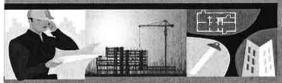
PLANNING DIVISION



File No. (internal use only):

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

GENERAL APPLICATION

	APPLICATION TYPE (CHECK ONE):		
Light CITY OF	☑ Technical Advisory Committee ☐ Historic Preservation Board		
	☐ City Commission ☐ Planning and Development Board		
' FLORIDA	Date of Application: 01.07.19		
Tel: (954) 921-3471	Location Address:		
Fax: (954) 921-3347	Lot(s): Block(s): A Subdivision: ORANGEBROOK GOLF Folio Number(s): 514217020011		
	Zoning Classification: Land Use Classification: GBUS		
This application must be	Existing Property Use: COMMERCIAL Sq Ft/Number of Units: 4,500 SF		
completed <u>in full</u> and	Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.		
submitted with all documents to be placed on a Board or	Has this property been presented to the City before? If yes, check al that apply and provide File		
Committee's agenda. Number(s) and Resolution(s): 18-DP-34			
	☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board		
The applicant is responsible for obtaining the appropriate	☐ City Commission ☐ Planning and Development		
checklist for each type of	Explanation of Request:		
application.			
Annliant/a\authair			
Applicant(s) or their authorized legal agent must be	Number of units/rooms:N/ASq Ft:N/A		
present at all Board or Committee meetings.	Value of Improvement: \$850,000 Estimated Date of Completion: August 2020		
Commutee meetings.	Will Project be Phased? () Yes (X)No If Phased, Estimated Completion of Each Phase		
At least one set of the			
submitted plans for each	Name of Command Department of the MRT ST HOTTYWOOD HITTS TIP Scott Herson		
application must be signed and sealed (i.e. Architect or			
Engineer).	Address of Property Owner: 5355 TOWN CENTER ROAD, STE 802, BOCA RATON, FL 33 Telephone: 602-217-8848 Fax: 602-263-8852 Email Address: SHenson@Weingarten.		
	Name of Consultant/Representative/Tenant (circle one): Saltz Michelson Architects		
Documents and forms can be accessed on the City's website	Address: 3501 Griffin Rd, Ft. Lauderdale Telephone: 954-266-2700		
at	Fax: 954-266-2701		
http://www.hollywoodfl.org/Do	Date of Purchase: N/A Is there an option to purchase the Property? Yes () No (X)		
cumentCenter/Home/View/21	If Yes, Attach Copy of the Contract.		
	List Anyone Else Who Should Receive Notice of the Hearing:		
OS (S)	Address:		
	Email Address:		
1			

PLANNING DIVISION File No. (internal use only): Construction GENERAL APPLICATION Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner:	Date: 1419
PRINT NAME: MAKTIN ESPESO	Date:
Signature of Consultant/Representative:	Date:
PRINT NAME:	Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney	12
I am the current owner of the described real property and that I am aware of the nature to my property, which is hereby made by me to be my legal representative before the	and effect the request for or I am hereby authorizing (Board and/or
Committee) relative to all matters concerning this application. Sworn to and subscribed before me	
this <u>Y</u> day of <u>January</u> 2019 Signature of	Current Owner
Notary Public EXPIRES: February 1, 2019 Print Name EXPIRES: February 1, 2019 Print Name	IN ESPETO
State of Florida My Commission Expires 2019 (Check One) Personally known to me: OR Produced Idea	atification

WEINGARTEN REALTY

2600 Citadel Plaza Drive Houston, Texas 77008 800-688-8865 713-866-6049 Fax www.weingarten.com

March 1, 2018

To: County and City Building Departments: (including)

Cities of: Boca Raton, Clearwater, Clermont, Cooper City, Deerfield Beach, Hollywood, Jacksonville, Kendall, Largo, Miami, Oakland Park, Orlando, Palm Coast, Palm Harbor, Pembroke Pines, Plantation, Sanford, Sea Ranch Lakes, Stuart, St. Augustine, Tampa, Wellington, Winter Park; and

Counties of: Palm Beach, Pinellas, Lake, Broward, Duval, Miami-Dade, Orange, Seminole, Flagler, Martin, St. Johns, Hillsborough

RE: Approval from owner for signature acceptance

Dear City Official:

Please be advised that the following Weingarten personnel are authorized to sign the types of documentation listed below on behalf of the owners listed on Page 2.

Weingarten Personnel:

Mark Schultz – Associate Director of Property Management
Chris Oftedal – Senior Regional Property Manager
Ryan Tufts – Regional Property Manager
John Haggerty – Regional Property Manager
Karl Brinkman – Area Vice President/Leasing
Alexander Evans – Regional Leasing Director
Joel F. Kaplan – Construction Manager
Martin Espejo – Construction Manager
Gina Fongyee – Property Manager

Documentation:

Permit Applications
Sign Approval Letters
Notice of Commencement
Documents required by City Department and Code Enforcement Department (violations)
Documents regarding utility and or refuse service
Waste Water Applications
Development Orders
Development Agreements

Owners:

Weingarten Realty Investors Weingarten Nostat Inc. WRI JT Tamiami Trail, LP WRI JT Pembroke Commons, LP WRI JT Flamingo Pines LP WRI Seminole II, LLC WRI-TC East Lake Woodland LLC WRI-TC Marketplace at Dr. Phillips LLC Weingarten I-4 Clermont Landing LLC Weingarten I-4 Clermont Landing TRS, LLC WRI Shoppes of South Semoran LLC Weingarten/Investments Inc. Weingarten I-4 St. Augustine EV LLC WRI JT Northridge, LP WRI JT Hollywood Hills I, LP WRI JT Hollywood Hills II, LP WRI Seminole Marketplace, LLC Pineapple Commons Retail LP WS Atlantic West, LLC WS Kernan Village, LLC WRI Wellington Green, LLC

Sincerely,

Weingarten Realty Investors, a Texas real estate investment trust

By:

Mark D. Stout

Senior Vice President/General Counsel

STATE OF TEXAS

COUNTY OF HARRIS

§ § §

The foregoing instrument was acknowledged before me this Znd day of 2018, by Mark D. Stout, Senior Vice President/General Counsel of Weingarten Realty Investors, a Texas real estate investment trust, on behalf of the trust. He is personally known to me.

BARBARA MCKINNEY Notary Public, State of Texas Comm, Expires 05-15-2021 Notary ID 405958-3

LOLEMNINGMINISMISCOURPASUB INPORT, SIGNATURE APPROVALITION, Agent Authority Letter 038118 disc

NOTARY STAMP



January 7, 2019

City of Hollywood Development Services Planning Division 2600 Hollywood Boulevard Hollywood, Florida 33020

Attn: Technical Advisory Committee Plans Reviewers

RE: Hollywood Hills Plaza Outparcel – 4,500 S.F. Commercial Building

Hollywood, Florida File # 18-DP-34

To Whom It May Concern:

Below are our responses to the City's comments for the above referenced project:

APPLICATION SUBMITTAL – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Provide plat determination letter from the County. Should platting be

necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat

documents in future submittals.

Response: Please refer to attached copy of email from Broward County Planning

and Development Management Division stating the plat does not have a

restriction limiting its level of development.

2. Comment: Ownership & Encumbrance Report (O&E) shall:

a. Dated within 30 days of submittal packet.

b. Indicate it was searched from 1953 or time of platting (earliest of the two).

c. Include the legal description of the property.

d. Include the names of the current owners.

e. Include a listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access line, etc.)

f. Include a listing and hard copy of any type of encumbrance abutting the property boundary necessary for

City of Hollywood Page 2 of 9

legal access to the property (if none, state so)

Response: Please refer to attached O & E Report.

3. Comment: If applicable, provide agreement(s) and supporting legal documentation

for access easements, cross- access/parking, etc. with previous phases of

project. Work with the Engineering Division as necessary.

Response: Not applicable, it is all one property.

4. Comment: ALTA Survey:

a. No ALTA survey provided. Required for resubmittal.

b. Shall be based on O&E with a note indicating as such and vice versa.

c. Shall extend to centerline of all adjacent streets and alleys.

d. Shall include the widths of abutting and internal streets.

e. Shall include net and property size in square feet and acreage.

f. Work with the Engineering Division to ensure the Survey is accurate and all easements and dedications are indicated.

Response: Please refer to attached survey.

5. Comment: Not all sheets provided are listed on Drawing Index. Revise accordingly.

Response: Revised as requested. Please refer to sheet A0.0.

6. Comment: Revise the following on Site Plan:

a. Include development address on Title Block

b. Include required and provided building setbacks for entire site.

c. Provide dimensions for building lengths and all driveways, access points, walkways, etc.

d. Provide distance between existing and proposed buildings.

e. Provide location of recycling containers.

f. Provide location of building projections, including but not limited to mechanical equipment, overhangs and awnings.

Response:

a. An address has been applied for and will be provided with the final TAC submittal.

b. Revised as requested. Refer to updated Site Data on sheet SP1.0.

c. Revised as requested. Refer to updated sheet SP1.0.

d. Revised as requested. Refer to updated sheet SP1.0.

e. Revised as requested. Refer to updated sheet SP1.0.

f. Revised as requested. Refer to updated sheet SP1.0.

7. Comment: Revise the following on Site Data:

a. Required and Proposed setbacks should be calculated for the entire site area.

b. Include existing and proposed pervious and impervious area for the entire site.

c. Include height of structures on site.

d. Include required and proposed parking counts for the entire site.

e. Include net size of the entire site in square feet and acres.

Response: a. Revised as requested. Refer to updated Site Data on sheet SP1.0.



City of Hollywood Page 3 of 9

b. Revised as requested. Refer to updated Site Data on sheet SP1.0.

c. Revised as requested. Refer to updated Site Data on sheet SP1.0.

d. Revised as requested. Refer to updated Site Data on sheet SP1.0.

e. Revised as requested. Refer to updated Site Data on sheet SP1.0.

8. Comment: Staff encourages Applicant to meet with surrounding homeowner's

associations prior to submitting for any Boards. Provide update with next

submittal.

Response: The owner's representative presented the project to the Park East Civic

Association and it was approved. He also appeared in front of the Hollywood Hills Civic Association and they had no objection to the

proposed building and site plan.

9. Comment: Provide written responses to all comments with next submittal.

Response: Provided as requested.

ZONING – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Indicate the location of mechanical equipment. Include a Roof Plan if

located on the roof. If not, include note stating that all mechanical equipment shall be properly screened from public view. Adequate landscape screening shall be provided for all equipment and parking areas.

Response: The mechanical equipment shall be on the roof. Refer to Proposed Site

Plan on sheet SP1.0.

2. Comment: Off-street parking calculations shall reflect parking requirements for the

entire site

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

3. Comment: If outdoor seating is proposed, ensure the square footage for each outdoor

area is included in the parking calculation.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

4. Comment: Landscape requirements shall be calculated for the entire site.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

5. Comment: Work with Public Works and Engineering Division to ensure adequate

and safe access is provided for garbage truck to access garbage and

recycling area.

Response: Please refer to garbage truck path sketch on Sheet SP1.0.

6. Comment: Ensure drive-thru complies with the drive-thru regulations of the City

(article 4.22.T)

Response: The proposed drive-thru complies with Article 4.22.S.

7. Comment: Work with the Engineering Department to ensure that vehicular and

pedestrian access between all parcels is appropriate. Ensure that there are no pedestrian/vehicular conflicts and that adequate crossing points are

provided, particularly in areas adjacent to drive-thrus.

Response: Please refer to Sheet SP1.0 where new crosswalks and sidewalks are

proposed to adjacent building. Also, existing sidewalks have been

labeled.



City of Hollywood Page 4 of 9

ARCHITECTURE AND URBAN DESIGN - dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Include Elevation marker indicating established grade

Response: The elevation marker has been added to the floor plan on sheet A1.0.

2. Comment: Given the outparcel's location within a shopping complex, the project

should incorporate addition architectural articulation on the north and

west facades

Response: The client is studying their options internally and will address this issue

at final TAC meeting.

Terrence Comiskey A.I.A., Architect (tcomiskey@hollywoodfl.org) 954-921-3900

1. Comment: Sheet SP1.0: How is recycling being done in the building?

Response: Recycling containers are shown by the two new proposed dumpsters.

2. Comment: Sheet SP1.0: Detail 3 – The dumpster enclosure is incomplete and lacks a

personnel door.

Response: Revised as requested. Refer to updated Details 3 and 4 on sheet SP1.0.

3. Comment: How are you meeting the Green Building Ordinance?

Response: Specifying the following items:

1. A bike rack

2. Infrastructure for electric car vehicle charging station

3. Recycling bins

4. White TPO roof

5. Central air conditioning of 18 SEER or higher

6. Energy efficient (Low E) windows

7. Energy efficient doors

8. Programmable thermostats

9. Occupancy / vacancy sensors

10. All energy-efficient outdoor lighting

4. Comment: Bicycle Rack should be accommodated on site.

Response: A bike rack is now shown on the southeast side of the building. Refer to

Proposed Site Plan, 1/SP1.0.

SIGNAGE – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: For review, full signage package shall be provided, including signage

details, signs illustrated on elevations, dimensions on Site Plan, etc

Response: The existing shopping center's sign criteria is attached for reference.

2. Comment: Include note indicating all signage shall be in compliance with the Zoning

and Land Development Regulations.

Response: Revised as requested. Refer to updated Site Data Notes on sheet SP1.0.

3. Comment: All signs, which are electrically illuminated by neon or other means, shall

require a separate electrical permit and inspection. Separate permits are

required for each sign.

Response: Understood. Refer to updated Site Data Notes on sheet SP1.0



City of Hollywood Page 5 of 9

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY – dated 5/14/18

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Comment: Submittal shall indicate compliance with Green Building Ordinance.

Review and adjust drawings as necessary. Indicate on drawings Green

Building certification to be achieved.

Response: The building shall comply with the Green Building Ordinance which

requires small developments (under 20,000 s.f.) to incorporate at least 10 green building practices. Please refer to revised Notes on Sheet SP1.0. Green Building Certification is not required by Code for this size

building.

2. Comment: Provide copies of appropriate/preferred green building registration with

next submittal.

Response: Green Building Certification is not required by Code for this size

building.

3. Comment: Installation of electric vehicle infrastructure required. Show the location

of equipment on Site Plan.

Response: Electric vehicle infrastructure is now shown on the southeast side of the

parking lot. Refer to Proposed Site Plan, 1/SP1.0.

ENGINEERING - dated 5/14/18

Luis Lopez, City Engineer (<u>llopez@hollywoodfl.org</u>) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915

1. Comment: Please clarify project use on Sheet SP1.0. Per Parking Calculations,

proposed use is Shopping Center and per Proposed Site Plan, it appears to

be a food service use with menu board at drive-thru.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

2. Comment: Indicate type of drive-thru facility on Sheet SP1.0 and provide stacking

spaces as per Zoning and Land Development Regulation Article 7.6.

Indicate outbound stacking space(s) on plan.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

3. Comment: The proposed outparcel development eliminates existing parking for the

Hollywood Hills Plaza. Provide parking analysis to show how parking requirements/demand are being met with pre development and post development (with the new development and elimination of parking)

scenarios.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

4. Comment: In the Overall Site Plan, show sidewalk network between buildings on the

site.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.

5. Comment: Indicate location of existing sidewalk on Hollywood Boulevard.

Response: Revised as requested. Refer to updated Site Data on sheet SP1.0.



City of Hollywood Page 6 of 9

6. Comment: Please review vehicular traffic flow with possible conflicting movements at the intersection shown below for necessary traffic control devices or

eliminate the opening.



Response:

Pavement markings have been added for traffic control. Also, an additional stop sign and stop bar have been added to the area. Please refer to revised sheet SP1.0 and to civil drawings.

LANDSCAPING – dated 5/14/18

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

Provide a separate sheet with a tree disposition plan in a larger scale 1. Comment:

showing the trees proposed to remain, relocate and to be removed. A separate sheet has been provided to show the tree disposition at a Response:

larger scale. See sheet L-1.

2. Provide separate Landscape plan sheet in a larger scale showing all Comment:

> proposed new trees and landscape as per city code and clarify on separate table which trees are been proposed to mitigate/compensate for removed

shade trees on site.

A separate sheet has been provided to show the landscape plan at a Response:

larger scale. See sheet L-2.

3. Explain and clarify as part of the notes on the L-1 sheet that mitigation Comment:

that cannot be met on site will be mitigated via tree trust fund contribution

or by providing larger trees/DBH on site.

Courtesy comment: A City of Hollywood Tree Removal/Relocation Permit and fees will be required for any tree removal or relocation according to Article 9 of the code of the LDR as part of the project; application is available online from Public Works section of City website or in RM308 of City Hall. Supplemental Arborist report may be required before tree removal application is approved. Compensation for trees via tree trust fund contribution to be calculated in separate if needed after

final plans are submitted.

Mitigation calculations are shown on sheet L-2. Response:

UTILITIES – dated 5/14/18

Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org) 954-924-2985 James Rusnak, Engineer (jrusnak@hollywoodfl.org) 954-921-3302

1. Comment: Update survey to include crown of road and edge of pavement elevations

along Hollywood Blvd. Also, update survey to include FEMA flood zone



City of Hollywood Page 7 of 9

info.

Response: Please refer to attached updated survey.

2. Comment: The north arrow on sheets C1-C4 is pointing in the wrong direction.

Adjust accordingly.

Response: Revised as requested. Refer to updated sheets C1-C4.

3. Comment: The hatch for the concrete walk along the south side of the building

appears to be incorrect. Review and revise accordingly.

Response: Revised as requested. Refer to updated drawings.

4. Comment: Indicate the scale of the drawings on sheets C1-C4.

Response: Revised as requested. Refer to updated drawings.

5. Comment: NPDES8998 – Over 1 acre

The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection

2600 Blair Stone Road, MS #2500

Tallahassee, FL 32399-2400 (850) 245-7522

Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes

Response: Acknowledged.

FIRE – dated 5/14/18

Janet A. Washburn, Fire Marshal/Division Chief (<u>jwashburn@hollywoodfl.org</u>) 954-921-3554

TAC review is limited to water supply for firefighting purposes and fire dept. access. A full architectural review will be completed when an application and plans are submitted to the third floor building dept.

1. Comment:

Water supply for firefighting purposes must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the



City of Hollywood Page 8 of 9

minimum fire flow requirements.

Response: These items will be provided.

2. Comment: Two fire hydrants are shown, on civil drawings SP1.0 with one relocated.

If more hydrants are required, please show the location including where

the relocated hydrant will be placed.

Response: The existing hydrant was relocated just west of its current location.

Please refer to C-2.

3. Comment: Is it possible to relocate the hydrant shown behind the dumpster? It's not

the best location. Although it is the minimum 5' width from the dumpster, it's hidden by the dumpster and would be subject to vehicular damage

every time the dumpster is emptied.

Response: This will be reviewed to determine a better location for the hydrant.

4. Comment: The width of the road meets the minimum 20' required by NFPA 1,

18.2.3.4.1.1 but it's unclear if this width is maintained around the building. Can the fire dept. access the front door within 50' of the access

road as required by NFPA 1, 18.2.3.2.1.

Response: Please refer to Overall Site Plan on SP1.0 showing the fire truck

turning radii around the building.

5. Comment: Our turning radius for fire dept. roads AutoCAD design is 28'.5" interior

radius, 38' centerline of the turning radius, and 45' exterior. Please show

on the plan how we navigate around the building.

Response: Please refer to Overall Site Plan on SP1.0 showing the fire truck

turning radii around the building.

6. Comment: A note is on pg. C-2 stating that a restaurant is forthcoming with an

occupant load of 150. Please refer to NFPA 101, 12.3.5, which states certain occupancies, dance halls, discotheques, nightclubs, or assembly occupancies with festival seating will require a fire sprinkler system. The owner needs to be made aware of this requirement as it may be cost

effective to install a fire sprinkler system during the planning phase.

Response: A tenant has not been determined yet, however the building is being

planned for restaurant use. None of the occupancies mentioned on NFPA 101, 12.3.5 are applicable at this time. The client has decided to

provide fire sprinklers for the building.

COMMUNITY DEVELOPMENT – dated 5/14/18

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. Comment: Substantially compliant.

Response: Understood.

2. Comment: CD comment: Notify Park East Civic Asso., Meetings 3rd Tuesday at

7:00 p.m., 3250 Hollywood Blvd., Tom Lander, President.

bikeland@aol.com.

Response: The owner's representative presented the project to the Park East Civic

Association and it was approved. He also appeared in front of the



City of Hollywood Page 9 of 9

Hollywood Hills Civic Association and they had no objection to the proposed building and site plan.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours, Saltz Michelson Architects

Maday Gutierrez

Maday Gutierrez

Project Manager



HOLLYWOOD HILLS PLAZA OUTPARCEL PRELIMINARY TAC SUBMITTAL

MEETING DATE – JANUARY 22, 2019 N.E. CORNER OF HOLLYWOOD BLVD AND S. PARK ROAD HOLLYWOOD, FLORIDA

LEGAL DESCRIPTION

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

BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE PROPERTY DESCRIBED BELOW:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK "A"; THENCE ON THE SOUTH LINE OF SAID BLOCK A, SOUTH 90°00'00" WEST 103.34 FEET; THENCE NORTH 00°00'00" EAST, 44.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 147.32 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°05'08" AND A ARC DISTANCE OF 18.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°54'52" EAST 43.90 FEET; THENCE SOUTH 00°00'00" WEST 156.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 180°00'00" AND AN ARC DISTANCE OF 7.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST 16.50 FEET; THENCE SOUTH 90°00'00" WEST 29.00 FEET; THENCE SOUTH 00°00'00" WEST 15.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 3.96 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 6.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90°00'00" WEST 17.96 FEET TO THE POINT OF BEGINNING

ND INCLUDING ALSO:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

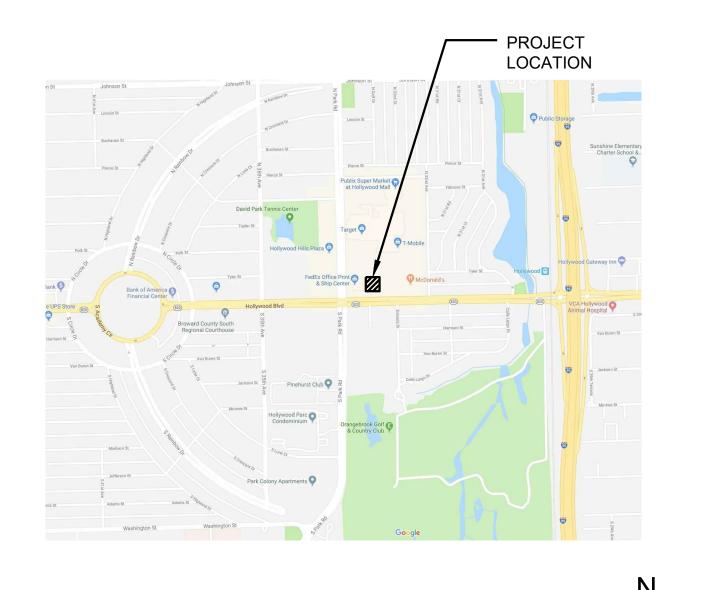
COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK "A": THENCE ON THE SOUTH LINE OF SAID BLOCK "A", SOUTH 90°00'00" WEST 103.34 FEET; THENCE NORTH 00°00'00" WEST 1.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'52" WEST 86.87 FEET THENCE NORTH 00°27'02" EAST 18.91 FEET; THENCE NORTH 89°48'08" WEST 8.69 FEET; THENCE NORTH 00°09'03" EAST 39.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTH WESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 9.33 FEET, A CENTRAL ANGLE OF 30°09'03" AND AN ARC DISTANCE OF 4.91 FEET TO A POINT OF TANGENCY: THENCE NORTH 30°00'00" WEST 8.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.67 FEET, A CENTRAL ANGLE OF 30°00'00" AND AN ARC DISTANCE OF 5.59 FEET TO A POINT OF TANGENCY: THENCE NORTH 00°00'00" WEST A DISTANCE OF 66.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 9.33 FEET, A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 7.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°00'00" WEST 7.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.67 FEET, A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 8.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST 36.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 10.67 FEET, A CENTRAL ANGLE OF 45°00'00" AND AN ARC DISTANCE OF 8.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°00'00" EAST 4.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 9.33 FEET, A CENTRAL ANGLE OF 39°14'23" AND AN ARC DISTANCE OF 6.39 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 90°00'00" EAST 104.46 FEET; THENCE SOUTH 00°00'00" WEST 214.30 FEET TO THE POINT OF BEGINNING.

AND INCLUDING ALSO:

A PORTION OF BLOCK "A", ORANGEBROOK GOLF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF BLOCK "A"; THENCE EAST, ALONG THE SOUTH LINE OF SAID BLOCK "A", FOR A DISTANCE OF 390.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH, FOR A DISTANCE OF 258.71 FEET; THENCE EAST, FOR A DISTANCE OF 166.46 FEET; THENCE SOUTH, FOR A DISTANCE OF 258.71 FEET TO A POINT ON SAID SOUTH LINE OF BLOCK "A"; THENCE WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 166.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS ARE THE SAME AS DESCRIBED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-490213A-HOU1 BEARING AN EFFECTIVE DATE OF JULY 19, 2011 @ 8:00 A.M.



LOCATION MAP

SCALE: N.T.S.

INDEX OF DRAWINGS

ARCHITECTURE

A0.0 COVER SHEET
SHEET 1 OF 1 SURVEY
SHEET 2 OF 2 SURVEY
SP1.0 OVERALL SITE PLAN
PROPOSED SITE PLAN
DETAILS
TABULAR INFORMATION
A1.0 FLOOR PLAN, ELEVATIONS
A1.1 COLOR ELEVATIONS

CIVI

PAVING, GRADING AND DRAINAGE PLAN WATER AND SEWER PLAN PAVEMENT MARKING AND SIGNAGE PLAN STORMWATER POLLUTION PREVENTION PLAN

LANDSCAPE

L-1 EXISTING TREE PLAN
L-2 PLANTING PLAN
L-3 SPECIFICATIONS

CIVIL DETAILS

TEAM

OWNER / DEVELOPER:

WEINGARTEN REALTY 5355 TOWN CENTER ROAD, STE 802 BOCA RATON, FL 33486 TELEPHONE: (954) 938-2583

ARCHITECT:

SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD FORT
LAUDERDALE, FL 33312
TELEPHONE: (954) 266-2700

CIVIL ENGINEER:

HOLLAND ENGINEERING 3900 HOLLYWOOD BLVD, STE 303 HOLLYWOOD FL 33021 TELEPHONE: (954) 367-0371

LANDSCAPE ARCHITECT:

DAVE BODKER LANDSCAPE ARCHITECTURE, INC 601 NORTH CONGRESS AVENUE, STE 105-A DELRAY BEACH, FL 33445 TELEPHONE: (561) 276-6311

SALTZ MICHELSUN ARCHITECTS

3501 Griffin Road Ft. Lauderdale, FL 33312 (954) 266-2700 Fx: (954) 266-2701 sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No.:
2016-109
Drawn By:
MG
Checked By:
MA

Date: 03/30/18

REVISIONS

TAC COMM.
01.07.19

USY(JrowingsYU1.Z IAC Submittaly1b=1U9 AU.U.awg Layout Name: Layout1 Flatter

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LEGAL DESCRIPTION:

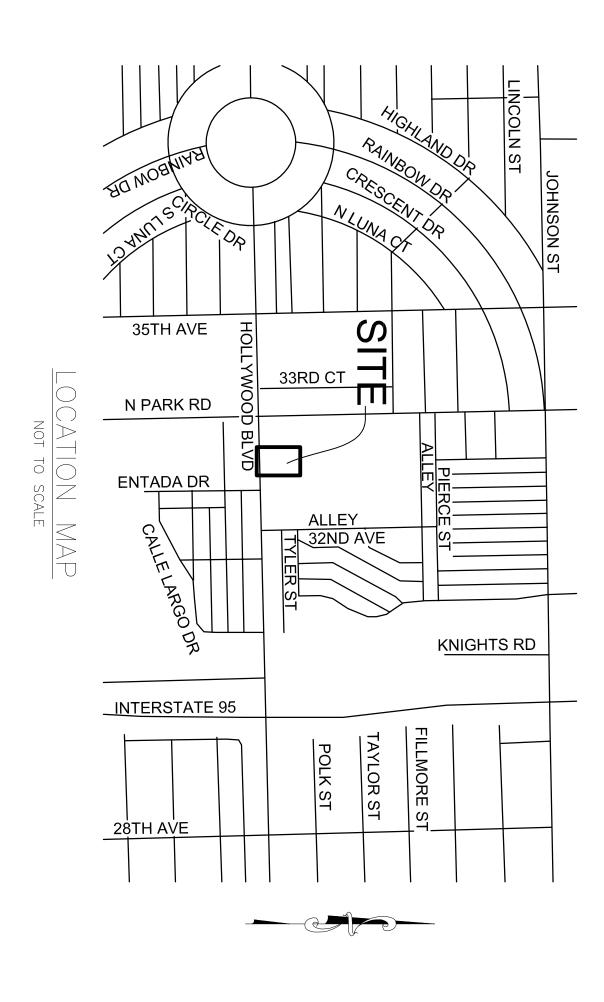
A PORTION OF BLOCK 'A', ORANGEBROOK GOLF ESTATES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: H

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID BLOCK 'A'; THENCE EAST (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID BLOCK 'A' AND THE NORTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD, A DISTANCE OF 163.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 258.7 | FEET;
THENCE EAST, A DISTANCE OF 227.00 FEET;
THENCE SOUTH, A DISTANCE OF 258.7 | FEET TO A POINT ON SAID SOUTH LINE OF BLOCK 'A';
THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNT CONTAINING 58,727 SQUARE FEET (1.35 ACRES) MORE OR LESS. FLORIDA

BEARINGS REFERENCED HEREON ARE BASED ON AN ASSUMED MERIDIAN OF FOR THE CENTERLINE OF HOLLYWOOD BOULEVARD.



SUMMARY TABLE OF ENCUMBRANCES FROM OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY PARAMOUNT TITLE SERVICES, INC. - SEARCH NO. 18-837-5

CERTIFIED AUGUST 16, 1955 THROUGH AUGUST 8, 2018

4.

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2.

- 6. 5.
- 1. EASEMENTS, RESTRICTIONS PLAT OF ORANGEBROOK GOLF ESTATES P.B.38, PG. 1, B.C.R
 COMMENT: PLAT CONDITIONS SHOWN HEREON.
 2. EASEMENT: HOLLYWOOD MALL TO F.P.L. ORB 2946, PG. 681
 COMMENT: DOES NOT AFFECT THIS PROPERTY
 3. QUIT CLAIM DEED HOLLYWOOD, INC. TO CITY SEWER, WATER & DRAINAGE SYSTEMS ORB 3379, PG. 330, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY* * (THIS SURVEY)
 4. OPERATION/EASEMENT AGREEMENT ORB 2030, PG. 460, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 5. NOTICE REGARDING LIENS: ORB 29745, PG. 1200, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 6. FIRST AMENDMENT TO OPERATION & EASEMENT AGREEMENT ORB 29860, PG. 827, B.C.R.
 COMMENT: DOES NOT AFFECT THIS PROPERTY*
 7. EASEMENT SREG HOLLYWOOD HILLS TO F.P.L. ORB 30291, PG. 810, B.C.R.
 COMMENT: DOES NOT AFFECT THIS PROPERTY*
 9. RECIPROCAL ACCESS EASEMENT TO GREATION AND EASEMENT AGREEMENT ORB 30291, PG. 900, B.C.R.
 COMMENT: DOES NOT AFFECT THIS PROPERTY*
 10. NOTICE OF HON-RESPONSIBILITY ORB 33289 PG. 1844, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 11. NOTICE OF NON-RESPONSIBILITY ORB 47013 PG. 782, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 12. NOTICE OF NON-RESPONSIBILITY ORB 47013, PG. 785, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 13. NOTICE OF NON-RESPONSIBILITY ORB 47013, PG. 785, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 14. MORTGAGE/SECURITY AGREEMENT CFN 113602460, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 15. ASSIGNMENT OF RENTS -- CHI 113602461, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 16. SUBORDINATION, NONDISTURBANCE AGREEMENT CFN 113873331, B.C.R.
 COMMENT: AFFECTS THIS PROPERTY*
 16. SUBORDINATION, NONDISTURBANCE AGREEMENT CFN 113873331, B.C.R.

 - 10.

 - 13.

 - 16.

- SURVEYOR'S REPORT:
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- 5)

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- 1) THE JAND DESCRIPTION SHOWN HEREON WAS COMPOSED BY THE UNDERSIGNED, EASEMENTS AND RIGHTS-OP-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON.
 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED LIVEON BY ANY OTHER ENTITY OR INDIVIDUAL.
 3] ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1986. (NAVD86)
 4) BEAVENGS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1986. (NAVD86)
 4) BEAVENGS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1986. (NAVD86)
 4) BEAVENGS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1986. (NAVD86)
 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING FARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PREPIES.
 6) BENCHMARK REFERENCE. BROWNARD COUNTY ENGINEERING DEPT. BM # 2053:
 7) AND PROPERTY OF A PRACTICAL THE SIGNING PARTY OF PARTIES.
 7) AND HIS SURVEY HAS BEEN TEXTORWARD COUNTY ENGINEERING DEPT. BM # 2053:
 8) CIVIL ENGINEERING DESIGN
 8) CIVIL ENGINEERING DESIGN
 9) CIVIL ENGINEERING DESIGN
 10) CIVIL ENGINEERING DESIGN
 11) SURVEY HAS BEEN TEXTORWED ACCORDING TO THE STANDARD OF CARE TO ACHIEVE AN ACCURACY OF 11-10,000 (COMMERCIAL HIGH RISK) FOR MAPPED FEATURES SHOWN HEREON.
 11) THIS SURVEY HAS BEEN TEXTORWED ACCORDING TO THE STANDARD OF CARE TO ACHIEVE AN ACCURACY OF 11-10,000 (COMMERCIAL HIGH RISK) FOR MAPPED FEATURES SHOWN HEREON.
 11) THIS SURVEY WAS PERFORMED AND MAPPED.
 12) SURVEY WAS PERFORMED WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR OF SHOWN HEREON. THIS SURVEY DOES NOT PURPORT TO REFLECT OR PREPARED AND ENCIONAL SURVEYOR OF THE SUBJECT PROPERTY. EASEMENTS, WILDING SETBACK, LINES, RESTRICTIVE FLORY AND SHAPE AND SHAP
- 3) 4
- 5)

- REQUESTED BY THE UNDERSIGNED.

 14) WITH REGARD TO TABLE A, ITEM 11 (REFERENCED IN THE SURVEYOR'S CERTIFICATION):

 THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.

 15) FEMA FLOOD INSURANCE RATE MAP:

 PANEL NUMBER 12011 CO568 H

 CITY OF HOLLYWOOD 125113

 FLOOD ZONE FOR THIS PROPERTY: ZONE X

 MAP DATE: 8-18-2014

 16) GROSS AREA (TO CENTERLINE) = 72,347 SQ. FT., 1.66 ACRES (+/-)

 17) NET AREA (LESS RIGHT-OF-WAY) = 58,727 SQ. FT., 1.35 ACRES (H/-)

 18) ALL MEASUREMENTS, ELEVATIONS AND FEATURES SHOWN WERE SURVEYED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

 19) THE WORD "CERTIFY" ON THIS SURVEY IS REPRESENTED TO BE A PROFESSIONAL OPINION OF THE UNDERSIGNED, AND NOT AN EXPRESSION OF WARRANTY OR GUARANTEE. 0.70RES (+/-) ERE SURVEYED IN ACCORDANCE WITH THE THE FLORIDA ADMINISTRATIVE CODE. A PROFESSIONAL OPINION OF THE UNDERSIGNED,
 - \widehat{o}

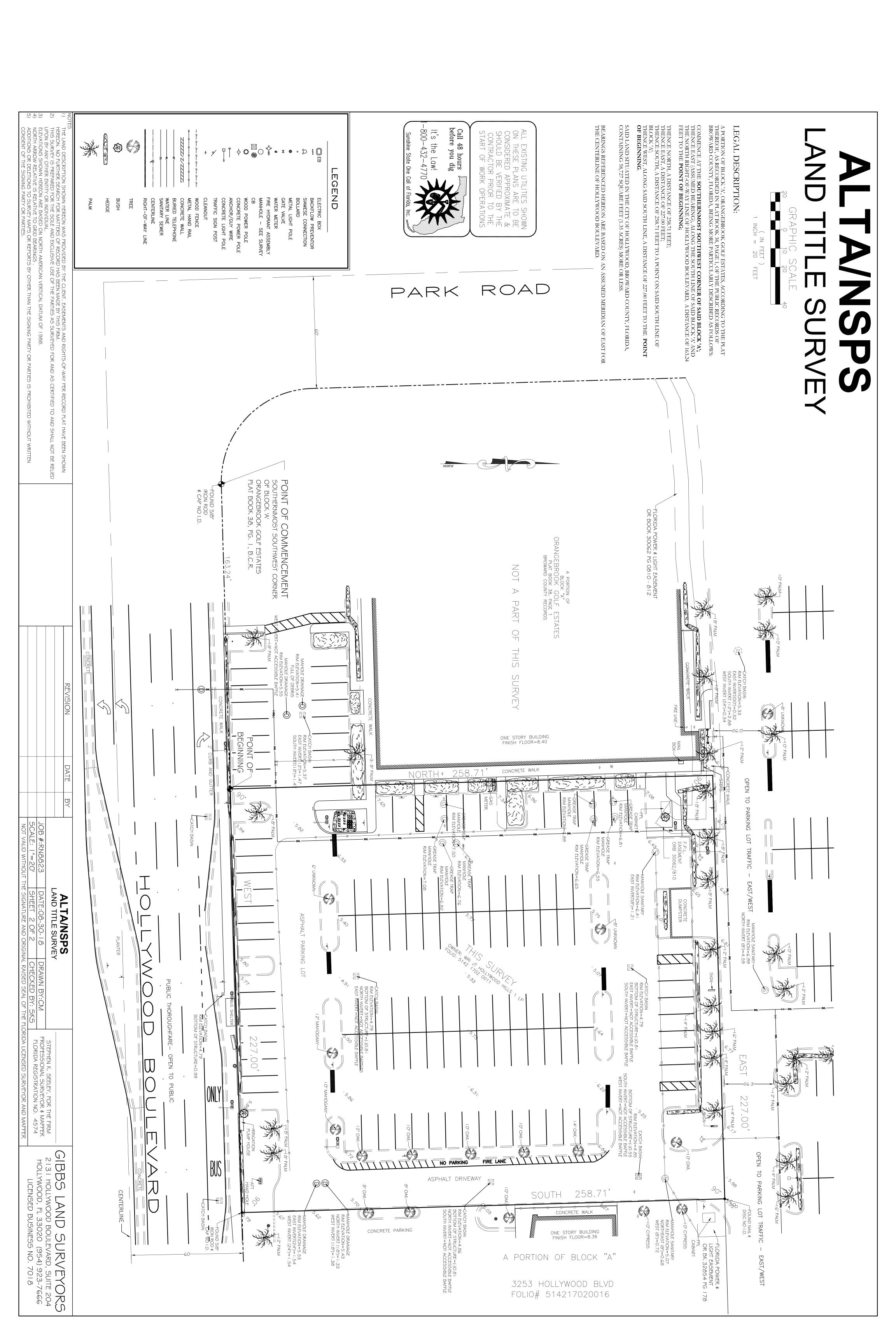
CERTIFICATION:

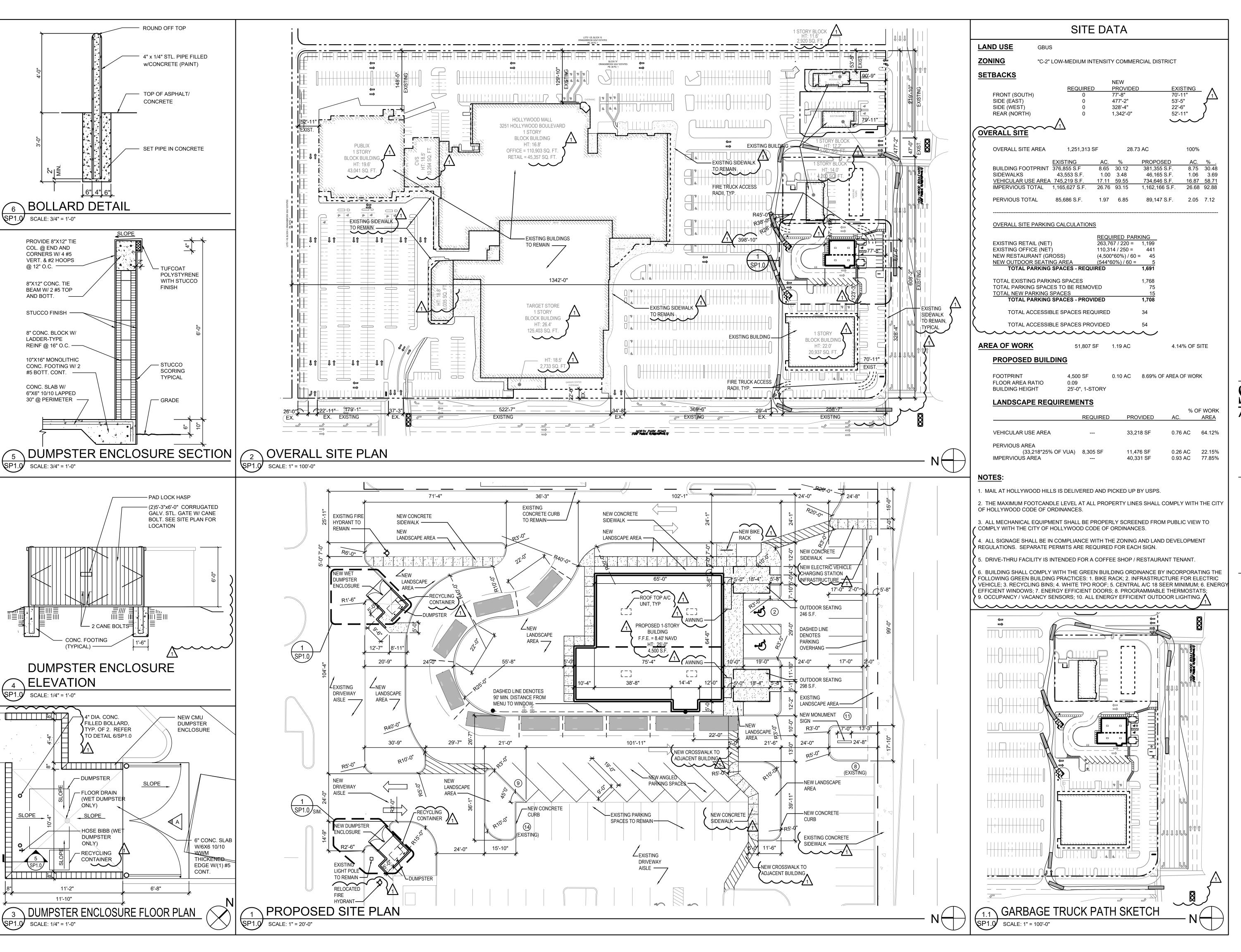
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (LIMITED), 13, 14, 16 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2018

					KTYICION
					DAIE
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NOT VALID WITHOUT THE SIGNATURE	SCALE: 1"=20' SHEET 1 OF 2	JOB #:RN8823 DATE:08-30-18		ALTA/NSPS	
AND ORIGINAL					NO S
. RAISED SEAL OF THE FLO	CHECKED BY: SKS	DRAWN BY:CM			
WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER	FLORIDA REGISTRATION NO. 45/4	PROFESSIONAL SURVEYOR & MAPPER	STEPHEN K. SEELEY, FOR THE FIRM		

GIBBS LAND SURVEYORS 2131 HOLLYWOO! HOLLYWOOD, FL HOLLYWOOD BOULEVARD, YWOOD, FL 33020 (954) WOOD, FL 33020 (954) 923-LICENSED BUSINESS NO. 7018 SUITE -7666





HOLLYWOOD HILLS PLAZA OUTPARCEL TAC SUBMITTAL HOLLYWOOD, FLORIDA

SALTZ MICHELSON ARCHITECTS

3501 Griffin Road Ft. Lauderdale, FL 33312 (954) 266-2700 Fx: (954) 266-2701 sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No.:
2016-109
Drawn By:
MG
Checked By:
MA

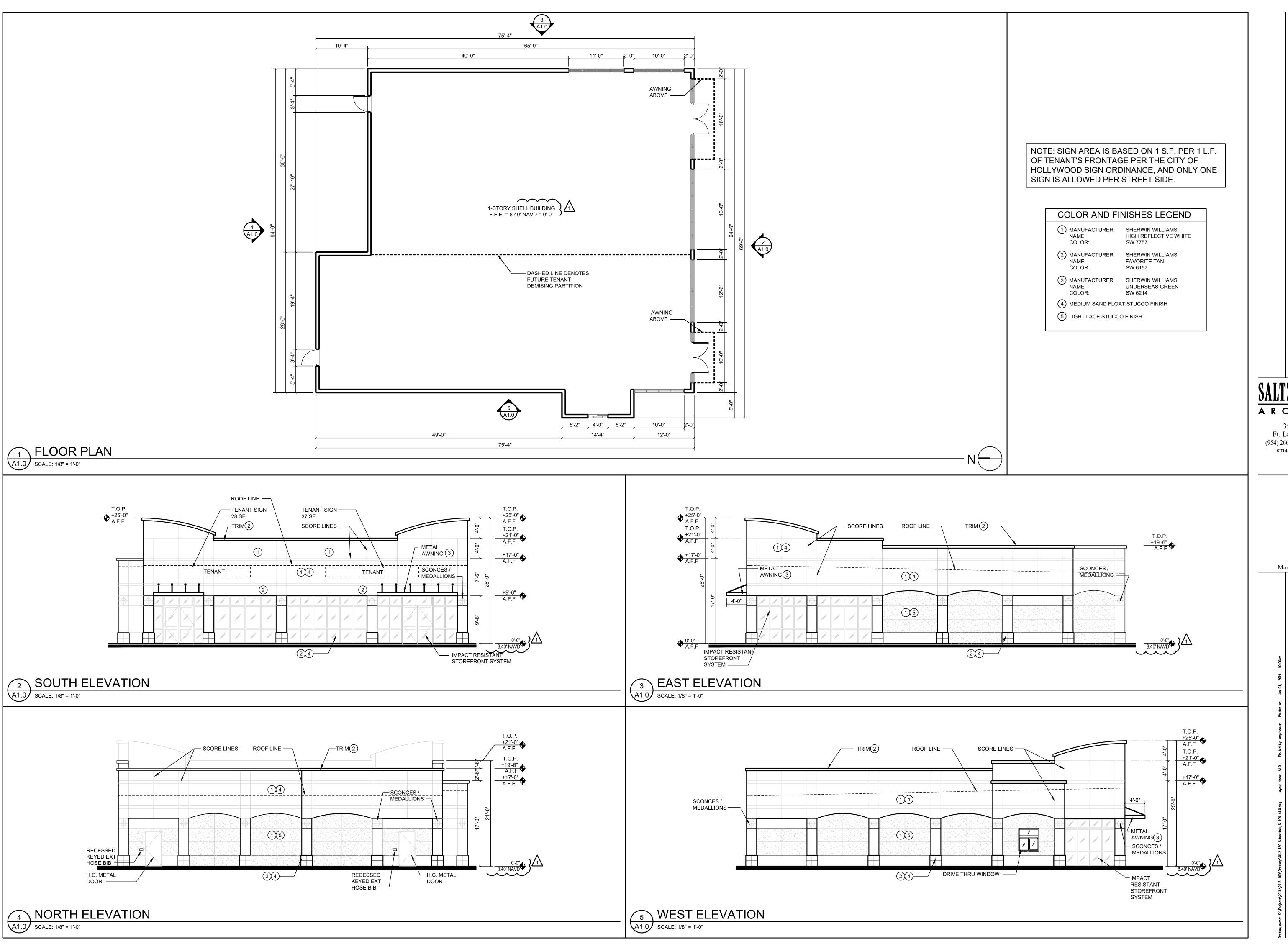
REVISIONS

03/30/18

TAC COMM. 01.07.19

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ARCHITECTS

3501 Griffin Road Ft. Lauderdale, FL 33312 (954) 266-2700 Fx: (954) 266-2701 sma@saltzmichelson.com

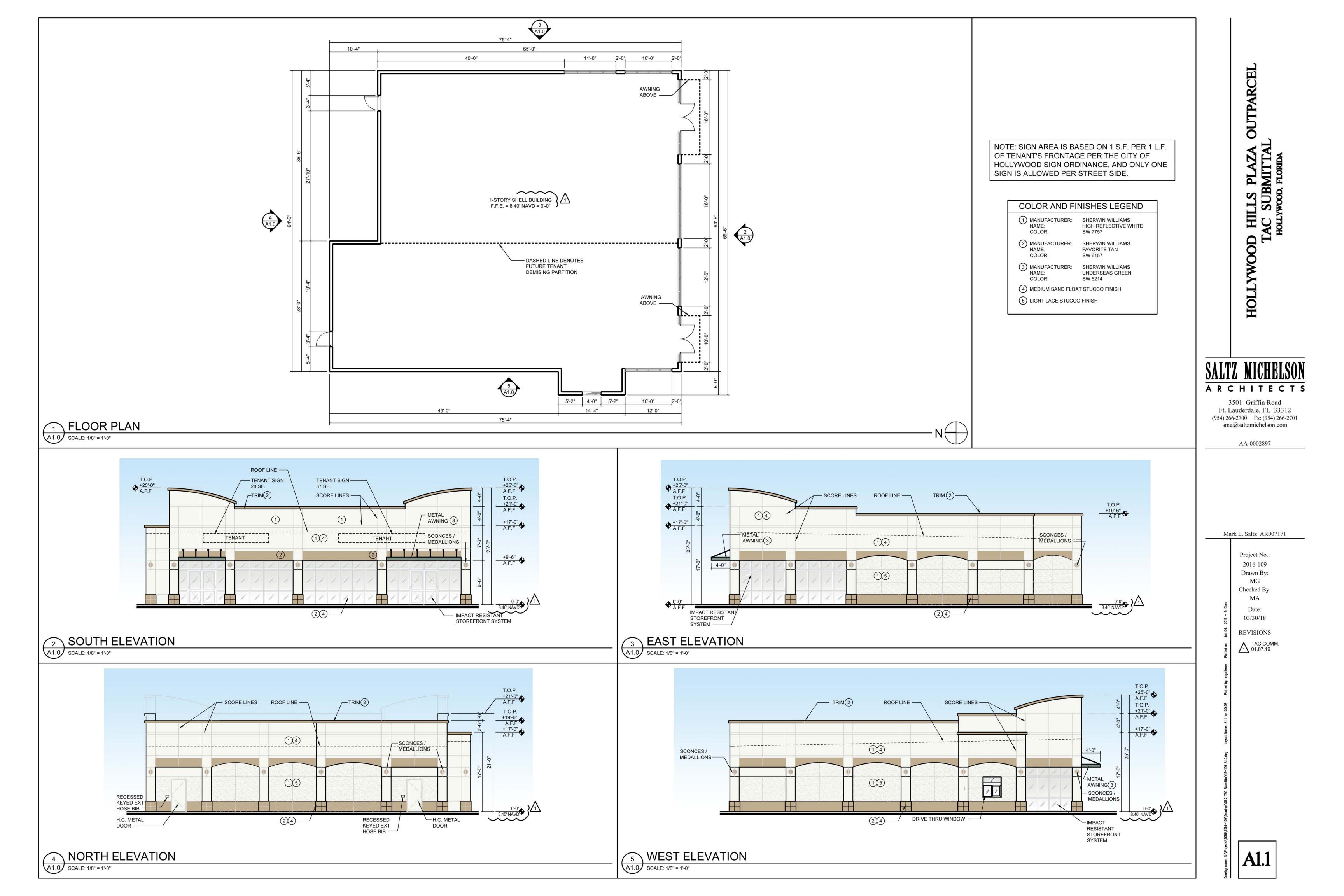
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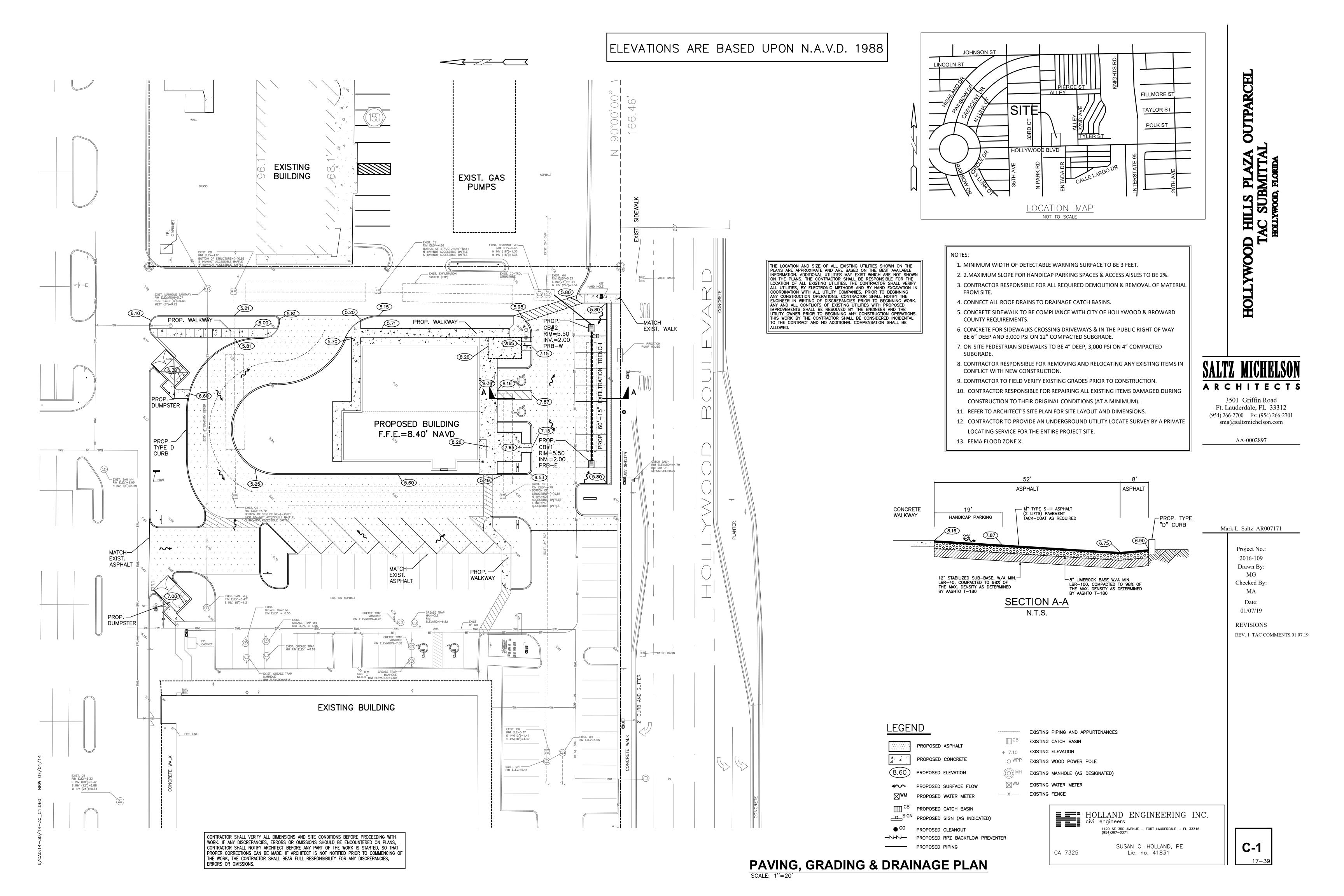
Mark L. Saltz AR007171

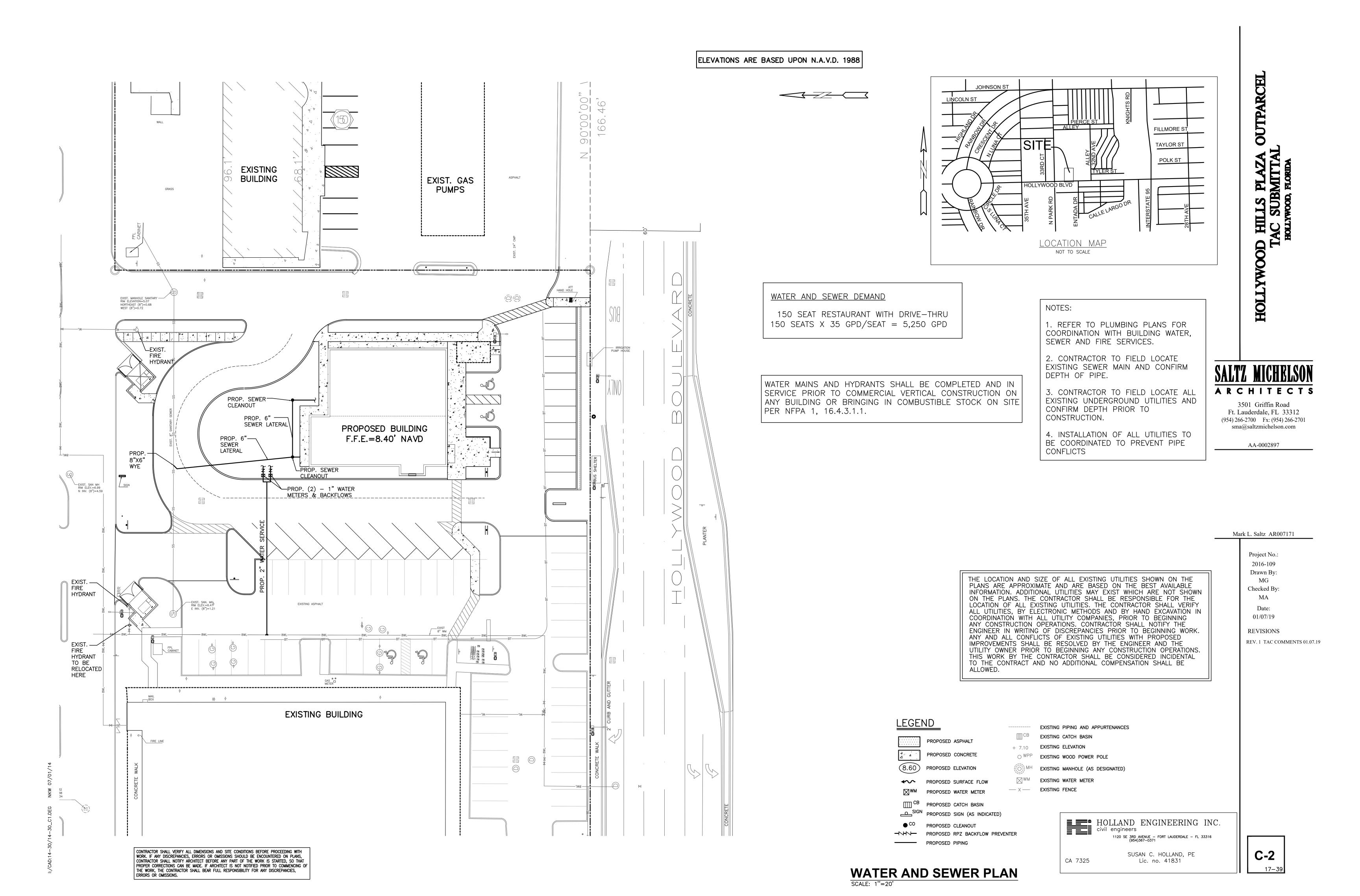
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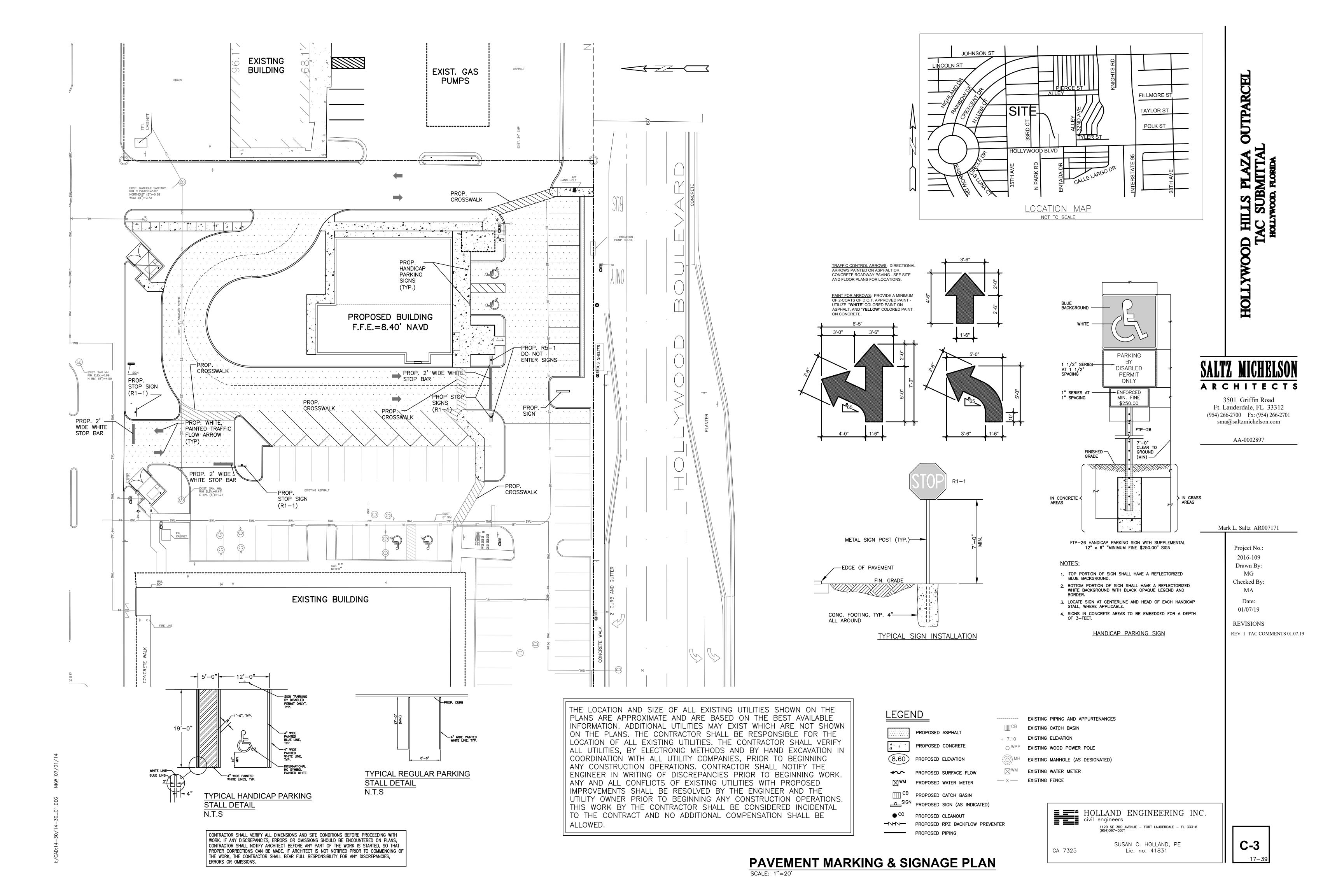
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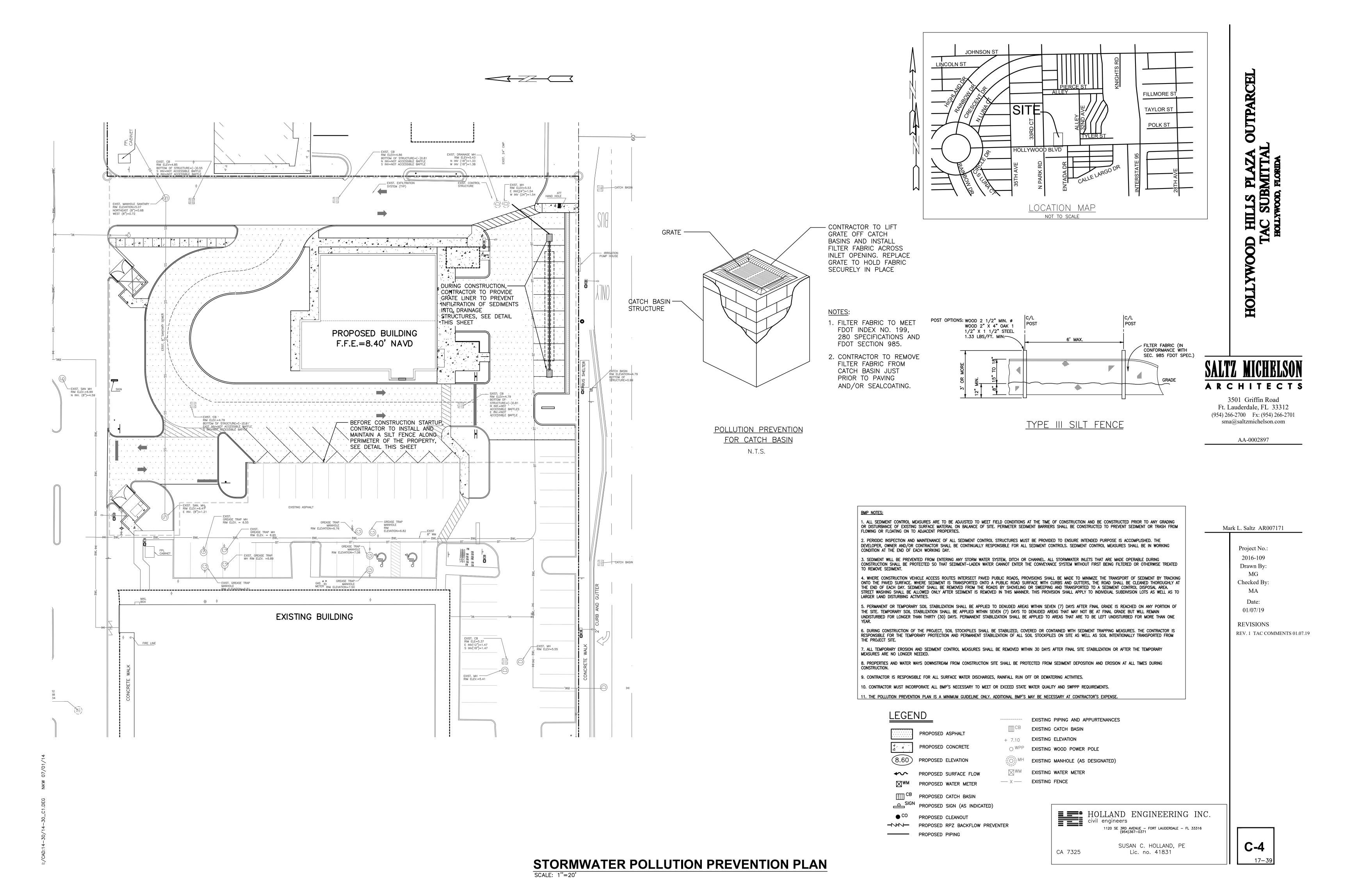
TAC COMM. 01.07.19











GENERAL CONDITION NOTES :

- 1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- 2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA: FLORIDA POWER & LIGHT CO., CONSTRUCTION SOUTHERN BELL TELEPHONE & TEL. CO. CABLE CONSTRUCTION BUREAU LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- 2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12" ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO
- 3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC.
- 5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION I THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL
- ACCEPTANCE. 6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- 7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- 8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- 9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180.
- 10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- 11 CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS) 12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE
- FDOT STANDARD SPECIFICATIONS. 13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- 14. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE
- FOLLOWING DESIGNATIONS -RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
- PCMP = PERFORATED CMP, FDOT SECTION 945 DIP = DUCTILE IRON PIPE HDPE = HIGH DENSITY POLYETHYLENE PIPE.

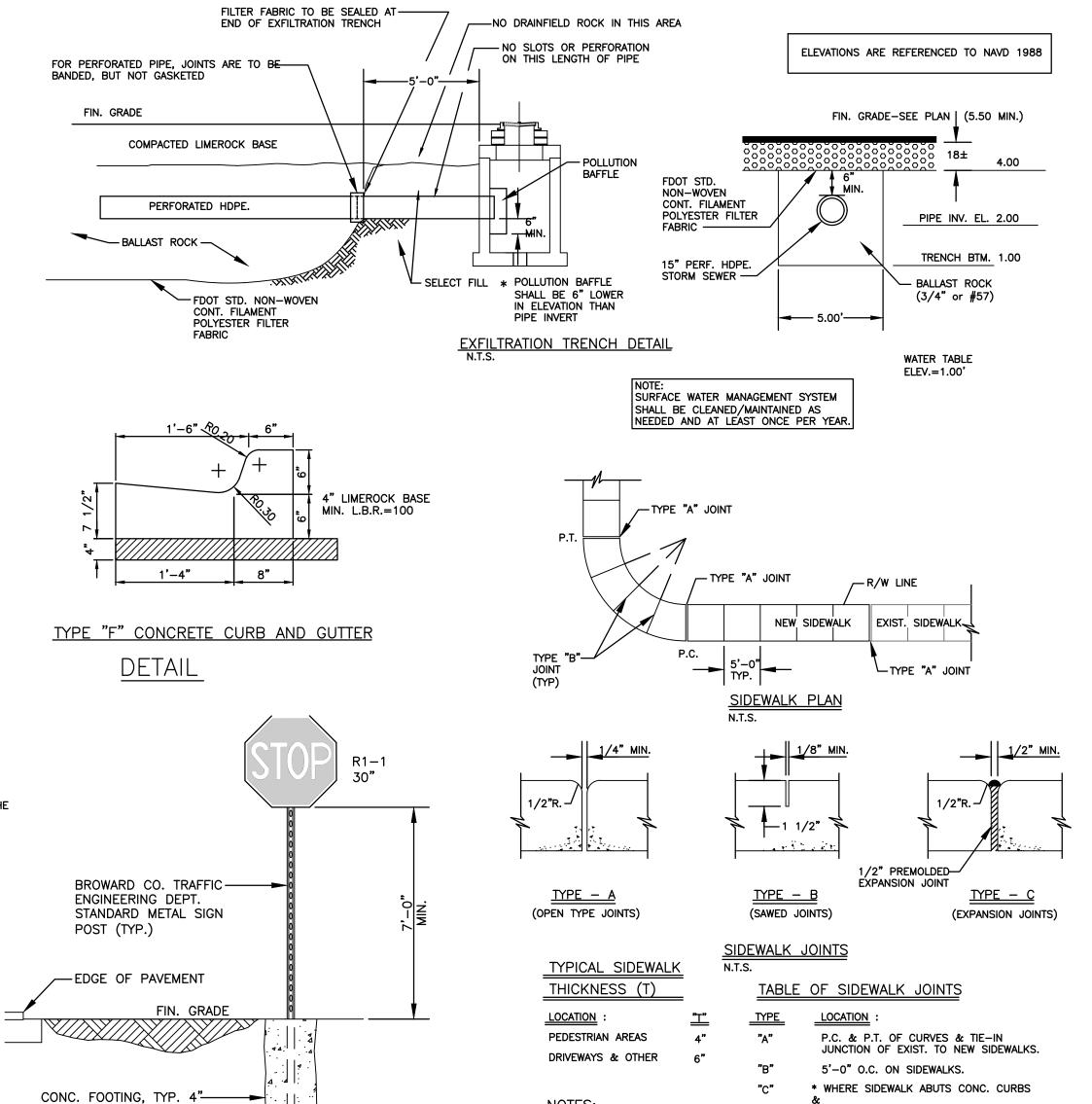
PVC = POLYVINYLCHLORIDE PIPE

PAVEMENT MARKING & SIGNING STANDARD NOTES

- 1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY. 2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC
- 3. STOP BARS SHALL BE 24" WHITE.
- 4. ALL SITE PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCLUDING PARKING STALL STRIPING. 5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

ALL AROUND

TYPICAL SIGN INSTALLATION



1. EXPANSION JOINTS EVERY

2. CONC. MIN. 2500 PSI, NO

STEEL IN SIDEWALK

ACROSS DRIVEWAYS

3. 6" THK. SIDEWALK

50' O.C.

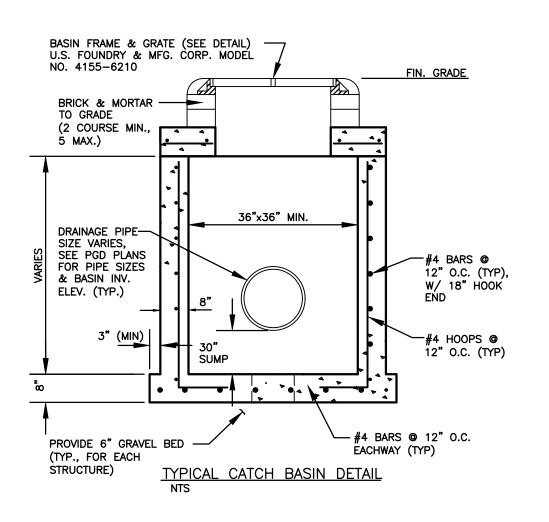
DRIVEWAYS OR SIMILIAR STRUCTURES.

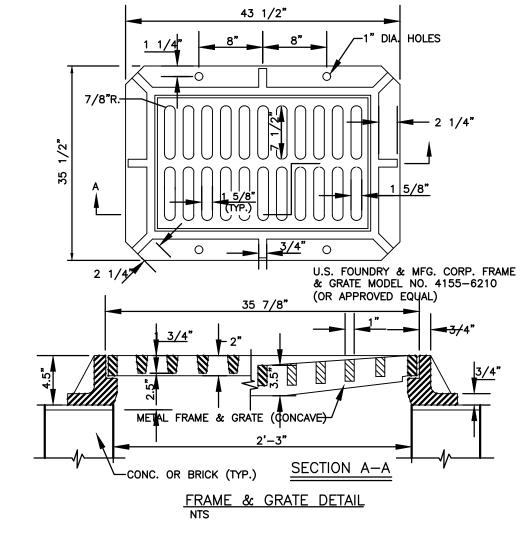
EXPANSION JOINTS EVERY 50' O.C.

* INSTALLED AT THE

SIDEWALK DETAIL

DISCRETION OF THE ENGINEER

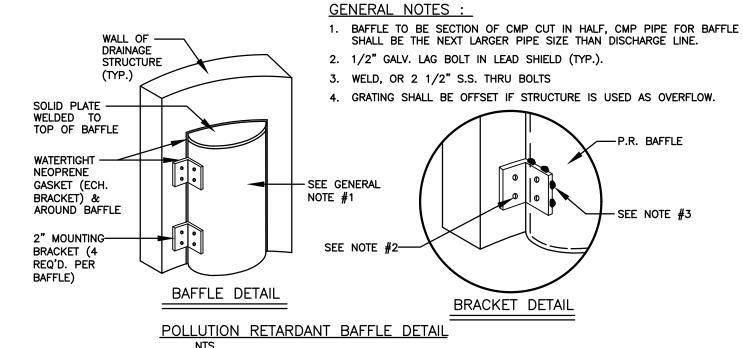




ARCHITECTS

3501 Griffin Road Ft. Lauderdale, FL 33312 (954) 266-2700 Fx: (954) 266-2701 sma@saltzmichelson.com

AA-0002897



Mark L. Saltz AR007171

Project No.: 2017-39 Drawn By

> MG Checked By: MA

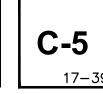
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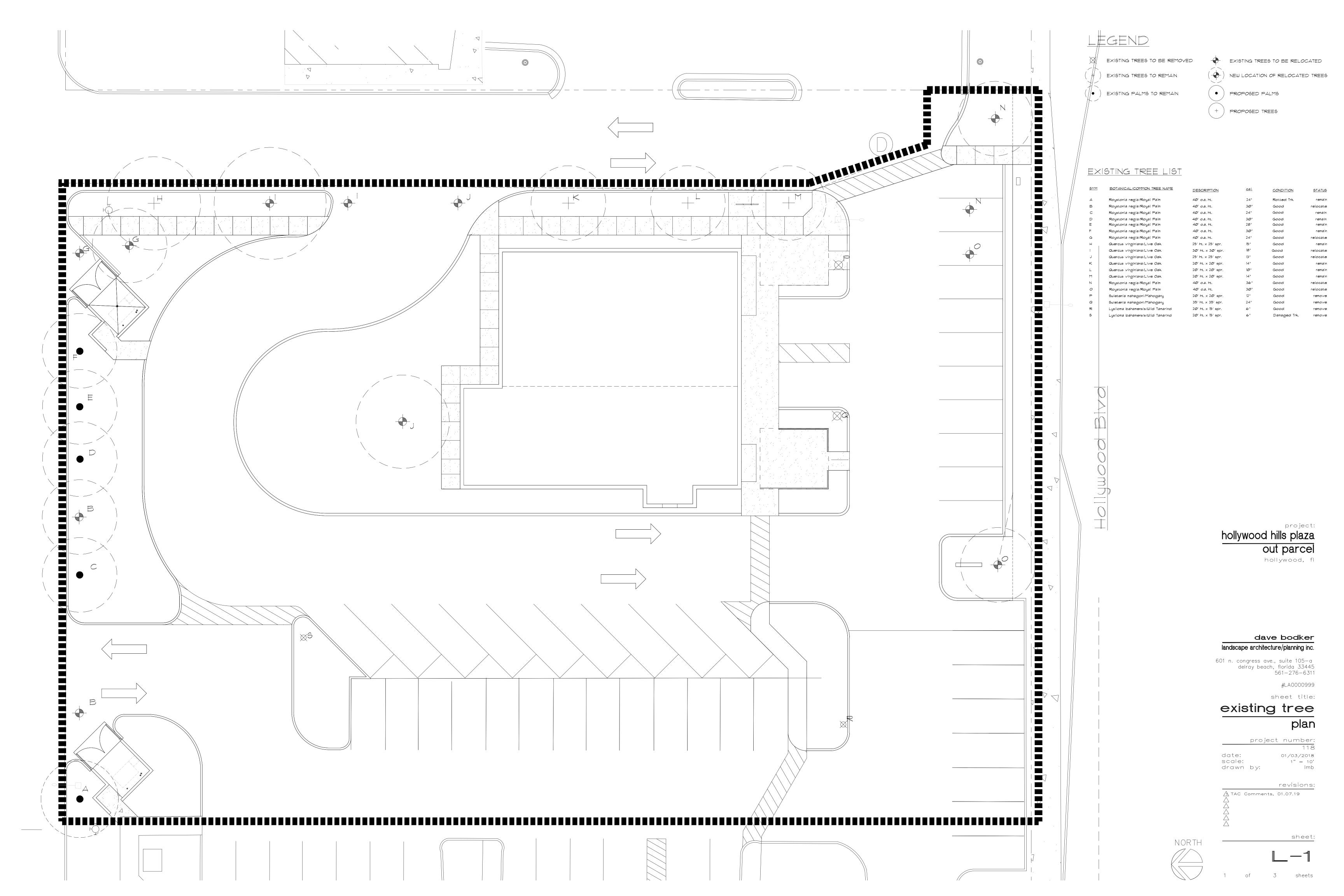
01/07/19 **REVISIONS**

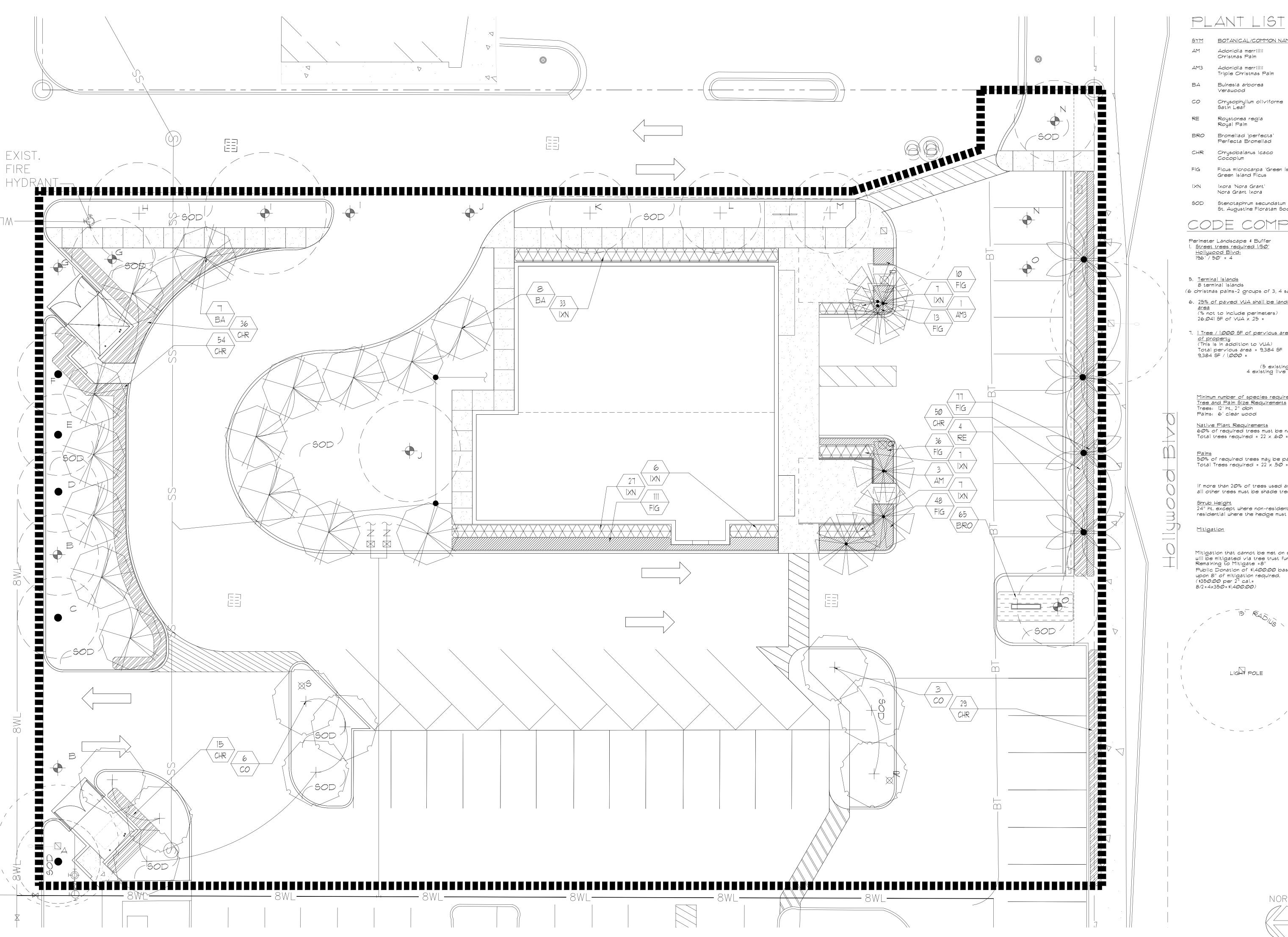
REV. 1 TAC COMMENTS 01.07.19

HOLLAND ENGINEERING INC. 1120 SE 3RD AVENUE — FORT LAUDERDALE — FL 33316 (954)367—0371

SUSAN C. HOLLAND, PE CA 7325 Lic. no. 41831







PLANT LIST

<u>rm</u>	BOTANICAL/COMMON NAME	SPECIFICATIONS	<u>aty</u>
4	Adonidia merrillii Christmas Palm	16' o.a. ht. 6' clear wood min.	3
1 3	Adonidia merrillii Triple Christmas Palm	16' o.a. ht., triple trunk 6' clear wood min.	1
Д	Bulnesia arborea Verawood	12' ht. x 5' spr., 2"dbh	15
9	Chrysophyllum oliviforme Satin Leaf	12' ht. x 5'spr., 2"dbh	9
≣	Roystonea regia Royal Palm	25' <i>o.a.</i> ht., 4' g.w.	4
RO	Bromeliad 'perfecta' Perfecta Bromeliad	12" ht. x 12" spr., 18" o.c.	65
HR.	Chrysobalanus icaco Cocoplum	24" ht. x 18" spr., 24" o.c.	184
=	Ficus microcarpa 'Green Island' Green Island Ficus	10" ht. x 10" spr., 18" o.c.	295
N	lxora 'Nora Grant' Nora Grant Ixora	24" ht. × 18" spr., 24" o.c.	53
DD .	Stenotaphrum secundatum St. Augustine Floratam Sod	full, fresh sod	as requi

CODE COMPLIANCE DATA

Perimeter Landscape & Buffer
1. Street trees required 1/50' Hollywood Blvd: 196' / 50' = 4

4 trees required 4 trees provided (4 royal palms)

5. <u>Terminal Islands</u> 8 trees required 8 trees provided 8 terminal islands (6 christmas palms-2 groups of 3, 4 satin leaf, 2 relocated royals)

6. 25% of paved VUA shall be landscape

(% not to include perimeters)

26,041 SF of VUA x .25 = 6,511 SF required 8,125 SF provided

7. <u>| Tree / 1,000 SF of pervious area</u> of property (This is in addition to VUA) Total pervious area = 9,384 SF

10 trees required

10 trees provided
(5 existing royals, 2 relocated royals,
4 existing live oaks, 2 relocated live oaks) 22 Total Trees Required

22 Total Trees Provided Minimum number of species required = 4/5 Provided

Palms: 6' clear wood

Native Plant Requirements
60% of required trees must be native Total trees required = $22 \times .60$ = 14 native trees required

50% of required trees may be palms
Total Trees required = 22 x .50 =

11 palms allowed

25 native trees provided

11 palms provided (3 additional palms provided, not counted towards code)

If more than 20% of trees used are palms, all other trees must be shade trees.

<u>Shrub Height</u> 24" ht. except where non-residential abuts residential where the hedge must be 48" ht.

48" of mitigation required 40" mitigation provided (on site)

(5) satin leaf @ 2" = 10" (15) verawood @ 2" <u>= 30</u>"

Mitigation that cannot be met on site

will be mitigated via tree trust fund: Remaining to Mitigate = 8" Public Donation of \$1,400.00 based upon 8" of mitigation required. (\$350.00 per 2" cal.= 8/2=4x350=\$1,400.00)

LIGHT POLE

hollywood hills plaza out parcel

hollywood, fl

dave bodker

landscape architecture/planning inc. 601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311

#LA0000999

sheet title:

planting plan

project number: 01/03/2018 1" = 10'

scale: drawn by: revisions:

⚠TAC Comments, 01.07.19



A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and naintenance period.

Scope of Work:

- A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery tools, apparatus, means of transportation, supplies, complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident
- B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding, cleanup, maintenance and guarantee.
- C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the ocations shown in order to provide for any modification which might be necessary.
- D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive

separate, additional compensation for this.

- E. The Landscape Contractor shall be paid for only those units that are installed at the time of request for payment. The contractor's unit prices shall be the basis for said payment The final amount of payment may or may not be the total sur of the contract depending on the number of units installed.
- F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.
- G. The Landscape Contractor will coordinate his work with all other trades at the job site.

(2) Palm frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". tying palms shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to untie Palm fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. untying will not affect the guarantee or represent an additional cost to the owner.

- (3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.
- (4) Palms with mechanical damage, such as from cables,
- l. Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Departmen of Agriculture's "Grades and Standards for Nursery Plants"
- J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise
- K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the Landscape Architect, prior to planting at the project.

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as Inc. The sod shall be well matted with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to suppor when suspended vertically from a firm grasp on the upper 10% of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Sod shall be relatively free of thatch, up to one half inch allowable (uncompressed). the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at least three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod

shall be provided in commercial pad sizes measuring not less

within 48 hours after being cut and shall be shaded and kept

than 12 inches by 24 inches and shall be live, fresh and

uninjured at the time of placement. It shall be planted

moist from the time it is cut until it is planted.

. Removal of Plant Material:

(1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting soi as directed by the Landscape Architect

J. Existing Plant Material to be Relocated:

- (1) All existing plant material to be relocated shall be root pruned a minimum of 90 days or for a period as determined by the Landscape Architect prior to
- (2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2", as

CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
1.5 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 4.5"	3Ø"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	increase in	60% of dia.
	proportion	up to 48",
		then decrease in
		proportion for large
		size diameter.

- (3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All exposed roots shall be cut off smoothly.
- (4) A mixture of good organic fertilizer and planting soil shall be used to refill the trench.
- (5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system, especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootba before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

- A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for name, variety, size, and quality. The Landscape Architec retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.
- B. Responsibility for Assuring Quality Work: (1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation
- coordination with other contracts or service in the project area and coordination between the nursery and
- (2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.
- (3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape

C. Grade Standards:

- (1) Plant material shall be Florida #1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- (2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the compactness or proper proportions, plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted Plant materials which have been cut back from larger grades to meet certain specification requirements will be
- (3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, burns disfiguring roots, sun-scald injuries, abrasion of the bark, plant diseases, insec pest eggs, barers, and all forms of infestations or objectionable disfigurements.

Planting Soil:

A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand , and 50% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition.

- A. Potable, from municipal water supplies or other sources which are approved by a public health department.
- Mulch:
- A. Mulch shall be: (1) "Floramulch" or other approved recycled mulch (approval by Landscape Architect or other governing agency)
- A. New and existing Trees and Palms: Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations.
- B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of ½ lb. per 1000 SF of area.
- C. Annuals: Fertilize with Osmocote Sierra blend 14-14-14 or approved equal.
- D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's
- E. All fertilizer shall comply with the State of Florida fertilizer laws.

A. Disposal of Trash: All debris and other objectionable

B. Excess Fill: All excess fill which results from the

Excess fill shall be disposed of as directed.

be thoroughly swept

to person or property.

Completion and Final Acceptance

requirements.

final inspection.

on this final inspection

material created through planting operation and landscape

construction shall be removed completely on a daily basis

paved areas including curbs and sidewalks which have been

strewn with soil, sod waste, fertilizer or other debris shall

installation of the project shall remain the property of the

Owner and remain on the project at the option of the Owner.

removed and disposed of from the project at no additional

cost. No excess fill shall be removed or disposed of from

the site until approved by the Owner or Landscape Architect

All excess fill which the Owner does not want shall be

A. Responsibility for Protection and Restoration of Property:

B. Protection Against Mechanical Damage: The Contractor's

she shall repair, restore and replace all property which

A. Upon written notice from the Contractor of the presumptive

completion as defined below, of the entire project, the

will make an inspection within 48 hours after the written

contract Plans and Specifications, such inspection shall

constitute the final inspection. The Contractor shall be

B. If, however, the inspection mentioned in paragraph A, above,

unsatisfactory, final acceptance shall not be given and the

necessary instructions or "punch lists". Upon correction

constitute the final inspection, provided the work has been

satisfactorily completed. In such event, the Owner or their

representative shall make the final acceptance and notify the

Contractor in writing of this final acceptance as of the sate

of work, another inspection will be made which shall

Owner and/or Landscape Architect will give the Contractor the

discloses any work, in whole or in part, as being

notified in writing of final acceptance as of the date of the

Landscape Architect, along with other appropriate parties,

notice. If all construction provided for and compensated by

the contract is found to be completed in accordance with the

becomes damaged as a result of any negligence of the

Contractor or his or her employees in complying with these

The Contractor shall be responsible for all damage or injury

responsibility for protection against mechanical damage shall

warning signs and barricades as might be necessary and he or

include providing protection from vehicles and providing

from the job or as directed by the Landscape Architect, Any

Delivery, Handling and Storage:

- A. Delivery and Handling:
- (1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.
- (2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.
- (3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.
- (1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting.
- A. Written request for approval to substitute a plant species or a plants designation (B&B, WB&B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and
- installed on the project. The Contractor must provide written proof that the specified plant material is B. Any request for the approval of an equal shall be in writing.
- Approval shall be given by the Landscape Architect before the material is delivered and installed on the project. C. Submit three prints of shop drawings for any special onditions not covered in the details indicated. This shall

be for approval by the Landscape Architect before they are

- implemented in the project. D. if requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be
- E. if requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

F. If requested by the Owner or Landscape Architect, submit a ample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project. sample and analysis of the mulch for approval by the Landscape

- H. If requested by the Owner or Landscape Architect, submit a Architect before the material is delivered and installed on
- . Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these ifications and on the Plans are not to be implemented staking and guying methods before they are implemented in the
- The Landscape Architect will approve all shop drawings of J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant
- quarantee of plant material. K. Submit in writing any hindrance to the timely completion of

materials growth, or survival, that would affect the

- L. Submit and Certificate of inspection of plant material as may be required by, State , local or Federal Authorities. Substitutions:
- A. When the specifies plant designation (B&B, WB&B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request, to the Landscape Architect, for a substitution along with written, documented proof that the plant designation (B\$B, WB &B, CG, etc.), type grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, ant changes, if any, to the contract amount because of an approved substitute, shall be established in writing between the Owner and the Contractor before the material substitute is delivered and installed on the project.

- A. Staking and guying shall be the responsibility of the Landscape Contractors. Staking and guying shall not be attached directly to the plant material with nails. Also, battens used in staking and guying shall not be attached to the plant material with nails. Any method of staking and guying other than those indicated in the details, shall eceive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the plunging, burying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.
- B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulations, ordinances and code requirements from the appropriate local jurisdiction the project is located in.

EXECUTION

inspection: A. Utilities (Above Ground and Underground):

Staking and Guying:

(1) The work area may have existing utilities, such as, but not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities have been indicated on the Plans.

However, no quarantee is implied that the Plans are accurate or complete. It shall be the responsibility o the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures etc., before work is commenced in any particular

- (2) The Contractor shall take immediate steps to repair replace, or restore all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a continuous "around the clock" basis until services are restored. He or she shall also provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.
- (3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order for a decision to be made on the relocation of the work so it will clear the obstruction, if the obstruction cannot be relocated.
- (4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first Architect. Requests for disconnection must be in writing and received by the Landscape Architect at least 72 hours prior to the time of the requested interruption.

- A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevation with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plans.
- B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS ! INCH BELOW THE TOP OF THE

PAVEMENT AREA or as indicated otherwise on the plans

Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

(5) Edge and mow sod once a week

- (7) Remove all litter once a week (8) Spraying and Dusting: Contractor shall do all seasonal
- writing by the Owner or their representative. F. The guarantee shall not begin until the day final acceptance
- Certain responsibilities prior to Final Acceptance: The following is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities. A. The Contractor is responsible for the entire project prior
- B. The Contractor is responsible for safety on and off the job

(1) Maintenance shall begin immediately after each plant is

C. Maintenance Prior to Final Acceptance:

to written acceptance.

C. Completion of the work shall mean the full and exact

compliance and conformity with the provisions expressed or

implied in the Plans and Specifications including any and all

work which were found unsatisfactory or required completion or

provided for and contemplated by the contract is inspected

and found to be completed in accordance with contract Plans

"punch lists" which may be issued outlining certain items of

D. Final acceptance shall not be given until all construction

E. Final acceptance shall not be official until acknowledged in

- planted and continue until final acceptance (2) Plant maintenance shall include watering, mowing, edging, pruning, weeding, cultivating, repair of erosion, mulching, tightening and repairing of guys, stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or upright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.
- (3) Immediately after planting, each plant shall be watered acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional requirements.
- (4) All plant material shall be weeded once a week. In the event that weeds or other undesirable vegetation becomes prevalent to such as extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect, If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

- (6) Edge and weed all shrubs, groundcover and flower beds once a week
- spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended by the County Agent, and approved by the Landscape Architect, prior to implementation.
- (9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, gullies, washouts, or other causes shall be repaired by filling with topsoil, tamping, refertilizing, and resodding by the Contractor at his or her expense.
- (10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper safeguards and protection.
- (11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains.
- removed within 3 working days and replaced before an inspection for completion will be scheduled. E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance and the survival and condition of

D. Material rejected during the course of construction shall be

installed until final acceptance. F. Replacement: Replacement of plant material shall be the responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of

all landscape items from the time a landscape item is

G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of final acceptance.

guarantee period.

- A. The quarantee shall not begin until the day final written acceptance is given.
- B. All plant material, except sod, shall be guaranteed for a minimum of I year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms are to be guaranteed for one year from the time of final
- C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God".

D. At the option of the Owner, and inspections may be made at the

end of the guarantee period, but prior to the last day of the

- A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is:
- (1) Not in a healthy growing condition and thus renders it below the minimum quality indicted in the Specifications.
- (2) There is a question to its ability to survive after the end of the quarantee period that would render it below the minimum quality indicated in the Specifications.
- B. The 3 calendar days may be extended due to seasonal onditions, availability, preparation time such as root: pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the Landscape Architect

C. Size, Quality, and Grade:

- (1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant at its initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.
- B. Spacing of Groundcover & Shrubs: The location of a planting bed (shrub or groundcover) next to another bed walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can mature properly
- without growing into the other bed, walkway, structure, etc. C. The rootballs of B&B plants which cannot be planted immediately shall be covered with moist soil or mulch to insure protection from drying winds and sun. All plants shall be maintained as necessary until planting.
- D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal o this material is part of the scope of work for the project. The Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this existing material, as required, by such means as auguring, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant survival
- E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residual conditions. Care shall also be used so that any final grades which have been established are not altered.
- F. Excavation of Plant Holes:
- a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the right to adjust the size and shape of the plant hole and the location of the plant in the hole to

compensate for unanticipated structures or

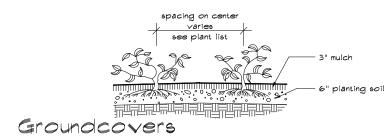
unanticipated factors which are a conflict

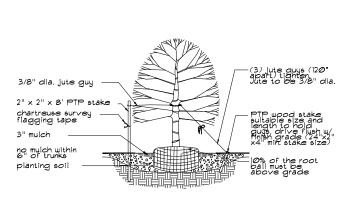
b. The excavated material from the plant holes shall not be used to backfill around the plant material Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.

A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted

and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjust the location of specifies plant materials prior to planting.

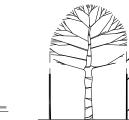
PLANTING DETAILS





Trees

NOTE: Stake all trees up to 2" cal. @ 2 per tree. Guy all trees larger than 2" cal.



- Dripline of existing tree — 6' ht. steel fence post driven into - Orange plastic mesh fencing

- However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally
- (2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee
- period shall begin at time of acceptable replacement (3) Final payment to the Contractor shall not relieve he or she of the guarantee obligations.
- Plan and Specification Interpretation:
- A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision In resolving conflicts between the Plans and Specifications THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfillment of the intent of the

Permits and Codes:

- A. The Contractor shall procure all necessary permits to accomplish all of the work
- B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

Plans and Specifications.

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owne and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for

"Job Site, "Project Site Etc.":

- A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.
- Safety On and Off the Job Site:
- A. In performing the scope of work, all safety on of off the job site shall be the sole responsibility of the Contractor. The _andscape Architect shall not be responsible for safety on or off the job site.

B. Setting of Plants:

- (1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically. After excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the roots the ball ties shall be cut and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil
- (2) All sabal and queen palms shall be backfilled with clear thoroughly washed in during the planting operation.
- (3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm pit and maintained in place.
- (4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks. Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or
- (5) All trees and palms shall be handled by both the trunk and rootball at the same time and not by the trunk only. Trunks shall be thoroughly protected. (6) Container grown plant material shall be carefully
- root system.

removed from the container so as not to disturb the

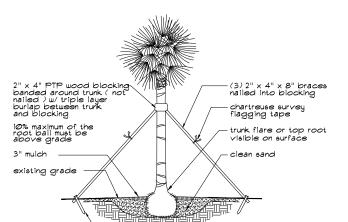
- (1) Soil Preparation: Within 24 hours prior to placing soo prepare the soil in the following manner: a. Uniformly apply formula 8-8-8 fertilizer over the
- b. Remove stones and foreign matter over two inches in diameter from the top two inches of soil. c. Grade the sod areas so that the top of the sod will

be at finished grade after rolling and tamping.

area at a rate of 25 pounds per 1,000 square feet.

3" mulch finished grade

Shrubs



PTP wood stakes suitable size and length to hold braces (24" x 2" x 4" min.) drive flush w/ finish grade, stake nailed to brace. Straight Trunk Palms

- The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.
- On Site Observations and Inspections:
- A. The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect
- B. If an inspection is related to completion and final acceptance, the request shall be made in writing 48 hours in
- C. An inspections at the growing site does not preclude the right of rejection at the project site.
- D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work or work omitted, or work performed which is not in accordance Architect from subsequently rejecting such work at a later
- E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation o the Plans and Specifications or take charge, organize or manage the Contractor while performing

the scope of work indicated in these Specifications.

Plant Material

- A. Plant material shall be nursery grown except:
- (1) Where specified as collected material (2) Where approved by the Landscape Architect for such plant material which is only available as a collected item from sources such as residences.
- B. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida #1, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded
- C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound healthy, vigorous and free from insects, plant diseases and

(2) Placing Sod:

from this requirement.

- a. Place sod with staggered joints closely butteo tamped or rolled to an even surface to the required finished grade. Avoid continuous seams along lines of water flow in swales. Place sod in rows at right
- b. Water sod every day for a period of three weeks. c. Fertilize sod three weeks after planting with 12 pounds
- of 8-8-8 formula fertilizer per 1,000 square feet of lawn. d. No sod shall be used which is not certified as being free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State
- or Federal Department of Agriculture. (3) Maintenance of Sod:

growing condition.

necessary.

- a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy
- b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as
- D. Planting Beds: (1) Spread six inches of topsoil mixture uniformly over the entire planting area.
- (2) Spread 50% organic fertilizer at a rate of 4 pounds be 1,000 square feet uniformly over the groundcover area.
- (3) Rotor mix, or by other approved method, to a depth of (4) Fine grade to remove all trash, rocks, and debris to

(5) Regrade to finish grade before adding two inches mulch

- (6) Thoroughly water and firm the plants into the soil mixture.
- E. Mulch: (1) Areas to be mulched shall have existing weeds and

approved fill material.

applying mulch. (2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other

vegetation removed, including root systems, before

- 1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER. 2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- 3. ALL LANDSCAPED AREAS TO RECEIVE 150% IRRIGATION COVERAGE BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR. IF THE SOURCE OF WATER FOR THE IRRIGATIONH SYSTEM IS NOT POTABLE OR RECLAIM WATER, AND THE WATER STAINS SITE IMPROVEMENTS, SUCH AS BUILDINGS, PAVING, ETC., THE CONTRACTOR WILL NEED TO INSTALL AN INJECTION TYPE RUST CONTROL SYSTEM. 4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. ANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT
- CONTRACTOR PRIOR TO BIDDING 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND

LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES, SOD QUANTITY IS TO BE DETERMINED BY

- UTILITIES TO AVOID DAMAGE. 6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS
- 1. ALL GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, 8. ALL TREES AND PALMS TO BE STAKED AND GUYED.

SHOWN ON LANDSCAPE ARCHITECT' S PLANTING PLANS.

- 9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH",
- 10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 50% SAND AND BE FERTILE, AND FRIABLE. 11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN

- 12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE
- CEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE NTIL THE TIME OF WRITTEN ACCEPTANCE 4. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO

TO BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL WRITTEN

- IS, ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE, THIS NCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE
- 17. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.

FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS.

19. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AND PLANTING AREAS DJACENT TO THE PARKING LOT AREA MUST HAVE A MINIMUM 3' DEP OF SOIL EITHER FROM EXISTING SOIL PRESENT, IF OF GOOD QUALITY, TO PROMOTE PLANT GROWTH, OR OF REPLACEMENT SOIL (50% MUCK, 50% SAND), NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS OR PLANTING AREAS ADJACENT TO PAVED AREAS EXCEPT FOR THE FIRST 12" INTO THE PLANTING AREA AS

- (1) Trees, Shrubs, and Groundcover
- a. Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part I and Part 2" as follows:

D. Measurement of Trees, Palms, Shrubs, and Groundcover

ALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
- 1.5"	16"	75% of dia.
5 - 1.75"	20"	65% of dia.
T5 - 2"	22"	65% of dia.
- 2.5"	24"	65% of dia.
.5 - 3.5"	26"	65% of dia.
5 - 4"	28"	65% of dia.
- 4.5"	3Ø"	60% of dia.
.5 - 5"	32"	60% of dia.
- 5.5"	34"	60% of dia.
.5" or more	Increase in	60% of dia.
	proportion	up to 48",
		then decrease in
		proportion for large

- b. Height: The height of plant material shall be measured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, branches, limbs or fronds, which extend out beyond the main mass of the plant.
- E. Die-Back and Leaf Drop: plant material showing signs of dieback of leaf-drop will not be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough

to provide a sound network of hair roots prior to relocation

- F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not effect more than 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be
- G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(3) The mulch shall be uniformly applied to a depth of

approximately 3 inches, or other depth as indicated

otherwise, over all shrub and groundcover areas, around trees and palms in sod areas and any other areas as indicated on the plans.

- F. Watering: (1) Initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.
- (2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency of watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and inue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system, if there is one, to achieve this task it cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, groundcover and sod may be watered by using the
- irrigation system, if there is one hand water (3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be

responsible for supplying water for watering, by such

loss of roots as a result of transplanting operations.

Pruning and thinning shall be done in such a manner as

not to change the natural habit or shape of a plant.

G. Pruning and Thinning: (1) The amount of general pruning and thinning shall be limited to the minimum necessary to remove dead or injured twigs and branches and to compensate for the

means as a water truck or tank

(2) The Landscape Architect shall be contacted prior to performing any major pruning and thinning. The Landscape Architect may elect to be present during

any pruning and thinning.

H. Weeding: (1) In the event that weeds or other undesirable vegetation becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by the

Landscape Architect. This condition shall apply until

GENERAL NOTES

final acceptance.

- ATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING. 3. TREES, PALMS, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED
- PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 8' ABOVE FINISHED GRADE.
- 16. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED ND FREE OF WEEDS AND DEBRIS AND EXCAYATED AS REQUIRED TO
- 18. ALL PLANTING BEDS THAT ARE ADJACENT TO PAYING ARE TO BE LOWER THAN THE ADJACENT PAYING, SO THAT RUNOFF (MULCH, SOIL FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAYING.

REQUIRED TO SUPPORT THE CURB.

landscape architecture/planning inc. 601 n. congress ave., suite 105-a delray beach, florida 33445

date: 01/03/2018 scale: drawn by:

sheet

project number:

revisions: 1 TAC Comments, 01.07.19

#LA0000999 sheet title:

dave bodker

561-276-6311

n.t.s. lmb

3 of



Tenant Sign Criteria

Hollywood Hills Plaza
Location 327

Weingarten Realty Management Company

ISSUE DATE: June, 2003

REVISED:

I <u>INTRODUCTION</u>

Intent

Submission Requirements

Responsibilities, Limitations, Liabilities

II <u>TENANT'S FASCIA SIGNS</u>

Configuration

Fabrication

Installation

Section Through Canopy

Site Plan

Introduction

INTENT

The purpose of these criteria, is to establish the standards for the configuration, fabrication, installation and operation of tenant signs at properties that are owned and operated, or managed by Weingarten Realty. Compliance with these regulations insures the tenant of a sign which meets industry standards of materials, and fabrication. It insures the centers' owners of properly installed signs and in addition, a center free of poorly designed, fabricated and installed signs.

SUBMISSION REQUIREMENTS

This booklet shall be given to your sign contractor to serve as a guide in preparing his design and cost estimates for you. Your contractor must have this booklet in order to give you a price which reflects a sign that complies with the standards as outlined in this booklet.

After your approval, your sign contractor must submit four (4) copies of your fabrication drawings to the offices of Weingarten Realty. These drawings must show: 1. The sign in elevation on the full extent of the storefront. 2. Full specifications of all materials and colors in the sign. 3. One or more section drawings as necessary to fully describe the methods of assembly and electrical components used.

These drawings should be sent to the offices of Weingarten Realty, Property Management Department, P. O. Box 924133, Houston, Texas 77292-4133. Plans may be faxed to 1-713-866-6049 or delivered to 2600 Citadel Plaza, Plaza Level, Houston, Texas 77008.

RESPONSIBILITIES, LIMITATIONS, LIABILITIES

All tenants must have a sign that conforms with these sign criteria.

No sign may be erected on the buildings or property without first securing written approval of Weingarten Realty.

All permits, as required by local building or sign codes, shall be obtained by the tenant or his sign contractor.

RESPONSIBILITIES, LIMITATIONS, LIABILITIES (continued)

All costs for permitting, fabrication, and installation of signs shall be borne by tenant.

Sign message shall consist of store name only. Descriptions of services, symbols, product names, or merchandise trade names are prohibited.

Landlord reserves the right to prohibit logos in conjunction with tenant signs.

Channelume construction, utilizing "Armor-Ply" plywood as letter backs is prohibited.

The use of banners, flags or pennants is prohibited.

Box signs are prohibited.

Flashing signs are prohibited.

Portable, trailer, changeable copy signs are prohibited.

Visible sign company names on tenant signs are prohibited.

The tenant and his sign contractor will be held liable for all costs required to remove and/or correct signs, sign installations and damage to buildings caused by signs or installations which do not conform to these criteria.

Any signs prohibited by these criteria, will be removed by Weingarten Realty, at tenant's expense.

Fascia Signs

CONFIGURATION

Tenant signs shall be in the form of individual channel letters, illuminated by interior mounted neon tubes. Letters shall have translucent plexiglas faces. These faces shall be secured to the letter with an acrylic trim molding. Individual letters attach directly to the center's E.I.F.S. fascia.

Tenant may use the letter style of their choice subject to design review by Weingarten Realty.

The overall maximum length of a sign shall not exceed 75% of the tenant's leased frontage.

The maximum vertical height of the sign may not exceed 24" (one line of copy) and may not exceed maximum dimensions established by local codes and ordinances.

Signs which are two lines shall have a minimum letter height of 12". The entire sign height, however, may not exceed 24".

Where possible, a single line design shall have a minimum height of 15".

Signs which are 12" to 2'0" in height will be a minimum of 4" in depth and a maximum of 6" in depth. No sign letter of logo may exceed 6" in depth.

FABRICATION

The channel letters shall be fabricated of aluminum with a minimum thickness of .040. These letters shall have the backs pop riveted to the sidewalls with the pop rivets occurring on the letter backs. The preferred construction is .063 or greater thickness with the sidewalls heli-arc welded to the letter backs.

The plexiglas faces of the letters shall be a minimum of 3/16" thick.

The acrylic trim molding shall be 1" in depth. The color of the trim molding shall match the color of the letter's sidewall.

Neon shall be 6500 K., 15mm., and utilize 30 m.a. transformers. Number of rows of neon tube depends on width of letter stroke.

FABRICATION (continued)

All fasteners shall be non-ferrous. All spacers shall be non-metal. Interiors of letters shall be white. Colors of letter faces and sidewalls are not restricted but must be approved by Weingarten Realty prior to fabrication. Neon colors should be appropriate to face color to insure the best color rendition when illuminated.

FACE Rohm & Haas or Acrylite SIDEWALLS
Wrisco Prefinished
or
Matthew's Enamel

NEON
Appropriate for
Face Color

No other color combinations other than those listed above will be allowed.

INSTALLATION

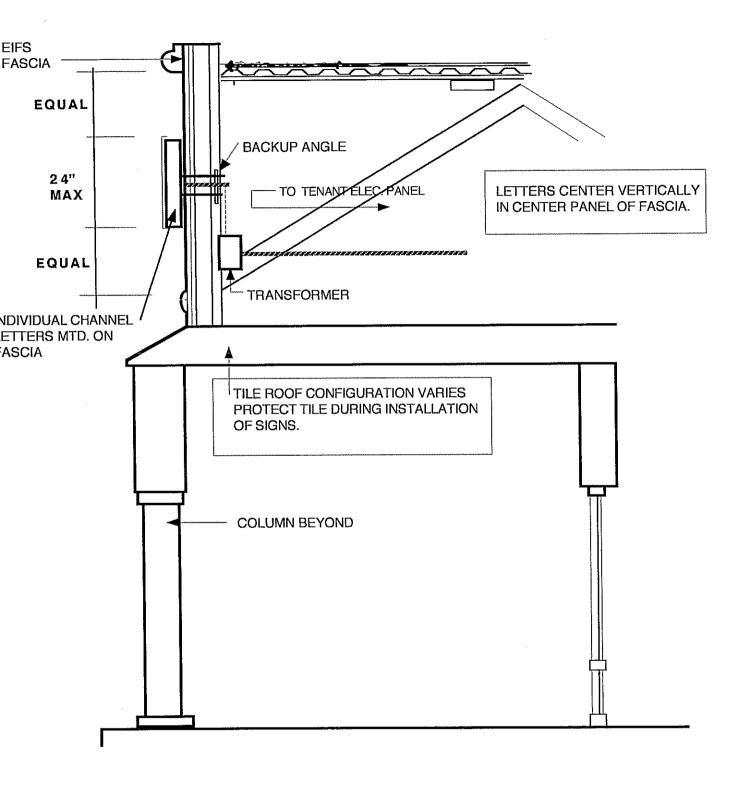
Letters shall be attached to the center's fascia band by means of bolts passing through the backs of letters, and through E.I.F.S. fascia band, to continuous angle behind fascia studs. Bolt through angle to insure stable mounting with no damage to the fascia band. Signs are to be installed in such a way as to insure permanence.

Fasteners shall have a 1/2" neoprene spacer between letters and fascia to allow water and debris to pass freely behind.

Wiring shall pass through conduit, through fascia to transformers located in the attic space. Wiring shall pass on to tenant's electrical panel.

All penetrations shall be sealed watertight.

Signs shall operate by means of a photoelectric cell, that turns signs on at dusk; and a timer that turns the sign off at 11 p.m.



A SECTION THROUGH STOREFRONT

1/2" = 1'0"

Hollywood Hills Plaza

