



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 04/30/2024

2600 Hollywood Blvd
Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

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

PROPERTY INFORMATION

Location Address: 720 N 26TH AVE HOLLYWOOD

Lot(s): 26 Block(s): 35 Subdivision: HOLLYWOOD ☒

Folio Number(s): 5142 1602 5070

RM-18

Zoning Classification: RM-18 Land Use Classification: MULTIFAMILY

Existing Property Use: DUPLEX 2000 Sq Ft/Number of Units: TWO

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

Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.:

DEVELOPMENT PROPOSAL

Explanation of Request: BUILD 9 TOWNHOUSES

Phased Project: Yes / No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	9 UNITS 3 BED/UNIT (Area: 1828 S.F.)
Proposed Non-Residential Uses	N/A S.F.
Open Space (% and SQ.FT.)	N/A (Area: S.F.)
Parking (# of spaces)	20 (Area: S.F.)
Height (# of stories)	35' (FT.)
Gross Floor Area (SQ. FT)	16,452

Name of Current Property Owner: HOLLYWOOD BEACH VACATIONHOMES ☒

Address of Property Owner: 4301 TAYLOR ST HOLLYWOOD FL. 33021

Telephone: 954-600-0131 Email Address: EPROPERTYMANAGER@YAHOO ☒

Applicant SALIM HADDAD

☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: 4925 ROOSEVELT STREET Telephone: 419-509 1015

Email Address: HADDADHOMES@YAHOO.COM

Email Address #2:

Date of Purchase: 9/21/21 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only):

E-mail Address:

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

K Signature of Current Owner: _____

Date: 4-30-24

K PRINT NAME: ITB

Date: 4-30-24

Signature of Consultant/Representative: _____

Date: 4-30-24

PRINT NAME: SALIM HADDAD

Date: 4-30-24

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

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TITLE SEARCH REPORT

Fund File Number: 1460719

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: USA Trust Title, LLC

Agent's File Reference: 720 N 26 AVENUE

After an examination of this search the Agent must:

- A. Evaluate all instruments, plats and documents contained in the report.*
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. Determine whether the property has legal access.*
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**

Prepared Date: November 7, 2023

Attorneys' Title Fund Services, LLC

Prepared by: Salene Levin, Examiner

Phone Number: (800) 336-3863 x6217

Email Address: slevin@thefund.com

TITLE SEARCH REPORT

Fund File Number: 1460719

Effective Date of approved base title information: December 13, 2021

Effective Date of Search: November 2, 2023 at 11:00 PM

Apparent Title Vested in:

Hollywood Beach Vacation Homes, LLC, a Florida limited liability company

Description of real property to be insured/foreclosed situated in Broward County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Personal Representative's Deed from Donena Creamer to GJCC Enterprises, Inc., a Florida corporation, recorded April 12, 2011 in O.R. Book [47840, Page 1811](#), Public Records of Broward County, Florida.
2. Personal Representative's Deed from Lirene Harding to GJCC Enterprises, Inc., a Florida corporation, recorded April 12, 2011 in O.R. Book [47840, Page 1813](#), Public Records of Broward County, Florida.
3. Quit Claim Deed from GJCC Enterprises, Inc., a Florida corporation to Giovanni Colpani and Jonathan Colpani, recorded July 15, 2011 in O.R. Book [48040, Page 1182](#), Public Records of Broward County, Florida.
4. Warranty Deed from Jonathan Colpani to Giovanni Colpani, recorded September 21, 2021 in Instrument Number [117597944](#), Public Records of Broward County, Florida.
5. Quit Claim Deed from Giovanni Colpani to Hollywood Beach Vacation Homes, LLC, a Florida limited liability company, recorded December 13, 2021 in Instrument Number [117800219](#), Public Records of Broward County, Florida.

Mortgages, Assignments and Modifications:

1. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.

Other Property Liens:

1. General or special taxes and assessments required to be paid for the year(s) 2023.

TITLE SEARCH REPORT

Fund File Number: 1460719

Restrictions/Easements:

1. All matters contained on the Plat of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.
2. Rights of the lessees under unrecorded leases.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

None

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2023 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

TITLE SEARCH REPORT

Fund File Number: 1460719

7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

TITLE SEARCH REPORT

Exhibit A

Fund File Number: 1460719

Lot 26, Block 35, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.

9 UNIT TOWNHOMES
720 NORTH 26th AVENUE
HOLLYWOOD , FLORIDA

Miguel de Diego
ARCHITECT P.A.
AA-26001641

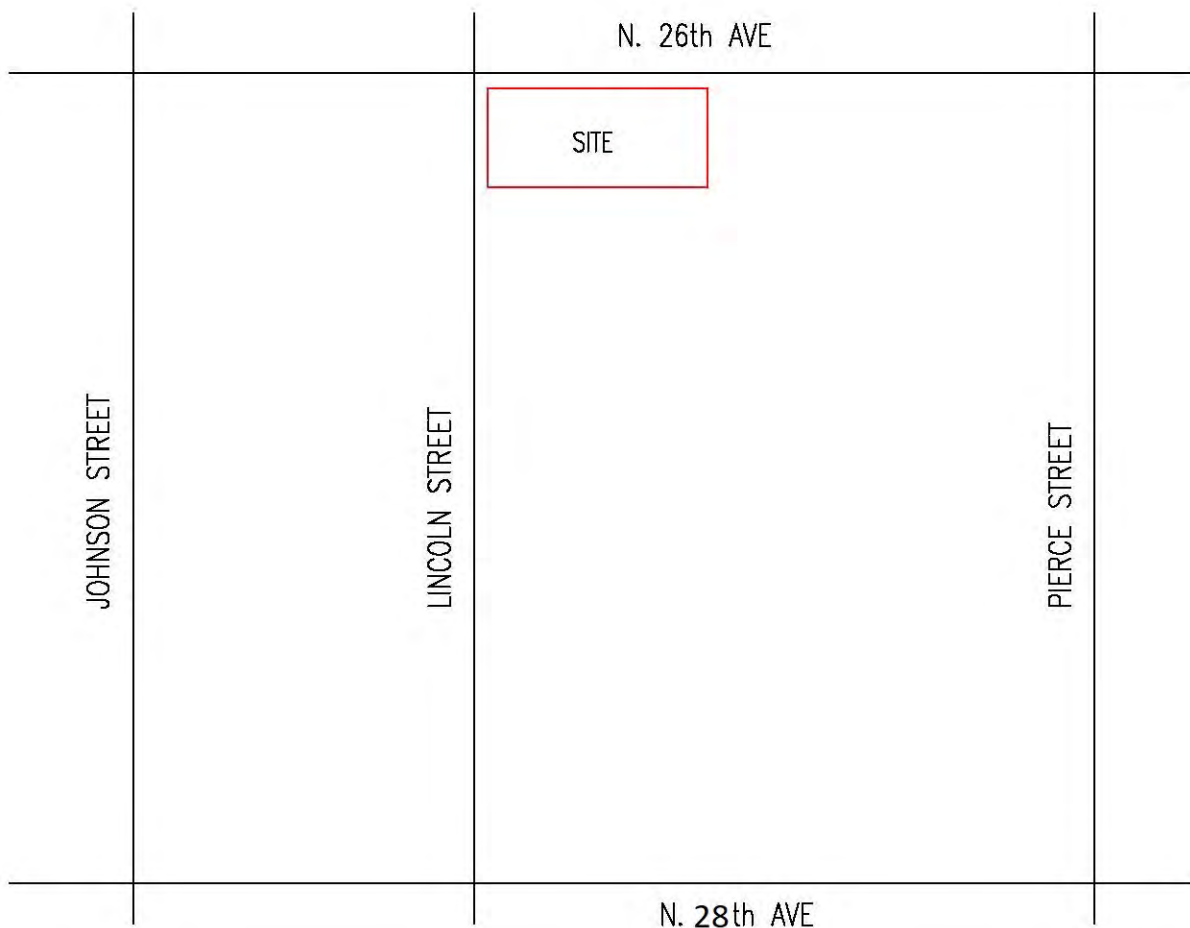
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DRAWING INDEX

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A-2 PROJECT INFORMATION
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IR-1 IRRIGATION PLAN
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C-1 EROSION AND SEDIMENT CONTROL PLAN
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C-6 WATER AND SEWER PLAN
C-7 UTILITY DETAILS
C-8 PUMP STATION DETAILS



N LOCATION PLAN
SCALE: 1/8"=1'-0"

Miguel F
de Diego

Digitally signed by
Miguel F de Diego
Date: 2024.01.02
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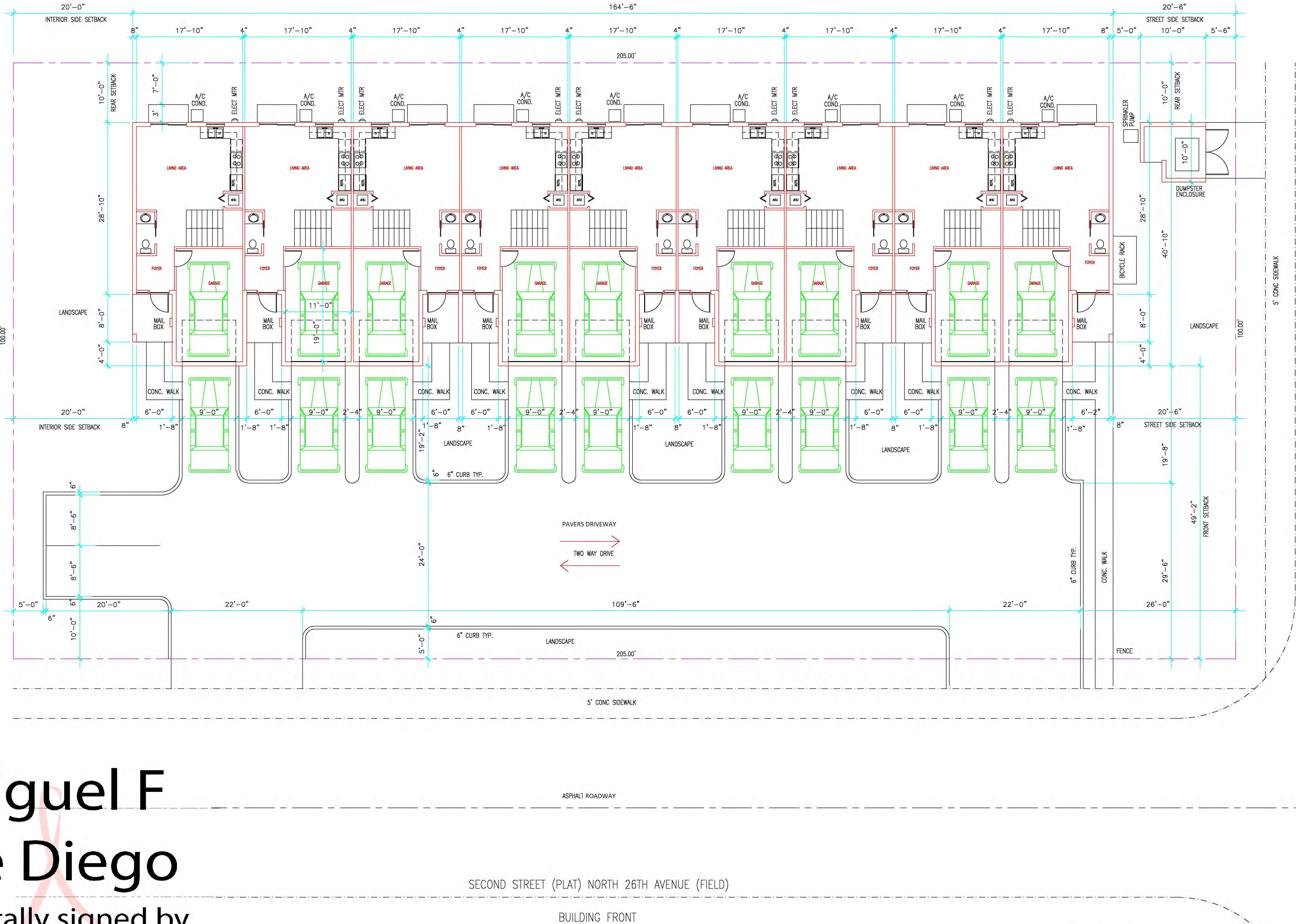
PACO MEETING 07-2023
TAC MEETING 04-2024



Miguel de Diego

Miguel F de Diego

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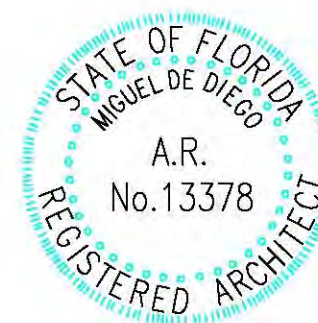


SITE PLAN

SCALE: 1/8"=1'-0"
FLOOD ZONE AH
ELEV +10.00' NA VD



5-8-2023



Miguel F de Diego

Miguel de Diego
ARCHITECT P.A.

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

9 UNIT TOWNHOMES
720 NORTH 26th AVENUE
HOLLYWOOD, FLORIDA

NO.	DATE	REVISION

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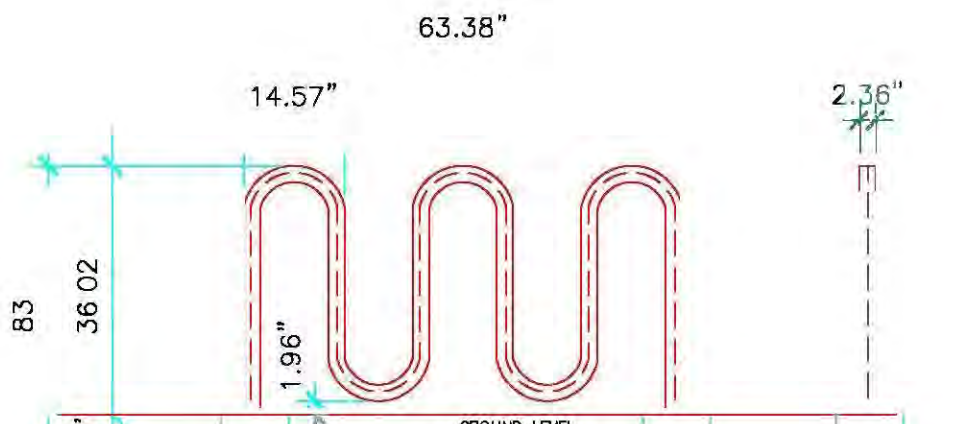
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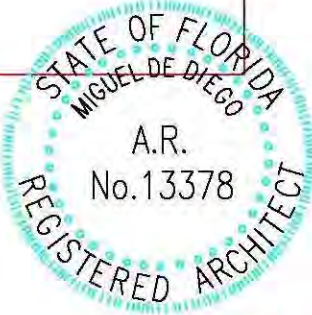
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Miguel F de Diego

Digitally signed by Miguel F de Diego

Date: 2024.01.02 11:42:58 -05'00'

<div>GREEN BUILDING REQUIREMENTS (151.153)</div> <div><div>1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA</div><div>2. PROVIDE PROGRAMABLE THERMOSTATS</div><div>3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.</div><div>4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.</div><div>5. ALL OUTDOORS LIGHTS INCLUDING FLUORECENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.</div><div>6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS</div><div>7. ALL WINDOWS TO BE IMPACT LOW E RATED</div><div>8. ALL HOT WATER PIPES TO BE INSULATED</div><div>9. ALL UNITS TO HAVE TANKLESS WATER HEATERS</div><div>10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE</div></div>	<div>FAR = 1.75</div> <div>20,500 X 1.75 = 35,875 SF ALLOWED</div> <div>16,45200 S.F. PROVIDED</div>	<div>JOB ADDRESS:</div> <div>720 NORTH 26th AVENUE</div> <div>HOLLYWOOD , FLORIDA</div> <div>ZONED RM-18 FLOOD ZONE "AH"</div>																	
	<div>CUMULATIVE AVERAGE SQ. FT.</div> <div>TOTAL UNDER AIR S.T. = 14,382.00 S.F.</div> <div>14,382 / 12 = 1,198.25 S.F. CUMULATIVE AVERAGE</div>	<div>LEGAL DESCRIPTION:</div> <div>LOT 26 BLOCK 35 OF HOLLYWOOD LITTLE RANCHES BEING A SUBDIVISION OF ALL OF SECTION 16 TOWNSHIP 51 SOUTH RANGE 45 EAST AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES RECORDED IN PLAT BOOK 1 PAGE 26 OF THE PUBLIC RECORDS OF BROWARDD COUNTY FLORIDA.</div>																	
	<div>SETBACKS</div> <table><thead><tr><th></th><th>REQUIRED</th><th>PROVIDED</th></tr></thead><tbody><tr><td>N. 26th AVE (FRONT)</td><td>20'-0"</td><td>49'-2"</td></tr><tr><td>REAR</td><td>20'-0"</td><td>10'-0"</td></tr><tr><td>INTERIOR SIDE</td><td>20'-0"</td><td>20'-0"</td></tr><tr><td>LINCOLN STREET</td><td>15'-0"</td><td>20'-6"</td></tr><tr><td>BLDG HEIGHT</td><td>45'-0"</td><td>33'-0"</td></tr></tbody></table>		REQUIRED	PROVIDED	N. 26th AVE (FRONT)	20'-0"	49'-2"	REAR	20'-0"	10'-0"	INTERIOR SIDE	20'-0"	20'-0"	LINCOLN STREET	15'-0"	20'-6"	BLDG HEIGHT	45'-0"	33'-0"
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	<div>NOTE:</div> <div>1. ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS</div> <div>2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)</div> <div>3. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.</div> <div>4. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE</div> <div>NOTE:</div> <div>ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL PRIOR TO CONSTRUCTION.</div> <div>ELECTRIC VEHICLE CHARGING</div> <div>PROVIDE TWO EMPTY 3/4" COND. JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772 TO A TWO GANG JUNCTION BOX WITH BLANK PLATE AT EACH GARAGE</div>	<div>TYPICAL UNIT:</div> <div>GROUND FLOOR</div> <div>LIVING AREA 450.00 S.F.</div> <div>GARAGE 230.00 S.F.</div> <div>TOTAL 680.00 S.F.</div> <div>SECOND FLOOR</div> <div>LIVING AREA 574.00 S.F.</div> <div>THIRD FLOOR</div> <div>LIVING AREA 574.00 S.F.</div> <div>TOTAL LIVING AREA 1,598.00 S.F.</div> <div>TOTAL UNIT 1,828.00 S.F.</div> <div>TOTAL BUILDING</div> <div>1,828.00 X 9 UNITS = 16,452.00 S.F.</div>																	
	<div><p>63.38"</p><p>14.57"</p><p>36.02"</p><p>11.81"</p><p>1.96"</p><p>5"</p><p>GROUND LEVEL</p><p>SOLID MOUNT BAR (2) 0.47"x4.55" CARBON STEEL BAR</p><p>12" ROUND X 24" DEEP CONC. FOOTING TYP.</p></div> <div>BICYCLE RACK DETAIL</div> <div>N.T.S.</div>	<div>PARKING REQUIRED</div> <div>2 PARKING SPACE PER UNIT</div> <div>9 UNITS = 18 PARKING SPACES REQUIRED</div> <div>2 GUEST SPACES PROVIDED</div> <div>TOTAL 20 SPACES PROVIDED</div>																	



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NO.	REVISION

9 UNIT TOWNHOMES

720 NORTH 26th AVENUE

HOLLYWOOD , FLORIDA

Miguel de Diego

ARCHITECT P.A.

AA-26001641

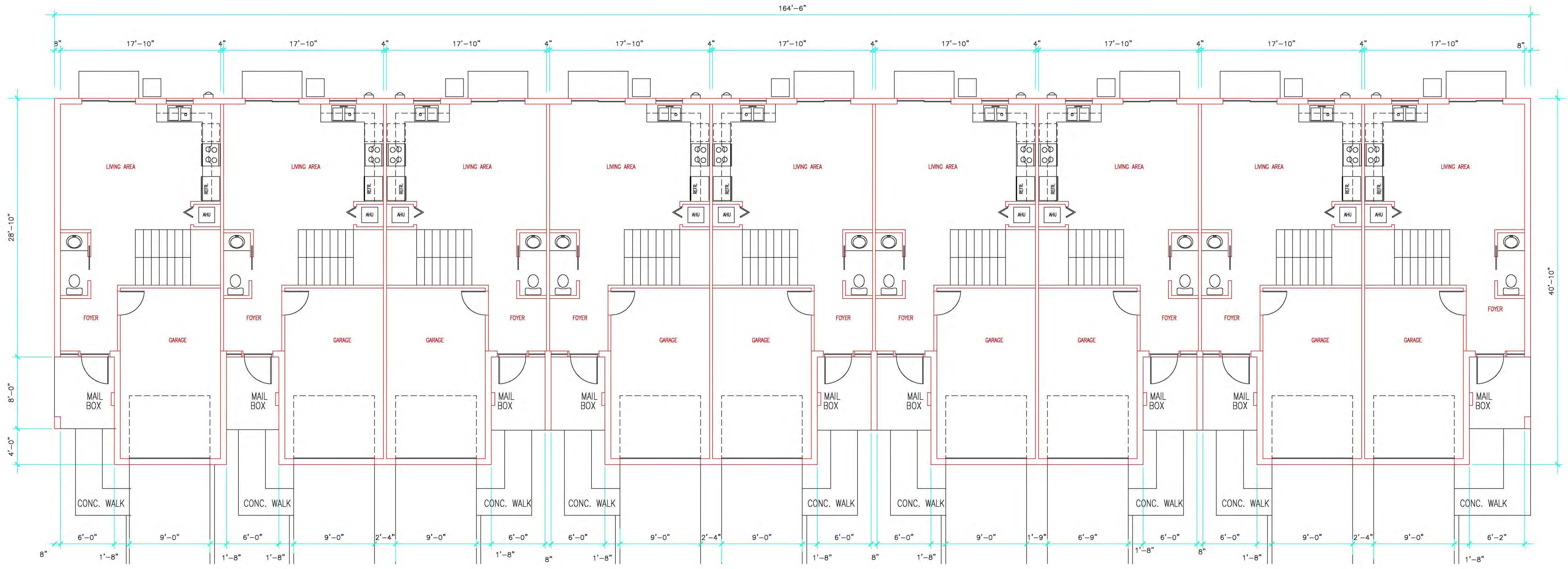
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PH. (954) 926-3358 FAX (954) 926-2021

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DATE	4-25-2023
COMM. NO.	23-119

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GROUND FLOOR PLAN

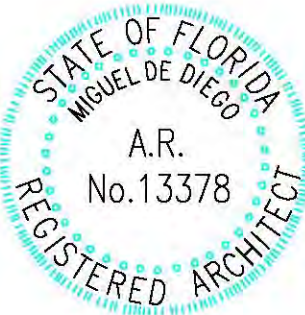
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Miguel F
de Diego

Digitally signed by
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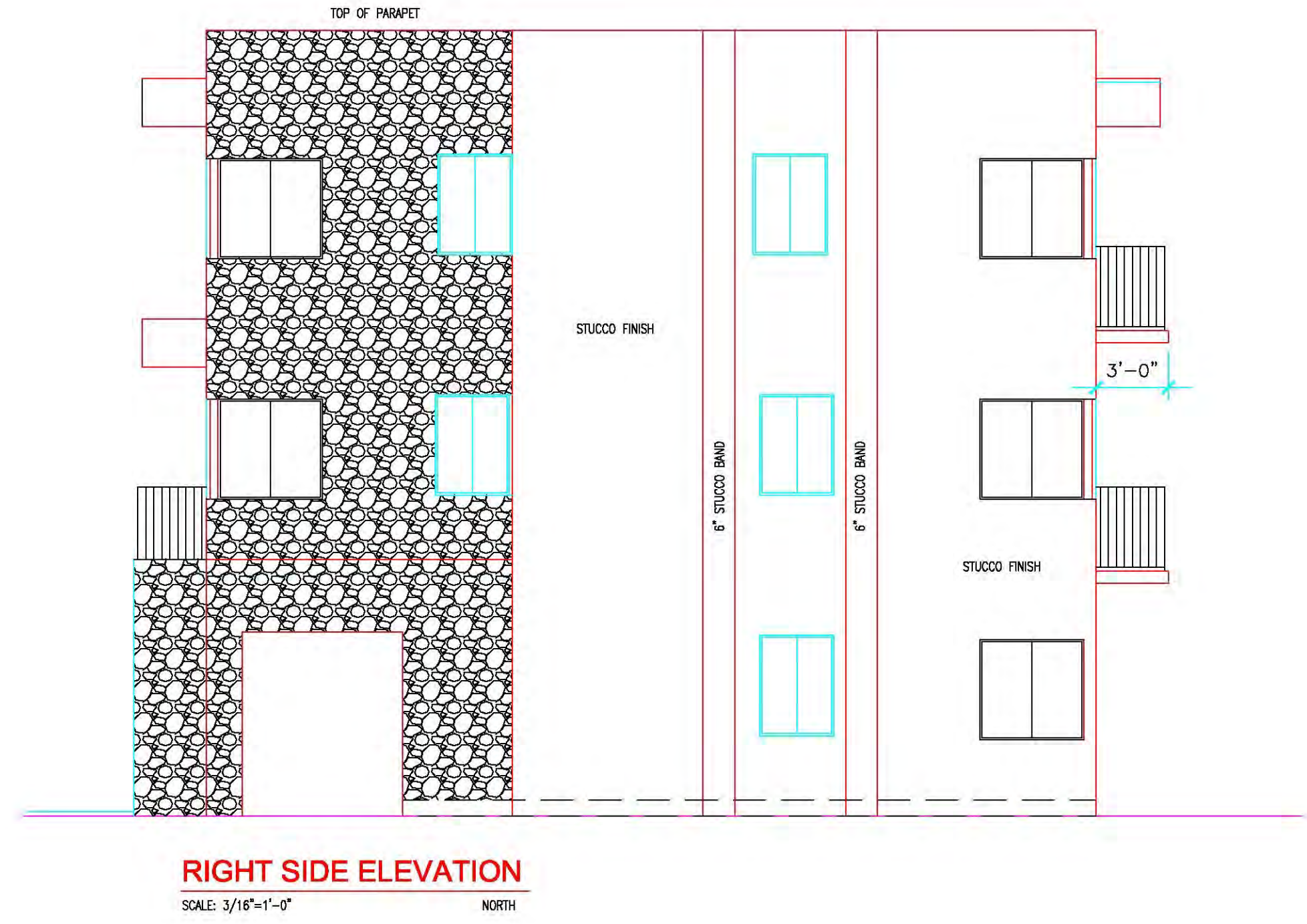
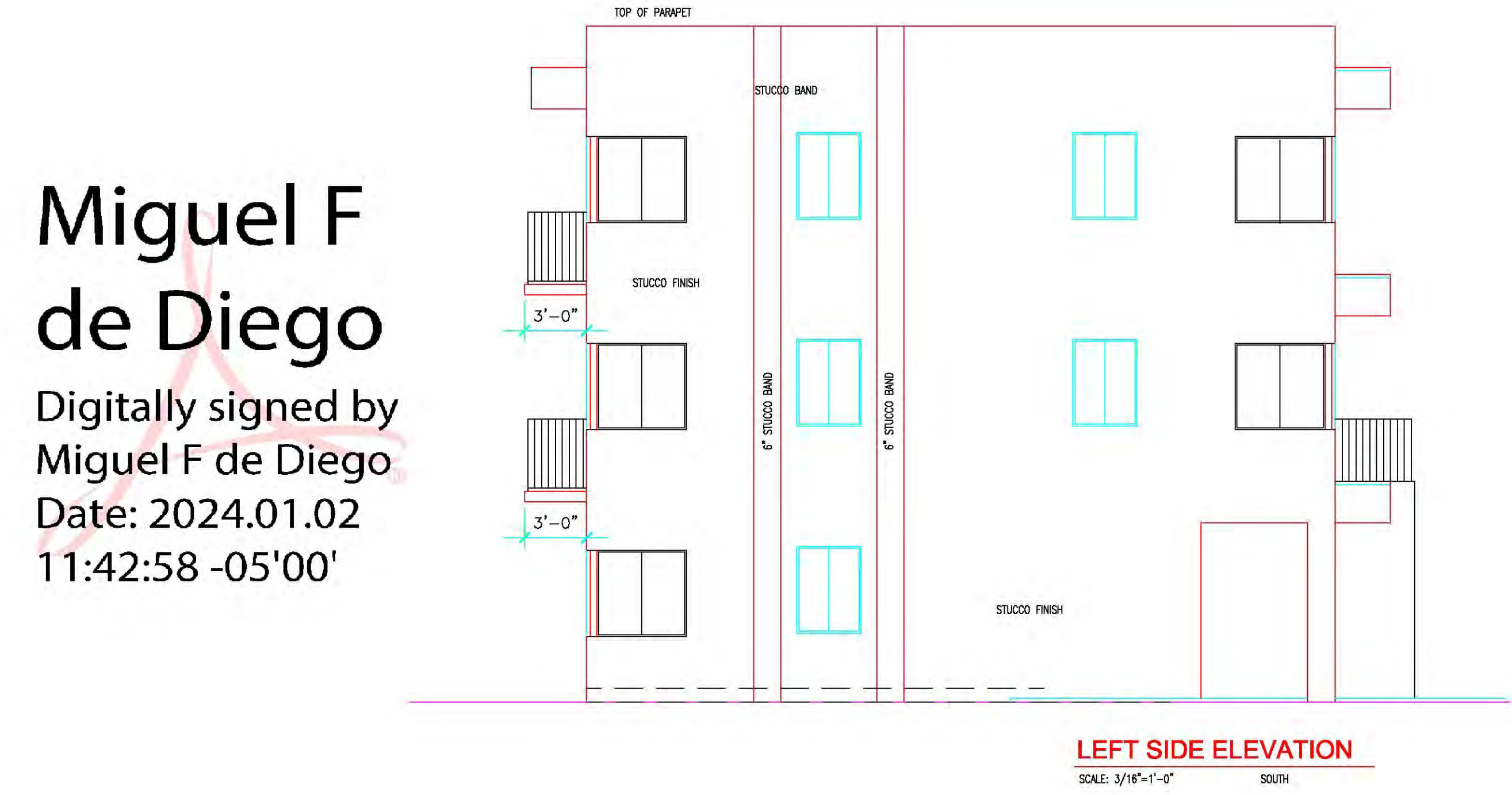
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DRAWN	
DATE	4-25-2023
COMM. NO.	23-119

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



Miguel F de Diego

Digitally signed by Miguel F de Diego

Date: 2024.01.02 11:42:58 -05'00'

5-8-2023

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
REGISTERED ARCHITECT

Miguel de Diego

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NO.	DATE	REVISION

9 UNIT TOWNHOMES

720 NORTH 26th AVENUE

HOLLYWOOD , FLORIDA

Miguel de Diego

A R C H I T E C T P.A.

AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020

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

CHECKED

DRAWN

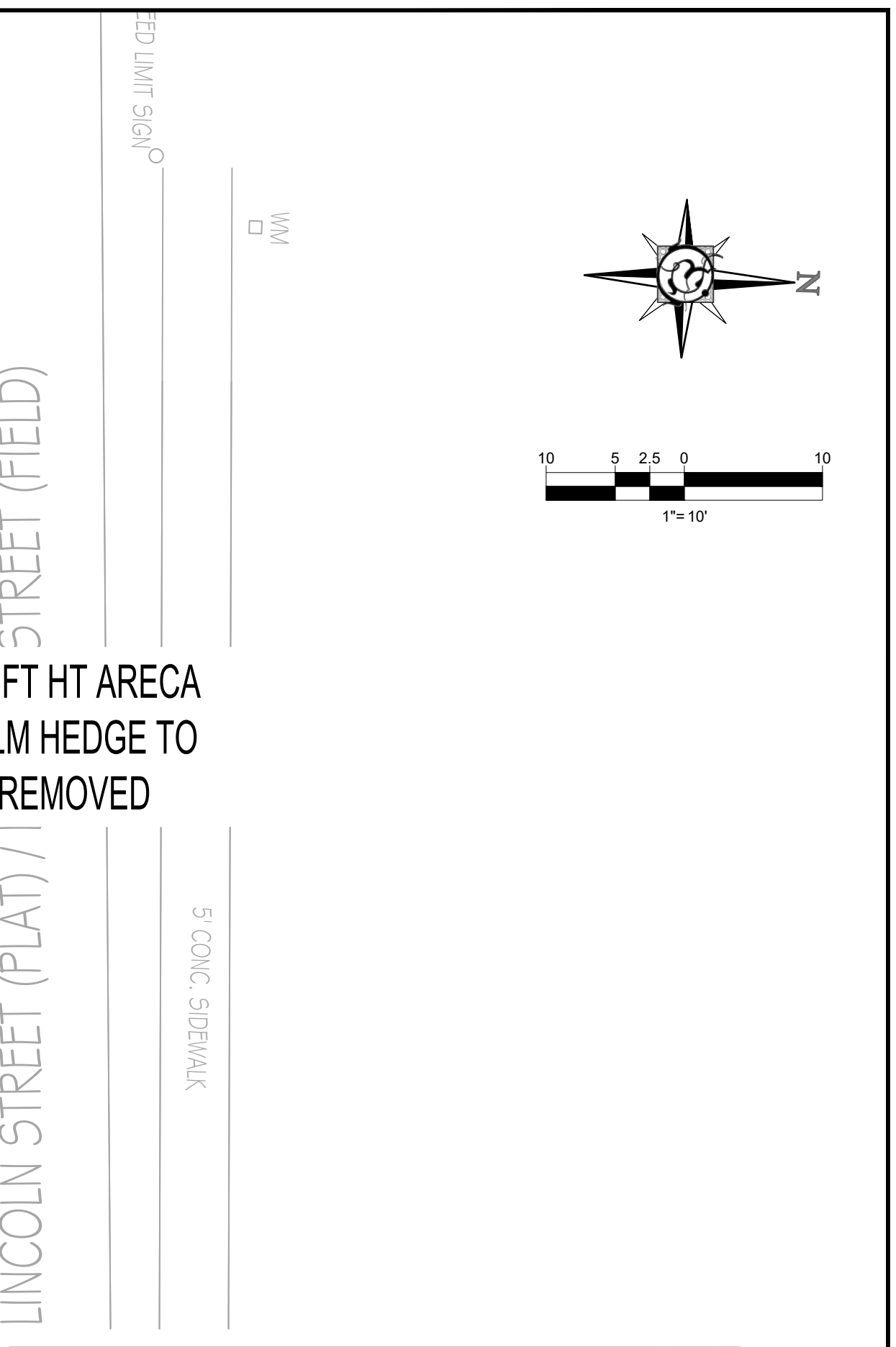
DATE 4-25-2023

COMM. NO. 23-119

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



TREE INVENTORY & DISPOSITION CHART							SPECIMEN
FOR WEST STREET - HOLLYWOOD							
TREE BOTANICAL NAME	COMMON NAME	DBH (in.)	HT (ft)	SPR (ft)	CONDITION	DISPOSITION	COMMENTS
1 st Quercus virginiana	Live Oak	37.0	29	65	85%	remove	SPREADS: Fine rooted at sidewalk & roadway; Large rooted near curb Dominant; Overhanging in Roadway
2 nd Quercus virginiana	Live Oak	27.5	52	68	65%	REMAIN	SPREADS: Root- sourced at sidewalk & roadway; Large Bariatric roots; Multi-Dominant; Overhanging in Roadway
3 Quercus virginiana	Live Oak	14.0	30	26	40%	remove	SPREADS: Root- sourced at sidewalk & roadway; Fine Bariatric roots; Sporadic Root- sourced at Sidewalk & Roadway
4 Quercus virginiana	Live Oak	16.0	49	55	60%	remove	Root-sourced at sidewalk & roadway; Co- Dominant; Overhanging in Roadway
5 th Tabebuia heterophylla	Pink Trumpet	19.0	42	24	50%	remove	SPREADS: Fine rooted at sidewalk Extensive Rooting
6 th Asplenium platyneuron	Red Cedar	24.0	35	44	60%	remove	SPREADS: Some rooted at sidewalk Co-Dominant; Co-Limiting Overhanging in Roadway
7 Cupressus nanaeformis	Carrotwood	1.9	7.5	2	70%	remove	Co-Limiting Rooted Co-Limiting Rooted
8 th Bursera americana	Summit Limbo	22.5	26	28	90%	remove	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Overhanging in Roadway
9 Bursera americana	Summit Limbo	15.0	26	14	50%	remove	SPREADS: Root- sourced at sidewalk & roadway; Four Stems; Co- Dominant; Overhanging in Roadway
10 Anthyris villosa	Var. Copper Leaf	7 Trunks x 3"	22	8	95%	REMAIN	Multi-trunk Root-sourced at sidewalk & roadway; Multi-Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
11 Floer integrifolia	Triangle Flax	6.0	13	8	60%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
12 Discoparcus longan	Longan	5.0	24	19	60%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
13 Discoparcus longan	Longan	5.0	24	19	60%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
14 Juniperus alifolia	Red Cedar	15.0	35	35	30%	remove	Root at Trunk Stems; Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
15 Discoparcus longan	Longan	5.5	14	17	90%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
16 Persea americana	Aracado	6.0	28	35	60%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
17 Quercus virginiana	Live Oak	3.5	16	20	30%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
18 Cupressus nanaeformis	Carrotwood	<20	36	38	65%	REMAIN	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
19 Bursera americana	Summit Limbo	8.0	26	8	60%	remove	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
20 Juniperus alifolia	Red Cedar	12.0	46	42	40%	remove	Root at Trunk Stems; Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
21 Adonidia merrillii	Christmas Palm	2 Trunks x 12"	12	14	70%	REMAIN	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
22 Adonidia merrillii	Christmas Palm	2 Trunks x 12"	12	15	70%	REMAIN	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
23 Persea americana	Aracado	5.5	325	12	70%	REMAIN	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
24 Cupressus nanaeformis	Carrotwood	3.5	22	19	60%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
25 Euphorbia corollata	Surinam Cherry	3.5	24	5	50%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
26 Cupressus nanaeformis	Carrotwood	6	19	22	60%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
27 Persea americana	Aracado	5	28	12	15%	remove	Root-sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
28 Unknown	Tree	19	32	40	40%	remove	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
29 Unknown	Tree	19	32	40	40%	remove	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
30 Unknown	Summit Limbo	22	26	42	30%	remove	SPREADS: Root- sourced at sidewalk & roadway; Multi- Dominant; Signs of Root & Stem Decay Some Signs of Insect & Fungal Infestation
31 Quercus virginiana	Live Oak	7	32	20	40%	remove	SPREADS: Root- sourced at sidewalk & roadway;

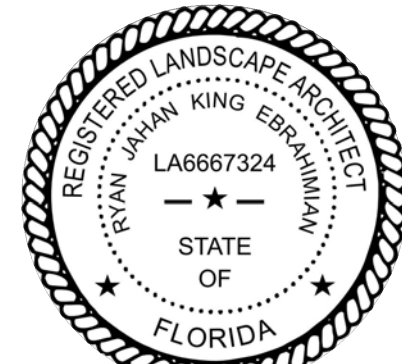
TREE MITIGATION CALCULATIONS	
TOTAL DBH INCHES OF PROTECTED TREES ON SITE:	326
TOTAL DBH INCHES TO REMAIN:	27.5
TOTAL DBH INCHES OF TREES TO BE REMOVED FROM SITE:	298.5
TOTAL PALMS CUT REMOVED FROM SITE:	0
TOTAL REPLACEMENT PALMS REQUIRED:	0
TOTAL REPLACEMENT PALMS PROVIDED:	0
TOTAL DBH REPLACEMENT REQUIRED:	298.5
TOTAL DBH REPLACEMENT PROVIDED (2- LANDSCAPE PLAN):	298.5
TOTAL DBH REPLACEMENT DEFICIENCY:	0
TOTAL EQUIVALENT "D" REPLACEMENT TREE DEFICIENCY:	148.25
TOTAL TREES COMPLETION DATE:	5/22/2019

NOTE: SPECIMEN TREES 21# DBH, ECOLL, NON-BIOMASSIVE FROM TREES, TREES IN POOR CONDITION OR DEAD, AND/OR MULTIPLE TRUNKS, TOTALS ABOVE ONLY INCLUDE ON-SITE & PROTECTED TREES.



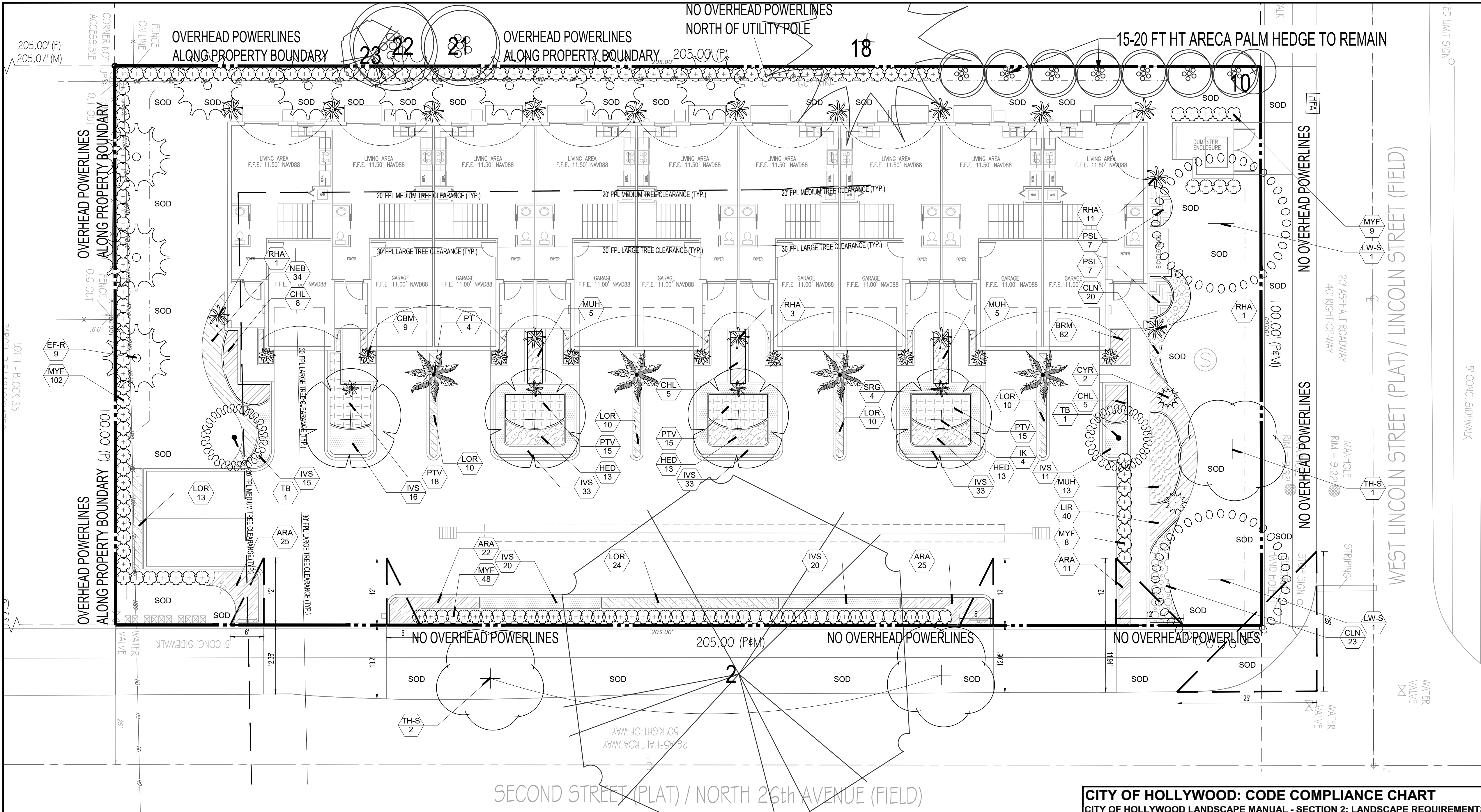
1. TREE PROTECTION BARICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR ALONG EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, A TREE PROTECTION BARICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY, REFER TO LANDSCAPE DETAIL FOR THE PRESCRIPTION BARICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIPLINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRACE WITH FERTILIZER AND ORGANIC MATERIAL WITHIN THESE AREAS. THERE SHALL BE NO TRAFFIC OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION, NO FILL, COMPACT, OR REMOVAL OF SOIL, AND NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT PRUNING & CROWN TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN SC CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES. NO TREE CANCHING SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS & AS A 3:00 PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. PRIOR TO CONSTRUCTION, TREES FOR ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-FRONE, ROOT-PROX, ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRECHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITHIN.
4. LIQUIDATED DAMAGES SHALL BE ASSIGNED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED THAT SHALL BE MISSISSAUGA OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & HALF (4.5') ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT. HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERMANENT MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
9. DURING LAND & TERRATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
11. VARIABLE & UNWELLED DRAINAGE NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY & REUSE DEMENTED IMPROVED TOPSOILS IN LANDSCAPE AREAS

DISPOSITION PLAN



SHEET NUMBER:

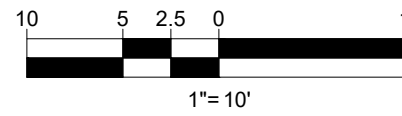
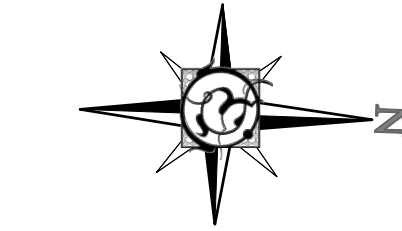
L-1



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

100% IRRIGATION COVERAGE SHALL BE PROVIDED SEE IRRIGATION PLAN SHEETS IR-1, IR-2, & IR-3

EXTRA TREES ABOVE SITE CODE MINIMUM ARE BEING PROVIDED FOR TREE MITIGATION PURPOSES. SEE PLANS & CODE COMPLIANCE CHART



REVISIONS / SUBMISSIONS



PHASE:

CLIENT:

9 UNIT TOWNHOMES

720 N 26th AVENUE
HOLLYWOOD, FL 33020

LANDSCAPE PLAN



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK
CHECKED BY:
DATE: 2024-02-04

SHEET NUMBER:

L-2

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	MITIGATION INCHES OVER CODE MIN.
TREES											
IK	4	Krug's Holly	Ilex krugiana	B & B	4" DBH	16' Ht	6'	Yes	High	6' CT	+8 INCHES
TB	2	Bahama Tabebuia	Tabebuia bahamensis	B & B	4" DBH	16' Ht	6'	Yes	High	6' CT; STD	+4 INCHES
REPLACEMENT TREES											
EF-R	9	Spanish Stopper	Eugenia foetida	B & B	4" DBH	16' Ht	6'	Yes	High	5' CT; STD	+36 INCHES
PALM TREES											
PT	4	Alexander Palm	Ptychosperma elegans	B & B		16' ct	8'	No	High	@3:1	
STREET TREES											
LW-S	2	Wild Tamarind	Lysiloma latissiliqua	B & B	4" DBH	16' Ht	7-8' spr.	Yes	High	6' CT; FI Fancy; Single Ldr	+4 INCHES
TH-S	3	Pink Tabebuia	Tabebuia heterophylla	B & B	4" DBH	16' Ht	7-8' spr.	Yes	High	6' CT	+6 INCHES
SHRUBS											
CBM	9	Black Magic Ti Plant	Cordyline fruticosa 'Black Magic'	NA	As Shown	30"	18-24"	No	High		58 INCHES DBH PROVIDED TOWARDS MITIGATION
CYR	2	Sago Palm	Cycas revoluta	n/a	As Shown	30"	36"	No	High		298.5" DBH TOTAL REQUIRED - 58" PROVIDED = 240.5" DBH DEFICIT/ 2" DBH MIN. REPLACEMENT TREE = 120.25 X \$350 EACH REPLACEMENT TREE = \$42,087.50 TO CITY TREE FUND
MYF	167	Simpson's Stopper	Myrcianthes fragrans 'compacta'	NA	30"	42"	30"	Yes	High	Full to Base	
RHA	16	Slender Lady Palm	Rhapis humilis	7 gal	As Shown	48"	36"	No	High	Full	
SRG	4	Bird Of Paradise	Strelitzia reginae	NA	As Shown	30"	30-36"	No	Medium		
SHRUB AREAS											
CHL	18	'Choconiana' Heliconia	Heliconia psittacorum 'Choconiana'	3 gal	30"	24"	18-24"	No	High		
CLN	43	Dwarf Pitch Apple	Cilisia rosea 'nana'	3 gal.	18"	16-18"	18"-20"	Yes	High	Full Mounds	
MUH	23	Pink Muhly Grass	Muhlenbergia capillaris	n/a	30"	16-18"	14-16"	Yes	High		
PSL	14	Dwarf Wild Coffee	Psychotria ligustrifolia 'Nana'	n/a	24"	20"-24"	18"	Yes	High		
PTV	63	Dwarf Variegated Pittosporum	Pittosporum tobira 'Dwarf Variegata'	n/a	24"	14-16"	14-16"	No	High		
GROUND COVERS											
ARA	83	Perennial Peanut	Arachis glabrata	1 gal.	18"	6"	8-10"	No	High	Full	
BRM	82	Baby Rubber Plant 'Marble'	Peperomia obtusifolia 'Marble'	1 gal.	14"	8-10"	8-10"	Yes	High	Shade Grown; Variegated	
HED	39	Dune Sunflower	Helianthus debilis	1 gal.	20"	12-14"	14-16"	Yes	High		
IVS	181	Schillings Yaupon Holly	Ilex vomitoria 'Schillings'	n/a	18"	8-10"	10-12"	Yes	High		
LIR	40	Lilyturf	Liriope muscari	n/a	20"	12-14"	14-16"	No	High	Full	
LOR	77	Dwarf Fringe Flower	Loropetalum chinense rubrum	n/a	20"	10-12"	10-12"	No	High		
NEB	34	Boston Fern	Nephrolepis exaltata	n/a	20"	14-16"	16"-18"	Yes	High		

CITY OF HOLLYWOOD: CODE COMPLIANCE CHART

CITY OF HOLLYWOOD LANDSCAPE MANUAL - SECTION 2: LANDSCAPE REQUIREMENTS
720 N 26TH STREET - HOLLYWOOD, FL

MATERIAL SPECIFICATIONS

Trees: 12" ht, 2" DBH Min.

Palms: 6" ct Min.; @3:1, max. 50% of required trees Shrubs: 24" ht. Min.

AT-GRADE PARKING LOT AND VUA SETBACK REQUIREMENTS (±6 SPACES)

Front - 10 ft setback; Side/Interior - 5 ft setback

STREET TREES

(1) Street Tree / 50 lf of street frontage of property where in said improvements are proposed

W. Lincoln St.: 100 lf

N. 26th Ave.: 205 lf

(100 lf/50)

(205 lf/50)

AT-GRADE PARKING LOT BUFFERS

Sec. 2.11: Parking lots containing less than 6 spaces shall provide a 5' setback to a property line and include a car stop per parking space. Terminal islands are not required.

Sec. 2.12: Within exterior perimeter buffer strips, a hedge, decorative fence or wall, berm or other durable landscaped visual barrier, shall be installed at a height of not less than 24" ht

INTERIOR VUA LANDSCAPE

Lots with ≥50 ft width: 25% of the total paved VUA shall be landscaped

(4,260.34 sf X 25%)

1,065.085 sf

3,909.96 sf

OPEN SPACE

RM Districts: 40% min. of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.

(20,525 sf X 40%)

(1) Tree / 1,000 sf of Pervious Area of property in addition to VUA trees

(7,101.23 sf / 1000)

TREE MITIGATION

Inch-Inch DBH replacement for removed Canopy Trees: 298.5 Inches DBH & [0] Palms Removed/Replaced

Palms: Palm replacement for removed Palms: N/A

298.5" DBH - 58" DBH Replaced = 240.5" / 2" = (120.25) Replacement Tree Deficit

(120.25) TREES X \$350 = \$42,087.50 TREE TRUST FUND CONTRIBUTION

9 TREES & \$42,087.50 TREE FUND CONTRIBUTION FOR MITIGATION

9 TREES & \$42,087.50 TREE FUND CONTRIBUTION FOR MITIGATION

TOTAL TREES:	22 TREES	22 TREES
60% NATIVE TREES:	14/22 (60%)	16/22 (72.7%)
60% NATIVE SHRUBS:	537/895 (60%)	583/895 (65.1%)

*INCLUDES (1) EXISTING OAK TREE ** INCLUDES (1) TREE FROM [4] PALMS @3:1 NOTE: 100% DROUGHT TOLERANT TREES & SHRUBS PROVIDED

HAVE: 6 STREET TREES
1 TREE FROM [4] PALMS @3:1
6 OPEN SPACE TREES
9 REPLACEMENT TREES
22 TREES TOTAL



SHRUB PLANTING DETAIL

SHRUB / GROUND COVER SPACING / PLANTING DETAIL

LARGE PALM PLANTING DETAIL

TREE PRESERVATION BARRICADE FENCING DETAIL

ROOT BARRIER DETAIL

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

DETAILS & NOTES



REVISIONS / SUBMISSIONS



PHASE:

CLIENT:

9 UNIT TOWNHOMES

720 N 28th AVENUE
HOLLYWOOD, FL 33020

IRRIGATION
SCHEDULES



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK





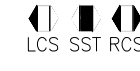



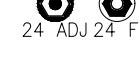









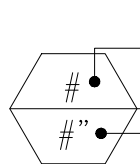
CHECKED BY:

DATE: 2024-02-04

SHEET NUMBER:

IR-2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5' x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	8	45
	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	69	35
	Rain Bird R-VAN24 1806-SAM-P45 Turf Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	6	45
	Rain Bird R-VAN-STRIP 1812-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5' x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	28	45
	Rain Bird R-VAN-STRIP PA-P45 (2) Shrub Rotary on fixed riser with the PA-8S-PRS 45 psi Pressure Regulating Shrub Adapter. 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary. Use with 1/2in. MPT threaded risers.	2	45
	Rain Bird R-VAN14 1812-SAM-P45 Shrub Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	22	35
	Rain Bird R-VAN18 1812-SAM-P45 Shrub Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	3	45
	Rain Bird R-VAN24 1812-SAM-P45 Shrub Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	1	45
	Rain Bird R-VAN24 PA-P45 (2) Shrub Rotary on fixed riser with the PA-8S-PRS 45 psi Pressure Regulating Shrub Adapter. 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary. Use with 1/2in. MPT threaded risers.	2	45
	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT.	44	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird X CZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	1	
	Rain Bird XP-1200X (2) SQ Series Low-Volume, Low-Pressure, Drip 12.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	81	
	Rain Bird XP-1200X (2) MPR Spray 5 Series Low-Volume, Low-Pressure, Drip 12.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	28	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	6	
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.	3	
	Rain Bird ESP4ME3 with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1	
	NEW 3 HP CENTRIFUGAL PUMP New 3 hp Centrifugal Pump & 5" Well. 40 GPM, @ 135 TDH, 55 PSI Discharge	1	
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 sized 1" up to 1-1/4". Only lateral transition pipe sizes 1-1/4" and above are indicated on the plan, with all others being 1" in size.	2,550 l.f.	
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 160 SDR 26 for 1-1/2" and larger.	43.7 l.f.	
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	319.7 l.f.	
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	546.2 l.f.	
	Valve Callout Valve Number Valve Flow Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Turf Rotary	12.75	28.7	37.8	38.1	0.62 in/h
2	Rain Bird X CZ-100-LC	1"	Drip Emitter	15.5	30.3	38.6	38.9	3.46 in/h
3	Rain Bird PEB	1"	Shrub Rotary	10.81	33.5	38.0	38.3	0.66 in/h
4	Rain Bird PEB	1"	Bubbler	11	36.0	23.1	23.5	0.96 in/h
5	Rain Bird PEB	1-1/2"	Turf Rotary	23.83	87.4	40.6	42.3	0.62 in/h
6	Rain Bird PEB	1"	Shrub Rotary	9.93	138.4	47.5	50.7	0.76 in/h
7	Rain Bird PEB	1"	Shrub Rotary	14.83	221.0	48.7	54.3	0.78 in/h
	Common Wire				319.7			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Turf Rotary	0.62 in/h	1	97	1,237	
2	Rain Bird X CZ-100-LC	Drip Emitter	3.46 in/h	1	18	279	
3	Rain Bird PEB	Shrub Rotary	0.66 in/h	1	91	984	
4	Rain Bird PEB	Bubbler	0.96 in/h	1	63	693	
5	Rain Bird PEB	Turf Rotary	0.62 in/h	1	97	2,311	
6	Rain Bird PEB	Shrub Rotary	0.76 in/h	1	80	794	
7	Rain Bird PEB	Shrub Rotary	0.78 in/h	1	77	1,142	
	TOTALS:				523	7,440	

CRITICAL ANALYSIS

Generated: 2024-02-04 17:37

P.O.C. NUMBER: 01

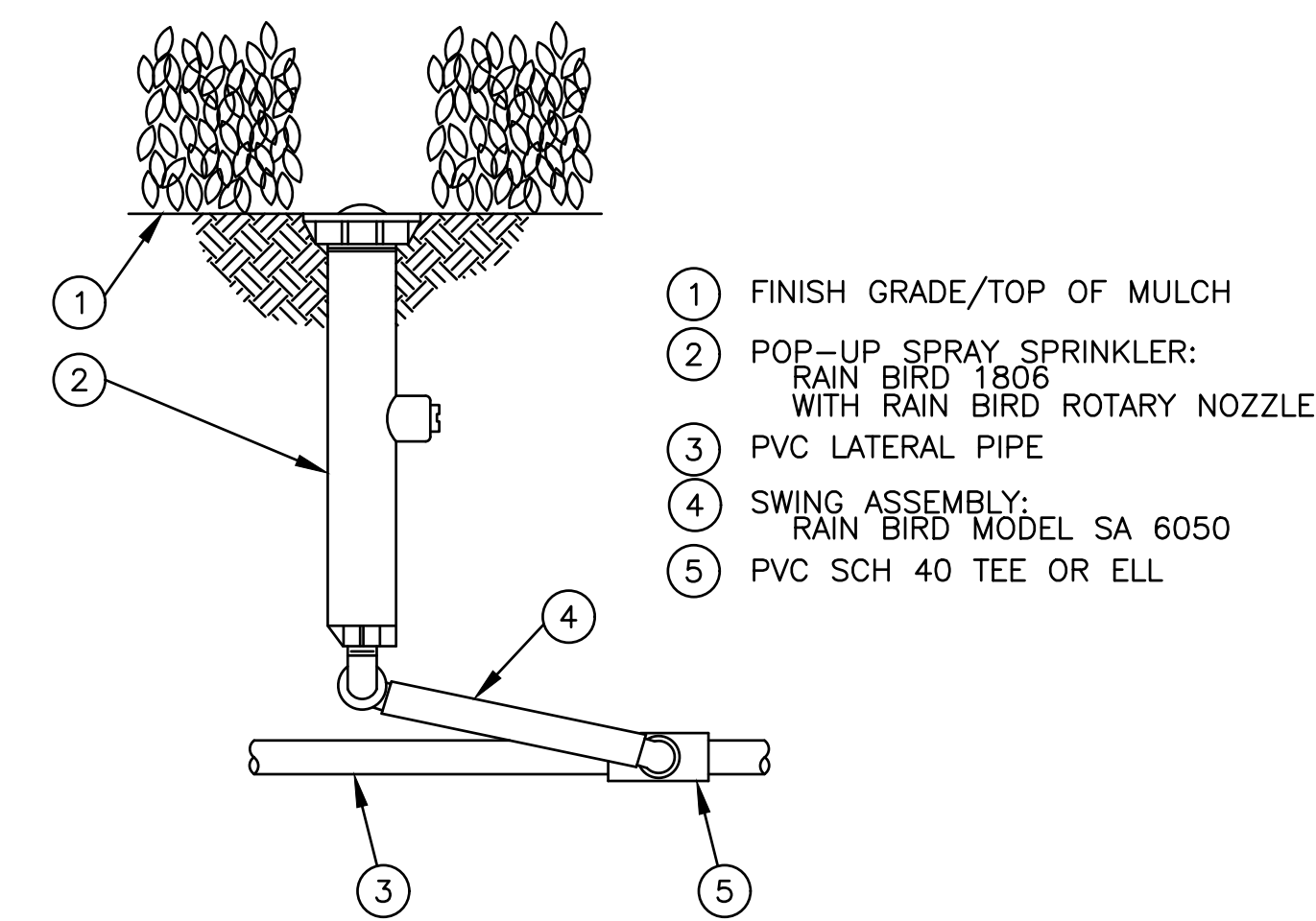
Water Source Information: New 3 hp Centrifugal Pump & 5" Well. 40 GPM, @ 135 TDH, 55 PSI Discharge

FLOW AVAILABLE
Custom Max Flow: 40 GPM
Flow Available: 40 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 55 PSI
Pressure Available: 55 PSI

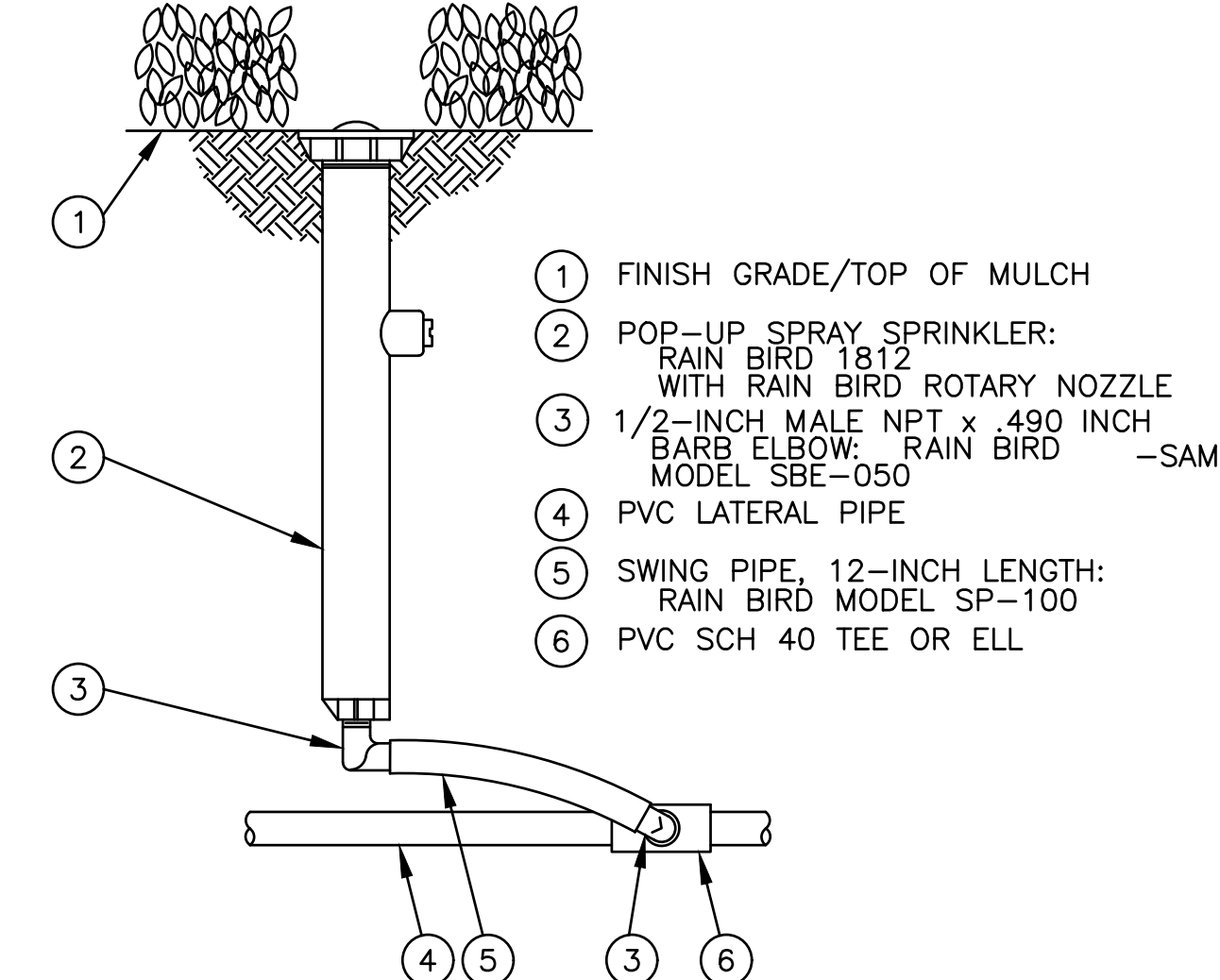
DESIGN ANALYSIS
Maximum Multi-valve Flow: 40 GPM
Flow Available at POC: 40 GPM
Residual Flow Available: 0 GPM

Critical Station: 7
Design Pressure: 45 PSI
Friction Loss: 1.26 PSI
Fittings Loss: 0.13 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.33 PSI
Pressure Req. at Critical Station: 48.7 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 5.62 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 54.3 PSI
Pressure Available: 55 PSI
Residual Pressure Available: 0.66 PSI



A 1806 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE
N.T.S.

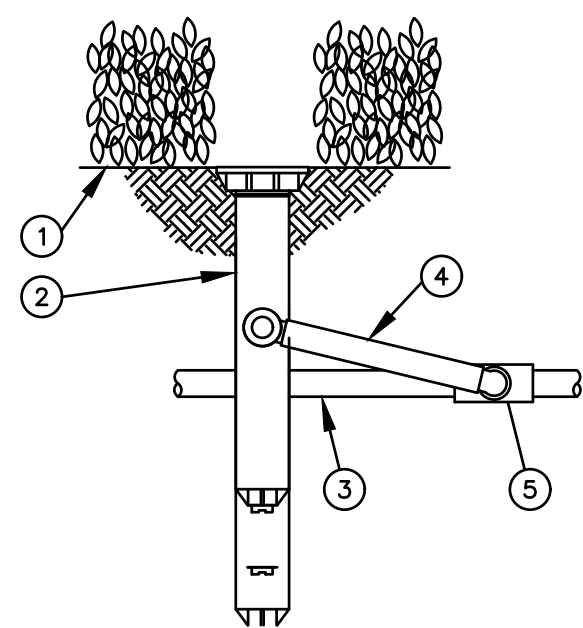
S-1806Rotary-SP.DWG



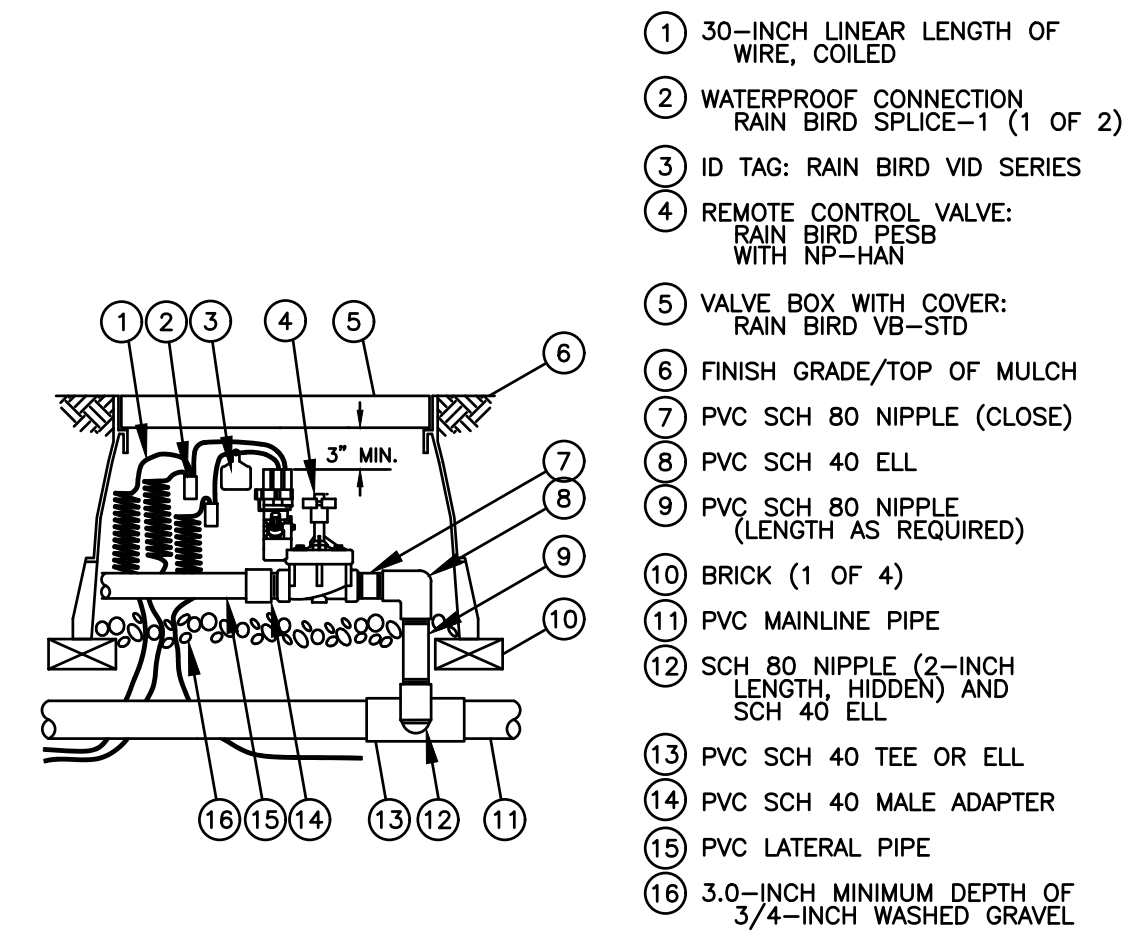
B 1812 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE
N.T.S.

S-1812Rotary-SP.DWG

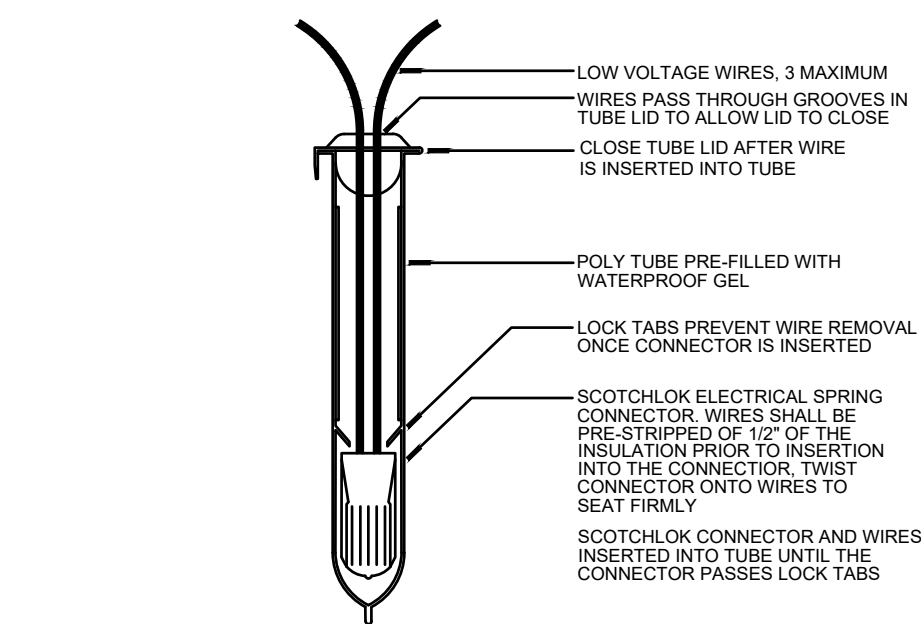
- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SI OR 1812-SI
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
- 5 PVC SCH 40 TEE OR ELL



C POP-UP SPRAY SPRINKLER 1800-SI WITH SWING PIPE
N.T.S.

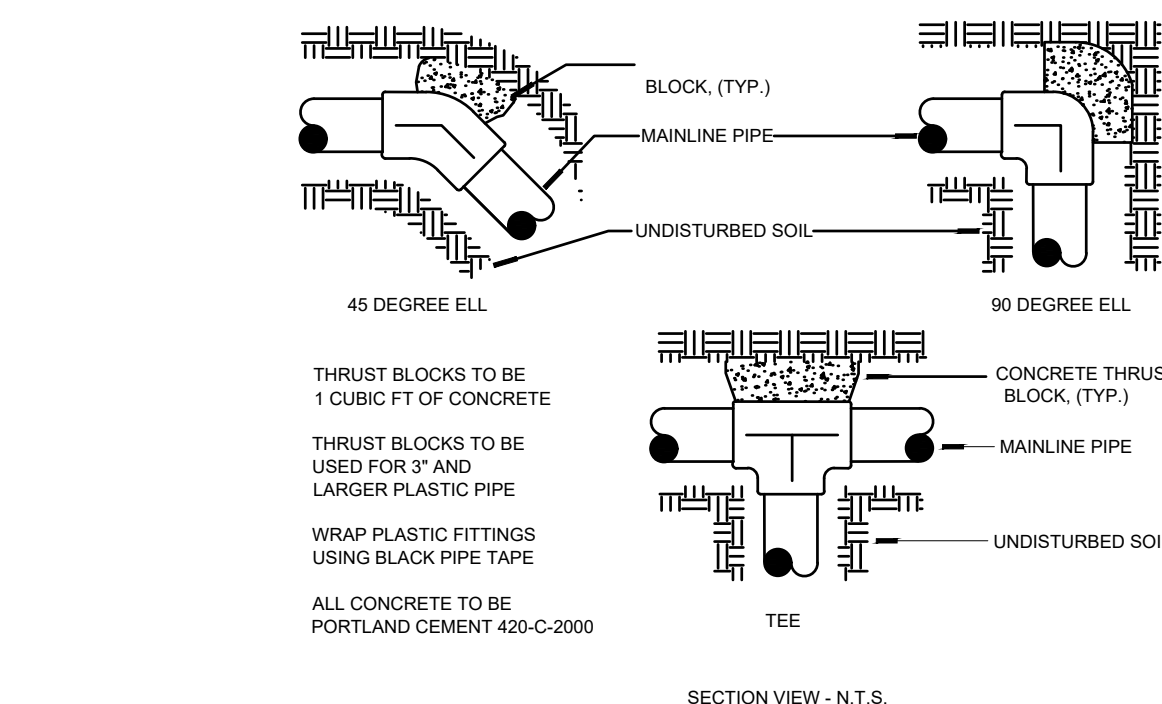


D ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES
N.T.S.

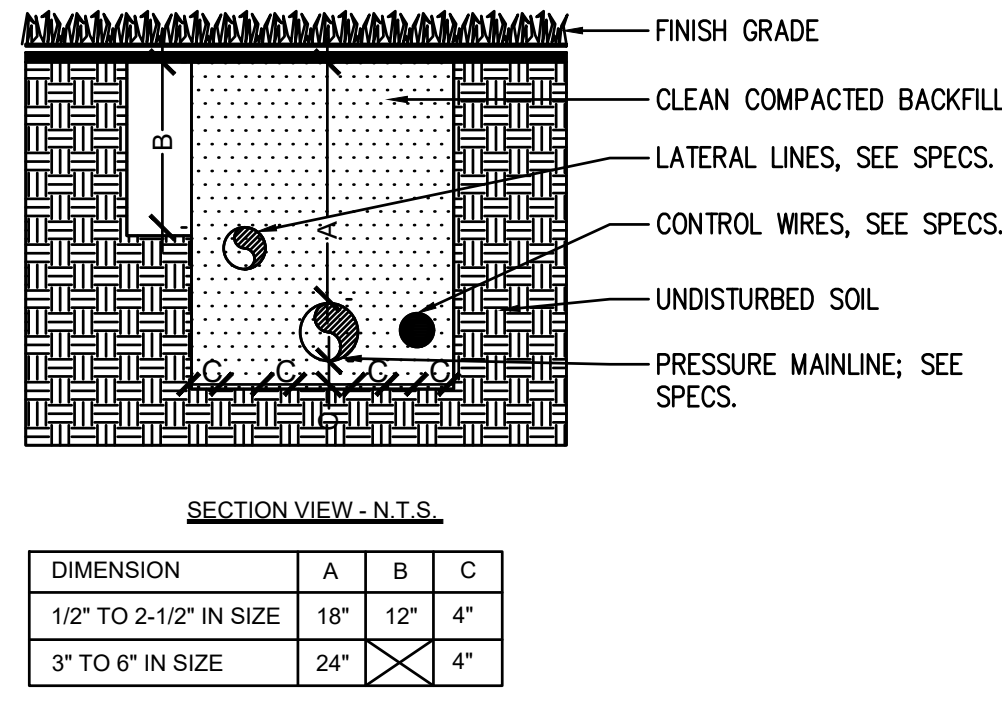


E WIRE CONNECTION
N.T.S.

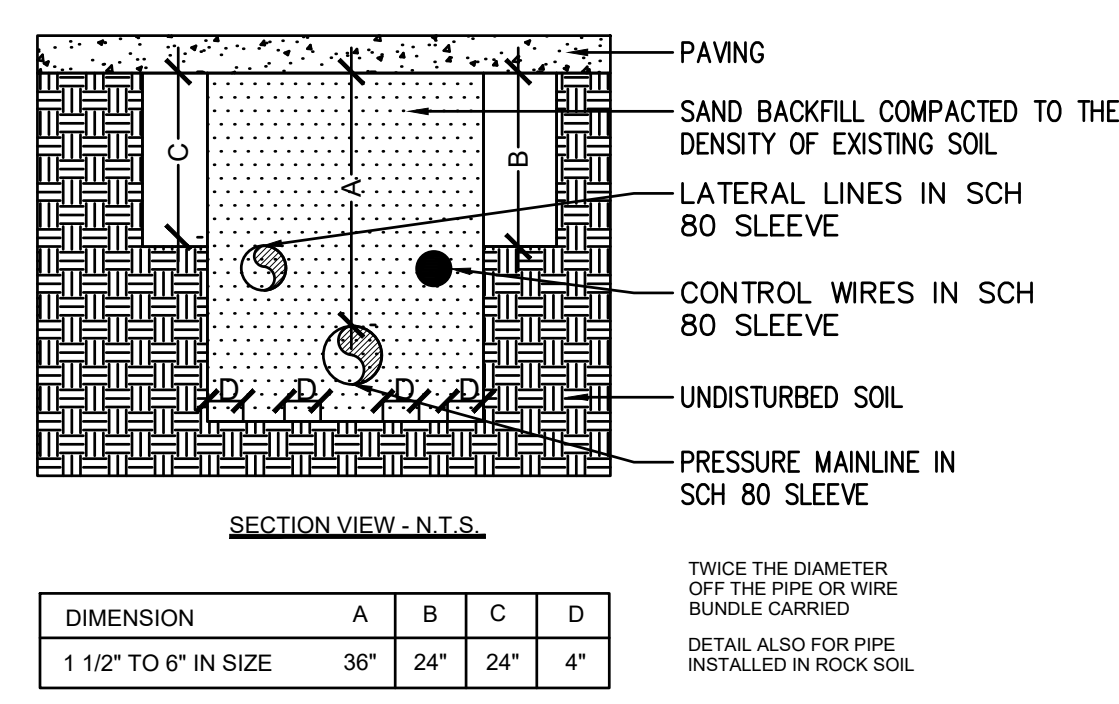
NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-4 DIRECT BURY SPLICE KITS
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES.
LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.



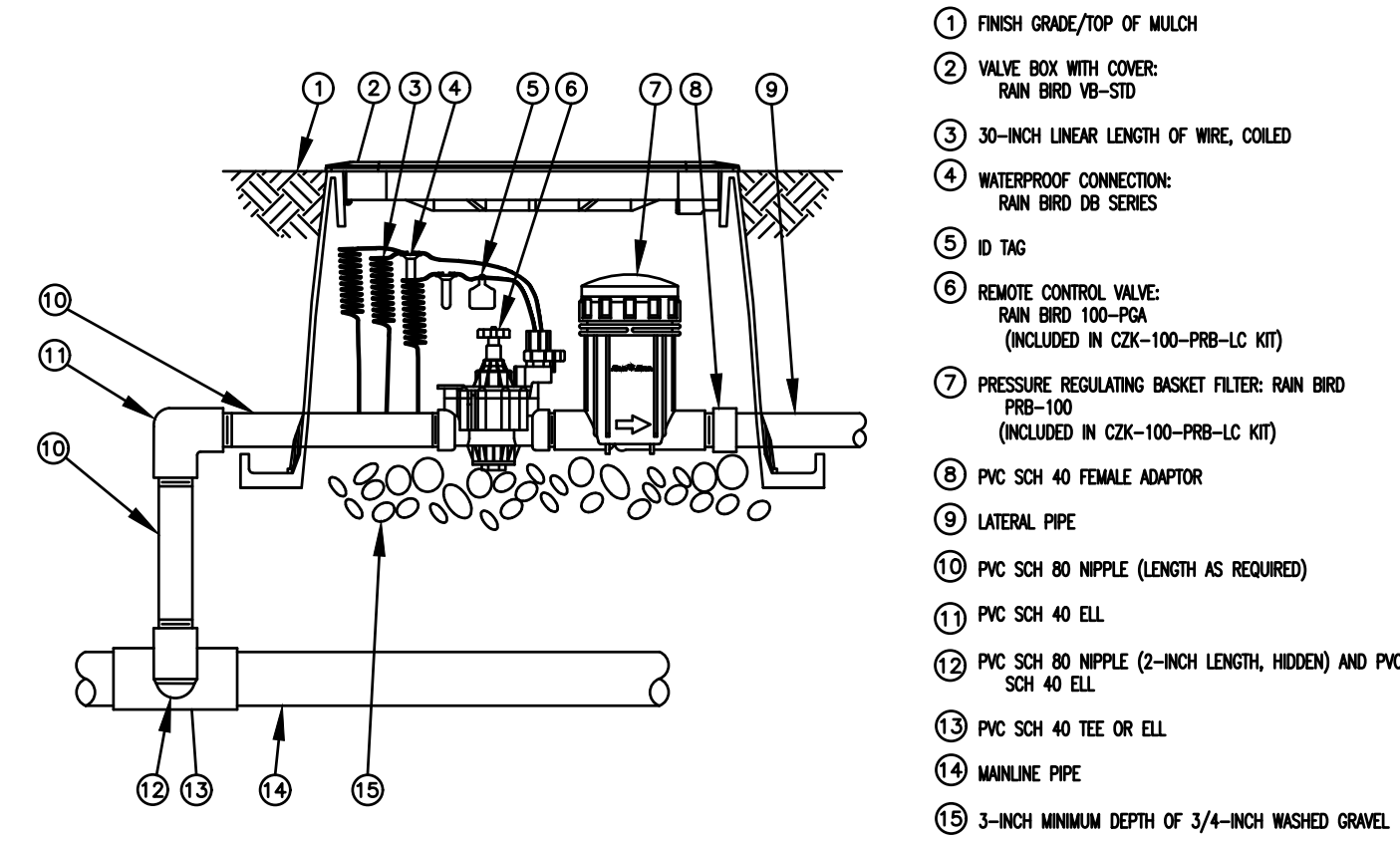
F THRUST BLOCKING
N.T.S.



G PIPE INSTALLATION
N.T.S.



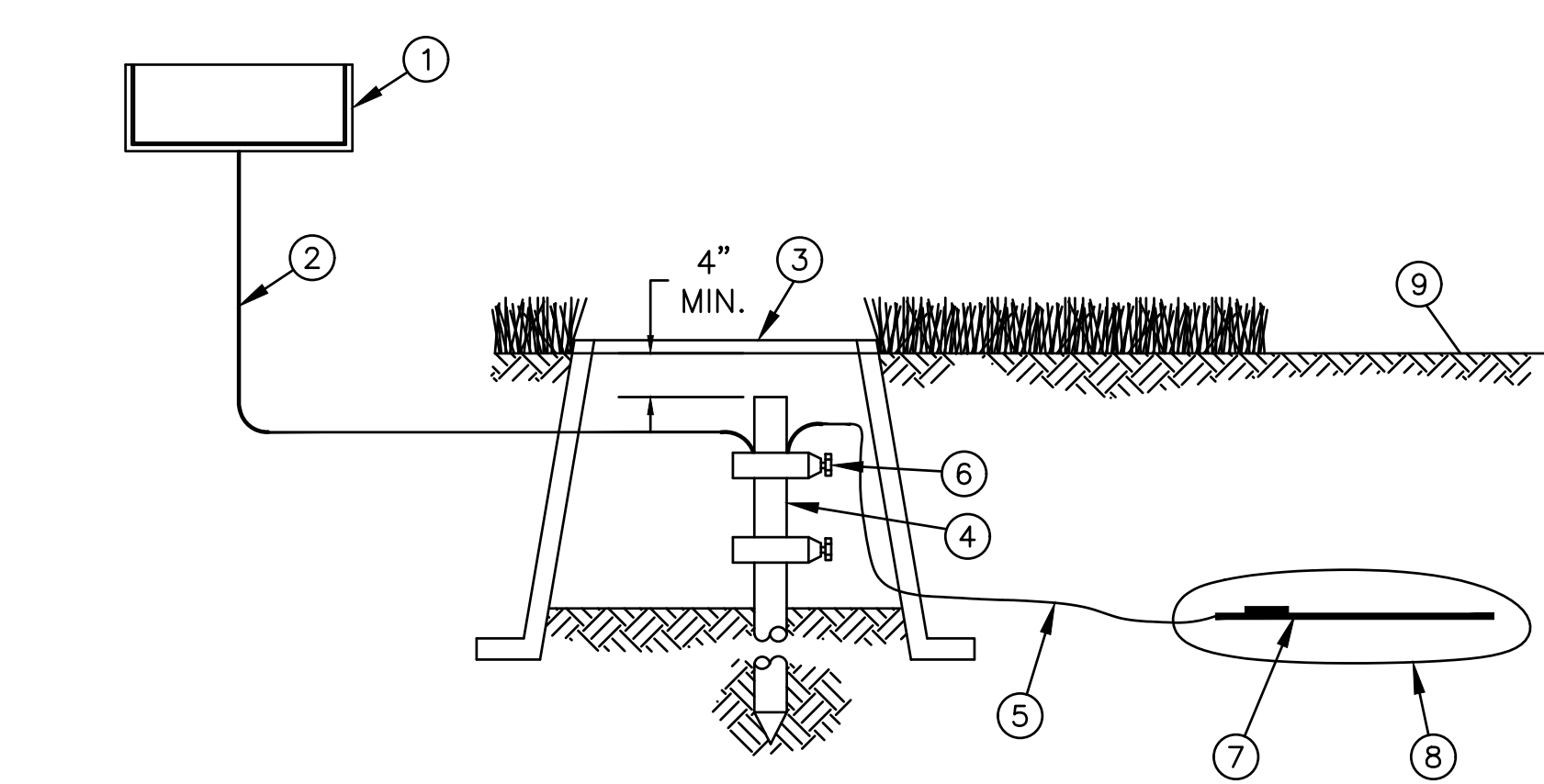
H SLEEVE INSTALLATION
N.T.S.



I XCV-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT OPTION 1
N.T.S.

12-22-10

CZK-100-PRB-LC Option 1.dwg

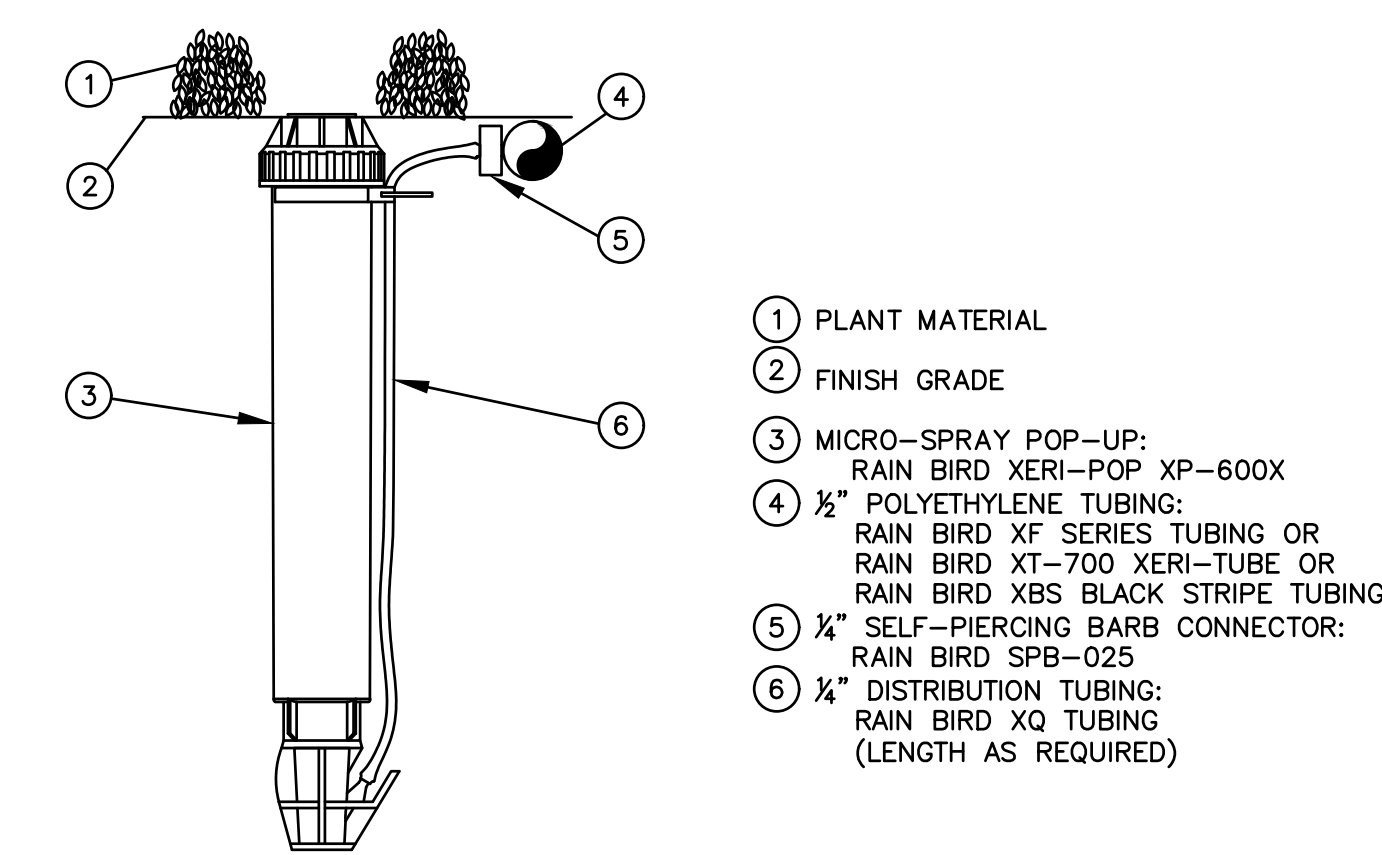


J CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT
N.T.S.

6-15-10

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG

- 1 RAIN BIRD CONTROLLER
- 2 SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
- 3 COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
- 4 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
- 5 BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
- 6 GROUND ROD CLAMP OR WELDS
- 7 COPPER GROUNDING PLATE
- 8 GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
- 9 FINISH GRADE

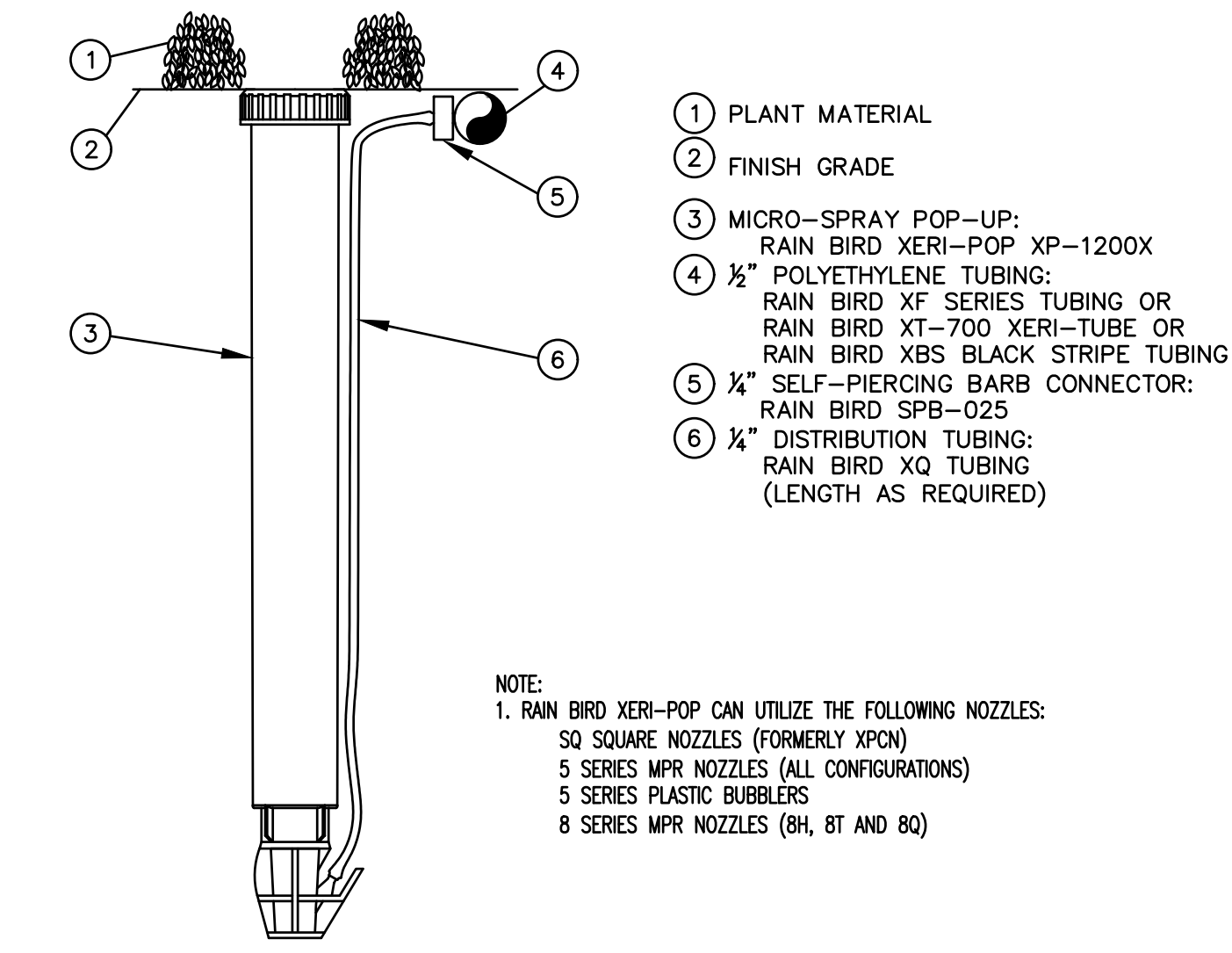


NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLE (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

K XERI-POP MICRO-SPRAY 6" FROM BARBED CONNECTOR INTO 1/2" POLYETHYLENE TUBING - OPTION 1B
N.T.S.

1-21-10

Xeri-Pop 6 Option 1B.dwg



NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLES (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

L XERI-POP MICRO-SPRAY 12" FROM BARBED CONNECTOR INTO 1/2" POLYETHYLENE TUBING - OPTION 1C
N.T.S.

Xeri-Pop 12 Option 1C.dwg

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE



PHASE:

CLIENT:

9 UNIT TOWNHOMES
720 N 28th AVENUE
HOLLYWOOD, FL 33020
**IRRIGATION
DETAILS & NOTES**



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK
CHECKED BY:
DATE: 2024-02-04

SHEET NUMBER:
IR-3



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

December 22, 2023

Drainage Calculations for **9 Unit Townhomes** **Hollywood, FL**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	7.50' NAVD88
25 YEAR - 3 DAY	10.75' NAVD88	10.70' NAVD88
100 YEAR - 3 DAY	11.13' NAVD88	11.12' NAVD88

Prepared by:

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.

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

Project Name: 9 Unit Townhomes
Project Address: 720 N 25th AVE
Hollywood, FL
ZE Project #: 23-56

Date: 12/22/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.17 AC	
Building Area:	0.14 AC	
Grass Area (Pervious):	0.16 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.16 AC	34.04%
Total Impervious Area:	0.31 AC	65.96%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.19 ft
Average Finished Grades:	9.80 ft
Prop. Finished Floor Elev.:	11.50 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.16 (0.60) + 0.17 (.90)}{0.33} = 0.75$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 9.80 ft

Average Depth to Water Table (DWT) = 8.30 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)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 2.30$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 81.31$

Water Quality Retention/Detention & Pretreatment Calculations

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. 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.

1/2" Pretreatment

0.5" X 0.47 acres = 0.24 acre-inches (0.020 acre-ft)

1 IN Over Entire Site

1" X 0.47 acres = 0.47 acre-inches (0.039 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.47 acres - 0.14 acres = 0.33 acres

0.33 acres - 0.16 acres (pervious area) = 0.17 acres

0.17 acres / 0.33 acres X 100% = 51.52% impervious

2.5" X 0.5152 = 1.29" to be treated

1.29" X 0.47 acres = 0.61 acre-inches (0.051 acre-feet)

0.051 acre-ft of storage required for water quality.

Water quality storage provided in existing dry retention area and proposed exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \quad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 2.30 (inches)

A = 0.47 (acre)

Q = 15.18 (inches)

V = 0.59 (ac-ft)

Corresponding Stage = 11.12 ft

Set minimum finished floor elevation at 11.50' NAVD88.

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 2.30 (inches) (see "Soil Storage" sheet

A = 0.47 (acre) for calculating "S")

Q = 11.84 (inches)

V = 0.46 (ac-ft)

Corresponding Stage = 10.70 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event:	3.28 (inches)
S=	2.30 (inches)
A=	0.47 (acre)

Q = 1.55 (inches)

V = 0.06 (ac-ft)

Corresponding Stage = 7.50 ft

Set minimum lowest catch basin at elevation at 9.35' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.31 AC

(0.14 AC)
(Lin. 8.30'-10.25')

(0.17 AC)
(Lin. from 9.35'-10.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
9.00 '	0.05 AC-FT	0.00 AC-FT	0.129 AC-FT	0.18 AC-FT
9.50 '	0.08 AC-FT	0.01 AC-FT	0.129 AC-FT	0.23 AC-FT
10.00 '	0.12 AC-FT	0.06 AC-FT	0.129 AC-FT	0.30 AC-FT
10.50 '	0.17 AC-FT	0.10 AC-FT	0.129 AC-FT	0.40 AC-FT
11.00 '	0.24 AC-FT	0.18 AC-FT	0.129 AC-FT	0.55 AC-FT
11.50 '	0.31 AC-FT	0.27 AC-FT	0.129 AC-FT	0.71 AC-FT

*total landscape area=0.16 AC. 10% reduction applied (-0.016 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 9.35 ft
 Bottom of Exfiltration Trench = 2.50 ft
 Top of Exfiltration Trench = 7.50 ft
 $EL_{inv.} = N/A$

$H_2 = 6.85$ ft

Calculating Exfiltration Trench Length

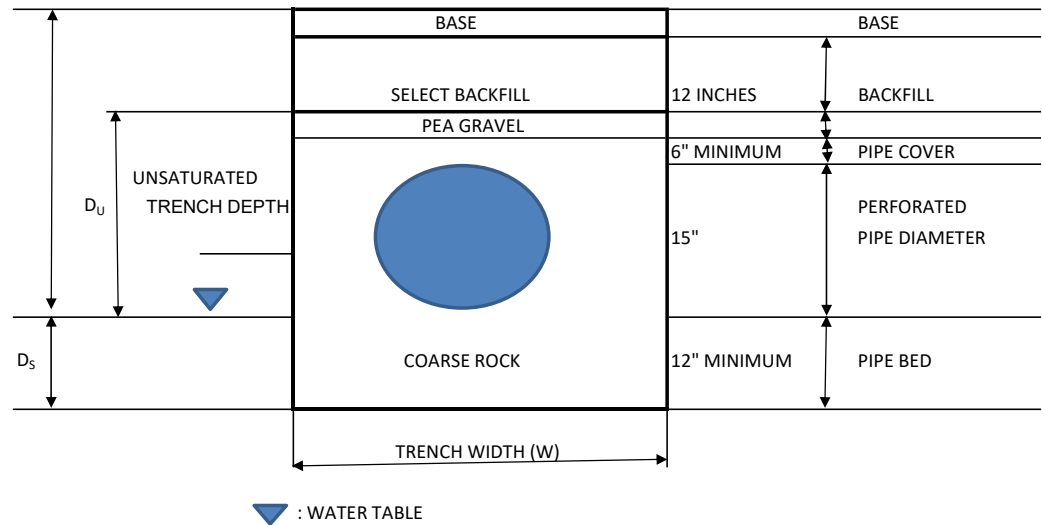
$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_R = length of trench required (ft)
 L_P = length of trench provided (ft)
 $V_{ext.}$ = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² - ft head)
 H_2 = head on saturated surface (ft)
 W = trench width (ft)
 D_U = unsaturated trench depth (ft)
 D_S = saturated trench depth

$$L_R = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{wq} = 0.61$ (0.051 ac-ft)
 $V_{add} = 0.93$ (0.078 ac-ft)
 $\%WQ = 0.5$
 $FS = 2$
 $K = 0.000176$
 $H_2 = 6.85$
 $W = 10$
 $D_U = 5$
 $D_S = 0$

$L_R = 92.64'$ of exfiltration trench required.

$L_P = 93.00'$ of exfiltration trench provided.



Project Name: 9 Unit Townhomes
Project Address: 720 N 25th AVE
Hollywood, FL
ZE Project #: 23-56

Date: 12/22/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.03 AC	
Building Area:	0.05 AC	
Grass Area (Pervious):	0.39 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.39 AC	82.98%
Total Impervious Area:	0.08 AC	17.02%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.19 ft
Average Finished Grades:	9.90 ft
Prop. Finished Floor Elev.:	13.68 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.39 (0.60) + 0.03 (.90)}{0.42} = 0.62$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor 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 = 9.90 ft

Average Depth to Water Table (DWT) = 8.40 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)

$S = CWS \times (\text{percentage of total pervious area}) = 5.60$

Curve Number (CN)

$CN = 1000 / (S + 10) = 64.10$

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \quad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 5.60 (inches)

A = 0.47 (acre)

Q = 12.36 (inches)

V = 0.48 (ac-ft)

Corresponding Stage = 11.13 ft

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 5.60 (inches) (see "Soil Storage" sheet

A = 0.47 (acre) for calculating "S")

Q = 9.22 (inches)

V = 0.36 (ac-ft)

Corresponding Stage = 10.75 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.38 AC

(0.35 AC)
(Lin. 9.00'-10.75')

(0.03 AC)
(Lin. from 9.00'-10.75')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
9.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
9.50 '	0.09 AC-FT	0.01 AC-FT	0.000 AC-FT	0.10 AC-FT
10.00 '	0.18 AC-FT	0.02 AC-FT	0.000 AC-FT	0.19 AC-FT
10.50 '	0.26 AC-FT	0.02 AC-FT	0.000 AC-FT	0.29 AC-FT
11.00 '	0.39 AC-FT	0.03 AC-FT	0.000 AC-FT	0.43 AC-FT
11.50 '	0.57 AC-FT	0.05 AC-FT	0.000 AC-FT	0.62 AC-FT

*total landscape area=0.39 AC. 10% reduction applied (-0.039 AC) due to loss of stormwater storage from tree trunks.



