# **PLANNING DIVISION**



File No. (internal use only):

# **GENERAL APPLICATION**

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

|   | APPLICATION TYPE (CHECK ONE):   |
|---|---|
|   | I Technical Advisory Committee  |
| I I≋IIYWOOO   | City Commission   |
| FLORIDA   | Date of Application.09/18/2023  |
| Tel: (954) 921-3471   | Location Address: 1225 N17th CT   |
| Fax: (954) 921-3347   | Lot(s): <u>N/A</u> Block(s): <u>N/A</u> Subdivision: <u>TRACT A, FRED ZIRBS</u>   |
|   | Folio Number(s): <u>5142-10-33-0010</u>   |
|   | Zoning Classification: <u>FH-1</u> Land Use Classification: <u>RAC</u>  |
| This application must be                                      | Existing Property Use: VACANT Sq Ft/Number of Units: NONE EXISTING  |
| completed in full and submitted with all documents            | Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.                                      |
| to be placed on a Board or<br>Committee's agenda.             | Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): 20-DP-52 |
|   | Economic Roundtable 🛛 Technical Advisory Committee 🗌 Historic Preservation Board  |
| The applicant is responsible<br>for obtaining the appropriate | City Commission   |
| checklist for each type of application.                       | Explanation of Request: SITE PLAN APPROVAL OF A 15 UNIT RESIDENTIAL DEVELOPMENT   |
| Applicant(s) or their<br>authorized legal agent must be       | Number of units/rooms: <u>15 UNITS</u> Sq Ft: <u>14,915</u>   |
| Committee meetings.   | Value of Improvement: <u>TBD</u> Estimated Date of Completion: 2025   |
| Ŭ   | Will Project be Phased? () Yes (X)No If Phased, Estimated Completion of Each Phase  |
| At least one set of the                                       |   |
| submitted plans for each<br>application must be signed        | Name of Current Property Owner: RITOS DEVELOPMENT LP  |
| and sealed (i.e. Architect or                                 | Address of Property Owner: 4491 S STATE ROAD 7 PH2_DAVIE FL 33314   |
| Engineer).  | Telephone: (954)552-9247 Fax: Email Address: TIM@RITVOCONSULTING.COM  |
|   | Name of Consultant/Representative/Tenant (circle one): SENGA ARCHITECTURE LLC   |
| Documents and forms can be<br>accessed on the City's website  | Address: 3434 MCKINI EY STREET HOLLYWOOD EL 33021 Telephone: (954) 613-8371   |
| at  |   |
| http://www.hollywoodfl.org/Do                                 | Date of Purchase: 06/14/2023 Is there an option to purchase the Property? Yes ( ) No (x)  |
| cumentCenter/Home/View/21                                     | If Yes, Attach Copy of the Contract.  |
|   | List Anyone Else Who Should Receive Notice of the Hearing: ROCAGB CONSTRUCTION LLC  |
| 05 B  | Address: 4491 S STATE ROAD 7. PH-2. DAVIE FL 33314  |
|   | Email Address: <u>ROBERTOG@ROCAGB.COM</u>   |
| TAR -   |   |



# **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 <a href="http://www.hollywoodfl.org">www.hollywoodfl.org</a>. 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:             |
|--|-------------------|
| PRINT NAME: Jim Ritus / Ritos Development      | Date: 8/17/23     |
| Signature of Consultant/Representative:        | Date: 08/17/2023  |
| PRINT NAME:FITZ MURPHY, SENGA ARCHITECTURE LLC | Date: _08/17/2023 |
| Signature of Tenant:                           | Date:             |
|  | 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 <u>SITE PLAN REVIEW</u> to my property, which is hereby made by me or I am hereby authorizing <u>SENGA ARCHITECTURE LLC</u> to be my legal representative before the <u>TECHNICAL ADVISORY</u> (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me 202this Signature of Current Owner ituo MY COMMISSION Votary Public **Print Name** EXPIRES 5-14-2027 State of Florida My Commission Expires: (Check Or me; OR Produced Identification MIMBE



FILE NO 23-DP-41 ARTHUR APARTMENTS 1225 N 17TH COURT

September 18th 2023

#### PRELIMINARY TAC RESPONSE TO COMMENTS

#### A. APPLICATION SUBMITTAL

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Ownership & Encumbrance Report (O&E):

a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

**RESPONSE: Noted** b. Ensure O&E addresses the requirements on the TAC submittal checklist: http:// www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453 **RESPONSE: Noted. Information provided as required.** 

2. Alta Survey:

a. Alta survey shall be based on the O&E and make reference of the O&E report. **RESPONSE: See note 8 on Alta Survey** 

b. Easements and/or dedications with O.R. or plat books and page numbers. **RESPONSE: All known easements and dedications are shown on the Alta Survey** 

c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated. **RESPONSE: Noted** 

 Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

**RESPONSE:** Submitted as attachment "Plat Determination.pdf". Platting is not required.

9. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
PESPONSE: Provide the provide the second seco

**RESPONSE:** Past and future meeting dates integrated into Sheet Index on Sheet A100

10. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

The following Civic Association are located within 500 feet project site.

Downtown Parkside Royal Poinciana Civic Association Hollywood Lakes Civic Association

Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information.

#### RESPONSE: Public Participation Outreach Meeting will be held on October 5th 2023. Meeting minutes submitted as a separate attachment.

11. Additional comments may be forthcoming. **RESPONSE:** Noted.

Provide written responses to all comments with next submittal. **RESPONSE:** oted and provided.

#### **B. ZONING**

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Why is the sidewalk inside the property on 17th Court? RESPONSE: Existing sidewalk has been relocated outside the property.

2. If the sidewalk is outside the property, the queuing depth shall be from the property line and it shall be 18'. Car space shall be 18'x8.5' RESPONSE: Sidewalk relocated to outside the property line and a 19' queuing provided per engineering comments

3. Why does the walkway connecting the trash room and stairs extend to the parking area? **RESPONSE:** To provide access to stair #2 from parking garage.

4. Provide the Vehicular Use Area on the Ground Floor with a diagram. Show calculations. **RESPONSE: VUA diagram and calculations provided on sheet A002** 

5. Provide a diagram showing the FAR calculations. **RESPONSE:** See FAR diagrams on sheet A002.

6. Label the guest parking spaces, ADA and electric vehicle charging stations. RESPONSE: Guest ADA and EV charging parking spaces labeled on sheet A001.

7. Work with the City's Landscape Architect to ensure that all landscape requirements are met. RESPONSE: Disposition and Landscape Design drawings provided for sheet A001.

#### C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

- 1. Provide an image of the parking garage screening. **RESPONSE:** Screen image provided on sheet A200-A203.
- 2. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval. **RESPONSE:** Note Provided on Sheet A002, Site Data, Site Plan Note 1.
- 3. Ensure that all plumbing, mechanical and electrical fixtures, and equipment are indicated on Site Plan and Elevations.

RESPONSE: All visible fixtures verifiable at this stage of design are illustrated.



4. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.

# RESPONSE: Parking is more than 50% open as required by the FBC.

### D. SIGNAGE

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

- 1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development Regulations. **RESPONSE:** Note included. See sheet A002, Site Plan Note 2.
- 2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sian."

### **RESPONSE:** Noted on sheet A002. Site Plan Note 3 and 4.

### E. LIGHTING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).

### **RESPONSE:** Note included on Site Data Sheet A002, under Lighting.

### G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251 Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915 Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

- 1. Provide plat determination letter from the Broward County Planning Council. **RESPONSE:** Plat determination provided. Platting is not required.
- 2. ALTA survey is not sealed, provide a signed and sealed ALTA survey. **RESPONSE:** Signed and sealed survey provided.
- 3. Please provide an overall site plan for the project showing all surrounding areas and all sides of the site, including adjacent properties and all features of City streets and alleys within full City right-of-way from property line to adjacent property lines, (Swales, sidewalks, gutters along entire property frontage, edge of pavement and any adjacent features such as neighboring driveways etc. both sides of the street or alley within full right-of-way width on the alley, 17th Court and Arthur Street).

RESPONSE: Site plan extended to include adjacent properties. See Sheet A001.

- 4. Please show sidewalk connectivity adjacent to the site (i.e., adjacent properties' sidewalk and crosswalks etc.), include any ADA ramps. **RESPONSE:** Connections to existing sidewalks provided on sheet A001.
- 5. Show sidewalk on Arthur Street as existing to be replaced. All existing sidewalks shall be removed and replaced to the City of Hollywood Standard Sidewalk detail; minimum sidewalk width is 5'. RESPONSE: All sidewalks adjacent to property replaced with 5' sidewalk.
- 6. Portion of the existing sidewalk along North 17th Court is within private property, provide a 5' Right-of-Way/Road Easement along the frontage of the site on North 17th Court for the replacement sidewalk.

**RESPONSE:** Sidewalk relocated outside of the property. With a 5 foot setback.



- 7. Provide a 6'X6' corner dedication at the intersection of Arthur Street and North 17th Court to accommodate public sidewalk with ADA ramp at the northwest corner of the site. Please show all proposed improvements on all plans accordingly. RESPONSE: Corner dedication provided. See sheet A001
- 8. Sidewalk shall be flush and continuous through driveway opening. **RESPONSE: Flush sidewalk markings noted on the plan.**
- 9. Please provide a spec/detail of the proposed FDOT detectable warnings to be provided. **RESPONSE: FDOT spec provided on Civil sheet C4.**
- 10. Please identify the radii of the apron radius flares being shown on the plans. **RESPONSE: Straight flare within sidewalk provided. See sheet A001**
- Please fully dimension the west property lines, showing the setbacks of the driveway from the north and South property line.
   RESPONSE: Full dimensions provided. See sheet A001
- 12. Please identify the length and width of all proposed walkways (i.e., east side of property.) **RESPONSE: Full dimensions provided. See sheet A001**
- 13. Please identify the setback of all walkways on the site plan, including separation between any driveway and walkways that connects to City rights-of-way. Minimum 3' setback from property lines is required for driveways and walkways, please provide and indicate on plans. RESPONSE: Full dimensions provided. See sheet A001
- 14. Please show site triangles correctly. Provide sight visibility triangles at all driveway access locations as per Chapter 155.12. If the property line is less than 12 feet from the edge of pavement in the rights-of-way, provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet, provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans and dimension.

**RESPONSE:** Full dimensions provided. See sheet A001 and Landscape Sheet L200.

15. Corner Setback Area: Please provide, show, and dimension on plans.

a. The required corner setback on the plans at the corner of N 17th Ct. and Arthur St. (25' X 25'). The corner setback area is the area lying adjacent to a street as delineated by a line connecting points measured 25 feet distant along the property lines from the intersection of a street. **RESPONSE: Requested corner setback shown and annotated on sheet A001** 

b. The required corner setback on the plans at the southwest corner of the site, North 17th Court and the alley (6'X6').

**RESPONSE**: Requested corner setback shown and annotated on sheet A001. Note Alley is currently unimproved and does not include vehicular access.

c. Note that the height of bushes, hedges, fences, and walls located within corner setback area is restricted to two feet.

**RESPONSE:** Noted. See landscape plan Sheet L200

- Queuing depth is to be a minimum of 19 feet. Plan shows south side will only have a queuing depth of 16'-7". Please address.
   RESPONSE: Queuing depth adjusted to 19'-0" See sheet A001.
- 17. Provide the vertical clearance of the garage on the site plan. RESPONSE: Note for minimum vertical clearance provided on site plan Sheet A001.



18. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan stating any lip from 1/4" but not greater than ½" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan. Provide a detail for the proposed ramps showing how they achieve ADA compliance.

RESPONSE: ADA Route added to site plan SheetA001. Sheet Graphic indication of Flush Areas provided.

- Please fully dimension the parking garage, there appears to be space between the ADA accessible aisle and the wall, please identify this distance.
   RESPONSE: All dimensions for ADA Area provided on sheet A001.
- For ADA accessible route, verify minimum 5'x5' area is provided within the red box (see below) and dimension on plan.
   RESPONSE: Area adjusted to accommodate 5'by 5' area, however minimum turning area may be reduced to 48 inches per 202FBC-A 403.5.2.
- 21. Any parking stall located next to a solid obstruction, such as a building wall, is required to be a minimum of 9.5' wide. Any stall with obstructions on both sides is required to be a minimum of 10.5' wide. (i.e. stall 1). **RESPONSE: Parking stall noted to be 1.5 feet away from the parking stall.**
- 22. Please provide the setback dimensions for the proposed bump out. Setback shall be measured from back of proposed curb to property line at the most critical points (corners) a minimum 3-foot-wide drivable area bump out with curb. This bump out may not be within any required setback areas.

**RESPONSE:** Bump out sheet back noted at 5 feet. See sheet A001.

- 23. All non-vehicular areas shall be stripped and clearly identified. This stripping shall not be the same stripping as the ADA accessible aisle. Pleas show on plan. RESPONSE: Non-vehicular use area in parking lot that is not separated by type D curb is shown on floor plans sheet A001.
- 24. Please provide a trash chute for the garbage room. RESPONSE: Trash chute provided. See Typical Floor on sheet A101. Trash chute is adjacent to Stair 02.
- 25. Please dimension all BOH areas (i.e., storage, electric etc.). **RESPONSE: All BOH Areas dimensioned as requested.**
- 26. Please label the stair, Stair #1 and Stair #2. **RESPONSE: Stair 01 and Stair 02 labelled.**
- 27. Elevations show for a 6' Solid White Fence surrounding the site. Please show the fence on the Site Plan. No portion of the fence/gate or footers are to encroach beyond the property lines, into adjacent property or City ROW. Provide dimension for minimum setback of the fence on the Site Plan to accommodate the footers/fence. Cross section of the fence with footer showing the setback from the property line will be required at the time of permit review. RESPONSE: Solid white fence and all related footing will be within property lines. See sheet A001 and Section A-A on civil sheet C-2
- 28. Provide civil plans for the proposed project. Indicate items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details. Show location of existing water and sewer mains on plans and show the project is planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for



connections within City rights-of-way. Full road width asphalt pavement mill and resurface is required for all adjacent road / alley to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. In this case, coordination will be required with the City CRA.

RESPÓNSE: See Civil Sheets C-1 to C-8.

- 29. Add note on civil and site plans for full road width pavement mill and resurfacing will be required for all streets / roadway adjacent to the project site. **RESPONSE: Note added to Site Plan.**
- 30. Please provide a pavement marking and signage plan for all onsite and off-site pavement markings. All pavement marking and signage within City rights-of-way requires review and stamped approved plans by Broward County Traffic Engineering Division. BCTED approval required at the time of permitting. RESPONSE: See sheet C-4.
- 31. Please include all applicable City of Hollywood Standard details for this project in the plan set (i.e parking stall pavement markings and signage). Updated Details can be found online via: https://hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan RESPONSE: See Civil drawing submittal.
- 32. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Continued coordination will be required. RESPONSE: Noted. Please note that this project is not within the CRA.
- 33. For utilities work within City rights-of-way, ROW permit will be required at the time of permit. **RESPONSE: Noted**
- 34. MOT plans required at the time of City Building Permit review. **RESPONSE: Noted.**
- 35. All outside agency permits are required at the time of City building permit review. **RESPONSE: Noted.**
- 36. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance. RESPONSE: Noted.
- 37. More comments may follow upon review of the requested information. **RESPONSE: Noted.**

#### H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

#### No landscape plan submitted on set. **RESPONSE: Landscape plans submitted**

- 1. Survey shows existing trees/palms. RESPONSE: Noted
- 2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate.

RESPONSE: Tree disposition plan and landscape plans have been provided. The City of Hollywood Landscape Manual section 2.10, indicates *"Landscape plan must be drawn, signed, and sealed by a Florida Registered Landscape Architect <u>or as stated in Florida</u>* 



<u>Statutes.</u>" Florida state that 481.329(5) This part does not prohibit any person from engaging in the practice of landscape design, as defined in s. **481.303**, or from submitting for approval to a governmental agency planting plans that are independent of, or a component of, construction documents that are prepared by a Florida-registered professional. Persons providing landscape design services shall not use the title, term, or designation "landscape architect," "landscape architectural," "landscape architecture," "L.A.," "landscape engineering," or any description tending to convey the impression that she or he is a landscape architect unless she or he is registered as provided in this part. Therefore, the submittal is being prepared under the seal of the Architect of Record.

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

**RESPONSE:** Please note RAC requires at 4"DBH and such is reflected in the planting plan. No palms are are proposed in the project.

- 4. Provide sight triangles on plans at intersection of driveway and property line Sec. 155.12 (d) **RESPONSE: All site triangles noted on sheet L200**
- 5. Native plant requirements; 60% trees, 50% shrubs Sec. 3.4. **RESPONSE: Native plant species requirements indicated on sheet L200**
- Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
   RESPONSE: Overhead lines shown. Approved FLP trees provided per Landscape Manual.
- Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.' RESPONSE: Noted
- Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.
   RESPONSE: Noted. Note added to landscape plans however most equipment anticipated to be on the roof.
- 9. All landscaping shall be warranted for 1 year after final inspection. **RESPONSE: Note added to landscape plan.**
- 10. Provide site requirements as per RAC zoning. RESPONSE: RAC landscape requirements reviewed and provided. See sheet A200.
- 11. 11. Provide note indicating: 100% irrigation coverage shall be provided. **RESPONSE: Irrigation note provided. See sheet L200.**
- Additional comments may follow upon further review of requested items and information provided. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900.

# I. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

 Submit civil engineering plans indicating existing and proposed water, sewer and drainage for initial review.
 RESPONSE: See Civil plans attached.



- 2. Show Water and Sewer demand calculations on proposed utilities plans. **RESPONSE: See Civil plans attached.**
- Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices .
   RESPONSE: See Civil plans attached.
- 4. This site resides currently within FEMA Flood Zone X and AH with BFE = 10.00' NAVD88. The proposed Finished Floor Elevation (FFE) shall be 11.0' NAVD88, at a minimum to comply with the greatest of the following three (3) conditions, as applicable.
  - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
  - b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following https://bodis.maps.arcdis.com/apps///iew/index.html2

<u>https://bcgis.maps.arcgis.com/apps/View/index.html?</u> <u>appid=ea44837317bd47eaa5373ce3e2f01</u> <u>b6e</u>; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: <u>https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda</u> <u>62575e817380</u>

# **RESPONSE: See Civil plans attached.**

- 5. Indicate FFE for all enclosed areas on the ground floor. **RESPONSE: FFE noted on site plan and civil drawings.**
- 6. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

#### **RESPONSE: See Civil Plans attached.**

- 7. Ensure all stormwater is retained onsite. RESPONSE: Noted. See Civil Plans
- 8. Indicate how roof drainage will be collected and connected to the on-site drainage system.

# **RESPONSE:** Roof drainage shall be directed towards interior courtyard through roof drains and directed to exfiltration trench beneath parking.

10. Provide preliminary drainage calculations.

#### **RESPONSE:** Drainage Calculations submitted as a separate attachment.

11. Include erosion control plan.

#### **RESPONSE:** See Erosion Control Plan, Sheet C-1.

12. Permit approval from outside agencies will be required. **RESPONSE: Noted** 



13. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

**RESPONSE:** Noted. See landscape and Civil plans accordingly.

14. Additional comments may follow upon further review of requested items. **RESPONSE: Noted** 

#### K. <u>FIRE</u>

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404 Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

- Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department. RESPONSE: Noted
- As per NFPA 1 (2018 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. --- Show this measurement on the plans.
   RESPONSE: Distance shown on site plan sheet A001
- Water supply shall meet the requirements of NFPA 1 (2018 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. ---underground@hollywoodfl.org RESPONSE: Noted.
- 3. Water supply shall meet the requirements of NFPA 1 (2018 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. ---- underground@hollywoodfl.org

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template. **RESPONSE: Noted.** 

# NEOF ONCE: Noted.

- Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.
   RESPONSE: See Civil Plans.
- 5. Provide civil drawings for the underground fire main. Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections. RESPONSE: See civil Plans.
- 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. --- Provide a note on the plans.
   RESPONSE: See Civil Plans.
- 7. Be advised that NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department



personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ. **RESPONSE: Noted** 

#### S. ADDITIONAL COMMENTS

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.



August 22, 2023

Fitz Murphy, AIA, Principal SENGA Architecture, LLC 3434 McKinley Street Hollywood, Florida 33021 Via Email Only

Dear Mr. Murphy:

Re: Platting requirements for a parcel legally described as Tract A, "Fred Zirbs Resubdivision of Lots 22-28, St. James Court West," according to the Plat thereof, as recorded in Plat Book 16, Page 2, of the Public Records of Broward County, Florida. This parcel is generally located on the southeast corner of Arthur Street and North 17 Court, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting <u>would not be required</u> by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.28 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Fitz Murphy August 22, 2023 Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,

Barbara Blake Boy Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager City of Hollywood

> Andria Wingett, Interim Director, Development Services City of Hollywood



# ALTA/NSPS LAND TITLE SURVEY

#### LAND DESCRIPTION:

TRACT A, FRED ZIRBS RESUBDIVISION OF LOTS 22, 23, 24, 25, 26, 27 & 28 ST. JAMES COURT WEST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES :

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
- 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 6. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1895 ELEVATION= 9.57' (NAVD88)
- 7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- 8. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY PINO AND RITVO LAW FIRM, DATED 08/11/2023. SEARCH BASIS: DATE OF PLATTING (1928) ENCUMBRANCES/MATTERS AFFECTING TITLE: - PLATTING LANGUAGE OF THE FRED ZIRBS RESUBDIVISION CONTAINING THE PROPERTY AS RECORDED IN PLAT BOOK 16, PAGE 2 (AFFECTS/PLOTTED)
- 9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- 10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- 11. THE PROPERTY HAS DIRECT ACCESS TO ARTHUR STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 16, PAGE 2, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- 12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- 13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- 14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- 15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

|          |   |   | PROJECT NUMBER : 9351-20 | 1  | REVISIONS                      | DATE     | FB/PG  | DWN |  |
|----------|---|---|--------------------------|----|--------------------------------|----------|--------|-----|--|
| C0021112 | SURVETURS & ASSUCIATES,                     |   |                          | 1  | BOUNDARY & IMPROVEMENTS SURVEY | 09/16/20 | SKETCH | АМ  |  |
|          | 3921 SW 4/IH AVENUE, SUITE 1011             |   | CLIENT :                 | JL | UPDATE TO ALTA STANDARDS       | 10/03/20 | SKETCH | АМ  |  |
|          | DAVIE, FLORIDA 33314                        |   |                          | I٢ | UPDATE SURVEY                  | 08/18/23 | SKETCH | JD  |  |
|          | CERTIFICATE OF AUTHORIZATION : LB $\#$ 6448 | 8 | PETER STERZ              |    | REVIWED O&E REPORT             | 08/22/23 |        | АМ  |  |
|          | PHONE (954)669-7766 FAX (954)669-7799       | J |                          | JĽ |                                |          |        |     |  |

LEGEND:

CHECKED BY

FIELD BOOK AND PAGE

FOUND IRON ROD

FOUND IRON PIPE

AIR CONDITIONER

TRAFFIC SIGNAL BOX

METAL LIGHT POLE

ELECTRIC BOX

ELEVATIONS

TRAFFIC SIGNAL POLE

CONCRETE LIGHT POLE

WATER METER

WATER VALVE

CLEAN OUT

PLAT BOOK

FOUND NAIL AND CAP

FOUND NAIL & DISC

SET IRON ROD & CAP #6448

BROWARD COUNTY RECORDS

CONCRETE BLOCK STRUCTURE

AMERICAN LAND TITLE ASSOCIATION

NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

SET NAIL AND CAP #6448

CONCRETE

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5.40

ALTA

NSPS

EB

B.C.R.

FB/PG





# LOCATION N

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR MADE IN ACCORDANCE WITH THE 202 ALTA/NSPS LAND TITLE SURVEYS, JOINT AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 13, 14, 16 AND 17 OF TABLE A THERE

THE FIELDWORK WAS COMPLETED ON AL

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| -N 17th Ct   |
| MAP (NTS)  |
|  |
| R PLAT AND THE SURVEY ON WHICH IT IS BASED WERE<br>21 MINIMUM STANDARD DETAIL REQUIREMENTS FOR<br>TLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,<br>(A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9,<br>EOF. |
| UGUST 18, 2023.  |
| Dodrand E. Com   |
| RICHARD E. COUSINS<br>PROFESSIONAL SURVEYOR AND MAPPER<br>FLORIDA REGISTRATION NO. 4188  |
| CKD FLOOD ZONE INFORMATION PROPERTY ADDRESS :  |
| REC PANEL NUMBER 0569 H  |
| REC ZONE X SUBALL. N/A   |
| EFFECTIVE DATE 08/18/14 SHEET 1 OF 2   |



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LAN ARC





3434 MCKINLEY STREET | HOLLYWOOD, FL 33021 T. 954.631.8371 HTTP: //WWW.SENGAARCHITECTURE.COM

SENGA ARCHITECTURE LLC

FITZ MANNINGHAM MURPHY REGISTERED ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 9/18/23.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY

ELECTRONIC COPIES.

101069

# LOCATION MAP



APPLICABLE CODE:

OCCUPANCY TYPE: GROUP R-2 CONSTRUCTION TYPE: V(B) 2020 FLORIDA BUILDING CODE CITY OF HOLLYWOOD CODE OF ORDINANCES CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS

SCOPE OF WORK :

15 UNIT RESIDENTIAL DEVELOPMENT

# SHEET INDEX:

| ID          | NAME                             |
|-------------|----------------------------------|
| GENERAL ANI | D SITE INFORMATION               |
| A000        | COVER SHEET AND GENERAL NOTES    |
| A001        | SITE PLAN                        |
| A002        | SITE DATA                        |
| CIVIL       |                                  |
| C-1         | EROSION & SEDIMENT CONTROL PLAN  |
| C-2         | PAVING, GRADING & DRAINAGE PLAN  |
| C-3         | CIVIL DETAILS I                  |
| C-4         | CIVIL DETAILS II                 |
| C-4         | PAVEMENT MARKINGS & SIGNAGE PLAN |
| C-6         | PAVEMENT MARKINGS & SIGNAGE DE   |
| C-7         | WATER & SEWER PLAN & DETAILS     |
| C-8         | WATER & SEWER DETAILS            |
| LANDSCAPE   |                                  |
| L100        | TREE DISPOSITION PLAN            |
| L200        | PLANTING PLAN                    |
| L201        | PLANTING DETAILS                 |
| ARCHITECTU  | RE                               |
| A101        | TYPICAL FLOOR PLAN (LEVELS 2-4)  |
| A200        | SOUTH ELEVATION                  |
| A201        | NORTH ELEVATION                  |
| A202        | WEST ELEVATION                   |
| A203        | EAST ELEVATION                   |
| A600        | 3D STUDY - FRONT                 |

| MEETING / SUBMITTAL DATES: |
|----------------------------|
|                            |

PRE-APPLICATION CONCEPTUAL OVERVIEWJULY 17TH,2023PRELIMINARY TECHNICAL ADVISORY COMMITTEESEPTEMBER 5TH, 2023 FINAL TECHNICAL ADVISORY COMMITTEE SIGNOFF SUBMITTAL PLANNING AND DEVELOPMENT BOARD

OCTOBER 2ND, 2023 TO BE DETERMINED TO BE DETERMINED

SUBMITTAL: CITY OF HOLLYWOOD TECHNICAL ADVISORY COMMITTEE DATE: Monday, September 18, 2023

COVER SHEET AND GENERAL NOTES

A000







|  | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
|--|----|----|----|----|----|----|----|----|----|----|----|----|
|--|----|----|----|----|----|----|----|----|----|----|----|----|





|  | ESS<br>L DESCRIPTION  | 1225 N 17TH CT, HOLLYWOOD,<br>TRACT A, FRED ZIRBSRESLIPD  | FLORIDA   |
|--|---|---|---|
|  |   | 27 & 28 ST. JAMES COURT WES<br>PLAT THEREOF, AS RECORDED<br>THE PUBLIC RECORDS OF BRO   | ST, ACCORDING TO THE MAP OF<br>D IN PLAT BOOK 16, PAGE 2, OF<br>DWARD COUNTY, FLORIDA   |
| FOLIC  | )   | 5142-10-33-0010   |   |
| GROS   | ING NET SITE AREA   | 12,009 SQ FT (0.276 ACRES)  |   |
| LAND   | USE DESIGNATION   | REGIONAL ACTIVITY CENTER (  | RAC)  |
| ZONIN  | IG DESIGNATION  | FEDERAL HIGHWAY LOW-MEDI<br>DISTRICT (FH-1)   | UM INTENSITY MULTI-FAMILY   |
| ZONIN  | IG DATA   | REQUIRED/ ALLOWED   |   |
| MAXIN<br>MAXIN   | IUM FLOOR AREA RATIC<br>IUM FLOOR AREA  | D 1.25<br>15,011.25   | 1.25<br>15,010  |
|  | IUM HEIGHT  | 4 STORIES (45'-0")<br>2 401 8 SE (20% MIN )   | 4 STORIES (44'-0")<br>3 562 SE (29 66%)   |
| IMPER  | RVIOUS  | 9,607.2 SF (80% MAX.)   | 8,447 SF (70.34%)   |
|  | ONE BEDROOM<br>TWO BEDROOM<br>TOTAL   | NA<br>NA<br>NA  | 12<br>3<br>15   |
| PARKI  | NG<br>1 SINGLE SP PER 1BE<br>1 5 SINGLE SP / 2 BED  | D 12  | 12  |
|  | 1 SINGLE SP / 10 UNIT<br>TOTAL REQUIRED   | S 1.5<br>18   | 2<br>19   |
| FLOOF  | K AREA PER UNIT TYPE<br>UNIT 01 (3 UNITS)<br>UNIT 02 (3 UNITS)  | 400 SF<br>400 SF  | 612 SF<br>675 SF  |
|  | UNIT 03 (3 UNITS)<br>UNIT 04 (3 UNITS)  | 400 SF<br>400 SF  | 624 SF<br>503 SF<br>853 SE  |
|  |   | 400 SF<br>650 SF  | 653 SF  |
| BEDRO  | UOM/BATHROOM COUN<br>UNIT 01<br>UNIT 02   | I<br>N/A<br>N/A   | 1/1<br>1/1  |
|  | UNIT 03<br>UNIT 04<br>UNIT 05   | N/A<br>N/A<br>N/A   | 1/1<br>1/1<br>2/2   |
| MINIM  |   |   | <i>LIL</i>  |
|  | ING<br>RONT STREET<br>VENUE / COURT   | 20'-0"<br>15'-0"  | <u>    20'-0"                                   </u>  |
|  | AST SIDE<br>EAR<br>NG   | 10'-0"<br>20'-0"  | 10'-0"<br>20'-0"  |
|  |   | 5'-0"   | 5'-0"   |
| GROU   | FLOOR ARI   | EA NON-CONDITIONED TO   |   |
| SECOI<br>THIRD   | ND FLOOR N/A<br>FLOOR N/A<br>TH FLOOR N/A   | 1/1 1/<br>1/1 1/<br>1/1 1/  | 1<br>1<br>1   |
| LIGHT<br>0.5 M/<br>FLOOI<br>BASE<br>GREE<br>1.   | ING<br>AX LUMENS AT ALL PRO<br>D INFORMATION<br>FLOOD ELEVATION = N/A<br>N BUILDING PRACTICS<br>ALL ENERGY STAR A<br>THAT CAN BE ENERG<br>INCLUDES REFRIGE<br>COVERED ARE COU<br>ENERGY STAR APPI   | PERTY LINES<br>A<br>APPLIANCES. ALL PERMANENT<br>GY STAR RATED MUST BE SOR<br>RATOR, STOVE, WASHINGMAC<br>INTERTOP APPLICANCES SUC<br>JANCES MUST BE VERIEIED B   | APPLIANCES IN THE RESIDENC<br>ATED TO CLAIM THIS ITEM. (TH<br>CHINE, DRYER, ETC. ITEMS NO<br>H AS TOASTERS, MIXERS, ETC<br>( BUIL DING INSPECTOR ON SI  |
| LIGHT<br>0.5 M/<br>FLOOI<br>BASE<br>GREE<br>1.   | ING<br>AX LUMENS AT ALL PRO<br>D INFORMATION<br>FLOOD ELEVATION = N//<br>N BUILDING PRACTICS<br>ALL ENERGY STAR A<br>THAT CAN BE ENERC<br>INCLUDES REFRIGE<br>COVERED ARE COU<br>ENERGY STAR APPL<br>AT FINAL INSPECTION<br>NO SHOWER WITH M<br>HEADS. LOW FLOW<br>GALLONS PER MINI   | PERTY LINES<br>A<br>A<br>PPLIANCES. ALL PERMANENT<br>GY STAR RATED MUST BE SOR<br>RATOR, STOVE, WASHINGMAC<br>INTERTOP APPLICANCES SUC<br>JANCES MUST BE VERIFIED B<br>N.<br>MORE THAN ONE SHOWER HEA<br>SHOWER HEADS ARE RATED<br>ITE AT 80 PSI WATER PRESS  | APPLIANCES IN THE RESIDENC<br>ATED TO CLAIM THIS ITEM. (TH<br>HINE, DRYER, ETC. ITEMS NO<br>AS TOASTERS, MIXERS, ETC<br>BUILDING INSPECTOR ON SI<br>D, AND ALL LOW FLOW SHOWE<br>O AT A MAXIMUM FLOW OF 2<br>URE ONE SHOWER HEAD PE   |
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| LIGHT<br>0.5 M/<br>FLOOI<br>BASE<br>GREE<br>1.<br>2.<br>3.   | ING<br>AX LUMENS AT ALL PRO<br>D INFORMATION<br>FLOOD ELEVATION = N//<br>N BUILDING PRACTICS<br>ALL ENERGY STAR A<br>THAT CAN BE ENERC<br>INCLUDES REFRIGE<br>COVERED ARE COU<br>ENERGY STAR APPL<br>AT FINAL INSPECTION<br>NO SHOWER WITH M<br>HEADS. LOW FLOW<br>GALLONS PER MINU<br>SHOWER AND LOW F<br>AND VERIFIED BY PL<br>RECYCLING. A DED<br>BIN, SIZED TO FIT BC   | PERTY LINES<br>A<br>A<br>A<br>PPLIANCES. ALL PERMANENT<br>GY STAR RATED MUST BE SOR<br>RATOR, STOVE, WASHINGMAC<br>INTERTOP APPLICANCES SUC<br>JANCES MUST BE VERIFIED B<br>N.<br>MORE THAN ONE SHOWER HEAD<br>SHOWER HEADS ARE RATED<br>JTE AT 80 PSI WATER PRESS<br>FLOW SHOWER HEADS ARE RATED<br>JTE AT 80 PSI WATER PRESS<br>FLOW SHOWER HEADS MUST E<br>JUMBING INSPECTOR ON SITE A<br>ICATED STORAGE AREA FOR A<br>DTH, MUST BE SHOWN ON THE   | APPLIANCES IN THE RESIDENC<br>ATED TO CLAIM THIS ITEM. (TH<br>HINE, DRYER, ETC. ITEMS NO<br>AS TOASTERS, MIXERS, ETC<br>BUILDING INSPECTOR ON SI<br>D, AND ALL LOW FLOW SHOWE<br>O AT A MAXIMUM FLOW OF 2<br>URE. ONE SHOWER HEAD PE<br>BE SHOWN ON PLUMBING PLAN<br>AT FINAL INSPECTION.   |
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3434 MCKINLEY STREET | HOLLYWOOD, FL 3302 T. 954.631.8371 HTTP: //WWW.SENGAARCHITECTURE.COM SENGA ARCHITECTURE LLC CIVIL ENGINEER ZEPHYR ENGINEERING CERTIFICATE OF AUTHORIZATION NO.: 31158 HOLLYWOOD, FL 33351 T. 786.302.7693 WWW.ZEPHYRENGINEERINGFL.COM ZEPHYR ENGINEERING



ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 9/18/23.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ITZ MANNINGHAM MURPHY REGISTERED ARCHITECT

SUBMITTAL & REVISIONS

SITE DATA





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| GENERAL CONDITION NOTES :   | L ELEVATIONS ARE REFE   | RENCED<br>M                                  | FILTER FABRIC TO BE SEALE                                   |
|---|---|--|---|
| 1. THE LOCATION OF EXISTING UTILITIES AND TOPOGR<br>FROM THE MOST RELIABLE INFORMATION AVAILABLE<br>INFORMATION IS NOT GUARANTEED AND IT IS THE<br>CONTRACTOR TO DETER-MINE THE EXACT LOCATION<br>AND TOPOGRAPHY PRIOR TO CONSTRUCTION  | CAPHY HAS BEEN PREPARED<br>TO THE ENGINEER. THIS<br>RESPONSIBILITY OF THE<br>N OF ALL EXISTING UTILITIES  | FOR PERFORATED PIPE,<br>BANDED, BUT NOT GASI |   |
| 2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO<br>COMPANIES & AGENCIES AND ANY OTHERS SERVIN   | NOTIFY THE FOLLOWING<br>IG THE AREA:  | FIN. GRADE                                   |   |
| FLORIDA POWER & LIGHT CO., CONSTRUCTION<br>BELLSOUTH<br>COMCAST<br>TECO   |   | COMPACT                                      | ED LIMEROCK BASE  |
| LOCAL CITY / COUNTY ENGINEERING & UTILITY DE<br>FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)<br>UNDERGROUND UTILITIES NOIFICATION CENTER OF  | PARTMENTS<br>, AS APPLICABLE<br>FLORIDA   | PERF   | ORATED HDPE.  |
| (S.U.N.S.H.I.N.E.) PAVING, GRADING & DRAINAGE NOT   | TES:  | BALLAST R                                    | госк  |
| 1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HAP<br>DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO<br>& PARKING LOT AREAS SHALL BE REMOVED DOWN   | RDPAN, ORGANIC MATERIAL & OTHER<br>) M—145, FOUND WITHIN THE ROAD<br>N TO ROCK OR SUITABLE MATERIAL,  |  | - FDOT STD NON-WOVEN  |
| & REPLACED W/ THE SPECIFIED FILL MATERIAL II<br>TO NOT LESS THAN 100% MAXIMUM DRY DENSITY<br>ACCORDANCE W/ AASHTO T-99. THICKNESS OF L<br>PROVIDED THE EQUIPMENT & METHODS USED ARI<br>TESTING TO BE CAPABLE OF COMPACTING THICK  | N MAXIMUM 12" LIFTS COMPACTED<br>AT OPTIMUM MOISTURE IN<br>AYERS MAY BE INCREASED<br>PROVEN BY FIELD DENSITY<br>LAYERS TO SPECIFIED DENSITIES.                |  | CONT. FILAMENT<br>POLYESTER FILTER<br>FABRIC N.             |
| 2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIC<br>CONSIST OF THE COMPLETE REMOVAL & DISPOSA<br>ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER O<br>PROTRUDING THROUGH THE SURFACE OF THE EXI<br>ITEMS DESIGNATED TO REMAIN OR TO BE RELOCA<br>DESIGNATED ON THE DWGS                        | OR TO CONSTRUCTION. THIS SHALL<br>L OF ALL TREES, BRUSH, STUMPS,<br>DBSTRUCTION RESTING ON OR<br>ST. GROUND TO A DEPTH OF 12".<br>TED OR ADJUSTED SHALL BE SO |  | BASIN FRAME & GRATE<br>U.S. FOUNDRY & MFG.<br>NO. 4155–6210 |
| <ol> <li>FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-<br/>AASHTO M-145 &amp; SHALL BE FREE FROM VEGETA<br/>THAN 12% BY WEIGHT OF FILL MATERIAL SHALL F</li> </ol>   | 3 OR A-2.4 IN ACCORDANCE W/<br>TION & ORGANIC MATERIAL. NOT MORE<br>PASS THE NO. 200 SIEVE.   |  | BRICK & MORTAR<br>TO GRADE                                  |
| 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR F<br>RESULTS TO THE ENGINEER OF RECORD PRIOR TO<br>BY THE ENG. TEST RESULTS MUST INCLUDE BUT<br>SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION,<br>CYLINDERS, ETC.  | ROVIDING CERTIFIED MATERIAL TEST<br>O THE RELEASE OF FINAL CERTIFICATION<br>MAY NOT BE LIMITED TO, DENSITIES FOR<br>ASPHALT GRADIATION REPORTS, CONC.         |  | (2 COURSE MIN.,<br>5 MAX.)                                  |
| 5. ALL INLETS & PIPE SHALL BE PROTECTED DURING<br>THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY<br>OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM<br>ACCEPTANCE.  | G CONSTRUCTION TO PREVENT SILTATION IN<br>PLUGS & PLYWOOD OR PLASTIC COVERS<br>TO BE CLEAN OF DEBRIS PRIOR TO FINAL   | l  |   |
| 6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. AS<br>SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIO<br>ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO I   | SPHALT, THE EXIST. ASPHALT SHALL BE<br>OR TO REMOVING CURB OR GUTTER, THE<br>PROVIDE A STRAIGHT EVEN LINE.  |  | DRAINAGE PIPE   |
| <ol> <li>ALL PROPOSED GRADES (ELEVATIONS) REFER TO<br/>OTHERWISE.</li> <li>SITE GRADING SHALL BE W/IN 0.1' OF THE REQU<br/>GRADED TO DRAIN.</li> </ol>  | JIRED ELEVATION & ALL AREAS SHALL BE  |  | FOR PIPE SIZES  |
| 9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLE<br>COMPACTED TO 98% MAXIMUM DRY DENSITY PER  | ESS OTHERWISE NOTED & SHALL BE<br>AASHTO T—99.  |  | ELEV. (TYP.)  |
| 10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PE<br>60% OF CARBONATES OF CALCIUM & MAGNESIUM<br>LIMEROCK SHALL BE PRIMED.  | TYPE DESIGNATED ON DWCS (SEE SECTION  |  | 3" (MIN)  |
| 12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR<br>FDOT STANDARD SPECIFICATIONS.   | OR EQUAL CONFORMING TO SECTION 985  | OF THE                                       |   |
| 13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPA<br>JOINTS PLACED AT A MAXIMUM OF 75'. CRACK C<br>CENTER. THE BACK OF SIDEWALK ELEVATION SHAL<br>UNLESS SPECIFIED OTHERWISE BY LOCAL CODES<br>SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6"  | ACTED SUBGRADE, W/ 1/2" EXPANSION<br>ONTROL JOINTS SHALL BE 5' ON<br>LL EQUAL THE CROWN OF ROADWAY,<br>OR INDICATED ON DWGS. ALL CONC.                        |  |   |
| 14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SH<br>FOLLOWING DESIGNATIONS -   | IOWN ON THE DRAWINGS BY ONE OF THE  |  | (TYP., FOR EACH<br>STRUCTURE) TYF                           |
| RCP = REINFORCED CONC. PIPE, ASTM DESIGN/<br>CMP = CORRUGATED METAL (ALUM.) PIPE, TM<br>CMP = (SMOOTH LINED) CORRUGATED METAL (/<br>SCP = SLOTTED CONC. PIPE, FDOT SECTIONS S<br>PVC = POLYVINYLCHLORIDE PIPE<br>PCMP = PERFORATED CMP, FDOT SECTION 945<br>DIP = DUCTU E JPON PIPE | ATION C—76, TABLE III<br>DESIGNATION M—196<br>ALUM.) PIPE, ASTM DESIGNATION M—196<br>941 & 942  |  |   |
| HDPE = HIGH DENSITY POLYETHYLENE PIPE.  |   |  | <u>1 1/4</u> "  |
| 15. ASPHALT –<br>BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT  | T, VISCOSITY GRADE AC-20, CONFORMING  |  | 7/8"R.  |
| PRIME COAT SHALL BE CUT BACK ASPHALT, GRAE<br>THE REQUIREMENTS SPECIFIED IN AASHTO DESIGN<br>GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASP<br>REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION   | DE RC-70 OR RC-250 CONFORMING TO<br>ATION M-81-75 (1982). RATE - 0.10<br>PHALT, GRADE RS-2 CONFORMING TO THE<br>M-140-82. RATE - 0.02 TO 0.08                 | •  |   |
| GALS/S.Y.<br>DESIGN MIX SHALL CONFORM TO FDOT SECTION 331   | UNLESS OTHERWISE SPECIFIED.   |  |   |
| PAVEMENT MARKING & SIGNING STANDARD NO  | TES :   |  |   |
| <ol> <li>ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT<br/>THE HEIGHT IS MEASURED FROM THE BOTTOM OF<br/>PAVEMENT. THE SIGN POST SHALL BE PLACED A<br/>FROM THE ADJACENT PAVEMENT, &amp; A MINIMUM O<br/>PAVEMENT</li> </ol>  | LESS THAN 5' & NOT GREATER THAN 7',<br>THE SIGN TO THE EDGE OF NEAREST<br>MINIMUM OF 6' TO A MAXIMUM OF 12'<br>F 6' FROM THE CROSS TRAFFIC                    |  | 2 1/4   |
| <ol> <li>STOP BARS SHALL BE 24" WHITE.</li> <li>ALL SITE PAVEMENT MARKINGS SHALL BE PAINT.</li> </ol>   | (UNLESS INDICATED OTHERWISE)  |  |   |
| 5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE R<br>& SHALL CONFORM TO MUTCD AND PBC TYPICAL   | OAD RIGHT-OF-WAY SHALL BE THERMOPLA<br>T-P-06-001.  | STIC   |   |
|   |   |  |   |
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RATION TRENCH DETAIL



SECTION A-A (TYP.) <u>1E & GRATE DETAIL</u>









# GENERAL NOTES

- Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstruct pedestrian circulation path to pedestrian areas, elements and facilities within the right of we accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those of sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in 1. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at each ramp, see LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS.
- 2. When altering existing pedestrian facilities, where existing restricted conditions preclude th accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, th feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length
- 3. If sidewalk curb ramps are located where pedestrians must walk across the ramp, then pro transition slopes to the ramp; otherwise a sidewalk curb may be required.
- 4. All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 n All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes a equal to 0.02 in any direction.
- Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendic direction of the ramp slope.
- 6. Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or side existing curb or curb and gutter shall be removed to the nearest joint beyond the curb trans the extent that no remaining section of curb or curb and gutter is less than 5' long. Existin shall be removed to the nearest joint beyond the transition slope or to the extent that no resection of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 31
- Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.
- 8. Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable shall be constructed in accordance with Specification Section 527. For the layout of detecta refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings provided on transition slopes.
- 9. When detectable warnings are placed on a slope greater than 5%, domes shall be aligned w centerline of the ramp; otherwise domes are not required to be aligned.
- Detectable warnings shall be required on sidewalks at: a. Intersecting roads,
- b. Median Crossings greater than or equal to 6' in width, c. Railroad Crossings,
- d. Signalized driveways.
- Detectable Warnings Acceptance Criteria:
   a. Color and texture shall be complete and uniform.
- b. 90% of individual truncated domes shall be in accordance with the Americans with Disabil
- Standards for Transportation Facilities, Section 705.
- c. There shall be no more than 4 non-compliant domes in any one square foot. d. Non-compliant domes shall not be adjacent to other non-compliant domes.
- e. Surfaces shall not deviate more than 0.10" from a true plane.
- 12. Detectable warnings shall be installed no greater than 5' from the back of curb or edge of
- 13. Detectable warnings shall not be installed over grade breaks.



# LEGEND



|  |   | HYR ENGINEERING<br>WLFORD ZEPHYR, P.E.<br>WLFORD ZEPHYR, P.E.<br>HOLLYWOOD, FL<br>(786)302-7693<br>wzephyreng@gmail.com<br>CA#: 31158 |
|--|---|---|
| ucted<br>way and to<br>e without   |   | S<br>S<br>S   |
| An returns.<br>Index No.<br>at the top of<br>the<br>or a rise of<br>the minimum<br>th.<br>ovide<br>maximum.<br>s less than or<br>cular to the<br>dewalk, the<br>nsition or to<br>ing sidewalks<br>remaining<br>310.<br>le warnings<br>able warnings,<br>shall not be<br>with the |   | ARTHUR STREET APARTMENTS<br>1225 N 17th CT<br>HOLLYWOOD, FL 33020   |
| ilities Act<br>pavement.<br>IPS INDEX SHEET<br>NO.<br>304 1 of 7   | <b>CIVIL DETAILS I</b><br>SCALE: N.T.S.<br>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY<br>WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.<br>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED<br>SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED<br>ON ANY ELECTRONIC COPIES. | P.E.#:76036<br>DATE: 8/22/23<br>SCALE: N.T.S.<br>SHEET NO.:<br>C 4<br>4 OF 8  |





![](_page_24_Figure_0.jpeg)

# ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

![](_page_25_Figure_1.jpeg)

# LEGEND

8.90 **♦**8.36 ΠIII  $\boxtimes$  $\ge$  $\bowtie$ Ν

PAVEMENT TO BE MILLED & RESURFACED 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

![](_page_25_Figure_8.jpeg)

# NOTE: ALL ROADS/ALLEY ADJACENT TO THE PROPERTY ARE TO BE RESURFACED

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

• 15 RESIDENTIAL UNITS

WATER DEMAND (15 RESIDENTIAL UNITS)X(141 GPD/UNIT)=2,115 GPD WASTEWATER DEMAND

(15 RESIDENTIAL UNITS)X(100 GPD/UNIT)=1,500 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)

| <u>MIN.</u> | PIPE COVER | <u>R NOTE:</u> |     |     |       |    |       |        |
|-------------|------------|----------------|-----|-----|-------|----|-------|--------|
| 30"         | MINIMUM    | COVER          | FOR | DIP | WATER | \$ | SEWER | MAINS. |
| 36"         | MINIMUM    | COVER          | FOR | PVC | WATER | &  | SEWER | MAINS  |

| DEWALK   | VISIONS<br>DESCRIPTION  |
|--|---|
|  |   |
| GRASS<br>GRASS<br>SIDEWALK<br>SIDEWALK<br>E:<br>ROADS/ALLEY ADJACENT TO THE<br>PERTY ARE TO BE RESUBFACED  | YR ENGINEERING<br>WLFORD ZEPHYR, P.E.<br>HOLLYWOOD, FL<br>(786)302-7693<br>wzephyreng@gmail.com<br>CA#: 31158 |
| & SEWER DEMAND CALCULATIONS:         CT INFO:         RESIDENTIAL UNITS  |   |
| <u>VER NOTE:</u><br>M COVER FOR DIP WATER & SEWER MAINS.<br>M COVER FOR PVC WATER & SEWER MAINS  | ARTHUR STREET APARTMENTS<br>1225 N 17th CT<br>HOLLYWOOD, FL 33020   |
| THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY<br>WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.<br>PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED<br>SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED<br>ON ANY ELECTRONIC COPIES. | P.E.#:76036<br>DATE: 8/22/23<br>SCALE: 1"=20'<br>SHEET NO.:<br>C7   |

SCALE: 1"=20'

No 76036

\* STATE OF

ONALE

8-23-23

PROJECT NO.: 23-38

![](_page_26_Figure_0.jpeg)

| OF PUBLIC UTILITIES STANDARD DETAIL  | REVISED: 06/08/2014        |
|--|----------------------------|
| 4", 6" AND 8" DOUBLE CHECK<br>R FOR FIRE SPRINKLER SERVICE<br>. CONNECTION (90° BENDS) | drawing no.<br><b>W-04</b> |

![](_page_26_Figure_2.jpeg)

8 OF 8

PROJECT NO.: 23-38

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# WATER & SEWER DETAILS

SCALE: N.T.S.

![](_page_27_Figure_0.jpeg)

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| 24 25    | 26 27 28 29 30 31   |  |
|----------|---|--|
|          | KEY LEGEND  |  |
|          | OUD EXISTING TREE TO REMAIN   |  |
|          | OUD EXISTING TREE TO RELOCATE   | 3434 MCKINLEY STREET   HOLLYWOOD, FL 33021<br>T. 954.631.8371<br>HTTP: //WWW.SENGAARCHITECTURE.COM               |
|          | G EXISTING TREE TO REMOVE   | SENGA ARCHITECTURE LLC   |
|          | NOTES<br>NO PERSON AND NO AGENT OR REPRESENTATIVE THEREOF, DIRECTLY OR INDIRECTLY, SHALL CUT<br>DOWN, DESTROY, MOVE OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE SITUATED ON<br>ANY REAL PROPERTY AS DESCRIBED PER SECTION 4 OF HOLLYWOOD LANDSCAPE MANUAL,   |  |
|          | WITHOUT FIRST OBTAINING APPROVAL AND A TREE REMOVAL PERMIT.<br>TREE PROTECTION FENCING SHALL BE PROVIDED AROUND THE CRITICAL ROOT ZONE OF THE<br>TREE, INCLUDING WITHIN ADJACENT PROPERTY AS NEEDED. SEE PLAN FOR FENCE LAYOUT. SEE   | CERTIFICATE OF AUTHORIZATION NO.: 31158<br>HOLLYWOOD, FL 33351<br>T. 786.302.7693<br>WWW.ZEPHYRENGINEERINGFL.COM |
|          | ARBORIST REPORT FOR ADDITIONAL INFORMATION.   | ZEPHYR ENGINEERING   |
|          | TREE DISPOSITION SCHEDULETREEBOTANICAL<br>NAMECOMMON NAMEHT<br>(FT)SPR<br>(FT)DBH<br>(INCH)HEALTH<br>CONDITIONNATIVEDISPOSITION001Terminalia<br>bucerasBlack Olive181422GoodRemain002UNKNOWNUnknown16156GoodRemove  |  |
|          | TREE MITIGATION CHART         # OF TREES       TOTAL DBH (INCHES)   |  |
|          | TOTAL TO BE MITIGATED     1     6       TOTAL REQUIRED     N/A     6  |  |
|          | TOTAL PROPOSED SEE PLANTING PLAN 6  |  |
|          |   |  |
|          | HAR HE  | 3020   |
|          | 1"X4" STRINGER  |  |
|          | 2"X4" POSTS<br>(12' MAX. SPACING)<br>STAPLES OR NAILS   |  |
|          |   |  |
|          |   |  |
|          | SECTION   |  |
|          | 1"X4" STRINGER  |  |
|          | TREE TRUNK  |  |
|          |   |  |
|          | VARIES  |  |
|          |   |  |
|          | TOP VIEW  | ARCHITECT  |
|          | <ol> <li>BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES<br/>BETWEEN TREES AND CONSTRUCTION ACTIVITY.</li> <li>TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN<br/>CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6<br/>FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON</li> </ol> | THIS ITEM HAS BEEN DIGITALLY   |
|          |   | SIGNED AND SEALED BY<br>FITZ MANNINGHAM MURPHY, AIA<br>AR101069<br>ON 9/18/23.                                   |
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|          |   | FITZ MANNINGHAM MURPHY   |
| AN<br>O" |   | SUBMITTAL & REVISIONS  |
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|          |   | 2326<br>PROJECT NO.  |
|          |   | 9/18/23<br>DATE  |
|          |   |  |
|          |   | I REE<br>DISPOSITION<br>PLAN   |
|          |   | L100   |
| 24 25    | 26 27 28 29 30 31   |  |

![](_page_28_Figure_0.jpeg)

![](_page_28_Figure_1.jpeg)

| LAND                                   | SCAPE                   | DATA                    |                                     |                               |   |                                   |                    |                      |              |              |                       |               |    |
|--|-------------------------|-------------------------|-------------------------------------|-------------------------------|---|-----------------------------------|--------------------|----------------------|--------------|--------------|-----------------------|---------------|----|
| REFER                                  | TO ARC                  | HITECTU                 | RE FOR SITE, BU                     | ILDING, AI                    | ND ZON  | NING INF                          | ORMA               | TION.                | _            |              |                       |               |    |
| OPEN                                   | SPACE                   | E LANDS                 | CAPE                                | REQUI<br>7,500 \$             | RED<br>SF (25º  | %)                                | _ <u>E</u> ><br>N/ | _ <u>P</u><br>1      | ROP<br>0,932 | OSED<br>2 SF |                       |               |    |
| TREE                                   | AND P/                  | ALM REG                 | QUIREMENTS                          | REQUI                         | RED   |                                   | <u> </u>           | KISTING              | N            | IEW          |                       | тот           | AL |
| S<br>P<br>C                            | TREET<br>ERIME          | TER BUI                 | FFER                                | 8 (1 pe<br>11 (1 p<br>4 (1 pe | r 30')<br>er 20')<br>r 1000                           | sf)                               | 1<br>0<br>0        |                      | 7<br>1<br>4  | 1            |                       | 8<br>11<br>4  |    |
| Т                                      |                         | REQ.                    | _                                   | 23                            |   |                                   | 1                  |                      | 2            | 2            |                       | 23            |    |
| MITIG                                  | IAXIMU<br>ATION         | m Palm                  | S                                   | 4 (20%                        | OFR   | EQ)                               | 0                  |                      | 0            |              |                       | 0             |    |
| Т                                      | REES                    |                         |                                     | 2                             |   |                                   | N/                 | A                    | 2            | CES          | @ 4"                  | 2             |    |
| SPEC<br>#<br>N                         | IES<br>OF SP<br>IATIVE  | ECIES<br>TREES          |                                     | 5<br>18 (609                  | %)  |                                   | 1<br>1             |                      | 5<br>2       | 1            |                       | 6<br>22       |    |
| SHRU<br>#<br>#                         | B REQ<br>OF SH<br>OF NA | UIREME<br>RUBS<br>TIVES | NTS                                 | N/A<br>77 (509                | %)  |                                   | 0<br>0             |                      | 1<br>1       | 53<br>02     |                       | 153<br>102    |    |
| TREE                                   | SCHED                   | ULE                     |                                     |                               |   |                                   |                    |                      |              |              |                       |               |    |
| SYM                                    | ABB.                    | QTY                     | BOTANICAL<br>NAME                   | COM                           | MON   | DBH                               |                    | HT                   |              | SPR          | REM                   | IARKS         |    |
| ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | CD                      | 11                      | Coccoloba<br>diversifolia           | Pigeon                        | Plum  | 4"                                | 12' 5              | Standard             |              | 6'           |                       |               |    |
|  | CES                     | 7                       | Conocarpus<br>erectus<br>'Sericeus' | Silver<br>Buttonv             | vood  | 4"                                | 12', sing          | Standard<br>le Stem, |              | 8'           | Stan<br>with          | dard<br>acter |    |
|  | CR                      | 2                       | Clusea rosea                        | Pitch A                       | pple  | 4"                                | 12' 5              | Standard             |              | 6'           | - Crial               |               | ,  |
|  | LJ                      | 3                       | Ligustrum<br>japonicum              | Ligustru                      | um  | m 4" 12', Standard,<br>Multitrunk |                    |                      |              | 10'          |                       |               |    |
| $\bigcirc$                             | QV                      | 1                       | Quercus<br>virginiana               | Live Oa                       | Live Oak 4" 16', Standard<br>Single Stem,<br>Matching |                                   |                    |                      |              | 8'           | Stan<br>with<br>chara | dard<br>acter | ,  |
| SHBIIE                                 |                         |                         |                                     | :                             |   |                                   |                    |                      |              |              |                       |               |    |
| SYM                                    |                         |                         |                                     | NAME                          | СОМ   |                                   | AME                | SIZE                 | Н            | т            | SPR                   | SP            |    |
| 0 m                                    |                         |                         | BOTANIOAL                           |                               |   |                                   |                    | UIZE                 |              | •            |                       |               |    |
| 0                                      | Fm                      | 49                      | Ficus microca<br>'Green Island      | arpa<br>I'                    | Green<br>Ficus  | Island                            |                    | 7 gal                | 24"          |              | 18"                   |               |    |
| ££                                     | Md                      | 2                       | Monstera del                        | iciosa                        | Swiss<br>Vine   | Cheese                            | e                  | 15 gal,<br>30"-36"   |              |              |                       |               |    |
|  | Mf                      | 9                       | Myrcianthes<br>fragrans             |                               | Simps   | on Stop                           | oper               | 30 gal               | 4'           |              |                       | 30"<br>o.c.   | ,  |
|  | Pm                      | 86                      | Podocarpus<br>macrophyllus          | 6                             | Podoc   | arpus                             | 30 gal             |                      | 4'           |              |                       |               |    |
|  | Zf                      | 4                       | Zamia florida                       | na                            | Coont   | ie                                |                    | 7 gal                | 24"          |              |                       |               | ,  |
| GROU                                   |                         | /ER SCI                 | IEDULE                              |                               |   |                                   |                    |                      |              |              |                       |               |    |
| SYM                                    | ABB                     | / ARE<br>(SF            |                                     | AL NAME                       | co  | MMON                              | NAM                | SIZE                 | SI           | Þ            | RE                    | MARK          | S  |
|  | ag                      | 917                     | Arachis gla                         | abrata                        | Per   | ennial F                          | Peanu              | t 1 gal              | 24" c        | D.C.         | _                     |               | _  |
| <u> </u>                               | Im                      | 113                     | Liriope mu<br>Blue'                 | scari 'Big                    | Lily  | turf                              |                    | 1 gal                | 12" c        | o.c.         |                       |               |    |
|  | pbm                     | 110                     | Philodendr<br>Marx'                 | on 'Burle                     | Phil  | odendr                            | on                 | 3 gal                | 18" c        | D.C.         |                       |               |    |
| SOD                                    | SCHED                   |                         | I                                   |                               | I   |                                   |                    | 1                    | 1            |              |                       |               |    |
| SYM                                    | ABB                     | / ARE<br>(SF            |                                     | AL NAME                       | e co  | MMON                              | NAM                | E SIZE               | SI           | P            | RE                    | EMARK         | 5  |
| + $+$ $+$ $+$ $+$                      | ss                      | 1,919                   | Stenotaphi<br>secundatu             | rum<br>m                      | St. /<br>Gra  | Augusti<br>ss                     | ne                 |                      |              |              | Stagg                 | ered          |    |
|  | 60 A D-                 |                         | I                                   |                               |   |                                   |                    | 1                    | 1            |              |                       |               |    |
| 1.                                     | ALL                     | LANDSCA                 | APING SHALL BE                      | WARRANT                       | ED FO   | R 1 YEAI                          | R AFTE             | er final i           | NSPEC        | TION         |                       |               |    |
| 2.                                     | NO                      |                         | APE SUBSTITUTI<br>N.                | ONS SHA                       | ALL MA  | DE WIT                            | 'H THI             | e approv             | VAL O        | F THI        | e auti                | HORITY        | H  |
|  | 500                     |                         |                                     |                               |   |                                   |                    |                      |              |              |                       |               |    |

![](_page_28_Picture_5.jpeg)

![](_page_28_Picture_6.jpeg)

![](_page_28_Picture_7.jpeg)

# ARCHITECT

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FITZ MANNINGHAM MURPHY REGISTERED ARCHITECT AR101069

SUBMITTAL & REVISIONS

PROJECT NC 9/18/23

FMM DRAWN / CHECKED

PLANTING PLAN

**L200** 

| 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
|----|----|----|----|----|----|----|----|
|    |    |    |    |    |    |    |    |

![](_page_29_Figure_0.jpeg)

![](_page_29_Figure_3.jpeg)

![](_page_29_Figure_4.jpeg)

| 24   | 25                         | 26            | 6  | 27   |  | 28  |   | 29  |                                      | 30                                   |                                   | 31                            |          |  |   |  |
|--|----------------------------|---------------|--|--|--|---|---|---|--------------------------------------|--------------------------------------|-----------------------------------|-------------------------------|----------|--|---|--|
|  |                            | PLANTI        | NG NOTES   | 6  |  |   |   |   |                                      |                                      |                                   |                               |          |  | т<br>П <i>Л</i> /                                   | $\frown$ $\land$                       |
|  |                            | PLANTI<br>1.  | NG SPECI<br>The Con<br>mulching                    | FICATIONS<br>tractor is res<br>, mowing, fer                             | sponsible fo   | or maintain<br>) until the jo                         | ning, all p<br>ob is acce                         | planting an<br>epted, in fu                         | reas (incl<br>ull, by the            | uding wat<br>Owner ar                | tering, v<br>1d/or Lai            | veeding,<br>ndscape           |          | $\overline{\bigcirc}$                    | 1/ k  | -)/-                                   |
|  |                            | 2.<br>3.      | All root I<br>Stock".<br>All plant                 | oalls shall co<br>material shall   | onform to th<br>be protecte                                      | ne size star<br>ed during tra                         | ndards se<br>ansport an                           | et forth in<br>nd delivery                          | "America<br>to final lo              | an Standa<br>ocation wit             | irds for<br>th shade              | Nursery<br>cloth or           |          | 3434 MCKINL<br>HTTP: //W                 | EY STREET   HOLL<br>T. 954.631.837<br>WW.SENGAARCHI | YWOOD, FL 33021<br>71<br>ITECTURE.COM  |
|  |                            | 4.<br>5.      | other acc<br>All trees<br>Installatio              | eptable mear<br>must be guye<br>on - All plant r                         | ns of windbu<br>d or staked<br>material sha                      | urn preventi<br>as shown i<br>all be install          | ion.<br>in the deta<br>led in a so                | ails.<br>ound, wor                                  | kman-like                            | manner a                             | and acco                          | ording to                     |          | SENGA                                    | ARCHITEC  | TURE LLC                               |
|  |                            | 6.            | hereinaft<br>ordinance<br>There sh                 | er described.<br>es and code r<br>all be no cha                          | All elemen<br>equirement<br>ains or cab                          | its of lands<br>s.<br>les used or                     | caping sh<br>n trees or                           | nall be ins<br>r palms. F                           | talled so<br>Handle wi               | as to me                             | et all ap                         | plicable                      |          | CIVIL ENG                                | NEER  |  |
| T MATERIAL SHAL  | 1                          | 7.            | width nyle<br>Contracto<br>material.               | on straps or e<br>or shall assu<br>Contractor sl                         | equal.<br>re drainage<br>hall fill all tr                        | e and perco<br>ree pits with                          | olation of<br>h water be                          | all plantir<br>efore plan                           | ng pits pr<br>ting to as             | ior to inst<br>sure that             | allation                          | of plant<br>trainage          |          | h  | ZEP   | HYP                                    |
| BE PRUNED PRIO<br>STALLATION;<br>R PLANTS HAVE               | R                          | 8.            | replacem<br>Contracto<br>accordan                  | ent of all plar<br>or to request f<br>ce with cond                       | final accepta<br>itions of co                                    | to inadequa<br>ance of proj<br>ntract docu            | ate drainag<br>ject in writ<br>ments, the         | ge condition<br>ting. If all<br>en the Ov           | ons.<br>work is sa<br>vner and       | atisfactory<br>the Archite           | and con                           | nplete in<br>declare          |          | CERTIFIC                                 | ENGII   | NEERIN<br>ZATION NO.: 31158<br>_ 33351 |
| TINSTALLED, EACT<br>T SHALL BE<br>IED FOR<br>DRMITY          | п                          | 9.<br>10.     | the project<br>Contractor<br>Plant Ma<br>the prope | ct substantiall<br>or to replace r<br>terial which is<br>erty of the cor | ly complete.<br>rejected plan<br>s not installe<br>ntractor unle | nt material v<br>ed at the dir<br>ess it becon        | within one<br>rection of t<br>mes reloca          | e (1) week<br>the landso<br>ated on si              | of written<br>cape arch<br>te. The C | notice.<br>itect or ow               | /ner will<br>shall pro            | become<br>vide the            |          | ZEP                                      | I. 786.302.76<br>ZEPHYRENGINE                       | ERINGFL.COM                            |
| OVE BURLAP   |                            | 11.           | owner a o<br>Sod shal<br>areas as                  | be strongly  | plant mater<br>rooted, free<br>the plans or                      | ial not insta<br>from weed<br>as directed             | alled on the<br>d, fungus,<br>d.                  | e site.<br>insects a                                | nd diseas                            | e. Contra                            | ctor shal                         | l sod all                     |          |  |   |  |
| I TOP OR ROOT  |                            | SOIL PF<br>1. | REPARATIC<br>All shrub<br>is not acc               | ON AND SOIL<br>beds shall be<br>ceptable to th                           | - MIX<br>e provided v<br>ne Landscap                             | with a minir<br>be Architect                          | mum 30" o<br>t. Shrub b                           | depth of a<br>beds shall                            | pproved<br>be excav                  | planting so<br>ated to 30            | oil if exis<br>)" depth           | ting soil<br>and soil         |          |  |   |  |
| CH LAYER TO<br>RENTIRE<br>TBED, WET<br>NTO STABILIZE,        |                            | 2.            | replaced<br>overall pl<br>Contracto<br>to remain   | as specified.<br>I range betwo<br>or to ensure t                         | Acceptable<br>een 6.5 and<br>otal weed e                         | soil compo<br>7.5.<br>eradication f                   | osition sha<br>from all ar                        | all be 70%<br>reas to be                            | sand, 30<br>planted a                | % organic<br>and protec              | ; content<br>ct existin           | : with an<br>g plants         |          |  |   |  |
| SPECS<br>H GRADE   |                            | 3.<br>4.      | Before re<br>rubbish, a<br>Scarify su              | eplacing tops<br>and remaining<br>ubsoil to a dep                        | oil, rake su<br>g roots from<br>pth of six in                    | ubsoil surfa<br>removed p<br>ches (6").               | ace clear<br>blant mate                           | of stones<br>rial.                                  | s (1" diar                           | neter and                            | larger),                          | debris,                       |          |  |   |  |
|  |                            | 5.            | All plant i<br>following<br><b>Planting</b>        | naterial on gr<br>soil mix:<br>Soil Mixture                              | rade with the <b>A:</b>  | e exception   | n of palms  | and beac  | h materia                            | l, shall be                          | planted                           | with the                      |          |  |   |  |
| of Root Ball at<br>Grade                                     | -                          |               | a.) Weed   | free soil and<br>70% clean s<br>30% evergla<br>must be a sli             | consist of<br>ilica sand,<br>ides muck, a<br>ight acidic re      | and<br>eaction to th                                  | he soil witl                                      | h no exce   | ss calciur                           | n or carbo                           | nate.                             |                               |          | ⊢  | -   |  |
| FILL MIXTURE<br>SPECS  |                            |               | c.) Soil sl<br>All palms<br><b>Planting</b>        | hall be deliver<br>+ beach mat<br>Soil Mixture                           | red in a loos<br>erial on gra                                    | se friable co<br>de shall be                          | ondition.<br>planted w                            | vith the fol  | lowing:                              |                                      |                                   |                               |          | Ц  |   | SA                                     |
| STURBED SOIL   |                            |               | a.) 80%<br>b.) 20% e                               | clean sillca sa<br>everglades ma   | and<br>ack   | icturo shall  | ho planto   | d with the  | following                            | unic                                 | as oth                            | orwise                        |          | Ц  | ┛ॅ  | 020 L                                  |
|  |                            |               | approved<br>Planting<br>Mix spec                   | by L.A<br>Soil Mixture   | <b>C:</b><br>gned to m   | eet project   | t requirem  | nents bas   | sed on c                             | climatic re                          | gion ar                           | nd plant                      |          | Ω  |   | A 33(                                  |
| SHRUB  |                            |               | requirem<br>a.) 50% (<br>b.) 25% (<br>c.) 10% F    | ents.<br>Coarse Salite,<br>Clean Silica S<br>Pine fines                  | , 5/16" Expa<br>Sand   | anded aggre   | egate   |   |                                      |                                      |                                   |                               |          | Ē  |   | D'RID'                                 |
|  |                            | 6.            | d.) 15% (<br>Topsoil s                             | Compost<br>hall be natura  | al, fertile, aç  | gricultural so  | oil capable                                       | e of susta  | ining vigo                           | prous plan                           | t growth                          | . It shall                    |          |  |   |  |
|  |                            | 7.            | live plant<br>depth of<br>Remove                   | s and their ro<br>hree inches (<br>all rocks and                         | ots, sticks,<br>(3") through<br>other object                     | and other<br>out all lawn<br>ts over one              | extraneou<br>areas<br>inches (1                   | ") in diam  | Spread to                            | opsoil mixi                          | ture to m                         | ninimum                       |          |  | <   |  |
|  |                            | 9.<br>10.     | room for<br>Smooth t<br>The tops                   | 3" of mulch a<br>opsoil mixture<br>oil pH shall be                       | nd 2" clear<br>nd 2" clear<br>to two inch<br>in the rang         | space below<br>nes (2") belo<br>ge of pH 6.5          | w top of pa<br>ow finish of<br>5 to 7.5. T        | or surrour<br>avement.<br>grade in a<br>ſopsoil sha | reas to be<br>all not be             | ement edg<br>e sodded.<br>extremely  | acid or                           | alkaline,                     |          | Ω  |   |  |
|  |                            | 11.           | nor conta<br>shall app<br>Finish gra<br>structure: | ain toxic subs<br>ly the approp<br>ade all topsoi<br>s and eliminat      | stances whi<br>riate soil am<br>il areas to a<br>te any low a    | ich may be<br>nendments<br>a smooth, e<br>areas which | harmful t<br>adjusting<br>ven surfac<br>may colle | to plant g<br>soil pH to<br>ce, assuri<br>ect water | rowth. If<br>assure a<br>ng positiv  | necessary<br>pH range<br>⁄e drainage | ; the Co<br>of 6.5 to<br>e away f | ontractor<br>7.5.<br>from the |          |  |   | PH                                     |
| READ TO BE IN<br>WITH "AMERICA                               | N<br>OCK"                  | 12.<br>13.    | Contracto<br>be respondent                         | or shall assur<br>nsible for all p<br>or to remove                       | e percolatio<br>plants lost d<br>debris and                      | on and drain<br>ue to the lac<br>excess ma            | nage of all<br>ck of perc<br>aterial dai          | l planting<br>colation.<br>ily from jo              | pits prior<br>bb site. C             | to planting<br>ontractor             | j. Contra<br>shall rer            | actor will<br>move all        |          | I  | <   | LO H                                   |
| AMAGED, DISEASE<br>AND ROOTS. CLEA<br>AMAGED ROOT EN         | ED, OR<br>ANLY<br>MDS. DO  | MULCH<br>1.   | Contracto  | or shall mulch   | n all plant m  | naterial thro   | bughout to  | a three i   | nch (3") o                           | depth of lo                          | oose, we                          | ed free,                      |          | -  | - C   |  |
| OOTS TO DRY OU<br>ALLATION. SOAK F<br>NIGHT BEFORE PL        | JT<br>ROOTS IN<br>LANTING. | 2.            | sterilized<br>balls.<br>Any othe                   | 100% Florim<br>r mulch must  | ulch (melale<br>be submitte                                      | euca mulch)<br>ed for appro                           | ). Do not<br>oval.                                | place mul   | ch directl                           | y on top o                           | f shade t                         | tree root                     |          | Ē.                                       | _ <   | 225                                    |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
| THIN BRANCHES<br>REQUIRED BY<br>LANDSCAPE ARC                | AS<br>CHITECT              |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   | _                                      |
| DO NOT CUT CEN<br>LEADER                                     | NTRAL                      |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | ARCHITE                                  | СТ  |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | THIS ITEI<br>SIGNI<br>FITZ MAN           | M HAS BEE<br>ED AND SE<br>NINGHAM I                 | N DIGITALL<br>ALED BY<br>MURPHY, AI    |
| 4 TURNS BROWN<br>BURLAP ON TRUI                              | I<br>NK                    |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  | AR10106<br>ON 9/18/2                                | 9<br>3.                                |
| 24" X 2" X 4" BATT<br>WITH METAL STR<br>OR APP. EQUAL        | TEN<br>RAP                 |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | PRINT<br>DOC<br>CONSI                    | ED COPIES<br>CUMENT AF                              | S OF THIS<br>RE NOT<br>GNED AND        |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | MUST I<br>ELE                            | AND THE S<br>BE VERIFIE<br>CTRONIC C                | ED ON ANY<br>COPIES.                   |
| 2" X 4" PT WOOD  | STAKES                     |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
| MULCH LAYER, S<br>SPEC<br>NAIL BRACES TO<br>X 3'-0" LONG STA | EE<br>2" X 4"<br>KES       |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
| BURY 3" MIN.   |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
| 5°   |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | FITZ MANNING<br>REGISTERED A<br>AR101069 | HAM MURPHY<br>RCHITECT                              |  |
| TOP OF ROOT BA   | ALL<br>RE SEE              |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | SUBMITT                                  | AL & REV  | /ISIONS                                |
| SPECS<br>UNDISTURBED S                                       | OIL                        |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | 0005                                     |   |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | 2326<br>PROJECT NO.                      |   |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  |   |  |
| THEE STAKE   |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  | ING   |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          | DETAIL                                   | _S  |  |
|  |                            |               |  |  |  |   |   |   |                                      |                                      |                                   |                               |          |  | L20   | )1                                     |
| 24   | 25                         | 26            | 6  | 27   |  | 28  |   | 29  |                                      | 30                                   |                                   | 31                            | <b>I</b> |  |   |  |

ENGINEERING

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY FITZ MANNINGHAM MURPHY, AIA AR101069 ON 9/18/23.

![](_page_30_Figure_0.jpeg)

![](_page_30_Figure_1.jpeg)

| 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
|----|----|----|----|----|----|----|----|
|    |    |    |    |    |    |    |    |

![](_page_31_Figure_0.jpeg)

![](_page_32_Figure_0.jpeg)

| 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
|----|----|----|----|----|----|----|----|----|----|----|----|
|    | 1  |    |    |    |    |    |    | I  |    |    |    |

SENGA ARCHITECTURE LLC ZEPHYR ENGINEERING CERTIFICATE OF AUTHORIZATION NO.: 31158 HOLLYWOOD, FL 33351 T. 786.302.7693 WWW.ZEPHYRENGINEERINGFL.COM ZEPHYR ENGINEERING

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SUBMITTAL & REVISIONS

![](_page_33_Figure_0.jpeg)

| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
|    | 1  |    | 1  |    |    |    |    | 1  | 1  | 1  | 1  |    | 1  | 1  |    | 1  | 1  | 1  | 1  | 1  |

|   |   | ARCHITECT<br>ARCHITECT<br>A3434 MCKINLEY STREET   HOLLYWOOD, FL 33021<br>1. 954.631.8371<br>HTTP: //WWW.SENGAARCHITECTURE.COM<br>SENGA ARCHITECTURE LLC<br>CIVIL ENGINEER |
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|   | +44'-0"<br>6 T.O. ROOF  |   |
| "REVEAL<br>CLEAR IMPACT WINDOW<br>VITH BRONZE FRAME,<br>"YP.<br>VOOD TEXTURED<br>CLADDING |   | OD FLORIDA 33020 USA  |
| ARCHITECTURAL<br>FRAMING PAINTED<br>SMOOTH FINISH, WHITE                                  | HEIGH<br>   | APARA RILLING   |
| SOLID WHITE FENCE;<br>6 FEET HIGH   |   | ARCHITECT<br>THIS ITEM HAS BEEN DIGITALLY<br>SIGNED AND SEALED BY<br>FITZ MANNINGHAM MURPHY, AIA<br>AR101069<br>ON 9/18/23.   |
|   | $= \frac{10^{\pm0^{\circ}}}{2 \text{ 1ST FLOOR (8.0' NAVD)}}$ $= \frac{-1^{\circ}-6^{\circ}}{-1 \text{ GRADE}}$ $= 1^{\circ}-1^{\circ}$ $= 1^{\circ}-1^{\circ}$ | DOCUMENT ARE NOT<br>CONSIDERED SIGNED AND<br>SEALED AND THE SIGNATURE<br>MUST BE VERIFIED ON ANY<br>ELECTRONIC COPIES.  |
| Simply White<br>2143-70   |   | FITZ MANNINGHAM MURPHY<br>REGISTERED ARCHITECT<br>AR101069<br>SUBMITTAL & REVISIONS<br>2326<br>PROJECT NO.<br>9/18/23<br>DATE<br>FMM<br>DRAWN / CHECKED                   |
| DDING PAINT<br>EXISTING; PROPOSED   | TED FASCIA<br>TO MATCH  | WEST<br>ELEVATION<br>A202   |

| 24         25         26         27         28         29         30 | 31 |
|--|----|
|--|----|

![](_page_34_Figure_0.jpeg)

![](_page_35_Picture_0.jpeg)

![](_page_35_Picture_1.jpeg)

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CIVIL ENGINEER

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SENGA ARCHITECTURE LLC

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FITZ MANNINGHAM MURPHY REGISTERED ARCHITECT AR101069

SUBMITTAL & REVISIONS

9/18/23 FMM DRAWN / CHECKED

3D STUDY -FRONT

![](_page_35_Picture_12.jpeg)

![](_page_36_Picture_0.jpeg)

A Civil Engineering Firm Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 23, 2023

# <u>Arthur Street Apartments</u> <u>1225 N 17<sup>th</sup> CT</u> <u>Hollywood, FL 33020</u>

PEAK STAGES

| STORM EVENT      | PRE-DEVELOPMENT | POST-DEVELOPMENT |
|------------------|-----------------|------------------|
| 5 Year - 1 Hour  | N/A             | 3.40' NAVD88     |
| 25 YEAR - 3 DAY  | 6.50' NAVD88    | 6.08' NAVD88     |
| 100 YEAR - 3 DAY | 6.77' NAVD88    | 6.38' NAVD88     |

Prepared by:

![](_page_36_Picture_7.jpeg)

Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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| Project Name:    | Arthur Street Apartments | Date:        | 08/23/23 |
|------------------|--------------------------|--------------|----------|
| Project Address: | 1225 N 17th CT           | Designed by: |          |
|                  | Hollywood, FL 33020      |              |          |

ZE Project #: 2023-38

Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

# Site Data

| Project Area:          | 0.28 AC |        |
|------------------------|---------|--------|
| Pavement Area:         | 0.15 AC |        |
| Building Area:         | 0.01 AC |        |
| Grass Area (Pervious): | 0.12 AC |        |
| Lake Area:             | 0 AC    |        |
| Total Pervious Area:   | 0.12 AC | 42.86% |
| Total Impervious Area: | 0.16 AC | 57.14% |

# **Design Parameters**

| Water Table Elevation:      | 1.50 ft |
|-----------------------------|---------|
| Exist. Crown of Road Elev.: | 5.90 ft |
| Average Finished Grades:    | 5.80 ft |
| Prop. Finished Floor Elev.: | 7.00 ft |

# **C** Factor

| Pervious:   | 0.6 |
|-------------|-----|
| Impervious: | 0.9 |

| C Factor (weighted) = | 0.12 (0.60) + 0.15 (0.90) = | 0.77 |
|-----------------------|-----------------------------|------|
|                       | 0.27                        |      |

# **Storm Event Information**

| 3 year, 1 hour event:    | 2.5 inches (for retention/detention)                    |
|--------------------------|---|
| 5 year, 1 hour event:    | 3.28 inches (for lowest parking lot pavement elevation) |
| 25 year, 24 hour event:  | 10.50 inches  |
| 25 year, 72 hour event:  | 14.27 inches (Perimeter Control Elevation)              |
| 100 year, 24 hour event: | 13 inches   |
| 100 year, 72 hour event: | 17.67 inches (Finished Floor Elevation)                 |

# Soil Storage (S) & Curve Number (CN)

# All Elevations are referenced to NAVD88

## **Cumulative Water Storage (CWS)**

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 5.90 ft

Average Depth to Water Table (DWT) = 4.40 ft

Cumulative Water Storage (CWS) = 6.75 IN (from table below)

# Cumulative Soil Moisture Storage (flatwoods soil)

| DWT   | NAS    | DAS     |
|-------|--------|---------|
| 1.0 ' | 0.60 " | 0.45 '' |
| 2.0 ' | 2.50 " | 1.88 '' |
| 3.0 ' | 5.40 " | 4.05 '' |
| 4.0 ' | 9.00 " | 6.75 '' |

DWT=Depth to Water Table NAS=Natural Available Storage DAS=Developed Available Storage

# Soil Storage (S in inches)

S = CWS X (percentage of total pervious area) =

2.89

# Curve Number (CN)

CN = 1000/(S+10) = 77.56

# Water Quality Retention/Detention Calculations

## Water Quality Calculations

A. For a wet detention system, size system for highes ot first inch of runoff over the entire site or 2.5" times the % impervious areaB. For a dry detention system, size system for 75% of the volume required for a wet detention system.C. For a retention system, size system for 50% of the volume required for a wet detention system.

### **1 IN Over Entire Site**

1 IN X 1 ft /12 IN X = First 1" of runoff

1" X 0.28 acres = 0.28 acre-inches (0.023 acre-ft)

# **2.5 INCHES Times Percent Impervious**

Total project area - roof area = 0.28 acres - 0.01 acres = 0.27 acres 0.27 acres - 0.12 acres (pervious area) = 0.15 acres 0.15 acres / 0.27 acres X 100% = 55.56% impervious 2.5" X 0.5556 = 1.39" to be treated 1.39" X 0.28 acres = 0.39 acre-inches (0.033 acre-feet)

0.033 acre-ft of storage required for water quality. Water quality storage provided in proposed exfiltration trench system.

# Runoff (Q) & Runoff Volume (V) Calculations

# All Elevations are referenced to NAVD88

 $Q = (P-0.2S)^2 / (P + 0.8S)$ 

V = Q X A (ft/ 12 in)

Q = direct runoff (inches) P = rainfall (inches) S = soil storage (inches) A = site area (acre) V = Runoff Volume (ac-ft)

# **Finished Floor Elevation**

| P <sub>1 day</sub> = | 100 year, 24 hour event: |           | 13 (inches)    |
|----------------------|--------------------------|-----------|----------------|
| P <sub>3 day</sub> = | 100 year, 72 hour event: |           | 17.67 (inches) |
|                      |                          | S=        | 2.89 (inches)  |
|                      |                          | A=        | 0.28 (acre)    |
|                      |                          |           |                |
|                      | Q =                      | 14.61 (in | iches)         |
|                      | V =                      | 0.34 (a   | c-ft)          |

Corresponding Stage = 6.38 ft Set minimum finished floor elevation at 7.00' NAVD88.

# **Perimeter Control Elevation**

| P <sub>1 day</sub> = | 25 year, 24 hour event: |                                | 10.5 (inches)                |   |
|----------------------|-------------------------|--------------------------------|------------------------------|---|
| P <sub>3 day</sub> = | 25 year, 72 hour event: |                                | 14.27 (inches)               |   |
|                      |                         | S=<br>A=                       | 2.89 (inches)<br>0.28 (acre) | (see "Soil Storage" sheet<br>for calculating "S") |
|                      | Q =<br>V =              | 11.30 (inches)<br>0.26 (ac-ft) |                              |   |

Corresponding Stage = 6.08 ft

# Runoff (Q) & Runoff Volume (V) Calculations

# All Elevations are referenced to NAVD88

$$Q = (P-0.2S)^2 / (P + 0.8S)$$

V = Q X A (ft/ 12 in)

Q = direct runoff (inches) P = rainfall (inches) S = soil storage (inches) A = site area (acre) V = Runoff Volume (ac-ft)

# 5 Year - 1 Hour Storm Event

| P= | 5 year, 1 hour event: |          | 3.28 (inches) |
|----|-----------------------|----------|---------------|
|    |                       | S=       | 2.89 (inches) |
|    |                       | A=       | 0.28 (acre)   |
|    | Q =                   | 1.30 (in | ches)         |
|    | V =                   | 0.03 (ad | c-ft)         |

Corresponding Stage = 3.40 ft Set minimum parking lot elevation at 5.15' NAVD88.

# Stage Storage

# All Elevations are referenced to NAVD88

|        | Total Surface Storage Area = 0.26 AC |                         |             |            |
|--------|--------------------------------------|-------------------------|-------------|------------|
|        | (0.11 AC)*                           | (0.15 AC)               |             |            |
|        | (Lin. 4.50'-5.75')                   | (Lin. from 5.00'-5.65') |             |            |
|        | Surface                              | Surface                 |             |            |
|        | Storage                              | Storage                 | Trench      |            |
| Stage  | (Landscape)                          | (Pavement)              | Storage     | Total      |
| 4.50 ' | 0.000 AC-FT                          | 0.000 AC-FT             | 0.038 AC-FT | 0.04 AC-FT |
| 5.00 ' | 0.028 AC-FT                          | 0.000 AC-FT             | 0.038 AC-FT | 0.07 AC-FT |
| 5.50 ' | 0.055 AC-FT                          | 0.038 AC-FT             | 0.038 AC-FT | 0.13 AC-FT |
| 6.00 ' | 0.096 AC-FT                          | 0.101 AC-FT             | 0.038 AC-FT | 0.24 AC-FT |
| 6.50 ' | 0.151 AC-FT                          | 0.176 AC-FT             | 0.038 AC-FT | 0.37 AC-FT |

\*total landscape area= 0.12 AC. 10% reduction applied (-0.012 AC) due to loss of stormwater storage from tree trunks.

#### **Exfiltration Trench Length Calculation**

#### All elevations are referenced to NAVD88 vertical datum.

#### Calculating H<sub>2</sub>

Design Water Table (WT) = 1.50 ft Lowest Catch Basin Elevation = 4.90 ft Bottom of Exfiltration Trench = (-)0.60 ft Top of Exfiltration Trench = 3.40 ft  $EL_{inv.} = N/A$ 

 $H_2 =$ 3.40 ft

#### **Calculating Exfiltration Trench Length**

EL<sub>inv.</sub> = invert elevation of lowest weir/bleeder allowing discharge from trench

- $L_R$  = length of trench required (ft)
- L<sub>P</sub> = length of trench provided (ft)
- V<sub>exft.</sub> = volume in exfiltration trench (ac-in)

FS = factor of safety

- K =hydraulic conductivity ( $cfs/ft^2$  ft head)
- H<sub>2</sub> = head on saturated surface (ft)
- W = trench width (ft)
- D<sub>u</sub> = unsaturated trench depth (ft)
- D<sub>s</sub> = saturated trench depth

| L <sub>R</sub> =   | $FS[(\%WQ)(V_{wq}) + V_{add}]$                        |  |  |
|--------------------|---|--|--|
|                    | K[H <sub>2</sub> W + 2H <sub>2</sub> D <sub>U</sub> - | $D_{U}^{2} + 2H_{2}D_{S}] + (1.39 \times 10^{-4})(WD_{U})$ |  |
|                    |   |  |  |
| V <sub>wq</sub> =  | 0.39  | (0.033 ac-ft)  |  |
| V <sub>add</sub> = | 0.06  | (0.005 ac-ft)  |  |
| %WQ =              | 0.5   |  |  |
| FS =               | 2   |  |  |
| K =                | 0.0001  |  |  |
| H <sub>2</sub> =   | 3.4   |  |  |
| W =                | 8   |  |  |
| D <sub>U</sub> =   | 1.9   |  |  |
| D <sub>S</sub> =   | 2.1   |  |  |
|                    |   |  |  |
| L <sub>R</sub> =   | = 70.91 '   | of exfiltration trench required.                           |  |
|                    |   |  |  |

![](_page_43_Figure_17.jpeg)

L<sub>P</sub> =

of exfiltration trench provided. 71.00'

| Project Name:         | Arthur Street Apartments | Date:         | 08/23/23 |
|-----------------------|--------------------------|---------------|----------|
| Project Address:      | 1225 N 17th CT           | Designed by:  |          |
|                       | Hollywood, FL 33020      |               |          |
| ZE Project #: 2023-38 |                          | Wilford Zephy | yr, P.E. |

Pre Development

All Elevations are referenced to NAVD88 vertical datum

# Site Data

| Project Area:          | 0.28 AC |         |
|------------------------|---------|---------|
| Pavement Area:         | 0 AC    |         |
| Building Area:         | 0 AC    |         |
| Grass Area (Pervious): | 0.28 AC |         |
| Lake Area:             | 0 AC    |         |
| Total Pervious Area:   | 0.28 AC | 100.00% |
| Total Impervious Area: | 0 AC    | 0.00%   |

# **Design Parameters**

| Water Table Elevation:      | 1.50 ft |
|-----------------------------|---------|
| Exist. Crown of Road Elev.: | 6.20 ft |
| Average Finished Grades:    | 5.80 ft |
| Prop. Finished Floor Elev.: | N/A     |

# **C** Factor

| Pervious:   | 0.6 |
|-------------|-----|
| Impervious: | 0.9 |

| C Factor (weighted) = | 0.28 (0.60) + 0(0.90) = | 0.6 |
|-----------------------|-------------------------|-----|
|                       | 0.28                    |     |

# **Storm Event Information**

| 3 year, 1 hour event:    | 2.5 inches (for retention/detention)                    |
|--------------------------|---|
| 5 year, 1 hour event:    | 3.28 inches (for lowest parking lot pavement elevation) |
| 25 year, 24 hour event:  | 10.50 inches  |
| 25 year, 72 hour event:  | 14.27 inches (Perimeter Control Elevation)              |
| 100 year, 24 hour event: | 13 inches   |
| 100 year, 72 hour event: | 17.67 inches (Finished Floor Elevation)                 |

# Soil Storage (S) & Curve Number (CN)

# All Elevations are referenced to NAVD88

### **Cumulative Water Storage (CWS)**

Design Water Table (WT) = 1.50 ft Average Finished Grade = 5.80 ft

Average Depth to Water Table (DWT) = 4.30 ft

Cumulative Water Storage (CWS) = 6.75 IN (from table below)

# Cumulative Soil Moisture Storage (flatwoods soil)

| DWT   | NAS    | DAS     |
|-------|--------|---------|
| 1.0 ' | 0.60 " | 0.45 '' |
| 2.0 ' | 2.50 " | 1.88 '' |
| 3.0 ' | 5.40 " | 4.05 '' |
| 4.0 ' | 9.00 " | 6.75 "  |

DWT=Depth to Water Table NAS=Natural Available Storage DAS=Developed Available Storage

# Soil Storage (S in inches)

S = CWS X (percentage of total pervious area) =

6.75

# Curve Number (CN)

CN = 1000/(S+10) = 59.70

# Runoff (Q) & Runoff Volume (V) Calculations

# All Elevations are referenced to NAVD88

 $Q = (P-0.2S)^2 / (P + 0.8S)$ 

V = Q X A (ft/ 12 in)

Q = direct runoff (inches) P = rainfall (inches) S = soil storage (inches) A = site area (acre) V = Runoff Volume (ac-ft)

# **Finished Floor Elevation**

| P <sub>1 day</sub> = | 100 year, 24 hour event: |           | 13 (inches)    |
|----------------------|--------------------------|-----------|----------------|
| P <sub>3 day</sub> = | 100 year, 72 hour event: |           | 17.67 (inches) |
|                      |                          | S=        | 6.75 (inches)  |
|                      |                          | A=        | 0.28 (acre)    |
|                      |                          |           |                |
|                      | Q =                      | 11.54 (in | iches)         |
|                      | V =                      | 0.27 (a   | c-ft)          |

# Corresponding Stage = 6.77 ft Set minimum finished floor elevation at 11.42' NAVD88.

# **Perimeter Control Elevation**

| P <sub>1 day</sub> = | 25 year, 24 hour event: |                      | 10.5 (inches)                |   |
|----------------------|-------------------------|----------------------|------------------------------|---|
| P <sub>3 day</sub> = | 25 year, 72 hour event: |                      | 14.27 (inches)               |   |
|                      |                         | S=<br>A=             | 6.75 (inches)<br>0.28 (acre) | (see "Soil Storage" sheet<br>for calculating "S") |
|                      | Q =<br>V =              | 8.49 (in<br>0.20 (ac | ches)<br>c-ft)               |   |

Corresponding Stage = 6.50 ft

# Stage Storage

# All Elevations are referenced to NAVD88

|        | 1                  | otal Surface Storage Area = | = 0.25 AC   |            |
|--------|--------------------|-----------------------------|-------------|------------|
|        | (0.25 AC)*         | (0.00 AC)                   |             |            |
|        | (Lin. 5.60'-5.80') | (Lin. from 0'-0')           |             |            |
|        | Surface            | Surface                     |             |            |
|        | Storage            | Storage                     | Trench      |            |
| Stage  | (Landscape)        | (Pavement)                  | Storage     | Total      |
| 5.50 ' | 0.000 AC-FT        | 0.000 AC-FT                 | 0.000 AC-FT | 0.00 AC-FT |
| 6.00 ' | 0.075 AC-FT        | 0.000 AC-FT                 | 0.000 AC-FT | 0.08 AC-FT |
| 6.50 ' | 0.200 AC-FT        | 0.000 AC-FT                 | 0.000 AC-FT | 0.20 AC-FT |
| 7 00 1 |                    |                             |             |            |

\*total landscape area= 0.28 AC. 10% reduction applied (-0.028 AC) due to loss of stormwater storage from tree trunks.