CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES PLANNING DIVISION

FILE: 17-DPV-32

DATE: October 19, 2017

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Real Sub LLC - Publix Super Markets, Inc., requests Variances, Design, and Site Plan

for an approximate 4,500 sq. ft. financial institution (Chase Bank).

REQUEST

Variances, Design, and Site Plan for an approximate 4,500 sg. ft. financial institution.

Variance: To reduce the minimum number of stacking spaces from six to four.

RECOMMENDATION

Variance: Approval.

Design: Approval, if the Variance is granted.

Site Plan: Approval, if Variance and Design are granted, and with the following conditions:

- a. Prior to the issuance of a Certificate of Occupancy a Permit from FDOT will be required for new signal at Sheridan Street and SE 2nd Avenue.
- b. Prior to the issuance of a Certificate of Occupancy an access modification to eliminate the left-turn movement at the Federal Highway driveway opening shall occur.
- The Applicant shall provide a FDOT traffic signalization prior to the issuance of a Certificate of Occupancy.

BACKGROUND

On January 10, 2012, the Planning and Development Board approved Hollywood Lincoln Mercury Inc.'s request for Variances, Design, and Site Plan for the construction of West Lake Commons, a 13.5 acre shopping center, located at 1700 Sheridan Street (File Number 12-D-62). The approved Site Plan identifies five sub-parcels, four of which were identified for future development. The current request is only for a portion of Parcel A, which is located on the west side of West Lake Commons and consists of approximately 30,000 square feet and is the last parcel to receive development orders and be developed.

The site is located in the Regional Activity Center (RAC), on the corner of Sheridan Street and Federal Highway. The RAC Land Use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

REQUEST

The Applicant is proposing a 4,500 square foot financial institution. The proposed building, associated parking, and drive-up ATM, will accommodate a Chase Bank. All building setbacks meet the Zoning and Land Development Regulations for this particular lot. As encouraged by the Master Plan the building fronts the street and is oriented to provide direct pedestrian access and give definition to the urban form.

Although in a separate sub-parcel, the Applicant has incorporated the building's design to represent the user's prototype; while maintaining overall consistency with the use of similar architectural elements, treatments, and materials. The proposed building includes materials, such as glass, stucco, limestone, metal, and an aluminum store front design that come together to introduce a cohesive design along Sheridan Street, Federal Highway, and to the existing commercial plaza. The landscaping for the site meets all requirements and includes a variety of native species, beautifying and enhancing the site, as this is a gateway to the City all while promoting an attractive vision for the project and merging the West Lake Commons shopping center as a conjoint style.

The Applicant has worked with Staff to provide adequate vehicular and pedestrian circulation. The development will provide a drive-up lane and an escape lane. The drive-up ATM and all associated elements meet all recently adopted drive-thru requirements and design guidelines, with the exception of the required stacking of six cars. The Applicant is proposing a more urban type of development which necessitates the reduction of stacking spaces as the building has been placed to front Sheridan Street and Federal Highway while providing pedestrian connectivity. The Applicant is requesting a Variance to reduce the minimum number of stacking spaces from six to four. While the drive does not meet dimensional requirements, generally a standard car could maneuver around the proposed drive width and reach the escape lane to exit the queue. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity Land Use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time.

Owner/Applicant: Real Sub LLC - Publix Super Markets, Inc.

Address/Location: 1700 Sheridan Street

Gross Area of Property: N/A

Net Area of Property: 30,819 sq. ft. (0.696 acres)
Land Use: Regional Activity Center

Zoning: Sheridan Street Mixed-Use (SS)

Existing Use of Land: Vacant

ADJACENT LAND USE

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

ADJACENT ZONING

North: City of Dania Beach

South: Sheridan Street District (SS)
East: Sheridan Street District (SS)
West: Sheridan Street District (SS)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial, single family, and multi-family residential uses. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. Redevelopment of this site will increase the

availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Objective 5: Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.

Policy 5.16: Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 2, defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north, and Pembroke Road to the south. This area includes the residential neighborhoods of Parkside, Royal Poinciana and Hollywood Lakes. The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principle: Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.

Guiding Principle: Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.

Policy CW.21: Create and expand where appropriate commercial and industrial zones to increase tax dollars.

Policy CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies.

Policy CW.46: Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

VARIANCE: To reduce the minimum number of stacking spaces from six to four.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject

regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The intent of the Regional Activity Center Land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

The Variance request does not affect the stability and appearance of the City. In fact, while the drive does not meet dimensional requirements, generally a standard car could maneuver around the proposed drive width. As stated by the Applicant, "The City Land Development does not make a distinction between a banking facility

drive thru with teller and a drive-up ATM...in fact Chase does not offer check cashing, or deposits at their ATMs which reduces the transaction time for stopped vehicles." As this drive-up ATM provides limited service transactions, and a queuing analysis was submitted stating the reduction in stacking is not an issue, Staff is in support of the Variance.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses

and would not be detrimental to the community.

ANALYSIS: Development of the site will bring the property closer in compatibility to the

surrounding community while encouraging revitalization of the area. The site will adequately accommodate the structure and residents and will not be detrimental

to the community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance 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 plans adopted by the

City.

ANALYSIS: The goal of the Land Use Element is to promote a distribution of land uses

enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. Furthermore as stated previously, the intent of the Regional Activity Center land use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to

the urban form.

Development of the site will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. As such, the proposed Variance is consistent with and in furtherance of the Goals, Objective, and Policies of the Comprehensive Plan and vision for the Regional Activity Center.

FINDING: Consistent.

CRITERIA 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing a more urban type of development which necessitates

the reduction of stacking spaces as the building has been placed to front Sheridan Street and Federal Highway while providing pedestrian connectivity. Redevelopment of this neighborhood into a more urban community supports the vision for the Regional Activity Land Use designation as a mixed-use development, which encourage mass transit and reduces the need for automobile travel over time. Therefore the requested Variance is not economically based and better serves the intent of the applicable plans than the current use of the property,

as well as serving as a model for other redevelopment within the area.

FINDING: Consistent.

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.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

CRITERIA 1:

Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS:

The Applicant has incorporated the building's design to represent the user's prototype; the building is consistent in massing, scale, and architectural elements. Proposed materials include, glass, stucco, limestone, metal, and an aluminum store front design that come together to introduce a cohesive design along Sheridan Street, Federal Highway, and to the existing commercial plaza. Additionally, pedestrian paths including designated crossings provide easy access from the public sidewalk to the site enhancing pedestrian connectivity to the residential areas close by.

FINDING: Consistent.

CRITERIA 2:

Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS:

The Design Guidelines state new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility. Since Sheridan Street and Federal Highway are commercial corridors, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. Therefore, it maintains a uniform alignment with the existing street profile; as well as with other buildings proposed in the shopping center. Architectural detailing is provided in harmony with the surrounding built environment using an array of materials to provide an identity for the building while creating a cohesive fabric.

FINDING: Consistent.

CRITERIA 3:

Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS:

The Design Guidelines state, *Building Heights for additions and new construction* are recommended to relate to the height of abutting buildings. It further states, *Building footprints should take into account pedestrian and vehicular circulation.* The Applicant has incorporated the building's design to represent the user's prototype; the building is consistent in massing, scale, and architectural

elements. Proposed materials include, glass, stucco, limestone, metal, and an aluminum store front design that come together to introduce a cohesive design along Sheridan Street, Federal Highway, and to the existing commercial plaza. Additionally, pedestrian paths including designated crossings provide easy access from the public sidewalk to the site enhancing pedestrian connectivity to the residential areas close by.

FINDING: Consistent.

CRITERIA 4: Landscaping. Landscaped areas should contain a variety of native and other

compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site

should be preserved.

ANALYSIS: The landscaping was designed with both beautification and function in mind and

all landscape requirements have been met. The proposed landscape helps articulate the property and enhance the design of the building. A variety of native plants and trees are proposed to work in concert with the existing site trees. Ample buffers are provided where required and enhanced where adjacent to the larger arterial roads with a considerable amount of native trees, shrubs, and ground covers. Vehicular use areas are landscaped along the perimeter and with

internal islands, improving the image of the site.

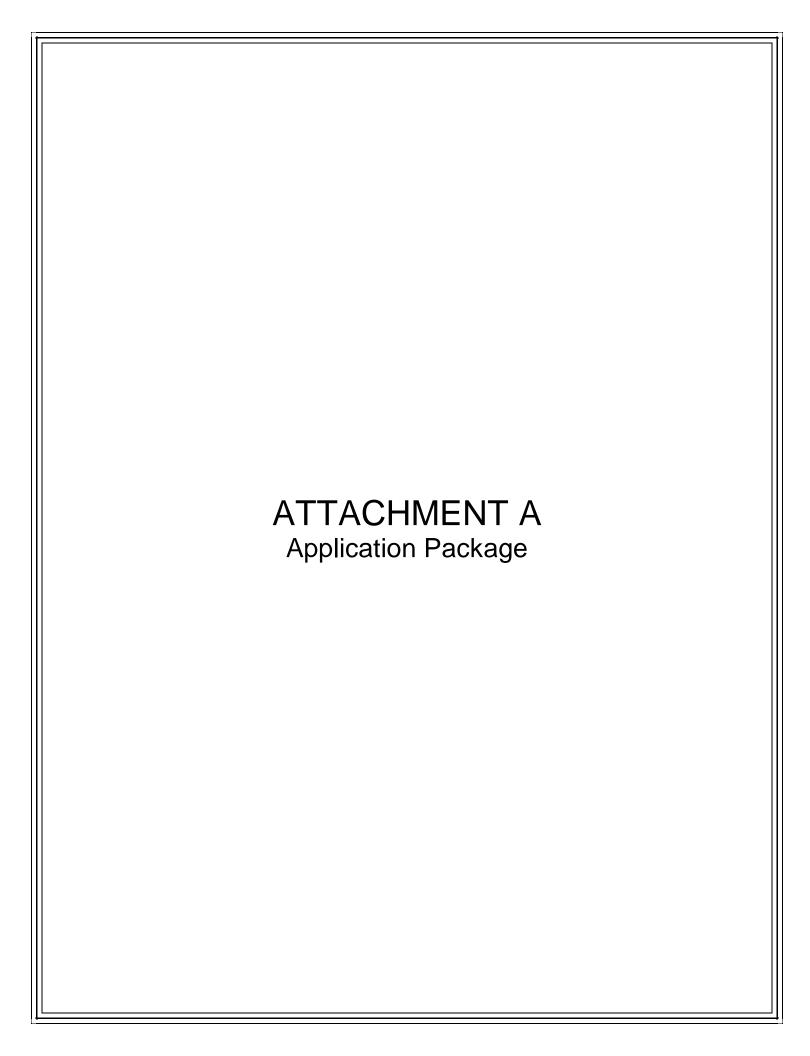
FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Zoning and Land Development Regulations on August 31, 2017. Therefore, staff recommends approval if the Variance and Design are granted and with the conditions listed on page 1 of this report.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map



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.

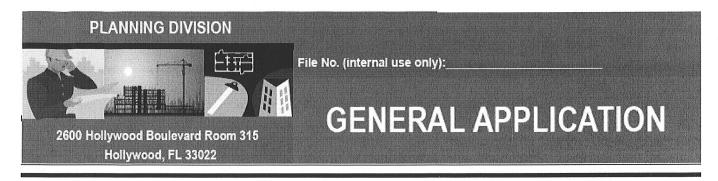
At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

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: Chase Bank - Young Circle, FL
Lot(s):Block(s):Subdivision:
Folio Number(s):5142 10 62 0010
Zoning Classification: SS (in RAC) Land Use Classification: Vacant
Existing Property Use: Sq Ft/Number of Units:
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 al 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: Request for the construction of a new freestanding Chase Bank with a drive thru AT
and variances for drive-thru stacking and landscaping vehicular use area
Number of units/rooms:N/A Sq Ft:3,550 SF
Value of Improvement: \$1,340,000.00 Estimated Date of Completion: 8/12/2018
Will Project be Phased? () Yes (X)No If Phased, Estimated Completion of Each Phase
Name of Current Property Owner: Real Sub LLC. % Publix Super Markets Inc.
Address of Property Owner: 3300 Publix Corporate Prky, Lakeland, FL 33811
Telephone: 800-242-1227 Fax: Email Address:
Name of Consultant/Representative/Tenant (circle one): Core States Group (Zach Thornton)
Address: 110 N. 11th Street Ste. 101 Tampa, FL 33602 Telephone: 813-490-1755
Fax: Email Address:zthornton@core-eng.com
Date of Purchase: $_^{5/26/15}$ Is there an option to purchase the Property? Yes () No ($^{\rm X}$)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing:
Address: Email Address:
Liliali Audi 633.



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 ww.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 an photograph the sign the day of posting and submit photographs to the Office of Plannin applicable law. Failure to post the sign will result in violation of State and Municipal Notice.	g and Development Services as required by
(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the C Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as that the above statements and drawings made on any paper or plans submitted herewith are true derstand that the application and attachments become part of the official public records of the City at Real Sub, LLC	hey apply to this project. (I)(We) further certify to the best of (my)(our) knowledge. (I)(We) un-
Signature of Current Owner: By: William W Kingbin	Date: <u>5-18-7017</u>
PRINT NAME: William W. Rayburn, Director o	of R/E 1550 Fibate: 5-18-2011
Signature of Consultant/Representative:	Date: <u>5/22/2017</u> Date: <u>5/22/2017</u>
PRINT NAME: Zach H. Thornton, P.E. (Core States Group)	Date: <u>5/22/2</u> 017
Signature of Tenant:	Date: <u>\/30/17</u>
PRINT NAME: DAVIGE BOWMAN VP CHASE BANK	Date:
<u>Current Owner Power of Attorney</u>	
I am the Director of Real Estate Assets for Real Sub, LLC, the current owner of the the nature and effect the request for <u>Approval of JPMorgan Chase Bank's plans</u> to inhereby made by me or I am hereby authorizing <u>Zach H. Thornton, P.E.</u> to be my leg <u>Development</u> (<u>Board</u> and/or Committee) relative to all matters concerning this app shall not have the authority to bind owner to any monetary or non-monetary obligatiland use of the property, (2) this power of attorney only applies to land folio #5142106 revoke the power at any time upon written notice.	nprove Real Sub, LLC's property, which is al representative before the <u>Planning and</u> lication; provided: (1) such representative ons, or to in any way affect the zoning or
	I. Rayburn, Director of Real Estate Assets
My Commission Expires:(Check One) Personally known to me; OR	Produced Identification

JPMORGAN CHASE & CO.

SECRETARY'S CERTIFICATE

I, Philip E. Feierberg, do hereby certify that I am a duly elected and qualified Assistant Secretary of JPMorgan Chase Bank, National Association, a national banking association duly organized and existing under the laws of the United States of America (the "Bank") and that set forth below is a true and correct copy of resolutions duly adopted by the directors of the Bank pursuant to a unanimous written consent, effective as of March 29, 2010. I further certify that said resolutions, at the date hereof, are still in full force and effect.

RESOLVED that loan agreements, contracts, indentures, mortgages, deeds, releases, conveyances, assignments, transfers, certificates, certifications, declarations, leases, discharges, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, guarantees, proxies, requisitions, demands, proofs of debt, claims, records, notes signifying indebtedness of JPMorgan Chase Bank, N.A. (the "Bank"), and any other contracts, instruments or documents in connection with the conduct of the business of the Bank, whether or not specified in the resolutions of the Bank's Board of Directors (the "Board") may be signed, executed, acknowledged, verified, delivered or accepted on behalf of the Bank by the Chairman of the Board, the Chief Executive Officer, the President, the Chief Operating Officer, a Vice Chairman of the Board, a Vice Chairman, any member of the Operating Committee or Executive Committee, any Executive Vice President, the Chief Financial Officer, the General Counsel, the Treasurer, the Controller, the Chief Risk Officer, the Secretary, any Senior Vice President, any Managing Director, any Executive Director, any Vice President, or any other officer having a functional title or official status which is at least equivalent to any of the foregoing, and the seal of the Bank may be affixed to any thereof and attested by the Secretary, any Vice President or any Assistant Secretary; provided, however, that any guarantees, comfort letters or other letters of support issued by the Bank in respect of obligations of any of the Bank's affiliates or subsidiaries ("Support Documents") may be executed only where consistent with such resolutions of the Board dated March 29, 2010, as amended, relating to the provision of Bank guarantees and other support issued by the Bank in respect of obligations of its subsidiaries and affiliates;

RESOLVED that powers of attorney may be executed on behalf of the Bank by the Chairman of the Board, the Chief Executive Officer, the President, the Chief Operating Officer, a Vice Chairman of the Board, a Vice Chairman, any member of the Operating Committee or Executive Committee, any Executive Vice President, the Chief Financial Officer, the General Counsel, the Treasurer, the Controller, the Chief Risk Officer, the Secretary, any Senior Vice President, any Managing Director or any other officer having a functional title or official status which is at least equivalent to any of the foregoing; provided, however, that such powers of attorney may not provide authority for signing Support Documents except as where consistent with such resolutions of the Board dated March 29, 2010, as amended, relating to the provision of Bank guarantees and other support issued by the Bank in respect of obligations of its subsidiaries and affiliates;

RESOLVED that the Chief Executive Officer, the global head of each respective line of business (or for corporate functions, the functional head), the global head of Human Resources of each respective line of business (or corporate function), and the Secretary of the Bank, each shall have authority to delegate to any officer of the Bank assigned to a line of business (or corporate function) the authority to execute documents or take action in the Bank's name in connection with any and all matters conducted in the ordinary course of business in such line of business (or corporate function) and to designate functional titles in a line of business (or corporate function) as equivalent to the title of officer for such purposes;

I further certify that Daniel Bowman is a Vice President of the Bank with specimen signature as follows and has been empowered to execute documents on behalf of the Bank in conformity with the above resolutions.

OB Br

WITNESS my hand and the seal of JPMorgan Chase Bank, National Association, on the 30th day of August 2016.

Philip E. Feierberg



September 1, 2017

Alexandra Carcamo
Principal Planner
City of Hollywood
Department of Development Services
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: Proposed Chase Bank Store No. 55203, File No. 17-DPV-32

Planning and Development Board Submittal-Cover Sheet and Location Map

1700 Sheridan Street, Hollywood, FL

Dear Ms. Carcamo:

On behalf of JPMorgan Chase, N.A., Core States Group ("CSG") is requesting that the proposed 4,453 sf Chase Bank be considered for Preliminary Technical Advisory Committee approval. The subject property is an outparcel within the West Lakes Commons Shopping Center located at the southeast corner of Sheridan Street and US1 (Federal Highway), more specifically at 1700 Sheridan Street, Hollywood, FL 33020.

The proposed parcel encompasses 0.696 acres and is currently zoned Sheridan Street Mixed Use District (SS) located within the Regional Activity Center Overlay District per Ordinance O-2016-22. Per the PACO meeting held on March 13, 2017, the site was requested to conform to the Federal Highway Medium-High Intensity, Mixed Use District (FH-2) regulations as well as the SS regulations. Therefore, the site layout was revised and the building was relocated to the maximum building setback of thirty (30) feet from Federal Highway.

Based on an additional meeting held with City staff on April 27, 2017, the site was revised to provide a fifteen (15) feet wide drive aisle on the west side of the building, adjacent to Federal Highway, and a landscape strip along the west side of the building which would visually enhance the building elevation facing Federal highway. The site design includes an enhanced pedestrian entrance of concrete pavers from the existing sidewalk along Federal Highway to the front entrance and will also incorporate other elements to make the building more interactive with the pedestrian traffic on Federal Highway, such as bicycle parking and possible future benches.



The project proposes one (1) variance. The variance is for the reduction of the Land Development Regulations required stacking from six (6) spaces to four (4) spaces. The City Land Development Regulations does not make a distinction between a banking facility drive thru with teller line and a drive-up ATM. Please note other municipalities have eliminated stacking requirements for Chase banks based on the self-service, automated system not being a typical teller service. Also, please note that per Chase Operational standards, the typical self-service ATM queue does not exceed four (4) stacking positions. In fact, Chase does not offer check cashing or deposits at their ATMs which reduces the transaction time for stopped vehicles. Please refer to the previously provided Chase Bank Queuing Analysis prepared by a licensed professional engineer in the State of Florida.

Please accept this letter as a request for review and approval of the project documents and variance. The granting of the requested variances will not cause conflicts with other sections of the County Land Regulations and will not adversely affect public safety. No feasible engineering or construction solutions can be applied to satisfy the regulations at this time. In addition, it is Core States belief that the proposed development will greatly improve the appearance, functionality, and value of the subject parcel and the surrounding parcels. The proposed project within West Lake Commons will bring both revenue and jobs to this area and the City. The proposed development will create a site that is both aesthetically pleasing and function.

If you should have any questions, please do not hesitate to contact me directly at (813) 319-8753.

Sincerely,

Zach H. Thornton, P.E. Senior Project Engineer Core States Group

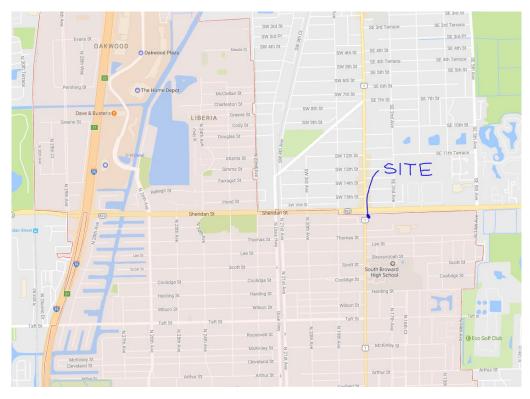
Attachments:

1) Location and Aerial Maps

Attachment 1

LOCATION MAP:





AERIAL MAP:





September 1, 2017

Alexandra Carcamo
Principal Planner
City of Hollywood
Department of Development Services
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: Proposed Chase Bank Store No. 55203, File No. 17-DPV-32

Planning and Development Board Submittal-Variance Criteria Cover Letter

1700 Sheridan Street, Hollywood, FL

On behalf of JPMorgan Chase, N.A., Core States Group ("CSG") is requesting that the proposed 4,453 sf Chase Bank be considered for Preliminary Technical Advisory Committee approval. The subject property is an outparcel within the West Lakes Commons Shopping Center located at the southeast corner of Sheridan Street and US1 (Federal Highway), more specifically at 1700 Sheridan Street, Hollywood, FL 33020.

The proposed parcel encompasses 0.696 acres and is currently zoned Sheridan Street Mixed Use District (SS) located within the Regional Activity Center Overlay District per Ordinance O-2016-22. Per the PACO meeting held on March 13, 2017, the site was requested to conform to the Federal Highway Medium-High Intensity, Mixed Use District (FH-2) regulations as well as the SS regulations. Therefore, the site layout was revised and the building was relocated to the maximum building setback of thirty (30) feet from Federal Highway.

Based on an additional meeting held with City staff on April 27, 2017, the site was revised to provide a fifteen (15) feet wide drive aisle on the west side of the building, adjacent to Federal Highway, and a landscape strip along the west side of the building which would visually enhance the building elevation facing Federal highway. The site design includes an enhanced pedestrian entrance of concrete pavers from the existing sidewalk along Federal Highway to the front entrance and will also incorporate other elements to make the building more interactive with the pedestrian traffic on Federal Highway, such as bicycle parking and possible future benches.

The project proposes one (1) variance. The variance is for the reduction of the Land Development Regulations required stacking from six (6) spaces to four (4) spaces. The City Land Development



Regulations does not make a distinction between a banking facility drive thru with teller line and a drive-up ATM. Please note other municipalities have eliminated stacking requirements for Chase banks based on the self-service, automated system not being a typical teller service. Also, please note that per Chase Operational standards, the typical self-service ATM queue does not exceed four (4) stacking positions. In fact, Chase does not offer check cashing or deposits at their ATMs which reduces the transaction time for stopped vehicles. Please refer to the previously provided Chase Bank Queuing Analysis prepared by a licensed professional engineer in the State of Florida.

Variance Criteria:

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and
 - The variance meets or exceeds the intent and purpose of the Code requirement and enhances the stability and appearance or the City as the site is currently vacant. The variance does not adversely affect compliance with other Code previsions, development order(s), or permits.
- b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and
 - The variance is compatible with the adjacent surrounding land uses, and would not cause any detriment to the surrounding community.
- c. That the requested Variance is consistent with and in furtherance 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 plans adopted by the city; and
 - The variance is consistent with the applicable provisions of the Comprehensive Plan or other adopted City plans.
- d. That the need for the requested Variance is not economically based or self-imposed; or
 - The variance request is solely based on hardships of the site being at the corner of the newly adopted Zoning District. No economical relief will be provided with the granting of the variance. No feasible engineering or construction solutions can be applied to satisfy the regulation.



- e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
 - The variance is not in conflict with other substantive requirements of local, State, or Federal law.

Please accept this letter as a request for review and approval of the project documents and variance. The granting of the requested variances will not cause conflicts with other sections of the County Land Regulations and will not adversely affect public safety. No feasible engineering or construction solutions can be applied to satisfy the regulations at this time. In addition, it is Core States belief that the proposed development will greatly improve the appearance, functionality, and value of the subject parcel and the surrounding parcels. The proposed project within West Lake Commons will bring both revenue and jobs to this area and the City. The proposed development will create a site that is both aesthetically pleasing and function.

If you should have any questions, please do not hesitate to contact me directly at (813) 319-8753.

Sincerely,

Zach H. Thornton, P.E. Senior Project Engineer

Core States Group



September 1, 2017

Alexandra Carcamo
Principal Planner
City of Hollywood
Department of Development Services
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: Proposed Chase Bank Store No. 55203, File No. 17-DPV-32

Planning and Development Board Submittal-Legal Description and Project Info

1700 Sheridan Street, Hollywood, FL

Legal Description:

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10; THENCE NORTH 88°13'37" EAST, ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 40.01 FEET;

THENCE SOUTH 00°37'27" EAST ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) A DISTANCE OF 94.08 FEET;

THENCE NORTH 89°22'23" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43°48'05" EAST, A DISTANCE OF 49.00 FEET;

THENCE NORTH 88°13'37" EAST ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 110.87 FEET;

THENCE SOUTH 01°46'23" EAST, A DISTANCE OF 211.69 FEET;

THENCE SOUTH 88°13'37" WEST, A DISTANCE OF 24.77 FEET;

THENCE NORTH 89°45'06" WEST, A DISTANCE OF 120.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 13.79 FEET, A CENTRAL ANGLE OF 18°06'34" AND AN ARC DISTANCE OF 4.36 FEET TO THE INTERSECTION WITH A LINE 12 EAST OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1);

THENCE NORTH 00°37'27" WEST ON SAID PARALLEL LINE, A DISTANCE OF 172.35 FEET TO THE POINT OF BEGINNING.



Project Info:

The proposed parcel encompasses 0.696 acres and is currently zoned Sheridan Street Mixed Use District (SS) located within the Regional Activity Center Overlay District per Ordinance O-2016-22. Per the PACO meeting held on March 13, 2017, the site was requested to conform to the Federal Highway Medium-High Intensity, Mixed Use District (FH-2) regulations as well as the SS regulations. Therefore, the site layout was revised and the building was relocated to the maximum building setback of thirty (30) feet from Federal Highway.

Based on an additional meeting held with City staff on April 27, 2017, the site was revised to provide a fifteen (15) feet wide drive aisle on the west side of the building, adjacent to Federal Highway, and a landscape strip along the west side of the building which would visually enhance the building elevation facing Federal highway. The site design includes an enhanced pedestrian entrance of concrete pavers from the existing sidewalk along Federal Highway to the front entrance and will also incorporate other elements to make the building more interactive with the pedestrian traffic on Federal Highway, such as bicycle parking and possible future benches.

The project proposes one (1) variance. The variance is for the reduction of the Land Development Regulations required stacking from six (6) spaces to four (4) spaces. The City Land Development Regulations does not make a distinction between a banking facility drive thru with teller line and a drive-up ATM. Please note other municipalities have eliminated stacking requirements for Chase banks based on the self-service, automated system not being a typical teller service. Also, please note that per Chase Operational standards, the typical self-service ATM queue does not exceed four (4) stacking positions. In fact, Chase does not offer check cashing or deposits at their ATMs which reduces the transaction time for stopped vehicles. Please refer to the previously provided Chase Bank Queuing Analysis prepared by a licensed professional engineer in the State of Florida.

Please accept this letter as a request for review and approval of the project documents and variance. The granting of the requested variances will not cause conflicts with other sections of the County Land Regulations and will not adversely affect public safety. No feasible engineering or construction solutions can be applied to satisfy the regulations at this time. In addition, it is Core States belief that the proposed development will greatly improve the appearance, functionality, and value of the subject parcel and the surrounding parcels. The proposed project within West Lake Commons will bring both revenue and jobs to this area and the City. The proposed development will create a site that is both aesthetically pleasing and function.

DESIGN AND DEVELOPMENT CONTACTS:

TEL: 786.473.1769

TEL: 813.490.1755

TEL: 813.490.1755

PUBLIX SUPERMARKETS, INC.

3300 PUBLIX CORPORATE PARKWAY
LAKELAND FL 33811

DEVELOPER: JPMORGAN CHASE, N.A.
1450 BRICKELL AVENUE, 3RD FLOOR
MIAMI, FL 33131
CONTACT: MAURICIO DELGADO

CIVIL ENGINEER: CORE STATES GROUP
101 NORTH 11TH STREET, SUITE 10
TAMPA, FL 33602
CONTACT: ZACH THORNTON, P.E.

ARCHITECT: CORE STATES GROUP
101 NORTH 11TH STREET, SUITE 101
TAMPA, FL 33602
CONTACT: JAMES LALLII, AIA

LANDSCAPE ARCHITECT: SIMPLYVERDE
829 38TH AVENUE NORTH
SAINT PERTERSBURG, FL 33704
CONTACT: PATRICIA CASTELLANO, RLA, ASLA

SURVEYOR: BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

791 NORTHEAST DIXIE HIGHWAY JENSEN BEACH, FL 34957 CONTACT: ROBERT BLOOMSTER, JR, PSM

GOVERNING AGENCIES CONTACTS:

LANNING AND ZONING: CITY OF HOLLYWOOD COMMUNITY DEVELOPMENT DEPARTMENT 2600 HOLLYWOOD BOULEVARD, ROOM 315

HOLLYWOOD, FL 33021 TEL: 954.921.3471

FIRE DEPARTMENT: CITY OF HOLLYWOOD FIRE DEPARTM

HOLLYWOOD, FL 33312

WATER/WASTEWATER: CITY OF HOLLYWOOD PUBLIC UTILITIES

1621 N. 14TH AVENUE HOLLYWOOD, FL 33020

STORMWATER: BROWARD COUNTY ENVIRONMENTAL PROTECTION

AND GROWTH MANAGEMENT DEPARTMENT 1 N. UNIVERSITY DRIVE, SUITE 201-A

PLANTATION, FL 33324 TEL: 954.519.1483

UTILITY CONTACTS:

ELECTRIC COMPANY:

4000 DAVIE ROAD EXTENSION HOLLYWOOD, FL 33024 CONTACT: ERIC DOAN

TELEPHONE / INTERNET: COMCAST
4571 SHERIDAN STREET

HOLLYWOOD, FL 33021 TEL: 800.266.2278

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOOD (100-YEAR) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF HOLLYWOOD, FLORIDA, COMMUNITY NUMBER 125113 0567H EFFECTIVE DATE 8/18/2014.

ALERT TO CONTRACTOR:

- THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
- 2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PREFORMED PRIOR TO PROJECT COMPLETION.

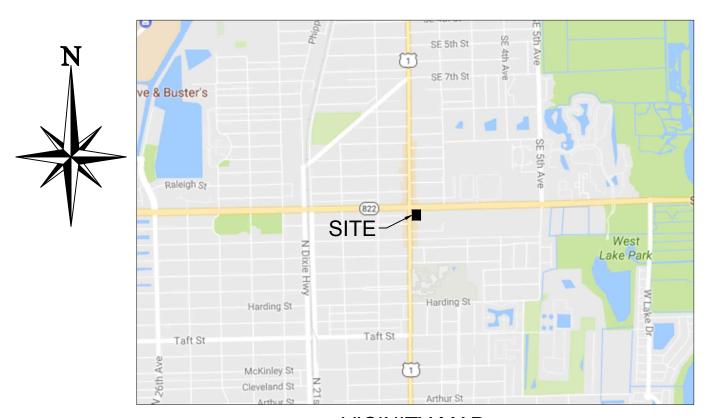
User: CDUNBAR Plot Date/Time: Sep. 26, 17 - 16:33:50 Drawing: P:\J.P. Morgan Chase\Hollywood, FL Young Circle #38100P019578 - JPM.19067\FLDATA\02 Drawings\20 Civil\10 Const Plans\JPM-19067-P-DETL.dwg ;C1 COVER SHEET (P&D BOARD)

CIVIL CONSTRUCTION PLANS

FOR CHASE ()

CHASE BANK - STORE NO. 55203

1700 SHERIDAN STREET
HOLLYWOOD, FL 33020
SECTION 10, TOWNSHIP 51 S., RANGE 42 E.
BROWARD COUNTY, FLORIDA



VICINITY MAF

	SHEET INDEX			
SHEET NUMBER	DESCRIPTION	REV 1	REV 2	REV 3
C1	COVER SHEET	Х	Х	
C2	GENERAL NOTES	Х	Х	
C3	PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN	Х	х	
C4	PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN	х	Х	
C5	EROSION CONTROL DETAILS	Х	Х	
C6	DEMOLITION PLAN	Х	Х	
C7	SITE PLAN	Х	Х	
C8	GRADING AND DRAINAGE PLAN	Х	Х	
C9	UTILTY PLAN	Х	Х	
C10-C12	CONSTRUCTION DETAILS	Х	Х	
C13	PHOTOMETRIC PLAN	Х	Х	
RI	EFERENCE SHEETS			
SHEET NUMBER	DESCRIPTION	REV 1	REV 2	REV 3
SHEET 1 OF 1	ALTA/ACSM LAND TITLE SURVEY BY BLOOMSTER	х	х	
L-01	EXISTING LANDSCAPE PLAN	Х	Х	
L-02	LANDSCAPE PLAN	Х	Х	
L-03	PLANT SCHEDULE AND CITY REQUIREMENTS	х	х	
L-04	LANDSCAPE DETAILS	Х	Х	
L-05	LANDSCAPE NOTES	Х	Х	
IR-01	IRRIGATION PLAN		Х	
IR-02	IRRIGATION DETAILS		Х	
ARC	HITECTURAL SHEETS	_	-	•
A0.3	TRASH ENCLOSURE DETAILS	Х	Х	
A1.1	FLOOR PLAN	Х	Х	
A1.5	ROOF PLAN	Х	Х	
A3.1	EXTERIOR ELEVATIONS	Х	Х	
A3.2	EXTERIOR ELEVATIONS	Х	Х	
	CONTEXTUAL STREET ELEVATIONS	Х	Х	

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CITY MEETING RECORD		
TITLE	DATE	
PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)	MARCH 13, 2017	
PRELIMINARY TECHNICAL ADVISORY COMMITTEE (TAC)	JUNE 19, 2017	
FINAL TECHNICAL ADVISORY COMMITTEE (TAC)	JULY 31, 2017	
PLANNING AND DEVELOPMENT BOARD		



COBESTATES INC.

DOCUMENTS PREPARED BY CORESTATES, IN INCLUDING THIS DOCUMENT, ARE TO BE USE ONLY FOR THE SPECIFIC PROJECT AND SPECUSE FOR WHICH THEY WERE INTENDED. AN EXTENSION OF USE TO ANY OTHER PROJECT BY OWNER OR BY ANY OTHER PARTY, WITHOO THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AN AT THE USERS OWN RISK. IF USED IN A WAYOTHER THAN THAT SPECIFICALLY INTENDEI USER WILL HOLD CORESTATES, INC. HARMLE FROM ALL CLAIMS AND LOSSES.

CLIEN

CHASEC

Know what's below.

Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND THEE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACT NUMS CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV DATE COMMENT BY

1 07/14/17 TAC COMMENTS CED

2 08/09/17 TAC COMMENTS CED

DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK
STORE NO. 55203

STOKE NO. 33203 SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

ENGINEER SEAL

SHEET TITLE

COVER SHEET

 JOB #:
 JPM.19067

 DATE:
 05.12.2017

 SCALE:
 N/A

 DRAWN BY:
 CED

 CHECKED BY:
 ZHT

C

GENERAL DEMOLITION NOTES: THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO THE START OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN LITILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT-OF-WAY DURING CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES. ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.

CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS

THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE

THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR

OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED

AND REPAIR

CONTRACTOR'S EXPENSE

GENERAL SITE NOTES:

AND O.S.H.A. STANDARDS.

CONSTRUCTION OF THIS PROJECT

REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF

THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL

CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE

CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY

FIRE PROTECTION IS CONSTANTLY AVAILABLE TO SITE THROUGHOUT THIS SPECIFIC WORK AND

ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING

DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT

ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS

WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF

ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL

THE SITE GEOTECHNICAL REPORT. ANY CONFLICTS WHICH MAY ARISE SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT

CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND

DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE

CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES/SPECIFICATIONS OUTLINED IN

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF

THE FAILURE TO ACQUAINT HIMSELF WITH THIS PROJECT AND HIS FIELD OF SERVICE SHALL NOT

RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL

THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS. FACILITY

THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY

OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND

ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.

COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.

17. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED

COST SHALL BE INCLUDED IN BASE BID.

REMOVED AND REPLACED.

EXISTING FLUSH AND SMOOTH.

UNLESS NOTED OTHERWISE).

IN GRADE AND ALIGNMENT.

EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.

EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD.

COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON

POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.

THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE

EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE.

AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN

THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY

DEMOLITION OR CONSTRUCTION. SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL

SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES

OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH

IF REQUESTED BY THE OWNER, PROVIDE TEMPORARY CONSTRUCTION FENCING, MINIMUM 6'-0" HIGH,

AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT

LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION.

REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST

CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING

CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN

DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING,

RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER

PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL

lser: CDUNBAR Plot Date/Time: Sep. 26, 17 - 16:33:52 Drawing: P:\J.P. Morgan Chase\Hollywood, FL Young Circle #38100P019578 - JPM.19067\FLDATA\02 Drawings\20 Civil\10 Const Plans\JPM-19067-P-DETL.dwg ;C2 GENERAL NOTES

OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON

23. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED. REMOVED OR

CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS

ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC

CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME

NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.

THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE

OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.

CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES

VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES

INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY

ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE

GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.

SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL

ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT

- 25. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL.

11. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES

CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS

18. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES

CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS

OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN

ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE

CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT

CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE

19. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S

WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH, VALVES SHALL BE

COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT

SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED

APPROVED DRAWINGS AS REQUIRED. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN

CITY/COUNTY AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS

THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS

DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONAL. ANY WORK

24. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS

AND SUBMITTED TO THE CITY/COUNTY FOR APPROVAL. THE SCHEDULING, COORDINATION AND

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS,

SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER

SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A

27. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND

LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE AUTHORITY HAVING

THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS

OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.

AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.

TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.

SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.

36. REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.

AND SPECIFICATIONS.

SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE

JURISDICTION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO

THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER

LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED. THE WATER LINE OR

EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE

BENEATH THE SEWER LINE. AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE

A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND

OTHER UNDERGROUND OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.) EXCEPTIONS TO THIS

29. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER

30. ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE

ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE

35. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS

33. PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE CITY/COUNTY AND/OR FIRE

APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOP LEVEL WITH FINISH PAVEMENT GRADES.

CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED.

BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE

IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF

CARRYING WATER OR SEWER UNDER PRESSURE WHERE A WATER LINE MUST UNAVOIDABLY PASS

EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.

WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS,

MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP

AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE

NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

REQUIRED. THE CITY/COUNTY ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE

PREFORMED PRIOR TO NOTIFYING THE CITY/COUNTY ENGINEERING INSPECTION OFFICE OR WITHOUT A

CITY/COUNTY UTILITY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD

SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS

AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND

DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE

23. AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE

BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH

THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN

21. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE

SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG

WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES

AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE

WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

17. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

REFER TO ARCHITECTURAL PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

16. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

THE MOST STRINGENT SHALL GOVERN.

EXPENSE OF THE CONTRACTOR

SPECIFICATIONS

OF THE LOWER PIPE

PLUMB AND LOCATED ACCORDING TO THE PLANS.

AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.

ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000

- IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
- 28. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.
- ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION, MAINTENANCE OF TRAFFIC SHALL CONFORM TO GOVERNING AGENCY STANDARDS
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS

GENERAL PAVING AND GRADING NOTES:

- ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL AUTHORITY HAVING JURISDICTION REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO
- ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND STANDARDS (LATEST
- EDITION) RESPECTIVELY. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR AUTHORITY HAVING JURISDICTION SPECIFICATIONS, WHICHEVER IS MORE
- STRINGENT. ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS, ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 60-FOOT CENTERS, CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS CONTRACTION JOINT SPACING MATCHES WIDTH OF SIDEWALK AND EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF 25 FEET. THIS WOULD MEAN 24 FEET FOR A 6 INCH CURB. PAVEMENT
- JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAILS. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL
- PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND GEOTECHNICAL REPORT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMEROCK OR OTHER MATERIAL (CLAY SUBGRADE MATERIAL MARI. FTC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.
- CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, DEWATERING MAY BY REQUIRED.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO
- 20. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND
- 21. FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICH EVER IS MORE STRINGENT.
- 22. CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE BASINS TO PRECLUDE
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL SEDIMENT, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE 10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING PROPOSED WORK. BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED

GENERAL UTILITY NOTES:

- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED SAID ENGINEER BY ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION
- PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS. LANDSCAPING. AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.
- 7 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. SANITARY MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE WITH WATER TIGHT LIDS.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED
- 10. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

+ SPOT ELEVATIONS

M.B. MAP BOOK

LB LICENSED BUSINESS BCR BROWARD COUNTY RECORDS

WL UNDERGROUND WATER LINE NAVD NORTH AMERICAN VERTICAL DATUM

EXISTING LEGEND:

(S) MANHOLE ₩ WATER VALVE

C FIRE HYDRANT

 □ LIGHT POST
 □ LIGHT POST GAS VALVE INV. INVERT EL. ELEVATION

DEPT. DEPARTMENT

EP EDGE OF PAVEMENT R/W RIGHT OF WAY

PG. PAGE ORR OFFICIAL RECORDS BOOK

CBS CONCRETE BLOCK STRUCTURE

PB PLAT BOOK

E UNDERGROUND ELECTRIC

STANDARD ABBREVIATIONS AC ACRES ADA AMERICANS WITH DISABILITY ACT ARCH | ARCHITECTURAL BC BOTTOM OF CURB BF BASEMENT FLOOR BK BLOCK BASELINE BLD BUILDING BOL BOLLARD BM BENCH MARK BRL **BUILDING RESTRICTION LINE** CF **CUBIC FEET** CL CENTERLINE CMP **CORRUGATED METAL PIPE** CONN CONNECTION CONC CONCRETE CPP CORRUGATED PLASTIC PIPE CY CUBIC YARDS DEC DECORATIVE DEP DEPRESSED DIP DUCTILE IRON PIPE DOM DOMESTIC ELEC ELECTRIC ELEV ELEVATION EDGE OF PAVEMENT ES EDGE OF SHOULDER EW END OF WALL EX EXISTING FES FLARED END SECTION FF FINISH FLOOR ELEVATION FH FIRE HYDRAN FG FINISHED GRADE G GRADE GF GARAGE FLOOR GH GRADE HIGH SIDE OF WALL GL GRADE LOW SIDE OF WALL GRT GRATE GV GATE VALVE HDPE HIGH DENSITY POLYETHYLENE PIPE HP HIGH POINT HOR HORIZONTA HW HEADWALL INTERSECTION INV INVERT LF LINEAR FOOT LOC LIMITS OF CLEARING LOD LIMITS OF DISTURBANCE LOS LINE OF SIGHT LOW POINT LS LANDSCAPE MAX MAXIMUM MIN MINIMUM MH MANHOLE MJ MECHANICAL JOINT OC ON CENTER PC POINT OF CURVATURE POINT OF COMPOUND CURVATURE, CURB RETURN PCCR PΙ POINT OF INTERSECTION POG POINT OF GRADE POI POINT OF INTEREST PROP PROPOSED POINT OF TANGANCY POINT OF TANGENCY, CURB RETURN PTCR PVC POLYVINYL CHLORIDE PIPE POINT OF VERTICAL INTERSECTION PVT POINT OF VERTICAL TANGENCY R RADIUS RCP REINFORCED CONCRETE PIPE RCPR REINFORCED CONCRETE WITH RUBBER GASKET RET-WALL | RETAINING WALL R/W RIGHT OF WAY S SLOPE SAN SANITARY SEWER SF SQUARE FEET STA STATION STM STORM TBR TO BE REMOVED TBRL TO BE RELOCATED TC TOP OF CURB TEL TELEPHONE TP TREE PROTECTION TW TOP OF WALL TYP TYPICAL UNDERGROUND UG UP UTILITY POLE W/L WATER LINE W/M WATER METER PLUS OR MINUS ± DEGREE Ø DIAMETER # NUMBER

OCUMENTS PREPARED BY CORESTATES IN NCLUDING THIS DOCUMENT, ARE TO BE USE NLY FOR THE SPECIFIC PROJECT AND SPEC USE FOR WHICH THEY WERE INTENDED. AN EXTENSION OF USE TO ANY OTHER PROJECT BY OWNER OR BY ANY OTHER PARTY, WITHOU CORESTATES, INC. IS DONE UNLAWFULLY A OTHER THAN THAT SPECIFICALLY INTENDE JSER WILL HOLD CORESTATES, INC. HARMLE FROM ALL CLAIMS AND LOSSES.

CLIENT

REVISIONS COMMENT 107/14/17 TAC COMMENTS 2 08/09/17 TAC COMMENTS

DOCUMENT CIVIL CONSTRUCTION PLANS FOR **CHASE BANK STORE NO. 55203** SITE LOCATION

1700 SHERIDAN HOLLYWOOD, FL

ENGINEER SEAL

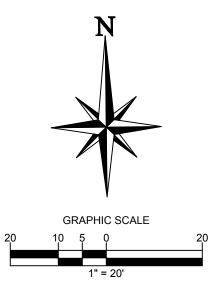
SHEET TITLE

GENERAL

NOTES

05.12.201 SCALE: DRAWN BY: CHECKED BY:

User: CDUNBAR Plot Date/Time: Sep. 26, 17 - 16:32:29 Drawing: P:\J.P. Morgan Chase\Hollywood, FL Young Circle #38100P019578 - JPM.19067\FLDATA\02 Drawings\20 Civil\10 Const Plans\JPM-19067-P-SITE.dwg ;C3 EROSION CONTROL PLAN (PHASE I)



SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. INSTALL STABILIZED CONSTRUCTION EXIT(S).

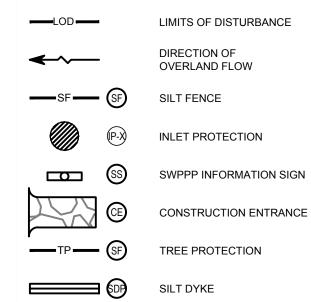
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.

- 2. INSTALL SILT FENCE(S) AND SILT DIKE(S) ON THE SITE, AND INLET PROTECTION(S) (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE).
- 4. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION OF BMP'S.
- 5. BEGIN DEMOLITION ACTIVITIES AND CLEARING AND GRUBBING THE SITE.
- 6. BEGIN GRADING THE SITE. 7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

- 1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
- 4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- 5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- 8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
- 9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS INCLUDING OUT LOTS.
- 10. CALL ENGINEER OF RECORD AFTER THE SITE APPEARS TO BE FULLY STABILIZED FOR AN INSPECTION
- 11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER
- APPROVAL OF THE ENGINEER OF RECORD AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP. 12. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED
- OFF BY THE OWNER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE
- 13. CONTRACTOR TO FILE NOTICE OF TERMINATION APPLICATION TO THE FDEP AND SHALI PROVIDE A COPY OF FDEP APPROVAL TO THE OWNER AND ENGINEER OF RECORD.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

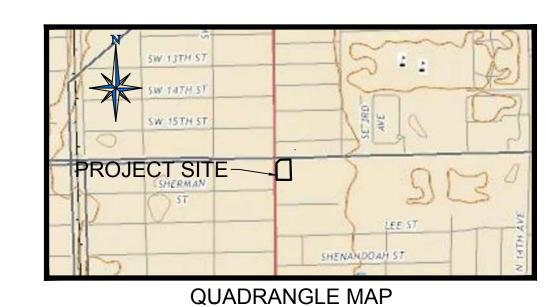
E&S LEGEND





8" DEPRESSED AREA FOR 8" DEPRESSED AREA FOR CONCRETE WASHOUT

ACREAGE SUMMARY (IN ACRES)		
TOTAL PROJECT AREA	0.704	
ON-SITE DISTURBED AREA	0.696	
OFF-SITE DISTURBED AREA	0.008	
TOTAL DISTURBED AREA (MUST MATCH NOI)	0.704	
IMPERVIOUS AREA AT COMPLETION	0.499	
PERVIOUS/ SEEDED AREA AT COMPLETION	0.205	



BEST MANAGEMENT PRACTICES:

- 1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.
- 2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS,
- VEHICLE ENTRANCES AND EXITS: ACTIONS TAKEN AND INSPECTORS NAME. 3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
- 4. COPY OF SWPPP SHALL BE KEPT ON SITE
- 5. PERIMETER MUST RETAIN THE SWPPP, NOI AND INSPECTION LOG FOR A MINIMUM OF 3 YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT

ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURED LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT AND THE TRASH BE HAULED TO A LICENSED

II. HAZARDOUS WASTE

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS. ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING, COMPOUNDS AND ADDITIVES. IN EVENT OF SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPARTMENT AND NMED.

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

V. GOOD HOUSEKEEPING

- A. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
- B. NEATLY STORE MATERIALS ON-SITE IN A SECURE MANNER C. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
- D. DO NOT MIX SUBSTANCES WITH ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE
- E. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING F THE CONTAINER F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROP USE AND DISPOSAL

VI. HAZARDOUS CONDITIONS PRACTICES TO REDUCE RISKS:

A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE

- B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS
- C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURERS

VII. PETROLEUM PRODUCTS

PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED, ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER RECOMMENDATION.

VIII. SPILL CONTROL PRACTICES:

A. MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE WARE OF THE PROCEDURE B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE

C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN

E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING

IX. MAINTENANCE AND INSPECTION PROCEDURES

All POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR MORE BEST MANAGEMENT PRACTICES AND POLLUTION CONTROL PROCEDURES SHALL BE INSPECTED FOR ADEQUACY. A RECORD

RESULTS OF THE INSPECTIONS OF THE SITE SHALL BE KEPT ON-SITE

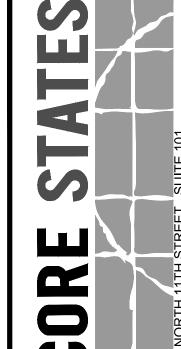
X. REMARKS

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS, CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF

MAINTENANCE

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- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY.



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BY OWNER OR BY ANY OTHER PARTY, WITHOU CORESTATES, INC. IS DONE UNLAWFULLY AN OTHER THAN THAT SPECIFICALLY INTENDED USER WILL HOLD CORESTATES, INC. HARMLES FROM ALL CLAIMS AND LOSSES.

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REVISIONS TAC COMMENTS 08/09/17 TAC COMMENTS

DOCUMENT CIVIL CONSTRUCTION PLANS FOR CHASE BANK

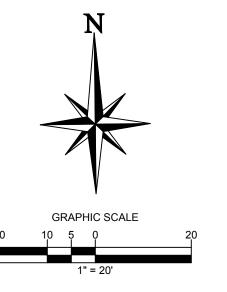
STORE NO. 55203 SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

ENGINEER SEAL

EROSION AND SEDIMENTATION CONTROL PLAN

PHASE I 05.12.201 SCALE: DRAWN BY: CHECKED BY:

User: CDUNBAR Plot Date/Time: Sep. 26, 17 - 16:32:32 Drawing: P:VJ.P. Morgan Chase\Hollywood, FL Young Circle #38100P019578 - JPM.19067\FLDATA\02 Drawings\20 Civil\10 Const Plans\JPM-19067-P-SITE.dwg ;C4 EROSION CONTROL PLAN (PHASE II)



SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

- 1. INSTALL STABILIZED CONSTRUCTION EXIT(S).
- 2. INSTALL SILT FENCE(S) AND SILT DIKE(S) ON THE SITE, AND INLET PROTECTION(S) (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE). 3. PREPARE TEMPORARY PARKING AND STORAGE AREA.

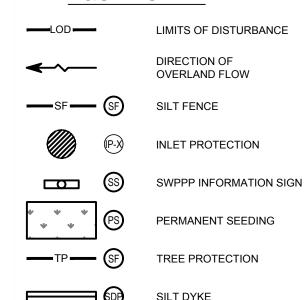
4. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD TO PERFORM INSPECTION OF BMP'S.

- 5. BEGIN DEMOLITION ACTIVITIES AND CLEARING AND GRUBBING THE SITE.
- 6. BEGIN GRADING THE SITE.
- 7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

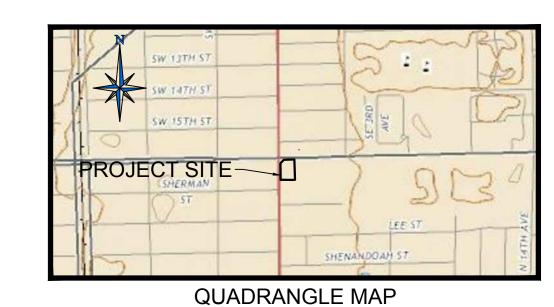
- 1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
- 4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- 5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- 8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
- 9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS INCLUDING OUT LOTS.
- 10. CALL ENGINEER OF RECORD AFTER THE SITE APPEARS TO BE FULLY STABILIZED FOR AN INSPECTION
- 11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER APPROVAL OF THE ENGINEER OF RECORD AND STABILIZE ANY AREAS DISTURBED BY
- THE REMOVAL OF THE BMP. 12. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE OWNER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE
- 13. CONTRACTOR TO FILE NOTICE OF TERMINATION APPLICATION TO THE FDEP AND SHALI PROVIDE A COPY OF FDEP APPROVAL TO THE OWNER AND ENGINEER OF RECORD.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

E&S LEGEND



ACREAGE SUMMARY (IN ACRES)	
TOTAL PROJECT AREA	0.704
ON-SITE DISTURBED AREA	0.696
OFF-SITE DISTURBED AREA	0.008
TOTAL DISTURBED AREA (MUST MATCH NOI)	0.704
IMPERVIOUS AREA AT COMPLETION	0.499
PERVIOUS/ SEEDED AREA AT COMPLETION	0.205



BEST MANAGEMENT PRACTICES:

1. STRUCTURAL MEASURES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN EFFECTIVE OPERATING CONDITION.

1"=1000'

- 2. DOCUMENTATION OF MAINTENANCE ACTIVITIES INCLUDING FREQUENCY, LOT DESIGNATION, INSPECTION OF STRUCTURAL CONTROLS, MATERIAL STORAGE AREAS,
- VEHICLE ENTRANCES AND EXITS: ACTIONS TAKEN AND INSPECTORS NAME. 3. CONSTRUCTION SITE NOTICE WILL BE MAINTAINED ON SITE
- 4. COPY OF SWPPP SHALL BE KEPT ON SITE
- 5. PERIMETER MUST RETAIN THE SWPPP, NOI AND INSPECTION LOG FOR A MINIMUM OF 3 YEARS FROM THE TERMINATION AND FINAL STABILIZATION OF PROJECT

ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURED LIDDED METAL DUMPSTER. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT AND THE TRASH BE HAULED TO A LICENSED

II. HAZARDOUS WASTE

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS. ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATION, CURING, COMPOUNDS AND ADDITIVES. IN EVENT OF SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPARTMENT AND NMED.

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER

ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.

V. GOOD HOUSEKEEPING

- A. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB B. NEATLY STORE MATERIALS ON-SITE IN A SECURE MANNER
- C. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
- D. DO NOT MIX SUBSTANCES WITH ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE
- E. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING F THE CONTAINER F. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROP USE AND DISPOSAL

VI. HAZARDOUS CONDITIONS PRACTICES TO REDUCE RISKS:

A. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE

B. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS

C. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURERS

PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY

LABELED, ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER RECOMMENDATION.

VIII. SPILL CONTROL PRACTICES:

VII. PETROLEUM PRODUCTS

A. MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE WARE OF THE PROCEDURE B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE

MATERIAL STORAGE AREA ON-SITE C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN

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REVISIONS TAC COMMENTS 08/09/17 TAC COMMENTS

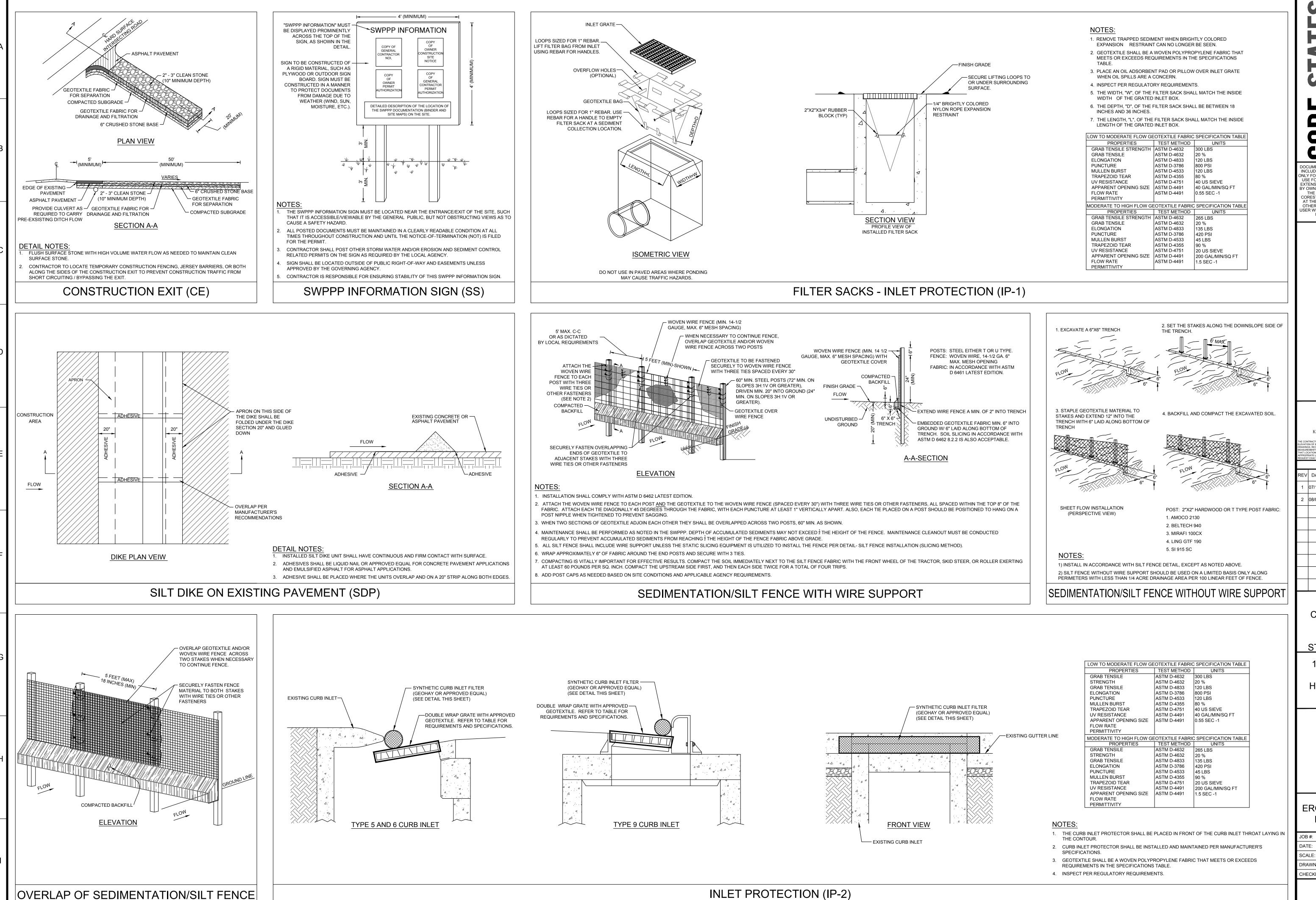
DOCUMENT CIVIL CONSTRUCTION PLANS FOR CHASE BANK

STORE NO. 55203 SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

ENGINEER SEAL

EROSION AND SEDIMENTATION CONTROL PLAN

PHASE II 05.12.201 SCALE: DRAWN BY: CHECKED BY:



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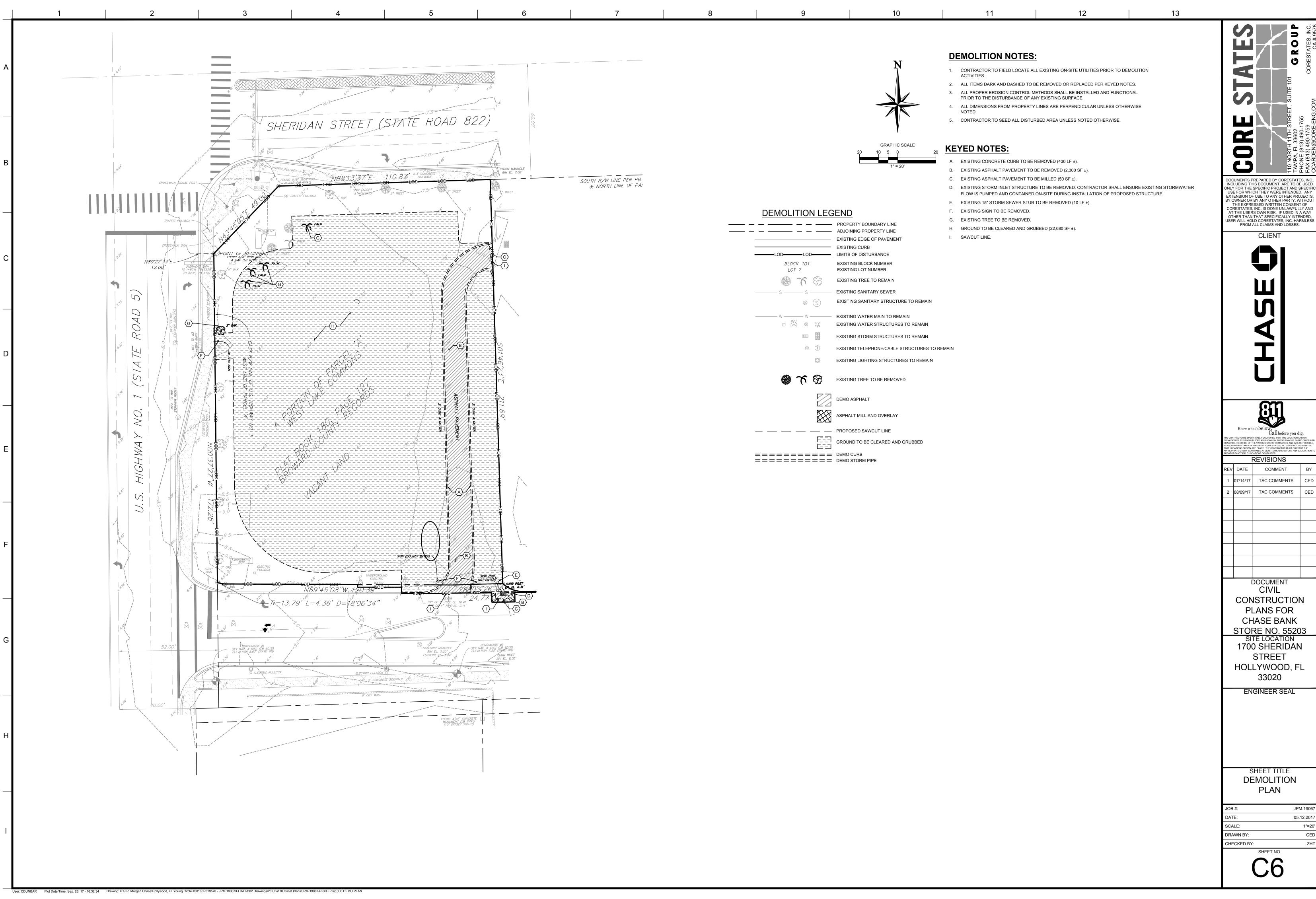
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SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

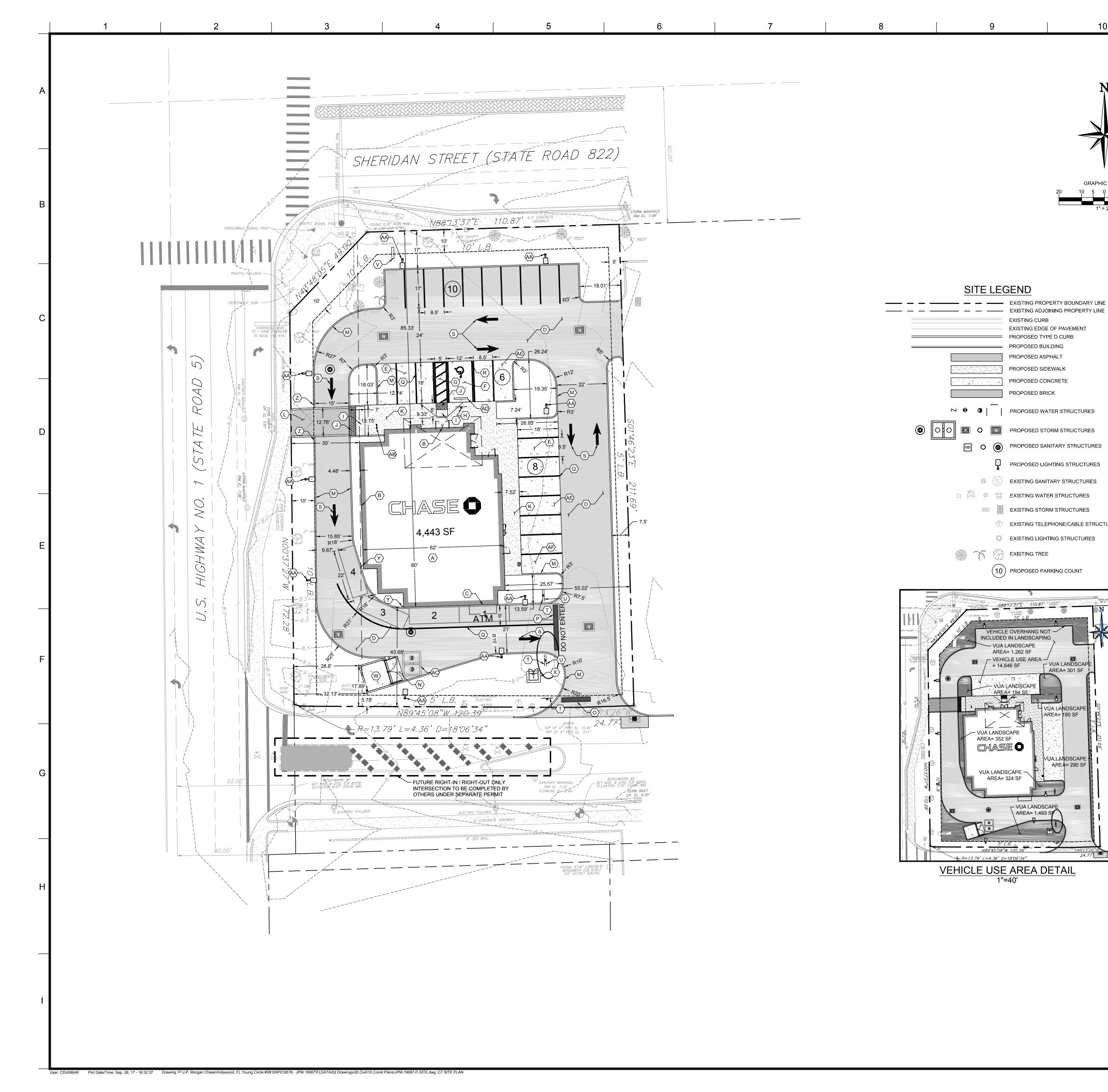
ENGINEER SEAL

SHEET TITLE **EROSION CONTROL** PLAN DETAILS

05.12.201 SCALE: DRAWN BY: CHECKED BY:



JOB #:	JPM.19067
DATE:	05.12.2017
SCALE:	1"=20'
DRAWN BY:	CED
CHECKED BY:	ZHT
SHEET NO.	





GRAPHIC SCALE

EXISTING CURB

PROPOSED BUILDING PROPOSED ASPHALT PROPOSED SIDEWALK PROPOSED CONCRETE

PROPOSED BRICK

EXISTING EDGE OF PAVEMENT

PROPOSED LIGHTING STRUCTURES

T EXISTING TELEPHONE/CABLE STRUCTURES

VUA LANDSCAP

AREA= 301 SF

VUA LANDSCAPE

VUA LANDSCAPE

← VUA LANDSCAPE

AREA= 1,493 SF

AREA= 290 SF

EXISTING LIGHTING STRUCTURES

VEHICLE OVERHANG NOT -

- VUA LANDSCAPE

AREA= 1,262 SF - VEHICLE USE AREA -

- VUA LANDSCAPE

= 14,646 SF

- 1. REFER TO SHEET C2 FOR GENERAL NOTES.
- 2. REFER TO SHEET C6 FOR DEMOLITION PLAN.
- 3. REFER TO SHEET C8 FOR GRADING AND DRAINAGE PLAN.
- 4. REFER TO SHEET C9 FOR UTILITY PLAN.

SEPARATE PERMIT AND INSPECTION.

- 5. REFER TO SHEET L-01 FOR LANDSCAPE PLAN.
- 6. REFER TO SHEET C12 FOR FOR SITE LIGHTING DETAILS.
- 7. REFER TO SHEET C13 FOR PHOTOMETRIC PLAN. THE PROPOSED SITE IS NOT LOCATED ADJACENT TO RESIDENTIAL PROPERTIES AND MAXIMUM PROPERTY LINE FOOT-CANDLES ARE SPECIFIED ON SHEET C13.
- 8. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR
- BUILDING DETAILS. 9. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE
- 10. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
- 11. CONTRACTOR TO INSTALL MEDIUM DUTY ASPHALT IN ALL DRIVING AREAS. REFER TO SHEET C10 FOR ASPHALT PAVING DETAILS.
- 12. ON SITE RECYCLING WILL BE PROVIDED BY ROLLING BINS STORED INDOORS. 13. ALL SIGNAGE SHALL COMPLY WITH CITY OF HOLLYWOOD ZONING AND LAND
- DEVELOPMENT REGULATIONS. 14. ALL SIGN ELECTRONICALLY ILLUMINATED (BY NEON OR OTHER MEANS) SHALL REQUIRE

ZONING DATA PER ORDINANCE 0-2016-22 ZONED SS - SHERIDAN STREET MIXED-USE DISTRICT

ITEM	REGULATION	PROPOSED
BUILDING HEIGHT MAXIMUM (FT)	140 FT	23.31'
BUILDING AREA (SF)	N/A	4,443 SF
FRONT SETBACK (FT)	0 FT MINIMUM 30' MAXIMUM ALONG US HIGHWAY 1	85.33 FT (SHERIDAN) 30.00 FT (US HIGHWAY 1)
SIDE SETBACK (FT)	0 FT MINIMUM	55.02 FT
REAR SETBACK (FT)	0 FT MINIMUM	43.68 FT
BICYCLE PARKING	1 BIKE RACK PER 20 PARKING SPACES	2
PARKING SPACES	5 SPACES / 1,000 SF GFA 4,453 / 5/1000 = 23 SPACES MAX.	24 SPACES
ADA PARKING SPACES	1 SPACE	1 SPACES
TOTAL PARCEL AREA	0.696 AC (30,318 SF)	0.696 AC (30,318 SF)
BUILDING AREA / F.A.R. (% OF LOT AREA)	N/A	0.102 AC (4,443 SF) 14.65 %
ASPHALT PAVEMENT AREA (% OF LOT AREA)	N/A	0.279 AC (12,154 SF) 40.09 %
CONCRETE & PAVER PAVEMENT AREA (% OF LOT AREA)	N/A	0.098 AC (4,273 SF) 14.09 %
VEHICLE USE AREA (% OF LOT AREA)	N/A	0.346 AC (15,084 SF) 49.75 %
REQUIRED VEHICLE USE AREA LANDSCAPING (% OF VUA)	0.087 AC (3,771 SF) 25 %	0.090 AC (3,931 SF) 26.06 %
IMPERVIOUS SURFACES AREA (% OF LOT AREA)	0.557 AC (24,254 SF) 80 % MAXIMUM	0.471 AC (21,375 SF) 70.50 %
PERVIOUS SURFACE AREA (% OF LOT AREA)	0.139 AC (6,064 SF) 20% MINIMUM	0.205 AC (8,943 SF) 29.50 %
USE	VACANT	BANK & FINANCIAL INSTITUTION

KEY NOTES:

- PROPOSED CHASE BANK. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- PROPOSED BUILDING SIGNS TO BE PROVIDED AND INSTALLED BY OTHERS. PROPOSED DRIVE-THRU ATM. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- PROPOSED ASPHALT PAVEMENT (12,204 SF ±). REFER TO SHEET C10 FOR DETAIL. PROPOSED 9' x 18' PARKING SPACE. (TYPICAL)
- PROPOSED 12' x 18' ADA PARKING SPACE. REFER TO SHEET C11 FOR DETAIL. PROPOSED 5' WIDE ADA COMPLIANT LOADING AREA. REFER TO SHEET C11 FOR
- PROPOSED ADA PARKING SIGN WITH BREAK AWAY POST. REFER TO SHEET C11 FOR
- PROPOSED ADA COMPLIANT CURB RAMP. REFER TO SHEET C10 FOR DETAIL. PROPOSED DETECTABLE WARNING. REFER TO SHEET C10 FOR DETAIL. PROPOSED CONCRETE SIDEWALK WITH TURNED DOWN EDGE (1,581 SF ±). REFER TO
- SHEET C10 FOR DETAIL. PROPOSED BRICK PAVER CROSSWALK (327 SF ±). REFER TO SHEET C10 FOR DETAIL. PROPOSED FDOT TYPE "D" CURB (971 LF ±). REFER TO SHEET C10 FOR DETAIL.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (193 SF ±). REFER TO SHEET C10 FOR
- PROPOSED 24" WIDE THERMOPLASTIC STOP BAR. REFER TO SHEET C11 FOR DETAIL. PROPOSED 24" WIDE THERMOPLASTIC STOP BAR WITH "DO NOT ENTER" PAINTED ON
- PAVEMENT. REFER TO SHEET C11 FOR DETAIL. PROPOSED 6" SOLID WHITE PAINTED STRIPE. REFER TO SHEET C11 FOR DETAIL.
- PROPOSED 6" SOLID BLUE PAINTED STRIPE. REFER TO SHEET C11 FOR DETAIL. PROPOSED DIRECTION TRAFFIC MARKING. REFER TO SHEET C11 FOR DETAIL.
- PROPOSED STOP SIGN (R1-1). REFER TO SHEET C11 FOR DETAIL. PROPOSED "DO NOT ENTER" SIGN (R5-1). REFER TO SHEET C11 FOR DETAIL. PROPOSED MONUMENT SIGN BY OTHERS. REFER TO SIGNAGE PACKAGE PREPARED
- BY VENDOR. SIGNAGE PERMIT TO BE PROCURED BY SIGNAGE VENDOR. PROPOSED TRASH ENCLOSURE LOCATION. REFER TO ARCHITECTURAL PLANS FOR

AE. PROPOSED MEDIUM DUTY CONCRETE PAVEMENT (2,304 SF ±). REFER TO SHEET C10

- DETAILS AND ELEVATIONS. PROPOSED CONCRETE TRANSFORMER PAD.
- PROPOSED BOLLARD. REFER TO SHEET C10 FOR DETAIL. PROPOSED CURB TRANSITION. REFER TO SHEET C10 FOR DETAIL.
- AA. PROPOSED 25' HIGH DIRECT BURRY CONCRETE SITE LIGHT POLE. (SEE SITE NOTE # 6) AB. PROPOSED "U" SHAPE BICYCLE RACK. REFER TO SHEET C11 FOR DETAIL.
- PROPOSED DRAINAGE WELL. REFER TO SHEET C12 FOR DETAIL. AD. PROPOSED WHEELSTOP. REFER TO SHEET C11 FOR DETAIL.
- FOR DETAIL. AF. FUTURE ELECTRIC VEHICLE CHARGING PARKING SPACE.

VARIANCE	REQUIRED	PROPOSED
STACKING LANES	6	4

	GREEN BUILDING ORDINANCE PRACTICES
1	CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
2	PROGRAMMABLE THERMOSTAT
3	OCCUPANCY / VACANCY SENSORS
4	ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
5	ALL HOT WATER PIPES INSULATED
6	MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT
7	ENERGY EFFICIENT (LOW E) WINDOWS
8	INSTALL WATER EFFICIENT FIXTURES
9	ENERGY STAR "COOL ROOF"
10	MIN. 80% OF PLANTS, TREES AND GRASSES MEET SFWMD RECOMMENDATIONS
11	PROVIDE CONCRETE PAVEMENT TO LIMIT ABSORBTION OF SUNLIGHT AND REDUCE URBAN HEAT ISLAND EFFECT

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REVISIONS COMMENT 07/14/17 TAC COMMENTS 2 | 08/09/17 | TAC COMMENTS |

> DOCUMENT CIVIL CONSTRUCTION PLANS FOR

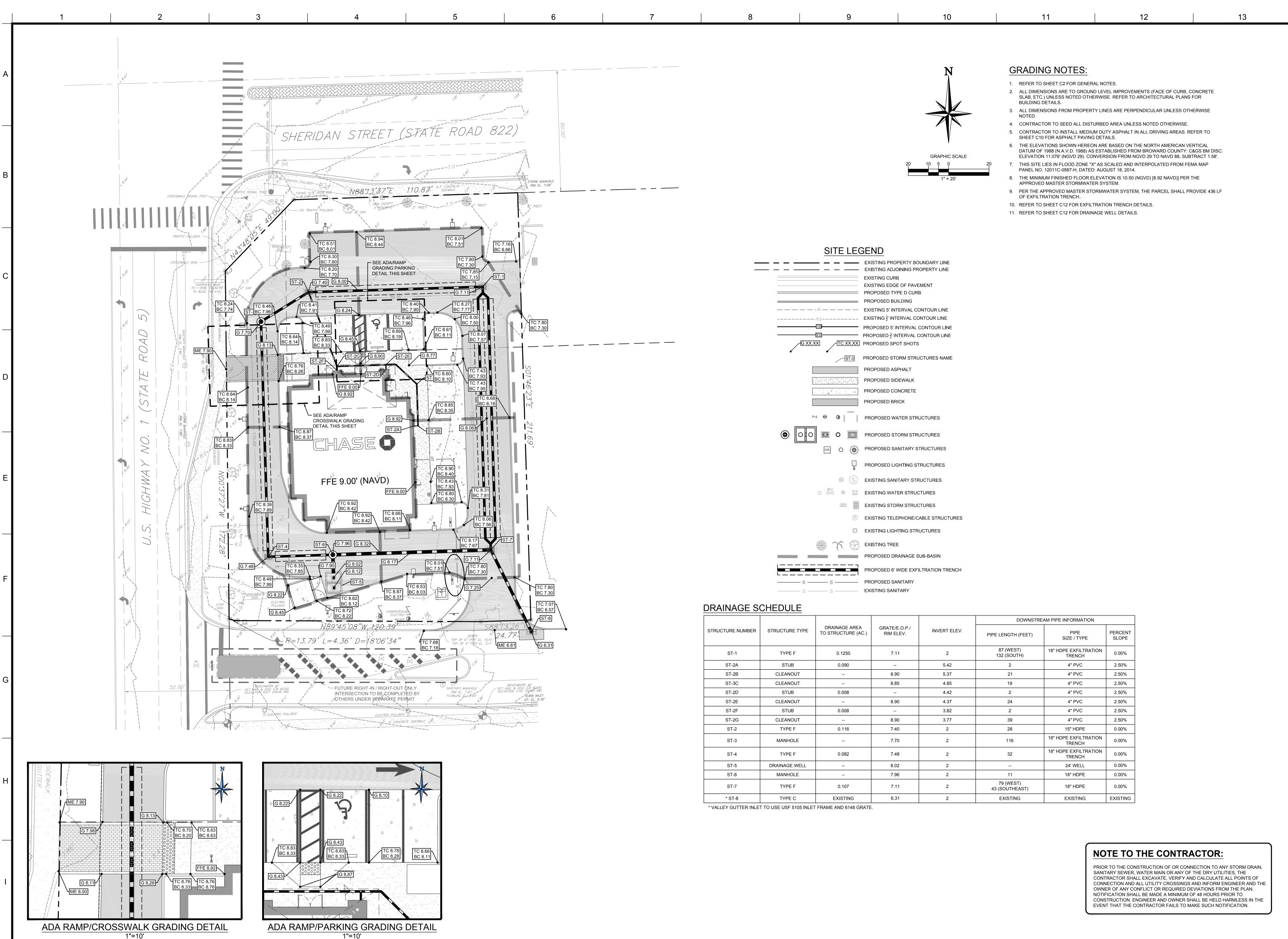
CHASE BANK STORE NO. 55203 SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL

ENGINEER SEAL

33020

SHEET TITLE SITE PLAN

JPM.19067 05.12.201 SCALE: DRAWN BY: CHECKED BY:



User: CDUNBAR Plot Date/Time: Sep. 26, 17 - 16:32:42 Drawing: P:\J.P. Morgan Chase\Hollywood, FL Young Circle #38100P019578 - JPM.19067\FLDATA\02 Drawings\20 Civil\10 Const Plans\JPM-19067-P-SITE.dwg; C8 GRADING AND DRAINAGE PLAN

PE STATES

TH 11TH STREET, SUITE 101

GROUP

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CLIENT

CHASE (

Know what's below.

Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 27 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV DATE COMMENT BY

1 07/14/17 TAC COMMENTS CED

2 08/09/17 TAC COMMENTS CED

DOCUMENT CIVIL CONSTRUCTION PLANS FOR CHASE BANK STORE NO. 55203

SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

ENGINEER SEAL

SHEET TITLE
GRADING AND
DRAINAGE PLAN

 JOB #:
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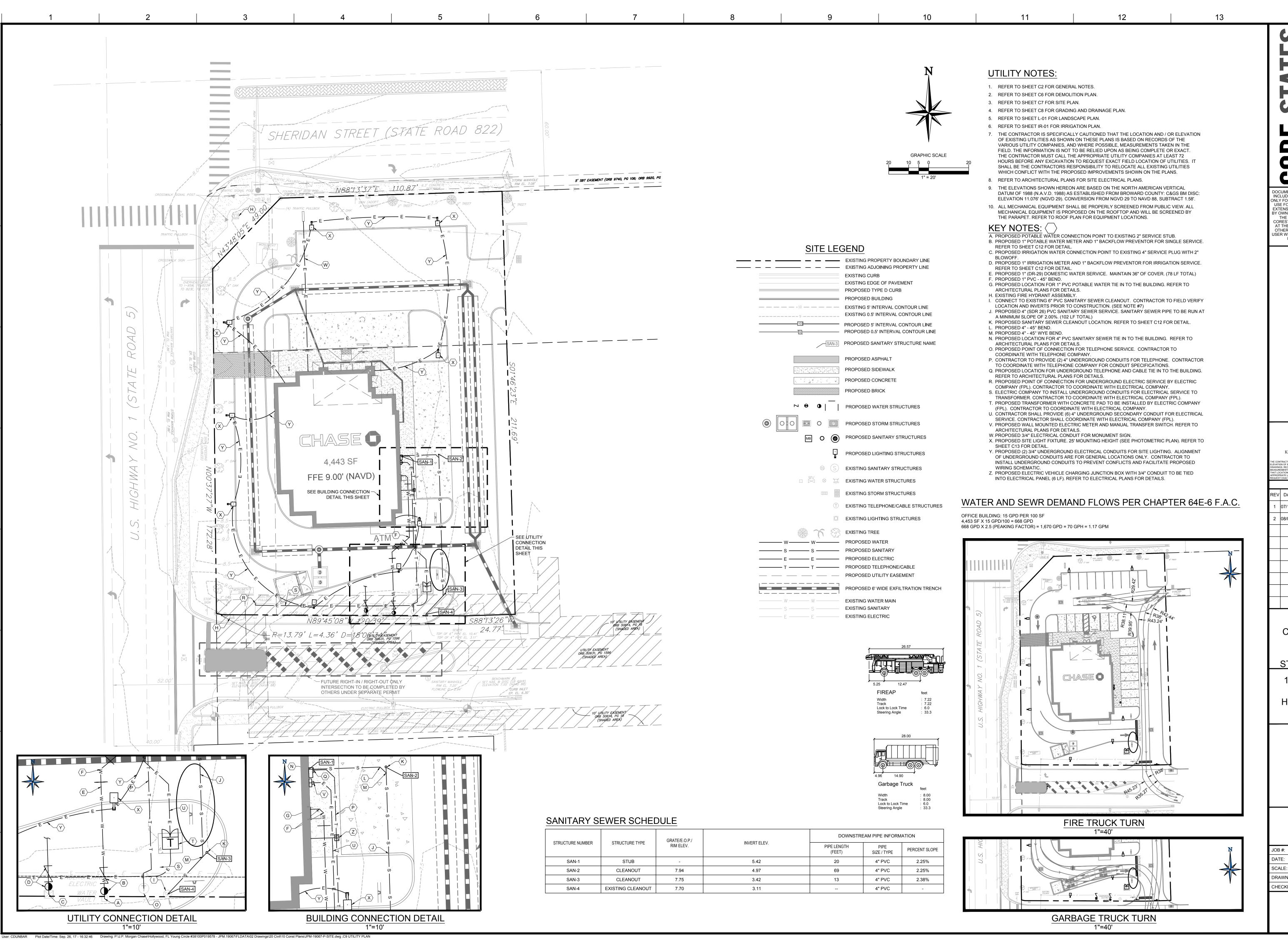
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STH 11TH STREET, SU

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT



Know what's below.

Call before you dig.

Contractor is specifically cautioned that the location and/or vation of existing utilities as shown on these plans is based on desig awings, records of the various utility companies, and where possible subgrements taken in the fleld. Orde states, inc. Does not guarantee at locations shown are exact. The contractor must contact the reoperate utility companies at least 2 hours before any excavation to

REVISIONS

EV DATE COMMENT BY

1 07/14/17 TAC COMMENTS CED

2 08/09/17 TAC COMMENTS CED

DOCUMENT CIVIL CONSTRUCTION

CHASE BANK
STORE NO. 55203
SITE LOCATION
1700 SHERIDAN
STREET
HOLLYWOOD, FL

PLANS FOR

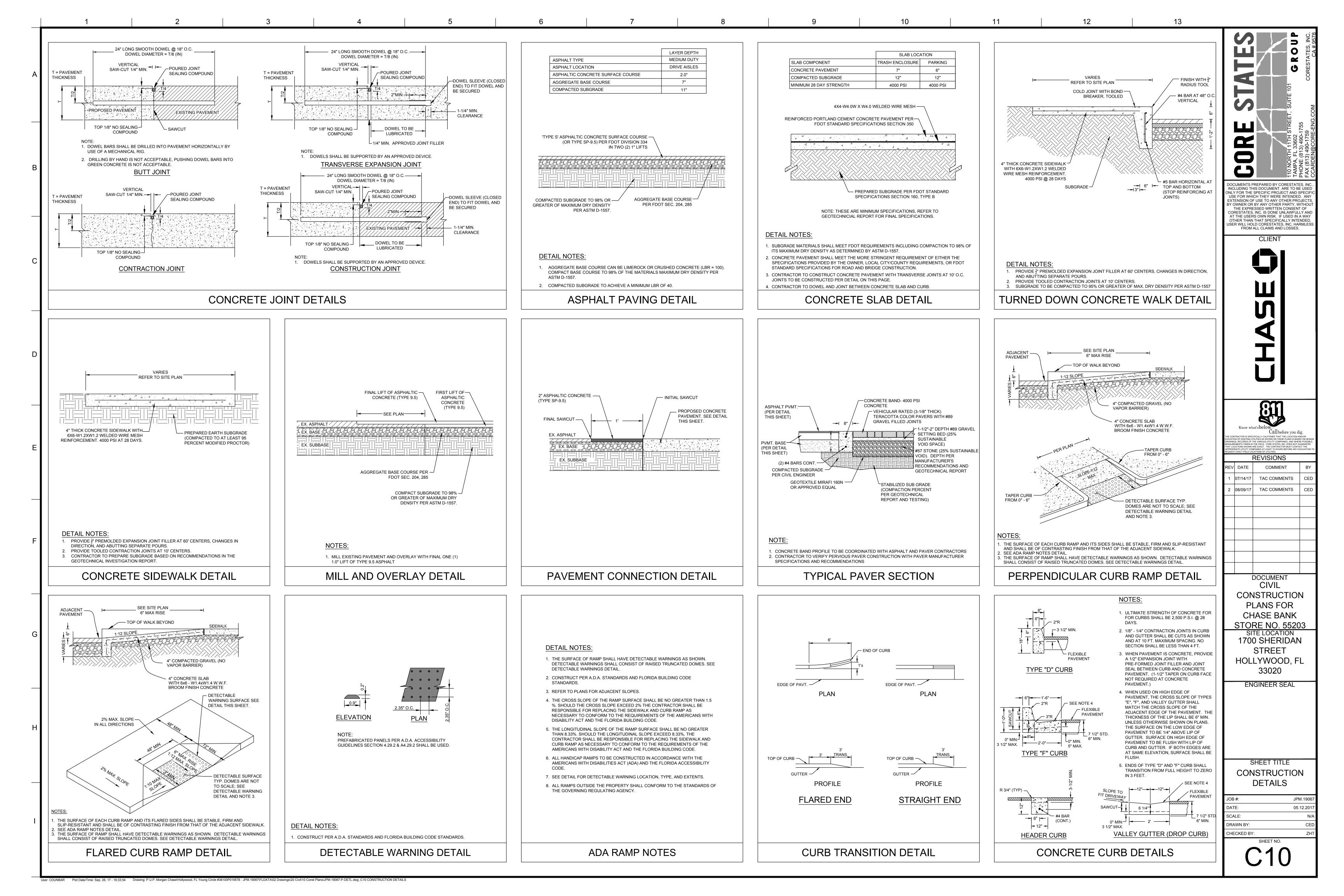
ENGINEER SEAL

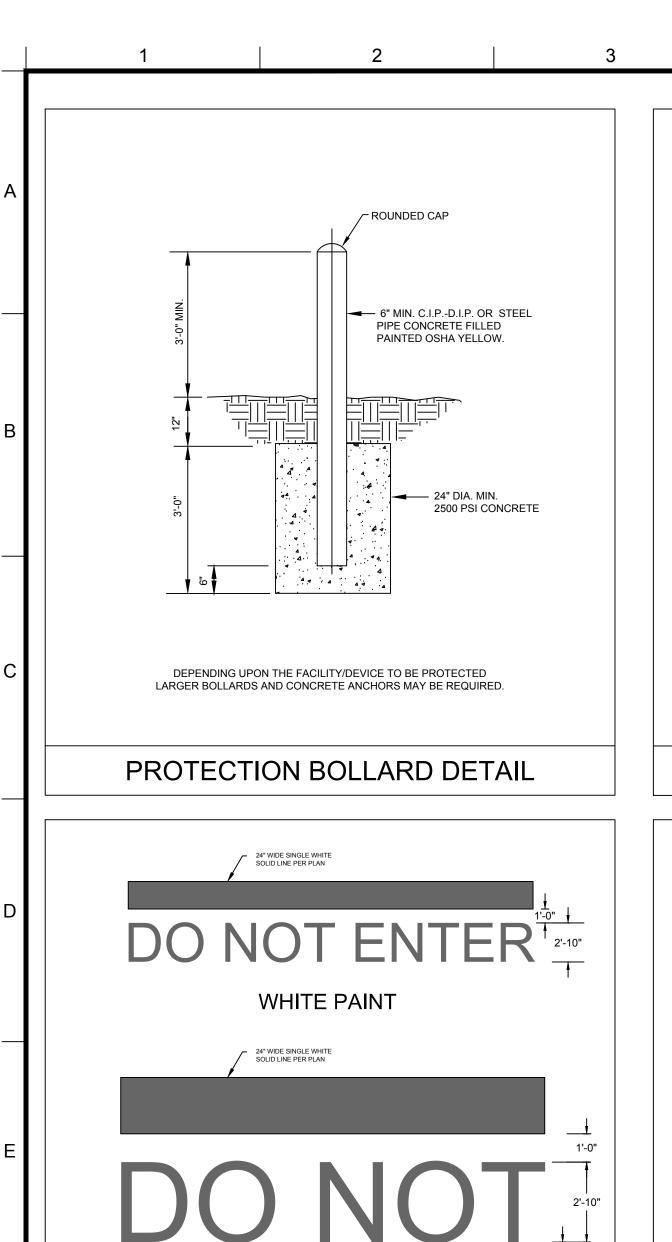
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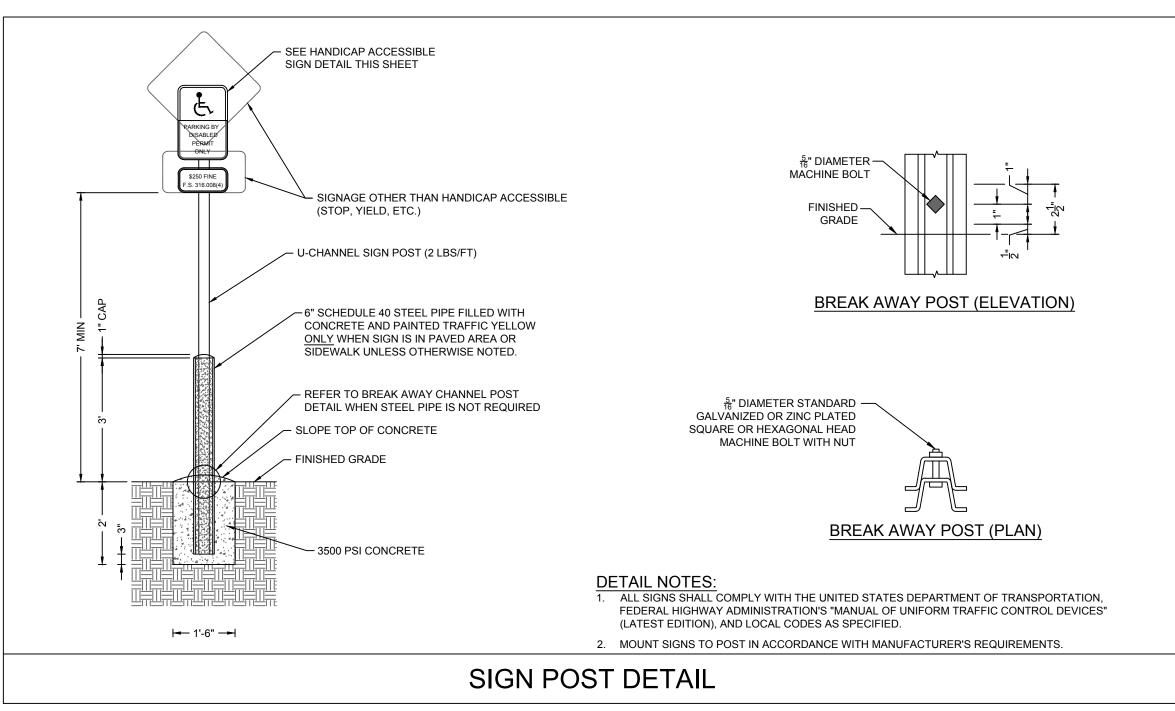
SHEET TITLE
UTILITY PLAN

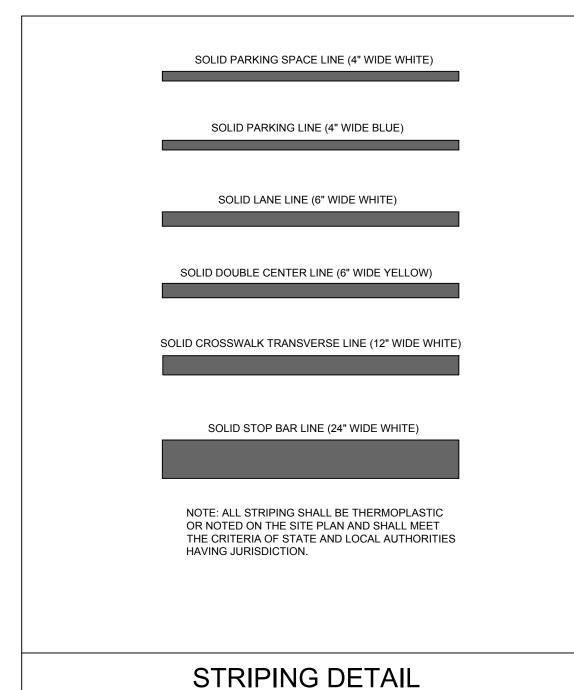
JOB #:	JPM.19067
DATE:	05.12.2017
SCALE:	1"=20'
DRAWN BY:	CED
CHECKED BY:	ZHT

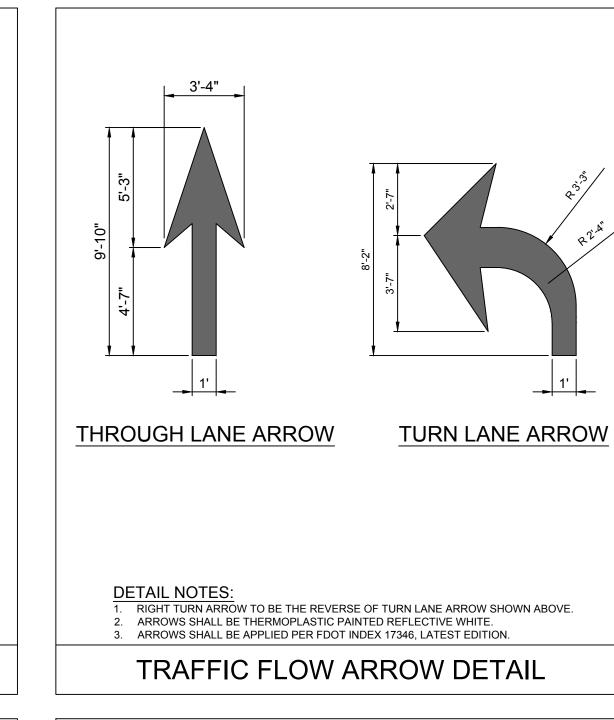
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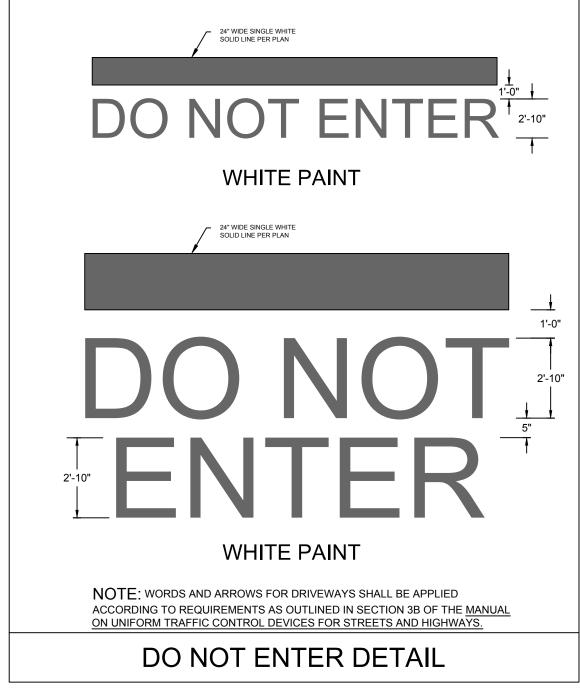


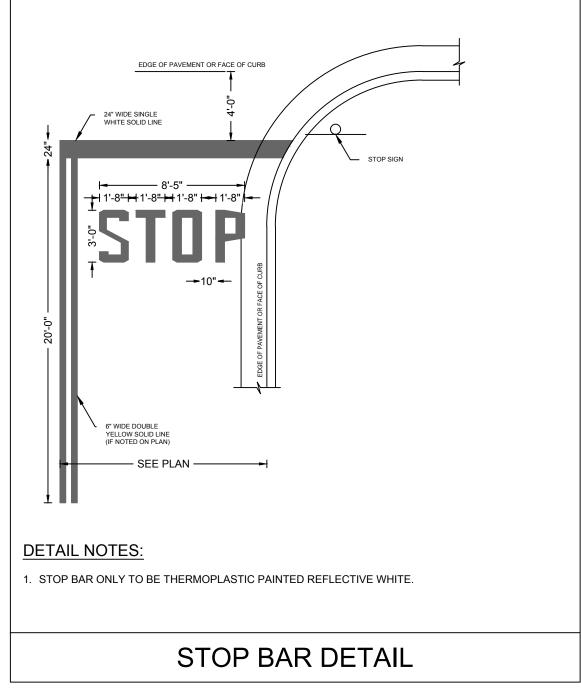


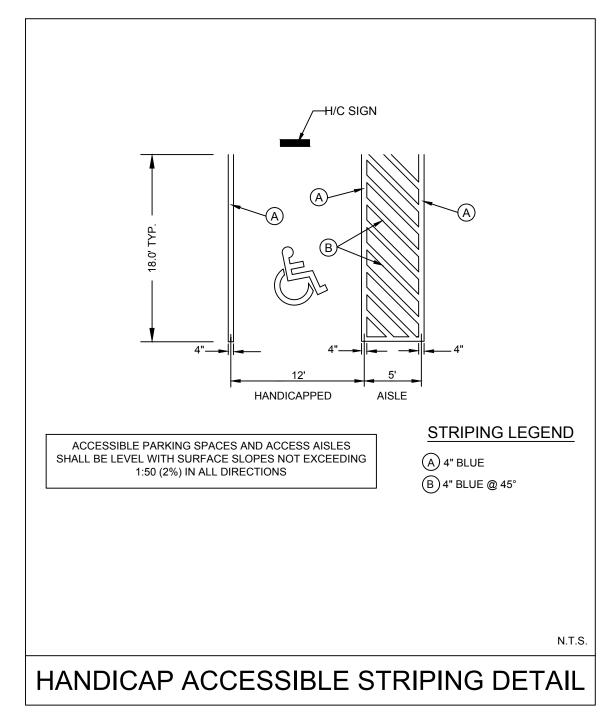


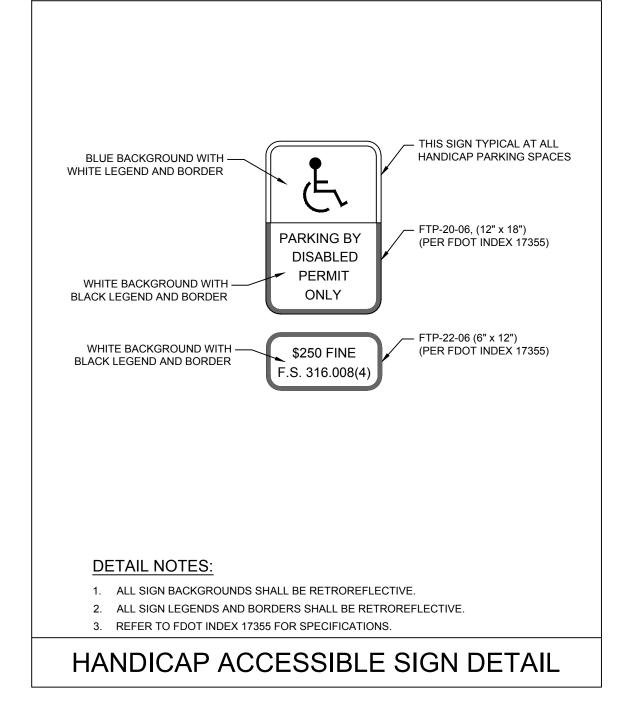


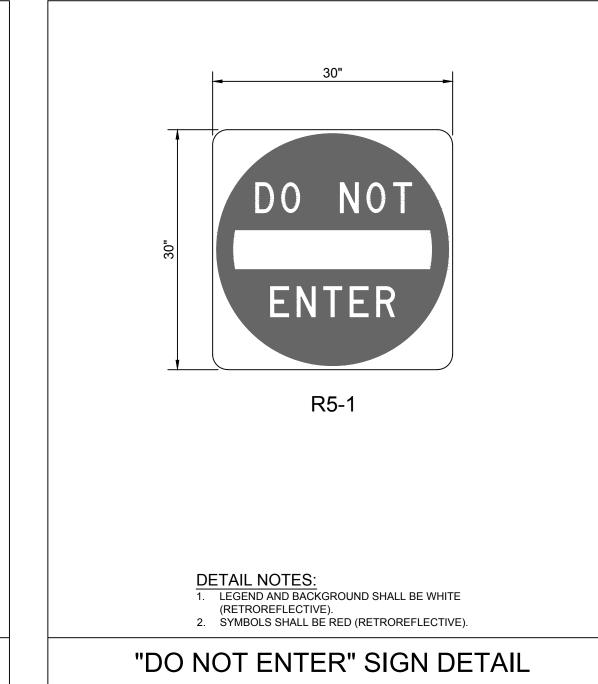


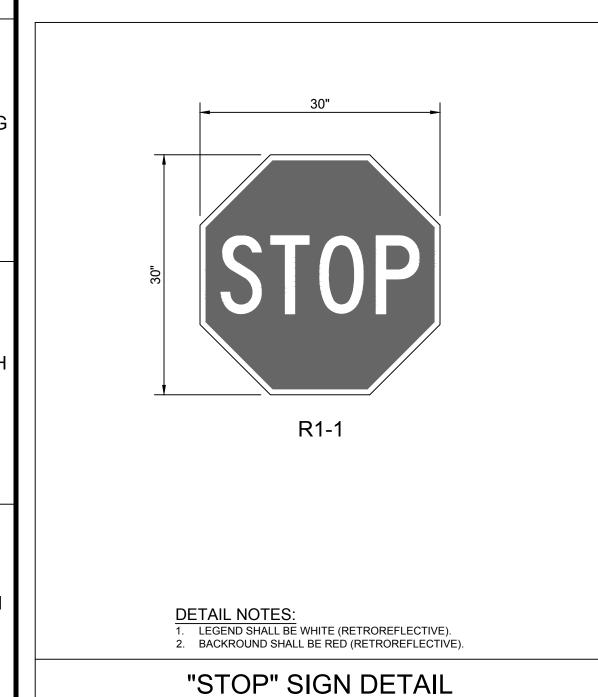


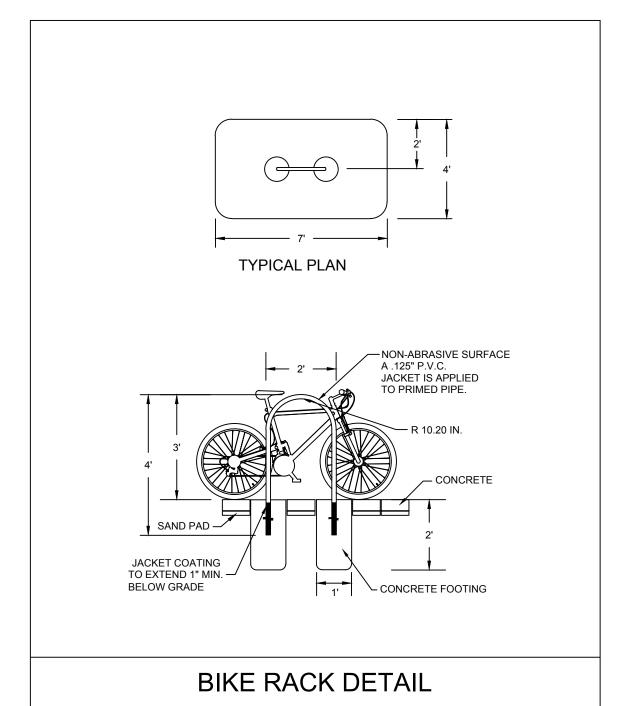


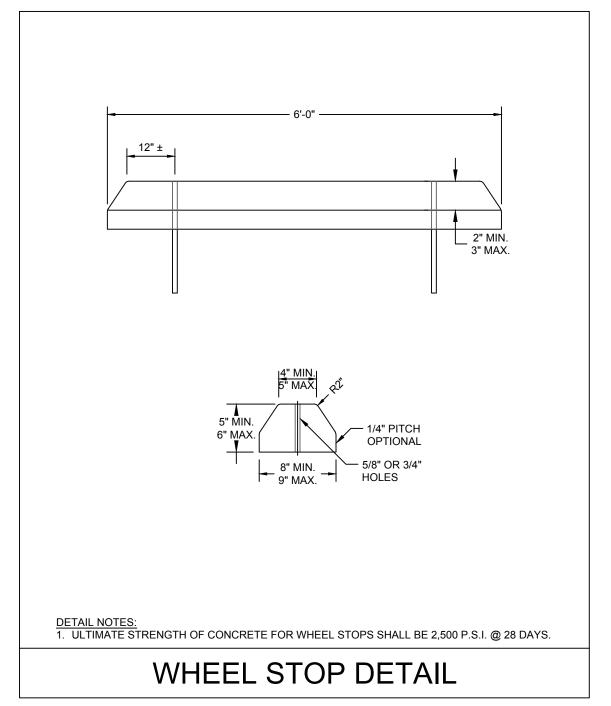














SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

REVISIONS

1 07/14/17 TAC COMMENTS

2 08/09/17 TAC COMMENTS

0

OCUMENTS PREPARED BY CORESTATES IN

INCLUDING THIS DOCUMENT, ARE TO BE USE

ONLY FOR THE SPECIFIC PROJECT AND SPECI USE FOR WHICH THEY WERE INTENDED. AN

EXTENSION OF USE TO ANY OTHER PROJECTS
BY OWNER OR BY ANY OTHER PARTY, WITHOU

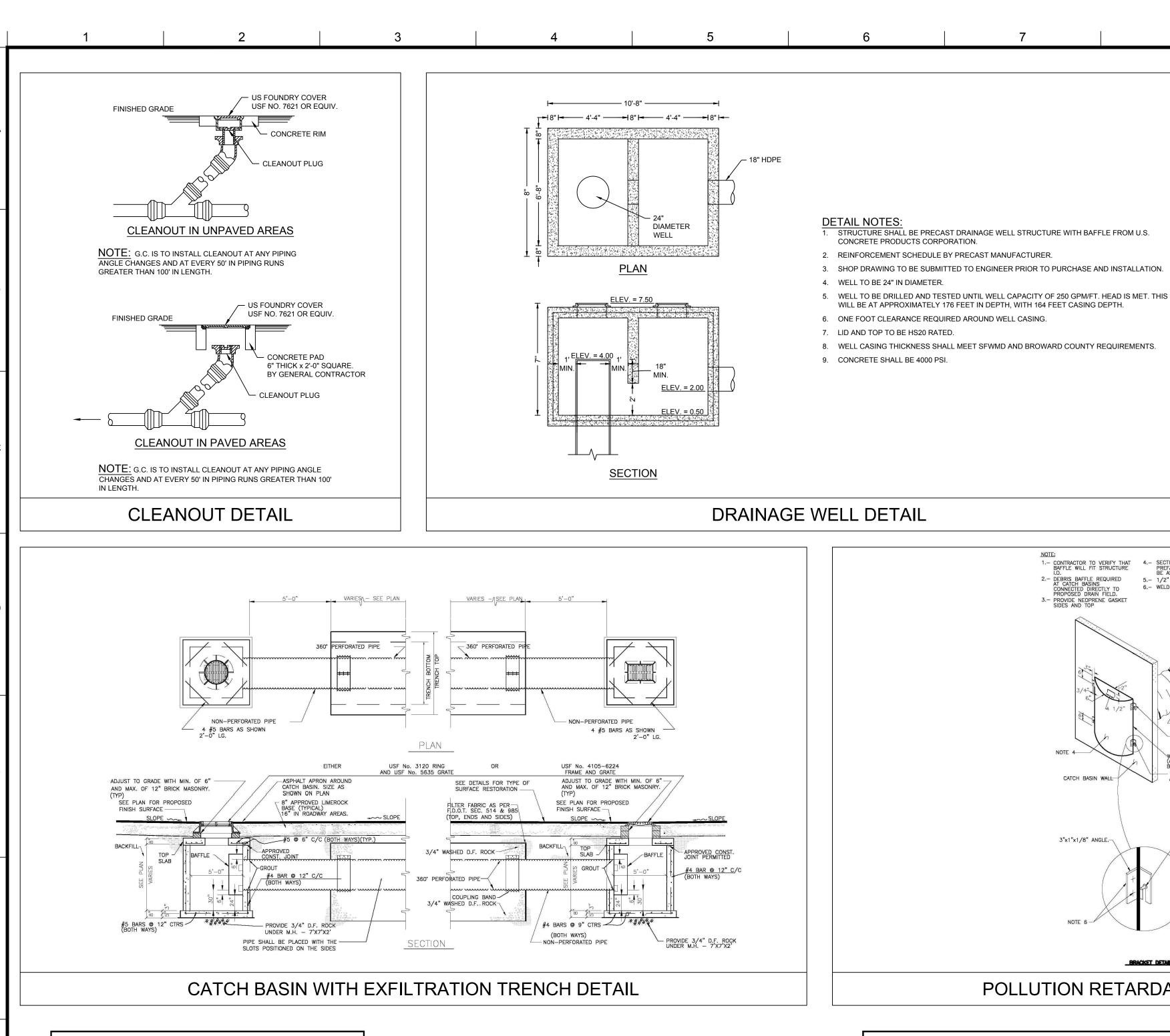
BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

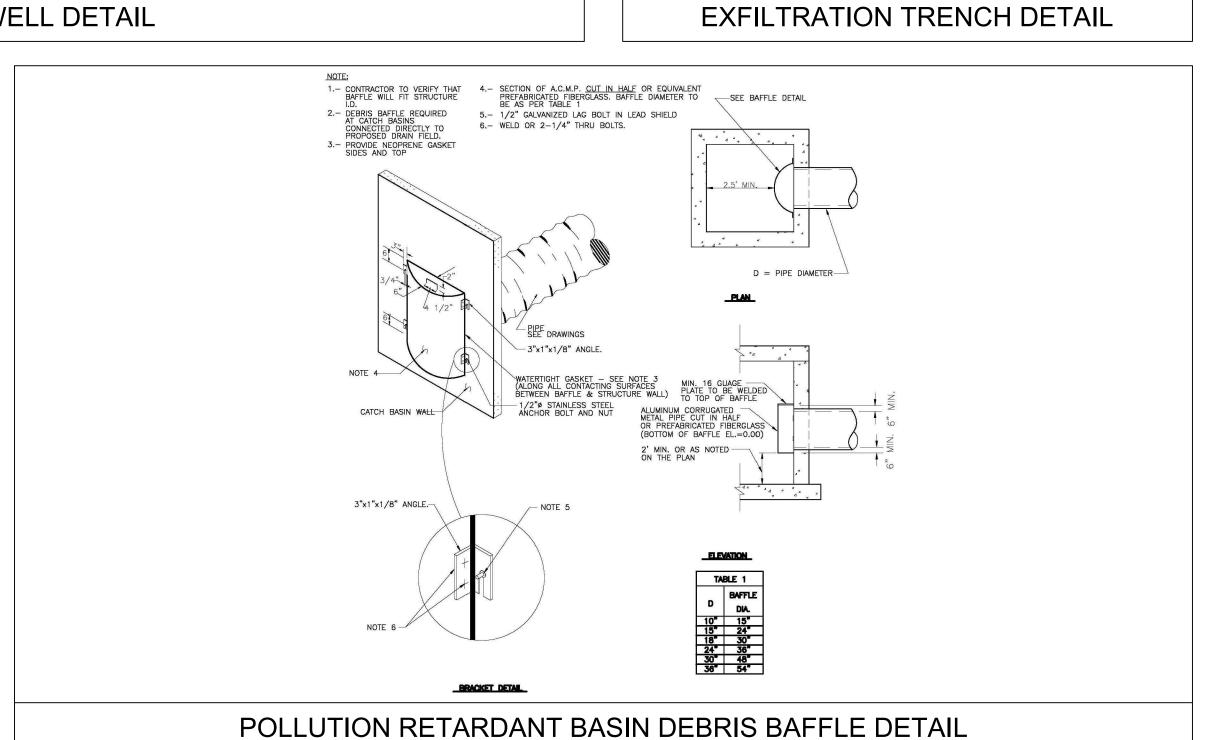
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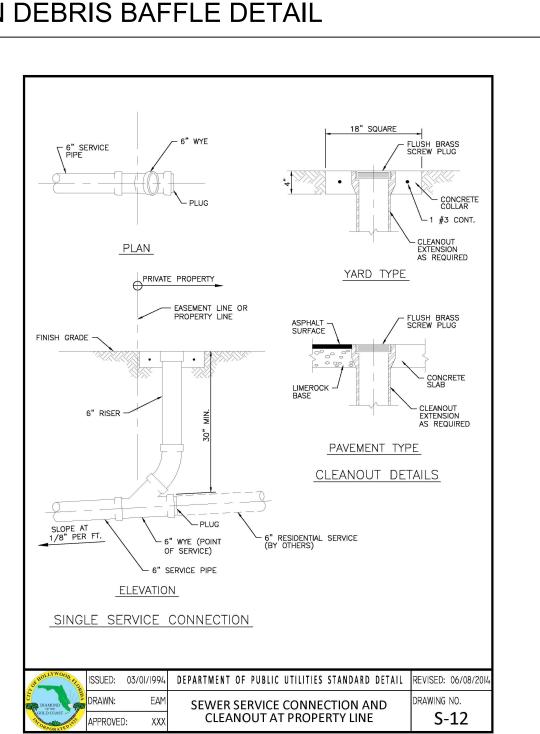
ENGINEER SEAL

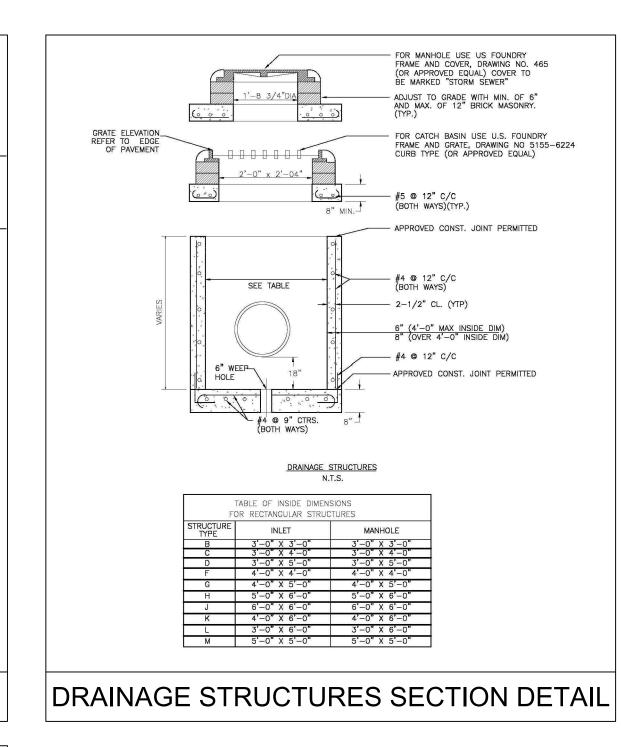
SHEET TITLE CONSTRUCTION **DETAILS**

JOB #:	JPM.19067
DATE:	05.12.2017
SCALE:	N/A
DRAWN BY:	CED
CHECKED BY:	ZHT
SHEET NO.	









LOWEST PAVEMENT

ELEVATION

ALLOWED: 6.17

- TYPICAL PAVEMENT SECTION. SEE DETAIL.

PEFORATED

- 6' TRENCH WIDTH -

2. ALL EXFILTRATION TRENCH SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH

1. BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF

3. EACH CATCH BASIN MUST BE BAFFLED PRIOR TO INSTALLATION OF THE

ELEVATION VARIES

COMPLETELY

NON-WOVEN GEOTEXTILE

TRENCH WITH ADS 601

(OR EQUAL) MEETING

AASHTO M288 CLASS 2

SHWL 2.0

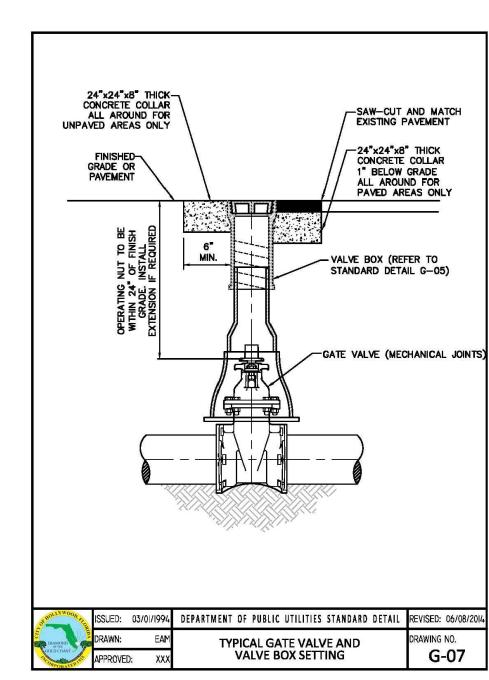
DETAIL NOTES:

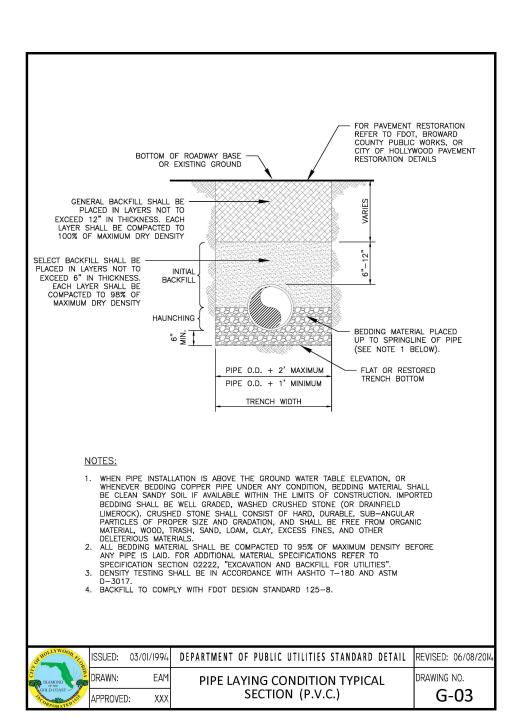
DELETERIOUS MATTER.

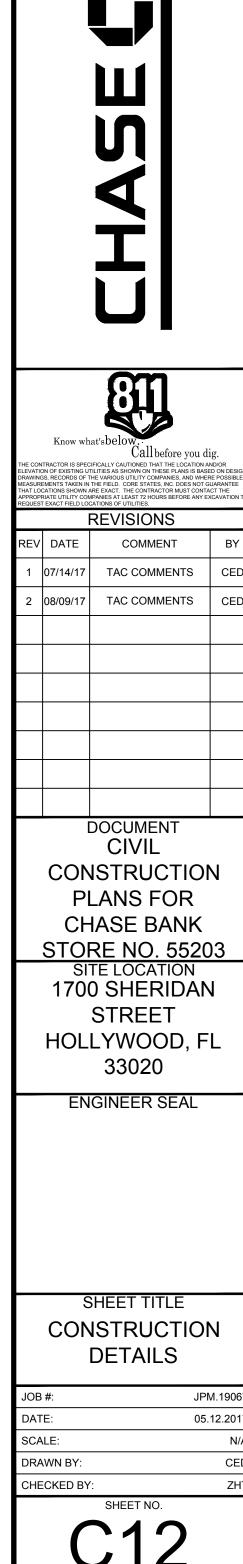
PERFORATED PIPE.

CONNECTION POINT TO A STRUCTURE.

ENVELOPE







0

O

OCUMENTS PREPARED BY CORESTATES IN

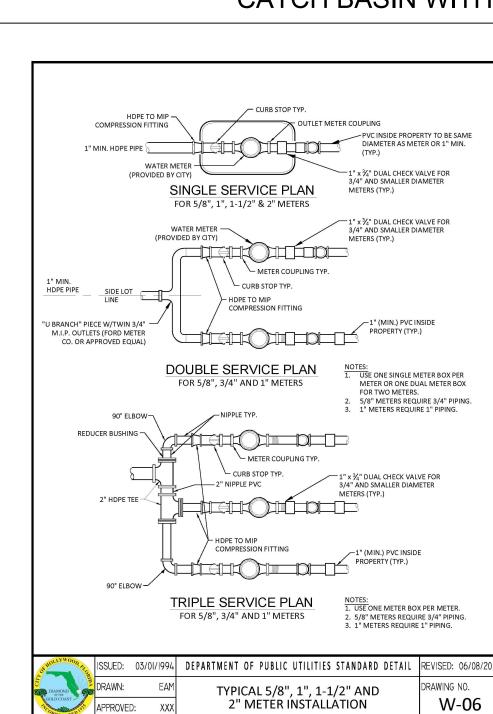
INCLUDING THIS DOCUMENT, ARE TO BE USEI NLY FOR THE SPECIFIC PROJECT AND SPEC

USE FOR WHICH THEY WERE INTENDED. AN EXTENSION OF USE TO ANY OTHER PROJECT BY OWNER OR BY ANY OTHER PARTY, WITHO

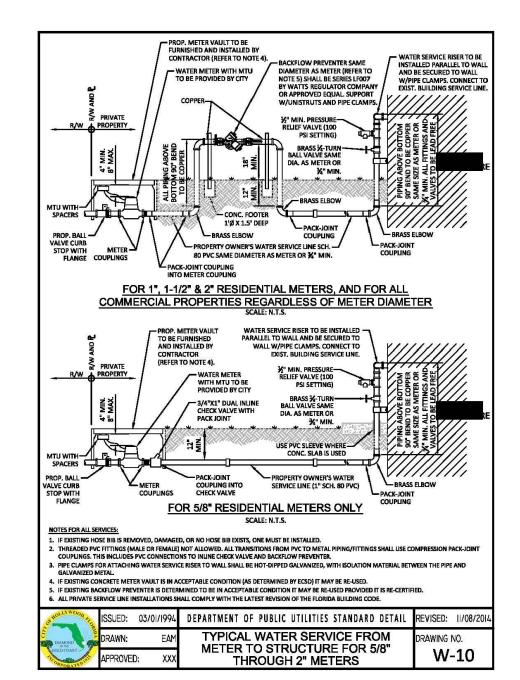
THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AN

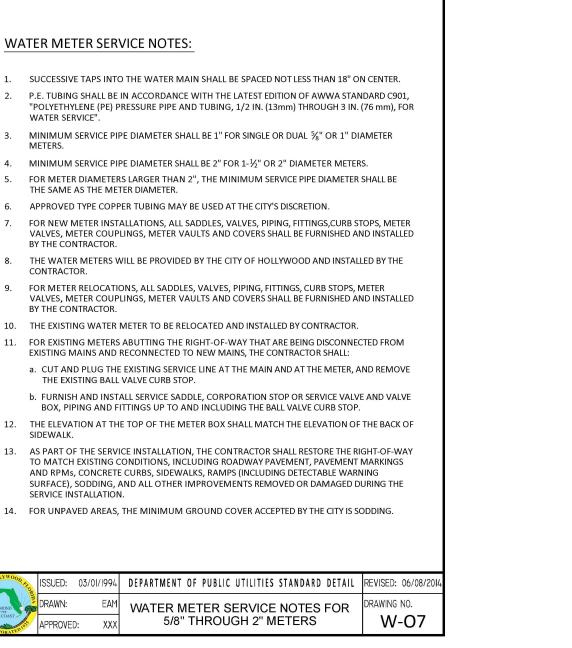
OTHER THAN THAT SPECIFICALLY INTENDE USER WILL HOLD CORESTATES, INC. HARMLE FROM ALL CLAIMS AND LOSSES.

CLIENT



User: CDUNBAR Plot Date/Time: Sep. 26, 17 - 16:33:58 Drawing: P:\J.P. Morgan Chase\Hollywood, FL Young Circle #38100P019578 - JPM.19067\FLDATA\02 Drawings\20 Civil\10 Const Plans\JPM-19067-P-DETL.dwg; C12 CONSTRUCTION DETAILS





WATER METER SERVICE NOTES:

BY THE CONTRACTOR.

BY THE CONTRACTOR.

THE EXISTING BALL VALVE CURB STOP.

CONTRACTOR.

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER

3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 5/8" OR 1" DIAMETER

5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE

7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER

8. THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE

EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:

BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.

AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING

14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE

EAM WATER METER SERVICE NOTES FOR

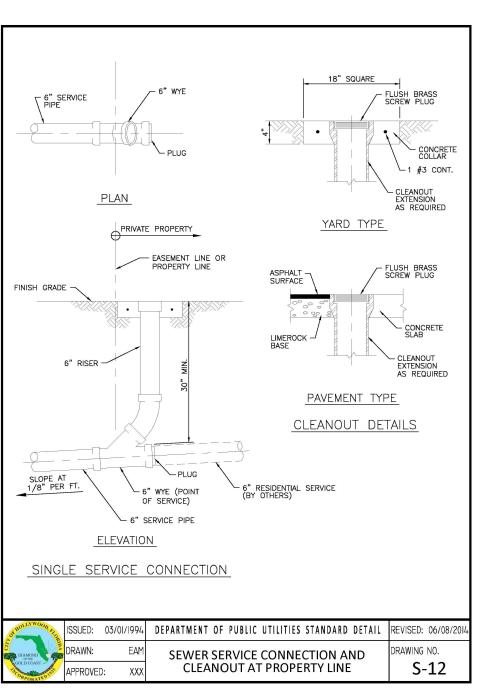
5/8" THROUGH 2" METERS

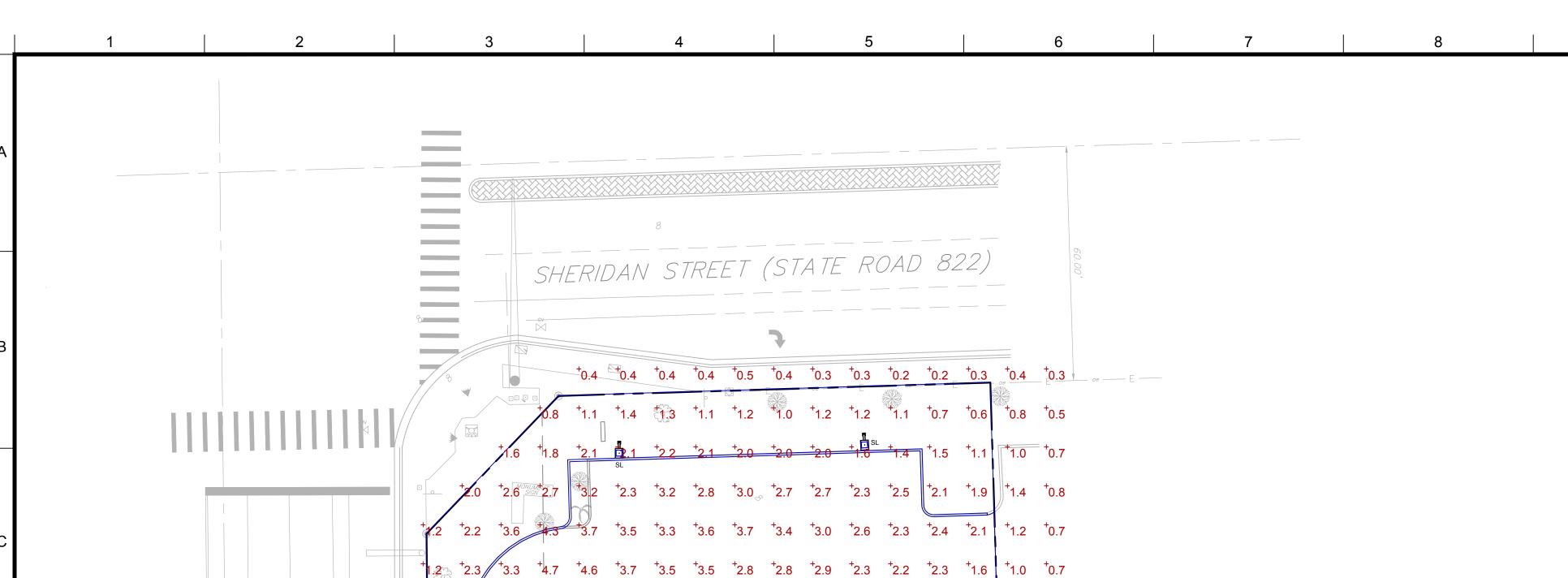
a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE

4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR $1-\frac{1}{2}$ " OR 2" DIAMETER METERS.

6. APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION

2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901.





1.6 + 2/.3 + 3.7 + 4.0 + 4.4 + 4.3 + 3.7 + 3.0 + 2.4 + 2.2 + 2.3 + 2.3 + 2.1 + 1.6 + 1.4 + 0.8 + 0.7

.9 + 2.9 + 4.2 + 4.1 + 4.0 + 3.6 + 3.4 + 3.8 + 4.7 + 3.6 + 3.6 + 2.8 + 2.1 + 1.6 + 1.2 + 1.3 + 0.9

6.3 +5.8 +7.7 +9.1 +8.6 +9 +7.5 +6.8 +7.3 +4.7 +2.5

5' CONCRETE SIDEWALK

1.3 +2.6 +3.8 +4.9 +4.4 +8.3 +7 +18. | 1.9 +2.1

.5 ⁺2.8 ⁺4.0

⁺2.7 ⁺3.5

⁺1.4 ⁺2.7 ⁺3.9

⁺1.0⁻ ⁺2.4 ⁺3.6

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⁺2.7 ⁺4.1

†3.8 †3.8 †3.2 †3.0 †2.8 †2.4 | †2.3 | †2.2 | †1.7 †1.3 †1 | 1 | †1.0 †0.8

⁺23.0 ⁺8.3 ⁺3.4 ⁺2.8 ⁺2.4 ⁺2.2

⁺2.9 ⁺2.6 [†]2.6 ⁺2.5 ⁺1.5

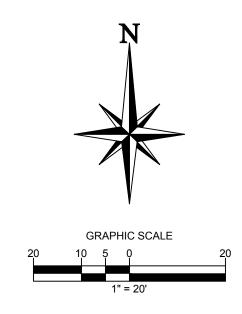
⁺3.6 ⁺3.4 [†]2.7 ⁺1.9 ⁺1.2

+3.2 +2.5 +2.3 +2.6 +2.1 +1.2 +0.8

⁺12.5 ⁺7.0 ⁺3.2 ⁺2.0 ⁺1 3 ⁺0.8 ⁺0.6

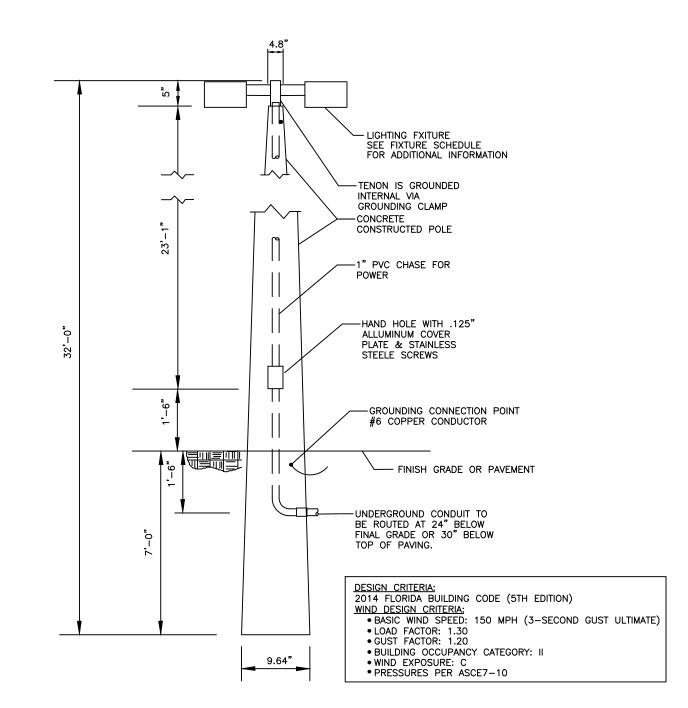
⁺17.7 ⁺8.9 ⁺3.9 ⁺2.6 ⁺1.6 ⁺1.0 ⁺0.6

[†]3.9 [†]2.3



MAXIMUM FOOT-CANDLES	S AT THE PROPERTY LINE
PROPERTY LINE	FOOT-CANDLES (MAX)
NORTH	1.4
EAST	2.7
SOUTH	4.5
WEST	1.9
NORTHWEST	2.0

NOTE: ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND SHALL NOT EMIT LIGHT ABOVE 90°.



12

LIGHT FIXTURE / POLE DETAIL

STATISTICS						
DESCRIPTION	SYMBOL	AVGERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVG:MIN
BUILDING ATM	+	7.5 FC	25.5 FC	3.0 FC	8.5:1	2.5:1
PARKING LOT	+	3.3 FC	23.0	0.2 FC	N/A	N/A

Symbol	Label	Qty	Catalog Number	Description	Lamp	Mounting Height	File	Lumens	LLF	Watts
	SL	6	EANB_E4740_0_E4 4000K	EVOLVE LED AREA EANB, TYPE IV COORDINATE MOUNTING BRACKET WITH POLE	LED	25'	EANB_E4740	ABSOLUTE	1.00	98
III	S4	3	EANB_E3740_0_E4 4000K	EVOLVE LED AREA EANB, TYPE III COORDINATE MOUNTING BRACKET WITH POLE	LED	25'	EANB_E3740	ABSOLUTE	1.00	98
	L6A	1	ECRA-0A5 F5401BWHTE 4000K	EXTERIOR LED DOWNLIGHT	LED	10'	ECRA_ A5F540.ies	ABSOLUTE	1.00	110
0	L7	4	DI4R20835- FL1V/2V10 RDI4RAPTWTWTWR 3500K	4" LED DOWNLIGHT 24W, WET RATED	LED	10'	di4r20_rdi4 rwsdxx_tcm201- 65079.ies	ABSOLUTE	0.75	24
	L21	2	XTOR6B-W 4000K	LOW PROFILE LED DIE-CAST ALUMINUM HOUSING, CARBON BRONZE. FULL CUT-OFF SILICONE SEALED LED CHAMBER. 50% DIMMING SENSOR	LED MODULES CONSTANT CURRENT 4000K	12'	XTOR6B-W.IES	ABSOLUTE	0.75	58

PHOTOMETRIC SITE PLAN

NOTE TO THE CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

CANDON OF USE TO ANY OTHER PROJUCT OF USE FOR WHICH THE SPECIFIC PROJECT AND SPORT OF USE FOR WHICH THE SPECIFIC PROJECT AND SPORT OF USE FOR WHICH THEY WERE INTENDED.

EXTENSION OF USE TO ANY OTHER PROJUCT OF USE TO ANY OTHER

DOCUMENTS PREPARED BY CORESTATES, INC INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIF USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS BY OWNER OR BY ANY OTHER PARTY, WITHOU THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLES FROM ALL CLAIMS AND LOSSES.

CLIENT

CHASE

Know what's below.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DES DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT QUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTRACT THE APPROPERTALE UTILITY COMPANIES AT LEGST 72 HOURS BEFORE ANY EXCAVATION

DRAWINGS, RECORDS OF HE WARROUS DITLIFY COMPANIES, DISC DOES NOT GUARANTEE
MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE
THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE
APPROPRIATE UTILITY COMPANIES AT LEST 72 HOURS BEFORE ANY EXCAVATION
REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REV DATE COMMENT BY

1 07/14/17 TAC COMMENTS CEI

2 08/09/17 TAC COMMENTS CEI

DOCUMENT CIVIL CONSTRUCTION PLANS FOR CHASE BANK STORE NO. 55203

STORE NO. 33203 SITE LOCATION 1700 SHERIDAN STREET HOLLYWOOD, FL 33020

ENGINEER SEAL

SHEET TITLE
PHOTOMETRIC
PLAN

 JOB #:
 JPM.19067

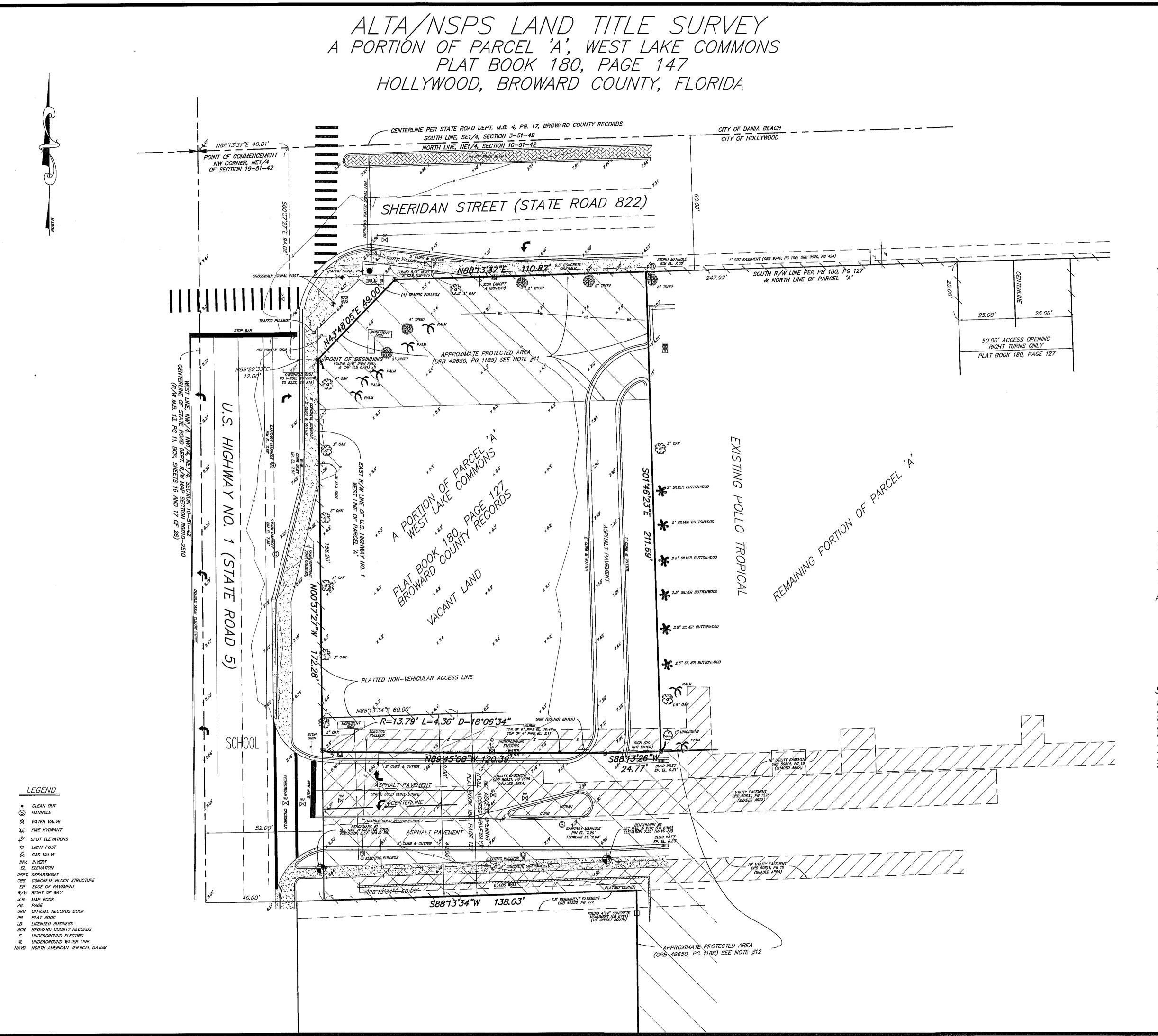
 DATE:
 05.12.2017

 SCALE:
 1"=20'

 DRAWN BY:
 CED

 CHECKED BY:
 ZHT

C13



LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST ONE—QUARTER (NW 1/4) OF THE NORTHEAST ONE—QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10; THENCE NORTH 88'13'37" EAST, ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 40.01 FEET; THENCE SOUTH 00°37'27" EAST ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) A DISTANCE OF 94.08 FEET; THENCE NORTH 89°22'23" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING: THENCE NORTH 43°48'05" EAST, A DISTANCE OF 49.00 FEET; THENCE NORTH 88'13'37" EAST ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, A DISTANCE OF 110.87 FEET; THENCE SOUTH 01'46'23" EAST, A DISTANCE OF 211.69 FEET; THENCE SOUTH 88°13'37" WEST, A DISTANCE OF 24.77 FEET; THENCE NORTH 89°45'06" WEST, A DISTANCE OF 120.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 13.79 FEET, A CENTRAL ANGLE OF 18'06'34" AND AN ARC DISTANCE OF 4.36 FEET TO THE INTERSECTION WITH A LINE 12 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1); THENCE NORTH 00°37'27" WEST ON SAID PARALLEL LINE, A DISTANCE OF 172.35 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS—BUILT DRAWINGS AND/OR ON—SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION

2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.

3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH AN OWNERSHIP AND ENCUMBRANCE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6369630, EFFECTIVE DATE: APRIL 25, 2017 AT 5:00 PM.

4.) PLAT BOOK 180, PAGES 127-130 - AFFECTS PROPERTY, AS SHOWN ON SKETCH

5.) ORB 49459, PG 972 — AFFECTS PROPERTY, UNPLOTTABLE

- 6.) ORB 49650, PG 1109; INSTRUMENT # 113020931 AFFECTS PROPERTY, UNPLOTTABLE 7.) ORB ORB 49650, PG 1210; ORB 51142, PG 1361 AFFECTS PROPERTY BOUNDARY
- 8.) ORB 50263, PG 891 AFFECTS PROPERTY, UNPLOTTABLE
- 9.) ORB 50614, PG 18 AFFECT PROPERTY, AS SHOWN ON SKETCH
- 10.) ORB 50631, PG 1596 AFFECTS PROPERTY, AS SHOWN ON SKETCH
- 11.) ORB 50690, PG 1996 AFFECTS PROPERTY, UNPLOTTABLE
 12.) ORB 51126. PG 100 AFFECTS PROPERTY, UNPLOTTABLE
- 12.) UNB 31126, PG 100 AFFECTS PROPERTY, UNPLOTTABLE 13.) INSTRUMENT #113020930 — AFFECTS PROPERTY, UNPLOTTABLE

4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.88°13'37"E. ALONG THE SOUTH RIGHT OF WAY LINE OF SHERIDAN STREET, PER PLAT BOOK 180, PAGE 127

5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY: C&GS BM DISC: ELEVATION 11.076' (NGVD 29) CONVERSION FROM NGVD 29 TO NAVD 88, SUBTRACT 1.58'

6. SITE AREA: 30818.47 SQUARE FEET OR 0.696 ACRES MORE OR LESS.

7. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12011C-0567-H, DATED: AUGUST 18, 2014.

8. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE

11. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

12. HATCHED AREA DESIGNATED AS PROTECTED AREA ARE RECORDED IN OFFICIAL RECORDS BOOK 49650, PAGE 1188, THESE AREAS ARE AN APPROXIMATE LOCATION. DOCUMENT IS REDUCED AND UNSCALABLE.

SURVEYOR'S CERTIFICATION:

TO: JPMORGAN CHASE, NATIONAL ASSOCIATION; HOLLAND & KNIGHT, LLP; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 12 AND 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 26, 2014

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

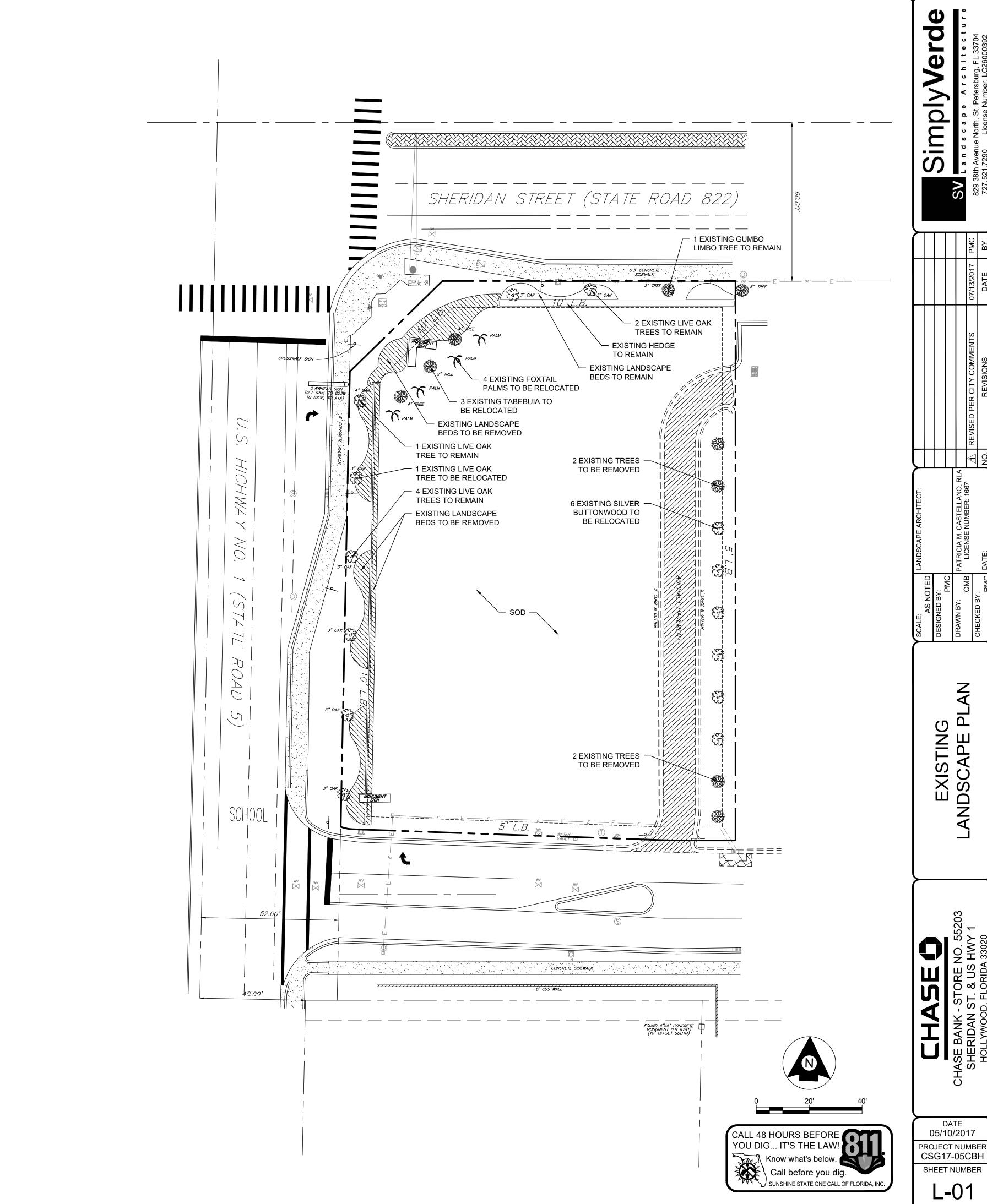
BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

641 NORTHEAST SPENCER STREET JENSEN BEACH, FLORIDA 34957 PHONE 772-334-0868

A COLUMN TO THE REAL PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS OF T					
SI	HEET 1 OF 1				
DRAWN BY: DPK					
SCALE: 1" = 20'					
FIELD WORK COMPLETED: 7/26/2016					
FIELD BOOK: SKETCH					
JOB NO. 13652					
REVISIONS					
DATE:	DESCRIPTION:	BY:			
12/9/16 5/8/17 5/18/17 8/8/17	EXC#15 CORR. TREES ALTA O&E UPDATE CITY COMMENT	DPK DPK DPK DPK			

CORE STATES GROUP

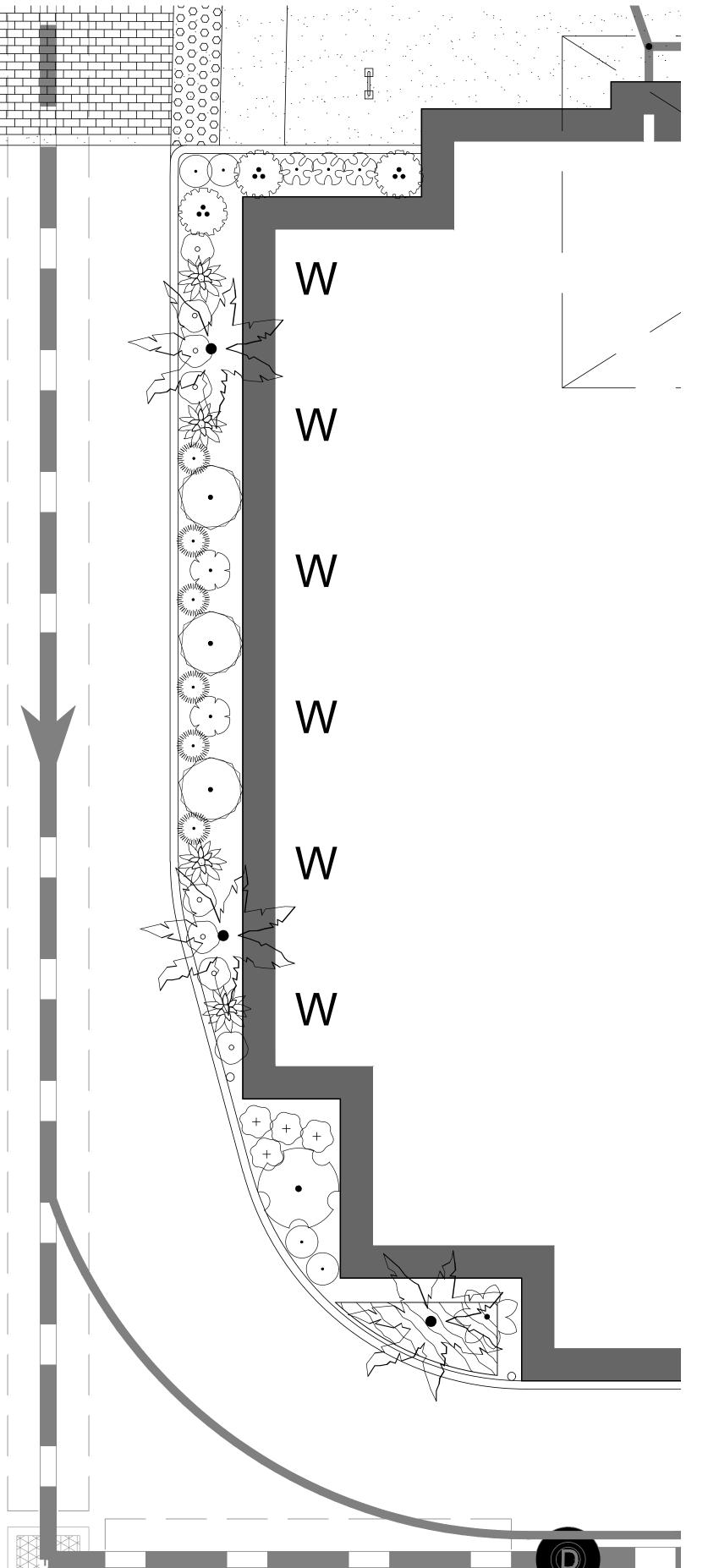
1790 SHERIDAN STREET HOLLYWOOD, BROWARD COUNTY, FLORIDA

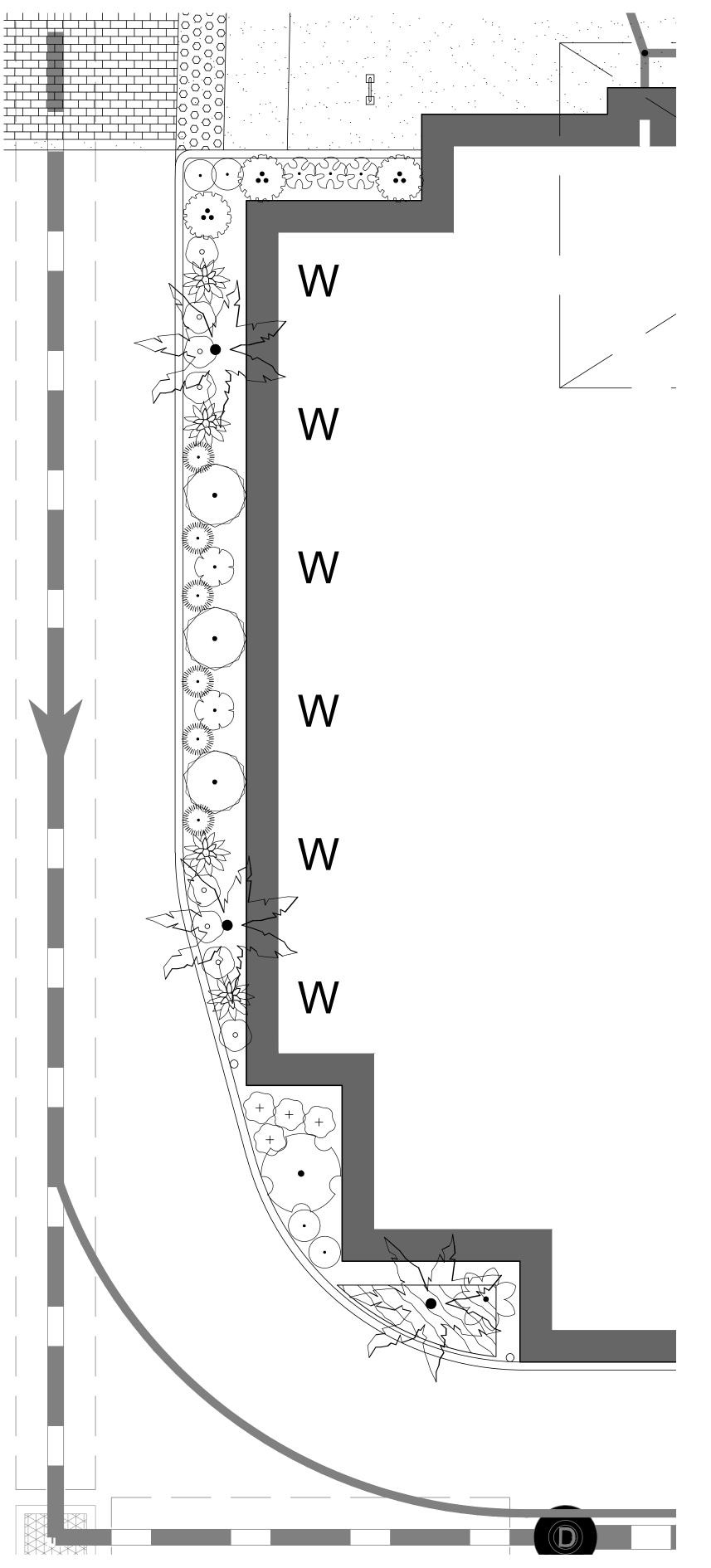


EXISTING LANDSCAPE PLAN

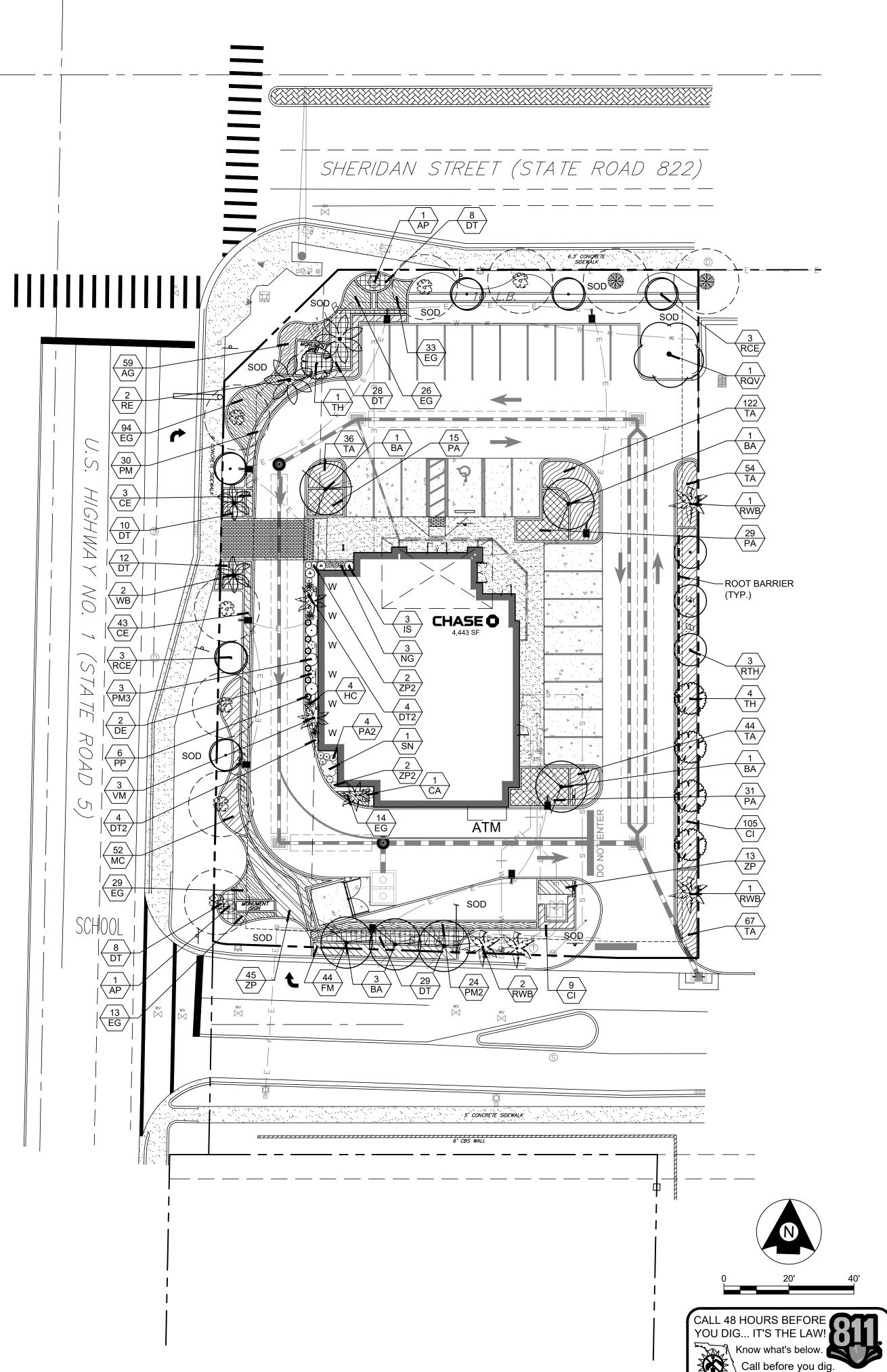
DATE 05/10/2017 PROJECT NUMBER CSG17-05CBH SHEET NUMBER

L-01





Foundation Planting Enlargement



Landscape Code Requirements Perimeter Trees 1 Tree / 20 LF Eastern Perimeter Southern Perimeter Parking Lot Parking Islands 1 Tree per Island 4 Islands Open Space 1 Tree / 1,000 SF 7,664 / 1,000 Pervious Area Paved Vehicular Use Area VUA Calculation Tree Mitigation Remain Relocated Removed Native Plant Material 561 x 50% 1). The equivalent value of trees being removed shall be paid to the City of Hollywood's tree trust fund for purchase of replacement trees. For the purposes of calculating replacement value, the City shall utilize the same standards as Broward County, as provided by the Broward County Department of Natural Resource Protection. 2). 3 sabal palms are equal 1 tree. 3). A tree removal / relocation permit will be required prior to board consideration. A bound and tree mitigation agreement will be required for trees proposed to be relocated prior to issuance of building permits.

3 Existing

288

SCALE: 1" = 5'

PROJECT NUMBER CSG17-05CBH

SHEET NUMBER L-02

05/10/2017

ANDSCAPE.

SimplyVerde

CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE

ONE 12' STREET TREE PER 50 LINEAR FEET, OR PORTION THEREOF, OF STREET FRONTAGE OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED.

REQUIRED: SHERIDAN STREET - 146/50 = 3 TREES

PROVIDED: 3 EXISTING TREES

REQUIRED: FEDERAL HIGHWAY US1 - 209/50 = 4 TREES

PROVIDED: 5 EXISTING TREES

INTERIOR LANDSCAPE FOR VEHICULAR USE AREA

EACH ISLAND SHALL CONTAIN A MINIMUM OF 190 S.F. OF PERVIOUS AREA AND SHALL MEASURE THE SAME LENGTH AS THE ADJACENT PARKING STALL. EACH ISLAND SHALL CONTAIN AT LEAST ONE TREE.

LOTS WITH A WIDTH OF MORE THAN 50 FT.: 25% OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.

A FIVE (5) FOOT LANDSCAPE BUFFER INCLUDING A LANDSCAPE ELEMENT OF AT LEAST 42 INCHES IN HEIGHT SHALL BE PROVIDED ALONG THE PERIMETER. THE LANDSCAPE BUFFER MAY BE INCLUDED WITHIN REQUIRED SETBACK AREAS.

REQUIRED: 1 TREE PER ISLAND AND 14,646 SF X .25 = 3,662 SF OF LANDSCAPE AREA, 5 FOOT WIDE LANDSCAPE BUFFER AND 42 INCH IN HEIGHT HEDGE ALONG THE PERIMETER OF

PROVIDED: 1 TREE PER ISLAND AND 4,450 SF OF LANDSCAPE AREA, 5 FOOT WIDE LANDSCAPE BUFFER AND 42 INCH IN HEIGHT HEDGE ALONG THE PERIMETER OF THE VEHICULAR USE AREA

OPEN SPACE

A MINIMUM OF 25% OF THE OPEN SPACE AREA SHALL BE VEGETATED. ALL PERVIOUS AREAS SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, AND/OR SHRUBBERY. MINIMUM OF ONE TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY. THIS IS IN ADDITION TO TREE REQUIREMENT FOR PARKING LOTS AND PAVED VEHICULAR USE AREAS.

REQUIRED: 7,664 SF/1000SF = 7 TREES AND 7,664 SF X .25 = 1,916 SF PROVIDED: 7 TREES AND 66% OF PERVIOUS AREAS ARE LANDSCAPED WITH GRASS, GROUND COVER, AND SHRUBBERY (2,612 SF SOD).

SPECIFICATIONS AND MINIMUM REQUIREMENTS

- 1. ALL PLANT MATERIAL USED IN CONFORMANCE WITH THIS ARTICLE SHALL CONFORM TO THE MINIMUM STANDARDS FOR FLORIDA GRADE NO.1, OR BETTER, AS PROVIDED IN THE CURRENT STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, "GRADE AND STANDARDS FOR NURSERY PLANTS" MANUAL.
- 2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD LANDSCAPE MANUAL
- 3. THERE SHALL BE A MINIMUM NUMBER OF SPECIES OF TREES PROVIDED:

REQUIRED: 11-20 TREES = 3 REQUIRED

PROVIDED: 6 SPECIES OF TREES AND PALMS

- 4. PALM SPECIES SHALL HAVE A MINIMUM OF 6' OF CLEAR WOOD AT THE TIME OF PLANTING, UNLESS APPROVED AS A SPECIMEN PALM.
- 5. ALL REQUIRED SWALE AND COMMERCIAL TREES SHALL HAVE A MINIMUM DIAMETER AT BREAST HEIGHT (4.5' ABOVE GRADE) OF TWO INCHES AT PLANTING TIME AND A MINIMUM OF 12' IN HEIGHT.
- 6. A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS MUST BE NATIVE SPECIES.

REQUIRED: 19 X .60 = 11 TREES AND 561 X .50 = 281 SHRUBS

PROVIDED: 14 TREES AND 288 SHRUBS

- 7. A MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE OF A PALM GENUS AND SPECIES. HOWEVER, IF MORE THAN 20% OF THE REQUIRED TREES ARE PALMS, ALL OTHER REQUIRED TREES MUST BE SHADE TREES OF A NATIVE SPECIES.
 - REQUIRED: 19 X .50 = 10 OR 20% = 4 PROVIDED: 4 RELOCATED FOXTAIL PALMS
- 8. THE MINIMUM SHRUB HEIGHT SHALL BE AT LEAST 24 INCHES ABOVE THE ROOT BALL AT THE TIME OF PLANTING UNLESS OTHERWISE NOTED. THE MINIMUM SPACING FOR SHRUBS SHALL BE 30 INCHES ON CENTER; WHEN A 48-INCH HEDGE HEIGHT IS REQUIRED, THE SHRUBS SHALL BE SPACED SO THEY FORM A FULL HEDGE (PLANT-TO-PLANT OR
- 9. SOD SHALL BE PLANTED WITH INDIVIDUAL PIECES TOUCHING AT TIME OF PLANTING. ROWS OF SOD MUST BE STAGGERED TO OFFSET THE ADJACENT ROW. PRIOR TO INSTALLATION OF SOD, ALL ROCKS AND FOREIGN MATTER SHALL BE REMOVED FROM THE SOIL SURFACE, AND RAKED TO PROVIDE A FLAT, SMOOTH SURFACE ON WHICH TO
- 10. GROUND COVER SHALL BE INSTALLED TO PROVIDE A FINISHED APPEARANCE TO ALL LANDSCAPED AREAS AND THE LANDSCAPED AREA SHALL BE FILLED IN WITHIN 12 MONTHS OF INSTALLATION.
- 11. PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOT BALLS OF ANY TREE.
- 12. AT LEAST THREE (3) INCHES (AFTER INITIAL WATERING-IN) OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN AREAS NOT COVERED BY BUILDINGS, PAVEMENT, SOD, PRESERVED AREAS OR ANNUAL FLOWER BEDS. EACH TREE MUST HAVE A CIRCLE OF ORGANIC MULCH NO LESS THAN 12 INCHES BEYOND ITS TRUNK. THE USE OF CYPRESS MULCH IS PROHIBITED BY THE CITY OF HOLLYWOOD. THE USE OF SHREDDED MELALEUCCA OR EUCALYPTUS MULCH IS RECOMMENDED.
- 13. CONTRACTOR TO PROVIDE 100 PERCENT IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN IRRIGATION ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR APPLY XERISCAPE PRINCIPLES. FAILURE TO MAINTAIN OR DISCONNECTION OF THE IRRIGATION SYSTEM SHALL BE A VIOLATION OF THESE REGULATIONS.

MAINTENANCE OF LANDSCAPE MATERIAL

- 1. LANDSCAPING MUST BE MAINTAINED AND PRESENT A HEALTHY, VIGOROUS AND NEAT APPEARANCE, FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPED AREAS MUST BE FERTILIZED AND IRRIGATED TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
- 2. WHERE MULCH IS USED, A MINIMUM OF 2 INCHES OF CLEAN, WEED FREE, APPROVED ORGANIC MULCH SHOULD BE MAINTAINED AT ALL TIMES.
- 3. PRUNING SHALL BE DONE ACCORDING TO AMERICAN NATIONAL STANDARD ANSI A300, TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES. THIS STANDARD IS INTENDED TO APPLY TO ANY PERSON OR ENTITY ENGAGED IN THE BUSINESS, TRADE, OR PERFORMANCE OF REPAIRING, MAINTAINING, OR PRESERVING TREES. TREES MUST BE ALLOWED TO ATTAIN THEIR NORMAL SIZE, AND MUST NOT BE SEVERELY PRUNED OR HATRACKED.
- 4. TURF MUST BE MOWED TO ENCOURAGE DEEP ROOT GROWTH. ST. AUGUSTINE AND BAHIA TURF SHOULD BE MOWED TO A HEIGHT NOT LESS THAN 3 INCHES, NO MORE THAN 1/3 OF THE GRASS HEIGHT (LEAF BLADE) IS CUT AT ANY ONE TIME.
- 5. ROADWAYS, CURBS AND SIDEWALKS MUST BE EDGED TO PREVENT ENCROACHMENT FROM ADJACENT TURF AREAS. DO NOT USE LINE TRIMMERS TO TRIM TURF, WHICH ABUT TREES OR OTHER PLANTS, AS THIS CAN CAUSE DAMAGE TO OR KILL PLANT MATERIAL.
- 6. TO CONSERVE WATER, OPERATE IRRIGATION SYSTEMS BETWEEN THE HOURS OF MIDNIGHT AND 8:00 A.M., WHEN EVAPORATION IS AT A MINIMUM. OPERATION FOR MAINTENANCE AND REPAIR IS NOT LIMITED TO THESE HOURS. SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER USE RESTRICTIONS SUPERSEDE THESE
- 7. IRRIGATION SYSTEMS MUST BE MAINTAINED TO ELIMINATE WASTE OF WATER FROM DAMAGED, MISSING OR IMPROPERLY OPERATING SPRINKLER HEADS, EMITTERS, PIPES AND ALL OTHER PORTIONS OF THE IRRIGATION SYSTEM.
- 8. APPLICATION OF PESTICIDES, AND/OR ANY OTHER REGULATED SUBSTANCES, MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

PLANT SCHEDULE

		ULI	-				
TREES	CODE	<u>QTY</u>	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	<u>NATIVE</u>	DROUGHT TOLERANT	
	ВА	6	BULNESIA ARBOREA / VERAWOOD	FG., MIN. 16` - 18` HT., 4" CAL.	NO	HIGH	
	RCE	6	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	RELOCATED	YES	HIGH	
$\left(\cdot\right)$	RQV	1	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	RELOCATED	YES	HIGH	
\cdot	RTH	3	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	RELOCATED	NO	HIGH	
£3	TH	5	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE	FG., MIN. 14`-16` X 6`-8`, 4" CAL.	NO	HIGH	
PALM TREES	CODE	<u>QTY</u>	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	<u>NATIVE</u>	DROUGHT TOLERANT	
\$ \ \$	RE	2	ROYSTONEA ELATA / FLORIDA ROYAL PALM	FG., MIN. 10` GW, MATCHED	YES	HIGH	
	RWB	4	WODYETIA BIFURCATA / FOXTAIL PALM	RELOCATED	NO	MEDIUM	
	VM	3	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	FG., MIN. 16` - 18` HT., MATCHED, STRAIGHT	NO	HIGH	
	WB	2	WODYETIA BIFURCATA / FOXTAIL PALM	FG., MIN. 10` GW, MATCHED	NO	MEDIUM	
SHRUBS	CODE	<u>QTY</u>	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	<u>NATIVE</u>	DROUGHT TOLERAN
\odot	DE	2	DURANTA ERECTA `GOLD MOUND` / GOLD MOUND DURANTA	3 GAL MIN, 18" X 18", FULL	AS SHOWN	NO	MEDIUM
•	DT2	8	DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY	3 GAL., MIN. 16" X 16", FULL	AS SHOWN	NO	HIGH
	NG	3	NEOMARICA GRACILIS 'REGINA' / GIANT APOSTLE IRIS	3 GAL., MIN. 2` - 3` HT., FULL	AS SHOWN	NO	MEDIUM
+	PA2	4	PLUMBAGO AURICULATA 'IMPERIAL BLUE' / IMPERIAL BLUE PLUMBAGO	3 GAL., MIN. 14" X 14", FULL	AS SHOWN	NO	HIGH
	PP	6	PENNISETUM PURPUREUM 'VERTIGO' / BLACKLEAF MILLET	3 GAL., FULL	AS SHOWN	NO	MEDIUM
\odot	ZP2	4	ZAMIA PUMILA / COONTIE	3 GAL., MIN. 14"-16" X 14"-16", FULL	AS SHOWN	YES	HIGH
ACCENT SHRUBS	CODE		BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	<u>NATIVE</u>	DROUGHT TOLERA
⇔	AP	2	ALOCASIA 'PORTORA' / PORTORA ELEPHANT EAR	15 GAL., MIN. 5`-6` HT., FULL	AS SHOWN		MEDIUM
	CA	1	CRINUM AUGUSTUM `QUEEN EMMA` / `QUEEN EMMA` CRINUM	7 GAL., MIN. 36" X 24", UPRGHT	AS SHOWN		MEDIUM
*	HC	4	HELICONIA PSITTACORUM `CHOCONIANA` / PARROT BEAK HELICONIA	7 GAL., MIN. 4` HT., FULL	AS SHOWN		MEDIUM
	IS	3	ILEX CRENATA `SKY PENCIL` / SKY PENCIL HOLLY	30 GAL., MIN. 6` - 7` HT., FULL	AS SHOWN		HIGH
\odot	PM3	3	PODOCARPUS MACROPHYLLUS / PODOCARPUS	FG., MIN. 8` - 9` HT., FULL	AS SHOWN	NO	HIGH
\bigcirc	SN	1	STRELITZIA NICOLAI / WHITE BIRD OF PARADISE	10 GAL., MIN. 7` - 8` HT., 4 PPP, FULL	AS SHOWN	NO	MEDIUM
SHRUB AREAS	CODE	<u>QTY</u>	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	<u>NATIVE</u>	DROUGHT TOLERAN
	CE	46	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	10 GAL., MIN. 42" HT., FULL	30" O.C.	YES	HIGH
	CI	114	CHRYSOBALANUS ICACO / COCO PLUM	7 GAL., MIN. 24" HT., FULL	30" O.C.	YES	HIGH
	DT	95	DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY	3 GAL., MIN. 16" X 16", FULL	30" O.C.	NO	HIGH
	FM	44	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL., MIN. 12" X 12", FULL	24" O.C.	NO	HIGH
	MC	52	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL., MIN. 18" X 18", FULL	24" O.C.	YES	HIGH
	PA	75	PLUMBAGO AURICULATA 'IMPERIAL BLUE' / IMPERIAL BLUE PLUMBAGO	3 GAL., MIN. 14" X 14", FULL	30" O.C.	NO	HIGH
	170						
	PM	30	PODOCARPUS MACROPHYLLUS / PODOCARPUS	7 GAL., MIN. 42" HT., FULL	30" O.C.	NO	HIGH
		30	PODOCARPUS MACROPHYLLUS / PODOCARPUS PODOCARPUS MACROPHYLLUS / PODOCARPUS	7 GAL., MIN. 42" HT., FULL 15 GAL., MIN. 6`-7` HT., FULL	30" O.C.	NO	HIGH
	PM						
GROUND COVERS	PM PM2 ZP	24	PODOCARPUS MACROPHYLLUS / PODOCARPUS	15 GAL., MIN. 6`-7` HT., FULL	30" O.C.	NO	HIGH
GROUND COVERS	PM PM2 ZP	24	PODOCARPUS MACROPHYLLUS / PODOCARPUS ZAMIA PUMILA / COONTIE	15 GAL., MIN. 6`-7` HT., FULL 3 GAL., MIN. 14"-16" X 14"-16", FULL	30" O.C. 24" O.C.	NO YES	HIGH
	PM2 ZP CODE	24 58 <u>QTY</u>	PODOCARPUS MACROPHYLLUS / PODOCARPUS ZAMIA PUMILA / COONTIE BOTANICAL NAME / COMMON NAME	15 GAL., MIN. 6`-7` HT., FULL 3 GAL., MIN. 14"-16" X 14"-16", FULL SPECIFICATIONS	30" O.C. 24" O.C. SPACING	NO YES NATIVE	HIGH HIGH DROUGHT TOLERA

LANDSCAPE SPECIFICATION REQUIREMENTS:

- 1. ALL PLANTS TO BE FLORIDA GRADE #1 OR BETTER. ALL TREES TO BE FLORIDA FANCY.
- 2. ALL BEDS TO BE MULCHED WITH 3" LAYER OF PINE BARK NUGGETS OR APPROVED EQUAL 3. ALL PLANT MATERIAL SHALL BE WATERED VIA AN AUTOMATICALLY TIMED AND CONTROLLED PERMANENT UNDERGROUND IRRIGATION SYSTEM.
- 4. ALL PLANT BEDS SHALL BE FILLED WITH NATIVE TOPSOIL INCORPORATED WITH ORGANIC MATTER, FREE OF WEEDS AND GRASSES. 5. ALL SOD TO BE ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM 'FLORATAM').
- 6. PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOTBALLS OF ANY TREE.

7

	LANDSCAPE ARCHITECT:				
ED					
(
MC					
2	PATRICIA M. CASTELLANO, RLA	$\langle \overline{2} \rangle$	PATRICIA M. CASTELLANO, RLA 🛕 REVISED PER CITY COMMENTS	08/16/2017	
<u> </u>	LICENSE NOMBER: 1007	\forall	REVISED PER CITY COMMENTS	07/13/2017	
S	MC DATE:	Ö Z	REVISIONS	DATE	

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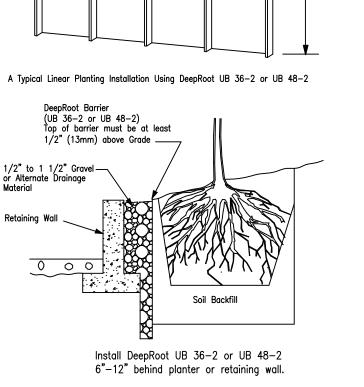
05/10/2017 PROJECT NUMBER CSG17-05CBH SHEET NUMBER

Material and Thickn	ess	Homopolymer Polyethylene 0.080 inch Extruded
Properties	ASTM Test Meth	nod Typical Value
Tensile stress @ yield	D638	3800 PSI
Elongation @ break %	D638	10%
Tensile Modulus	D638	155,000 PSI
Notched Izod Impact	D256A	0.4 - 4.0
Flexual Modulus 73 ‡ F	PSI D790	145,000

B. Construction and Installation 1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the drawings. The vertical root directing

ribd shall be facing inwards to the root ball and the top edge shall be 1/2" (12.7 mm) above grade. Each of the required number of panels shall be joined in a linear fashion and placed along the adjacent hardscape or where specified connected to form a circle around the root ball.

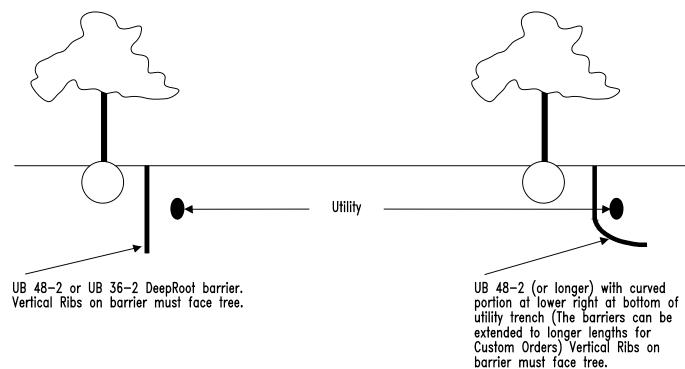
2. Excavation and preparation shall conform to the drawings.



6"-12" behind planter or retaining wall.

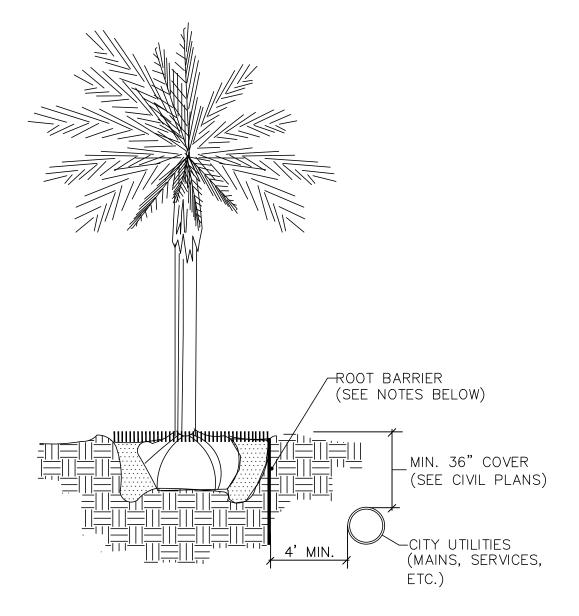
DeepRoot Barrier (UB 36-2 or UB 48-2) Top of barrier must be at least

I/2" (13mm) above Grade ——



Planting Trees Adjacent to a Utility

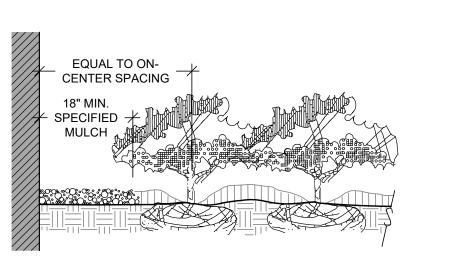
DeepRoot Tree Root Barrier Detail



NOTES:

- 1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY UTILITIES.
- 2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- 3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
- 4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Tree With Root Barrier Detail



INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO

POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.

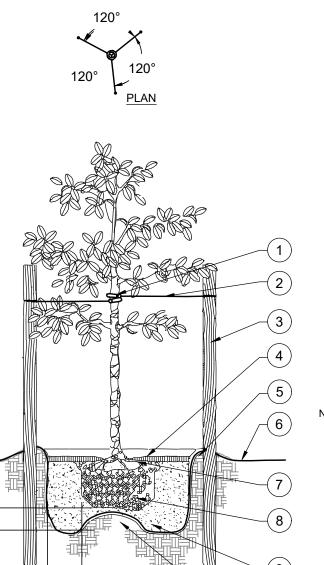
2. CURB OR PARKING LOT EDGE, BY OTHERS.

Parking Space/Curb Planting

SECTION

SHRUBS - EQUAL TO ON-CENTER SPACING OF ADJACENT SHRUBS. PALMATE PALMS - AT LEAST 8 FEET FROM THE BUILDING. PINNATE PALMS - AT LEAST 18 FEET FROM THE BUILDING. TREES - AT LEAST THE DIAMETER OF THE CANOPY (AS SHOWN GRAPHICALLY ON THE PLANS) FROM THE BUILDING. INSTALL SPECIFIED MULCH: 18" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

Plantings Adjacent to Buildings



1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE. 2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, USE

- SEPARATE GUYS TO STRONGEST TRUNKS AT CENTER OF EACH). THREE 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE. 4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR
- REPRESENTATIVE. 5. SOIL BERM TO HOLD WATER. FINISHED GRADE (SEE GRADING

OR AS DIRECTED BY OWNER'S

TREES SHALL BE 8' DIAMETER (MIN.)

- 7. TOP OF ROOTBALL MIN. 2" ABOVE FINISHED GRADE 8. B & B OR CONTAINERIZED (SEE
- SPECIFICATIONS FOR ROOT BALL REQUIREMENTS). PREPARED PLANTING SOIL AS
- SPECIFIED. (SEE LANDSCAPE NOTES) 10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS

SMALLER THAN 24" IN DIA. MAY SIT

ON COMPACTED EARTH.

- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. IF THE CONTRACTOR ENCOUNTERS "POOR DRAINAGE CONDITIONS" THEN THE SURFACE OF THE TREE ROOTBALL SHALL BE 4"-6" ABOVE SURROUNDING GRADE WITH A TOPSOIL MIX GRADUALLY MOUNTED
- ROOTBALL. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY

1. TOP OF SHRUB ROOTBALLS TO

A UNIFORM MASS/HEIGHT.

3" MINIMUM MULCH AS

EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER

6. PREPARED PLANTING SOIL AS

OF ROOTBALL.

SPECIFIED.

BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP

PRUNE ALL SHRUBS TO ACHIEVE

FINISHED GRADE (SEE GRADING

SPECIFIED. (SEE LANDSCAPE

NOTES) NOTE: WHEN GROUND-

COVERS AND SHRUBS USED IN

AMENDED WITH PLANTING SOIL

MASSES, ENTIRE BED TO BE

7. SCARIFY ROOTBALL SIDES AND

MIX AS SPECIFIED.

TO MEET THE TOP OF THE

: "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.

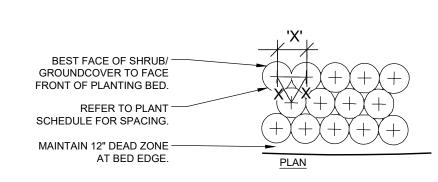
Small Tree Planting

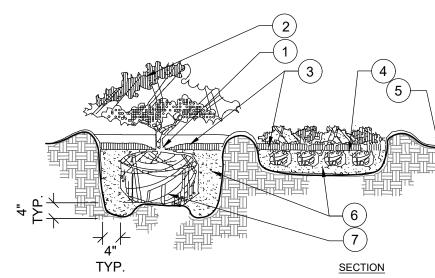
ALL TREES SHALL BE PLUMB VERTICALLY

WITHIN A TOLERANCE OF THREE DEGREES,

UNLESS OTHERWISE DIRECTED BY OWNER'S

(Less Than 14') NTS

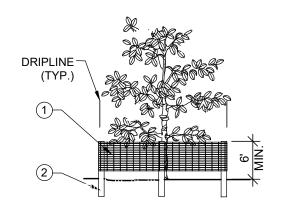




ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub/Groundcover Planting

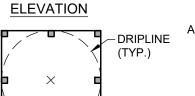
PLAN/SECTION



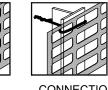
BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.

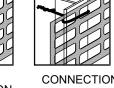
1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE

8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.



PLAN VIEW





CORNER CONNECTION CONNECTION

A. POST SELECTION SHOULD BE BASED ON

INSTALLATION NOTES:

EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS B. POSTS SHOULD BE DRIVEN INTO THE GROUND

TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND. C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS

Tree/Shrub Protector BARRIER DETAIL

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

OA =OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD) CT =CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

- 1. MINIMUM OF NINE (9) GOOD PALM
- 2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT",
- LEAVING 3-4 SMALLER, TRIMMED FRONDS. 3. 5 LAYERS OF BURLAP TO PROTECT 4. FIVE 2" X 4" X 18" WOOD BATTENS. 5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF

BATTENS SHALL BE LOCATED IN

- RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING. 6. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS
- AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE. . PROVIDE FLAGGING AT MIDPOINT AND
- 8. 3" SPECIFIED MULCH. 9. BERM SOIL TO HOLD WATER. 10. FINISH GRADE

11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP) NAIL TO SUPPORT POLES 12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/

- BOOTS TO REMAIN ON TRUNK. C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. IF THE CONTRACTOR ENCOUNTERS "POOR DRAINAGE CONDITIONS" THEN THE
- SURFACE OF THE TREE ROOTBALL SHALL BE 4"-6" ABOVE SURROUNDING GRADE WITH A TOPSOIL MIX GRADUALLY MOUNTED TO MEET THE TOP OF THE ROOTBALL.

ALL PALMS SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Palm Planting

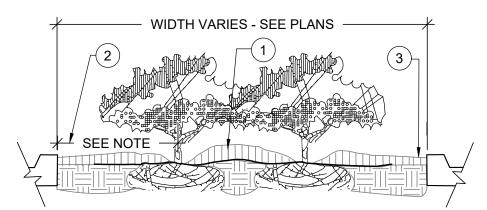
GW =GRAY WOOD

OF HARDENED

TRUNK)

(MEASURED TO TOP

SECTION

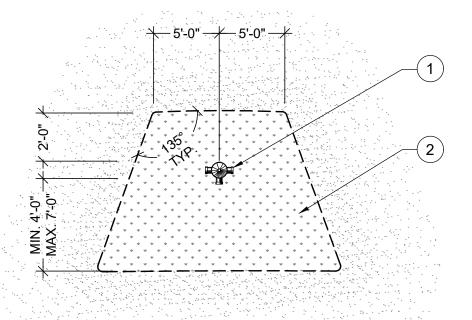


PLANTER ISLAND NOTES

- 1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE
- 2. <u>CLEAR ZONE:</u> 24" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. 3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED
- PLANTING MIX. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE
- TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP). CONTRACTOR SHALL ASSURE PERCOLATION OF ALL ISLANDS/MEDIANS PRIOR TO ANY PLANTING. CONTRACTOR SHALL CONTACT THE OWNER OR OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATIONS PRIOR TO PLANTING.

Planted Parking Lot Islands/Medians



'FRONT' OF HYDRANT (TOWARD CURB)

FIRE HYDRANT.

NO PLANT SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.

3. NO TREES OR SHRUBS SHALL BE PLANTED IN FRONT OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.

Fire Hydrant Area

PLAN NTS

AIL

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AND

05/10/2017 PROJECT NUMBER CSG17-05CBH

SHEET NUMBER L-04

GENERAL LANDSCAPE NOTES

1. SCOPE OF WORK

- A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
- B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S REPRESENTATIVE.

2. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

3. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES (OR PER PROJECT JURISDICTIONAL CODE, WHICHEVER IS MORE STRINGENT). CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

4. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

5. CLEANUR

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

6. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

7. LAWN MAINTENANCE

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

8. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

9. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

10. WARRANT

- A. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S REPRESENTATIVE.
- B. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S REPRESENTATIVE.
- C. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- D. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

PLANT SPECIFICATION NOTES

1 GENERAL

MATERIAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

SAMPLE SIZ

MULCH
PLANTING / TOPSOIL MIX
PLANTS
ONE (1) CUBIC FOOT
ONE (1) CUBIC FOOT (INCLUDING EXISTING SOILS REPORT)
ONE (1) PHOTO OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- D. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE. ALL TREE ROOTBALLS SHALL BE SHAVED 1" - 1 1/2" OFF ON ALL SIDES WITH EITHER A SHARP SPADE OR BLADE BEFORE PLANTING OR FROM TOP TO BOTTOM WITH A BALLING SPADE AFTER THE TREE HAS BEEN PLANTED TO ELIMINATE CIRCLING ROOTS.

SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

RPG = "ROOTS PLUS GROWER" CONTAINER WHERE SPECIFIED.

- E. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- F. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE

3. DIGGING AND HANDLING

NURSERY ROW.

- A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- C. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- D. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- E. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

4. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
- B. <u>TOPSOIL</u> FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- C. <u>SAND</u> SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.
- D. WHEN UNSUITABLE SOILS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION <u>PRIOR TO PLANTING.</u>
- E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR THE OWNER OR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

PLANT SPECIFICATION NOTES CONTINUED

5. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO CHECK TO SEE IF WATERING/IRRIGATION RESTRICTIONS MAY APPLY, REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

6. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER OR OWNER'S REPRESENTATIVE, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED. CONTRACTOR TO CHECK TO SEE IF FERTILIZER RESTRICTIONS MAY APPLY, REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

7. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). SEE PLANT LIST FOR TYPE OF MATERIAL ("FLORIMULCH," EUCALYPTUS MULCH, OR PINE STRAW/BARK/NUGGET) AND GRADE.

8. SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

PLANTING PROCEDURE NOTES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL 811 TO LOCATE UTILITIES OR REFER TO THE CIVIL PLANS IF APPLICABLE.
- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED. CONTRACTOR TO REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- 8. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- 9. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- 10. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN THE PLANT SPECIFICATIONS NOTES. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, INSTALL AS NOTED IN THE TREE AND/OR PALM PLANTING DETAILS. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
- 11. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 12. SOIL MIXTURE SHALL BE AS SPECIFIED UNDER PLANT SPECIFICATION NOTES.
- 13. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 14. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. SUBMIT PRODUCT INFORMATION PRIOR TO INOCULATION FOR APPROVAL.
- 15. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. ALL NON-BIODEGRADEABLE MATERIAL SHALL BE COMPLETELY REMOVED FROM THE PLANTING PIT PRIOR TO BACKFILLING AND DISPOSED OF PROPERLY.
- 16. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 17. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" WITH THE PLANTING SOIL MIXTURE AND THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

PLANTING PROCEDURE NOTES CONTINUED

- 18. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 19.PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
- 20.ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- 21.ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 22.CONTRACTOR TO PROVIDE A CLEAN, SHARP EDGE ON ALL LANDSCAPE BEDS AND TREE PITS. A SHARP, SPADE CUT EDGE (MINIMUM 3" DEEP) SHALL BE PROVIDED UNLESS OTHER BED EDGING METHODS ARE SPECIFICALLY IDENTIFIED ON THE PLANS.
- 23.THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 24.SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 25.DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

Simply Verde
SW Landscape Architecture
829 38th Avenue North, St. Petersburg, FL 33704

ANO, RLA

ANO, RLA

REVISED PER CITY COMMENTS

REVISED PER CITY COMMENTS

O7/13/2017

NO. REVISIONS

DATE

BY

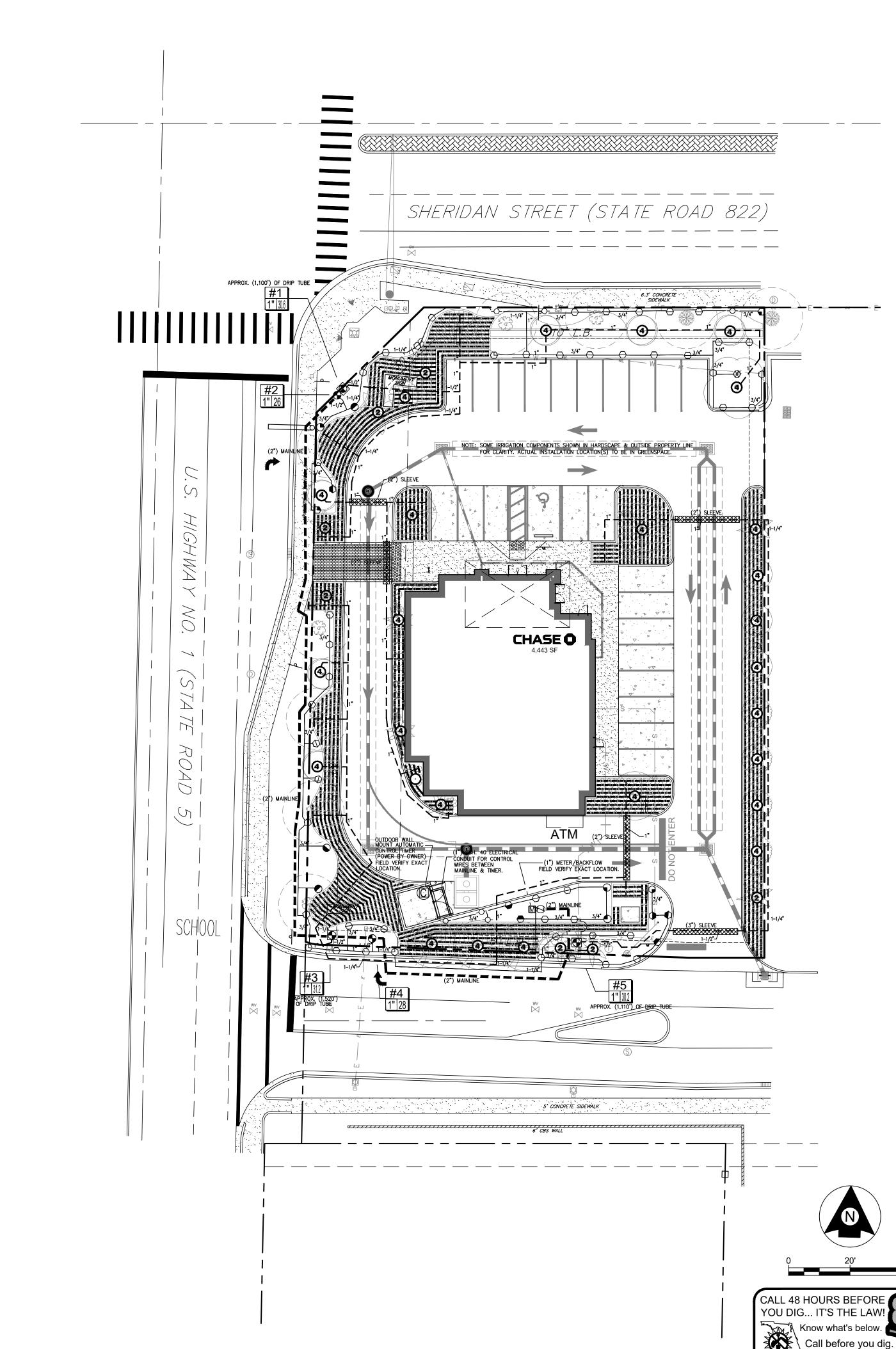
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ANDSCAPE NOTE

ANK - STORE NO. 55203 DAN ST. & US HWY 1

DATE 05/10/2017 PROJECT NUMBER CSG17-05CBH SHEET NUMBER

L-05



MATERIAL LEGEND

O- DENOTES (6' - 10') OF NETAFIM TECHLINE DRIP RING

2 - NETAFIM TECHLINE DRIP RING W/(2) RAINBIRD PC-18 PRESSURE COMPENSATING MODULES AND

4 - NETAFIM TECHLINE DRIP RING W/(4) RAINBIRD PC-18 PRESSURE COMPENSATING MODULES AND NETAFIM NETAFIM TSLOV SHUT-OFF VALVE

→ - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (4'x30') MPR SERIES SIDE STRIP NOZZLE

- RAINBIRD 1806-PRS SERIES POP-UP SPRAY (12'r) MPR SERIES QUARTER CIRCLE NOZZLE ● - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (12'r) MPR SERIES HALF CIRCLE NOZZLE

🖰 - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (10'r) MPR SERIES QUARTER CIRCLE NOZZLE

⊖ - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (10'r) MPR SERIES HALF CIRCLE NOZZLE ⊗ - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (10'r) MPR SERIES FULL CIRCLE NOZZLE

- RAINBIRD 1806-PRS SERIES POP-UP SPRAY (8'r) MPR SERIES HALF CIRCLE NOZZLE

→ - RAINBIRD 1806-PRS SERIES POP-UP SPRAY (8'r) MPR SERIES QUARTER CIRCLE NOZZLE

C - HUNTER PCC-600 MODEL AUTOMATIC CONTROL TIMER (6-STATION) OUTDOOR WALL MOUNT W/MINI-CLIK RAIN SHUT-OFF DEVICE. POWER TO CONTROLLER BY OTHERS. COORDINATE WITH ELECTRICAL CONTRACTOR.

- STANDARD CONTROL VALVE ASSEMBLY - RAINBIRD PESB SERIES INSTALLED IN RAINBIRD STANDARD VALVE

- DRIP VALVE ASSEMBLY - RAINBIRD PESB-PRSD SERIES CONTROL VALVE INSTALLED IN RAINBIRD STANDARD VALVE BOX W/LOCKING GREEN LID AND RAINBIRD LCRBY SERIES DISC FILTER ASSEMBLY WITH BRASS BALL VALVE INSTALLED IN RAINBIRD JUMBO SERIES VALVE BOX W/LOCKING GREEN LID

- SPRAY CLASS 200 PVC LATERAL PIPE (SIZES AS INDICATED) W/SCH. 40 SOLVENT WELD FITTINGS.

— — - DRIP ZONE CLASS 200 PVC LATERAL PIPE (SIZES AS INDICATED) W/SCH. 40 PVC SOLVENT WELD FITTINGS.

- - - (2") CLASS 200 PVC SOLVENT WELD MAINLINE W/SCH. 40 PVC SOLVENT WELD FITTINGS

- SCH. 40 PVC SLEEVE BANK (SIZES AS INDICATED ON DRAWING)

- (1") FEBCO 825Y MODEL (OR APPROVED EQUAL) REDUCED PRESSURE BACKFLOW PREVENTER (OR TYPE AS PER COUNTY/CITY CODE).

- (1") POTABLE WATER METER (SUPPLIED BY OWNER) CAPABLE OF 28-32 GPM @ 55 PSI MINIMUM (FIELD VERIFY EXACT LOCATION)

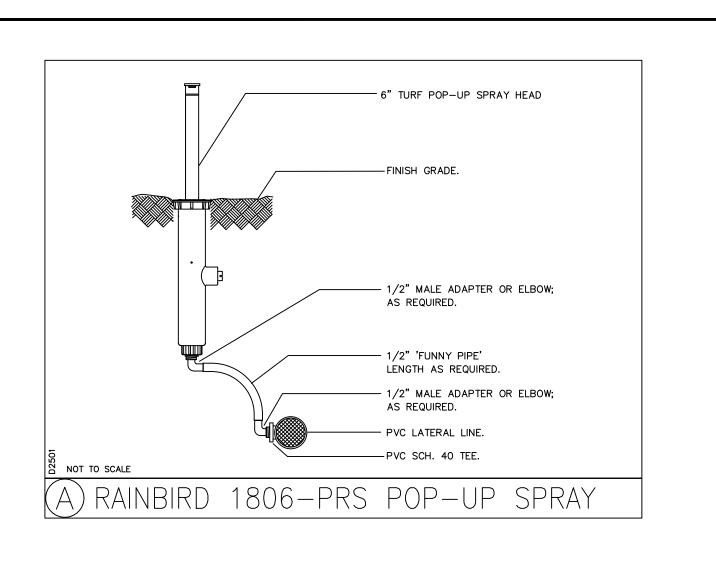
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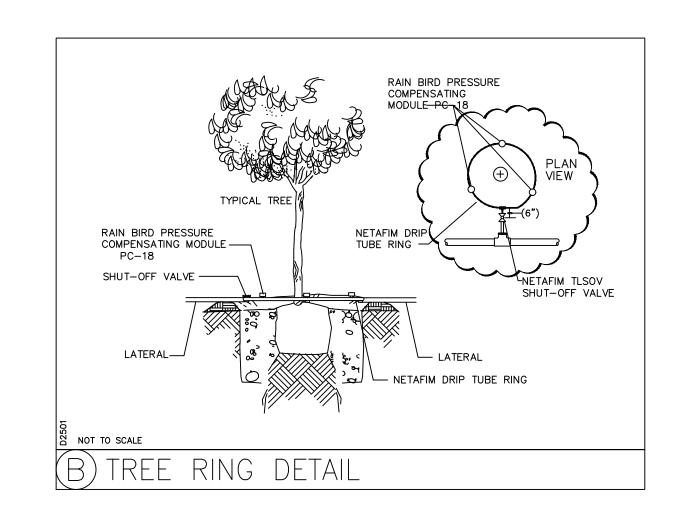
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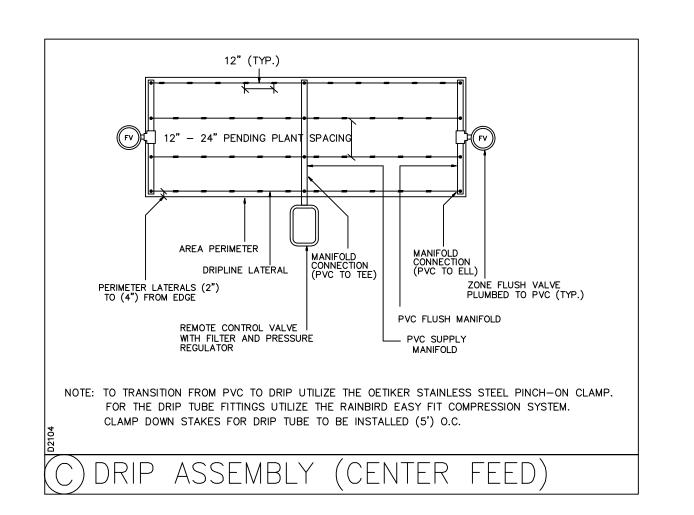
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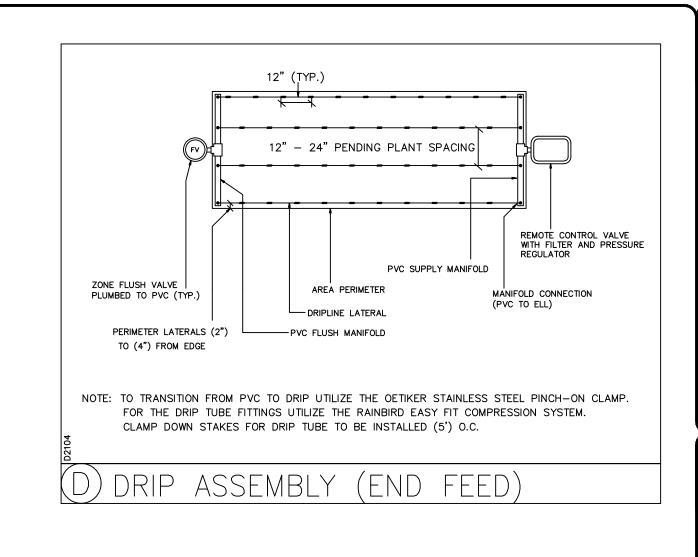
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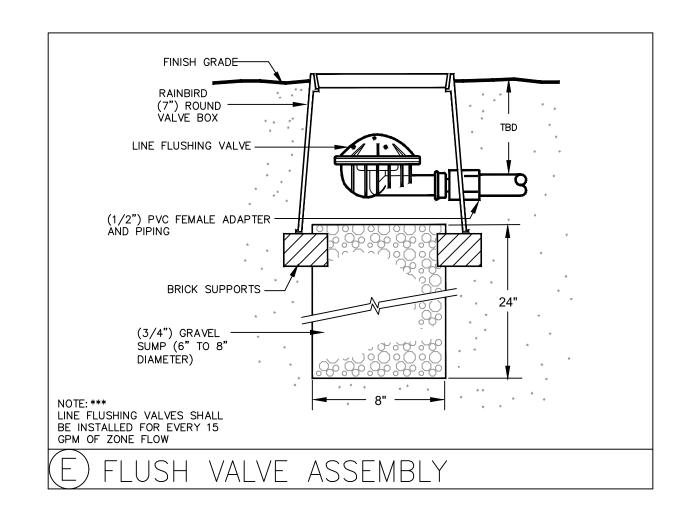
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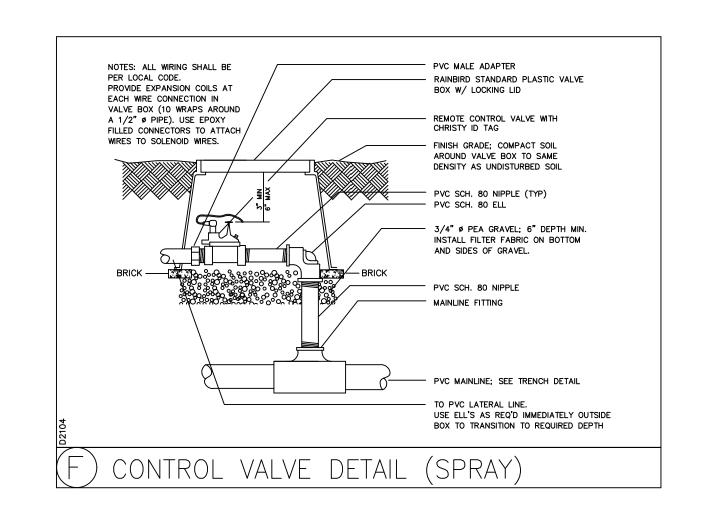


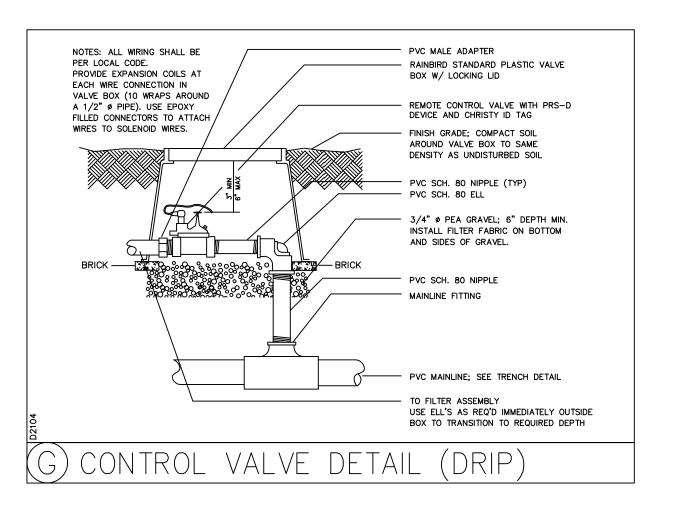


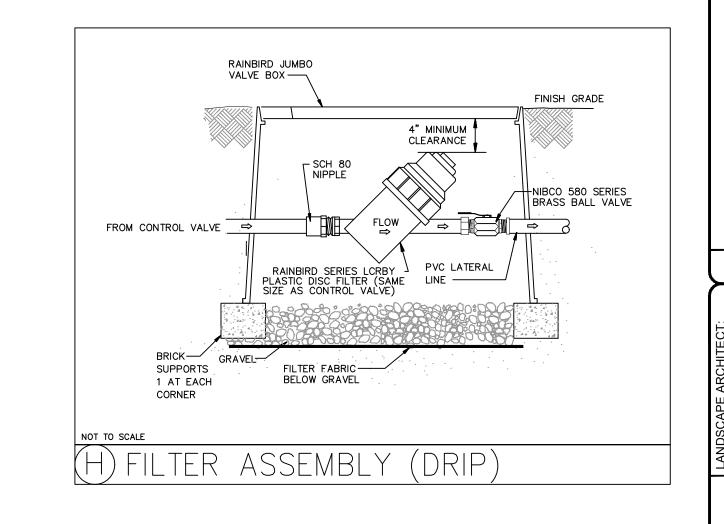


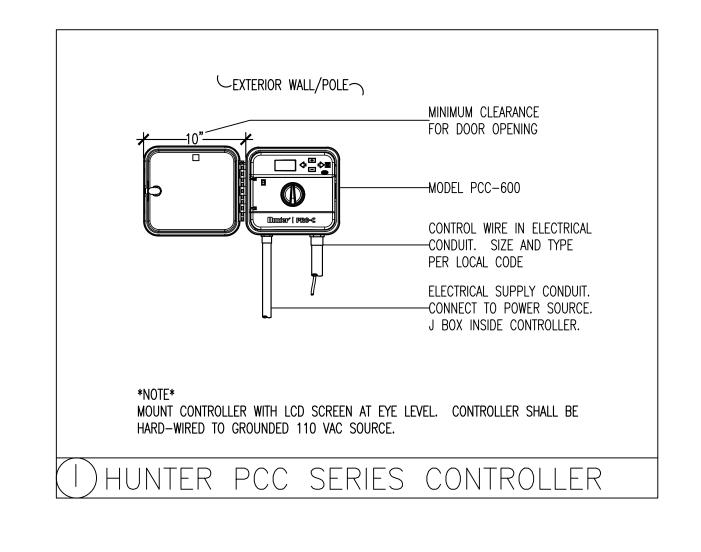


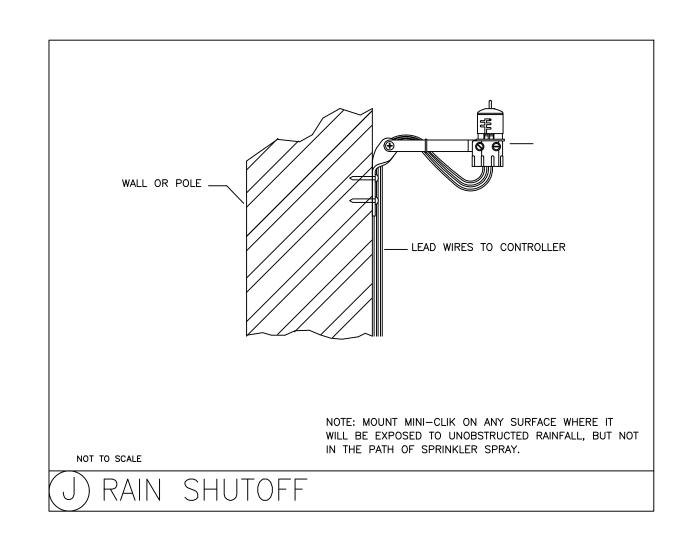


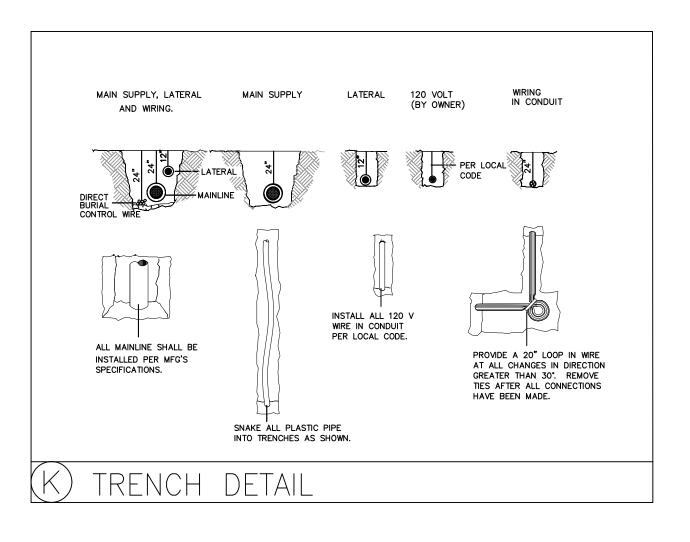


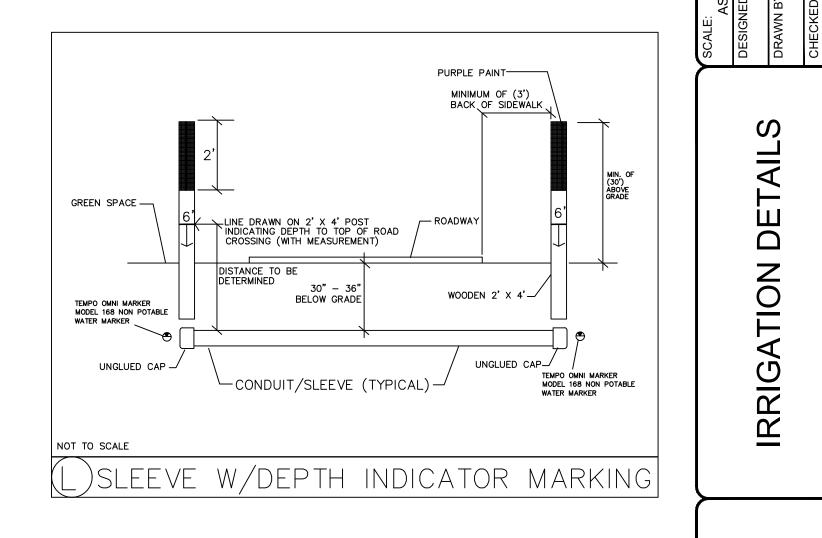


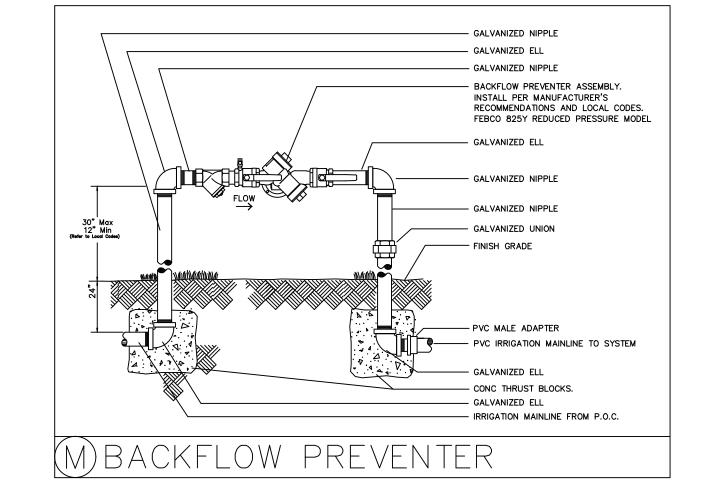


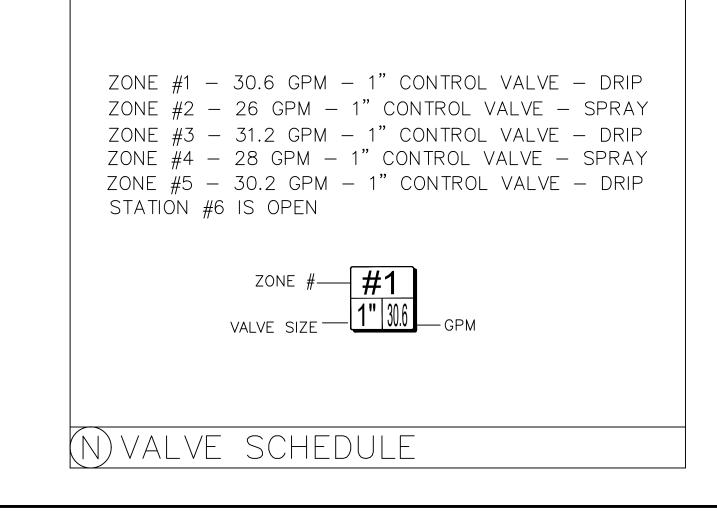


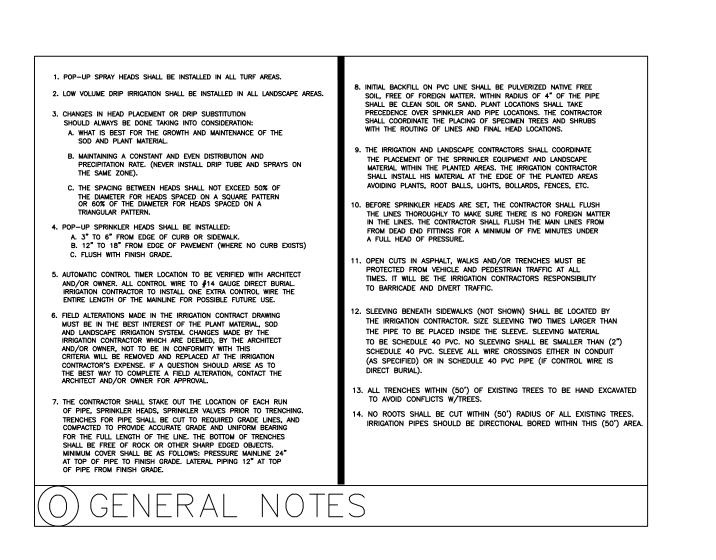








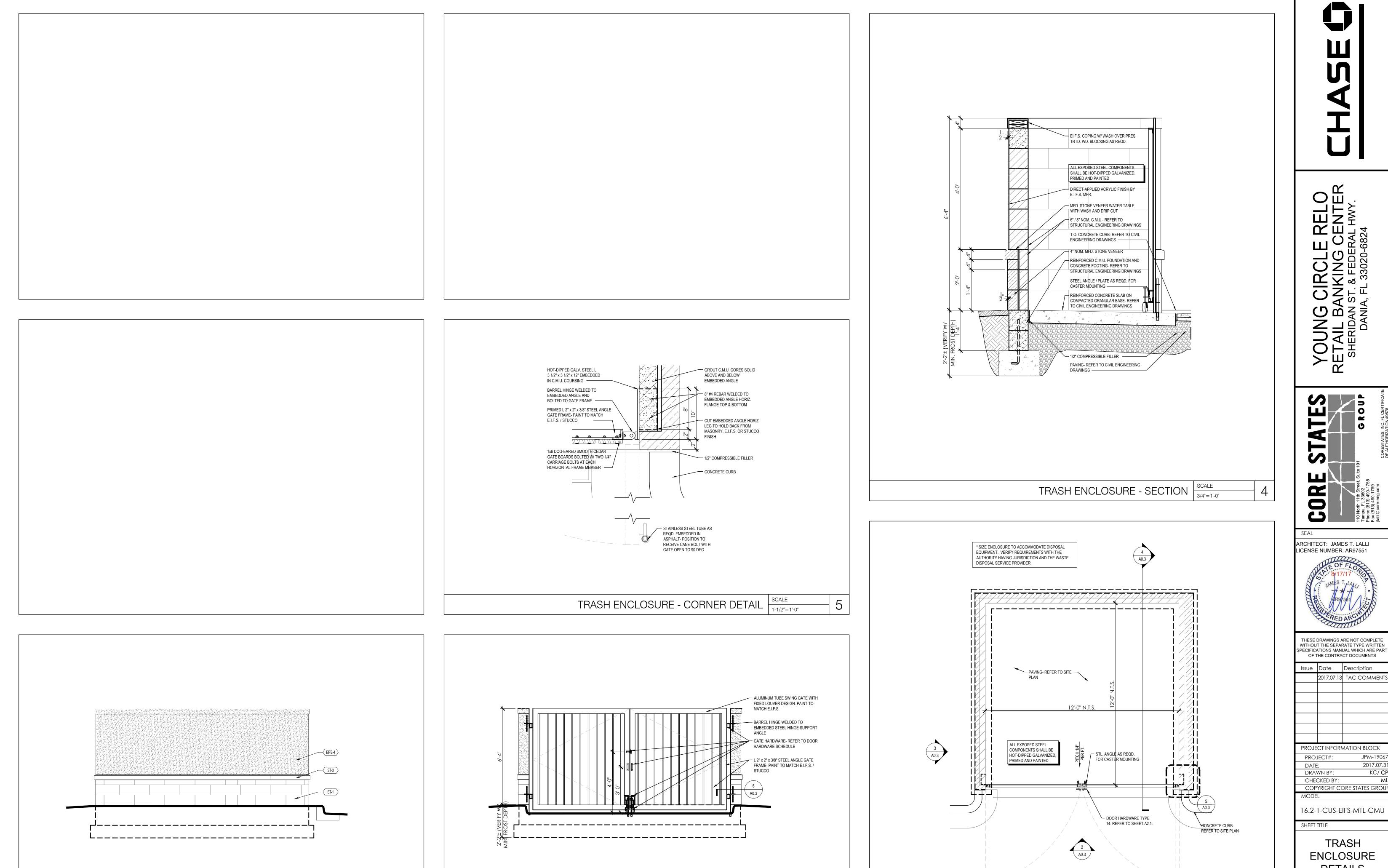






RRIG,

05/10/2017 PROJECT NUMBER CSG17-05CBH SHEET NUMBER IR-02



TRASH ENCLOSURE - GATE ELEVATION SCALE 3/8"=1'-0"

TRASH ENCLOSURE - SIDE ELEVATION SCALE

3/8"=1'-0"

ARCHITECT: JAMES T. LALLI LICENSE NUMBER: AR97551

WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS

PROJECT INFORMATION BLOCK 2017.07.3 KC/ CP

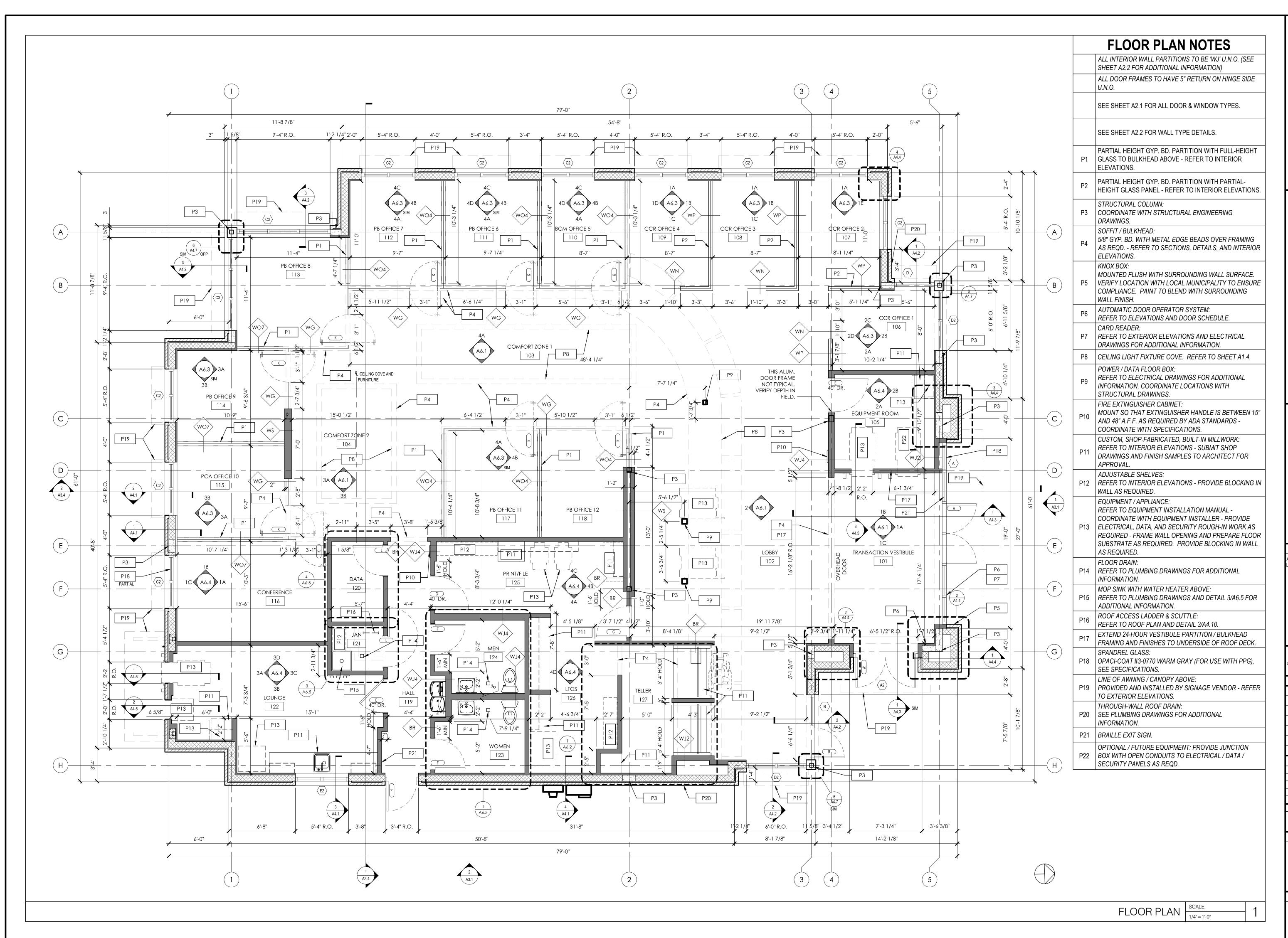
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ENCLOSURE DETAILS

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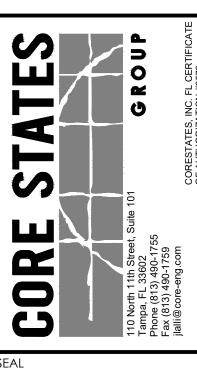
TRASH ENCLOSURE - PLAN SCALE 3/8"=1'-0"

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ARCHITECT: JAMES T. LALLI LICENSE NUMBER: AR97551



THESE DRAWINGS ARE NOT COMPLETE
WITHOUT THE SEPARATE TYPE WRITTEN
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	2017.07.13	TAC COMMEN

PROJECT INFORMATION BLOCK
PROJECT#: JPM-19067

DATE: 2017.07.31

DRAWN BY: KC/ CP

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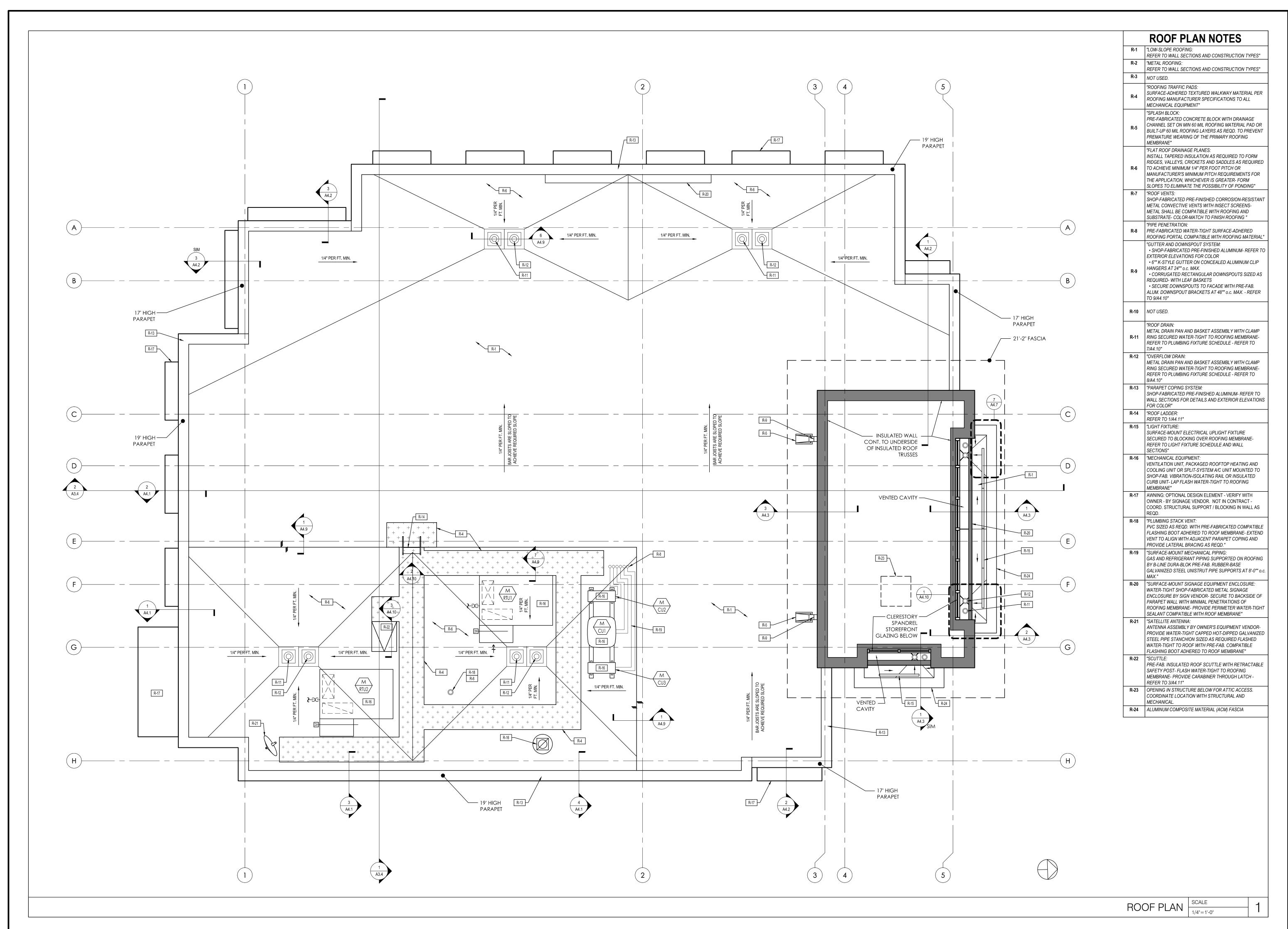
16.2-1-CUS-EIFS-MTL-CMU

FLOOR PLAN

A 1 1

SHEET NUMBER

A1.1



16.2-1-CUS-EIFS-MTL-CMU SHEET TITLE

ROOF PLAN

SHEET NUMBER

YOUNG RETAIL BA SHERIDAN DANK 1

ARCHITECT: JAMES T. LALLI

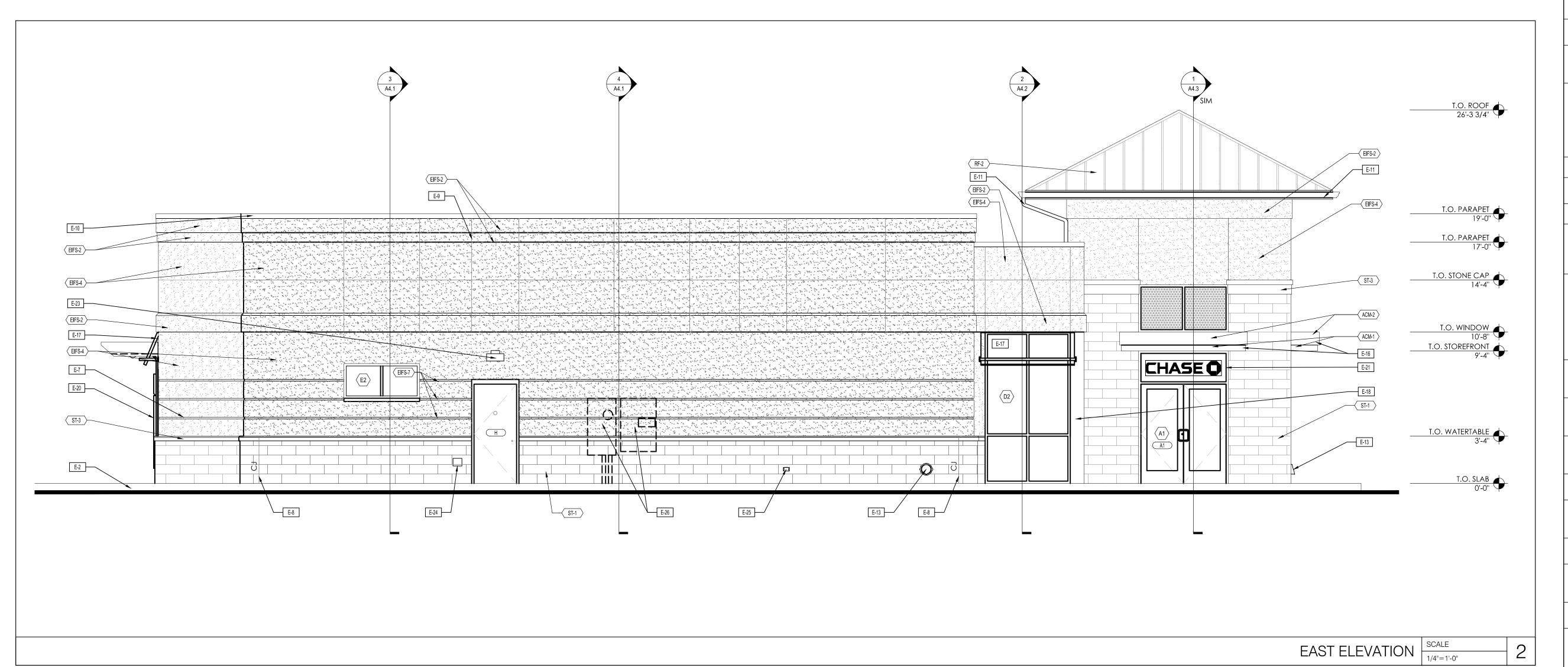
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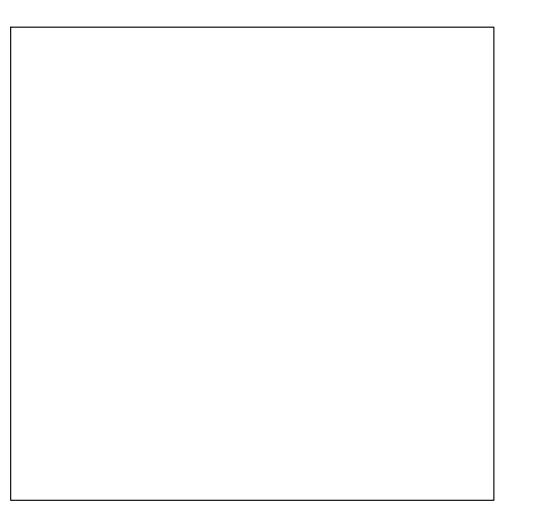
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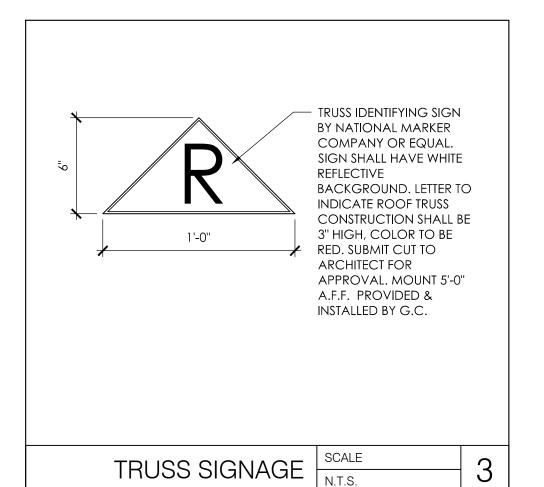
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	2017.07.13	TAC COMMENTS

PROJECT INFORMATION BLOCK PROJECT#: KC/ CP DRAWN BY: CHECKED BY:

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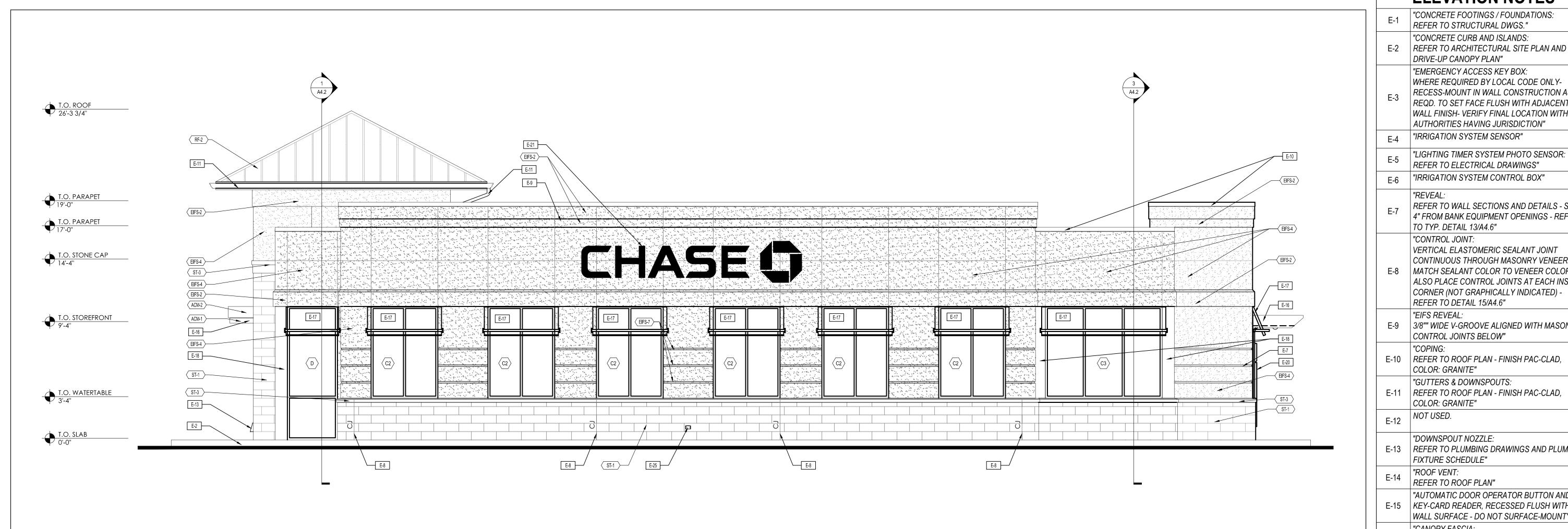


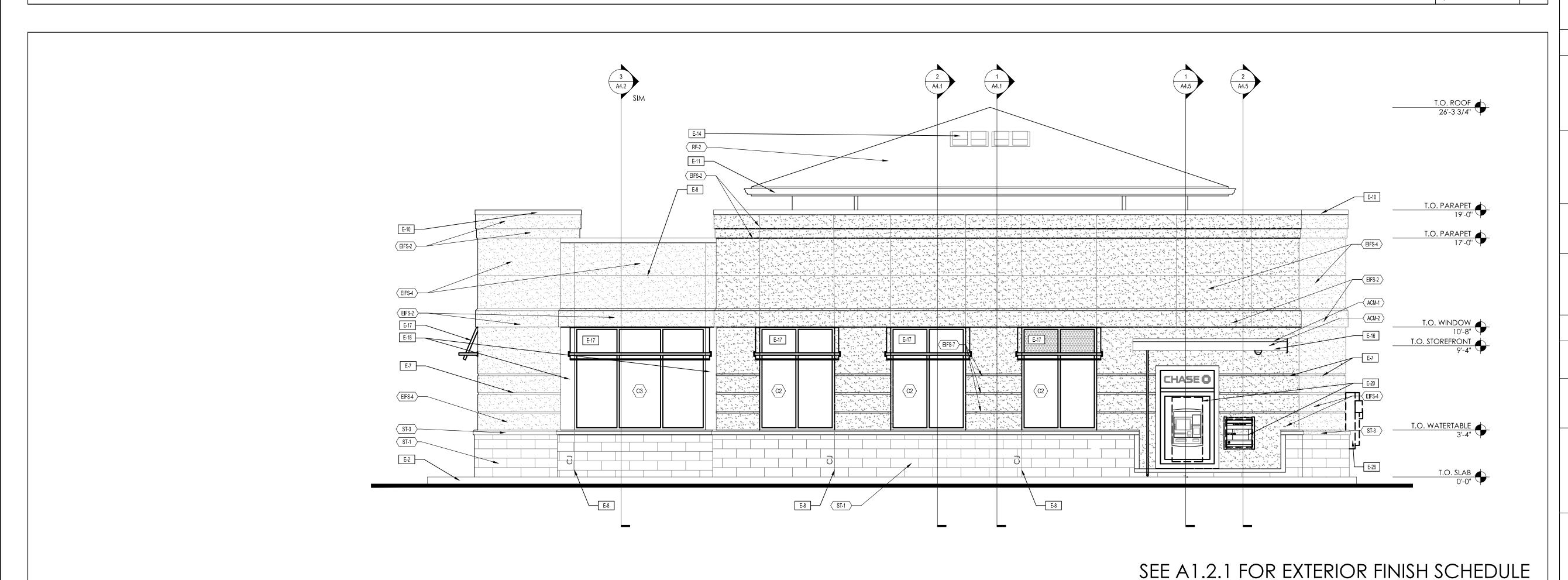






ELEVATION NOTES "CONCRETE FOOTINGS / FOUNDATIONS: REFER TO STRUCTURAL DWGS." "CONCRETE CURB AND ISLANDS: E-2 | REFER TO ARCHITECTURAL SITE PLAN AND DRIVE-UP CANOPY PLAN" "EMERGENCY ACCESS KEY BOX: WHERE REQUIRED BY LOCAL CODE ONLY-RECESS-MOUNT IN WALL CONSTRUCTION AS REQD. TO SET FACE FLUSH WITH ADJACENT WALL FINISH- VERIFY FINAL LOCATION WITH AUTHORITIES HAVING JURISDICTION" "IRRIGATION SYSTEM SENSOR" "LIGHTING TIMER SYSTEM PHOTO SENSOR: REFER TO ELECTRICAL DRAWINGS" "IRRIGATION SYSTEM CONTROL BOX" REFER TO WALL SECTIONS AND DETAILS - STOP 4" FROM BANK EQUIPMENT OPENINGS - REFER TO TYP. DETAIL 13/A4.6" RELO SENTEF AL HWY. "CONTROL JOINT: VERTICAL ELASTOMERIC SEALANT JOINT CONTINUOUS THROUGH MASONRY VENEER-E-8 MATCH SEALANT COLOR TO VENEER COLOR-ALSO PLACE CONTROL JOINTS AT EACH INSIDE IRCLE FAMING CI R FEDERAL R FEDERAL FL 33020-682 CORNER (NOT GRAPHICALLY INDICATED) -REFER TO DETAIL 15/A4.6" "EIFS REVEAL: E-9 | 3/8"" WIDE V-GROOVE ALIGNED WITH MASONRY CONTROL JOINTS BELOW" E-10 REFER TO ROOF PLAN - FINISH PAC-CLAD, COLOR: GRANITE" "GUTTERS & DOWNSPOUTS: E-11 REFER TO ROOF PLAN - FINISH PAC-CLAD, COLOR: GRANITE" NOT USED. "DOWNSPOUT NOZZLE: E-13 REFER TO PLUMBING DRAWINGS AND PLUMBING FIXTURE SCHEDULE" "ROOF VENT: REFER TO ROOF PLAN" "AUTOMATIC DOOR OPERATOR BUTTON AND E-15 KEY-CARD READER, RECESSED FLUSH WITH WALL SURFACE - DO NOT SURFACE-MOUNT" "CANOPY FASCIA: REFER TO WALL SECTIONS AND DETAILS" 3 OPTIONAL DESIGN ELEMENT- VERIFY WITH E-17 OWNER- BY SIGNAGE VENDOR, NOT IN CONTRACT- COORD. STRUCTURAL SUPPORT BLOCKING IN WALL AS REQD. "STOREFRONT CORNER ASSEMBLY - REFER TO DETAIL 6/A4.7" "BOLLARD: CONCRETE-FILLED STEEL PIPE EMBEDDED IN CONCRETE CURB- WITH PLASTIC COVER- REFER TO SITE PLAN, DRIVE-UP CANOPY PLAN AND ARCHITECT: JAMES T. LALLI DETAILS- OMIT AT POSITIONS NOT ADJACENT TO LICENSE NUMBER: AR97551 VEHICULAR LANE (LANDSCAPE, WALK, ETC.)" "BANK EQUIPMENT: FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDOR- COORD. WALL OPENINGS AND ELECTRICAL / DATA REQUIREMENTS WITH OWNER-FURNISHED EQUIPMENT SHOP DRAWINGS AND PRODUCT DATA" BY OWNER'S SIGN VENDOR- N.I.C.- PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART REQD. FOR VENDOR INSTALLATION" OF THE CONTRACT DOCUMENTS "BUILDING ADDRESS NUMBER: WHITE VINYL NUMBERS WITH 1/2"" WIDE STROKE Issue Date Description E-22 APPLIED TO INTERIOR FACE OF GLASS 2017.07.13 TAC COMMENT TRANSOM- MIN. 6"" HEIGHT OR AS REQD. BY LOCAL CODE" "LIGHT FIXTURE: REFER TO LIGHT FIXTURE SCHEDULE" E-24 | SET FLUSH WITH FACE OF MASONRY VENEER-REFER TO PLUMBING FIXTURE SCHEDULE" "ELECTRICAL OUTLET: PROJECT INFORMATION BLOCK SET FLUSH WITH FACE OF MASONRY VENEER-PROJECT#: PROVIDE METAL COVER COMPLIANT WITH 2017.07.3 DRAWN BY: KC/ CP CHECKED BY: "UTILITY EQUIPMENT: COPYRIGHT CORE STATES GROU PROVIDE AND INSTALL UTILITY TERMINATION MODEL CABINETS AND METERS AS REQUIRED- COORD. E-26 WITH OWNER'S SECURITY AND TELE-DATA 16.2-1-CUS-EIFS-MTL-CMU SERVICES- COORD. CABINET AND METER LOCATIONS WITH LOCAL JURISDICTION- REFER SHEET TITLE TO SITE PLAN" "FLASHING AT PREFAB CANOPY: **EXTERIOR** PRE-FINISHED ALUMINUM FLASHING TO SPAN **ELEVATIONS** GAP BETWEEN PREFAB CANOPY AND BUILDING-REFER TO WALL SECTIONS AND DETAILS- COLOR TO MATCH EPT-4- VERIFY FINAL FLASHING LENGTH AND CONFIGURATION WITH APPROVED SHEET NUMBER CANOPY SHOP DWGS" "TRUSS IDENTIFICATION SIGNAGE - REFER TO A3.1 E-28 DETAIL 3/A3.1"





DRIVE-UP CANOPY PLAN" "EMERGENCY ACCESS KEY BOX: WHERE REQUIRED BY LOCAL CODE ONLY-RECESS-MOUNT IN WALL CONSTRUCTION AS REQD. TO SET FACE FLUSH WITH ADJACENT WALL FINISH- VERIFY FINAL LOCATION WITH **AUTHORITIES HAVING JURISDICTION"** "IRRIGATION SYSTEM SENSOR" "LIGHTING TIMER SYSTEM PHOTO SENSOR: REFER TO ELECTRICAL DRAWINGS" "IRRIGATION SYSTEM CONTROL BOX" REFER TO WALL SECTIONS AND DETAILS - STOP 4" FROM BANK EQUIPMENT OPENINGS - REFER TO TYP. DETAIL 13/A4.6" RELO SENTEF AL HWY. "CONTROL JOINT: VERTICAL ELASTOMERIC SEALANT JOINT CONTINUOUS THROUGH MASONRY VENEER-MATCH SEALANT COLOR TO VENEER COLOR-ALSO PLACE CONTROL JOINTS AT EACH INSIDE CORNER (NOT GRAPHICALLY INDICATED) -REFER TO DETAIL 15/A4.6" E-9 3/8"" WIDE V-GROOVE ALIGNED WITH MASONRY CONTROL JOINTS BELOW" E-10 REFER TO ROOF PLAN - FINISH PAC-CLAD, COLOR: GRANITE" "GUTTERS & DOWNSPOUTS: E-11 | REFER TO ROOF PLAN - FINISH PAC-CLAD, COLOR: GRANITE" "DOWNSPOUT NOZZLE: E-13 REFER TO PLUMBING DRAWINGS AND PLUMBING FIXTURE SCHEDULE" "ROOF VENT: REFER TO ROOF PLAN" "AUTOMATIC DOOR OPERATOR BUTTON AND ATE E-15 KEY-CARD READER, RECESSED FLUSH WITH WALL SURFACE - DO NOT SURFACE-MOUNT" "CANOPY FASCIA: REFER TO WALL SECTIONS AND DETAILS" ST OPTIONAL DESIGN ELEMENT- VERIFY WITH OWNER- BY SIGNAGE VENDOR, NOT IN CONTRACT- COORD. STRUCTURAL SUPPORT BLOCKING IN WALL AS REQD. "STOREFRONT CORNER ASSEMBLY - REFER TO DETAIL 6/A4.7" "BOLLARD: CONCRETE-FILLED STEEL PIPE EMBEDDED IN CONCRETE CURB- WITH PLASTIC COVER- REFER TO SITE PLAN, DRIVE-UP CANOPY PLAN AND ARCHITECT: JAMES T. LALLI DETAILS- OMIT AT POSITIONS NOT ADJACENT TO LICENSE NUMBER: AR97551 VEHICULAR LANE (LANDSCAPE, WALK, ETC.)" "BANK EQUIPMENT: FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDOR- COORD. WALL OPENINGS AND ELECTRICAL / DATA REQUIREMENTS WITH OWNER-FURNISHED EQUIPMENT SHOP DRAWINGS AND PRODUCT DATA" BY OWNER'S SIGN VENDOR- N.I.C.- PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS WITHOUT THE SEPARATE TYPE WRITTEN REQD. FOR VENDOR INSTALLATION" PECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS "BUILDING ADDRESS NUMBER: WHITE VINYL NUMBERS WITH 1/2"" WIDE STROKE Issue Date Description E-22 | APPLIED TO INTERIOR FACE OF GLASS 2017.07.13 TAC COMMEN TRANSOM- MIN. 6"" HEIGHT OR AS REQD. BY LOCAL CODE" "LIGHT FIXTURE: REFER TO LIGHT FIXTURE SCHEDULE" E-24 | SET FLUSH WITH FACE OF MASONRY VENEER-REFER TO PLUMBING FIXTURE SCHEDULE" "ELECTRICAL OUTLET: PROJECT INFORMATION BLOCK SET FLUSH WITH FACE OF MASONRY VENEER-PROJECT#: PROVIDE METAL COVER COMPLIANT WITH DRAWN BY: CHECKED BY: "UTILITY EQUIPMENT: COPYRIGHT CORE STATES GROUP PROVIDE AND INSTALL UTILITY TERMINATION MODEL CABINETS AND METERS AS REQUIRED- COORD. E-26 WITH OWNER'S SECURITY AND TELE-DATA 16.2-1-CUS-EIFS-MTL-CMU SERVICES- COORD. CABINET AND METER LOCATIONS WITH LOCAL JURISDICTION- REFER SHEET TITLE TO SITE PLAN" "FLASHING AT PREFAB CANOPY: **EXTERIOR** PRE-FINISHED ALUMINUM FLASHING TO SPAN **ELEVATIONS** GAP BETWEEN PREFAB CANOPY AND BUILDING-REFER TO WALL SECTIONS AND DETAILS- COLOR TO MATCH EPT-4- VERIFY FINAL FLASHING

LENGTH AND CONFIGURATION WITH APPROVED

CANOPY SHOP DWGS"

SHEET NUMBER

A3.2

WEST ELEVATION

SOUTH ELEVATION SCALE
1/4"=1'-0"

ELEVATION NOTES

"CONCRETE FOOTINGS / FOUNDATIONS:

REFER TO STRUCTURAL DWGS." "CONCRETE CURB AND ISLANDS: