

## 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 at

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



### APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board

Date of Application: \_\_\_\_\_

Location Address: 5900 Washington Street

Lot(s): 1, 2, and 3 Block(s): 1 Subdivision: West Hollywood Villas  
Folio Number(s): 5141 24 15 0010

Zoning Classification: C-4 Land Use Classification: Commercial

Existing Property Use: Automotive Sales Sq Ft/Number of Units: \_\_\_\_\_

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: To demolish the existing Automotive Sales facility and construct a 22,230 SF Caliber Collision Auto Body Repair.

Number of units/rooms: 1 Sq Ft: 22,230 SF

Value of Improvement: \$1,000,000 Estimated Date of Completion: 03/01/18

Will Project be Phased? ( ) Yes (✓) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: South State Investment LLC

Address of Property Owner: 2100 Coral Way #305, Miami FL 33145

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Bill Pfeffer, P.E.

Address: 401 E. Las Olas Blvd, Suite 1400, Fort Lauderdale FL 33301 Telephone: (954) 712-7482

Fax: \_\_\_\_\_ Email Address: bpfeffer@bowmanconsulting.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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: Bobby D. Roberts Date: 01/31/2017

PRINT NAME: Bobby Dan Roberts Date: 01/31/2017

Signature of Consultant/Representative: [Signature] Date: 3/3/2017

PRINT NAME: Bill Pfeiffer, P.E. Date: \_\_\_\_\_

Signature of Tenant: N/A Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### Current Owner Power of Attorney

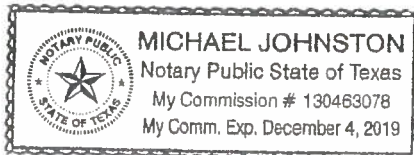
I am the current owner of the described real property and that I am aware of the nature and effect the request for improvements to my property, which is hereby made by me or I am hereby authorizing Bill Pfeiffer to be my legal representative before the Board and Committee (Board and/or Committee) relative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

Sworn to and subscribed before me  
this 31st day of January, 2017

Michael Johnston  
Notary Public

State of ~~Florida~~ Texas

My Commission Expires: 12-04-2019 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



Bobby D. Roberts  
Signature of Current Owner

Bobby Dan Roberts  
Print Name



March 3, 2017

City of Hollywood – Planning Division  
2600 Hollywood Boulevard, Room 315  
Hollywood, FL 33022  
(954) 921-3471

RE: Caliber Collision – 5900 Washington Street, Hollywood, Florida  
General Application – Preliminary Technical Advisory Committee (TAC)

The purpose of this letter is to accompany the Applications for the above referenced commercial project. The project is located at 5900 Washington Street in Hollywood, Florida. The Parcel ID number is 514124150010.

The project will consist of demolishing the existing Auto Sales facility and the construction of a ±22,230 s.f. Caliber Collision auto body repair center with accessory paint use. Two driveway access points are proposed off of Washington Street with two-way vehicular circulation throughout the parking field. The use will be buffered on the west and south side of the building with a 20' landscape buffer. The the east, the use will be buffered by the dry detention ponds and landscaping. Washington Street will be considered the property frontage with accomodations being made to pedestrian acces, building orientation, and the shielding of rollup doors from the view of the public right-of-way. Vehicle storage will take place within the building envelope, with additional storage being provided in the 28 parking spaces at the interior of the site to provide screening from the public right-of-way.

Please find enclosed the following items for your review:

- TAC Preliminary Site Plan Review Application
- Application Fee - Check
- Ownership & Encumbrance Report
- Preliminary Design Plan Set (1 Original & 20 Copies)

If you have any questions or require additional information, please do not hesitate to contact me at our Ft. Lauderdale office, (954) 712-7482.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Pfeffer", written in a cursive style.

**Bill Pfeffer, PE | VP/Branch Manager**  
**Bowman Consulting**

401 E. Las Olas Blvd. Suite 1400, Ft. Lauderdale, FL 33301  
Office: 954-712-7482 | mobile: 772.341.6223  
[bpfeffer@bowmanconsulting.com](mailto:bpfeffer@bowmanconsulting.com) | [bowmanconsulting.com](http://bowmanconsulting.com) |



February 17, 2017

## LETTER OF AUTHORIZATION

RE: Proposed – Caliber Collision  
5900 Washington Street  
Hollywood, FL 33023

TO WHOM IT MAY CONCERN:

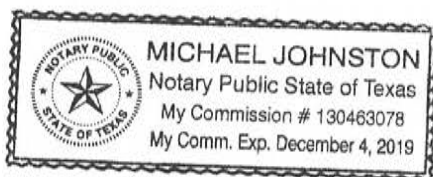
Please be advised by this correspondence that Bowman Consulting Group, Ltd. is authorized to act as Agent/Applicant on behalf of Victory Development for the purpose of making application submittals for permits and negotiating conditions for the above referenced project.

  
Signature

Tim Kraftson  
VRG @ Hollywood, LLC  
8001 LBJ Freeway, Suite 400, Dallas, TX 75251

STATE OF TEXAS  
COUNTY OF DALLAS

Sworn to and subscribed before me, the undersigned Notary Public, this 17<sup>th</sup> day of February, 2017.



  
Notary Public

Michael Johnston  
Printed Name



PRELIMINARY TAC SUBMITTAL 3/6/2017

FOR

CALIBER COLLISION

UTILITY SERVICE PROVIDERS

**Water**  
City of Hollywood  
2600 Hollywood Blvd.  
Hollywood, FL 33020  
(954) 967-4357

**Sewer**  
City of Hollywood  
2600 Hollywood Blvd.  
Hollywood, FL 33020  
(954) 967-4357

**Electric**  
Florida Power and Light - Gulfstream Service Center  
4000 Davie Road Extension  
Hollywood, FL 33024  
(954) 442-6300

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

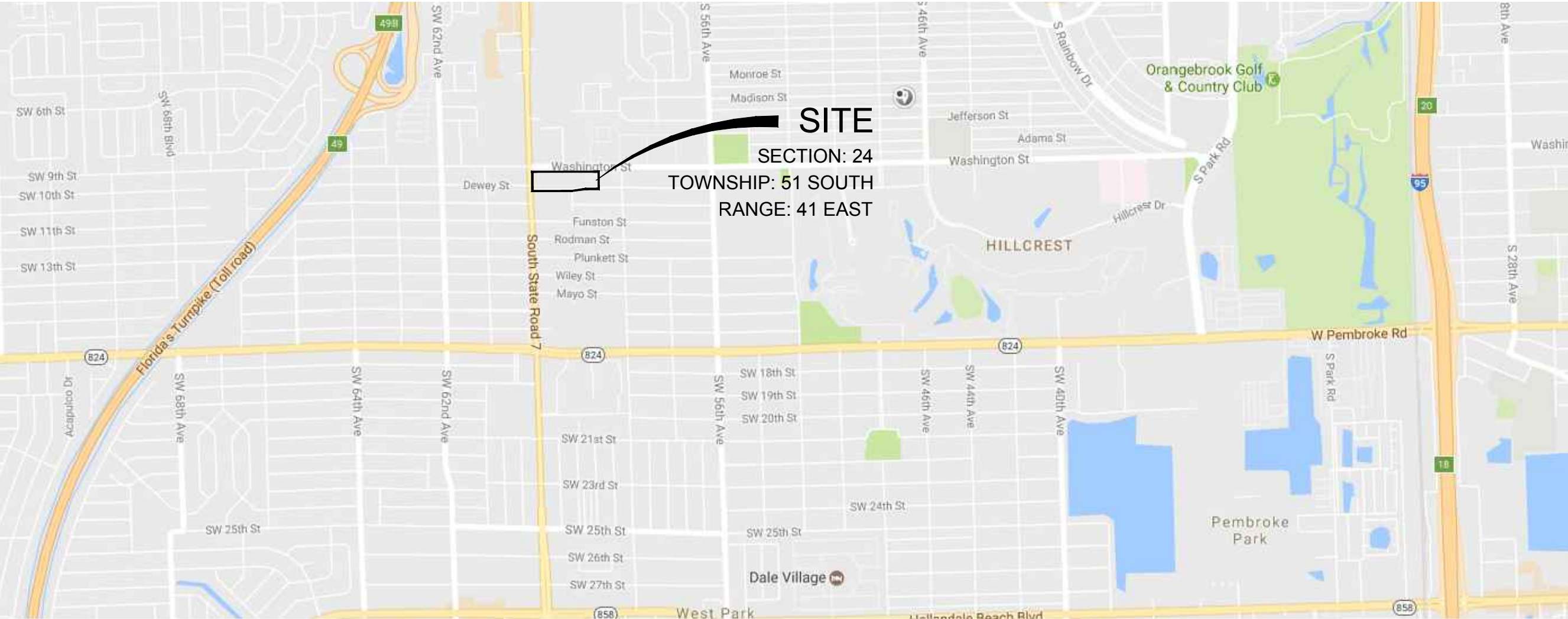
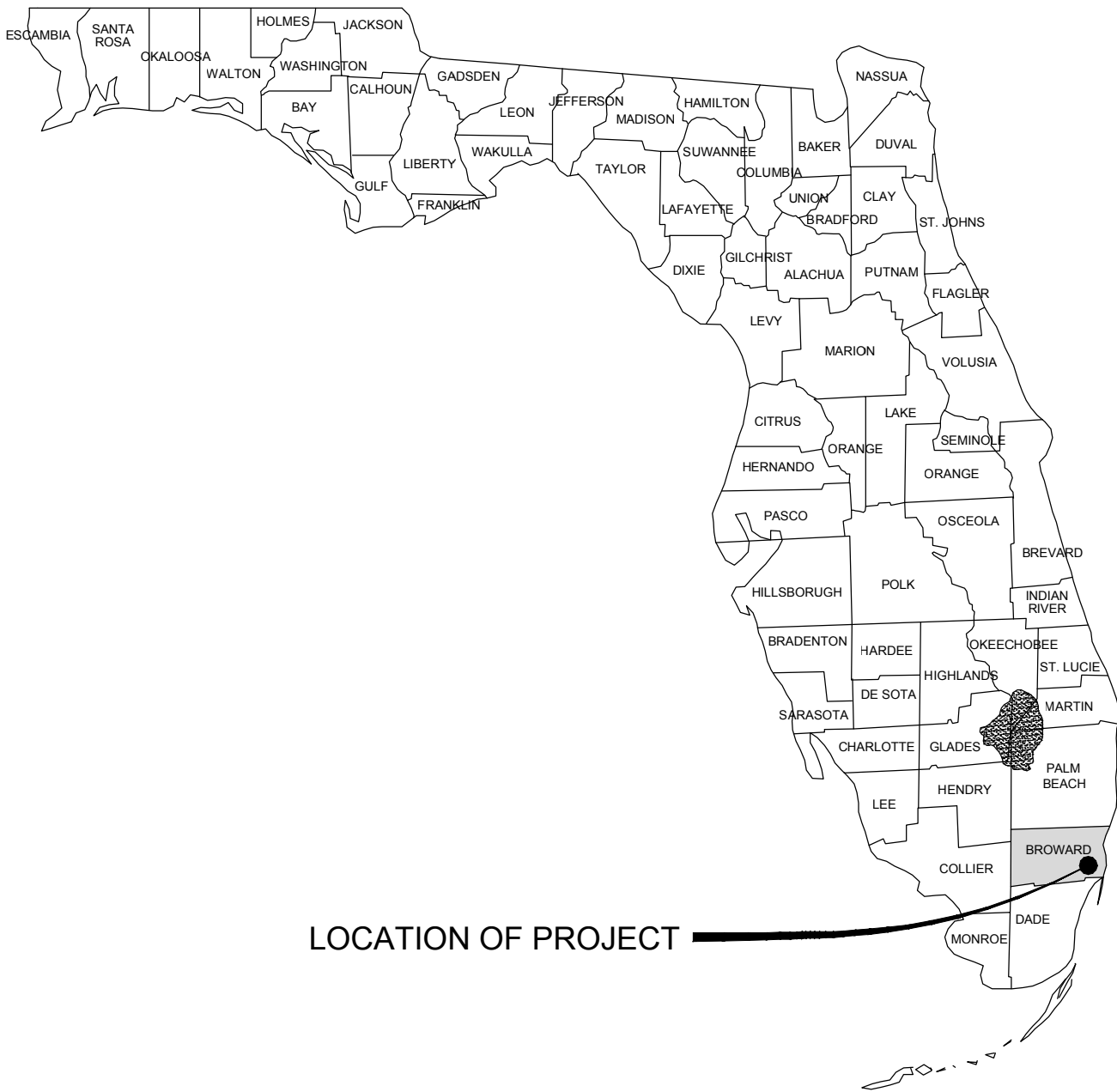
LOTS ONE (1) AND TWO (2) AND LOT THREE (3) LESS THE EAST 100 FEET THEREOF, IN BLOCK ONE (1) OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET, THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS

A PORTION OF LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47 AND A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 7 (U.S. 441), ITEM/SEGMENT NO. 2277741, SECTION NO. 86100-2527 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS; THENCE NORTH 02°08'08" WEST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441), A DISTANCE OF 276.70 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR WASHINGTON STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 89°49'33" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 43.07 FEET; THENCE SOUTH 41°24'14" WEST, A DISTANCE OF 47.97 FEET; THENCE SOUTH 02°08'08" EAST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 55°22'09" EAST, A DISTANCE OF 17.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DEWEY STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 89°50'12" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

N.T.S.

PRELIMINARY TAC MEETING: 03/20/2017



Certificate of Authorization License No. 30462

401 E. Las Olas Blvd,  
Suite 1400  
Ft. Lauderdale, FL 33301  
Phone: (954) 712-7482

www.bowmanconsulting.com  
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SITE INFORMATION

Project Area: ±2.05 Acres  
Parcel Folio No.: 5141-24-15-0010  
Parcel Address: 5900 Washington Street, Hollywood, FL  
Current Zoning: O-3 : High Intensity Office District  
Proposed Use: Auto Repair Facility w/Paint

SHEET INDEX:

	COVER SHEET
	SURVEY
	SITE PLAN
C1	PAVING, GRADING AND DRAINAGE PLAN
C2	UTILITY PLAN
C3	LANDSCAPE PLAN
L1	LANDSCAPE PLAN
L2	ELEVATIONS
A1	FLOOR PLAN
A2	

COVER SHEET

CALIBER COLLISION HOLLYWOOD

5900 WASHINGTON STREET

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

Bowman Consulting Group, Ltd.  
401 E. Las Olas Blvd,  
Suite 1400  
Ft. Lauderdale, FL 33301  
Phone: (954) 712-7482  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

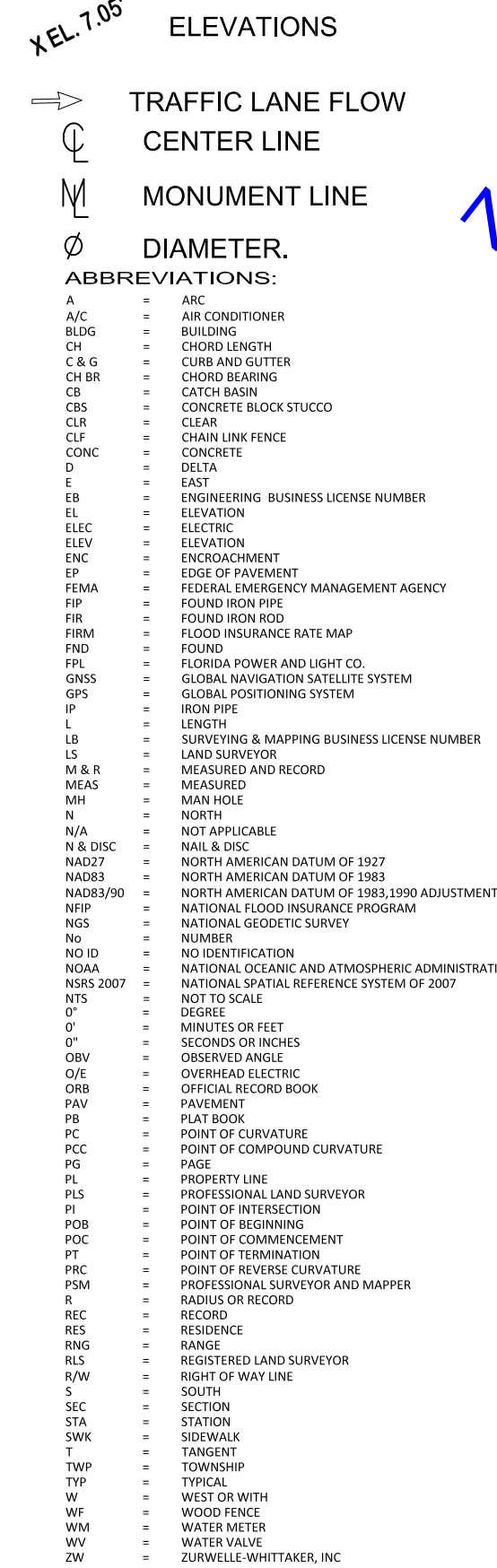
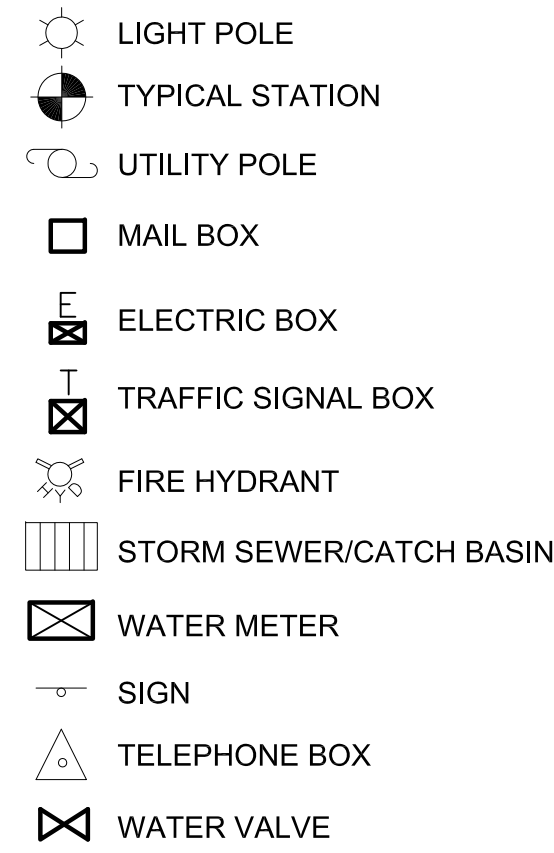
**Bowman**  
CONSULTING

Certificate of Authorization License No. 30462

DATE	DESCRIPTION
EL DESIGN	EL DRAWN BP CHKD
SCALE	AS SHOWN
JOB No.	010430-01-002
DATE	3/3/17
FILE	010430-d-cp-002-cov.dwg
SHEET	



SYMBOL LEGEND:



Form 5011662 (7-1-14)Page 10 of 12 ALTA Commitment (6-17-06) (with Florida modifications)

Customer Reference Number: South State Investment s/t Victory Real Estate  
First American File Number: 1062-3646117

PART II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Any rights, interests, or claims of parties in possession of the land not shown by the public records.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
- Any minerals or mineral rights leased, granted or retained by current or prior owners.
- Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.

NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated not more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST HOLLYWOOD VILLAS, as recorded in Plat Book 30, Page(s) 47 as modified by that certain Ordinance recorded in Book 3153, Page 596, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

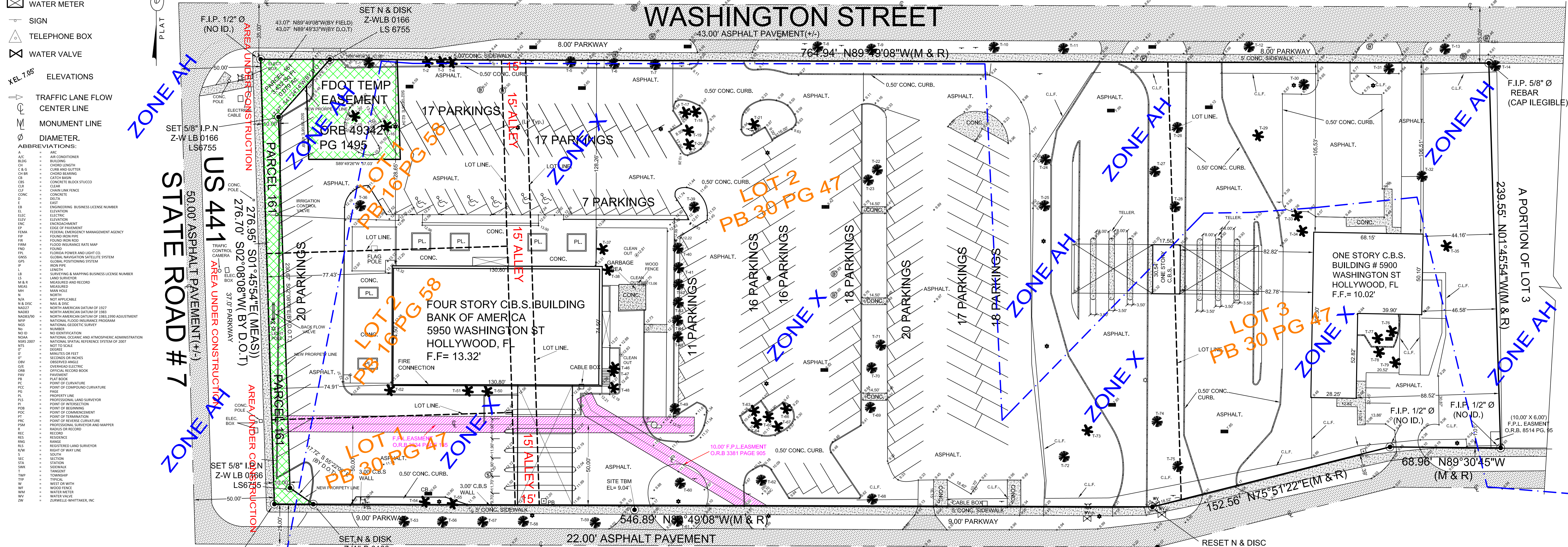
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REDFIELD ACRES, as recorded in Plat Book 16, Page(s) 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Reservations contained in deed recorded in Deed Book 36, Page 58, as modified by Releases recorded in Book 1685, Page 492 and Book 7438, Page 472.

SURVEYOR'S NOTES:

- INTENTIONALLY DELETED.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND/OR OMISSIONS.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
- BENCHMARK USED: FDOT PNC NAVD 1988
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 ADJUSTMENT, BASED ON STATE OF FLORIDA FPRN.
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (51-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND/OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:  
X COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET



ALTA/ACSM SURVEY

- Reservations contained in deed recorded in Deed Book 49, Page 213 as modified by Release recorded in Book 1685, Page 137.
- Easement to Florida Power & Light Company recorded in Book 3334, Page 185, as affected by Subordination of Utility Interests recorded in Book 48108, Page 1085.
- Easement to Florida Power & Light Company recorded in Book 3381, Page 905.
- Easement to Florida Power & Light Company recorded in Book 8514, Page 95.
- Terms, covenants, conditions, restrictions and provisions Lease with the Bank of America, N.A. as disclosed by Quit Claim Deed recorded in Book 49342, page 1492.
- Temporary Easement to the State of Florida Department of Transportation recorded in Book 49342, Page 1495.
- Covenants, Conditions and Restrictions as set forth in Resolution No. 10-V-66 recorded in Book 47544, Page 1860, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Customer Reference Number: South State Investment s/t Victory Real Estate  
First American File Number: 1062-3646117

Notice: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

CERTIFIED TO:

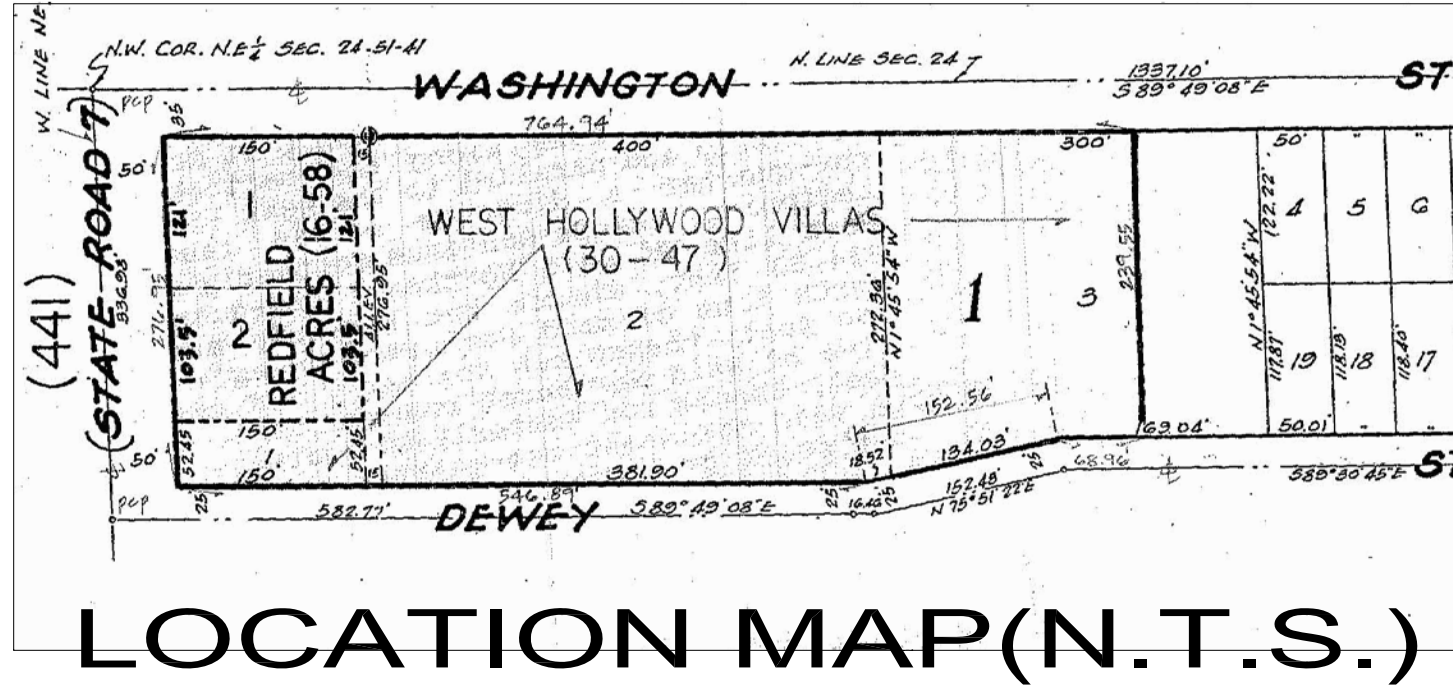
DE LA CRUZ & CUTLER, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
JGB BANK N A F/K/A EAGLE NATIONAL BANK OF MIAMI, ITS SUCCESSORS AND/OR ASSIGNS, A THEIR INTEREST MAY APPEAR  
BECKER & POLIAKOFF, P.A.  
SOUTH STATE INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

FLOOD INFORMATION:

COMMUNITY NUMBER : 125113  
PANEL NUMBER : 12011C0564  
SUFFIX : H  
DATE OF FIRM : 08-18-2014  
FIRM ZONE : X, AH  
BASE FLOOD ELEVATION : N/A, 10'  
DATE FIELD WORK : 11-03-2016  
DATE DRAFTING : 11-03-2016  
DATE SIGNED AND SEALED : 11-03-2016  
REVISED FIELD SURVEY : N/A



LOCATION MAP(N.T.S.)

TREE INFORMATION

TREE #	DESCRIPTION	SPREAD	HEIGHT	Ø
T-01	MAHOGANY	30.0'	30.0'	12"
T-02	SABAL PALMETTO	12.0'	40.0'	12"
T-03	SABAL PALMETTO	12.0'	40.0'	12"
T-04	SABAL PALMETTO	12.0'	40.0'	12"
T-05	PINK TABEBUIA	-	-	-
T-06	BLACK THORN	30.0'	30.0'	12"
T-07	BLACK THORN	30.0'	30.0'	12"
T-08	BLACK THORN	30.0'	30.0'	12"
T-09	BLACK THORN	30.0'	30.0'	12"
T-10	LIVE OAK	20.0'	20.0'	12"
T-11	LIVE OAK	30.0'	30.0'	12"
T-12	LIVE OAK	30.0'	30.0'	15"
T-13	LIVE OAK	60.0'	40.0'	24"
T-14	LIVE OAK	60.0'	30.0'	24"
T-15	SABAL PALMETTO	10.0'	20.0'	15"
T-16	SABAL PALMETTO	10.0'	20.0'	15"
T-17	SABAL PALMETTO	15.0'	30.0'	12"
T-18	SABAL PALMETTO	15.0'	30.0'	12"
T-19	SABAL PALMETTO	15.0'	30.0'	12"
T-20	SABAL PALMETTO	15.0'	30.0'	12"
T-21	SABAL PALMETTO	15.0'	30.0'	12"
T-22	UNKNOWN	-	-	-
T-23	UNKNOWN	-	-	-
T-24	MAHOGANY	60.0'	40.0'	24"
T-25	MAHOGANY	40.0'	40.0'	24"
T-26	LIVE OAK	40.0'	35.0'	48"
T-27	BLACK THORN	30.0'	30.0'	12"
T-28	BLACK THORN	30.0'	30.0'	15"
T-29	SABAL PALMETTO	15.0'	30.0'	12"
T-30	UNKNOWN	-	-	-
T-31	UNKNOWN	-	-	-
T-32	LIVE OAK	30.0'	25.0'	12"
T-33	SABAL PALMETTO	15.0'	30.0'	12"
T-34	SABAL PALMETTO	15.0'	30.0'	12"
T-35	SABAL PALMETTO	15.0'	20.0'	10"
T-36	BLACK THORN	60.0'	50.0'	36"
T-37	SABAL PALMETTO	15.0'	30.0'	12"
T-38	SABAL PALMETTO	15.0'	30.0'	12"
T-39	BLACK THORN	40.0'	40.0'	18"
T-40	MANCHINNEL	30.0'	30.0'	15"

TREE INFORMATION

TREE #	DESCRIPTION	HEIGHT	SPREAD	Ø
T-41	MANCHINNEL	20.0'	30.0'	12"
T-42	MANCHINNEL	20.0'	30.0'	12"
T-43	MANCHINNEL	30.0'	30.0'	15"
T-44	MANCHINNEL	20.0'	30.0'	12"
T-45	MANCHINNEL	20.0'	30.0'	12"
T-46	SABAL PALMETTO	15.0'	15.0'	12"
T-47	SABAL PALMETTO	15.0'	30.0'	12"
T-48	SABAL PALMETTO	15.0'	30.0'	12"
T-49	MANCHINNEL	30.0'	30.0'	15"
T-50	SABAL PALMETTO	15.0'	30.0'	12"
T-51	SABAL PALMETTO	15.0'	30.0'	12"
T-52	SABAL PALMETTO	15.0'	30.0'	12"
T-53	LIVE OAK	30.0'	30.0'	15"
T-54	SABAL PALMETTO	15.0'	30.0'	10"
T-55	SABAL PALMETTO	15.0'	30.0'	10"
T-56	LIVE OAK	30.0'	30.0'	12"
T-57	LIVE OAK	30.0'	30.0'	15"
T-58	LIVE OAK	30.0'	30.0'	12"
T-59	LIVE OAK	30.0'	30.0'	15"
T-60	BLACK THORN	30.0'	40.0'	18"
T-61	UNKNOWN	-	-	-
T-62	MAHOGANY	40.0'	40.0'	24"
T-63	SABAL PALMETTO	15.0'	30.0'	10"
T-64	SABAL PALMETTO	15.0'	30.0'	10"
T-65	SABAL PALMETTO	15.0'	30.0'	12"
T-66	SABAL PALMETTO	15.0'	30.0'	12"
T-67	SABAL PALMETTO	15.0'	30.0'	12"
T-68	FLORIDA STRANGLER	60.0'	40.0'	30"
T-69	SEA GRAPE	40.0'	30.0'	36"
T-70	FLORIDA STRANGLER	60.0'	30.0'	24"
T-71	FLORIDA STRANGLER	60.0'	30.0'	24"
T-72	UNKNOWN	-	-	-
T-73	SABAL PALMETTO	15.0'	30.0'	12"
T-74	BLACK THORN	30.0'	40.0'	20"
T-75	BLACK THORN	30.0'	40.0'	18"
T-76	SABAL PALMETTO	15.0'	20.0'	12"
T-77	SABAL PALMETTO	15.0'	20.0'	12"
T-78	SABAL PALMETTO	15.0'	20.0'	12"
T-79	SABAL PALMETTO	15.0'	10.0'	12"

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

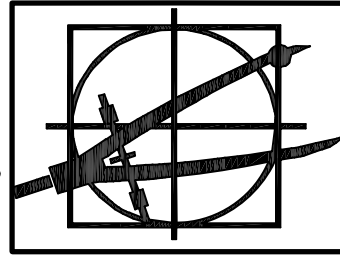
Lots One (1) and Two (2) and Lot Three (3) less the East 100 feet thereof, in Block One (1) of WEST HOLLYWOOD VILLAS, according to the plat thereof, recorded in Plat Book 30, Page 47, of the Public Records of Broward County, Florida, and that part of Lots One (1) and Two (2) in Block One (1) of REDFIELD ACRES, according to the plat thereof, recorded in Plat Book 16, Page 58, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast One-quarter of Section 24, Township 51 South, Range 41 East, run East 50 feet along the section line, thence run Southerly and parallel to the West line of said Northeast One-quarter a distance of 35 feet to a point of beginning, thence continue Southerly and parallel to the West line of said Northeast One-quarter a distance of 224.50 feet, thence run Easterly and parallel to the North line of said Northeast One-quarter a distance of 150 feet, thence run Northerly and parallel to the West line of said Northeast One-quarter a distance of 224.50 feet, thence run Westerly and parallel to the North line of said Northeast One-quarter a distance of 150 feet to the point of beginning.

Less

A portion of Lot 1, Block 1, WEST HOLLYWOOD VILLAS, according to the plat thereof, as recorded in Plat Book 30, Page 47 and a portion of Lots 1 and 2, Block 1, PLAT OF REDFIELD ACRES, according to the plat thereof, as recorded in Plat Book 16, Page 58, of the Public Records of Broward County, Florida, lying in Section 24, Township 51 South, Range 41 East, Broward County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 7 (U.S. 441), Item/Segment No. 2277741, Section No. 86100-2527 and being more particularly described as follows:

BEGIN at the Southwest Corner of said Lot 1, Block 1, WEST HOLLYWOOD VILLAS, thence North 02°08'08" West along the Easterly Existing Right of Way Line for said State Road 7 (U.S. 441) a distance of 276.70 feet to a point on the Southerly Existing Right of Way Line for Washington Street as shown on said Right of Way Map; thence North 89°49'33" East along said Southerly Existing Right of Way Line, a distance of 43.07 feet; thence South 41°24'14" West, a distance of 47.97 feet; thence South 02°08'08" East, a distance of 230.67 feet; thence South 55°22'09" East, a distance of 17.73 feet to a point on the South line of said Lot 1, Block 1, WEST HOLLYWOOD VILLAS, also being a point on the Northerly Existing Right of Way Line for Dewey Street as shown on said Right of Way Map; thence South 89°50'12" West along said South line and said Northerly Existing Right of Way Line, a distance of 24.22 feet to the POINT OF BEGINNING.



ESTAB. 1926  
**ZURWELLE-WHITTAKER, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
9800 WEST 48th STREET, SUITE 504, HIALEAH, FLORIDA 33012 PH: (954) 534-4668 FAX (954) 531-4689  
CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0028651 WWW.ZURWELLE-WHITTAKER.COM  
MEMBER: FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

EDDIE A. MARTINEZ  
PROFESSIONAL SURVEYOR AND  
MAPPER NO.150755  
STATE OF FLORIDA

PROJECT:  
**5900-5990 WASHINGTON ST  
HOLLYWOOD, FL 33023**

JOB No. N/A

FIELD BOOK:  
J.C.CAREAGA

SCALE:  
**1"=30'**

DRAWN:  
JMR

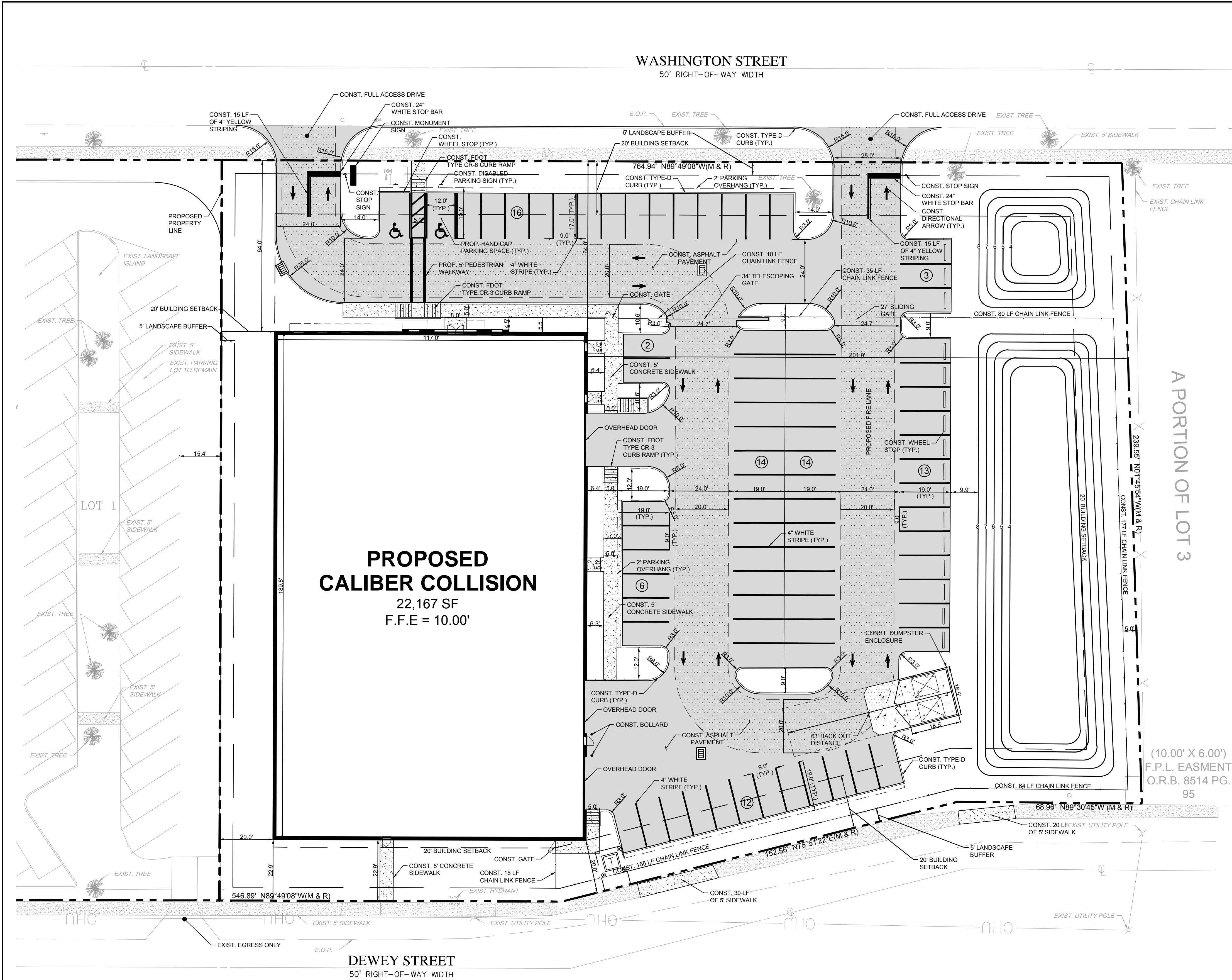
REVISED:  
EAM

REVISIONS  
05-10-2011  
06-10-2013

SHEET No.  
1 OF 1

CAD FILE:  
Z:\LAND PROJECTS\5900-5990 WASHINGTON ST\HOLLYWOOD\dwg\5900 WASHINGTON ST\HOLLYWOOD.dwg (10/20/2016) NEW LEGAL (1).dwg





SITE DATA	
TOTAL SITE AREA	202,887 SF / 4.21 Ac.
CALIBER COLLISION SITE AREA	84,094 SF / 2.05 Ac.
LOT 1 SITE AREA	113,793 SF / 2.16 Ac.
FUTURE LAND USE	TOC (TRANSIT ORIENTED CORRIDOR)
EXISTING ZONING	O-3
PROPOSED BUILDING AREA	22,167 SF
PROPOSED BUILDING HEIGHT	32'
PROPOSED # OF STORIES	1 STORY
DISTANCE BETWEEN BUILDINGS	300+ TO EXIST. BANK OF AMERICA

CALIBER COLLISION SITE CALCULATIONS			
AREA	SF	ACRES	%
TOTAL SITE AREA	89,094	2.05	100
TOTAL PERVIOUS AREA	31,541	0.72	35
DETENTION AREA	20,753	0.48	23
BUILDING	22,167	0.51	25
PAVEMENT / SIDEWALK	35,386	0.81	40
TOTAL IMPERVIOUS AREA	57,553	1.32	65

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT YARD (NORTH)	20 FT	64.00 FT
REAR YARD (SOUTH)	20 FT	20.00 FT
SIDE YARD (WEST)	20 FT	20.00 FT
SIDE YARD (EAST)	20 FT	201.90 FT

PARKING SPACE CALCULATIONS	
VEHICLE PARKING REQUIRED	
(FLOOR AREA): 22,167 SF * 1 SPACES/400 SF = 55 SPACES	
TOTAL REQUIRED:	= 55 SPACES
ACCESSIBLE PARKING REQUIRED	
2% OF TOTAL SPACES: 55 * 0.02 = 2 ACCESSIBLE SPACES	
VEHICLE PARKING PROVIDED	
PARKING SPACES = 80 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	
TOTAL PROVIDED = 80 SPACES	

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) AND LOT THREE (3) LESS THE EAST 100 FEET THEREOF, IN BLOCK ONE (1) OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

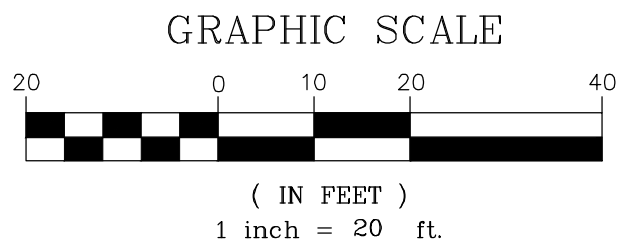
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET, THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS

A PORTION OF LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47 AND A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 7 (U.S. 441), ITEM/SEGMENT NO. 2277741, SECTION NO. 86100-2527 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

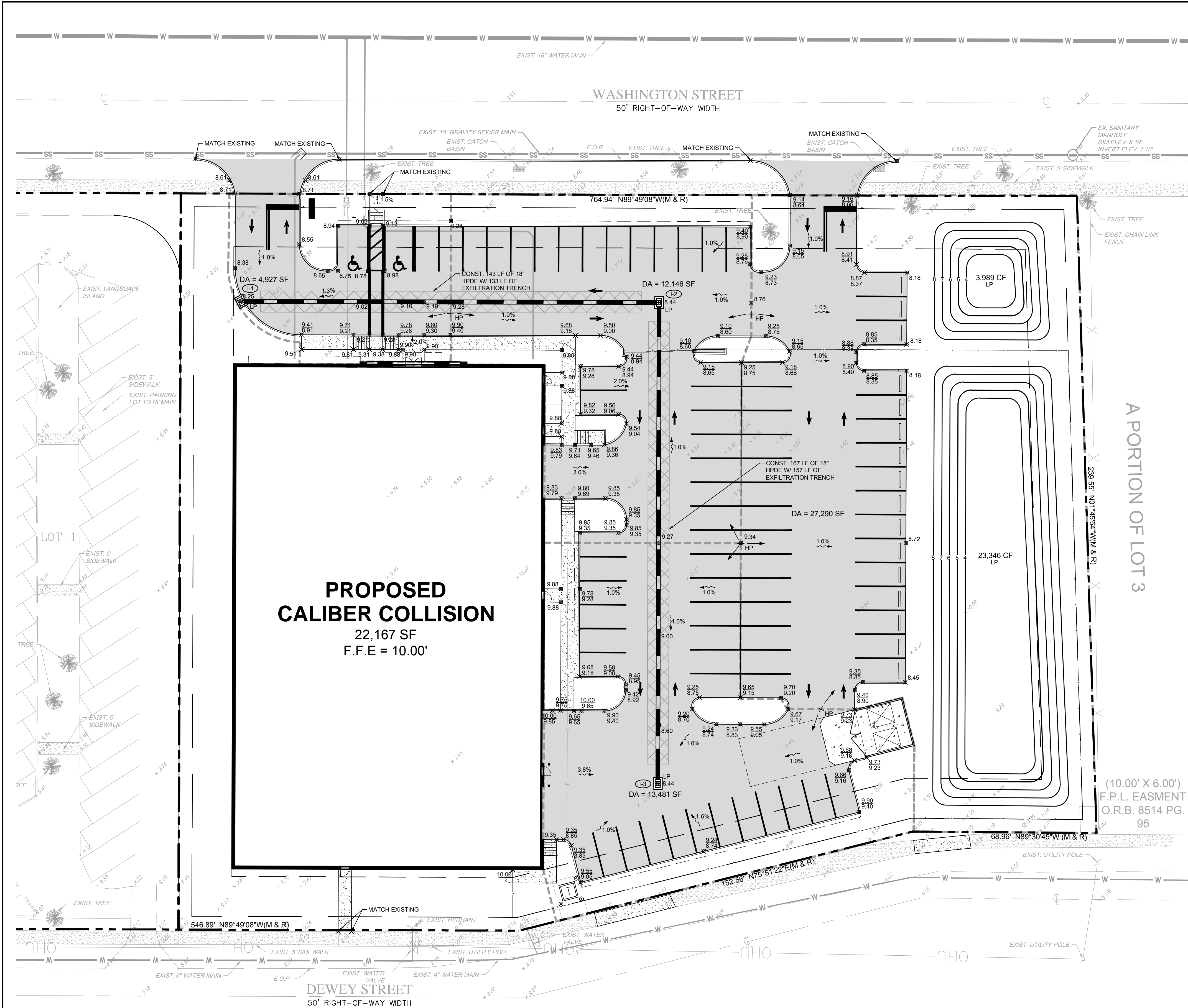
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, THENCE NORTH 02°08'08" WEST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441), A DISTANCE OF 276.70 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR WASHINGTON STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 89°49'33" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 43.07 FEET; THENCE SOUTH 41°24'14" WEST, A DISTANCE OF 47.97 FEET; THENCE SOUTH 02°08'08" EAST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 55°22'09" EAST, A DISTANCE OF 17.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DEWEY STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 89°50'12" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- PROPERTY LINE
  - EXISTING CURB
  - EXISTING CONCRETE SIDEWALK
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING FIRE HYDRANT
  - EXISTING STORM SEWER/CATCH BASIN
  - EXISTING WATER METER
  - SIGN
  - WATER VALVE
  - PROPOSED FIRE LANE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED SIGN
  - PROPOSED TRANSFORMER



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.





EXISTING LEGEND

	PROPERTY LINE
	CONCRETE SIDEWALK
	EDGE OF PAVEMENT
	EDGE OF SIDEWALK
	UTILITY EASEMENT
	SPOT ELEVATION
	SIGN / CROSSWALK SIGNAL
	SANITARY MANHOLE
	SANITARY SEWER
	WATER MAIN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	LIGHT POLE
	UTILITY POLE
	OVERHEAD ELECTRIC SERVICE
	ELECTRIC HANDHOLE
	CHAIN LINK FENCE
	ADJACENT ROW

PROPOSED LEGEND

	TYPE "F" CURB & GUTTER
	TYPE "C" INLET
	ASPHALT PAVEMENT
	PARKING STRIPING
	SEWER CLEAN OUT
	WATER SERVICE
	TAPPING SLEEVE
	WATER VALVE
	EXFILTRATION TRENCH
	STORM SEWER
	DRAINAGE STRUCTURE LABEL
	DRAINAGE ARROW
	PAVEMENT ELEVATION
	CURB ELEVATION
	BASIN DIVIDE LINE

DRAINAGE STRUCTURE TABLE

STRUCTURE #	GRATE/INLET TYPE	BOT. STR. TYPE	RIM	N INVERT	E INVERT	S INVERT	W INVERT
I-1	TYPE "C"	TYPE "C"	8.24	-----	3.62	-----	-----
I-2	TYPE "C"	TYPE "C"	8.44	-----	-----	3.62	3.62
I-3	TYPE "C"	TYPE "C"	8.44	3.62	-----	-----	-----

DATUM NOTE

1. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, CITY OF FORT LAUDERDALE BENCHMARK; NW141; ELEVATION: 6.264'

**Bowman**  
CONSULTING GROUP, LTD.

Bowman Consulting Group, Ltd.  
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PAVING, GRADING AND DRAINAGE PLAN  
**CALIBER COLLISION HOLLYWOOD**  
5900 WASHINGTON STREET

BROWARD COUNTY, FLORIDA

CITY OF HOLLYWOOD

WILLIAM PFEFFER, P.E.  
LICENSE NO. 73058  
3/3/2017

PLAN STATUS

DATE	DESCRIPTION
EL DESIGN	EL DRAWN
BP	CHKD
SCALE	
JOB No.	010430-01-002
DATE	3/3/17
FILE	010430-d-cp-002-pgd.dwg

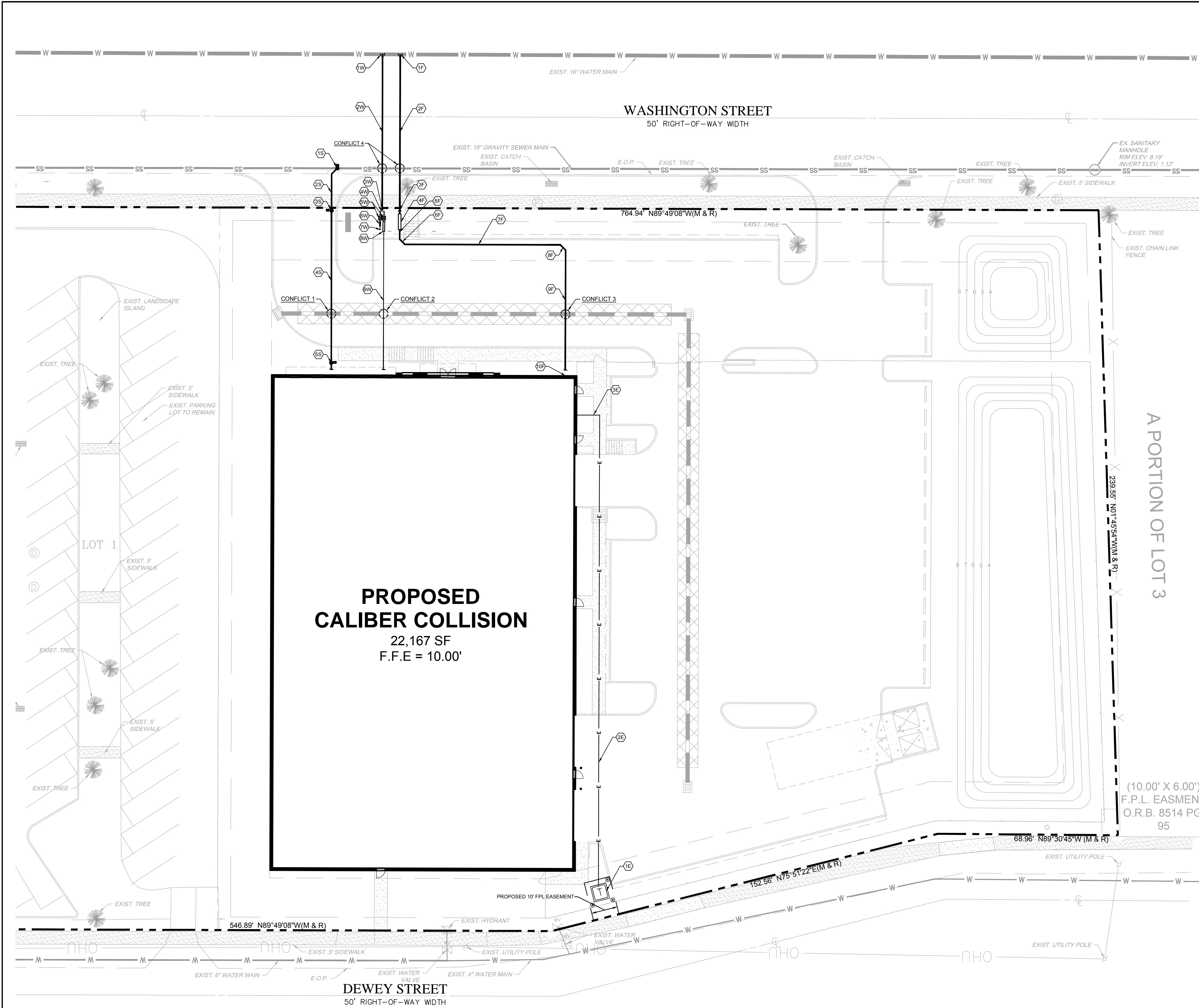
SHEET **C2**



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CAD file name: V:\010430 - Caliber Collision\010430-01-002 (ENG) - 5900 Washington St - Hollywood\Engineering\Engineering Plans\Sheets\010430-D-CP-002-PGD.dwg 3/3/2017





EXISTING LEGEND

	PROPERTY LINE
	CONCRETE SIDEWALK
	EDGE OF PAVEMENT
	EDGE OF SIDEWALK
	FPL EASEMENT
	UTILITY EASEMENT
	VALLEY INLET
	SIGN / CROSSWALK SIGNAL
	SANITARY MANHOLE
	SANITARY SEWER
	WATER MAIN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	UTILITY POLE
	OVERHEAD ELECTRIC SERVICE
	CHAIN LINK FENCE

PROPOSED LEGEND

	TYPE 1\"/>
	TYPE 2\"/>
	TYPE 3\"/>
	CONCRETE PAVEMENT
	SEWER CLEAN OUT
	WATER SERVICE
	TAPPING SLEEVE
	WATER VALVE
	EXFILTRATION TRENCH
	STORM SEWER

GENERAL UTILITY NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
- ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS AND STANDARDS.
- ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
- ANY WATER AND/OR SEWER CONNECTIONS IN THE RIGHT-OF-WAY MUST BE COORDINATED AND SUPERVISED BY UTILITY DISTRICT PERSONNEL. PLEASE GIVE 72 HOURS NOTICE FOR CONNECTIONS.

WATER NOTES

- 1W CONNECT TO EXISTING 16\"/>

FIRE NOTES

- 17 CONNECT TO EXISTING 16\"/>

SANITARY SEWER NOTES

- 15 CONNECT TO EXISTING 15\"/>

ELECTRICAL NOTES

- 1E TRANSFORMER - CONSTRUCTED BY OTHERS

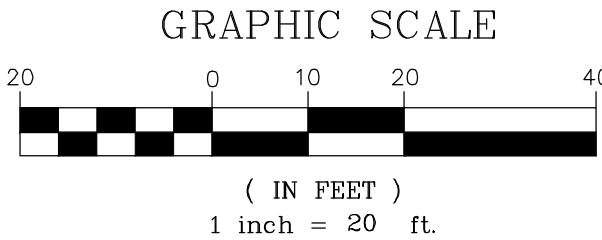
CONFLICTS

- CONFLICT 1:  
SEWER TO PASS UNDER STORM  
T.O.P. SEWER = 2.62'  
APPROX. B.O.P. STORM = 3.62'  
CLEARANCE = 12\"/>

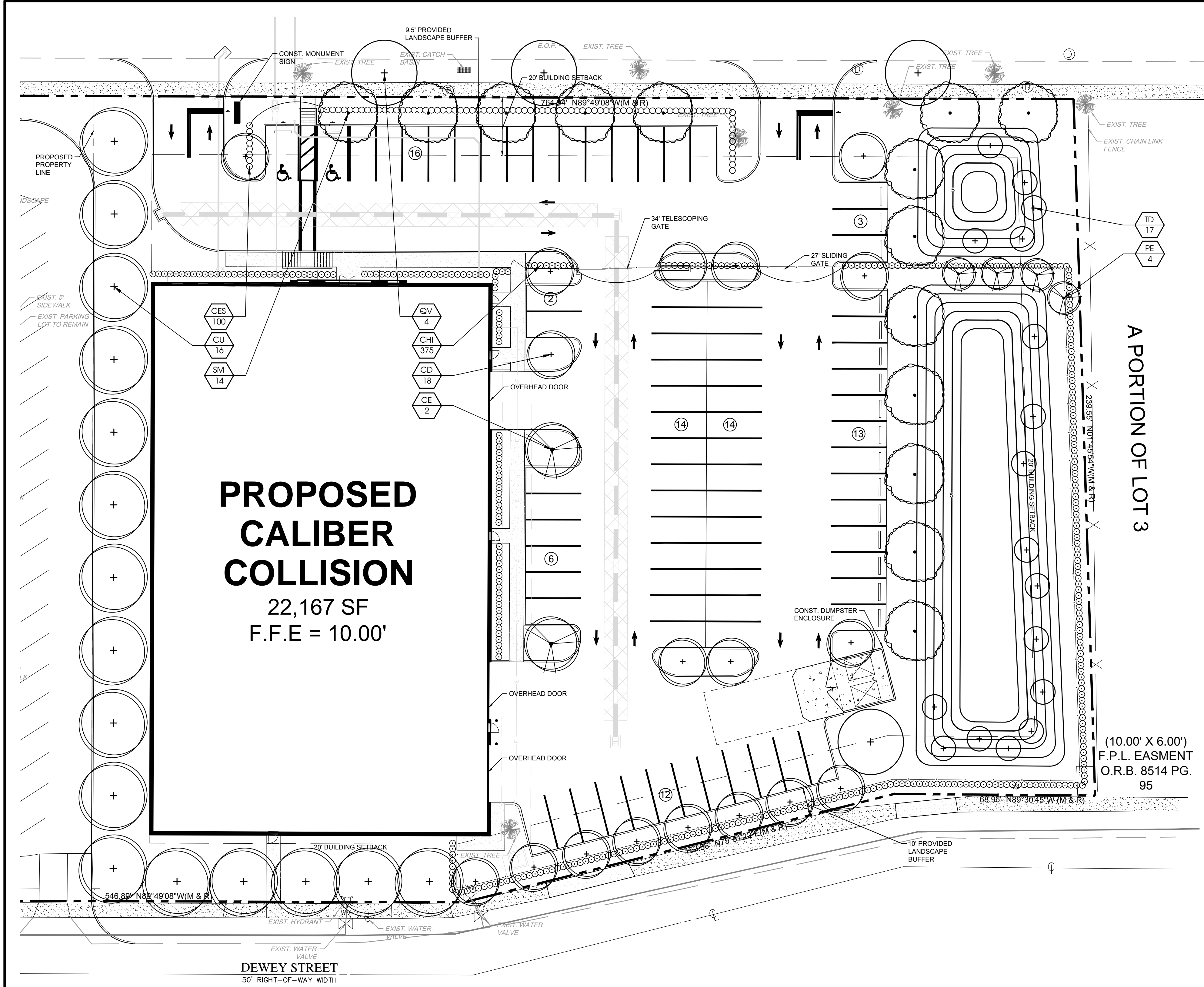
- CONFLICT 2:  
WATER TO PASS OVER STORM  
T.O.P. STORM = 5.12'  
B.O.P. WATER = 6.12'  
CLEARANCE = 12\"/>

- CONFLICT 3:  
FIRE TO PASS OVER STORM  
T.O.P. STORM = 5.12'  
B.O.P. WATER = 6.12'  
CLEARANCE = 12\"/>

- CONFLICT 4:  
WATER AND FIRE TO PASS OVER  
SANITARY SEWER  
CLEARANCE = 12\"/>







General Notes

1. All utility boxes and structures, not currently known or shown on the plan, shall be screened with Cocoplum plants on three (3) sides.
2. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate and the soil specification in item #8 of the landscape specifications is not appropriate for site conditions, the soil mixture shall be revised for this site's conditions. The Contractor shall notify the Owner and Landscape Architect of the poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
3. All prohibited, exotic and invasive species shall be removed from the entire site area of site prior to issuance of certificate of occupancy.
4. All planting areas to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
5. The irrigation system shall be continuously maintained in working order.
6. All required landscape improvements must be inspected and approved by the City of Hollywood prior to the issuance of a Certificate of Occupancy.
7. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' on new (proposed) plantings.
8. Planting adjacent to fire hydrants shall have a minimum clear radius of 7.5' front and sides and 4' in the rear as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants.
9. No plant substitutions can be made without Owner's and the City of Hollywood's approval.
10. An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
11. Required buffer hedges shall be planted and maintained so as to form a continuous, unbroken solid visual screen, with a minimum height of three (3) feet, to be attained within one (1) year after planting.
12. Topsoil shall be clear and free of construction debris, weeds, rocks, noxious pests, and diseases. The topsoil for all planting areas shall be composed of a minimum of fifty percent (50%) muck or horticulturally-acceptable organic material.
13. The use of soil amendments to increase the water holding capacity of sandy soils or improve the drainage of heavy soils may be required.
14. Plant material shall not be planted in the root balls of any tree.

PLANT LIST

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
TREES							
18	CD*	COCOLOBADA DIVERSIFOLIA	PIGEON PLUM	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
2	CE*	CONOCARPUS ERECTUS	GREEN BUTTWOOD	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
16	CU*	COCOLUBA UVIFERA	SEAGRAPE	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
4	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
4	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
14	SM*	SWIETENIA MAHOGANY	MAHOGANY	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
17	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2" D.B.H.	A.S.	FULL CANOPY, 4' C.T. MIN.	LOW
SHRUBS							
100	CES*	ILEX VOMITORIA	DWARF YALPON HOLLY	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
375	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK	LOW
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS.	MEDIUM
* = FLORIDA NATIVE							

LANDSCAPE DATA

<b>STREET TREES:</b> 1 TREE / 50 L.F. OF STREET FRONTAGE - LENGTH = 685.22 REQUIRED = 14 TREES PROVIDED = 14 TREES NOTE: 3 EXISTING TREES + 3 PROPOSED TREES = 6 TREES PROVIDED IN R.O.W. THE REMAINING TREES WERE PROVIDED ON SITE DUE TO THE EXISTING WATER LINE IN THE PLANTING AREA ALONG DEWEY STREET.	<b>OPEN SPACE:</b> 1 TREE / 1,000 S.F. OF PERVIOUS AREA IN ADDITION TO THE V.U.A. 31,541 / 1,000 = 31.54 = 32 TREES REQUIRED = 32 TREES PROVIDED = 32 TREES <b>TOTAL TREES REQUIRED:</b> REQUIRED = 81 TREES PROVIDED = 81 TREES (6 EXISTING + 75 PLANTED = 81 TREES)
<b>PERIMETER LANDSCAPE BUFFER WITH PARKING ADJACENT TO STREET:</b> 1 TREE / 20 L.F. OF STREET FRONTAGE - LENGTH = 400 REQUIRED = 20 TREES PROVIDED = 20 TREES <b>4' TALL HEDGE SETBACK 3' FROM STREET RIGHT OF WAY</b> REQUIRED = 200 SHRUBS PROVIDED = 200 SHRUBS	<b>TOTAL TREES SPECIES REQUIRED:</b> WHEN THE REQUIRED TREES EQUAL 81-100 TREES, SEVEN (7) SPECIES ARE REQUIRED TO BE PLANTED REQUIRED = 81 TREES = 7 SPECIES PROVIDED = 7 SPECIES <b>MAXIMUM USE OF PALMS:</b> A MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE PALMS, HOWEVER, IF MORE THAN 20% ARE USED, ALL REQUIRED TREES AND PALMS SHALL BE NATIVE REQUIRED = 81 TREES x 20% = 16 PALMS x 3 PALMS = 1 TREE = 48 PALMS OR 40 PALMS X 3 = 120 MAXIMUM WITH ALL TREES AND PALMS NATIVE PROVIDED = 0 PALMS
<b>PARKING LOT TERMINAL ISLANDS:</b> 1 TREE / ISLAND REQUIRED = 15 TREES PROVIDED = 15 TREES <b>VEHICULAR USE AREA INTERIOR LANDSCAPE:</b> 25% OF OF THE TOTAL S.F. OF PAVED V.U.A. SHALL BE LANDSCAPED V.U.A. = 33,855 S.F. x 25% = 8,463.75 S.F. = 8,464 S.F. REQUIRED = 8,464 S.F. PROVIDED = 8,492 S.F.	<b>NATIVE PLANTS:</b> 60% OF REQUIRED TREES SHALL BE NATIVE 81 TREES X 50% = 49 REQUIRED = 49 TREES PROVIDED = 75 PLANTED TREES (100% OF ALL PLANTED TREES) 92%  50% OF THE REQUIRED SHRUBS SHALL BE NATIVE REQUIRED = 475 SHRUBS PROVIDED = 475 SHRUBS (100%)

Conceptual  
Design  
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Landscape Architecture - Site Planning

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LANDSCAPE PLAN  
**CALIBER COLLISION HOLLYWOOD**  
5900 WASHINGTON STREET  
CITY OF HOLLYWOOD  
BROWARD COUNTY, FLORIDA

Seal :	SIGNATURE AND SEAL LANDSCAPE ARCHITECT
Prepared, Reviewed & Supervised By:	Conceptual Design Group, Inc. 900 East Ocean Boulevard, Suite 1300, Stuart, Florida 34994 (772) 344-2340 LC: 26000198
Name :	Jeffrey W. Smith, RLA
License # :	LA0001635
PLAN STATUS	
DATE	DESCRIPTION
JWS DESIGN	JS DRAWN
JWS CHKD	
SCALE 1" = 20'	
JOB No. BOWMAN / CDG 010430-01-002 / 17-0201	
DATE 3/2/2017	
FILE	
SHEET L-1 OF 2	



LANDSCAPE NOTES

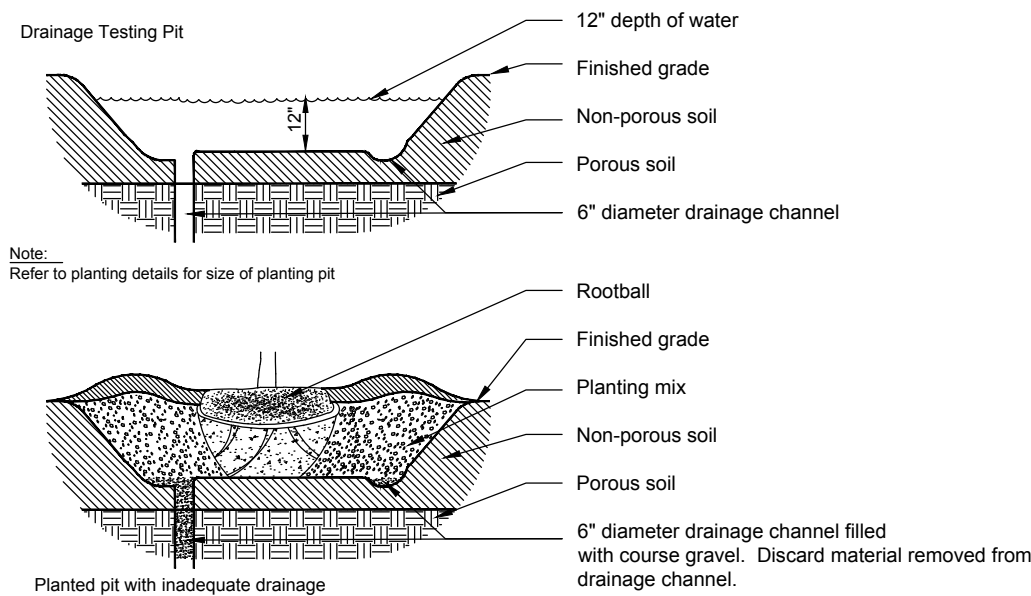
1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality; (2) condition of foliage; (3) root system; (4) freedom from pest or mechanical damage; (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviro mulch. Cypress Mulch is **NOT ACCEPTABLE**. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:1:2 or 3:1:3 (e.g. one labeled 12-4-8). Similar analysis such as 16-4-8 (4:1:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agiform 20-10-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

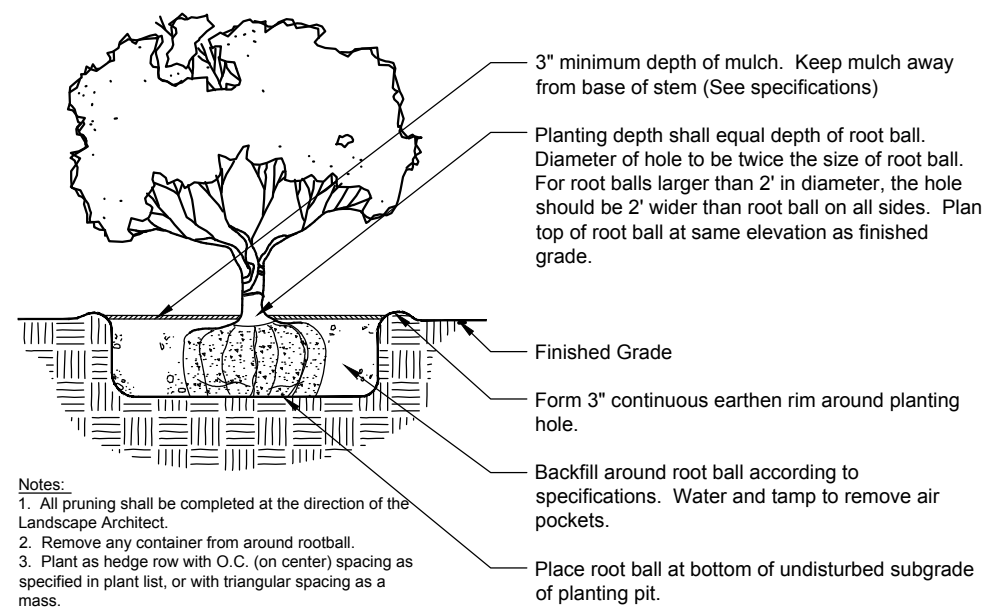
- 1 Gallon 1 Tablet  
3 Gallon 2 Tablets  
25 Gallon & B&B Trees 2 per 1" caliper

11. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by the governing agency and project is released by the General Contractor to Client.
12. Prune trees and shrubs only to remove damaged branches.
13. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum - St. Augustine "Floritam" sod (unless otherwise noted in Plant List), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
14. Maintain positive drainage, no planting is to block drainage.
15. Drainage Testing  
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.  
A) Dig each planting pit to the minimum specified size.  
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.  
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)  
D) Discard all material removed from the drainage channel.  
E) When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.
16. All fertilizers shall meet any governing agencies (local / County, etc.) ordinances and/or requirements.



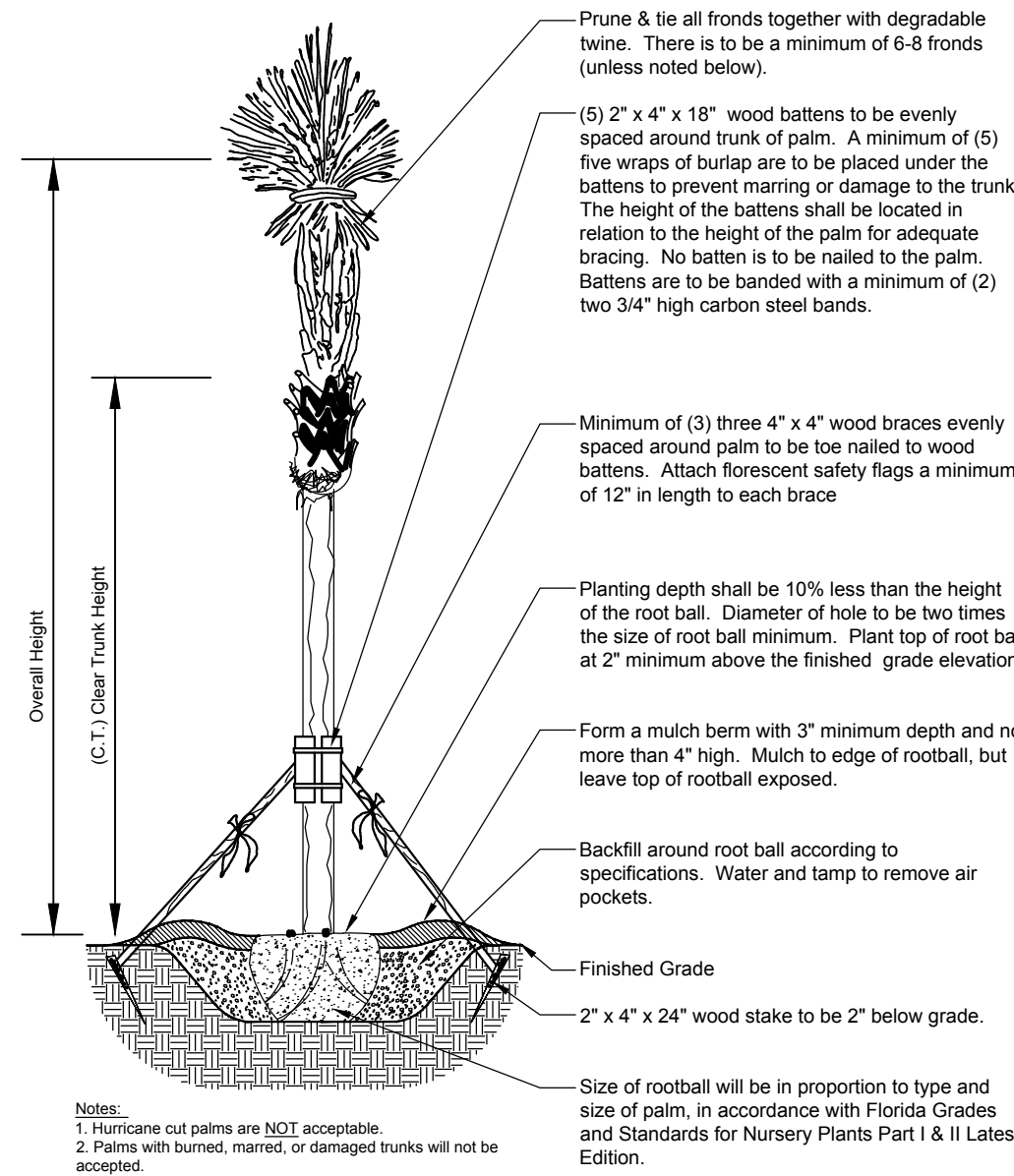
Drainage Testing Detail

Not to Scale



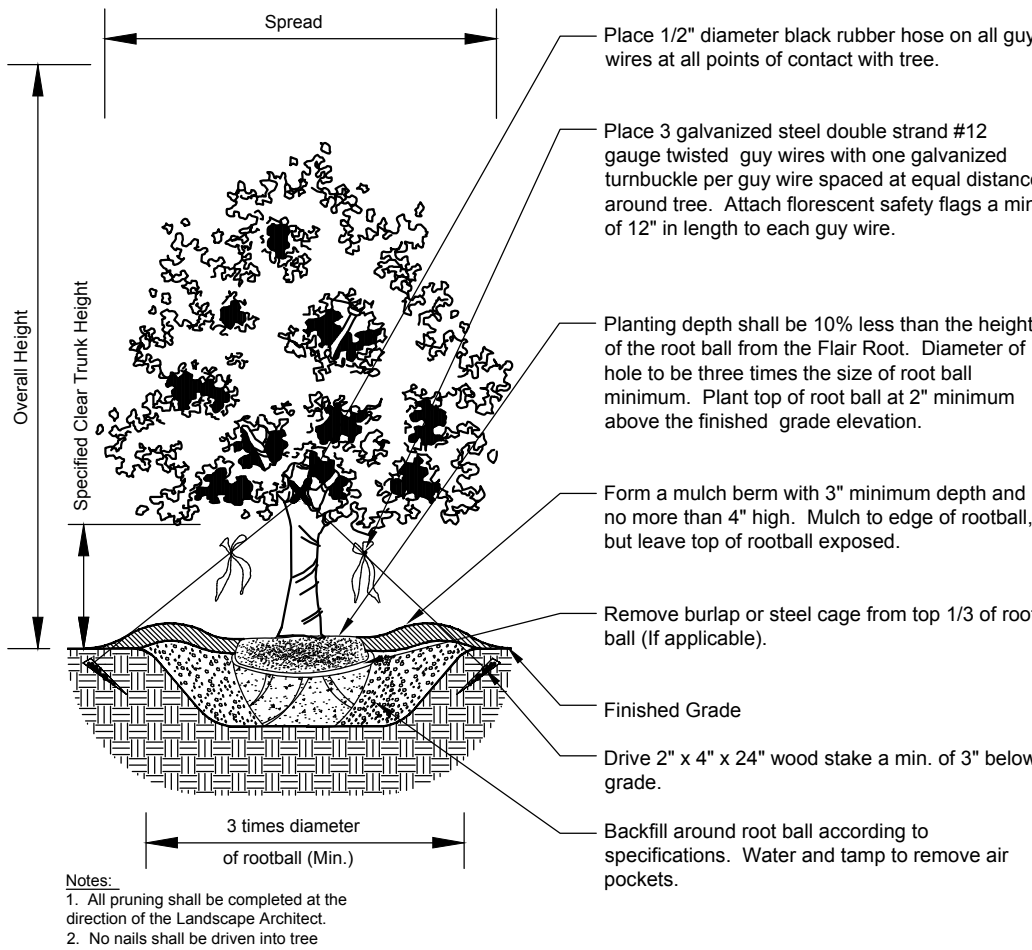
Shrub Detail

Not to Scale



Palm Planting Detail

Not to Scale



Tree Planting Detail

Not to Scale

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LANDSCAPE PLAN  
CALIBER COLLISION HOLLYWOOD  
5900 WASHINGTON STREET  
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA

Seal :  
SIGNATURE AND SEAL  
Landscape Architect

Prepared, Reviewed & Supervised By:  
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(772) 344-2340 LC: 26000198

Name : Jeffrey W. Smith, RLA

License #: LA0001635

PLAN STATUS

DATE DESCRIPTION  
JWS JS JWS  
DESIGN DRAWN CHKD

SCALE 1" = 20'

JOB No. BOWMAN / CDG  
010430-01-002 / 17-0201

DATE 3/2/2017

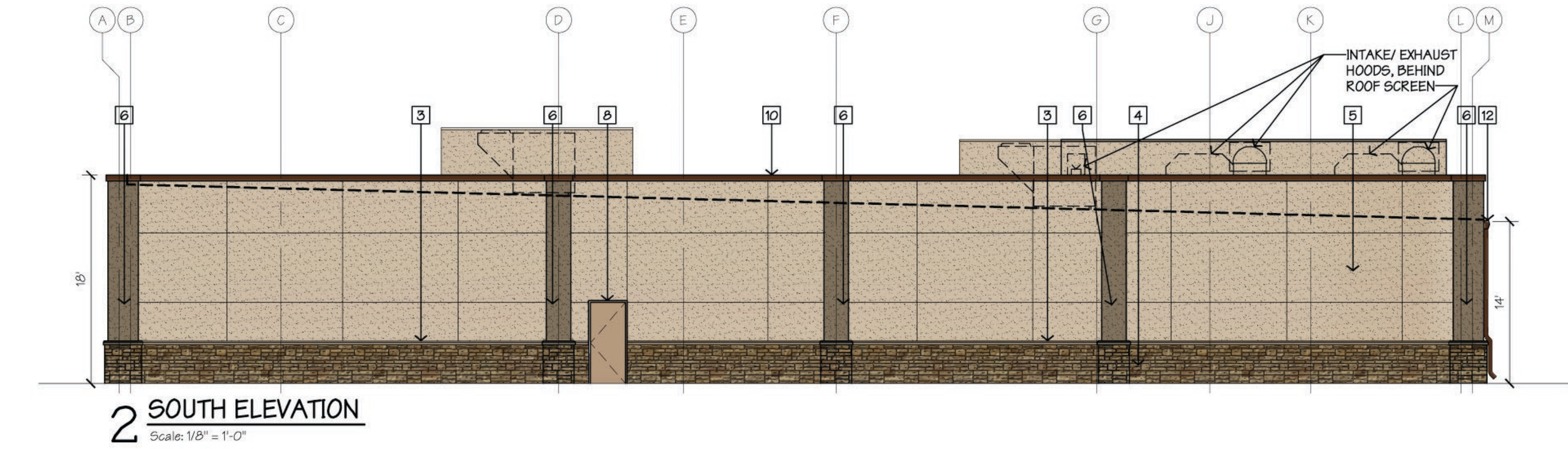
FILE

SHEET L-2 OF 2

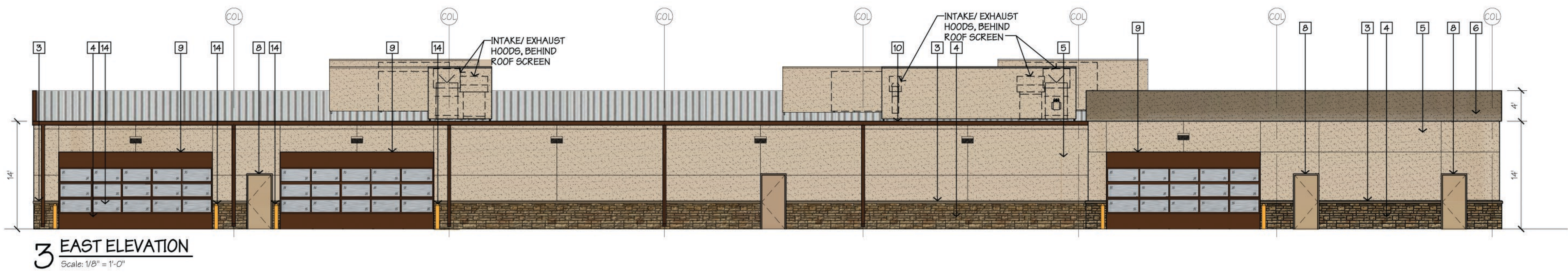




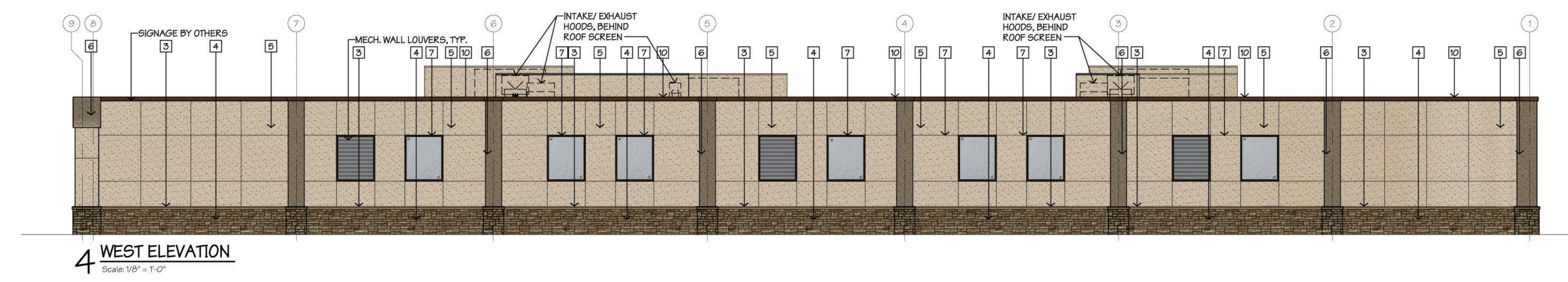
1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



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



3 EAST ELEVATION  
Scale: 1/8" = 1'-0"



4 WEST ELEVATION  
Scale: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE WITH COLORS					
KEY#	ITEMS:	COLOR:	KEY#	ITEMS:	COLOR:
1	METAL AWNING	MATCH -ENDURING BRONZE SW 7065	8	EXTERIOR MAN DOOR/FRAME SHERWIN WILLIAMS	NOMADIC DESERT SW 6107
2	E.I.F.S./ ACCENT COLOR	COLOR TO BE BLACK	9	EXTERIOR O.H./ROLL-UP DOORS SHERWIN WILLIAMS	ENDURING BRONZE SW 7065
3	CAST STONE MFR VARIES (CG TO PROVIDE ARCHITECT SAMPLES FOR APPROVAL)	BUFF	10	BACK SIDE PARAPET MTL BLDG MFR	COOL SIERRA TAN
4	NATURAL LIMESTONE	BRAZOS BLEND	11	ROOF SURFACE MTL BLDG MFR	ACRYLIC COATED GALVALUME
5	E.I.F.S. / FIELD DRYVT	VAN DYKE #110	12	GUTTERS/DOWNSPOUTS	MATCH -ENDURING BRONZE SW 7065
6	E.I.F.S. / CORNICE & ACCENT DRYVT	BAVARIAN WOOD #448	13	INSULATED LOW-E GLAZING	CLEAR
7	ALUMINUM STOREFRONT KAWNEER	DARK BRONZE ANODIZED ALUMINUM	14	BOLLARDS	SAFETY YELLOW



# KEY NOTES:

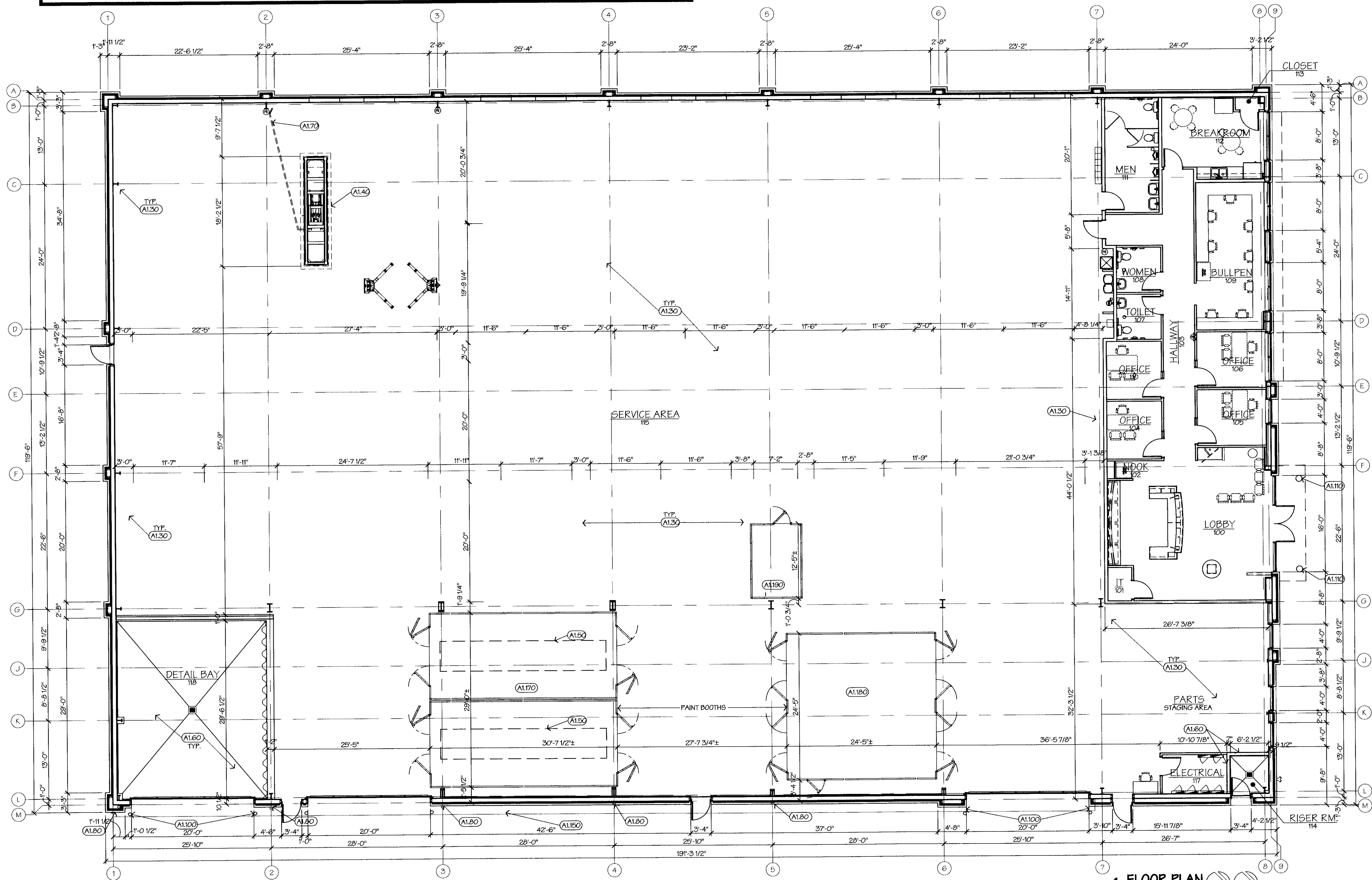
- (A1.10) FLOOR MOUNTED WASH/MOP SINK. REFER PLUMBING PLANS FOR ADDITIONAL INFORMATION
- (A1.20) PRE-FINISHED METAL DOWNSPOUTS
- (A1.130) 8'-0" x 4'-6" TAMPER RESISTANT SLIDING GATE w/ TUBE FRAMED CHAIN LINK PANEL, GUIDE RAILS, TRACK, ROLLERS, AND ALL REQUIRED HARDWARE. (PADLOCK TO BE O.S.C.I.)
- (A1.220) EMERGENCY EYE WASH SINK.
- (A1.300) HIGH/LOW WATER FOUNTAIN (RE: MEP).
- (A1.140) -
- (A1.350) 4" WIDE STRIPING PAINTED TRAFFIC YELLOW AT 16" O.C.
- (A1.400) RECESSED CONCRETE SLAB (RE: STRUCTURAL & CAR-O-LINER DRAWINGS FOR ADDITIONAL INFORMATION).
- (A1.110) PRE-CAST CONCRETE BOLLARD, BELSON MODEL TF6010 STYLE A, GRAY MATRIX W/ TAN EXPOSED AGGREGATE.
- (A1.150) 2'-0" CONCRETE APRON
- (A1.160) 6" CURB - DETAIL 2/A3.4
- (A1.170) PAINT BOOTH #1 - WITH UNDER SLAB TUNNELS - SEE INCLUDED EQUIPMENT DRAWINGS
- (A1.180) PAINT BOOTH #2 - SEE INCLUDED EQUIPMENT DRAWINGS
- (A1.190) MIX ROOM - SEE INCLUDED EQUIPMENT DRAWINGS
- (A1.150) TUNNELS UNDER SLAB (RE: STRUCTURAL AND PAINT BOOTH DRAWINGS FOR ADDITIONAL INFORMATION).
- (A1.120) 8'-0" TALL CHAIN LINK FENCE w/ H.D. CORNER POSTS, INTERMEDIATE POSTS @ 8'-0" MAX., TOP RAIL, AND ALL REQUIRED HARDWARE.
- (A1.600) RECESS SLAB 1" SLOPE TO DRAIN 1/4"2
- (A1.700) VERIFY EXACT LOCATION FOR 2" I.D. MIN. PVC SLEEVE. LOCATION AND EXACT PLACEMENT OF EQUIPMENT WITH OWNER (REF. SHEET A4.2).

# GENERAL NOTES:

- ALL DIMENSIONS ARE FACE OF GYP. OR FACE CMU UNLESS NOTED OTHERWISE.
- ALL DOORS UNLESS OTHERWISE NOTED TO BE LOCATED 4" OFF THE ADJACENT WALL.
- NOT ALL EQUIPMENT IS SHOWN FOR CLARITY (REFER SHEET A0.1 FOR ALL EQUIPMENT).
- FIRE SPRINKLER/ALARM SYSTEM TO BE DESIGNED BY A LICENSED FIRE PROTECTION CONTRACTOR. INSTALL LATERAL LINES TO BE HELD TIGHT AGAINST THE BOTTOM OF STRUCTURE.
- GC TO INSTALL FIRE EXTINGUISHERS WHERE SHOWN ON PLANS. (RE. LS1.0)
- REFER SHEET A3.4 FOR WALL TYPE, CONTROL JOINT, AND METAL STUD INFORMATION.
- SEE SHEET LS1.0 FOR ADDITIONAL SIGNS AND FIRE EXTINGUISHER NOTES

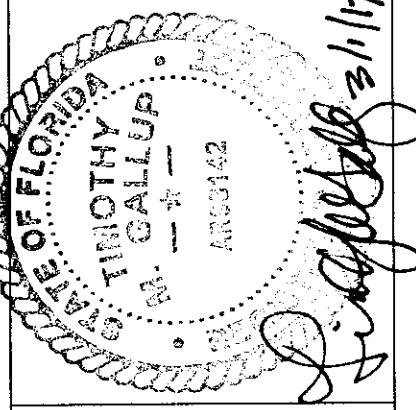
# LEGEND:

- STONE/ BRICK VENEER
- NON-RATED WALL
- 1 HOUR RATED WALL (U465)
- DOOR TAG
- PARTITION TYPE
- PARTITION HEIGHT
- 5 LB (2A10B/C) FIRE EXTINGUISHER ON WALL BRACKET (SEE LS1.0)
- 10 LB (3A40B/C) FIRE EXTINGUISHER ON WALL BRACKET (SEE LS1.0)
- FIRE EXTINGUISHER CABINET w/ 5 LB. FIRE EXTINGUISHER (SEE LS1.0)
- FIRE DEPARTMENT CONNECTION
- DOWNSPOUT BY PEMP SUPPLIER DISCHARGE TO ????
- FE
- FE2
- FEQ
- FDQ
- D.S.



**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"  
NORTH PROJ. N.

**CALIBER COLLISION**



**timothy m. gallup**  
architect of record  
801 S. Boulder Ave., Suite 808  
Tulsa, Oklahoma 74119  
918.945.9800  
timothy m. gallup is a member of the AIA

NO.	DATE	BY	DESCRIPTION

**CALIBER COLLISION**  
STATE RD 7 / US 441  
HOLLYWOOD, FLORIDA  
PROJECT NO. 162006

FILE NAME: 162006  
DRAWN BY: KEN  
DATE: 3/6/2017  
REVIEWED BY: TMG

**A1.0**