PLANNING DIVISION



2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 File No. (internal use only):

GENERAL APPLICATION



Tel: (954) 921-3471 Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website

http://www.hollywoodfl.org/DocumentCenter/Home/View/21



	APPLICATION TYPE (CHECK ONE):
	☐ Technical Advisory Committee ☐ Historic Preservation Board
	☐ City Commission ☐ City Commission ☐ City Commission ☐ City Commission ☐ City Commission
	Date of Application: 12/6/2022
	Location Address: 308 Balboa St. Hollywood, FL, 33019
	Lot(s): 25 Block(s): 198 Subdivision: 4-20 B
	Folio Number(s): 5142 01 02 7520
	Zoning Classification: NBDD-DZ Land Use Classification: MHRES-MHRES
	Lot(s): 25 Block(s): 198 Subdivision: 4-20 B Folio Number(s): 5142 01 02 7520 Zoning Classification: NBDD-DZ Land Use Classification: MHRES-MHRES Existing Property Use: Single Family Sq Ft/Number of Units: 3248 sqft / 1 unit
	Is the request the result of a violation notice? () Yes (X) 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 Number(s) and Resolution(s):
	☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board ☐ City Commission ☐ Planning and Development
	Explanation of Request: 4 variances: 1)reduce parking, 5 to 4 spaces, 2)reduce front setback 25' to 20 3)reduce rear setback 15' to 12' and 4)request elevator over run bulkhead height
	Number of units/rooms: 1 unit / 3 rooms Sq Ft: 3248 sqft Value of Improvement: \$700,000.00 Estimated Date of Completion: March 2024 Will Project be Phased? () Yes (X)No If Phased, Estimated Completion of Each Phase
	Name of Commut Broad Community and Community
distributed	Name of Current Property Owner: Daniel Levy 1180 S BEVERLY DRIVE SUITE 301 LOS ANGELES CA 90035
-	Address of Property Owner: 1180 S BEVERLY DRIVE SUITE 301 LOS ANGELES CA 90035 Telephone: 310-717-000 Fax: Email Address: ddlevy@live.com
ı	Name of Consultant/Representative/Topant (circle and). Martin Litman
	Address: 20900 NE 30th Ave #1001 Aventura, FL, 33180 Telephone: 305-401-2223
ı	Fax: Email Address: martinl@tomadesigngroup.com
ı	Date of Purchase: 12-16-2021 Is there an option to purchase the Property? Yes () No (X)
	If Yes, Attach Copy of the Contract.
	List Anyone Else Who Should Receive Notice of the Hearing:
	Address:
	Email Address:

PLANNING DIVISION



2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 File No. (internal use only):

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:	Date:	12-6-22
PRINT NAME:Daniel Levy	Date:	12-6-22
Signature of Consultant/Representative:	Date:	12-6-22
PRINT NAME: Martin Litman	Date:	12-6-22
N/A Signature of Tenant:	Date:	***************************************
PRINT NAME:	Date:_	<u> </u>
Current Owner Power of Attorney		
I am the current owner of the described real property and that I am aware to my property, which is hereby relative to all matters concerning this application.	of the nature and effe nade by me or I am FEBRUABY	ect the request for hereby authorizing(Board and/or
Sworn to and subscribed before me	DY	
SEE ATTACHED	Signature of Current C	
Notary Public State of Florida	Print Name	
My Commission Expires:(Check One)Personally known to me; OR	Produced Identification	

CALIFORNIA JURAT WITH AFFIANT STAT	GOVERNMENT CODE § 82
See Attached Document (Notary to cross our See Statement Below (Lines 1–6 to be comp	t lines 1-6 below)
3	
Signature of Document Signer No. 1	Signature of Document Signer No. 2 (if any)
A notary public or other officer completing this certidocument to which this certificate is attached, and no	ificate verifies only the identity of the individual who signed the of the truthfulness, accuracy, or validity of that document.
S. GONSALVES COMM. # 2298412 NOTARY PUBLIC *CALIFORNIA LOS ANGELES COUNTY COmm. Exp. JULY 23, 2023	Subscribed and sworn to (or affirmed) before ron this Sthomatory day of DECEMBER, 2022 by Date Month Year (1) DANIEL LETY (and (2) Name(s) of Signer(s) proved to me on the basis of satisfactory evidence to be the person(s) who appeared before meaning the Signature of Notary Public
Seal Place Notary Seal Above	
Though this section is optional, completing th	PTIONAL is information can deter alteration of the document or his form to an unintended document.
Title or Type of Document:	Document Date:
Number of Pages: Signer(s) Other Than N	
©2014 National Notary Association • www.NationalNo	otary.org • 1-800-US NOTARY (1-800-876-6827) Item #591

ACTION TITLE COMPANY

Ownership and Encumbrance Report

This is to certify this company has caused to be made a search of the Public Records of file in the Office of the Clerk of the Circuit Court of **BROWARD** County, Florida, as provided by title computers available to the company, from the time of the prior title policy tendered in this transaction and said search reveals the following:

1. The last deed of record purports to vest title in:

DANIEL LEVY AND STEPHANIE LEVY, HUSBAND AND WIFE

2. The legal description of the land covered by this report is:

LOT 25, BLOCK 198, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this report appear of record:

NONE

- 4. Taxes:
 - a) Folio Number: 514201-02-7520
 - b) Taxes are paid for the year 2022 in the amount of \$14,305.77, gross amount is \$14,901.84.

This report is prepared for informational purposes and the responsibility hereunder is limited to the party for whom it is compiled. Acceptance of this report shall evidence agreement with the undersigned that NO TITLE INSURANCE IS TO BE ISSUED THEREON, and that in consideration of the limited charges therefore, the liability of the undersigned for any negligence, errors or omissions with respect to the content hereof is limited to the amount charged. This report undertakes only to show the records and does not attempt to pass opinion upon the validity of title shown.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE OR PREPARATION FOR LITIGATION.

Dated December 5, 2022.

ACTION TITLE COMPANY 2699 STIRLING ROAD, SUITE C-204 FT. LAUDERDALE, FL 33312 (954) 962-3138

By:

Stephen Straley
Authorized Officer or Agent



December 12th, 2022

Via Electronic Mail

City of Hollywood
Division of Planning and Urban Design
Department of Development Services

RE: LEVY Residence – 308 Balboa Dr. – Hollywood, FL, 33019 Criteria Statement Letter

VARIANCE 1 -TO WAIVE 5 FEET OF THE REQUIRED 25 FEET FRONT YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density greater than this application and closer to the Surf Road. Most of the surrounding homes have (2) two and (3) three stories like this application. All recent homes built in this area have successfully achieved the same or greater front setback variances. The existing adjacent homes to the West and South are much closer to road than the proposed 20'-0" setback for this application, at least at 20'-0".

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application.



CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 20'-0" front setback is compatible with the recently completed house in the immediate area as well as adjacent. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or at least equal.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The primary purpose for this request is to create a dynamic, sculpted massing with well-proportioned interior spaces that is compatible with the surrounding homes. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or equal.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 2: TO WAIVE 3 FEET OF THE REQUIRED 15 FEET REAR YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. In this case the rear façade faces south. Many of the surrounding buildings have a density far greater than this application with much less buffering / open space. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood. The majority of the rear façade is setback due to the intent to "sculpt" the rear f façade while meeting all program/ functional needs of this façade.



CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The proposed design is compatible with the surrounding land uses but in fact, provides more open space more than most of the new surrounding buildings. The proposed 12'-0" rear setback aligns with the other existing houses in the neighborhood.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

VARIANCE 3: -TO INCREASE THE HEIGHT OF ALLOWABLE PROJECTIONS FOR THE PARTIALLY COVERED DECK AND THE ELEVATOR BULKHEAD FROM THE MAXIMUM 25% TO ALLOW A MAXIMUM PROJECTION OF 29%.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

While the height of the proposed home meets the maximum height of 33 feet at the roof, the elevator bulkhead extends more that beyond the flat portion of the roof. The intent of this regulation is to allow for mechanical equipment (such as elevators bulkheads) to extend 25%



above the maximum height with this zoning district. The applicant has requested a variance from this regulation to allow the elevator bulkhead on the roof.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis:

The height variance is necessary to complete the function of the elevator while proposing a dynamic design compatible with overall massing of the recently completed homes in this area of North Beach Development District with very similar elevator bulkheads. As these are found in numerous homes in this area, the variance will not be detrimental to the community and instead offers a more complete, compatible design to this area.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The proposed design is consistent with the goals, objectives and policies of the adopted comprehensive plan as identified in numerous other similar 3 story buildings in this area that have similar elevator bulkheads already approved in other variances in the past.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed. Analysis:

The requested variance is the minimum amount needed to allow for the elevator to function and provide access to the roof, specially noting this is a 3 story home. Maintaining a proportionate roof design complies with a number of similar 3 story buildings with roof deck and elevator bulkheads including across the street and in this immediate area of North Beach Development District.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A



20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180

T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

VARIANCE 4 - TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 5 TO 4.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The project still provides 4 spaces and the reduction of 1 space does not affect the stability and appearance of the city.

CRITERIA 2

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Analysis: This reduction is common in numerous projects in this area, the variance will not be detrimental to the community.

CRITERIA 3

That the requested Variance is consistent with and in furthermore of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the city.

Analysis:

The proposed reduction from 5 to 4 spaces is consistent with the goals, objectives, and policies of the adopted comprehensive plan for this area of Hollywood.

CRITERIA 4

That the need for requested Variance is not economically based or self-imposed.

Analysis:

The requested variance is not economically based or self-imposed.

CRITERIA 5

That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis:

N/A

Thank you for your consideration and we look forward to answering any questions or requests for additional information.

Sincerely,

Martin Litman - Toma Design Group Inc.

toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180 T.786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

PROPERTY ADDRESS: 308 Balboa St.

LEGAL DESCRIPTION

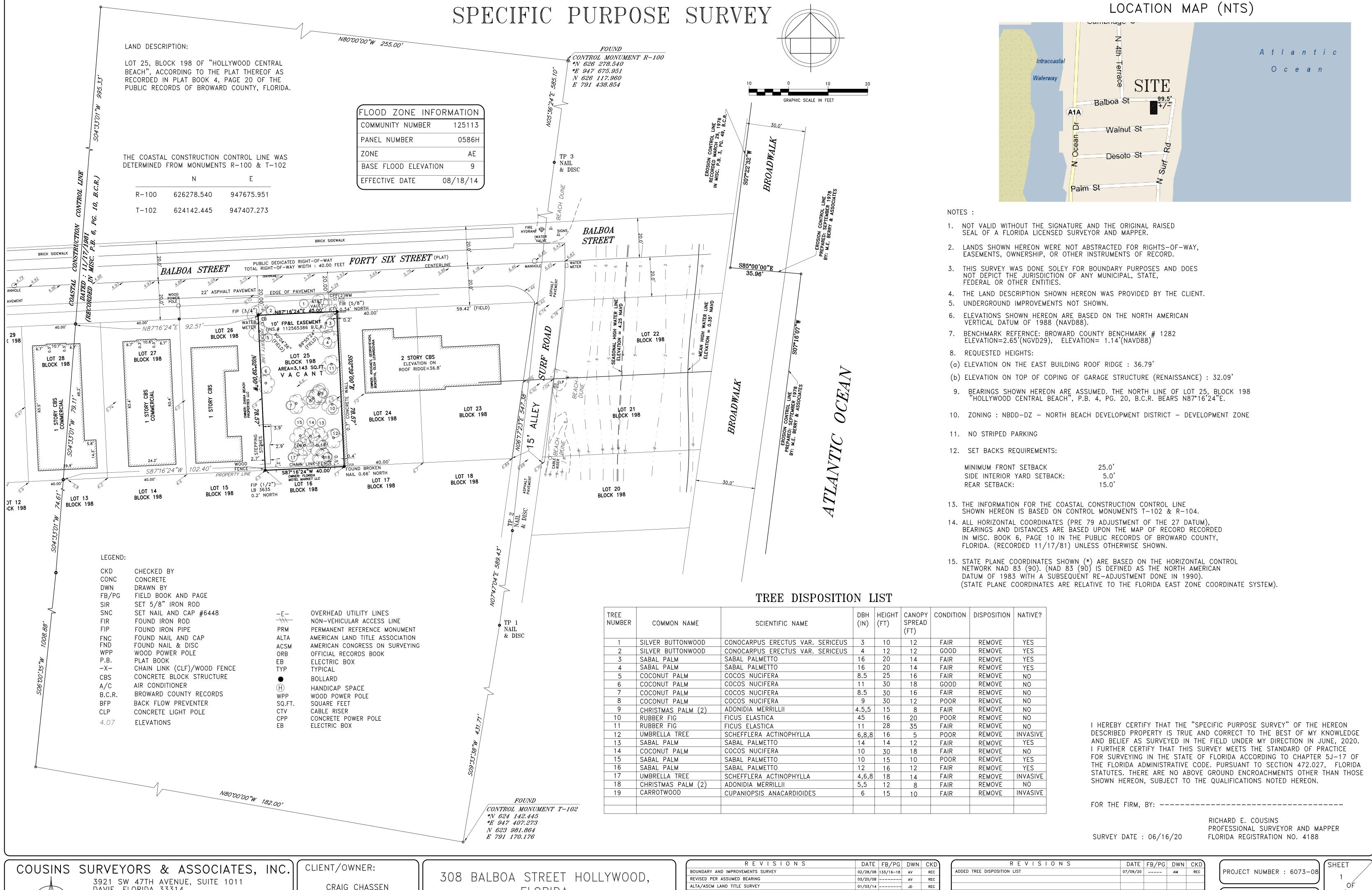
LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION

The design intent of this project is to develop a new (3) story home comparable in foot print, massing and height to the surrounding constructed homes in the immediate area of surf round and surroundings. However, we think this design is more sophisticated and has the intention of creating a residential private home type design as opposed to other examples of existing 3 story homes that convey an image of a multifamily building, that is why the design of this modern project does not have repetitive design intent on all stories of the 3-floor building, it is a play of volumes that has a sophistication not commonly seen in the area. Warm materials, modern design and an intention to search for Ocean views drive this projects aesthetic and functional design.

The total A/C square footage of the new house is 3,684 square feet split into (3) three floors with the roof to be utilized as a sun deck to take advantage of direct ocean views. The new house is located on a perpendicular street to the east surf road, where the front of this home is facing North. The design creates a dynamic structure for the neighborhood with well-proportioned interior spaces and allows for the maximum use of the property.





DEP COASTAL CONSTRUCTION SURVEY

UPDATE SURVEY

ADDED FP&L EASEMENT

04/10/14 | DATA/COLL | JD

06/26/20 SKETCH JD

06/16/20 SKETCH

FLORIDA

DAVIE, FLORIDA 33314

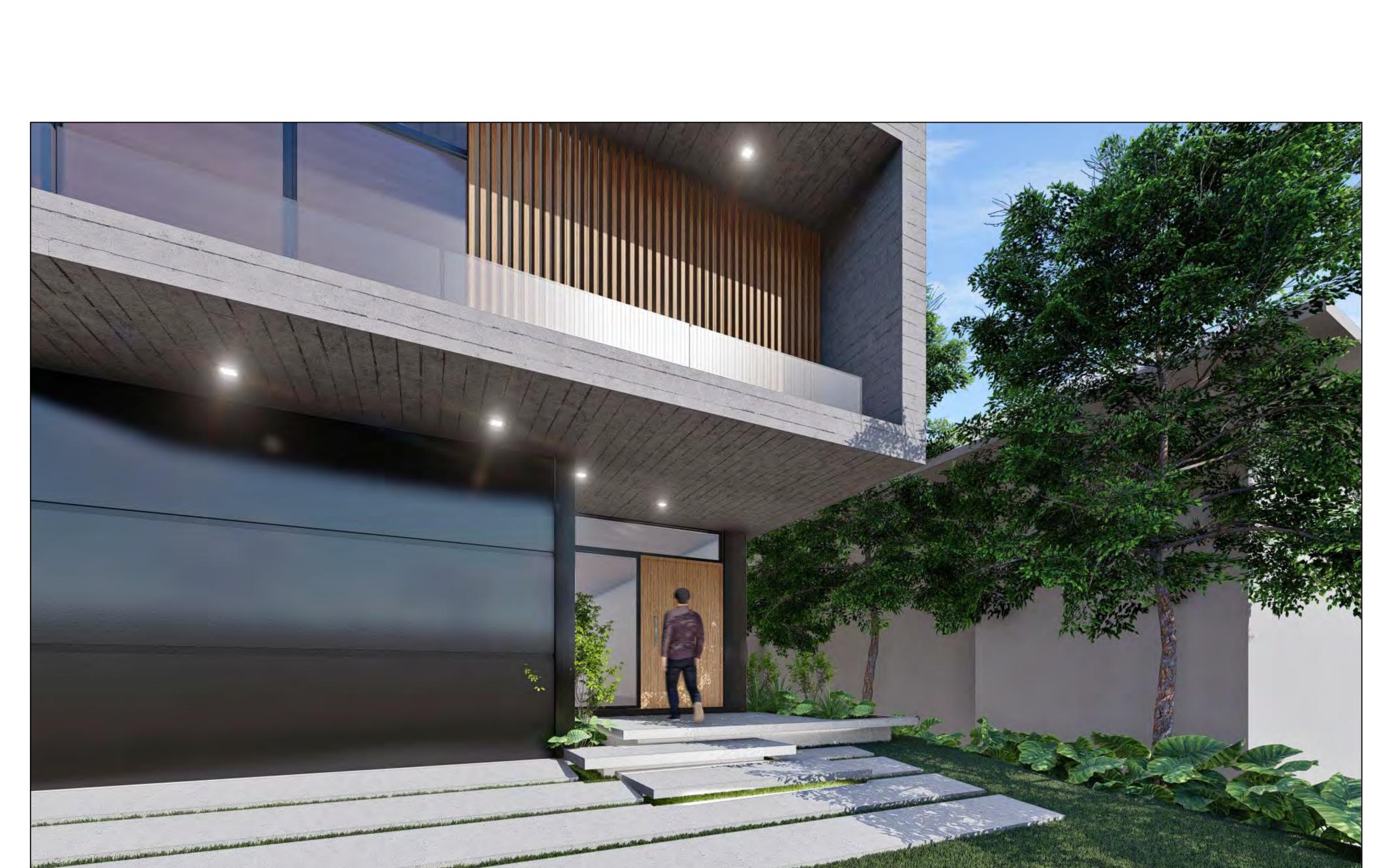
CERTIFICATE OF AUTHORIZATION : LB # 6448

PHONE (954) 689-7766 FAX (954) 689-7799

SCALE : 1" = 10'SHEETS

LEVY RESIDENCE

308 Balboa St Hollywood, FL, 33019 New Construction





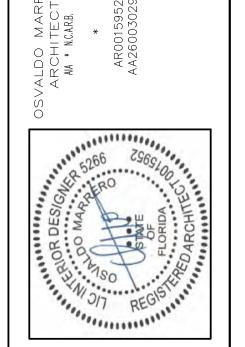






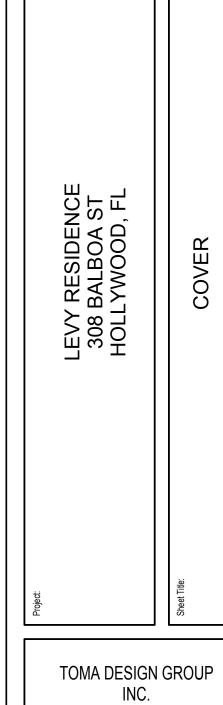
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SP-1.0 SP-1.1 SP-1.2 A-1.2 A-1.3 A-1.4 A-1.5 A-1.6 A-1.7 A-2.0 A-2.1 A-2.2	COVER PAGE AREAS, PERVIOUS & CONTEXT SITE PLAN CONTEXT SITE PLAN PROPOSED SITE PLAN PROPOSED FIRST AND 2ND FLOOR PROPOSED 3RD AND TERRACE FLOOR PLANS PROPOSED ROOF PLAN PROPOSED ELEVATIONS PROPOSED ELEVATIONS PROPOSED ELEVATIONS 3D PERSPECTIVE VIEWS 3D PERSPECTIVE VIEWS 3D STREET PROFILE & CONTEXT PHOTOS	C1 C2 C3	EROSION & SEDIMENT PLAN DETAILS CIVIL PLAN	L-01 L-02 L-03 L-04 IR-01 IR-02 IR-03	EXISTING TREE DISPOSITION LANDSCAPE PLAN LANDSCAPE IMAGES LANDSCAPE DETAILS GROUND FLOOR IRRIGATION TERRACE IRRIGATION IRRIGATION DETAILS

	Re	visions
No.	Date.	Description.
\triangle	01-12-20	23 DRB COMMENTS



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TO THE BEST OF MY KNOWLEDGE THE
PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE—SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES. CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2020)



Tel: (305) 401-2223 Fax: (305) 466-4077
20900 NE 30th Ave. #1001 13975 E. Palomino Drive
Aventura, FL, 33180 Southwest Ranches, Fl. 33330

Date 12/6/22

Drawn by M.T.

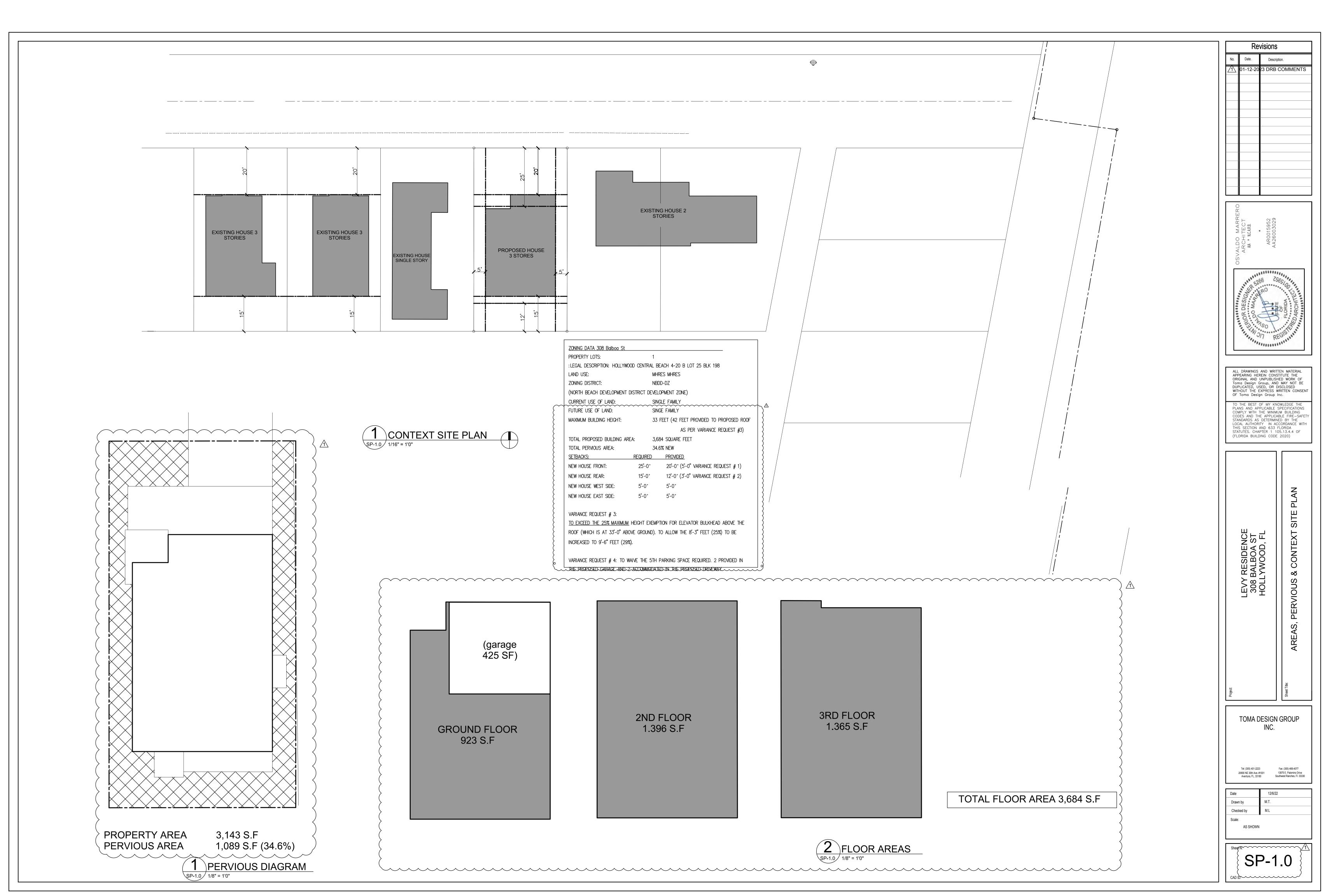
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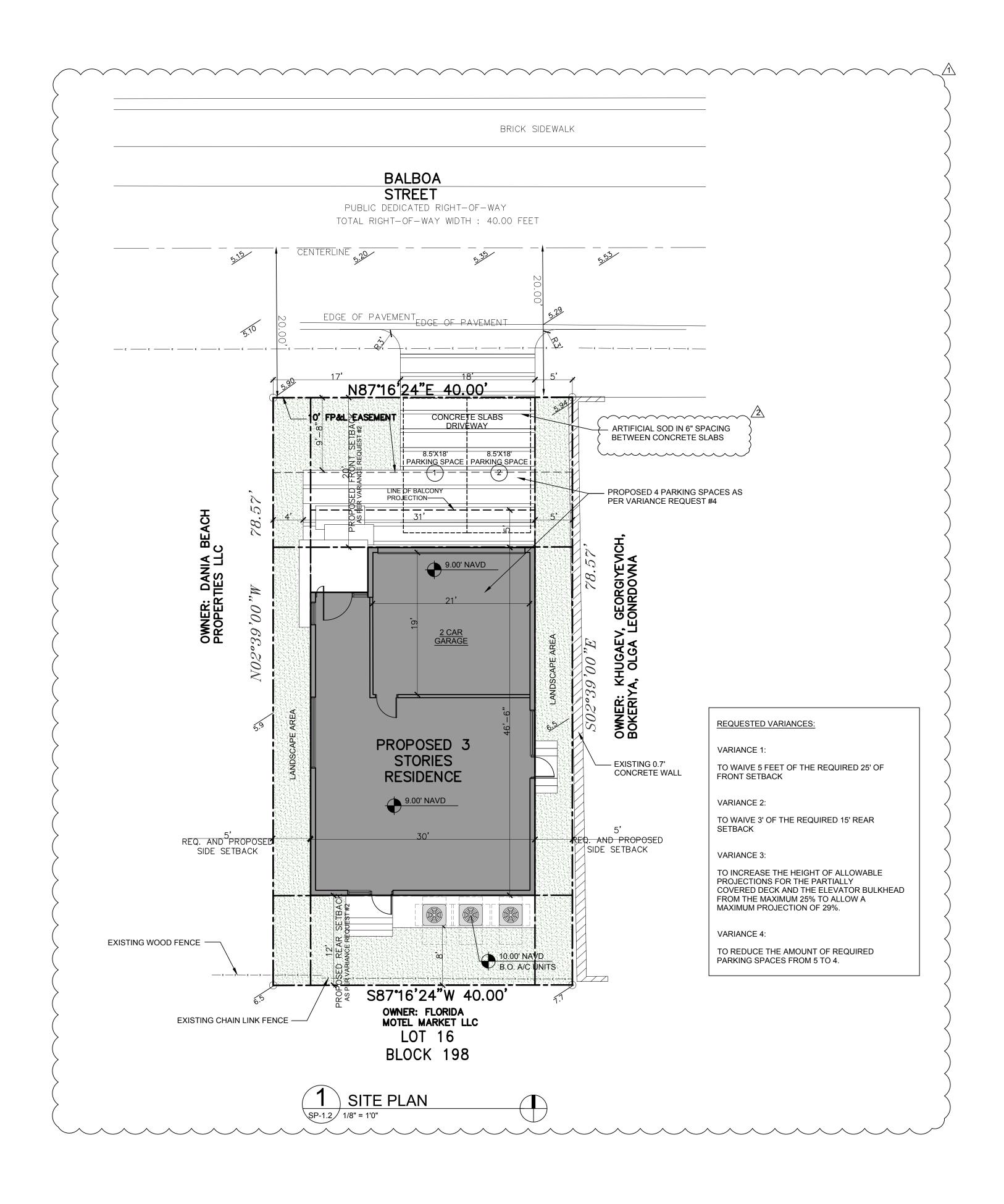
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COVER

P&D BOARD PACKAGE 12/5/2022

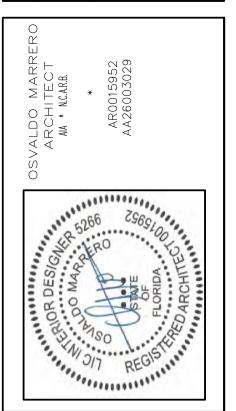




ZONING DATA 308 Balboa St PROPERTY LOTS: :LEGAL DESCRIPTION: HOLLYWOOD CENTRAL BEACH 4-20 B LOT 25 BLK 198 MHRES MHRES LAND USE: ZONING DISTRICT: NBDD-DZ (NORTH BEACH DEVELOPMENT DISTRICT DEVELOPMENT ZONE) CURRENT USE OF LAND: SINGLE FAMILY SINGE FAMILY FUTURE USE OF LAND: 33 FEET (42 FEET PROVIDED TO PROPOSED ROOF MAXIMUM BUILDING HEIGHT: AS PER VARIANCE REQUEST #3) 3,684 SQUARE FEET TOTAL PROPOSED BUILDING AREA: 34.6% NEW TOTAL PERMOUS AREA: PROVIDED SETBACKS: REQUIRED 20'-0" (5'-0" VARIANCE REQUEST # 1) NEW HOUSE FRONT: 12'-0" (3'-0" VARIANCE REQUEST # 2) NEW HOUSE REAR: NEW HOUSE WEST SIDE: NEW HOUSE EAST SIDE: VARIANCE REQUEST # 3: TO EXCEED THE 25% MAXIMUM HEIGHT EXEMPTION FOR ELEVATOR BULKHEAD ABOVE THE ROOF (WHICH IS AT 33'-0" ABOVE GROUND). TO ALLOW THE 8'-3" FEET (25%) TO BE INCREASED TO 9'-6" FEET (29%). VARIANCE REQUEST # 4: TO WAIVE THE 5TH PARKING SPACE REQUIRED. 2 PROVIDED IN

THE PROPOSED GARAGE AND 2 ACCOMMODATED IN THE PROPOSED DRIVEWAY.

Revisions				
No.	Date.	Description.		
<u>/1</u>	1-12-23	DRB COMMENTS		
<u>/2</u>	2-9-23	DRB COMMENTS		



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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

Project:

LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

Sheet Title:

PROPOSED SITE PLAN

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223 Fax: (305) 466-4077
20900 NE 30th Ave. #1001 13975 E. Palomino Drive
Aventura, FL, 33180 Southwest Ranches, Fl. 33330

Date 12/6/22

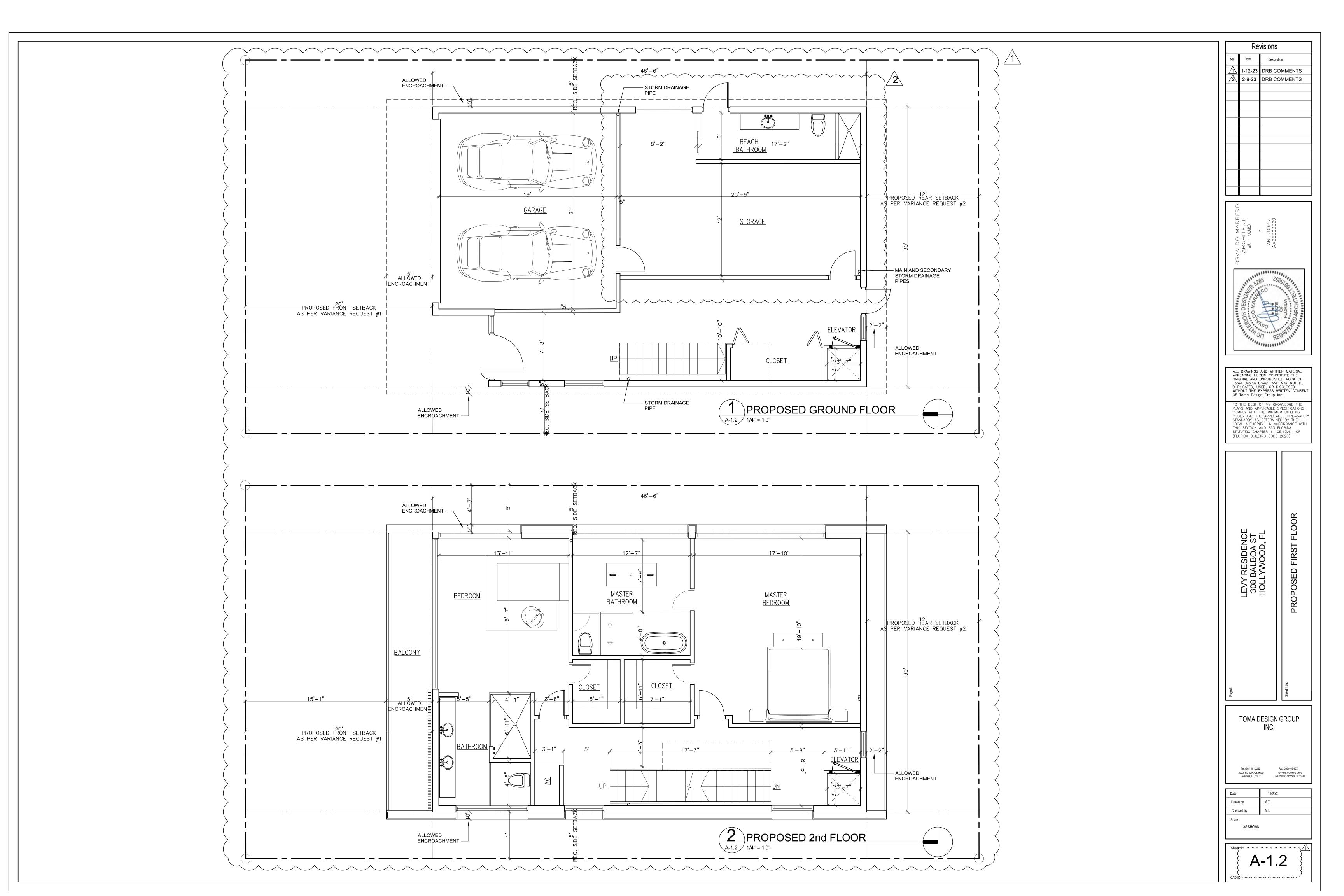
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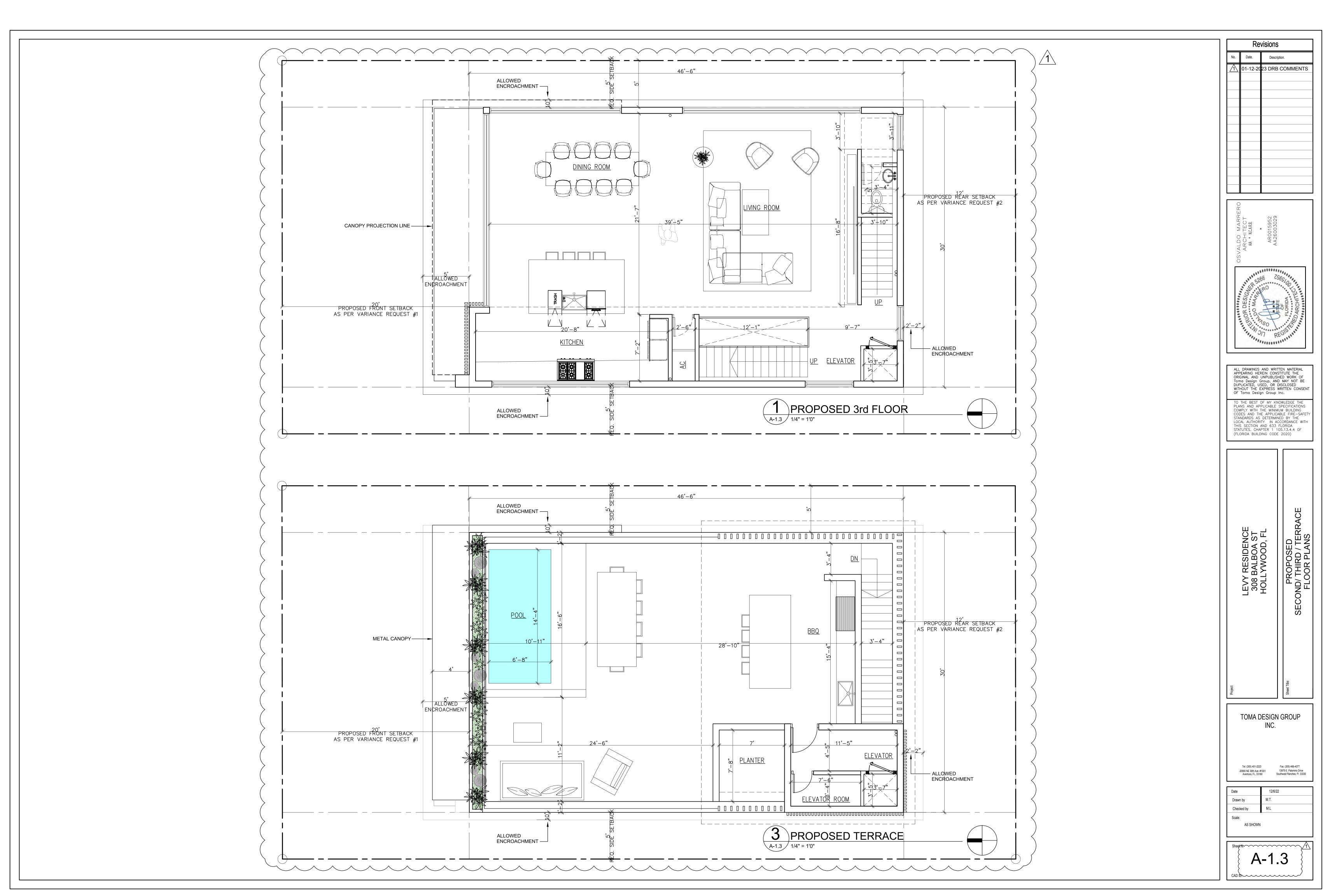
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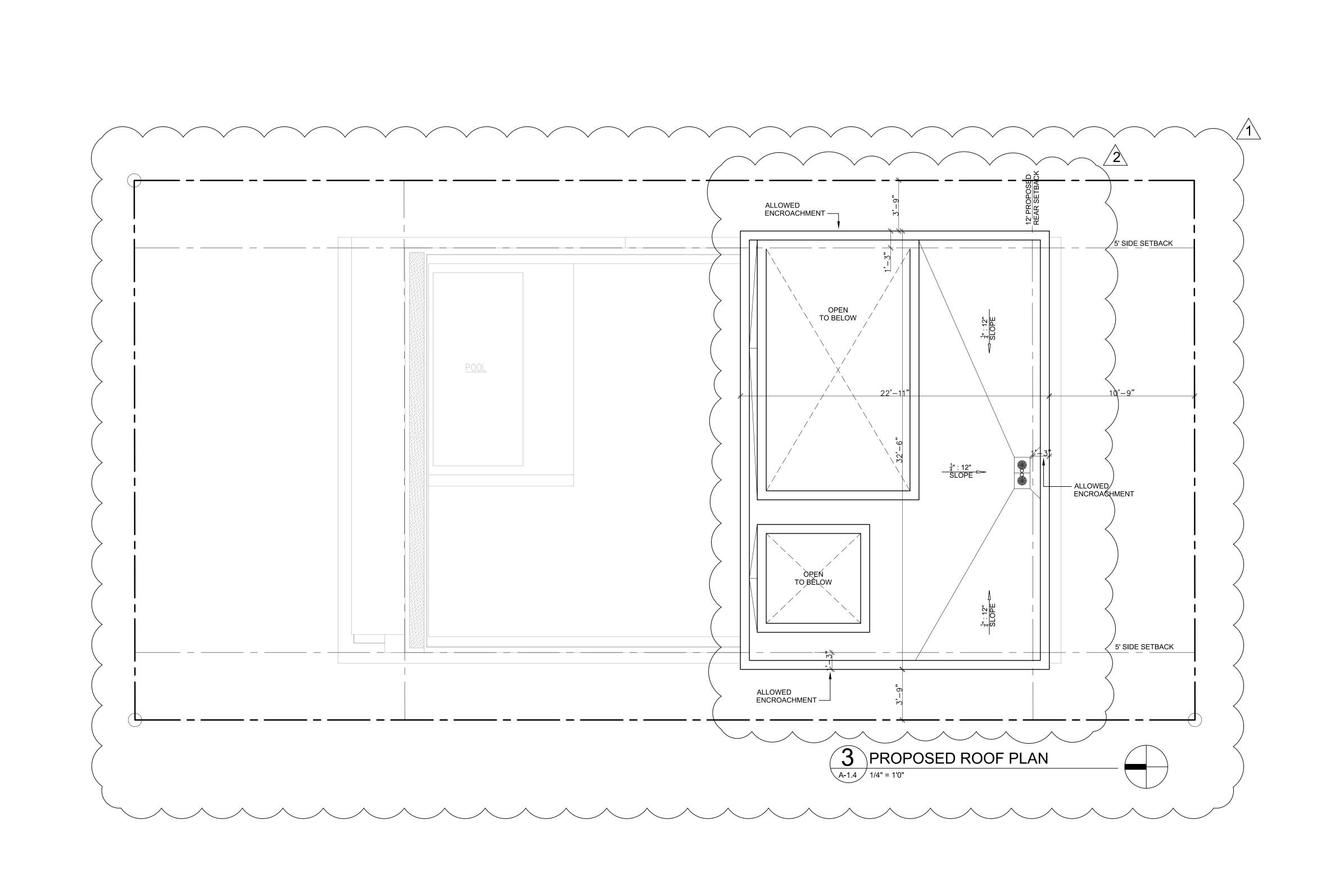
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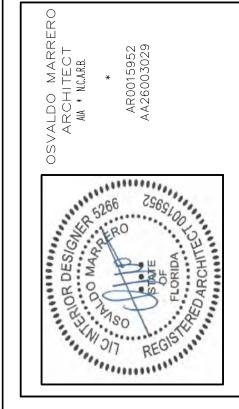
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	Re	visions	
No.	Date.	Description.	
1	1-12-23	DRB COMMENTS	
2	2-9-23	DRB COMMENTS	



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LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES. CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2020)

Shet Title:

Shet Title:

SECOND/ THIRD / TERRACE
FLOOR PLANS

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223 Fax: (305) 466-4077 13975 E. Palomino Drive Aventura, FL, 33180 Southwest Ranches, Fl. 33330

Date 12/6/22

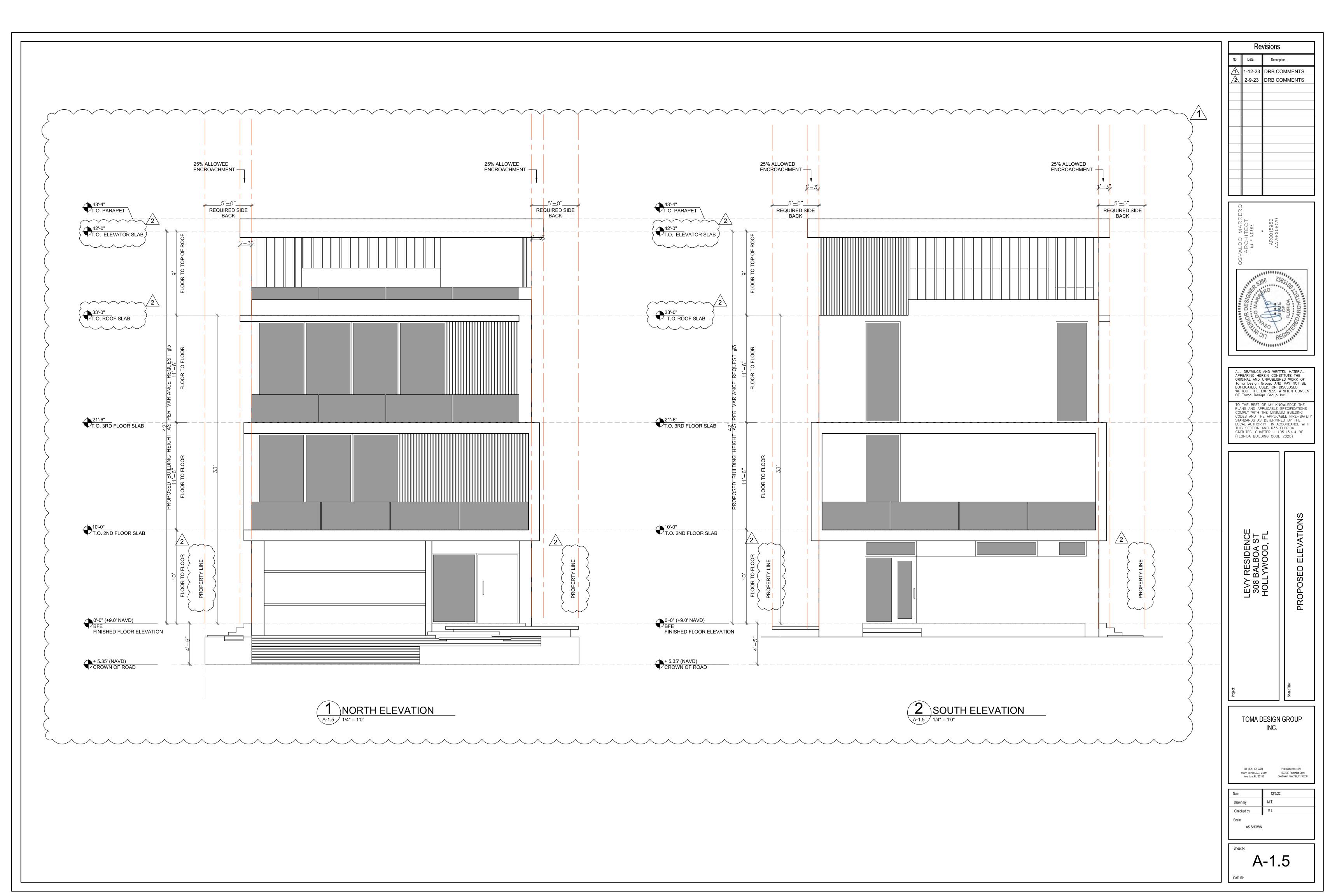
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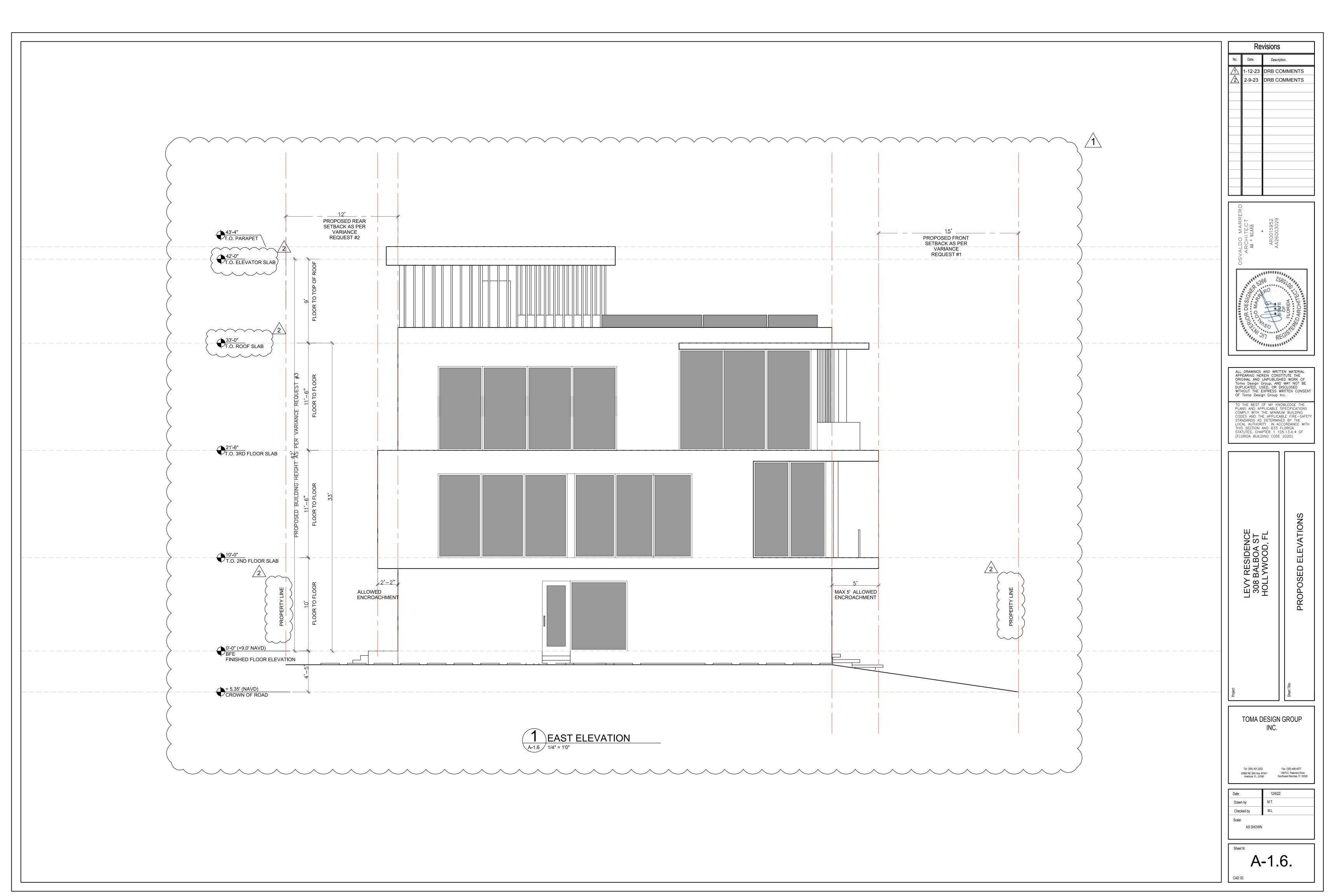
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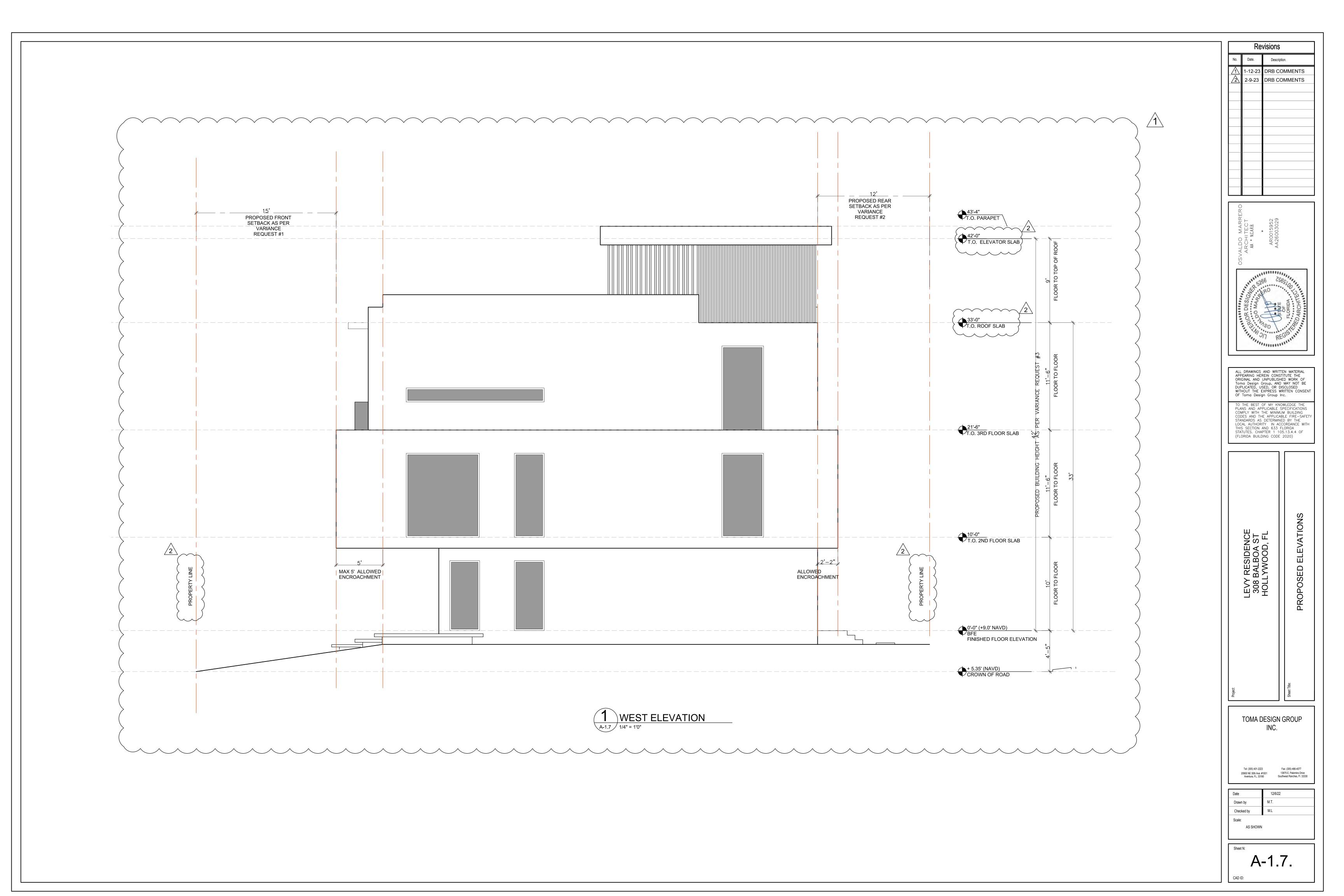
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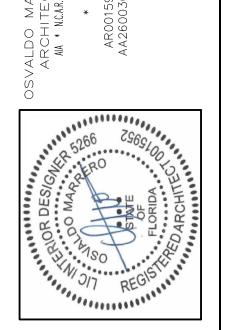








No.	Date.	Description.	



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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

LEVY RESIDENCE 308 BALBOA ST HOLLYWOOD, FL

Sheet Title:

TOMA DESIGN GROUP INC.

	Date	12/6/22
	Drawn by	M.T.
	Checked by	M.L
	Scale:	
	AS SHOWN	

Sheet N: **A-2.0**

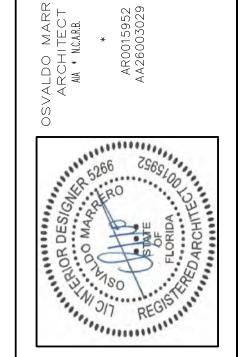








	Re	visions
No.	Date.	Description.
<u>/2\</u>	2-9-23	DRB COMMENTS



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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

LEVY RESIDENCE 308 BALBOA ST HOLLYWOOD, FL

Sheet Title:

TOMA DESIGN GROUP INC.

	Date	12/6/22
	Drawn by	M.T.
	Checked by	M.L
	Scale:	
	AS SHOWN	

Sheet N: **A-2.1**



STREET PROFILE



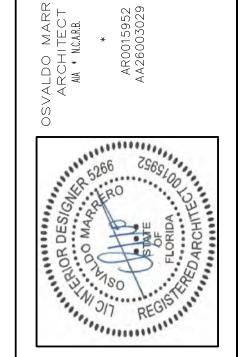


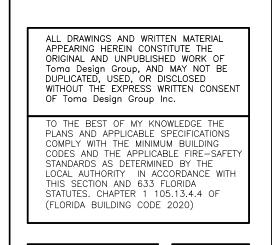






Revisions			
No.	Date.	Description.	
<u>/2\</u>	2-9-23	DRB COMMENTS	







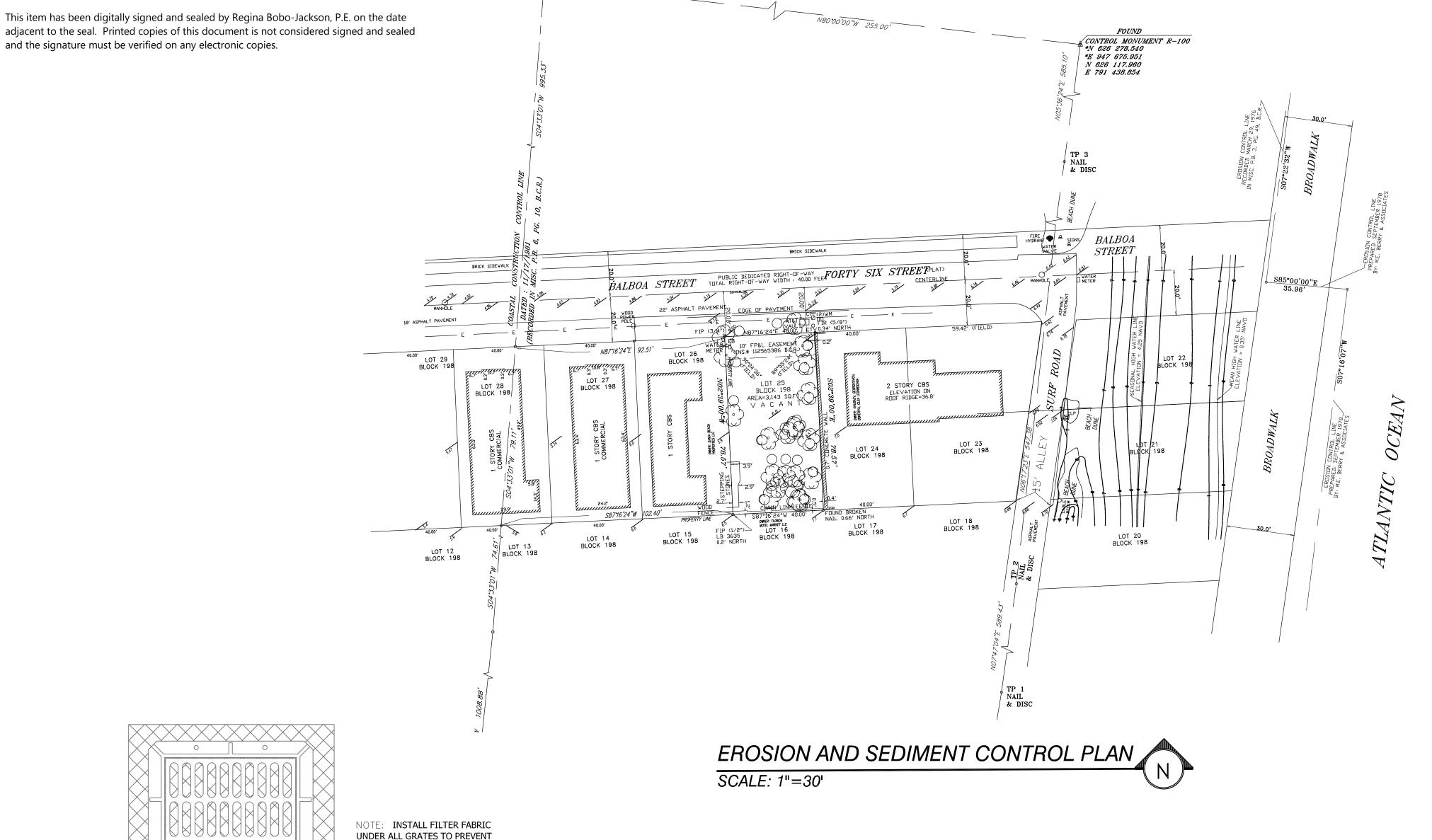
TOMA DESIG	
Tel: (305) 401-2223 20900 NE 30th Ave. #1001 Aventura, FL, 33180	Fax: (305) 466-4077 13975 E. Palomino Drive Southwest Ranches, Fl. 3333

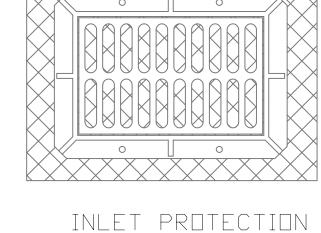
Date	12/6/22
Drawn by	M.T.
Checked by	M.L
Scale:	
AS SHOWN	

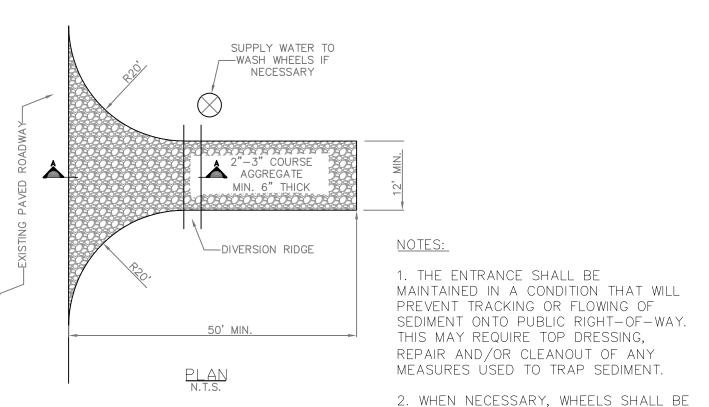
Sheet N: **A-2.2**

EROSION AND SEDIMENT CONTROL NOTES

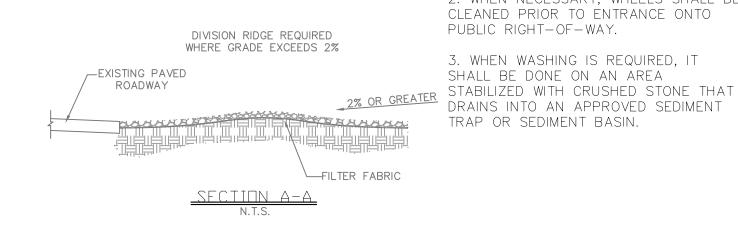
- 1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
- 2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).
- 3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THTS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
- 4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION. CORRECTION. CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
- 5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
- 6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
- 7. ADDITIONAL PROTECTION ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.
- 8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.
- 9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.
- 12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.
- 13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- 14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
- 15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.
- 16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
- 17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- 18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- 19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- 20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.



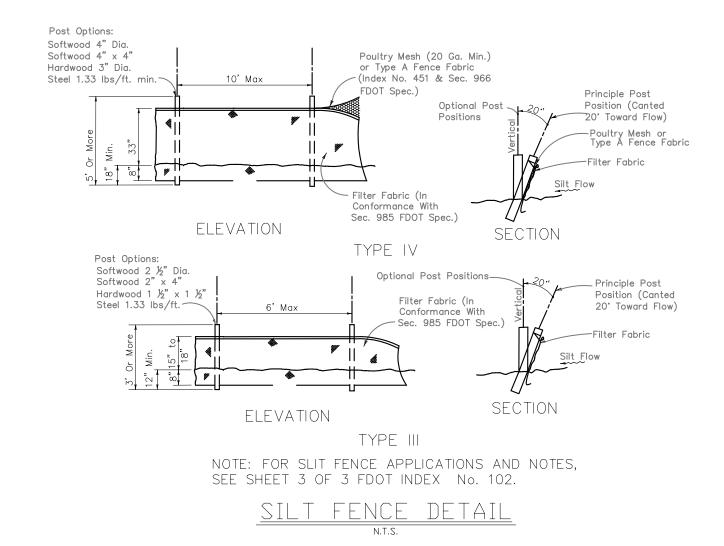


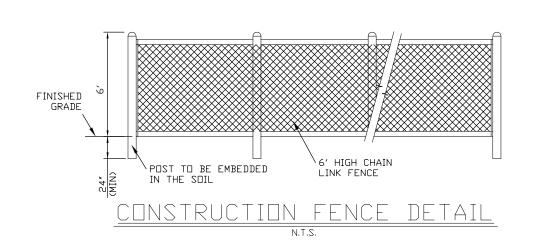


SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.

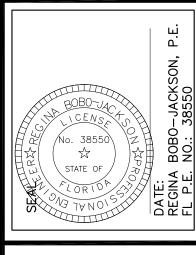


CONTRUCTION ENTRANCE

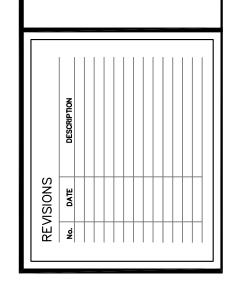


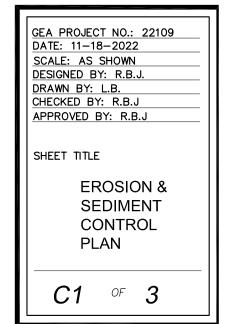


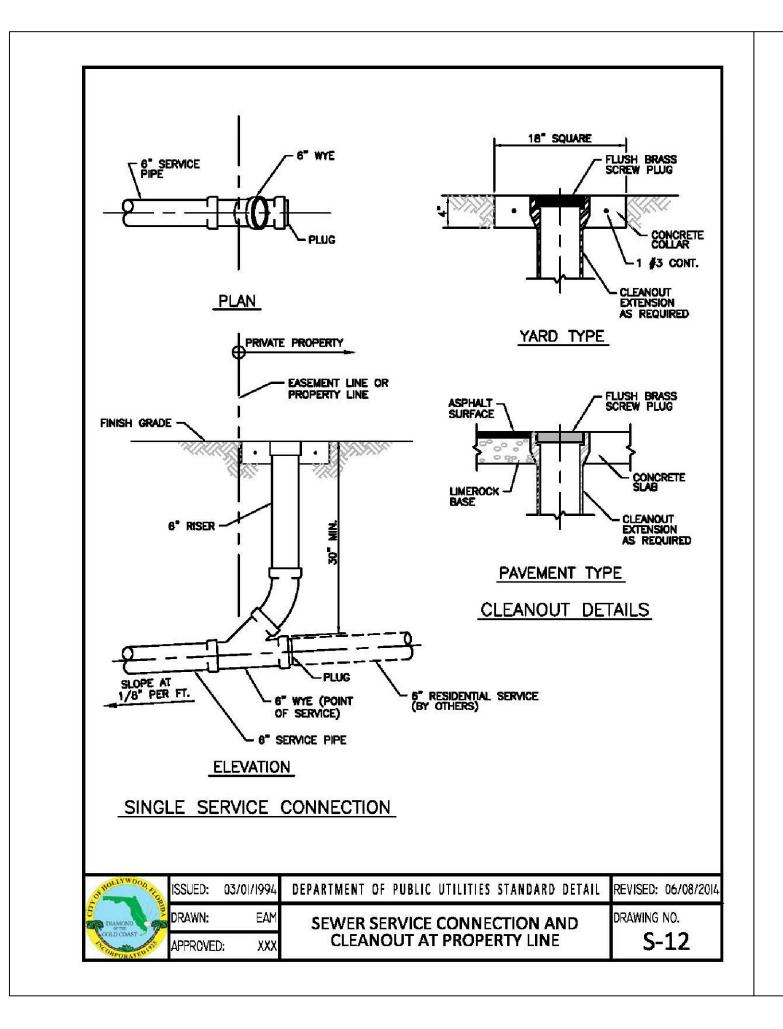


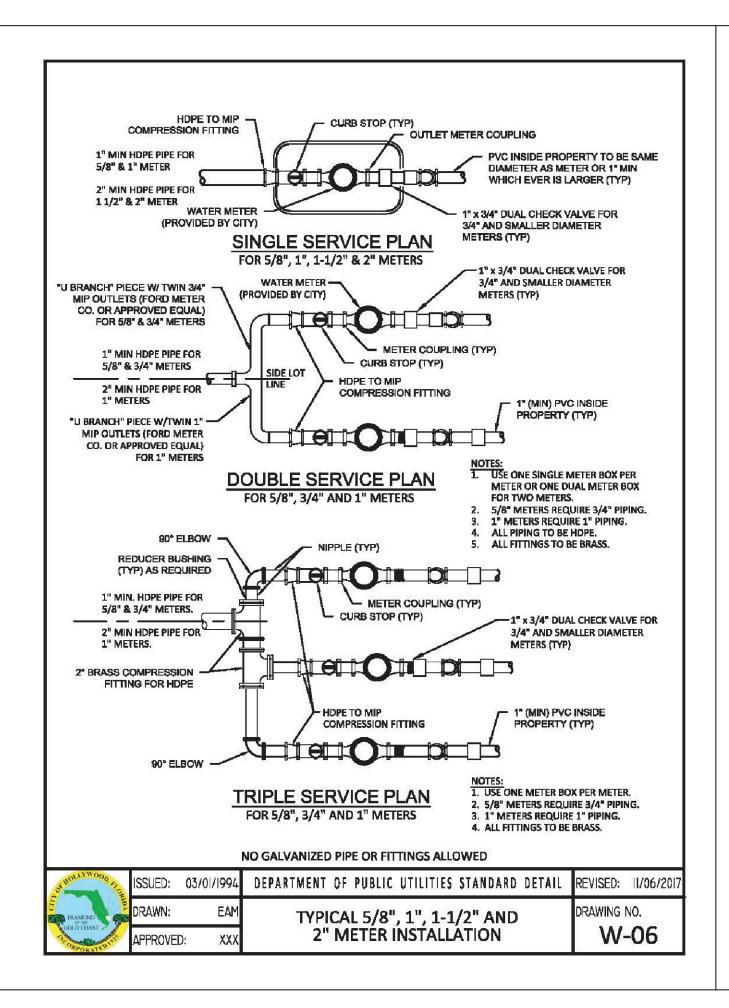


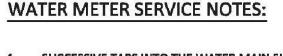
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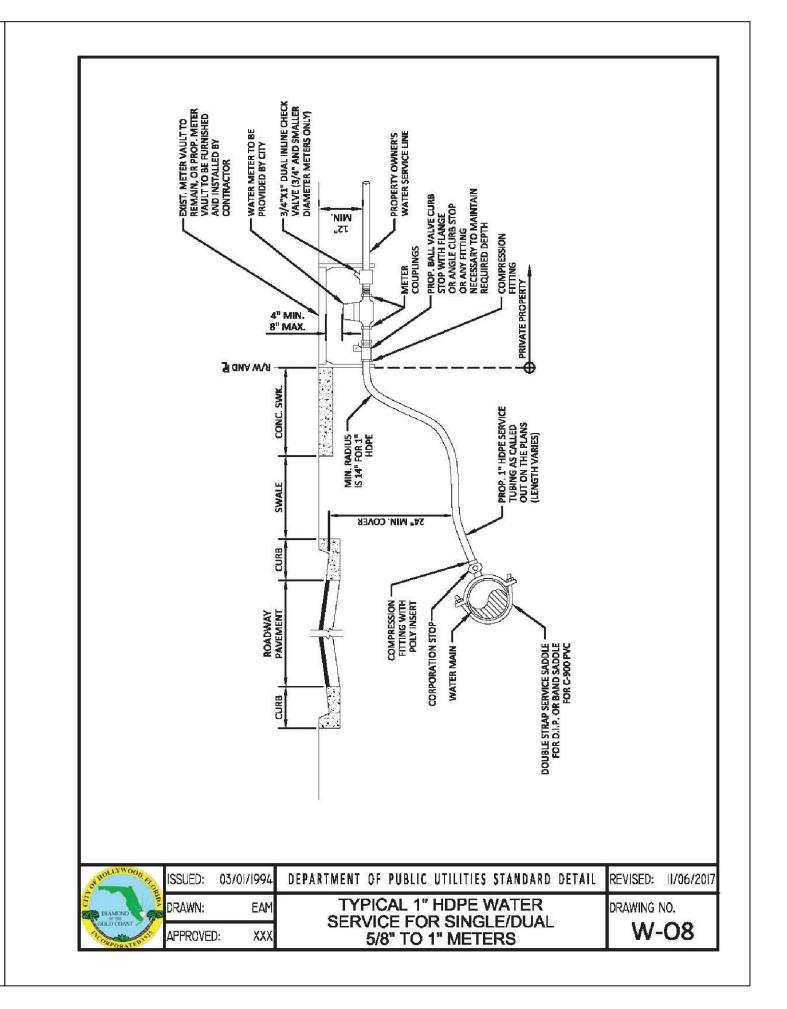


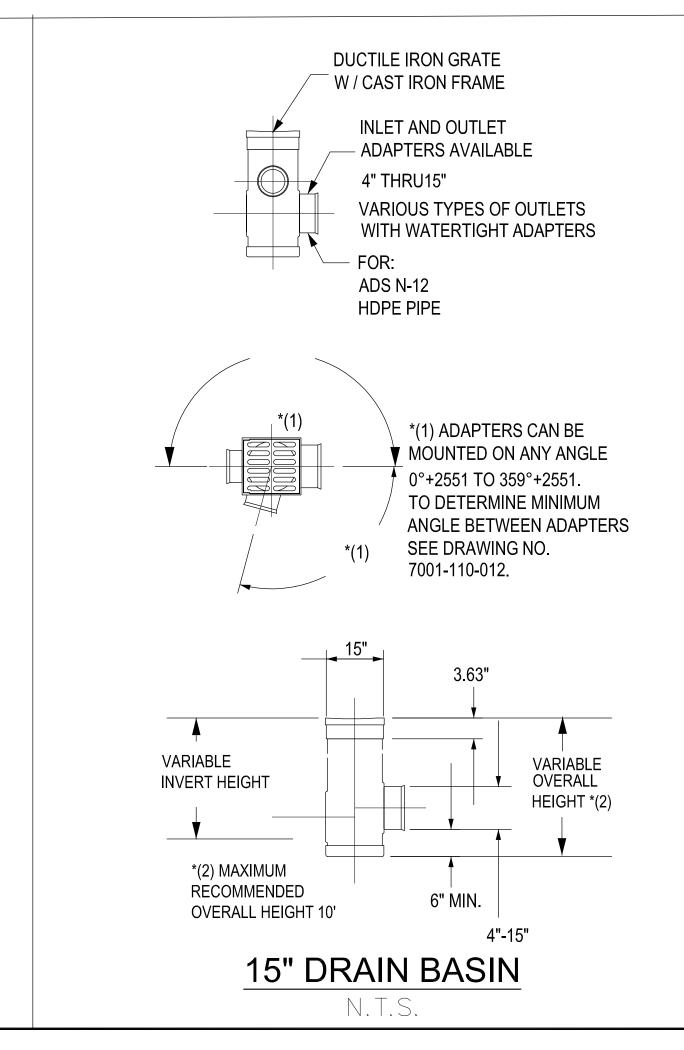


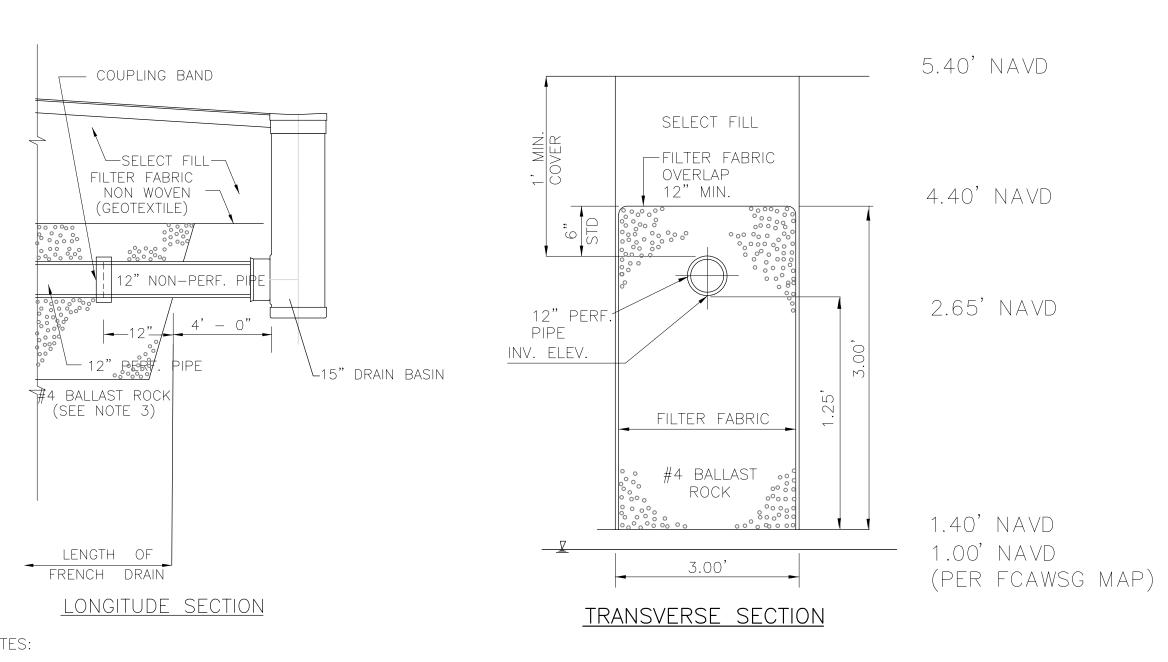
SERVICE INSTALLATION.

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- 2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR
- 3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL %" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
- a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
- b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- 12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE
- 14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

HOLLI WOOD, AT	ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: II.	/06/2017
PLAMOND S	DRAWN:	EAM	WATER METER SERVICE NOTES FOR	DRAWING NO.	
GOLD COAST -	APPROVE	D: XXX	5/8" THROUGH 2" METERS	W-C)7







NOTES:

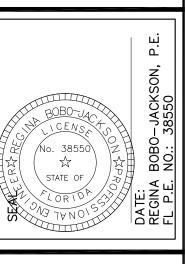
1. FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.

2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

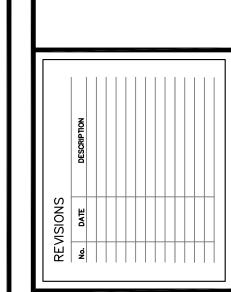
EXFILTRATION TRENCH DETAIL

N.T.S.



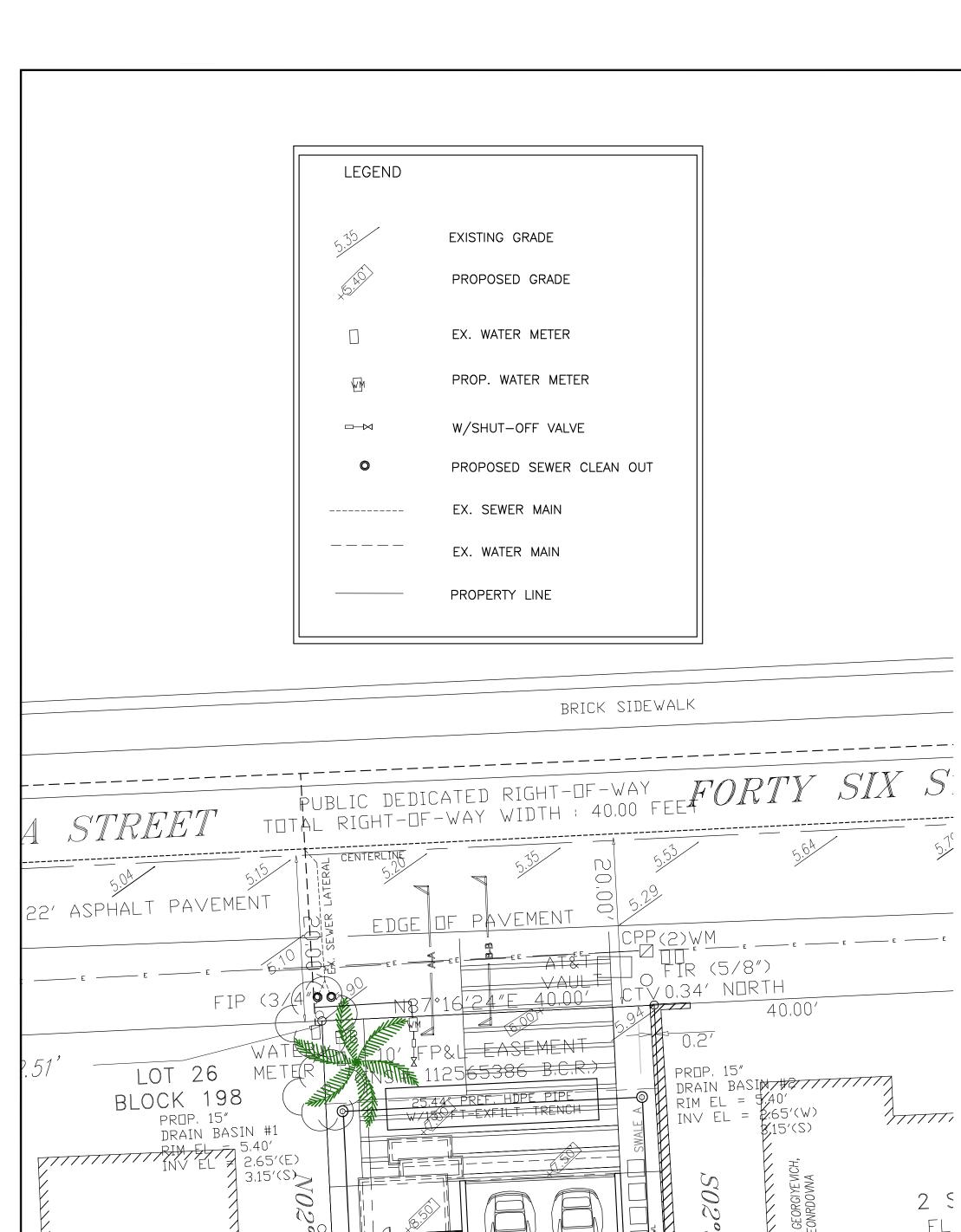


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GEA PROJECT NO.: 22109 DATE: 11–18–2022 SCALE: AS SHOWN DESIGNED BY: R.B.J. DRAWN BY: L.B. CHECKED BY: R.B.J APPROVED BY: R.B.J SHEET TITLE DETAILS C3 OF 3

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.



78.57;

 $\vdash \Diamond$

FIP (1/2")-

0.2' NORTH

LB 3635

FENCE

PROPERTY LINE

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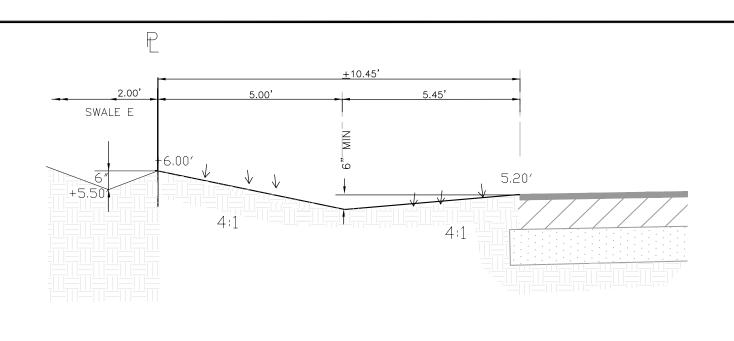
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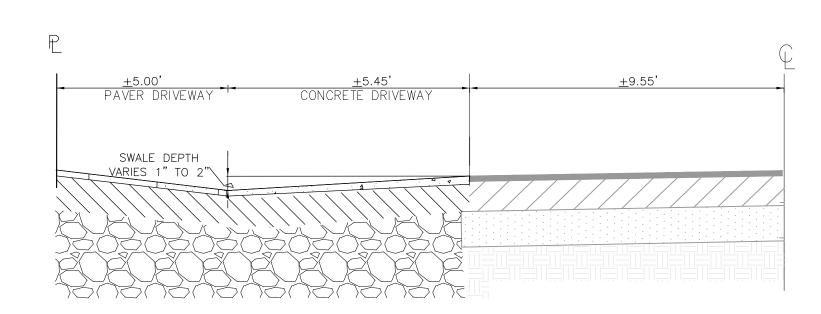
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LOT 15

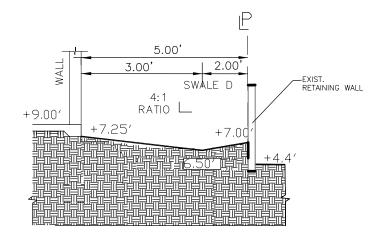
BLOCK 198



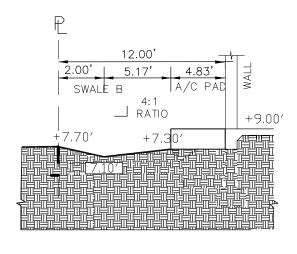
SECTION A-A



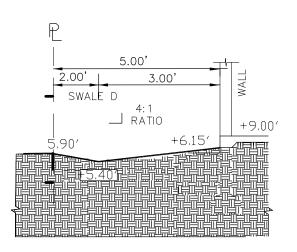
SECTION B-B NTS



SECTION C-C NTS



SECTION D-D NTS



SECTION E-E NTS

LEGAL DESCRIPTION:

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

- 1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC..
- 2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
- 3 HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

SPECIFIC NOTES:

- 1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORMWATER FACILITIES AND NEIGHBORING WATER BODIES.
- 2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.
- 3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.
- 4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
- 5. NEW WATER SERVICES CONNECTIONS 2 INCH AND SMALLER WILL BE INSTALLED BY THE CITY OF HOLLYWOOD IN ACCORDANCE WITH CITY STANDARDS. COORDINATE ALL NEW UTILITY WORK WITH THE UTILITIES DEPARTMENT.
- 7. PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN 50-FT. IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE OF 25-FT. IN EACH DIRECTION OF CUT, PER CITY CODE OF ORDINANCES SECTION 25-108 AND IN ACCORDANCE WITH THE CITY'S RESTORATION STANDARDS DETAIL. THIS APPLIES TO ALL ROAD CUTS FOR SEWER LATERALS AND WATER SERVICE LINES.
- 8. A 5 FEET MINIMUM SEPARATION SHOULD BE PROVIDED BETWEEN ANY EXISTING OR PROPOSED UTILITY AND TREE, COORDINATE WITH LANDSCAPING PLAN SHEET L1.

SITE CALCULATIONS:

BUILDING FOOTPRINT	1,333 SQ FT
DRIVEWAY, ENTRYWAYS & PADS	709 SQ FT
LANDSCAPE AREA	1,101 SQ FT
TOTAL AREA	3,143 SQ FT
TOTAL PERVIOUS AREA	1,101 SQ FT
TOTAL IMPERVIOUS AREA	2,042 SQ FT

DRAINAGE CALCULATIONS:

SITE SHALL RETAIN 1" RUNDFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER).

3,143 SQ.FT. X 0.0833 FT = 261.81 CU. FT. (N/A) 2,042 SQ.FT. X 0.2083 FT = 425.35 CU. FT. (REQUIRED)

SWALE A = $(70.00' \times 5'/2 \times 0.5') = 87.50 \text{ CU. FT.}$ SWALE B = $(30.00' \times 7.17'/2 \times 0.5') = 53.78 \text{ CU. FT.}$ SWALE C = $(70.00' \times 5'/2 \times 0.5') = 87.50 \text{ CU, FT.}$

TDTAL SWALES = 228.78 CU. FT.

EXFILTRATION TRENCH:

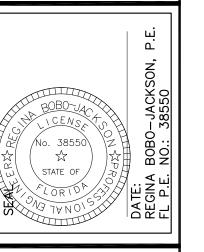
BALANCE OF VOLUME REQUIRED: 196.57 CU.FT./(43,560 AC/FT X 12 IN/FT) = 0054-IN

COMPUTATION OF TRENCH VOLUME

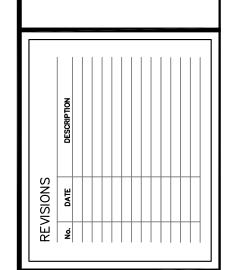
- $L = V/(K(H2DU + 2H2DU DU2 + 2H2DS) + (1.39 \times 10-4)(WDU)) WHEN DS(DU)$
- L = LENGTH OF TRENCH REQUIRED (FEET) V = VOLUME TO BE EXFILTRATED (AC-IN)
- W = TRENCH WIDTH (FEET)
- K = HYDRAULIC CONDUCTIVITY (CFS/FT2- FT, HEAD)
- H2 = DEPTH TO WATER TABLE (FEET)
- DU = NON-SATURATED TRENCH DEPTH (FEET)
- DS = SATURATED TRENCH DEPTH (FEET)
- \vee = 0.054 AC-IN
- W = 3.00 FT $K = 1.13 \times 10-4 \text{ (ASSUMED)}$
- H2 = 4.00 FT
- DU = 3.00 FTDS = 0.00 FT
- $L = 0.054/(1.13 \times 10-4 ((4.00)(3.00) + 2(4.00)(3.00) (3.00)(3.00) + 2(4.00)(0.00))$ + 1.39X10 - 4(3.00)(3.00) =
- $L = 12.55 LF_{1} 25.44 LF USED (625.90 CU .FT.)$

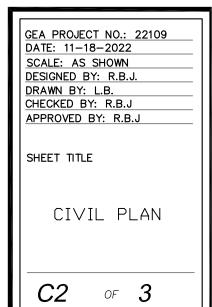
TOTAL VOLUME PROVIDED: = 625.90 CU, FT, > 425.35 CU, FT, (REQUIRED)





S 308







S87°16′24″W 40.00

OWNER: FLORIDA

MOTEL MARKET LLC

LOT 16

BLOCK 198

+ T.O.S. 9,00' NAVD 88

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

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EL

 $R \square \square F$

LOT 24

BLOCK 198

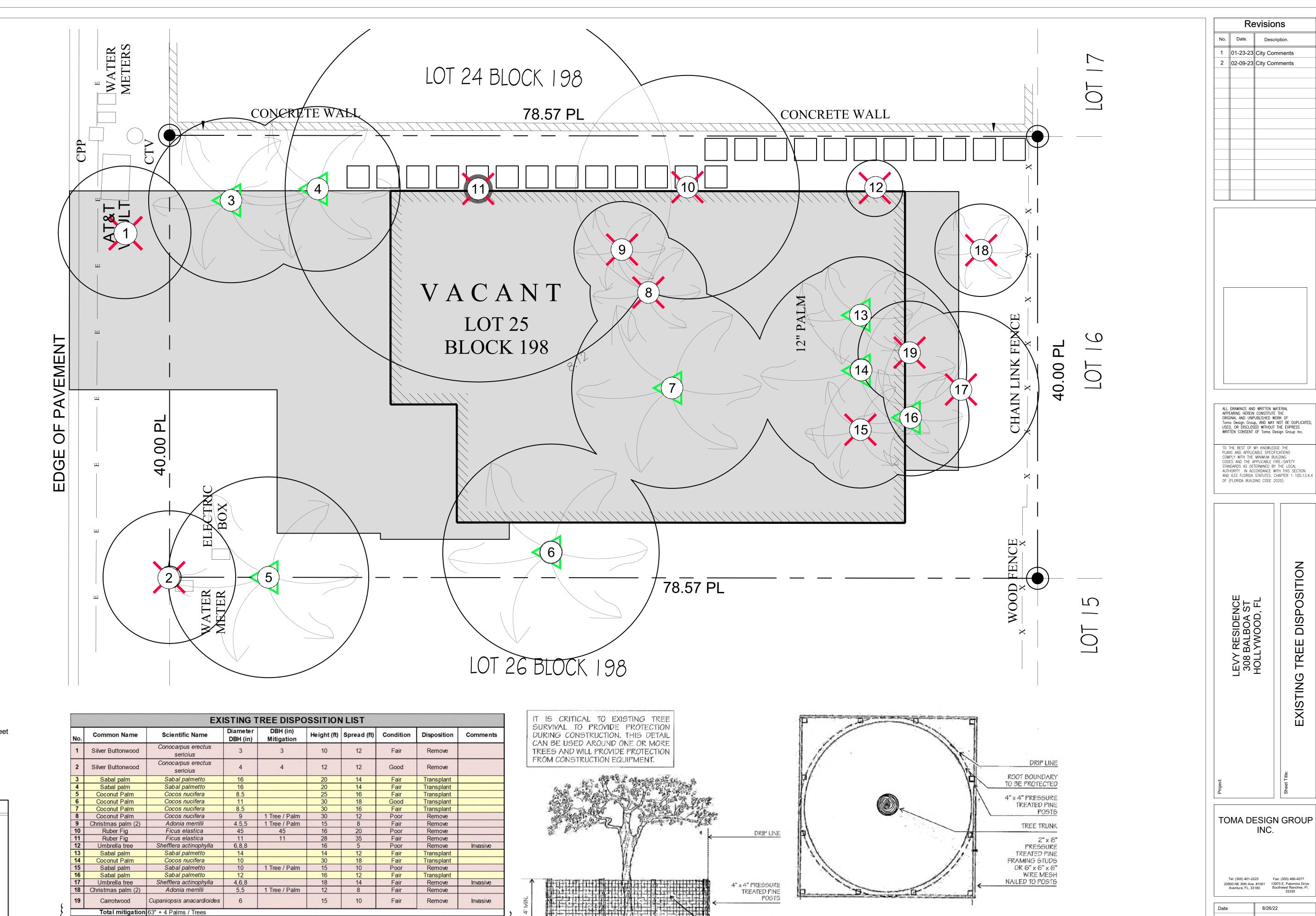
40.00'

LOT 17

BLOCK 198

FOUND BROKEN

NAIL 0,66' NORTH



OVERALL DIMENSION TO PROTECT ROOTS

6" x 6" x 6"

WIRE MESH

ATTACHED TO

EACH 4" x 4"

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE

AROUND THE TREE OR

GROUP OF TREES

°EXISTING TREE PROTECTION DETAIL°

EXISTING TREE DISPOSITION PLAN

TREE DISPOSITION LEGEND

Tree / Palm

Existing tree or palm to be transplanted

Existing tree or palm to be removed

within the dripline of the trees.

LIMITS OF EXISTING TREE &

PALM PROTECTION ZONE

PROPOSED BUILDING &

PAVED AREAS

Existing tree and palm to remain in their existing

location and be protected during construction, no

Total mitigation 24" (4 trees of 4" DBH - 16' OA Pigeon Plum) + (2 Tree of 4" DBH - 16' OA Sea Grape) + 4 palms

19.5 =20 trees (2"DBH - 12'OA) can not be reasonably replaced on the property.

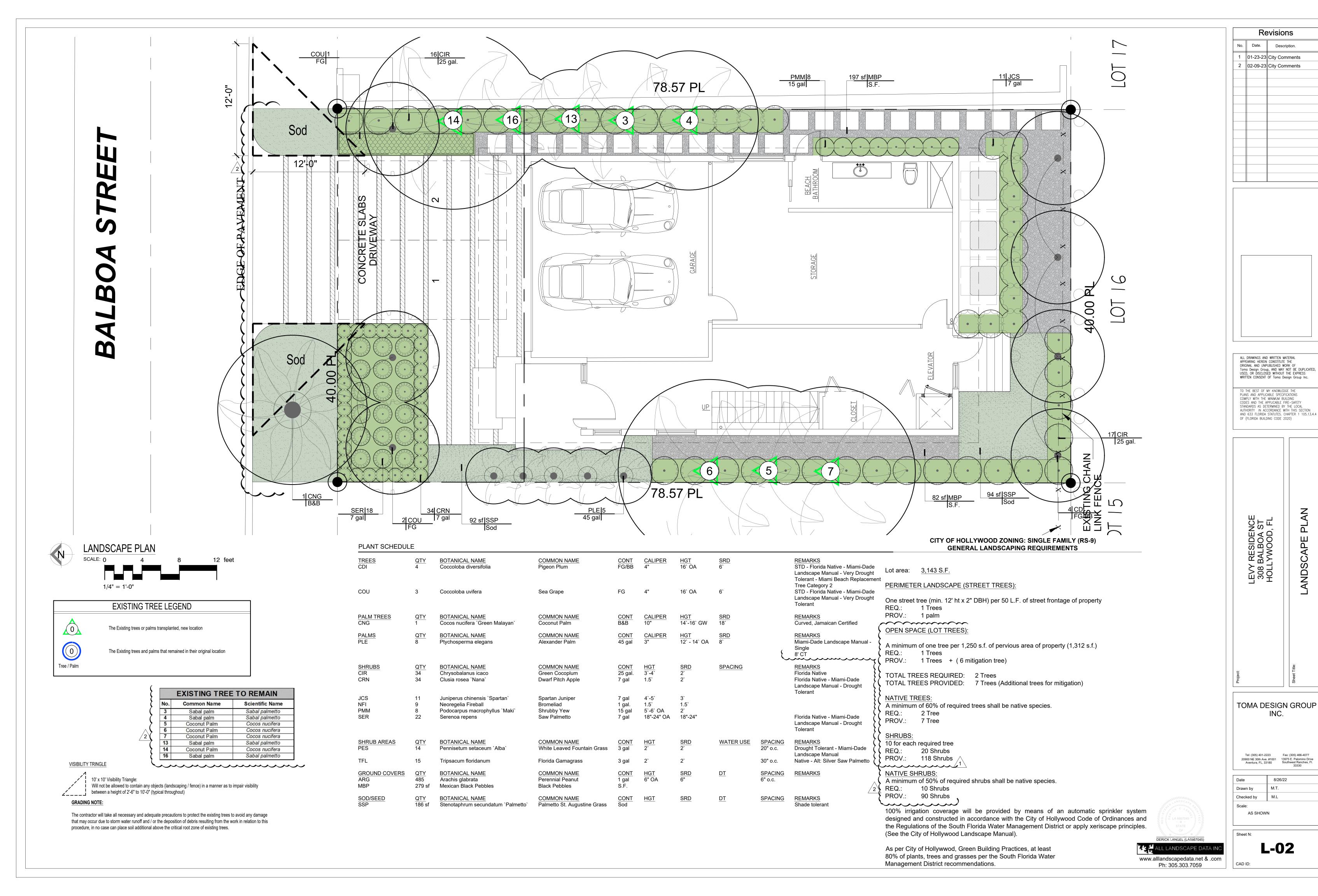
* Tree Trust Fund contribution of \$7,000 (20 trees x \$350) will be required for the mitigation deficit *

construction or excavation shall be permitted

Drawn by Checked by Scale: AS SHOWN DERICK LANGEL (LA6667045) ALL LANDSCAPE DATA INC

Ph: 305.303.7059

L-01 www.alllandscapedata.net & .com



Revisions

PLAN

LANDSCAPE

RESIDENCE BALBOA ST LYWOOD, FL

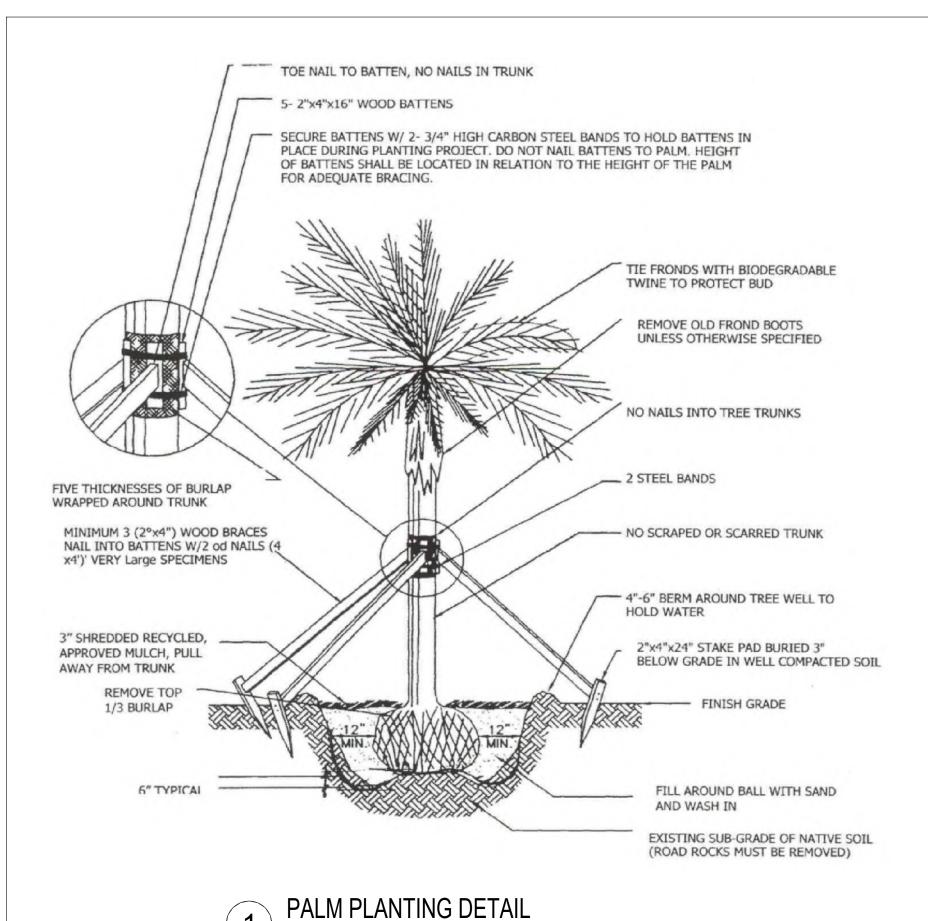
Tel: (305) 401-2223 Fax: (305) 466-4077

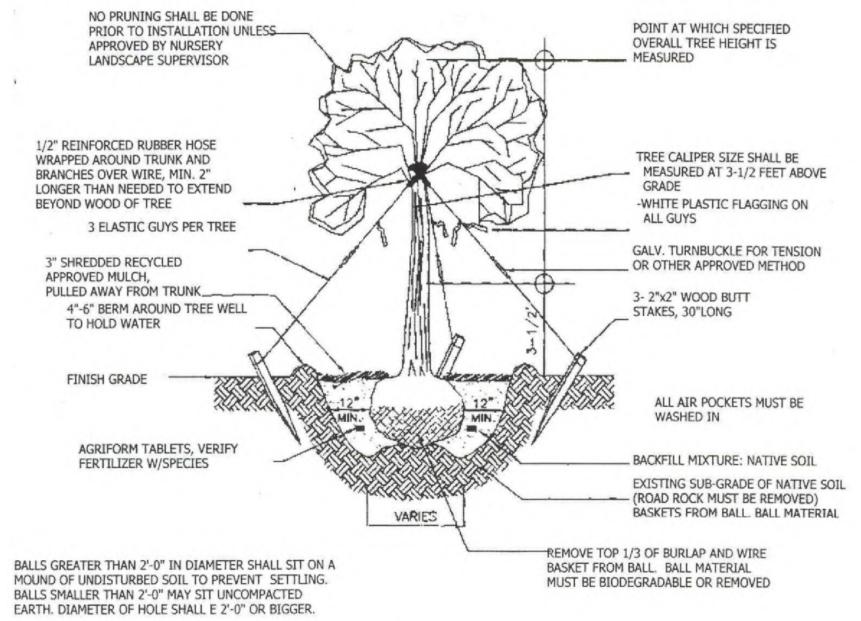
8/26/22

L-02

AS SHOWN







TOP OF BALL 1 "- 2"

WELL TO HOLD WATER

4" EARTH SAUCER AROUND TREE

EXISTING SUB-GRADE OF NATIVE SOIL

(ROAD ROCK MUST BE REMOVED)

BALLS GREATER THAN 2'-0" IN DIAMETER SHALL SIT ON

MOUND OF UNDISTURBED SOIL TO PREVENT

BIGGER THAN THE DIA. OF THE BALL.

2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300

3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or

12. All trees to remain on-site shall be fertilized three times per year using a granular 8-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in

14. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by

16. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.

SHRUBS PLANTING DETAIL

1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.

5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.

8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.

Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor
All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.

13. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.

7. Additional tree pruning required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.

removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.

6. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).

digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.

18. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.

17. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently

19. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

15. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

SETTLING, BALLS SMALLER THAN 2'-0" MAY SIT ON COMPACTED EARTH. DIAMETER OF HOLE SHALL BE 1'-0"

ABOVE GRADE

SCALE: N.T.S.

REMOVE PAPER, PLASTIC, OR METAL

MATERIAL MUST BE REMOVED. -

CONTAINER THAT MAY BE AROUND ROOTS. IF

PLANT IS IN BURLAP, LEAVE BURLAP IN PLACE

APPROVED MULCH, PULLED -

FINISH GRADE

WASHED IN

SAND AND 30% MUCK

ALL AIR POCKETS MUST BE

BACKFILL MIXTURE: 1/3 BUILDERS SAND, 1/3

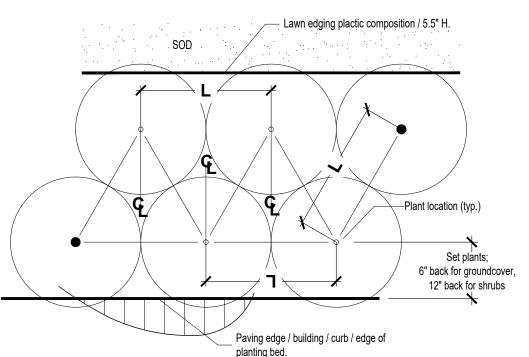
AGRIFORM TABLETS (1 TO 5), VERIFY

PEAT HUMUS, AND 1/3 TOP SOIL OR 70%

WHEN PLANTING. ALL NON-BIODEGRADABLE

3" SHREDDED RECYCLED,

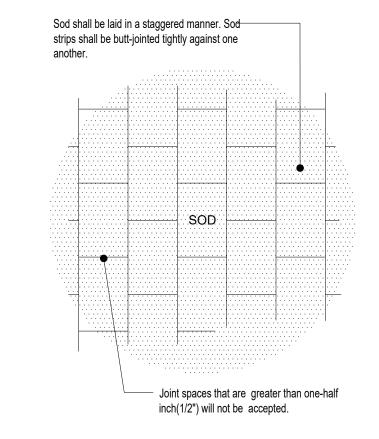
AWAY FROM TRUNK





Spacing diagram refers to all planting unless noted otherwise

L= Spacing as called for in planting plan and plant list





- 1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
- All light poles if any shown on plan shall be a minimum of 15' from tree locations. 3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

- 1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- 2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- 3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall
- 4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- 5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- 6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- 7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- 9. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

- 1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence
- herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape
- 3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- 4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- 6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- 7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
- 8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not
- 9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- 10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Environmulch immediately after planting. In no case shall Cypress mulch be used.
- 11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- 12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- 13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be
- properly barricaded and flagged during construction. 14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning
- to min. 5' 0" height clearance to the base of canopy. 15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be
- performed in compliance with the latest ANSI A300 (Part 2) Standards.
- Stake all trees and palms for approval by Landscape Architect prior to installation. 17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
- 18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St.
- Augustine 'Floratam' sod.
- 19. St. Augustine 'Floratam' Contractor's responsibility to verify quantity. 20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown
- 21. Root barrier shall be Vespro Inc. or approved equal.



ONE YEAR - TREE MAINTENANCE PLAN

All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

- Keep roots moist; do not allow the roots to dry out.

- Remove turf from planting area. - Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.

 Prune only dead or broken branches. - Remove all twine or rope from trunk and branches.

- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket) - Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).

Do not use amendments in the planting hole.

- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil. - Do not mound soil against trunk of tree. - Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable

environment for fungi. - Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

- Plants shall be watered in accordance with specification as provided on the irrigation plans. - All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.

- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year. Inspect trees for disease or insect problems.

- Monitor health and vigor of trees.

- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards

(ANSI) A-300 standards.

After One Year:

- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent

- Remove tree wrap from thin bark trees in spring. - Remove stakes from trees planted previous year.

- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.

- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning

be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.





Revisions

Description.

Date.

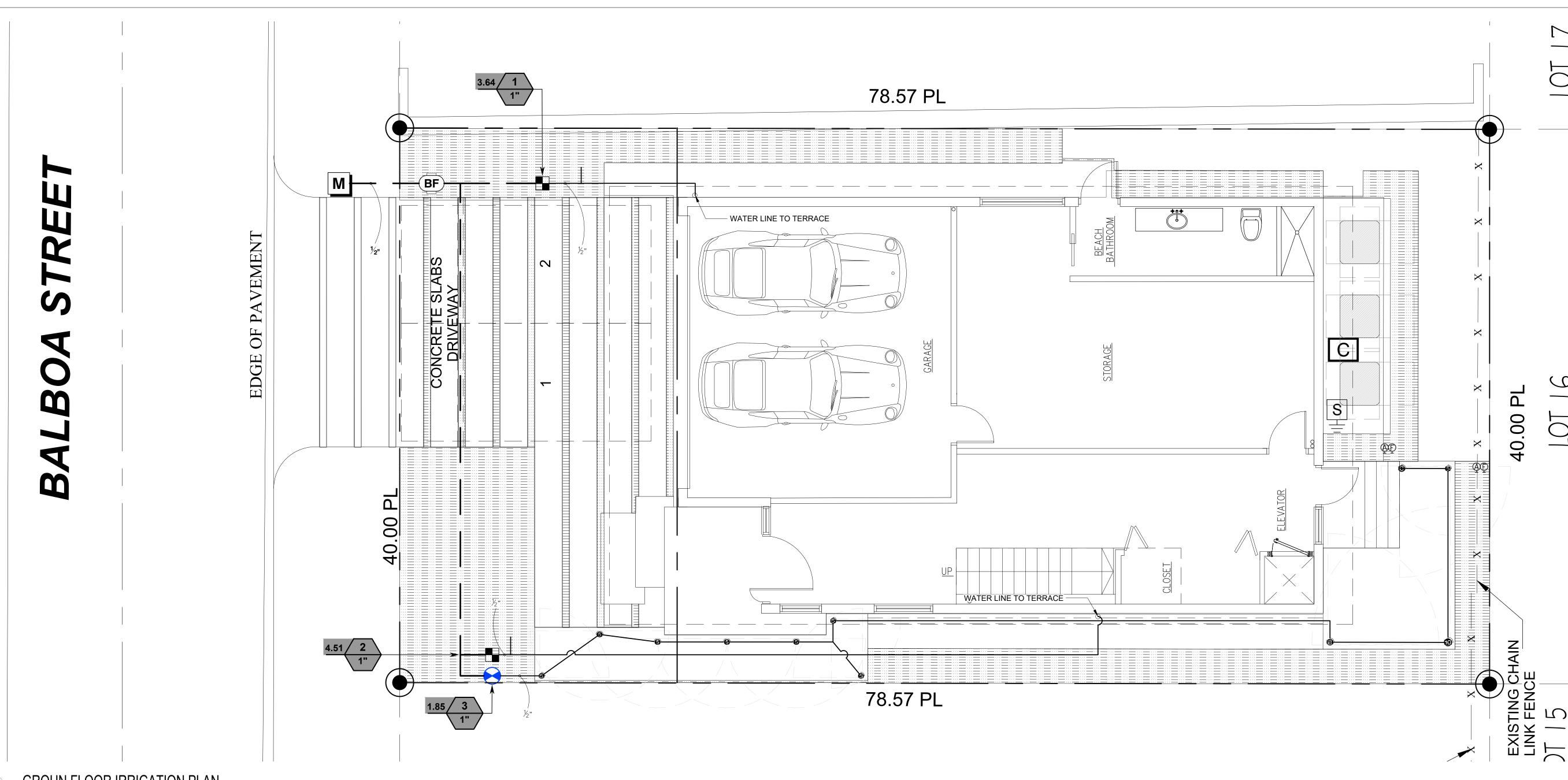
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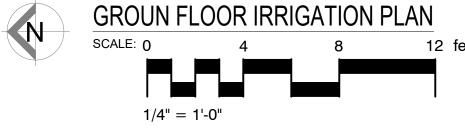
TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

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8/26/22		
M.T.		
M.L		
AS SHOWN		

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- 1 THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- 2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- 3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- 4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASD.
- 5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER
- 6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

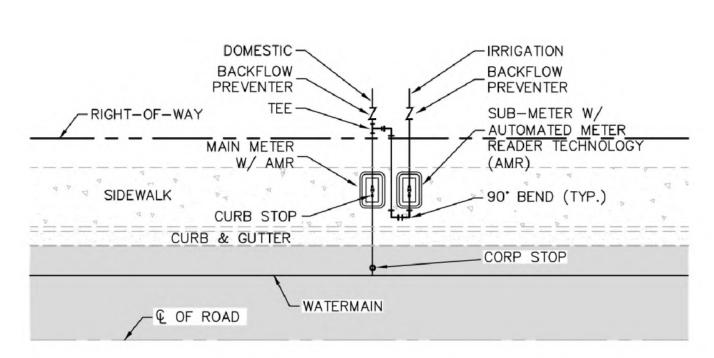
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

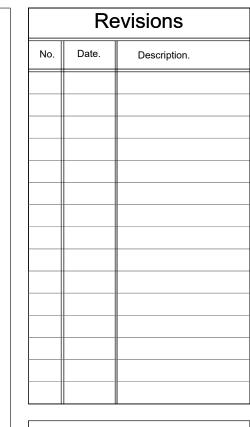


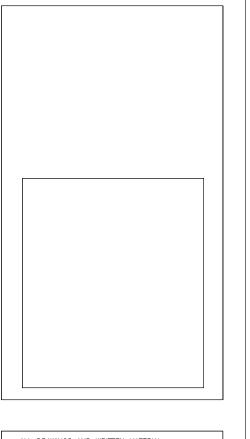


- 1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND
- SHUT-OFF VALVE. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
- 3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
- 4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
- 5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.









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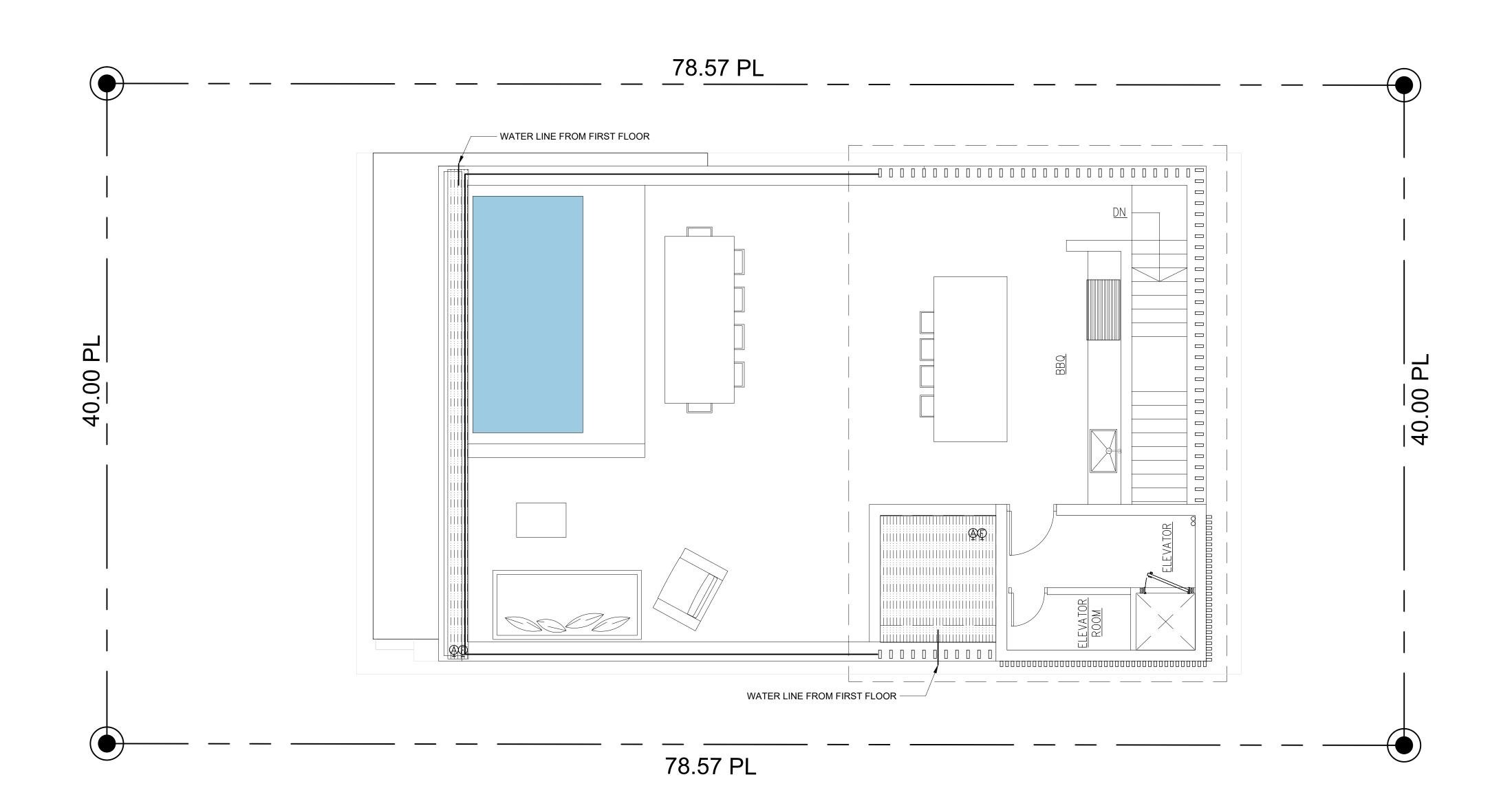
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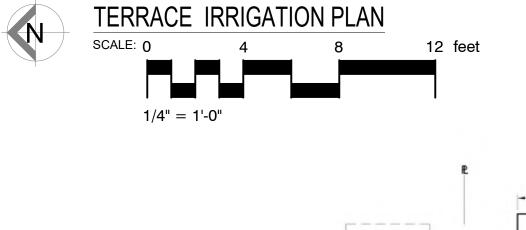
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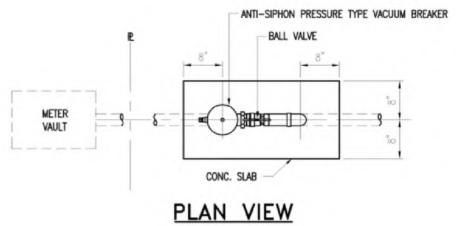
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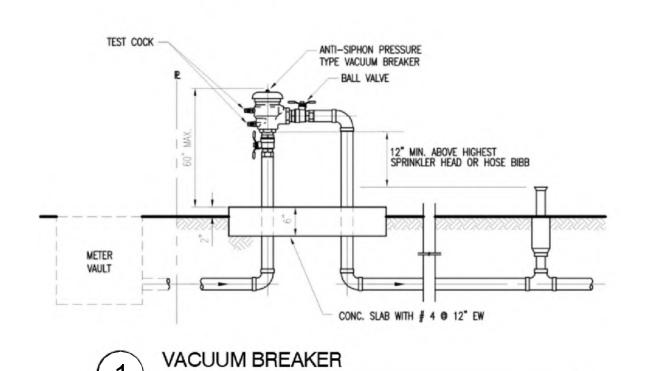
20900 NE 30th Ave. #1001 Aventura, FL, 33180



IRRIGATION SCHEDULE



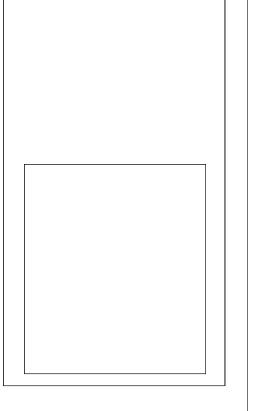




SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	<u>PSI</u>
6 6 6 6 6 0 0 0 0 0 0 0 0 0 0	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
9 9 9 8 8 8 Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
(a) T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	2	
Φ	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	4	
\Phi	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	4	
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular	487.6 l.f.	

	MANUFACTURER/MODEL/DESCRIPTION					QTY			
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.			. 1	1				
	Febco 825Y 1" Reduced Pressure Backflow Preventer					1			
	Toro Controller EVO-04OD-SC 4 Station Outdoor Controller. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.					1			
	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.								
	Water Meter 1"				1				
	-			Irrigation Lateral Line: PVC Schedule 40 1/2"					
				Mainline: PVC Schedule 40 1/2"				54.8 l.f.	
==	=====	Pipe Sleeve: PVC Class 200 SDR 21					50.8 l.f.		
Valve Callout Valve Number Valve Flow Valve Size									
	SCHEDULE		0175	TVDE	ODM	MIDE	DOL	DOI @ DOO	DDEOID
NUMBER 1 2 3	MODEL Toro DZK-EZF-1-I Toro DZK-EZF-1-I Toro 252-26 Globe Common Wire	MF MF	<u>SIZE</u> 1" 1" 1"	TYPE Area for Dripline Area for Dripline Turf Spray	GPM 3.64 4.51 1.85	65.4 101.6 103.2 54.8	PSI 40.0 40.6 33.5	PSI @ POC 52.9 56.5 46.3	PRECIP 1.08 in/h 1.08 in/h 0.72 in/h

Revisions						
No.	Date.	Description.				



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Shert Title:

TERRACE IRRIGATION PLAN SCHEDULE & DE

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20900 NE 30th Ave. #1001
Aventura, FL, 33180

Tel: (305) 401-2223
13975 E. Palomino Drive Southwest Ranches, Fl. 33330

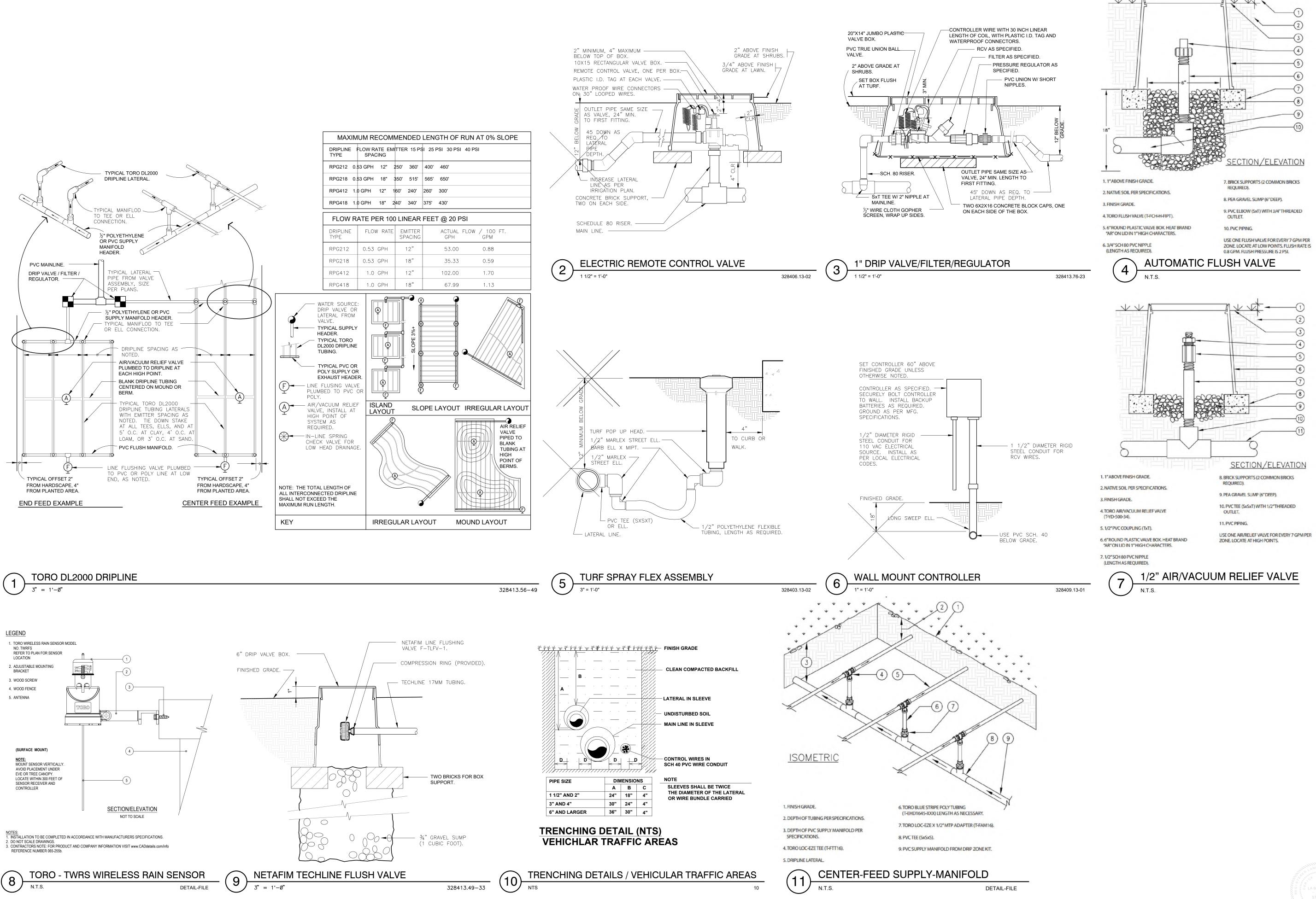
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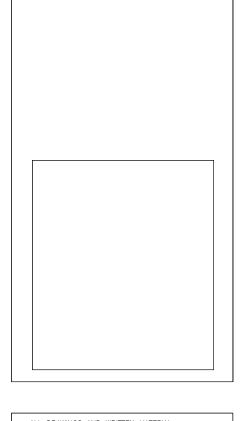
Www.alllandscapedata.net & .com
Ph: 305.303.7059

Sheet N:

CAD ID:



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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

LEVY RESIDENCE
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TOMA DESIGN GROUP INC.

Tel: (305) 401-2223 Fax: (305) 466-4077

Date	8/26/22		
Drawn by	M.T.		
Checked by	M.L		
Scale:			
AS SHOW	N		

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