

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

☒ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development Board

Date of Application: _____

Location Address: 1700 North SR 7

Lot(s): 28, 29, 30, 31 Block(s): 2A-2B Subdivision: BENDLES TOWNSITE

Folio Number(s): 514112030110

Zoning Classification: C-MU

Land Use Classification: TOC

Existing Property Use: COMMERCIAL

Sq Ft/Number of Units: 6,890 S.F.

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

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

☐ Economic Roundtable

☐ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development

Explanation of Request: DEMOLISH EXISTING BUILDING AND CONSTRUCT A NEW RETAIL BUILDING AND PARKING LOT

Number of units/rooms: N/A

Sq Ft: 3,887 S.F.

Value of Improvement: \$1,114,560

Estimated Date of Completion: JUNE 2021

Will Project be Phased? () Yes (X) No

If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: 212 NORTH FEDERAL HIGHWAY, INC.

Address of Property Owner: 1700 NORTH S.R.7, HOLLYWOOD, FL 33021

Telephone: 954-416-2718

Fax: N/A

Email Address: NICK.ROTUNNO@ALSFLORIST.COM

Name of Consultant Representative/Tenant (circle one): SALTZ MICHELSON ARCHITECTS

Address: 3501 GRIFFIN ROAD, FT LAUD, 33312

Telephone: 954-266-2700

Fax: 954-266-2701

Email Address: MGUTIERREZ@SALTZMICHELSON.COM

Date of Purchase: JUNE 29, 2007 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

Address: N/A

Email Address: N/A

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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: 6/26/19

PRINT NAME: NICK ROTUNNO

Date: _____

Signature of Consultant/Representative: _____

Date: 6/25/19

PRINT NAME: CHARLES MICHELSON

Date: _____

Signature of Tenant: N/A

Date: _____

PRINT NAME: N/A

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 26th day of June



SANDRA M MACDONALD
Commission # GG 245348
Expires November 11, 2022
Bonded Thru Budget Notary Services

Signature of Current Owner

Nick Rotunno

Print Name

Notary Public

State of Florida

My Commission Expires: 11/11/22 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



July 1st, 2019

City of Hollywood
Development Services Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020
Attn: Plans Reviewers

RE: **Site Plan Review for a 4,000 sq. ft. commercial building (Al's Florist)**
File # 19-DP-27
SMA Project No. 2017-186

Dear Plans Reviewers:

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

A. APPLICATION SUBMITTAL

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

1. Comment: Applicant shall match ownership as noted on O&E report. Revise accordingly.
Response: ***Application revised as requested.***
2. 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: ***Plat Determination Letter attached.***
3. Comment: Ownership & Encumbrance Report:
a. Listing and hardcopy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so).
b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
Response: ***O & E report revised as requested.***
4. Comment: Indicate current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
Response: ***Revised as requested. Please refer to sheet A0.0.***
5. Comment: Revise Alta Survey:
a. Note Number 2 shall include date and order number of O&E.
b. Abutting streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet.
c. Include net property size in square feet and acreage.
Response: ***Revised as requested. Please refer to updated survey.***
6. Comment: Include ground floor plan, including all projections above on Site Plan.
Response: ***Revised as requested. Please refer to updated sheet SP1.0***
7. Comment: Revise Site Data:
a. Include full legal description to match survey.
b. West property line is considered an interior setback. Revise data table accordingly.

- c. Include required and provided active uses along State Road 7 and Taft Street.
- d. Include required and provided landscape open space.
- e. Provide site data for existing structure.
- f. Building height shall be measured to the top of the roof slab.
- g. Provide a total gross floor area of the building, including a breakdown of common areas (restrooms, power equipment rooms, and meter rooms).

Response:

- a. Please find the full legal description on sheet SP1.0*
- b. Data Table revised as requested*
- c. Use of adjacent properties on US441 and Taft are called out*
- d. Provided. Please refer to Site Data on Sheet SP1.0*
- e. Provided. Please refer to Site Data on Sheet SP1.0*
- f. Updated as requested. Please refer to Site Data on Sheet SP1.0*
- g. Updated as requested. Please refer to Site Data on Sheet A1.0*

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 presented the project to the Hollywood Gardens West Civic Association on June 10th and they had no concerns about the project. Please refer to attached confirmation email.*

9. Comment: Additional comments may be forthcoming.

Response: *Acknowledged.*

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

Response: *Provided as requested.*

B. ZONING

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

1. Comment: View triangle shall be measured from property line.

Response: *Updated as requested. Please refer to revised Sheet SP1.0.*

2. Comment: Ensure that adequate back out is provided in the parking area at the north end of the property. Back-out shall not encroach into required setback.

Response: *A back-out area has been provided on the northwest corner of the parking lot. Please refer to updated Sheet SP1.0.*

3. Comment: Minimum setback of drive aisle shall be three feet from the property line. Revise drawings accordingly.

Response: *Updated as requested. Please refer to revised Sheet SP1.0.*

4. Comment: Provide dimension of drive aisle not adjacent to parking area.

Response: *Updated as requested. Please refer to revised Sheet SP1.0.*

5. Comment: Work with Engineering to ensure that all Regulatory signage and pavement markings are appropriately placed and in compliance with the Manual of uniform Traffic Control Devices.

Response: *Please refer to attached civil plans.*

6. Comment: Identify 'D' or 'F' curbing for all vehicular impact points. Utilize continuous curbing instead of wheel stops in parking stalls.

Response: *Please refer to attached civil plans.*

7. Comment: Provide location and identification of building projections (i.e. air conditioner pads, mail boxes, light poles, overhead utility lines, backflow preventers, awnings, traffic signal poles and boxes, electric boxes etc.)

Response: *Air conditioner condensing units will be placed on the roof; the parapets will hide them from view.*

The mail is hand-delivered inside the spaces, no mailboxes are provided.

Light poles are shown on revised sheet SP1.0

No overhead utility lines on site

Backflow preventer shown on revised sheet SP1.0

Awnings shown on revised sheet SP1.0

Traffic signal pole, boxes and electric boxes shown on revised sheet SP1.0

8. Comment: Provide method of mail delivery.

Response: *Mail is hand-delivered by the U.S. Postal Service. A note has been added under Notes on sheet SP1.0*

9. 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 revised entry driveway, updated per meeting with Engineering, on sheet SP1.0.*
10. Comment: Building height shall be measured to the top of the roof slab. Revise elevations accordingly to show building height and height of projections above.
Response: *Revised as requested. Please refer to sheet A3.0.*

C. ARCHITECTURE AND URBAN DESIGN

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

1. Comment: Ensure that all building projections including plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.
Response: *Understood. Shown as requested.*
2. Comment: The multitude of scoring patterns and dimensional variation of score lines should be reduced. Work with staff to ensure façade patterns are cohesive.
Response: *Score lines reduced and modified per meeting with the Planning Department.*
3. Comment: Consider emphasizing the primary entrances along State Road 7.
Response: *Entrances along State Road 7 have been emphasized with wider awnings and with trees and additional landscaping features.*

D. SIGNAGE

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

1. Comment: For review, full signage package shall be provided.
Response: *Please refer to Sign Criteria, attached.*
2. Comment: Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.
Response: *Note added to sheet A3.0.*
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.*

E. LIGHTING

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

1. Comment: Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).
Response: *Note added as requested. Refer to Notes on sheet SP1.0.*

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. Comment: As per the Green Building ordinance, the project must include at least ten green building practices since this project has less than 20,000 square feet of total floor area. Include this list on the site plan.
Response: *Proposed green building practices have been added under Notes on sheet SP1.0.*
2. Comment: Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle-charging station will be located, (See Ordinance O-2016-02). This will count as one of the ten green building practices.
Response: *Electric charging station is proposed next to the accessible parking space. Please refer to sheet SP1.0.*
3. Comment: Provide a bicycle rack. This project is situated on one of the City of Hollywood's Transit Oriented Corridors (SR7/441) and FDOT is constructing bike lanes

- adjacent to this property.
- Response:** *A bicycle rack is proposed by the southwest entry to the building. Please refer to sheet SP1.0.*
4. Comment: Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.
- Response:** *A note has been added under Notes on sheet SP1.0.*
5. Comment: Use sustainable building materials.
- Response:** *A note has been added under Notes on sheet SP1.0.*
6. Comment: Use low VOC materials.
- Response:** *A note has been added under Notes on sheet SP1.0.*
7. Comment: Install permeable pavement to reduce stormwater runoff from the property and reduce pressure on stormwater infrastructure.
- Response:** *Broward County does not recognize permeable pavement as a pervious or semi pervious surface. As a result, we do not get any credit for stormwater retention. This is a small development and we are installing exfiltration trench to meet the stormwater requirement.*
8. Comment: All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.
- Response:** *Please refer to attached PH-1.*
9. Comment: Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.
- Response:** *A note has been added under Notes on sheet SP1.0.*
10. Comment: Since this is a flower shop, consider installing a green roof, which would reduce stormwater runoff, increase energy efficiency, and grab the public's attention. If not a green roof, then install an Energy Star certified or Cool Roof Council rated roof. Have you considered installing solar panels?
- Response:** *A green roof or solar panels are not feasible for this scale project however an energy star roofing system will be specified.*
11. Comment: Retain rainwater on site for irrigation and non-potable water uses in the building.
- Response:** *This will require a cistern and pump equipment. For such a small project, the cost of installing this equipment is not feasible.*
12. Comment: Additional comments may be forthcoming following submission of the landscape plan.
- Response:** *Understood*

G. ENGINEERING

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

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

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Comment: Provide a 3' T-back out area at the north end of the parking lot.
- Response:** *A back-out area has been provided on the northwest corner of the parking lot. Please refer to updated Sheet SP1.0.*
2. Comment: Provide civil plans for the proposed work. Include items such as drainage improvements, water and sewer connections, curbing, all vehicle turning radii, sight triangles and details as well as change in elevations to show that handicap accessibility has been met. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City or FDOT rights-of-way.
- Response:** *Civil plans are provided showing drainage improvements, water & sewer connections, curbing, radii and details.*
3. Comment: FDOT review will be required.
- Response:** *Acknowledged.*
4. Comment: All outside agency permits must be obtained prior to issuance of City building permit.
- Response:** *Acknowledged.*

5. Comment: More comments may follow upon review of the requested information.
 Response: ***Acknowledged.***

H. LANDSCAPING

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

In prior to move forward with Landscape plan review process applicant to submit a revised landscape plan and documents as follows:

1. Comment: Provide information updated tree survey by licensed surveyor not older than 6 months for existing trees on site on a separate table include: location, species, estimated ht./spread, and caliper/DBH diameter of trunks in inches.
 Response: ***Please refer to attached landscape plans for requested information.***
2. Comment: Provide a detailed tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, street frontage, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. As per submitted clarity is required in terms of amount of palm trees on site proposed to be removed if any and mitigation required.
 Response: ***Please refer to attached landscape plans for requested information.***
3. Comment: Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.
 Response: ***Irrigation plans shall be provided once site plan is approved.***
4. Comment: Additional comments may be forthcoming at Building permit submittal.
 Response: ***Understood***
 According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species are the exception and count 1:1 as trees: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT. Page 6 of 12
 No tree removals without a submitted tree removal sub- permit application along with final landscape tree disposition and planting plan. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.
 Courtesy comment: Coordinate meeting with Guillermo Salazar

I. UTILITIES

Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org) 954-924-2985

Alicia Vereas-Feria, Engineer (avereas-feria@hollywoodfl.org) 954-921-3302

Drainage:

1. Comment: Since the property resides within FEMA FIRM Zone X, per City Ordinance

Chapter 154.50, for commercial construction, the FFE should be a minimum of 6-inches above the highest point of the crown of the adjacent road. Clearly show FFE for all proposed enclosed areas on the ground floor.

Response: *Drainage calculations are provided demonstrating the floor elevation is above the 100 year – 3 day stage. The floor elevation of 13.90' NAVD was established to match the existing sidewalk elevation along SR 7 and to provide ADA compliant access to the new building. In addition, the drainage structure within SR 7, adjacent to the property is at elevation 12.89' NAVD. Stormwater from SR7 will flow toward that catch basin and any stormwater not going into that catch basin will flow toward Taft Street which is at elevation 12.09' NAVD and lower. As a result, the new building is protected from flooding due to stormwater from SR 7.*

2. Comment: Indicate how roof drainage will be collected and retained.

Response: *Note #3 on sheet C-1 states that roof drainage will be connected to the drainage system. Once the roof drainage is designed, the rain water leaders will be piped to the catch basins being installed in the parking area.*

3. Comment: Show perimeter cross sections including swale transition areas meeting adjacent property elevations. All stormwater must be retained onsite.

Response: *Cross sections are provided on sheet C-5. The cross sections show grading that slopes toward the property or a swale is provided to ensure stormwater remains on site and does not flow to adjacent properties.*

4. Comment: Show roof drainage connection to proposed drainage system.

Response: *The roof drainage connections will be shown once the roof drainage system is designed. The rain water leaders will be connected to the proposed drainage system in the parking area.*

5. Comment: Submit preliminary drainage calculations meeting Broward County and SFWMD requirements for pre/post development.

Response: *Pre and post development drainage calculations are provided.*

6. Comment: Landscape plans to be provided should coordinate with civil plans to accommodate for drainage features.

Response: *The landscape plans have been coordinated with the civil plans.*

Water and Sewer:

7. Comment: Provide civil plans indicating location and size of proposed water connections to existing water mains.

Response: *The proposed water and sewer service connections are shown on sheet C-2.*

8. Comment: Provide Water & Sewer demand calculations.

Response: *Water and sewer demand calculations are shown on sheet C-2.*

9. Comment: Update plans to Include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 or mzaske@hollywoodfl.org

Response: *The latest City utility details are shown on sheet C-6.*

10. Comment: Additional comments may follow upon further review.

Response: *Acknowledged.*

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025

1. Comment: Application is substantially compliant.

Response: *Acknowledged.*

K. FIRE

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

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. Comment: Water supply for firefighting purposes must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, 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 minimum fire flow requirements for the building. Please note, no civil drawings were turned in and plans are incomplete.

Response: *Fire flow calculations are provided as an attachment to the plans. In addition, a hydrant flow test has been completed and is attached to the fire flow calculations.*

2. Comment: As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

Response: *The location and distance to the existing fire hydrants is shown on sheet C-2. No additional fire hydrants are planned for this project.*

3. Comment: Fire dept. access to each main entrance suite must be obtained within 50' per NFPA 1, 18.2.3.2.1. Please show the intent on the plan.

Response: *All main entrances are accessible within 50'.*

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. Comment: **No comments received.**

Response: *Acknowledged.*

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Comment: Application is substantially compliant.

Response: *Acknowledged.*

N. COMMUNITY DEVELOPMENT

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

1. Comment: Appears the space provided for vehicles to maneuver out of the two spaces at north end of parking lot is not sufficient.

Response: *A back-out area has been provided on the northwest corner of the parking lot. Please refer to updated Sheet SP1.0.*

2. Comment: Where will delivery vehicles park during loading/unloading? How will it impact the proposed parking spaces?

Response: *Per the City of Hollywood's Zoning Code, 7.2.C, a building under 10,000 s.f. is not required to have a loading space.*

3. Comment: Corner property should have robust landscaping, particularly near the dumpster enclosure. Show detailed plan at next submittal.

Response: *Please refer to landscape plans attached.*

4. Comment: General comment – the proposed redevelopment does not take advantage of the opportunity available for a more intensive, CMU use, particularly one that incorporates a housing component. With a height restriction of 85 feet, the retail store could be the ground floor use of a more impactful development.

Response: *Adding housing is not feasible for this scale project.*

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

1. Comment: Application is substantially compliant.

Response: *Acknowledged.*

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500



Doreen Avitabile, Police (davitable@hollywoodfl.org) 954-967-4371

1. Comment: Application is substantially compliant.
Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises. The effects of good exterior lighting can be generally summarized as safety, security, identification, attraction, beautification, environmental integrity and utility. It is essential to bear in mind that all of these effects are influenced by fixture and system design. Lighting will allow for natural surveillance to the building, therefore provide visibility and help define the border definition for the property at night. Lighting will also allow for spillover light to the existing property.

Response: *Acknowledged.*

CPTED Strategies:

2. Comment: Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signage, lighting, to express ownership and define & clearly delineate private space from semi-public and public spaces, and creates a sense of ownership.

Response: *Acknowledged.*

External Lighting:

3. Comment: Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
- a. Parking Lots 3-5 foot candles
 - b. Walking Surfaces 3 foot candles
 - c. Recreational Areas 2-3 foot candles
 - d. Building Entryways 5 foot candles
 - e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
 - f. Research LED Lighting
 - g. A system of lighting fixture identification should be developed
 - h. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
 - i. Illuminate entrances, exits, exterior doors, fire escapes, parking lots, etc.
 - j. Exterior lighting should be controlled by automatic devices (preferably by photocell).
 - k. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
 - l. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
 - m. Light fixtures below 10’ in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
 - n. Make sure new light fixtures are not obstructed by the existing trees.
 - o. Try to position light fixtures whereas not to obstruct the illumination.
 - p. Routinely inspect lighting to ensure that they are working and point towards that areas intended.
 - q. Check whether the lighting around the building generally provides a soft, uniform source without deep shadows or glare.
 - r. If the business closes each evening, install motion-sensing lights on the sides of the building.

Response: *Acknowledged.*

Landscaping:

4. Comment: Landscaping should be kept well maintained & trimmed so that all entrances are visible from the street or walkways.

Response: *Acknowledged.*

5. Comment: Hedges should be no more than 2 foot in height and tree limbs hanging, no lower than 6 foot from the ground.
Response: *Acknowledged.*
- Natural Surveillance:**
6. Comment: Public entrances should be clearly defined by walkways and signage.
Response: *Acknowledged.*
7. Comment: Use a single, clearly identifiable point of entry/exit.
Response: *Acknowledged.*
8. Comment: Maintain clear visibility from the business to the street, sidewalks, parking areas and passing vehicles.
Response: *Acknowledged.*
9. Comment: Make sure windows at the cash register areas are clear of signage, sales racks, and landscaping growth.
Response: *Acknowledged.*
10. Comment: Consider installing a panic alarm switch at the cash registers linked to a monitored alarm system.
Response: *Acknowledged.*
11. Comment: Ensure that financial and customer information is stored in a secured office/file. Shred all sensitive documents.
Response: *Acknowledged.*
12. Comment: Keep merchandise displayed so that the clerk can easily see down the aisles.
Response: *Acknowledged.*
13. Comment: Install a “peephole” on exterior doors to allow employees to verify deliveries.
Response: *Acknowledged.*
14. Comment: Loading areas (drop off/pick up), should be clearly visible and not create blind spots or hiding areas.
Response: *Acknowledged.*
15. Comment: Deliveries should be made during the daytime hours.
Response: *Acknowledged.*
16. Comment: If there is an ATM machine on premises, ensure that it is in a clearly visible location.
Response: *Not applicable*
17. Comment: Stamp all keys to the business “Do Not Duplicate”.
Response: *Acknowledged.*
18. Comment: If possible, maintain a separation in duties between cash drawer reconciliation and cash handling.
Response: *Acknowledged.*
19. Comment: During business hours, employ an enunciator on the door that signals entry.
Response: *Acknowledged.*
20. Comment: Keep all office and staff rooms locked when not in use.
Response: *Acknowledged.*
21. Comment: Make sure that ALL FIRE/POLICE and emergency entries/exits are clearly marked and clear of any obstruction.
Response: *Acknowledged.*
22. Comment: Use convex mirrors to see in any areas that may be “hidden”.
Response: *Acknowledged.*
23. Comment: One door should be used for customer entrance/exit.
Response: *Acknowledged.*
24. Comment: Stairwell should not have an open area underneath.
Response: *Acknowledged.*
- Natural Access Control:**
25. Comment: Access control is an important means of reducing criminal opportunity. It is gained through controlling the entering and exiting of pedestrians and vehicles.
Response: *Acknowledged.*

26. Comment: Use signs to direct visitors or patrons to building entrance/exit way points, along with parking.

Response: *Acknowledged.*

Building(s) Perimeter Doors:

27. Comment: Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.

Response: *Acknowledged.*

28. Comment: Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

Response: *Acknowledged.*

29. Comment: Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

Response: *Acknowledged.*

General locations:

30. Comment: Mechanical, electrical, HVAC, or other equipment, located outside the building should be surrounded by a protective enclosure.

Response: *Acknowledged.*

CCTV:

31. Comment: CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

Response: *Acknowledged.*

32. Comment: Check all CCTV systems and ensure that they provide a clearly visible facial picture.

Response: *Acknowledged.*

Non-Pedestrian Building Entry Points:

33. Comment: Sturdy fencing should enclose locations where gas and electric utilities enter buildings.

Response: *Acknowledged.*

34. Comment: Locations where gas and electric utilities enter buildings should be well lighted.

Response: *Acknowledged.*

Fencing:

35. Comment: (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Response: *Acknowledged.*

Coolers:

36. Comment: May serve as safe rooms.

Response: *Acknowledged.*

37. Comment: Should be capable of being unlocked from the inside.

Response: *Acknowledged.*

38. Comment: Should have an alarm or communication device inside the cooler.

Response: *Acknowledged.*

39. Comment: Employees should have clear sight lines of entrance areas from their workstation and have a communication link with security staff or other employees, in case of an emergency. Also, be familiar with the Emergency Plan that the business should have in place.

Response: *Acknowledged.*

Signage:

40. Comment: Please make sure all areas of the premises are identified with proper signage to identify all areas for public/employees.
 Response: **Acknowledged.**
41. Comment: Where does stairwell lead to?
 Response: **The stairs lead to a storage mezzanine that has 42" high walls. It is only accessible from the employee area.**

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. Comment: Not applicable.
 Response: **Acknowledged.**

R. R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549
Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Comment: No comments received.
 Response: **Acknowledged.**

S. S. ADDITIONAL COMMENTS

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

1. Comment: Additional comments may be forthcoming.
 Response: **Acknowledged.**

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

S:\Projects\2017\2017-186\Correspond\Governmental\TAC Comments



July 1st, 2019

City of Hollywood
Development Services Planning Division
2600 Hollywood Boulevard
Hollywood, Florida 33020
Attn: Plans Reviewers

RE: Site Plan Review for a 4,000 sq. ft. commercial building (Al's Florist)
File # 19-DP-27
SMA Project No. 2017-186

To Whom It May Concern:

This letter is to confirm that this project is not requesting any Variances or Special Exceptions as described in Article 5 of the City of Hollywood's Zoning and Land Development Regulations Code.

To the best of our understanding, the proposed project complies with the Design Criteria outlined in the Zoning and Land Development Regulations Code, Article 5, Section 5.3.I.4.a.1-4, as follows:

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

The proposed building provides decorative detailing on all four elevations considering its corner location at a major intersection. The intent is to build the structure of concrete block with a stucco and paint finish, varying parapet heights and floor to ceiling windows in an aluminum frame. A sidewalk connects the public sidewalk to the project and metal awnings will provide shade and shelter to pedestrians.

- (2) *Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding*

neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Detailing is provided with stucco banding, decorative metal panels and premanufactured metal awnings. The design also includes large glass windows and designed landscaping.

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

The design intent of the project is to fit seamlessly with the existing adjacent properties. Similar to its neighbors, the proposed building is a one-story structure, of moderate scale. It is intended for commercial use similar to the buildings surrounding it.

- (4) *Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.*

New trees and landscape areas have been incorporated into the design. Native species are proposed above and beyond what's required.

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

May 28, 2019

Maday Gutierrez, Project Manager
Saltz Michelson Architects
3501 Griffin Road
Fort Lauderdale, Florida 33312

Dear Ms. Gutierrez:

Re: Platting requirements for a parcel legally described as Lots 28-31, Townsite, "Bendle's Subdivision of the Northwest ¼ of Section 12, Township 51 South, Range 41 East," according to the Plat thereof, as recorded in Plat Book 2, Page 2, of the Public Records of Broward County, Florida, less portions for right-of-way purposes. This parcel is generally located on the northwest corner of State Road 7/U.S. 441 and Taft Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

Maday Gutierrez

May 28, 2019

Page Two

The subject parcel is less than 10 acres (approximately 0.66 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



Maday Gutierrez

From: Nick Rotunno <nick.rotunno@alsflorist.com>
Sent: Friday, June 28, 2019 8:10 AM
To: Maday Gutierrez
Subject: Fwd: Al's Florist Site Plan

----- Forwarded message -----

From: **HollywoodGardens West** <hwdgardens@gmail.com>
Date: Fri, Jun 28, 2019 at 12:14 AM
Subject: Re: Al's Florist Site Plan
To: Nick Rotunno <nick.rotunno@alsflorist.com>

Hi Nick,

Thank you for coming to our June meeting. Our residents were happy to see the beautiful design for your new building. It will enhance the new image of SR 7 and we appreciate the longevity of your family owned business at this location.

Let us know if you need additional information.

Idelma Quintana
President
Hollywood Gardens West Civic Association
954-281-2134

On Thu, Jun 27, 2019, 12:54 PM Nick Rotunno <nick.rotunno@alsflorist.com> wrote:
Good Afternoon Idelma,

My architect is asking for confirmation that I attended your community meeting, and also for feedback.
May I get an email back with confirmation??
Thanks

Nick Rotunno
Al's Florist & Gifts
Nite Time Décor by Al's Florist
www.alsflorist.com

On Fri, May 31, 2019 at 4:18 PM HollywoodGardens West <hwdgardens@gmail.com> wrote:
Apologies for the delay. Confirming our conversation. Our next meeting date is Monday, June 10th at 7 pm. We meet at 425 N. 58th Avenue at the Chopman Center which is the reception space adjacent to St. George Greek Orthodox Church. The entrance is at the corner of 58th Avenue and Taylor Street. Please confirm your attendance and the name if the person(s) who will be speaking.

Thank you,

Idelma

On Tue, May 14, 2019, 12:48 PM Maday Gutierrez <mgutierrez@saltzmichelson.com> wrote:

Good Afternoon Ms. Quintana,

It was nice speaking to you this afternoon. Per our conversation, Al's Florist is redesigning their building and site and the City is requesting we meet with Hollywood Gardens West Civic Association as part of the site plan approval process. Please send us your upcoming meeting schedules and location so that we can present the project to you.

Thank you,

Maday Gutierrez, R.A.

Project Manager

[3501 Griffin Road](#)

[Fort Lauderdale, FL 33312](#)

(954) 266-2700

(954) 266-2701 Fax

mgutierrez@saltzmichelson.com

www.saltzmichelson.com

Miami, FL

(305) 764-3138

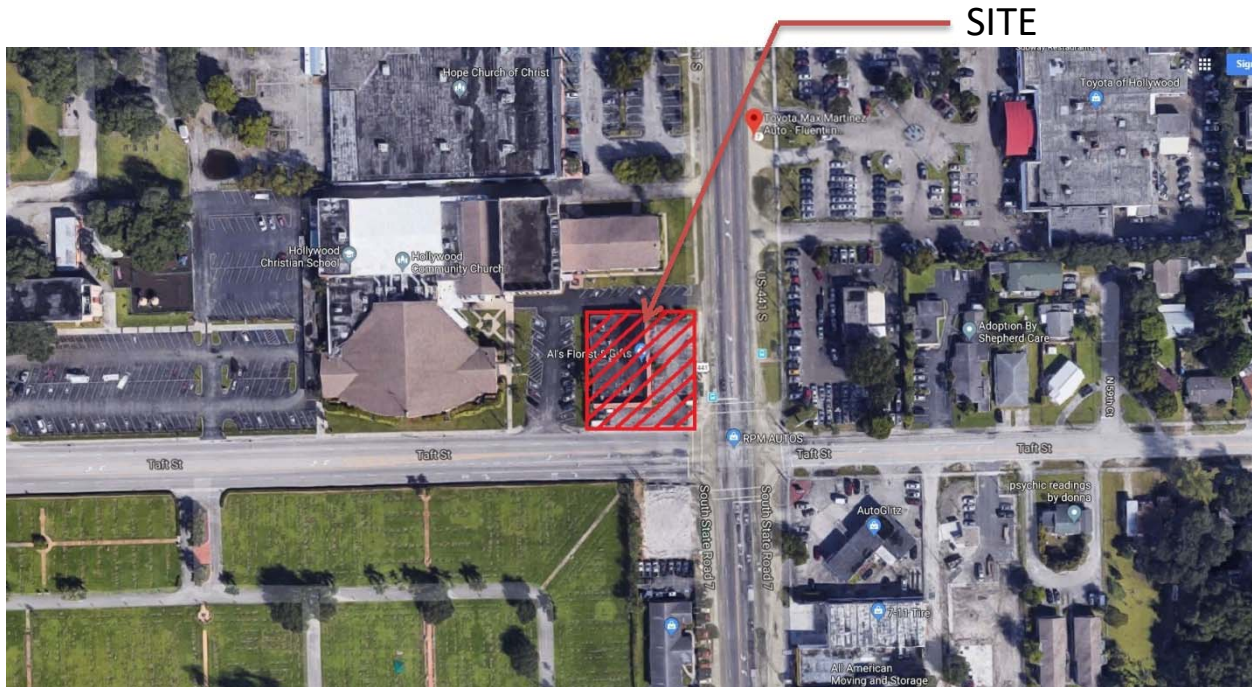
 **Please consider the environment before printing this email.**

--
Nick Rotunno
Al's Florist & Gifts
Nite Time Décor by Al's Florist
www.alsflorist.com

SIGN CRITERIA

Al's Florist & Gifts
1700 N. State Road 7
Hollywood, FL 33021

Owner: 212 N. Federal Highway, Inc.
Contact: Nick Rotunno
1700 N. State Road 7
Hollywood, FL 33021
Phone: (954) 416-2718



Al's Florist and Gifts

1700 N. State Road 7

Hollywood, FL 33021

GENERAL

This exhibit outlines the sign criteria for the retail uses. Tenants will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: AL'S FLORIST AND GIFTS AND THE CITY OF HOLLYWOOD. These documents must be reviewed and approved by AL'S FLORIST AND GIFTS AND THE CITY OF HOLLYWOOD prior to fabrication and installation of any sign.

1. "Signs" shall be defined as any message that can be read from the exterior such as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of AL'S FLORIST AND GIFTS and shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
3. FABRICATION: All signs are to be fabricated by a licensed sign contractor, approved by AL'S FLORIST AND GIFTS, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by AL'S FLORIST AND GIFTS and according to local, state and national codes.
5. ADDRESS SIGN on doors: User may install one identification sign on front and rear doors with a maximum height of 6 inches, White, Helvetica Medium, all capital characters indicating address. Limited to one address sign per tenant.
6. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by AL'S FLORIST AND GIFTS and required by the lease. Signs shall have a 24-hour time clock.
7. All materials used in sign fabrication are to be new.
8. Signs shall not extend above or beyond the roof line or parapet wall (City of Hollywood Sign Code Section 8.3.A.1.d).

9. Permitted wall sign area may be divided and distributed on the façade on which it is permitted, as deemed appropriate by the City Manager or designee (City of Hollywood Sign Code Section 8.3.B.1.f)
10. 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.

PERMITTED SIGNS

Per City of Hollywood's Sign Code Section 8.4.A.4, two of the following signs may be permitted per ground floor tenant with recognizable entrance:

WALL SIGNS

1. Wall signs are to be individually mounted reverse channel letters or symbols. The sign shall be of opaque metal with halo lights behind individual letters. Faces shall be flat, not formed. Copy of channel letters will be as required by the Tenant's recognized logo. Transformers and raceways are to be concealed in each letter or concealed behind the sign band wall or above the ceiling in the tenant space.
2. Materials: (All materials must be new)
 - A. Metals (minimum thickness):
 - a. Stainless Steel - 24 gauge
 - b. Paint Grip Steel - 24 gauge
 - c. Aluminum - .060"
 - B. Hardware for fabrication and installation shall be non-corrosive type and plated.
 - C. Paint finishes are to be minimum of polyurethane on exterior and back, with white interior for good light diffusion.
 - D. Face retainers are to be metal or plastic such as trimcap and encompass the entire perimeter of each letter. Color to match letter frame. No tab mounted letter faces will be permitted.
3. Wall signs may also be painted, directly applied to flat, solid stucco surfaces or other such smooth surfaces. Wall signs shall have a maximum area of 1 square foot per linear foot of building frontage where the sign is to be located. Signs may be a minimum of 25 square feet.
4. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both AL'S FLORIST AND GIFTS and the City of Hollywood.

5. Color of channel letters will be as required by the Tenant's recognized logo. No fluorescent colors allowed. Color shall coordinate and contrast with the background colors of the building.
6. Wall signs shall cover a maximum area of 1 square foot per linear foot of building frontage per tenant where the sign is to be located. Signs may be a minimum of 25 square feet.

CANOPY SIGNS

Canopy signs shall have a maximum area of 1.5 square feet per linear foot of canopy frontage. One canopy sign per tenant per street frontage is allowed. Canopy signs shall have a vertical clearance to the ground of 7.5'.

STOREFRONT SIGNS

Storefront signs shall have a maximum area of 15% of the door, window or storefront area. Signs may be a minimum of 20 square feet.

AL'S FLORIST SIGN AND LOGO

Please refer to image below for Al's Florist Sign copy, colors and logo.

Please refer to elevations for proposed location.





HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc
Civil Engineering Solutions
1120 SE 3rd Avenue, Ft. Lauderdale, FL 33316
(954) 367-0371 office
CA0007325 www.hei-heis.com

FIRE FLOW CALCULATIONS
Al's Florist
A One Story Commercial Building
1700 North SR 7, Hollywood

These calculations are for a one (1) story commercial building, with a total ground floor square footage of 3,887 SF. The entire building is non-combustible construction.

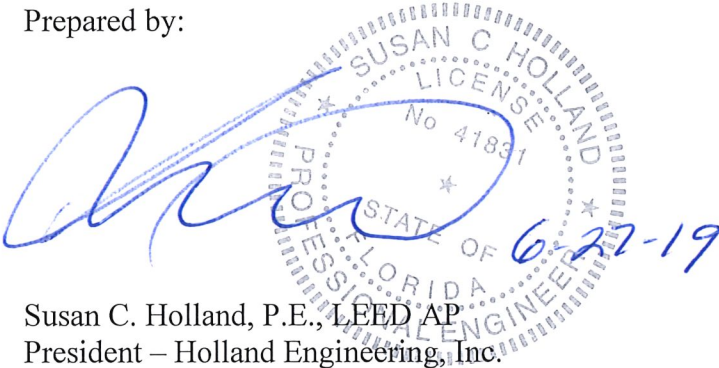
Fire Flow Area = 3,8887 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of 3,887 SF.

Per Table 18.4.5.2.1, the fire flow requirement is 1,500 gpm for 2 hours.

Hydrant flow test results are attached.

Prepared by:



Susan C. Holland, P.E., LEED AP
President – Holland Engineering, Inc.

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and

Legend:

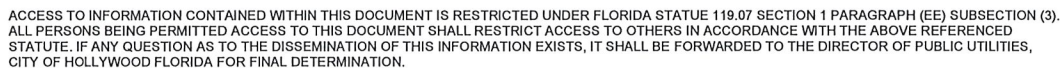
F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

1700 N 60 Ave

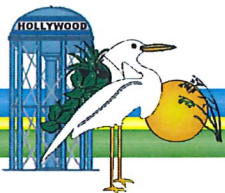
1700 N 60 Ave		Date: 6/13/19		Time: 8:30 Am to 8:45 Am				57
Residual/Static Hydrant		Address/Location		Residual Pressures				
P - Hydrant FH000006	1700 N 60 Ave	F-1 Only		F-2 Only				
		56		55.5				
		F-1& F-2				55.5		
Flow Hydrants		Address/Location		Flow Rate				
F-1 Hydrant (Individual) FH003909	1708 N 60 Ave.					GPM		
						1260		
F-2 Hydrant (Individual) FH001225	1800 N. 60 Ave.					GPM		
						1130		
F-1 Hydrant (Both Flowing)						GPM		
						1250		
F-2 Hydrant (Both Flowing)						GPM		
						1130		



0 150 300 600 900



INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



AL'S FLORIST

1700 NORTH SR 7
HOLLYWOOD, FL

T.A.C. SUBMITTAL

PROJECT TEAM

OWNER: AL'S FLORIST & GIFTS
1700 N. STATE RD. 7
HOLLYWOOD, FL 33021
TELEPHONE: (954) 987-4450

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

LANDSCAPE ARCHITECT: JBC PLANNING & DESIGN
1312 MAJESTY TERRACE
WESTON, FL 33327
TELEPHONE: (954) 802-6292

CIVIL ENGINEER: HOLLAND ENGINEERING
1120 SE 3RD AVENUE
FORT LAUDERDALE, FL 33316
TELEPHONE: (954) 367-0371

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FINAL PLANS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ARISING FROM A FAILURE TO PERFORM A VERIFICATION AND TO MAKE TIMELY NOTIFICATION OF DISCREPANCIES. THE ARCHITECT WILL, IN AN EXPEDIENT MANNER, PROVIDE THE OWNER WITH REVISED DRAWINGS REFLECTING ANY OF THESE DISCREPANCIES AND RELATED MITIGATION FOR REVIEW AND APPROVAL.
3. DO NOT SCALE DRAWING.
4. CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGE CAUSED BY WORK OF SUBCONTRACTORS WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
5. CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
6. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
7. GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF CONCRETE SLABS, PARTITIONS, ETC., AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. PATCH & REPAIR AS REQ'D.
8. IT IS THE CONTRACTORS RESPONSIBILITIES FOR FEES AND COSTS FOR LICENSES, PERMITS, CERTIFICATES, SERVICE CHARGES, ETC., ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY. CONTRACTOR'S INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS.
9. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, NATIONAL ELECTRIC CODE, NFPA, OSHA AND OTHER APPLICABLE CODES AND REGULATIONS.
10. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK WITH GOOD WORKMANSHIP AND ASSURE PROPER WORKING ORDER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
12. AFTER APPROVAL OF THE FINAL PLANS, ALL REVISIONS MUST PROCEED THROUGH THE ARCHITECT FOR APPROVAL. ANY REVISIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT MAY BE CONSIDERED INVALID AND, AT THE SOLE DISCRETION OF THE ARCHITECT, THE WORK REJECTED AND REQUIRED TO BE MODIFIED AT NO COST TO THE OWNER.
13. OWNER'S SUBCONTRACTORS SHALL BE ALLOWED TO DO WORK PRIOR TO SUBSTANTIAL COMPLETION SUBJECT ONLY TO THE APPROPRIATE PROGRESS OF THE WORK AND A SEVEN (7) DAY PRIOR NOTICE OF INTENT BY OWNER TO THE CONTRACTOR.
14. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS.
15. ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS. SUBMIT FOR REVIEW NO LESS THAN (6) SETS OF SHOP DRAWINGS WHERE REQUIRED AND/OR INDICATED.
16. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING AND OTHER TRADES, AND AS REQUIRED BY CODES, LOCATIONS AND TYPE OF PANEL TO BE REVIEWED AND APPROVED BY THE ARCHITECT.
17. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, LATEST EDITION, SHALL BE MADE PART OF THESE CONTRACT DOCUMENTS.

INDEX OF DRAWINGS

ARCHITECTURE

- A0.0 COVER
- SP1.0 SURVEY
- A1.0 FLOOR PLANS
- A3.0 EXTERIOR ELEVATIONS
- A3.1 STREET PROFILE/ ELEVATIONS
- PH-1 PHOTOMETRICS PLAN

CIVIL

- C1 PAVING, GRADING PLAN & DRAINAGE PLAN
- C2 WATER & SWER PLAN
- C3 PAVING MARKING & SIGNAGE PLAN
- C4 STORMWATER POLLUTION PREVENTION PLAN
- C5 CIVIL DETAILS & SECTION PLAN
- C6 UTILITY DETAILS

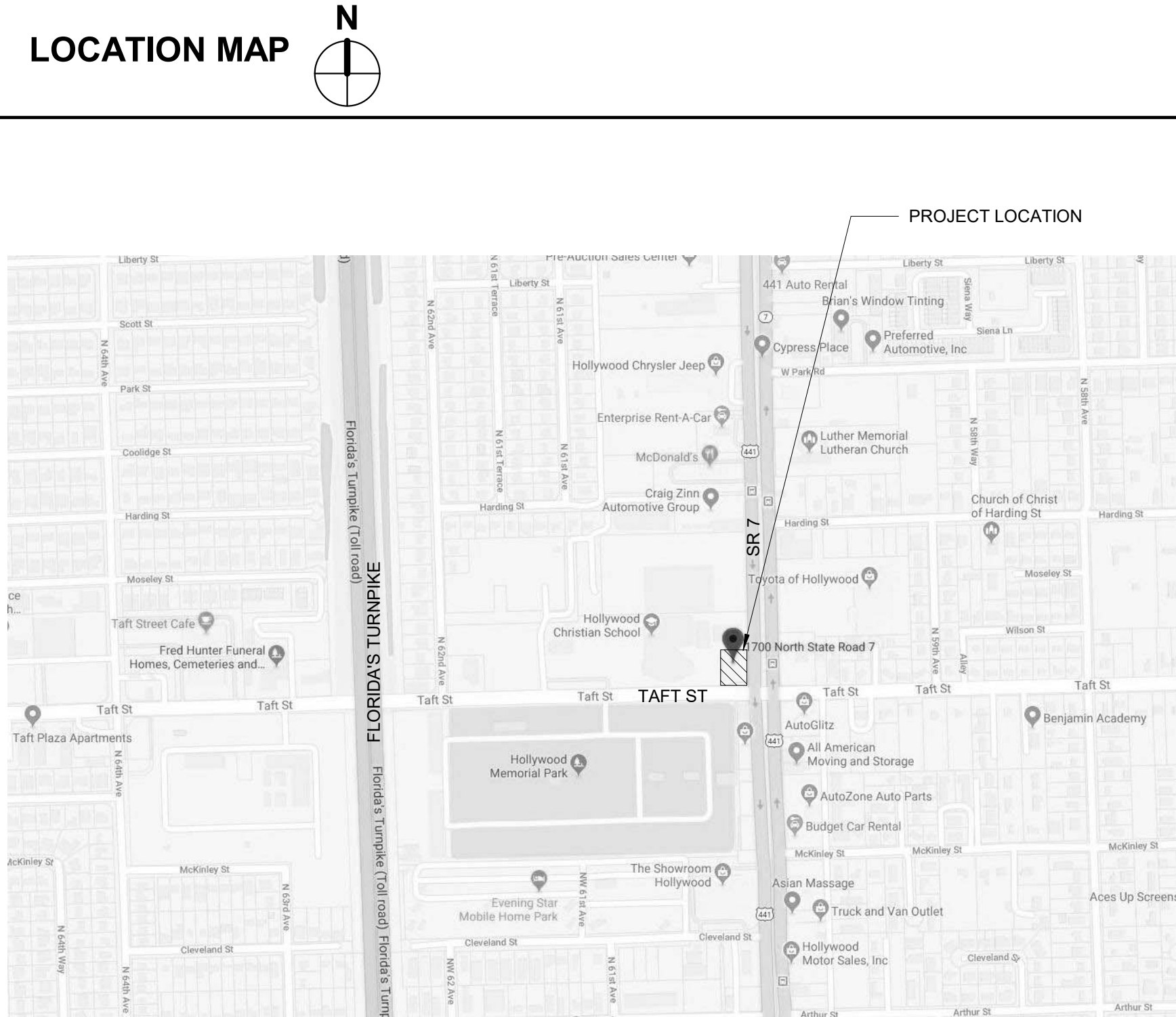
LANDSCAPE

- TP-1 TREE DISPOSITION PLAN
- LP-1 LANDSCAPE PLAN
- LP-3 PLANT LIST & CODE DATA
- LP-2 LANDSCAPE DETAILS & NOTES

MEETING DATES

- 1. PRE-APPLICATION CONCEPTUAL OVERVIEW: 02.26.19
- 2. PRELIMINARY TECHNICAL ADVISORY COMMITTEE: 05.06.19
- 3. FINAL TECHNICAL ADVISORY COMMITTEE: 07.15.19
- 4. PLANNING & DEVELOPMENT BOARD: TBD

LOCATION MAP



Charles Michelson AR0009976

Project No. : 2017-186
Drawn By : MG
Checked By : CM
Date: 07.01.19

REVISIONS

07.01.19 TAC COMMENTS

TAC SUBMITTAL

A0.0

AL'S FLORIST
1700 NORTH SR 7
HOLLYWOOD, FL

SALTZ MICHELSON ARCHITECTS

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

AA-0002897

ALTA/NSPS LAND TITLE SURVEY

LAND DESCRIPTION:

LOTS 28 AND 29, LESS THE SOUTH 20.00 FEET THEREOF, LOT 30, LESS THE SOUTH 20.00 FEET THEREOF, AND LESS THE EAST 38.00 FEET THEREOF, AND LOT 31 LESS THE EAST 38.00 FEET THEREOF, ALL OF THE TOWNSITE IN BENDLE'S SUBDIVISION OF THE N.W. 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS;

COMMENCE AT THE CENTER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE RUN ON AN ASSUMED BEARING OF SOUTH 88°10'07" WEST ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 12 FOR 191.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE AFOREMENTIONED LOT 28;

THENCE, RUN NORTH 2°06'05" WEST ALONG THE LAST DESCRIBED SOUTHERLY EXTENSION FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, CONTINUE NORTH 2°06'05" WEST ALONG THE WEST LINE OF LOT 28 FOR 6.00 FEET;

THENCE RUN NORTH 88°10'07" EAST FOR 36.04 FEET;

THENCE RUN NORTH 61°36'13" EAST FOR 24.60 FEET;

THENCE RUN NORTH 88°10'07" EAST FOR 45.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST;

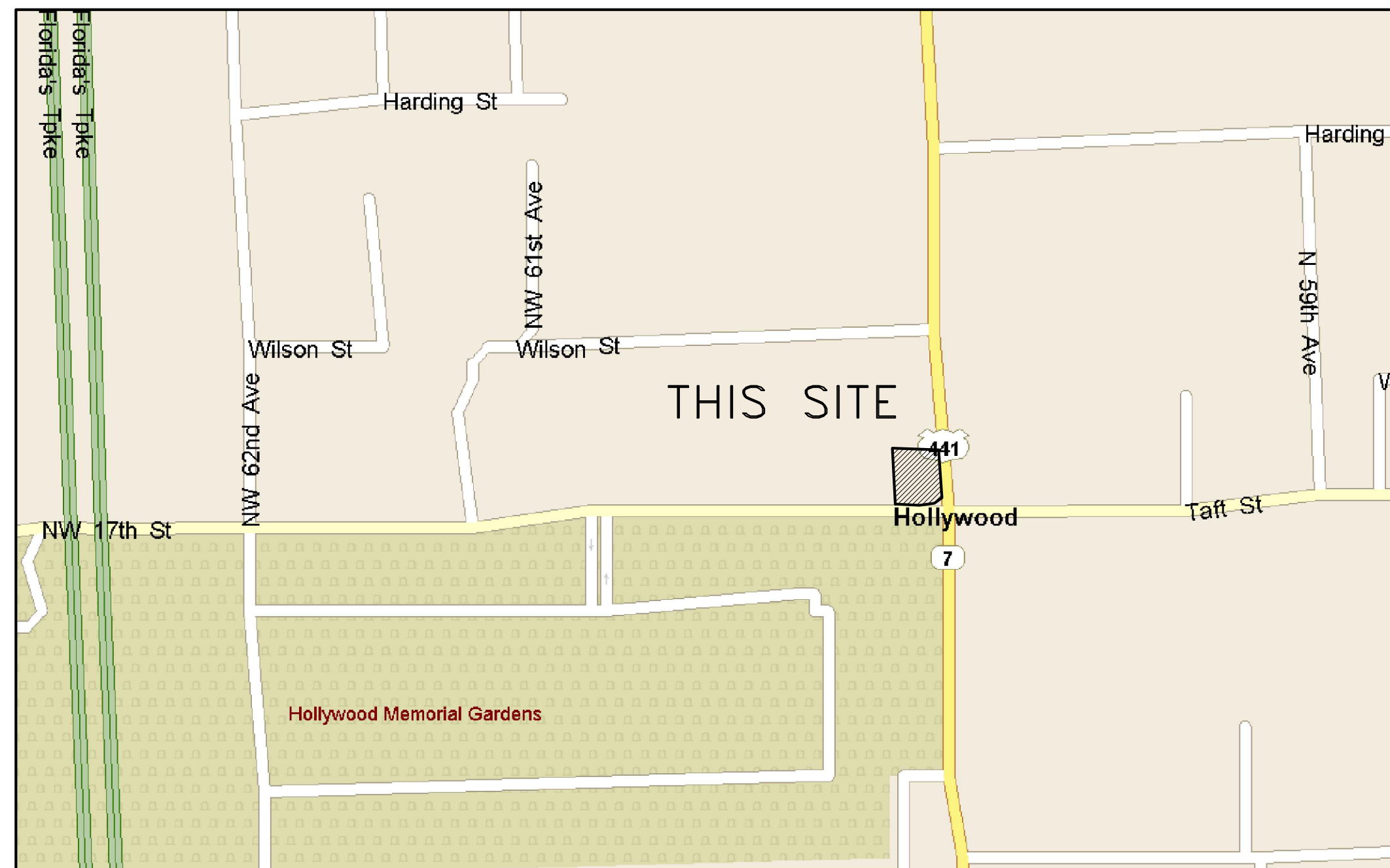
THENCE RUN EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°12'36", FOR 55.11 FEET;

THENCE RUN SOUTH 2°02'29" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 PER OFFICIAL RECORDS BOOK 3442, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (THE SAME BEING A LINE 53.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF THE SAID N.W. 1/4 OF SECTION 12) FOR 52.13 FEET;

THENCE RUN SOUTH 88°10'07" WEST ALONG A LINE 35.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 12 FOR 138.21 FEET TO THE POINT OF BEGINNING.

ALSO LESS ORDER OF TAKING PER INSTRUMENT# 112476379, BROWARD COUNTY, FLORIDA RECORDS.

SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.




LOCATION MAP (NTS)

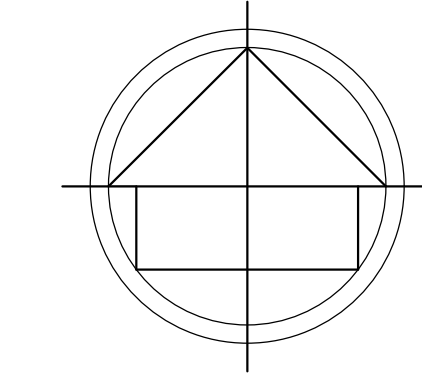
NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON AGENT TITLE SEARCH REPORT PREPARED BY L&V ABSTRACT & TITLE SERVICES PERIOD SEARCHED FROM JANUARY 1, 1953 THROUGH MARCH 25, 2019.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 2065 ELEVATION= 13.87' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN AGENT TITLE SEARCH REPORT PREPARED BY L&V ABSTRACT & TITLE SERVICES PERIOD SEARCHED FROM JANUARY 1, 1953 THROUGH MARCH 25, 2019, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0564 H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO TAFT STREET AND STATE ROAD NO. 7 A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 2, PAGE 2, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE 9 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACE ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S 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 ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2019.

FOR THE FIRM BY: 
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.



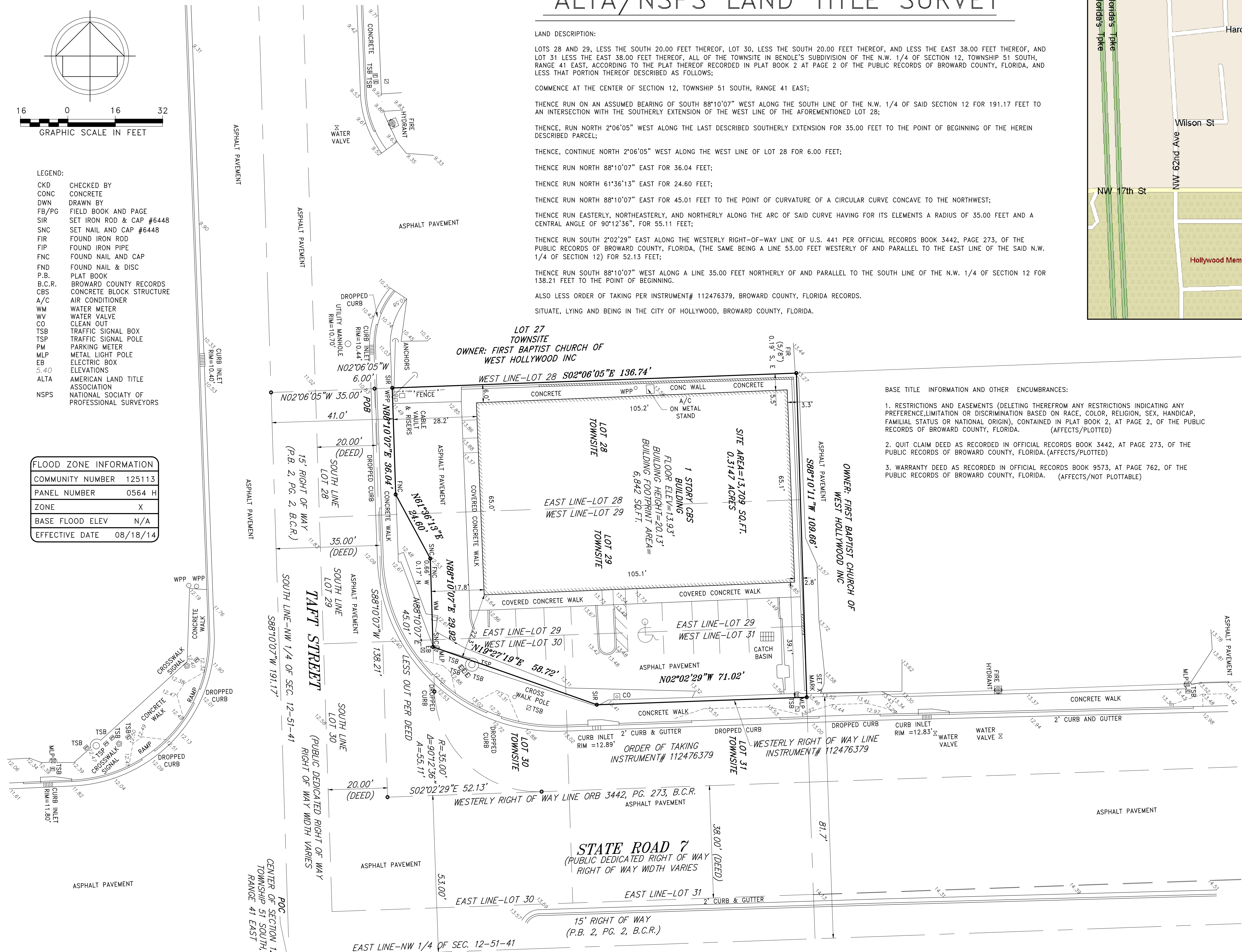
GRAPHIC SCALE IN FEET

LEGEND:

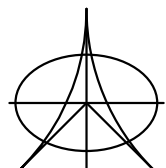
CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
PM	PARKING METER
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0564 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14



COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

NICK ROTUNNO

1700 N STATE ROAD 7
HOLLYWOOD, FLORIDA 33021

ALTA/NSPS LAND TITLE SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY				04/12/19	SKETCH	AM	REC
REVIEW OF AGENT TITLE SEARCH REPORT				05/28/19	SKETCH	AM	REC

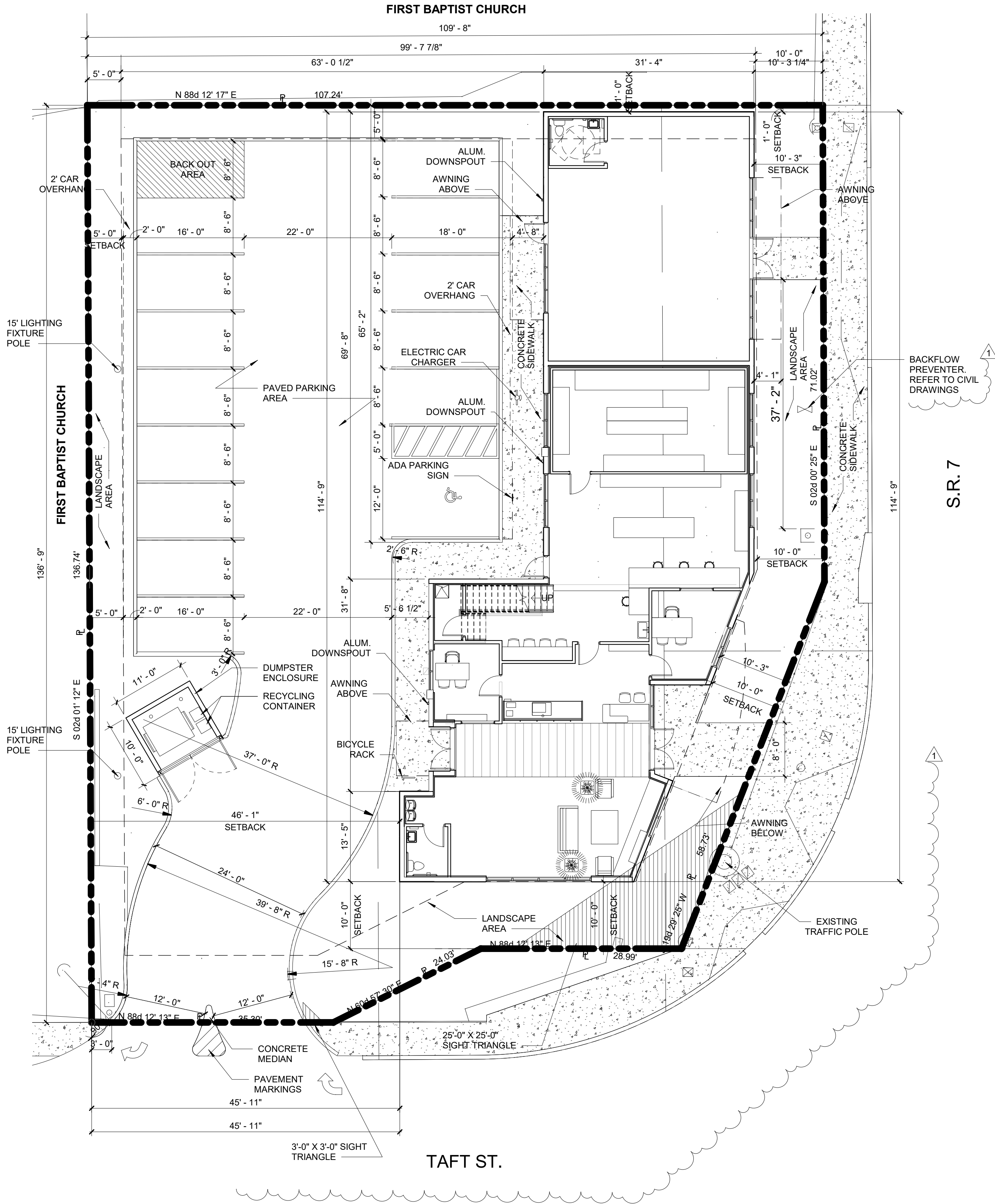
PROJECT NUMBER : 8954-19

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET

NOTES

1. METHOD OF MAIL DELIVERY
U.S. POSTAL SERVICE - HAND DELIVERED.
2. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES TO BE 0.5.
3. THIS PROJECT SHALL INCORPORATE THE FOLLOWING GREEN PRACTICES:
A. ELECTRIC CAR CHARGING STATIONS
B. BIKE RACK
C. CENTRAL AIR CONDITIONER 18 SEER OR HIGHER
D. ENERGY STAR APPROVED DOORS
E. PROGRAMMABLE THERMOSTATS
F. OCCUPANCY / VACANCY SENSORS
G. ENERGY STAR APPROVED ROOFING
H. DUAL FLUSH TOILETS
I. ENERGY EFFICIENT OUTDOOR LIGHTING, FULLY SHIELDED AND MEETING THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.
J. RECYCLING CONTAINERS.
4. MATERIALS FROM DEMOLITION OF EXISTING STRUCTURES AND FROM CONSTRUCTION WASTE SHALL BE RECYCLED.
5. AN EFFORT SHALL BE MADE TO INCORPORATE SUSTAINABLE BUILDING MATERIALS TO THE PROJECT.
6. LOW VOC MATERIALS SHALL BE SELECTED.
7. ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS APPLICABLE.



1 SITE PLAN
SP1.0 1" = 10'-0"

SITE DATA

LEGAL DESCRIPTION

LOTS 28 AND 29, LESS THE SOUTH 20.00 FEET THEREOF, LOT 30, LESS THE SOUTH 20.00 FEET THEREOF, AND LESS THE EAST 38.00 FEET THEREOF, ALL OF THE TOWNSITE IN BRNDLE'S SUBDIVISION OF THE N.W. 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE RUN ON AN ASSUMED BEARING OF SOUTH 88.10°07' WEST ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 12 FOR 191.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE AFOREMENTIONED LOT 28;

THENCE, RUN NORTH 2.06°05' WEST ALONG THE LAST DESCRIBED SOUTHERLY EXTENSION FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

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SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LAND USE

TOC

ZONING

C-MU

USE

COMMERCIAL/RETAIL BUILDING

SETBACKS

FOR VEHICULAR USE AREAS:

	REQUIRED	PROVIDED
FRONT	10'-0"	N/A
INTERIOR	5'-0"	5'-0"
REAR	5'-0"	5'-0"

FOR STRUCTURES:

	REQUIRED	PROVIDED
FRONT (EAST)	10'-0"	10'-3"
FRONT (SOUTH)	10'-0"	10'-0"
INTERIOR (NORTH)	0'-0"	1'-0"
INTERIOR (WEST)	5'-0"	46'-1"

SITE AREAS

	SQ. FT.	PVD	ACRES	% REQ.	% OF SITE PVD.
TOTAL SITE AREA	13,709		0.31		100%

EXISTING BUILDING

EXISTING BUILDING	6,842	0.16			50%
EXISTING V.U.A.	4,458	0.10			33%
EXISTING SIDEWALKS	1,628	0.04			12%
EXISTING IMPERVIOUS	12,928	0.30			95%

EXISTING PERVIOUS

EXISTING PERVIOUS	781	0.01			5%
PROPOSED BUILDING					
BUILDING FOOTPRINT	3,914	0.09			29%
VEHICULAR USE AREA	5,318	0.13			39%
SIDEWALKS	1,028	0.02			7%
TOTAL IMPERVIOUS	10,260	0.24			75%

5' PERIMETER LANDS.	2,062	0.04			15%
LANDSCAPE AREA	26% OF VUA			25% OF VUA	
(EXC. PERIMETER)	1,387	0.03		1,329 S.F.	10%
TOTAL PERVIOUS	3,449	0.07		5% OF SITE	25%
				654 S.F.	

BUILDING HEIGHT

	ALLOWED	PROVIDED
NEW BUILDING	85'-0"	22'-0"

PARKING CALCULATIONS

PARKING REQUIRED

AL'S FLORIST			
GROUND FLOOR - RETAIL 1/250	2,173 NET SQ. FT./250	9	
MEZZANINE / COOLER - STORAGE	1,152 NET SQ. FT./1,000	1	
VACANT RETAIL BAY	1,174 NET SQ. FT./250	4	
TOTAL PARKING SPACES REQUIRED		14	
REGULAR PARKING SPACES PROVIDED		13	
ACCESSIBLE PARKING SPACES PROVIDED		1	
TOTAL PARKING SPACES PROVIDED		14	

AL'S FLORIST

1700 NORTH SR 7
HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

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

AA-0002897

Charles Michelson AR0009976

Project No. :
2017-186
Drawn By :
MG
Checked By :
MS

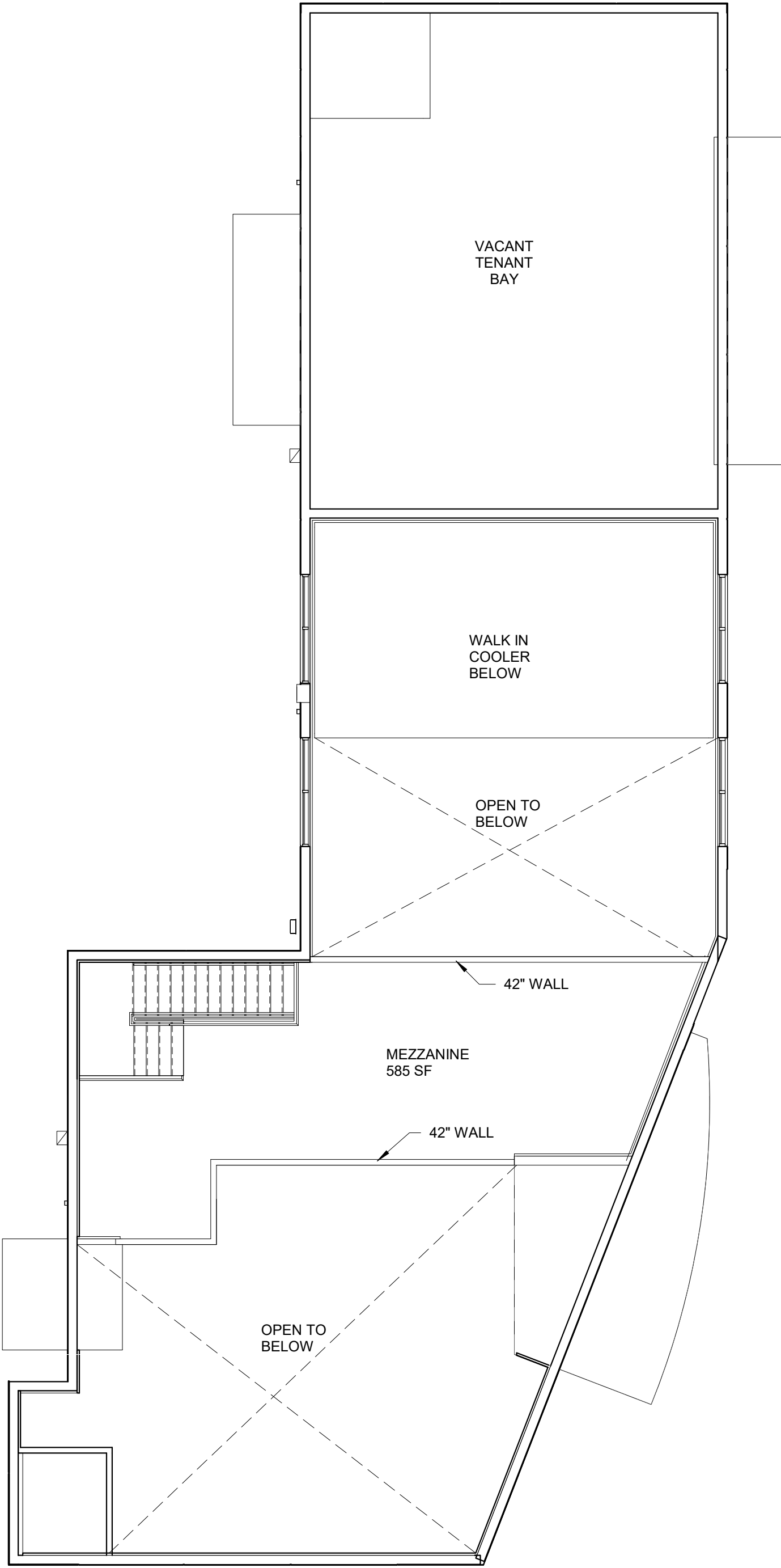
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REVISIONS

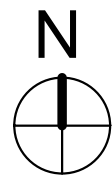
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TAC SUBMITTAL

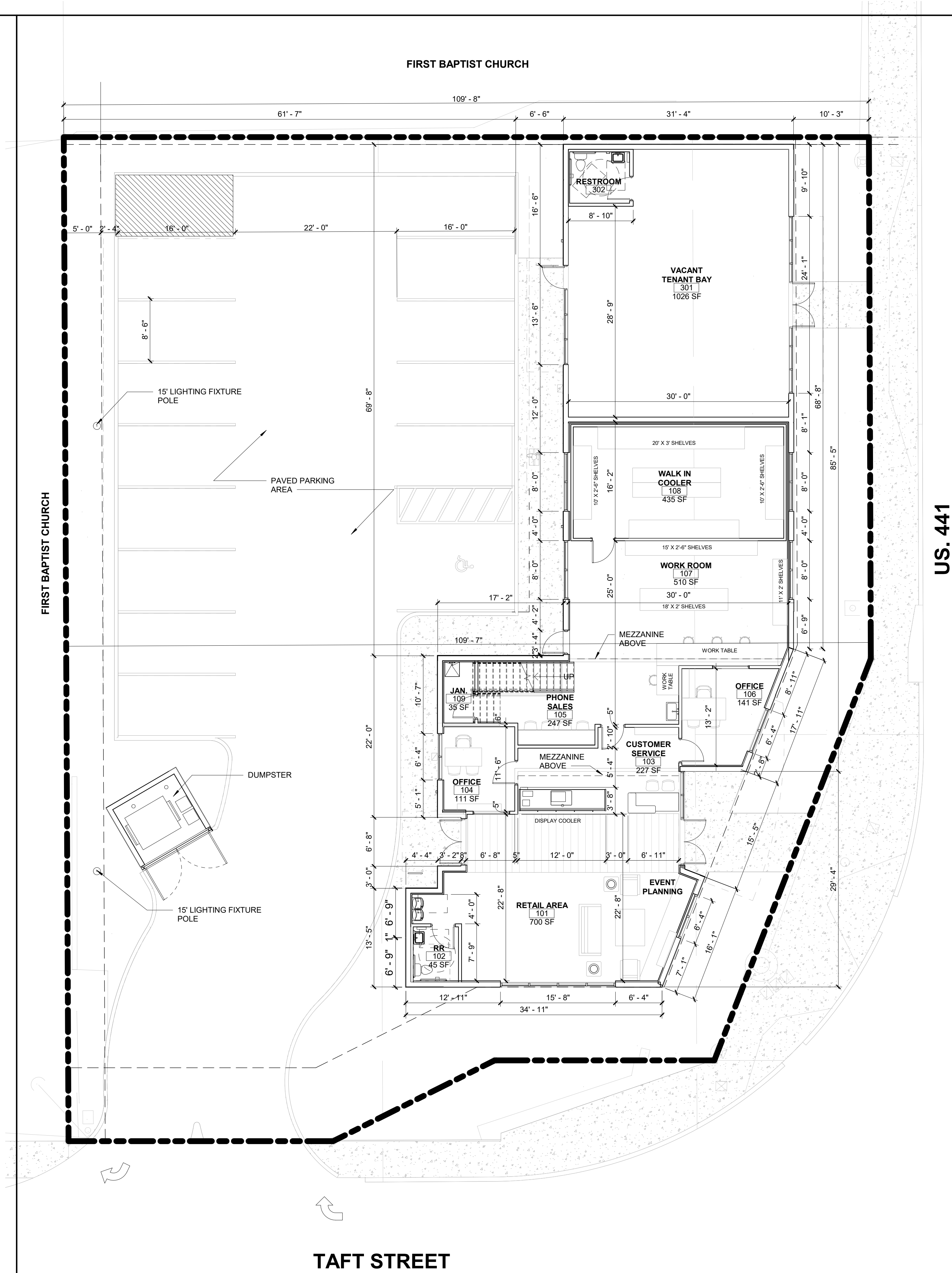
SP1.0



2
A1.0
MEZZANINE FLOOR PLAN
1/8" = 1'-0"



1
A1.0
GROUND FLOOR PLAN
1/8" = 1'-0"



US. 441



AREA CALCULATIONS

BUILDING USE		MERCANTILE
BUILDING FOOTPRINT		3,910 GROSS SQ. FT.
AL'S FLORIST GROUND FLOOR		2,736 GROSS SQ. FT.
VACANT RETAIL BAY		1,174 GROSS SQ. FT.
AL'S FLORIST MEZZANINE		ALLOWED
GROUND FLOOR		PROVIDED
OPEN SPACE		1,756 SQ.FT. X 1/3 = 585 SQ.FT. 585 SQ.FT.
BREAKDOWN OF COMMON AREAS		
RESTROOMS/JANITOR		195 GROSS SQ. FT.
COMMERCIAL AREA		3,719 GROSS SQ. FT.
TOTAL GROSS		3,914 GROSS SQ. FT.

SALTZ MICHELSON ARCHITECTS

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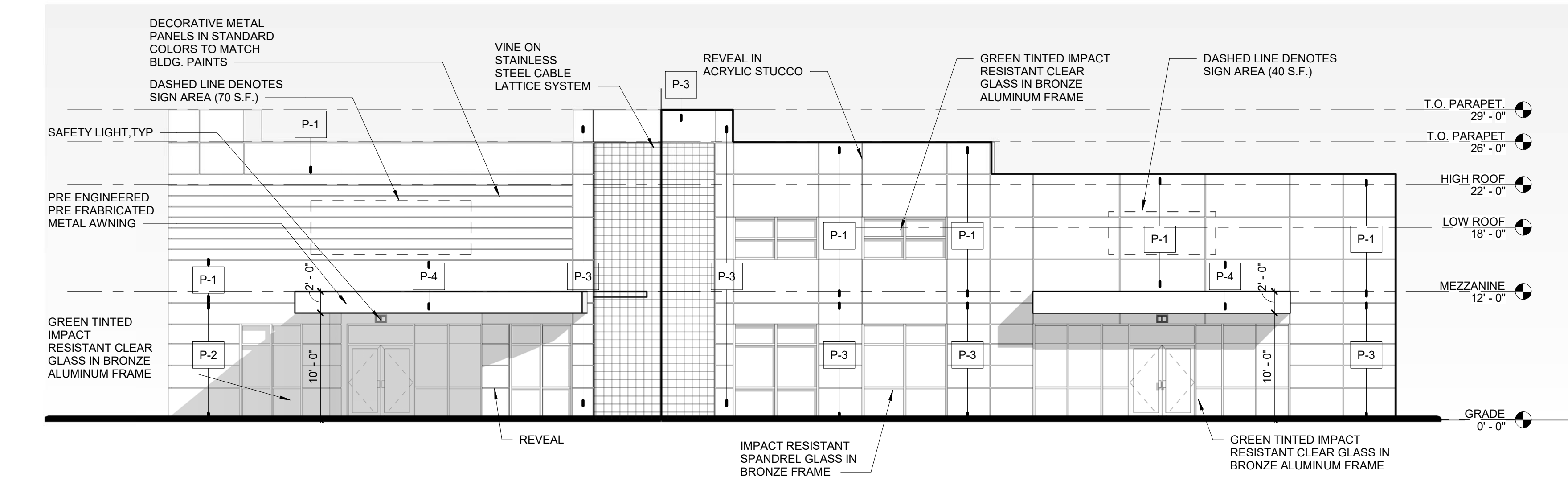
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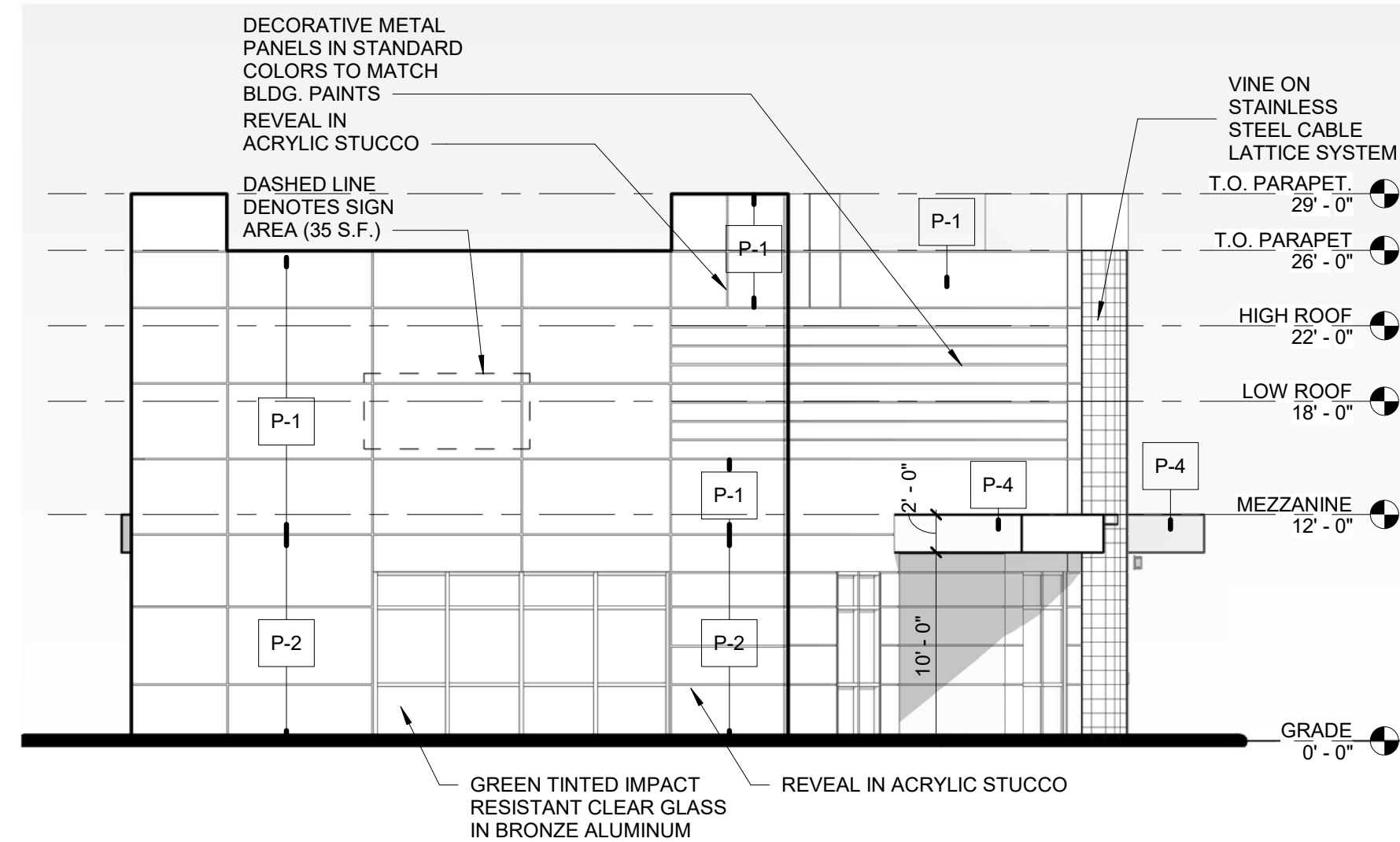
TAC SUBMITTAL

A1.0

6/28/2019 3:26:16 PM:\USERS\CORREA\DOCUMENTS\17-186 RETAIL BUILDING AT 1700 SR 7 CENTRAL _CORREA.RVT



1
A3.0
EAST ELEVATION
1/8" = 1'-0"



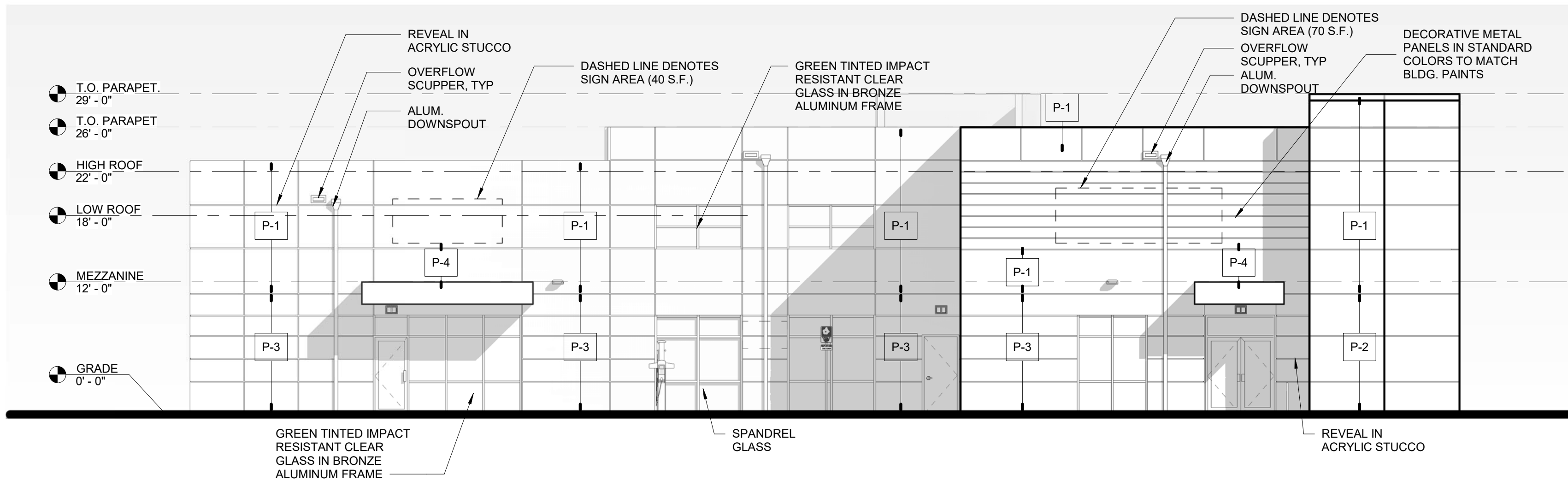
2
A3.0
SOUTH ELEVATION
1/8" = 1'-0"

COLOR LEGEND

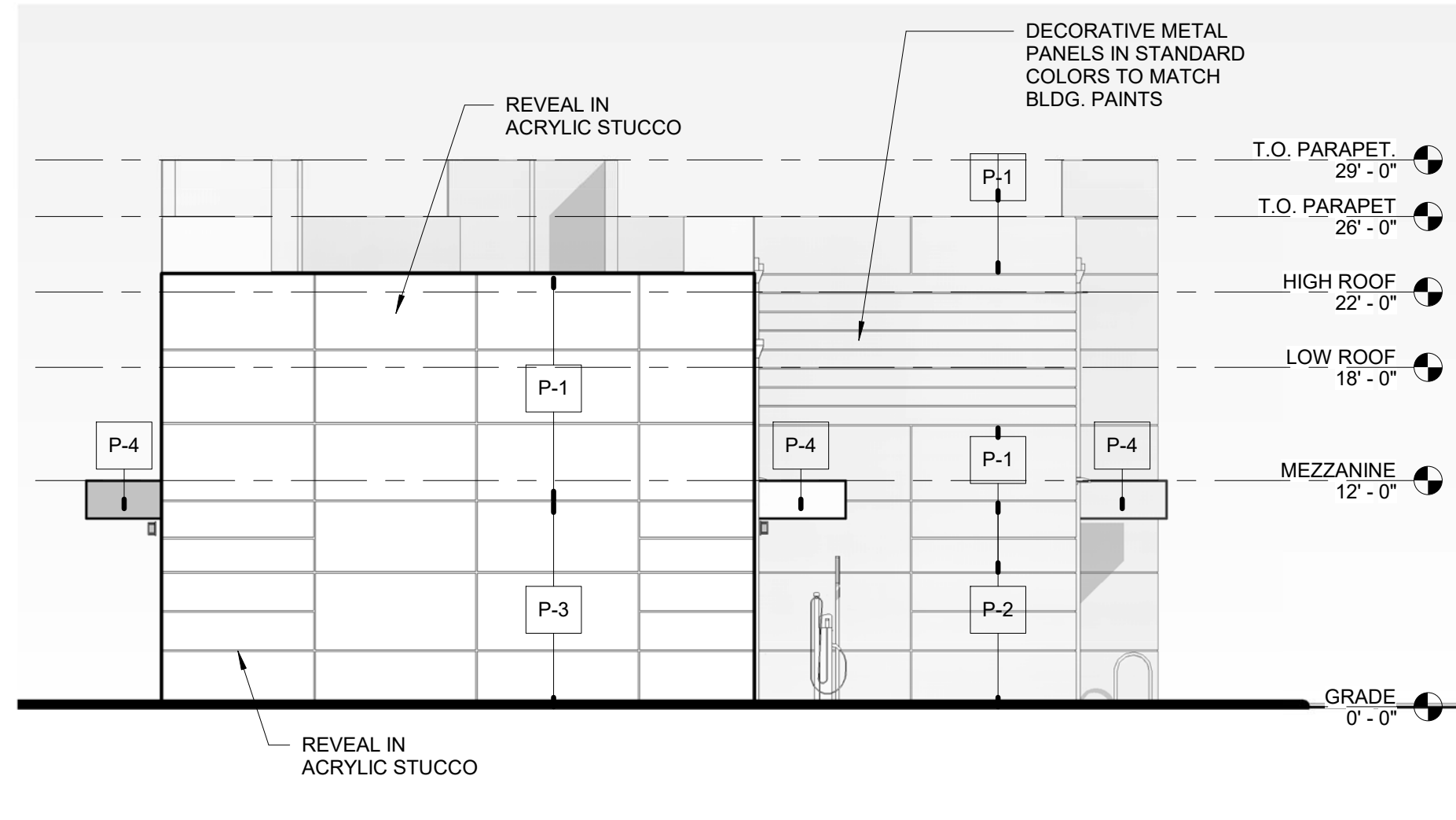
P-1	SW 6086 / 197-C2	SAND DUNE
P-2	SW 6032 / 192-C5	DUTCH COCOA
P-3	SW 6348 / 125-C5	REYNARD
P-4	SW 7041 / 249-C7	VAN DYKE BROWN

SPECIFIC NOTES

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



3
A3.0
WEST ELEVATION
1/8" = 1'-0"



4
A3.0
NORTH ELEVATION
1/8" = 1'-0"

AL'S FLORIST

1700 NORTH SR 7
HOLLYWOOD, FL

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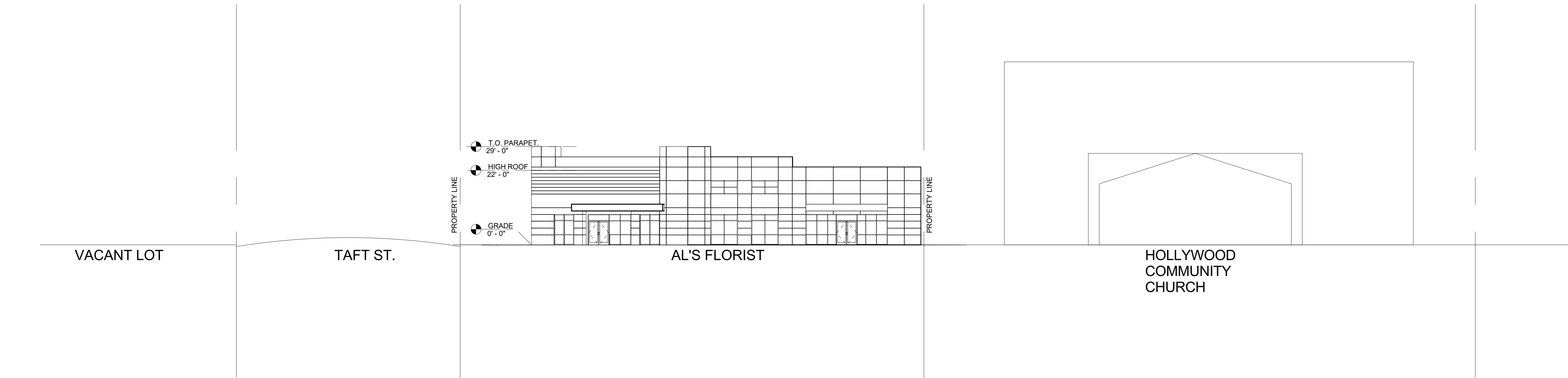
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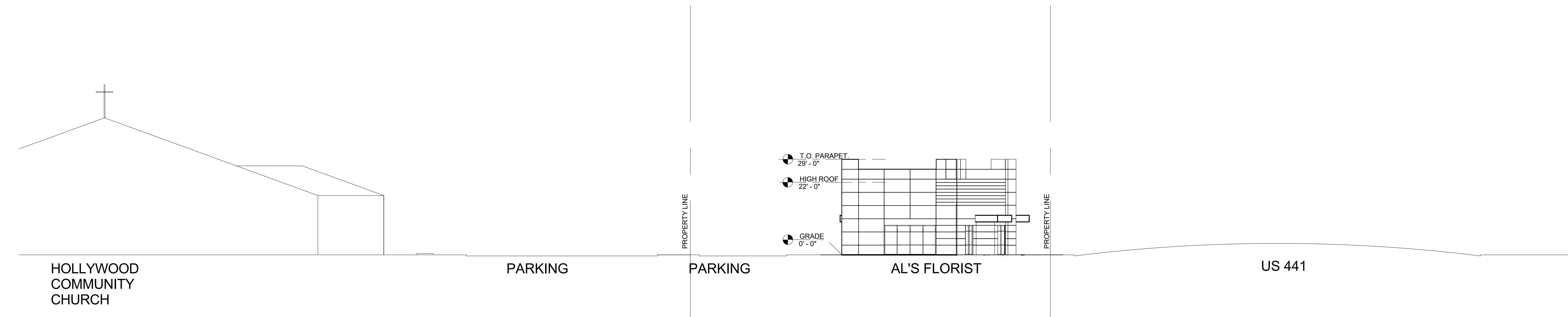
07.01.19 TAC COMMENTS

TAC SUBMITTAL

A3.0



1
A3.1
STREET PROFILE 441
1/16" = 1'-0"



2
A3.1
STREET PROFILE TAFT
1/16" = 1'-0"

AL'S FLORIST

1700 NORTH SR 7
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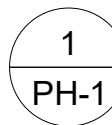
1 07.01.19 TAC COMMENTS

TAC SUBMITTAL

1 NEW SHEET



A3.1

6/28/2019 3:27:44 PM \\A:\USERS\CORREA\DOCUMENTS\17-186 RETAIL BUILDING AT 1700 SR 7_CENTRAL_CORREA.RVT



N.T.S.



Luminaire Schedule						
Project: AL'S FLORIST SITE - JUNE 3, 2019						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	2	SA	GARDCO ECF-S-32L-530-NW-G2-4-HIS POLE MOUNTED 15'	0.810	55.7	111.4
	2	W	GARDCO 121-16L-1000-NW-G3-4 WALL MOUNTED	0.810	55	110

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1 07.01.19 TAC COMMENTS

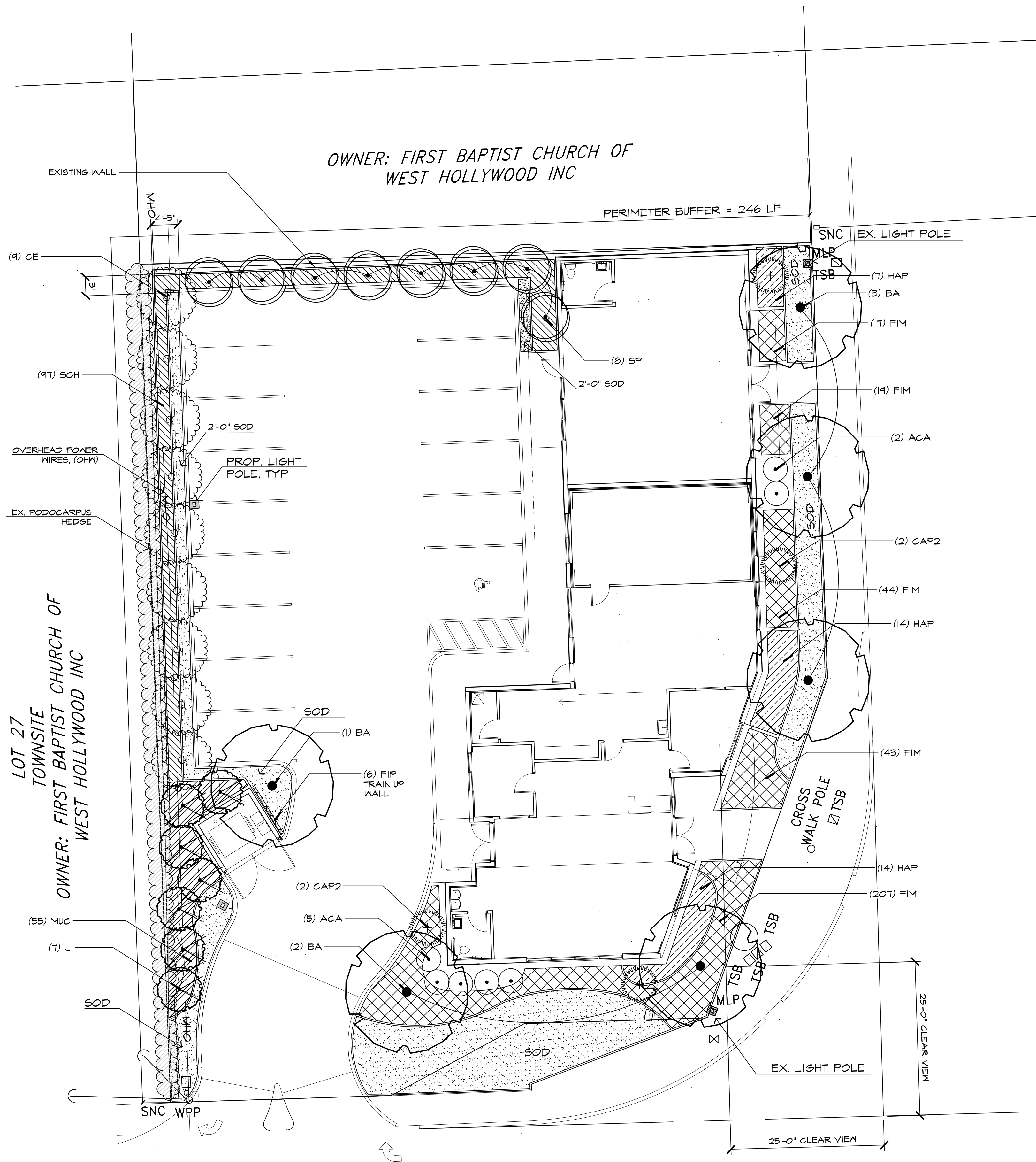
TAC SUBMITTAL

NEW SHEET

PH-1




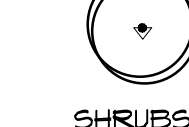
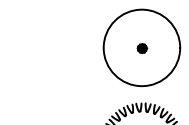

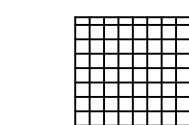
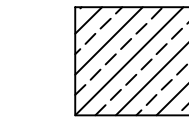
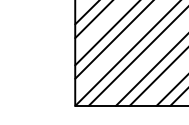
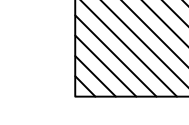


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P:\19-0524 - AL'S FLORIST\AL'S FLORIST 99.DWG, 6/22/19 by JLL

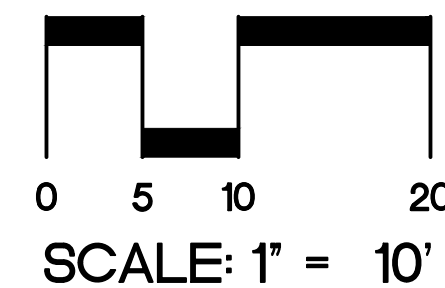
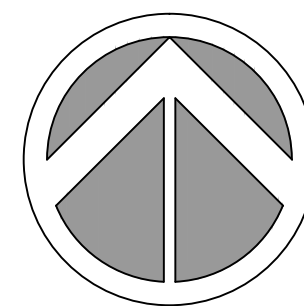


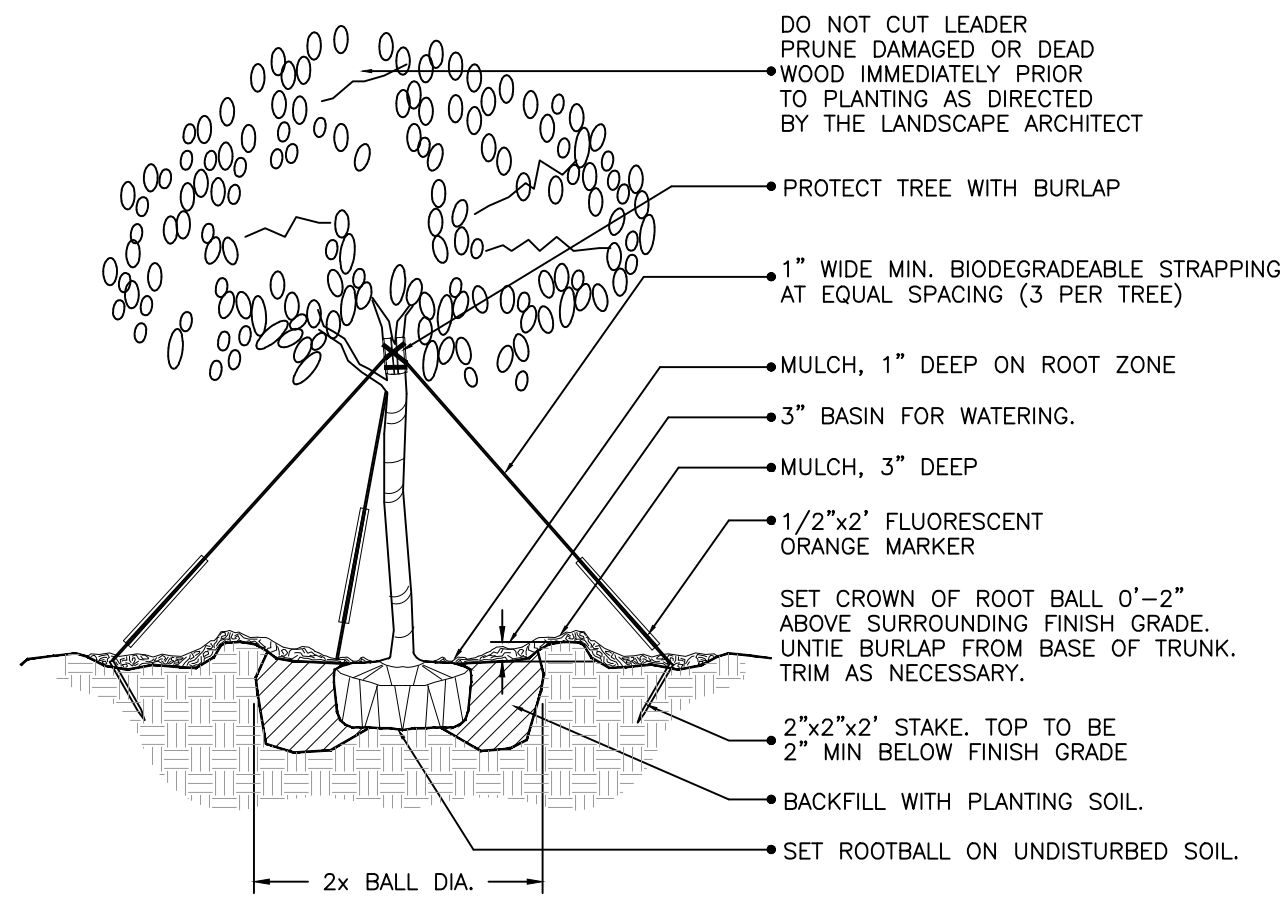
STATE ROAD 7

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	BA	6	Bulnesia arborea	Verawood
	CE	9	Conocarpus erectus sericeus	Silver Buttonwood
	Ji	7	Jatropha integerrima	Jatropha
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	SP	8	Sabal palmetto	Sabal Palm
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	ACA	7	Acalypha wilkesiana	Red Copperleaf
	CAP2	4	Capparis cynophallophora	Jamaica Caper
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	FIP	6	Ficus pumila	Creeping Fig
	HAP	35	Hamelia patens 'Compacta'	Dwarf Fire Bush
	MUC	55	Muhlenbergia capillaris	Pink Muhly
	SCH	97	Schefflera arboricola	Green Schefflera
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	FIM	330	Ficus microcarpa 'Green Island'	Green Island Ficus
	SOD	1,376 sf	Stenotaphrum secundatum	St. Augustine Grass

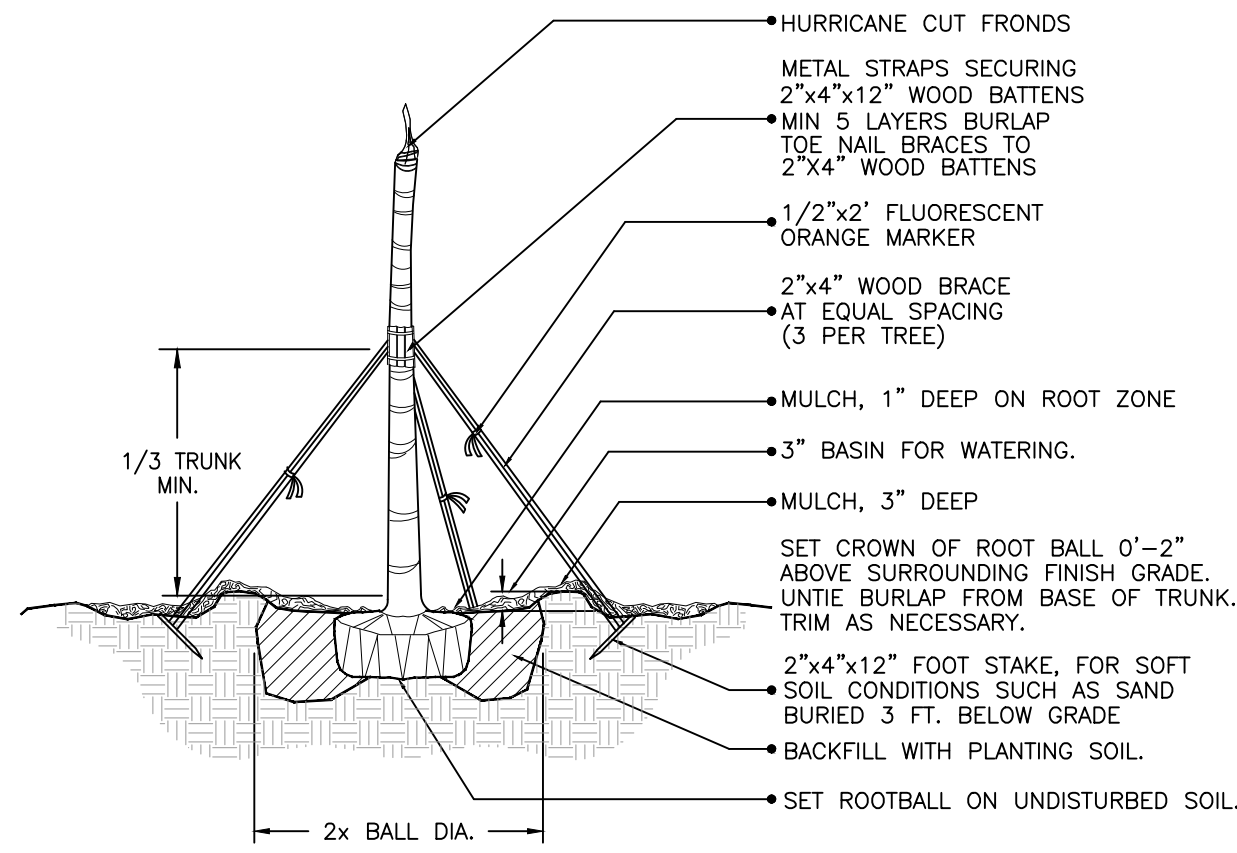
- NOTES:
- SEE SHEET LP-3 FOR A DETAILED PLANT LIST
 - SEE SHEET LP-3 FOR LANDSCAPE CODE REQUIREMENTS & CALCULATIONS
 - IRRIGATION SYSTEM SHALL PROVIDE 100% COVER WITH 50% OVERLAP.
 - ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIALS TO BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
 - SEE SHEET LP-2 FOR LANDSCAPE INSTALLATION DETAILS & ADDITIONAL NOTES.





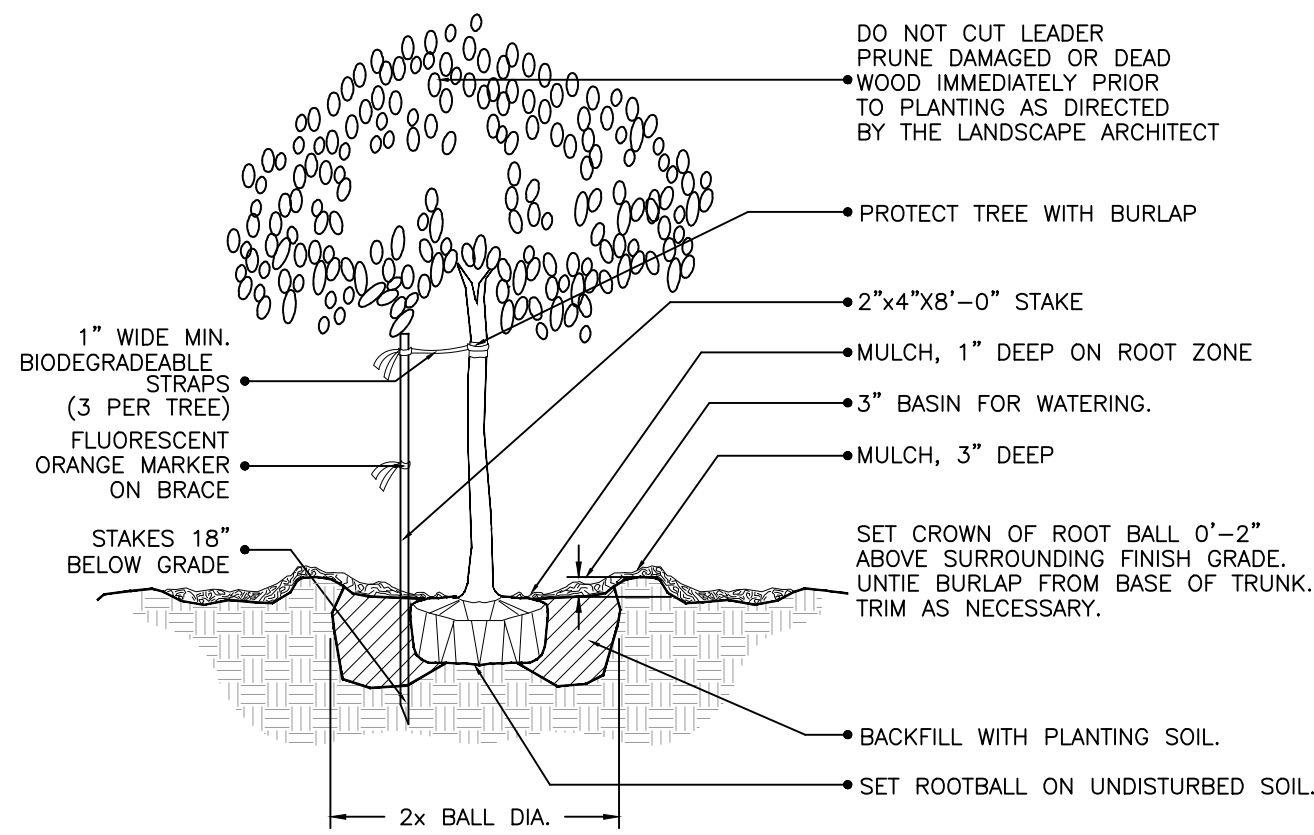
(2" cal. and over)
LARGE TREE PLANTING DETAIL

NTS.



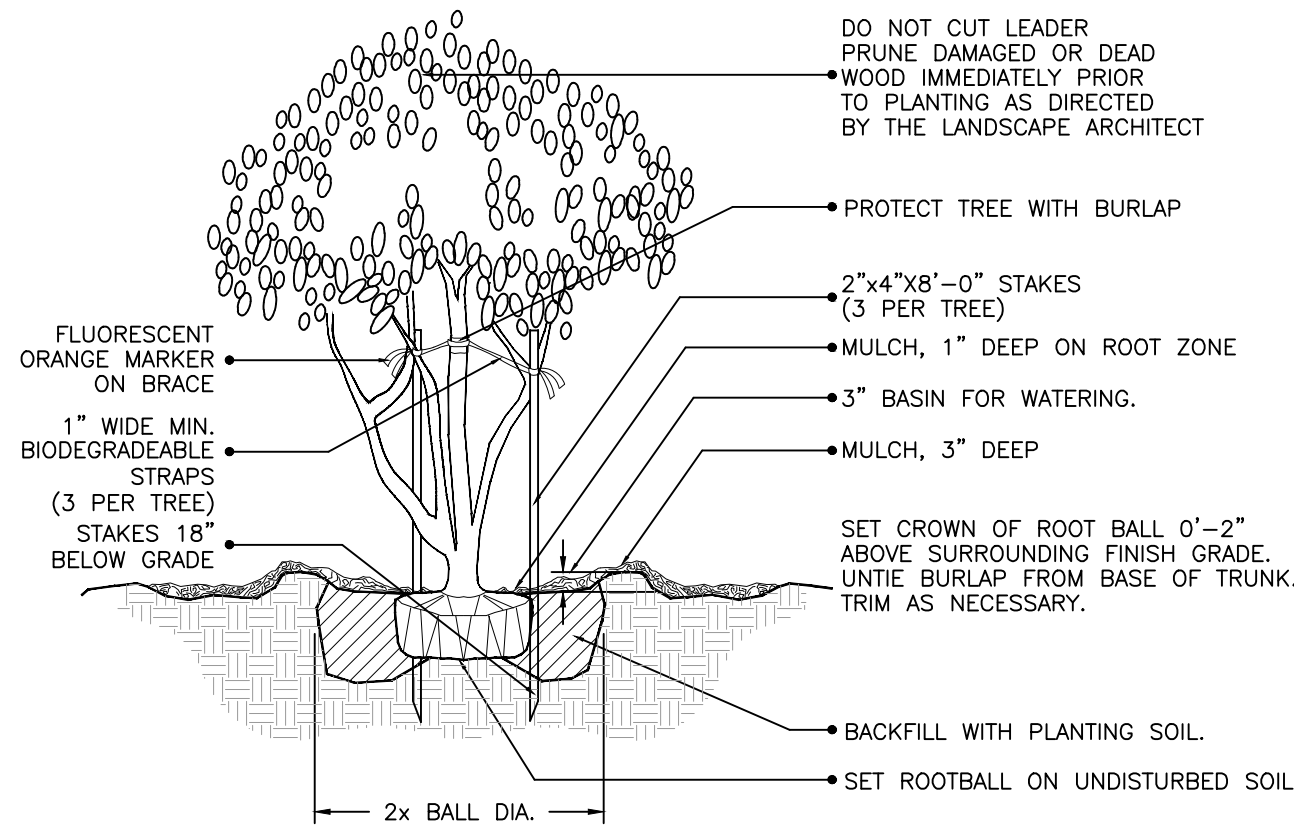
**CIGARED SABAL
PALM PLANTING DETAIL**

NTS.



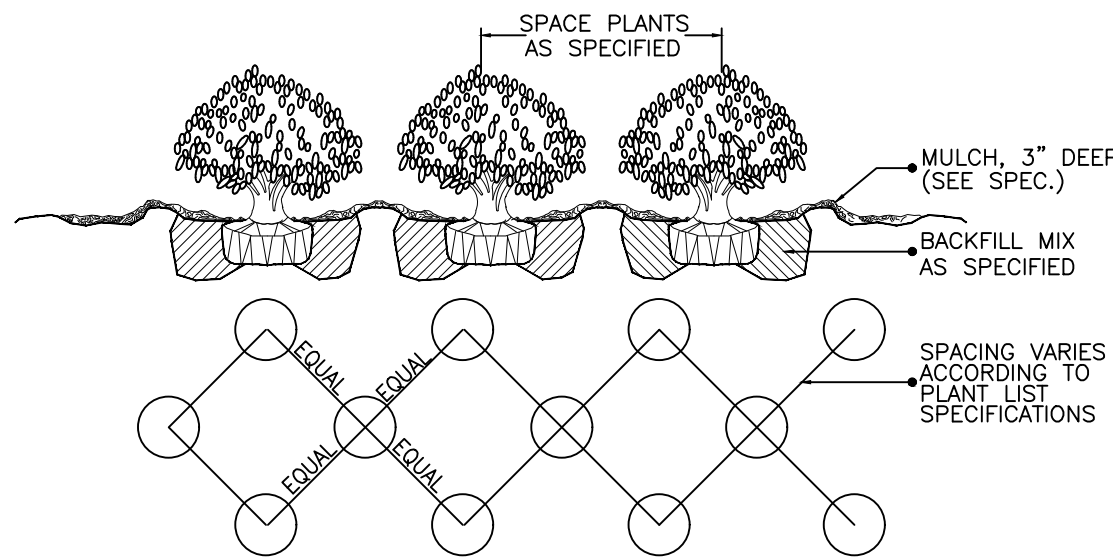
(2" cal. and under)
SMALL TREE PLANTING DETAIL

NTS.



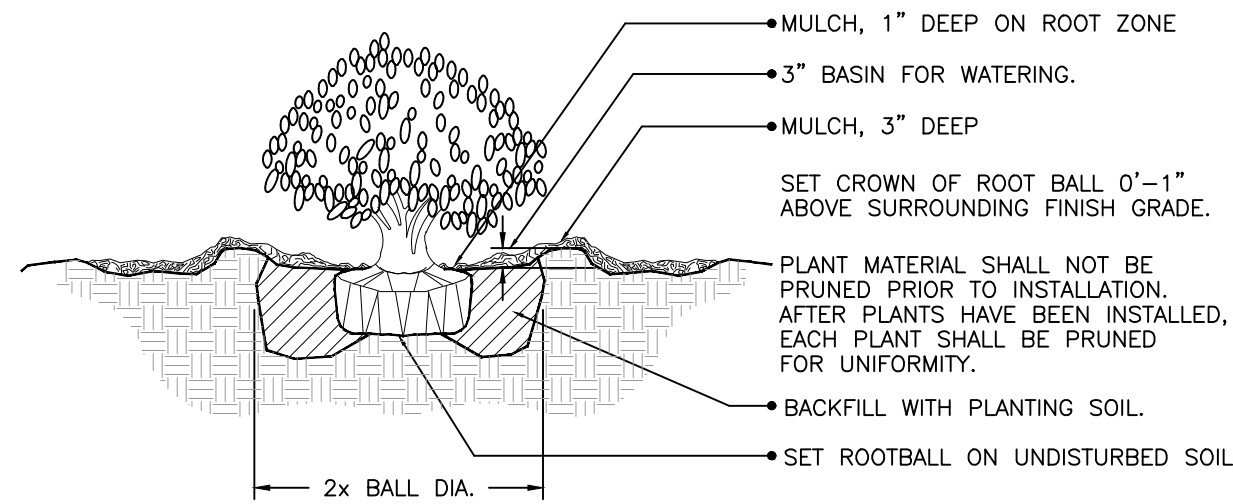
**MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL**

NTS.



**SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL**

NTS.



SHRUB PLANTING DETAIL

NTS.

GENERAL NOTES:

1. **PLANT MATERIAL:** All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. **SOD:** All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.
8. **PLANTING SOIL:** All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% muck and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4110 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No pruning of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.
18. **SUBSTITUTIONS AND CHANGES:** All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. **WATERING:** All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 15 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-prune all trees a minimum of (8) weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious surfaces and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.
32. All exotic invasive trees to be removed from site prior to installation of new plantings.
33. All hedges abutting City right-of way to be maintained at height no greater than 24".
34. For all container-grown trees, shave periphery of rootball and correct any circling roots with radial slices.
35. All strapping materials attached to trunk of tree to be biodegradable.

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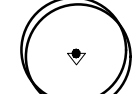
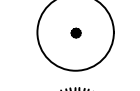
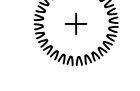
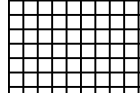
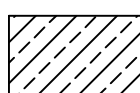




CITY OF HOLLYWOOD LANDSCAPE REQUIREMENTS			
2.4 A.	PERIMETER LANDSCAPE:		REQUIRED
	1. 1 STREET TREE PER 50 LINEAR FEET OF STREET FRONTAGE STREET FRONTAGE = 238 LF		5 TREES
	2. 5' LANDSCAPE BUFFER WITH ONE TREE EVERY 20 LINEAR FEET BUFFER PERIMETER= 246 LF		12 TREES
	3. NOT APPLICABLE		
	INTERIOR LANDSCAPE FOR VUA:		
	4. TERMINAL ISLANDS AT END OF ALL ROWS OF PARKING SPACES WITH 1 TREE		4 TREES
			0 TREES VARIANCE REQUESTED DUE TO SITE CONSTRAINTS
	5. NOT APPLICABLE		
	6. LOTS WITH WIDTH OF 50 FEET OR MORE, 25% OF SQUARE FOOTAGE OF INTERIOR VUA SHALL BE LANDSCAPED		1,373 SF LANDSCAPE
			0 SF LANDSCAPE VARIANCE REQUESTED DUE TO SITE CONSTRAINTS
	OPEN SPACE:		
	7. ALL PERVIOUS AREAS MUST BE LANDSCAPED WITH GRASS, GROUNDCOVER OR SHRUBS. 2,866 SF IMPERVIOUS AREA		2,866 SF LANDSCAPE
			2,866 SF LANDSCAPE
	8. MINIMUM OF 1 TREE PER 1,000 SQUARE FOOT IMPERVIOUS AREA		3 TREES
			3 TREES + 2 PALMS
	DESIGN REVIEW BOARD & HISTORIC PRESERVATION BOARD:		
	9. NOT APPLICABLE		
	10. NOT APPLICABLE		
	VIEW TRIANGLE:		
	11. FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED		SEE LP-1
	IRRIGATION:		
	12. 100% IRRIGATION COVERAGE BY AUTOMATIC SPRINKLER SYSTEM		
			TO BE PROVIDED IN FUTURE SUBMITTAL
	OTHER:		
	13. APPLY XERISCAPE PRINCIPLES		
			REQUIREMENT MET DROUGHT TOLERANT SPECIES SELECTED

3.2	MINIMUM NUMBER & SPECIES OF TREES		REQUIRED
	1. REQUIRED TREES= 21		PROVIDED
		MINIMUM SPECIES= 4	4 SPECIES

3.4	NATIVE PLANT REQUIREMENT		REQUIRED
	1. 60% OF REQUIRED TREES MUST BE NATIVE SPECIES 28 TREES PROVIDED		PROVIDED
		17 NATIVE TREES	25 NATIVE TREES
	2. 50% OF REQUIRED SHRUBS MUST BE NATIVE SPECIES 112 SHRUBS PROVIDED (SOD & GROUNDCOVER EXCLUDED)		
		56 NATIVE SHRUBS	105 NATIVE SHRUBS

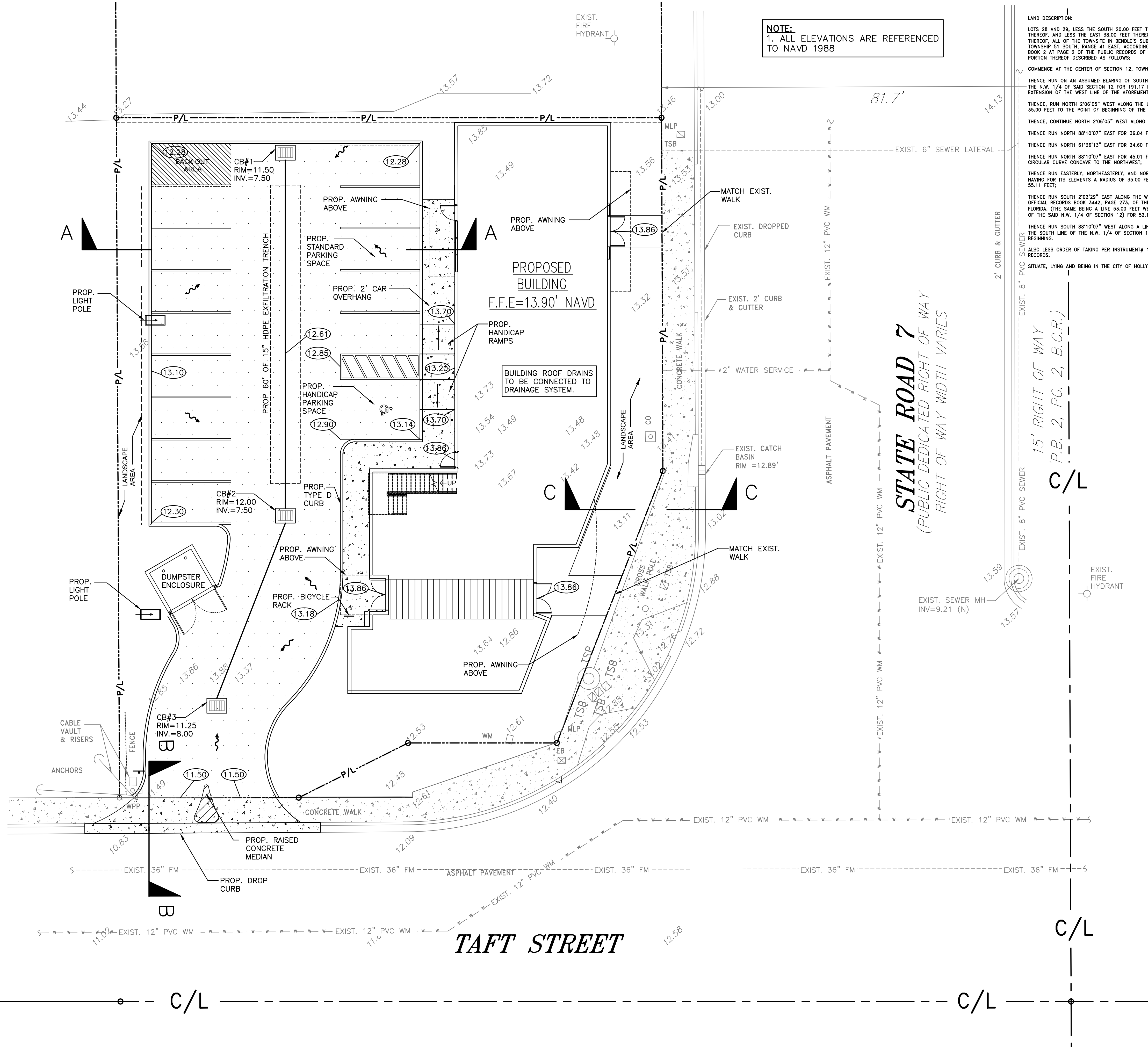
3.5	USING PALMS TO FULFILL TREE REQUIREMENTS		REQUIRED
	1. MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE PALMS		PROVIDED
			16 TREES + 12 PALMS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE
	BA	6	Bulnesia arborea	Veranood	10' ht.	Full symmetrical canopy	Drought Tolerant
	CE	9	Conocarpus erectus sericeus	Silver Buttonwood	10' oah, Multi-trunk	Limb up to 2' after planting	Native & Drought Tolerant
	Jl	7	Jatropha integerrima	Jatropha	5'-6' oah, Multi-trunk	5 trunk min, limb to 3' ct	Native & Drought Tolerant
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE
	SP	8	Sabal palmetto	Sabal Palm	10' - 12' oah	Straight Trunk	Native & Drought Tolerant
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE
	ACA	7	Acalypha nilkesiana	Red Copperleaf	24" x 24"	Full, Bright Red	Drought Tolerant
	CAP2	4	Capparis cynophallophora	Jamaica Caper	4' oah	Full to base	Native & Drought Tolerant
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	NATIVE
	FIP	6	Ficus pumila	Creeping Fig	6" X 9", full	Min. 5 runners	Drought Tolerant
	HAP	35	Hamella patens 'Compacta'	Dwarf Fire Bush	24" X 18"	Staggered 30" oc	Native & Drought Tolerant
	MUG	55	Muhlenbergia capillaris	Pink Muhly	20" x 20", full	Staggered 24" oc	Native & Drought Tolerant
	SCH	97	Schefflera arboricola	Green Schefflera	20" x 20", full	Staggered 24" oc	Drought Tolerant
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE
	FIM	330	Ficus microcarpa 'Green Island'	Green Island Ficus	12" X 18" Full & well branched	Staggered 18" oc	Drought Tolerant
	SOD	1,376 sf	Stenotaphrum secundatum	St. Augustine Grass	full sod		

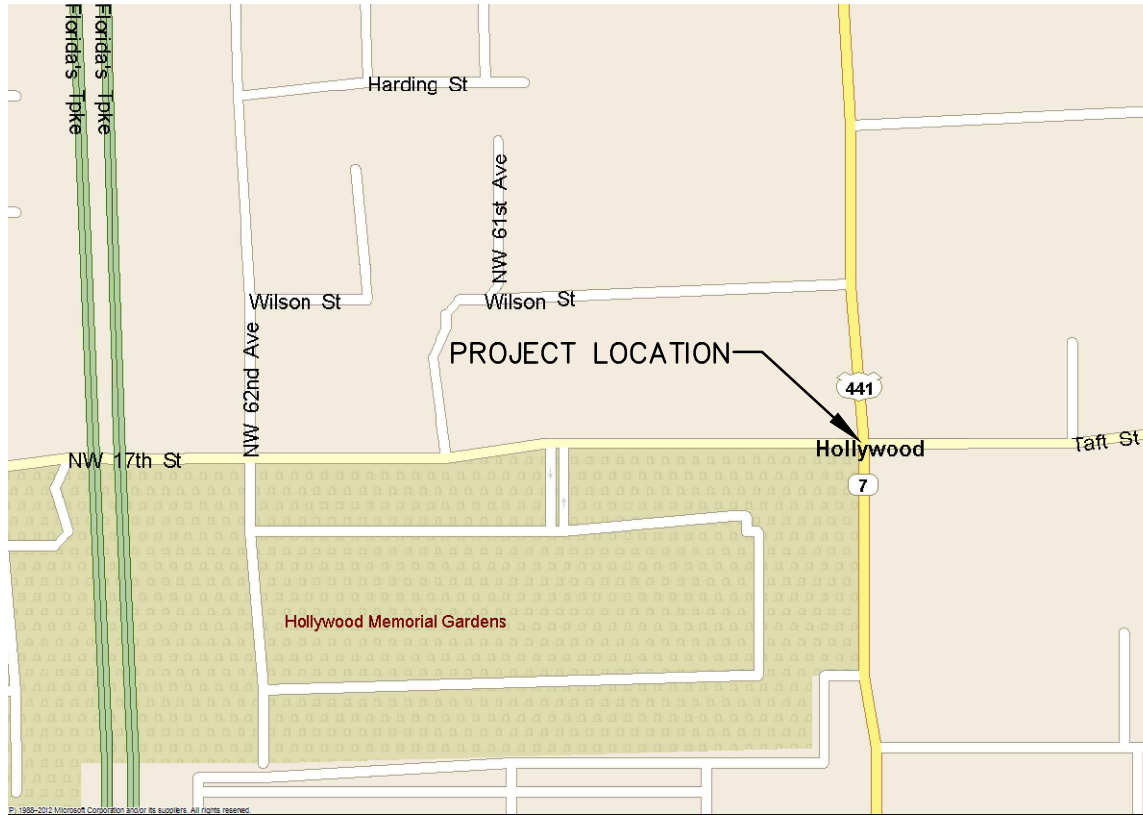
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



NOTE:
1. ALL ELEVATIONS ARE REFERENCED TO NAVD 1988

LAND DESCRIPTION:
LOTS 28 AND 29, LESS THE SOUTH 20.00 FEET THEREOF, LOT 30, LESS THE SOUTH 20.00 FEET THEREOF, AND LESS THE EAST 38.00 FEET THEREOF, AND LOT 31, LESS THE EAST 38.00 FEET THEREOF, ALL OF THE TOWNSITE IN BENDLE'S SUBDIVISION OF THE N.W. 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
COMMENCE AT THE CENTER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST;
THENCE RUN ON AN ASSUMED BEARING OF SOUTH 88°10'07" WEST ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 12 FOR 191.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE AFOREMENTIONED LOT 28;
THENCE, RUN NORTH 2°06'05" WEST ALONG THE LAST DESCRIBED SOUTHERLY EXTENSION FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
THENCE, CONTINUE NORTH 2°06'05" WEST ALONG THE WEST LINE OF LOT 28 FOR 6.00 FEET;
THENCE RUN NORTH 88°10'07" EAST FOR 36.04 FEET;
THENCE RUN NORTH 61°36'13" EAST FOR 24.60 FEET;
THENCE RUN NORTH 88°10'07" EAST FOR 45.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST;
THENCE RUN EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°12'36", FOR 55.11 FEET;
THENCE RUN SOUTH 2°02'29" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 PER OFFICIAL RECORDS BOOK 3442, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (THE SAME BEING A LINE 53.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF THE SAID N.W. 1/4 OF SECTION 12) FOR 52.13 FEET;
THENCE RUN SOUTH 88°10'07" WEST ALONG A LINE 35.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 12 FOR 139.21 FEET TO THE POINT OF BEGINNING.
ALSO LESS ORDER OF TAKING PER INSTRUMENT# 112476379, BROWARD COUNTY, FLORIDA RECORDS.
SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



LOCATION MAP
SCALE: NTS

- NOTES:
1. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
 2. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
 3. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
 4. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD REQUIREMENTS.
 5. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
 6. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
 7. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 8. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
 9. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
 10. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.
 11. FEMA FLOOD ZONE X.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

LEGEND

- | | |
|-----------------------------------|-------------------------------------|
| EXISTING PIPING AND APPURTENANCES | PROPOSED ASPHALT |
| EXISTING BACKFLOW PREVENTOR | PROPOSED CONCRETE |
| EXISTING CATCH BASIN | PROPOSED ELEVATION |
| EXISTING CLEANOUT | PROPOSED PIPING |
| EXISTING ELEVATION | PROPOSED FIRE HYDRANT |
| EXISTING GAS METER | PROPOSED WATER METER |
| EXISTING GREASE TRAP | PROPOSED DDCV |
| EXISTING CONCRETE LIGHT POLE | PROPOSED VALVE |
| EXISTING MANHOLE (AS DESIGNATED) | PROPOSED FIRE DEPARTMENT CONNECTION |
| EXISTING MONITORING WELL | PROPOSED BACKFLOW PREVENTOR |
| EXISTING SIGN (AS INDICATED) | PROPOSED CLEANOUT |
| EXISTING VALVE BOX | PROPOSED CATCH BASIN |
| EXISTING WATER METER | PROPOSED SURFACE FLOW |
| EXISTING WOOD POWER POLE | |
| EXISTING FENCE | |



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

CA 7325

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HOLLYWOOD, FL

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ARCHITECTS

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(954) 266-2700 Fx: (954) 266-2701
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AA-0002897

Charles Michelson AR0009976

Project No. :
2017-186
Drawn By :
MG
Checked By :
MS
Date
07.01.19

REVISIONS

DRC SUBMITTAL

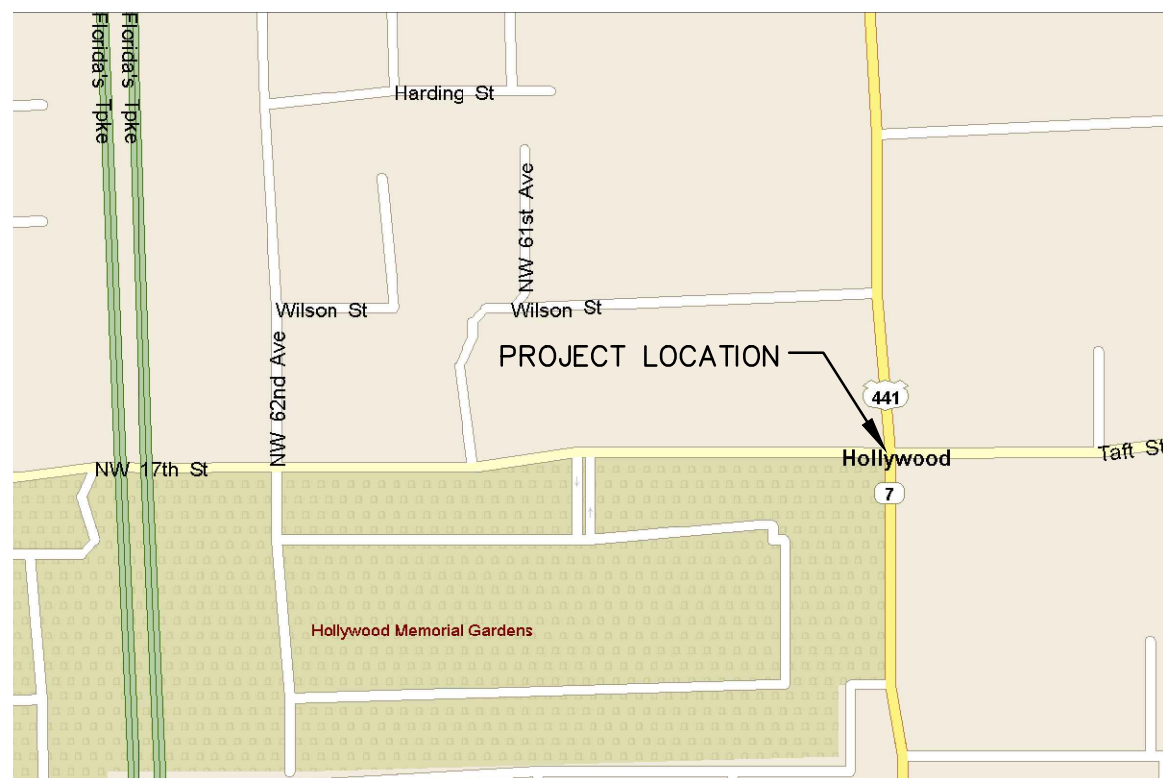
C-1

ELEVATIONS ARE BASED UPON N.A.V.D. 1988

LAND DESCRIPTION:

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COMMENCE AT THE CENTER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST;
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THENCE RUN NORTH 88°10'07" EAST FOR 45.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST;
THENCE RUN EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°12'36", FOR 55.11 FEET;
THENCE RUN SOUTH 2°02'29" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 PER OFFICIAL RECORDS BOOK 3442, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (THE SAME BEING A LINE 53.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF THE SAID N.W. 1/4 OF SECTION 12) FOR 52.13 FEET;
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ALSO LESS ORDER OF TAKING PER INSTRUMENT# 112476379, BROWARD COUNTY, FLORIDA RECORDS.
SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



LOCATION MAP

SCALE: NTS

WATER AND SEWER DEMAND

3,032 SF RETAIL X 0.10 GPD/SF = 303.20 GPD
989 SF STORAGE X 0.10 GPD/SF = 98.9 GPD
TOTAL = 402.10 GPD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

LEGEND

EXISTING PIPING AND APPURTENANCES	PROPOSED ASPHALT RESURFACING
EXISTING BACKFLOW PREVENTOR	PROPOSED CONCRETE
EXISTING CATCH BASIN	PROPOSED ELEVATION
EXISTING CLEANOUT	PROPOSED PIPING
EXISTING ELEVATION	PROPOSED FIRE HYDRANT
EXISTING GAS METER	PROPOSED WATER METER
EXISTING GREASE TRAP	PROPOSED DDOV
EXISTING CONCRETE LIGHT POLE	PROPOSED VALVE
EXISTING MANHOLE (AS DESIGNATED)	PROPOSED FIRE DEPARTMENT CONNECTION
EXISTING MONITORING WELL	PROPOSED BACKFLOW PREVENTER
EXISTING SIGN (AS INDICATED)	PROPOSED CLEANOUT
EXISTING VALVE BOX	PROPOSED CATCH BASIN
EXISTING WATER METER	PROPOSED SURFACE FLOW
EXISTING WOOD POWER POLE	
EXISTING FENCE	



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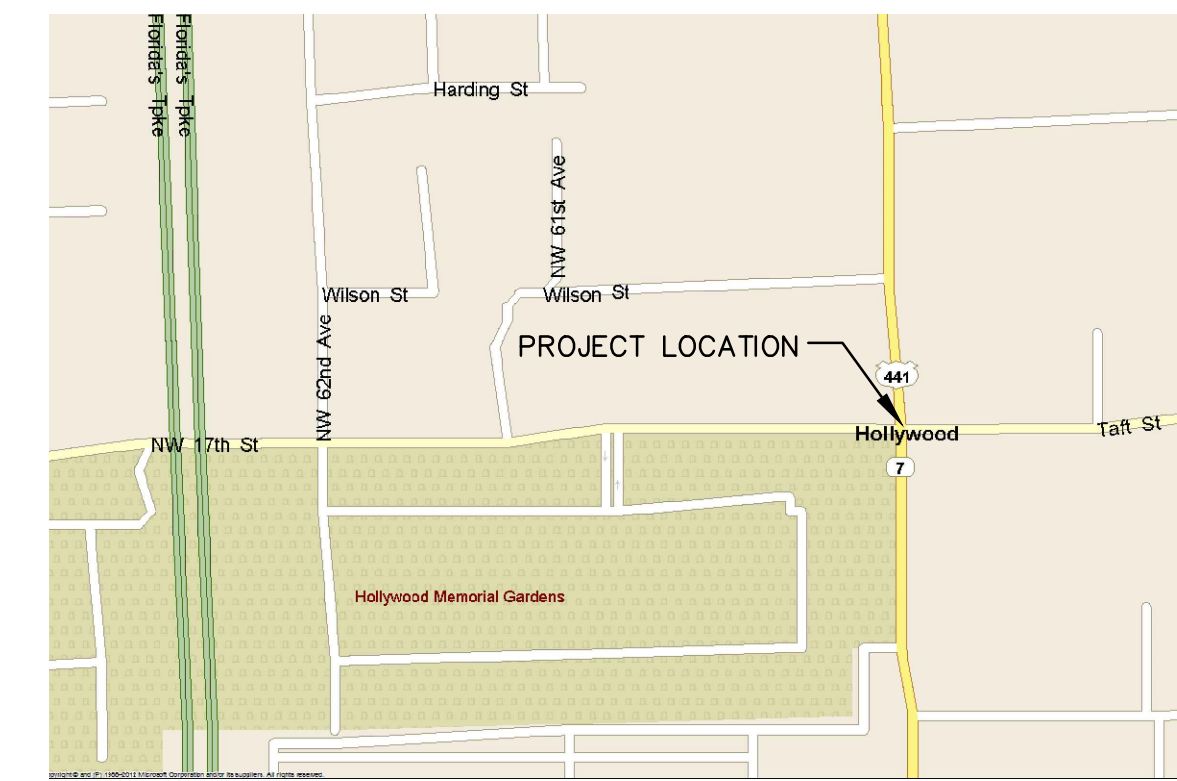
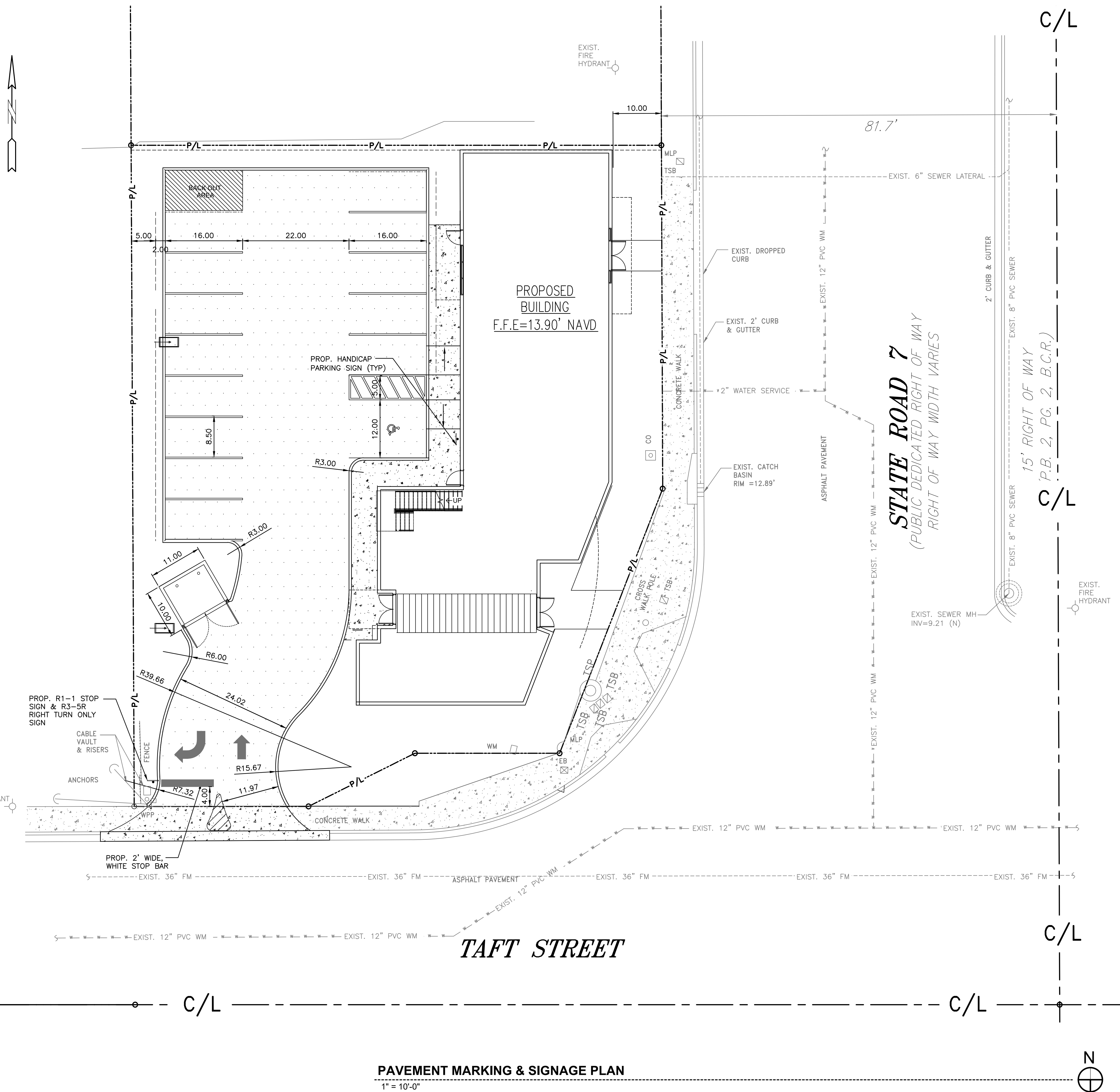
Charles Michelson AR00009976

Project No. :
2017-186
Drawn By :
NKW
Checked By :
SCH
Date
07.01.19

REVISIONS

DRC SUBMITTAL

C-2



LOCATION MAP

SCALE: NTS

LAND DESCRIPTION:

LOTS 28 AND 29, LESS THE SOUTH 20.00 FEET THEREOF, LOT 30, LESS THE SOUTH 20.00 FEET THEREOF, AND LESS THE EAST 38.00 FEET THEREOF, AND LOT 31 LESS THE EAST 38.00 FEET THEREOF, ALL OF THE TOWNSITE IN BENDLE'S SUBDIVISION OF THE N.W. 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS;

COMMENCE AT THE CENTER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE RUN ON AN ASSUMED BEARING OF SOUTH 88°10'07" WEST ALONG THE SOUTH LINE OF THE N.W. 1/4 OF SAID SECTION 12 FOR 191.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE AFOREMENTIONED LOT 28;

THENCE, RUN NORTH 2°06'05" WEST ALONG THE LAST DESCRIBED SOUTHERLY EXTENSION FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, RUN NORTH 2°06'05" WEST ALONG THE LAST DESCRIBED SOUTHERLY EXTENSION FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, CONTINUE NORTH 2°06'05" WEST ALONG THE WEST LINE OF LOT 28 FOR 6.00 FEET;

THENCE RUN NORTH 88°10'07" EAST FOR 36.04 FEET;

THENCE RUN NORTH 61°36'13" EAST FOR 24.60 FEET;

THENCE RUN NORTH 88°10'07" EAST FOR 45.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST;

THENCE RUN EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°12'36", FOR 55.11 FEET;



























THENCE RUN SOUTH 2°02'29" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 PER OFFICIAL RECORDS BOOK 3442, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (THE SAME BEING A LINE 53.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF THE SAID N.W. 1/4 OF SECTION 12) FOR 52.13 FEET;

THENCE RUN SOUTH 88°10'07" WEST ALONG A LINE 35.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 12 FOR 138.21 FEET TO THE POINT OF BEGINNING.

ALSO LESS ORDER OF TAKING PER INSTRUMENT# 112476379, BROWARD COUNTY, FLORIDA RECORDS.

SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LEGEND

	EXISTING PIPING AND APPURTENANCES		PROPOSED ASPHALT RESURFACING
	EXISTING BACKFLOW PREVENTOR		PROPOSED CONCRETE
	CB EXISTING CATCH BASIN		PROPOSED ELEVATION
	CO EXISTING CLEANOUT		PROPOSED PIPING
+ 7.10	EXISTING ELEVATION		PROPOSED FIRE HYDRANT
	GM EXISTING GAS METER		PROPOSED WATER METER
	GT EXISTING GREASE TRAP		PROPOSED DCV
	LP EXISTING CONCRETE LIGHT POLE		PROPOSED VALVE
	MH EXISTING MANHOLE (AS DESIGNATED)		PROPOSED FIRE DEPARTMENT CONNECTION
	MW EXISTING MONITORING WELL		PROPOSED BACKFLOW PREVENTER
	SIGN EXISTING SIGN (AS INDICATED)		CO PROPOSED CLEANOUT
	VB EXISTING VALVE BOX		CB PROPOSED CATCH BASIN
	WM EXISTING WATER METER		PROPOSED SURFACE FLOW
	WPP EXISTING WOOD POWER POLE		

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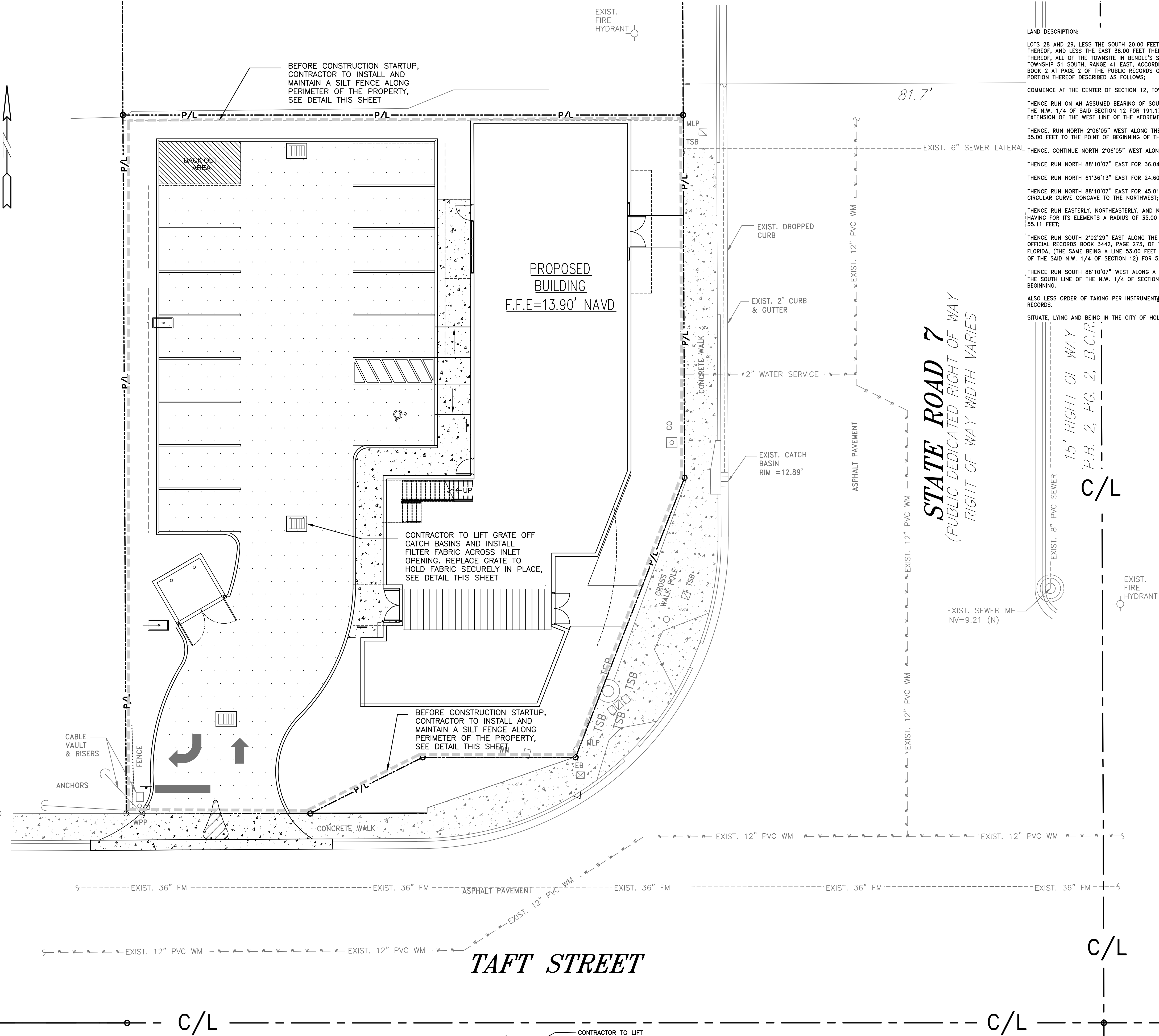
Project No. :
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SCH
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REVISIONS

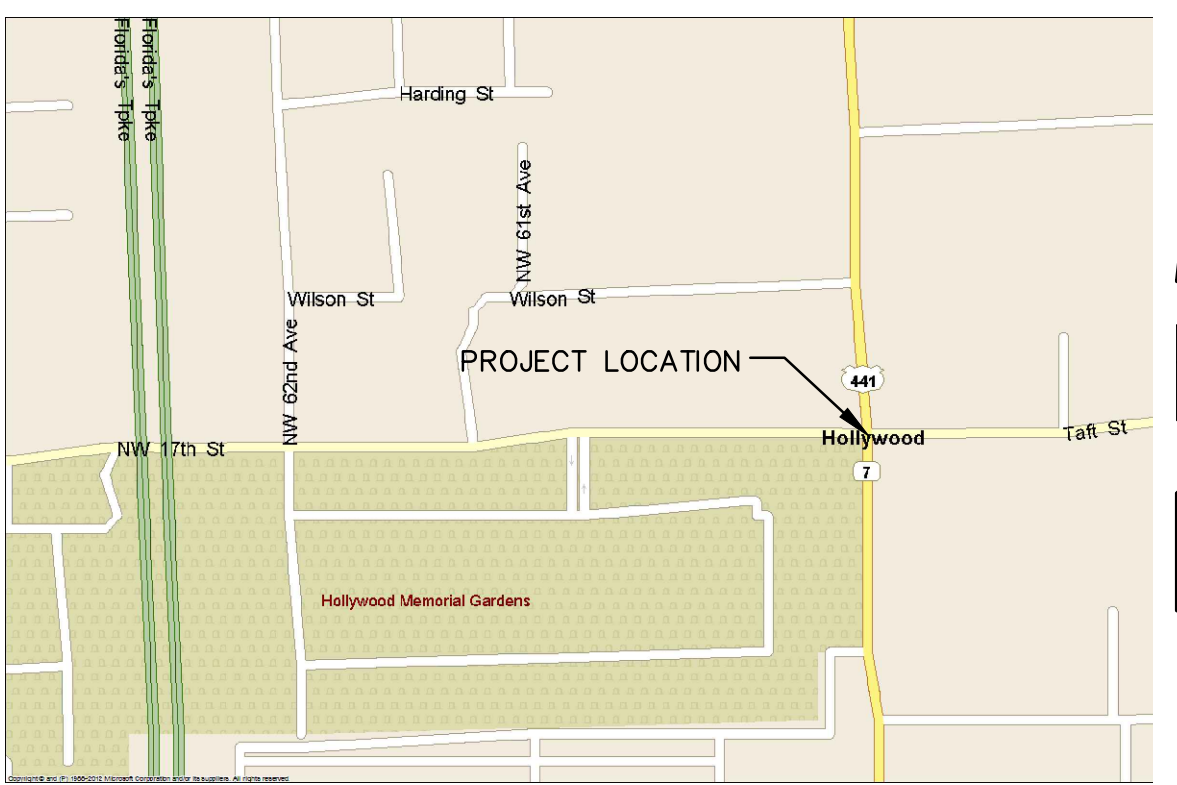
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19-15



LAND DESCRIPTION:
LOTS 28 AND 29, LESS THE SOUTH 20.00 FEET THEREOF, LOT 30, LESS THE SOUTH 20.00 FEET THEREOF, AND LESS THE EAST 38.00 FEET THEREOF, AND LOT 31 LESS THE EAST 38.00 FEET THEREOF, ALL OF THE TOWNSITE IN BENDLE'S SUBDIVISION OF THE N.W. 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
COMMENCE AT THE CENTER OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST;
THENCE RUN ON AN ASSUMED BEARING OF SOUTH 88°10'07\"/>

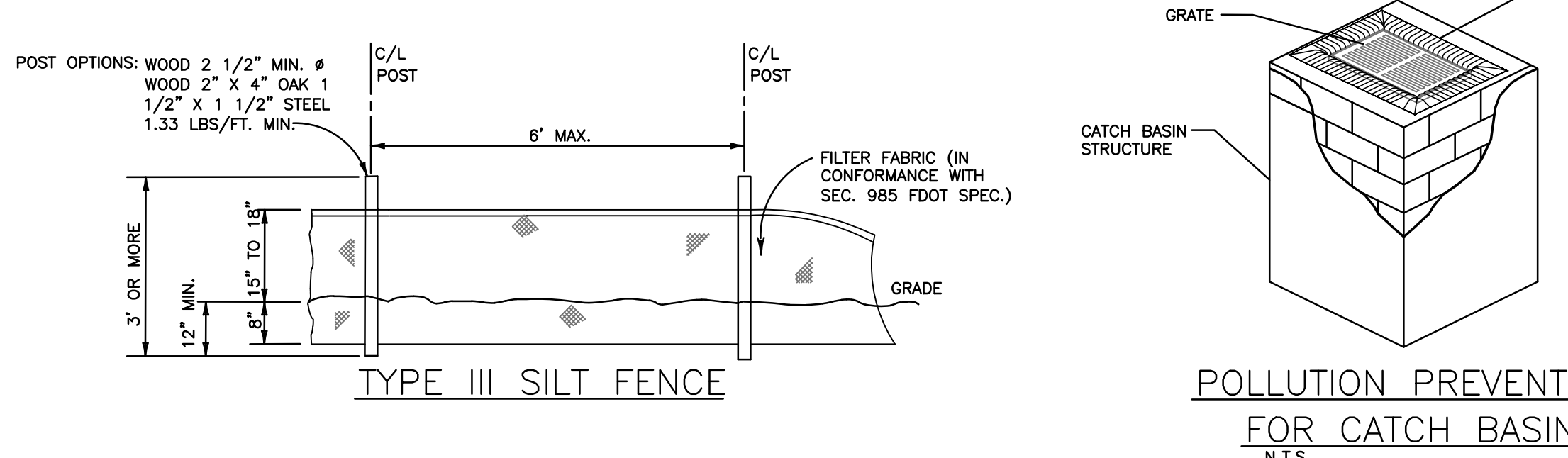


LOCATION MAP
SCALE: NTS

- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTERNATIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

LEGEND

- | | |
|---|-------------------------------------|
| ----- EXISTING PIPING AND APPURTENANCES | PROPOSED ASPHALT RESURFACING |
| EXISTING BACKFLOW PREVENTOR | PROPOSED CONCRETE |
| EXISTING CATCH BASIN | PROPOSED ELEVATION |
| EXISTING CLEANOUT | PROPOSED PIPING |
| EXISTING ELEVATION | PROPOSED FIRE HYDRANT |
| EXISTING GAS METER | PROPOSED WATER METER |
| EXISTING GREASE TRAP | PROPOSED DDCV |
| EXISTING CONCRETE LIGHT POLE | PROPOSED VALVE |
| EXISTING MANHOLE (AS DESIGNATED) | PROPOSED FIRE DEPARTMENT CONNECTION |
| EXISTING MONITORING WELL | PROPOSED BACKFLOW PREVENTER |
| EXISTING SIGN (AS INDICATED) | PROPOSED CLEANOUT |
| EXISTING VALVE BOX | PROPOSED CATCH BASIN |
| EXISTING WATER METER | PROPOSED SURFACE FLOW |
| EXISTING WOOD POWER POLE | |
| EXISTING FENCE | |



STORMWATER POLLUTION PREVENTION PLAN
1" = 10'-0"

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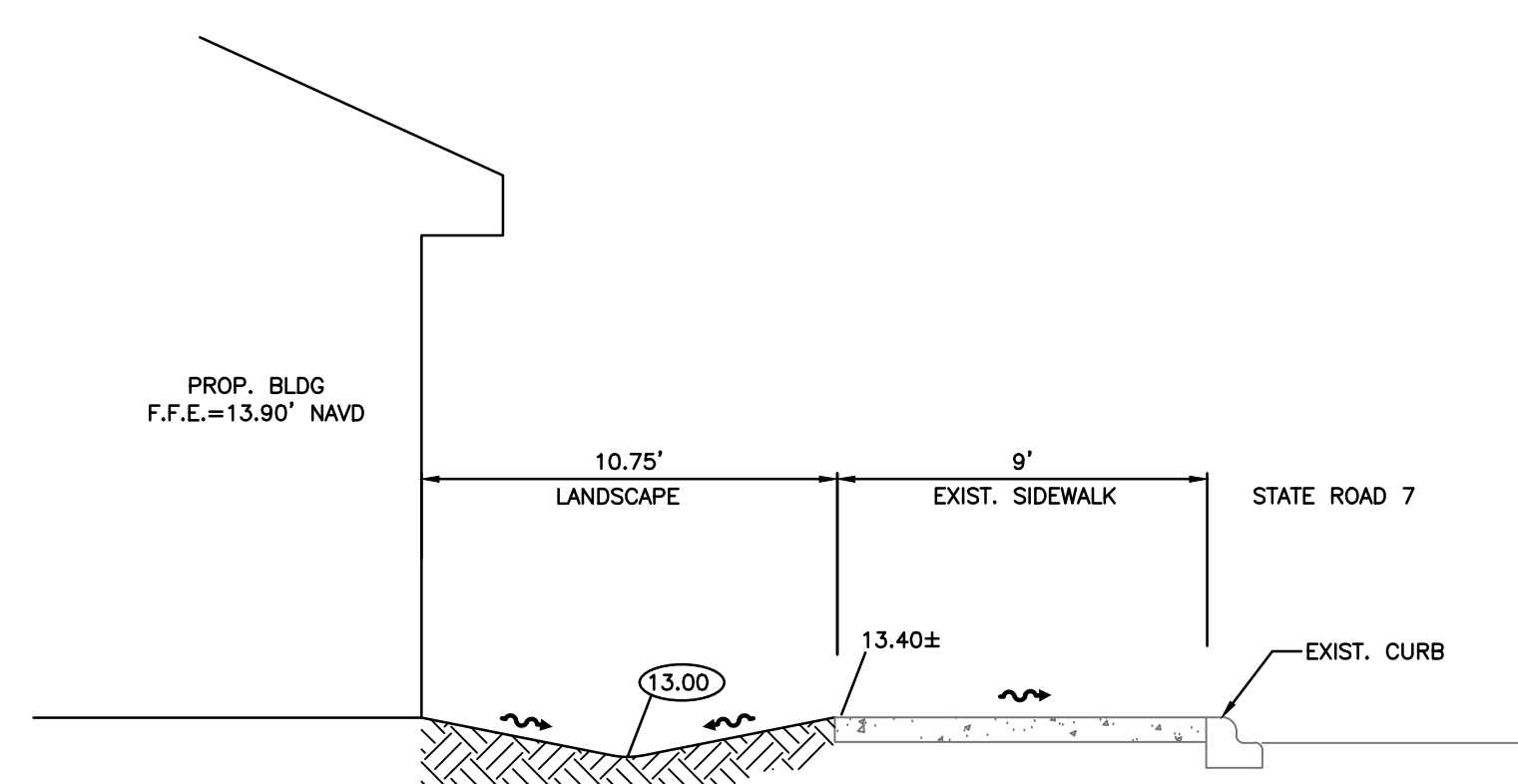
Charles Michelson AR0009976

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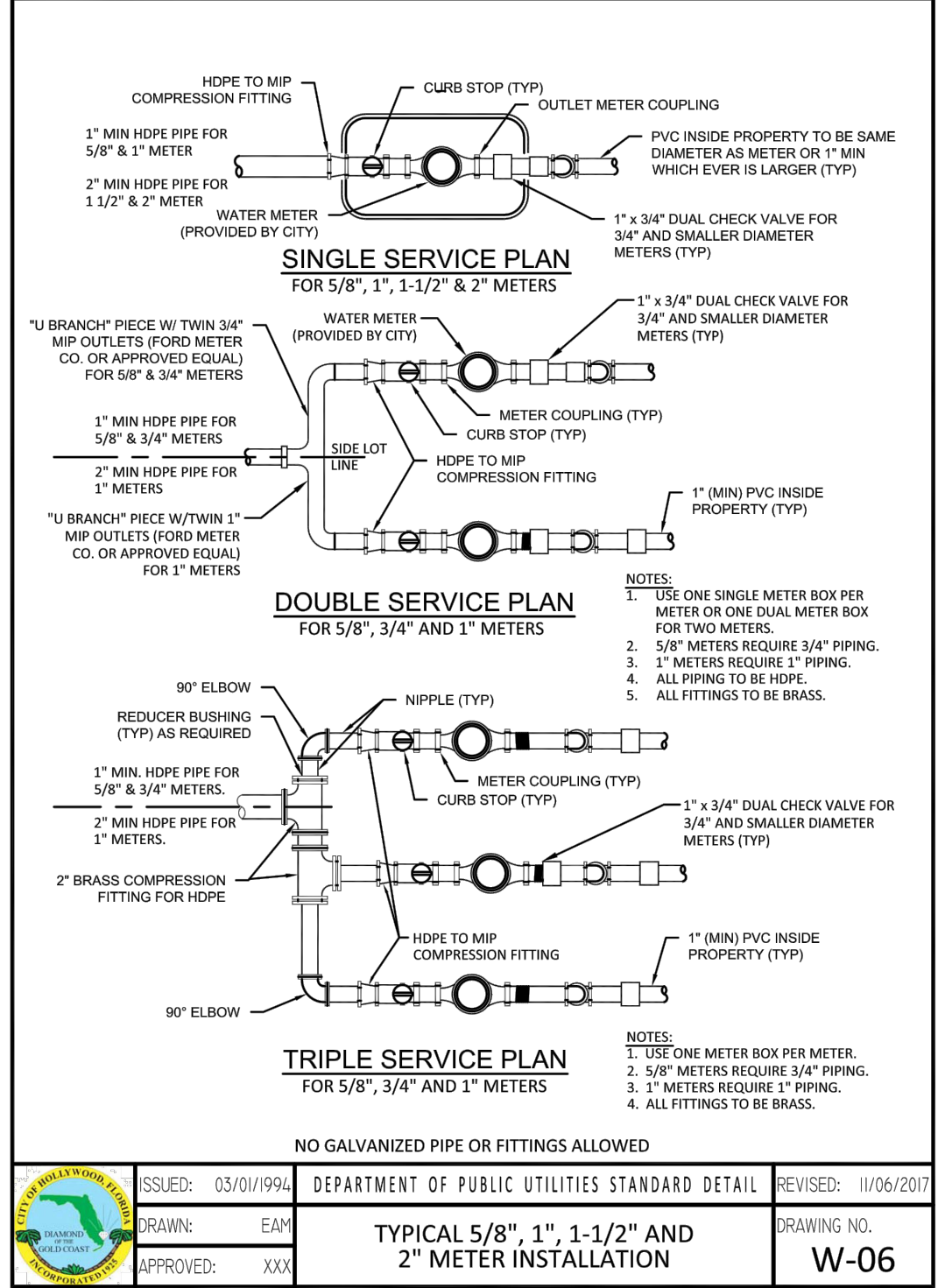
19-15

- WATER SYSTEM NOTES:**
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
 - NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
 - AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 50 FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
 - NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
 - POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
 - THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
 - FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
 - GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
 - VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
 - ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

- WATER SYSTEM NOTES (CONTINUED):**
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
 - ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
 - FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
 - ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
 - PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
 - ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
 - THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
 - MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
 - MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
 - PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
 - WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

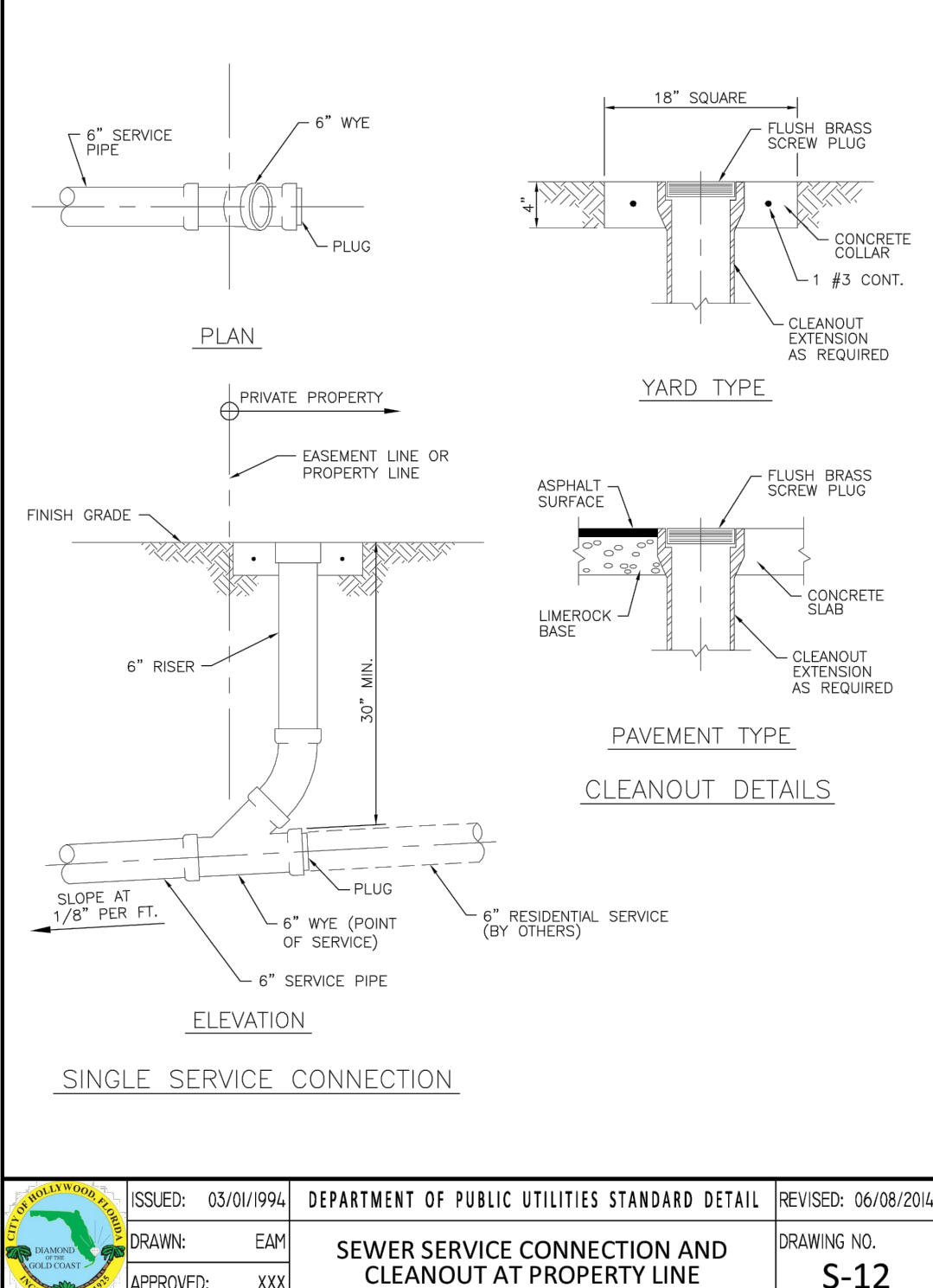
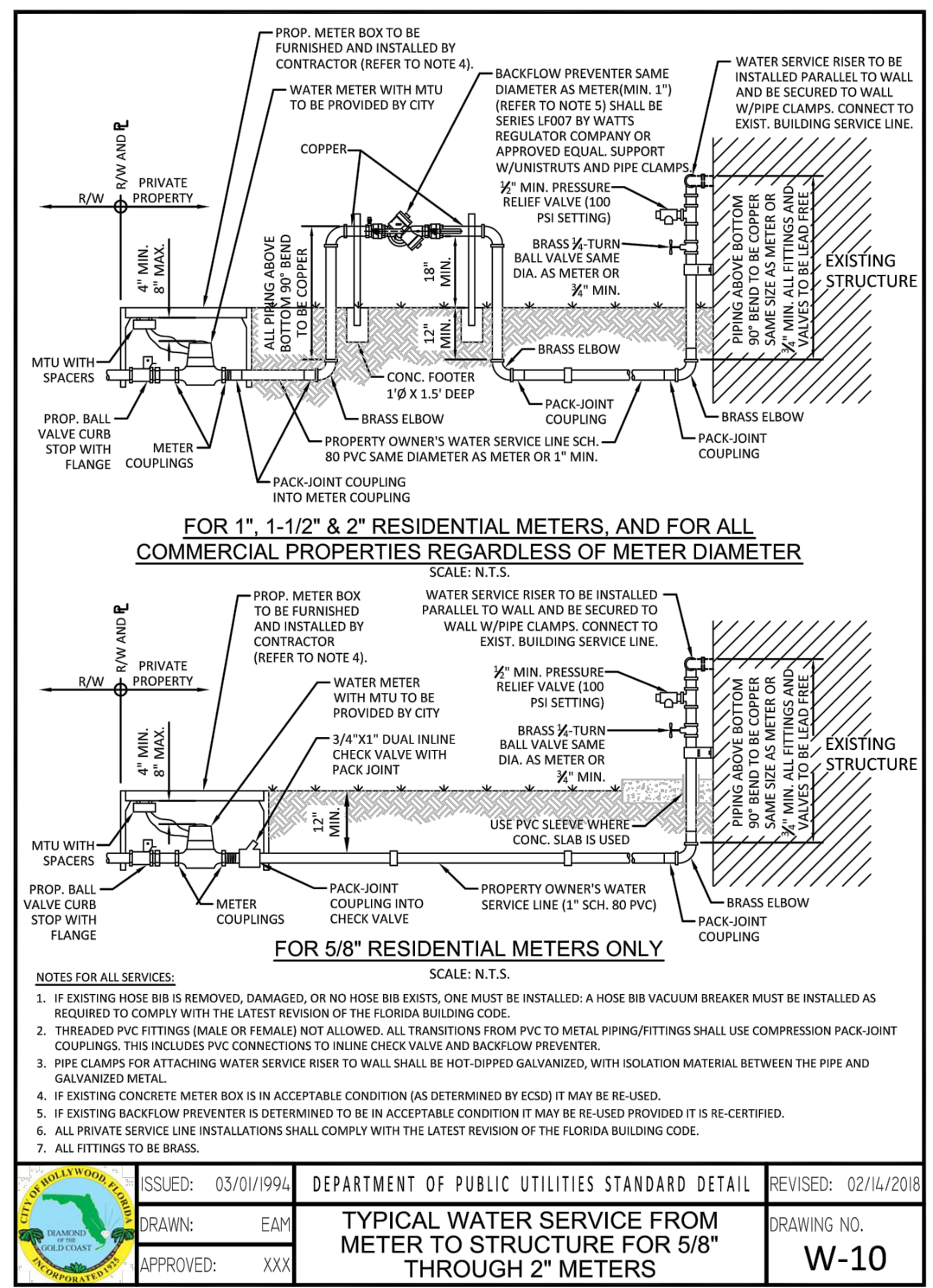
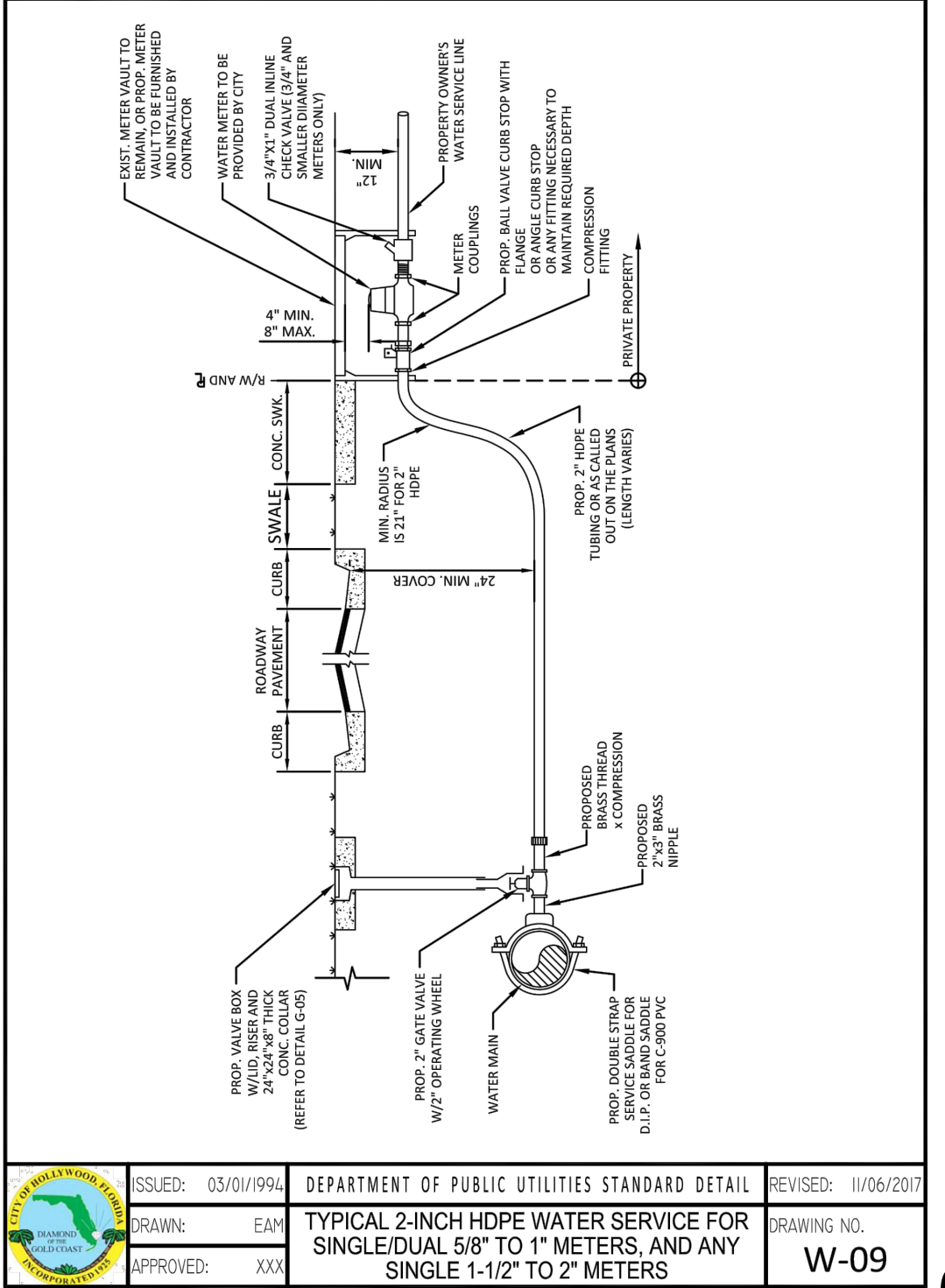
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C301, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (1.3mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPA, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



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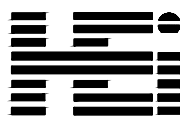
Charles Michelson AR0009976

Project No. :
2017-186
Drawn By :
NKW
Checked By :
SCH
Date
07.01.19

REVISIONS

DRC SUBMITTAL

C-6



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UTILITY DETAILS
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