ISAOA.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 9, and 11 of Schedule B-II hereof.

The field work was completed on May 15, 2023.

Date of Map September 02, 2023.

Michael Caray, S. No. 6594

Michael Caray, S. No. 6594

NOTICE:

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

8801 NW 176th Street, Miami Lakes Fl. 33108

P. 305.362.7926 P. 305.305.4143

M. madelin @ surveyinflorida . com

Job No.22-11731F

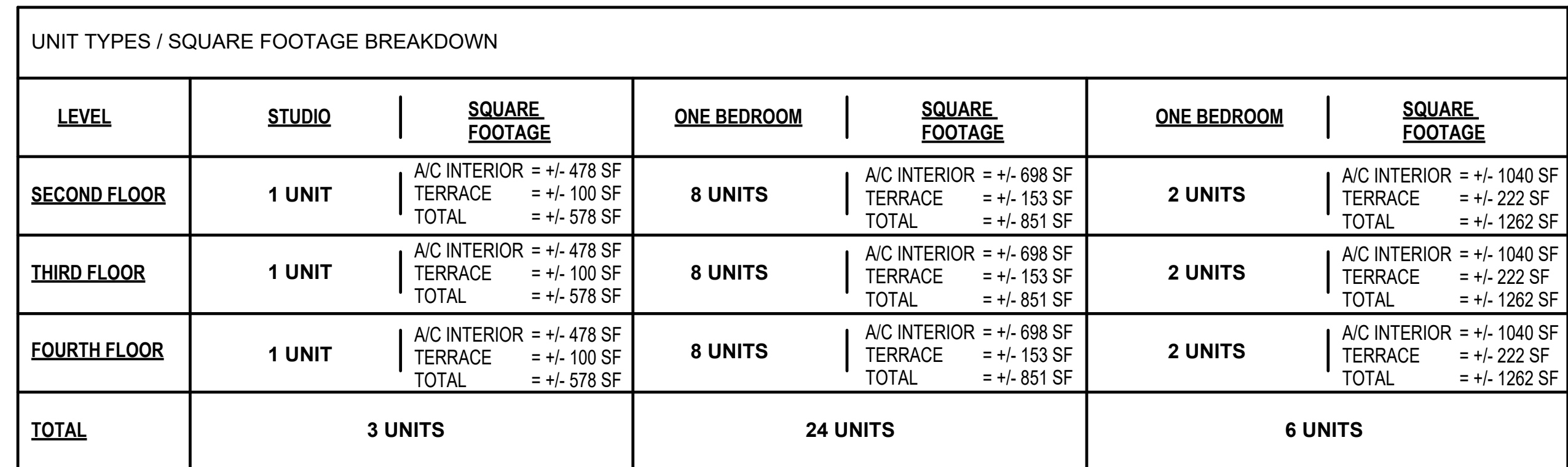
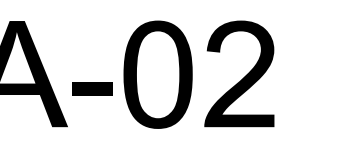
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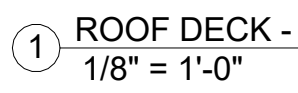
SURVEYOR AND MAPPERS

north central and south florida

PRISMA LAND SURVEYORS LLC

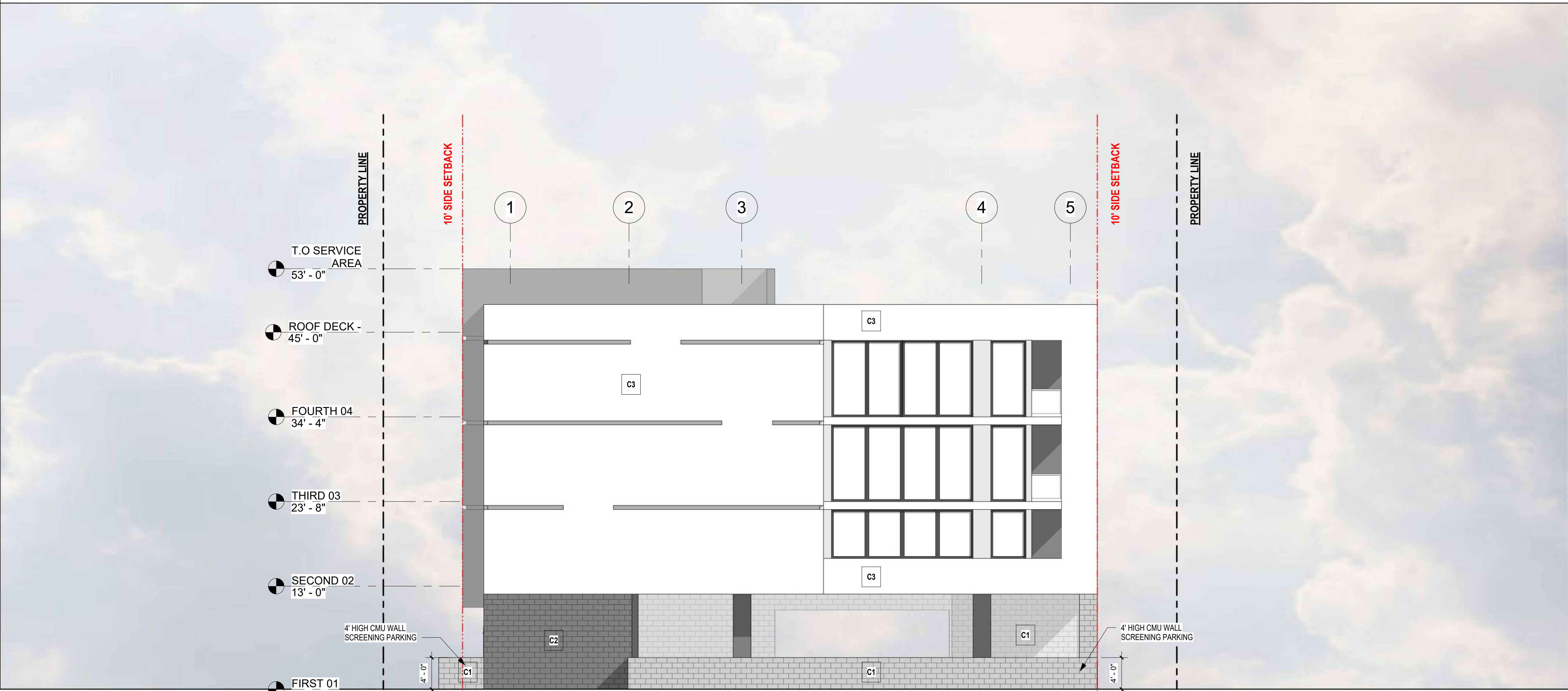
LB. 8036












1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

COLOR + MATERIAL PALLETE

KEY NOTE #	COLOR/MATERIAL
C1	 SMOOTH STUCCO - GREY CLOUDS SW-7658
C2	 SMOOTH STUCCO - IRON ORE SW-7069
C3	 SMOOTH STUCCO - PURE WHITE SW-7005
C4	 VEGETATION WALL - FAUX
C5	 COMPOSITE WOOD SIDING - SMOOTH BROWN FINISH



Kaller Architecture
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954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
**MULTI-FAMILY
APARTMENTS**
2328 JACKSON ST. HOLLYWOOD, FL 33020

SHEET TITLE
**NORTH + SOUTH
ELEVATION**

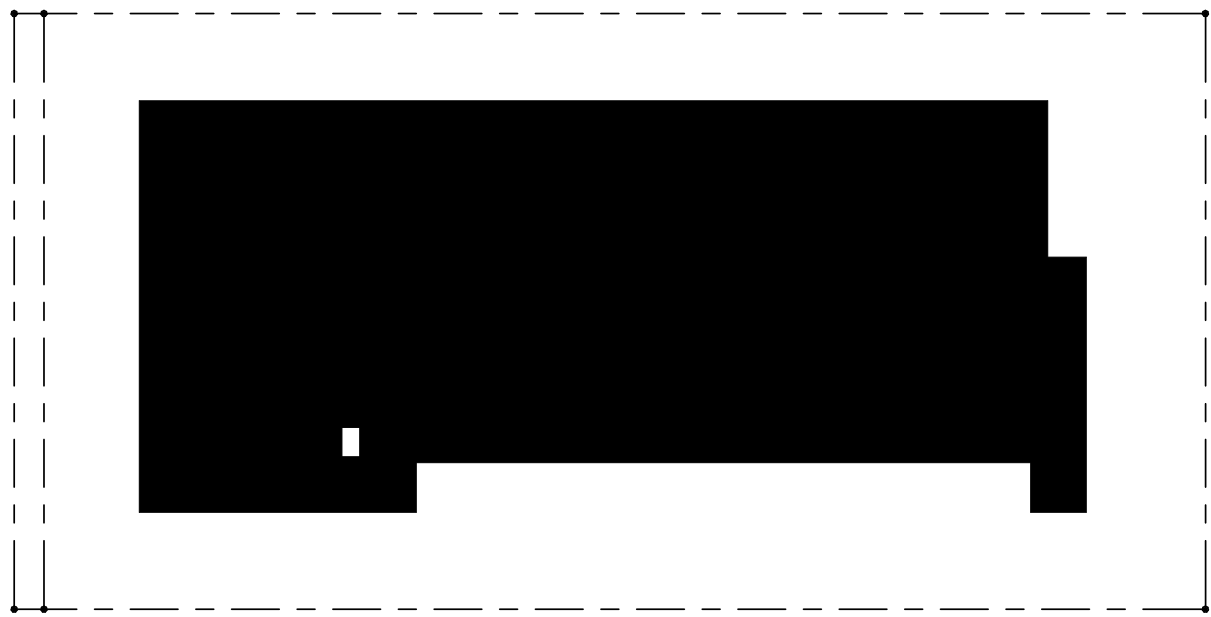
REVISIONS		
No.	Description	Date

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.

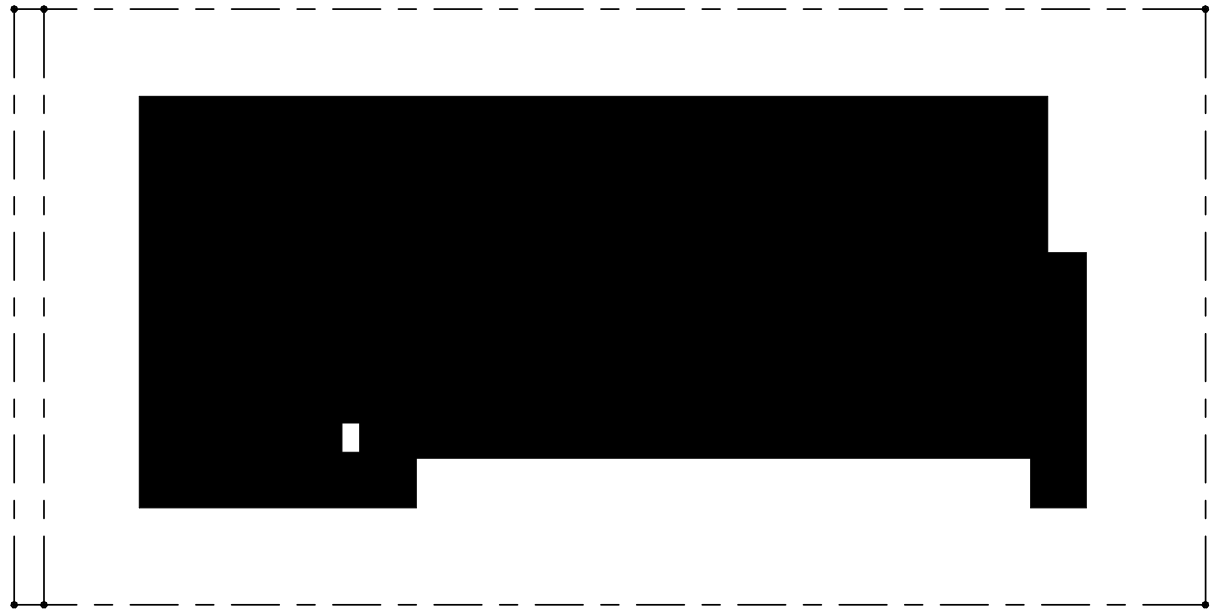
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

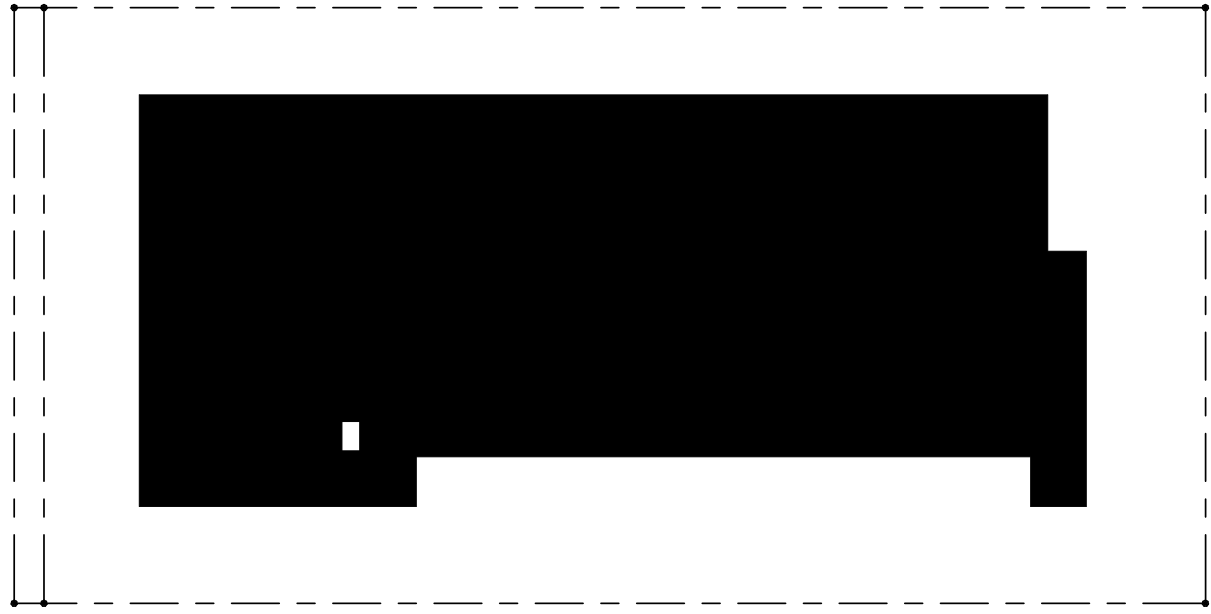
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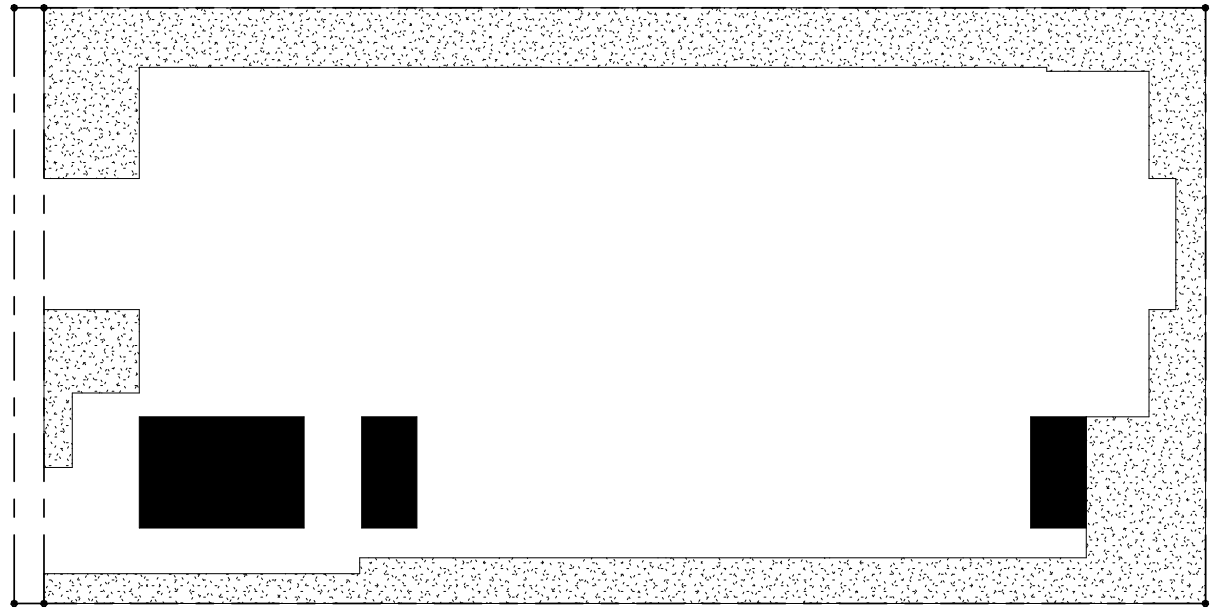
FOURTH FLOOR
FAR: 9,935.46 SF



THIRD FLOOR
FAR: 9,935.46 SF



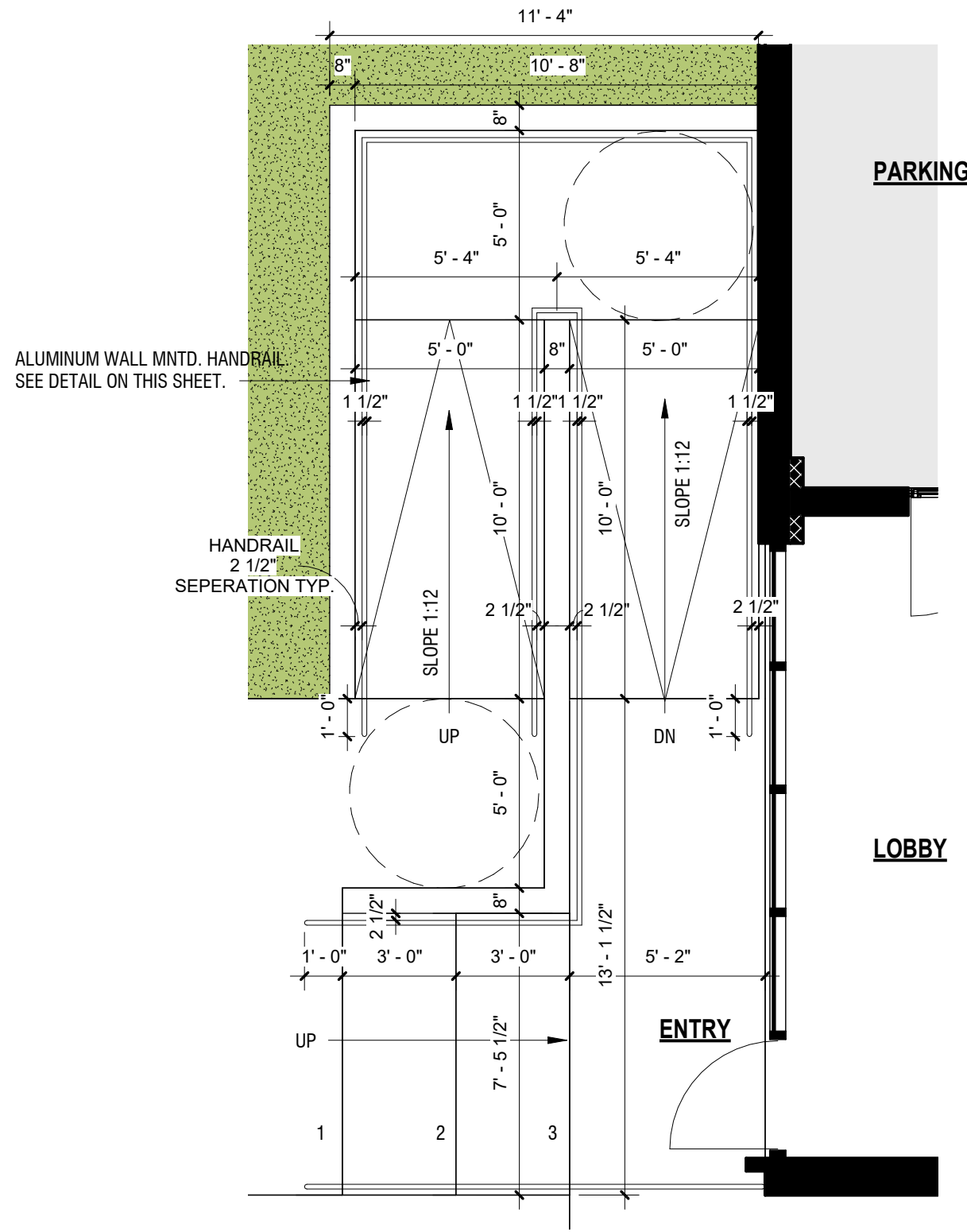
SECOND FLOOR
FAR: 9,935.46 SF



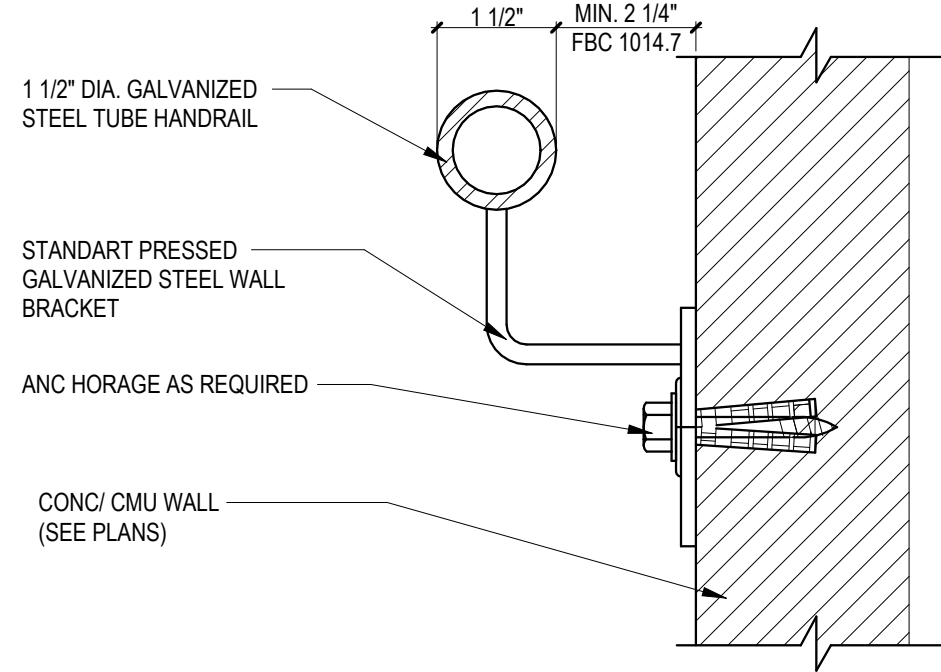
GROUND FLOOR
FAR: 863.77 SF

① FAR DIAGRAM
1/32" = 1'-0"

NET LOT AREA	20,005 SF	
FAR BREAKDOWN	GROUND FLOOR	= 863.77 SF
	SECOND FLOOR	= 9,935.46 SF
	THIRD FLOOR	= 9,935.46 SF
	FOURTH FLOOR	= 9,935.46 SF
MAX FAR	REQUIRED	PROVIDED
	1.75(35,008 SF)	1.14(30,670.15 SF)



③ ADA RAMP CALL-OUT
1/4" = 1'-0"



④ WALL MNT. HANDRAIL
1" = 1'-0"



- GROUND FLOOR
- UNCOVERED VEHICULAR USE - 1,025 SF
 - LANDSCAPE AREA - 4,750 SF

② VEHICULAR USE AREA
1/32" = 1'-0"

TOTAL LOT AREA	20,005 SF	
VEHICULAR USE (V.U.A.)	1,025 SF X 25% = 256 SF	
LANDSCAPE AREA	REQUIRED	PROVIDED
	256 SF	4,750 SF
NOTE: CALCULATION EXCLUDES LANDSCAPE BUFFERS		



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2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

MULTI-FAMILY
APARTMENTS
2328 JACKSON ST. HOLLYWOOD, FL 33020

PROJECT TITLE

DIAGRAMS/DETAILS

SHEET TITLE

REVISIONS		
No.	Description	Date
1	FINAL TAC	11/9/23

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-06

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SEAL

**MULTI-FAMILY
APARTMENTS**

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REVISIONS

[illegible]

PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

A-07



① JACKSON ST. - STREET PROFILE
1/16" = 1'-0"

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

LEGEND

- PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED GRADE
EXISTING ELEVATION
PROPOSED CATCH BASIN
EXISTING CATCH BASIN
PROPOSED WATER METER
EXISTING WATER METER
EXISTING WATER VALVE
PROPOSED BFP DEVICE
EXISTING SAN. SEWER MH
EXISTING FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION

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(786) 302-7693
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CA# 31158

ZE

MULTI-FAMILY APARTMENTS

2328 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 9/28/23

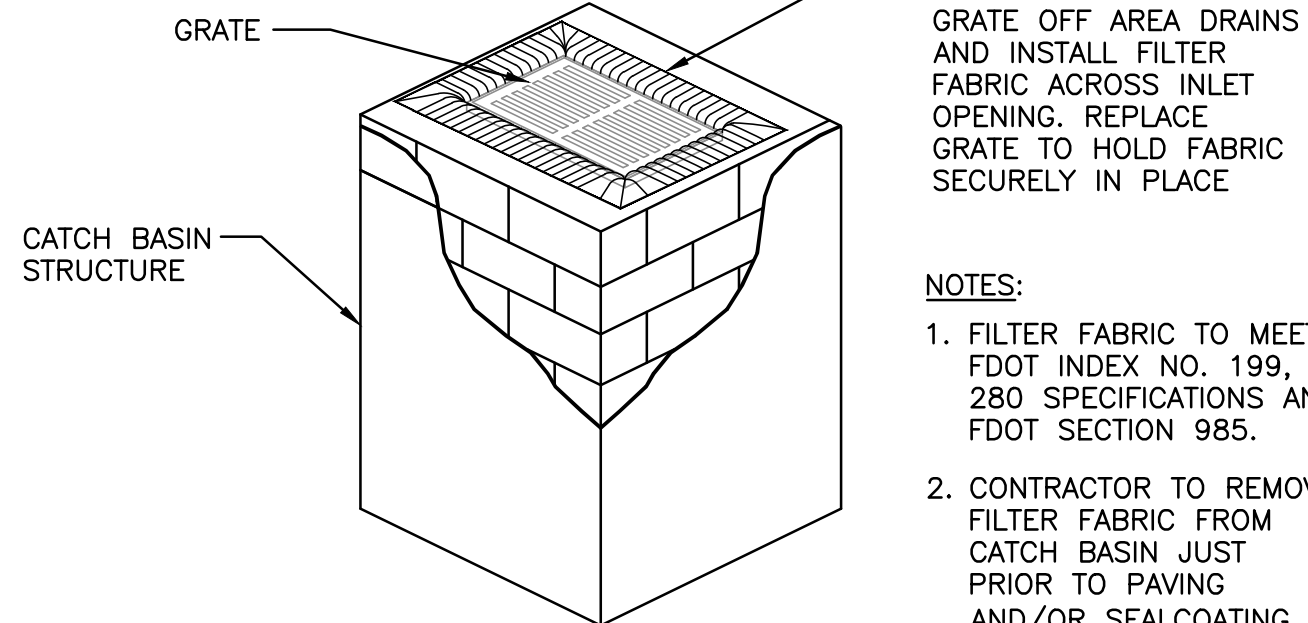
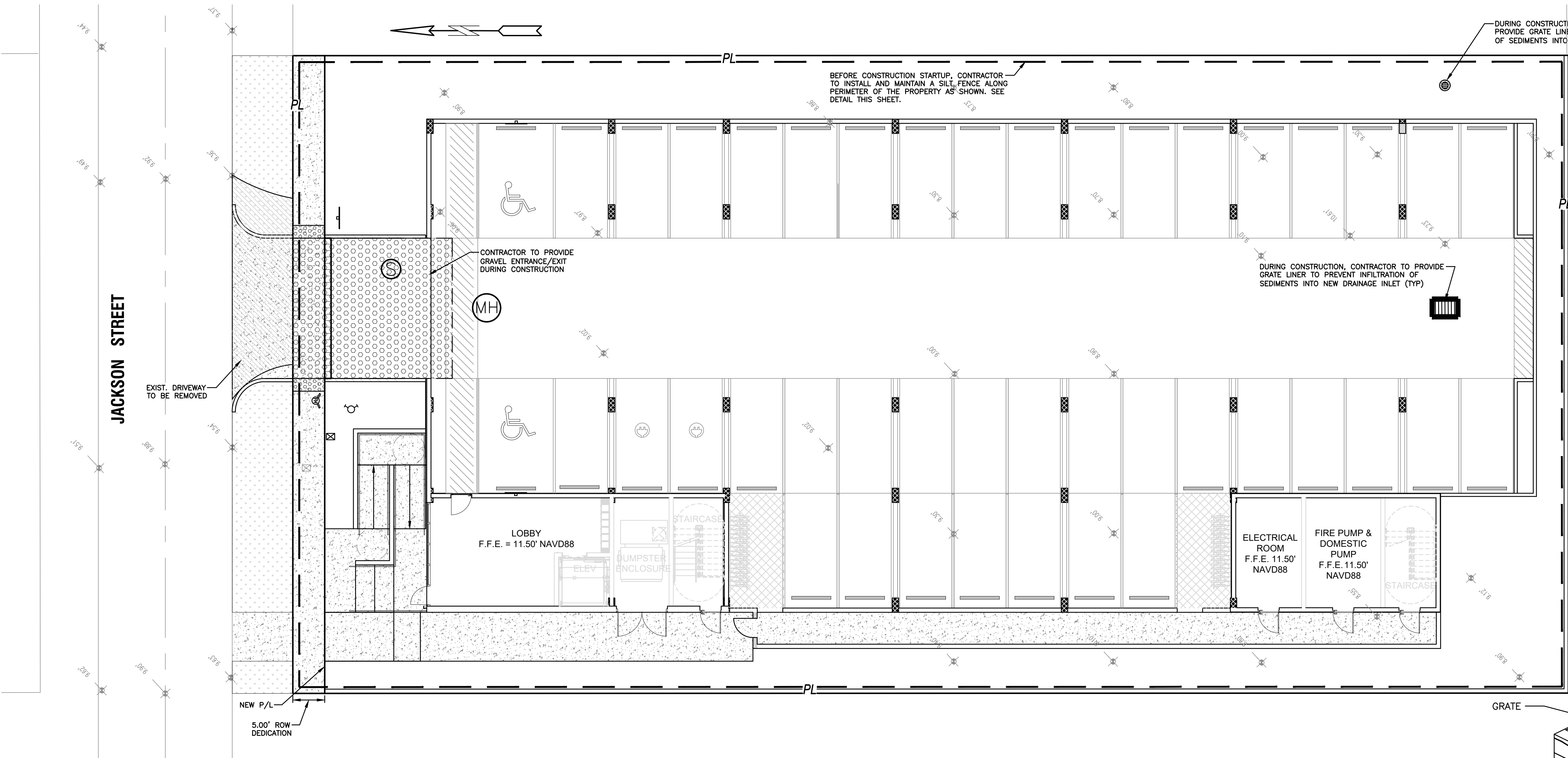
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SHEET NO.:

C1

1 OF 9

PROJECT NO.: 23-45



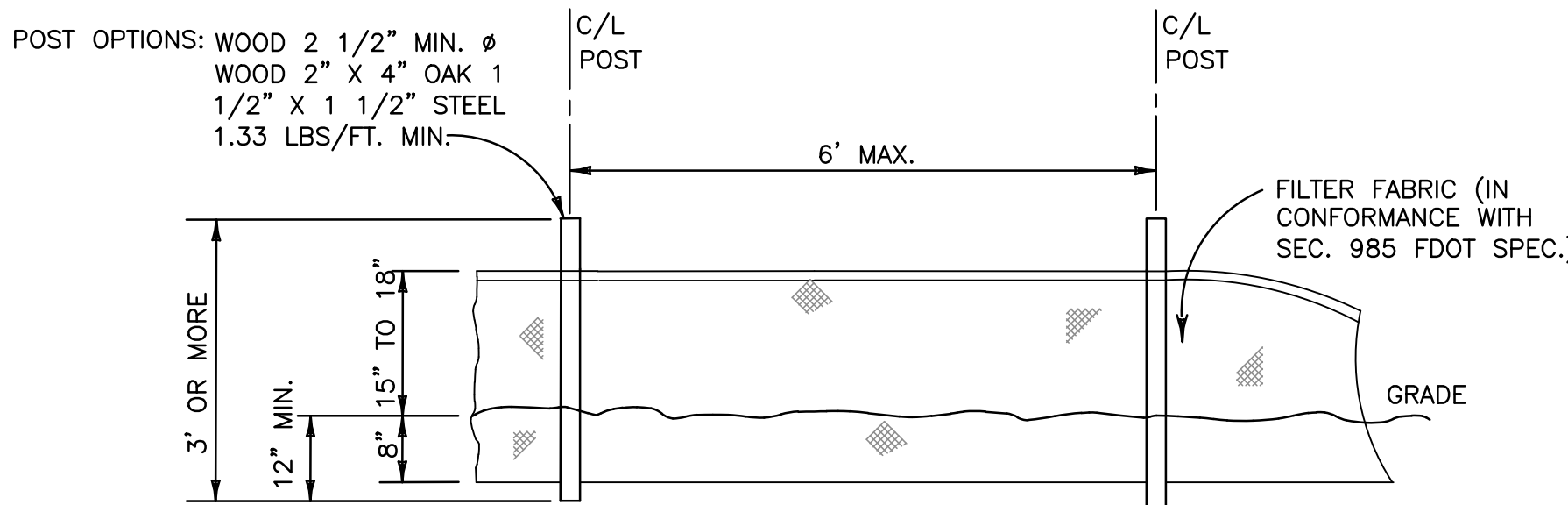
CONTRACTOR TO LIFT GRATE OFF AREA DRAINS AND INSTALL FILTER FABRIC ACROSS INLET OPENING. REPLACE GRATE TO HOLD FABRIC SECURELY IN PLACE

NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

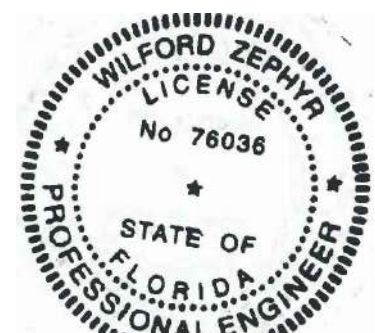
POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



TYPE III SILT FENCE

NTS



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11-15-23

BMP NOTES:

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



LOCATION MAP

NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN

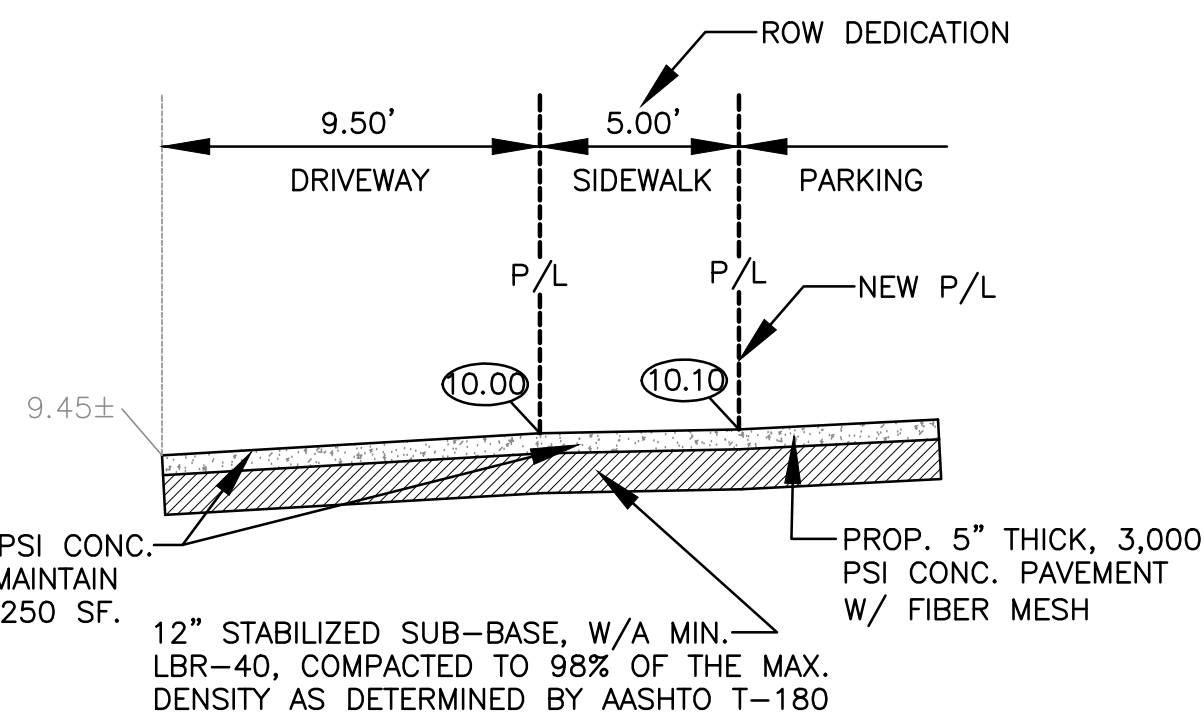
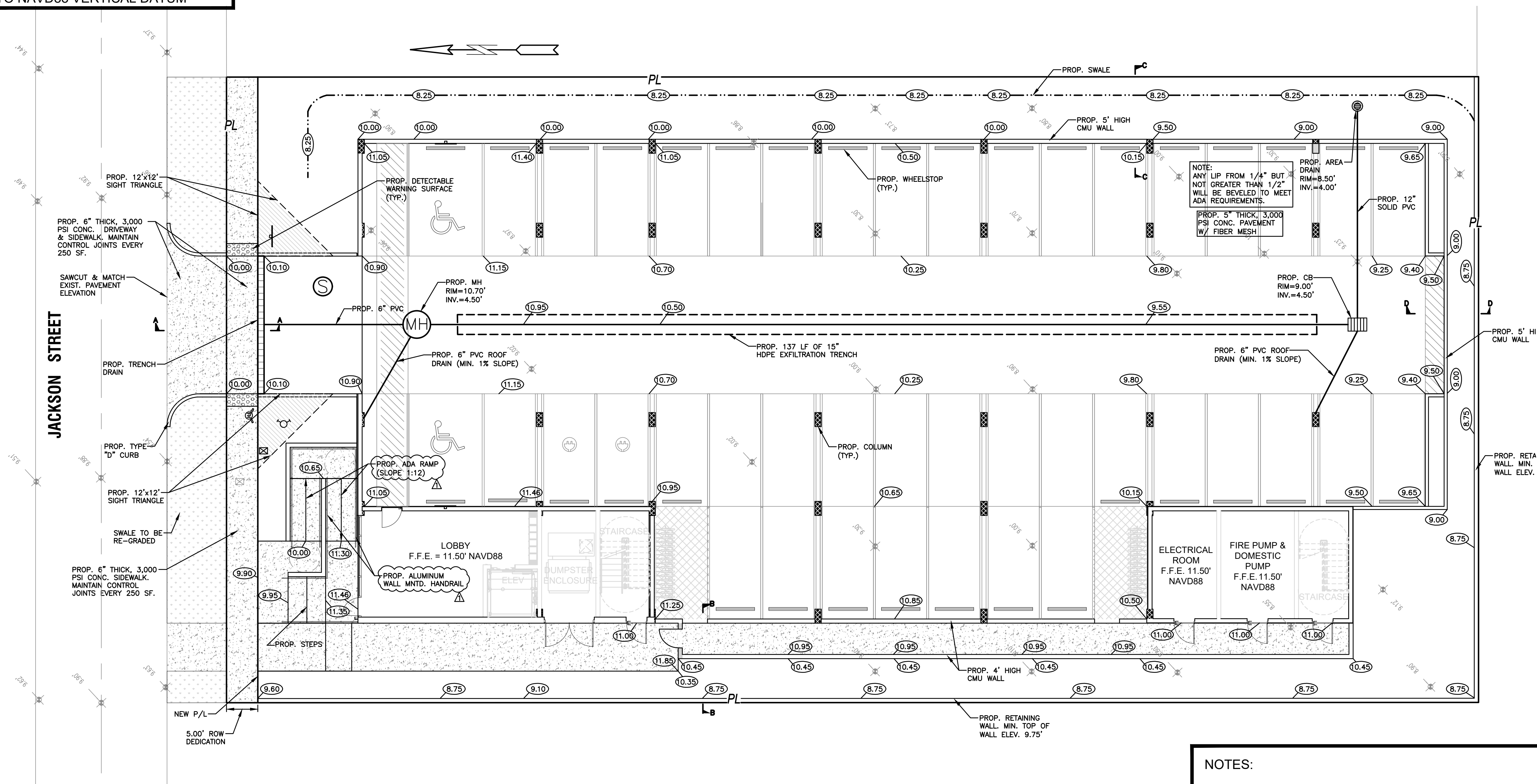
SCALE: 1"=10'

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

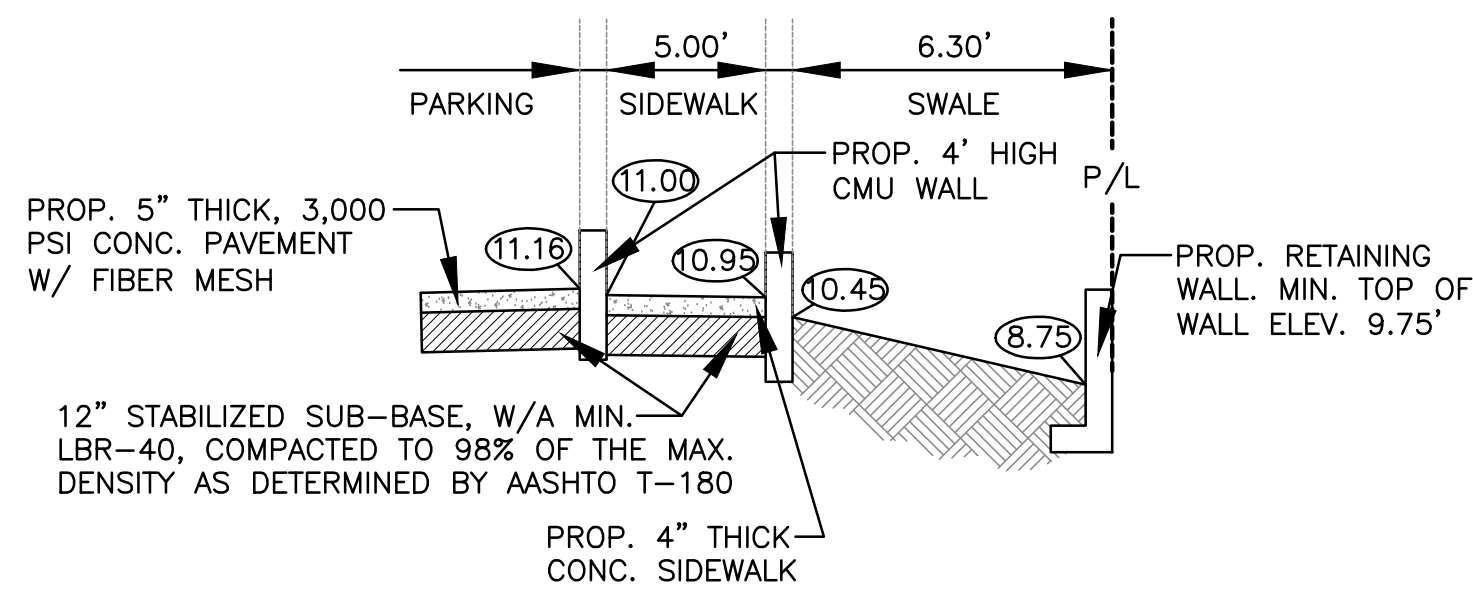
LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

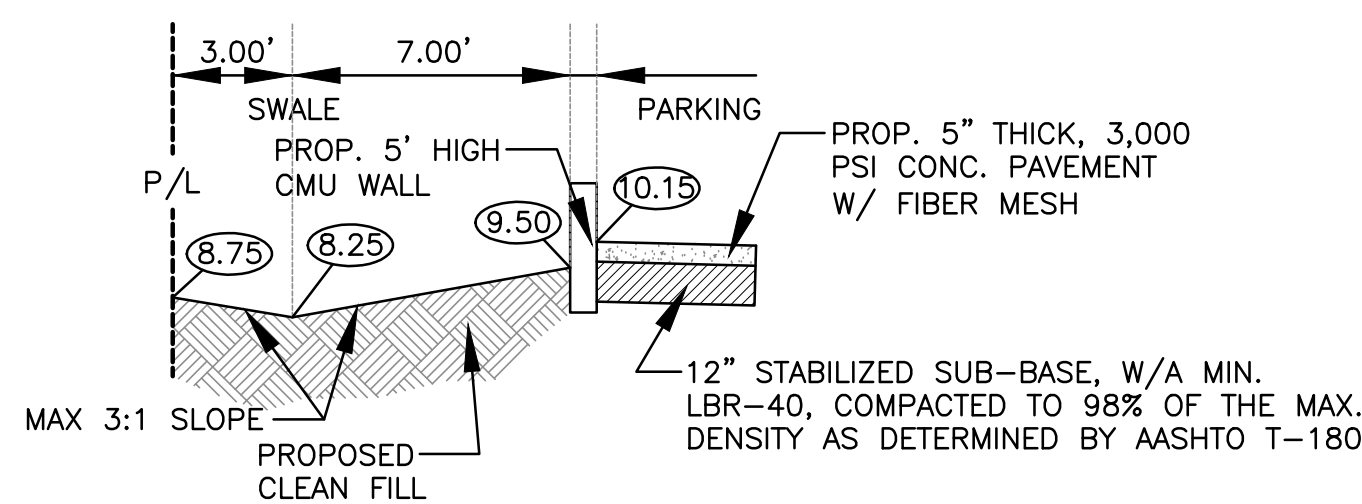
WATER TABLE ELEVATION=1.5' NAVD88 (PER BROWARD COUNTY FUTURE WATER TABLE MAP)



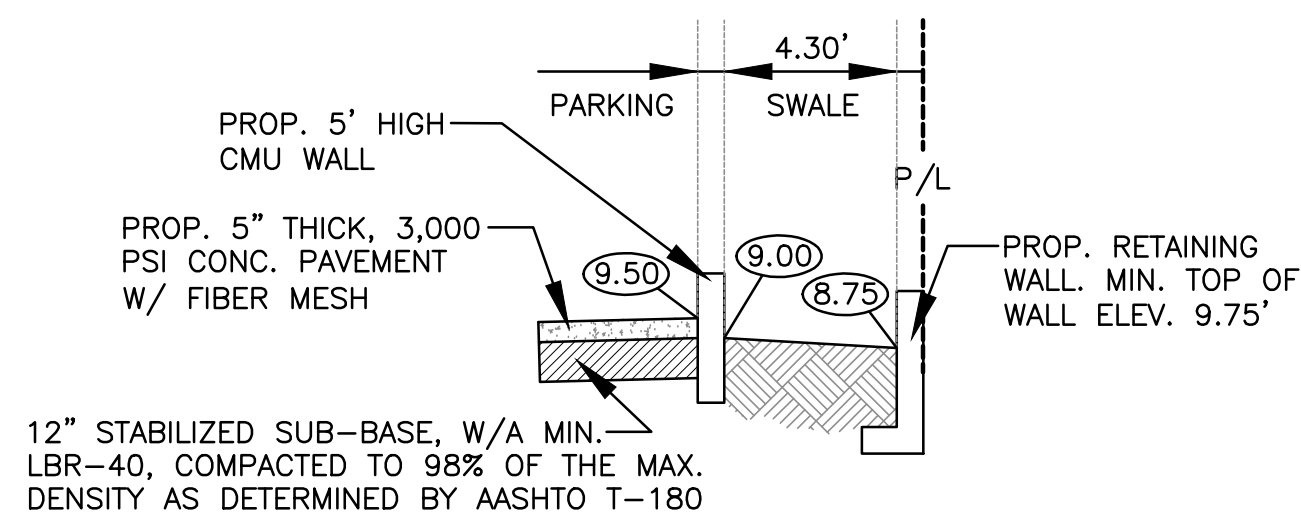
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

NOTES:

- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	11-13-23	TAC REVIEW COMMENTS

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P.E.#: 76036

DATE: 9/28/23

SCALE: 1"=10'

SHEET NO.: C2

2 OF 9

PROJECT NO.: 23-45

GENERAL CONDITION NOTES :

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

PAVING, GRADING & DRAINAGE NOTES:

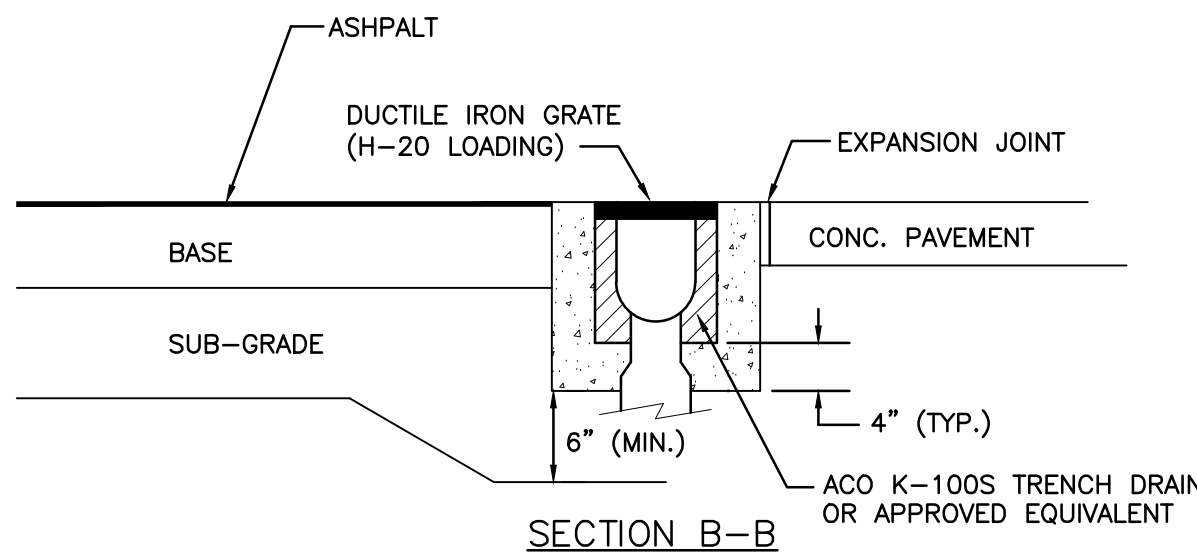
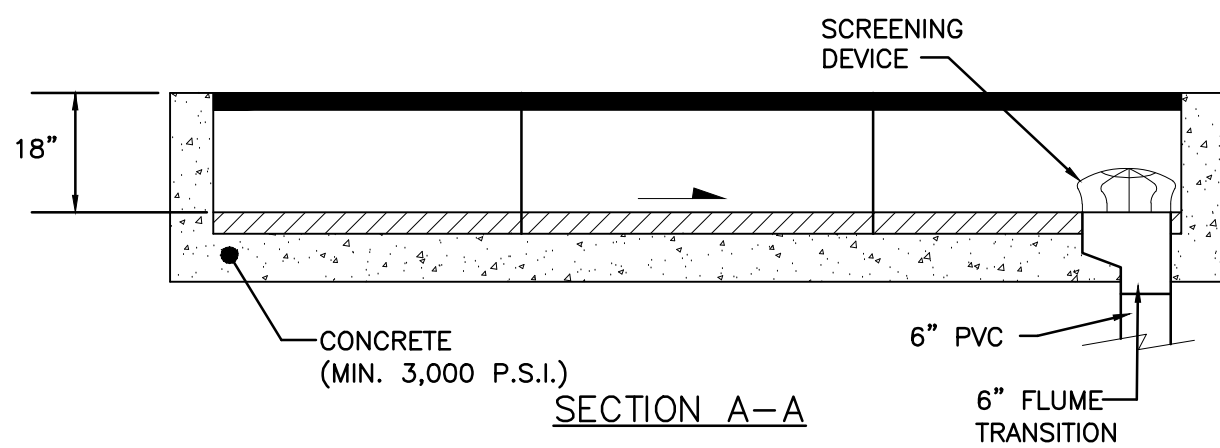
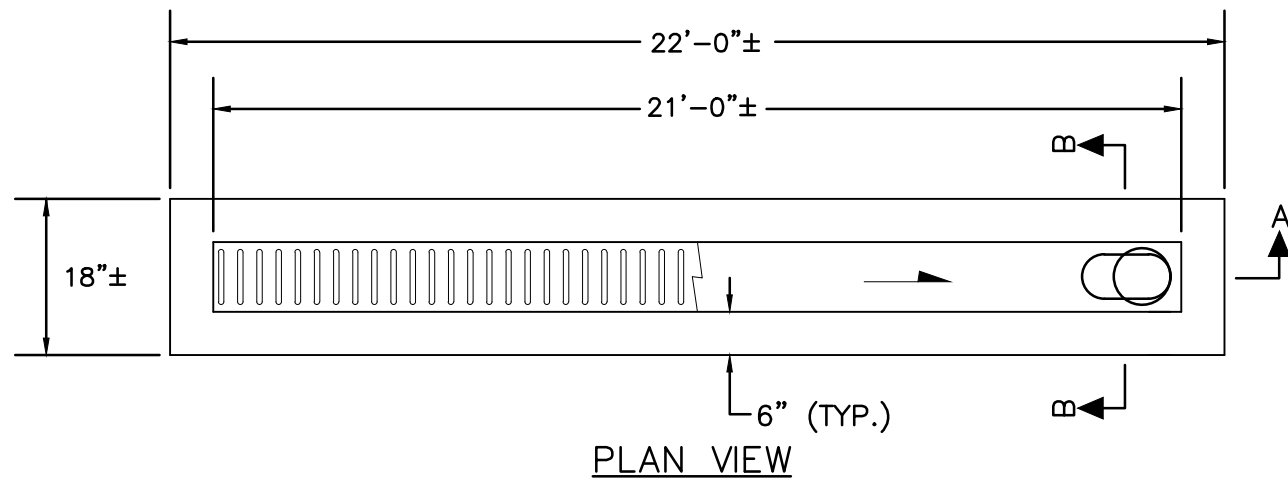
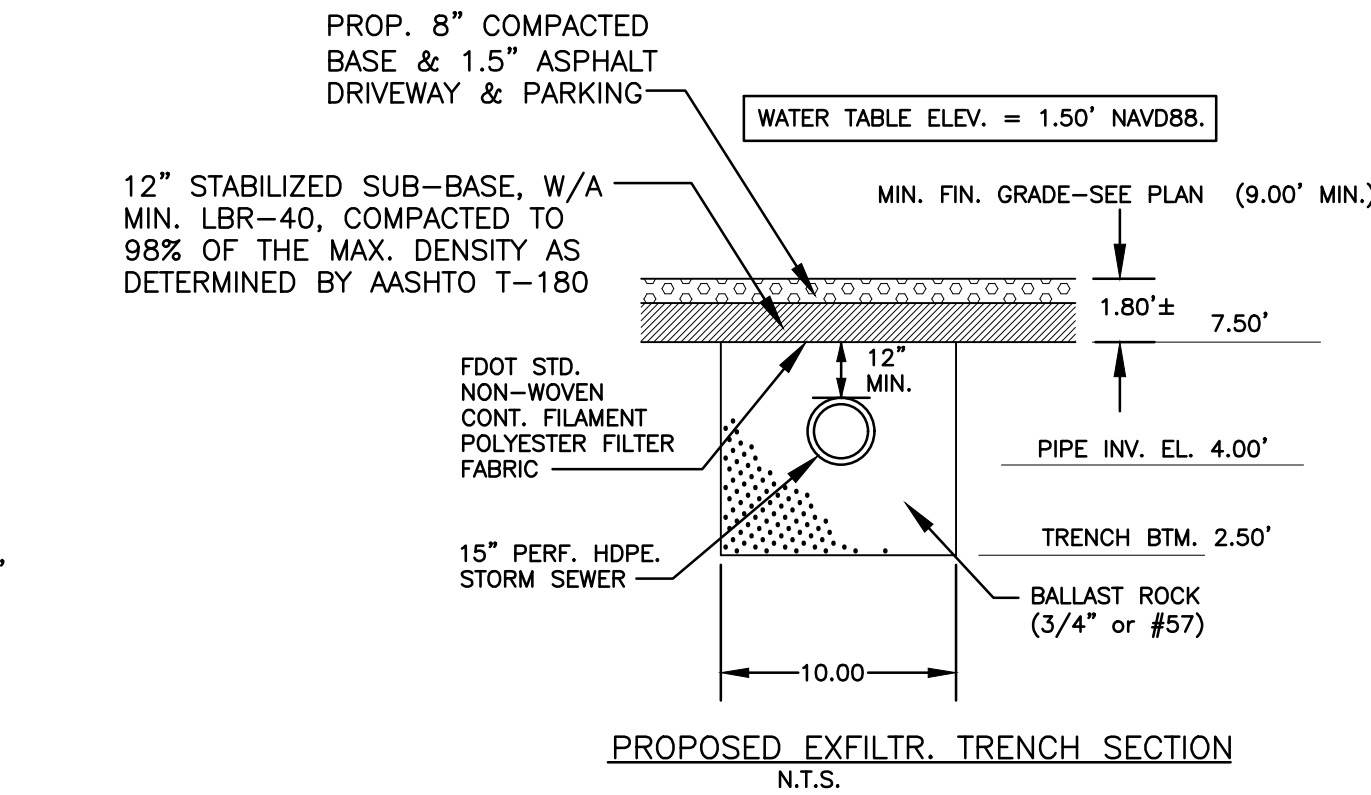
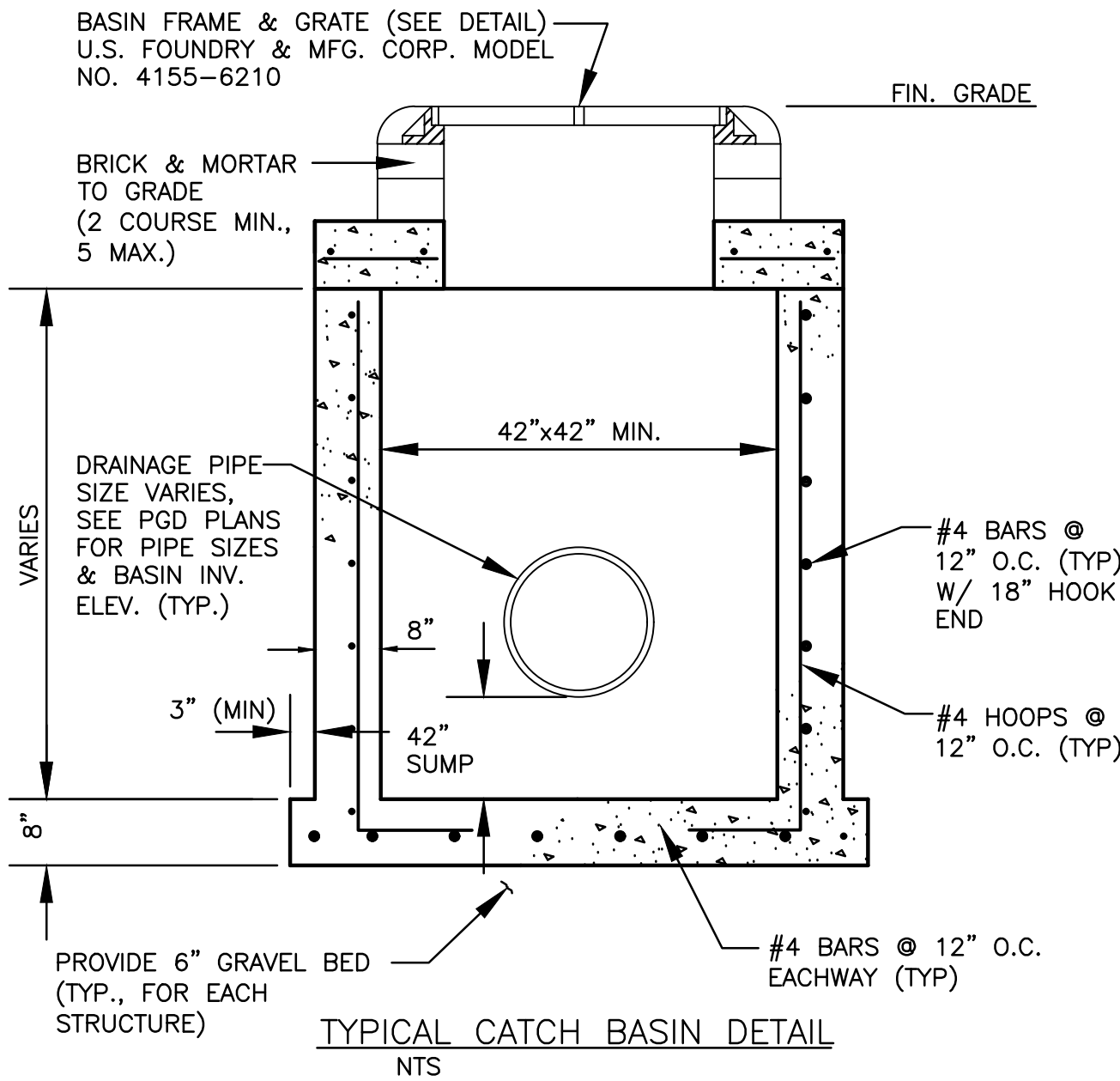
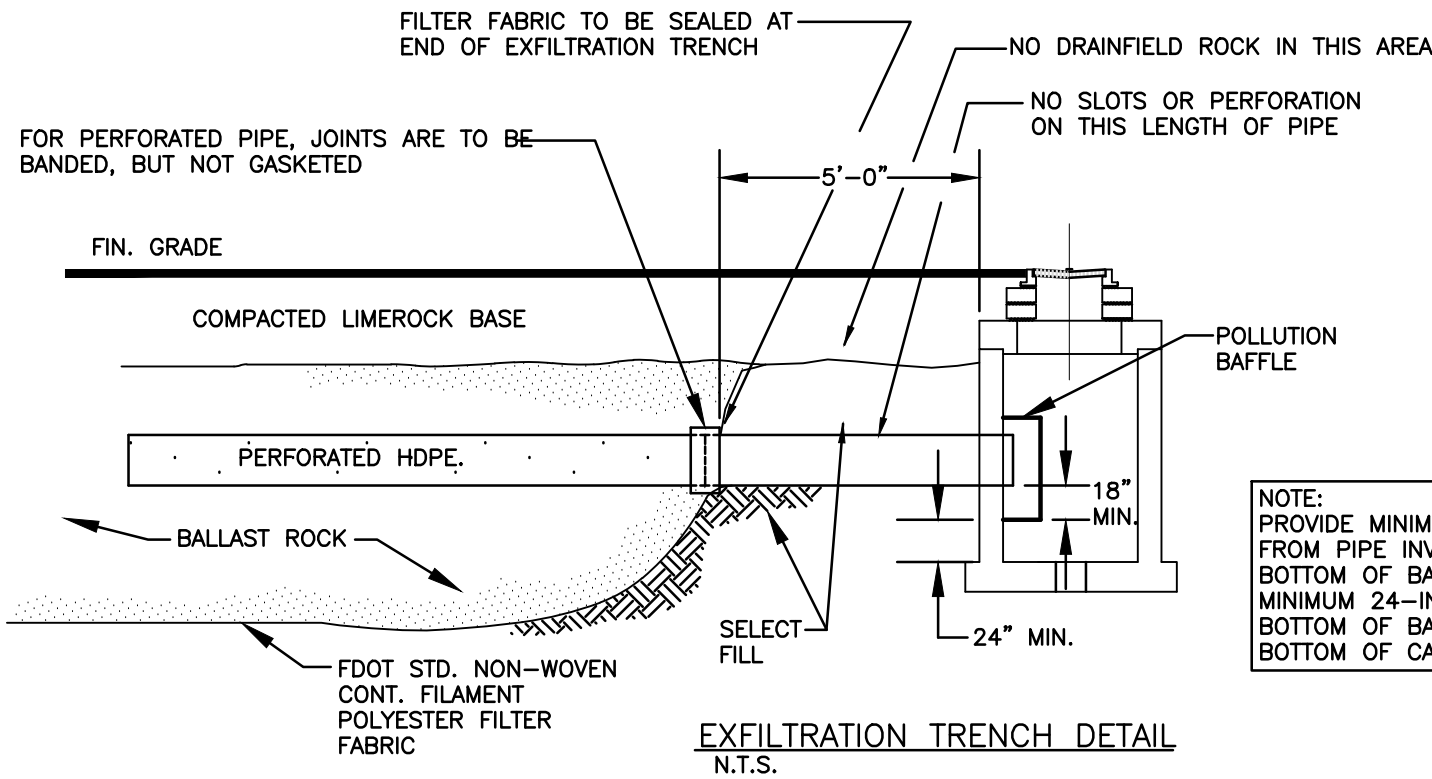
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
POMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

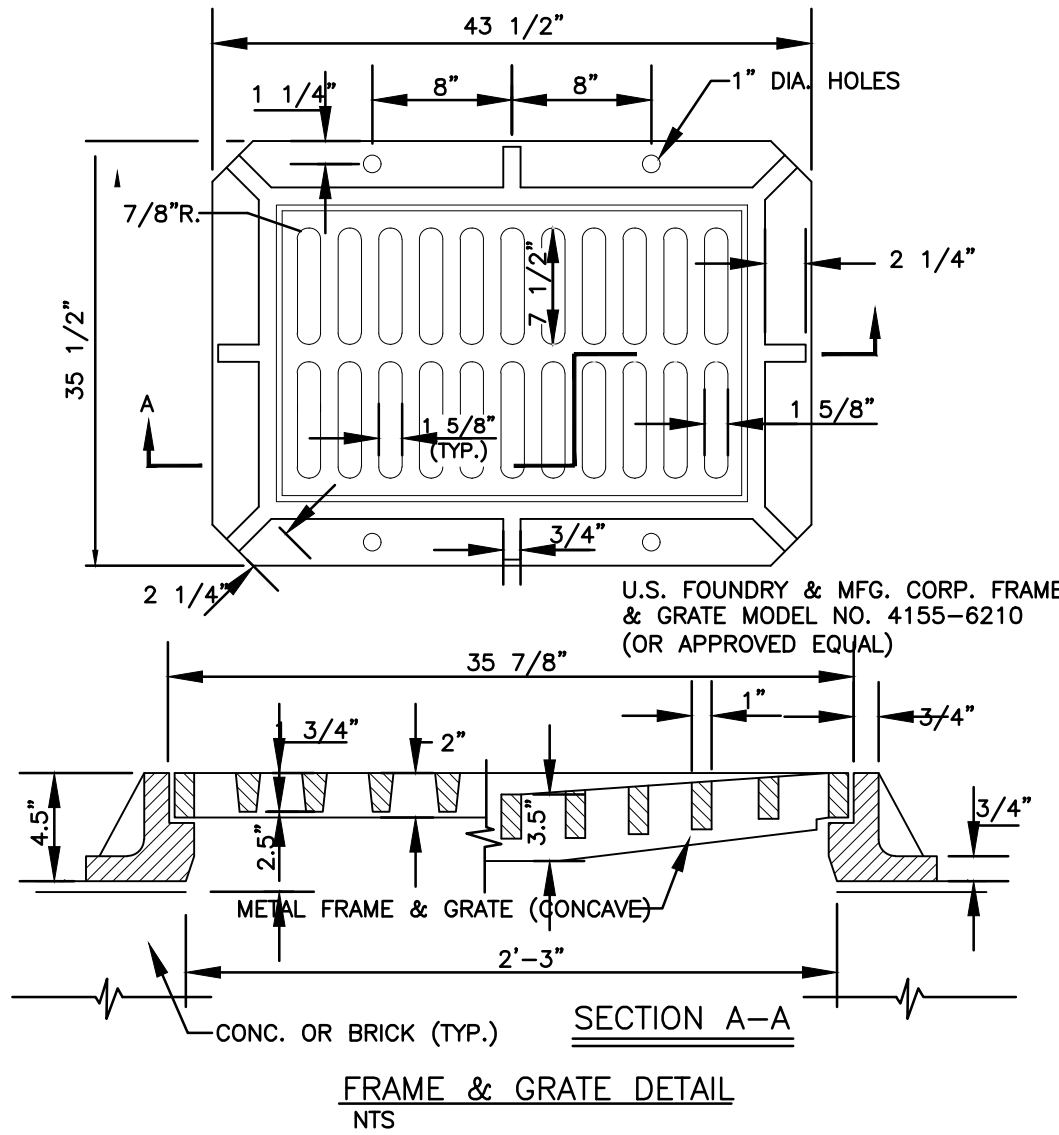
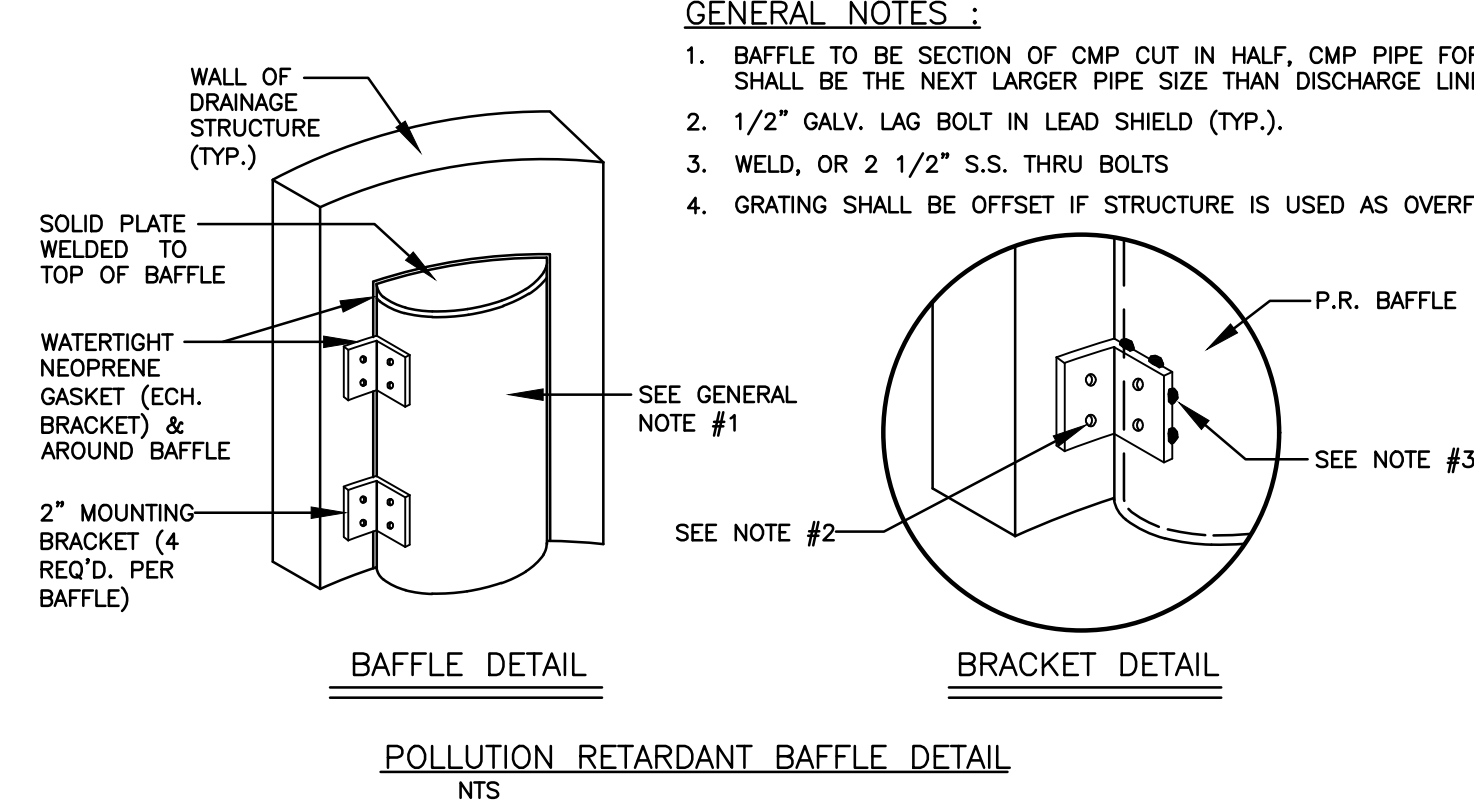
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
 2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL
NTS



CIVIL DETAILS I

SCALE: N.T.S.

GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



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REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

ZE

MULTI-FAMILY APARTMENTS
2328 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 9/28/23

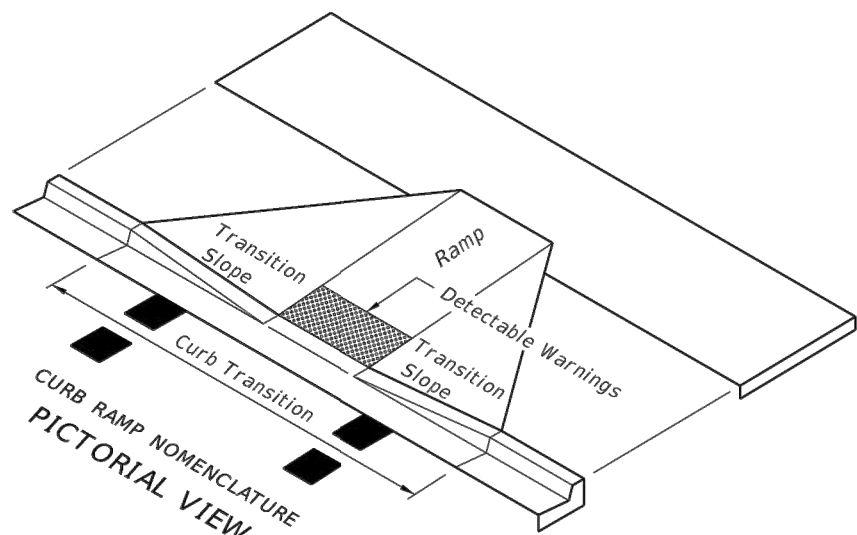
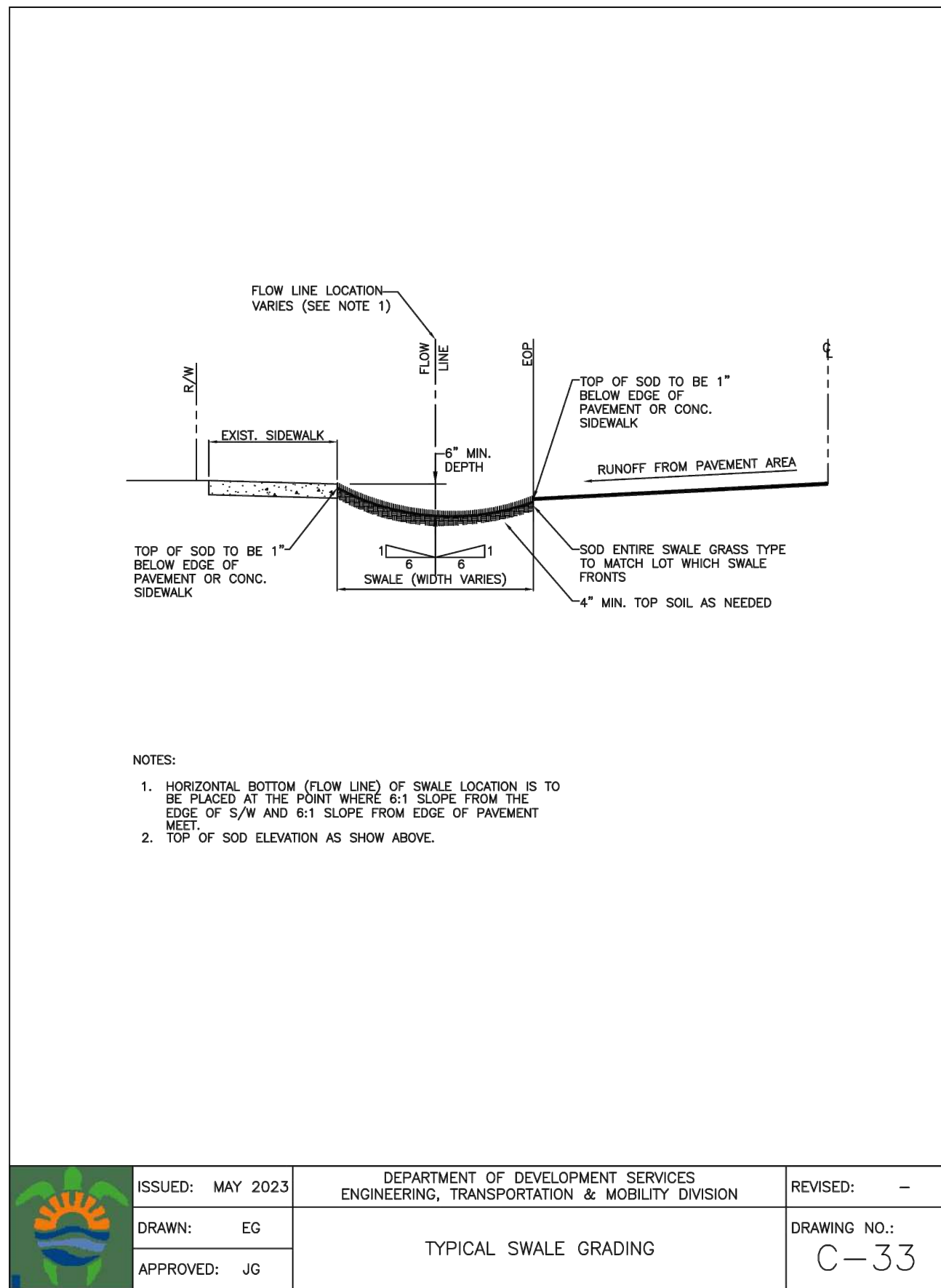
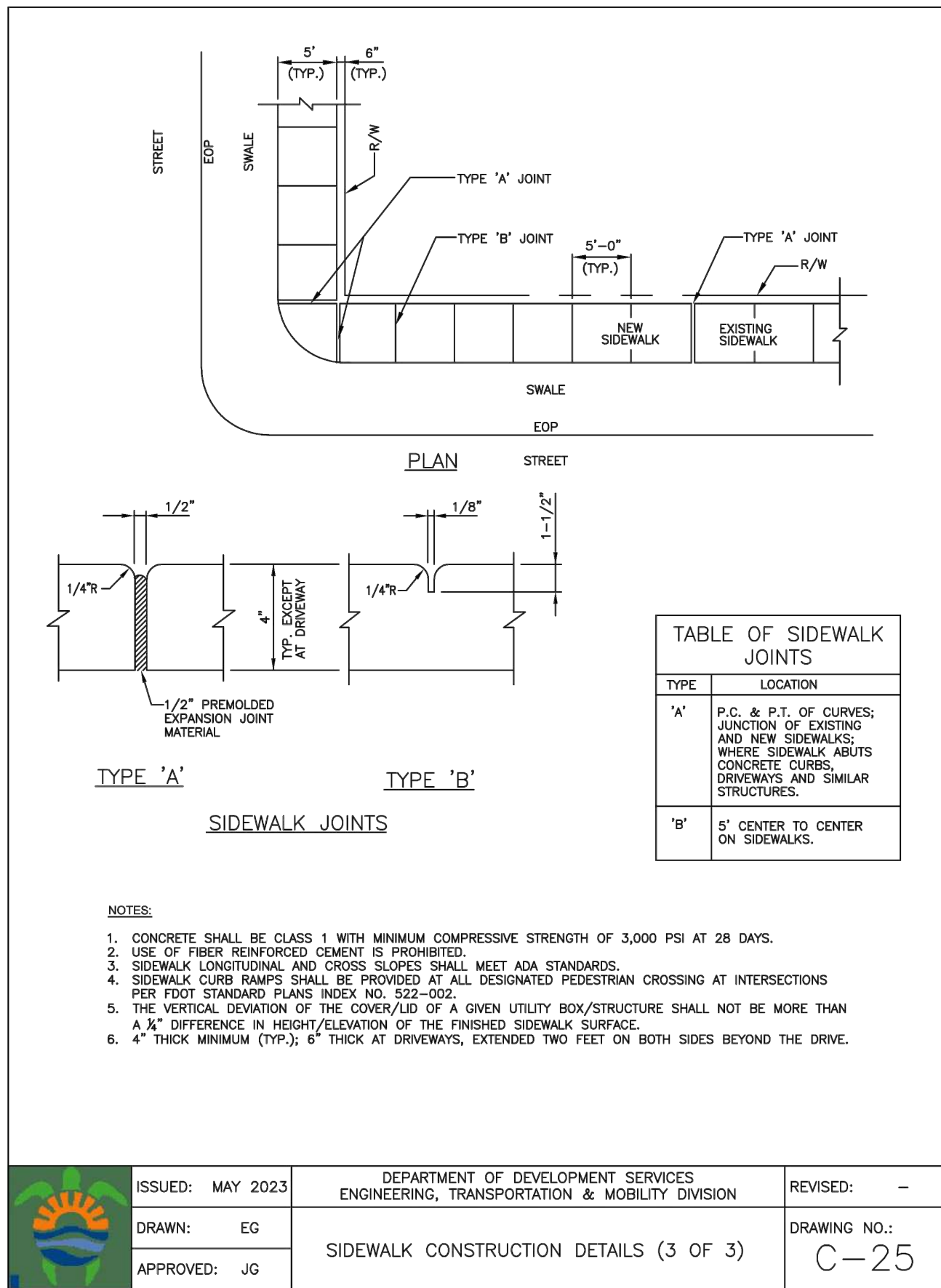
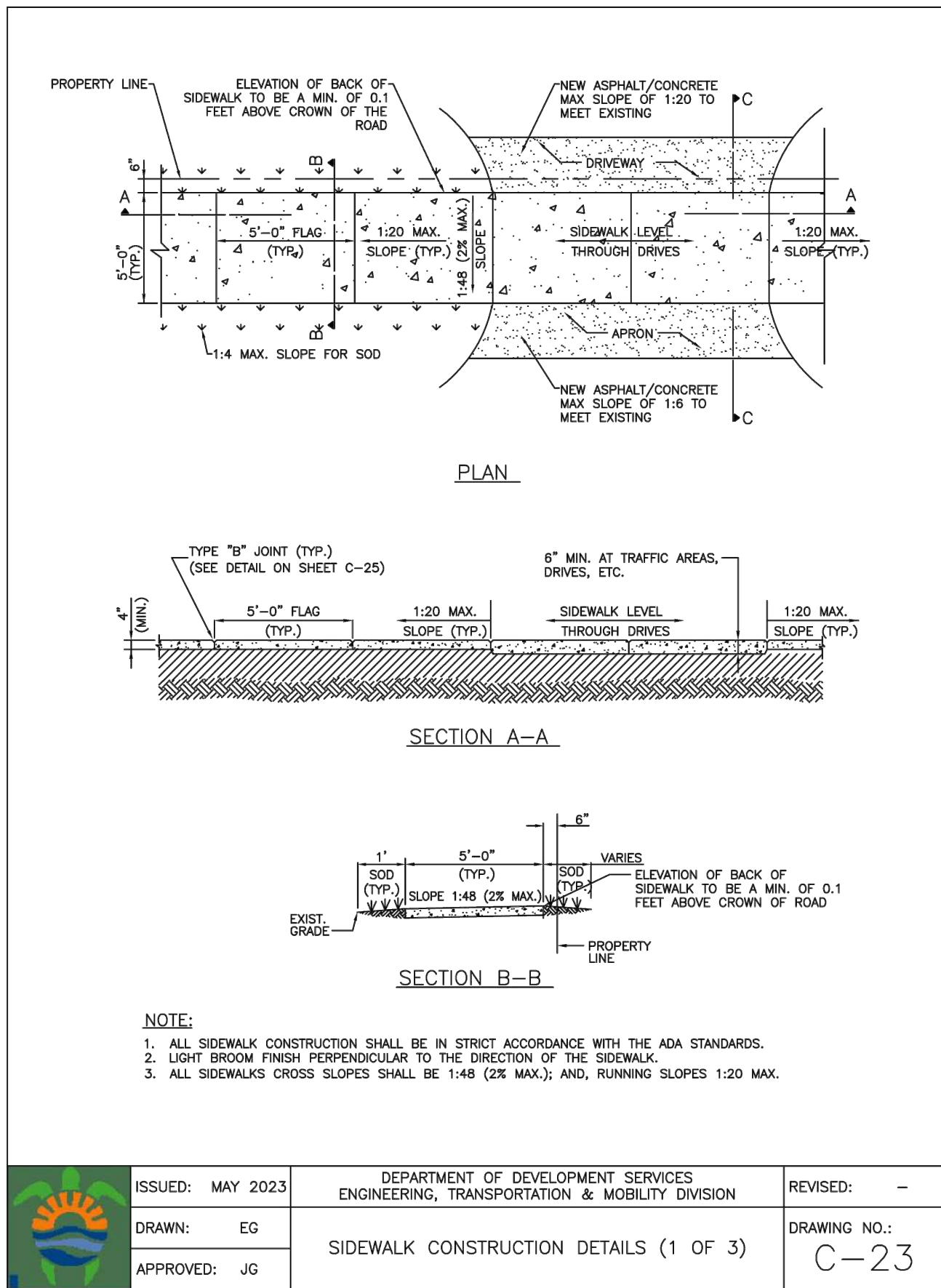
SCALE: N.T.S.

SHEET NO.:

C3

3 OF 9

PROJECT NO.: 23-45



LEGEND

Detectable Warnings

GENERAL NOTES

- Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS.
- When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.
- If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.
- All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.
- Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
- Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.
- Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.
- Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.
- When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.
- Detectable warnings shall be required on sidewalks at:
 - Intersecting roads,
 - Median Crossings greater than or equal to 6' in width,
 - Railroad Crossings,
 - Signalized driveways.
- Detectable Warnings - Acceptance Criteria:
 - Color and texture shall be complete and uniform.
 - 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
 - There shall be no more than 4 non-compliant domes in any one square foot.
 - Non-compliant domes shall not be adjacent to other non-compliant domes.
 - Surfaces shall not deviate more than 0.10" from a true plane.
- Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.
- Detectable warnings shall not be installed over grade breaks.

LAST REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	INDEX NO.	SHEET NO.
07/01/13	REVISION	DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	304	1 of 7



11-15-23

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NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

MULTI-FAMILY APARTMENTS
2328 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 9/28/23

SCALE: N.T.S.

SHEET NO.:

C4

4 OF 9

PROJECT NO.: 23-45

CIVIL DETAILS II

SCALE: N.T.S.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	11-13-23		

ZEPHYR ENGINEERING

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HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 9/28/23

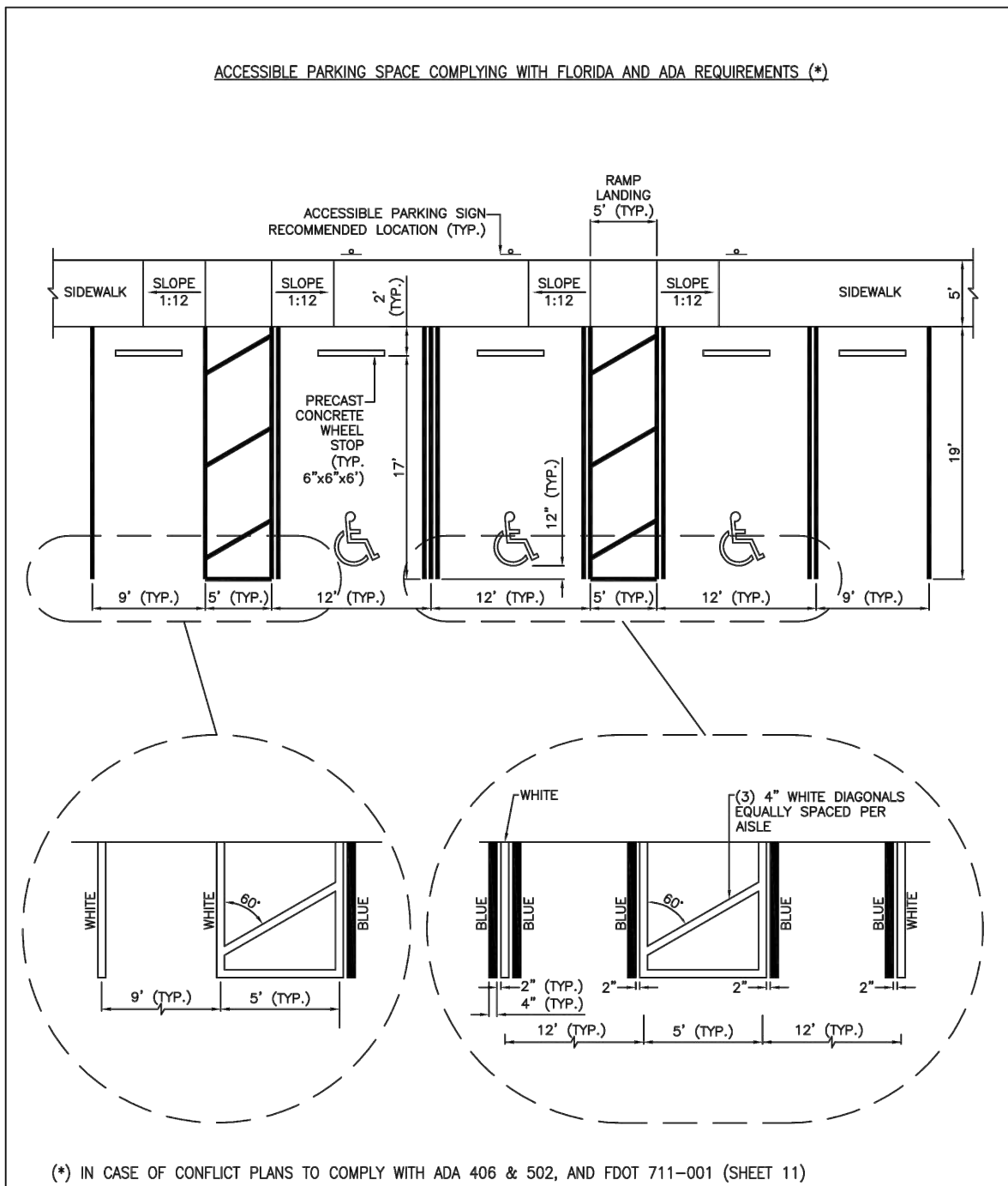
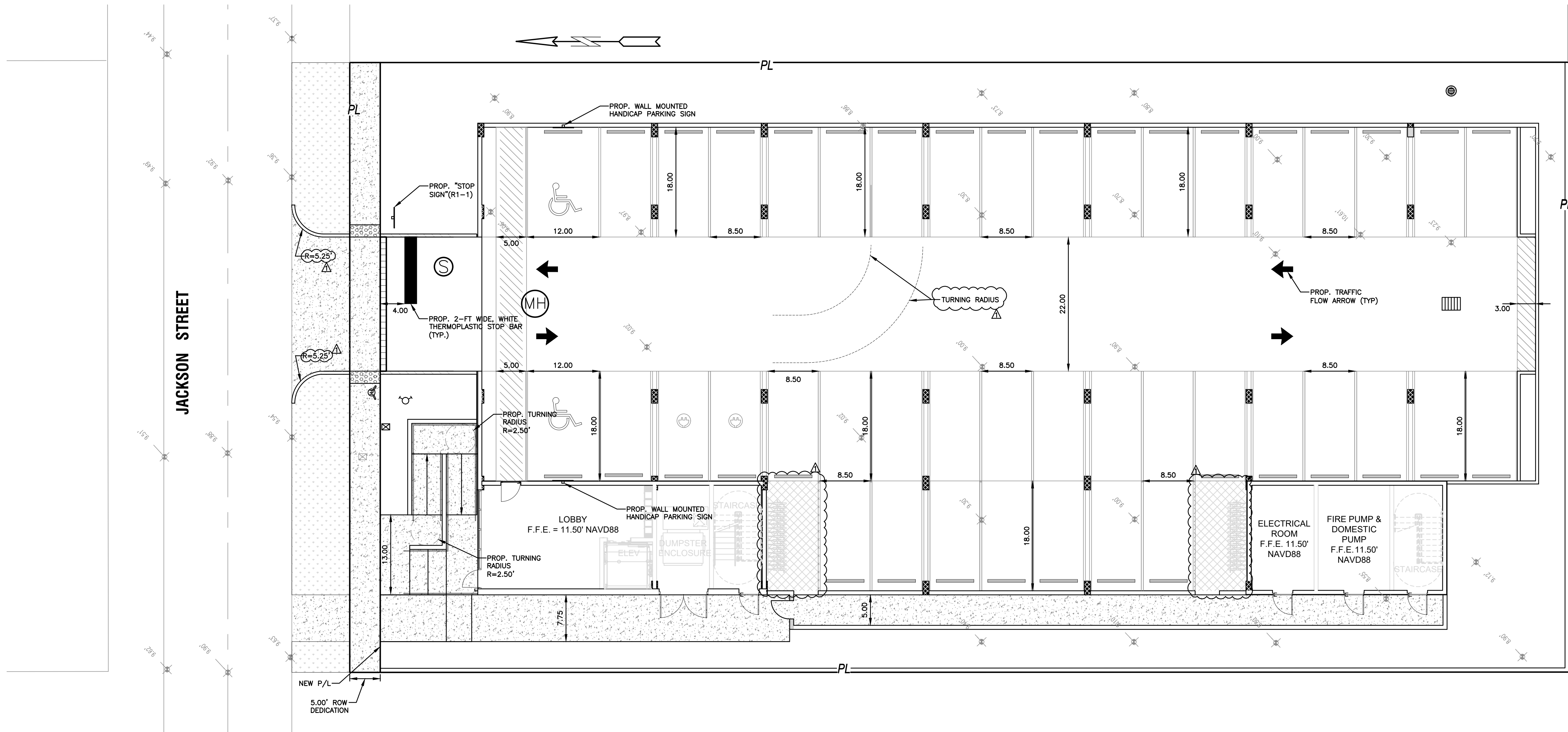
SCALE: 1"=10'

SHEET NO.:

C5

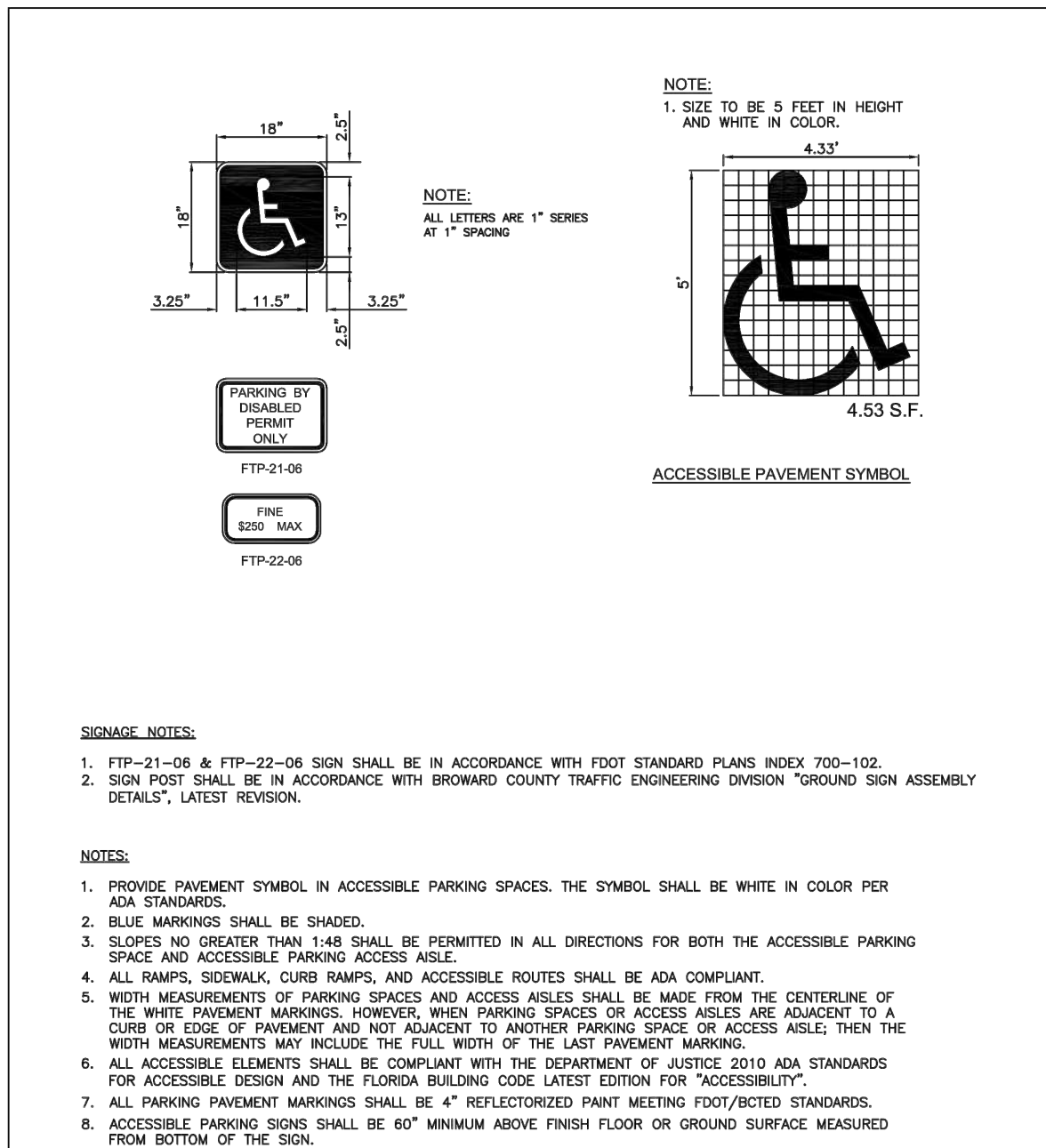
5 OF 9

PROJECT NO.: 23-45

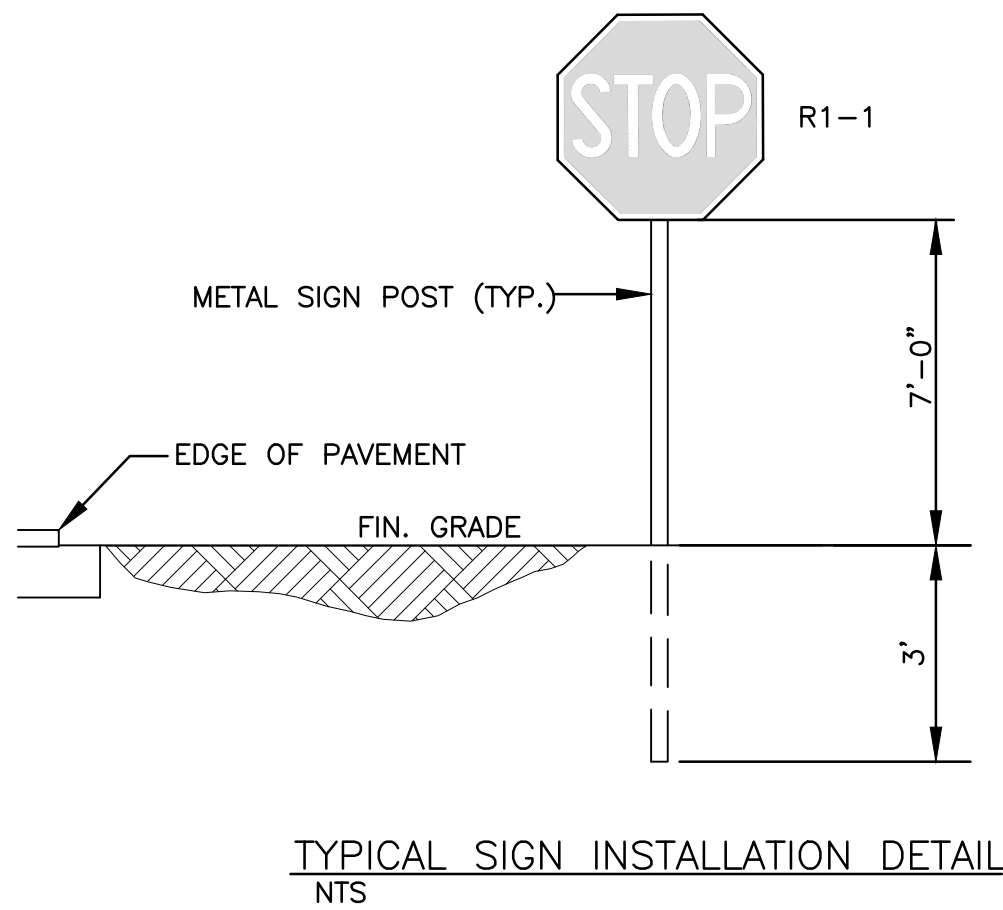


(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

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



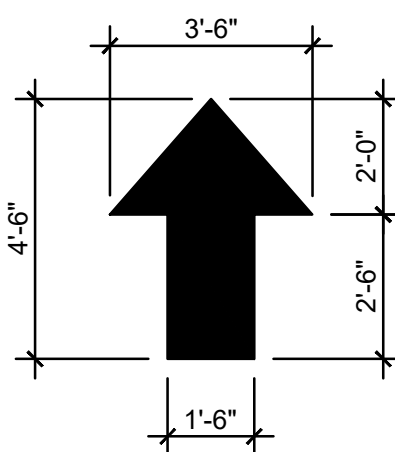
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		



TYPICAL SIGN INSTALLATION DETAIL
NTS

TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.



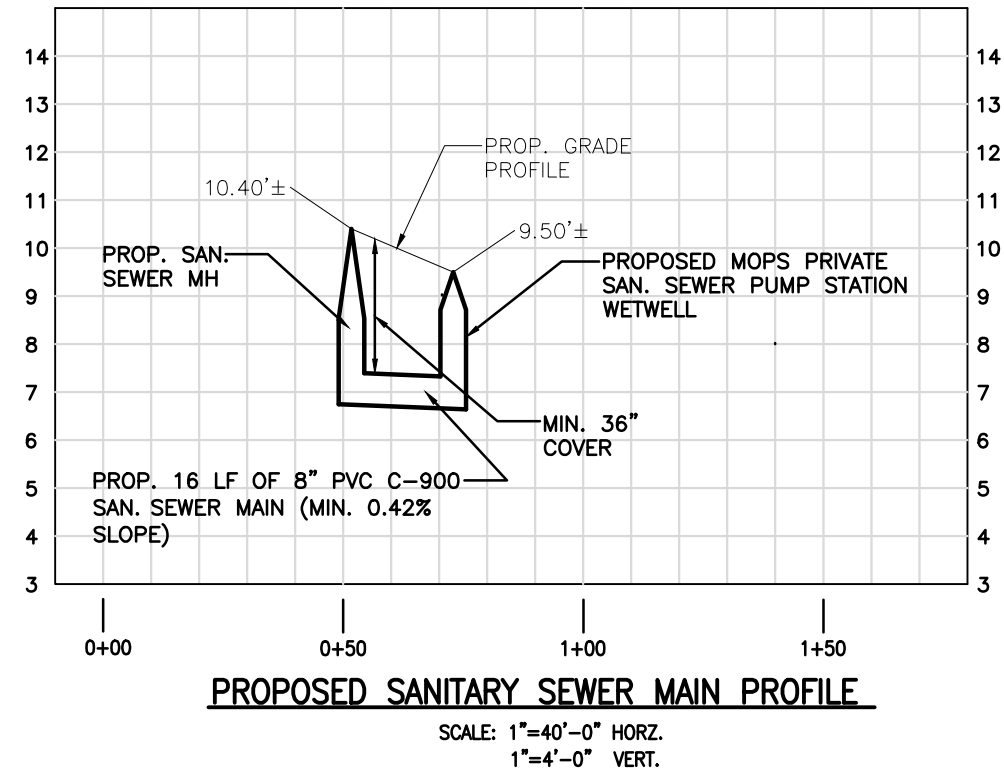
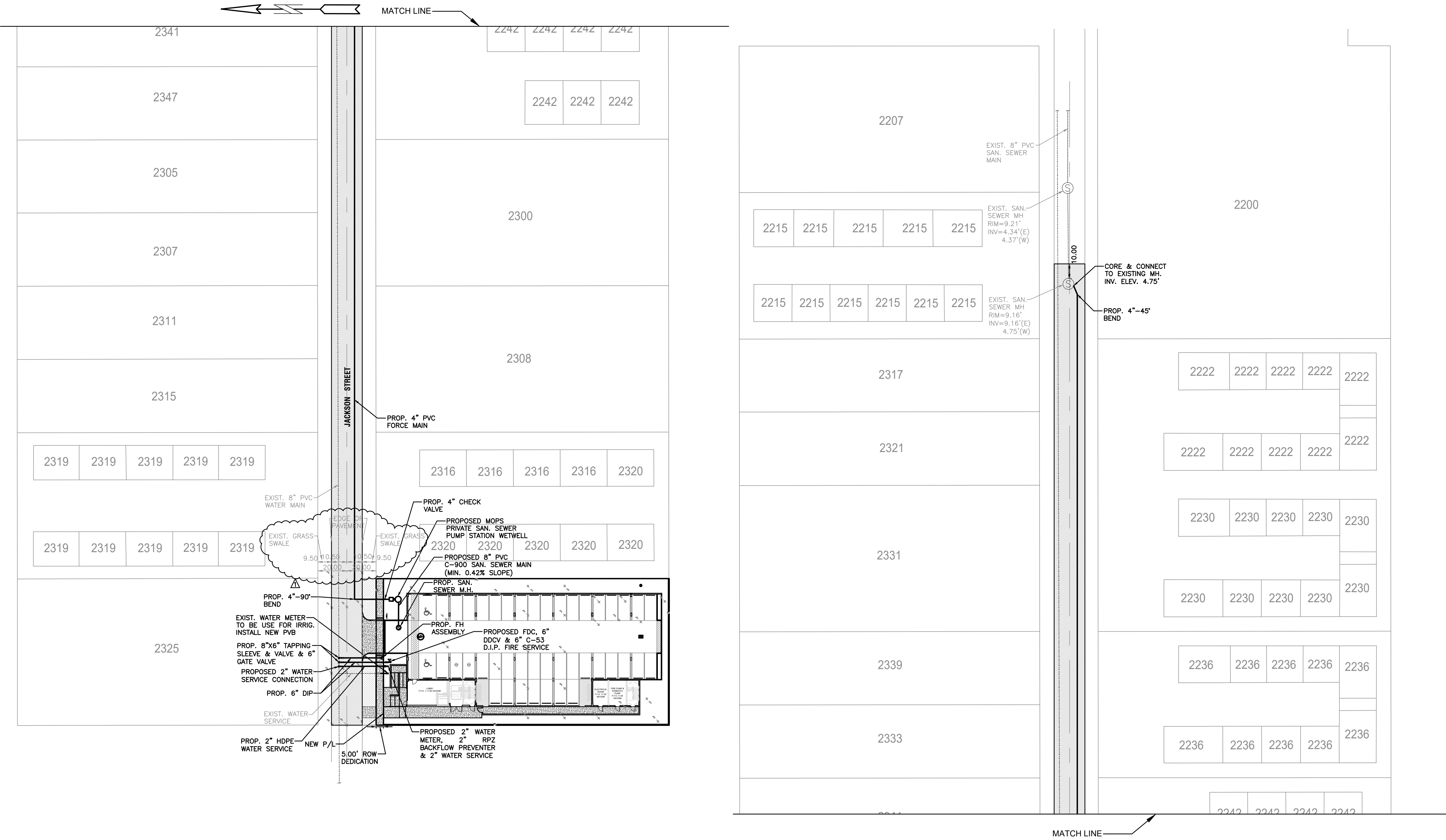
TRAFFIC CONTROL ARROWS DETAILS
NTS

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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

NOTE:
ALL SURFACES TO BE RESTORED
TO EQUAL OR BETTER CONDITION.

MIN. PIPE COVER NOTE:
30" MINIMUM COVER FOR DIP WATER & SEWER MAINS.
36" MINIMUM COVER FOR PVC WATER & SEWER MAINS

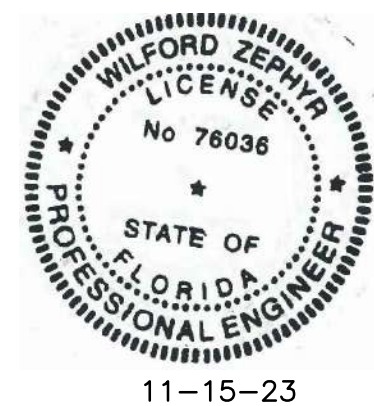
NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND
RESURFACING WILL BE REQUIRED FOR
ALL STREETS/ROADWAY ADJACENT TO
THE PROJECT SITE

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
• 33 RESIDENTIAL UNITS
WATER DEMAND
(33 RESIDENTIAL UNITS)X(141 GPD/UNIT)=4,653 GPD
WASTEWATER DEMAND
(33 RESIDENTIAL UNITS)X(100 GPD/UNIT)=3,300 GPD
(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING
DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE
POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT
RESIDENTIAL UNIT FACTORS PUBLICATIONS)

FIRE DEPT. NOTES:

1. UNDERGROUND FIRE MAIN WORK WILL BE
COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II,
OR V LICENSE AS DEFINED BY FLORIDA STATUTE
633.102.
2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE
IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE
MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.



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WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	11-13-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

MULTI-FAMILY APARTMENTS
2328 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 9/28/23

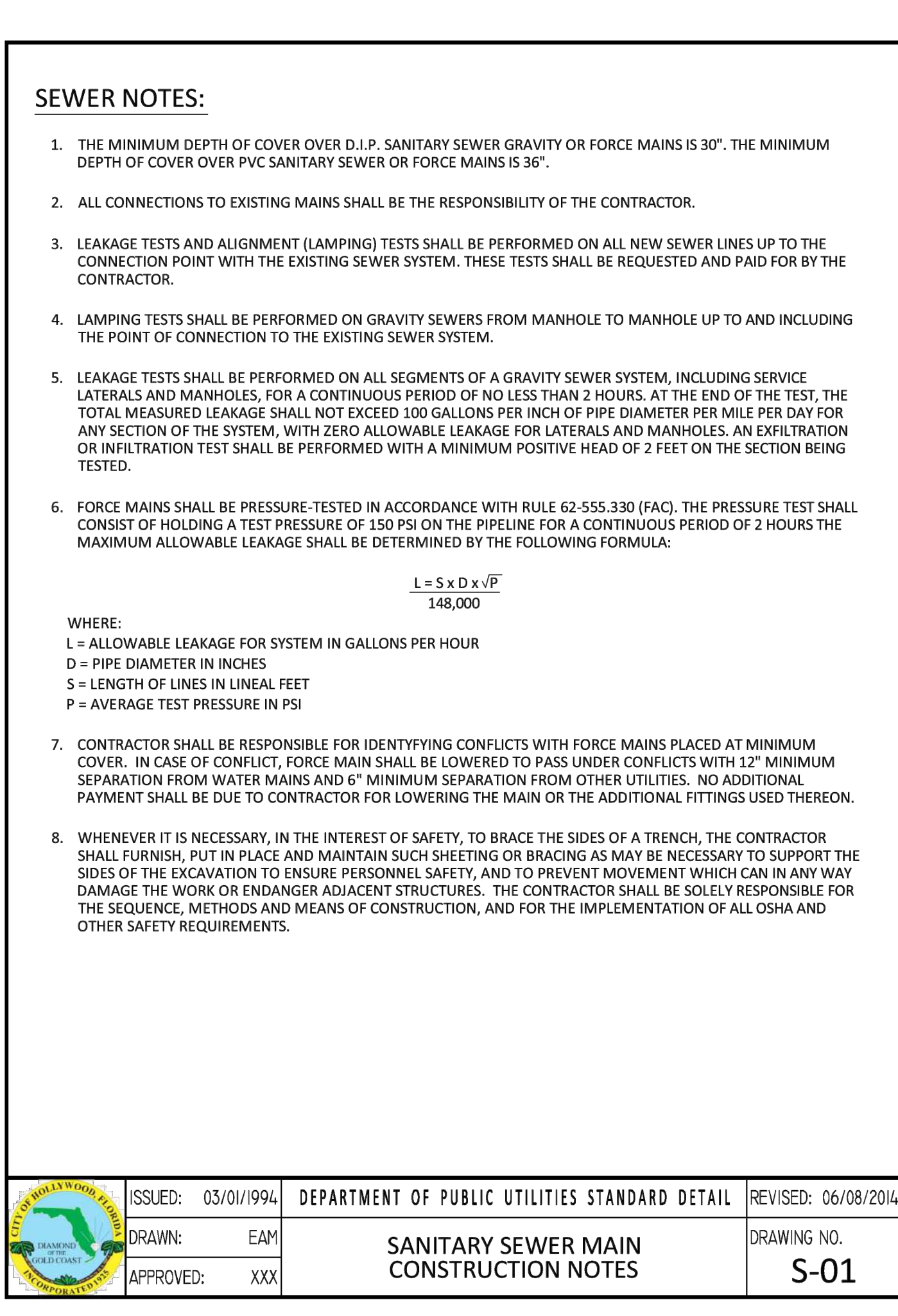
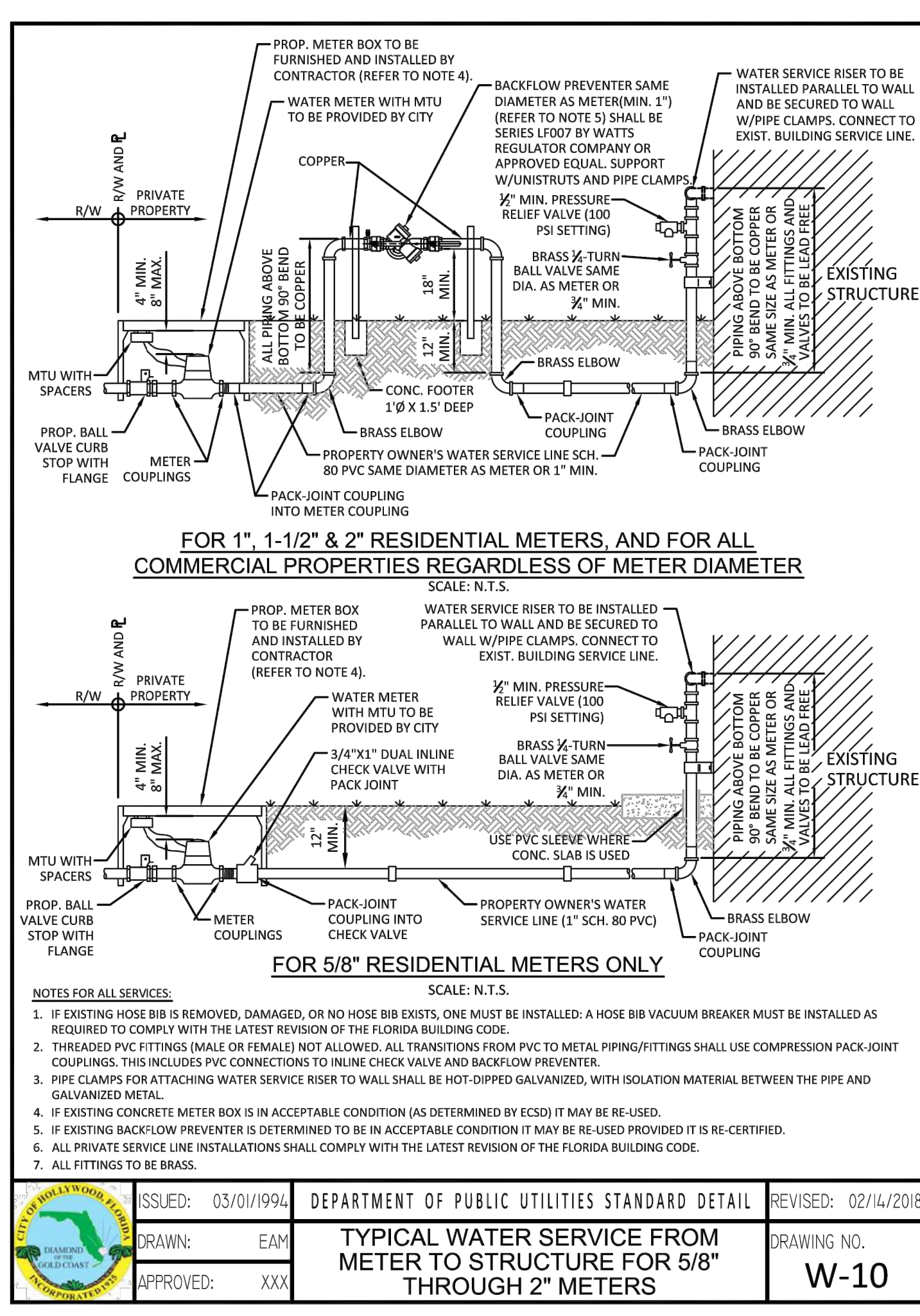
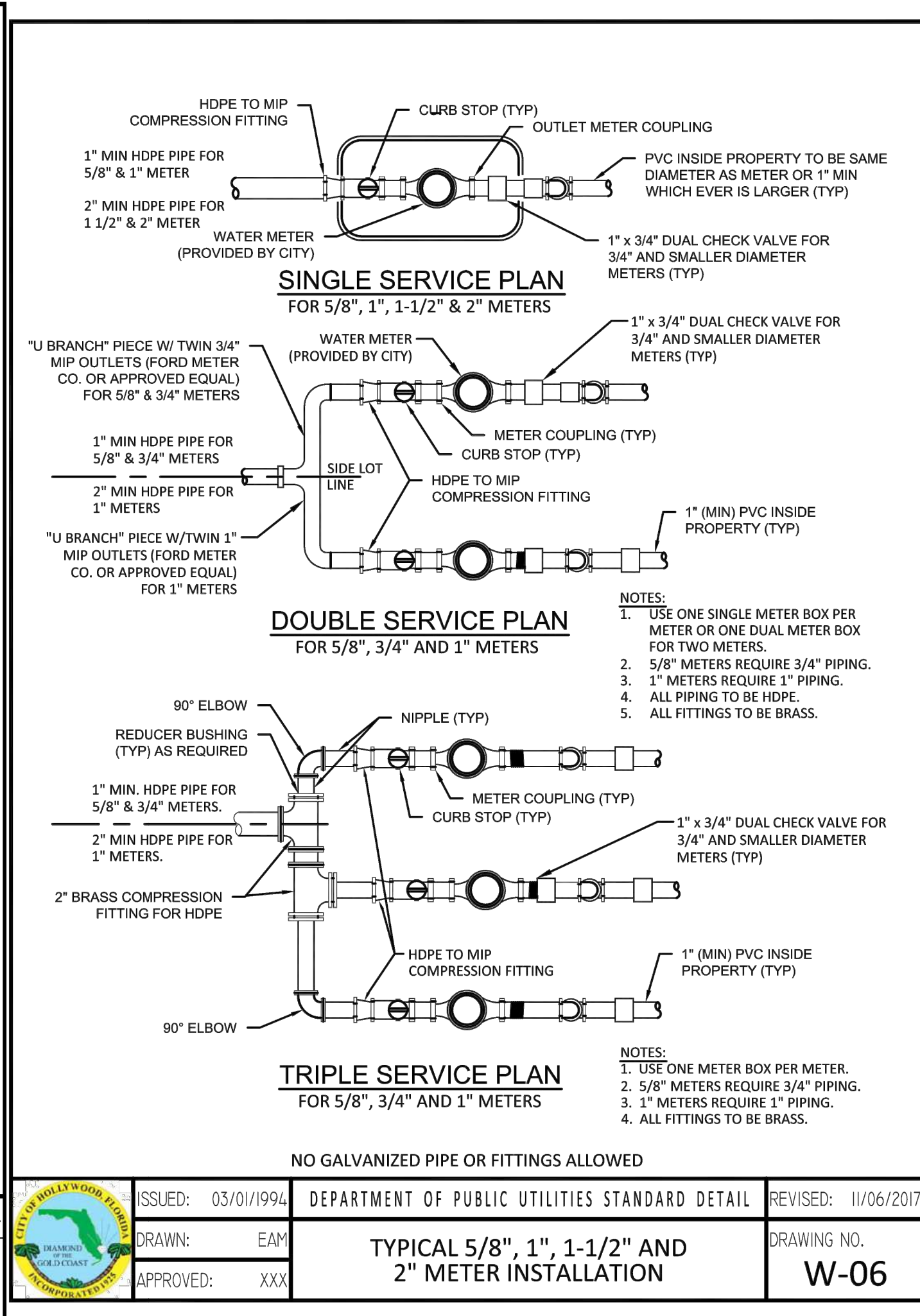
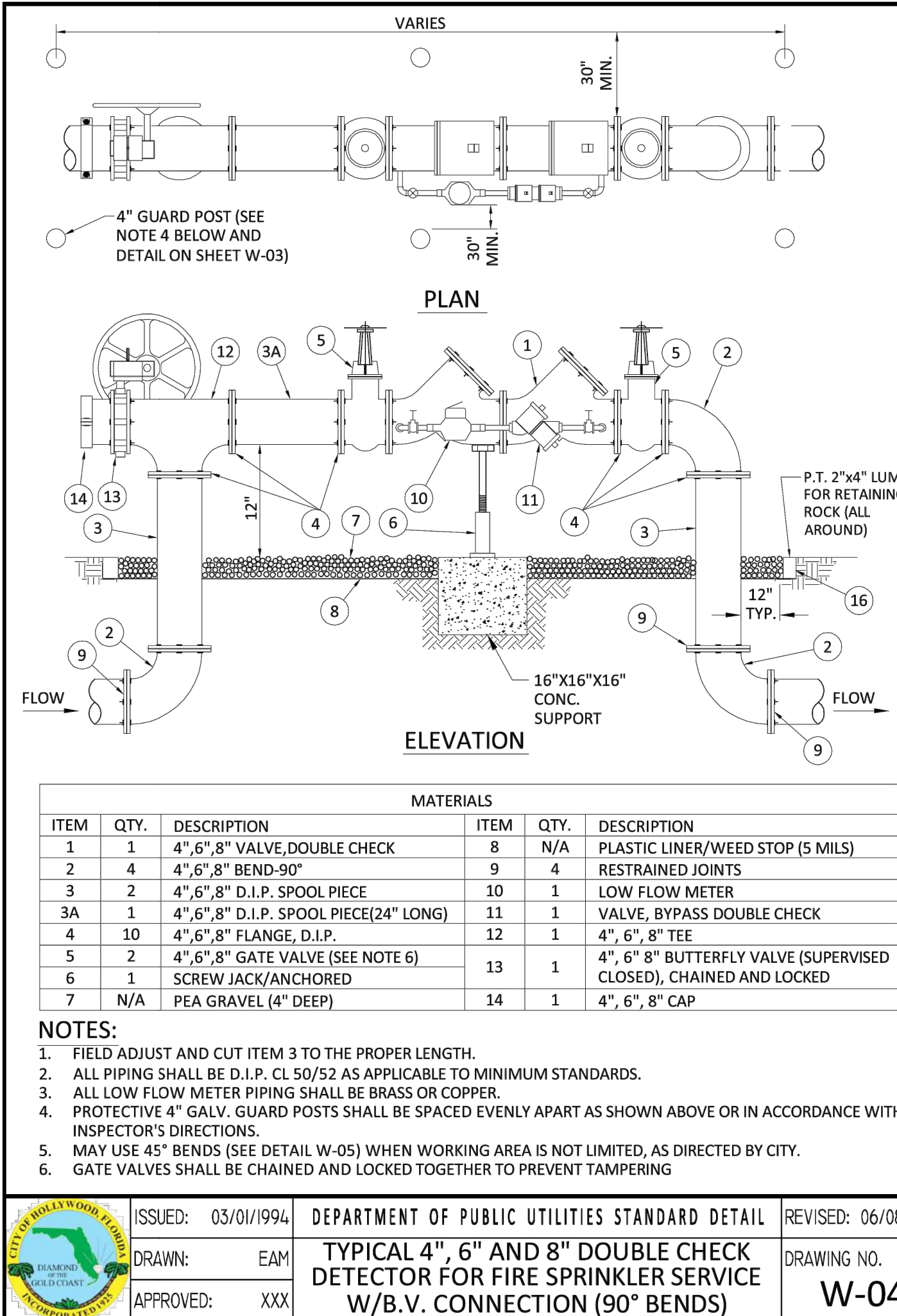
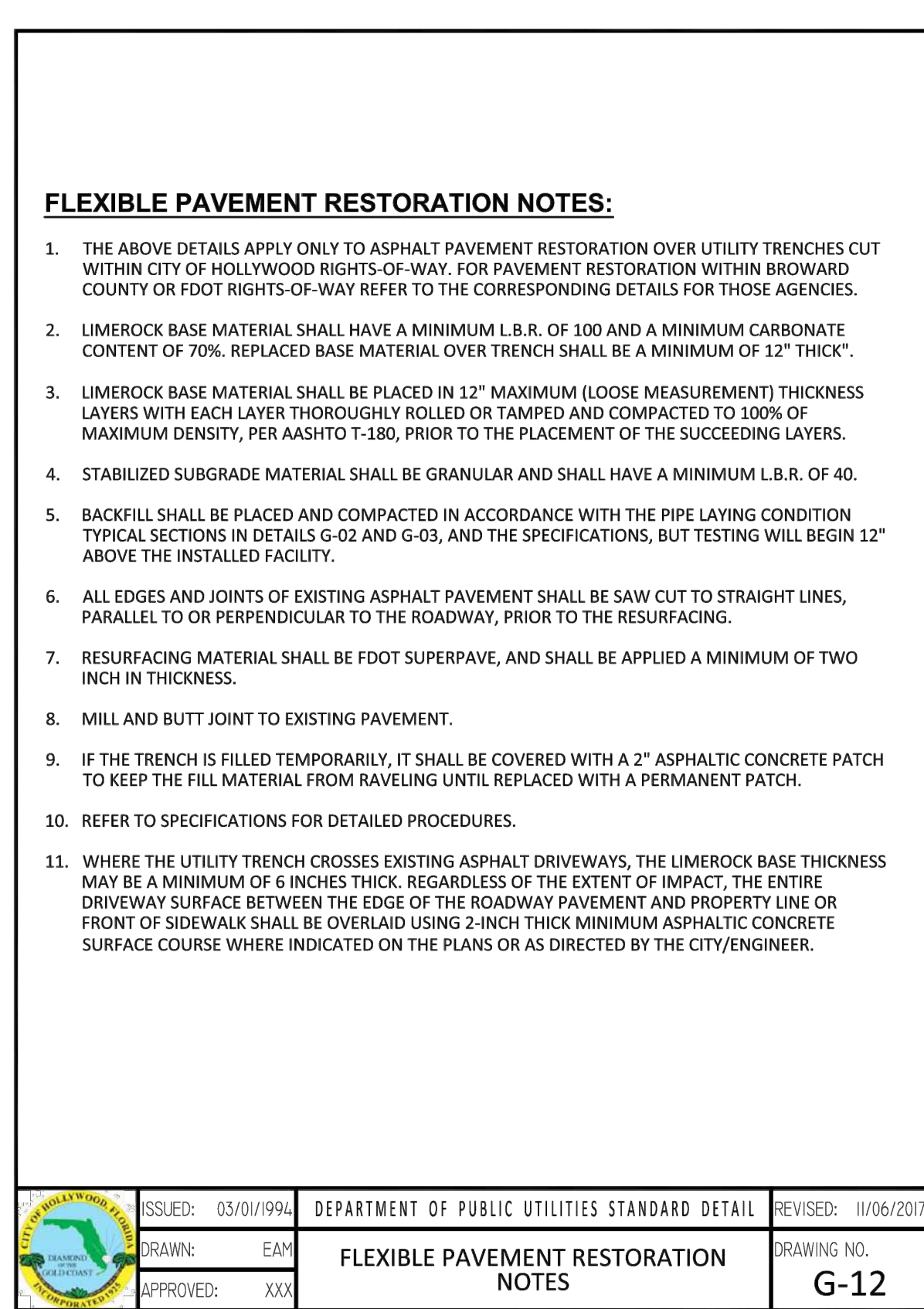
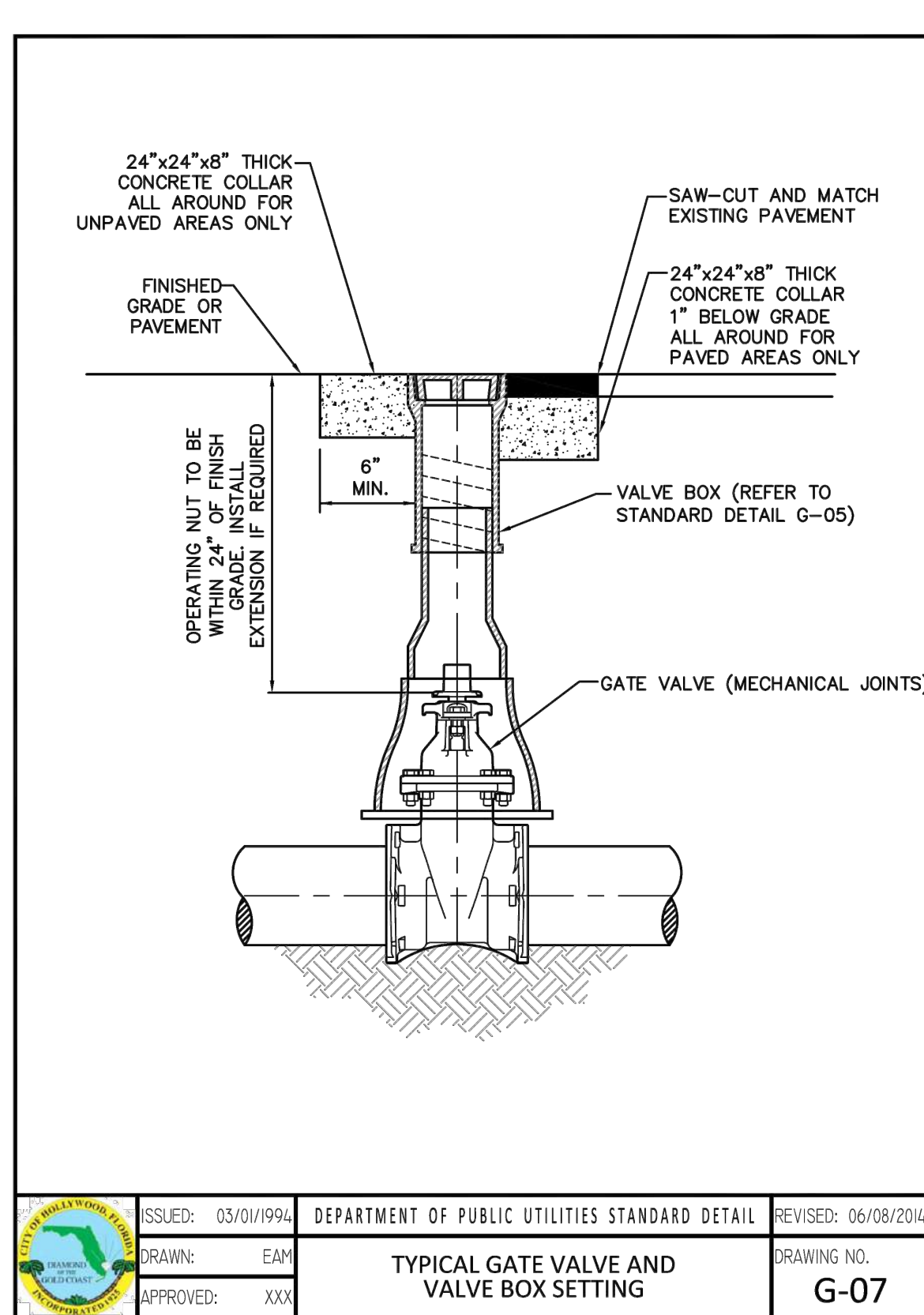
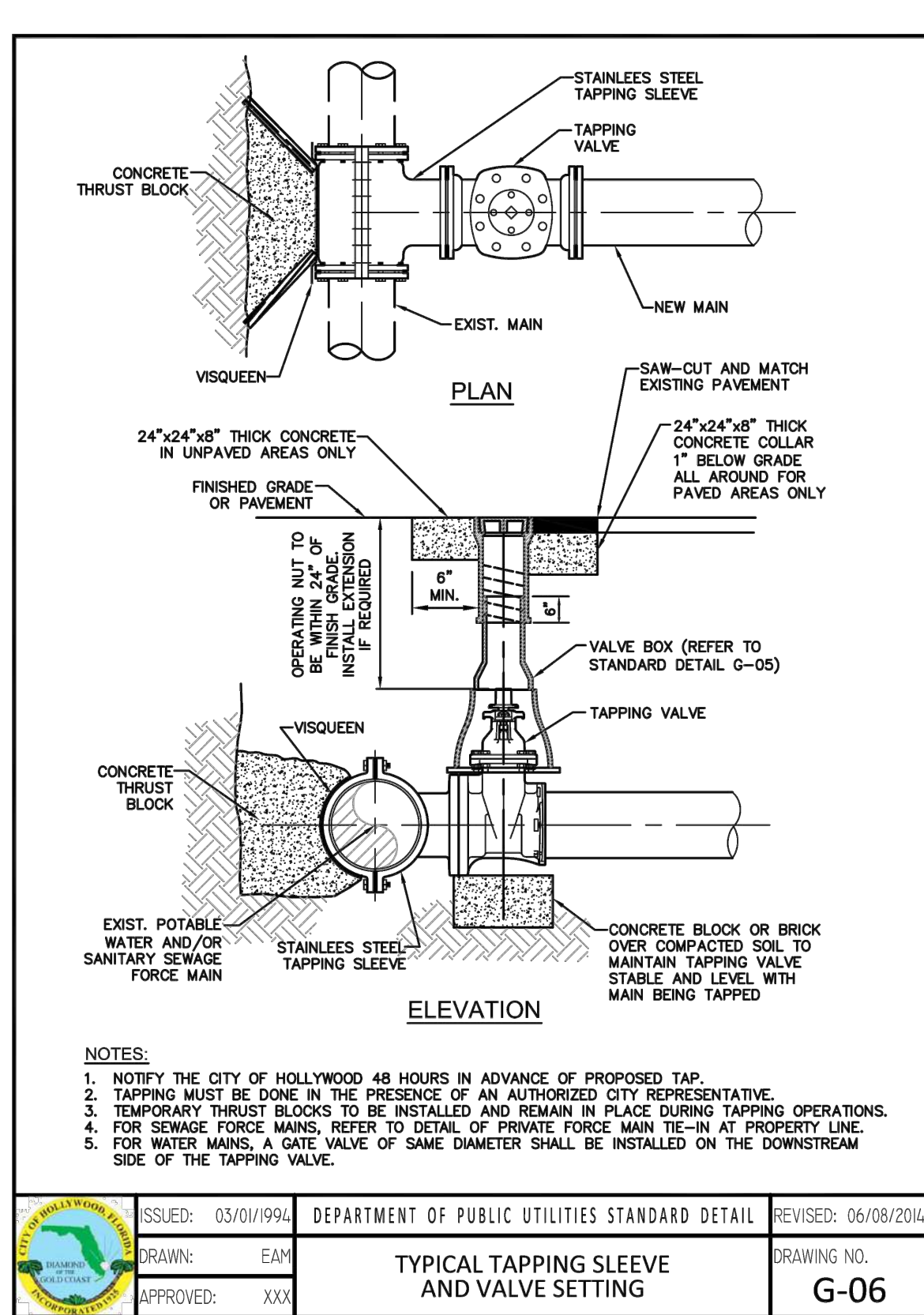
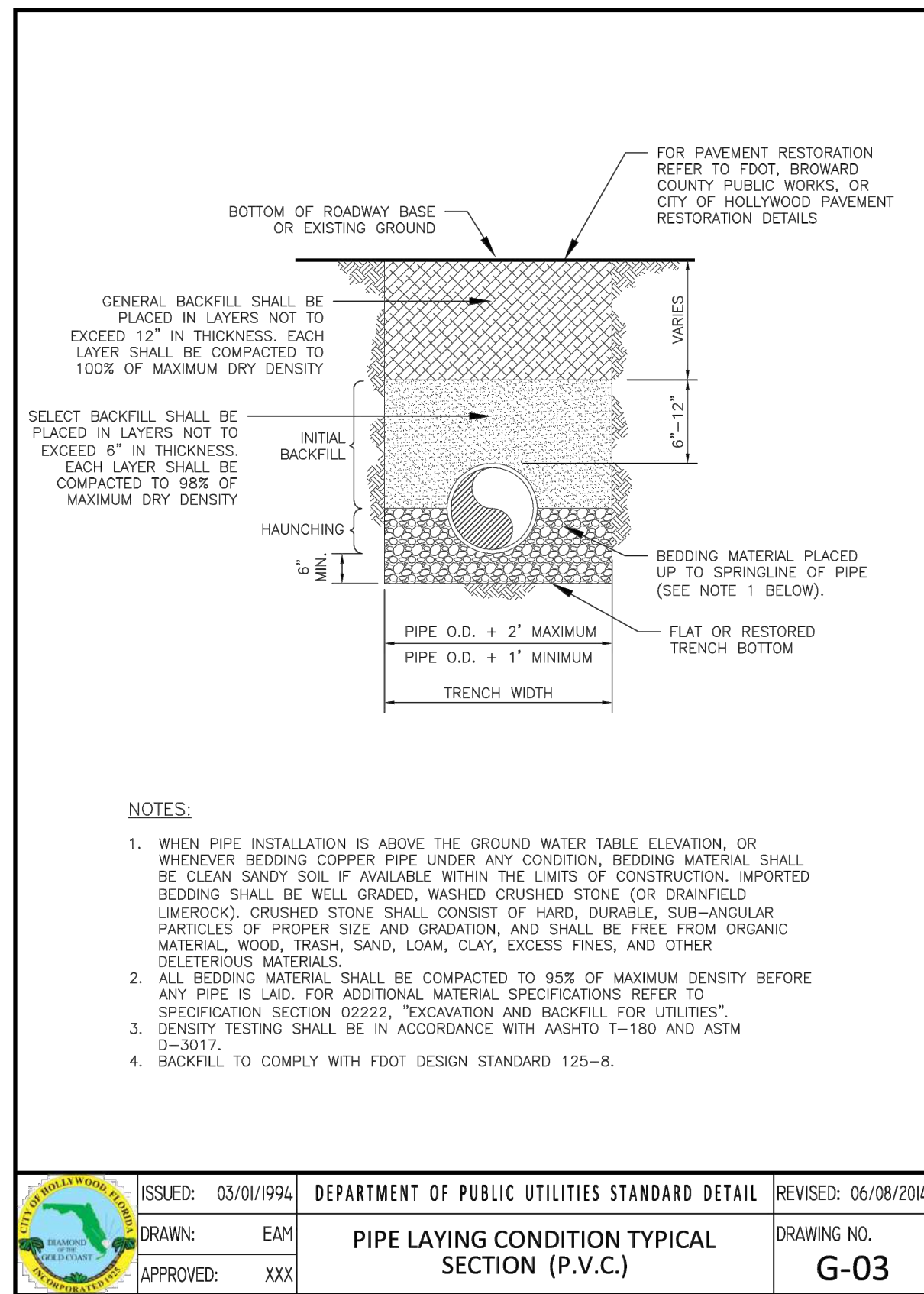
SCALE: 1"=40'

SHEET NO.:

C6

6 OF 9

PROJECT NO.: 23-45



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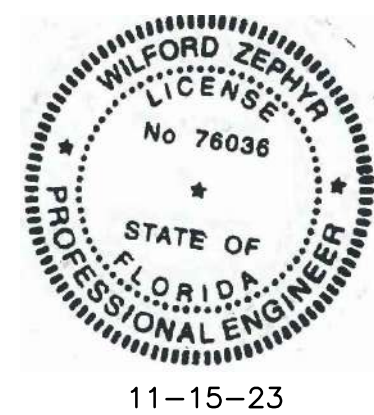
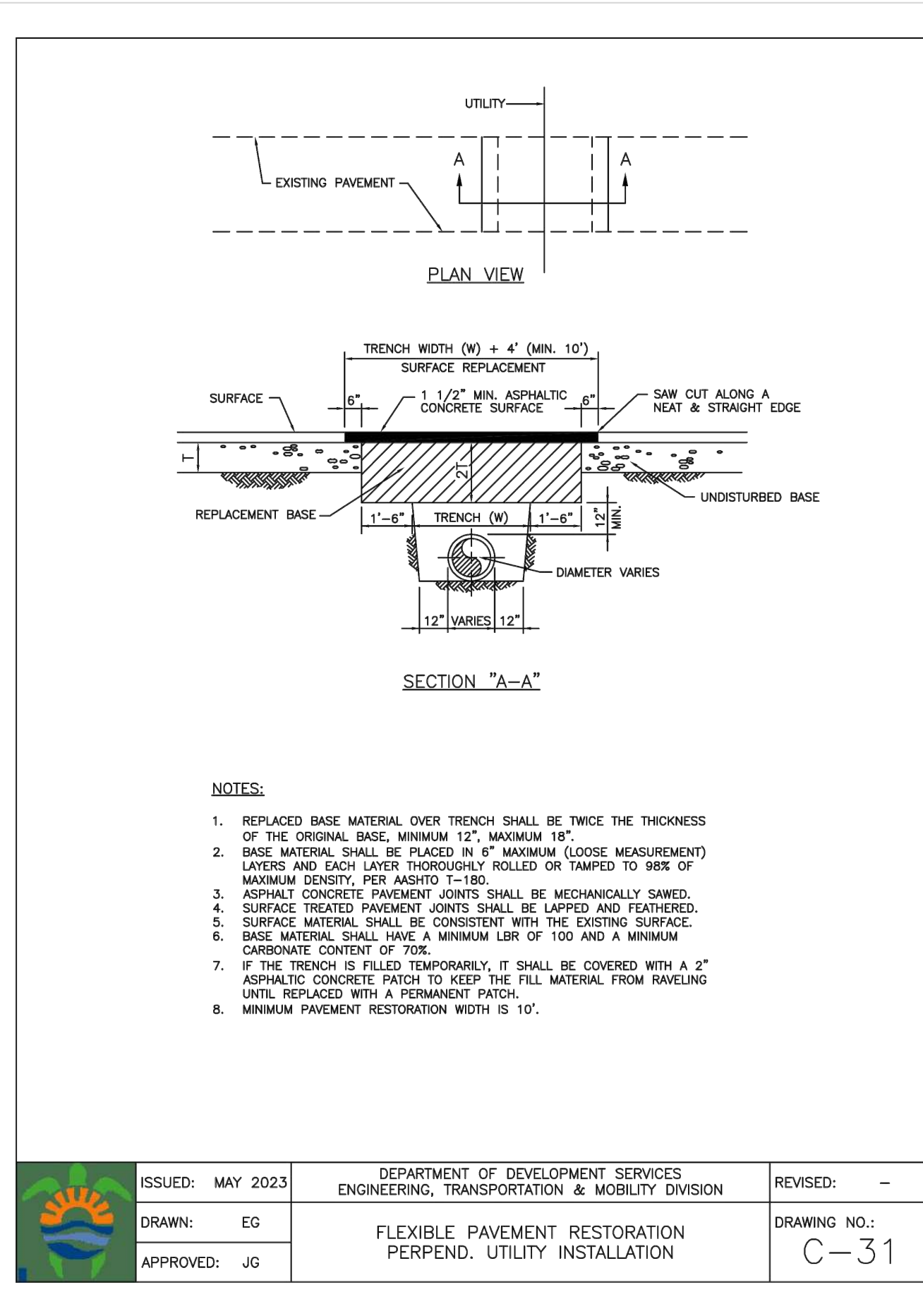
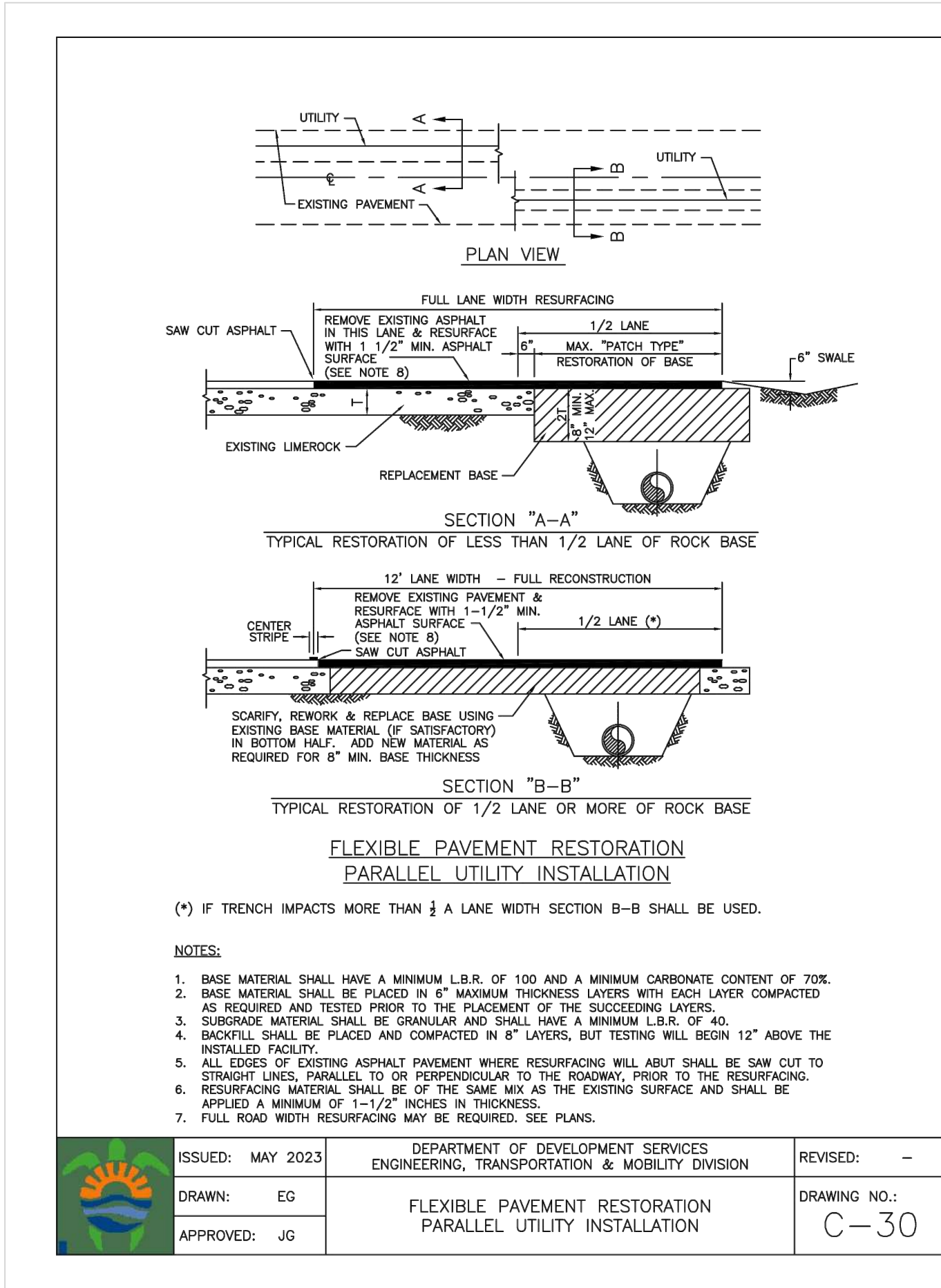
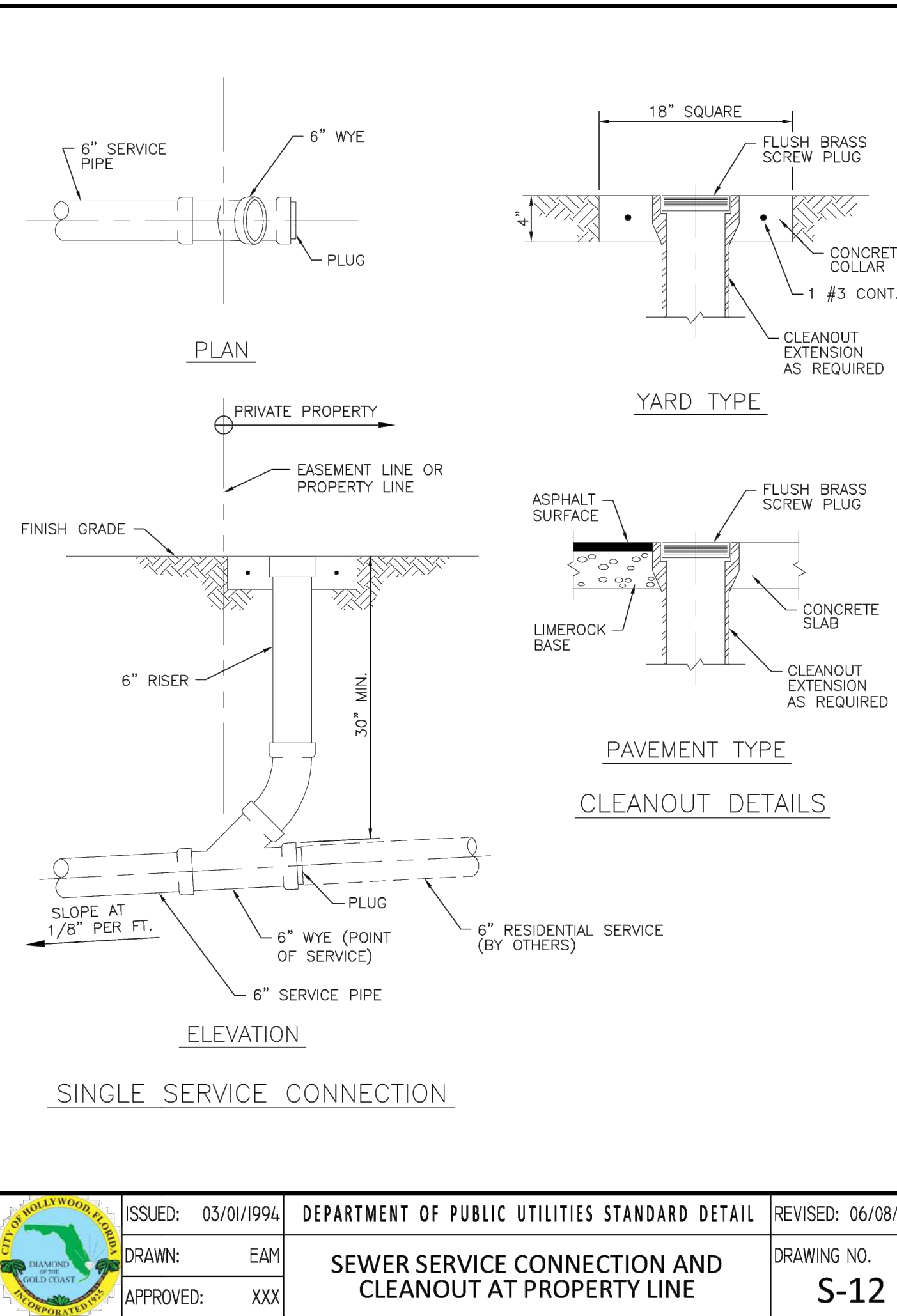
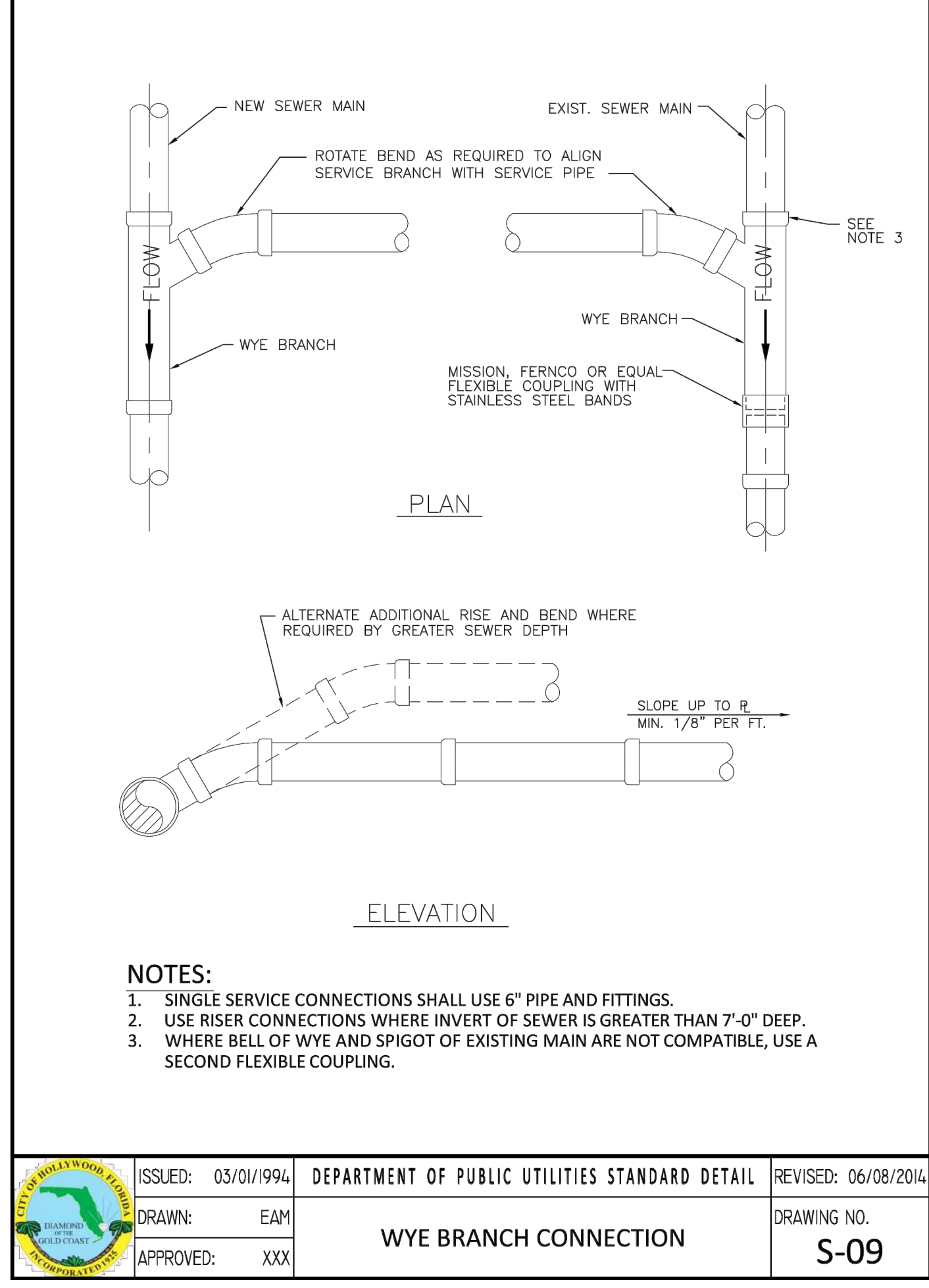
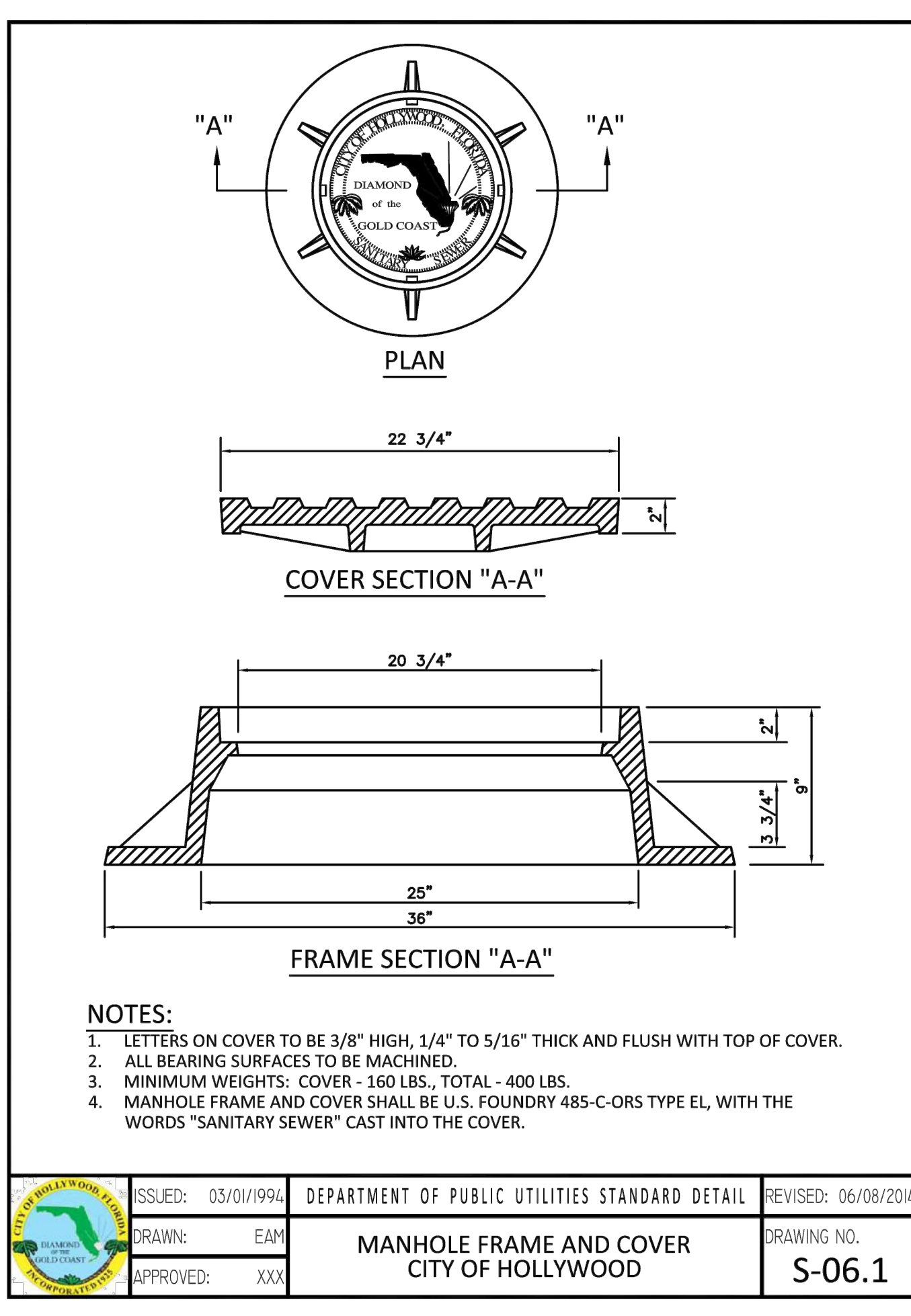
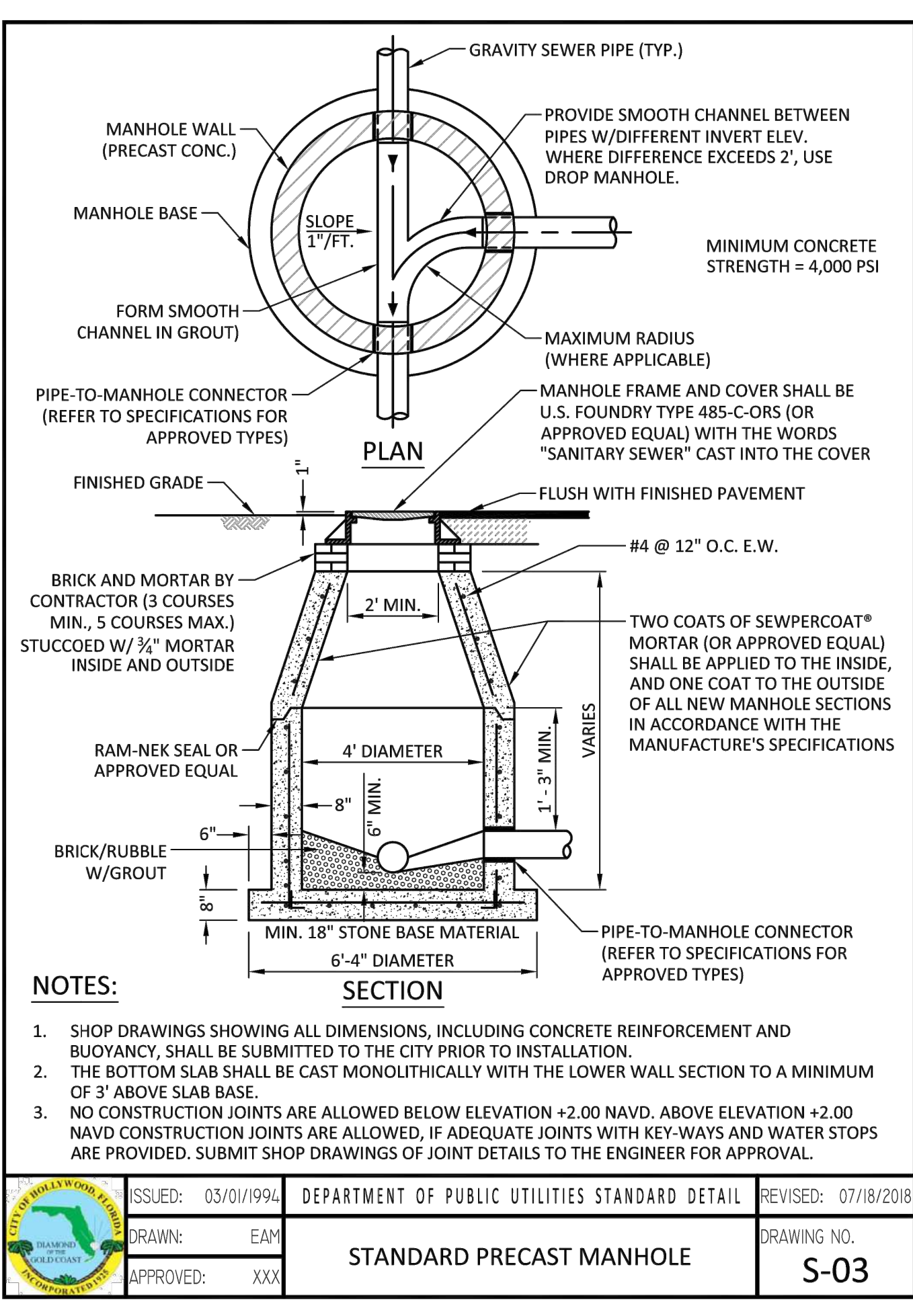
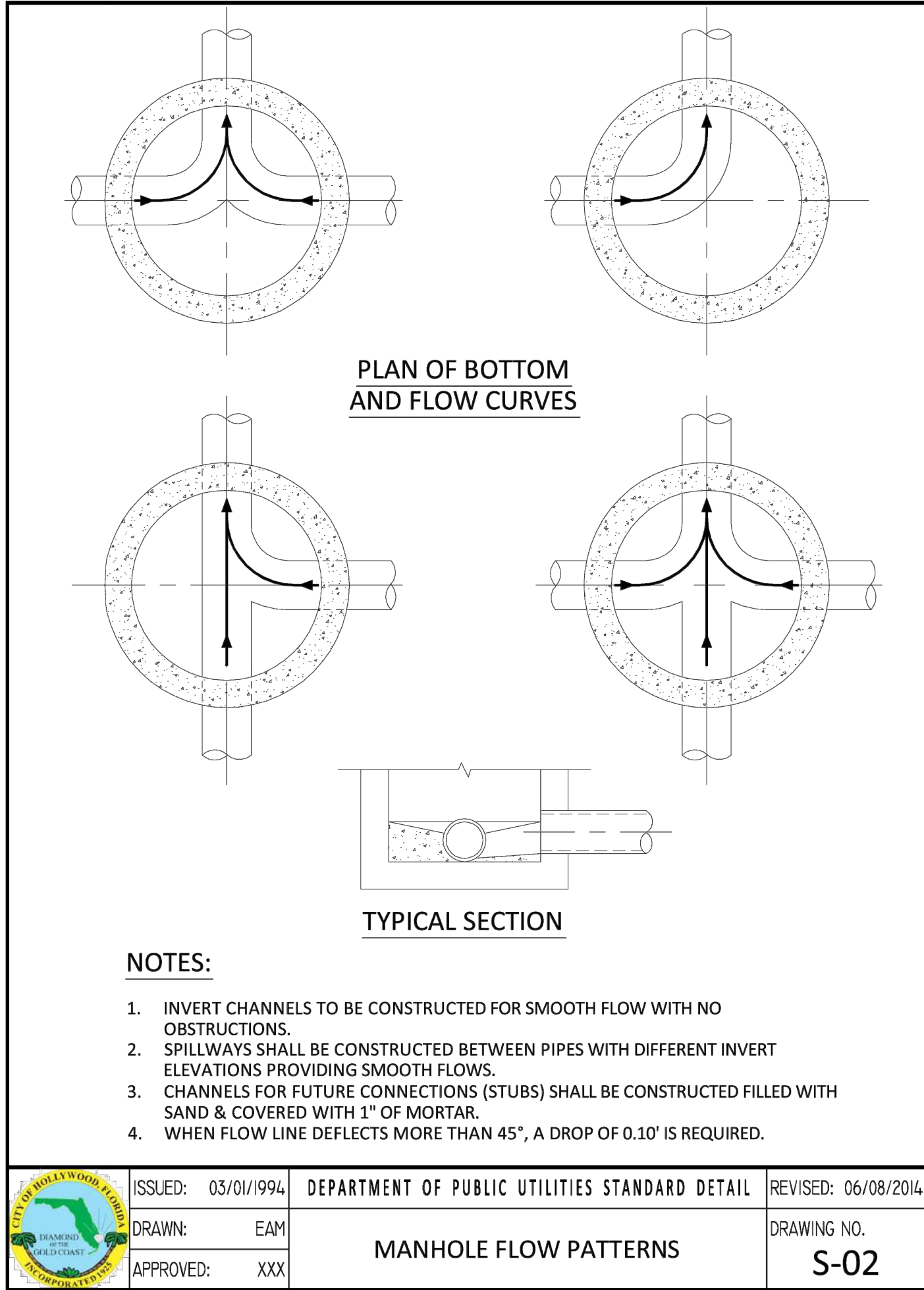
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REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING
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 wzephyr@gmail.com
 CA# 31158

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MULTI-FAMILY APARTMENTS
 2328 JACKSON STREET
 HOLLYWOOD, FL 33020



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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

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wzephyr@gmail.com
CA# 31158

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MULTI-FAMILY APARTMENTS
2328 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 9/28/23

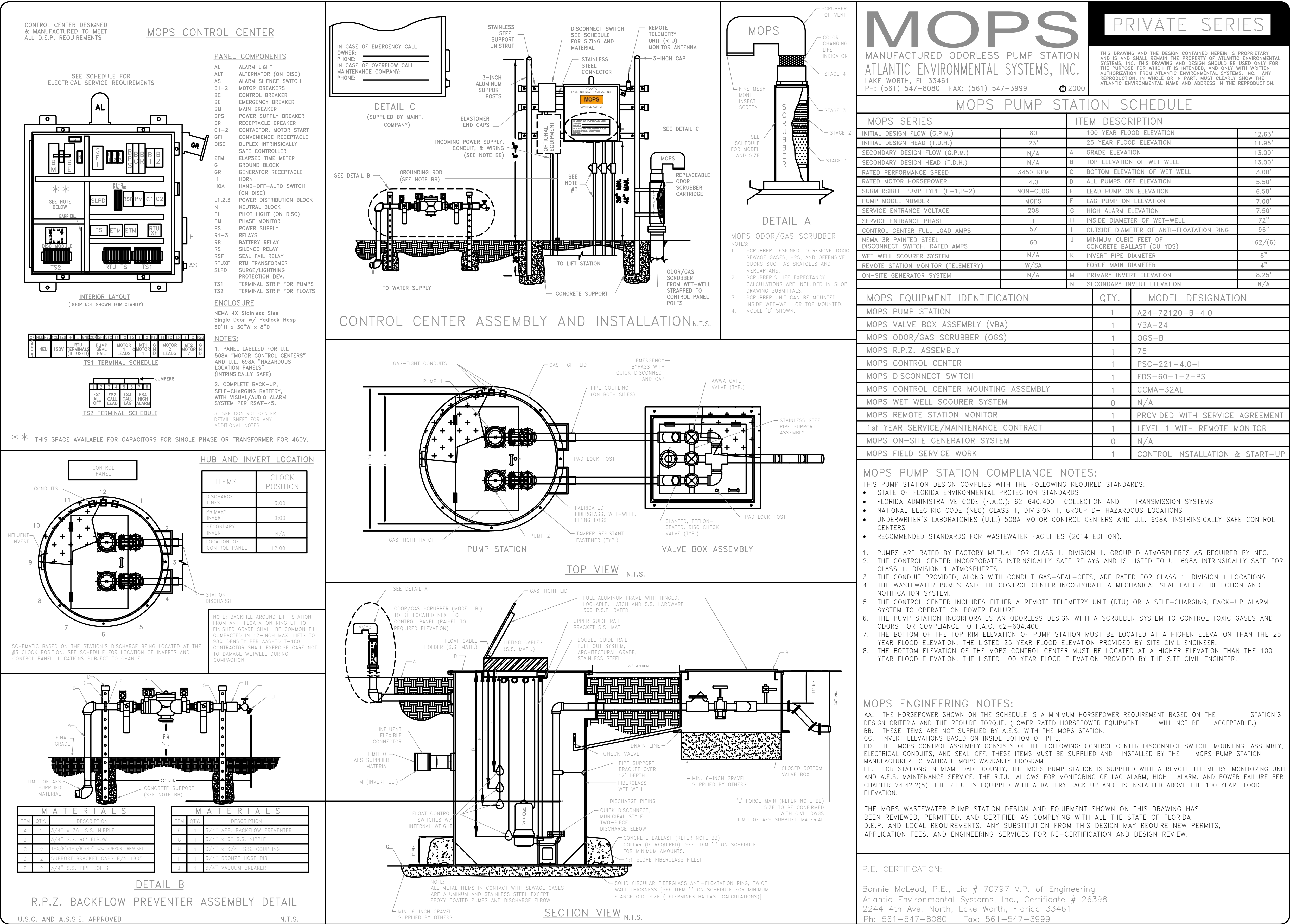
SCALE: N.T.S.

SHEET NO.:

C8

8 OF 9

PROJECT NO.: 23-45



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UTILITIES DETAILS III

SCALE: N.T.S.

REVISIONS			
NO.	DATE	DESCRIPTION	

ZEPHYR ENGINEERING

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CA# 31158

ZE

MULTI-FAMILY APARTMENTS
2328 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#: 76038

DATE: 9/28/23

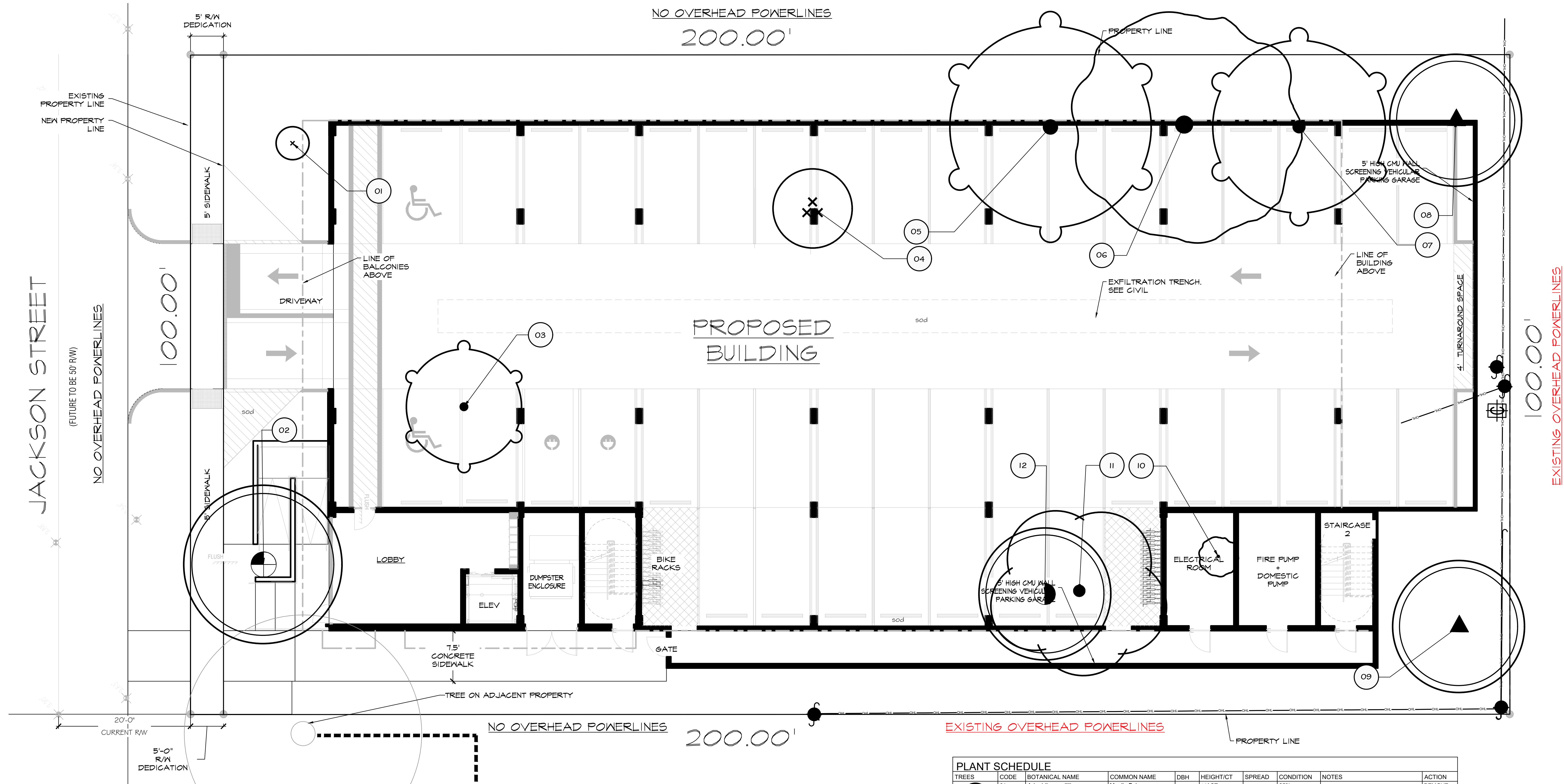
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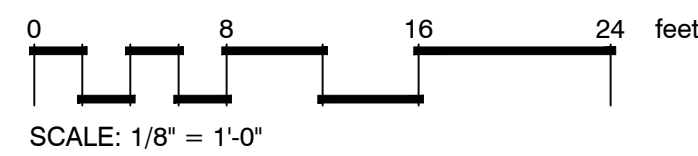
C9

9 OF 9

PROJECT NO.: 23-45



A GENERAL LAYOUT
scale 1/8"=1'-0"



**IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW**

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

**PRIOR TO THE CONSTRUCTION, THE TREE
ON ADJACENT PROPERTY, TO BE PRUNED
AND HAVE ROOT PRUNED BY HAND BY AN
ARBORIST AS PER ANSI A300 STANDARDS**

MITIGATION CALCULATIONS:

2 PALMS TO REMOVE 2 x \$350=\$700.00
88" DBH TO REMOVE 88/2 x \$350=\$15,400.00
TOTAL \$16,100.00

**TREES AND PALMS SHALL NOT BE
REMOVED WITHOUT FIRST OBTAINING AN
APPROVED TREE REMOVAL PERMIT FROM
THE CITY OF HOLLYWOOD**

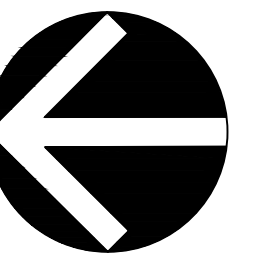
PLANT SCHEDULE									
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
	01	Adonidia merrillii	Manila Palm	-	12' CT		35%		REMOVE
	02	Schefflera actinophylla	Schefflera	-				INVASIVE	REMOVE
	03	Persea americana	Avocado	14"	15' OA	14'		dieback	REMOVE
	04	Adonidia merrillii	Christmas Palm triple	-	15' CT, triple		35%		REMOVE
	05	Persea americana	Avocado	19"	40' OA	35'	40%		REMOVE
	06	Mangifera indica	Mango	20.5"	40' OA	35'	40%		REMOVE
	07	Persea americana	Avocado	14.5"	30' OA	30'	30%	unbalanced, leaning toward house	REMOVE
	08	Melaleuca quinquenervia	Paperbark Tree	-				INVASIVE	REMOVE
	09	Melaleuca quinquenervia	Paperbark Tree	-				INVASIVE	REMOVE
	10	Mangifera indica	Mango	2"	14' OA		25%		REMOVE
	11	Manilkara zapota	Sapodilla	18"	30' OA	25'	25%		REMOVE
	12	Cupaniopsis anacardioides	Carrotwood	-					



The Mirror of Paradise

Gabriela Fojt
LA 6667277
LC 26000628

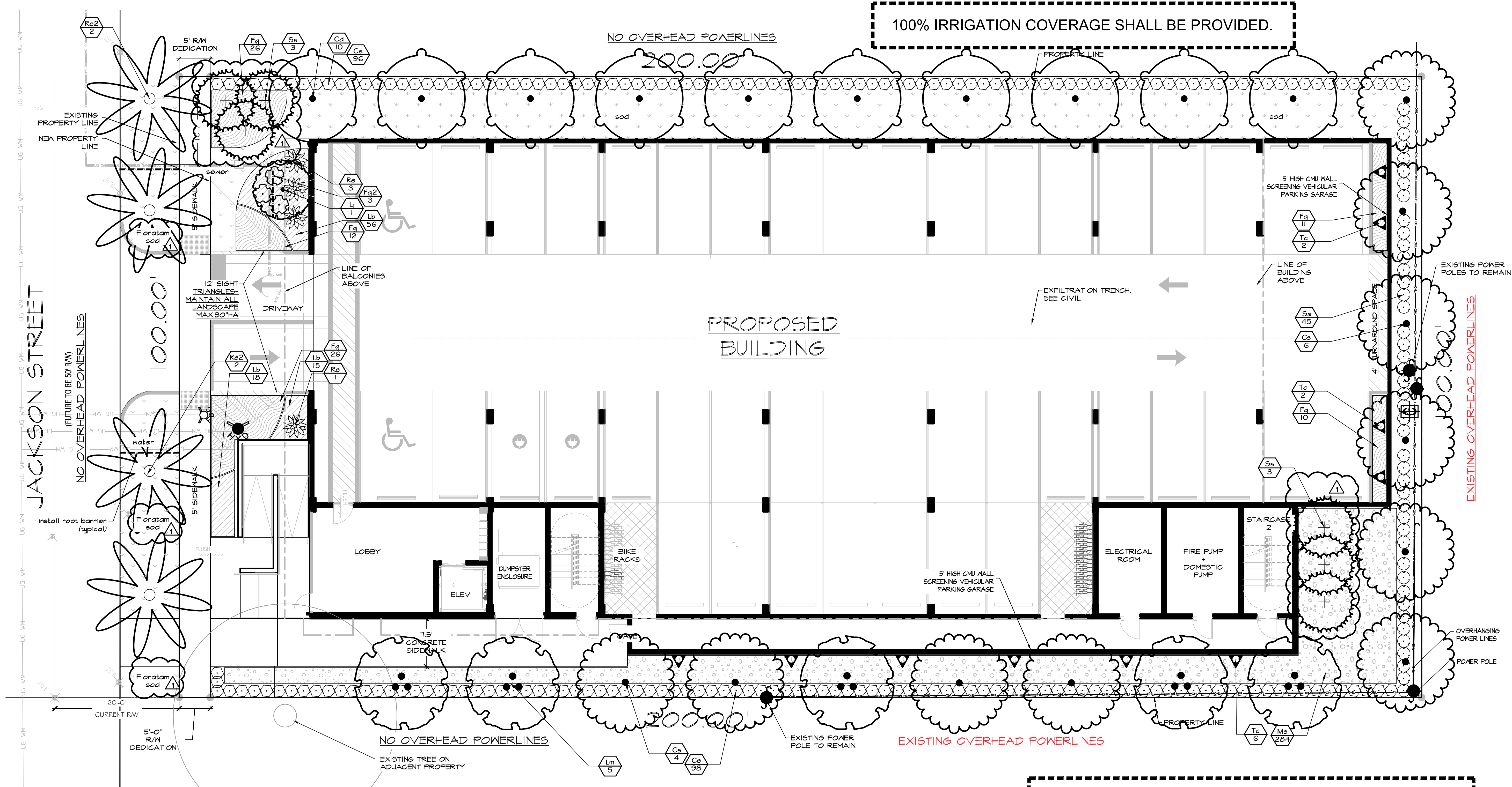
2700 E Oakland Park Blvd
Suite C
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



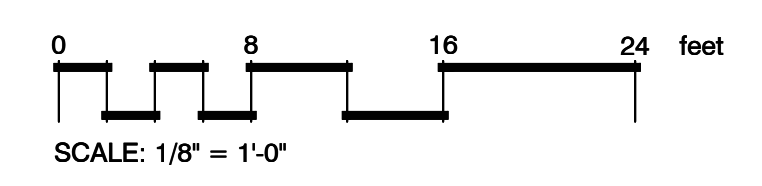
SCALE 1/8"=1'-0"
DESIGNED BY GF
DRAWN BY ...
CHECKED BY GF
CAD DWG.
DATE 10.12.2023
REVISIONS
per City comments 11.10.2023

2328 Jackson St
Hollywood
Florida

REMOVAL PLAN & MITIGATION CALCULATIONS



A GENERAL LAYOUT
scale 1/8" = 1'-0"



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LANDSCAPE CODE REQUIREMENTS

Code letter	Code requirement	Required	Proposed	Provided
A	Perimeter landscape			
B	Street tree - one 12" O.A. tree/each 30 lf of street frontage	100 lf/30-4 trees	4 Royal palms	4 provided
B	Residential buffer - one tree/each 20 lf of perimeter (500 lf/20=25)	25 trees	8 Silver Buttonwood, 9 Pigeon, 5 Grape myrtles, 2 Sabals (=1 tree)	23 provided (*)
C	VUA Landscape			
C	Terminal landscaped islands	2 trees	2 Silver Buttonwood	2 provided
D	Open space			
D	1 tree per 1,000 sf of pervious site area (4,686 sf/1,000 sf=4.7)	5 trees	3 Sabal palms (=1 tree), 1 Ligustrum, 1 Pigeon	3 provided (*)
D	20% minimum lot space as open/landscape (20,005 sf x .2=4,001 sf)	min. 4,001 sf	4,686 sf	23% provided
	60% of required trees to be native (36 x .6=21.6)	min. 22 native trees	26	26 provided
	Max. 50% of trees to be palms (36 x .5=18)	max. subst. by 18 palms	6	6 provided
	Min. 50% of shrubs to be native (749 x .5=374.5)	min. 375 native	510 (=68%)	68% provided
	Automated irrigation to provide with 100% of coverage	irrigation system	irrigation system	provided

(*) 4 trees that can't be planted to be paid to the City Tree Fund;; 4 x \$350=\$1,400

SEE LP-2 FOR PLANT SCHEDULE

WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. PROVIDE MINIMUM OF 36" HT.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN. 12" FROM UTILITY AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS



The Mirror of Paradise
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gabriela@themirrorofparadise.com

SCALE 1/8" = 1'-0"
DESIGNED BY GF
DRAWN BY ...
CHECKED BY GF
CAD DWG.
DATE 10.12.2023
REVISIONS
per City comments 11.10.2023

2328 Jackson St
Hollywood
Florida

LANDSCAPE PLAN & CODE CHART

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Cd	10	Coccoleba diversifolia	Pigeon Plum	12' OA, 2" dbh, matched	AS SHOWN	YES	HIGH
	Cs	10	Conocarpus erectus f. sericeus	Silver Buttonwood	12' OA, 2" dbh, matched	AS SHOWN	YES	HIGH
	Lm	5	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	12' OA, min.5 stems, matched	AS SHOWN	NO	HIGH
	Lj	1	Ligustrum japonicum	Japanese Privet	12' OA, min.5 stems	AS SHOWN	NO	HIGH
	Re2	4	Roystonea elata	Florida Royal Palm	8' GW, matched	AS SHOWN	YES	HIGH
	Ss	6	Sabal palmetto	Cabbage Palmetto	8' 16' CT, staggered	AS SHOWN	YES	HIGH
SHRUBS								
	Ce	194	Conocarpus erectus	Buttonwood	3 gal, 24" OA, ffb	24" OC	YES	HIGH
	Fg2	3	Farfugium japonicum giganteum	Giant Leopard Plant	3 gal, full	AS SHOWN	NO	MODERATE
	Re	4	Rhaps excelsa	Lady Palm	4' OA, full	AS SHOWN	NO	MODERATE
	Sa	45	Schefflera arboricola	Green Schefflera	3 gal, min.24" OA, ffb, GREEN	24" OC	NO	HIGH
	Tc	10	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	7 gal trellis	AS SHOWN	NO	HIGH
SHRUB AREAS								
	Fg	85	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal	24" OC	NO	HIGH
	Lb	89	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	18" OC	NO	HIGH
	Ms	284	Mimosa strigillosa	Sunshine Mimosa	1 gal	24" OC	YES	HIGH

- NOTES:
1. FLORATAM SOD AS INDICATED.
 2. MULCH ALL BEDS AS INDICATED ON DETAIL.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
6. APPLY 3" MELALEUCAEUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ✱12. ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
13. LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

1. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
2. THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

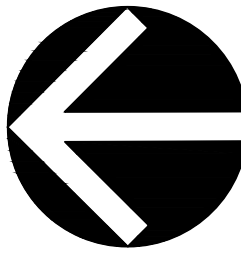
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

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gabriela@themirrorofparadise.com



SCALE	1/8"=1'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	10.12.2023
REVISIONS	
per City comments	11.10.2023

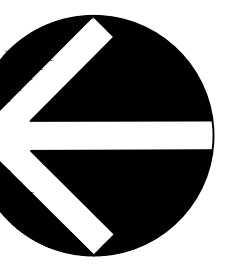
2328 Jackson St Hollywood Florida	LANDSCAPE SCHEDULE & NOTES
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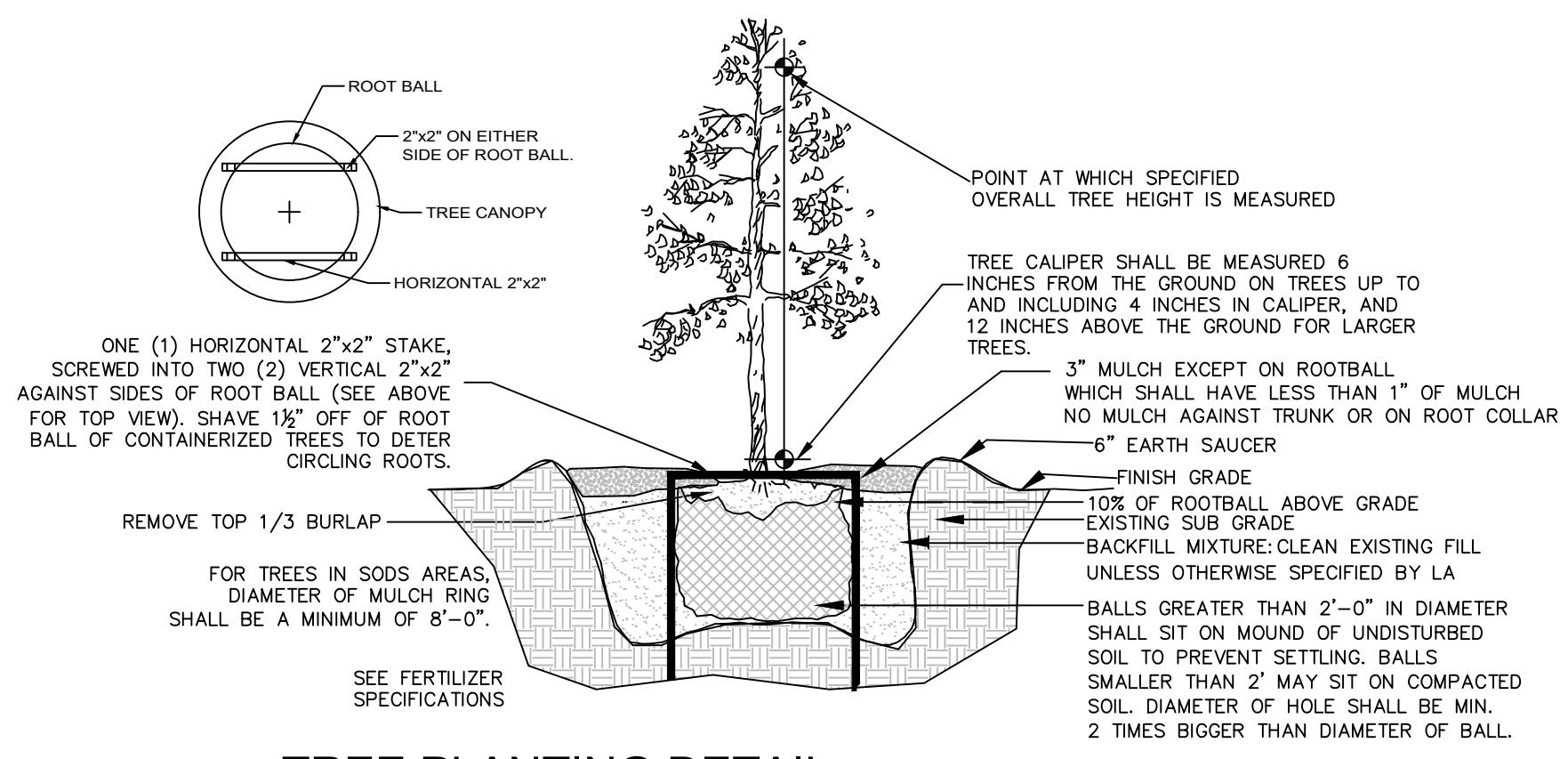
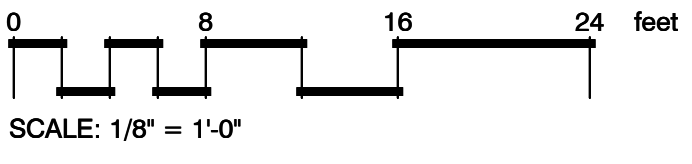
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DESIGNED BY	GF
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2328 Jackson St
Hollywood
Florida

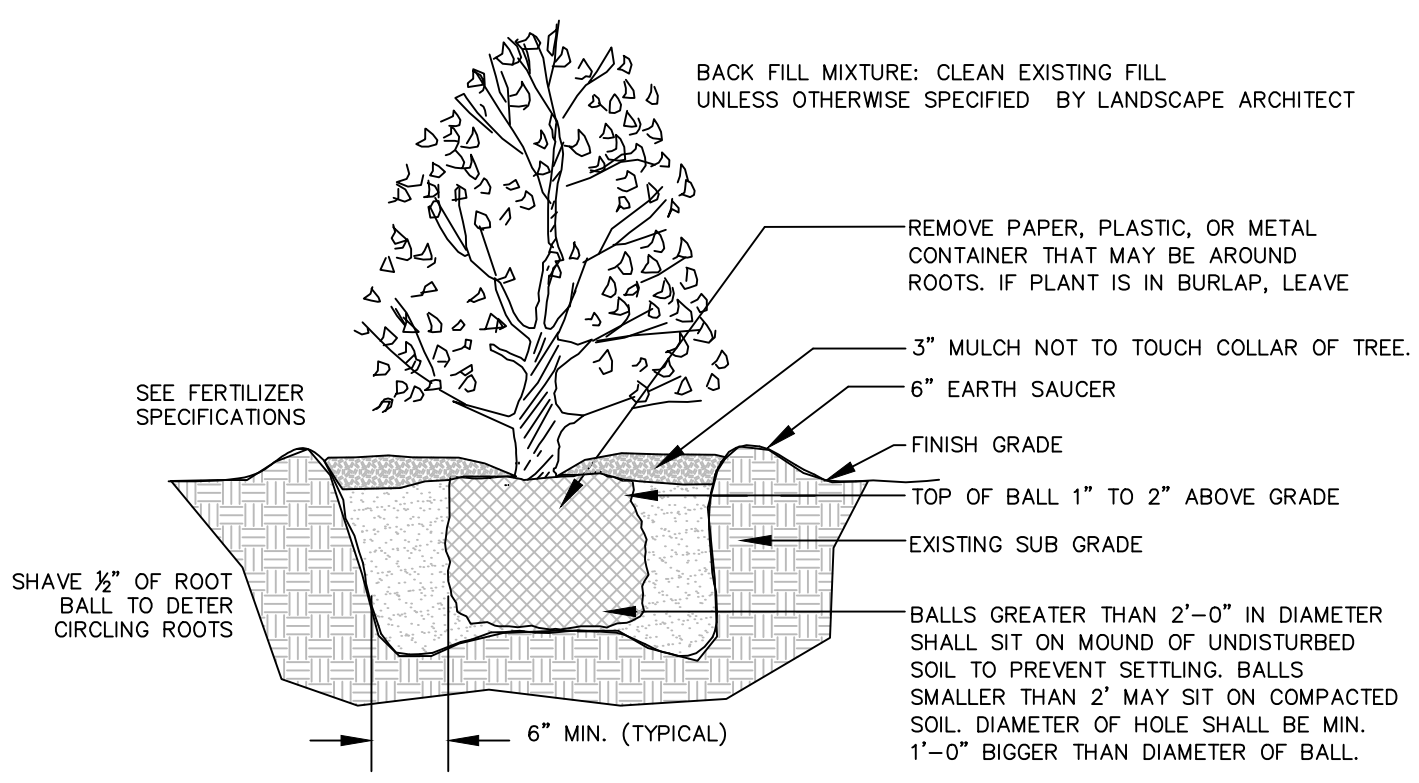
COLORED LANDSCAPE PLAN, DETAILS

A GENERAL LAYOUT

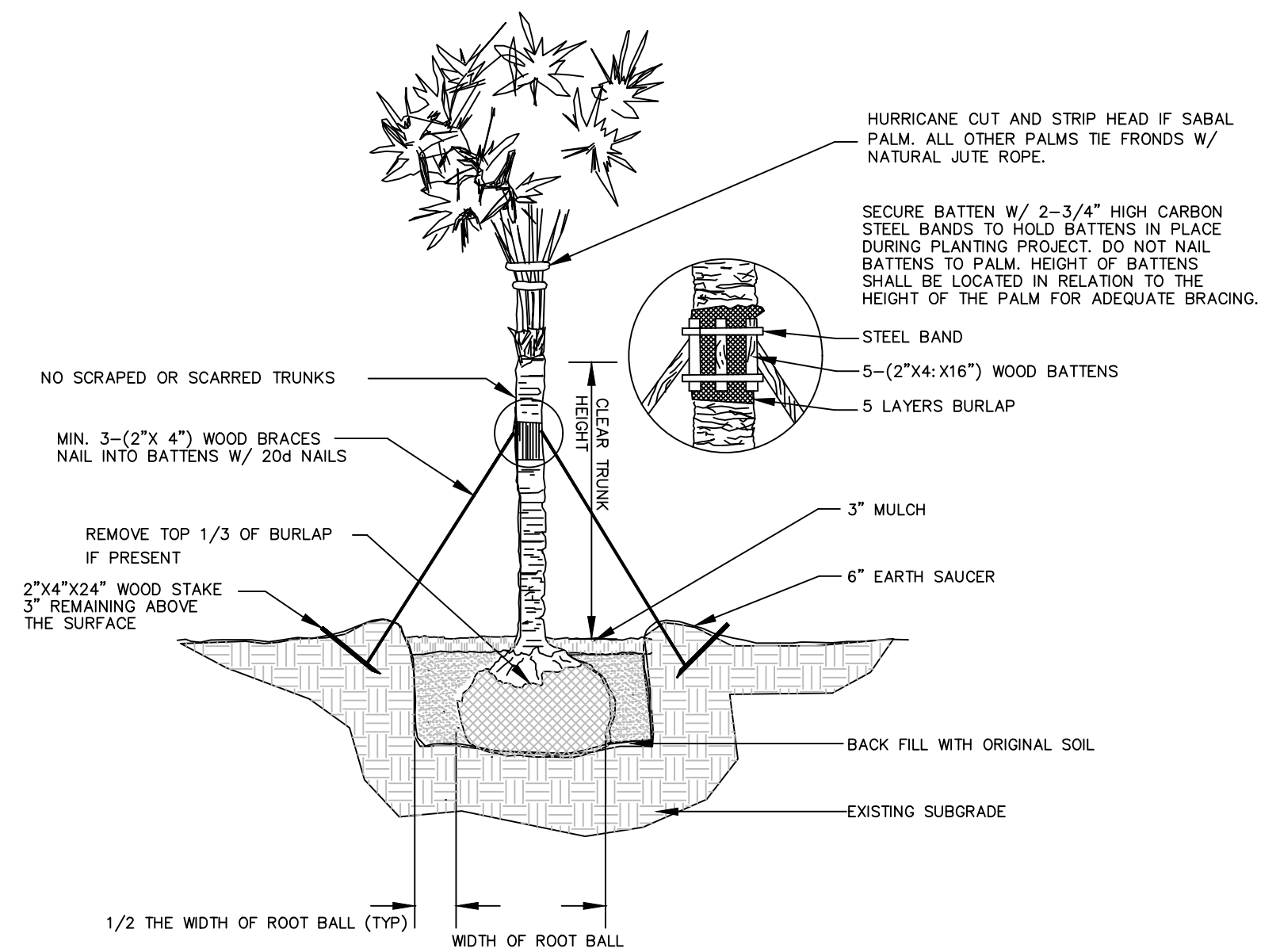
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TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PALM PLANTING DETAIL

PROPOSED FRONT & SIDE RENDERING



VIEWING SOUTHWEST FROM JACKSON STREET



KallerArchitecture

General Project Information

- Contemporary building façade
- Frame out exterior view of units for visibility and clean lines
- Green Walls and Wood finished materials at front façade to hide the garage.
- All units have spacious balconies

JACKSON
APARTMENTS

PROPOSED FRONT & SIDE RENDERING



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KallerArchitecture



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