ATTACHMENT II

Previous Planning and Development
Board Staff Report and Backup

CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF PLANNING

DATE: November 12, 2015 **FILE:** 15-DPV-08

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director

FROM: Alexandra Carcamo, Planning and Development Services Administrator

SUBJECT: Variances, Design, and Site Plan for a six-unit residential development (Parkside Place).

REQUEST:

Variances, Design, and Site Plan for a six-unit residential development (Parkside Place).

Variance 1: To reduce the required front setback from a minimum of 25 feet to allow a minimum of 15 feet.

Variance 2: To reduce the required west side setback from a minimum of 20 feet to allow a minimum of 10 feet.

Variance 3: To reduce the required rear setback from a minimum of 20 feet to allow a minimum of 15 feet.

Variance 4: To reduce the setback for allowable setback encroachments from a minimum of 19 feet (front); 15 feet (rear); and 15 feet (side); to allow for a minimum of 10 feet (front); 10 feet (rear); and 7.5 feet (side) as it applies to each balcony.

Variance 5: To reduce the required 40 percent landscape open space to allow 33 percent of landscape open space.

RECOMMENDATION:

Variance 1-5: Approval.

Design: Approval, if the Variances are granted.

Site Plan: Approval, if the Variances and Design are granted with the condition a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

BACKGROUND

Regional Activity Center (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.

In 2009 a Master Plan was established for Downtown. This plan recommended the creation of several zoning districts complementary of the RAC Land Use. While only two zoning districts, North Downtown and Young Circle, were implemented the vision of the Master Plan was intended to be applied throughout the entire RAC. In conjunction with the Community Redevelopment Agency (CRA), City Staff is in the early stages of implementing this Master Plan throughout the entire RAC.

The proposed project at 1813 Madison Street was designed as an opportunity to what is encouraged by the Master Plan; which provides the framework for urban redevelopment. As this development is a pilot project compatible with the vision of the Master Plan several variances are requested; these variance requests are similar to previously approved townhome projects at 2019 Adams Street and 2037 Jackson Street.

REQUEST

The Applicant is requesting Variances, Design, and Site Plan approvals for construction of a six-unit residential development located at 1813 Madison Street. The site is currently vacant and is located just east of Federal Highway between Madison and Monroe Street with a land use designation of Regional Activity Center (RAC) and a zoning designation of Low-Medium Density Multiple-Family (RMCRA-18).

The proposed development is comprised of a three story building (approximately 32 feet) on an approximate 0.31 acre lot. There are two buildings within the development, consisting of three units in each building; each unit is approximately 1,850 square feet and includes an active rooftop. As encouraged by the Downtown Master Plan, one of the buildings fronts the street and is oriented to provide direct pedestrian access and give definition to the urban form. The other building is a mirror image facing the alley keeping entry doors in the interior side of the development. The design is contemporary, consisting of simple lines throughout the building while the balconies propose a series of contrasting volumes, creating dynamic and visually appealing façades. The neutral paint palette and varying materials, such as smooth and scored stucco, aluminum and glass railings are used to further emphasize the geometric language. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Madison Street. In addition, parking is located at grade under a portion of the buildings and screened from view; on-street parking is also provided, however it is not calculated in the parking count.

With the exception of the Variances requested the proposed site plan is consistent with applicable codes. Although the Variances seem excessive, this project is designed as a model of the proposed future regulations; Variances sought are to create a more urban design, commonly seen on the neighboring outskirts of a dense downtown. The Applicant is requesting the following Variances:

- Reducing the required front, west side, and rear setbacks to shift the building closer to the street;
- Reducing the setback for allowable setback encroachments (as a result of the reduced setbacks);
- Reducing the required landscape open space.

All Variance requests are consistent with the Downtown Master Plan and Proposed Regulations. Had this project gone through the process post adoption of the Regulations, these Variances would not be necessary. The Applicant has extensively worked with staff to ensure the project is in tune with Hollywood's Downtown vision.

As the site consists of multiple lots, Staff recommends **a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

SITE INFORMATION

Owner/Applicant:	Las Villas JDL, LLC./Lloyd Quintana
Address/Location:	1813 Madison Street
Net Size of Property:	13,633 sq. ft. (0.313 Acres)

Land Use:	Regional Activity Center (RAC)
Zoning:	Low-Medium Density Multiple Family (RMCRA-18)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Low Medium Density Multiple Family (RMCRA-18)
South:	Low Medium Density Multiple Family (RMCRA-18)
East:	Low Medium Density Multiple Family (RMCRA-18)
West:	Low Medium Density Multiple Family (RMCRA-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential and commercial properties. 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.* 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.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

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 proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

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

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

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

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.*

APPLICABLE CRITERIA

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

<u>Variance 1, 2, 3, and 4:</u> **(1) To reduce the required front setback from a minimum of 25 feet to allow a minimum of 15 feet; (2) To reduce the required west side setback from a minimum of 20 feet to allow a minimum of 10 feet; (3) To reduce the required rear setback from a minimum of 20 feet to allow 15 feet; (4) To reduce the setback for allowable setback encroachments from a minimum of 19 feet (front); 15 feet (rear); and 15 feet (side); to allow for a minimum of 10 feet (front); 10 feet (rear); and 7.5 feet (side) as it applies to each balcony.**

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.

Densification of this multi-family zoning district within the Regional Activity Center meets the basic intent of the subject regulations by promoting a pedestrian and transit oriented lifestyle. Denser development such as the proposed project supports development within the Downtown districts and redevelopment of major corridors such as Dixie Highway. As such, the proposed Variance supports the goals of the Comprehensive Plan and vision for the Regional Activity Center.

Furthermore, the property is currently vacant, the proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. In order to achieve an urban type of development in a form that will enhance the community and provide safety, it is necessary to request a 10 foot reduction of the front and rear setbacks and a 10 foot reduction along the west side setback; these setback reductions result in the request of reducing the allowable setback encroachment for the balconies.

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 as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. The site will adequately accommodate the structures and residents while serving as a model for denser development within the Regional Activity Center.

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.

In order to achieve an urban type of development in a form that will enhance the community and provide safety, it is necessary to request a 10 foot reduction of the front and rear setbacks and a 10 foot reduction along the west side setback to allow the building to shift closer to the street; these setback reductions result in the request of reducing the allowable setback encroachment for the balconies. Densification of this multi-family zoning district within the Regional Activity Center meets the basic intent of the subject regulations by promoting a pedestrian and transit oriented lifestyle. Denser development such as the proposed project supports development within the downtown districts and redevelopment of major corridors such as Federal Highway. As such, the proposed Variances are 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 reduced setback requests. 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 Variances are not economically based and better serve 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.

<u>**Variance 5:**</u> **To reduce the required 40 percent landscape open space to allow 33 percent of landscape open space.**

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 property is currently vacant, the proposed development will enhance the property's appearance and that of surrounding areas; as well as improve the community. The proposed Variance is to achieve an urban type of development in a form that will enhance the community while providing compliance to the Master Plan's recommendation.

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 as a multi-family property will bring the property closer in compatibility to the surrounding community while encouraging revitalization of the area. Although the 40 percent landscape open space is not met, the Applicant has worked with the City's Landscape Architect and developed a landscape plan which incorporates an array of native trees, palms, and shrubs while improving the streetscape along Madison Street.

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 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.

Denser development such as the proposed project supports development within the downtown districts and redevelopment of major corridors such as Federal Highway. The proposed Variance is consistent with and in furtherance of the Goals, Objectives, 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 reduced setbacks, therefore reflecting a reduction in the permeable area. 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 encourages mass transit and reduces the need for automobile travel over time.

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 Review as stated in the City of Hollywood's 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 design is contemporary, consisting of simple lines throughout the buildings while the balconies propose a series of contrasting volumes, creating dynamic and visually appealing façades. The neutral paint palette and varying materials, such as smooth and scored stucco, aluminum and glass railings are used to further emphasize the geometric language. The buildings front the street and are oriented to provide direct pedestrian access and give definition to the urban form. Orienting buildings toward the street further supports the intent of the Regional Activity Center *to encourage redevelopment or development which 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.*

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: Overtime the Parkside Neighborhood has transitioned from a predominately single family neighborhood. This organic transition is consistent with the vision for this area redeveloped as the part of the urban core of the City. As stated by the Applicant "the proposed project is in line with the existing neighborhood scale. Our goal is not only to maintain the pedestrian atmosphere between existing buildings and new ones but to also enhance the design aesthetics for the neighborhood." The proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

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 proposed three story building is approximately 32 feet in height. The surrounding buildings comprise of single-family homes and multi-residential buildings, many of which are older building stock. Adjacent buildings are composed of single-, two-, and three-story buildings; as such the proposed scale and height is consistent with the vision of the Regional Activity Center to accommodate denser development within the City. Therefore the proposed design is compatible with existing surrounding structures, as well as, reinforcing the desired architectural typology for future redevelopment within the neighborhood.

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 landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Madison Street. In addition, parking is located at grade under the building and screened from view. The Applicant states, "We have worked with closely with the City's Landscape Architect to develop a design proposal that meets the City's standards. The design will enhance and improve the ambiance of the site through the use of native palms and trees for shade, creating a warm atmosphere. The landscape will not only beautify the exterior of the building but it will also be used as a visual screen for the parking areas, driveways and the adjacent neighbors."

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the **Hollywood Zoning and Land Development Regulations on October 06, 2015. Therefore, staff recommends approval, if Variances and Design are granted with the condition a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

RECOMMENDATION

Variances 1-5: Approval.

Design: Approval, if the Variances are granted.

Site Plan: Approval, if the Variances and Design are granted with the a Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

ATTACHMENTS

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

ATTACHMENT A
Application Package

RECEIVED

OCT - 8 2015

CITY OF HOLLYWOOD
OFFICE OF PLANNING

DEPARTMENT OF PLANNING

File No. (internal use only): ____________

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 10/6/15

Location Address: 1813 Madison St Hollywood FL 33020

Lot(s): Ext ½ of lot 10->12 Block(s): 26 Subdivision: Hollywood

Folio Number(s): 514215-01-7090

Zoning Classification: RMCRA18 Land Use Classification: Res 18

Existing Property Use: Vacant Land Sq Ft/Number of Units: 11,112/6

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

Has this property been presented to the City before? If yes, check 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: Build 6 Townhomes

Number of units/rooms: 6 Sq Ft: 11,112

Value of Improvement: 3 million +/- Estimated Date of Completion: 1/1/17

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

Name of Current Property Owner: Las Villas JDL LLC / Lloyd Quintana

Address of Property Owner: 17601 SW 87 ave Palmetto Bay FL 33157

Telephone: 7864134951 Fax: ________ Email Address: quintanalloyd[illegible]@hotmail.com

Name of Consultant/Representative/Tenant (circle one): Javier Mena

Address: ____________ Telephone: ____________

Fax: ________ Email Address: JRodrigoz@gmail.com

Date of Purchase: 4/1/14 Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: ____________

____________ Address: ____________

____________ Email Address: ____________

DEPARTMENT OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

RECEIVED

OCT - 8 2015

CITY OF HOLLYWOOD
OFFICE OF PLANNING

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [signature] Date: 10/6/15

PRINT NAME: Lloyd Quintana Date: ______

Signature of Consultant/Representative: ______ Date: ______

PRINT NAME: ______ Date: ______

Signature of Tenant: ______ Date: ______

PRINT NAME: ______ Date: ______

CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me
this 7 day of Oct 2015

[signature]
Notary Public State of Florida

RONNY SIRVAS
Notary Public - State of Florida
Commission # FF 225965
My Comm. Expires Apr 30, 2019
Bonded through National Notary Assn.

My Commission Expires: ______ (Check One) ______

[signature]
SIGNATURE OF CURRENT OWNER

Lloyd Quintana
PRINT NAME

Personally known to me; OR Q 53552369 3310

JEMY DESIGN CORP.

Of. 175 SW 7th St. Suite 2201-25 Latitude One, Miami, FL 33130
www.jemy-design.com Cell 786-564 4311 or jrodrigo2@gmail.com

OCTOBER 20, 2015

DESIGN CRITERIA:
PROJECT NAME: PARKSIDE PLACE
1813 MADISON STREET

This writing shall constitute the Architect's Design Criteria Statements as follows:

1. ARCHITECTURAL AND DESIGN COMPONENTS

The design concept for the proposed project is contemporary/new urbanism. The building's facade is a minimalist design approach with cantilevered balconies and projecting parapet walls which invite natural lighting. The first level consists of covered parking areas and units with a den and a full bathroom. The second level of each unit consists of an open space for social interaction (living, dining and kitchen room) and the third level has two bedrooms with individual access to a private rooftop terrace/garden.
Access to the site is safe and pedestrian friendly and the building is setback from the property line enough to create ample green areas. The materials proposed are stuccoes concrete with glass and metal railings.

2. COMPATIBILITY

The proposed project is in line with the existing neighborhood scale. Our goal is not only to maintain the pedestrian atmosphere between existing buildings and new ones but to also enhance the design aesthetics for the neighborhood.

3. SCALE/MASSING

The proposed project is a three story building with 20 town-homes that will fit in comfortably within the existing area. More important, the architectural style offers clean lines, simple volumes and a modern interpretation of the neighborhood.

4. LANDSCAPING

We have worked closely with the City's landscape architect to develop a design proposal that meets the City's standards. The design will enhance and improve the ambiance of the site through the use of native palms and trees for shade, creating a warm atmosphere. The landscape will not only beautify the exterior of the building but it will also be used as a visual screen for the parking areas, driveways and the adjacent neighbors.

JEMY DESIGN CORP.

Of. 175 SW 7th St. Suite 2201-25 Latitude One, Miami, FL 33130
www.jemy-design.com Cell 786-564 4311 or jrodrigo2@gmail.com

OCTOBER 20, 2015

VARIANCE CRITERIA:
PROJECT NAME: PARKSIDE PLACE
1813 MADISON STREET

This writing shall constitute the Architect's Justification of Variances Request. Our Designers worked with City Staff for the design process, project feasibility and project conformity to future CRA development of the site. The design proposed the following Variances:

1. FRONT SETBACK: 25' Required - 15' Proposed

During the design process and the meetings that followed with the City Staff, it was suggested the building line be located closer to the property line, reducing the front setback from 25 feet to 15 feet to take into account the new regulations and undergoing Zoning changes.

2. REAR SETBACK: 20' Required - 15' Proposed

During the design process and the meetings that followed with the City Staff, it was suggested the building line be located closer to the property line, reducing the front setback from 20 feet to 15 feet to take into account the new regulations and undergoing Zoning changes to highlight the alley in a way that encourages the urban manner.

3. SIDE SETBACK: 20' Required - 10' Proposed

Continuing to take into account the new regulations and undergoing Zoning changes. The City Staff suggested reducing from 20 feet to 10 feet the Side Setback. Leveraging the West Side Setback of existing adjacent properties .

4. BALCONY ENCROACHMENT: 19' – 12' Proposed

The Architect believes that a balcony can extend 3' over new setback, with 4' will enhance the functionality and practicality of the front balconies, and would continue undergoing Zoning changes.

JEMY DESIGN CORP.

Of. 175 SW 7th St. Suite 2201-25 Latitude One, Miami, FL 33130
www.jemy-design.com Cell 786-564 4311 or jrodrigo2@gmail.com

5. PERVIOUS, LANDSCAPED AREA: 40% Required - 33% Proposed

Taking into account the relative size of the property and the covered parking spaces, it was not possible to meet the 40% requirement of Landscape Area. However, we propose provisioning paver driveway and the rooftop gardens. Our proposal includes a total 33% Landscaped Area (4,498 SQ FT), 31% Paver Area (4,147 SQ FT), 36% Roof Terrace (4,988 SQ FT).

Sincerely

Hernando Carrillo
Architect

PARKSIDE PLACE

6 TOWN-HOUSES

PROPERTY ADDRESS:
1813 Madison Street
Hollywood Fl. 33020

INDEX OF DRAWINGS

ECONOMIC ROUNDTABLE # 1
07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2
10 / 09 / 2014
PRELIMINARY TAC
04 / 20 / 2015
FINAL TAC
09 / 08 / 2015
PDB
00 / 00 / 2015

SHEET
A0
OF 7 SHEET

REVISIONS
ECONOMIC ROUNDTABLE # 1 07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2 10 / 09 / 2014
PRELIMINARY TAC 04 / 20 / 2015
FINAL TAC 09 / 08 / 2015
PDB 00 / 00 / 2015

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

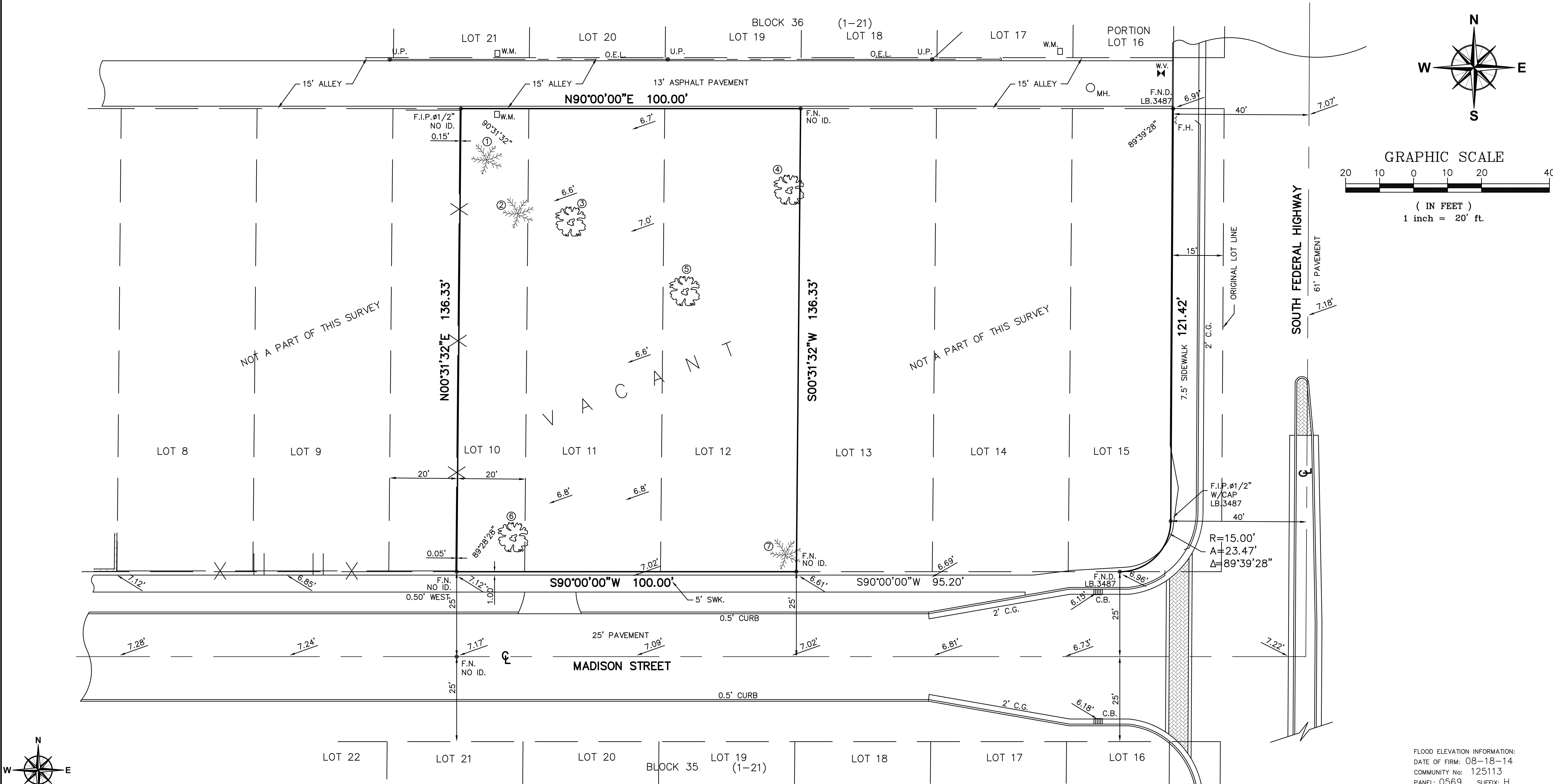
JOB: PARKSIDE PLACE
PROPERTY ADD. : 1813 Madison Street
Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
ADDRESS:
PHONE # : 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG.
AR: 0005956
AIA

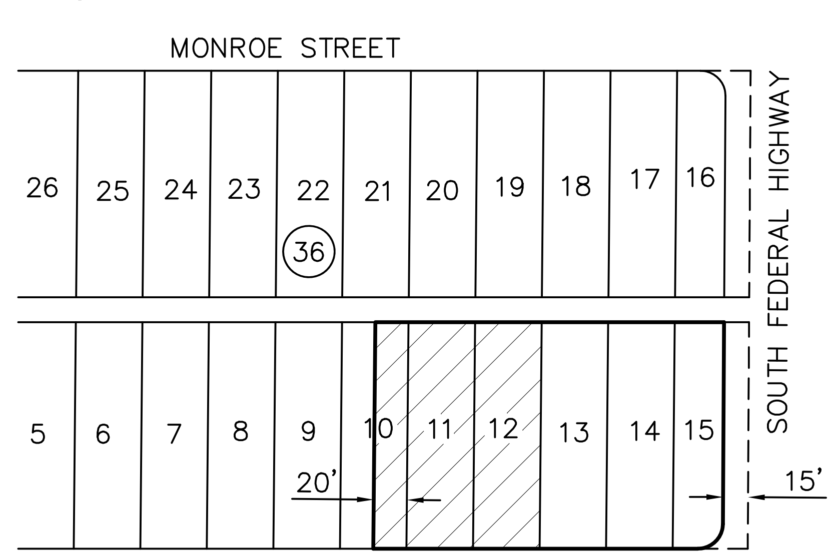
JEMY DESIGN CORP.
DESIGN JAVIER R MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

SCALE
AS NOTED

SHEET
A-0
OF 7 SHEET



FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 08–18–14
COMMUNITY No: 125113
PANEL: 0569 SUFFIX: H
ZONE: X BASE FLOOD ELEVATION: N/A



LOCATION SKETCH
N.T.S.

TREE No.	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT	CANOPY
1	SABAL PALMETTO	CABBAGE PALM	9"	20'	12'
2	ROYSTONEA	ROYAL PALM	12"	35'	12'
3	COCCOLOBA UVIFERA	SEA GRAPE	12"	30'	20'
4	FICUS BENJAMINA	WEEPING FIG	36"	30'	30'
5	MANGIFERA INDICA	MANGO	14"	30'	30'
6	MELALEUCA QUINQUENERVIA	MELALEUCA	20"	20'	15'
7	ADONIDIA MERRILLII	XMAS PALM	5"	14'	10'

NOTE:
BASED ON OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY PONCE DE LEON TITLE SERVICES, INC., FILE NUMBER: 215R–0124, VALID UNTIL 05–07–2015 AT 11:00 PM
- ORDEN OF TAKING RECORDED SEPTEMBER 10, 1974 IN O.R. BOOK 5926, PAGE 366, INTO DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY. DOES NOT AFFECT THE PROPERTY
- LIS PENDENS FOR CASE No.74–5028 IS RECORDED IN O.R. BOOK 5725, PAGE 708. DOES NOT AFFECT THE PROPERTY
- SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 50707, PAGE 29. SUBJECT PROPERTY IS INCLUDED IN THE DEED.
- ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT THE PROPERTY. BLANKET IN NATURE.

NOTES:
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17–6FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILIDNG ADDITION.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE OF SITE USE AS SOLID WAST DUMP, SUMP OR SANITARY LANDFILL.
- ELEVATIONS ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM (1988) CITY OF HOLLYWOOD BENCHMARK; 19th AVENUE AND MADISON STREET ELEVATION=9.31' (NATIONAL GEODETIC VERTICAL DATUM 1929) OR ELEVATION=7.75' (N.A.V.D. 1988)
- NET AREA: 13,633.00 SQUARE FEET OR 0.313 ACRES MORE OR LESS
- GROSS AREA: 16,133.11 SQUARE FEET OR 0.370 ACRES MORE OR LESS
- LEGAL DESCRIPTION BASED ON OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY PONCE DE LEON TITLE SERVICES, INC., FILE NUMBER: 215R–0124, VALID UNTIL 05–07–2015 AT 11:00 PM

ALTA/ACSM LAND TITLE SURVEY

TO:
LAS VILLAS JDL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PONCE DE LEON TITLE SERVICES, INC. AND OLD REPUBLIC 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 2, 3, 4, 8, 11(a), 14, 16, 17 AND 18, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 05–26–15.

ANTONIO FIORE
PROFESSIONAL SURVEYOR AND MAPPER No.5184
STATE OF FLORIDA

A B B R E V I A T I O N S A N D L E G E N D

A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S.= CONCRETE BLOCK STRUCTURE
C.G. = CURB & GUTTER
CH. = CHORD DISTANCE
CONC. = CONCRETE
= CONCRETE SLAB
E.T.P.= ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P.= FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D.= FOUND NAIL & DISK
F.R. = FOUND REBAR
L.P. = LIGHT POLE
M.D.E.= MAINTENANCE & DRAINAGE EASEMENT
MEAS. = MEASURED
M.S. = METAL SHED ON CONCRETE
N.T.S.= NOT TO SCALE
NO ID.= NO IDENTIFICATION NUMBER
O.E.L.= OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCEMENT
PL. = PLANTER
R. = RADIUS
RES. = RESIDENCE
S.I.P.= SET IRON PIPE No. LS. 5184
S.R. = SET ROD No. LS. 5184
STY. = STORY
SWK. = SIDEWALK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
V.G. = VALLEY GUTTER
℄ = CENTER LINE
M = MONUMENT LINE
Δ = CENTRAL ANGLE
= WOOD FENCE
—X— = CHAIN LINK FENCE
= C.B.S. WALL
0.00 = EXISTING ELEVATION
Ø = DIAMETER

BOUNDARY SURVEY

PROPERTY ADDRESS:
1813 MADISON STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 10, AND ALL OF LOTS 11 AND 12, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND

ANTONIO FIORE, PSM
LAND SURVEYOR LAND PLANNER
1842 S.W. 124th Place, Miami, Florida 33175
Phone: (305) 221–3040 Fax: (305) 221–9040

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ANTONIO FIORE, PSM
PROFESSIONAL SURVEYOR AND MAPPER No. 5184
STATE OF FLORIDA

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR

SCALE: 1"=20'	DRAWN BY: F.A.L.	REFERENCE: 11–03–14	FIELD BOOK: 15–0358	DATE: 05–26–15

ACTUAL STREET VIEW

1813 Madison Street
Hollywood Fl. 33020

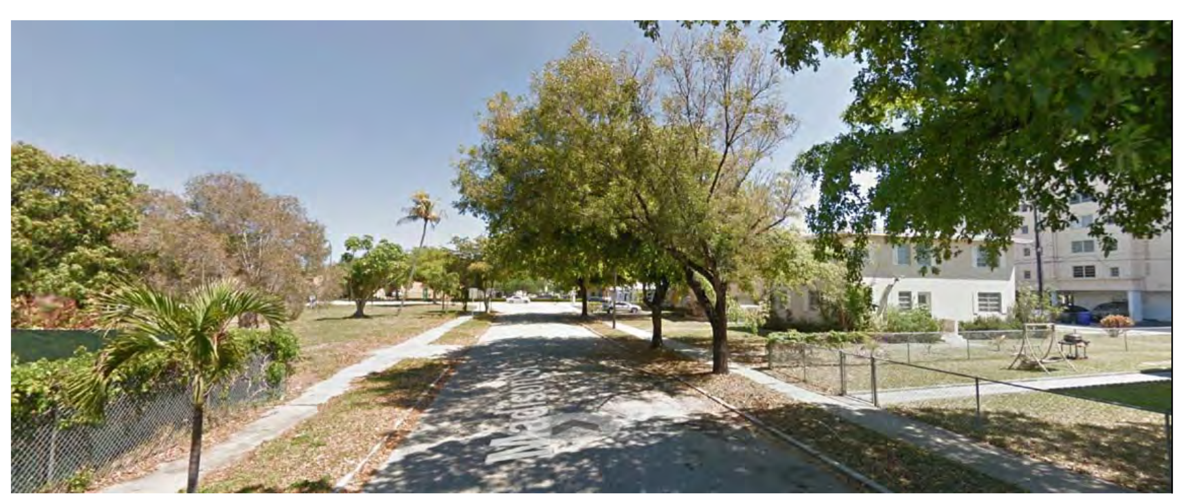
1813 Madison Street
Hollywood Fl. 33020

CORNER MADISON ST. - US 1

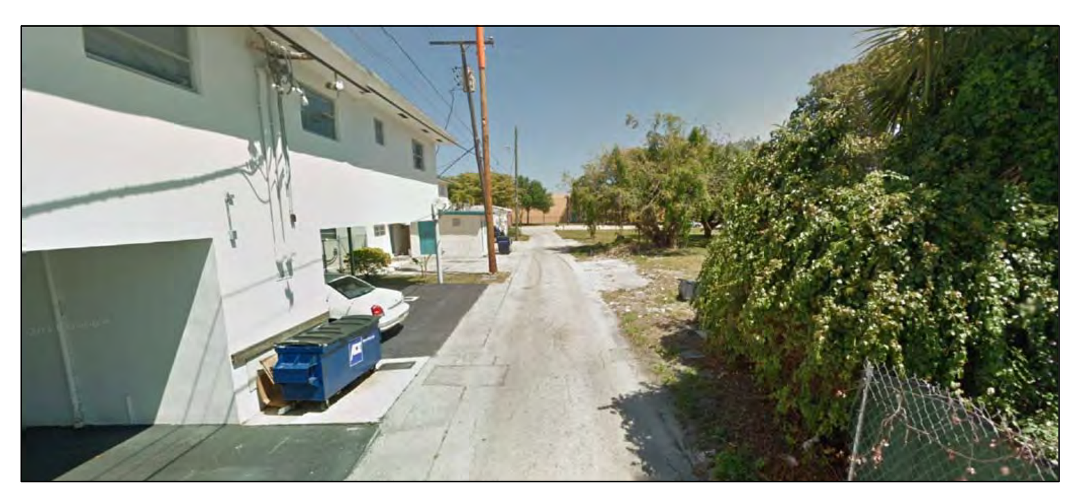
FRONT US 1

US 1

MADISON ST.



ALLEY



SHEET
A1
OF 7 SHEET

REVISIONS
ECONOMIC ROUNDTABLE # 1
07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2
10 / 09 / 2014
PRELIMINARY TAC
04 / 20 / 2015
FINAL TAC
09 / 08 / 2015
PDB
00 / 00 / 2015

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

JOB: PARKSIDE PLACE
PROPERTY ADD. : 1813 Madison Street
Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
ADDRESS:
PHONE # : 786 413 4951

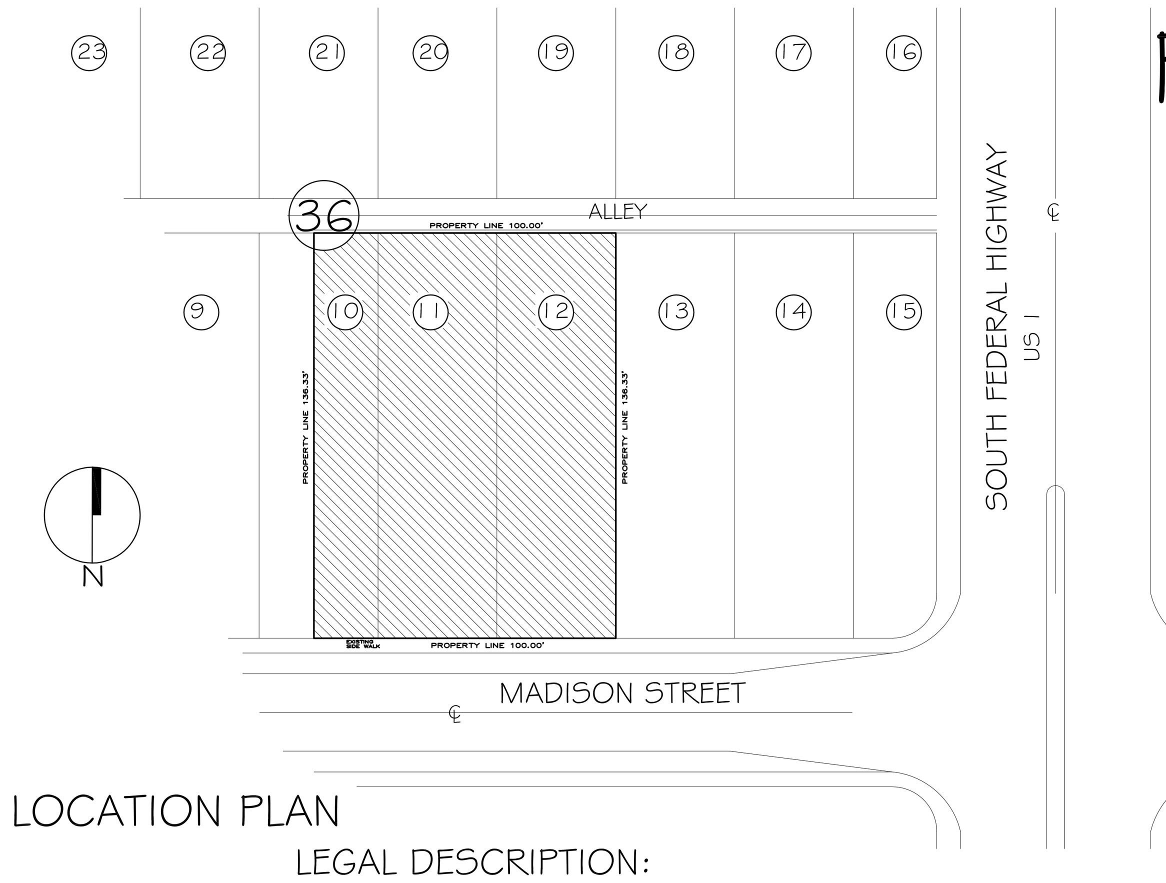
HERNANDO A CARRILLO P.A.
FLORIDA REG.
AR: 0005956
AIA

JEMY DESIGN CORP.
DESIGN JAVIER R. MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

SCALE
AS NOTED

SHEET
A-1
OF 7 SHEET

PARKSIDE PLACE

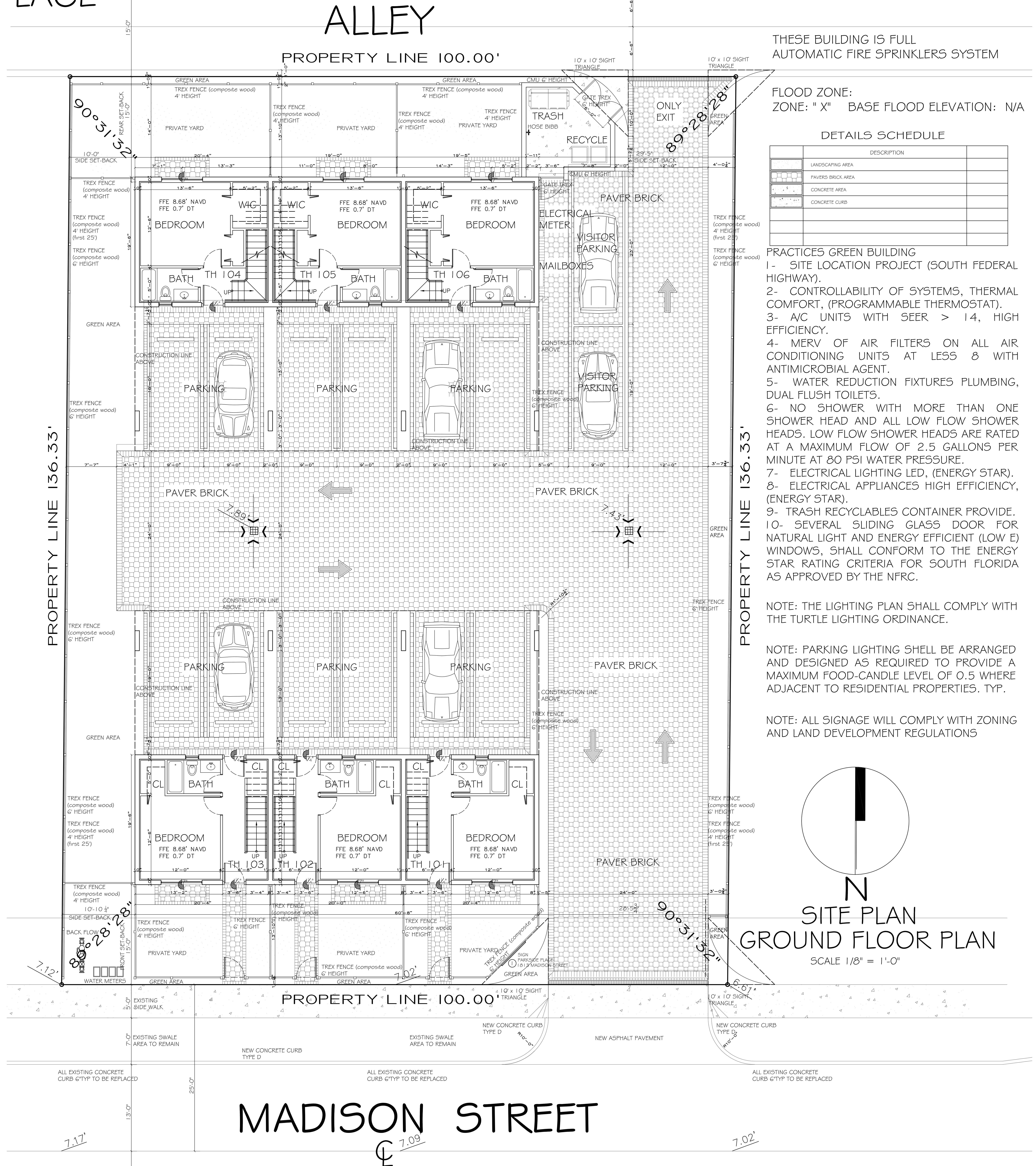


LOCATION PLAN

LEGAL DESCRIPTION:
THE EAST 1/2 OF LOT 10, AND ALL OF LOTS 11 AND 12, BLOCK 36 OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

JOB DESCRIPTION:		
6 TOWN-HOUSES, CONDO		
PROPERTY ADDRESS:		**FOLIO NUMBER:**
1813 Madison Street Hollywood Fl. 33020		5142-1501-7090
EXISTING ZONE		RMCRA 18
MAIN PERMITTED USES: RESIDENTIAL (18)		
LAND USE		RAC ZONE
ZONING CALCULATIONS:		
NET LOT AREA	.31 AC.	13,633 SQ FT
GROSS LOT AREA	.38 AC.	16,883 SQ FT
BUILDING FOOTPRINT	.36% SITE	4,988 SQ FT
PAVER AREA	.31% SITE	4,147 SQ FT
LANDSCAPING AREA	.33% SITE	4,498 SQ FT*
SETBACKS	REQUIRED	PROVIDED
FRONT MADISON STREET	25'- 0"	15'-0" *
REAR ALLEY, 1 STORY BUILDING 20' 2 STORY BUILDING OR HIGHER 15% OF THE LOT DEEP, MIN 20' 15% OF 136.33=	20'- 5 1/4"	15'-0" *
SIDE, BUILDING > 30 FT IN HEIGHT EVERY REQUIRED YARD REQUIRES AT LEAST AT 20 FT. SETBACK.		
SIDE WEST	20'- 0"	10'-0" *
SIDE EAST	20'- 0"	29'-4"
BUILDING HEIGHT	REQUIRED	PROVIDED
MAX.	3 Stories (35 FT)	3 Stories (32 FT)
TOTAL NUMBER OF UNITS	ALLOWED	PROVIDED
NUMBER OF UNITS 18 Du/Acre max.		
16,883 / 43,560 x 18 = 6.97 units	6.9	6.0
FAR	11,112 SF / 13,633 SF = 0.81	
PARKING	REQUIRED	PROVIDED
TOWN HOUSES min. 2 Un. @ Each	12 SPACES	12 SPACES
VISITORS	1.5	2 SPACES
HANDICAP	NA	
UNIT SIZE	MINIMUM	PROVIDED
TOWN HOUSES	1,200 SF	1,852 SF
6 TOWN-HOUSES		
AIR-CONDITIONED	1852 SF x 6 =	11,112 SF
ROOF TERRACE	674 SF x 6 =	4,044 SF
BALCONIES	159 SF x 6 =	954 SF

VARIANCE	REQUIRED	PROPOSED
* FRONT SET-BACK PER VARIANCE	25'-0"	15'-0"
* REAR SET-BACK PER VARIANCE	20'-5 1/4"	15'-0"
* SIDE WEST	20'-0"	10'-0"
* BALCONY ENCROACHMENT	19'-0"	12'-0"
* PERVIOUS AREA	40%	33%



THESE BUILDING IS FULL AUTOMATIC FIRE SPRINKLERS SYSTEM

FLOOD ZONE:
ZONE: " X" BASE FLOOD ELEVATION: N/A

DETAILS SCHEDULE

	DESCRIPTION
	LANDSCAPING AREA
	PAVERS BRICK AREA
	CONCRETE AREA
	CONCRETE CURB

PRACTICES GREEN BUILDING
1- SITE LOCATION PROJECT (SOUTH FEDERAL HIGHWAY).
2- CONTROLLABILITY OF SYSTEMS, THERMAL COMFORT, (PROGRAMMABLE THERMOSTAT).
3- A/C UNITS WITH SEER > 14, HIGH EFFICIENCY.
4- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LESS 8 WITH ANTIMICROBIAL AGENT.
5- WATER REDUCTION FIXTURES PLUMBING, DUAL FLUSH TOILETS.
6- NO SHOWER WITH MORE THAN ONE SHOWER HEAD AND ALL LOW FLOW SHOWER HEADS. LOW FLOW SHOWER HEADS ARE RATED AT A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE.
7- ELECTRICAL LIGHTING LED, (ENERGY STAR).
8- ELECTRICAL APPLIANCES HIGH EFFICIENCY, (ENERGY STAR).
9- TRASH RECYCLABLES CONTAINER PROVIDE.
10- SEVERAL SLIDING GLASS DOOR FOR NATURAL LIGHT AND ENERGY EFFICIENT (LOW E) WINDOWS, SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC.

NOTE: THE LIGHTING PLAN SHALL COMPLY WITH THE TURTLE LIGHTING ORDINANCE.

NOTE: PARKING LIGHTING SHELL BE ARRANGED AND DESIGNED AS REQUIRED TO PROVIDE A MAXIMUM FOOD-CANDLE LEVEL OF 0.5 WHERE ADJACENT TO RESIDENTIAL PROPERTIES. TYP.

NOTE: ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS

N

SITE PLAN
GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

SHEET A2 OF 7 SHEET

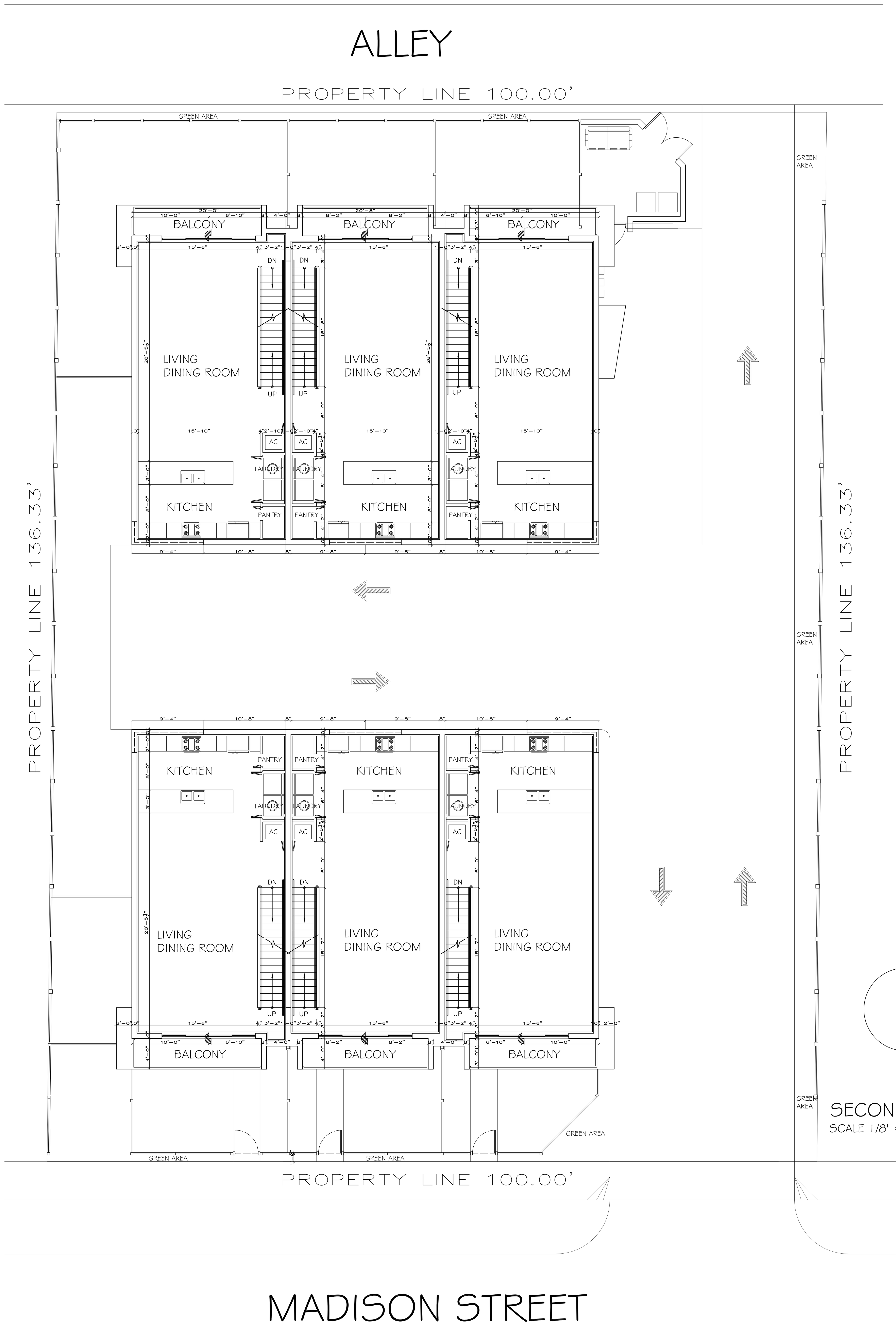
JOB: PARKSIDE PLACE
PROPERTY ADD.: 1813 Madison Street Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
PHONE #: 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG. AR: 0005956 AIA

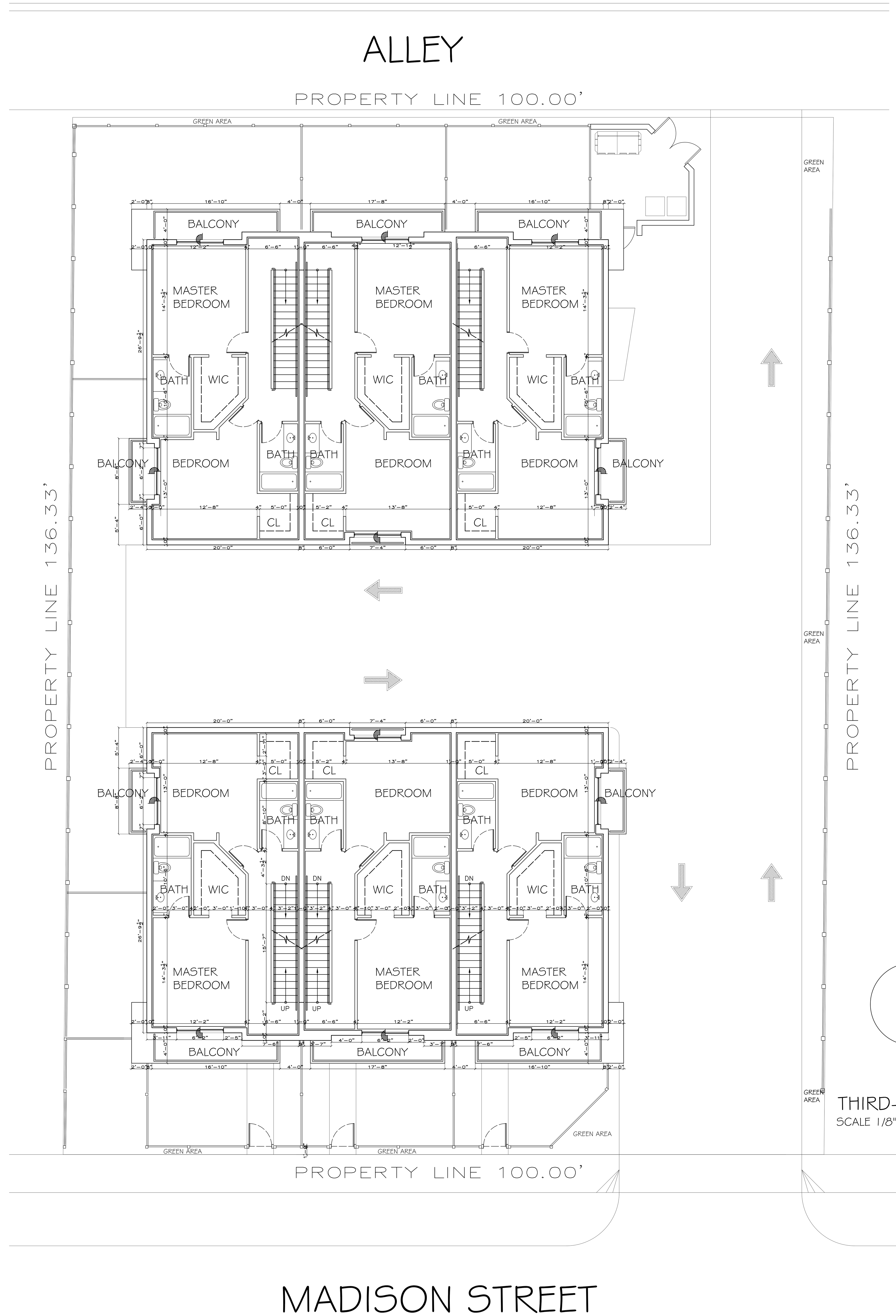
JEMY DESIGN CORP.
DESIGN JAVIER R. MARIN Architect Intl. Assoc. AIA
KAREN RODRIGUEZ B.S.A.
175 S.W. 7th St. Suite 2201-25 Latitude One MIAMI, FL 33130
PHONE: (786) 564 4311
www.jemy-design.com

SCALE AS NOTED

SHEET A-2 OF 7 SHEET



SECOND-FLOOR
SCALE 1/8" = 1'-0"



THIRD-FLOOR
SCALE 1/8" = 1'-0"

SHEET
A3
OF 7 SHEET

REVISIONS
ECONOMIC ROUNDTABLE # 1 07/24/2014
ECONOMIC ROUNDTABLE # 2 10/09/2014
PRELIMINARY TAC 04/20/2015
FINAL TAC 09/08/2015
PDB 00/00/2015

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

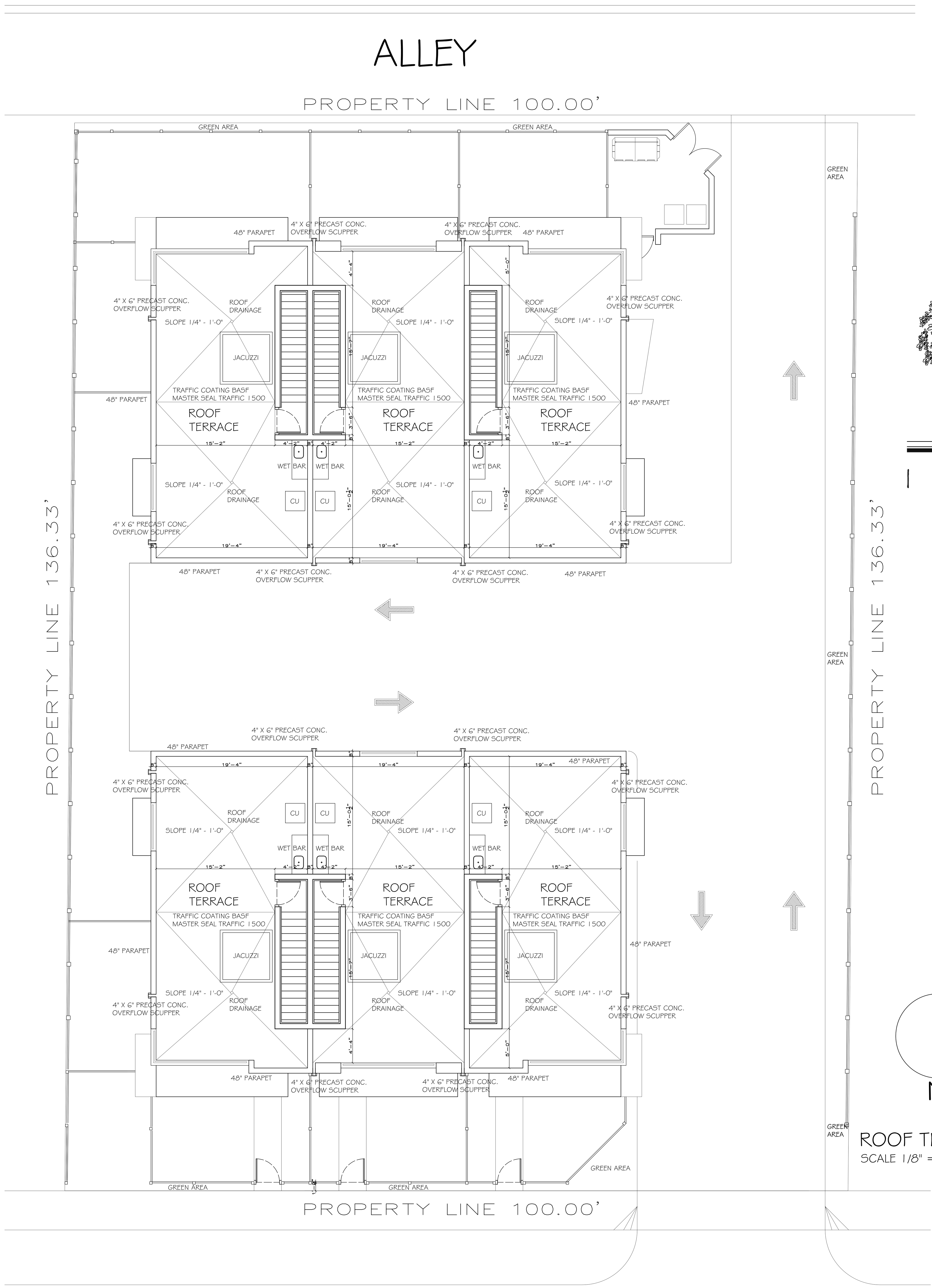
JOB: PARKSIDE PLACE
PROPERTY ADD. : 1813 Madison Street Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
ADDRESS:
PHONE # : 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG.
AR: 0005956
AIA

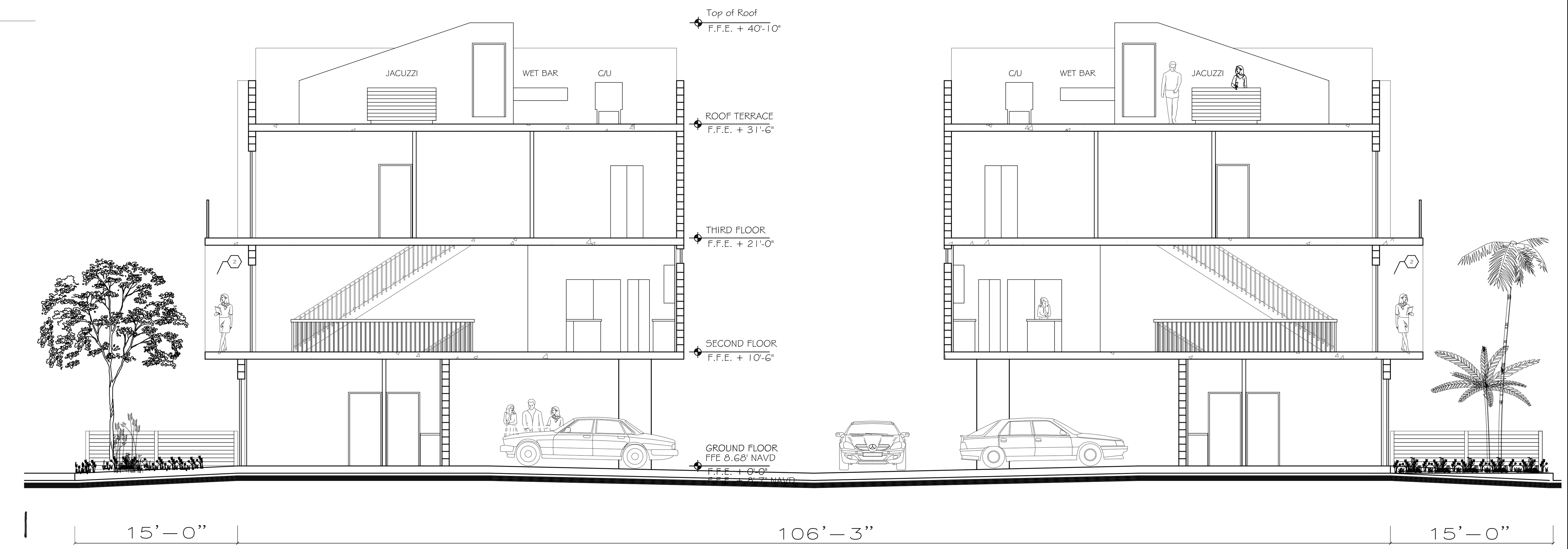
JEMY DESIGN CORP.
DESIGN JAVIER R MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

SCALE
AS NOTED

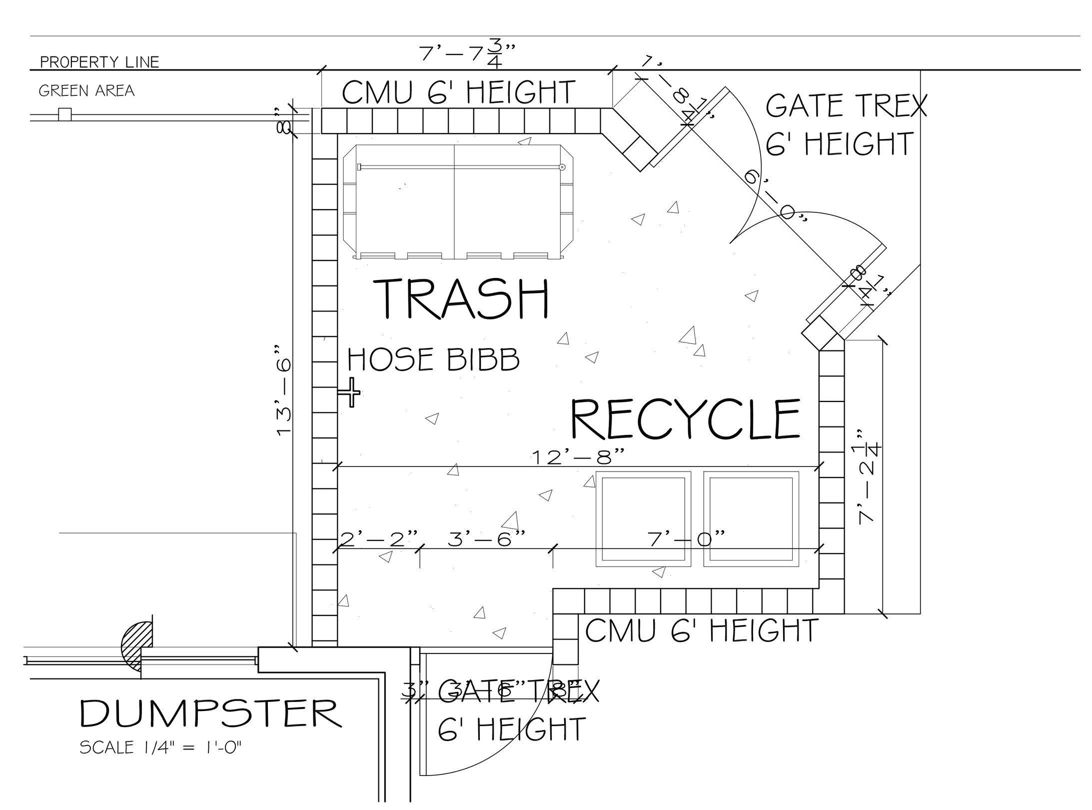
SHEET
A-3
OF 7 SHEET



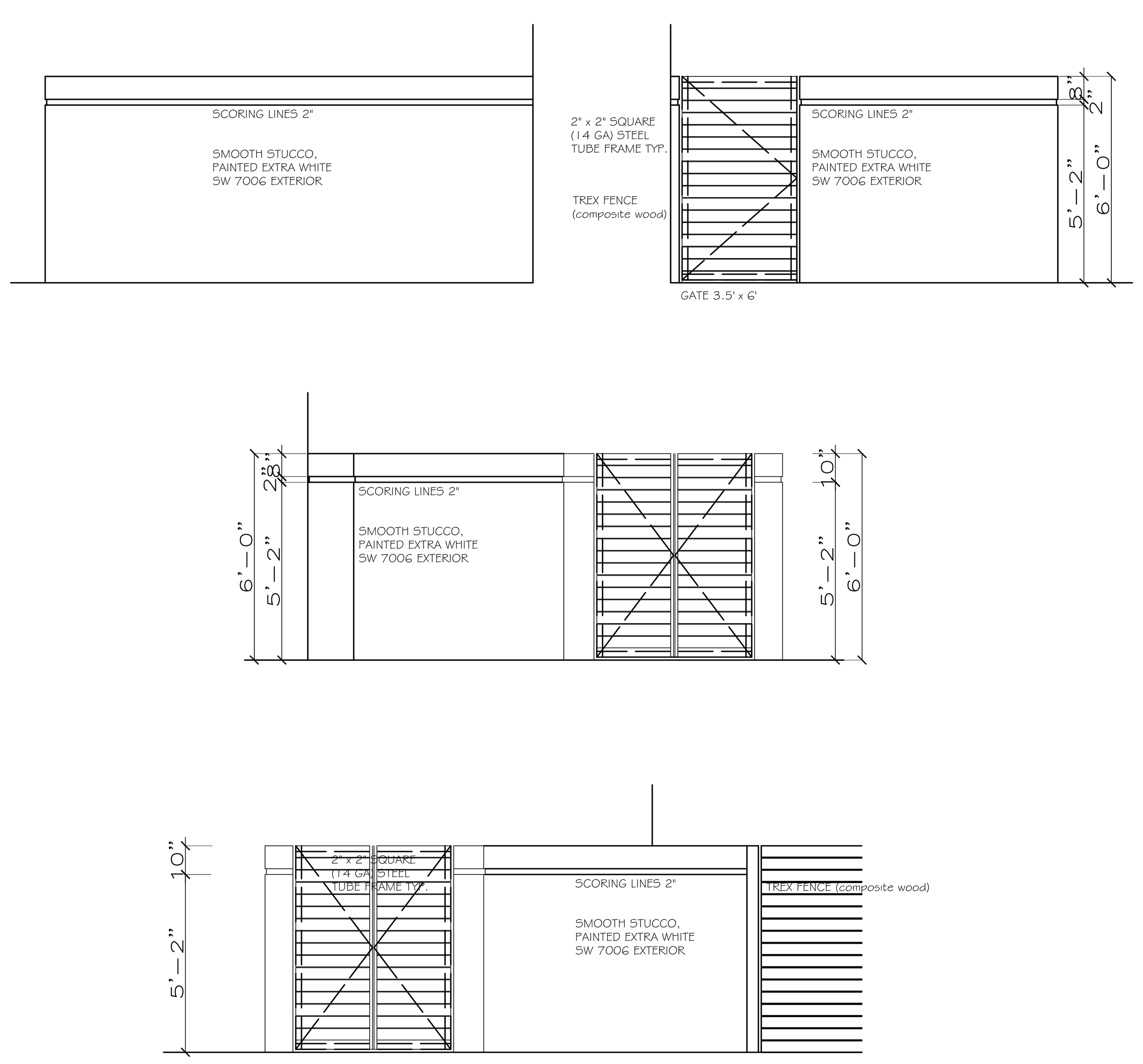
ROOF TERRACE
SCALE 1/8" = 1'-0"

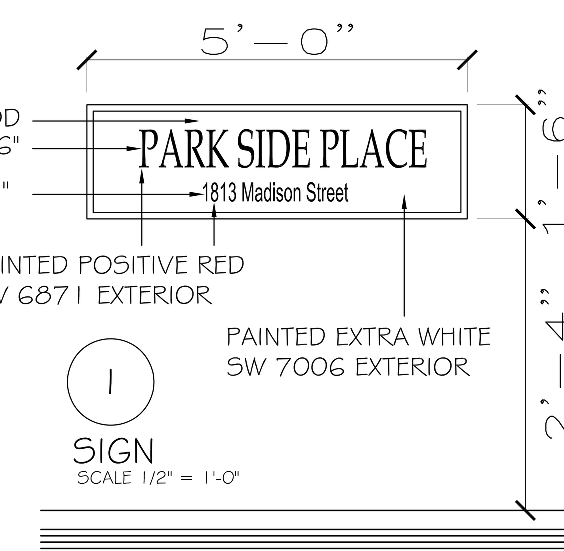


SECTION A - A
SCALE: 1/8" = 1'-0"



DUMPSTER
SCALE 1/4" = 1'-0"





1
SIGN
SCALE 1/2" = 1'-0"

REVISIONS
ECONOMIC ROUNDTABLE # 1 07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2 10 / 09 / 2014
PRELIMINARY TAC 04 / 20 / 2015
FINAL TAC 09 / 08 / 2015
PDB 00 / 00 / 2015

SHEET A4 OF 7 SHEET

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

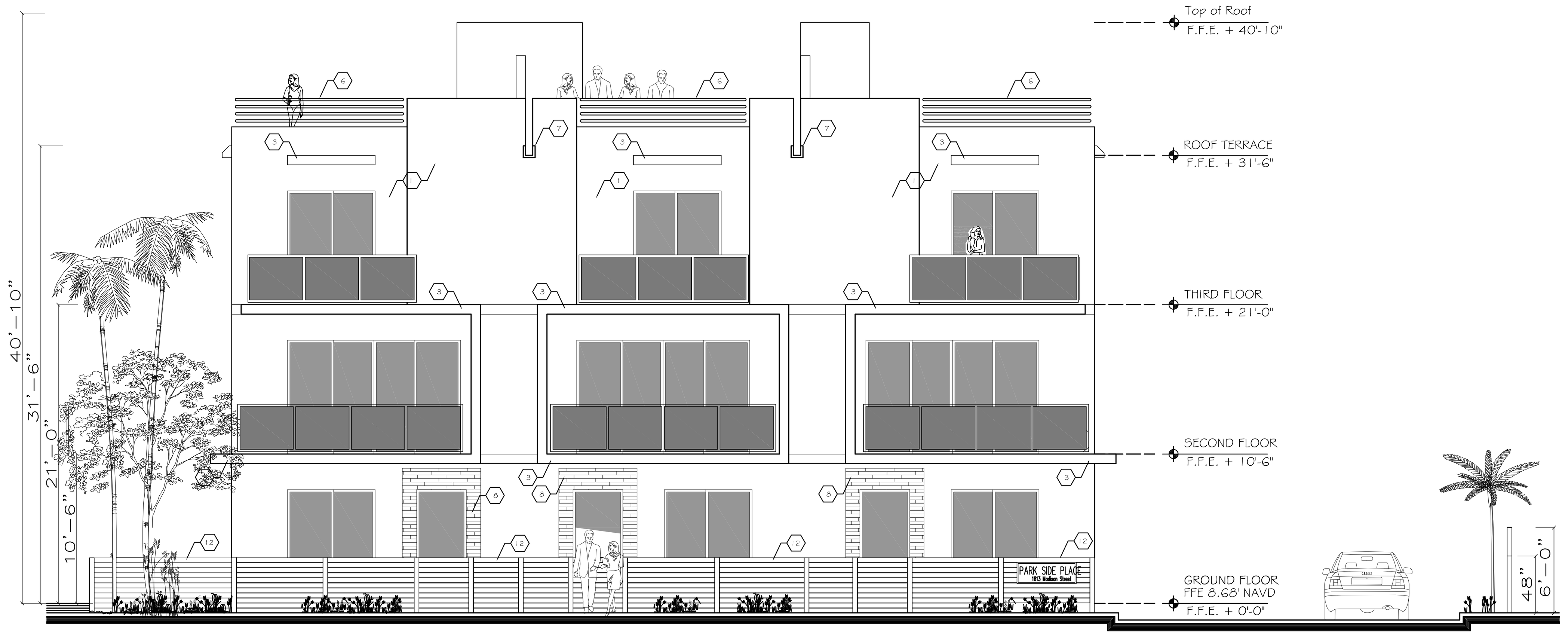
JOB: PARKSIDE PLACE
PROPERTY ADD.: 1813 Madison Street Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
ADDRESS:
PHONE #: 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG.
AR: 0005956
AIA

JEMY DESIGN CORP.
DESIGN JAVIER R. MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

SCALE AS NOTED

SHEET A-4 OF 7 SHEET



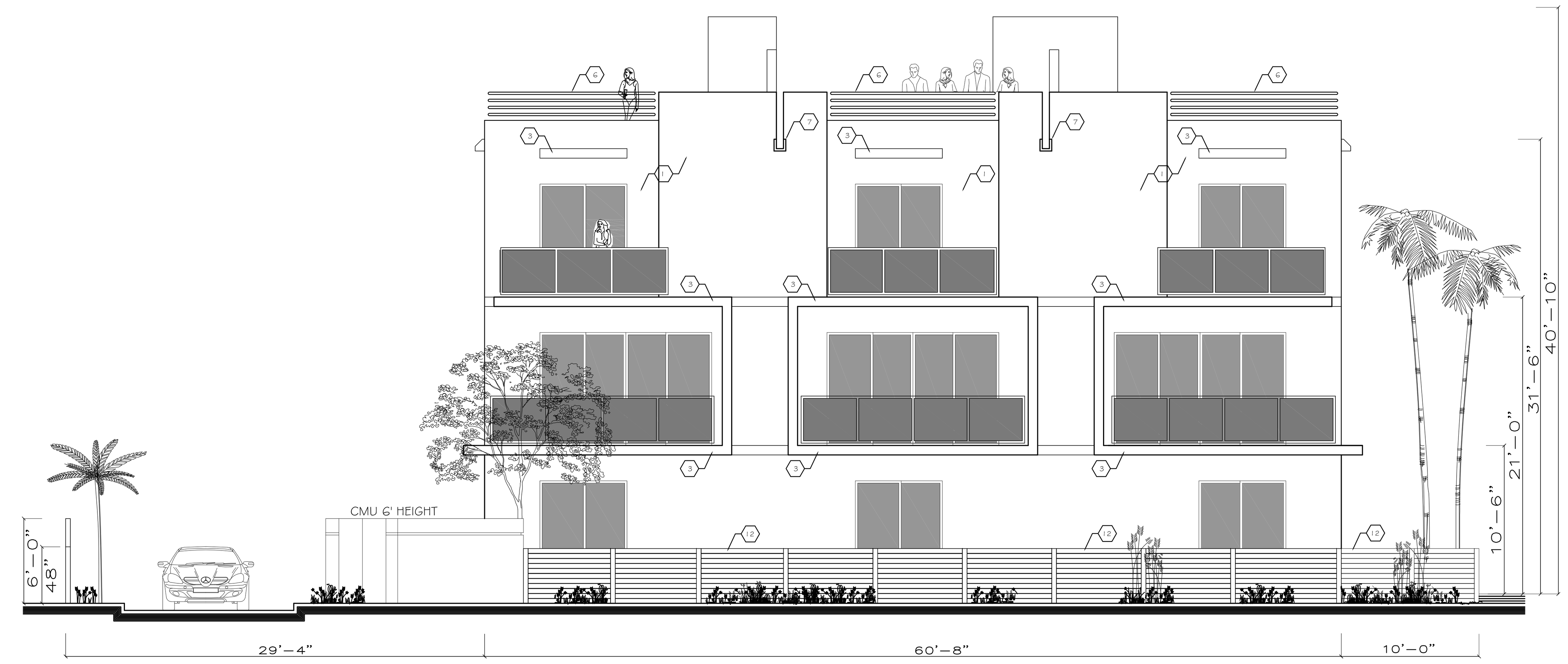
ROOF TERRACE

THIRD-FLOOR

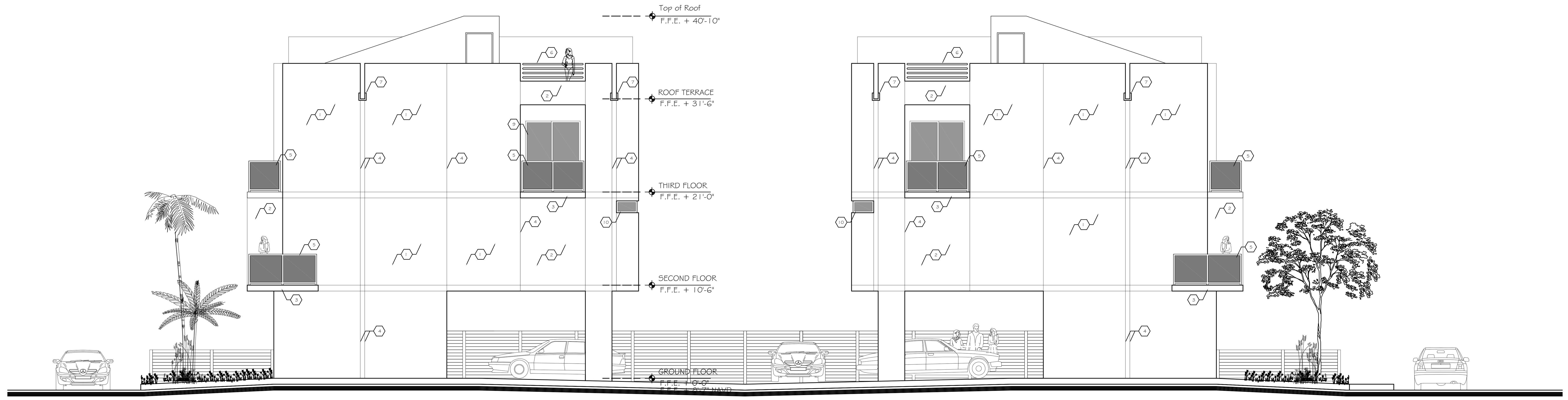
SECOND-FLOOR

GROUND-FLOOR

SOUTH ELEVATION
MADISON STREET
SCALE: 1/8" = 1'-0"



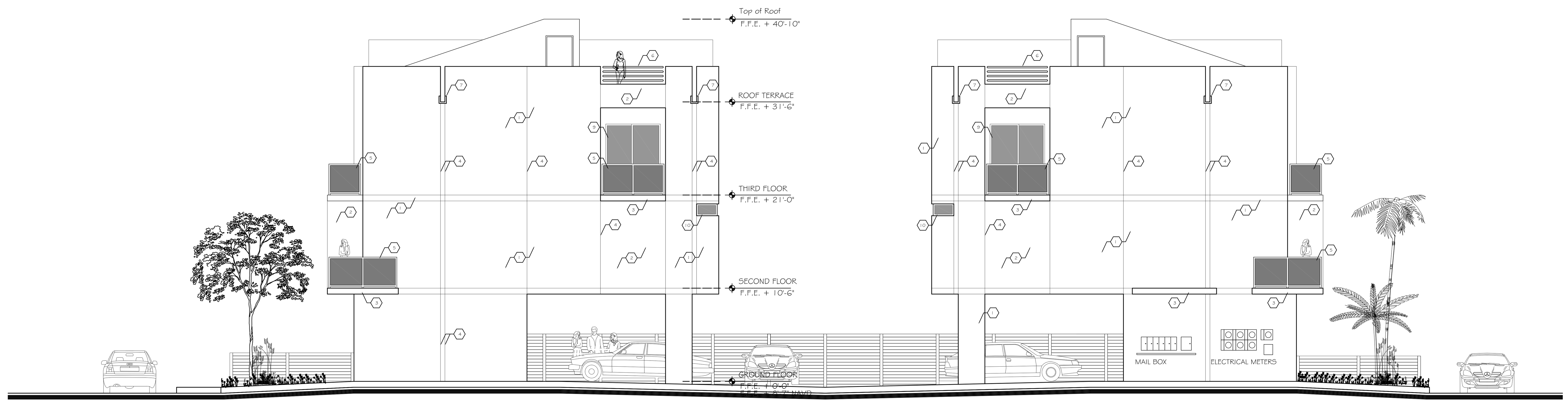
NORTH ELEVATION
ALLEY
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

DETAILS SCHEDULE

MARK	DESCRIPTION	
1	SMOOTH STUCCO, PAINTED EXTRA WHITE SW 7006 EXTERIOR	
2	SMOOTH STUCCO, PAINTED POSITIVE RED SW 6871 EXTERIOR	
3	SMOOTH STUCCO, PAINTED GRAY SW 6254 EXTERIOR	
4	SCORING LINES 1"	
5	ALUMINUM & GLASS PROTECTIVE RAILING	
6	2" Ø ALUMINUM PROTECTIVE RAILING A SPHERICAL OBJECT	
7	4" x 6" PRECAST CONC. OVERFLOW SCUPPER	
8	4" x 12" VENEERSTONE IMPERIAL STACK	
9	IMPACT SLIDING GLASS DOOR	
10	IMPACT FIXED WINDOWS	
11	IMPACT SINGLE HUNG WINDOWS	
12	TREX FENCE (composite wood)	
13	KNOX BOX FOR FIRE DEPARTMENT ACCESS	



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET
A5
OF 7 SHEET

REVISIONS
ECONOMIC ROUNDTABLE # 1
07/24/2014
ECONOMIC ROUNDTABLE # 2
10/09/2014
PRELIMINARY TAC
04/20/2015
FINAL TAC
09/08/2015
PDB
00/00/2015

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

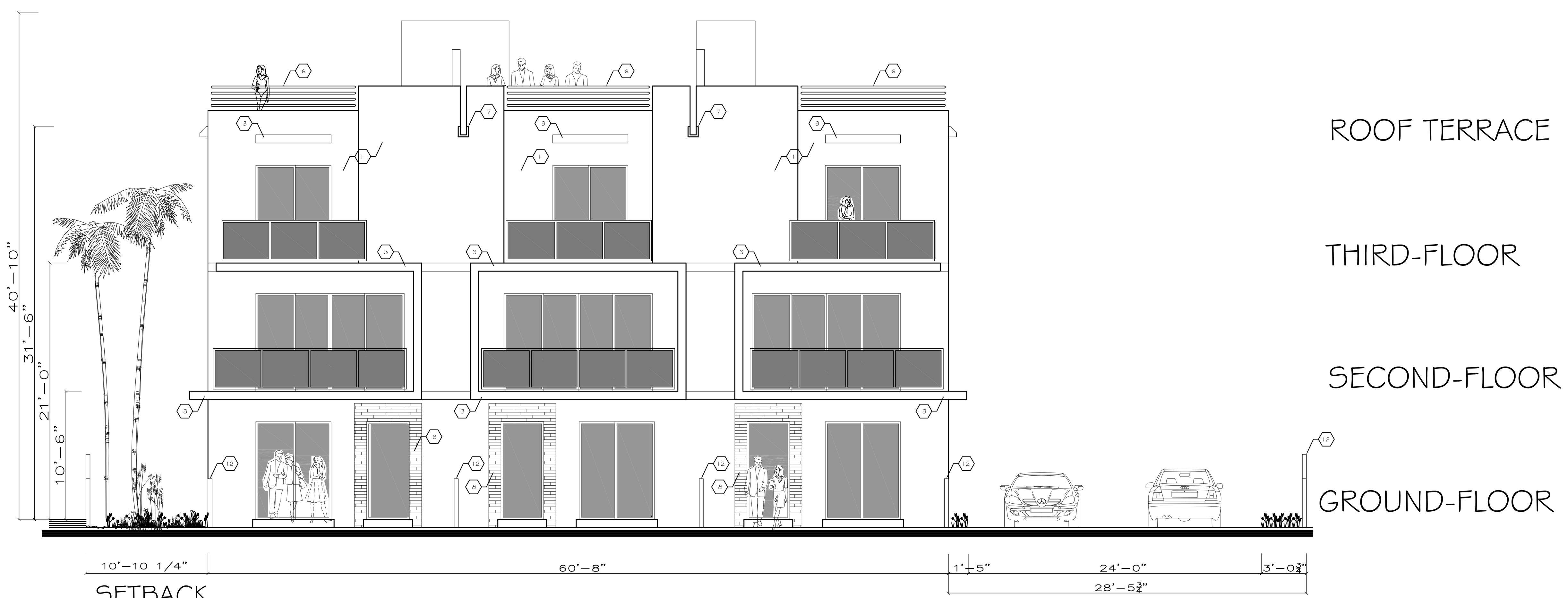
JOB: PARKSIDE PLACE
PROPERTY ADD. : 1813 Madison Street
Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
ADDRESS:
PHONE # : 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG.
AR: 0005956
AIA

JEMY DESIGN CORP.
DESIGN JAVIER R MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

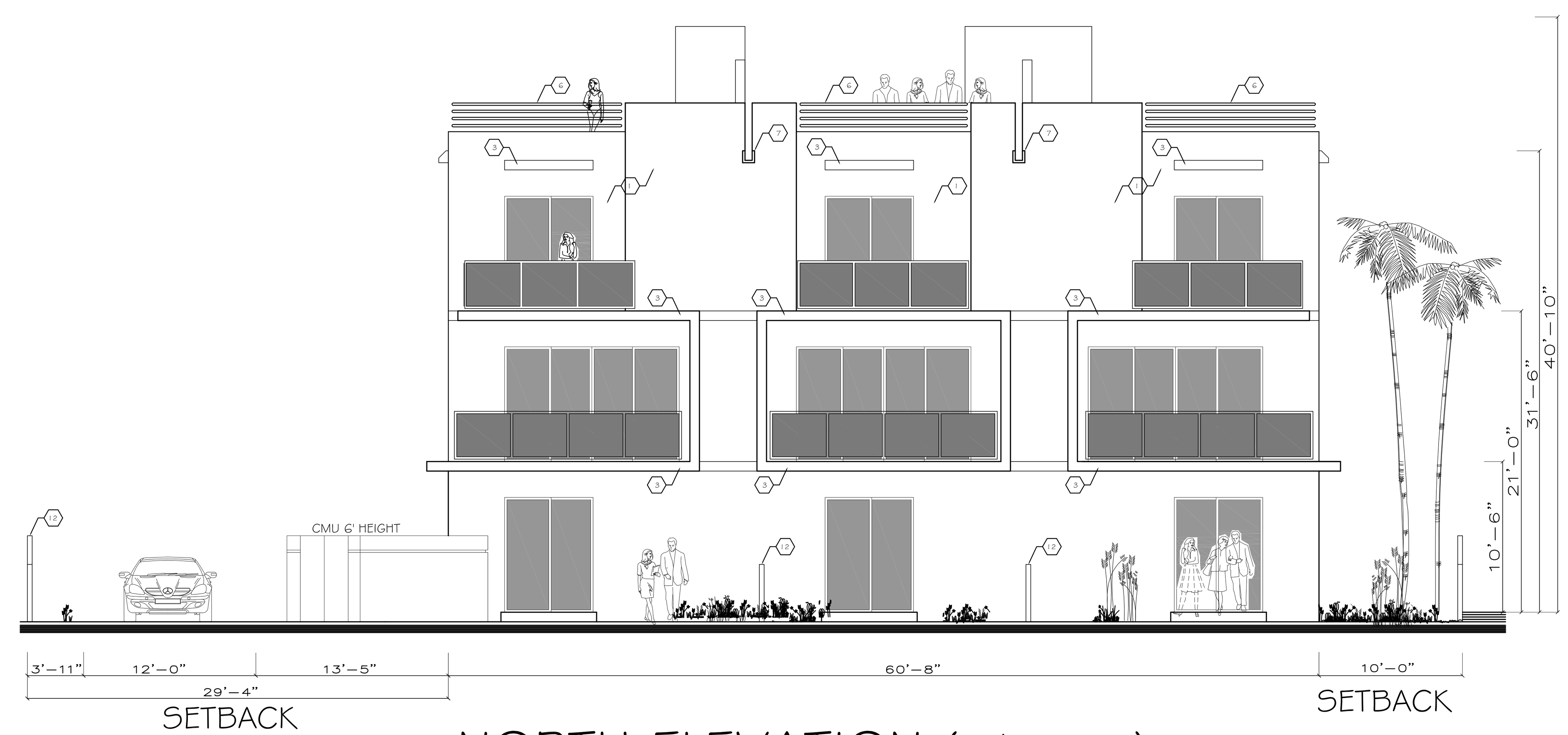
SCALE
AS NOTED

SHEET
A-5
OF 7 SHEET



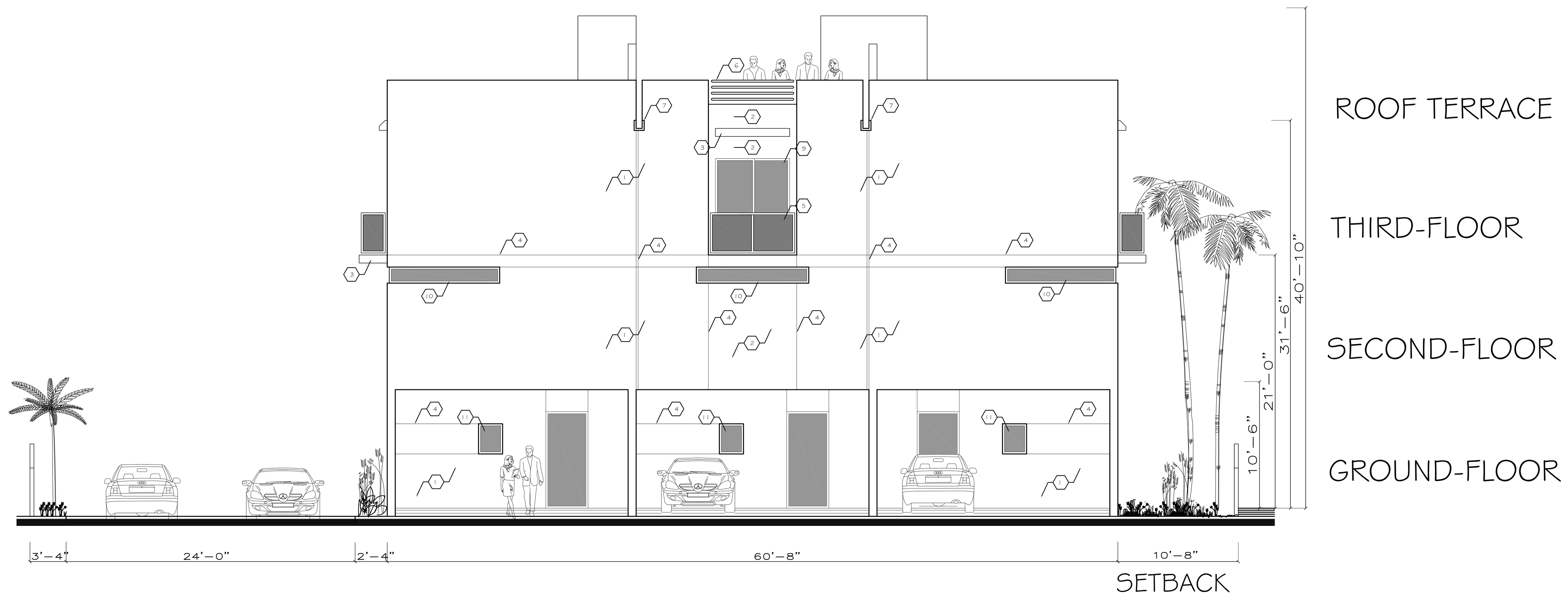
SOUTH ELEVATION (interior)
MADISON STREET

SCALE: 1/8" = 1'-0"



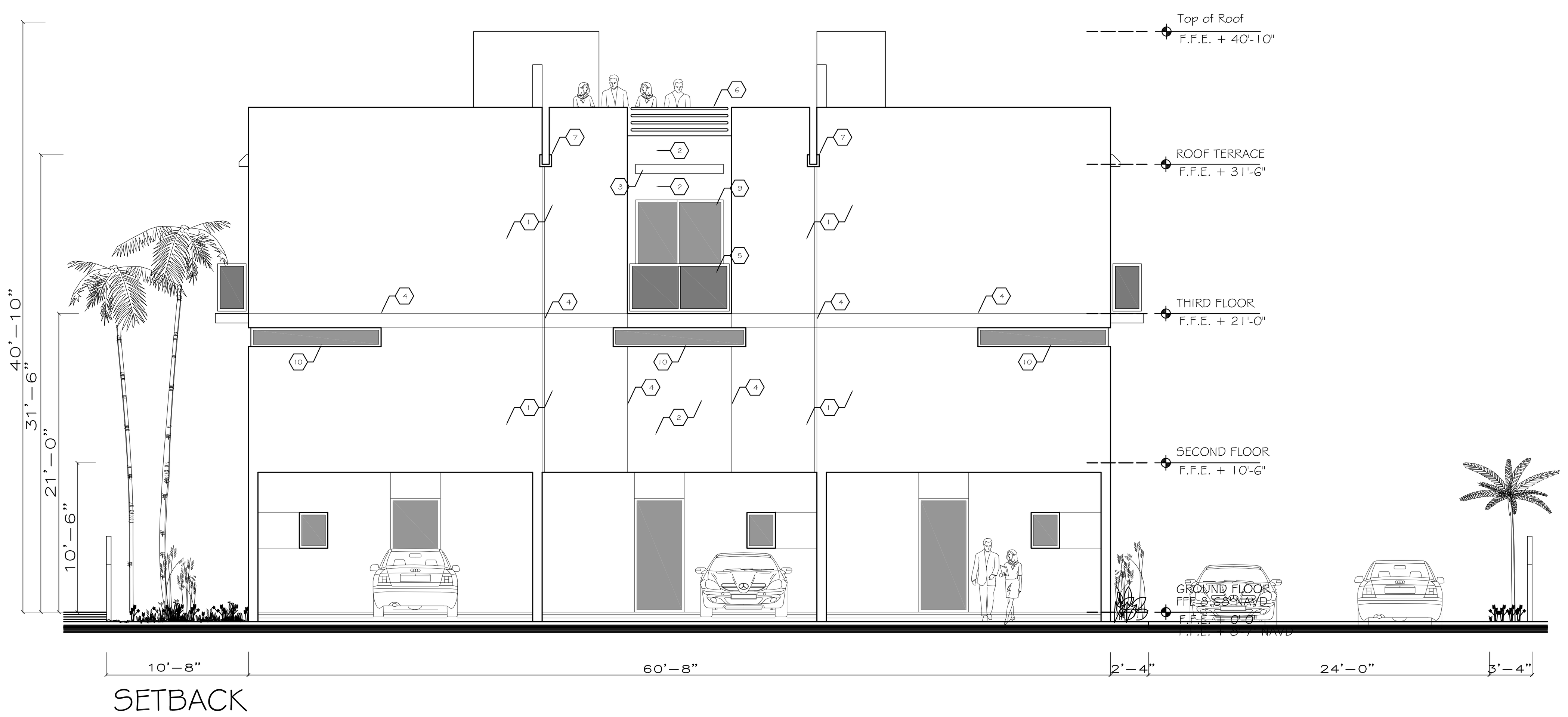
NORTH ELEVATION (interior)
ALLEY

SCALE: 1/8" = 1'-0"



INTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



INTERIOR NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DETAILS SCHEDULE

MARK	DESCRIPTION	
1	SMOOTH STUCCO, PAINTED EXTRA WHITE SW 7006 EXTERIOR	
2	SMOOTH STUCCO, PAINTED POSITIVE RED SW 6871 EXTERIOR	
3	SMOOTH STUCCO, PAINTED GRAY SW 6254 EXTERIOR	
4	SCORING LINES 1"	
5	ALUMINUM & GLASS PROTECTIVE RAILING	
6	2" Ø ALUMINUM PROTECTIVE RAILING A SPHERICAL OBJECT	
7	4" x 6" PRECAST CONC. OVERFLOW SCUPPER	
8	4" x 12" VENEERSTONE IMPERIAL STACK	
9	IMPACT SLIDING GLASS DOOR	
10	IMPACT FIXED WINDOWS	
11	IMPACT SINGLE HUNG WINDOWS	
12	TREX FENCE (composite wood)	
13	KNOX BOX FOR FIRE DEPARTMENT ACCESS	

STREET PROFILE
MADISON STREET
SCALE: 1/16" = 1'-0"

SHEET A6 OF 7 SHEET

REVISIONS
ECONOMIC ROUNDTABLE # 1 07 / 24 / 2014
ECONOMIC ROUNDTABLE # 2 10 / 09 / 2014
PRELIMINARY TAC 04 / 20 / 2015
FINAL TAC 09 / 08 / 2015
PDB 00 / 00 / 2015

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

JOB: PARKSIDE PLACE
PROPERTY ADD. : 1813 Madison Street Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
ADDRESS:
PHONE # : 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG. AR: 0005956 AIA

JEMY DESIGN CORP.
DESIGN JAVIER R. MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

SCALE AS NOTED

SHEET A-6 OF 7 SHEET

PARKSIDE PLACE

6 TOWN-HOUSES

PROPERTY ADDRESS:
1813 Madison Street
Hollywood Fl. 33020

SHEET A7 OF 7 SHEET

REVISIONS

ECONOMIC ROUNDTABLE # 1
07 / 24 / 2014

ECONOMIC ROUNDTABLE # 2
10 / 09 / 2014

PRELIMINARY TAC
04 / 20 / 2015

FINAL TAC
09 / 08 / 2015

PDB
00 / 00 / 2015

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH HIS WORK AND SHALL DETERMINE LOCATION OF ANY AND ALL EXISTING SUBTERRANEAN UTILITIES OR CONSTRUCTION IN AREA OF PROPOSED NEW WORK PRIOR TO COMMENCEMENT OF NEW WORK IN ORDER TO AVOID DAMAGE TO SAID EXISTING UTILITIES OR CONSTRUCTION.

These drawings and copies thereof furnished by the Architect are his property; they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the Architect the user thereof becomes indebted of the Architect for full commission.

JOB: PARKSIDE PLACE

PROPERTY ADD. : 1813 Madison Street, Hollywood Fl. 33020

OWNER: LAS VILLAS JDL LLC.

ADDRESS:

PHONE # : 786 413 4951

JEMY DESIGN CORP.

DESIGN JAVIER R. MARIN
Architect Intl. Assoc. AIA
KAREN RODRIGUEZ
B.S.A

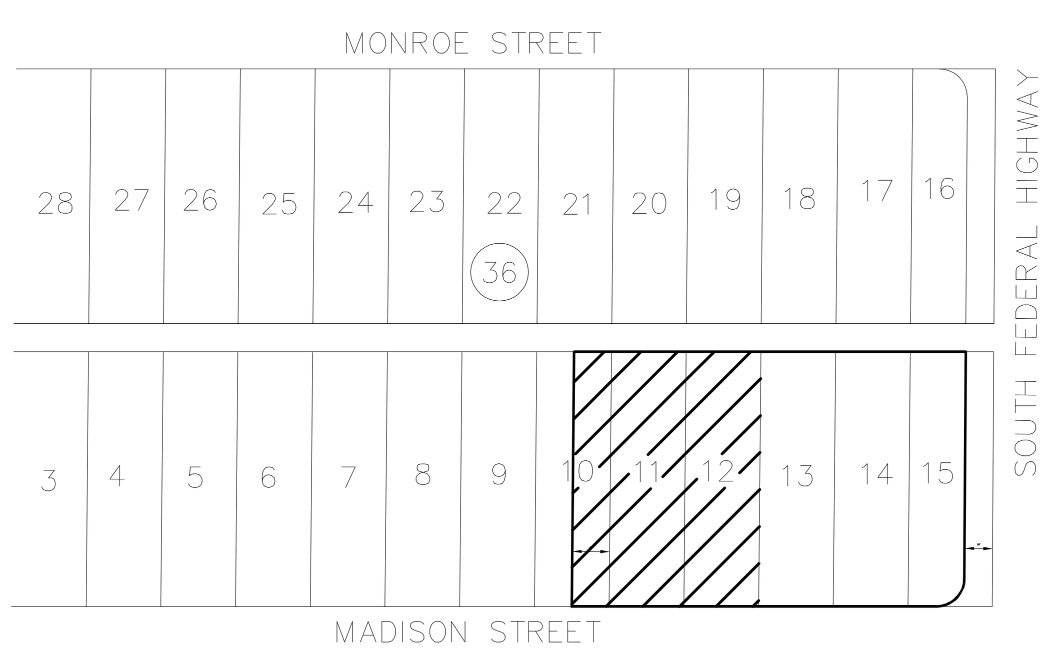
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, Fl. 33130
PHONE : (786) 564 4311
www.jemy-design.com

HERNANDO A CARRILLO P.A.

FLORIDA REG.
AR: 0005956
AIA

SCALE
AS NOTED

SHEET
A-7
OF 7 SHEET



	TREE LEGEND					
Tree #	**Scientific Name**	**Botanical Name**	**DBH**	**Height**	**Spread**	**Disposition**
1	Sabal Palmetto	Sabal Palm	9"	20'	12'	REMOVE
2	Roystonea elata	Royal Palm	12"	35'	12'	REMOVE
3	Cocoloba uvifera	Seagrape	12"	30'	20'	REMOVE
4	Ficus benjamina	Weepimg Fig	36"	30'	30'	REMOVE
5	Mangifera indica	Mango	14"	30'	30'	REMOVE
* 6	Melaleuca quinquenervia	Melaleuca	20"	20'	15'	REMOVE
7	Adonidia merrilii	Xmas Palm	5"	14'	10'	REMOVE
*	Indicates Invasive specie. No mitigation required					
	REQUIRED MITIGATION				**PROVIDED**	
	Total DBH to be removed = 88 inches					
	88 Inches = **(44)** 12' OA Hgt./ 2" cal. Trees					
	OR					
	(22) 16' OA Hgt. /4" cal. Trees				**(22)** 16' oa Hgt. /4" Cal. Trees	

PARK SIDE PLACE
1813 MADISON STREET
HOLLYWOOD FL. 33020

LEWIS AQÜÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48th STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aqüi Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
TREE DISPOSITION PLAN

DATE
06. 29. 15

DESIGN
LA

DRAWN
IP

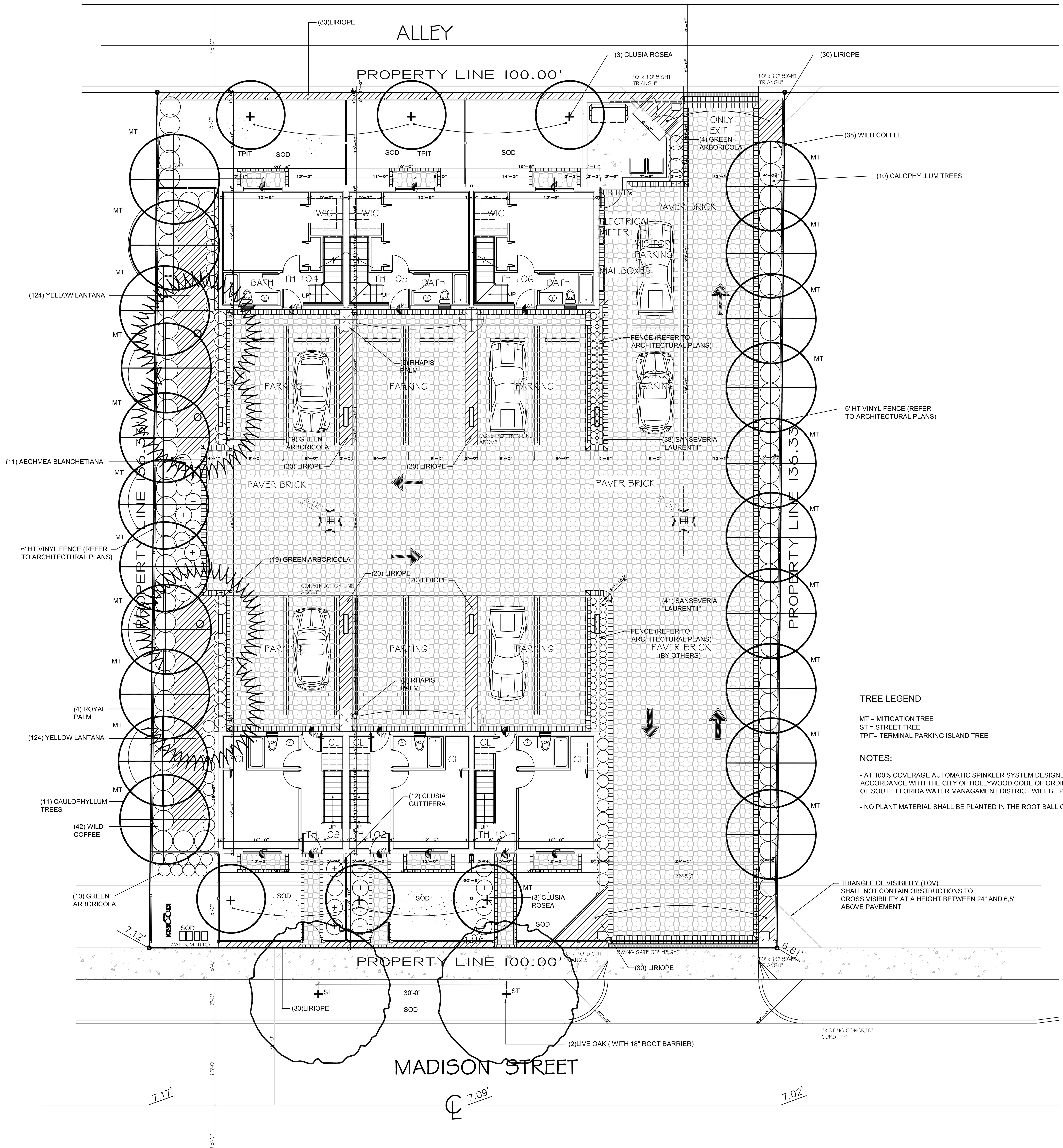
SCALE
1/8" = 1'-0"

REVISIONS
1 As per TAC report comments. 09.21.2015

SEAL

LEWIS E. AQÜI
RLA # 666-7140

SHEET TD-1 OF 1



LANDSCAPE REQUIREMENTS

Existing Zone	RMCRA 18	
Main Permitted Uses	Residential 18	
Land Use	RAC Zone	
Net Lot Area	.31 Acre	13,633 SF
Gross Lot Area	.38 Acre	16,883 SF

LANDSCAPE AREA

REQUIRED	PROVIDED
40% (4,089.90 SF)	32% (4,290 SF) **(Refer to Variance application)**

STREET TREES
(1) Tree/50 LF of street frontage

REQUIRED	PROVIDED
2	2

TERMINAL PARKING ISLAND TREE (TPIT)

REQUIRED	PROVIDED
2	2

SITE TREES
A minimum of (1) Tree/1000 SF of pervious area
4,290 SF = 5 TREES

REQUIRED	PROVIDED
5	(4) Royal Palms (1:1 Ratio) (3) Clusia Rosea **7 Trees Total**

Minimum # of species of trees

REQUIRED	PROVIDED
2	2

Native Plant Material
60% of required Trees

REQUIRED	PROVIDED
6	7

1

TREE LEGEND

MT = MITIGATION TREE
ST = STREET TREE
TPIT= TERMINAL PARKING ISLAND TREE

NOTES:

- AT 100% COVERAGE AUTOMATIC SPINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGAMENT DISTRICT WILL BE PROVIDED

- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE

N

LEWIS AQÜÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48th STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

PARK SIDE PLACE
1813 MADISON STREET
HOLLYWOOD FL. 33020

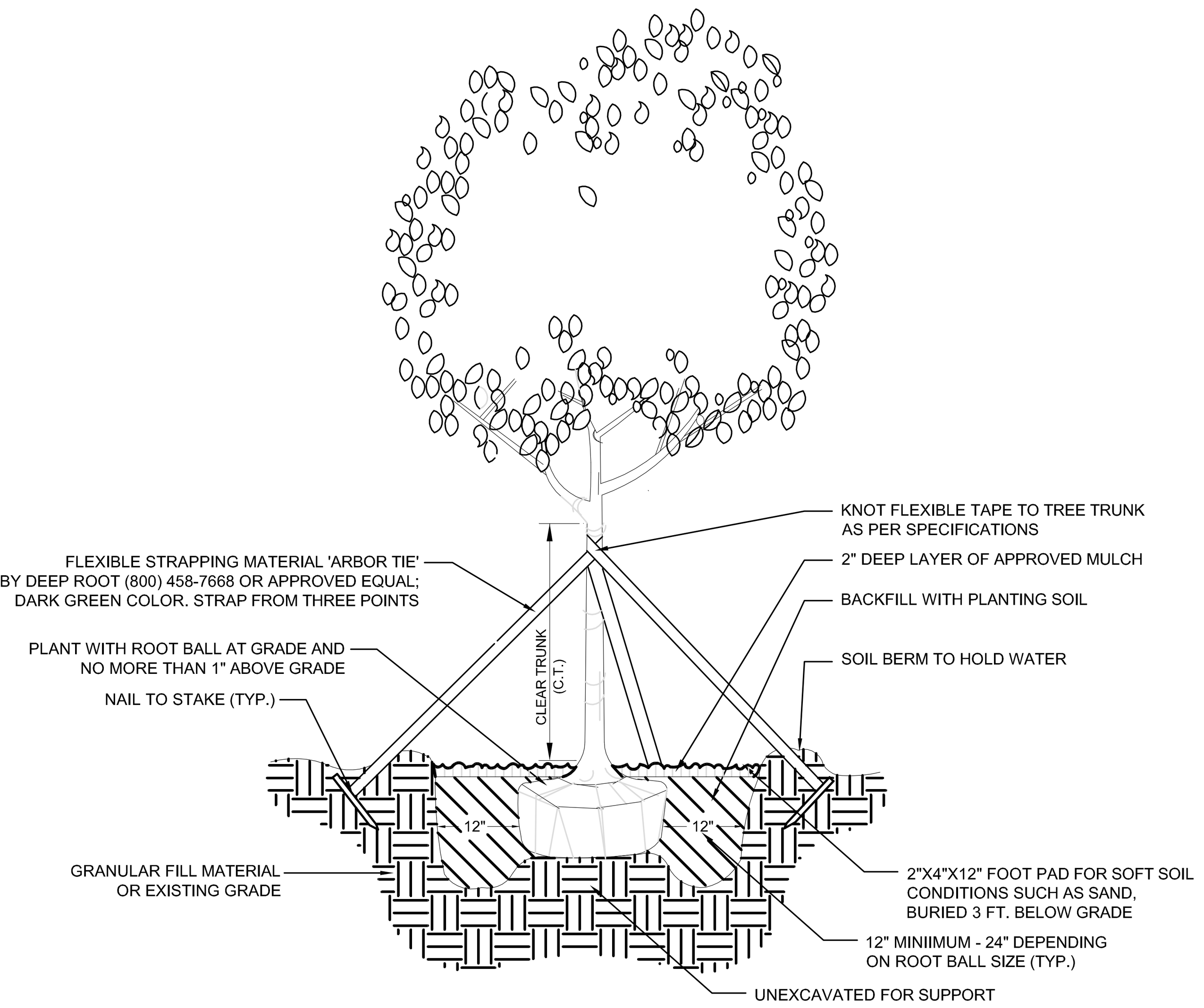
CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aqüí Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
PLANTING AND MITIGATION PLAN

DATE 06. 29. 15
DESIGN LA
DRAWN IP
SCALE 1/8" = 1'-0"
REVISIONS
1 As per TAC report comments. 09.21.2015
SEAL

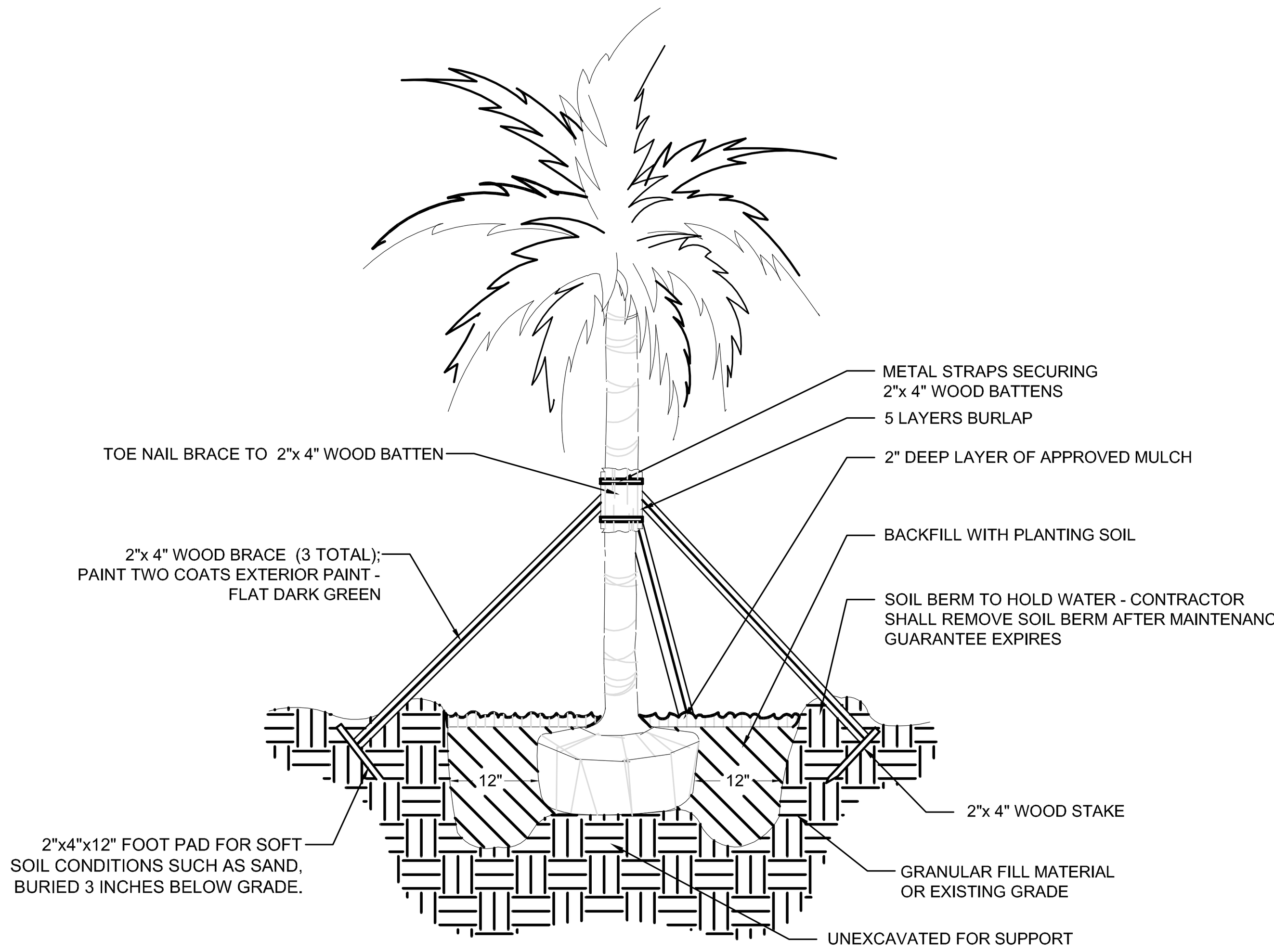
LEWIS E. AQÜÍ
RLA # 666-7140

SHEET L - 1 OF 3



TREE PLANTING & GUYING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

PLANT LIST

PARKSIDE PLACE

TREES AND PALMS

NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	21	Calophyllum brasilense	Calophyllum	16' OA Hgt. Single Leader, Standard, 8'-10' Spr	4"	30'	15'-20'	NO
NEW	4	Roystonea elata	Royal Palm	10' CT-25' OA Hgt.	12"	45,	20'	YES
NEW	6	Clusia rosea	Pitch Apple	12' OA Hgt. Single Leader, Standard, 8' Spr	2"	25'	15'	YES
* NEW	2	Quercus virginiana	Live Oak	12' OA Hgt. Single Leader, Standard, 8' Spr	2"	35'	25'	YES
				(5) Single- (1) Double				

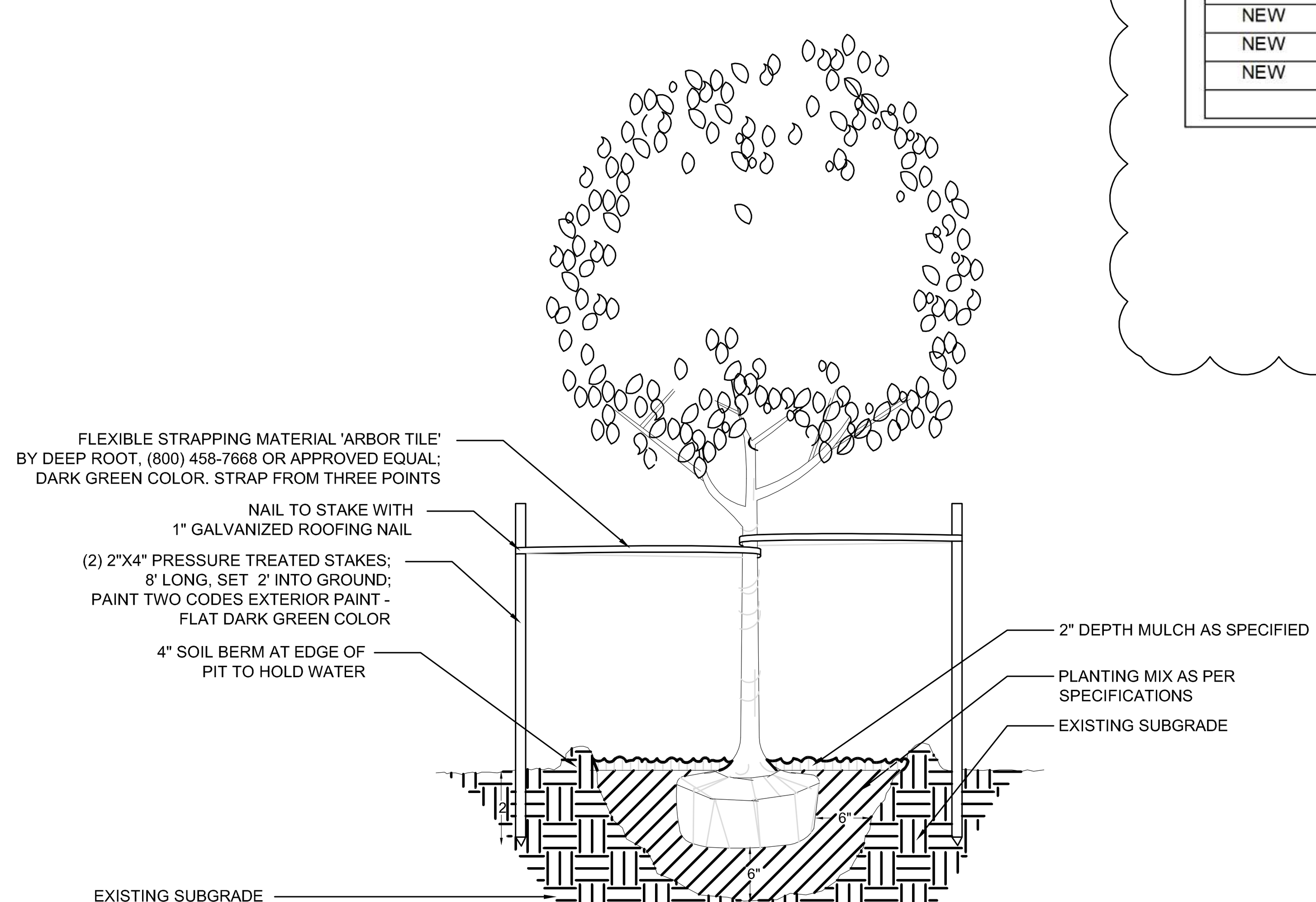
* Indicates Street Trees (ST)

SHRUBS AND GROUNDCOVERS

NEW / EXISTING	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE
NEW	85	Psycothria nervosa	Wild Coffee	15 gal. Full to base. Shrub	N/A	Keep at 4'-5' Hedge	N/A	YES
NEW	54	Schefflera arbosricola	Gren Arboricola	3 gal. 24"-30" Hgt. -24" O.C.	N/A	Keep at 3' Hedge	N/A	NO
NEW	11	Tripsacum dactyloides	Fakahatchee Grass	3 gal. 24"-30" HGt. -36" O.C.	N/A	36"	N/A	YES
NEW	161	Liriope muscarii	GreenGiant Liriope	3 gal. 18" Hgt. 18" O.C.	N/A	18"	N/A	NO
NEW	12	Clusia guttifera	Small Leaf Clusia	7 gal. 36" Hgt.	N/A	Keep at 48" Hedge	N/A	YES
NEW	4	Rhapis excelsa	Lady Palm	4' x 4'	N/A	5'	N/A	NO
NEW	248	Lantana spp.	Yellow Lantana	gal. 18" O.C.	N/A	Keep @ 12"	N/A	YES
NEW	11	Aechmea blanchettiana	Same	10 gal. Raspberry only.Full	N/A	24"-30"	N/A	NO
NEW	79	Sanseveria "Laurentii"	Same	Silver Only. 3 gal. 12" o.c.	N/A	24"-30"	N/A	NO

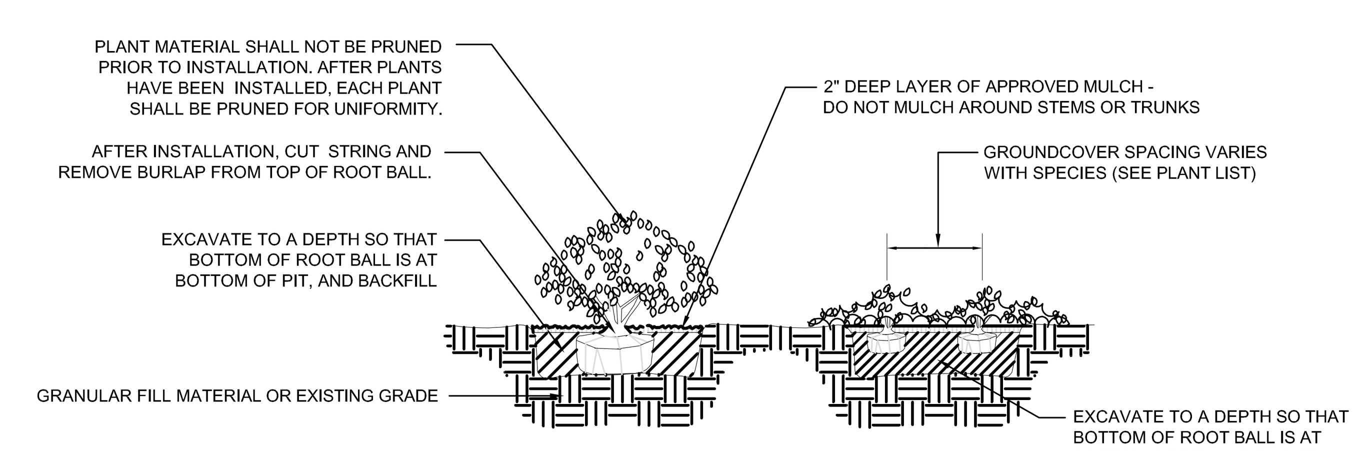
Landscape contractor to perform his own quantity take off. Plan supersedes plant list.
Any discrepancy should be called to the attention of LA
No substitution on specie or size can be made without approval from LA
All plant material must be GRADE # 1 or better.

1



SPECIMEN TREE GUYING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.

LEWIS AQÜI
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48' STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

PARK SIDE PLACE
1813 MADISON STREET
HOLLYWOOD FL. 33020

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted.The drawings and information contained within are property of Lewis Aqüi Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
PLANT LIST

DATE
06. 29. 15

DESIGN
LA

DRAWN
IP

SCALE
1/8" = 1'-0"

REVISIONS
1 As per TAC report comments.
09.21.2015

SEAL

LEWIS E. AQÜI
RLA # 666-7140

L - 2 SHEET 3 OF

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:

A. Finish grading and final site preparation of all areas to be landscaped.
B. Furnishing and incorporating fertilizer and other soil amendments.
C. Furnishing plant materials and grass materials and installing same.
D. Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
E. Replacement of unsatisfactory plant material.
F. Clean-up.

3.00 SITE PREPARATION and SITE SITEWARDSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:
Stockpile and Protect disturbed Topsoil from erosion;
Control the path and velocity of runoff with silt fencing or equivalent;
Protect sewer inlets, streams, and lakes with straw bales or silt fencing;
Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.
When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants' , including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.
C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.
D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.
E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.
F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.
G. Grass materials shall consist of the following:
1. Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
2. Sodding installation :
a) Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.
b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids and thoroughly watered to wash the top dressing into the sodded surface.
c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.
d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permisson of the Landscape Architect.

I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.

J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting mix to be used for 4" soil blankets and backfilling around trees shall be: 60% coarse sand / 40% Inland Glades Muck. 70% sand / 30% muck shall be used in planters or areas with poor drainage.

B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.

C. Mulch: Mulch shall be shredded melaleuca, Grade B, clean, bright, and free of weeds, moss, sticks, and other debris.

D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.

B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.

C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees.
Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.

2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0/6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.

3. TREES OF 2 TO 3 ½" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 ½" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 ½" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.

5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.

6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.

E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.

F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate upon final acceptance of such work, but shall not discharge the Landscape Contractor from his responsibility to honor the guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the weeding, watering and normal pruning of plant material.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of 180 days, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 90 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees , shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.

7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

9.02 End

LEWIS AQÜÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48th STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

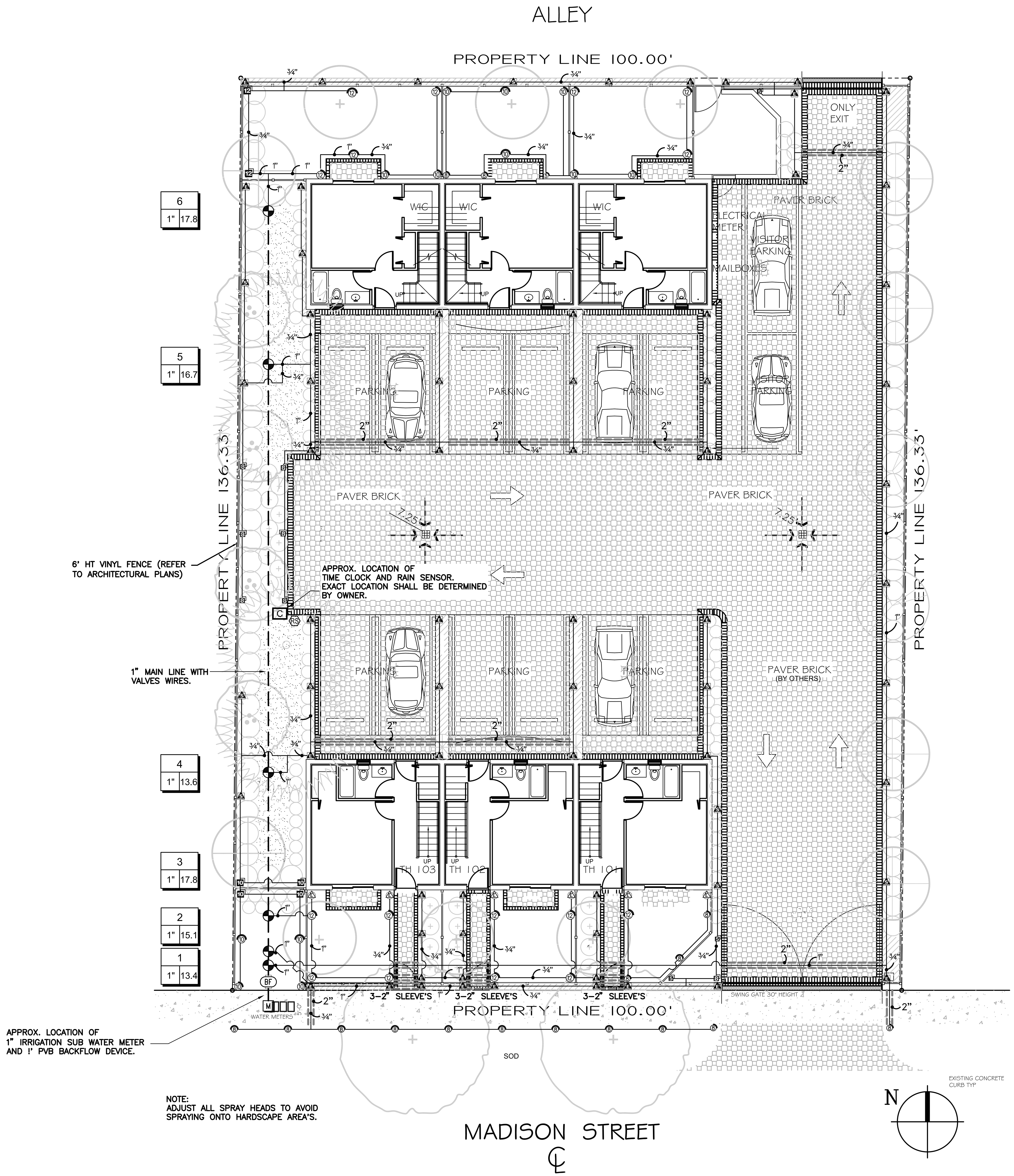
PARK SIDE PLACE
1813 MADISON STREET
HOLLYWOOD FL. 33020

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted.The drawings and information contained within are property of Lewis Aqüi Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
LANDSCAPE SPECIFICATION

DATE 06. 29. 15
DESIGN LA
DRAWN IP
SCALE 1/8" = 10'-0"
REVISIONS
SEAL

LEWIS E. AQÜI
RLA # 666-7140

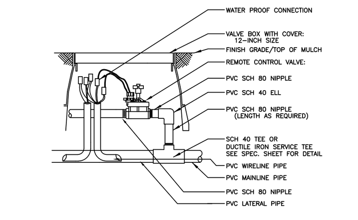


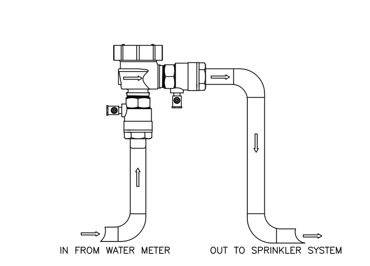
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST LCS RCS CST SST	Rain Bird 1806 15 Strip Series Turf Spray 6" popup.
Q T H F	Rain Bird 1806 5 Series MPR Turf Spray 6" popup.
Q T H F	Rain Bird 1806 8 Series MPR Turf Spray 6" popup.
Q T H F	Rain Bird 1806 10 Series MPR Turf Spray 6" popup.
Q T H TT TQ F	Rain Bird 1806 12 Series MPR Turf Spray 6" popup.
EST LCS RCS CST SST	Rain Bird 1800 15 Strip Series Shrub Spray on fixed riser.
Q T H F	Rain Bird 1800 5 Series MPR Shrub Spray on fixed riser.
Q T H F	Rain Bird 1800 8 Series MPR Shrub Spray on fixed riser.
Q T H F	Rain Bird 1800 10 Series MPR Shrub Spray on fixed riser.
Q T H TT TQ F	Rain Bird 1800 12 Series MPR Shrub Spray on fixed riser.

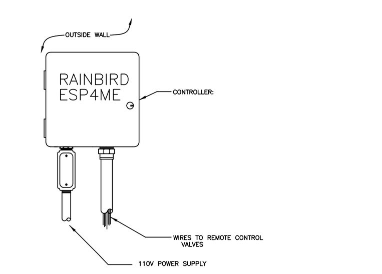
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB Electric Remote Control Valve
BF	Wilkins 720A 1" Pressure Vacuum Breaker
C	Rain Bird ESP4ME with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.
RS	Rain Bird RSD-BEx Rain Sensor, with bracket, extension wire
M	Water Meter 1" 1" Irrigation Sub Water Meter
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

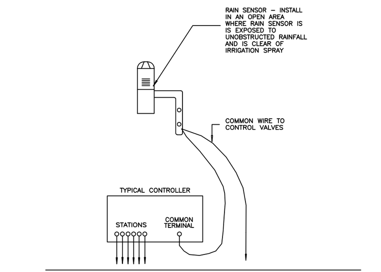

REMOTE CONTROL VALVE

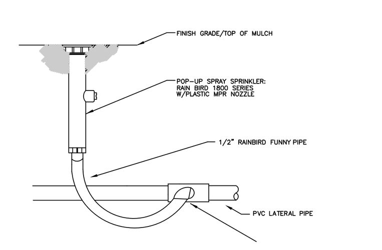


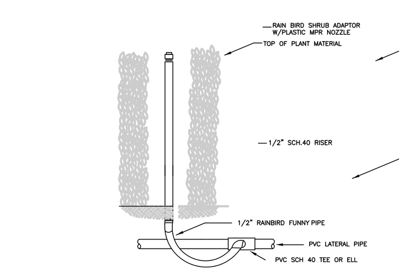
BACKFLOW PREVENTER



CONTROLLER


AUTOMATIC RAIN SENSOR


POP-UP SPRAY SPRINKLER


SHRUB ADAPATOR ON RISER

GENERAL NOTES

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

LEWIS AQÜÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48' STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

PARK SIDE PLACE
1813 MADISON STREET
HOLLYWOOD FL. 33020

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted.The drawings and information contained within are property of Lewis Aqüí Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
IRRIGATION PLAN

DATE
06. 29. 15

DESIGN
WB

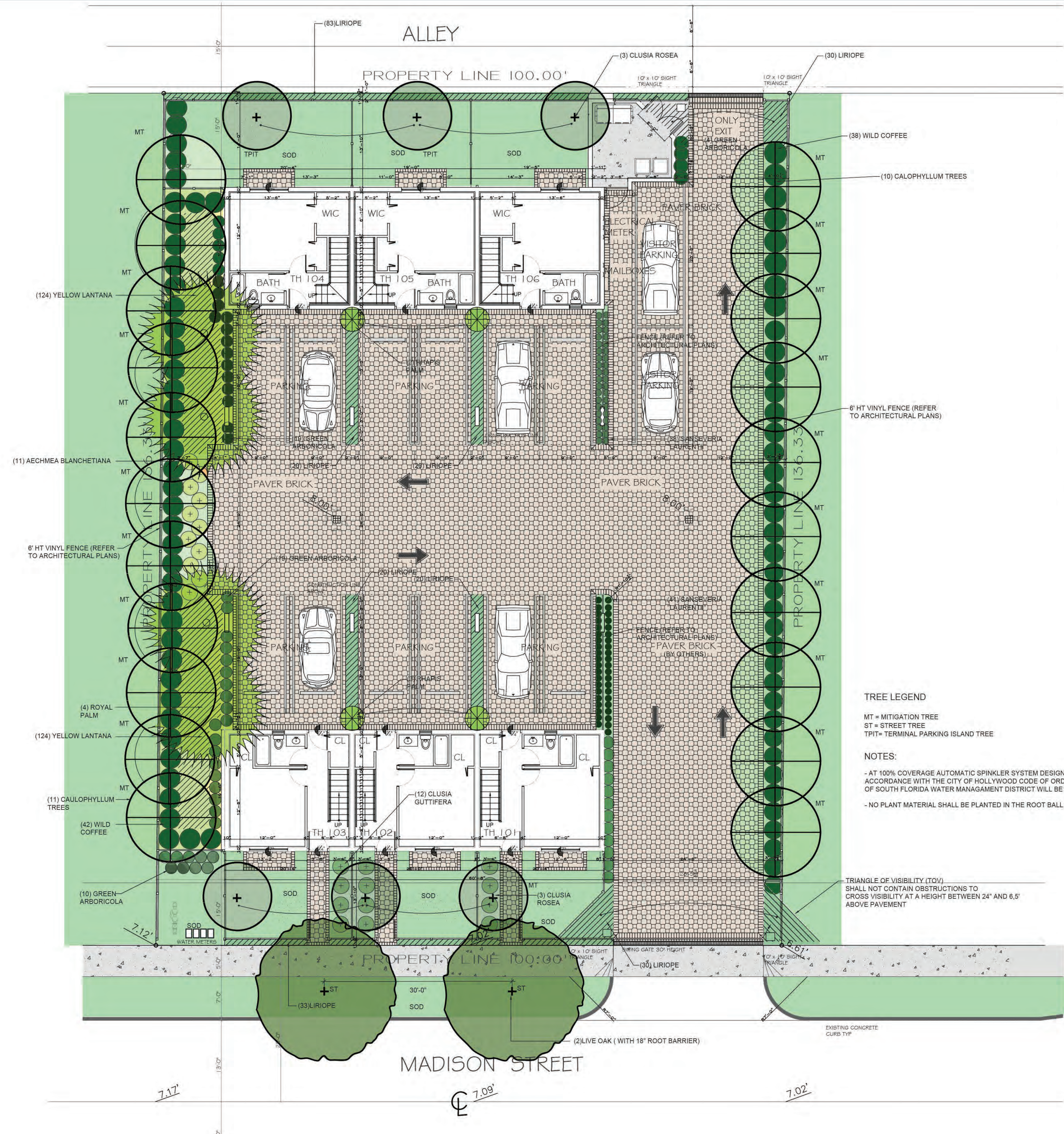
DRAWN
BB

SCALE
1/8" = 10'-0"

REVISIONS

SEAL

LEWIS E. AQÜI
RLA # 666-7140



LANDSCAPE REQUIREMENTS

Existing Zone	RMCRA 18	
Main Permitted Uses	Residential 18	
Land Use	RAC Zone	
Net Lot Area	.31 Acre	13,633 SF
Gross Lot Area	.38 Acre	16,883 SF

LANDSCAPE AREA

REQUIRED	PROVIDED
40% (4,089.90 SF)	32% (4,290 SF) **(Refer to Variance application)**

STREET TREES
(1) Tree/50 LF of street frontage

REQUIRED	PROVIDED
2	2

TERMINAL PARKING ISLAND TREE (TPIT)

REQUIRED	PROVIDED
2	2

SITE TREES
A minimum of (1) Tree/1000 SF of pervious area
4,290 SF = 5 TREES

REQUIRED	PROVIDED
5	(4) Royal Palms (1:1 Ratio) (3) Clusia Rosea **7 Trees Total**

Minimum # of species of trees

REQUIRED	PROVIDED
2	2

Native Plant Material
60% of required Trees

REQUIRED	PROVIDED
6	7

TREE LEGEND

MT = MITIGATION TREE
ST = STREET TREE
TPIT= TERMINAL PARKING ISLAND TREE

NOTES:

- AT 100% COVERAGE AUTOMATIC SPINKLER SYSTEM DESIGNED AT CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF SOUTH FLORIDA WATER MANAGAMENT DISTRICT WILL BE PROVIDED

- NO PLANT MATERIAL SHALL BE PLANTED IN THE ROOT BALL OF ANY TREE

LEWIS AQÜÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479
7408 B SW 48th STREET
MIAMI, FL 33155
PHONE: (305) 661-1855
FAX: (305) 661-1865

PARK SIDE PLACE
1813 MADISON STREET
HOLLYWOOD FL. 33020

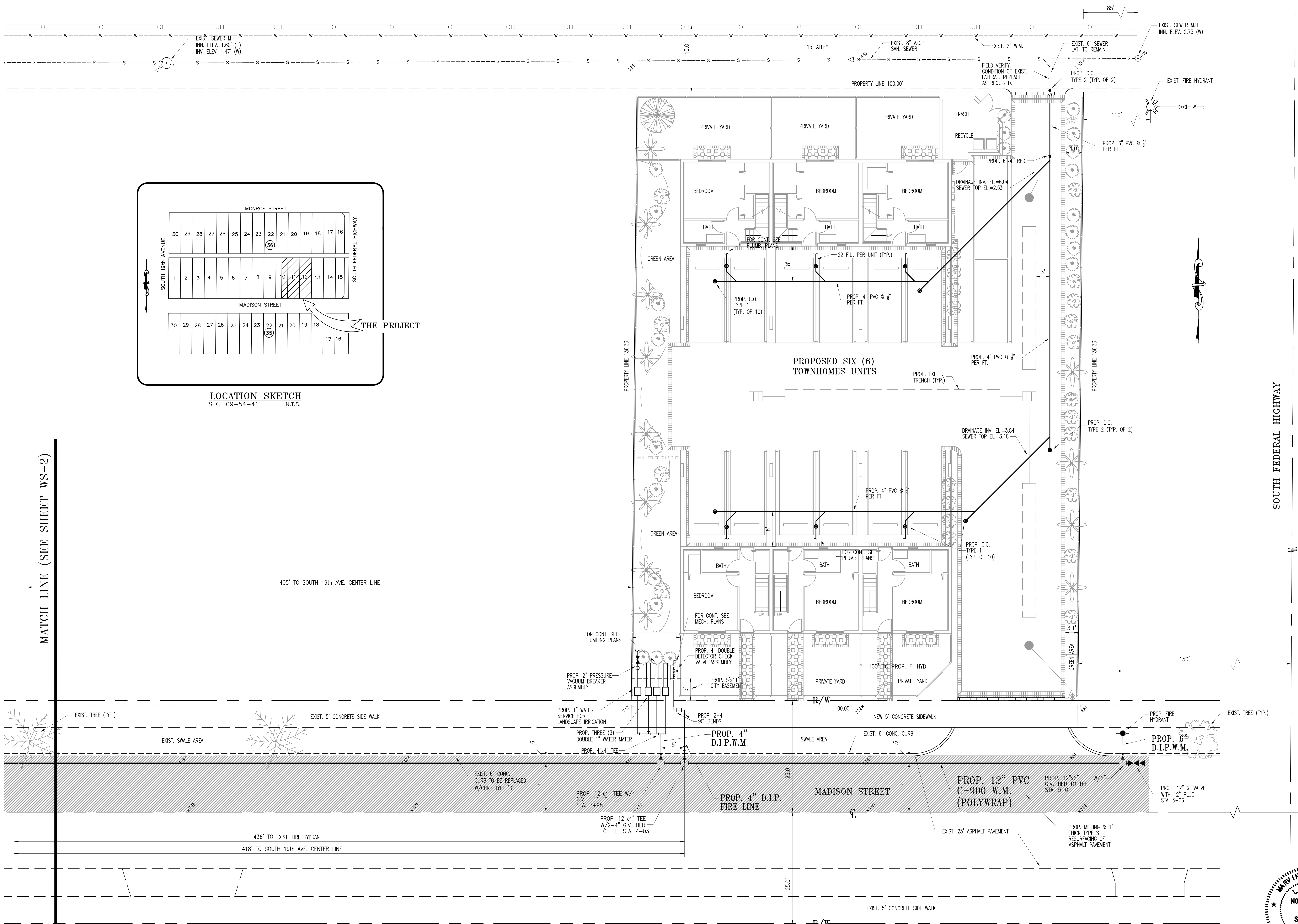
CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted. The drawings and information contained within are property of Lewis Aqüí Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
RENDERED PLANTING AND MITIGATION PLAN

DATE 06. 29. 15
DESIGN LA
DRAWN IP
SCALE 1/8" = 1'-0"
REVISIONS
1 As per TAC report comments. 09.21.2015

SEAL
LEWIS E. AQÜÍ
RLA # 666-7140

SHEET R - 1 OF 1



LOCATION SKETCH
SEC. 09-54-41 N.T.S.

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 10, AND ALL LOTS 11 AND 12 IN BLOCK 36 OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

WATER & SEWER DEMAND CALC'S:

6 UNITS X 141 GPD = 846 GPD

MARVIN J. ABARCA
LICENSE No. 49529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARVIN J. ABARCA
P.E. No. 49529
10/14/15

© WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS
9-28-15 CITY COMMENTS
10-14-15 CITY COMMENTS

AB ENGINEERS, INC.
ENGINEERING • PLANNING • INSPECTIONS
CERTIFICATE No. EB-7894
8010 N.W. 186 TERRACE, MIAMI, FL 33015
PHONE: (305) 829-2418
e-mail: mcrvin@abengineers.net

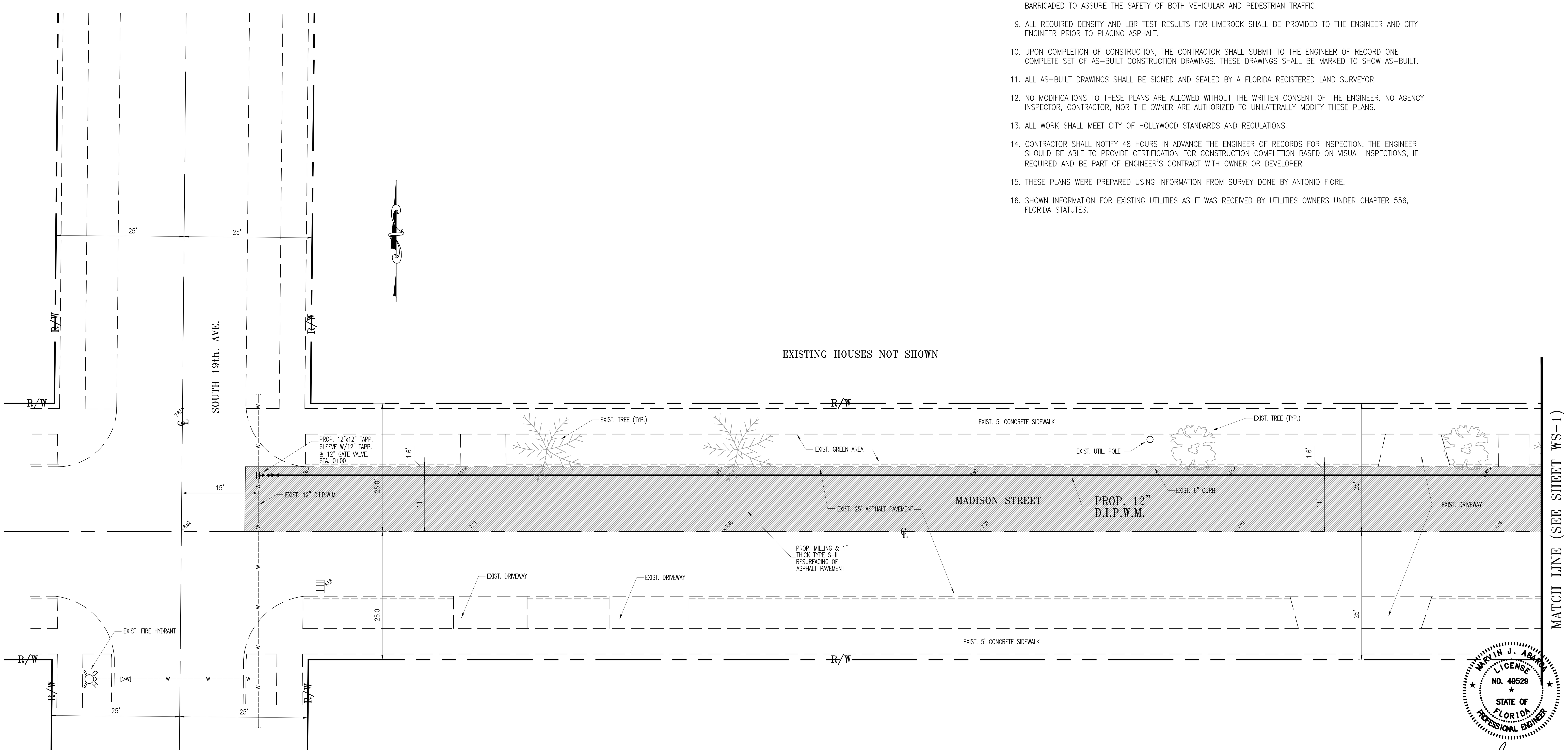
SITE ADDRESS:
1813 MADISON STREET,
HOLLYWOOD, FL.

DRAWING NAME : WATER AND SEWER PLAN
PROJECT : PARKSIDE PLACE
PREPARED FOR : LAS VILLAS JDL LLC.

DESIGNED : M.A.
DRAWN : R.G.
SCALE : 1"=10'
SHEET : 1
WS-1
OF 4 SHEETS
DATE : 5-21-15
PROJ. :

ENGINEERING NOTES:

1. IF DISCREPANCIES FOUND ON THESE PLANS OR BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. IT IS THE OBLIGATION OF THE BIDDER OR THE CONTRACTOR TO MAKE HIS OWN INVESTIGATION AND SATISFY HIMSELF FULLY OF THE SUB-SURFACE CONDITIONS PRIOR TO SUBMITTING HIS BID. FAILURE TO DO SO WILL RELIEVE HIM OF HIS OBLIGATION TO COMPLETE THE WORK FULLY AND ACCEPTABLE TO THE ENGINEER AND THE OWNER FOR THE CONSIDERATION SET FORTH IN HIS BID.
3. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISITING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS REPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
6. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURE ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
7. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID.
8. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
9. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER AND CITY ENGINEER PRIOR TO PLACING ASPHALT.
10. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
11. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
12. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
13. ALL WORK SHALL MEET CITY OF HOLLYWOOD STANDARDS AND REGULATIONS.
14. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED AND BE PART OF ENGINEER'S CONTRACT WITH OWNER OR DEVELOPER.
15. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY ANTONIO FIORE.
16. SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.



MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARVIN J. ABARCA
P.E. No. 49529
10/14/15

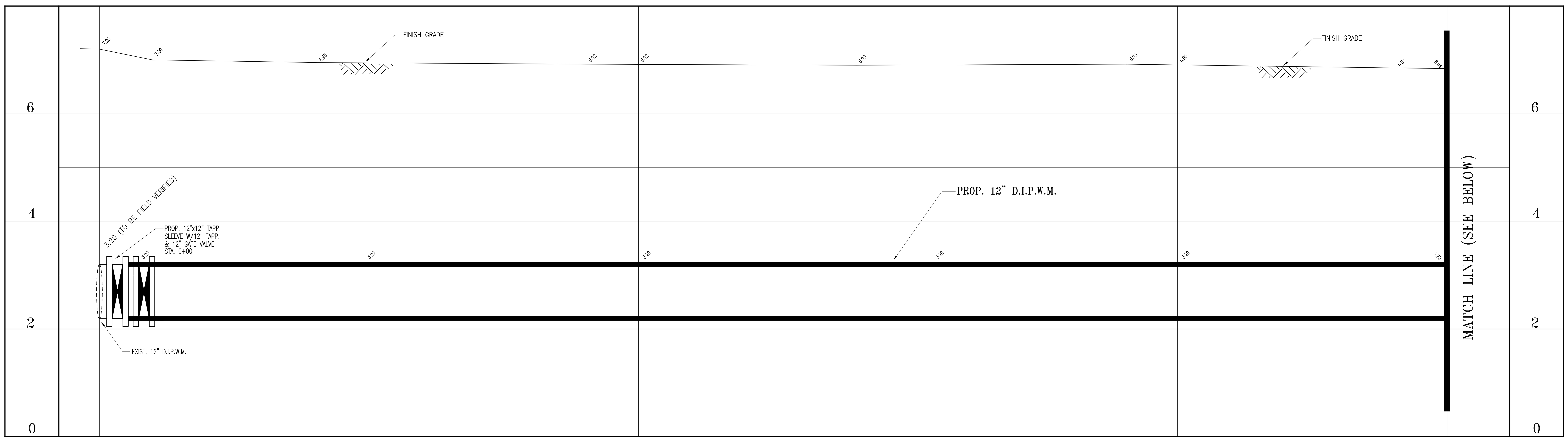
© WARNING: THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS
9-28-15 CITY COMMENTS
10-14-15 CITY COMMENTS

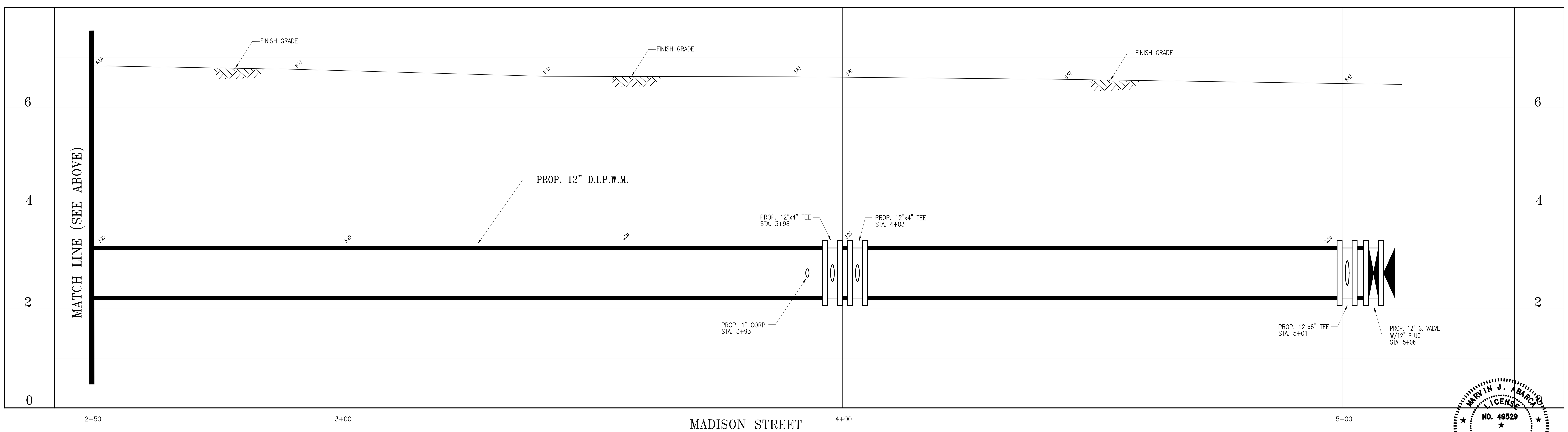
AB ENGINEERS, INC.
ENGINEERING • PLANNING • INSPECTIONS
CERTIFICATE No. EB-7894
8010 N.W. 186 TERRACE, MIAMI, FL. 33015
PHONE: (305) 829-2418
e-mail: marvin@abengineers.net

DRAWING NAME : WATER AND SEWER PLAN
PROJECT : PARKSIDE PLACE
SITE ADDRESS: 1813 MADISON STREET., HOLLYWOOD, FL.
PREPARED FOR : LAS VILLAS JDL LLC.

DESIGNED : M.A.
DRAWN : R.G.
SCALE : 1"=10'
SHEET : 2
WS-2
OF 4 SHEETS
DATE : 5-21-15
PROJ. :



MADISON STREET
HOR. 1"=10' VER. 1"=1'



MADISON STREET
HOR. 1"=10' VER. 1"=1'

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARVIN J. ABARCA
P.E. No. 49529
10/14/15

© WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS
9-28-15 CITY COMMENTS
10-14-15 CITY COMMENTS

AB ENGINEERS, INC.
ENGINEERING • PLANNING • INSPECTIONS
CERTIFICATE No. EB-7894
8010 N.W. 186 TERRACE, MIAMI, FL. 33015
PHONE: (305) 829-2418
e-mail: mbarva@abengineers.net

DRAWING NAME : WATER PROFILES

PROJECT : PARKSIDE PLACE

SITE ADDRESS: 1813 MADISON STREET, HOLLYWOOD, FL.

PREPARED FOR : LAS VILLAS JDL LLC.

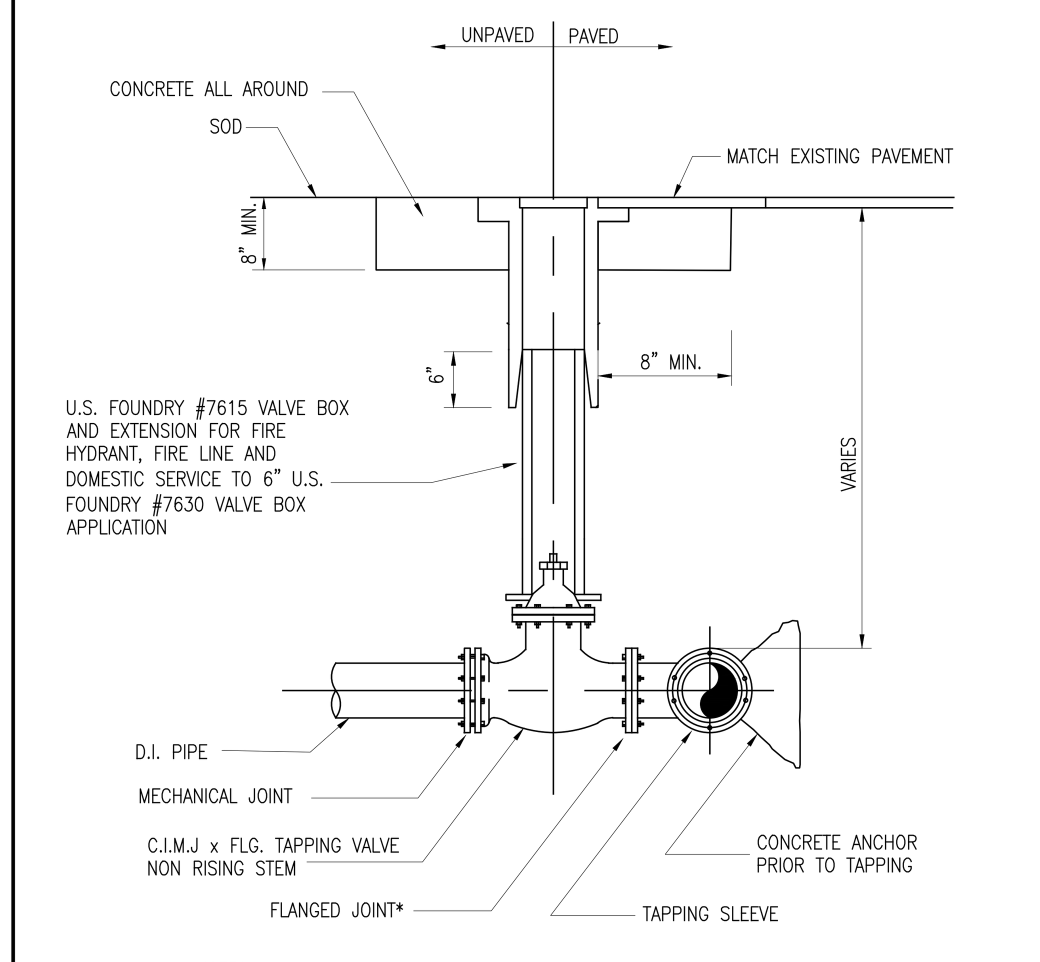
DESIGNED :	M.A.
DRAWN :	R.G.
SCALE :	1"=10'
SHEET :	3
	WS-3
OF	4 SHEETS
DATE :	5-21-15
PROJ. :	

WATER SYSTEM NOTES:

1. SPECIFICATIONS FOR THIS PROJECT SHALL BE CITY OF HOLLYWOOD AND BROWARD COUNTY HEALTH DEPARTMENT.
2. DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I. A.W.W.A. C–151/A 21.51–02 AND LINED AND COATED PER A.N.S.I. A.W.W.A. C–104/A–214–03. 20" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE
3. ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE, CONFORMING TO A.N.S.I. A.W.W.A. C–900–97, OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON
4. FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I. A.W.W.A. C–110/A21.10–03. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER A.N.S.I. A.W.W.A.C–104/A–21.4–03.
5. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
6. GATE VALVES 3" OR LESS SHALL BE NIBCO T–133 OR T–136 WITH MALLEABLE HAND WHEELS. NO
7. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
8. RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS. THRUST BLOCKS SHALL NOT BE ALLOWED.
9. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR PIPE DEPTH. ALL BOXES SHALL CONFORM WITH A.W.W.A. SPECIFICATIONS WITH A SHAFT OF NO LESS THAN 5 INCHES AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE.
10. GATE VALVES 4" OR LARGER SHALL MEET A.N.S.I. A.W.W.A. C–500–02 SPECIFICATION (LATEST REVISION). VALVES SHALL BE MUELLER CO. OR APPROVED EQUAL.
11. FIRE HYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL #A–423, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.
12. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18" ABOVE FINISHED GRADE.
13. ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FROM PLUG VALVE. NO GATE VALVES ARE TO BE
14. CITY OF HOLLYWOOD AND/OR BROWARD COUNTY HEALTH DEPT. WILL TAKE ALL BACTERIOLOGICAL TESTS, TO BE SCHEDULED VIA INSPECTOR. IF OTHERWISE SPECIFIED IN CONTRACT DETAILED SPECIFICATION AND/OR AUTHORIZED BY THE ENGINEER OF RECORD, BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CERTIFIED ENVIRONMENTAL TESTING LABORATORY.
15. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF HOLLYWOOD,
16. PIPE SHALL BE TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINIMUM TEST PERIOD OF 6 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER A.N.S.I. A.W.W.A. SPECIFICATIONS OF C–600–99 LEAKAGE FORMULA: Q = SD P/133,200

Q = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
D = DIAMETER OF THE PIPE TESTED, IN INCHES.
S = TOTAL LENGTH OF PIPE TESTED, IN FEET.
P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.

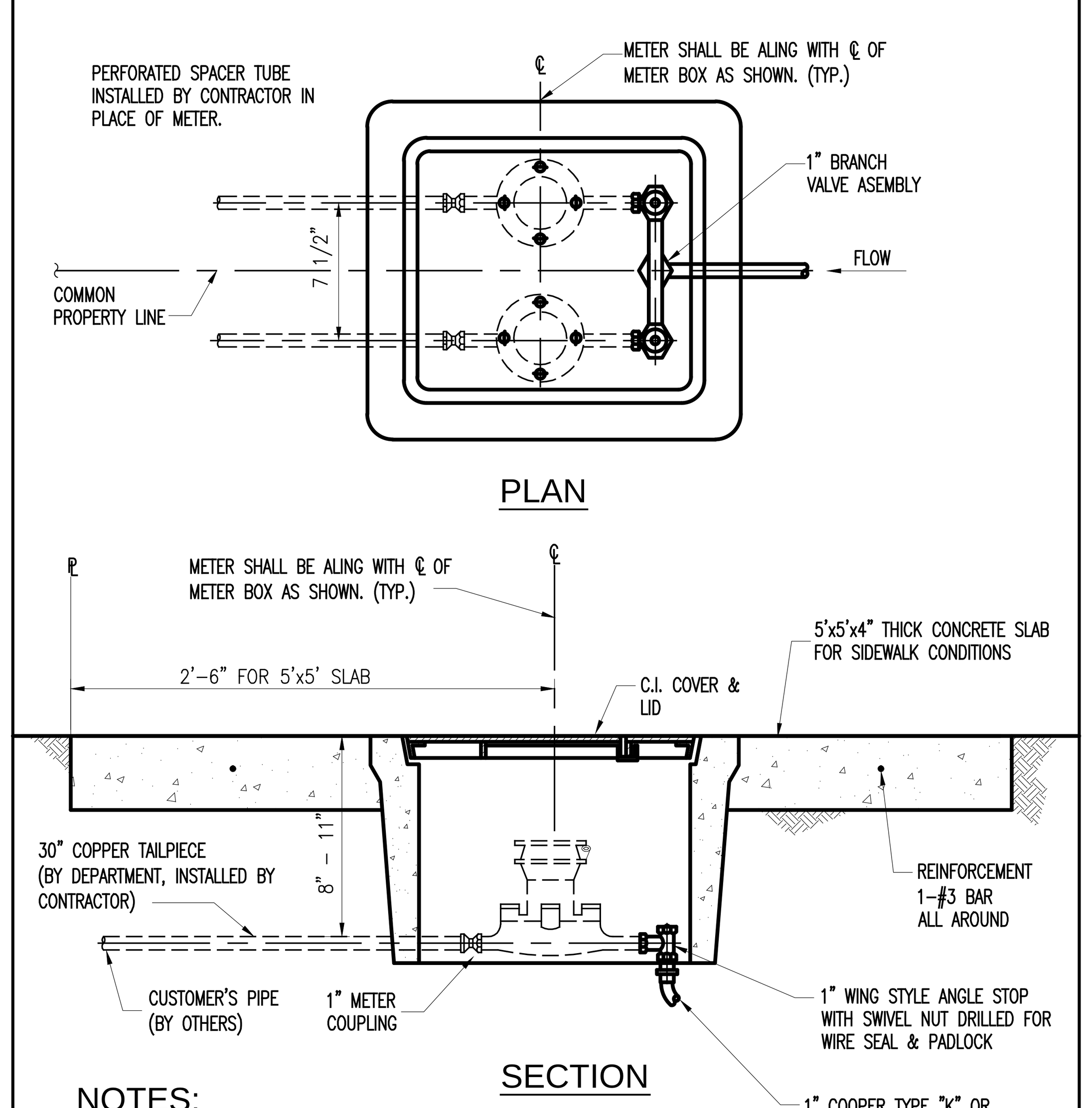
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 36" EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.
18. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I. A.W.W.A. C–651–05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1500 FEET.
19. DEAD END WATER MAINS 6" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT.
20. THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN CONDUCTED AND THE RESULTS ARE APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD.
21. ALL SERVICE LINES SHALL BE COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 3408, A.S.T.M. D–2737, S.D.R. 9, 200 P.S.I.
22. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE
23. WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18" VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6" MUST BE MAINTAINED AT
24. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
25. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.
26. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP AND/OR PVC C–900, WITH A MINIMUM VERTICAL CLEARANCE OF 6". THE WATER MAIN SHOULD BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
27. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
28. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
29. ALL DIP SHALL HAVE ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION AND IT SHALL BE USED ONLY IF AS DETERMINED BY THE DESIGN ENGINEER, BASED ON FIELD CONDITIONS.
30. RETAINER GLANDS/MEGALUG SHALL BE USED ONLY IF AUTHORIZED BY THE ENGINEER AND SHALL CONFORM TO A.N.S.I. A.W.W.A. STANDARDS C 111/A–21.11–00, OR LATEST REVISION.
31. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.
32. GLANDS SHALL BE CLOW CORPORATION MODEL F–1058 , STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.
33. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I. A.W.W.A. C 111/A–21.11–00 AND A.S.T.M. A588.
34. ALL P.V.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI–BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.V.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM". WATER DISTRIBUTION PIPE SHALL BE OF "BLUE" COLOR.
35. DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18" ABOVE THE WATER MAIN.
36. ALL P.V.C. MAINS MUST HAVE #6 COPPER WIRE, SINGLE STAND, PLACED ON TOP OF PIPE ,SHALL BE ELECTRICALLY CONTINUOUS OVER THE ENTIRE LENGTH OF THE PIPE , AND FASTENED EVERY 10' WITH A #12 WIRE.



NOTES
1. DUCTILE IRON M.J. TAPPING SLEEVES SHALL BE USED FOR C.I OR D.I PIPE, WHEN MAKING A FULL DIAMETER TAP. WHERE THE TAP IS LESS THAN THE DIAMETER OF THE EXISTING MAIN, A STAINLESS STEEL SLEEVE MAY BE USED.
2. TAP SLEEVE TO BE ROMAC STAINLESS STEEL STYLE (SST) OR JCM 432 FOR A.C OR PLASTIC PIPE.

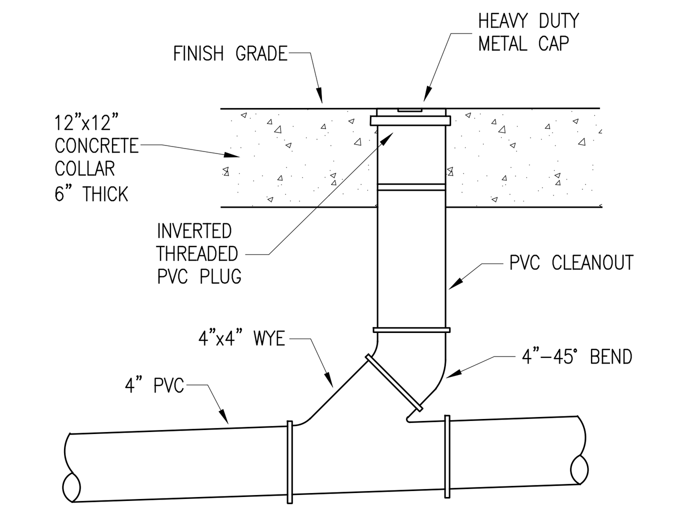
TAPPING WATER MAIN TO EXISTING MAIN DETAIL
N.T.S.
SCALE: N.T.S.

NOTES: 1. METERS WILL NOT INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

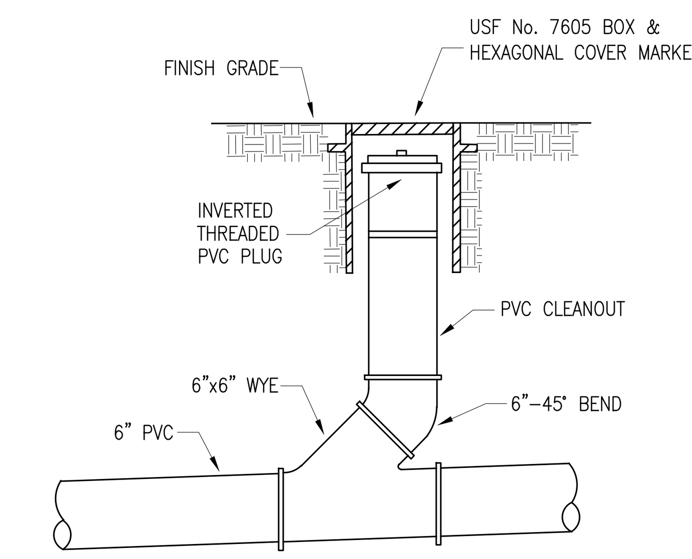


NOTES:
1) USE DUAL METER BOX
2) CONCRETE SLAB REINFORCEMENT SHALL BE ONE No. 3 BAR ALL ROUND
3) METERS SHALL BE INSTALL BETWEEN TO SEPARATE FLAGS OF CONCRETE

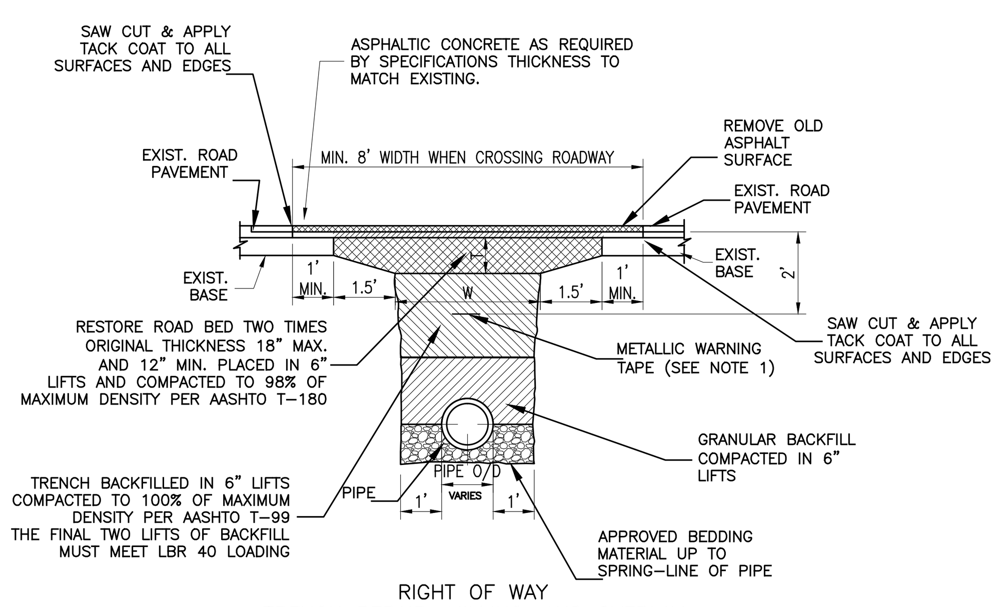
1" WATER METER DETAIL
N.T.S.



TYPICAL CLEANOUT DETAIL TYPE 1
N.T.S.



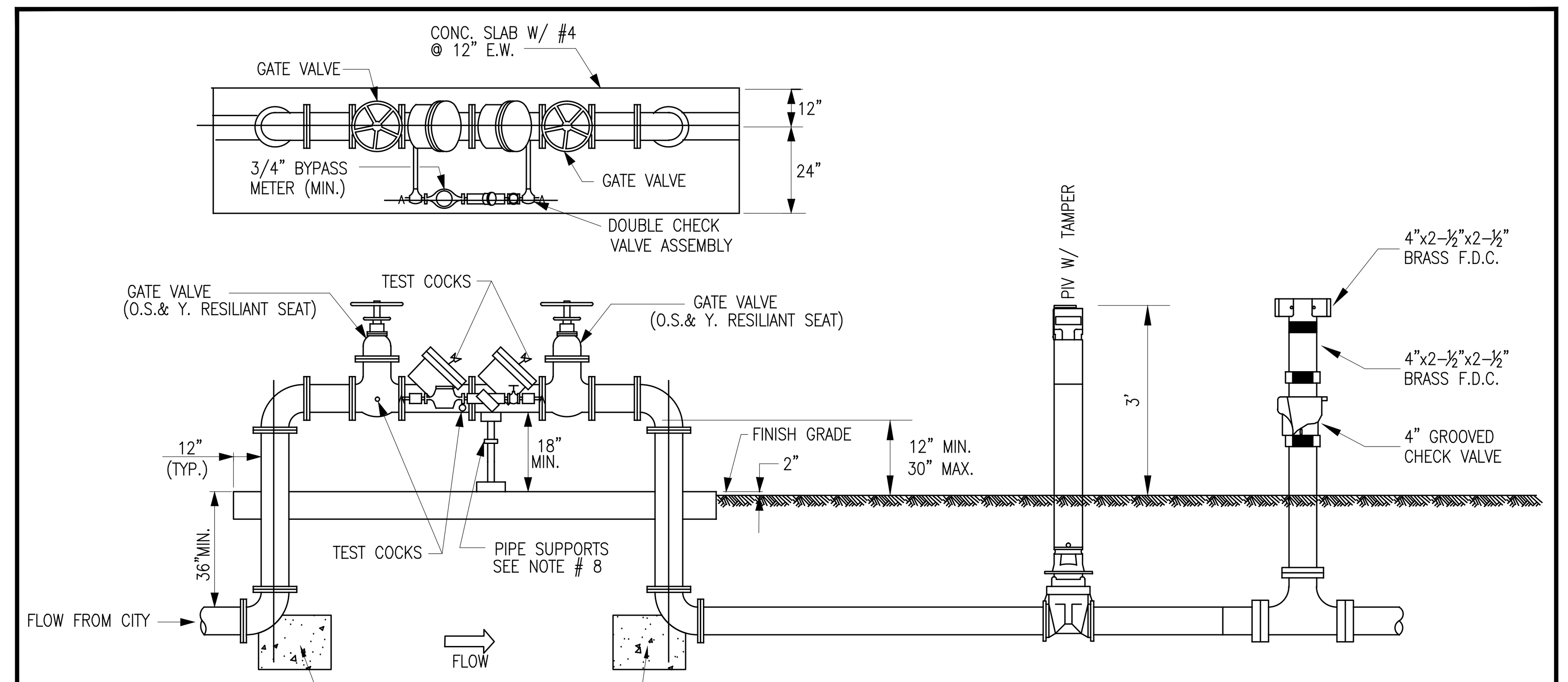
TYPICAL CLEANOUT DETAIL TYPE 2
N.T.S.



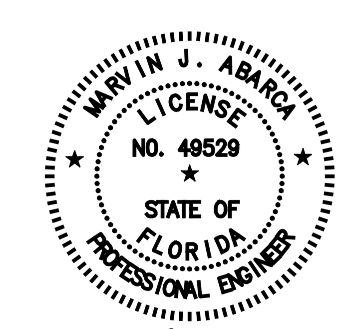
NOTES:
1.METALLIC WARNING TAPES SHALL BE INSTALLED 24" BELOW FINISH GRADE ABOVE MAIN. (SEE SPECIFICATION 2320 SECTION 3.6 FOR MARKING TYPE)
2.UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.
3.REPLACE ALL LANE MARKINGS AND REFLECTIVE MARKERS.

T=6" PARKING
T=8" RESIDENTIAL STREETS
T=10" MAJOR STREETS (4 LANE)
T=12" MAJOR STREETS (6 LANE)
2T=18" MAX. 12" MIN.

TYPICAL TRENCH AND PAVEMENT RESTORATION
N.T.S.



TYPICAL BACKFLOW W/ PIV & FDC ASSEMBLY DETAIL
N.T.S.



MARVIN J. ABARCA
P.E. No. 49529
10/14/15

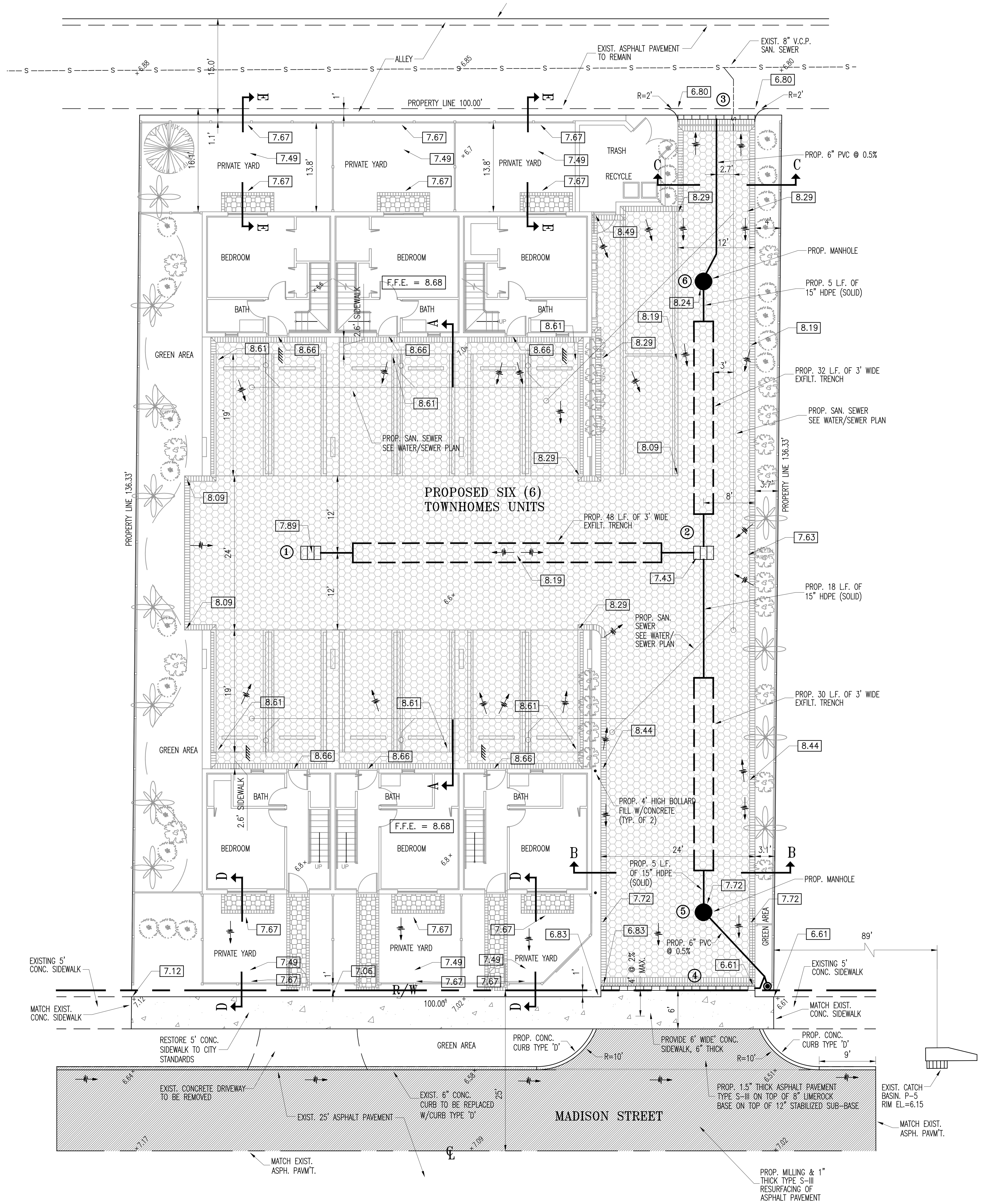
© WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS
9-28-15 CITY COMMENTS

AB ENGINEERS, INC.
ENGINEERING • PLANNING • INSPECTIONS
CERTIFICATE No. EB-7894
8010 N.W. 186 TERRACE, MIAMI, FL. 33015
PHONE: (305) 829-2418
e-mail: marvin@abengineers.net

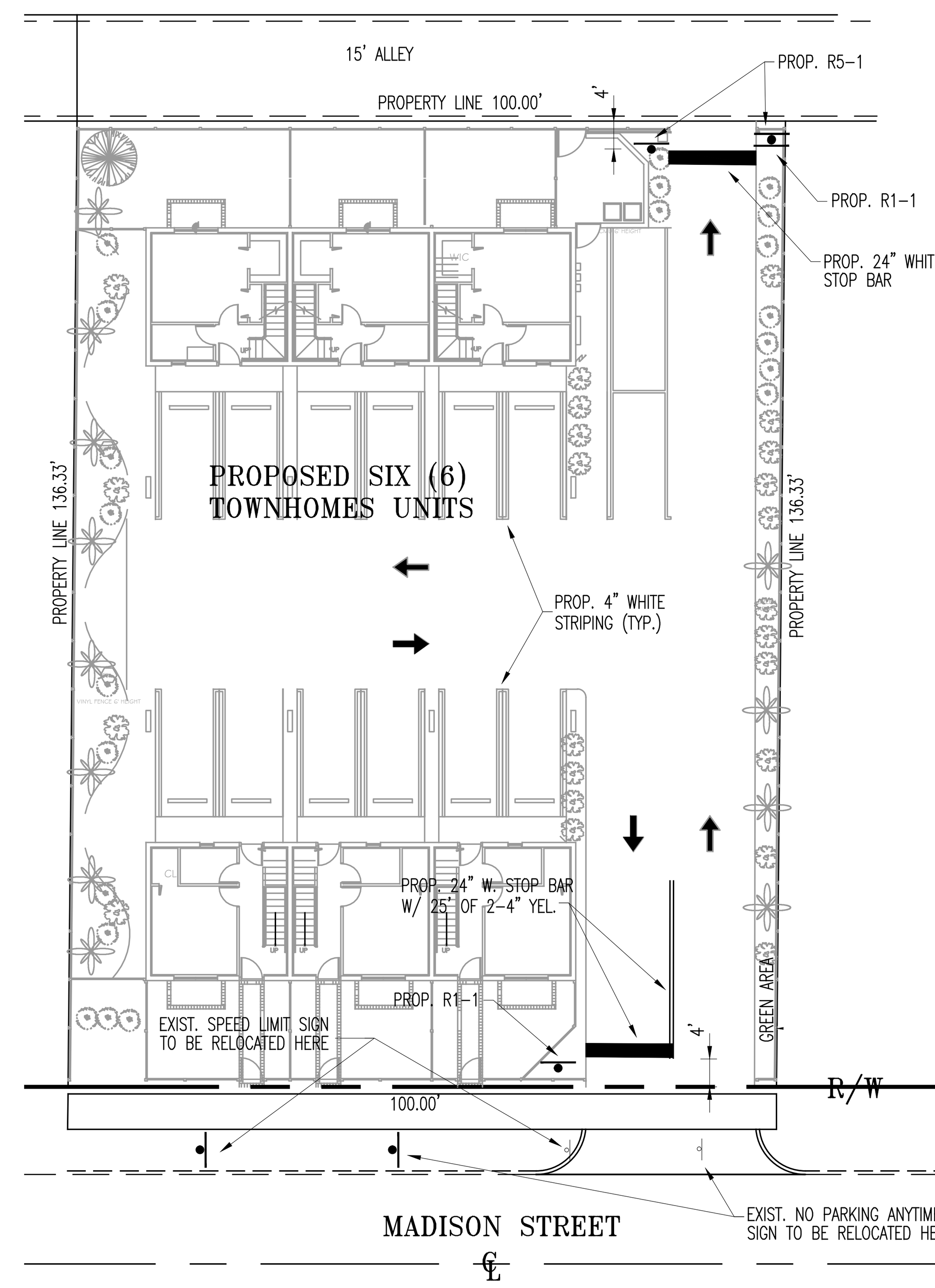
DRAWING NAME : WATER & SEWER DETAILS & NOTES
PROJECT : PARKSIDE PLACE
SITE ADDRESS: 1813 MADISON STREET., HOLLYWOOD, FL.
PREPARED FOR : LAS VILLAS JDL LLC.

DESIGNED : M.A.
DRAWN : R.G.
SCALE : INDICATED
SHEET : 4
WS-4
OF 4 SHEETS
DATE : 5-21-15
PROJ. :

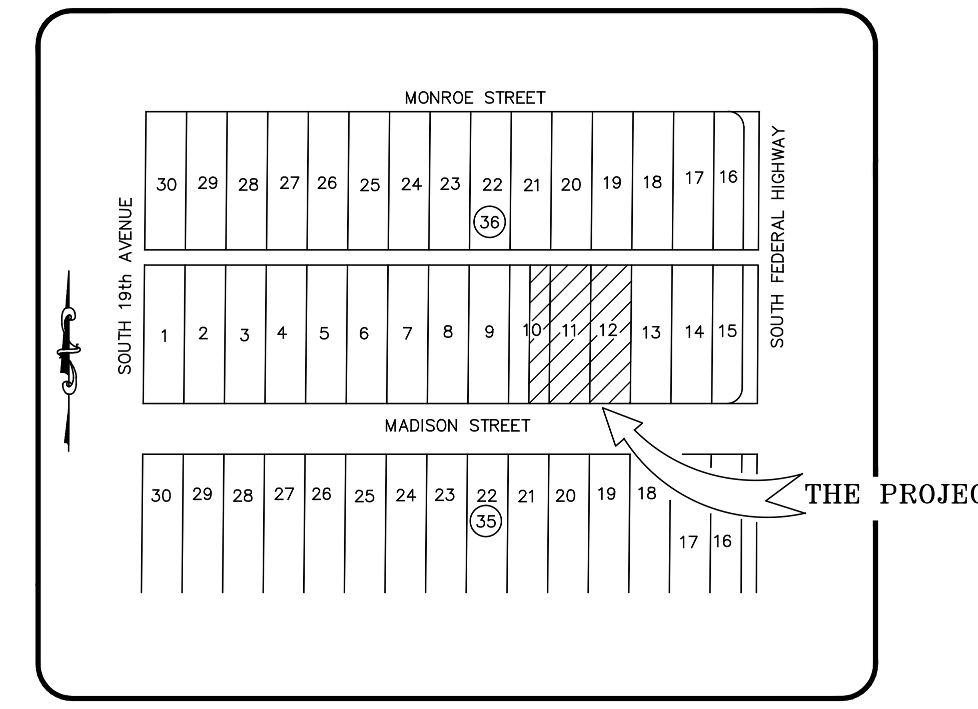


STRUCTURE DRAINAGE DATA

STRUCTURE NUMBER	TYPE OF STRUCTURE	SIZE OF STRUCTURE	RIM EL.	PIPE INV. EL.	BOTTOM OF STRUCT. EL.	BOTTOM OF TRENCH. EL.	TRENCHES FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)	PIPE DIAM. (IN.)	TYPE OF PIPE	BAFFLE
1	SWALE C. BASIN	42" DIAM.	7.89	4.64 (E)	1.14	1.89	1	2	48	3.00	15	H.D.P.E.	(E)
2	SWALE C. BASIN	48" DIAM.	7.43	4.18 (N,S,W)	0.68	1.43	2 2	5 6	30 32	3.00 3.00	15 15	H.D.P.E. H.D.P.E.	(N,W) (S)
3	TRENCH DRAIN	SEE DETAIL AT PD-2	6.80	SEE DETAIL AT PD-2	SEE DETAIL AT PD-2	—	—	—	—	—	—	—	—
4	TRENCH DRAIN	SEE DETAIL AT PD-2	VARIES	SEE DETAIL AT PD-2	SEE DETAIL AT PD-2	—	—	—	—	—	—	—	—
5	MANHOLE	36" DIAM.	7.72	4.18 (N)	2.18	—	—	—	—	—	—	—	—
6	MANHOLE	36" DIAM.	8.24	4.18 (S)	2.18	—	—	—	—	—	—	—	—



PAVEMENT MARKINGS & SIGNS PLAN
1"=20'



LOCATION SKETCH
SEC. 09-54-41 N.T.S.

ENGINEERING NOTES:

1. IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
3. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISITING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
5. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
6. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
7. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
8. ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
9. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
10. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. ALL DRIVING SURFACES MUST BE CONSTRUCTED WITH EIGHT (8) INCH LIMEROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 ON TOP OF STABILIZED SUB-BASE.
12. ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
13. ALL WORK SHALL MEET CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.
14. ALL DRAINAGE SHALL BE EXFILTRATION TRENCHES PER CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.
15. WATER TABLE PER BROWARD COUNTY D.P.E.P. MAP IS 0.50 N.A.V.D.
16. 100 YEAR PER BROWARD COUNTY D.P.E.P. MAP IS 5.10 N.A.V.D.
17. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL AMERICAN VERTICAL DATUM 1988.
18. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
19. ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY. FOR DETAILED SPECIFICATIONS SEE M.D.C.P.W.D. SPECS., SECTION 30.
20. ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
21. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY ANTONIO FIORE PROFESSIONAL LAND SURVEYORS AND MAPPERS.
22. FLOOD INSURANCE RATE MAP, ZONE X, BASE FLOOD ELEV. NOT AVAILABLE, MAP NUMBER 12011C0569H, MAP REVISED AUGUST 18, 2014.
23. SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
24. DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 10, AND ALL LOTS 11 AND 12 IN BLOCK 36 OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- +11.27 EXISTING ELEVATION
- 7.60 PROPOSED ELEVATION
- F.F.E. = 7.80 PROPOSED FINISH FLOOR ELEVATION
- PROPOSED C. BASIN W/ EXFILTRATION TRENCH
- 10 PROPOSED CATCH BASIN STRUCTURE NUMBER
- PROPOSED FLOW OF RUNOFF
- PROPOSED CHANNEL TRENCH DRAIN
- PROPOSED FLUSH GRADE AREA

NOTE FOR SIGNAGE:

ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARVIN J. ABARCA
P.E. No. 49529
10/14/15

© WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

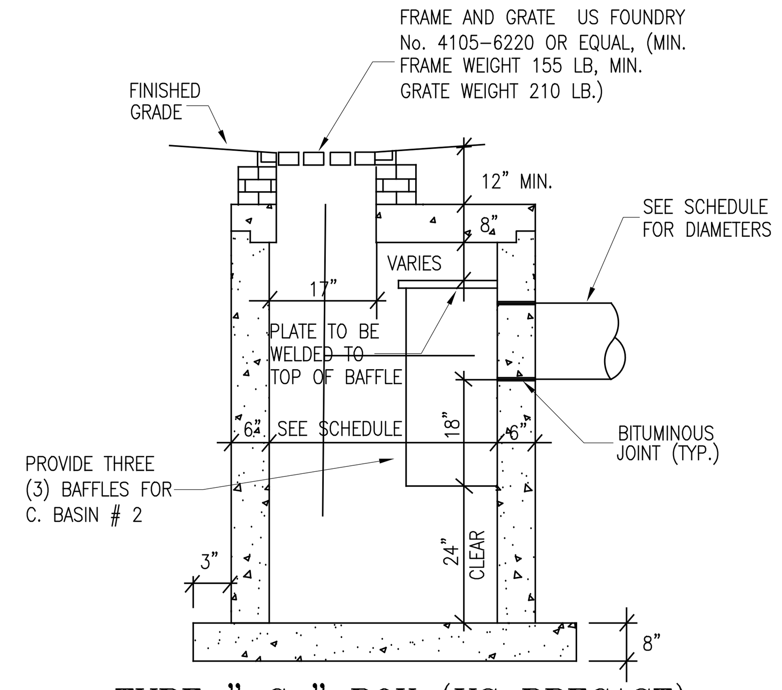
REVISIONS
9-28-15 CITY COMMENTS
10-14-15 CITY COMMENTS

AB ENGINEERS, INC.
ENGINEERING • PLANNING • INSPECTIONS
CERTIFICATE No. EB-7894
8010 N.W. 186 TERRACE, MIAMI, FL. 33015
PHONE: (305) 829-2418
e-mail: marvin@abengineers.net

SITE ADDRESS:
1813 MADISON STREET.,
HOLLYWOOD, FL.

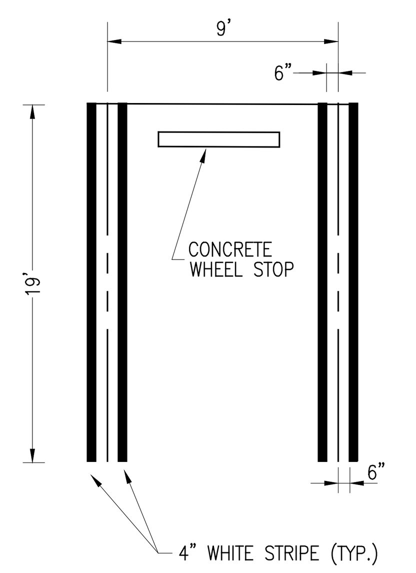
DRAWING NAME : PAVING AND DRAINAGE PLAN
PROJECT : PARKSIDE PLACE
PREPARED FOR : LAS VILLAS JDL LLC.

DESIGNED : M.A.
DRAWN : R.G.
SCALE : 1"=10'
SHEET : 1
PD-1
OF 2 SHEETS
DATE : 5-21-15
PROJ. :

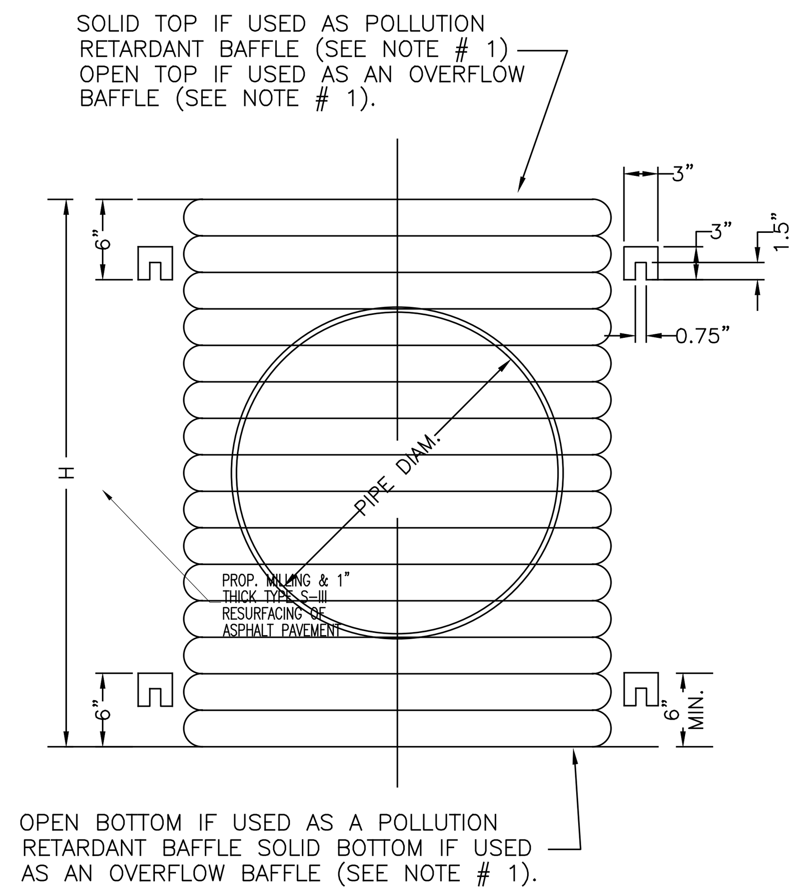


TYPE " C " BOX (US PRECAST)
N.T.S.

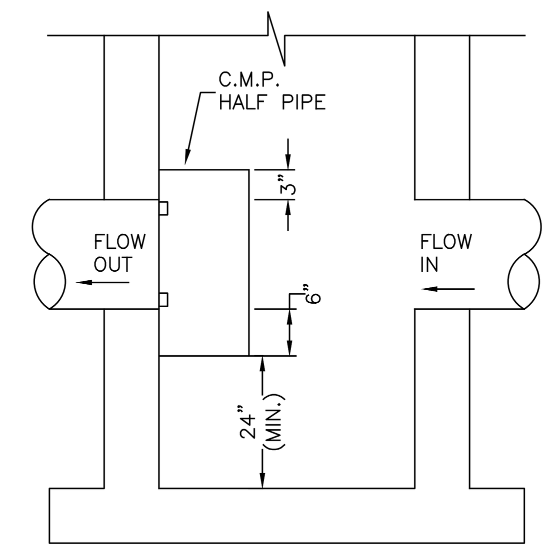
NOTE FOR CATCH BASIN GRATES:
CONTRACTOR TO PROVIDE ON ALL CATCH BASINS HINGED FRAME GRATES PER P.W.D. SD 2.3



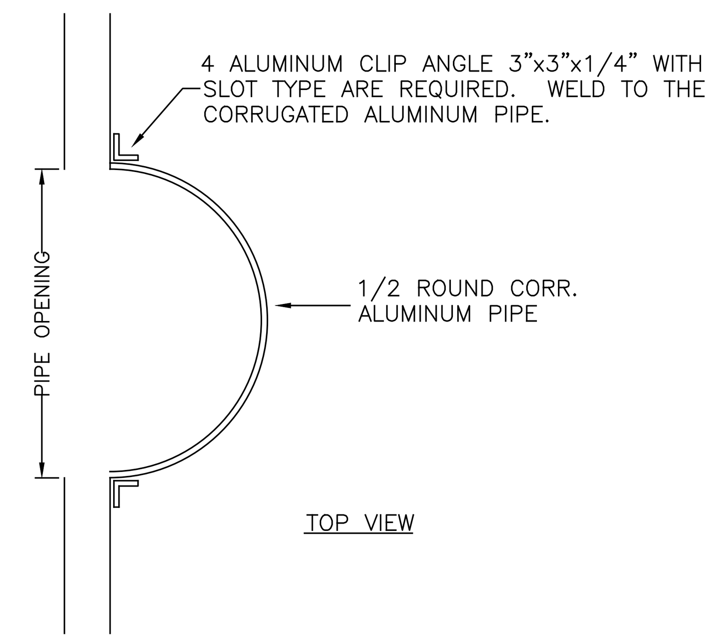
DOUBLE STRIPPING DETAIL
N.T.S.



FRONT VIEW



SIDE VIEW



TOP VIEW

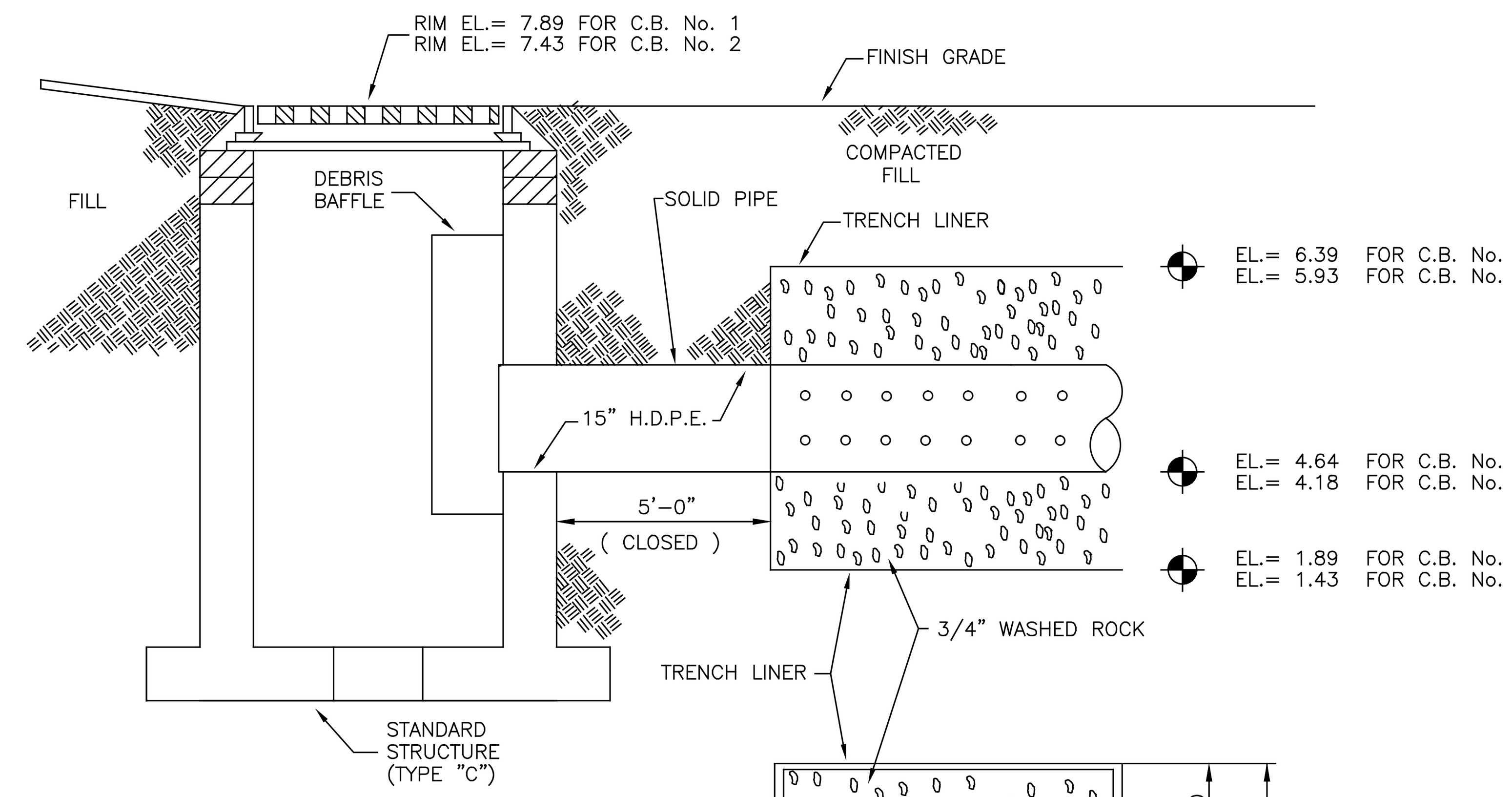
STANDARD DIMENSIONS

PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

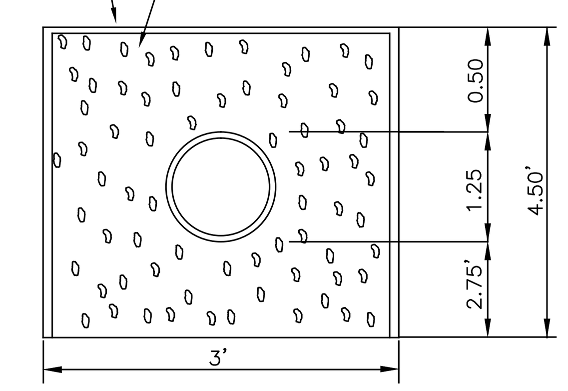
NOTES:

1. ALUMINUM SHEETS OF SAME THICKNESS (GAGE) AS PIPE SHOULD BE WELDED TO CLOSED OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES.

TIPYCAL DETAIL
POLLUTION RETARDANT BAFFLE



LONGITUDINAL SECTION

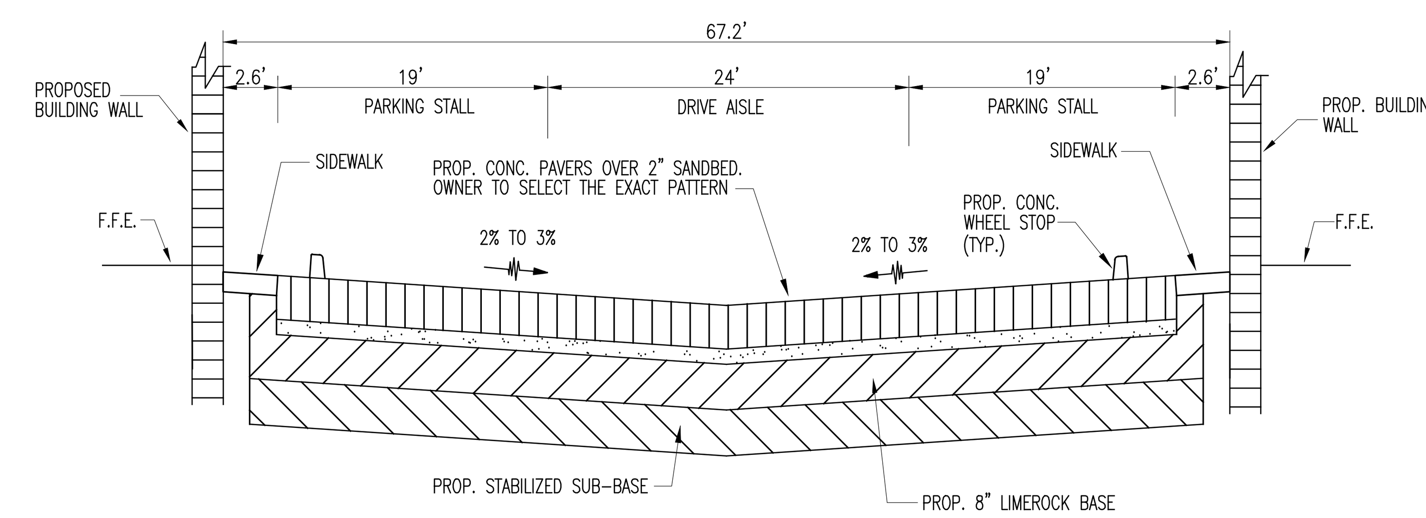


TRANSVERSE SECTION

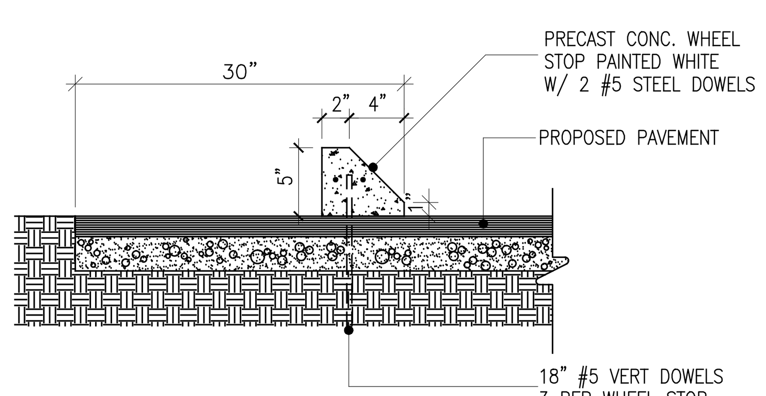
NOTES:

1. PIPES SHALL TERMIMATE TWO FEET FROM END OF TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED (CAPS ENDS OR PIPE).
2. SIDES AND TOP AND BOTTOM OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL OVERLAP LINER A MINIMUM OF TWO FEET AT TOP OF TRENCH.

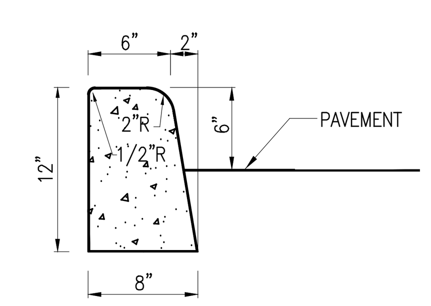
TIPYCAL DETAIL EXFILTRATION TRENCH



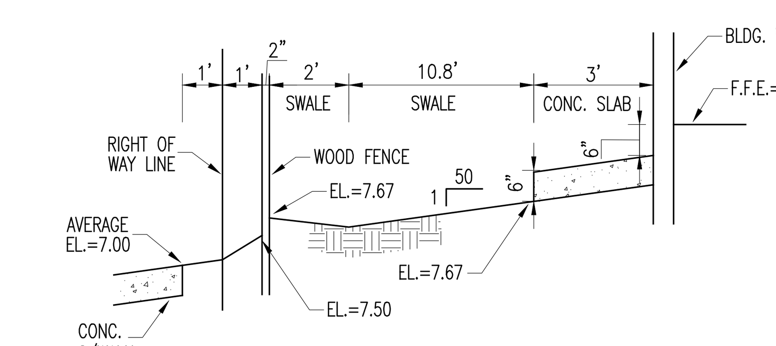
SECTION A–A
N.T.S.



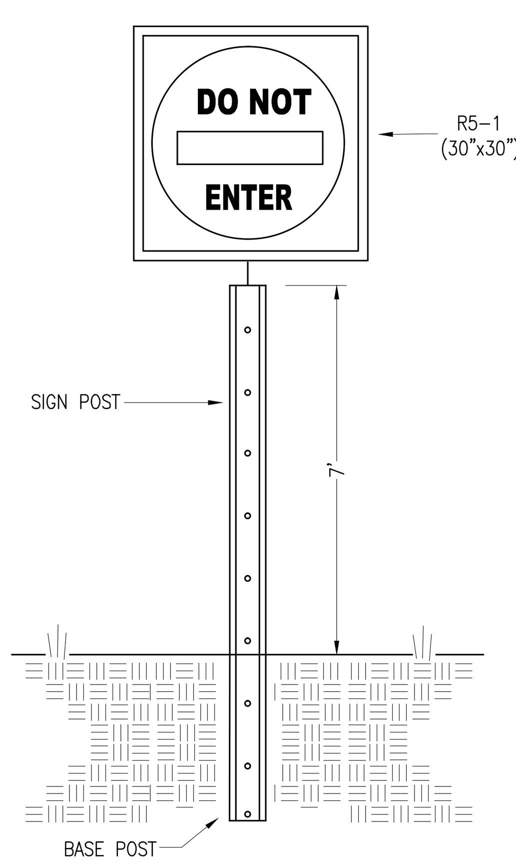
TYPICAL WHEEL STOP DETAIL
N.T.S.



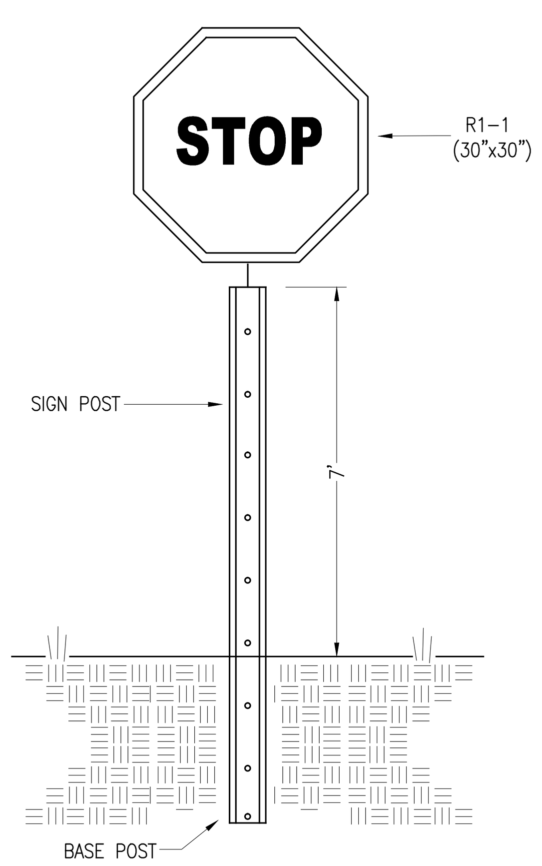
6" CONC. CURB
TYPE 'D'
N.T.S.



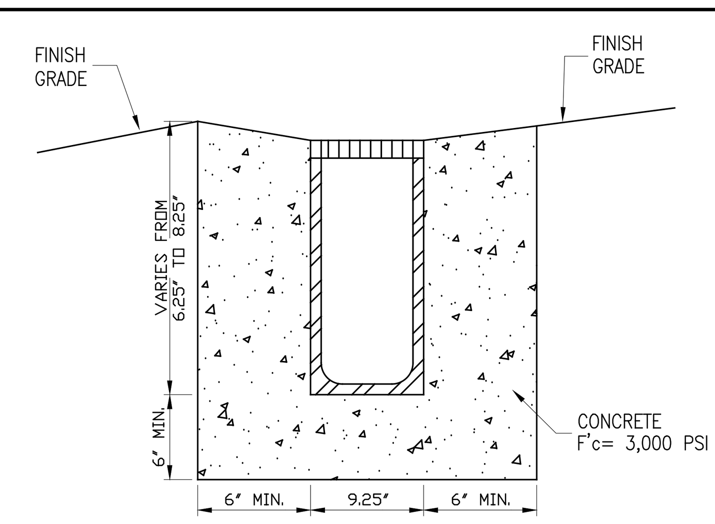
SECTION D–D
N.T.S.



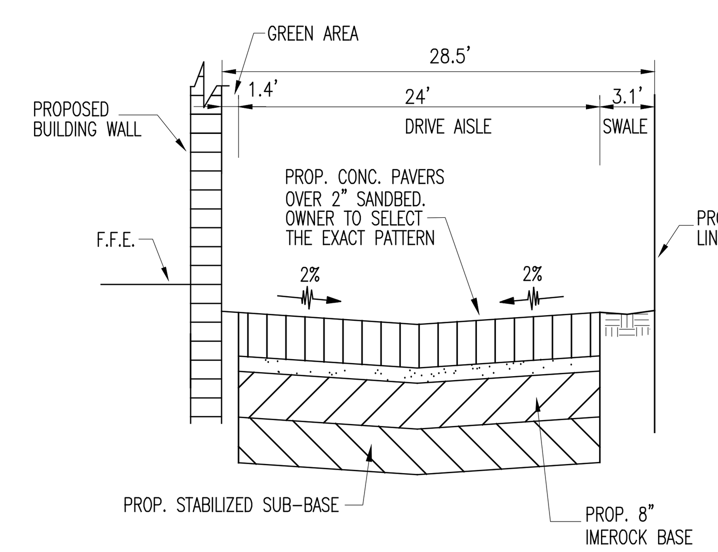
DO NOT ENTER SIGN DETAIL
N.T.S.



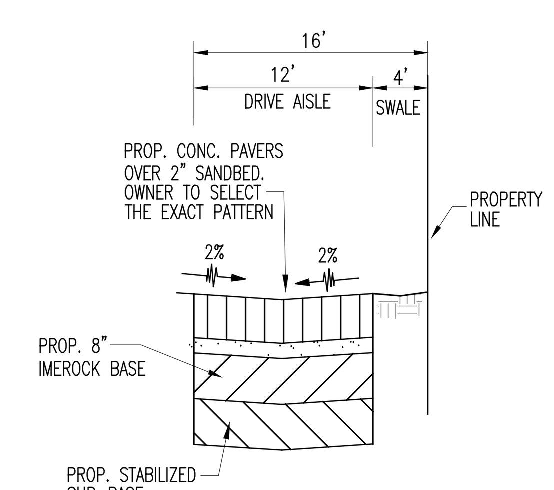
STOP SIGN DETAIL
N.T.S.



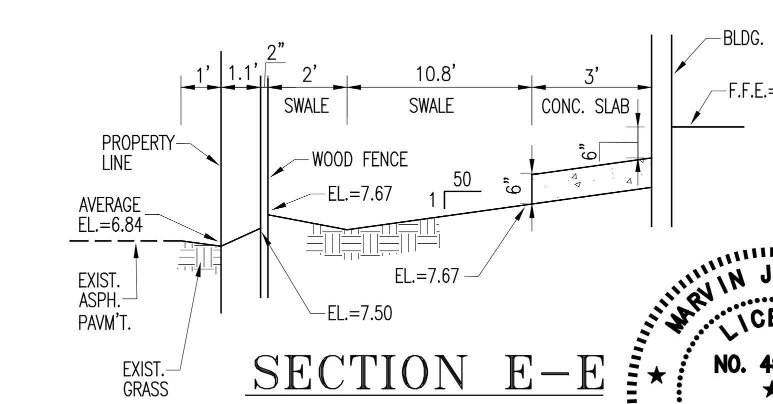
ZURN CHANNEL TRENCH
(Z-882 PERMA TRENCH)
N.T.S.



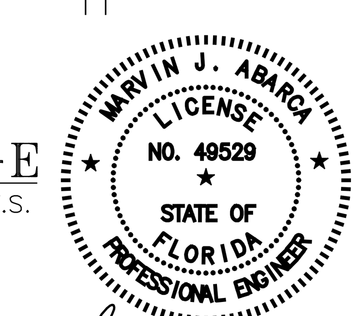
SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION E–E
N.T.S.



MARVIN J. ABARCA
P.E. No. 49529
10/14/15

© WARNING: THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

REVISIONS

9-28-15 CITY COMMENTS
10-14-15 CITY COMMENTS

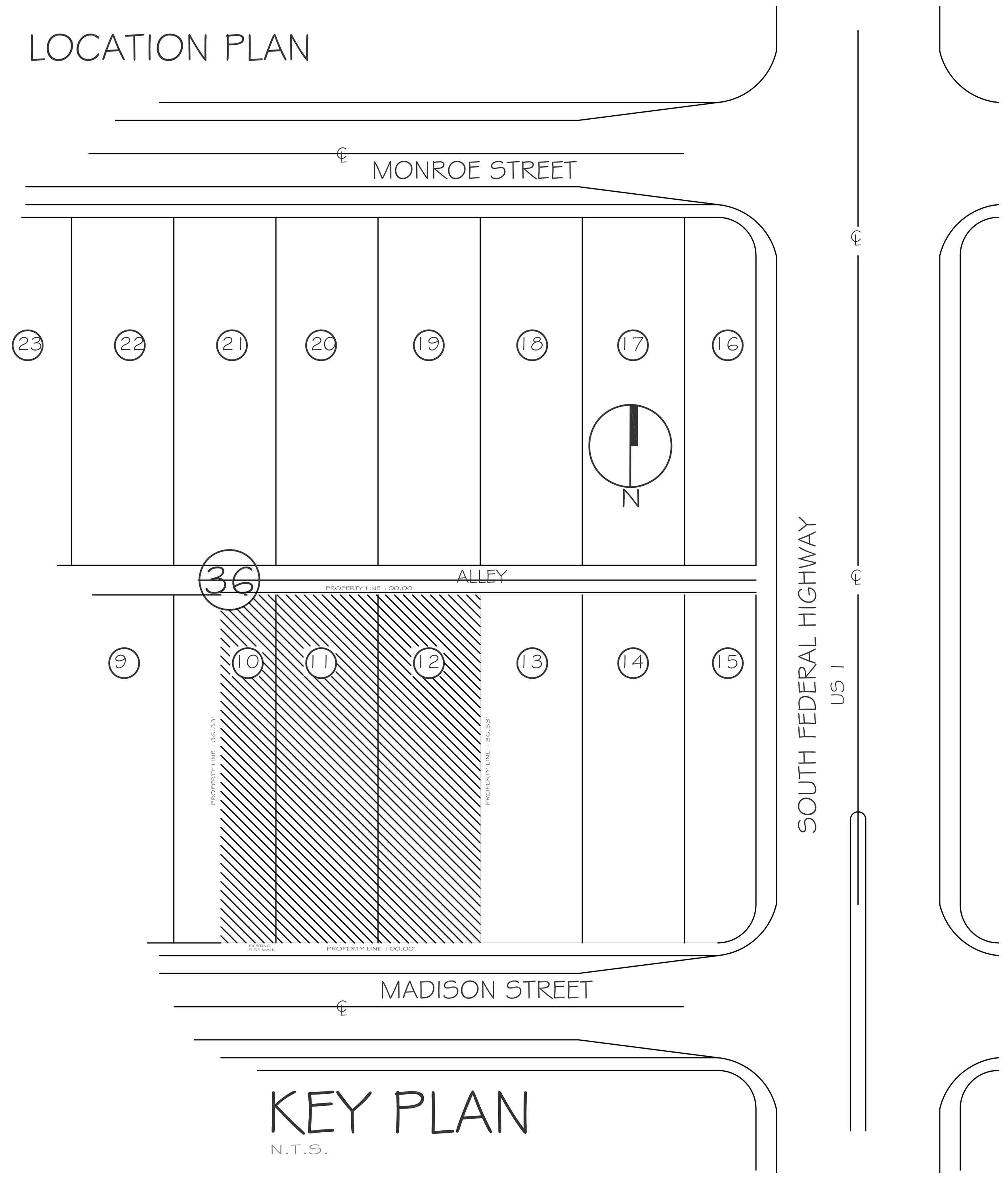
AB ENGINEERS, INC.
ENGINEERING • PLANNING • INSPECTIONS
CERTIFICATE No. EB-7894
8010 N.W. 186 TERRACE, MIAMI, FL 33015
PHONE: (305) 829-2418
e-mail: marvin@abengineers.net

SITE ADDRESS:
1813 MADISON STREET,
HOLLYWOOD, FL.

DRAWING NAME : PAVING AND DRAINAGE DETAILS
PROJECT : PARKSIDE PLACE
PREPARED FOR : LAS VILLAS JDL LLC.

DESIGNED : M.A.
DRAWN : R.G.
SCALE : INDICATED
SHEET : 2
PD-2
OF 2 SHEETS
DATE : 5-21-15
PROJ. :

LOCATION PLAN

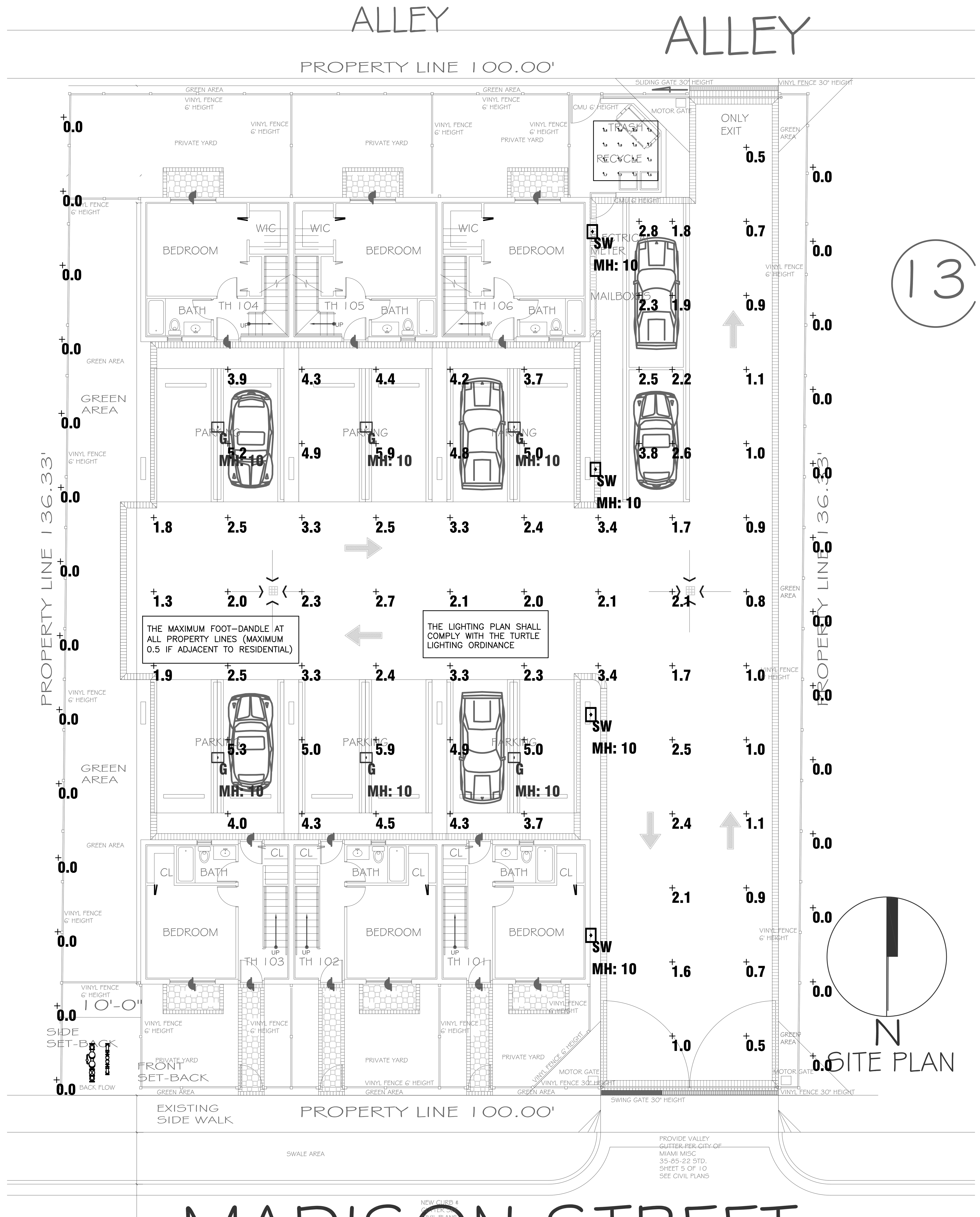


KEY PLAN

N.T.S.

Luminaire Schedule							
Project: PARKSIDE PLACE HOLLYWOOD, FL 6-5-2015							
Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	6	G	VISIONAIRE PGA-1-T5W-32LC-3-4K	N.A.	0.850	35	210
	4	SW	VISIONAIRE VSC-1-T4-16LC-3-4K	N.A.	0.850	19	76

Calculation Summary					
Project: PARKSIDE PLACE HOLLYWOOD, FL 6-5-2015					
Label	Avg	Max	Min	Avg/Min	Max/Min
GUEST PARKING AND DRIVE	1.91	3.8	0.5	3.82	7.60
PRIVATE GARAGE	4.69	5.9	3.7	1.27	1.59



MADISON STREET

PHOTOMETRIC PLAN

SCALE 1/8" = 1'-0"

ROLANDO GUARDO
LICENSE
No. 61028
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RMG Engineering Inc.
CONSULTING ENGINEERS

REVISIONS

SHEET PH-1 OF 4 SHEET

JOB: PARKSIDE PLACE

PROPERTY ADD.: 1813 Madison Street Hollywood Fl. 33020

OWNER: LAS VILLAS JDL LLC.

PHONE #: 786 413 4951

HERNANDO A CARRILLO P.A.

FLORIDA REG. AR: 0005956 AIA

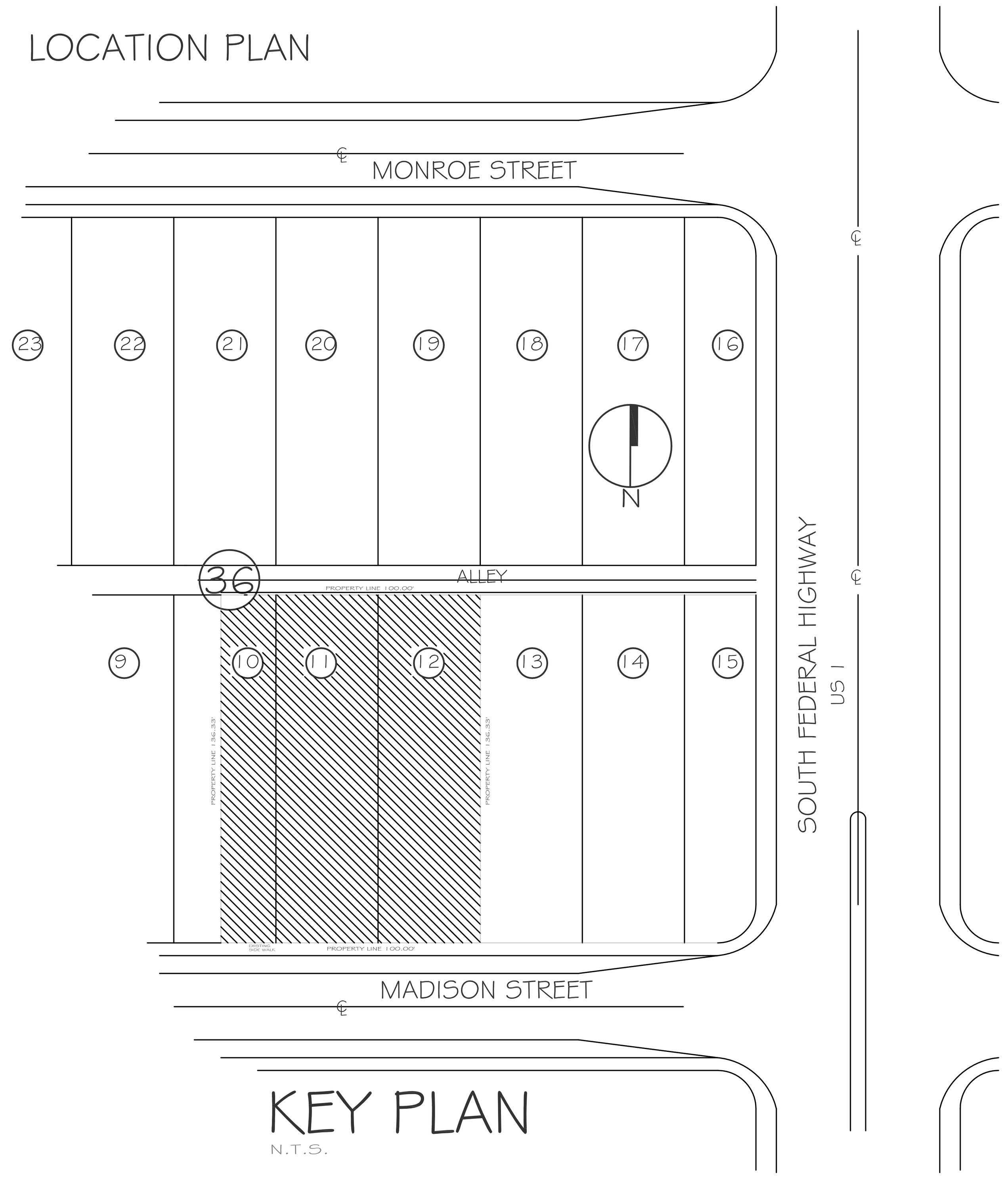
JEMY DESIGN CORP.

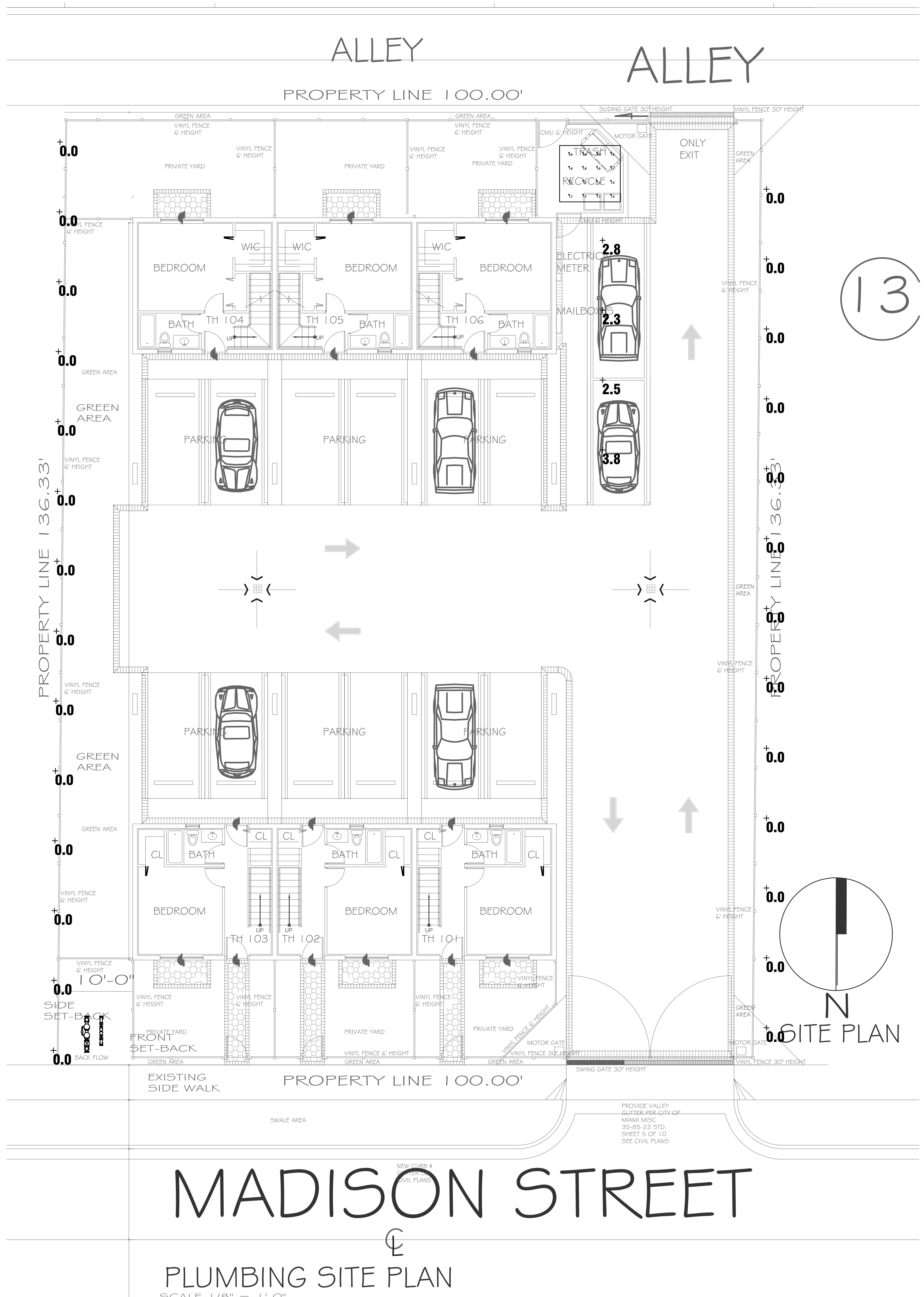
DESING TEAM JAVIER R. MARIN Architect Intl. Assoc. AIA

175 S.W. 7th St. Suite 2201-25 Latitude One MIAMI, FL. 33130 PHONE: (786) 564 4311 www.jemy-design.com

SCALE AS NOTED

SHEET PH-1 OF 4 SHEET





PLUMBING FIXTURES LOAD PROJECT: PARKSIDE PLACE									
PLUMBING FIXTURE	NUMBER	FU	WSFU HOT	WSFU COLD	WSFU TOTAL	SUBTOTAL FU	SUBTOTAL WSFU HOT	SUBTOTAL WSFU COL	SUBTOTAL WSFU TOTAL
LAVATORY	18	1	0.5	0.5	0.7	18	9	9	12.6
WATER CLOSET	18	3	0	2.2	2.2	54	0	39.6	39.6
SINK	12	2	1	1	1.4	24	12	12	16.8
BATHTUB	18	2	1	1	1.4	36	18	18	25.2
DISH WASHER	6	0	0	1.4	1.4	0	0	8.4	8.4
CLOTHES WASHER	6	2	1	1	1.4	12	6	6	8.4
TOTAL	0					144	45	93	111
				SANITARY DIAMETER		4"@1/8"	DOMESTIC WATER TOTAL GPM		46
				SEWER DEMAND GPD		1,800	DOMESTIC WATER TOTAL GPD		66240

SHEET P-0 OF 4 SHEET

JOB: PARKSIDE PLACE
PROPERTY ADD.: 1813 Madison Street Hollywood Fl. 33020
OWNER: LAS VILLAS JDL LLC.
PHONE #: 786 413 4951

HERNANDO A CARRILLO P.A.
FLORIDA REG. AR. 0005956 AIA

JEMY DESIGN CORP.
DESING TEAM JAVIER R. MARIN
Architect
Intl. Assoc. AIA
175 S.W. 7th St. Suite 2201-25 Latitude One
MIAMI, FL 33130
PHONE: (786) 564 4311
www.jemy-design.com

SCALE AS NOTED

SHEET P-0 OF 4 SHEET

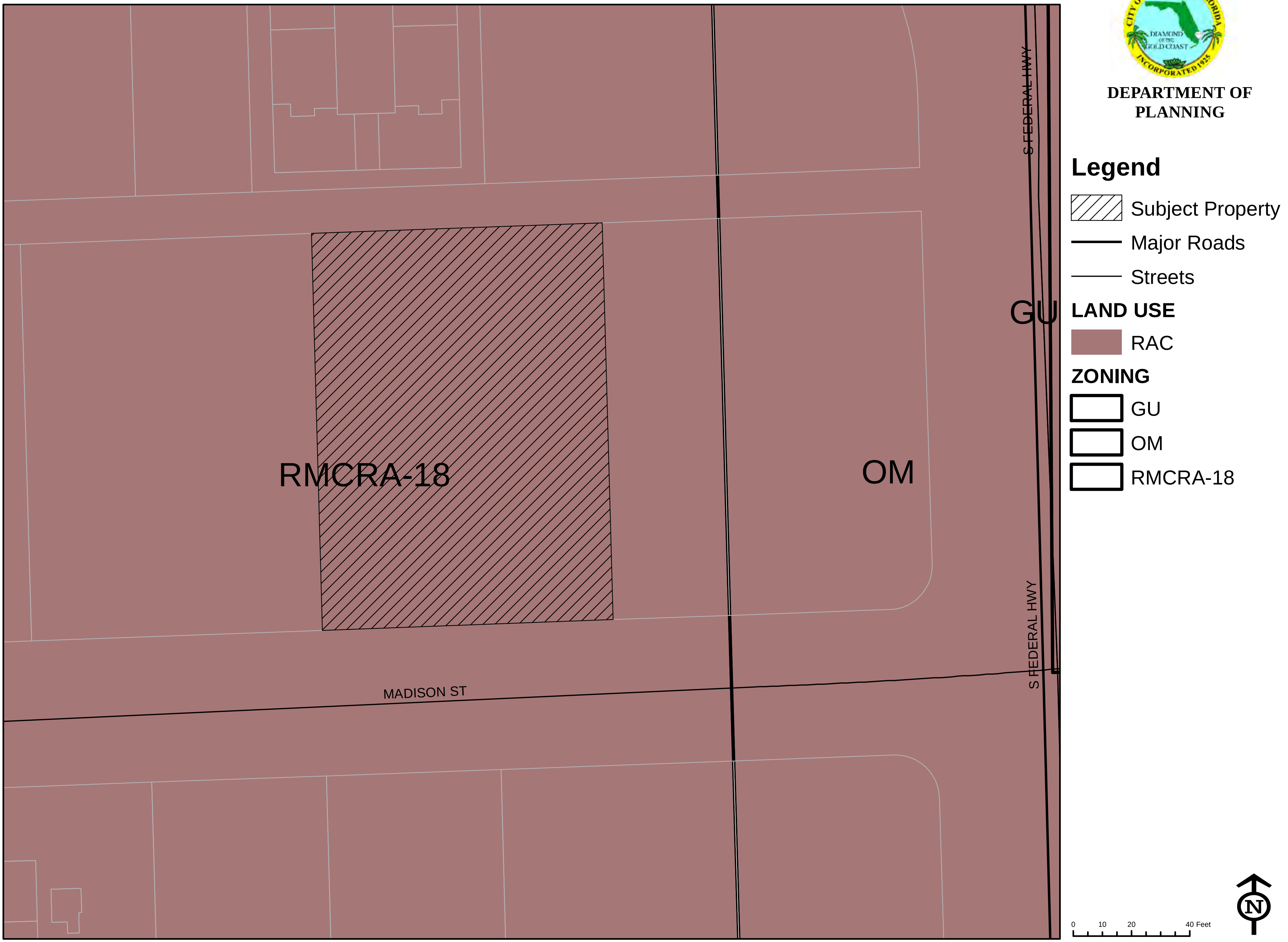
ROLANDO GUARDO LICENSE No. 61028 STATE OF FLORIDA PROFESSIONAL ENGINEER

RMG Engineering Inc. CONSULTING ENGINEERS

ATTACHMENT B

Land Use and Zoning Map

PARKSIDE PLACE



GIS File: H:\GIS Maps\PDFs\514215017090

ATTACHMENT C
Correspondence

HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY
MEMORANDUM

DATE: October 27, 2015 **FILE NO.** CRA-2015-40

TO: Jaye Epstein
Director of Planning

FROM: Jorge A. Camejo
Executive Director, CRA Sn-G for J.C.

SUBJECT: Parkside Place – 1813 Madison Street

ISSUE:

CRA recommendation regarding variances, design, and site plan approval for 1813 Madison Street. The site is currently vacant and is located within the Regional Activity Center (RAC).

EXPLANATION:

CRA staff has reviewed the subject request for approval of the following variances:

- Reducing the required front setback from 25'-" to 15'-0" and shifting the building closer to the street;
- Reducing the required rear setback from 20'-0" to 15'-0" and shifting the building closer to the street;
- Reducing the required side setback from 20'-0" to 10'-0" and shifting the building closer to the street;
- Increasing the allowable balcony encroachment of 19 feet (front); 15 feet (rear); and 15 feet (side); to allow for a minimum of 10 feet (front); 10 feet (rear); and 7.5 feet (side);
- Reducing the required landscape open space from 40% to 33%.

The CRA hereby submits this letter of support.

This project is consistent with the downtown master plan and will reinforce the proposed zoning regulations and vision for the downtown district. The CRA believes this project will increase the amount of desirable housing units and will be a welcome addition to Downtown Hollywood.

RECOMMENDATION:

The CRA staff supports this project, site plan, design, and all variances requested.

PARK SIDE CIVIC ASSOCIATION
HOLLYWOOD, FLORIDA

City Hall.
2600 Hollywood Boulevard
Room 315
Hollywood, Florida. 33020
CC: Mayor Bober, Wasir Ishmael

Dear TAC board, 4.13.2015

We are writing concerning the Site Plan review for six townhomes coming forth on 4.20.2015 for Technical Advisory Board review.

File number: #15-DPV-08 Address 1813 Madison Street, Hollywood Florida 33020 .

Even though we are excited about another project coming into Parkside, we would like to review all plans, elevations, landscape plans prior to final vote on this project. We understand that this is just a site plan review but we want to make sure that this project fits into Parksides plan.

If you have any questions, please contact me below

Respectively,

Ken Crawford
President of Parkside Civic Association
Speaking for the association

PARK SIDE CIVIC ASSOCIATION
HOLLYWOOD, FLORIDA

City Hall.
2600 Hollywood Boulevard
Room 315
Hollywood, Florida. 33020
CC: Mayor Bober, Wasir Ishmael

Dear TAC board, 4.13.2015

We are writing concerning the proposed project coming forth November 12th for Technical Advisory Board review.

Parkside Place Address Madison Street, Hollywood Florida 33020 .

We are excited and pleased to **support** this first phase project coming into Parkside. We are satisfied with the changes the Architect did with the design as well as the landscaping and feel it would be a major asset for our neighborhoods rebirth. We wish for the TAC board to approved this project.

If you have any questions, please contact me below

Respectively,

Ken Crawford
President of Parkside Civic Association
Speaking for the association

NON-PROFIT ORGANIZATION PRESERVING THE QUALITY OF LIFE IN OUR NEIGHBORHOOD