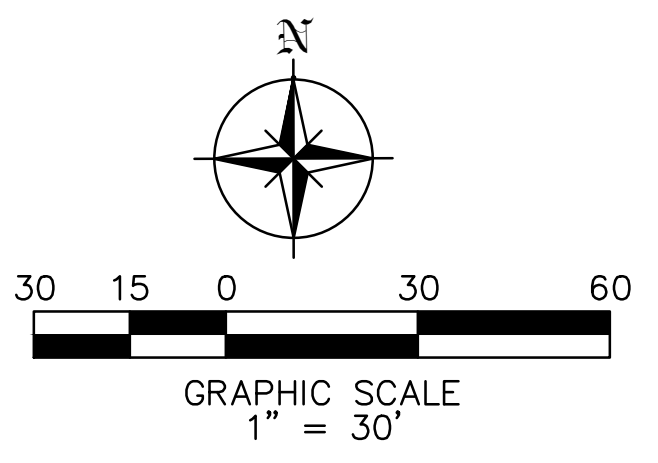
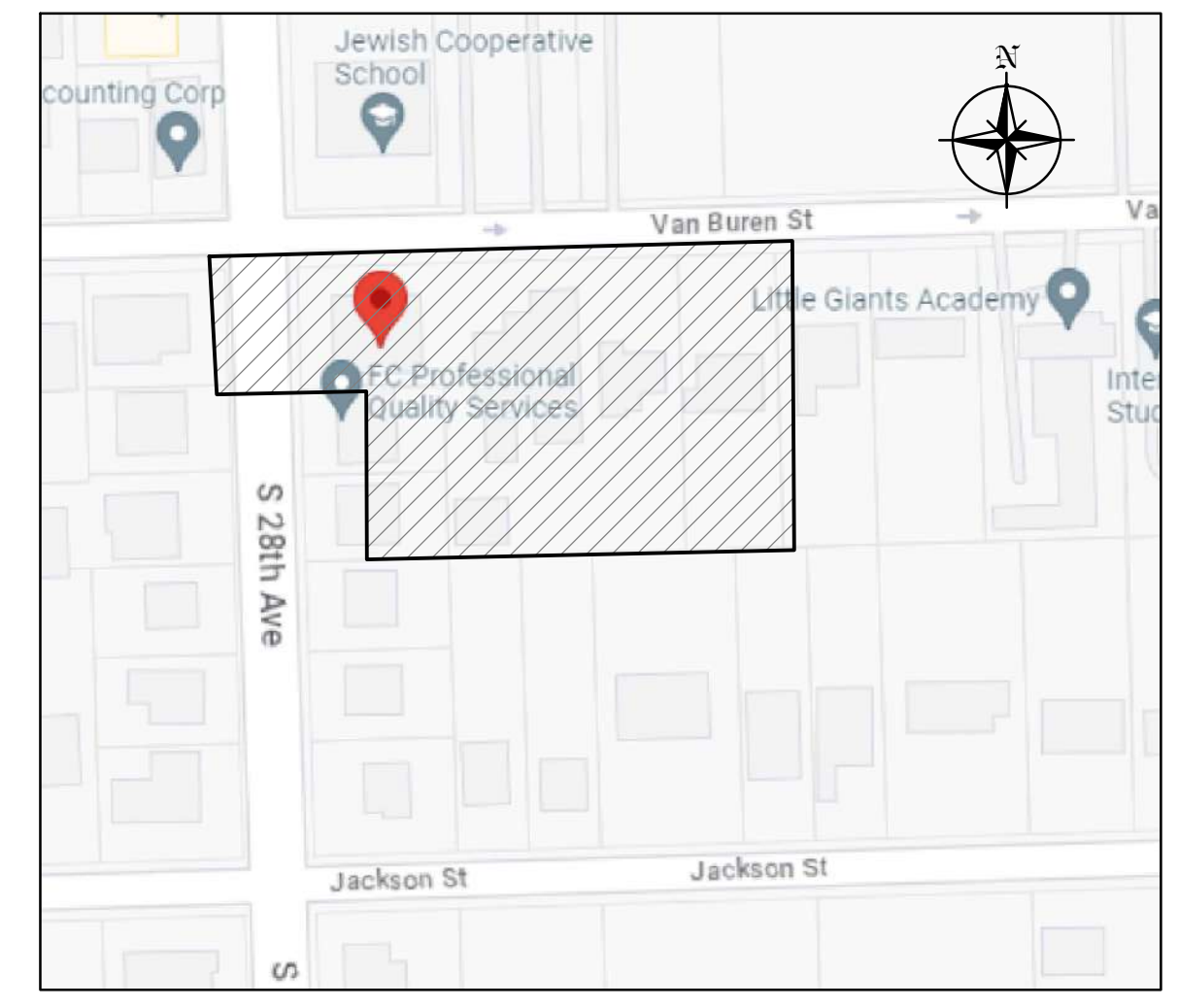
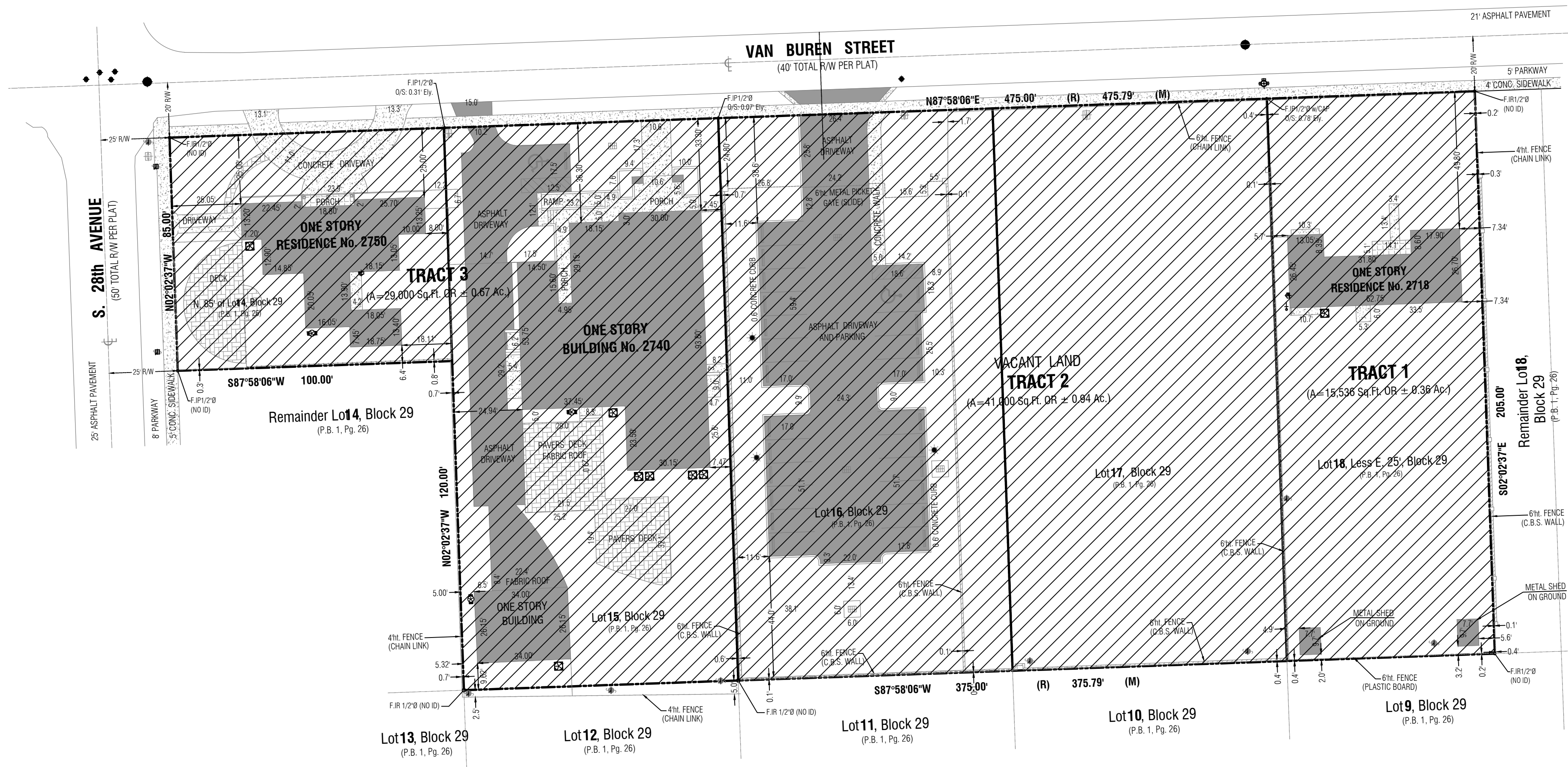


**ATTACHMENT A**  
**Application Package**  
**Part II**





**DEMOLITION NOTES**

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

10. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
10. DISPOSAL
  - A. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACT FILL MATERIAL.
  - B. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING BUILDINGS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES AND THE CONSTRUCTION OF THE NEW DEVELOPMENT.
13. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
15. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
16. THE SITE SHALL BE LEFT CLEAN AFTER DEMOLITION WORK AND BE READY FOR FILLING AND COMPACTION OPERATIONS.

**GENERAL NOTES:**

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

**LEGEND**

- PROPERTY LINE
- TO BE DEMOLISHED

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 Certificate of Authorization Number 30129

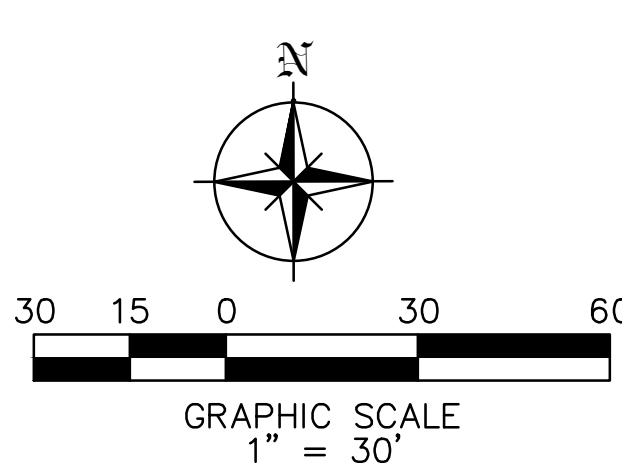
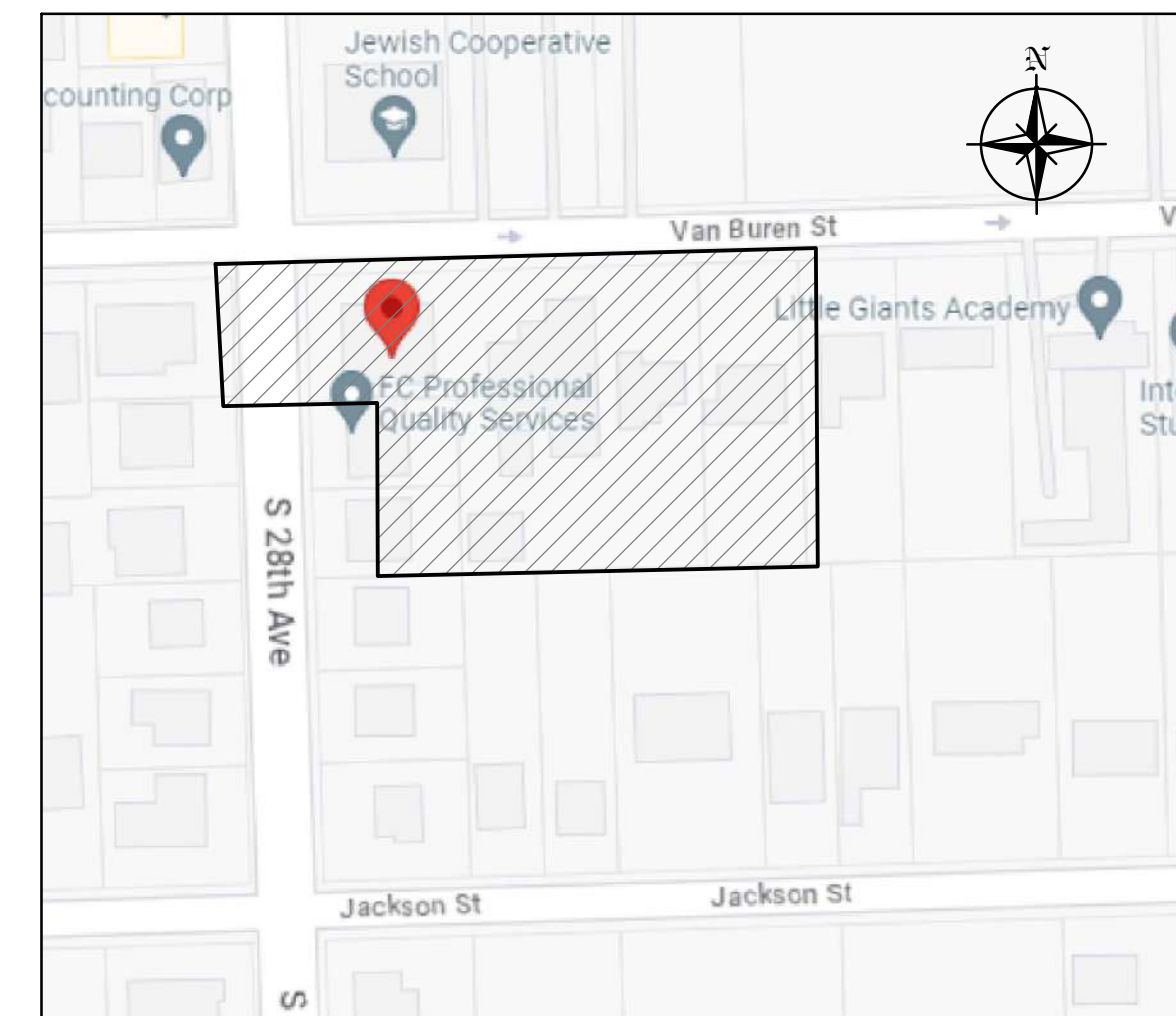
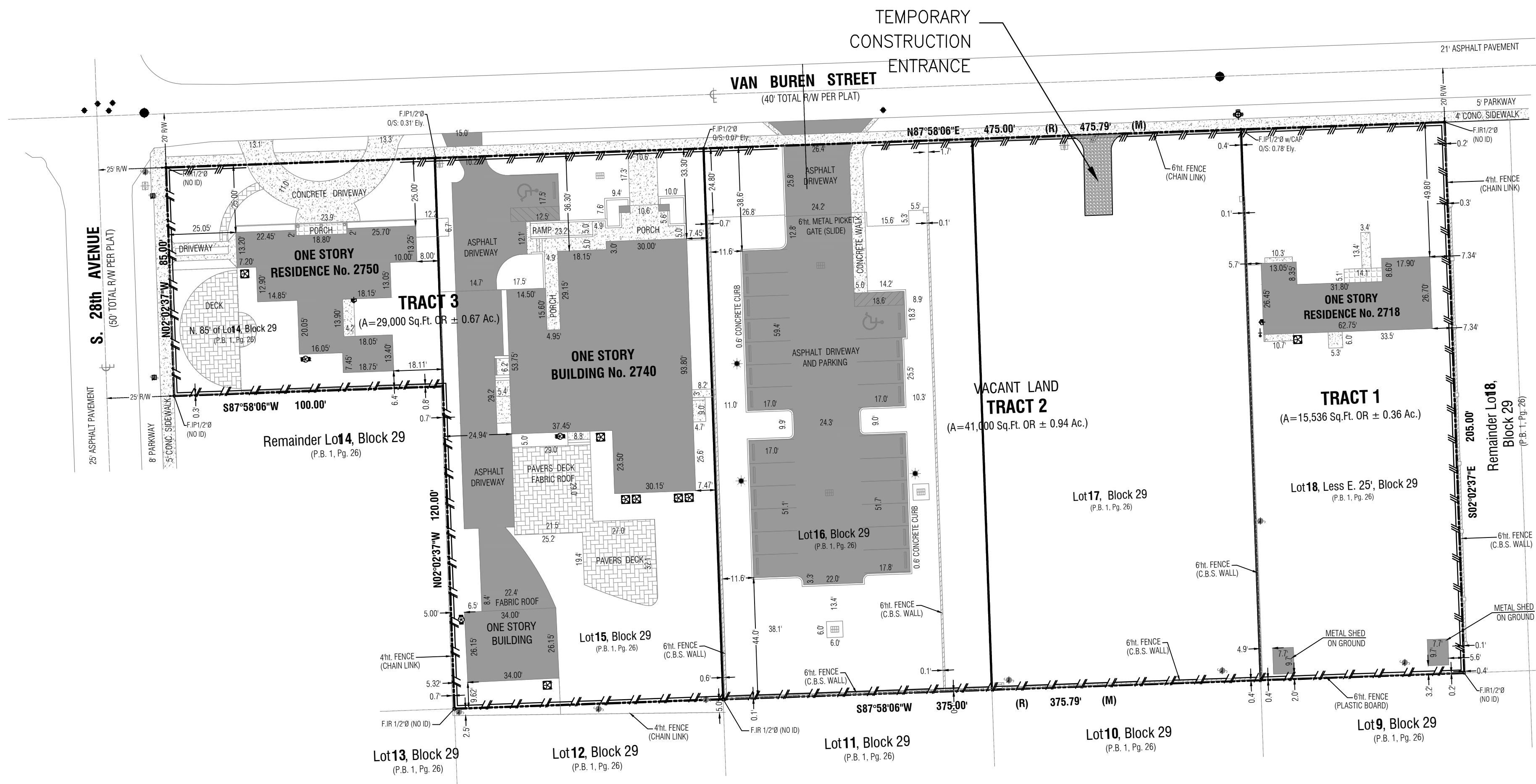
Reviews:

Client: VAN BUREN APARTMENTS  
 Project: VAN BUREN APARTMENTS  
 2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

Plan Description: DEMOLITION PLAN

Seal: JORGE SZAUER  
 FLA. REG. P.E. # 62579  
 Designed by: JORGE M. SZAUER  
 Drawn by: J. JANSE  
 Revised & Sealed: JORGE M. SZAUER  
 Date: SEP. 2023  
 Scale: AS SHOWN  
 Job No:  

Sheet: C-02  
 of Sheets



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

**GENERAL EROSION & SEDIMENTATION CONTROL NOTES**

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

**BMP MAINTENANCE EROSION NOTES**

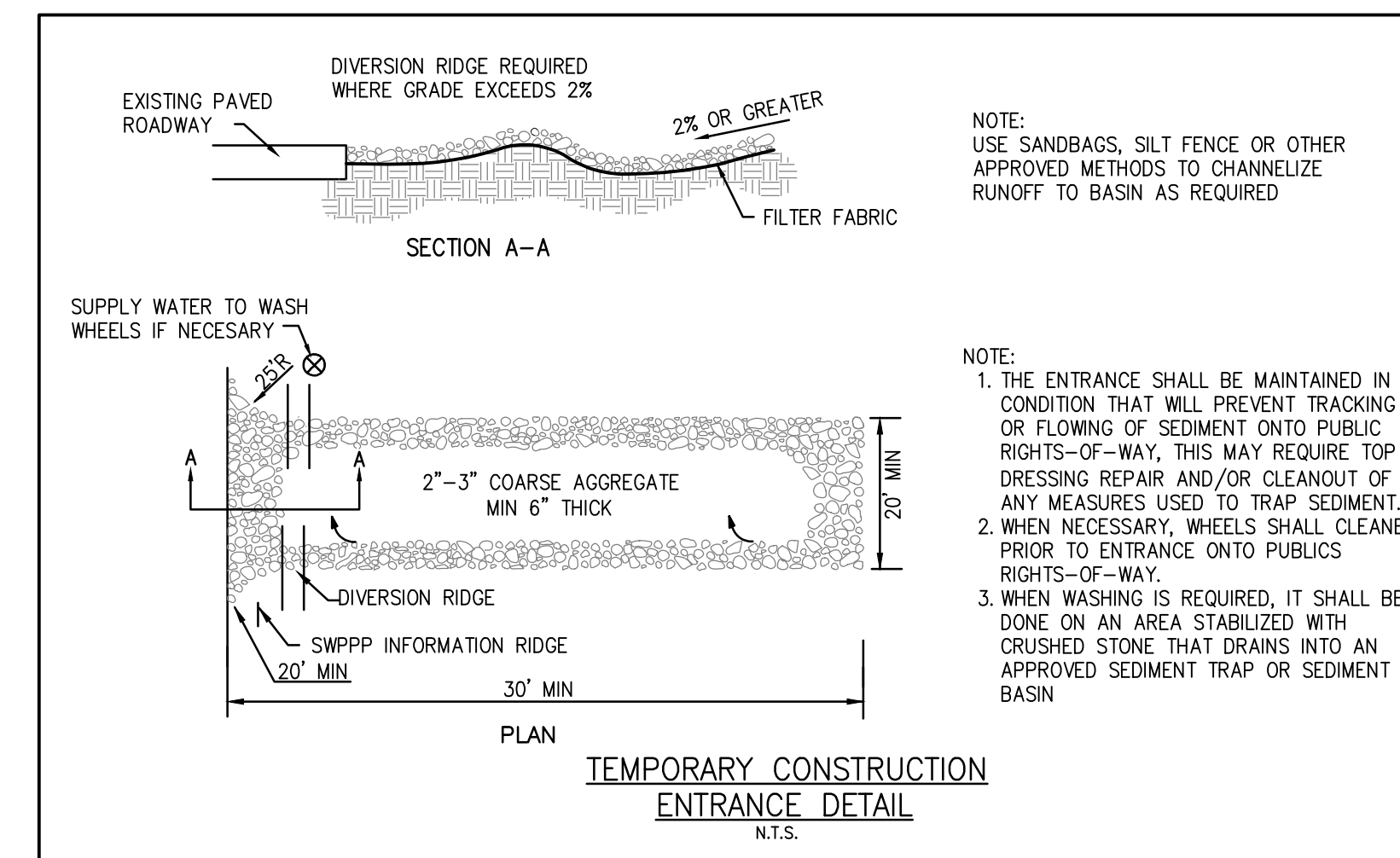
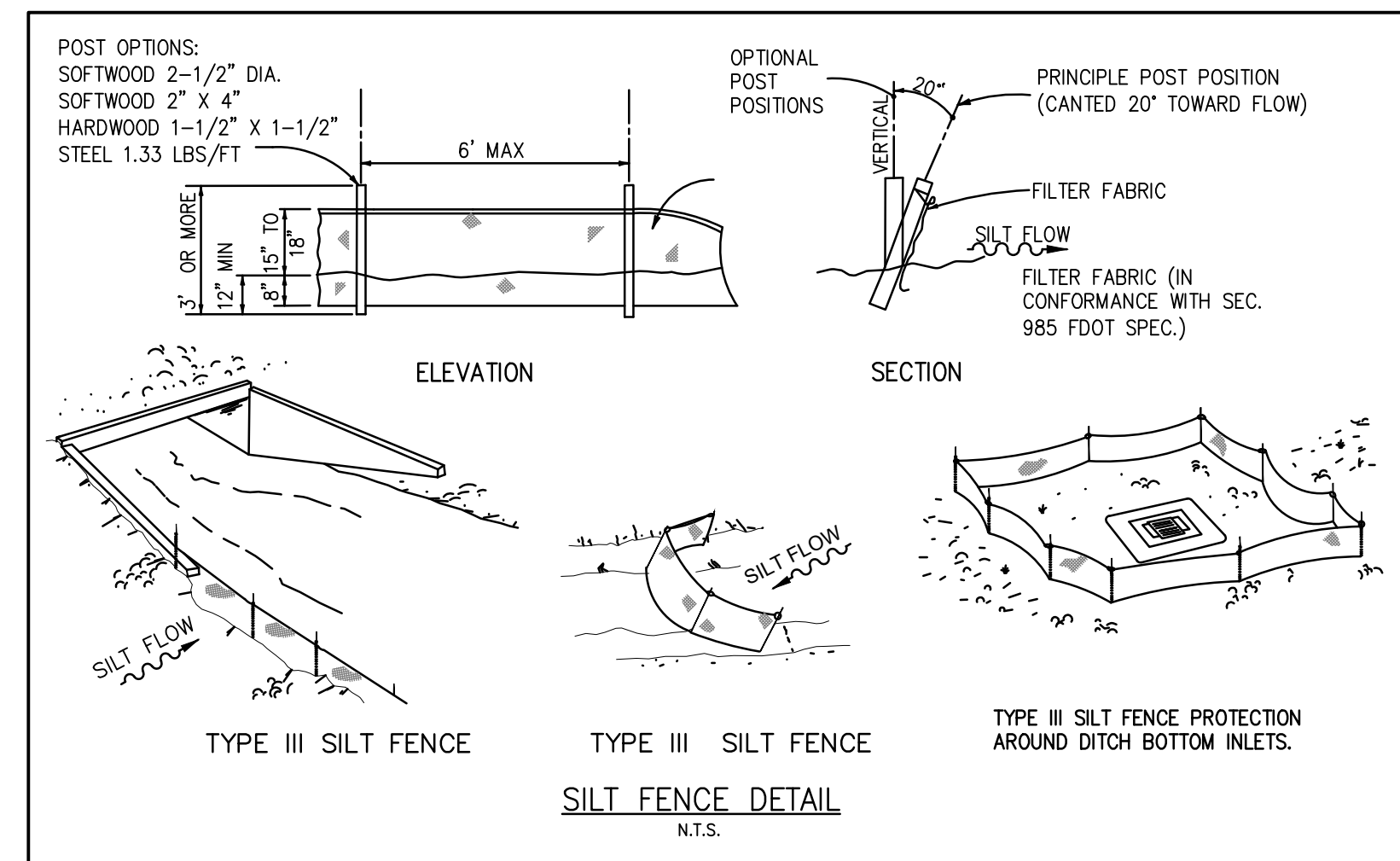
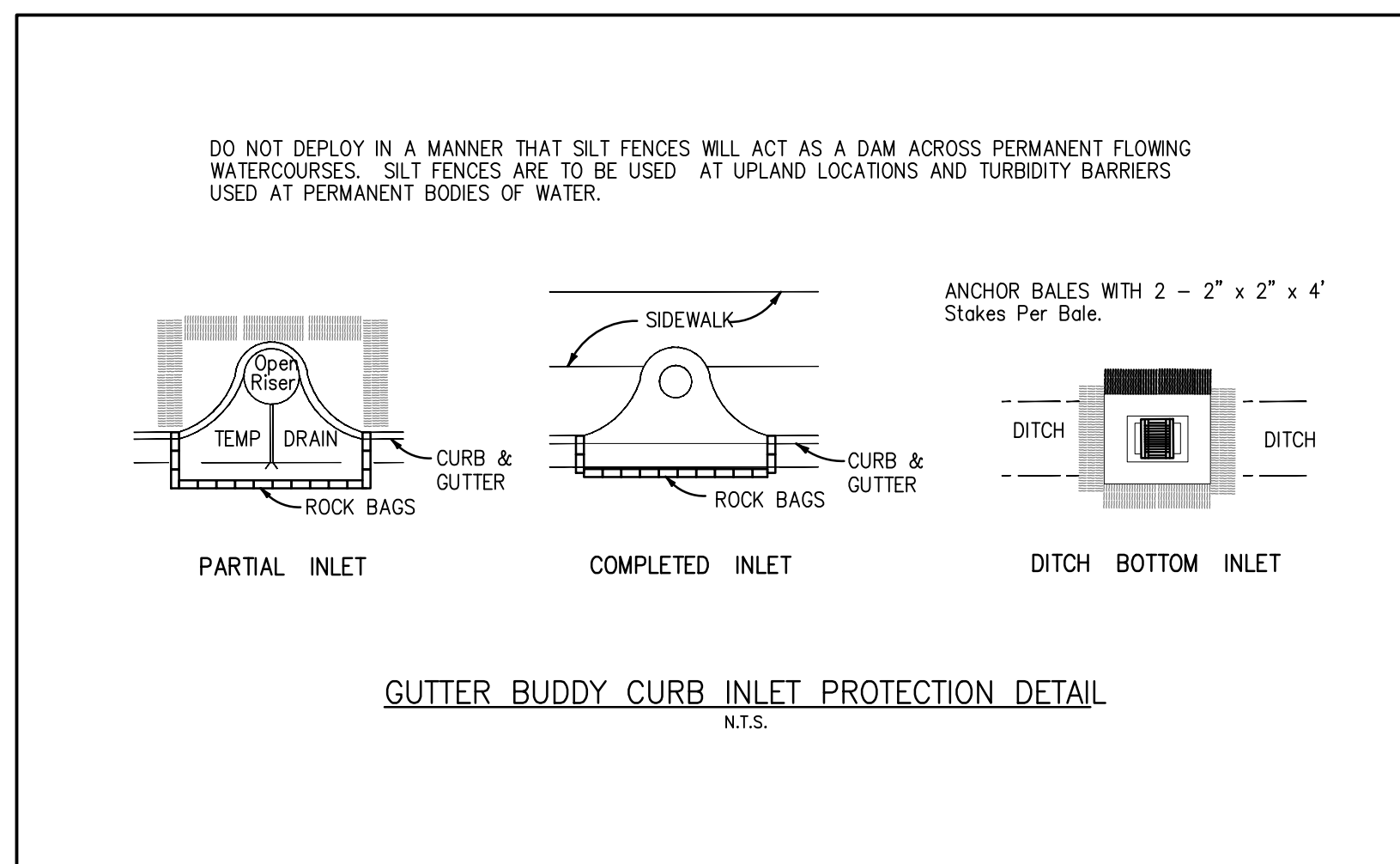
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES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

**WASHING AREAS**

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

**LEGEND**

- PROPERTYLINE
- PROPOSED SILT FENCE



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Reviews:

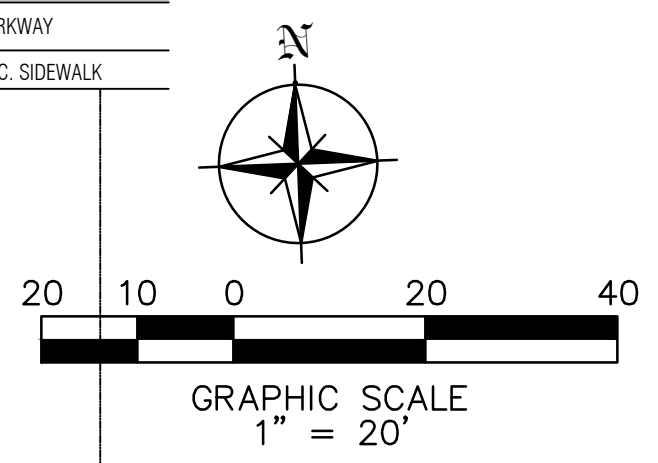
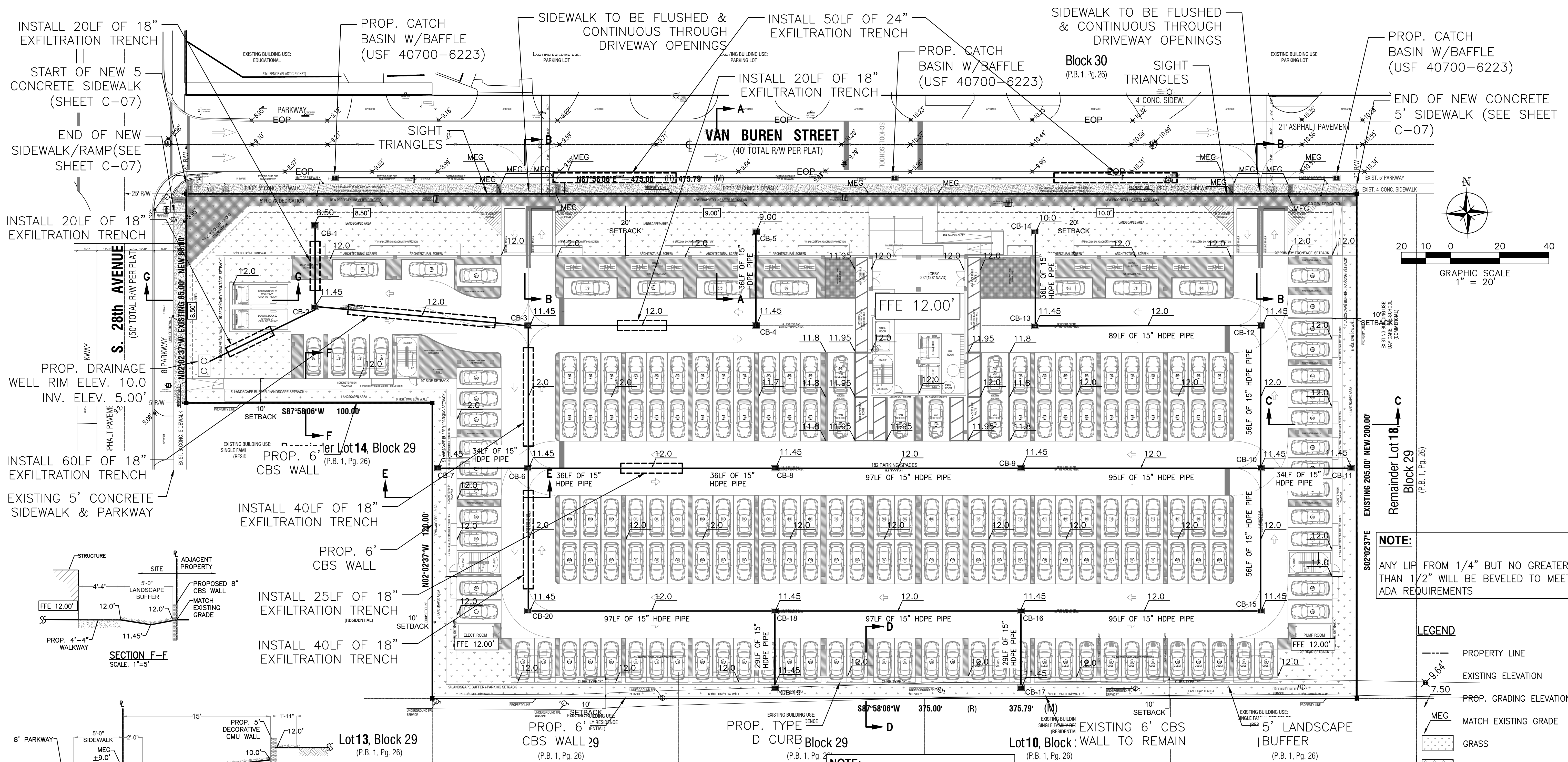
Client: VAN BUREN APARTMENTS  
Project: VAN BUREN APARTMENTS  
2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

Plan Description: EROSION CONTROL PLAN

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

Designed by: JORGE M. SZAUDER  
Drawn by: J. JANSE  
Reviewed & Sealed: JORGE M. SZAUDER  
Date: SEP. 2023  
Scale: AS SHOWN  
Job No:  

Sheet: C-03  
of Sheets



**NOTE:**  
ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

**LEGEND**

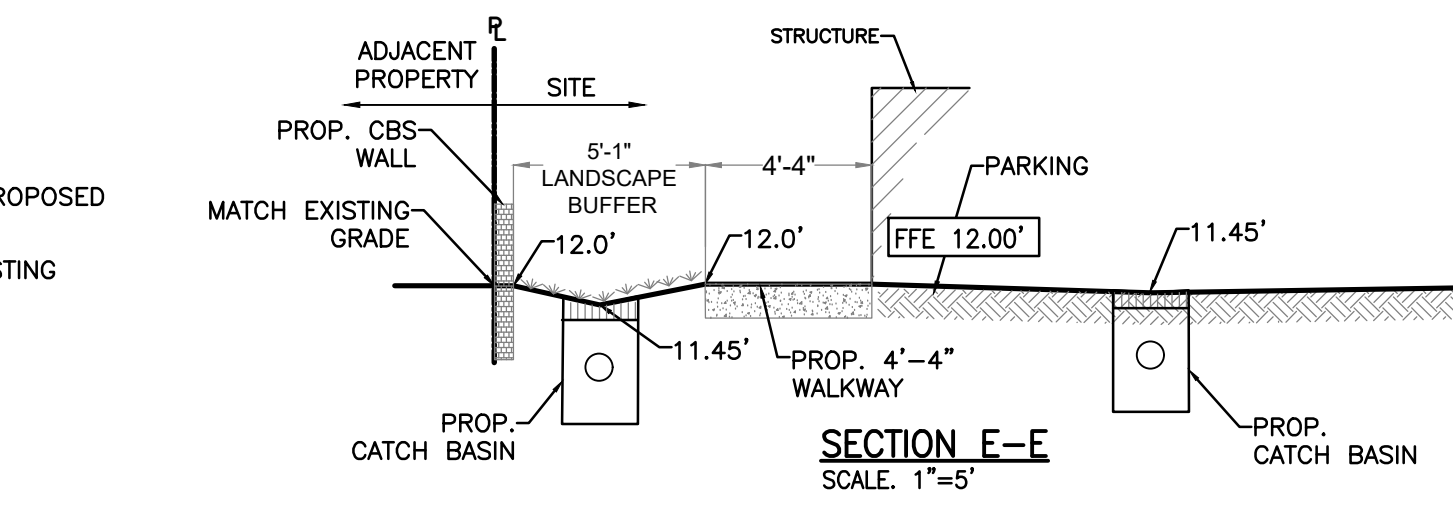
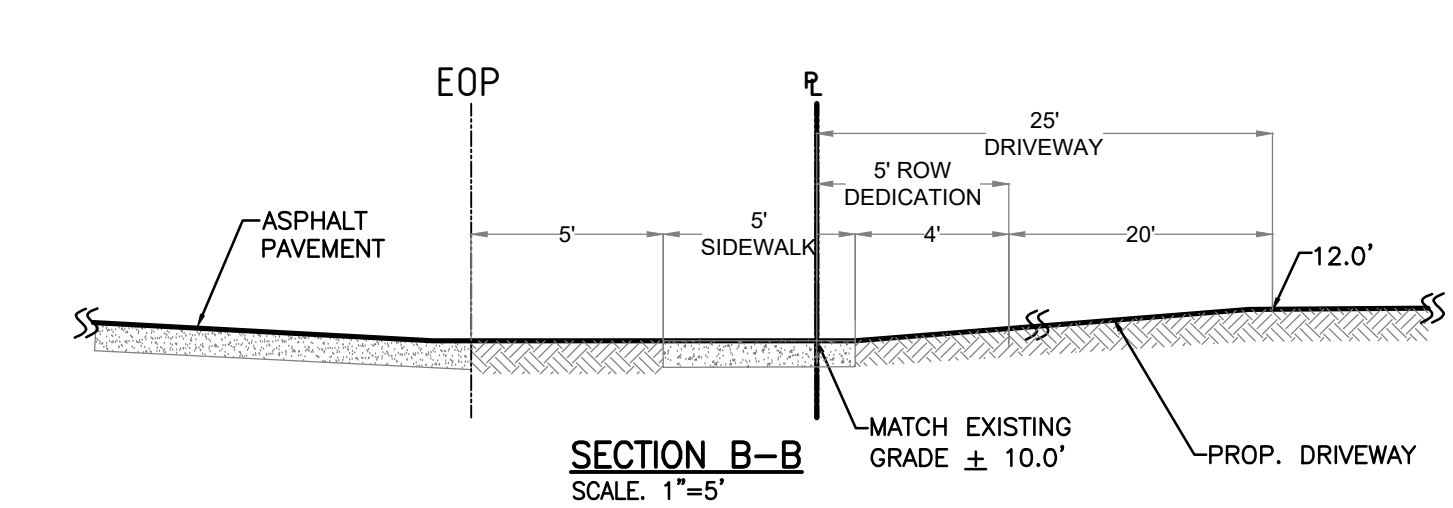
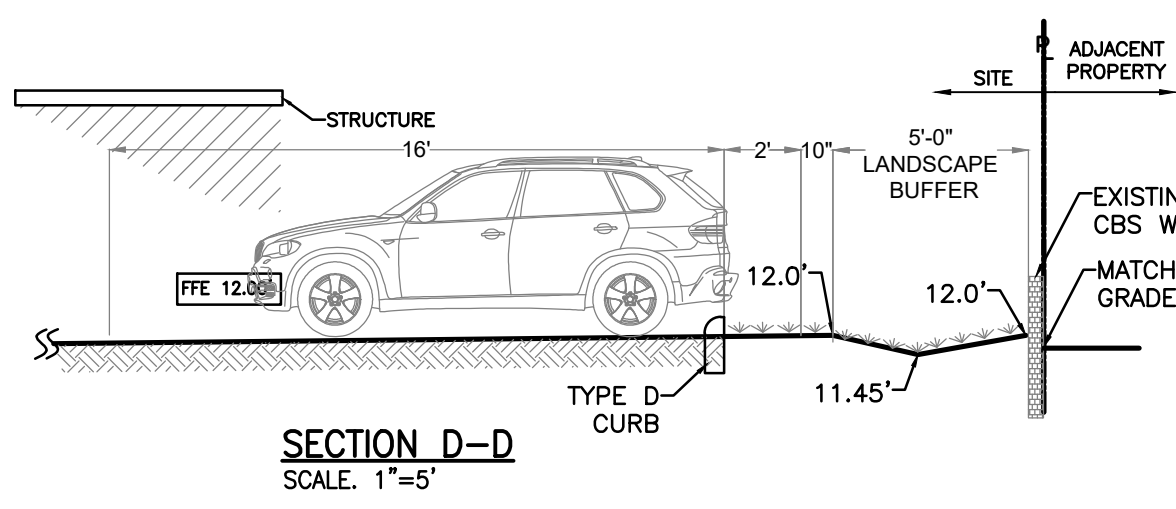
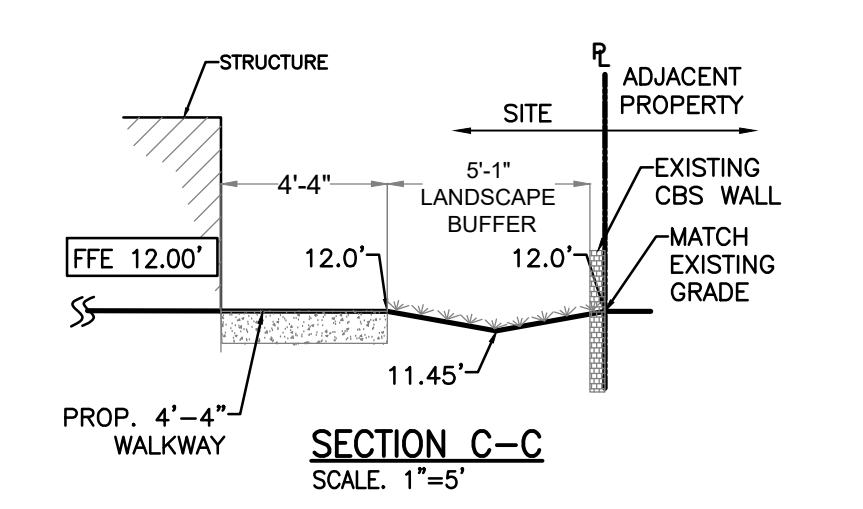
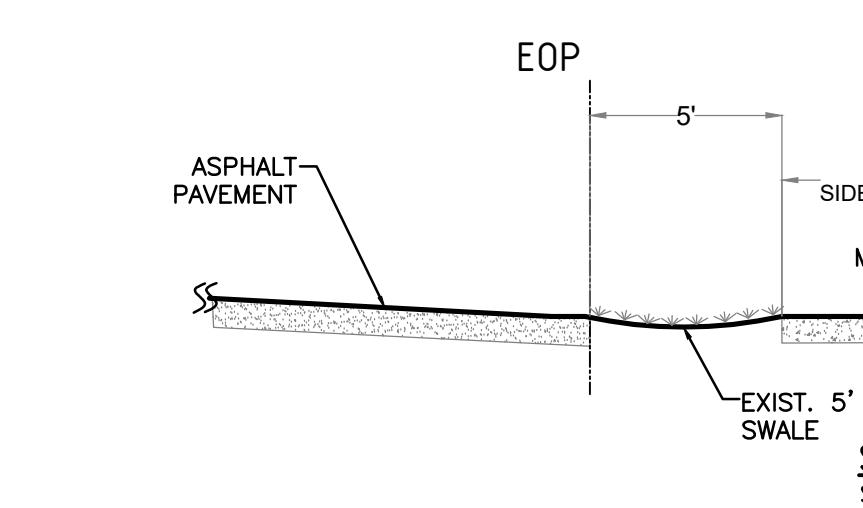
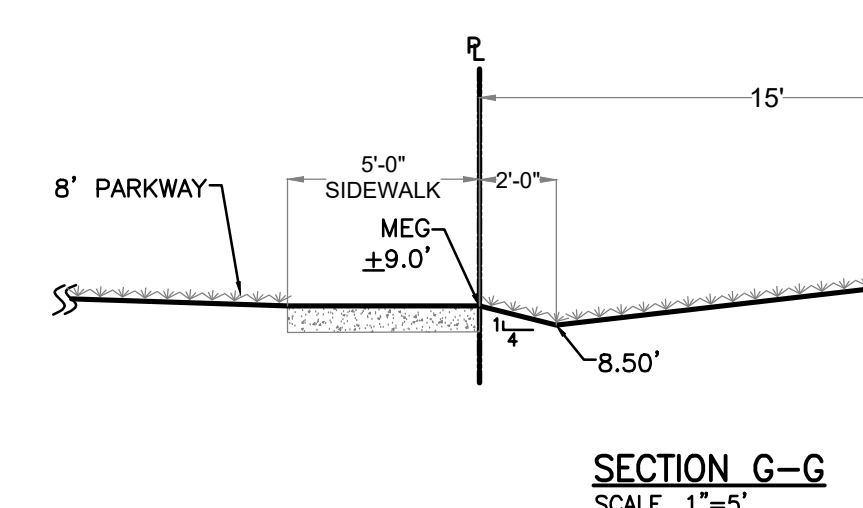
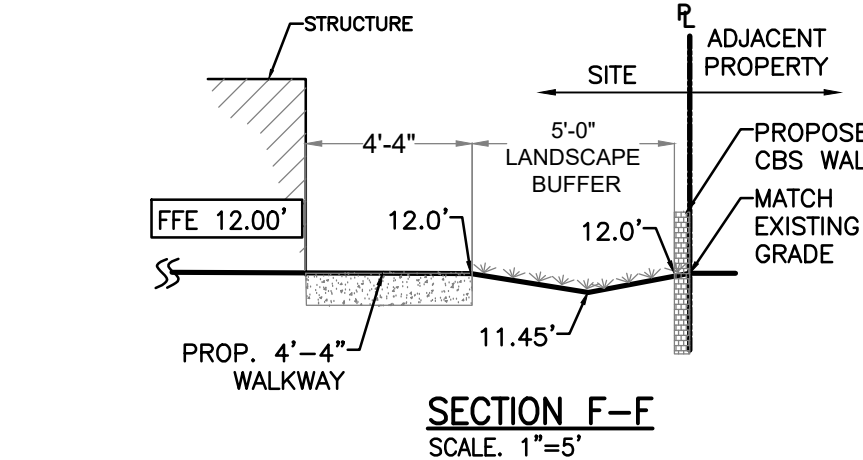
- PROPERTY LINE
- EXISTING ELEVATION
- PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS
- 5' ROW DEDICATION

ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM

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

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STRUCTURE	RIM ELEVATION	BOTTOM ELEVATION	W/BAFFLE	INVERT ELEVATION		
				N	S	E
CB-1	8.50	2.80	X	-	5.00	-
CB-2	11.45	2.80	X	5.00	6.30	6.30
CB-3	11.45	1.80	X	-	5.30	5.30
CB-4	11.45	1.80	X	5.30	-	5.30
CB-5	9.00	3.50		-	5.50	-
CB-6	11.45	2.80	X	6.30	6.30	6.30
CB-7	11.45	3.90		-	-	5.90
CB-8	11.45	4.50		-	-	6.50
CB-9	11.45	4.70		-	-	6.70
CB-10	11.45	4.90		6.90	6.90	6.90
CB-11	11.45	5.00		-	-	7.00
CB-12	11.45	5.00		-	7.00	7.00
CB-13	11.45	5.20		7.20	-	7.20
CB-14	10.00	5.25		-	7.25	-
CB-15	11.45	5.00		7.00	-	7.00
CB-16	11.45	4.80		-	6.80	6.80
CB-17	11.45	4.85		6.85	-	-
CB-18	11.45	4.60		-	6.60	6.60
CB-19	11.45	4.65		6.65	-	-
CB-20	11.45	4.40		6.40	-	6.40



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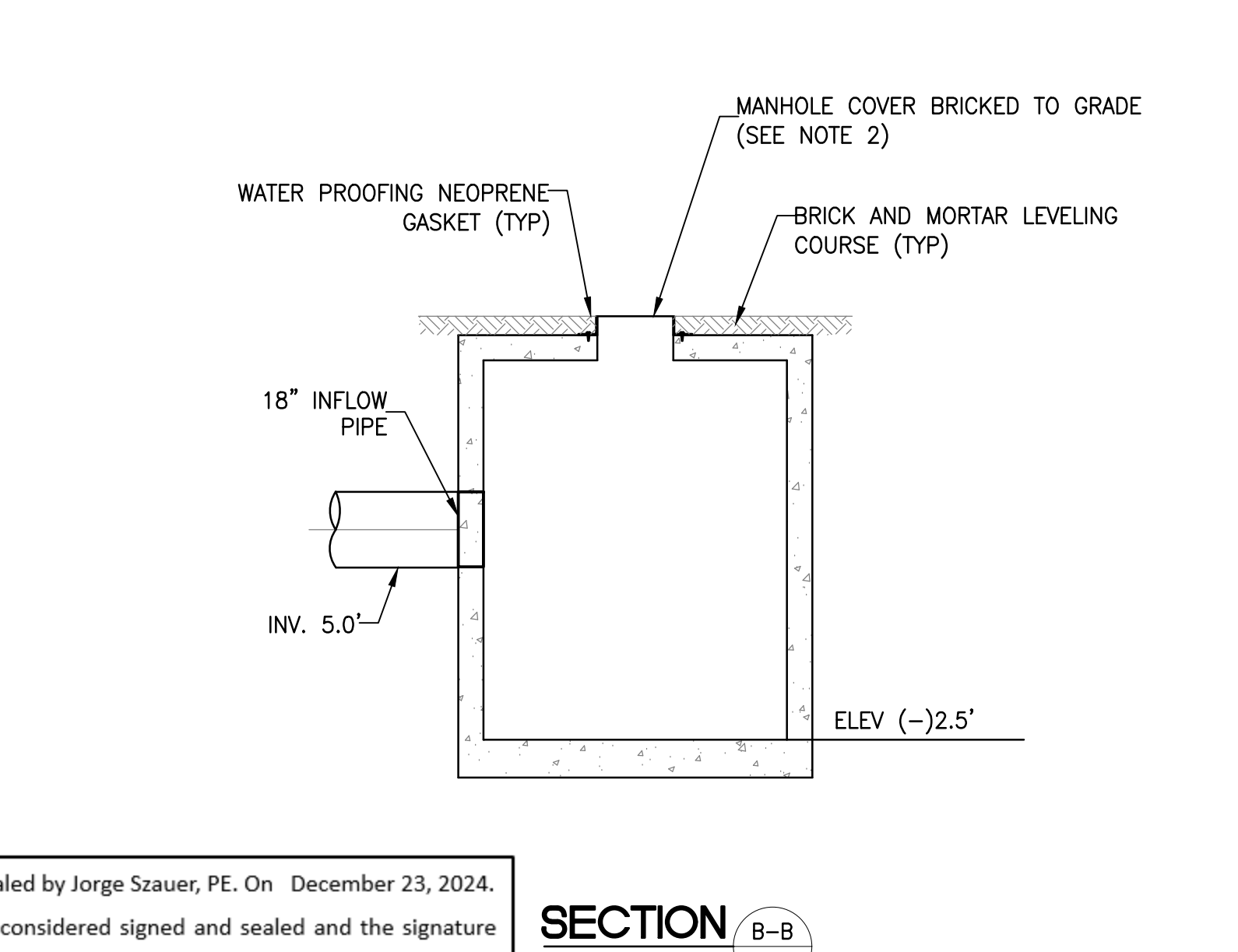
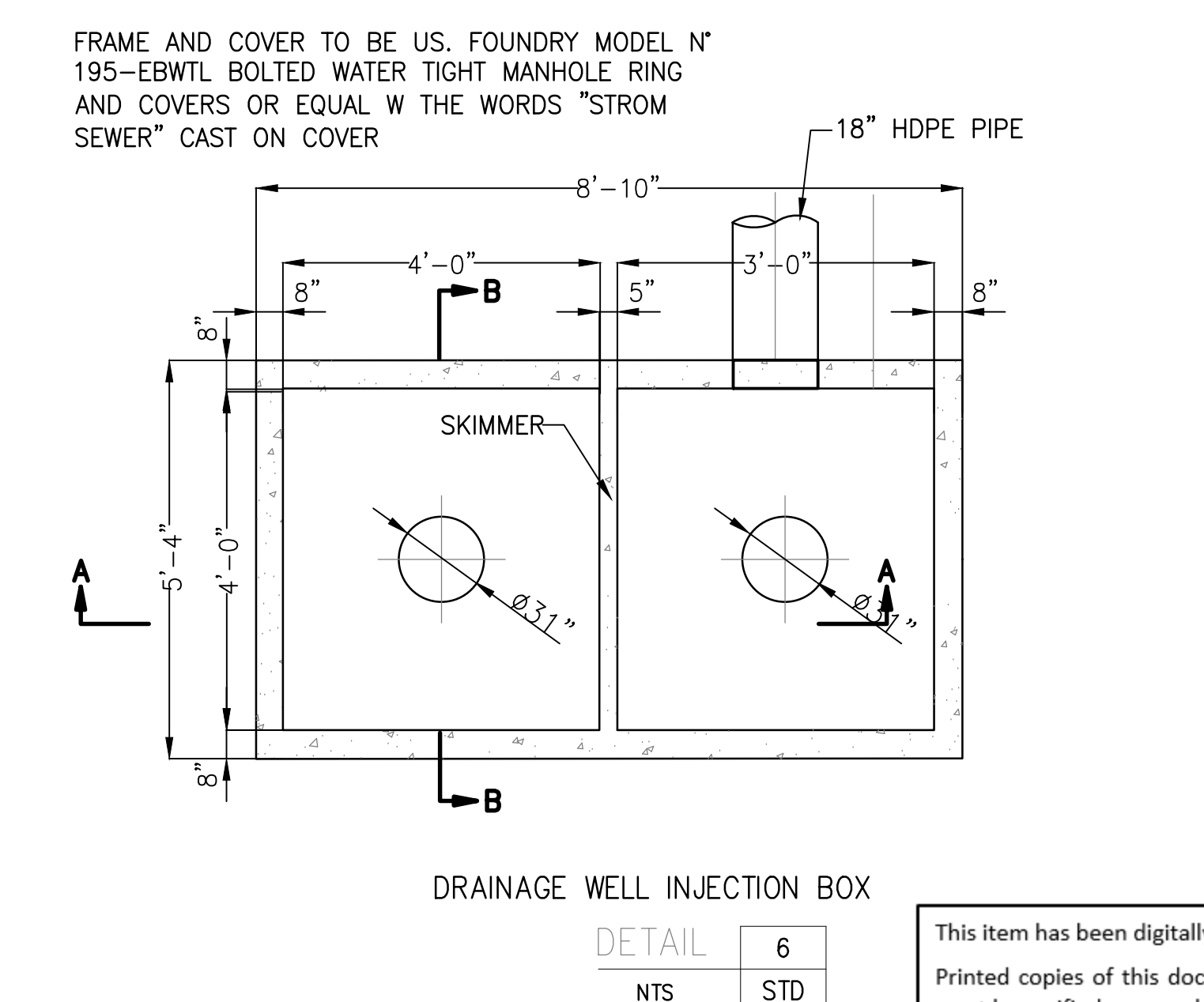
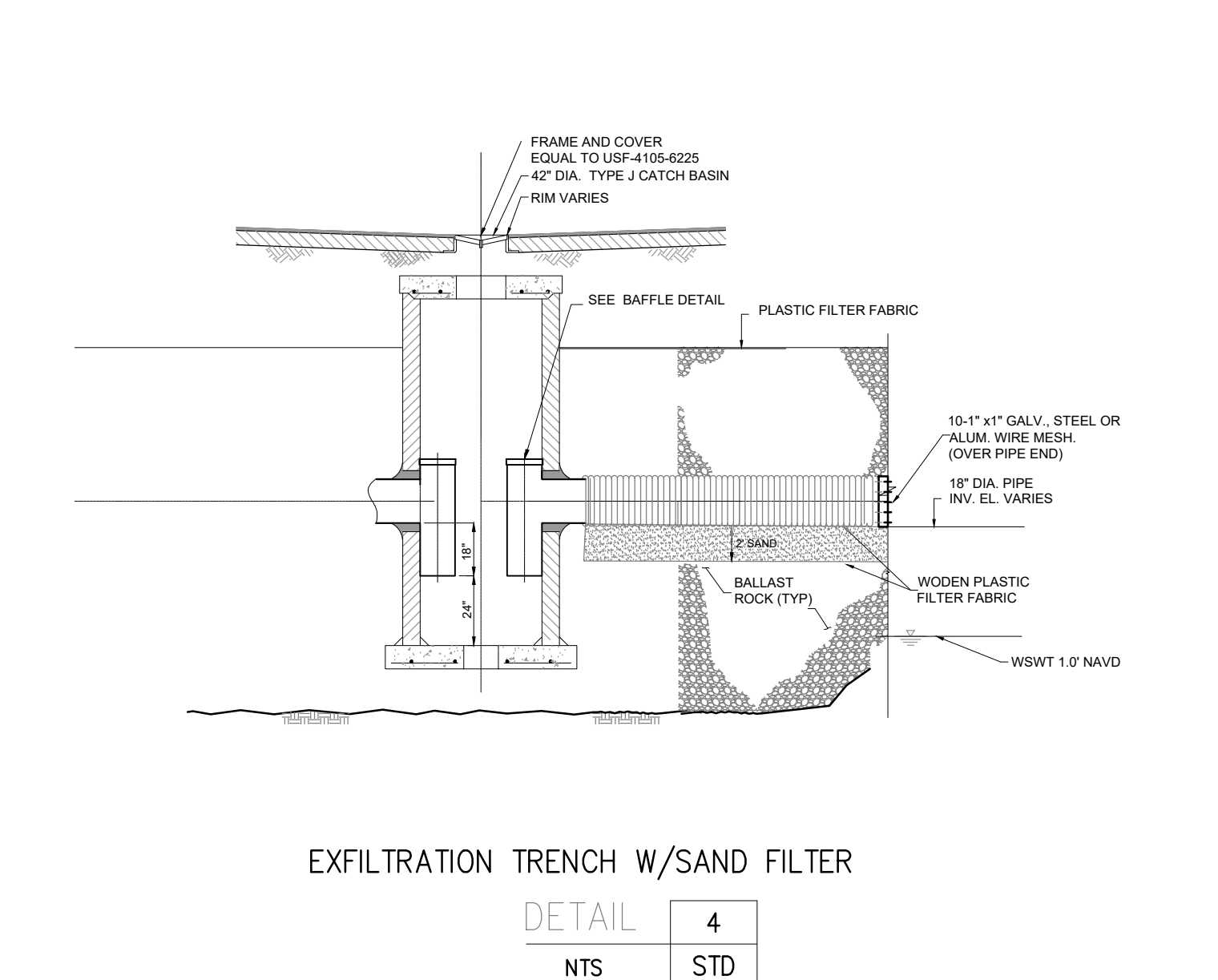
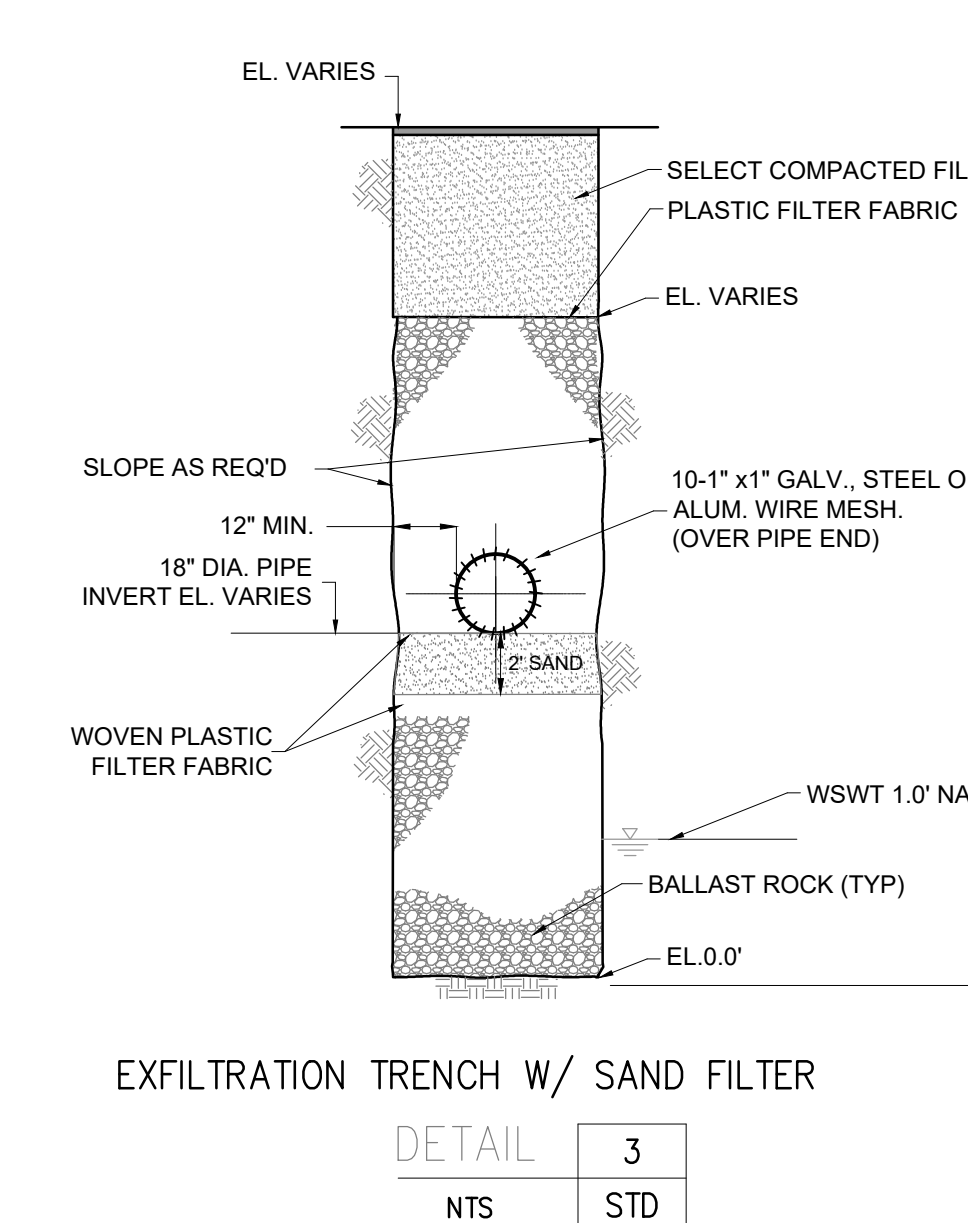
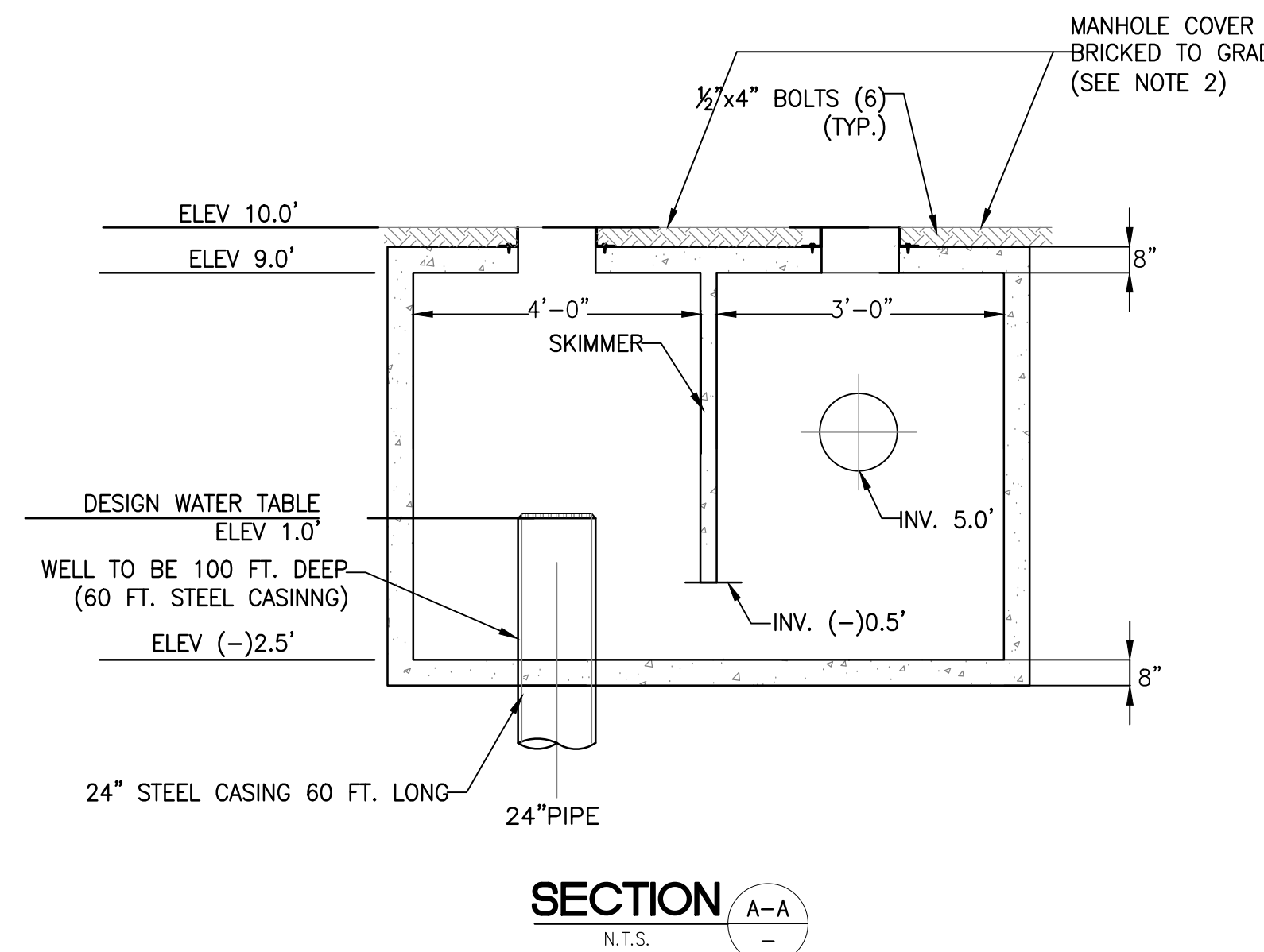
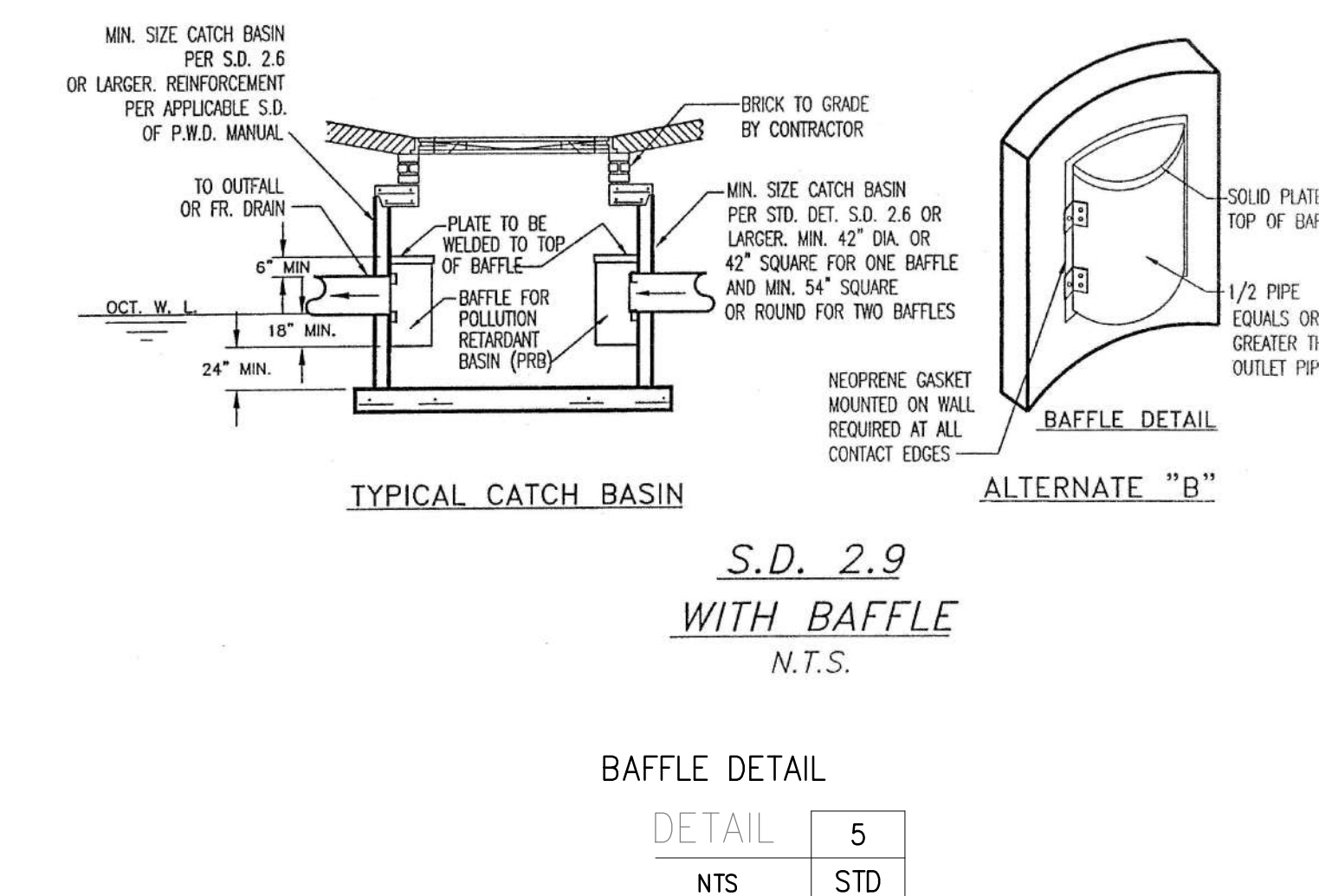
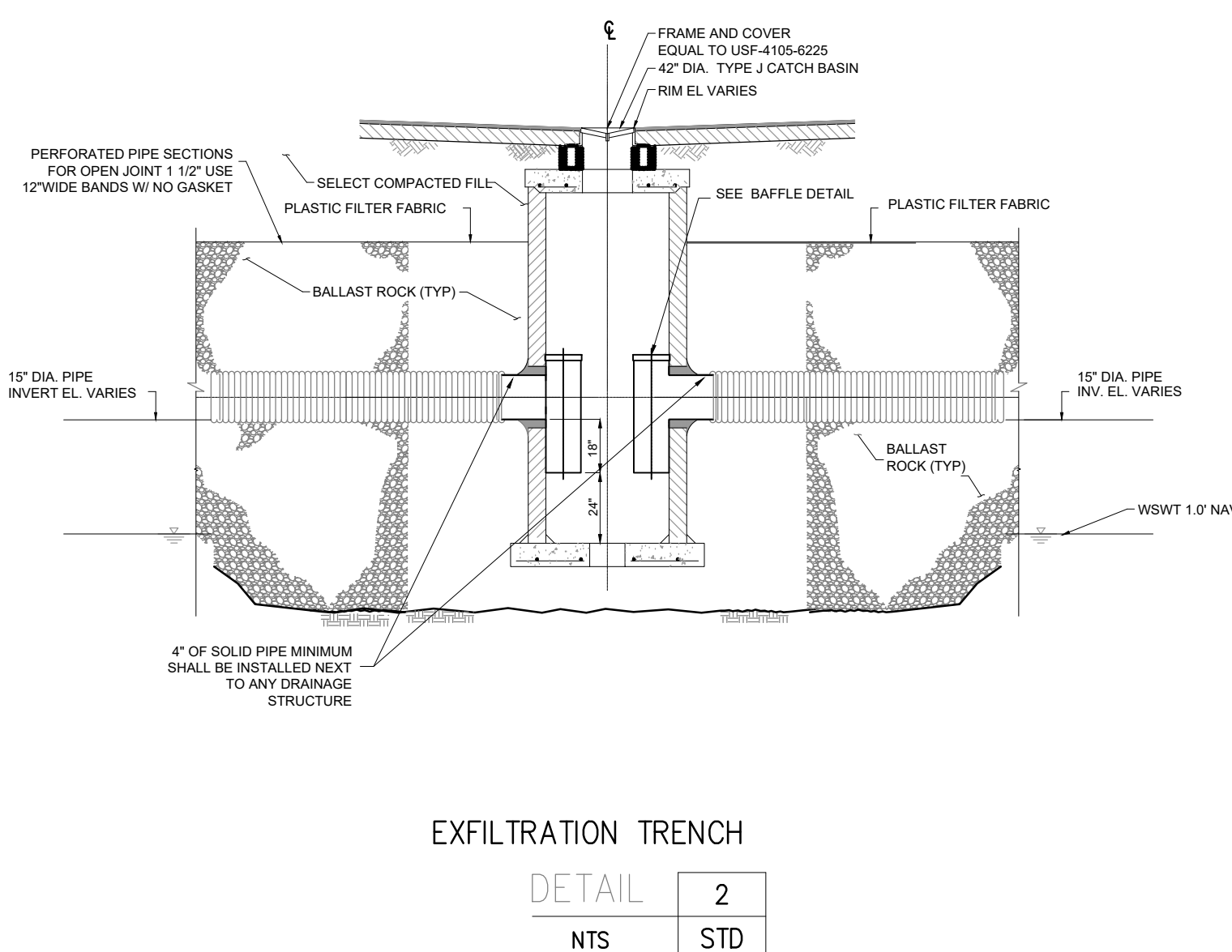
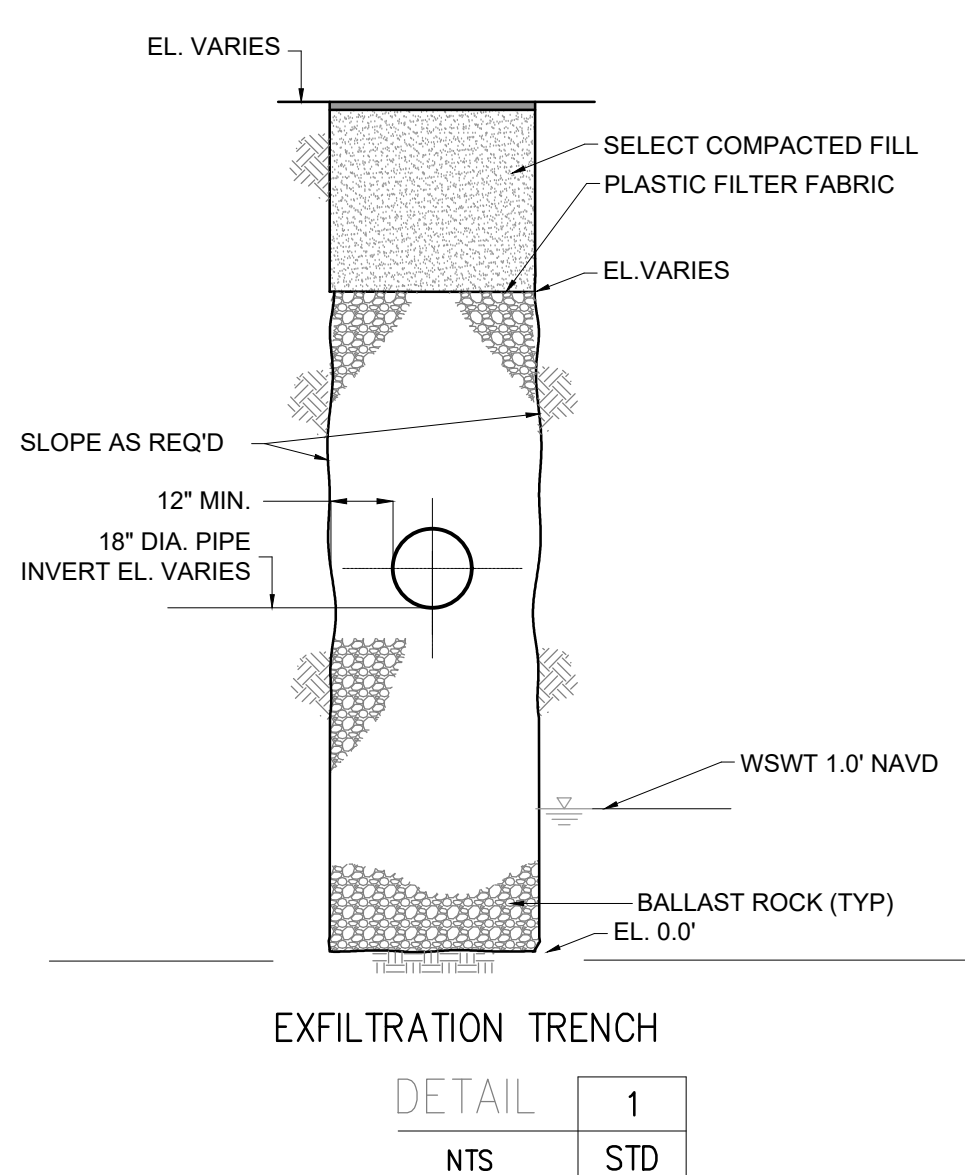
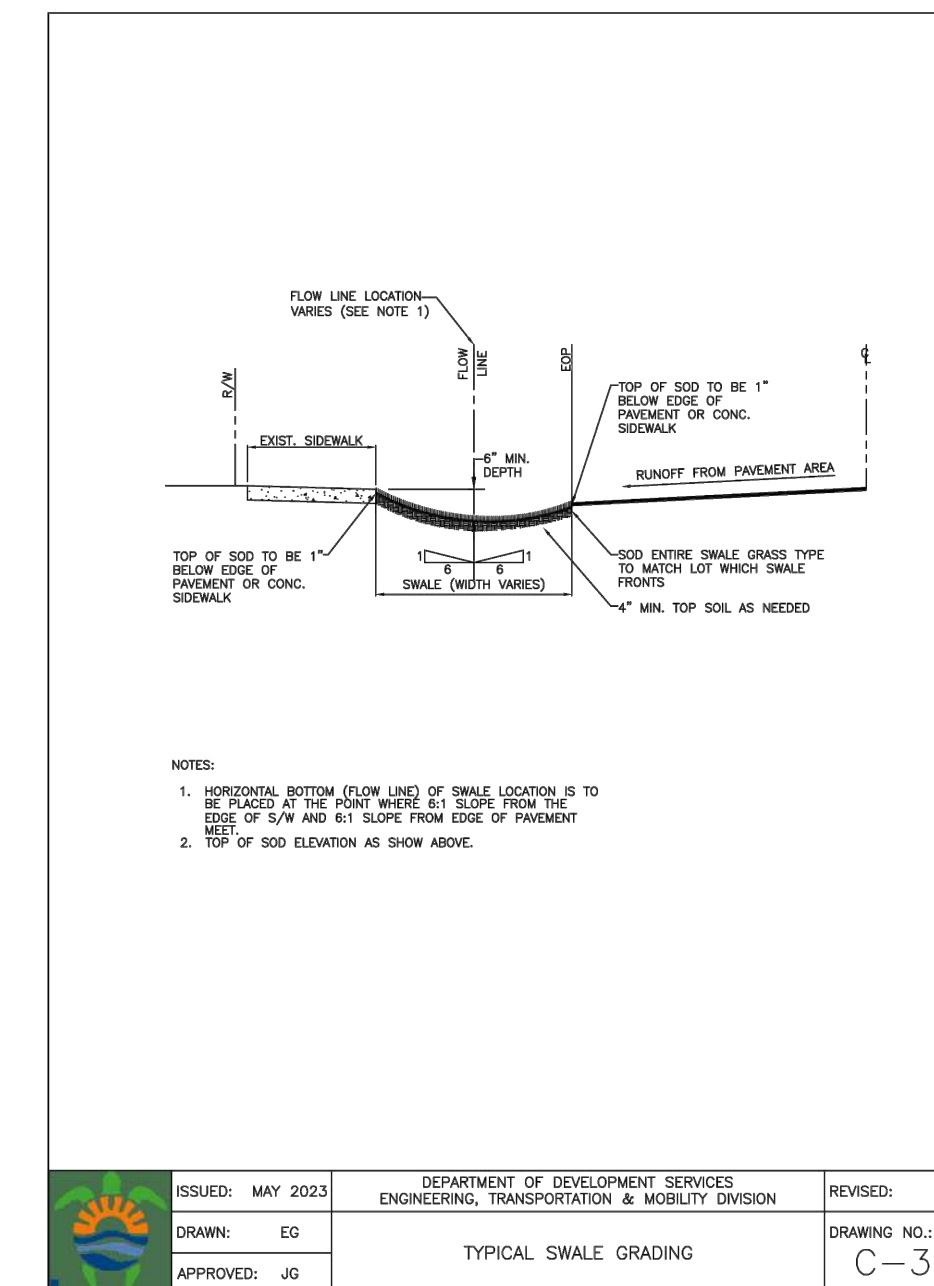
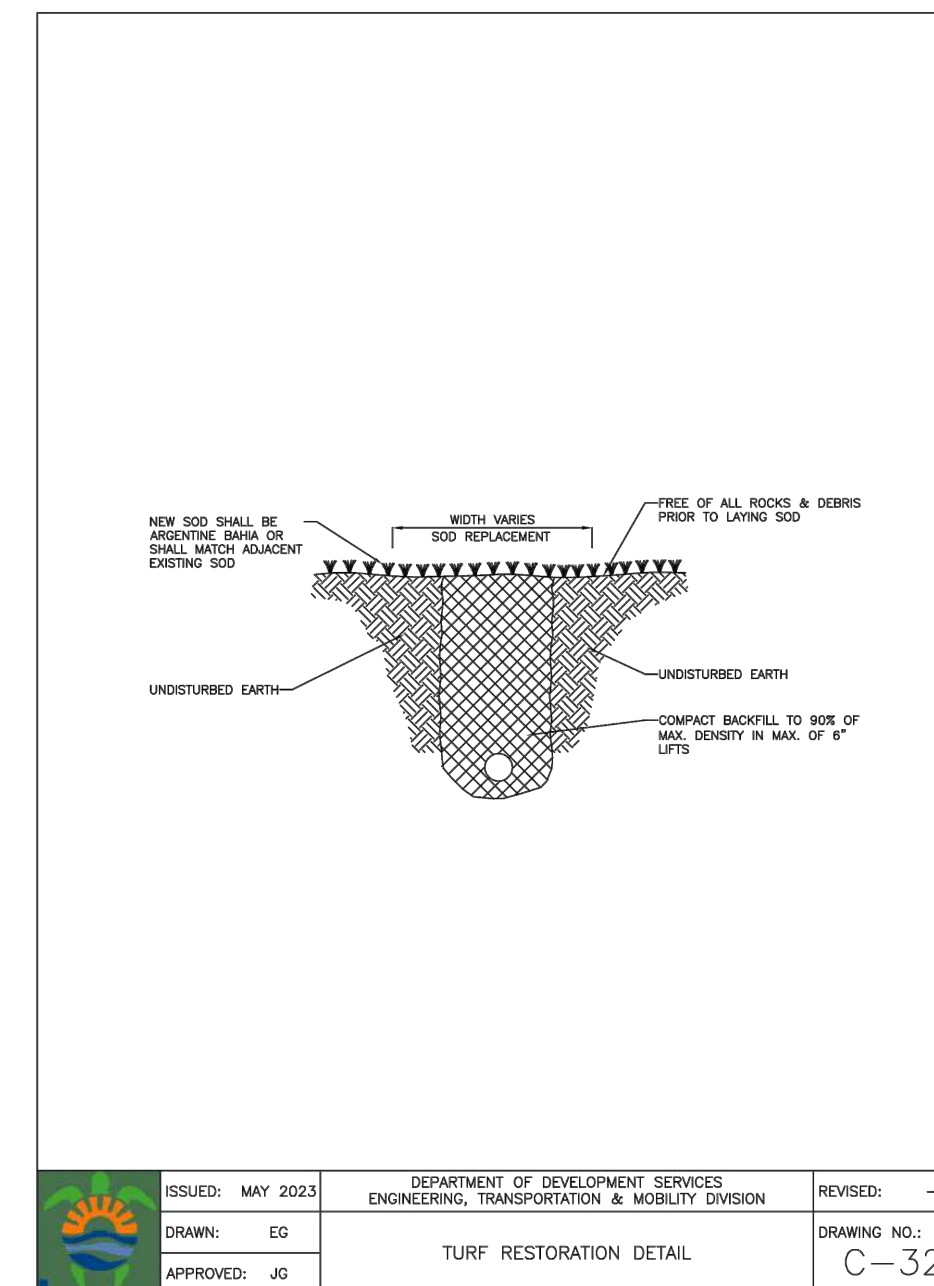
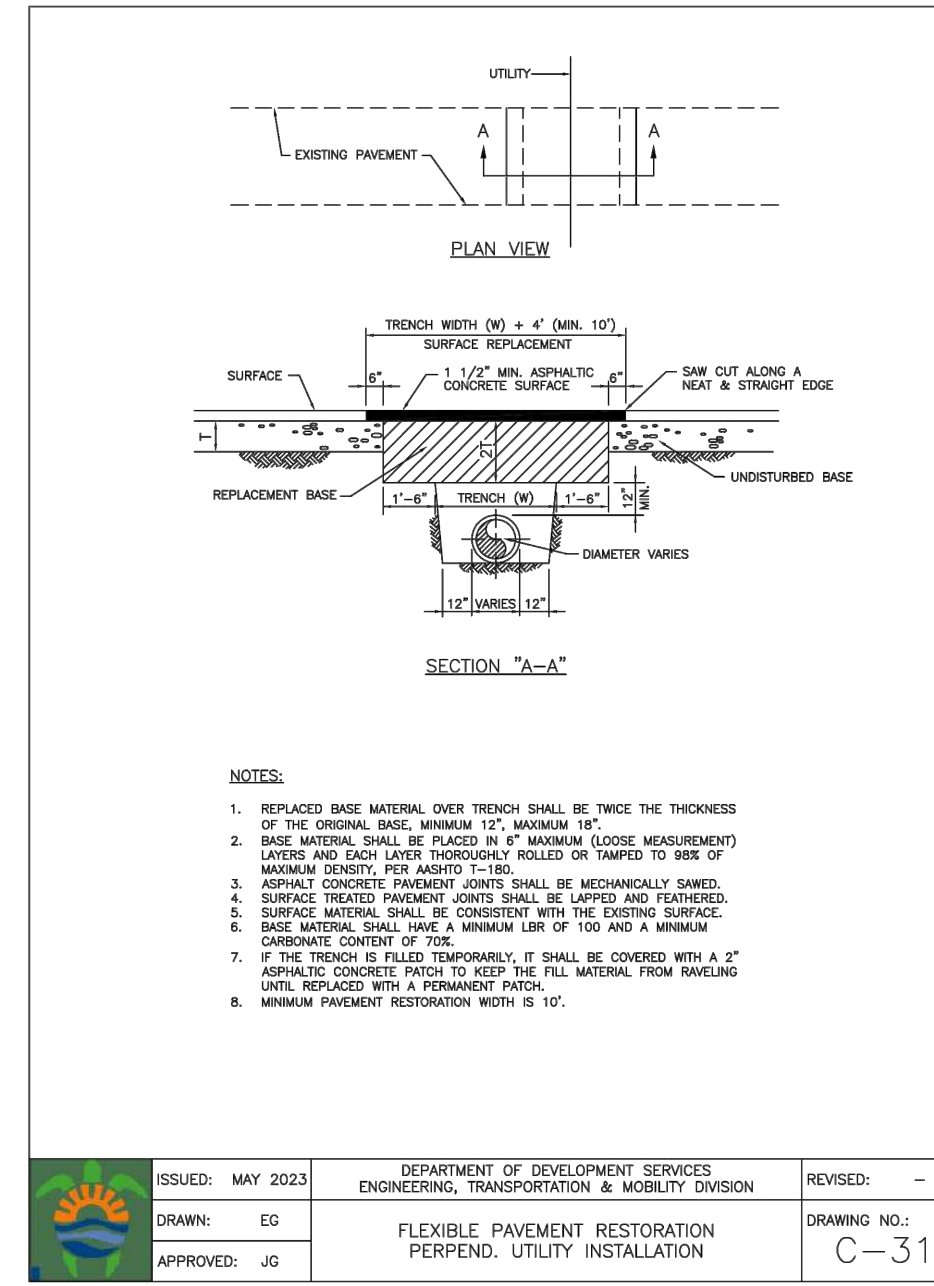
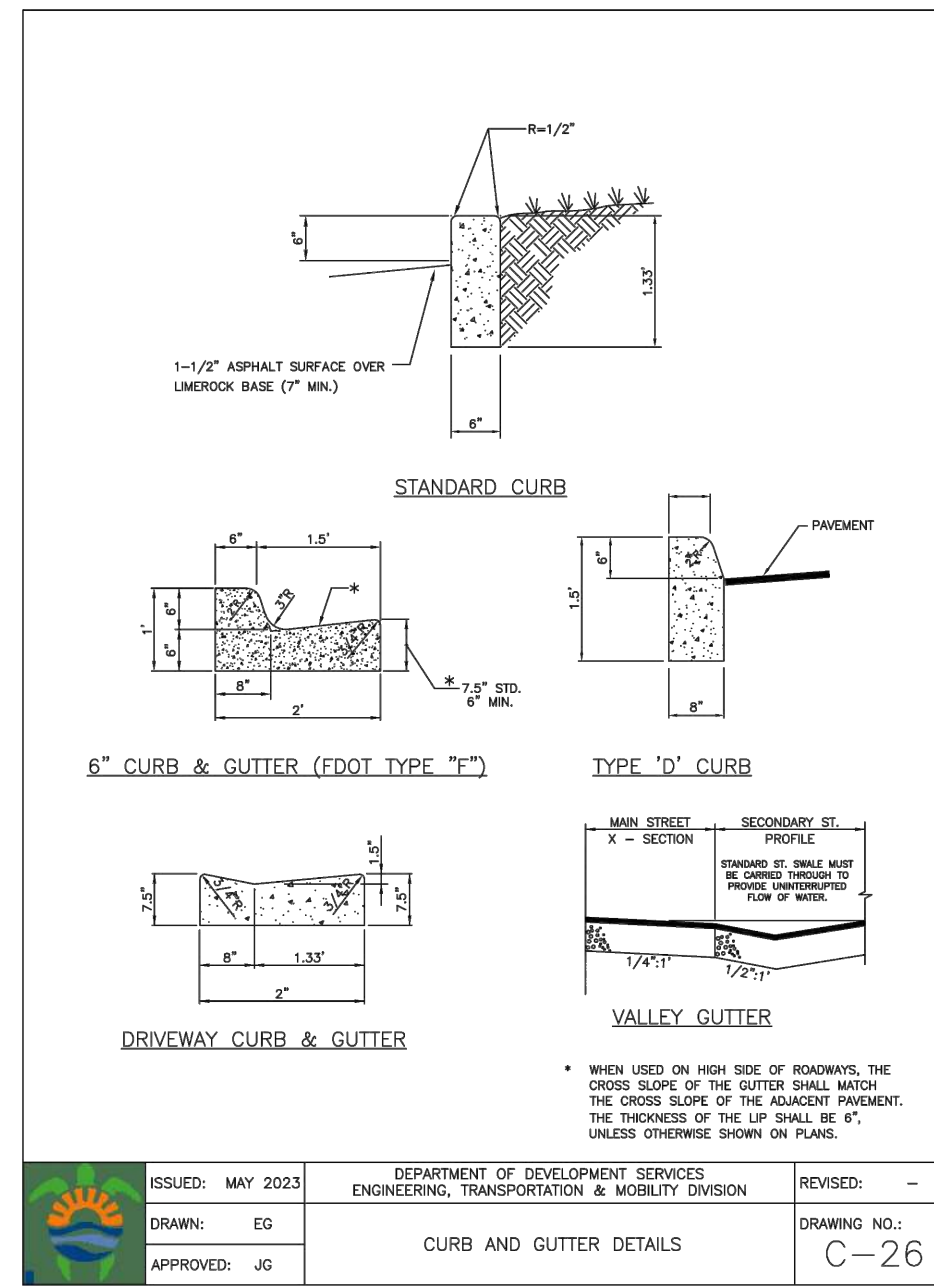
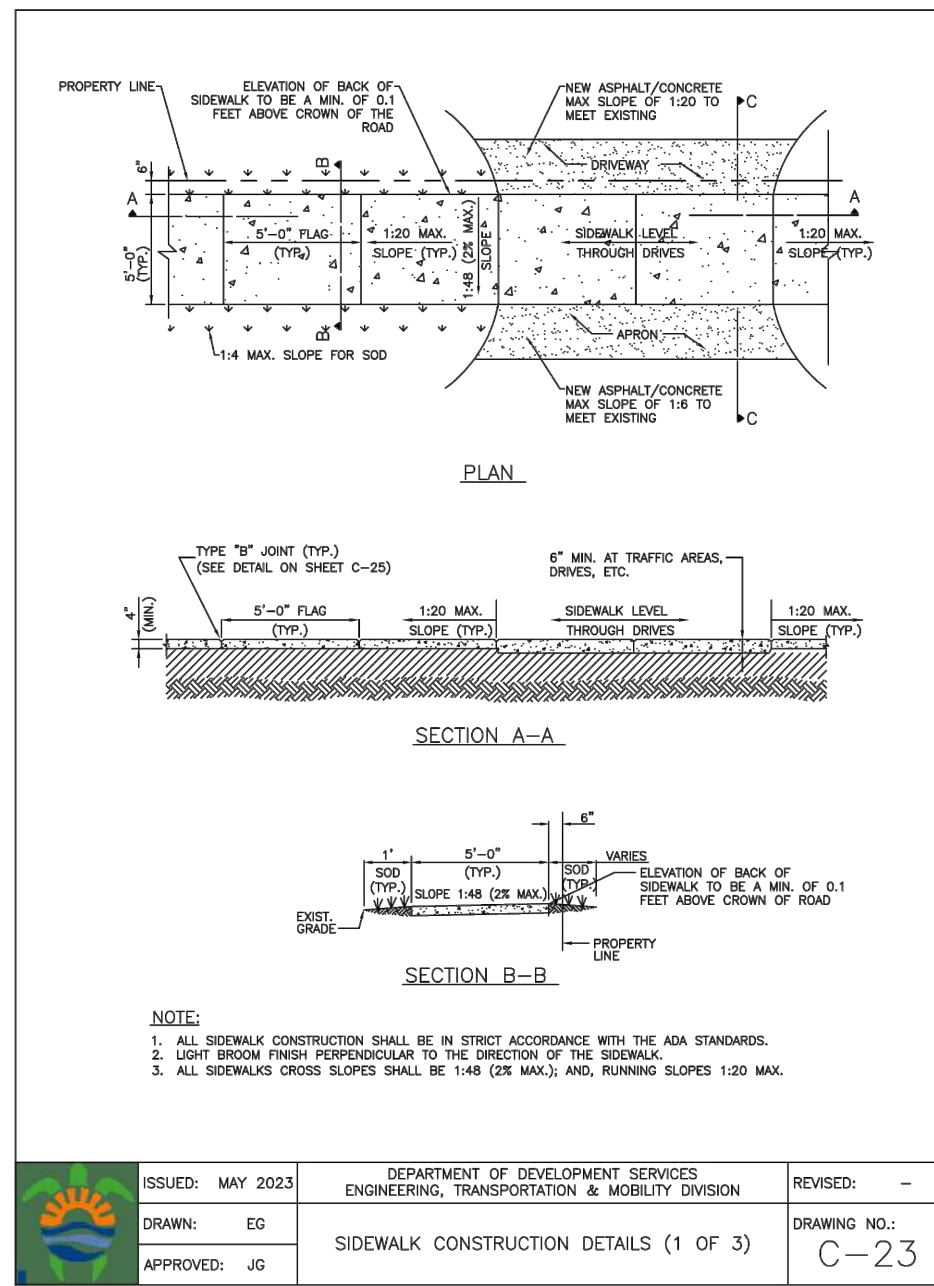
Reviews:


Client: VAN BUREN APARTMENTS  
Project: VAN BUREN APARTMENTS  
2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

Plan Description: PAVING, GRADING & DRAINAGE

Designed by: JORGE M. SZAUDER  
FLA. REG. P.E. # 62579

Drawn by: J. JANSE  
Reviewed & Sealed: JORGE M. SZAUDER  
Date: SEP. 2023  
Scale: AS SHOWN  
Job No.:  
Sheet:



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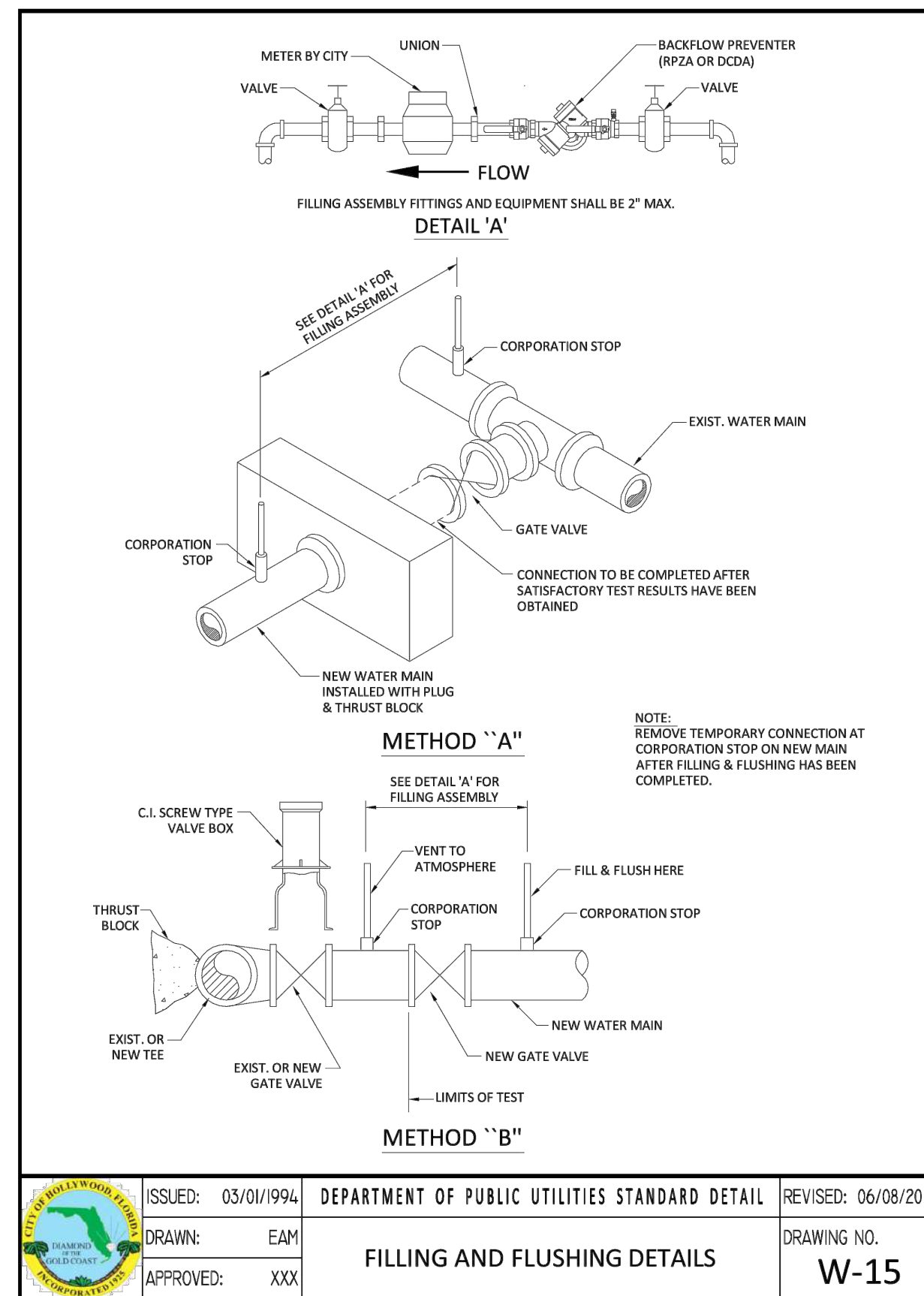
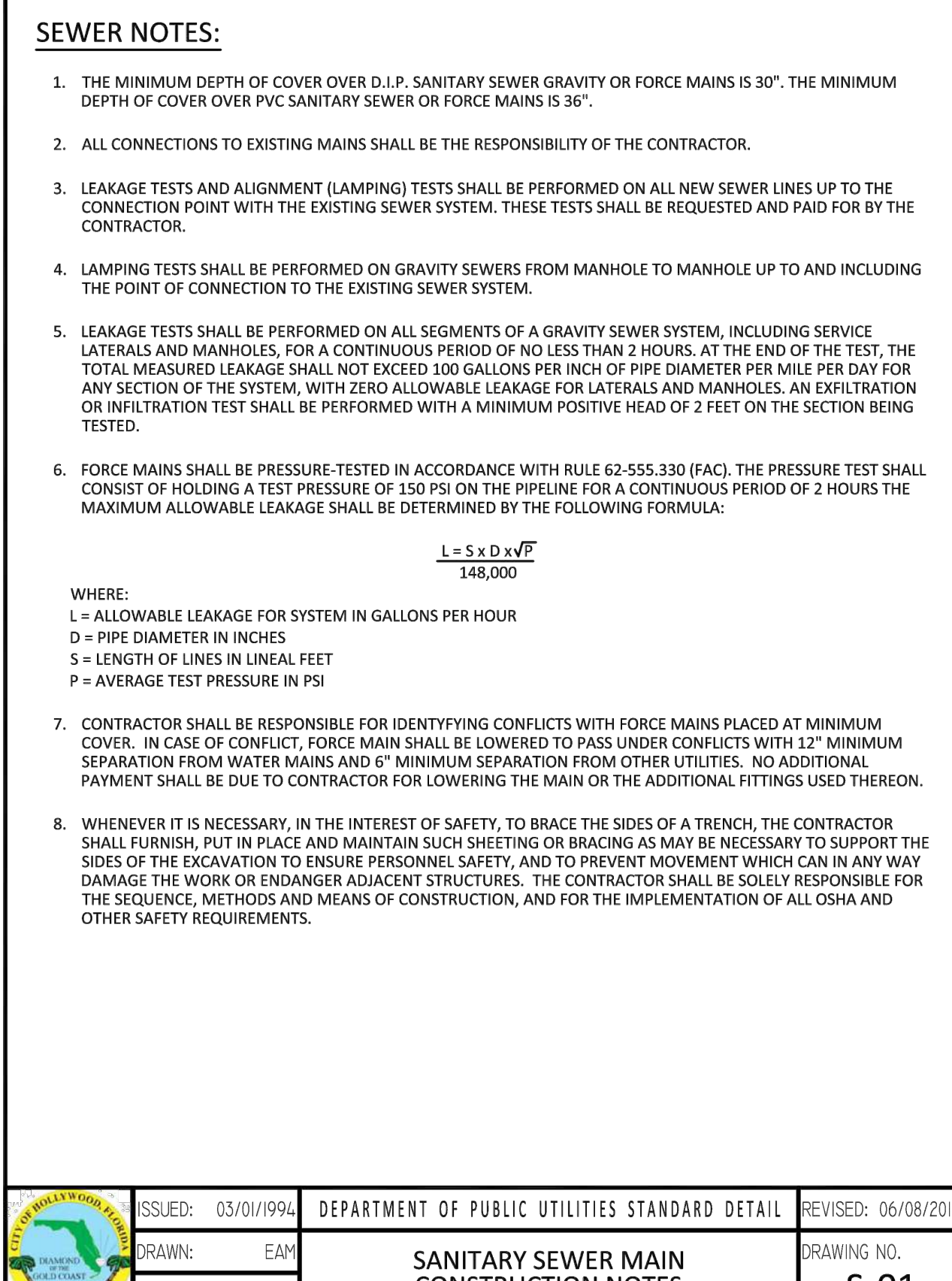
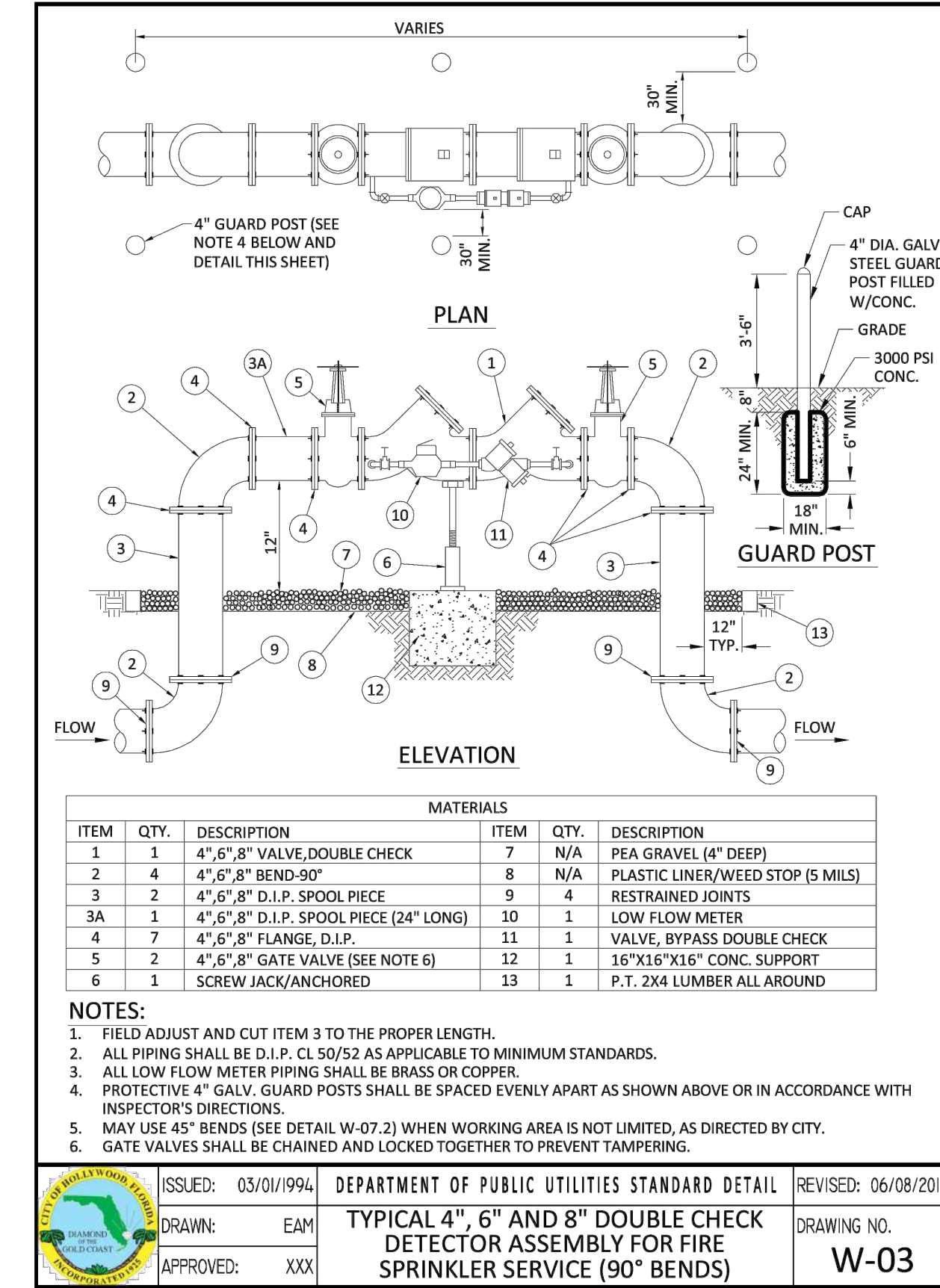
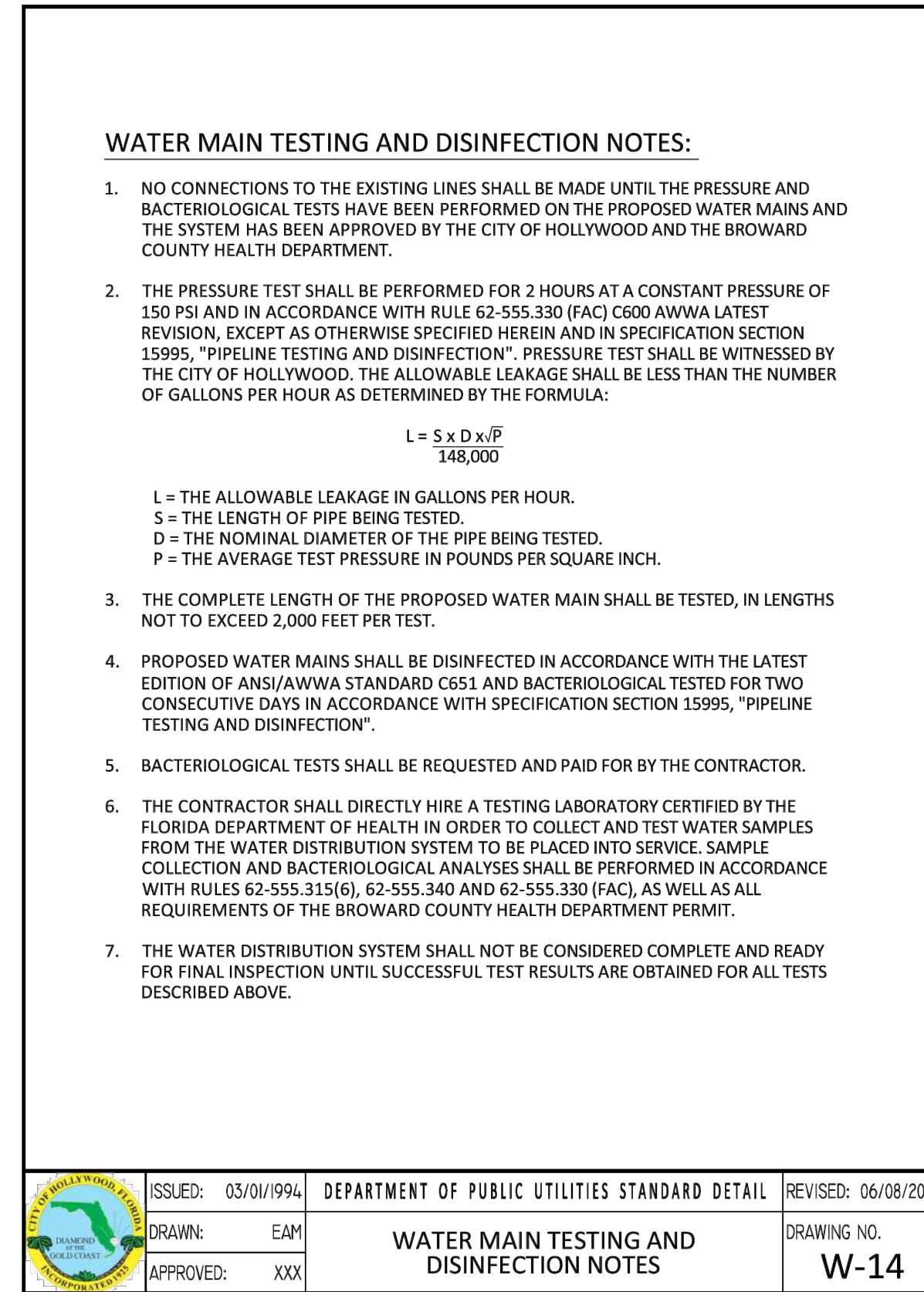
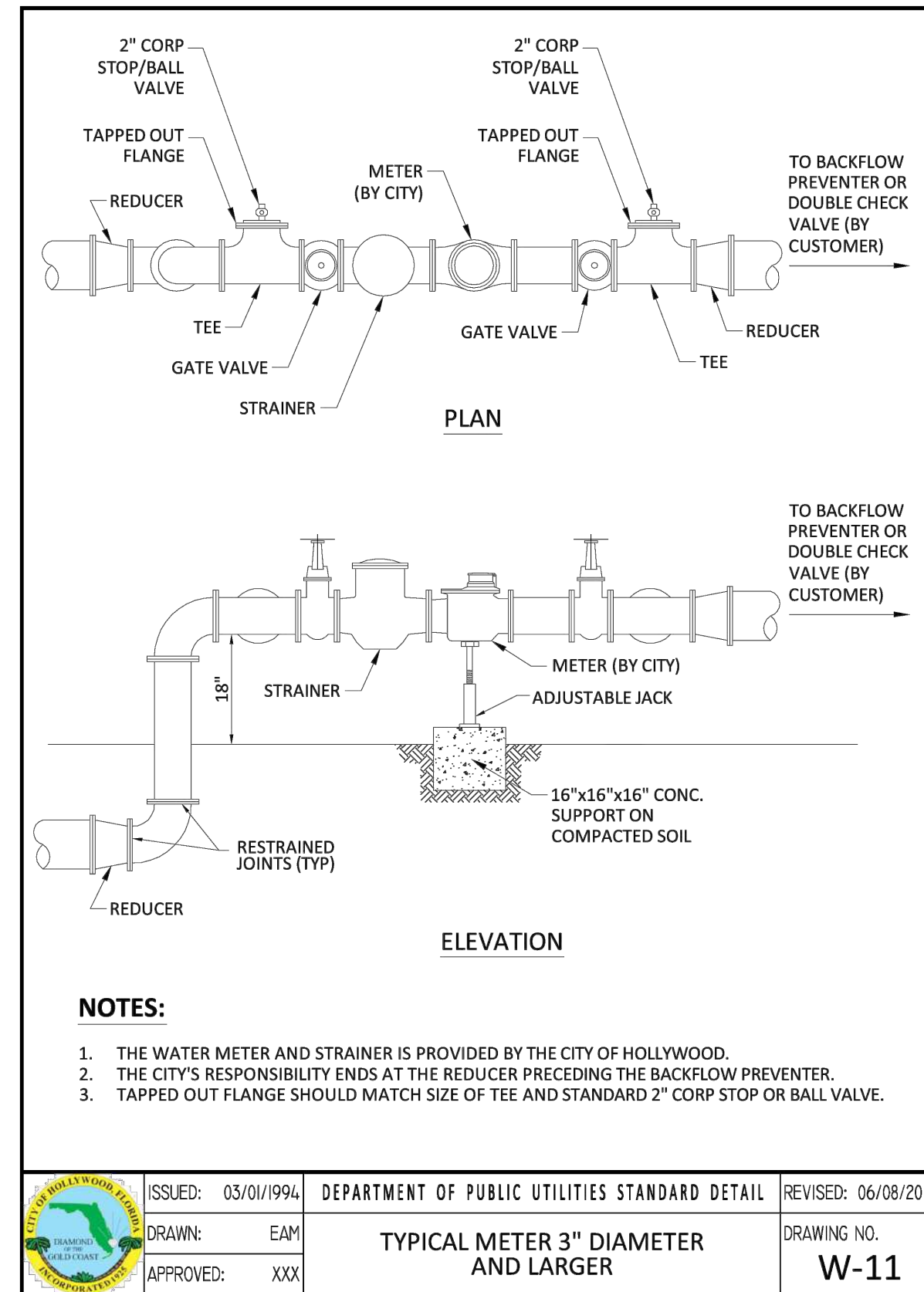
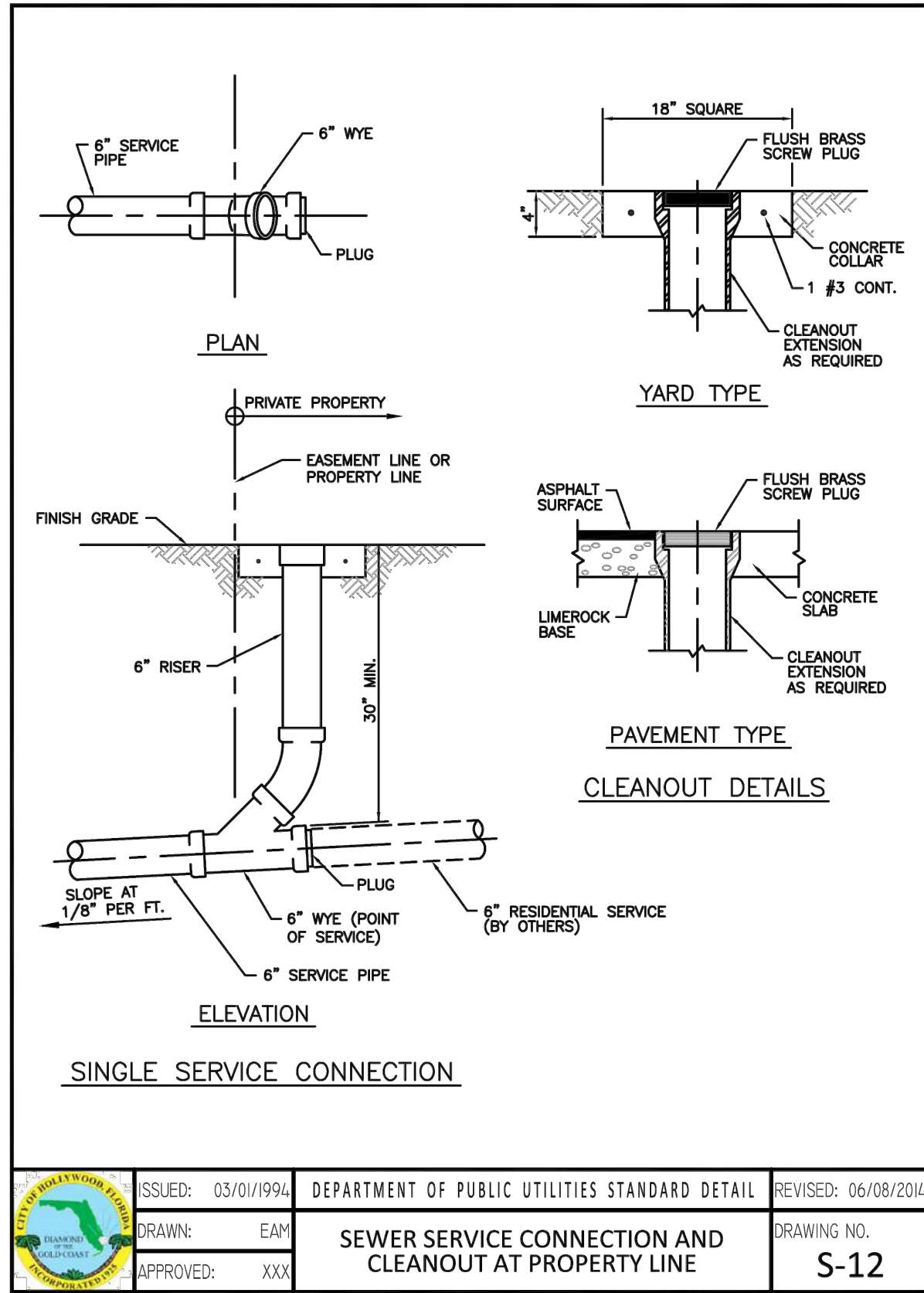
Reviews:


Client: **VAN BUREN APARTMENTS**  
 Project: **VAN BUREN APARTMENTS**  
 2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

PG&D  
 DETAILS

Designed by: **JORGE M. SZAUER**  
 Drawn by: **J. JANSE**  
 Revised & Sealed: **JORGE M. SZAUER**  
 Date: **SEP. 2023**  
 Scale: **AS SHOWN**  
 Job No.:  
 Sheet: **C-04A**





**Fire Flow Calculations for 2750 Van Buren**

**SITE DATA**

Proposed is the construction of a four (4) story Class IB residential Building located at 2750 Van Buren Street in Hollywood, Florida, Broward County. The existing land uses surrounding the site are residential to the North, South, East and West.

**DESIGN CRITERIA**

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4.2 Type I (443), Type I (332), and Type II (222) Construction fire flow area shall be the area of the three largest successive floors. Fire flow area: 41,526 X 3 = 124,578 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 124,578 sf Type I Building is 3,750 gpm with a flow duration of 3 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

**REQUIRED FIRE FLOW**

**3,750 X 0.25 = 937 GPM (1,000 gpm Min)**

Hydrant Flow Test Result on Van Buren Street and Hollywood Boulevard, is 1,030 gpm. The minimum 1,000 gpm shall be available.

**2750 VAN BUREN**

Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
Studio	48	250 GPD	38.0	12,000 GPD
One Bedroom	60	250 GPD	47.6	15,000 GPD
Two Bedroom	37	250 GPD	29.4	9,250 GPD
Pool	25 person capacity	2 gal/person	0.2	63 GPD
		<b>Total Proposed</b>	<b>115 ERU @ 315 GPD</b>	<b>36,313 GPD</b>

Potable Water Consumption				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
Studio	48		38.0	13,300 GPD
One Bedroom	60		47.6	16,660 GPD
Two Bedroom	37		29.4	10,290 GPD
Pool	25 person capacity		0.2	70 GPD
		<b>Total Proposed</b>	<b>115 ERU @ 350 GPD</b>	<b>40,320 GPD</b>

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

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

Client: VAN BUREN APARTMENTS  
 Project: VAN BUREN APARTMENTS  
 2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

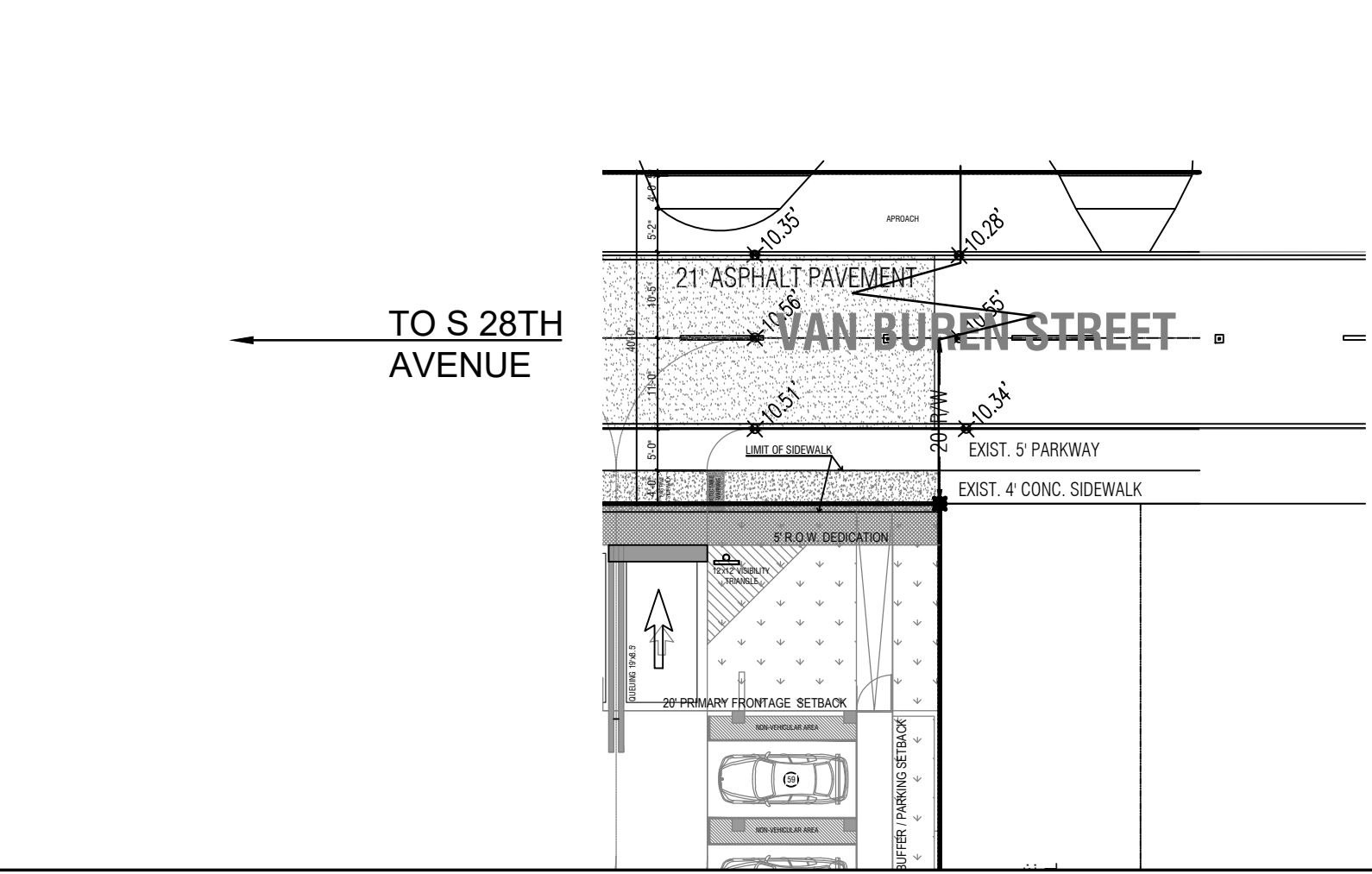
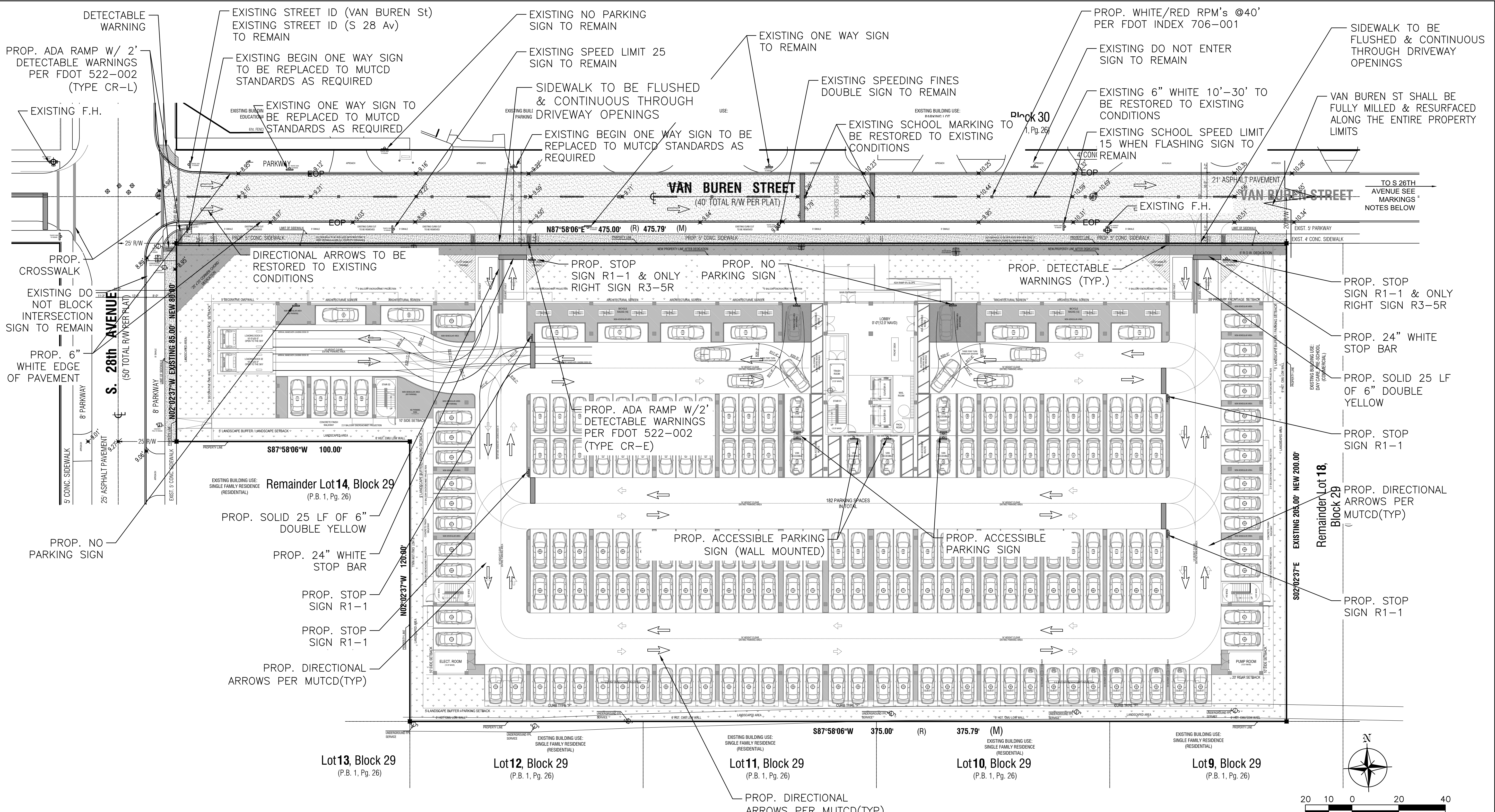
UTILITIES DETAILS

Designed by: JORGE M. SZAUER  
 Drawn by: J. JANSE  
 Revised & Sealed: JORGE M. SZAUER  
 Date: SEP. 2023  
 Scale: AS SHOWN  
 Job No:  
 Sheet: C-05A of 5

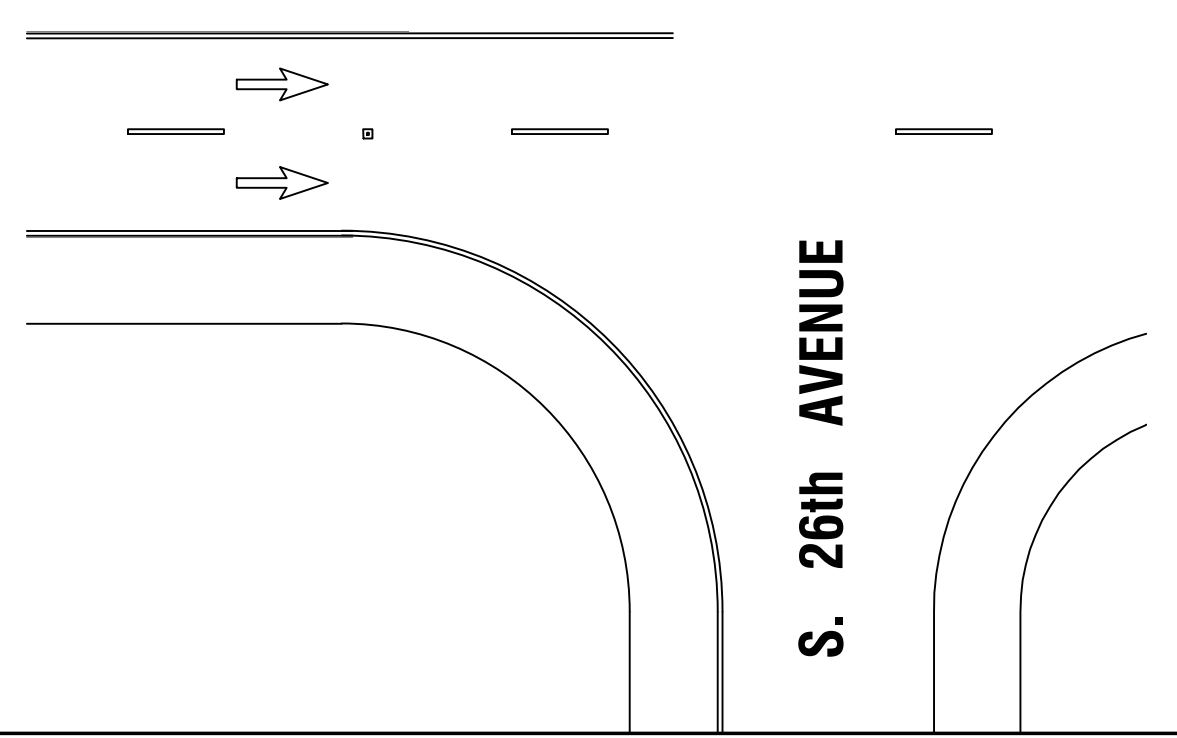
JORGE SZAUER  
 FLA. REG. P.E. # 62579

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- PAVEMENT MARKINGS & SIGNAGE NOTES:**
- BETWEEN PROJECT LIMITS AND S 26TH AVENUE:**
1. INSTALL 6" WHITE EDGE OF PAVEMENT.
  2. REPLACE EXISTING WHITE/RED RPM'S IN KIND.
  3. INSTALL REQUIRED WHITE/RED RPM'S PER FDOT INDEX 706-001.
  4. INSTALL DIRECTIONAL ARROWS EVERY 200 FT, UNLESS IT CONFLICTS WITH EXISTING PAVEMENT MARKINGS.
  5. REPLACE EXISTING "WRONG DIRECTION" SIGNS WITH MUTCD COMPLIANT SIGNS.



**NOTE:**

- VAN BUREN ST SHALL BE FULLY MILLED & RESURFACED MINIMUM 1" ALONG THE ENTIRE PROPERTY
- ROW PAVEMENT MARKING SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER PER BROWARD COUNTY PW DEPARTMENT TRAFFIC ENGINEERING DIVISION

**LEGEND**

	PROPERTY LINE
	GRASS
	MILL & RESURFACE
	5" ROW DEDICATION
	PROPOSED 24" WHITE STOP BAR (TYP)
	PROPOSED R1-1: 4' FROM EDGE OF PAVEMENT

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

Reviews:

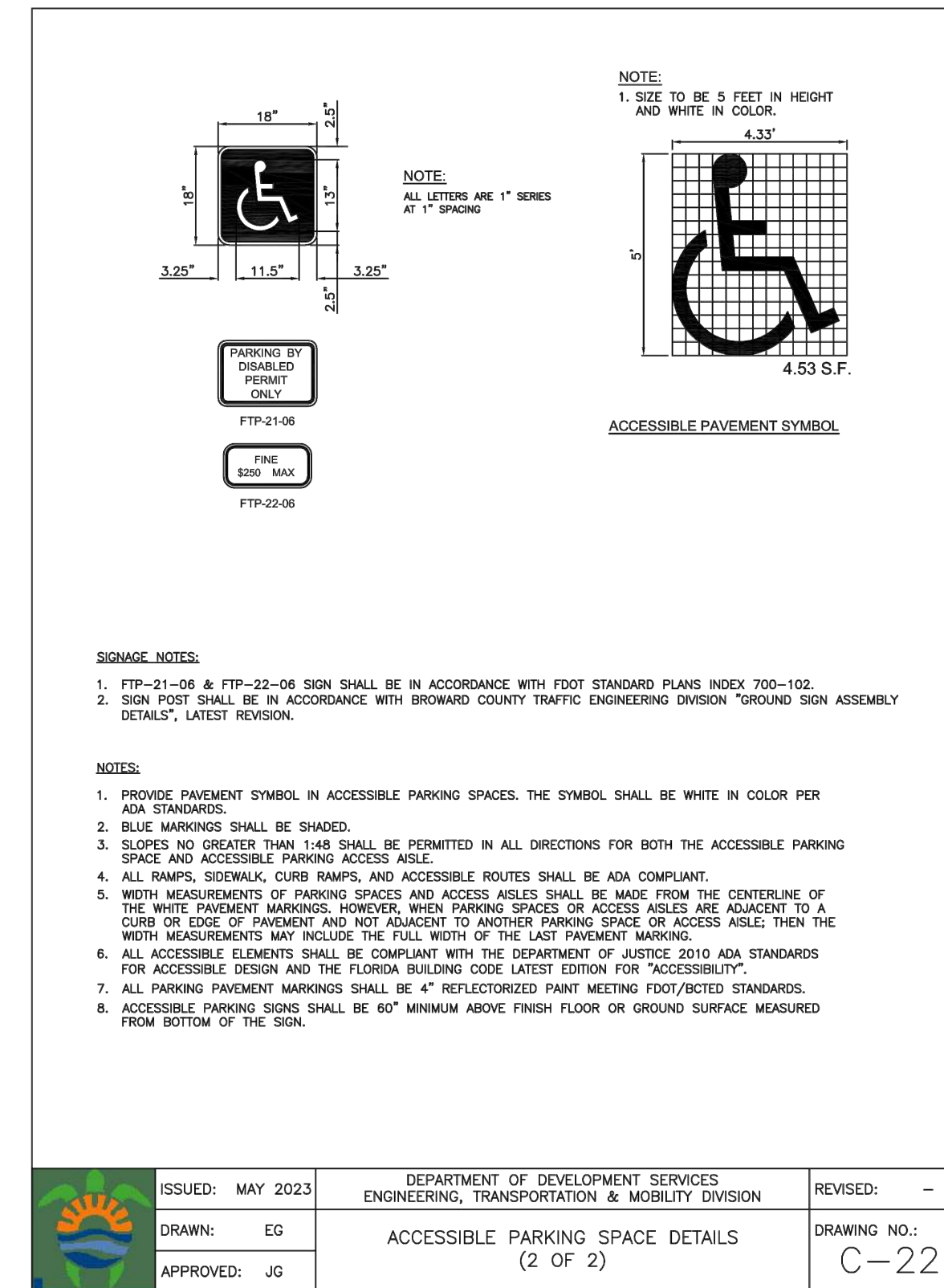
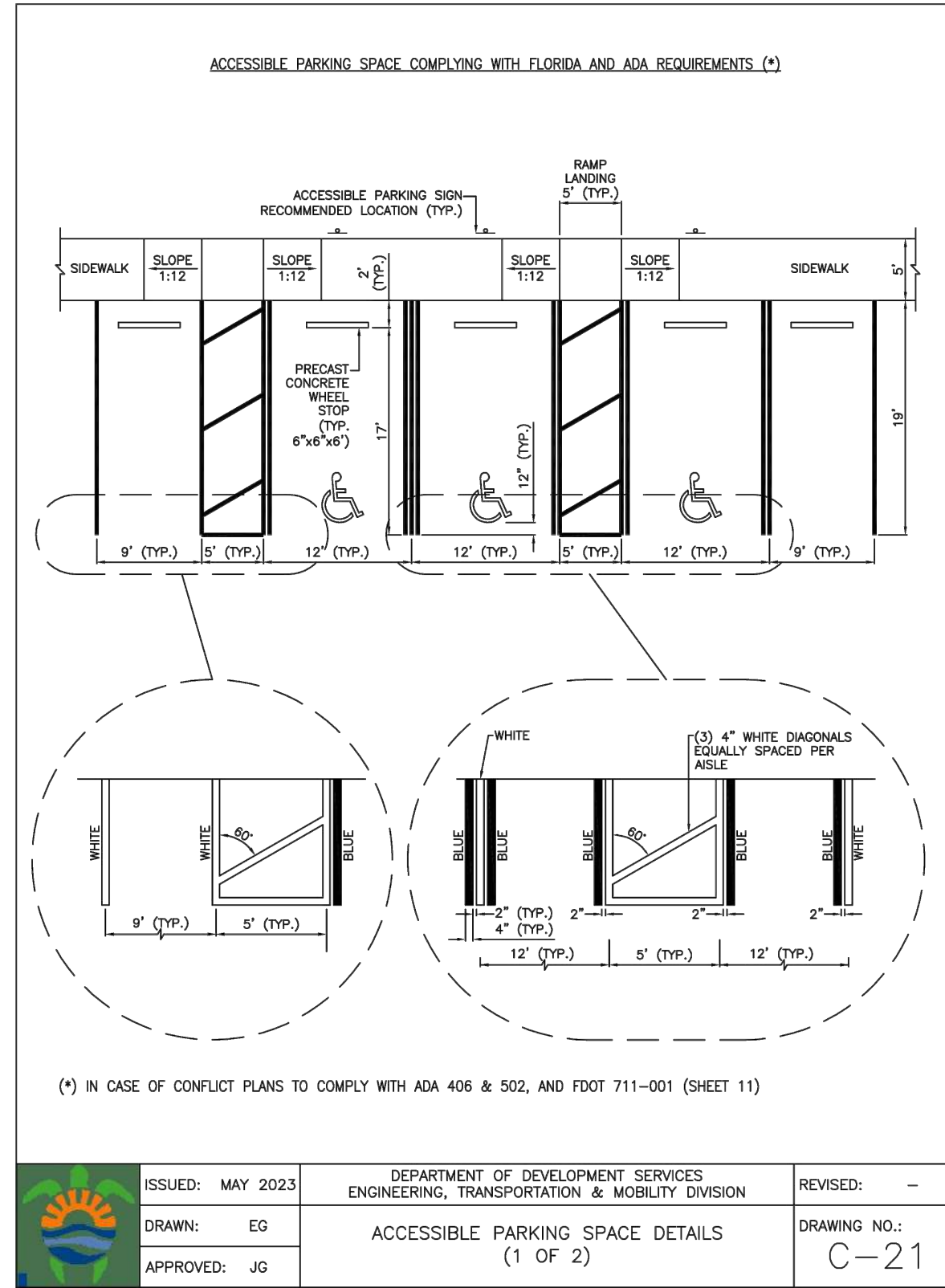
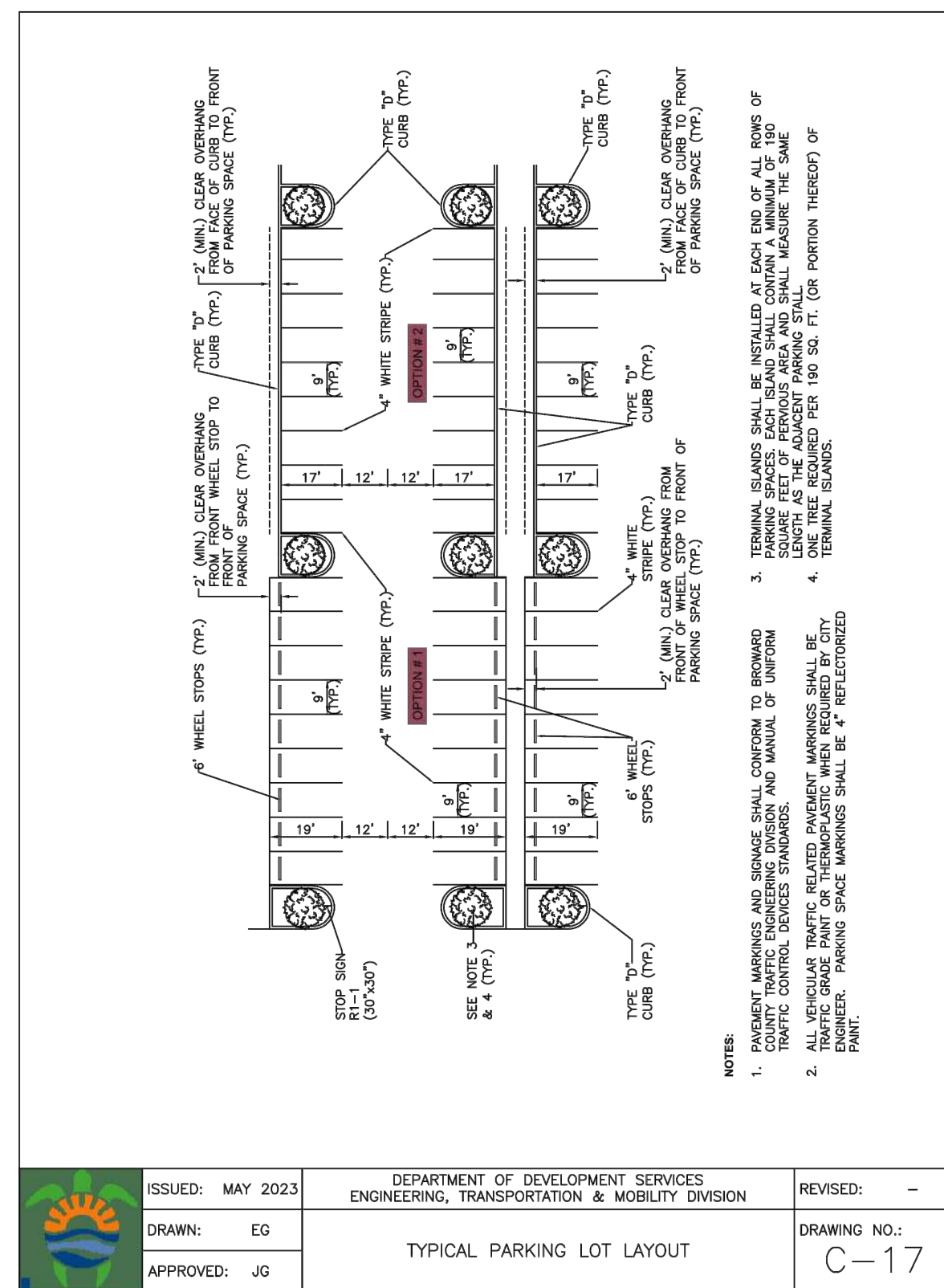
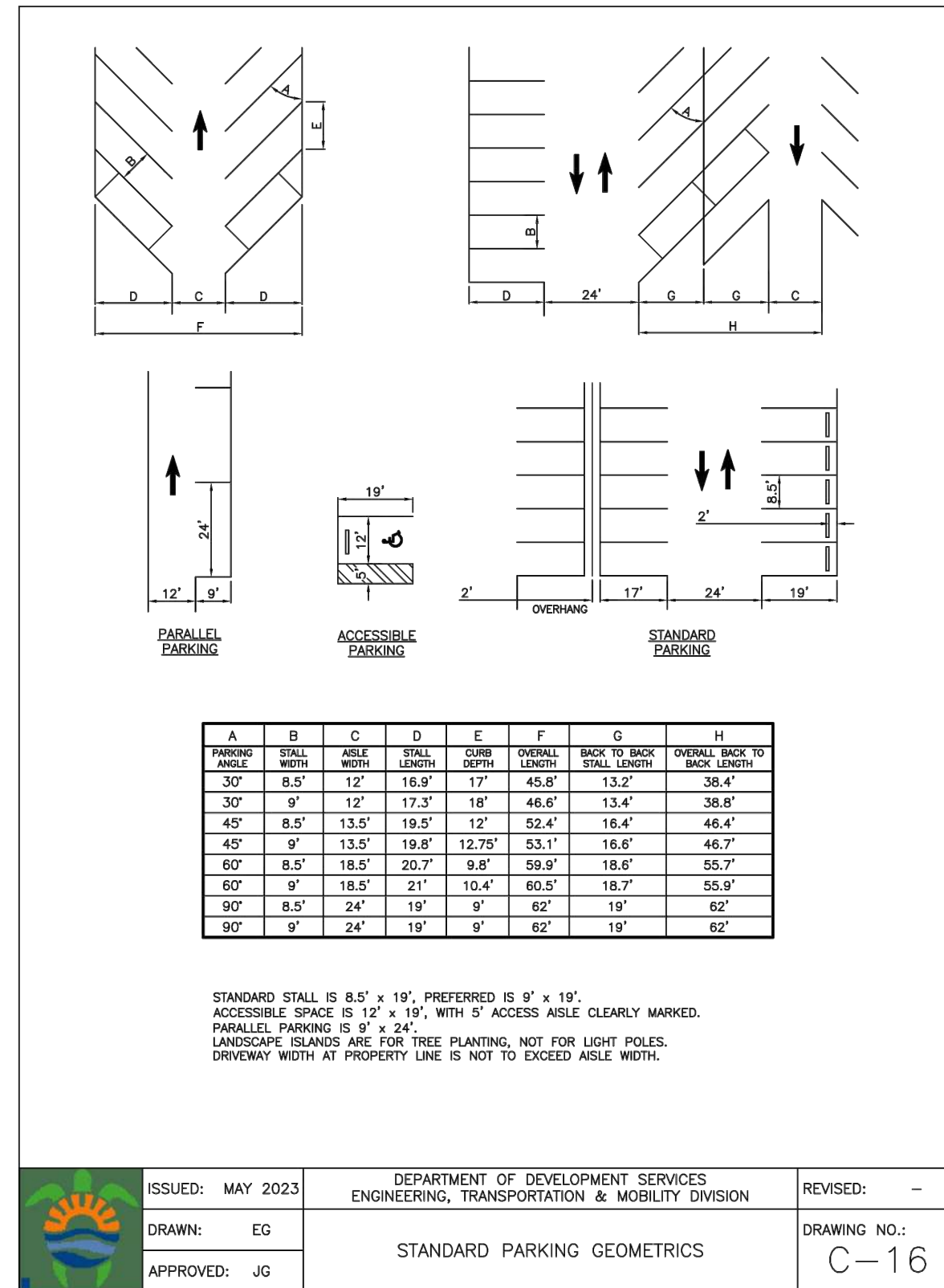

Client: **VAN BUREN APARTMENTS**  
Project: **VAN BUREN APARTMENTS**  
2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

Plan Description: **PAVEMENT MARKINGS & SIGNAGE PLAN**

Scale: **1" = 20'**

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

Designed by: **JORGE M. SZAUER**  
Drawn by: **J. JANSE**  
Reviewed & Sealed: **JORGE M. SZAUER**  
Date: **SEP. 2023**  
Scale: **AS SHOWN**  
Job No.: **C-06**



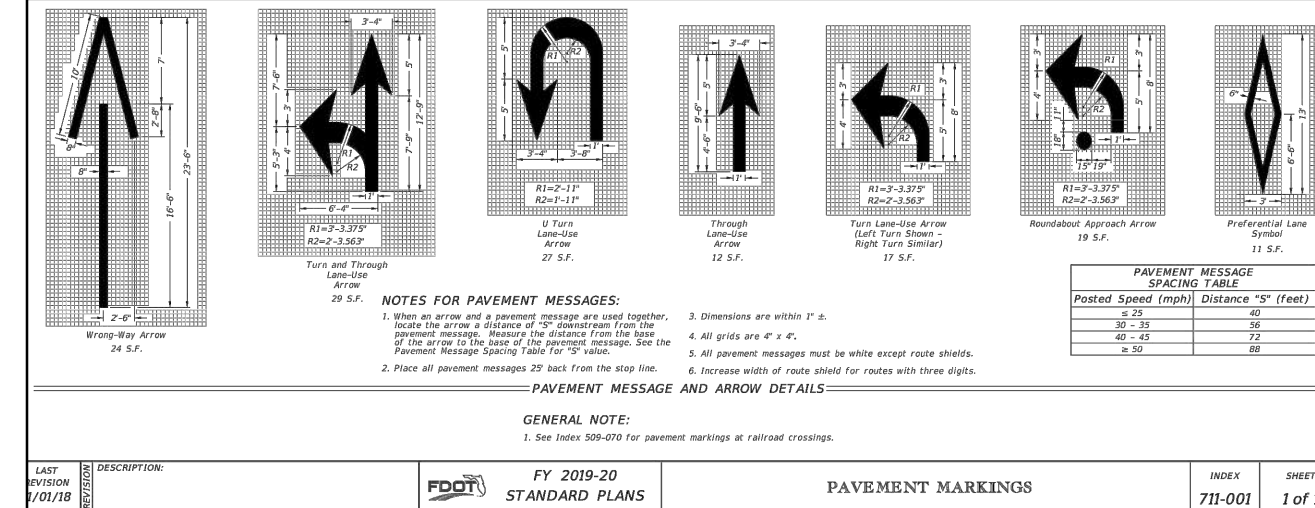
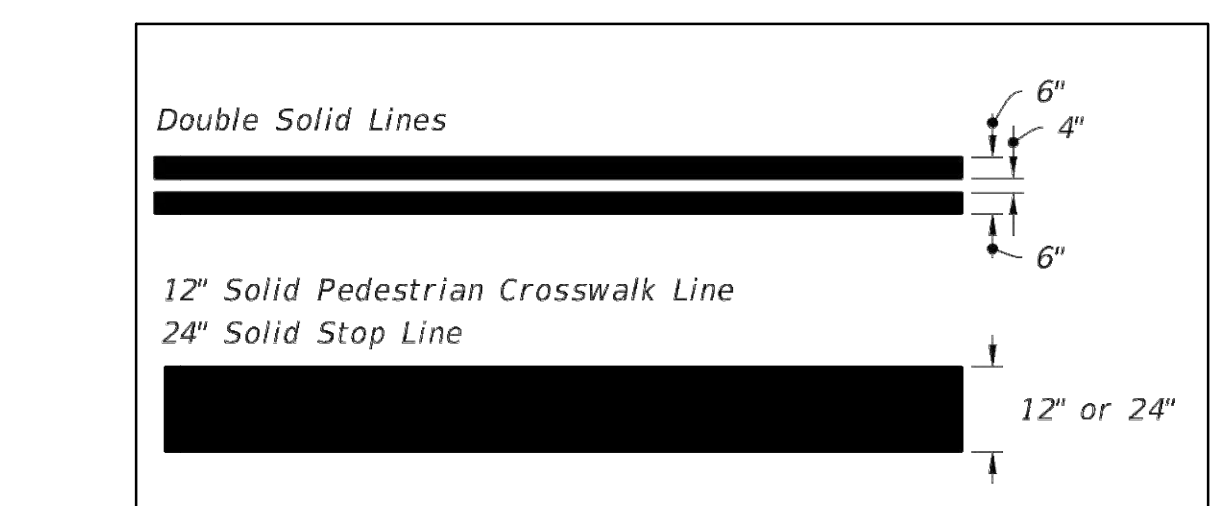
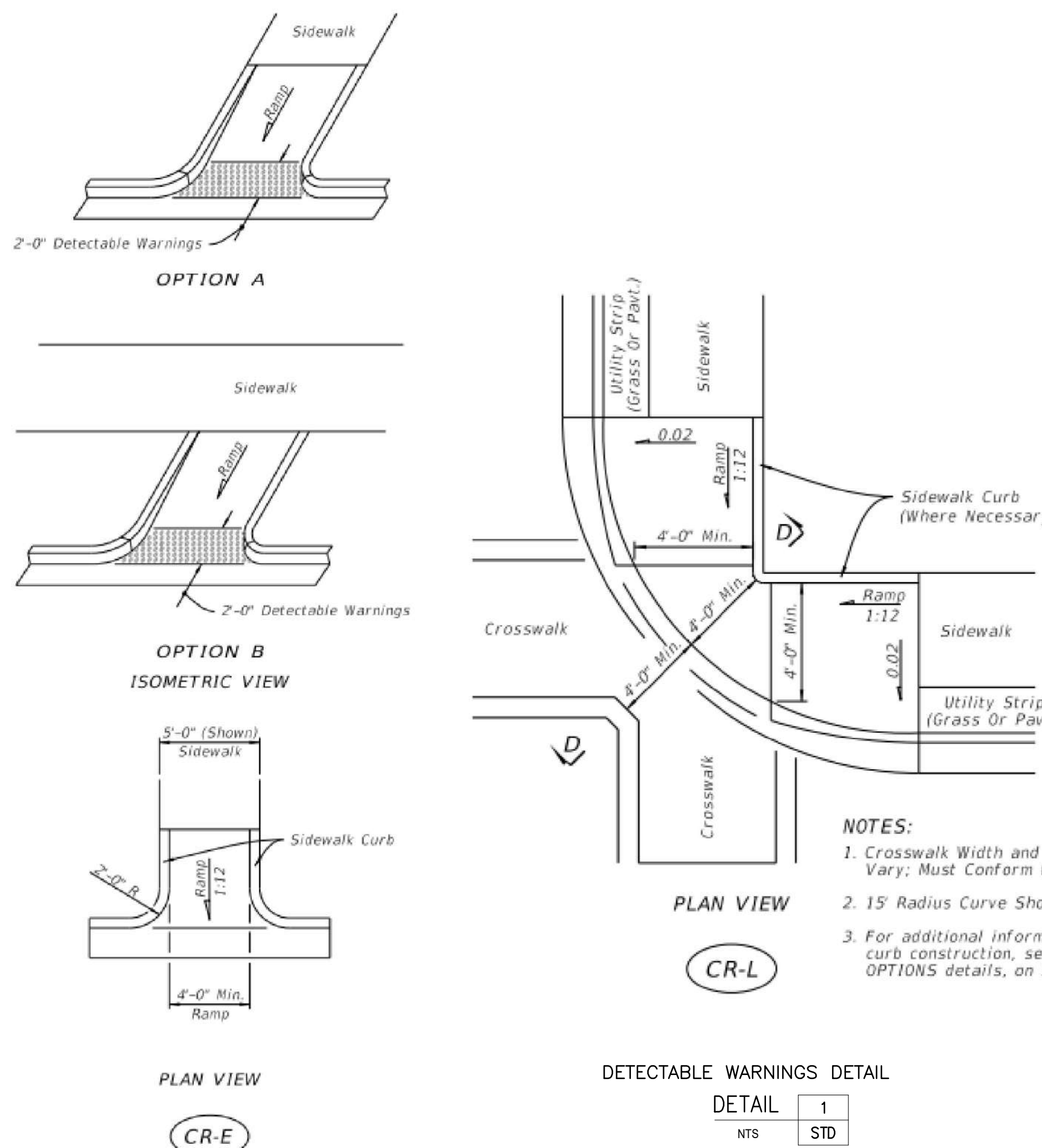
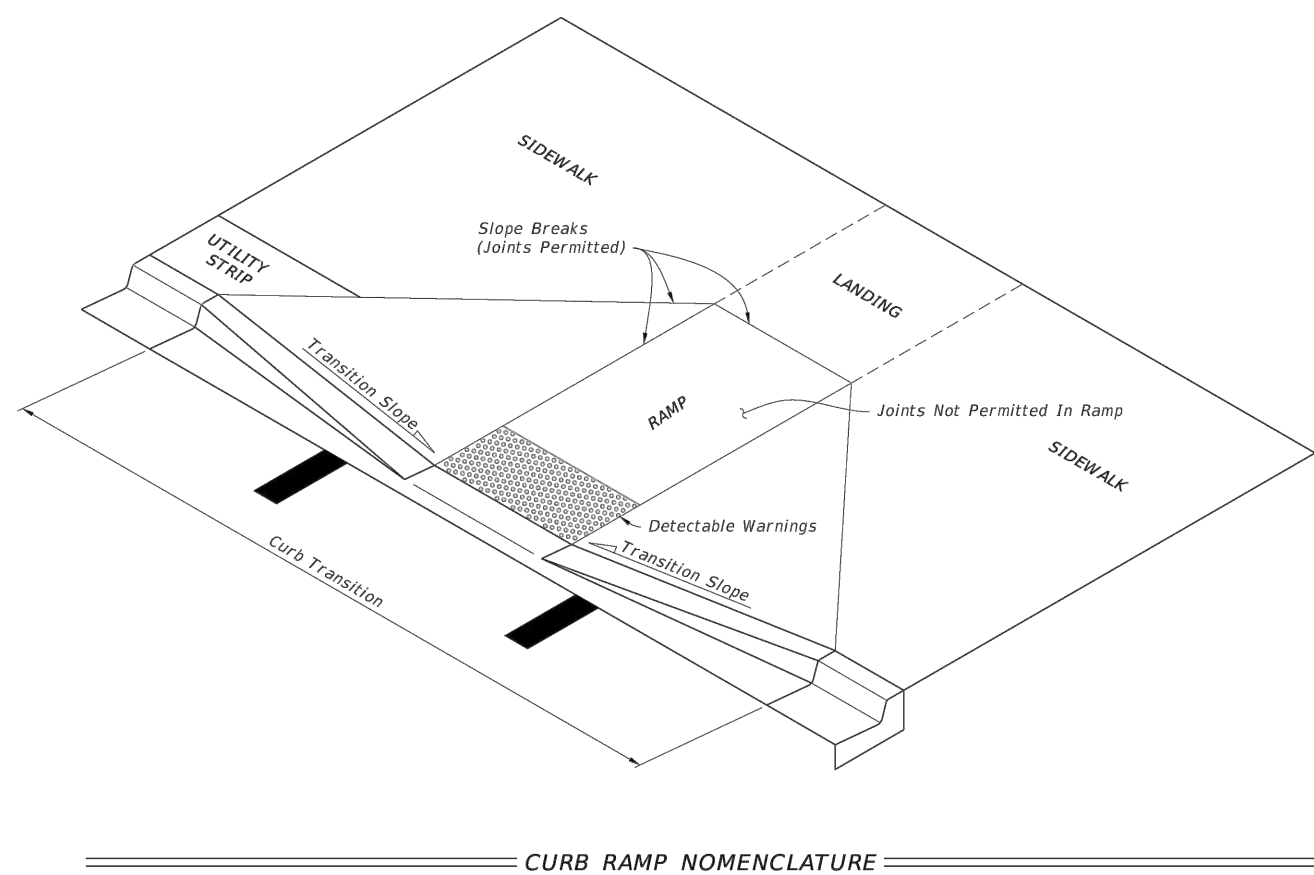
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	STANDARD PARKING GEOMETRICS	DRAWING NO.: C-16
APPROVED: JG		

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL PARKING LOT LAYOUT	DRAWING NO.: C-17
APPROVED: JG		

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

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

- GENERAL NOTES:
1. Cross Slopes and Grades:
    - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
    - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
    - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
    - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
  2. Curb, Curb and Gutter and/or Sidewalk:
    - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
    - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
    - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
  3. Curb Ramp Alpha-Identification:
    - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
    - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
  4. Detectable Warnings:
    - A. Install detectable warnings in accordance with Specification 527.
    - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
    - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



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LAST REVISION: 11/01/21	DESCRIPTION: DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	FY 2023-24 STANDARD PLANS	INDEX: 522-002	SHEET: 1 of 7
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**Szauder Engineering**  
Civil Engineers  
7251 W Palmetto Park Road Suite 100  
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Phone: (561) 716-0159  
Certificate of Authorization Number 30129

Reviews:

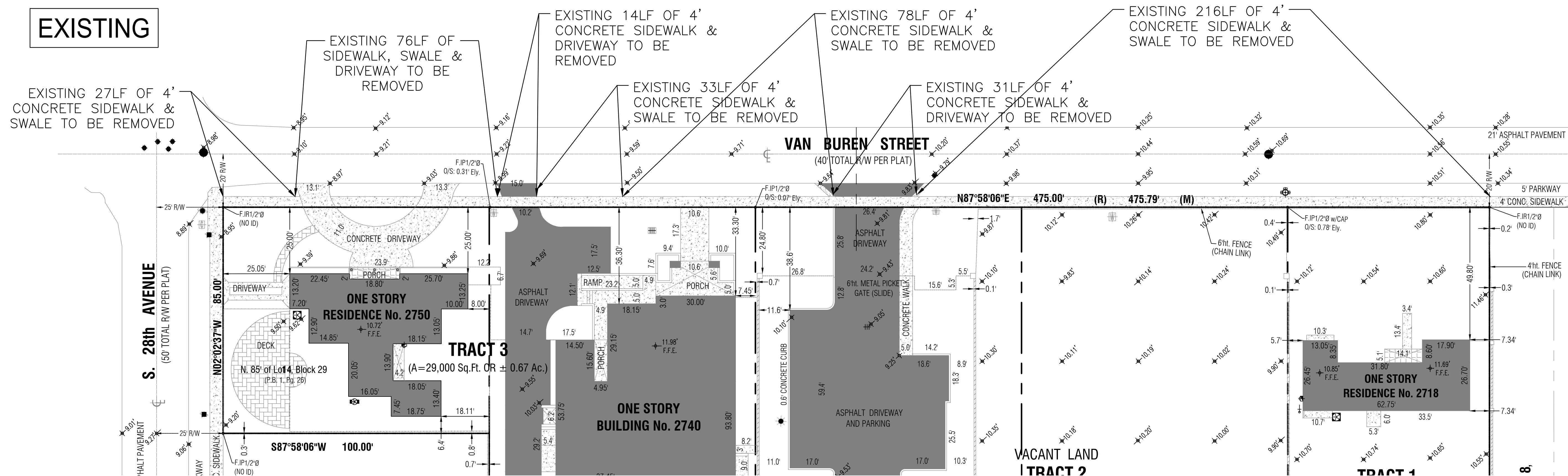
Client: VAN BUREN APARTMENTS  
Project: VAN BUREN APARTMENTS  
2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

Plan Description: PAVEMENT MARKINGS & SIGNAGE PLAN & SIGNAGE PLAN DETAILS

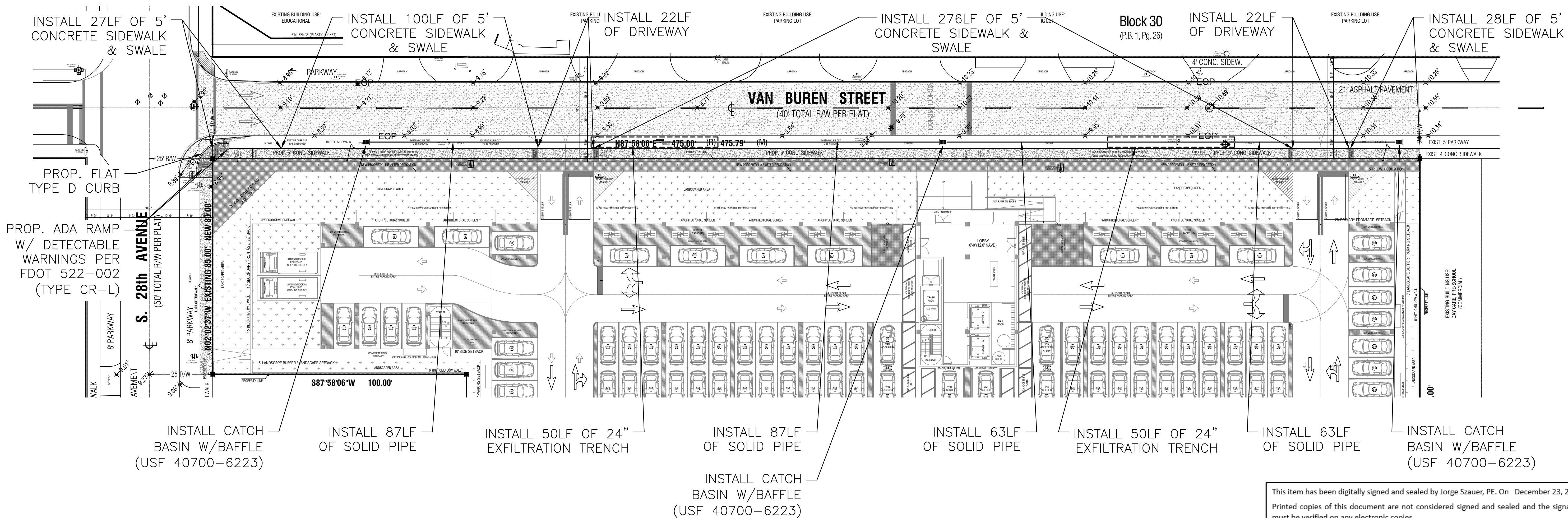
Designed by: JORGE M. SZAUDER  
Drawn by: J. JANSE  
Reviewed & Sealed: JORGE M. SZAUDER  
Date: SEP. 2023  
Scale: AS SHOWN  
Job No.:  
Sheet:

DESIGNED BY: JORGE M. SZAUDER  
DRAWN BY: J. JANSE  
REVIEWED & SEALED BY: JORGE M. SZAUDER  
DATE: SEP. 2023  
SCALE: AS SHOWN  
JOB NO.:  
SHEET: C-06A

**EXISTING**



**PROPOSED**



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

Reviews:


Client: VAN BUREN APARTMENTS  
 Project: VAN BUREN APARTMENTS  
 2750 VAN BUREN STREET, HOLLYWOOD, FLORIDA 33020

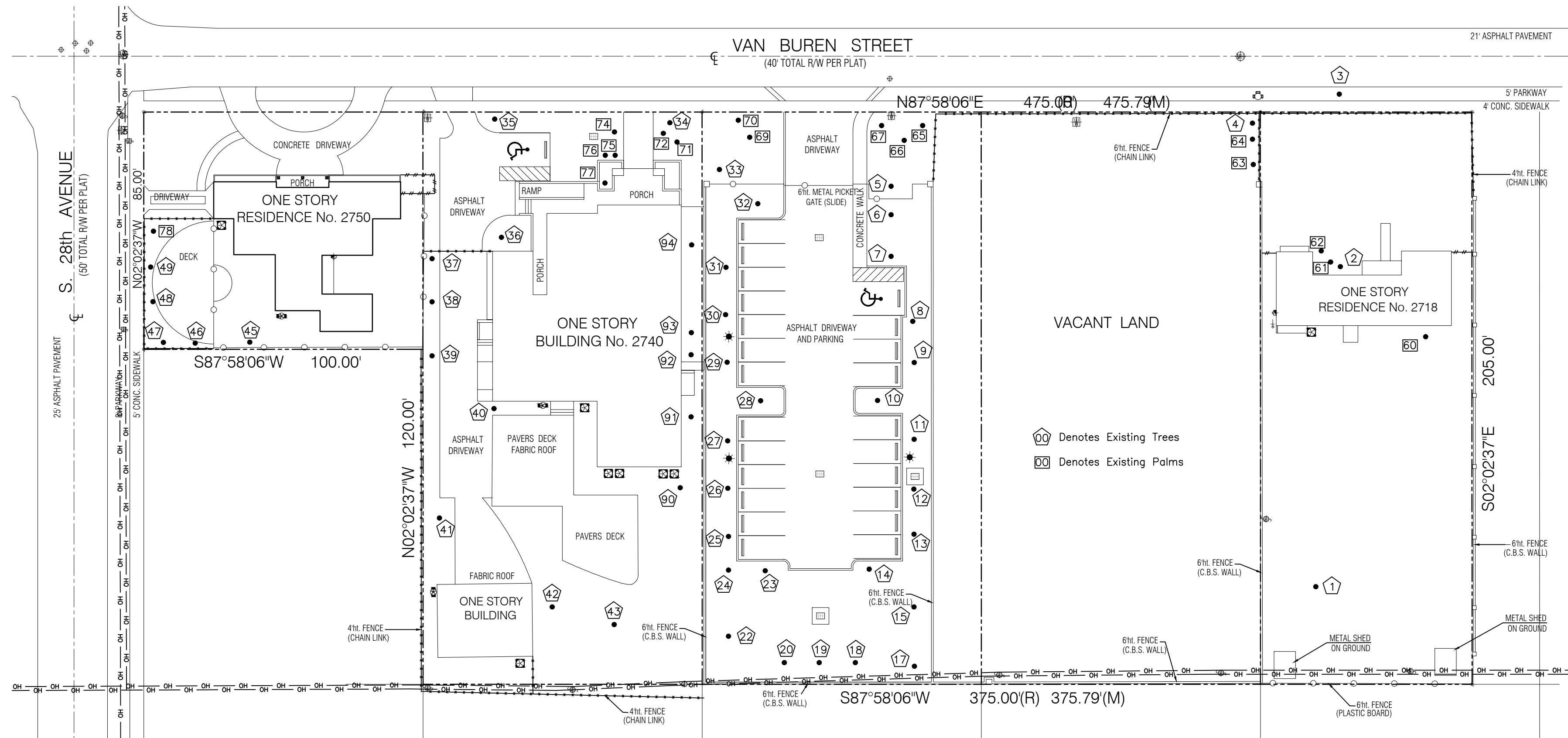
Plan Description: ROADWAY PLAN

Seal: JORGE M. SZAUDER  
 FLA. REG. P.E. # 62579  
 Designed by: JORGE M. SZAUDER  
 Drawn by: J. JANSE  
 Revised & Sealed: JORGE M. SZAUDER  
 Date: SEP. 2023  
 Scale: AS SHOWN  
 Job No.:  
 Sheet:

**EXISTING TREE LIST**

Address: 2750 Van Buren Street, Hollywood, FL 33020  
 Date: 9/6/2023  
 Appraiser: Thomas White, ASLA-ISA  
 ISA Arborist FL-5248A

Tree #	(Botanical Name / Common Name)	Ht. (Feet)	Spread (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	DBH To Remain (Inches)	Disposition
1	Mangifera indica / Mango	20	20	12	Good-Fair	12		Remove
2	Quercus virginiana / Live Oak	25	20	9	Fair-Poor	9		Remove
3	Quercus virginiana / Live Oak	20	20	11	Good-Fair	11		Remove
4	Bursera simarubra / Gumbo Limbo	20	30	12	Good	12		Remove
5	Quercus virginiana / Live Oak	40	35	17	Fair	17		Remove
6	Quercus virginiana / Live Oak	40	35	23	Fair	23		Remove
7	Quercus virginiana / Live Oak, two trunks	40	35	36	Fair	36		Remove
8	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
9	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
10	Lysiloma bahamensis / Wild Tamarind	20	25	8	Good-Fair	8		Remove
11	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
12	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
13	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
14	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
15	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
16	Left Blank Intentionally							
17	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
18	Conocarpus erectus sericeus / Silver Buttonwood	15	12	4	Fair	4		Remove
19	Conocarpus erectus sericeus / Silver Buttonwood	15	12	4	Fair	4		Remove
20	Conocarpus erectus sericeus / Silver Buttonwood	15	12	4	Fair	4		Remove
21	Left Blank Intentionally							
22	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
23	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
24	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
25	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
26	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
27	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
28	Lysiloma bahamensis / Wild Tamarind	20	25	8	Good-Fair	8		Remove
29	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
30	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
31	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
32	Lysiloma bahamensis / Wild Tamarind	20	25	8	Good-Fair	8		Remove
33	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
34	Cassia surattensis / Cassia	12	12	3	Fair	3		Remove
35	Tabebuia heterophylla / Pink Trumpet Tree	20	12	9	Fair	9		Remove
36	Conocarpus erectus sericeus / Silver Buttonwood	10	8	6	Poor	6		Remove
37	Quercus virginiana / Live Oak	30	25	15	Fair	15		Remove
38	Quercus virginiana / Live Oak	30	25	15	Fair	15		Remove
39	Quercus virginiana / Live Oak	30	25	15	Fair	15		Remove
40	Schefflera actinophylla / Umbrella Tree	25	15	10	Poor	10		Remove
41	Quercus virginiana / Live Oak	20	30	8	Fair	8		Remove
42	Quercus virginiana / Live Oak	20	15	8	Fair	8		Remove
43	Quercus virginiana / Live Oak	20	15	8	Fair	8		Remove
44	Left Blank Intentionally							
45	Quercus virginiana / Live Oak	25	25	14	Fair	14		Remove
46	Quercus virginiana / Live Oak	25	15	10	Very Poor	10		Remove
47	Quercus virginiana / Live Oak	20	10	9	Very Poor	9		Remove
48	Bursera simarubra / Gumbo Limbo	15	8	14	Very Poor	14		Remove
49	Quercus virginiana / Live Oak	25	20	8	Poor	8		Remove
50	Quercus virginiana / Live Oak	25	20	8	Poor	8		Remove
51	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
52	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
53	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
54	Conocarpus erectus / Green Buttonwood	20	15	6	Fair	6		Remove
DBH Removed						448		
Payment into the Tree Trust Fund @ \$350 per every 2" =						\$78,400		



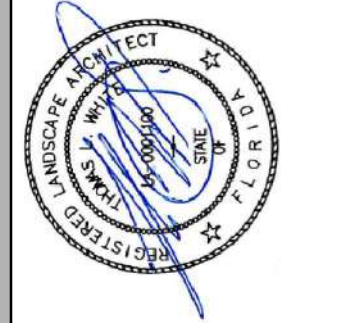
**Existing Palm List**

Palm #	(Botanical Name / Common Name)	Ht. (Feet)	C.T. (Feet)	DBH (Inches)	Condition	Replacement Palms	Disposition
60	Ptychosperma elegans / Solitaire Palm	24	20	3	Very Poor	1	Remove
61	Ptychosperma elegans / Solitaire Palm	16	12	9	Poor	1	Remove
62	Ptychosperma elegans / Solitaire Palm	16	12	3	Poor	1	Remove
63	Sabal palmetto / Cabbage Palm	10	2	10	Fair	1	Remove
64	Sabal palmetto / Cabbage Palm	12	6	10	Fair	1	Remove
65	Veitchia montgomeryana / Montgomery Palm	16	12	4	Fair	1	Remove
66	Veitchia montgomeryana / Montgomery Palm	16	12	4	Fair	1	Remove
67	Veitchia montgomeryana / Montgomery Palm	16	12	4	Fair	1	Remove
68	Left Blank Intentionally						
69	Veitchia montgomeryana / Montgomery Palm	16	12	5	Fair	1	Remove
70	Veitchia montgomeryana / Montgomery Palm	16	12	5	Fair	1	Remove
71	Veitchia montgomeryana / Montgomery Palm	30	25	6	Fair	1	Remove
72	Veitchia montgomeryana / Montgomery Palm	30	25	6	Fair	1	Remove
73	Left Blank Intentionally						
74	Veitchia montgomeryana / Montgomery Palm	16	12	4	Fair	1	Remove
75	Veitchia montgomeryana / Montgomery Palm	16	12	4	Fair	1	Remove
76	Veitchia montgomeryana / Montgomery Palm	16	12	4	Fair	1	Remove
77	Veitchia montgomeryana / Montgomery Palm	16	10	4	Fair	1	Remove
78	Adonidia merrillii / Christmas Palm	15	8	9	Fair	1	Remove
Replacement Palms Required						17	

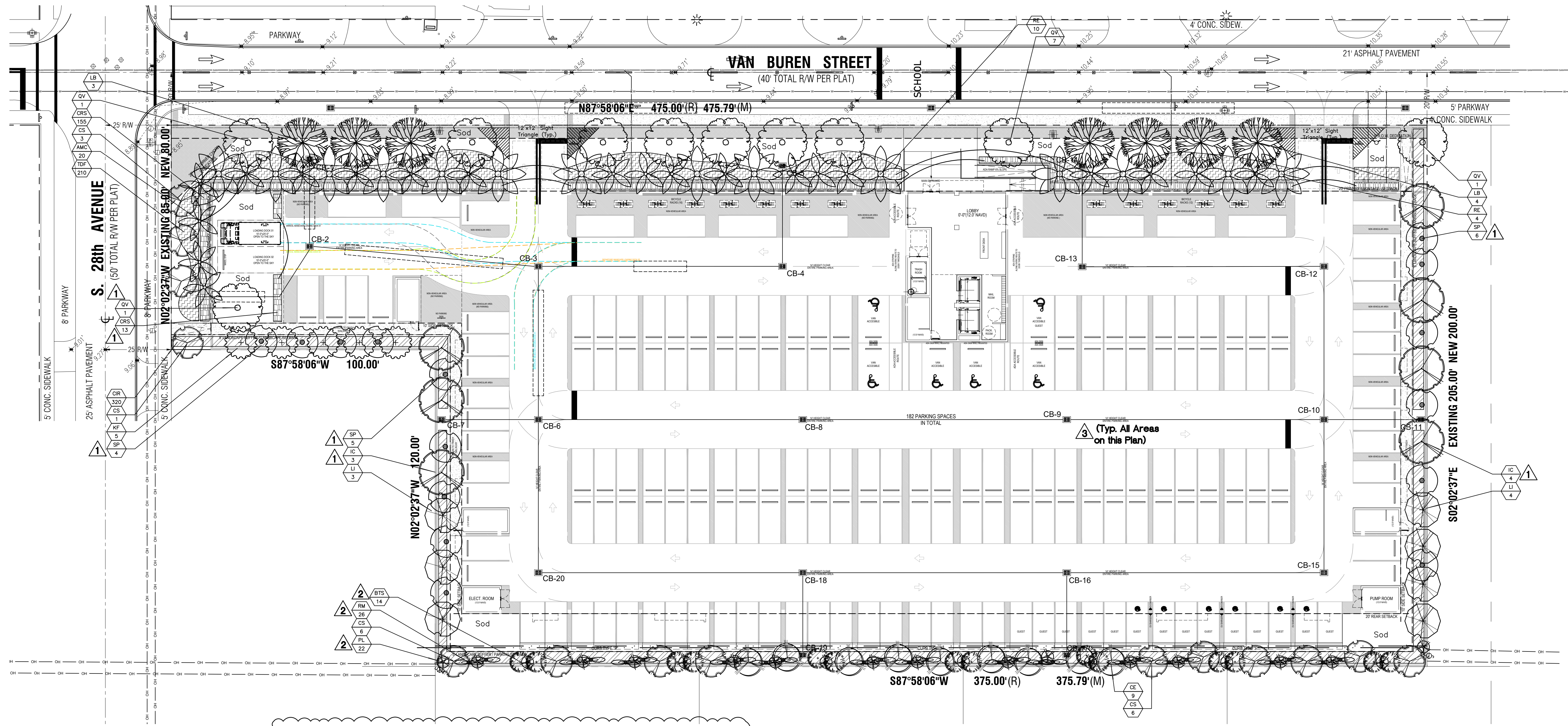
THOMAS WHITE, ASLA-ISA  
 LANDSCAPE ARCHITECT, LEED GREEN  
 ASSOCIATE, CERTIFIED ARBORIST  
 2600 NE 27th AVENUE  
 FORT LAUDERDALE, FLORIDA 33306  
 tcawhite@eelsouth.net  
 954-253-2265

**REVISIONS**


Tree Survey / Disposition Plan  
**2750 Van Buren Street Apartments**  
 2750 Van Buren Street  
 Hollywood, Florida 33020



DRAWN: TW  
 CHECKED: TW  
 DATE: 9-12-2023  
 SCALE: 1"=30'



2750 Van Buren Plant List

Code	Drought	QTY.	Botanical Name / Common Name	Specifications		
<b>PROPOSED TREES / PALMS - GROUND FLOOR</b>						
CE	(N)	V	7	Conocarpus erectus sericeus / Silver Buttonwood	12x5-6', 2" DBH, Sing. Trunk	
CS	(N)	V	16	Cordia sebestena / Orange Geiger	12x5-6', 2" DBH, Sing. Trunk	
IC	(N)	V	7	Ilex cassina / Dahoon Holly	12x5-6', 2" DBH, Sing. Trunk	
KF	(N)	V	5	Krugiodendron ferreum / Black Ironwood	12x5-6', 2" DBH, Sing. Trunk	
LB	(N)	V	7	Lyalloma bahamensis / Wild Tamarind	12x5-6', 2" DBH, Sing. Trunk	
LI	(N)	V	7	Lagerstroemia indica / Crape Myrtle	12x5-6', 2" DBH, Sing. Trunk	
QV	(N)	V	10	Quercus virginiana / Live Oak	12x5-6', 2" DBH, Sing. Trunk	
RE	(N)	V	14	Roystonea elata / Cuban-Florida Royal Palm	12' GW, 15" DBH	
SP	(N)	V	15	Sabal palmetto / Cabbage Palm	10-24' CT, Staggered Hts.	
			<b>78</b>	<b>Total Site Trees (SP Counted 3:1)</b>		
			<b>71</b>	<b>Native Trees</b>		
			<b>91%</b>	<b>Native Trees</b>		
<b>MITIGATION TREE LIST - GROUND FLOOR &amp; SECOND FLOOR POOL DECK</b>						
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	Total	
BA	V	6	Bulnesia arborea / Verawood (Pool Deck)	12x5-6', 2" DBH	12	
CE	(N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood	12x5-6', 2" DBH, Sing. Trunk	4
PL	V	22	Polyalthia longiloba / Mast Tree	12x5-6', 2" DBH, Sing. Trunk	44	
RM	V	26	Ravenala madagascariensis / Travelers Tree	12-14x7-8', 4" DBH	164	
				<b>Total DBH Added</b>	<b>164</b>	
				<b>Total DBH Removed</b>	<b>448</b>	
				<b>DBH Deficiency</b>	<b>284</b>	
				<b>Payment Into the Tree Trust Fund @ \$350 per every 2" =</b>	<b>\$49,700</b>	
<b>MITIGATION PALM LIST - SECOND FLOOR POOL DECK</b>						
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	Total	
VM	V	21	Veitchia montgomeryana / Montgomery Palm	8' CT min.	21	
				<b>Total Palms Added</b>	<b>21</b>	
				<b>Total Palms Removed</b>	<b>17</b>	
				<b>Palms Deficiency</b>	<b>0</b>	
<b>HEDGES / SHRUBS</b>						
Code	Drought	QTY.	Botanical Name / Common Name	Specifications		
AMC	V	20	Adonia Merrillii / Christmas Palm	7-8' OA Ht.		
BTS	V	14	Bambusa Textilis Gracilis / Slender Weavers	15/20 Gal., 14-16' OA Ht., 8 Canes Min.		
CIR	(N)	V	320	Chrysobalanus icaco 'Red Tip' / Cocoplum	42-48" x 24-30", 30" OC	
CRS	(N)	V	168	Clusia rosea / Small Leaf Clusia	48" x 24", 36" OC	
TDF	(N)	V	210	Tripsacum dactyloides / Fakahatchee Grass	24-30" x 24-30", 42-48" OC	
			<b>732</b>	<b>Total Shrubs</b>		
			<b>698</b>	<b>Native Shrubs</b>		
			<b>95%</b>	<b>Native Shrubs</b>		
<b>SOD</b>						
Sod	M		By GC: S.F. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams		

CITY OF HOLLYWOOD PLANTING CALCULATIONS  
4.6 RAC

Code	Description	Required	Provided
4.d.(3)1	Street Trees: One Per 30 LF of Street Frontage		
	476 LF Feet of Van Buren Street	16	16
	85 LF Feet of S. 28th Avenue	3	3
4.d.(3)2	5' Landscape Buffer Required and Provided. One Tree per 20 LF		
	801 LF Perimeter of Partial West/ South, East Boundaries	41	41
4.d.(3)5	5' Landscape Buffer Required and Provided. 42" Landscape Element		
	801 LF Perimeter of Partial West/ South, East Boundaries	42" Hedge	42" Hedge
4.d.(3)9	One Tree per every 1,000 square feet of Pervious Area		
	17,824 SF of Ground Floor Pervious Area.	18	19
	<b>Total Trees</b>	<b>78</b>	<b>78</b>

REVISIONS

Rev.	Date	Description
1	2/14/2024	Per city comments.
2	4/22/2024	South power lines to be buried. Dense planting screen per neighborhood town hall meeting.
3	8/18/2024	CB's and drainfield added.

Landscape Permit Plan  
**2750 Van Buren Street Apartments**  
2750 Van Buren Street  
Hollywood, Florida 33020



DRAWN: TW  
CHECKED: TW  
DATE: 9-12-2023  
SCALE: 1"=20'  
Sheet No. **L-2**  
Sheet 2 Of 4

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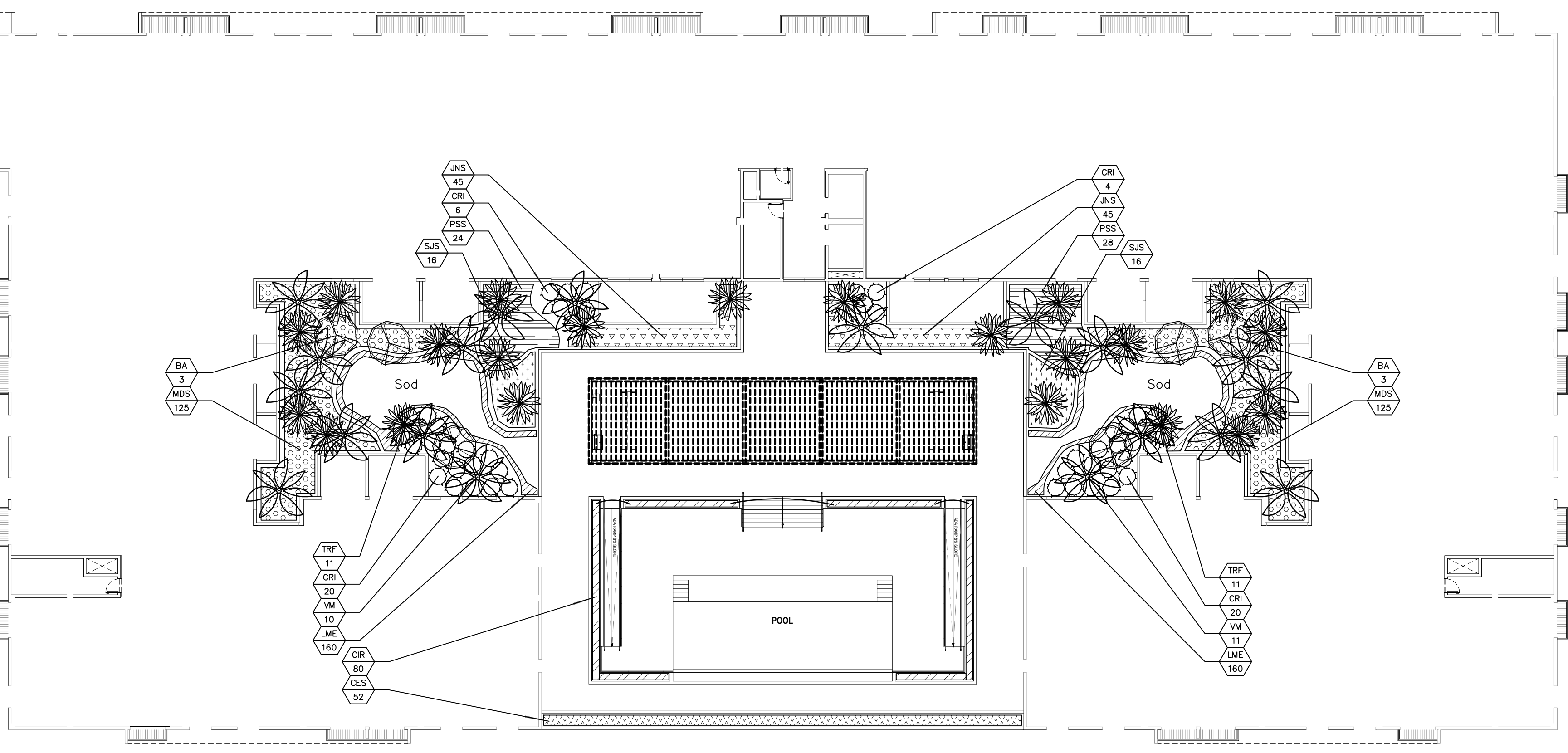
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LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST  
tcwhite@ellsouth.net  
954-253-2265

REVISIONS




**2750 Van Buren Plant List - Second Floor Pool Area**

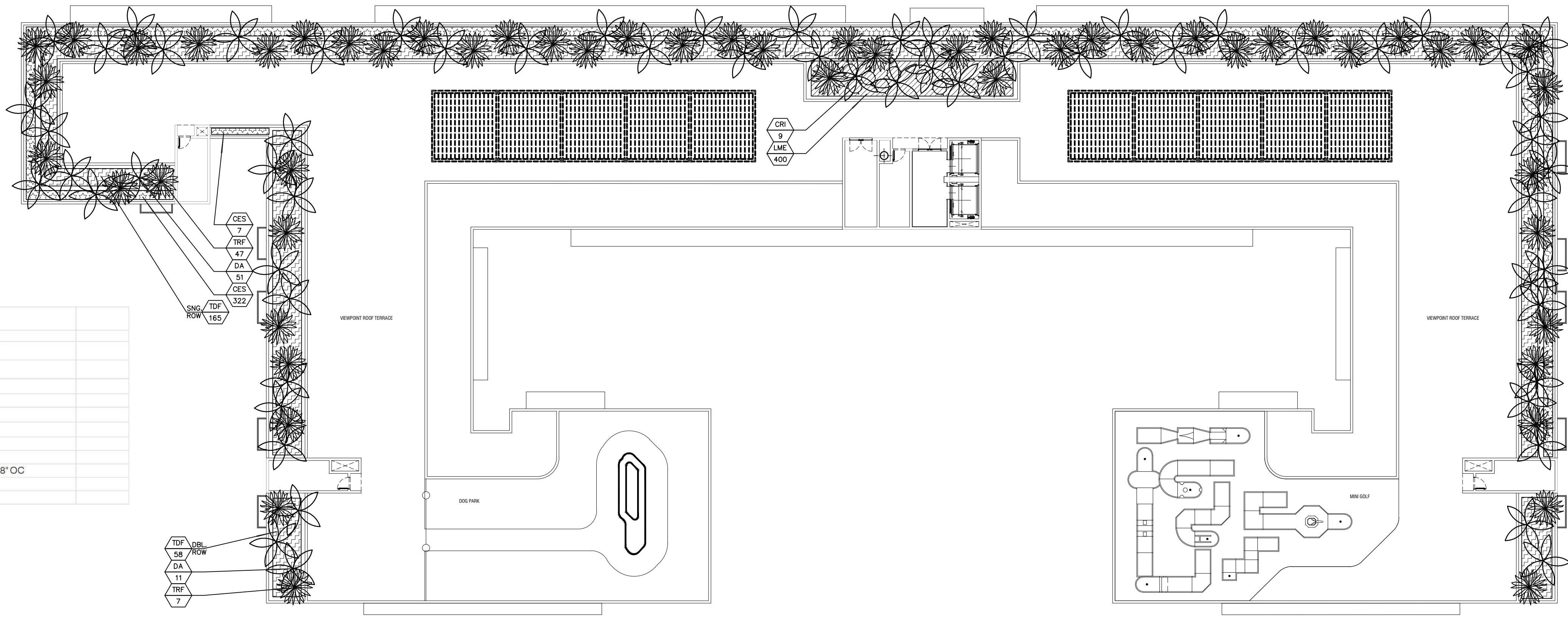
Code	Drought	QTY.	Botanical Name / Common Name	Specifications
<b>PROPOSED TREES / PALMS</b>				
BA	(N)	6	Bulnesia arborea / Verawood	12"x5-6", 6" DBH, Multi 3 Trunk Min.
VM	(V)	21	Veitchia montgomeryana / Montgomery Palm	8" CT min.
		27	<b>Total Site Trees / Palms</b>	
<b>ACCENTS / SHRUBS</b>				
CES	(N)	52	Concarpus erectus sericeus / Silver Buttonwood	24"x 24", 24" OC
CIR	(N)	80	Chrysobalanus icaco / Red Tip Cocoplum	24"x 24", 24" OC
CRI	(N)	50	Crinum asiaticum / Tree Crinum	30" x 30"
JNS	(V)	90	Jasminum nitidum / Shining Jasmine	18-24" Spr., 24" OC
MDS	(V)	250	Monstera deliciosa / Swiss Cheese Plant	18" Spr., 30" OC
PSS	(V)	52	Philodendron selloum / Split Leaf Philodendron	24" x 24", 36" OC
SJS	(V)	32	Serissa japonica / Snowrose	18" Spr., 30" OC
TRF	(N)	22	Thrinax radiata / Florida Thatch Palm	6" OA Ht.
		628	<b>Total Shrubs</b>	
<b>GROUND COVER / SOD</b>				
LME	(V)	320	Liriope muscari 'og / Liriope Evergreen Giant	12" OA Ht., 12" OC
Sod	(M)		By GC: S.F. Stenotaphrum secundatum / St. Augustine Palmetto	Solid application - no gaps between seams



**2nd FLOOR - POOL AREA PLAN**

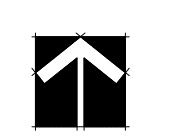
**2750 Van Buren Plant List - Roof Top**

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
<b>PROPOSED TREES / PALMS</b>				
DA	(V)	62	Dictyosperma album / Hurricane Palm	5-6 CT min.
		62	<b>Total Site Trees / Palms</b>	
<b>ACCENTS / SHRUBS / GROUND COVERS</b>				
CES	(N)	329	Concarpus erectus sericeus / Silver Buttonwood	18" x 18", 24" OC
TDF	(N)	223	Tripsacum dactyloides / Fakahatchee Grass	24-30" x 24-30", 42-48" OC
TRF	(N)	54	Thrinax radiata / Florida Thatch Palm	6" OA Ht.
		606	<b>Total Shrubs</b>	



**ROOF TOP PLAN**

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**GENERAL LANDSCAPE NOTES**

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees or palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

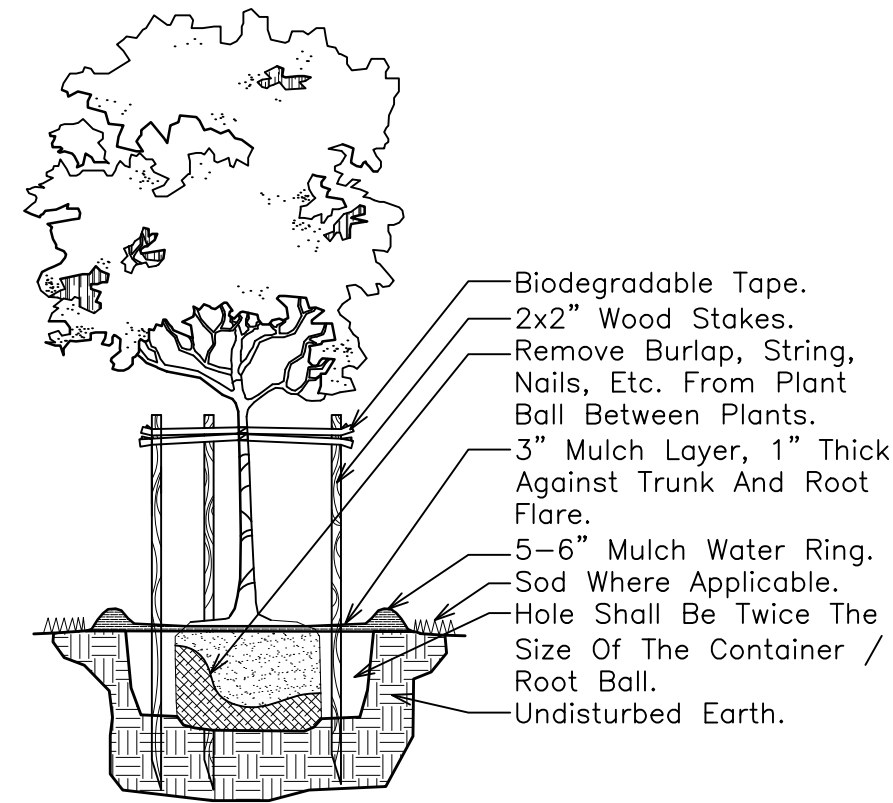
No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

Please refer to the planting details for a graphic representation of the above notes. All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.

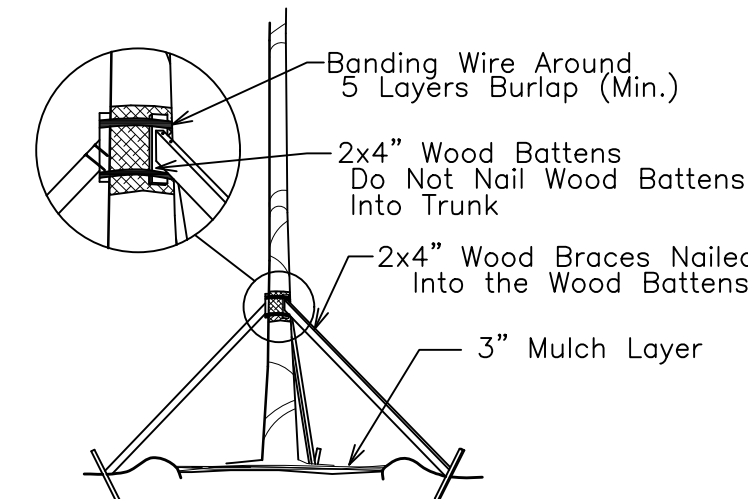
No landscape substitutions shall be made without the City of Hollywood approval.

No tree removal or planting allowed until sub permits are fully approved by city.



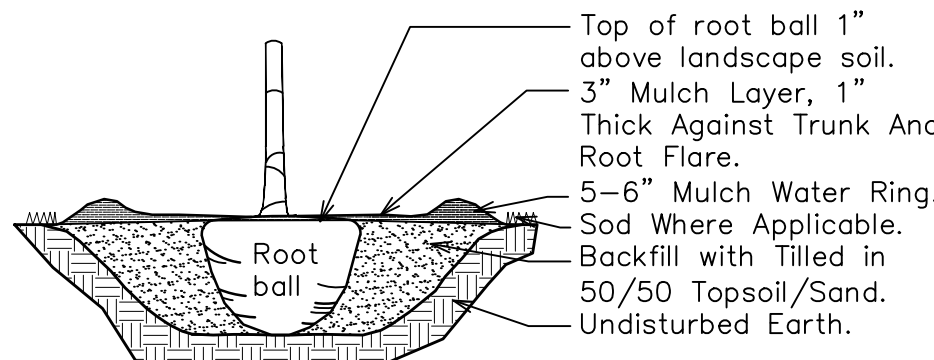
**SMALL TREE PLANTING DETAIL**

NTS



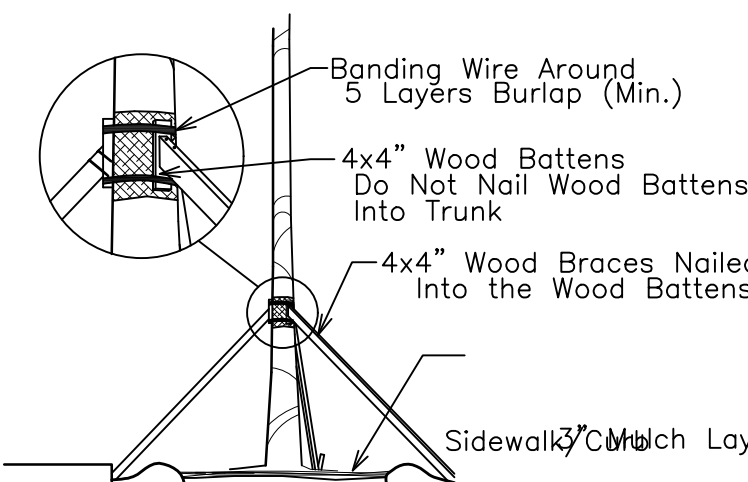
**TREE/PALM BRACING DETAIL**

NTS



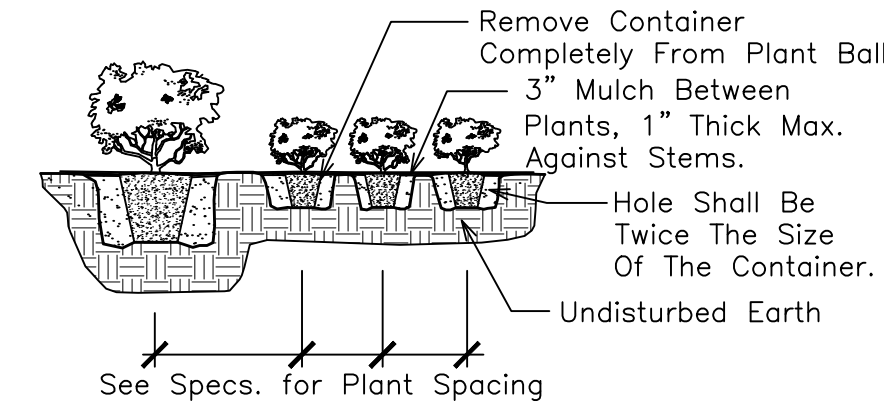
**TREE/PALM PLANTING DETAIL**

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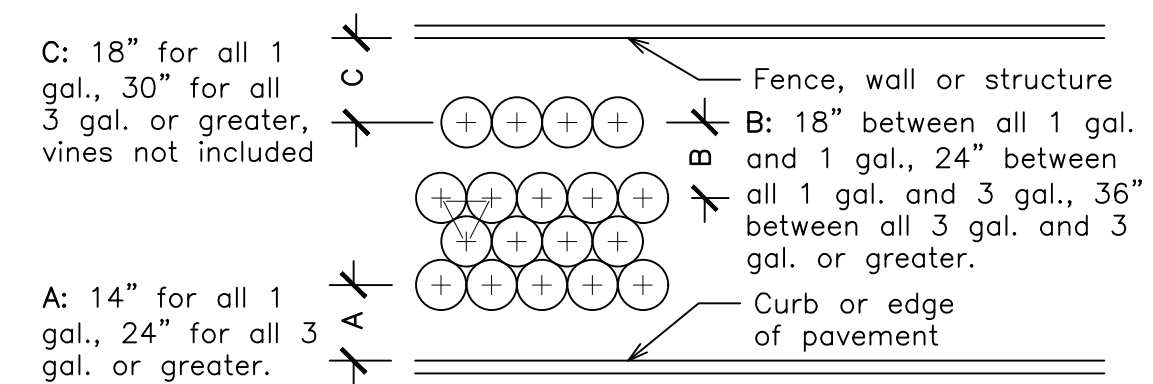
**ROYAL PALM BRACING DETAIL**

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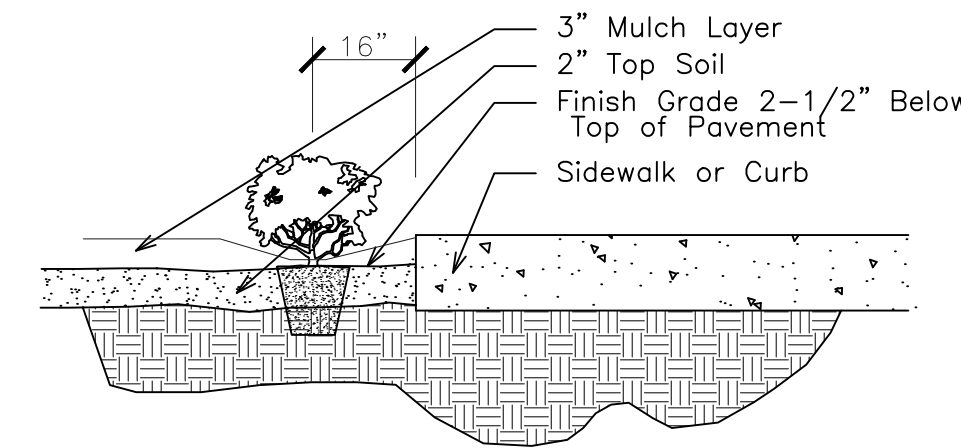
**SHRUB PLANTING DETAIL**

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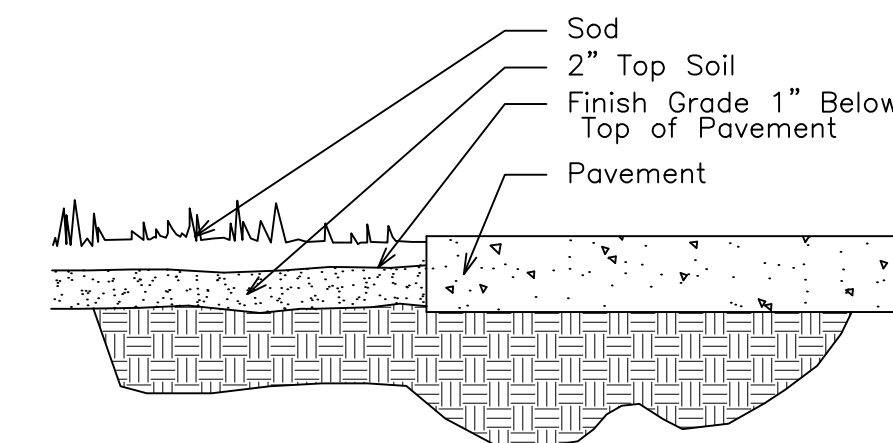
**TYPICAL SHRUB SPACING DETAIL**

NTS



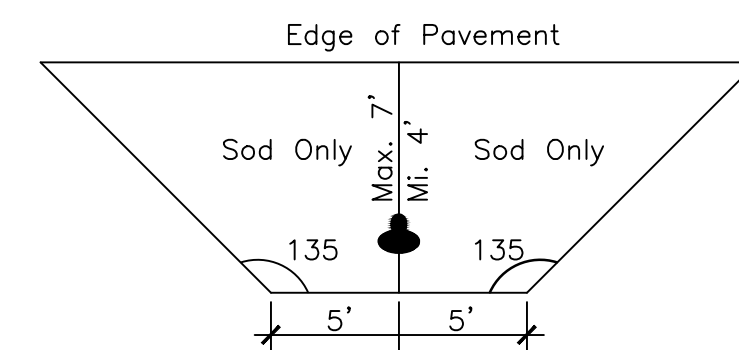
**SHRUB INSTALLATION DETAIL**

NTS



**SOD INSTALLATION DETAIL**

NTS



**FIRE HYDRANT CLEAR ZONE**

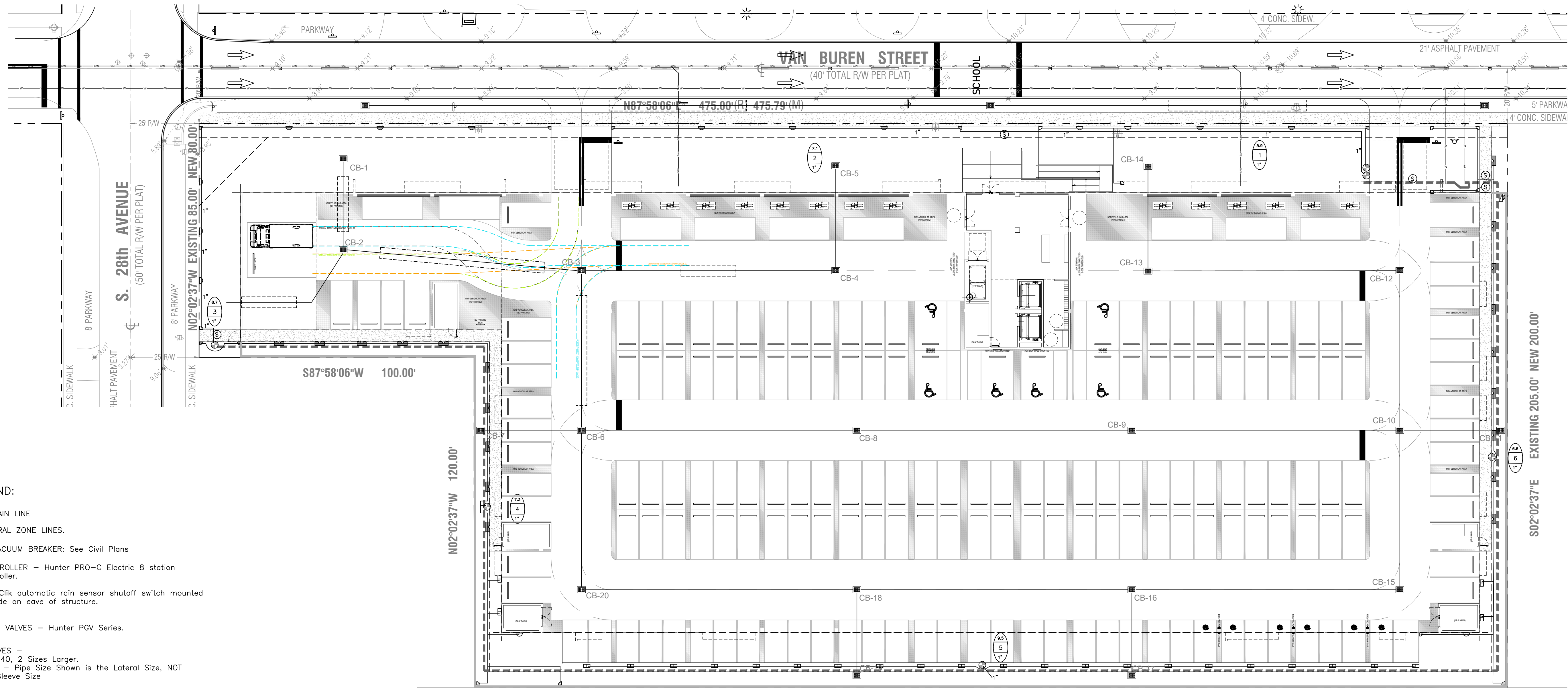
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**REVISIONS**



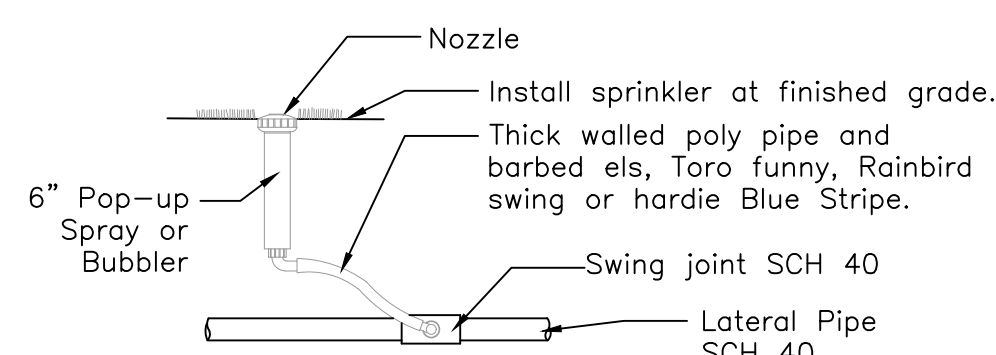

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CHECKED: TW  
DATE: 9-12-2023  
SCALE: As Shown

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*Check positive response codes before you dig!*



**IRRIGATION LEGEND:**

- 1" MAIN LINE
  - LATERAL ZONE LINES.
  - 1" VACUUM BREAKER: See Civil Plans
  - ▭ CONTROLLER - Hunter PRO-C Electric 8 station controller.
  - ★ Mini Klik automatic rain sensor shutoff switch mounted outside on eave of structure.
  - ZONE VALVES - Hunter PGV Series.
  - SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
  - 6" POP-UP SPRAY - Hunter MP Rotator Series: Nozzles as Required. NOTE - All of the below may not be used
- |        | MP3000 | MP2000 | MP1000 | MP800 |
|--------|--------|--------|--------|-------|
| 90 Q   | ○      | ○      | ○      | ○     |
| 120 T  | ○      | ○      | ○      | ○     |
| 180 H  | ○      | ○      | ○      | ○     |
| 240 TT | ○      | ○      | ○      | ○     |
| 270 TQ | ○      | ○      | ○      | ○     |
| 360 F  | ○      | ○      | ○      | ○     |
- 6" POP-UP STREAM BUBBLER - Hunter 5-CST-B 5'R.
  - ▭ RCS-515 5 x 15'
  - ▭ LCS-515 5 x 15'
  - ▭ SS-530 5 x 30'
  - ▭ ES-515 5 x 15'
- | 0.0 | GPM        |
|-----|------------|
| 1   | ZONE #     |
| 1"  | VALVE SIZE |



**6" Pop-up Spray / Bubbler Detail**

**IRRIGATION NOTES:**

**Piping:**  
 Main Lines: PVC SCH 40 Solvent Weld.  
 Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.  
 Min. pipe is 3/4 in.  
 All end of the line and unmarked pipe = 3/4 in. (min.).  
 Sleeves and suction Line: PVC SCH 40.

**Fittings:** SCH 40 PVC

**Fabrication:** To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

**Depth of Lines:** Main Line and wiring = 18 in. depth, min.  
 Sleeving under pavement = 24 in. depth, min.  
 Suction Line = 24 in. depth, nominal.  
 Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.

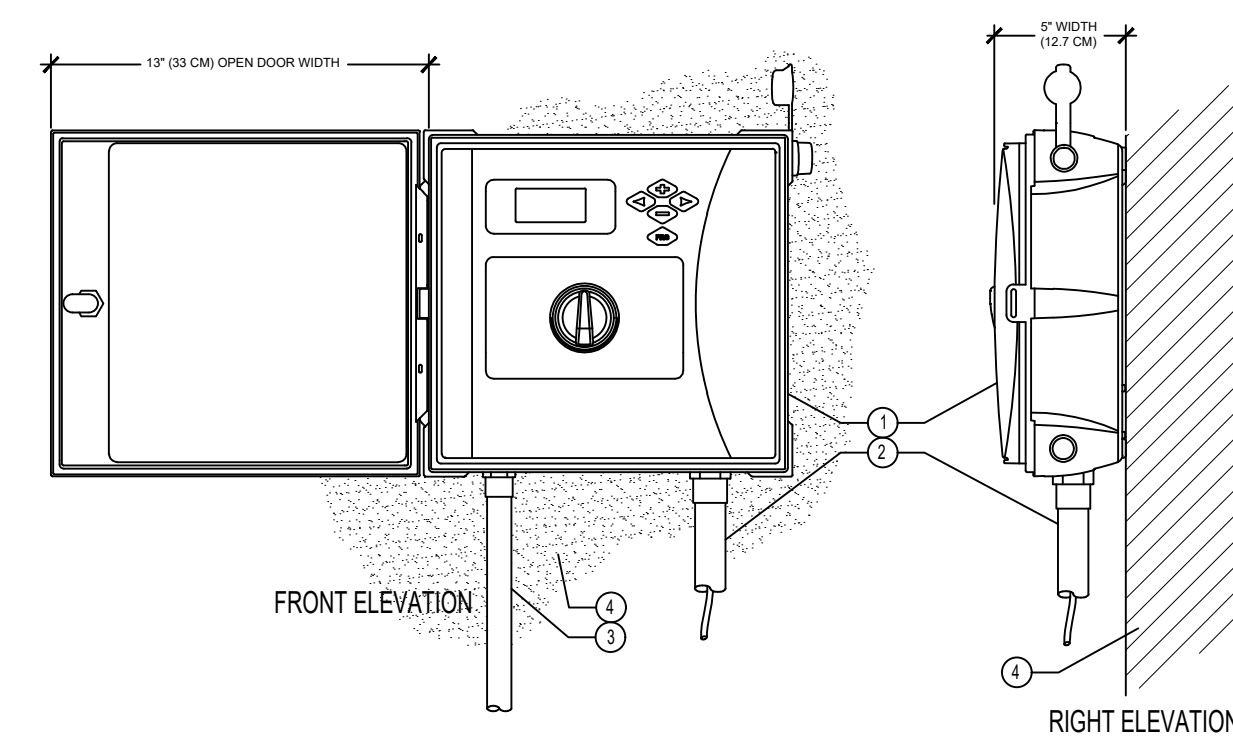
**Control Wires:** AWG 14 for all hot wires and AWG 12 for common.  
 Solid copper type UF UL listed for direct burial.  
 Run wires under main.  
 Run spares, two min.  
 Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.  
 Common shall be white, hot shall be red or color coded  
 Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.

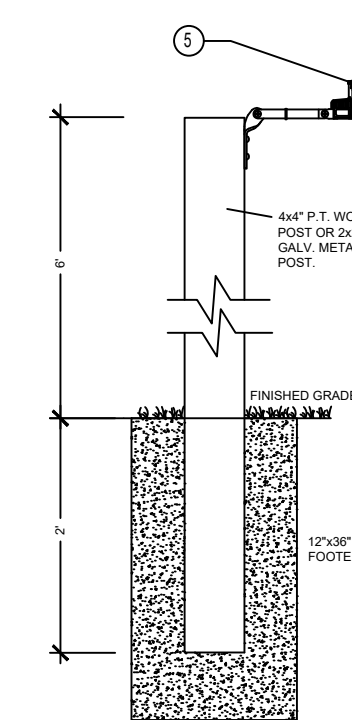


**IRRIGATION CONTROLLER and RAIN CLIK SENSOR**

**LEGEND:**

- ① IRRIGATION CONTROLLER
- ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J BOX INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
- ⑤ WIRELESS RAIN SENSOR

NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDING 110 VAC POWER SOURCE



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 ASSOCIATE, CERTIFIED ARBORIST  
 tcwhite@bellsouth.net  
 954-253-2265

**REVISIONS**

NO.	DESCRIPTION

**2750 Van Buren Street Apartments**

2750 Van Buren Street  
 Hollywood, Florida 33020



DRAWN: TW  
 CHECKED: TW  
 DATE: 9-12-2023  
 SCALE: 1"=20'

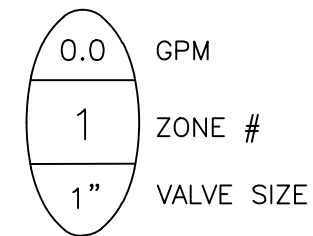
Sheet No. IR-1  
 Sheet 1 Of 2

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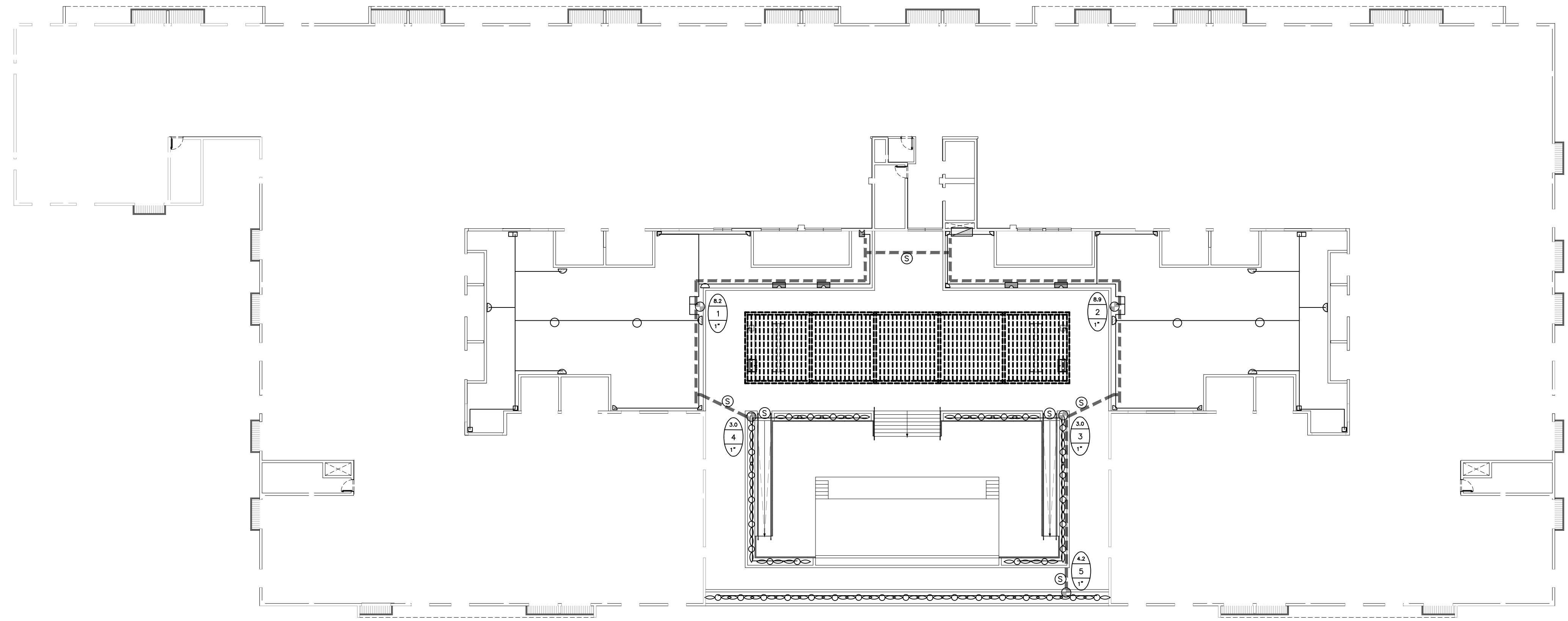
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  - Ⓢ SLEEVES - Sch. 40, 2 Sizes Larger. NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size
  - 6" POP-UP SPRAY - Hunter MP Rotator Series: Nozzles as Required. NOTE - All of the below may not be used
- |        | MP3000<br>22-30'<br>Radius | MP2000<br>13-21'<br>Radius | MP1000<br>8-15'<br>Radius | MP800<br>6-12'<br>Radius |
|--------|----------------------------|----------------------------|---------------------------|--------------------------|
| 90 Q   | ⊙                          | ⊙                          | ⊙                         | ⊙                        |
| 120 T  | ⊙                          | ⊙                          | ⊙                         | ⊙                        |
| 180 H  | ⊙                          | ⊙                          | ⊙                         | ⊙                        |
| 240 TT | ⊙                          | ⊙                          | ⊙                         | ⊙                        |
| 270 TQ | ⊙                          | ⊙                          | ⊙                         | ⊙                        |
| 360 F  | ⊙                          | ⊙                          | ⊙                         | ⊙                        |
- ⊕ 6" POP-UP STREAM BUBBLER - Hunter 5-CST-8 5'R.
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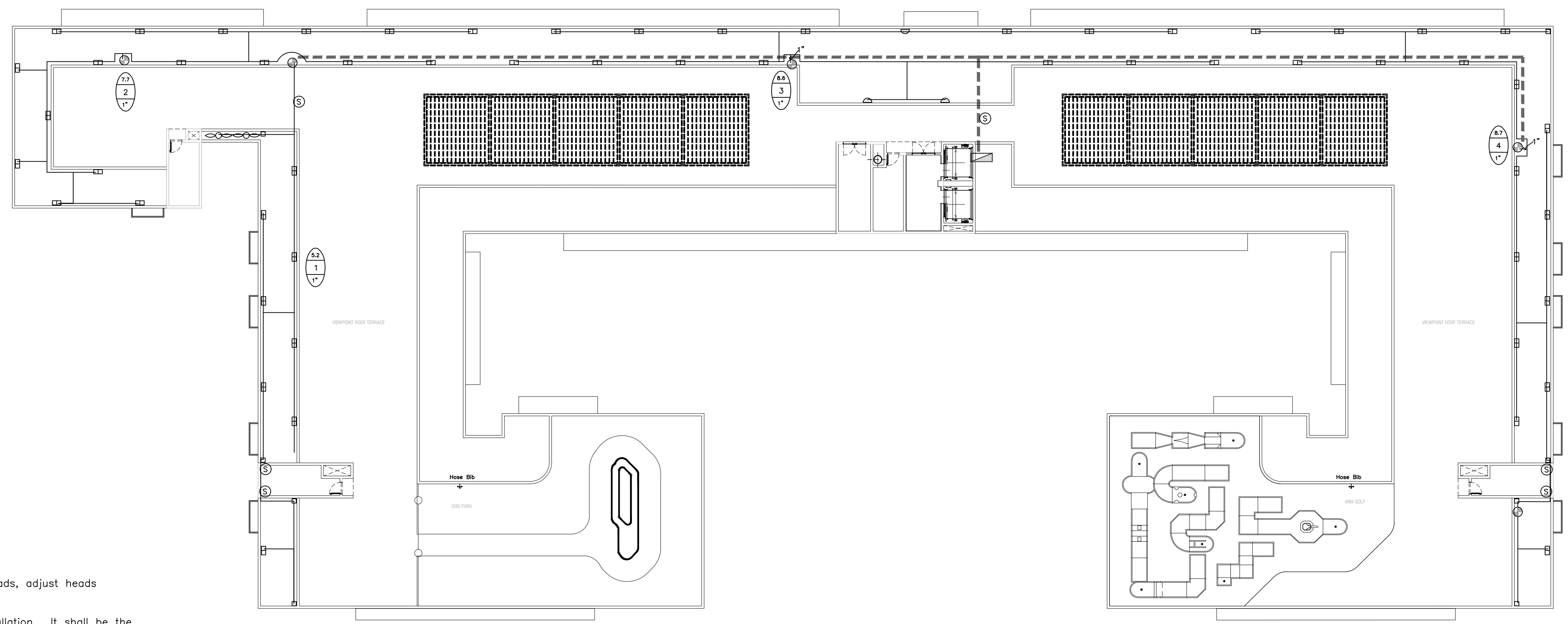


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- Contractor shall verify all underground utilities prior to commencement of work.



**2nd FLOOR - POOL AREA PLAN**



**ROOF TOP PLAN**

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 LANDSCAPE ARCHITECT, LEED GREEN  
 ASSOCIATE, CERTIFIED ARBORIST  
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**REVISIONS**

NO.	DESCRIPTION

Irrigation Permit Plan  
**2750 Van Buren Street Apartments**  
 2750 Van Buren Street  
 Hollywood, Florida 33020



DRAWN: TW  
 CHECKED: TW  
 DATE: 9-27-2024  
 SCALE: 1"=20'

Sheet No.  
**IR-2**  
 Sheet 2 Of 2

**Sunshine811**

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