

#### **PLANNING DIVISION**



2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 File No. (internal use only):\_

# **GENERAL APPLICATION**

1	APPLICATION TYPE (CHECK ONE):
	☐ Technical Advisory Committee ☐ Historic Preservation Board
	Date of Application: 5 - 23 - 2019
,	ocation Address: 2324 Johnson Street
	oct(s):/3Block(s):/2Subdivision: Hollywood (17)
	Folio Number(s): 5/42 160/ 4610
	Zoning Classification: Land Use Classification: RAC
	Existing Property Use: SF Sq Ft/Number of Units: 1000 Sq Ft
	Is the request the result of a violation notice? ( ) Yes (LYNo If yes, attach a copy of violation. Has this property been presented to the City before? If yes, check al that apply and provide File
	Number(s) and Resolution(s):
	☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board ☐ City Commission ☐ Planning and Development
	Explanation of Request:
	Number of units/rooms: $12/22$ Sq Ft: $28000$ Sq Ft
	Value of Improvement: 900,000 Estimated Date of Completion: 6 - 2020
	Will Project be Phased? ( ) Yes WNo If Phased, Estimated Completion of Each Phase
The second second	Name of Current Property Owner: $99940000000000000000000000000000000000$
	Address of Property Owner: 890 ALFONSO AUE CORAL GABLES
No. of Lot,	Telephone: 495091015 Fax: Email Address: HADDAD HOHES
	Name of Consultant/Representative/Tenant (circle one): MIGUEL DE DIEGO
No.	Address: 1657 TYIER St. Suite 107 Telephone: 9549 26 335
	Fax: 954926 2021 Email Address: DEDIEGO ARCH @ ABC. Co Date of Purchase: 8-21-2017 Is there an option to purchase the Property? Yes ( ) No ( )
	If Yes, Attach Copy of the Contract.
Salar Salar	List Anyone Else Who Should Receive Notice of the Hearing:
	Address: HADDAD HOHES
	Email Address: THODAD HOHES

\* Iywood

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.

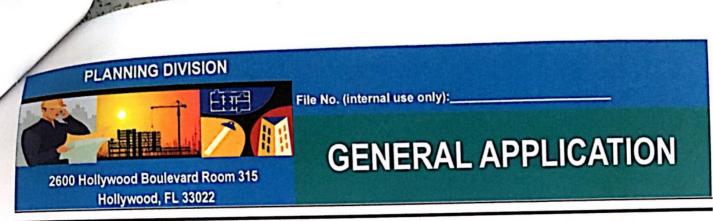
Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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





## 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 <a href="www.hollywoodfl.org">www.hollywoodfl.org</a>. 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: 5-23-2019
	Date: 5-27 - 2019
PRINT NAME: SACIM HADDAD	
Signature of Consultant/Representative:	Date: 5-23_1019
PRINT NAME: Miguel De die	Date: 5-23 2019
Signature of Tenant:	Date:
	Date:
PRINT NAME:	
Current Owner Power of Attorney	
to be my legal representative l	am aware of the nature and effect the request for is hereby made by me or I am hereby authorizing before the(Board and/or
Committee) relative to all matters concerning this application.	
Sworn to and subscribed before me	Signature of Current Owner
this day of	
	Print Name
Notary Public State of Florida	OD Reduced Identification
My Commission Expires:(Check One)Personally known to	me; OR Produced Identification

# LUXURY HADDAD APARTMENTS 2324 JOHNSON STREET TAC #18-DP-33

#### PROJECT INFORMATION:

TWO STORY MULTIFAMILY RESIDENTIAL BUILDING.

#### **LEGAL DESCRIPTION:**

LOT 13,LESS THE SOUTH 60 FEET THEREOF, BLOCK 12, "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1,PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

# CRITERIA STATEMENTS LUXURY HADDAD APARTMENTS 2324 JOHNSON STREET HOLLYWOOD FL. TAC #18-DP-33

Description of Architectural Styles. This building represent the typical method of construction used by the pioneers, it uses available materials to create a functional building. Buildings are mostly rectangular, single mass structures where simplicity induced these to adapt well to the subtropical climate where it's located.

Mediterranean Style. This often sophisticated style was a strong influence for Joseph Young in the planning of early Hollywood. This was the first academic style to be seen in the formative years of the city. Characteristic features of this style include metal work on balconies and stairs railings. Low pitched gabled and hipped roof with columns, pilasters, stone or tile. Arches are a common feature. Balconies and patios extend living space to the outdoors. Stucco, tile are materials most frequently used .The indoor/outdoor condition was a main focus of design consideration. New construction methods allowed extended cantilevers which took the form of covered exterior space.

All Materials choices and construction methods will be done using the Green buildings Practices which are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation

For example, green buildings may incorporate sustainble materials in their construction (e.g., reused, recycled-content, or made from renewable resources); create healthy indoor environments with minimal pollutants (e.g., reduced product emissions); and/or feature landscaping that reduces water usage (e.g., by using native plants that survive without extra watering).

The proposed project is two -story multifamily residential building with 29' high located on johnson street just east of N 24th Ave. Consists of 12 units 10 units two bedrooms, one unit one bedroom and one efficiency. All units have open floor between kitchen and living area.

In the neighborhood where the proposed project located is a mix of single family houses, two-story apartments building and some townhouses. All have mix Architectural styles such as asphalt shingles, tile and flat roofs, texture and smooth stucco finishes, tile and stone veneer and Mediterranean revival buildings are introduced in the surrounding area. Most all the existing buildings have mix paint colors some darks and some lights.

With all this Architectural styles and variation we related our design to all of them such as roof style, stone tile veneer, arches and columns, balconies and railings and cool light exterior colors.

So our design will upgrade the neighborhood to the best and increase the real estate value. This project falls in the zoning distrct (DH2) which allows us to have more units therefore will have more people that will bring more business to the surrouding area.



### TECHNICAL ADVISORY COMMITTEE REPORT

September 17, 2018

Salim Haddad 890 Alfonso Avenue Coral Gables, FL 33146

**FILE NUMBER:** 

18-DP-33

SUBJECT:

Site Plan Review for a 12 unit residential development (Haddad Luxury Apartments).

CHTYOFIGUELYWOO UPBC的 (注 PLANAI)

RECEIVED

MAY 2 2 2019

SITE DATA

Owner/Applicant:

Address/Location:

Gross Area of Property: Net Area of Property:

Land Use:

Zoning:

**Existing Use of Land:** 

Y & Y H Construction

2324 Johnson Street

Unspecified

14,480 sq. ft. (0.33 acres)

Regional Activity Center

Dixie Highway Medium Intensity Multi-Family District (DH-2)

Single Family Home

ADJACENT LAND USE

North:

South:

East:

West:

**ADJACENT ZONING** 

North:

South: East:

West:

Regional Activity Center

Regional Activity Center

Regional Activity Center Regional Activity Center

Dixie Highway Low Intensity Multi-Family District (DH-1)

Dixle Highway Medium Intensity Multi-Family District (DH-2)

Dixie Highway Medium Intensity Multi-Family District (DH-2) Dixle Highway Medium Intensity Multi-Family District (DH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

RECEIVED

DEC 17 结18

**CITY OF HOLLYWOOD PLANNING DIVISION** 

#### A. APPLICATION SUBMITTAL

Julian Gdaniec, Assistant Planner (jgdaniec@hollywoodfl.org) 954-921-3471

#### 1. Cover Sheet:

- a. Page index lists photometric plan which was not included with submittal.
- b. Location map shall be placed on cover sheet.
- Indicate meeting dates (not submittal dates), and subsequent revision dates on Cover Sheet and Title Blocks on all sheets (2<sup>nd</sup> request).
- 3. Cover sheet shall be placed as the first document in the set (prior to survey) for all future submittals

#### ALTA Survey

a. Provided Survey is dated prior to O&E Report. Survey shall be based on the current title work (O&E), dated within 30 days of submittal. Such date shall be noted on the survey document. Second request.

#### 5. Site Data:

- a. Provide the Net & Gross property area in square feet and acres, calculations of acreage provided are inconsistent with square footage provided.
- b. Indicate number of required and provided parking spaces, including required guest parking in calculation.
- c. Indicate required and provided amounts for pervious and impervious area in square footage, acreage, and percentage for total parcel. Second Request
- d. Provide cumulative average square footage for dwelling units and confirm calculations are correct.
- 6. Indicate width of concrete walkway minus width of columns on site plan to ensure appropriate accessibility.
- 7. Indicate where concrete walk is flush for wheelchair access on site plan.
- 8. Ensure that directional arrows accurately reflect north. Invert project location graphic so that north arrow is oriented towards top of page. Not addressed, *Second Request*.
- Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.
- 10. Provide details and height of all proposed walls, fences, and gates. All fencing shall be decorative. Is there a proposed fence around the property line?
- 11. Complete and submit to Broward County School Board impact fee application prior to submitting for Board consideration. Required prior to sign off. *Second Request*. Website: <a href="http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/docs.html">http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/docs.html</a>

- 12. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.
- 13. Provide note on site plan acknowledging any changes to design, including material changes, may require Planning and Development Board Approval prior to construction.
- 14. Indicate on site plan and elevations proposed location for exterior plumbing, mechanical equipment, electric equipment, etc. as to ensure proposed locations do not negatively impact the overall design.
- 15. Provide written responses to all comments with next submittal.

#### B. ZONING

Julian Gdanlec, Assistant Planner (jgdanlec@hollywoodfl.org) 954-921-3471

5/27/19

- Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02. Proposed location is not feasible. How will vehicles access charging station without blocking drive alsie? Note on site plan references a garage? Clarify.
- 2. Required parking stall dimensions are 8.5' x 18' (including overhang). Site plan indicates stall width as 8'.
- Consider utilizing excess two feet of landscape buffer along eastern edge of property line to provide a landscape feature along concrete walkway to enhance the pedestrian experience along the eastern façade. Second Request.
- 4. Clarify calculations utilized for Buffer Zone on site plan.
- Concrete slab for dumpster requires a 3-foot rear setback.
- 6. Unit type "C" may not meet minimum unit size requirements based on dimensions provided on floor plan. Double check that calculations are accurate.

#### C. ARCHITECTURE AND URBAN DESIGN

Julian Gdaniec, Assistant Planner (jgdaniec@hollywoodfl.org) 954-921-3471

\$ 5/22/19

- 1. Consider utilizing a darker stone material to create contrast between stone and stuccoed wall.
- 2. Provide sample of stone material prior to sign off.

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

Tomas low b 19 Jan 200

- Sheet 1: How is recycling being handled in the dumpster area? The dumpster location on Sheet C-1 does not match the architectural plans. No details on the dumpster enclosure were included for review.
- 2. I do not see a janitorial room with a mop sink. How is the building maintained?

#### D. SIGNAGE

Julian Gdaniec, Assistant Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. Substantially compliant.

#### E. LIGHTING

Julian Gdaniec, Assistant Planner (jgdaniec@hollywoodfl.org) 954-921-3471

Photometric Plan indicated on cover sheet but not included with submittal.

#### F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Julian Gdanlec, Assistant Planner (jgdanlec@hollywoodfl.org) 954-921-3471

- Submittal shall indicate compliance with Green Building Ordinance (O-2011 06). Include a list with a minimum of ten (10) green building practices.
- 2. Ensure initiatives provided to meet the Green Building Requirements are not duplicated. Second Request.
- Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

#### G. ENGINEERING

Luis Lopez, City Engineer (<u>llopez@hollywoodfl.ora</u>) 954-921-3251
Clarissa Ip, Engineering Support Services Manager (<u>cip@hollywoodfl.ora</u>) 954-921-3915

L. No Indicate distance between vehicular travel lanes to columns. No column shall be within 3 feet of the

- 2. Provide dimension for the two-way drive aisle width adjacent to parking stalls. Minimum drive alsle width adjacent to the parking stalls in the Regional Activity Center District is 22 feet.
- 3. Discrepancies exist between Site Plan, Sheet 1 of 5, and civil plan, Sheet C-1. Site Plan shows drive opening of 22' and civil plan shows 20'.
- 4. Work with Public Utilities to minimize the number of water service lines and taps on Johnson Street. Comment not addressed.
- 5. Will screening be provided for the lift station? Please indicate the referenced fencing and landscape in the comment response on plans.
- On civil plans, provide the following:
  - a. Indicate curb type. Complied.

entrance to a parking space. Complied.

- b. All vehicle turning radii. Please provide.
- c. Cross-section at property lines. Complied.
- d. Civil plan detail for asphalt pavement and parking. Complied.
- For work within City rights-of-way, include sidewalk realignment to the west of the project site, limits of asphalt pavement restoration and north rights-of-way limit of Johnson Street. Comment not addressed.
- 8. Provide pedestrian level light fixtures on poles along Johnson Street between the building and the sidewalk. Complied.
- 9. Indicate width of the driveway access to the dumpster. Compiled.
- 10. Unity of Title will be required prior to issuance of building permit. To be provided.
- 11. Park impact fees will be required prior to issuance of Building Permit. To be provided.

- 12. All outside agency permits must be obtained prior to issuance of City building permit. To be provided.
- 13. More comments may follow upon review of the requested information.

#### 14. New Comments:

- a. Discrepancy exists for dumpster location shown on Site Plan, Sheet 1 of 5, and civil plan, Sheet C-1.
- b. Review the dumpster gate as shown on Site Plan, Sheet 1 of 5, can gate be fully opened and functional with the proposed continuous curbing?

H. LANDSCAPING S J 20 / 9
Guillermo Salazar, Landscape Architect (gsalazar@hollywoodfl.org) 954-921-3900

- As per submitted landscape planting plan L-200 please provide further clarification in regard to tree
  mitigation total inches of DBH in lieu of hardwoods and thirty one (31) palm trees removed
- Clarity is still needed to define code required ten (10) trees and separate owed 31 palms and 66" DBH broadleaf tree mitigation please provide a plant list table that clearly defines both with a symbol or within description area of proposed landscape table.

#### I. UTILITIES

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

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

- 1. Update survey to include FEMA flood zone info. Comment addressed.
- 2. Provide preliminary drainage calculations. Comment not satisfactorily addressed. Drainage calculation is inconsistent with plans.
- 3. Provide typical cross-sections across all four property lines showing that stormwater will not runoff unto adjacent properties. Comment partially addressed. Clearly show on the plan view what each section pertains to. Contact Wilford Zephyr at (954)921-3994 to discuss grading plan.
- Provide water and sewer flow demand calculations on Sheet C1. PARTIALLY ADDRESSED. 12 UNITS @ 250 Gals/Unit = 3,000 GPD.
- 5. Revise sections to revise conflict between "6"DP swale" in section versus "8"DP swale" in plan view.
- 6. Indicate how roof drainage will be collected and retained.
- Finished floor elevations (FFE) and equipment shall be at 14.15-feet minimum of 18-inches above the highest adjacent crown of road elevation equal to 12.65-feet to comply with Chapter 154.50 of the City's Code of Ordinances.
- 8. Landscape architect should coordinate with civil plans to accommodate for drainage swales and retention areas accordingly. Trees are proposed within swales. Furthermore, there appears to be conflict between proposed trees and pipe connecting to catch basin #4.

J	BUILDING  Dean Decker, Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025
	Minimum habitable room must be at least 70 sq. ft.
	A. William Habitable 750th Hust be at least 70 sq. It.
	2. Doors must swing inside on 2 <sup>nd</sup> floor, or provide alcove, Cannot hinder walkway to stairs with outward swinging doors.
K	Janet A. Washburn, Fire Marshal/Division Chief (Iwashburn@hollywoodfl.org) 954-921-3554
	1. The fire flow calculation worksheet that was submitted is confusing and not consistent with NFPA 1, table 18, 4.5.2.1. Code references are incorrect at the bottom of the page. The minimum fire flow for fire resistive construction is 1500 gpm for 2 hours. A 75% reduction may be taken for fire sprinklers using quick response which results in 375 gpm. However, NFPA 1, 18.4.5.3.3 requires a minimum of 600 gpm using QR fire sprinklers. The other data included on the calculations page is not needed and is confusing Per results of the fire flow test, the minimum is met.
	2. Pg. C-1 does not show existing or new fire hydrants as was requested in prior comment #2.
	3. Prior comments #3 and 4 not addressed on the plan.
L.	PUBLIC WORKS Charles Lassiter, Environmental Services Supervisor (classiter@hollywoodfl.org) 954-967-4207
	1. No comments received.
M.	PARKS, RECREATION AND CULTURAL ARTS 1405 S 28 AUG
	David Vazquez, Assistant Director ( <u>dvazquez@hallywoodfl.org</u> ) 954-921-3404 1. Park Impact Fee application is required.
N.	COMMUNITY DEVELOPMENT
	Clay Milan, Community Development Manager (cmilan@hoilywoodfl.org) 954-921-3271
7.	1. Do rents meet HUD's criteria for Fair Market Rent in local area (\$1,080 – 1 bedroom; \$1,370 – 2 bedroom)? Yes the SMACCEST UNITS
	2. Notify North Central Civic Asso., meetings 4th Tues at 7:00 p.m., 2030 Polk St., Clifford Germano – President at cgermano@belisouthnet
O.	ECONOMIC DEVELOPMENT — 22–19  Raelin Storey, Director of Communications, Marketing, and Economic Development (rstorey@hollywoodfl.org) 954-921-3260
	1. Any idea about anticipated asking rents for one and two bedroom units?
	2. How many bikes can proposed rack accommodate?
	3. Can dumpster be fully accessed?

Page 5 of 6

CRA 1948 HRISON

924 -2980

#### P. POLICE DEPARTMENT

Christine Adamcik, Police (<u>cadamcik@hollywoodfl.org</u>) 954-967-4371 Steven Bolger, Police (<u>sbolger@hollywoodfl.org</u>) 954-967-4500 Doreen Avitabile, Police (<u>davitable@hollywoodfl.org</u>) 954-967-4371

4371.

1. No comments received.

#### 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. Not applicable.

#### R. PARKING AND INTERGOVERNMENTAL AFFAIRS

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

1. Substantially compliant.

#### S. ADDITIONAL COMMENTS

Julian Gdaniec, Assistant Planner (jgdaniec@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee does not find this application substantially compliant with the requirements of Final Review; therefore the Applicant must obtain the signature of any members with outstanding comments.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Deandreg/Moise

Planning Administrator

C: Salim Haddad (haddadhomes@yahoo.com) Miguel De Diego (dediegoarch@aol.com)

# Miguel de Diego Architect P.A.

1657 Tyler Street . Suite 107 . Hollywood, Florida 33020 . Phone (954) 926-3358 Fax (954) 926-2021 . dediegoarch@aol.com . AA-26001641

November 8, 2018

17-198

Response to building department comments Luxury Haddad apartments (12 units) 2324 Johnson Street, Hollywood, Florida File no. 18-DP-33

#### A) Application submittal:

- 1-A) See revised index for removed photometric drawings.
  - B) See revised index sheet for location plan.
- 2-See revised index sheet for meeting dates.
- 3-Ok
- 4-See enclosed alta survey.
- 5-A) See revised sheet-1 for net & gross acres.
  - B) See sheet-1 for parking calculations.
  - C) See sheet-1 for previous
  - D) See sheet-1 for cumulative average s.f.
- 6-See sheet-1 for walkway dimensions.
- 7-See sheet-1 for level indication at walkway.
- 8-See revised north arrow designation.
- 9-Ok
- 10-there are no walls, fences or gates.
- 11-Ok
- 12-Ok
- 13-See sheet-1 for acknowledgement note.
- 14-See sheet-1 (site plan for location of utilities)

#### B) Zoning:

- 1-See site plan sheet-1 for electrical car charger.
- 2-Parking provided are 8'-6" wide X 19'-0" long, 17'-0" plus 2'-0" bumper overhang.
- 3-See landscape plan.
- 4-See revised buffer zone calculations on sheet-1.
- 5-See revised site plan for dumpster setback.
- 6-See revised sheet-2 for unit "C" 400 s.f.
- C) urban design:
  - 1-**Ok**
  - 2-Ok
  - 1-See revised sheet-1 for dumpster details.

Unralmy 14 NAN 2019

- 2-Unit "C" will be for the building manager, he will be responsible for building Maintenance.
- D) No signage on this project.
- E) Photometrics on cover sheet has been removed.
- F) 1-Seesheet-1 for green building requirements.
- G) 1-See site plan for dimension.
  - 2-See site plan for drive isle dimension.
  - 3-Drive isle are 22 feet.
  - 4-Ok
  - 5-See landscape plan.
  - 6-See civil plans.
  - 7-See civil plans.
  - 8-Ok
  - 9-Ok
  - 10-Ok
  - 11-Ok
  - 12-Ok
  - 13-Ok
  - 14-See revised site plan for dumpster gate opening & curbing.
- J) Building:
  - 1-Smallest bedroom is 8'-7"  $\times$  9'-2" = 78.5 s.f.
  - 2-See revised second floor for exterior doors swinging in.

# LUXURY HADDAD APARTMENTS 2324 JOHNSON STREET HOLLYWOOD, FLORIDA



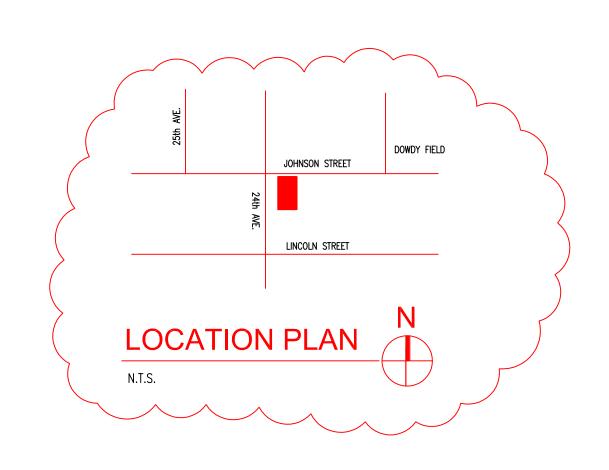
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020 PH. (954) 926-3358 FAX (954) 926-2021

CHARLES BUCKALEW CIVIL ENGINEER (954) 927-0561 GREEN EARTH LANDSCAPE ARCHITECT (954) 638-9825

# DRAWING INDEX

A-1	SITE PLAN
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A-3	SECOND FLOOR PLAN
A-4	SOUTH AND NORTH ELEVATIONS
A-5	EAST AND WEST ELEVATIONS
L-100	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLANTING PLAN
L-201	LANDSCAPE DETAILS
L-300	IRRIGATION PLAN
L-301	IRRIGATION DETAILS

C-1	PAVING AND GRADING PLAN
C-2	EROSION CONTRO PLAN
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C-4	CONSTRUCTION DETAILS
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS



PACO: JAN. 22 2018
PRELM. TAC: MAY 14 2018
FINAL TAC: SEPT 4 2018

## ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP NOT TO SCALE

#### DESCRIPTION:

LOT 13, LESS THE SOUTH 60 FEET THEREOF, BLOCK 12, "AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

#### SURVEYOR'S NOTES:

- THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.

  THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSITUTE A WARRANTY OR CHARANTE.

  3. EXCEPT AS SPCIPICALLY STATED OR SHOWN HEREON. THIS SURVEY DOES NOT PURPORT TO REFLECT OR REPRESENT THE ABSENCE OR EMSTENCE OF ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE PRESENT OF INTENDED USES OF THE SUBJECT PROPERTY. EASEMENTS, BULDIONS STEWARD EAST OF THE SUBJECT PROPERTY. EASEMENTS, BULDIONS STEWARD EAST OF SUBJECT ACTIONS OF SUBJECT ACTION OF WETLANDS BY A GUALATIED SPECIALLY SENSITIVE LANDS, NO RELD DELINEATION OF WETLANDS BY A GUALATIED SPECIALLY SENSITIVE AND SUBJECT ACTION OF WETLANDS BY A GUALATIED SPECIALLY WAS REQUESTED BY THE UNDERSIONED.

  5.) NO WETLAND MARKERS WERE OBSERVED BY THE UNDERSIGNED WAS REQUESTED BY THE UNDERSIONED.

  6.) ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

- UATUM OF 1998. BENCHMARK REFERENCE: NATIONAL GEODETIC SURVEY MONUMENT M-312 WITH REGARD TO TABLE A, ITEM 11 REFERENCED IN THE SURVEYOR'S CERTIFICATION:
  THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES.
  LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND
  FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED

#### SURVEY 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, 8, 11(LIMITED), 13, 14. 16 AND 18 OF TABLE A THEREOF

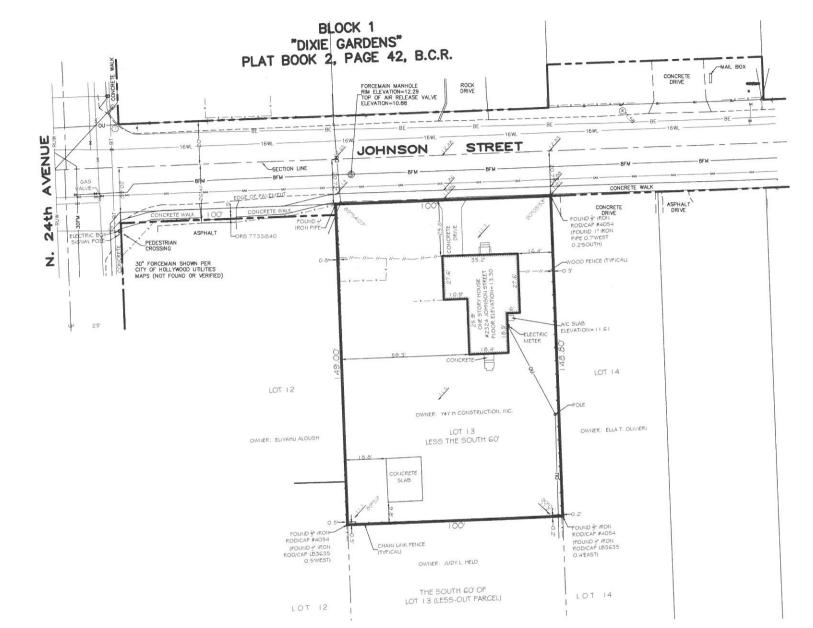
THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2018

#### GROSS AREA = 16,962.00 SQUARE FEET, 0.39 ACRES (+/-)

NET AREA = 14.890.00 SQUARE FEET, 0.34 ACRES (+/-)

#### BENCHMARK REFERENCE:

IGS MONUMENT "M 3 12" PID AD2500 ELEVATION = 13.44 (NAVD88)



#### OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED BY: PRINCE A. DONNAHOE IV. ESQ.

LAW OFFICE OF PRINCE A. DONNAHOE IV, P.A. 1401 N. UNIVERSITY DRIVE, SUITE 401 CORAL SPRINGS, FL 33071

OWNERSHIP & ENCUMBRANCE SEARCH OF: 2324 JOHNSON STREET, HOLLYWOOD, FL 33020

LOT 13, LESS THE SOUTH 60 FEET THEREOF, IN BLOCK 12, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- 1.) PROPERTY OWNED BY Y&Y H CONSTRUCTION, INC. WARRANTY DEED DATED AUGUST 31, 2017 INSTRUMENT NUMBER 114732786 BROWARD COUNTY RECORDS.
- 2.) THIS REPORT CONFIRMS NO ENCUMBRANCES AFFECTING THIS PROPERTY RECORDED IN THE PUBLIC RECORDS, NO CURRENT MORTGAGES OR LIENS.
- 3.) THIS PROPERTY ABUTS JOHNSON STREET AND DOES NOT REQUIRE LEGAL ACCESS ACROSS ANY NEIGHBORING PROPERTIES

LEGEND 0000 TELEPHONE RISER ELECTRIC BOX REUSE WATERLINE WATER METER CONCRETE POWER FO ANCHORYGUY WIRE GENTERUNE OFFICIAL RECORD BOOK TRAFFIC SIGN FOST BROWARD COUNTY RECORDS GRAPHIC SCALE 10 0 5 10 20 ( IN FEET ) 1 INCH = 20 FEET

MAY NOT BE TO SCALE - DIMENSIONS SUPERCEDE SCALE

HO"	res
1.3	THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN
	HEREON, NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2)	THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED.

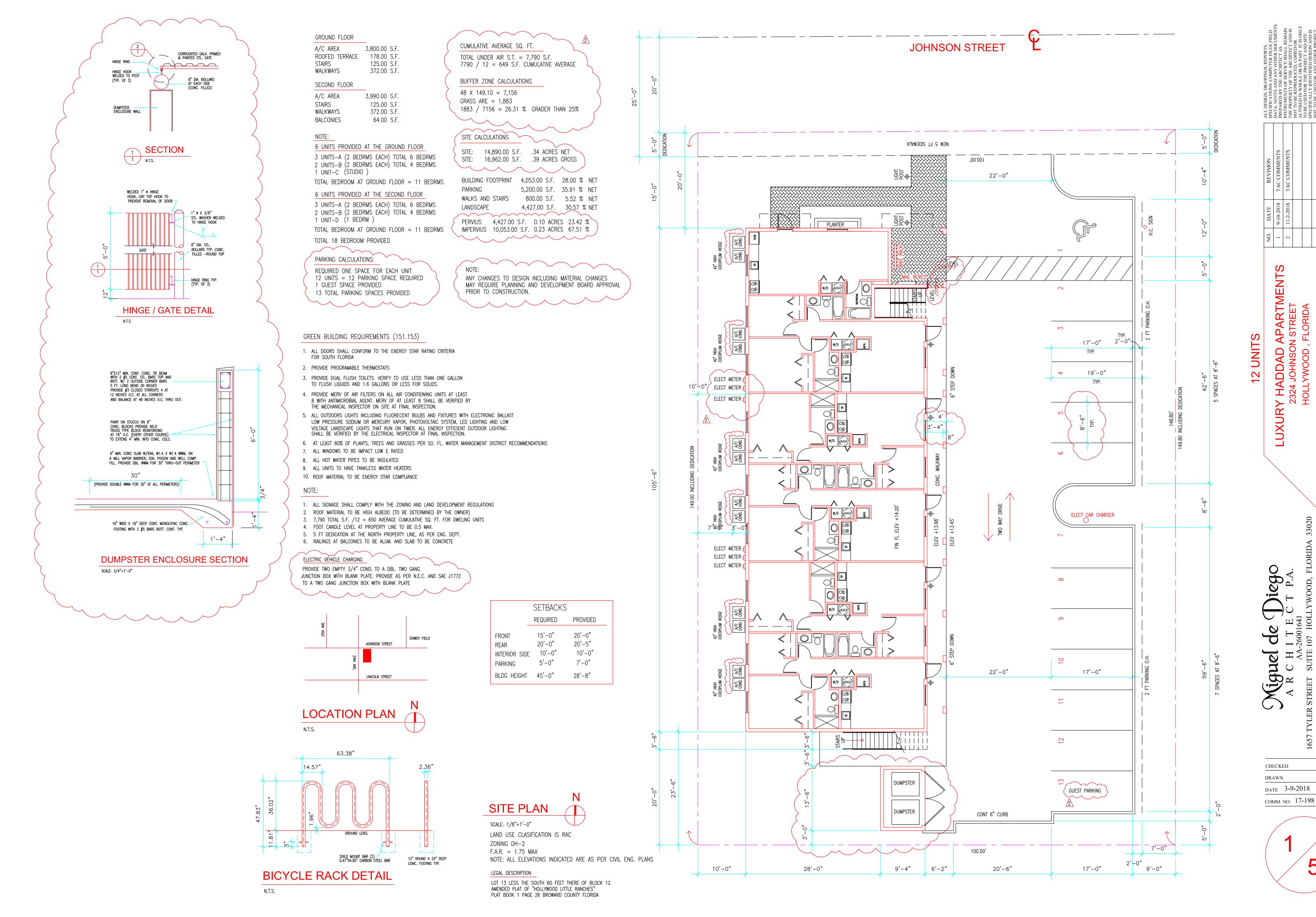
THIS SURVEY IS PECTRACED FOR THE SUCE AND AUGUSTEE USE OF THE PROPERTY OF THE PROPERTY OF HISTORIAN UPON BY ANY OF HISTORIAN CELEVATIONS SHOWN HEREON ARE BASED ON HORTH AMERICAN VERTICAL DATUM OF 1988. HORTH ARROW RELATIVE TO ASSUMED BASED ALONG THE CENTERUISE OF JOHNSON STREET.

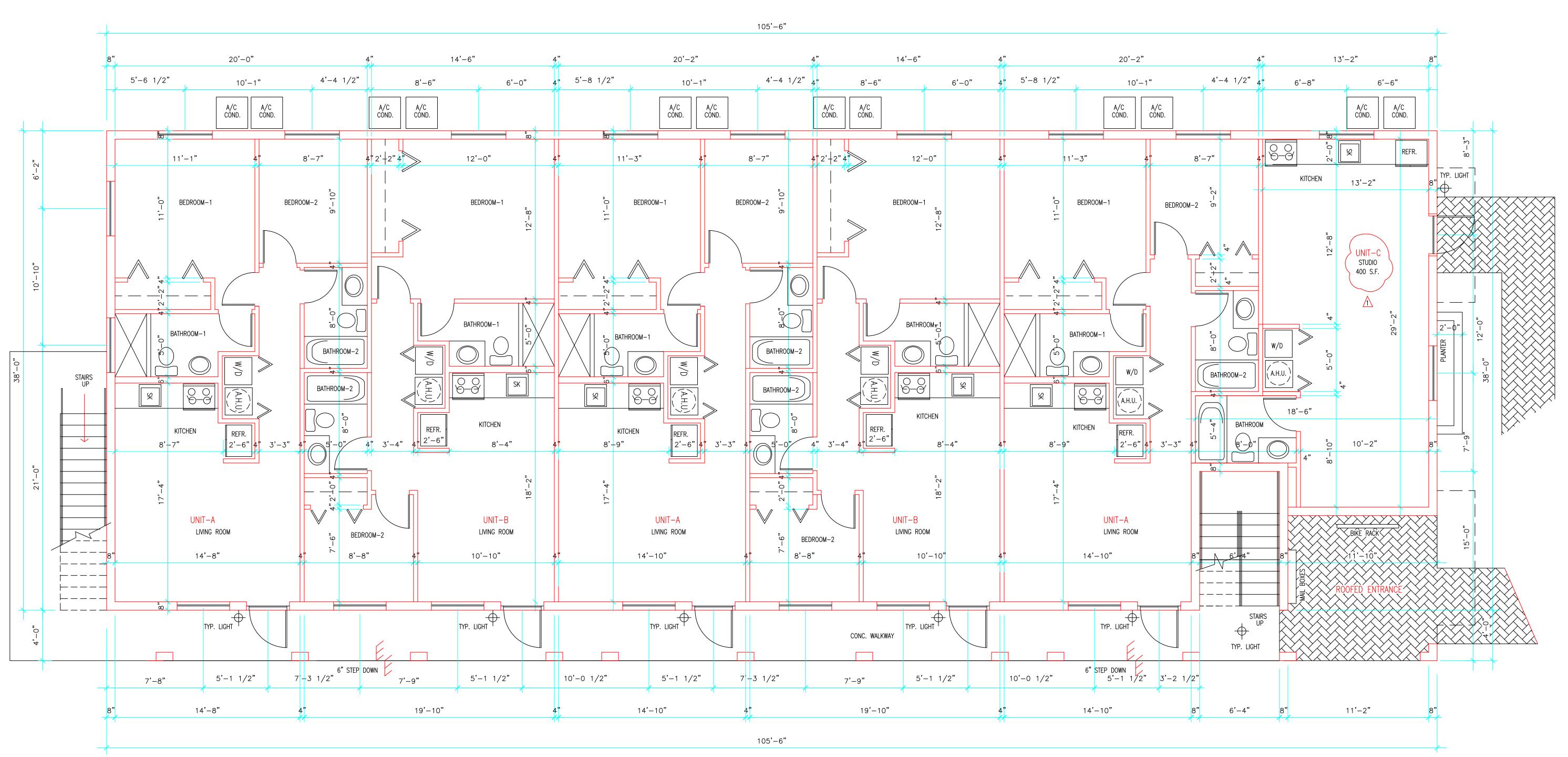
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY. IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE

FEMA FLOOD INSURANCE RATE MAP COMMUNITY	REVISION	DATE BY		ALTA/NSP:	-	Andre
CITY OF HOLLYWOOD NO.	ADD O & E REPORT	2-15-18 SKS				The state of the
BROWARD COUNTY, FLORIDA 125113	UPDATE SURVEY	08-27-18 SKS		LAND TITLE SURV	EY	STEPHEN K. SEELEY, FOR THE FIRM
NO. SUFFIX ZONE DATE ELEV.			JOB #:8806	DATE:11-14-17	DRAWN BY:CM	PROFESSIONAL SURVEYOR & MAPPER / FLORIDA REGISTRATION NO. 4574
0569 H X 8-18-14 N/A			SCALE: 1"=20"	SHEET	CHECKED BY: SKS	PLORIDA REGISTRATION NO. 4574
			NOT VALID WITHOUT	THE SIGNATURE AND ORIG	SINAL RAISED SEAL OF THE FL	ORIDA LICENSED SURVEYOR AND MAPPER

IBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018





GROUND FLOOR PLAN

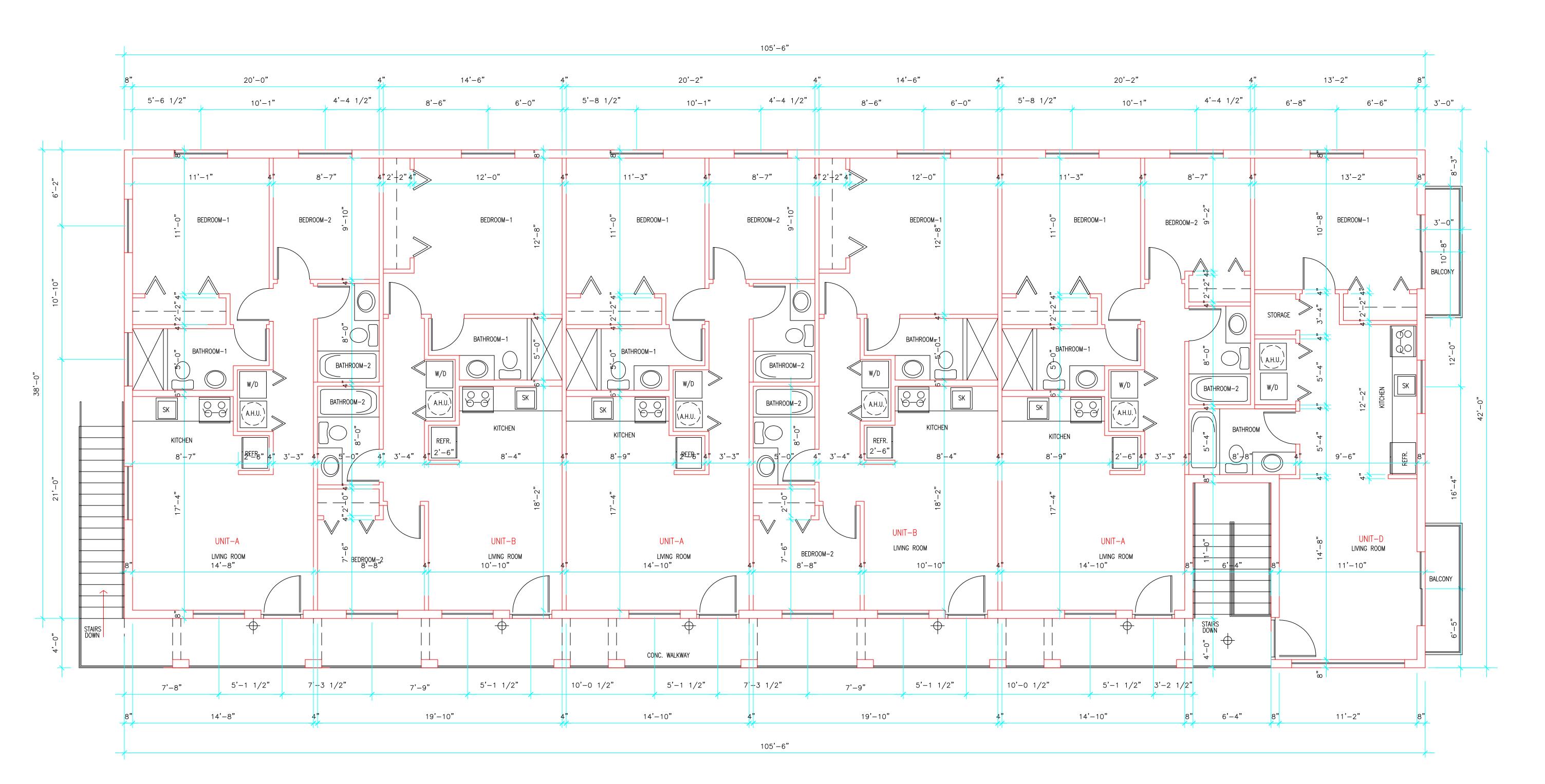
SCALE: 1/4"=1'-0"

UNIT-A = 700.00 SQ. FT. UNIT-B = 680.00 SQ. FT.UNIT-C = 400.00 SQ. FT. Miguel de Diego ARCHITECT P.A.

A R C H I T
AA-2600
1657 TYLER STREET SUITE 107
PH. (954) 926-3358

DRAWN
DATE 3-9-2018

2 5



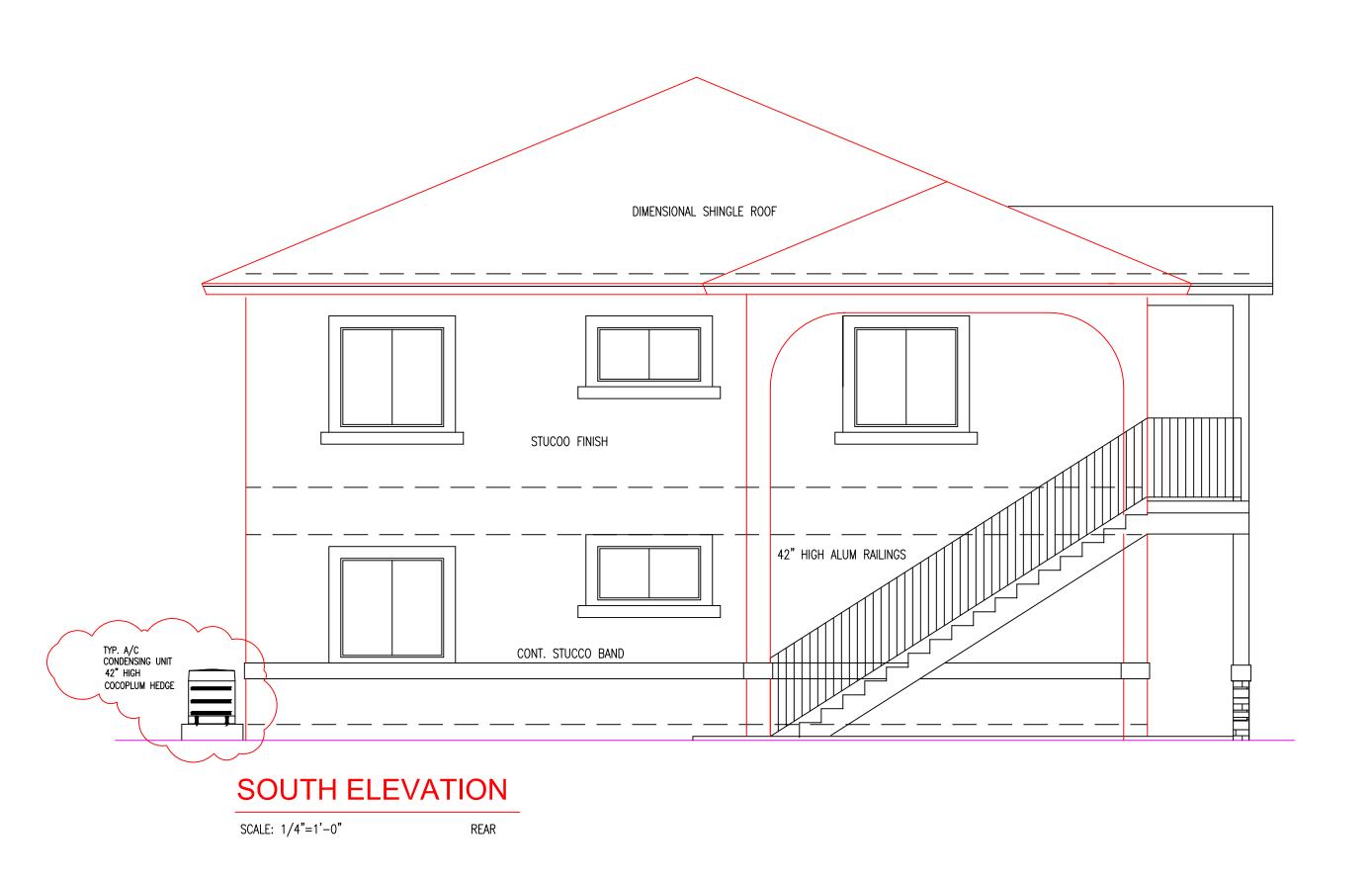


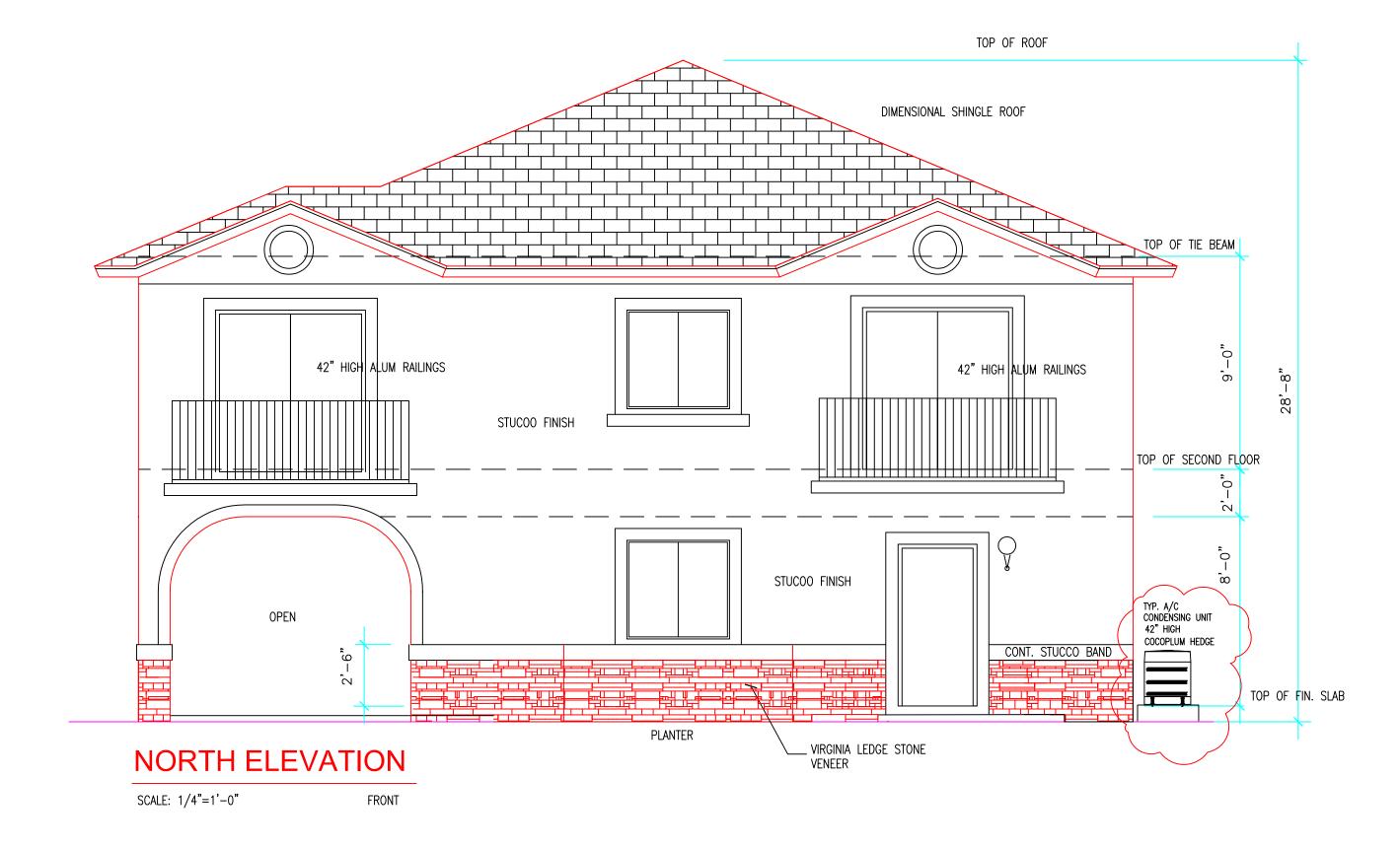
SCALE: 1/4"=1'-0"

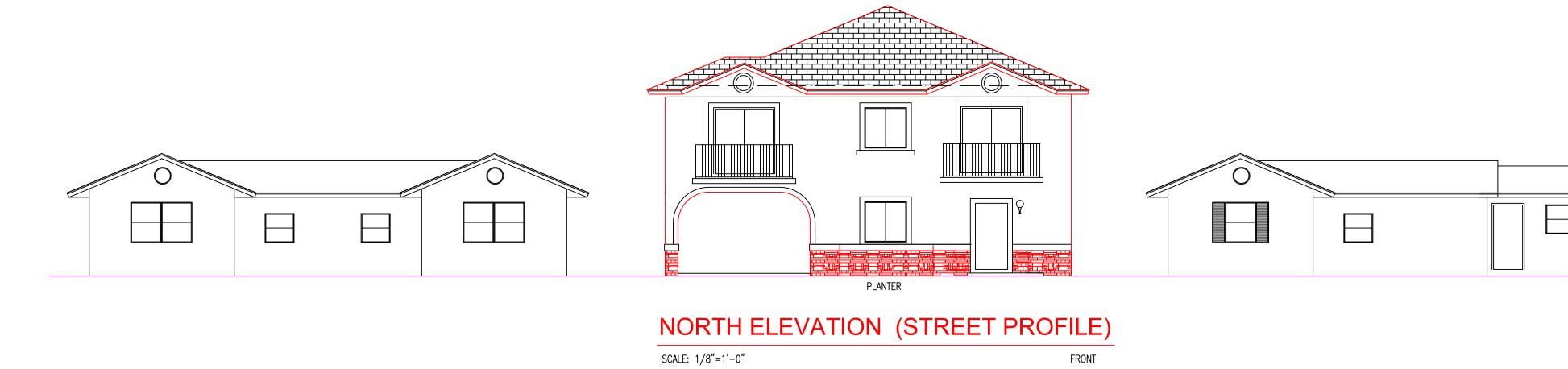
UNIT-A = 700.00 SQ. FT.UNIT-B = 680.00 SQ. FT.UNIT-D = 600.00 SQ. FT. Miguel ARCH

CHECKED DRAWN

DATE 3-9-2018 COMM. NO. 17-198





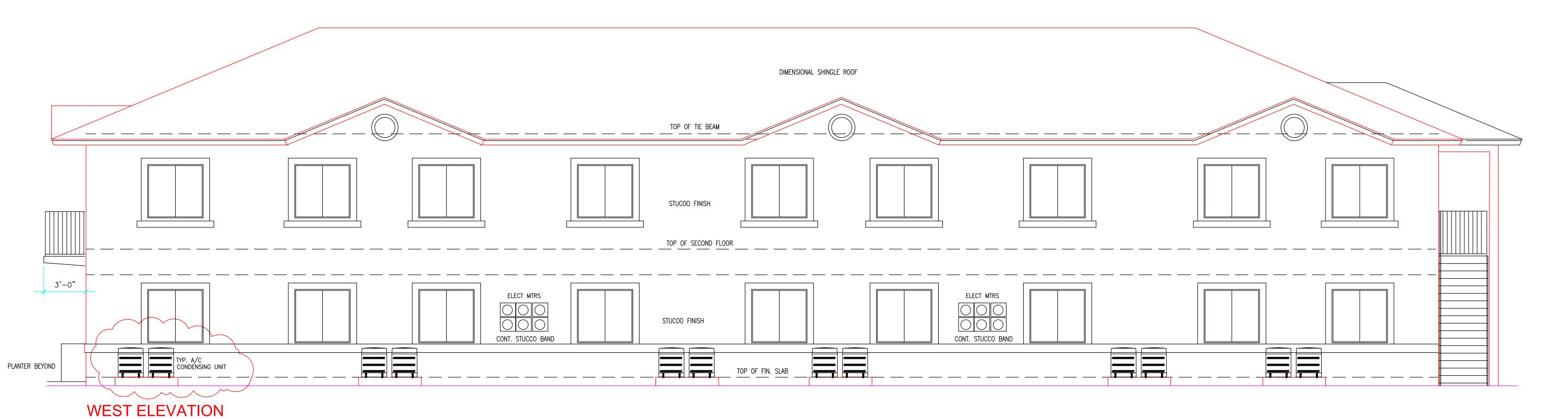




CHECKED DRAWN DATE 3-9-2018

COMM. NO. 17-198





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

RIGHT SIDE

REVISION
TAC COMMENTS
TAC COMMENTS

THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMATHE PROPERTY OF THE ARCHITECT AND THE PROPERTY OF THE ARCHITECT AND NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ON TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND INOT TO BE USED ON ANY OTHER PROJECT THE ARCHITECT SHALL RETAIN ALL CONLAND TO BE USED ON ANY OTHER PROJECT THE ARCHITECT SHALL RETAIN ALL CONLAND TO BE USED ON ANY OTHER PROJECT THE ARCHITECT SHALL RETAIN ALL CONLAND OF THE ARCHITECT SHALL RESERVED RIGHTS THERETO.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

LUXURY HADDAD APARTMENTS 2324 JOHNSON STREET HOLLYWOOD, FLORIDA

ARCHITECT P.A.

AR-26001641

ARSTREET SUITE 107 HOLLYWOOD, FLORIDA 330

DRAWN
DATE 3-9-2018

DATE 3-9-2018
COMM. NO. 17-198

5 5

PLANT LIST & SPECIFICATIONS

LANDSCAPE PLANTING PLAN SCALE: 1/8"=1'-0"

T					TREE AND	PALMS		
	SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	DESCRIPTION	1	USE ON PLAN
E	BUL ARB	3	Bulnesia arborea	VERAWOOD	2" DBH/12' HT.	STRAIGHT TRUNK, FULL RADIAL BRANCHING	,	VUA LANDSCAPE ISLANDS = 3 REQ'D
	CAR ACU	19	Carpentaria acuminata	CARPENTARIA PAL-M	12'/16' CT HTS.	STRAIGHT EVEN, ALTERNATE CLEAR TRUNK HEIGHTS, FULL CROWNS	IS I	PALM MITIGATION = 19 OF 31 PALMS
	CON SER	8	Conocarpus erectus 'Sericeus'	SILVER BUTTONWOOD	2" DBH/12' HT.	MULTI-LEADER, DENSE, FULL RADIAL BRANCHING		DICOT MITIGATION REPLACEMENT = 16"
	DEL REG	3	Delonix regia	ROYAL POINCIANA	3" DBH/14' HT.	STRAIGHT TRUNK, FULL RADIAL BRANCHING	1	DICOT MITIGATION REPLACEMENT = 9"
1	LAG MUS	5	Lagerstroemia fauriei 'Muskogee'	MUSKOGEE CRAPE MYRTLE	2" DBH/12' HT.	SINGLE LEADER TREE FORM, FULL RADIAL BRANCHING	6	PALM MITIGATION (5 TREES = $15$ PALMS @ 3:1) = 15 OF 31PALMS
1	LAG NAT	10	Lagerstroemia fauriei 'Natchez'	NATCHEZ CRAPE MYRTLE	2" DBH/12' HT.	SINGLE LEADER TREE FORM, FULL RADIAL BRANCHING	G I	DICOT MITIGATION REPLACEMENT = 20"
1	MYR FRA	8	Myrcianthes fragrans	SIMPSON'S STOPPER	12' HT./2" DBH CMBND	MULTI-LEADER, DENSE, FULL RADIAL BRANCHING	7	DICOT MITIGATION REPLACEMENT = 16"
F	PHO DAC	2	Phoenix dactylifera	SYLVESTER DATE PALM	12' CLEAR WOOD	STRAIGHT EVEN TRUNKS WITH DIAMOND PATTERN FINISH, FULL CRO	WN :	STREET TREES = 2 REQ'D
-	SIM GLA	10	Simaruba glauca	PARADISE TREE	2" DBH/12' HT.	STRAIGHT TRUNK, FULL RADIAL BRANCHING		DICOT MITIGATION REPLACEMENT = 20"
SY	MBOL LEGEND	1	Magnolia grandiflora (existing)	EXISTING MAGNOLIA	8" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L	201	OPEN SPACE TREES = 1 OF 5
SY	MBOL LEGEND	1	Cananga odorata (existing)	EXISTING YLANG-YLANG	10" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L-7	201	OPEN SPACE TREES = 2 OF 5
SY	MBOL LEGEND	1	Guaiacum officinale (existing)	EXISTING TREE OF LIFE	5" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L	201	OPEN SPACE TREES = 3 OF 5
SY	MBOL LEGEND	1	llex vomitoria (existing)	EXISTING YAUPON HOLLY	6" dbh	PROTECT PER TREE PROTECTION BARRIER SHEET L	201	OPEN SPACE TREES = 4 OF 5
SY	MBOL LEGEND	11	Palm Species - ∀aries	SEE SHEET L-100 FOR SPECIES	VARIES	PROTECT PER TREE PROTECTION BARRIER SHEET 4-2	-201	OPEN SPACE TREES = 5 OF 5 (@ 3:1) + EXTRAS
					SHRUBS AND G	GROUNDCOVER	>	
(	CLU GUT	266	Clusia guttifera	LITTLELEAF CLUSIA	24" X 24"	FULL, SPACE 24" ON CENTER		LANDSCAPE - CONTINUOUS HEDGE
F	FIC GRN	109	Ficus microcarpa 'Green Island'	GREEN ISLAND FICUS	18" X 18"	FULL, SPACE 24" ON CENTER		LANDSCAPE - GROUNDCOVER
	MIC SCO	103	Microsorum scolopendria	WART FERN	16" X 16"	FULL, SPACE 18" ON CENTER		LANDSCAPE - GROUNDCOVER
1	MUH CAP	26	Muhlenbergia capillaris	MUHLY GRASS	24" X 22"	FULL, SPACE 24" ON CENTER		LANDSCAPE - GROUNDCOVER
I	PLU PUD	4	Plumeria pudica	BRIDAL BOUQUET	6' HT.	FULL, SPACE 48" ON CENTER		LANDSCAPE - ORNAMENTAL ACCENTS
	RAP PUN	35	Rapanea punctata	MYRSINE	36" X 24"	FULL, SPACE 24" ON CENTER		LANDSCAPE - SCREENING HEDGE

\*N - DENOTES FLORIDA NATIVE SPECIES

EXISTING TREE SYMBOL LEGEND



- EXISTING PALM TO REMAIN SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD



EXISTING TREE TO REMAIN SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

# TABULAR DATA CODE CHART

REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS						
ZONING: RM-12						
SECTION ARTICLE 9 LDR	REQUIRED	PROVIDED				
STREET TREE REQUIREMENTS JOHNSON STREET - 100LF STREET FRONTAGE	2 TREES	2 TREES				
VEHICULAR USE AREAS  25% OF PARKING AREA TO BE LANDSCAPED - 5,490 SF  3 TERMINAL/PENINSULAR PARKING ISLANDS	1,373 SF LANDSCAPED AREA 3 TREES + LANDSCAPING	1,387 SF LANDSCAPED AREA 3TREES + LANDSCAPING				
OPEN SPACE TREE REQUIREMENTS 4,137 SF PERVIOUS OPEN SPACE	5 TREES	5 TREES				
AT-GRADE PARKING LOT	24" CONTINUOUS HEDGE	24" CONTINUOUS HEDGE				
TREE MITIGATION 31 PALMS REMOVED 66" DBH DICOTS REMOVED NATIVE TREE AND SHRUB REQUIREMENT	31 PALMS OR 11 TREES 66" DBH BROADLEAF TREES 60% NATIVE TREES/50% SHRUBS	30 PALMS & 1 TREE 82" DBH BROADLEAF TREES 60% NATIVE TREES/52% SHRUBS				

# LANDSCAPE NOTES & SPECIFICATIONS

- 1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY AND ALL DISCREPANCIES, CONFLICTS, SHORTAGES, OR OTHER SCOPE/QUANTITY/ TIME RELATED ISSUES, INCOMPLETENESS OR CONSISTENCY WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL OR BASING A PROPOSAL ON THE SCOPE OF
- 2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND AS PROVIDED. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN. 3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL
- PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN 4. SEE TREE PROTECTION DETAIL ON LANDSCAPE DETAILS SHEET FOR TREE PROTECTION TO BE ERECTED
- BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN FOR TREES AND PALMS TO REMAIN, AND TO REMAIN INTACT AS ERECTED UNTIL FINAL COMPLETION OF PROJECT.
- 5. IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL. 6. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ADJUST IF NECESSARY TO
- AVOID CONFLICTS OR SAFETY HAZARDS. 7. ALL WORK TO BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND ONLY DURING THOSE TIMES PERMITTED BY THE CITY OF HOLLYWOOD. PROTECT THE PUBLIC AND GENERAL PASSERSBY AT
- ALL TIMES AND PROTECT ALL TREES SPECIFIED TO REMAIN. 8. ALL NEW PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLICATION BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. ALL TREES OR PLANTS NOT MEETING THIS MINIMUM SPECIFICATION AS DEFINED
- 9. ALL TREES AND PALMS MUST BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLARE, AND FIRST ORDER ROOTS ARE SLIGHTLY ABOVE THE FINAL GRADE (ADVENTITIOUS ROOTS ARE NOT CONSIDERED

IN THE PUBLICATION WILL BE REJECTED.

- 10. ALL SYNTHETIC BURLAP, SYNTHETIC STRING, CORDS OR OTHER NON-BIODRADABLE MATERIALS SHALL COMPLETELY REMOVED IN THEIR ENTIRETY FROM THE ROOTBALLS BEFORE ANY TREES ARE
- 11. FOR BIODEGRADABLE BURLAP ROOTBALL CONTAINMENT THE TOP PORTION OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE REMOVED, THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- 12. ALL SYNTHETIC TAPE (I.E., TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHED, ETC. BEFORE INSPECTION. REMOVE ALL BAMBOO AND METAL STAKES FROM THE TREES.
- 13. TREES SHALL HAVE A MULCH RING WITH A MINIMUM DIAMETER OF 4'. MULCH WILL BE A GRADE B SHREDDED WOOD HARVESTED FROM EXISTING MELALEUCA OR EUCALYPTUS STANDS (STERILIZED TO DESTROY ANY SEEDS) OVER HEAVY WEED BARRIER FABRIC, SECURED IN PLACE USING METAL SOD STAPLES, AND APPROXIMATELY 3" DEPTH WHEN SETTLED. USE COMMERCIAL GRADE BLACK PLASTIC EDGING FOR SHAPE AND CONTAINMENT OF SHRUB & GROUNDCOVER LANDSCAPE PLANTING AREAS, STAKED IN PLACE.
- 14. ALL TREES AND PALMS SHALL BE GUYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. DO NOT USE WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL FOR THE DIRECT STAKING OF TREES. PLEASE USE BIODEGRADABLE MATERIAL FOR STAKING DIRECTLY AROUND TRUNKS SUCH AS SISAL TWINE. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED. ALL STAKING MATERIAL SHALL BE REMOVED ONCE TREES ARE ESTABLISHED.
- 15. ALL PERVIOUS LANDSCAPED AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE, AS DEFINED BY CITY OF HOLLYWOOD, SFWMD AND INDUSTRY STANDARDS (BEING 'HEAD-TO-HEAD' ARC THROW WITH 50% OVERLAP), BY MEANS OF AN AUTOMATIC, FULLY PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM UTILIZING PVC PIPE, RAINBIRD 1800 SERIES POP-UP SPRAY TYPE HEADS, REMOTE ELECTRONIC ZONE VALVES, A PROGRAMMABLE AUTOMATIC CONTROLLER WITH INTEGRATED RAIN SENSOR, BACKFLOW PREVENTION DEVICE, SCHEDULE 80 PVC SLEEVES FOR PIPING BENEATH PAVEMENT, ETC. ADDITIONALLY, ALL NEWLY PLANTED TREES AND PALMS WILL RECEIVE A MINIMUM OF ONE (1) BUBBLER NOZZLE TO WATER THE ROOT SYSTEMS FOR ESTABLISHMENT. ADJUST SET SCREW TO EMIT NO MORE THAN .25 GPM FLOW EACH. THIS PLAN IS NOT COMPLETE WITHOUT IRRIGATION PLAN AND IRRIGATION DETAILS SHEETS L-300 AND L-301 IRRIGATION CONTRACTOR TO INSURE THAT FINAL SYSTEM AND ANY REQUIRED ADJUSTMENTS PROVIDE 100% COVERAGE AND ADDITIONAL ZONES OR HEADS MAY NEED TO BE ADDED TO ACHIEVE THIS. ALL WORK SHALL COMPLY WITH MUNICIPAL AND COUNTY ORDINANCES, SFWMD REGULATIONS AND RESTRICTIONS AND THE STATE OF FLORIDA.
- 16. FOLLOW APPROVED LANDSCAPE PLANS FOR SPECIES, SIZES, LOCATIONS, QUANTITIES, QUALITY, ETC. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL AT REQUIRED SPECIFICATIONS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO ANY CHANGES OR SUBSTITUTIONS BEING ASSUMED, ORDERED, OR
- 17. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IF DISCREPANCIES EXIST BETWEEN PLANT TABLE AND PLAN, PLAN DRAWING AND ON-CENTER SPACING SHALL TAKE PRECEDENCE.
- 18. ALL TREES ARE TO HAVE PROTECTIVE LAYER OF BURLAP OR SIMILAR HEAVY WOVEN PROTECTIVE FABRIC AROUND THE TRUNKS WHEN LOADING AND UNLOADING WITH MACHINE EQUIPMENT. NO SCARRING OF TRUNKS WILL BE ACCEPTED AND MATERIALS THAT ARE SCARRED WILL BE REJECTED.
- 19. ALL MATERIALS AND WORKMANSHIP WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM FAILURE, DEATH, TERMINAL DECLINE, ETC.. THE WARRANTY PERIOD MAY BE EXTENDED BEYOND THAT TIMEFRAME IF, AT THE END OF ONE YEAR, ANY PLANTS ARE NOT IN A THRIVING STATE, INDICATIVE OF HEALTHY PLANTS OF EACH SPECIES.
- 20. BEGIN WATERING ALL PLANT MATERIALS IMMEDIATELY AFTER INSTALLATION OR RELOCATION. FOR RELOCATIONS SEE CARE AND WATERING SCHEDULE ABOVE. FOR ALL NEW PLANTS, WATER ACCORDING TO SFWMD, BROWARD COUNTY AND CITY OF HOLLYWOOD REGULATIONS FOR NEW LANDSCAPE INSTALIATIONS UP TO 90 DAYS AND BEGIN PHASE II WATER RESTRICTION SCHEDULE FOLLOWING THAT. A SUMMARY IS: LANDSCAPING FROM 0-30 DAYS AFTER INSTALLATION WATERING CAN OCCUR ON ALL DAYS EXCEPT ON FRIDAYS. FROM 30-90 DAYS, WATERING FOR NEW LANDSCAPING CAN OCCUR ON MONDAY, WEDNESDAY, THURSDAY, AND SATURDAY. FOR BOTH ESTABLISHMENT WATERING PERIODS AND FINAL ESTABLISHED PERIOD, NO WATERING SHALL OCCUR BETWEEN 10 A.M. IN THE MORNING AND
- 21. ALL WORK WITHIN THESE PLANS TO BE DONE IN A SOUND, WORKMANLIKE MANNER, INDICATIVE OF THE PROFESSIONAL STANDARDS REGULATING EACH DISCIPLINE AND THE PERTINENT DIVISION OF THE CONSTRUCTION SPECIFICATIONS INSTITUTE, THE CITY OF HOLLYWOOD, AND ANY OTHER REGULATING OR GOVERNING AUTHORITY. WORK WILL ONLY OCCUR WITHIN THE DAYS AND HOURS SPECIFIED WITHIN THE CODE OF ORDINANCES AND CONTRACTORS AND SUB-CONTRACTORS SHALL PERFORM WORK IN A SAFE, PROFESSIONAL MANNER WITHOUT UNNECESSARY DISTURBANCE TO THE SURROUNDING COMMUNITY, OTHER ON-SITE WORKERS OR PASSERSBY.
- 22. ANY DAMAGE TO EXISTING CONDITIONS INCLUDING EXISTING LAWN AREA WILL BE RESTORED TO A CONDITION EQUAL TO OR EXCEEDING THE CONDITION AT TIME OF WORK COMMENCEMENT. EXISTING LAWNREPAIR WILL BE DONE COMPLETE FOR ANY AND ALL DAMAGED AREAS AFFECTED BY WORK. THIS INCLUDES MATCHING OF EXISTING GRASS SPECIES WITH WHOLE, CERTIFIED SOD LAID OVER 2" BLANKET OF HAND-RAKED, FINELY-GRADED TOPSOIL AFTER ANY NECESSARY EXCAVATION REQUIRED SO THAT NEW SOD MATCHES EXISTING OR PREVIOUS SOD IN APPEARANCE, ELEVATION, EXTENT, WITH CLEAN AND TIGHT JOINTS AND CUT IN PROPERLY SO THAT NEW AND EXISTING EDGES MEET SEAMLESSLY. STAGGER JOINTS OF ALL NEW SOD. SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY CERTIFIED TRUE TO NOMENCLATURE BY THE SUPPLIER ON RECEIPT. IF EXISTING PLANTING BEDS ARE DAMAGED, RESTORE TO SAME CONDITION WITH SAME MATERIALS.
- 23. ANY REFERENCE, MENTION OR INFERENCE OF 'PLANTING SOIL', 'AMENDED SOIL', 'SOIL MIX' OR THE LIKE SHALL MEAN A SPECIFIC SOIL MIX AS FOLLOWS: 50-50 PERCENTAGE-BY-VOLUME RATIO, PRE-MIXED OF SITE, AND COMPRISED OF 50% CLEAN, SCREENED SILICA SAND, AND 50% PULVERIZED FLORIDA MUCK, ALSO REFERRED TO AS TOPSOIL, FREE FROM ANY WEEDS, NEMATODES, SEEDS, AGGREGATE (OTHER THAN SPECIFIED SAND) OR OTHER DELETERIOUS MATERIALS AND PREPARED SPECIFICALLY FOR USE AS A SOIL AMENDMENT IN LANDSCAPING APPLICATIONS. AN AMENDED ORGANIC OF COW MANURE OR ORGANIC PEAT IS ACCEPTABLE UP TO 10% OF THE TOTAL VOLUME OF THE MIX.
- 24. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK BASED ON THE CLLYWOOD 25. ALL BEDLINES FOR SHRUBS AND GROUNDCOVER TO HAVE FLOWING ARCS AS SHOWN CREATING AN
- ATTRACTIVE, ORGANIC AESTHETIC. MULCHED BEDLINE EDGES WITH FLAT OR 'DEAD' AREAS THAT BREAK FROM THE CURVILINEAR NATURE WILL BE REJECTED.



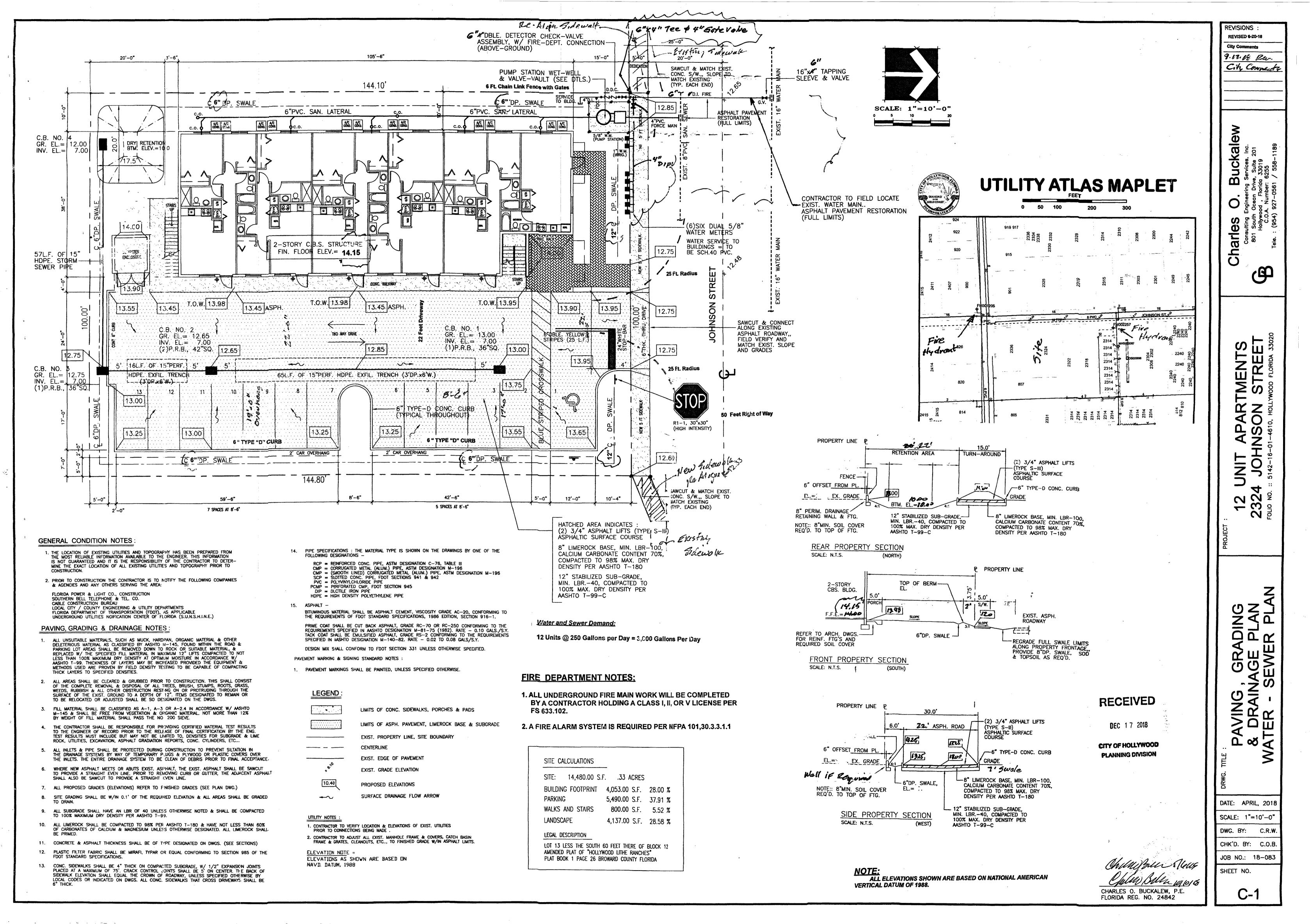
IT APARTMENT BUILDING 24 JOHNSON STREET HOLLYWOOD, FL

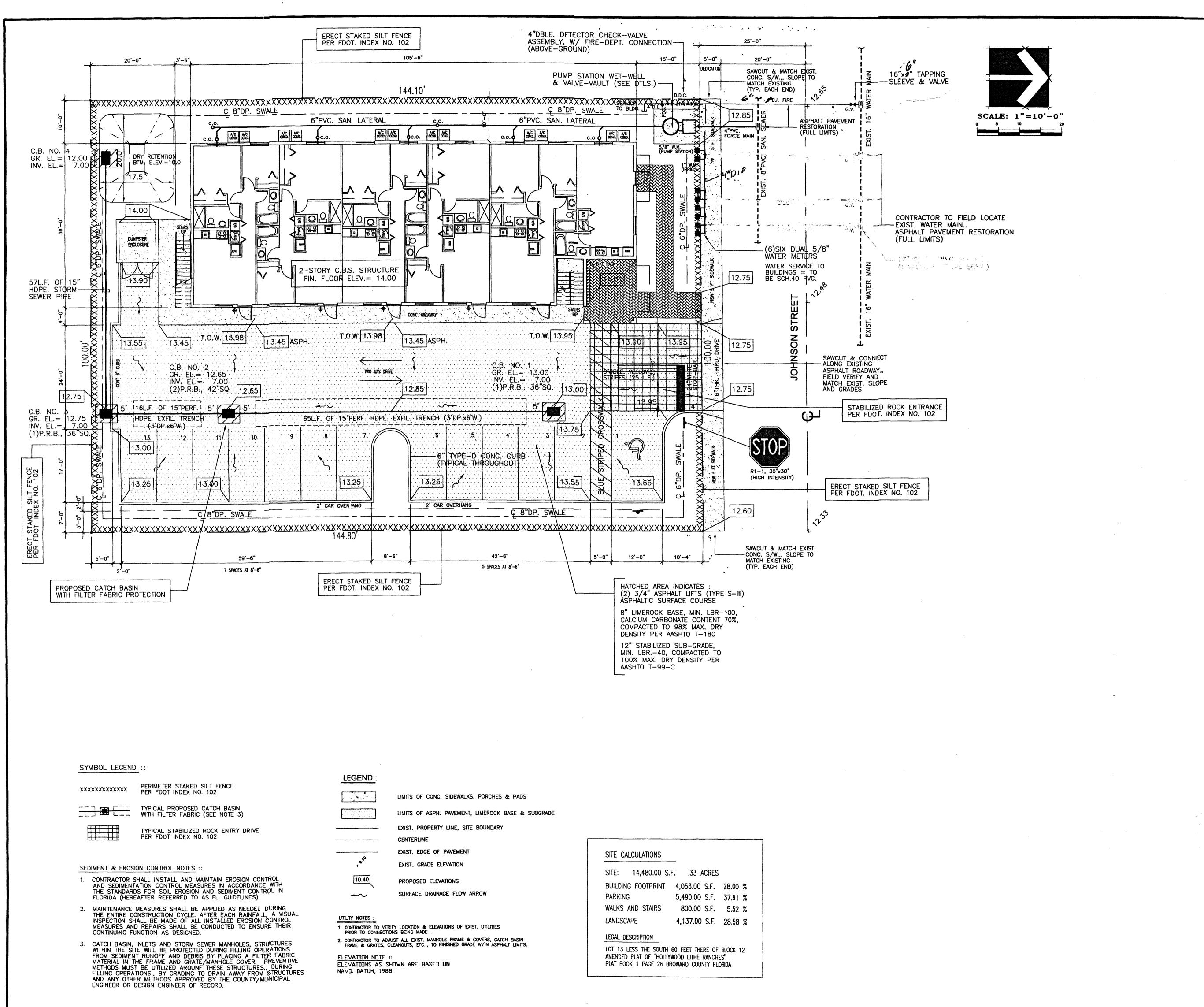
12

4

SHEET NUMBER L-200

OF PLANNING





RECEIVED

DEC 17 2018

CITY OF HOLLYWOOD PLANNING DIVISION

> CHARLES O. BUCKALEW, P.E. FLORIDA REG. NO. 24842

DATE: APRIL, 2018 SCALE: 1"=10'-0" DWG. BY: C.R.W. CHK'D. BY: C.O.B JOB NO.: 18-083

**C-2** 

SON STREET

REVISIONS :

Buckalew

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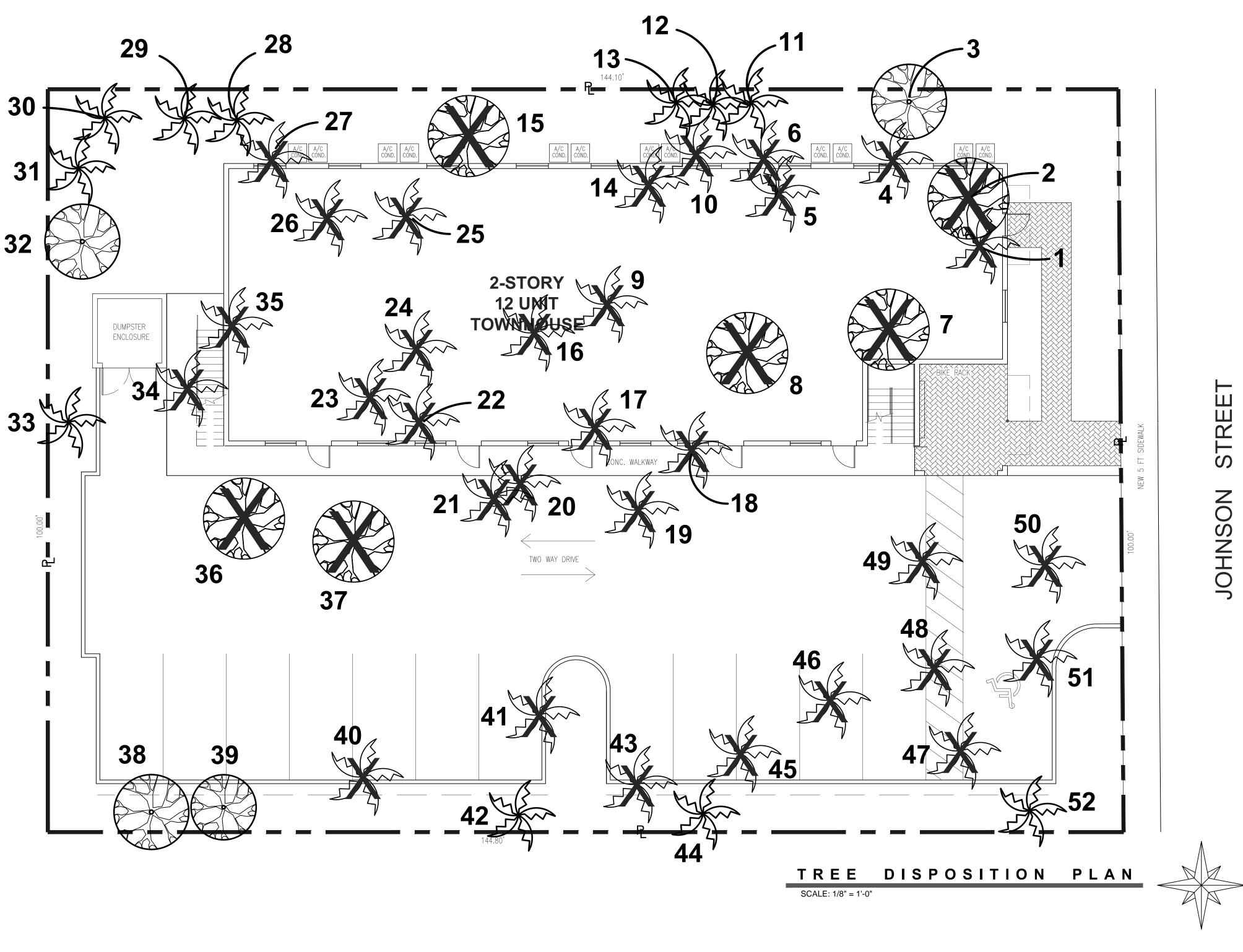
Charles

IIT AP, OHNS( 2-16-01-4610 **S** 

CONTROL

OSION ER

SHEET NO.



# GENERAL DISPOSITION NOTES

- 1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL.
- 2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- 3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION.
- 4. THE TREE REMOVAL WORK HEREIN WILL REQUIRE MITIGATION IN ACCORDANCE WITH CITY OF HOLLYWOOD ARTICLE 9 TREE MITIGATION
- 5. CONTRACTOR TO COMPLETELY REMOVE ALL PARTS OF TREES SPECIFIED FOR REMOVAL ON THE TREE DISPOSITION PLAN. GRIND ALL TRUNKS/ROOT SYSTEMS OR TREES TO BE REMOVED A MINIMUM OF 18" DEPTH IN THEIR ENTIRETY AND FILL AND COMPACT WITH SUITABLE CLEAN SOIL TO FINAL GRADE.
- 6. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
- 7. IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- 8. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 9. CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS. CONTRACTOR TO REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
- 10. FOR ALL TREES TO BE REMOVED, CONTRACTOR TO TAKE PROPER CARE IN REMOVAL TO NOT CAUSE DAMAGE TO EXISTING SITE FEATURES, CONDITIONS, INFRASTRUCTURE, OR THE GENERAL PUBLIC AND PASSERSBY. COMPLETELY REMOVE TREES AND PROPERLY DISPOSE OF REMAINS
- 11. NO TREES SHALL BE REMOVED OR RELOCATED UNTIL A CITY OF HOLLYWOOD TREE REMOVAL PERMIT IS ISSUED. APPLICATIONS ARE AVAILABLE IN ROOM 308 OF CITY HALL OR VIA WEBSITE DOWNLOAD AT WWW.HOLLYWOODFL.ORG > DEPARTMENTS > ENGINEERING > ENGINEERING SERVICES
- 12. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE BY A TREE PROTECTION BARRIER FENCE ERECTED TO THE EXTENTS OF THE CANOPY DRIPLINES. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL INFORMATION. FAILURE TO MAINTAIN THE BARRIERS MAY RESULT IN DAMAGE TO TREES SPECIFIED TO REMAIN, ESPECIALLY ONES CLOSE TO ACTIVE CONSTRUCTION, WHICH MAY RESULT IN TREE MITIGATION COSTS, ADDITIONAL PERMITTING TIME AND COSTS, OR REJECTION OF TREES AT TIME OF FINAL INSPECTION. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE, TO THE EXTENTS OF THE TREE DRIPLINES, FOR THE ENTIRE DURATION OF CONSTRUCTION.

## TREE SYMBOL LEGEND



- EXISTING PALM TO REMAIN SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD



- EXISTING PALM TO BE REMOVED REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL



- EXISTING TREE TO REMAIN SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD



- EXISTING TREE TO BE REMOVED REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL

# TREE DISPOSITION TABLE

		<del>_</del>			
No.	LATIN NAME	COMMON NAME	DBH:	SIZE (HxW)	DISPOSITION
1	Thrinax radiata	Florida Thatch Palm	n/a	25' X 8'	REMOVE
2	Mangifera indica	Mango	8"	28' X 32'	REMOVE
3	Magnolia grandiflora	Southern Magnolia	8"	28' X 18'	REMAIN
4	Syagrus romanzoffiana	Queen Palm	n/a	30' X 18'	REMOVE
5	Sabal palmetto	Sabal Palm	n/a	28' X 16'	REMOVE
6	Carpentaria acuminata		n/a	28' X 8'	REMOVE
7	Persea americana	Avocado	5"	15' X 12'	REMOVE
8	Persea americana	Avocado	12"	30' X 32'	REMOVE
9	Veitchia montgomeryana	Montgomery Palm	n/a	24' X 12'	REMOVE
10	Veitchia montgomeryana	Montgomery Palm	n/a	28' X 12'	REMOVE
11	Carpentaria acuminata	,	n/a	20' X 8'	REMAIN
12	Carpentaria acuminata	•	n/a	20' X 8'	REMAIN
13	Carpentaria acuminata	•	n/a	20' X 8'	REMAIN
14	Veitchia merrillii	Christmas Palm	n/a	18' X 8'	REMOVE
15	Schinus terebinthifolia	Brazilian Pepper	11/a 18"	18' X 30'	REMOVE
16	Veitchia montgomeryana	Montgomery Palm	n/a	24' X 10'	REMOVE
	,			24 X 10 27' X 8'	REMOVE
17	Carpentaria acuminata	•	n/a		
18	Carpentaria acuminata	Carpentaria Palm	n/a	25' X 8' 23' X 8'	REMOVE
19	Carpentaria acuminata	•	n/a		REMOVE
20	Thrinax radiata	Florida Thatch Palm	n/a	18' X 10'	REMOVE
21	Carpentaria acuminata	•	n/a	30' X 8'	REMOVE
22	Veitchia montgomeryana	Montgomery Palm	n/a	28' X 12'	REMOVE
23	Sabal palmetto	Sabal Palm	n/a	28' X 10'	REMOVE
24	Areca catechu	Betel-nut Palm	n/a	14' X 10'	REMOVE
25	Carpentaria acuminata	Triple Carpentaria Palm	n/a	25' X 16'	REMOVE
26	Oncosperma horridum	Mountain Nibong Palm	n/a	25' X 10'	REMOVE
27	Carpentaria acuminata	Carpentaria Palm	n/a	25' X 8'	REMOVE
28	Carpentaria acuminata	Carpentaria Palm	n/a	25' X 8'	REMAIN
29	Carpentaria acuminata	Carpentaria Palm	n/a	30' X 8'	REMAIN
30	Carpentaria acuminata	Carpentaria Palm	n/a	20' X 8'	REMAIN
31	Syagrus romanzoffiana	Queen Palm	n/a	28' X 12'	REMAIN
32	Guaiacum officinale	Tree of Life	5"	18' X20'	REMAIN
33	Carpentaria acuminata	Triple Carpentaria Palm	n/a	28' X 14'	REMAIN
34	Carpentaria acuminata	Carpentaria Palm	n/a	25' X 8'	REMOVE
35	Trachycarpus fortuneii	Windmill Palm	n/a	23' X 12'	REMOVE
36	Ficus rubiginosa	Rusty Leaf Fig	9"	20' X 22'	REMOVE
37	Mangifera indica	Mango	10"	24' X 18'	REMOVE
38	Cananga odorata	Ylang Ylang	10"	27' X 20'	REMAIN
39	Ilex vomitoria	Yaupon Holly	6"	20' X 12'	REMAIN
40	Carpentaria acuminata	Carpentaria Palm	n/a	23' X 8'	REMOVE
41	Veitchia montgomeryana	Montgomery Palm	n/a	35' X 12'	REMOVE
42	Dypsis decaryi	Triangle Palm	n/a	35' X 18'	REMAIN
43	Veitchia montgomeryana	Montgomery Palm	n/a	32' X 12'	REMOVE
_	Voltorila montgomeryana i	interingentially i ain i	II/a	<b>V</b> -	
44	Cocos nucifera	Coconut Palm	n/a	35' X 18'	REMAIN
-	,				REMAIN
44	Cocos nucifera	Coconut Palm  Montgomery Palm	n/a	35' X 18'	REMAIN REMOVE
44 45	Cocos nucifera  Veitchia montgomeryana  Carpentaria acuminata	Coconut Palm  Montgomery Palm	n/a n/a	35' X 18' 32' X 12'	REMAIN REMOVE REMOVE
44 45 46	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata	Coconut Palm  Montgomery Palm  Triple Carpentaria Palm  Foxtail Palm	n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14'	REMOVE REMOVE REMOVE
44 45 46 47 48	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata	Coconut Palm  Montgomery Palm  Triple Carpentaria Palm  Foxtail Palm  Carpentaria Palm Cluster	n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14'	REMOVE REMOVE REMOVE REMOVE
44 45 46 47 48 49	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata Carpentaria acuminata	Coconut Palm Montgomery Palm Triple Carpentaria Palm Foxtail Palm Carpentaria Palm Cluster Carpentaria Palm	n/a n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14' 16' X 8'	REMOVE REMOVE REMOVE REMOVE REMOVE
44 45 46 47 48 49 50	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata Carpentaria acuminata Dypsis decaryi	Coconut Palm  Montgomery Palm  Triple Carpentaria Palm  Foxtail Palm  Carpentaria Palm Cluster  Carpentaria Palm  Triangle Palm	n/a n/a n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14' 16' X 8' 18' X 14'	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE
44 45 46 47 48 49 50 51	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata Carpentaria acuminata Dypsis decaryi Cocos n. 'Golden Malayan'	Coconut Palm  Montgomery Palm  Triple Carpentaria Palm  Foxtail Palm  Carpentaria Palm Cluster  Carpentaria Palm  Triangle Palm  Golden Malayan Coco Palm	n/a n/a n/a n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14' 16' X 8' 18' X 14' 32' X 18'	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE
44 45 46 47 48 49 50	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata Carpentaria acuminata Dypsis decaryi Cocos n. 'Golden Malayan' Dictyosperma album	Coconut Palm  Montgomery Palm  Triple Carpentaria Palm  Foxtail Palm  Carpentaria Palm Cluster  Carpentaria Palm  Triangle Palm  Golden Malayan Coco Palm  Hurricane Palm	n/a n/a n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14' 16' X 8' 18' X 14' 32' X 18' 10' X 8'	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE
44 45 46 47 48 49 50 51	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata Carpentaria acuminata Dypsis decaryi Cocos n. 'Golden Malayan' Dictyosperma album Total Palms (	Coconut Palm Montgomery Palm Triple Carpentaria Palm Foxtail Palm Carpentaria Palm Cluster Carpentaria Palm Triangle Palm Golden Malayan Coco Palm Hurricane Palm Monocots) Removed	n/a n/a n/a n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14' 16' X 8' 18' X 14' 32' X 18' 10' X 8' 31	REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE
44 45 46 47 48 49 50 51	Cocos nucifera Veitchia montgomeryana Carpentaria acuminata Wodyetia bifurcata Carpentaria acuminata Carpentaria acuminata Dypsis decaryi Cocos n. 'Golden Malayan' Dictyosperma album Total Palms ( Total	Coconut Palm  Montgomery Palm  Triple Carpentaria Palm  Foxtail Palm  Carpentaria Palm Cluster  Carpentaria Palm  Triangle Palm  Golden Malayan Coco Palm  Hurricane Palm	n/a n/a n/a n/a n/a n/a n/a n/a	35' X 18' 32' X 12' 25' X 16' 20' X 14' 25' X 14' 16' X 8' 18' X 14' 32' X 18' 10' X 8'	REMAIN REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE

7

S

SHEET NUMBER

L-100

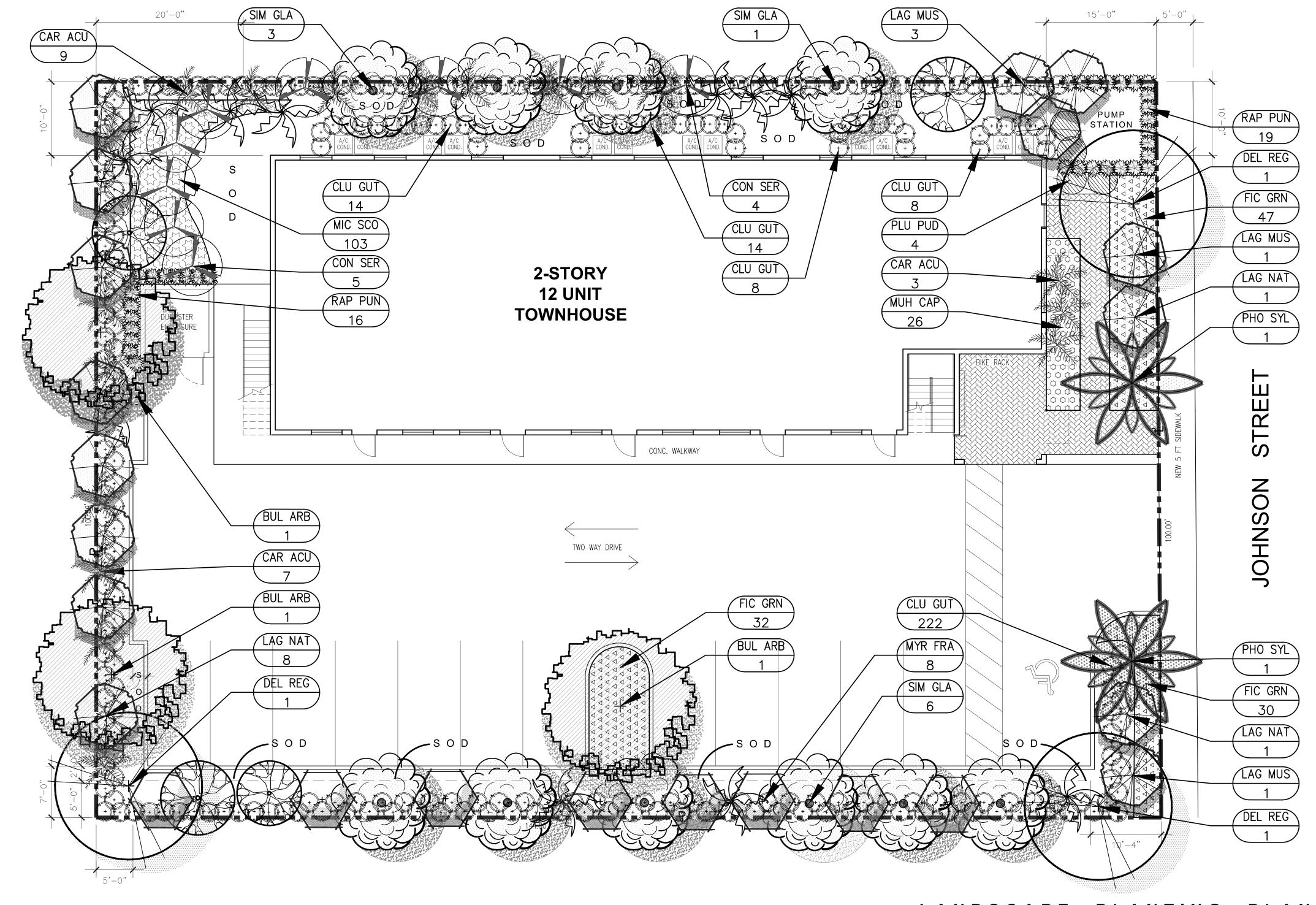
# LANDSCAPE NOIES & SPECIFICATIONS

- 1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION. AND BRING ANY AND ALL DISCREPANCIES. CONFLICTS, SHORTAGES, OR OTHER SCOPE/QUANTITY/ TIME RELATED ISSUES, INCOMPLETENESS OR CONSISTENCY WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL OR BASING A PROPOSAL ON THE SCOPE OF
- 3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN
- 4. SEE TREE PROTECTION DETAIL ON LANDSCAPE DETAILS SHEET FOR TREE PROTECTION TO BE ERECTED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN FOR TREES AND PALMS TO REMAIN, AND TO REMAIN
- 5. IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- 6. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ADJUST IF NECESSARY TO AVOID CONFLICTS OR SAFETY HAZARDS.
- TIMES PERMITTED BY THE CITY OF HOLLYWOOD. PROTECT THE PUBLIC AND GENERAL PASSERSBY AT ALL TIMES AND PROTECT ALL TREES SPECIFIED TO REMAIN.
- IN THE PUBLICATION WILL BE REJECTED. ALL TREES AND PALMS MUST BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLARE, AND FIRST
- 10. ALL SYNTHETIC BURLAP, SYNTHETIC STRING, CORDS OR OTHER NON-BIODRADABLE MATERIALS SHALL BE COMPLETELY REMOVED IN THEIR ENTIRETY FROM THE ROOTBALLS BEFORE ANY TREES ARE
- 11. FOR BIODEGRADABLE BURLAP ROOTBALL CONTAINMENT THE TOP PORTION OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE REMOVED, THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- 12. ALL SYNTHETIC TAPE (I.E., TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHED, ETC. BEFORE INSPECTION. REMOVE ALL BAMBOO AND METAL STAKES FROM THE TREES.
- 13. TREES SHALL HAVE A MULCH RING WITH A MINIMUM DIAMETER OF 4'. MULCH WILL BE A GRADE B SHREDDED WOOD HARVESTED FROM EXISTING MELALEUCA OR EUCALYPTUS STANDS (STERILIZED TO DESTROY ANY SEEDS) OVER HEAVY WEED BARRIER FABRIC, SECURED IN PLACE USING METAL SOD STAPLES, AND APPROXIMATELY 3" DEPTH WHEN SETTLED. USE COMMERCIAL GRADE BLACK PLASTIC EDGING FOR SHAPE AND CONTAINMENT OF SHRUB & GROUNDCOVER LANDSCAPE PLANTING AREAS,
- 14. ALL TREES AND PALMS SHALL BE GUYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. DO NOT USE WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL FOR THE DIRECT STAKING OF TREES. PLEASE USE BIODEGRADABLE MATERIAL FOR STAKING DIRECTLY AROUND TRUNKS SUCH AS SISAL TWINE. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED. ALL STAKING MATERIAL SHALL BE REMOVED ONCE TREES ARE ESTABLISHED.
- 15. ALL PERVIOUS LANDSCAPED AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE, AS DEFINED BY CITY OF HOLLYWOOD, SFWMD AND INDUSTRY STANDARDS (BEING 'HEAD-TO-HEAD' ARC THROW WITH 50% OVERLAP). BY MEANS OF AN AUTOMATIC, FULLY PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM UTILIZING PVC PIPE, RAINBIRD 1800 SERIES POP-UP SPRAY TYPE HEADS, REMOTE ELECTRONIC ZONE VALVES, A PROGRAMMABLE AUTOMATIC CONTROLLER WITH INTEGRATED RAIN SENSOR, BACKFLOW PREVENTION DEVICE, SCHEDULE 80 PVC SLEEVES FOR PIPING BENEATH PAVEMENT, ETC. ADDITIONALLY, ALL NEWLY PLANTED TREES AND PALMS WILL RECEIVE A MINIMUM OF ONE (1) BUBBLER NOZZLE TO WATER THE ROOT SYSTEMS FOR ESTABLISHMENT. ADJUST SET SCREW TO EMIT NO MORE THAN .25 GPM FLOW EACH. THIS PLAN IS NOT COMPLETE WITHOUT IRRIGATION PLAN AND IRRIGATION DETAILS SHEETS L-300 AND L-301. IRRIGATION CONTRACTOR TO INSURE THAT FINAL SYSTEM AND ANY REQUIRED ADJUSTMENTS PROVIDE 100% COVERAGE AND ADDITIONAL ZONES OR HEADS MAY NEED TO BE ADDED TO ACHIEVE THIS. ALL WORK SHALL COMPLY WITH MUNICIPAL AND COUNTY ORDINANCES, SFWMD REGULATIONS AND RESTRICTIONS AND THE STATE OF FLORIDA.
- 16. FOLLOW APPROVED LANDSCAPE PLANS FOR SPECIES, SIZES, LOCATIONS, QUANTITIES, QUALITY, ETC. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL AT REQUIRED SPECIFICATIONS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO ANY CHANGES OR SUBSTITUTIONS BEING ASSUMED, ORDERED, OR
- 17. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IF DISCREPANCIES EXIST BETWEEN PLANT TABLE AND PLAN, PLAN DRAWING AND ON-CENTER SPACING SHALL TAKE PRECEDENCE.
- 19. ALL MATERIALS AND WORKMANSHIP WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM FAILURE, DEATH, TERMINAL DECLINE, ETC.. THE WARRANTY PERIOD MAY BE EXTENDED BEYOND THAT TIMEFRAME IF, AT THE END OF ONE YEAR, ANY PLANTS ARE NOT IN A THRIVING STATE, INDICATIVE OF HEALTHY PLANTS OF EACH SPECIES.
- RELOCATIONS SEE CARE AND WATERING SCHEDULE ABOVE. FOR ALL NEW PLANTS, WATER ACCORDING TO SFWMD, BROWARD COUNTY AND CITY OF HOLLYWOOD REGULATIONS FOR NEW LANDSCAPE INSTALLATIONS UP TO 90 DAYS AND BEGIN PHASE II WATER RESTRICTION SCHEDULE FOLLOWING THAT. A SUMMARY IS: LANDSCAPING FROM 0-30 DAYS AFTER INSTALLATION WATERING CAN OCCUR ON ALL DAYS EXCEPT ON FRIDAYS. FROM 30-90 DAYS, WATERING FOR NEW LANDSCAPING CAN OCCUR ON MONDAY, WEDNESDAY, THURSDAY, AND SATURDAY. FOR BOTH ESTABLISHMENT WATERING PERIODS AND FINAL ESTABLISHED PERIOD, NO WATERING SHALL OCCUR BETWEEN 10 A.M. IN THE MORNING AND 4 P.M. IN THE AFTERNOON.
- PROFESSIONAL STANDARDS REGULATING EACH DISCIPLINE AND THE PERTINENT DIVISION OF THE CONSTRUCTION SPECIFICATIONS INSTITUTE, THE CITY OF HOLLYWOOD, AND ANY OTHER REGULATING OR GOVERNING AUTHORITY. WORK WILL ONLY OCCUR WITHIN THE DAYS AND HOURS SPECIFIED WITHIN THE CODE OF ORDINANCES AND CONTRACTORS AND SUB-CONTRACTORS SHALL PERFORM WORK IN A SAFE, PROFESSIONAL MANNER WITHOUT UNNECESSARY DISTURBANCE TO THE SURROUNDING COMMUNITY, OTHER ON-SITE WORKERS OR PASSERSBY.
- LAWN REPAIR WILL BE DONE COMPLETE FOR ANY AND ALL DAMAGED AREAS AFFECTED BY WORK. THIS INCLUDES MATCHING OF EXISTING GRASS SPECIES WITH WHOLE, CERTIFIED SOD LAID OVER 2" BLANKET OF HAND-RAKED, FINELY-GRADED TOPSOIL AFTER ANY NECESSARY EXCAVATION REQUIRED SO THAT NEW SOD MATCHES EXISTING OR PREVIOUS SOD IN APPEARANCE, ELEVATION, EXTENT, WITH CLEAN AND TIGHT JOINTS AND CUT IN PROPERLY SO THAT NEW AND EXISTING EDGES MEET SEAMLESSLY. TRUE TO NOMENCLATURE BY THE SUPPLIER ON RECEIPT. IF EXISTING PLANTING BEDS ARE DAMAGED, RESTORE TO SAME CONDITION WITH SAME MATERIALS.
- SHALL MEAN A SPECIFIC SOIL MIX AS FOLLOWS: 50-50 PERCENTAGE-BY-VOLUME RATIO, PRE-MIXED OFF SITE, AND COMPRISED OF 50% CLEAN, SCREENED SILICA SAND, AND 50% PULVERIZED FLORIDA MUCK. ALSO REFERRED TO AS TOPSOIL, FREE FROM ANY WEEDS, NEMATODES, SEEDS, AGGREGATE (OTHER THAN SPECIFIED SAND) OR OTHER DELETERIOUS MATERIALS AND PREPARED SPECIFICALLY FOR USE AS A SOIL AMENDMENT IN LANDSCAPING APPLICATIONS. AN AMENDED ORGANIC OF COW MANURE OR ORGANIC PEAT IS ACCEPTABLE UP TO 10% OF THE TOTAL VOLUME OF THE MIX.
- 25. ALL BEDLINES FOR SHRUBS AND GROUNDCOVER TO HAVE FLOWING ARCS AS SHOWN CREATING AN ATTRACTIVE, ORGANIC AESTHETIC. MULCHED BEDLINE EDGES WITH FLAT OR 'DEAD' AREAS THAT

REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS						
ZONING: RM-12						
SECTION ARTICLE 9 LDR	REQUIRED	PROVIDED				
STREET TREE REQUIREMENTS JOHNSON STREET - 100LF STREET FRONTAGE	2 TREES	2 TREES				
VEHICULAR USE AREAS 25% OF PARKING AREA TO BE LANDSCAPED - 5,490 SF 3 TERMINAL/PENINSULAR PARKING ISLANDS	1,373 SF LANDSCAPED AREA 3 TREES + LANDSCAPING	1,387 SF LANDSCAPED AREA 3TREES + LANDSCAPING				
OPEN SPACE TREE REQUIREMENTS 4,137 SF PERVIOUS OPEN SPACE	5 TREES	5 TREES				
AT-GRADE PARKING LOT	24" CONTINUOUS HEDGE	24" CONTINUOUS HEDGE				
TREE MITIGATION 31 PALMS REMOVED 66" DBH DICOTS REMOVED NATIVE TREE AND SHRUB REQUIREMENT	31 PALMS OR 11 TREES 66" DBH BROADLEAF TREES	30 PALMS & 1 TREE 82" DBH BROADLEAF TREES				
NATIVE TREE AND SHRUB REQUIREMENT	60% NATIVE TREES/50% SHRUBS	60% NATIVE TREES/52% SHRUBS				

- 2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND AS PROVIDED. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- INTACT AS ERECTED UNTIL FINAL COMPLETION OF PROJECT.
- 7. ALL WORK TO BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND ONLY DURING THOSE
- 8. ALL NEW PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLICATION BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. ALL TREES OR PLANTS NOT MEETING THIS MINIMUM SPECIFICATION AS DEFINED
- ORDER ROOTS ARE SLIGHTLY ABOVE THE FINAL GRADE (ADVENTITIOUS ROOTS ARE NOT CONSIDERED

- 18. ALL TREES ARE TO HAVE PROTECTIVE LAYER OF BURLAP OR SIMILAR HEAVY WOVEN PROTECTIVE FABRIC AROUND THE TRUNKS WHEN LOADING AND UNLOADING WITH MACHINE EQUIPMENT. NO SCARRING OF TRUNKS WILL BE ACCEPTED AND MATERIALS THAT ARE SCARRED WILL BE REJECTED.
- 20. BEGIN WATERING ALL PLANT MATERIALS IMMEDIATELY AFTER INSTALLATION OR RELOCATION. FOR
- 21. ALL WORK WITHIN THESE PLANS TO BE DONE IN A SOUND, WORKMANLIKE MANNER, INDICATIVE OF THE
- 22. ANY DAMAGE TO EXISTING CONDITIONS INCLUDING EXISTING LAWN AREA WILL BE RESTORED TO A CONDITION EQUAL TO OR EXCEEDING THE CONDITION AT TIME OF WORK COMMENCEMENT. EXISTING STAGGER JOINTS OF ALL NEW SOD. SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY CERTIFIED
- 23. ANY REFERENCE, MENTION OR INFERENCE OF 'PLANTING SOIL', 'AMENDED SOIL', 'SOIL MIX' OR THE LIKE
- 24. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK BASED ON
- BREAK FROM THE CURVILINEAR NATURE WILL BE REJECTED.



LANDSCAPE - SCREENING HEDGE

# PLANT LIST & SPECIFICATIONS

#### TREE AND PALMS SYMBOL QTY LATIN NAME COMMON NAME SIZE DESCRIPTION USE ON PLAN **BUL ARB** 2" DBH/12' HT STRAIGHT TRUNK, FULL RADIAL BRANCHING VUA LANDSCAPE ISLANDS = 3 REQ'D Bulnesia arborea VERAWOOD CAR ACU CARPENTARIA PALM 12'/16' CT HTS STRAIGHT EVEN, ALTERNATE CLEAR TRUNK HEIGHTS, FULL CROWNS PALM MITIGATION = 19 OF 31 PALMS Carpentaria acuminata CON SER SILVER BUTTONWOOD 2" DBH/12' HT MULTI-LEADER, DENSE, FULL RADIAL BRANCHING DICOT MITIGATION REPLACEMENT = 16" Conocarpus erectus 'Sericeus' **DEL REG** DICOT MITIGATION REPLACEMENT = 9" Delonix regia **ROYAL POINCIANA** 3" DBH/14' HT STRAIGHT TRUNK, FULL RADIAL BRANCHING LAG MUS Lagerstroemia fauriei 'Muskogee' MUSKOGEE CRAPE MYRTLE 2" DBH/12' HT SINGLE LEADER TREE FORM, FULL RADIAL BRANCHING PALM MITIGATION (5 TREES = 15 PALMS @ 3:1) = 15 OF 31PALMS LAG NAT 2" DBH/12' HT SINGLE LEADER TREE FORM, FULL RADIAL BRANCHING DICOT MITIGATION REPLACEMENT = 20" NATCHEZ CRAPE MYRTLE Lagerstroemia fauriei 'Natchez' MYR FRA Myrcianthes fragrans SIMPSON'S STOPPER 12' HT./2" DBH CMBNE MULTI-LEADER, DENSE, FULL RADIAL BRANCHING DICOT MITIGATION REPLACEMENT = 16" PHO DAC SYLVESTER DATE PALM 2' CLEAR WOOL STRAIGHT EVEN TRUNKS WITH DIAMOND PATTERN FINISH, FULL CROWN STREET TREES = 2 REQ'D Phoenix dactylifera PARADISE TREE DICOT MITIGATION REPLACEMENT = 20" SIM GLA Simaruba glauca 2" DBH/12' HT STRAIGHT TRUNK, FULL RADIAL BRANCHING PROTECT PER TREE PROTECTION BARRIER SHEET L-201 OPEN SPACE TREES = 1 OF 5 SYMBOL LEGEND 1 **EXISTING MAGNOLIA** 8" dbh Magnolia grandiflora (existing) SYMBOL LEGEND PROTECT PER TREE PROTECTION BARRIER SHEET L-201 OPEN SPACE TREES = 2 OF 5 **EXISTING YLANG-YLANG** 10" dbh Cananga odorata (existing) SYMBOL LEGEND Guaiacum officinale (existing) **EXISTING TREE OF LIFE** 5" dbh PROTECT PER TREE PROTECTION BARRIER SHEET L 201 OPEN SPACE TREES = 3 OF 5 SYMBOL LEGEND llex vomitoria (existing) **EXISTING YAUPON HOLLY** 6" dbh PROTECT PER TREE PROTECTION BARRIER SHEET L 201 OPEN SPACE TREES = 4 OF 5 SYMBOL LEGEND 11 Palm Species - Varies SEE SHEET L-100 FOR SPECIES VARIES PROTECT PER TREE PROTECTION BARRIER SHEET 1 -201 OPEN SPACE TREES = 5 OF 5 (@ 3:1) + EXTRAS SHRUBS AND GROUNDCOVER CLU GUT 266 Clusia guttifera LITTLELEAF CLUSIA 24" X 24" FULL, SPACE 24" ON CENTER LANDSCAPE - CONTINUOUS HEDGE 18" X 18" LANDSCAPE - GROUNDCOVER 109 Ficus microcarpa 'Green Island' **GREEN ISLAND FICUS** FULL, SPACE 24" ON CENTER FIC GRN LANDSCAPE - GROUNDCOVER MIC SCO 103 Microsorum scolopendria WART FERN 16" X 16" FULL, SPACE 18" ON CENTER MUH CAP 26 Muhlenbergia capillaris 24" X 22" FULL, SPACE 24" ON CENTER LANDSCAPE - GROUNDCOVER MUHLY GRASS 6' HT. FULL, SPACE 48" ON CENTER LANDSCAPE - ORNAMENTAL ACCENTS PLU PUD **BRIDAL BOUQUET** Plumeria pudica

FULL, SPACE 24" ON CENTER

36" X 24"

RAP PUN 35 Rapanea punctata

\*N - DENOTES FLORIDA NATIVE SPECIES

MYRSINE

# LANDSCAPE PLANTING PLAN

# EXISTING TREE SYMBOL LEGEND



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

- EXISTING PALM TO REMAIN SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

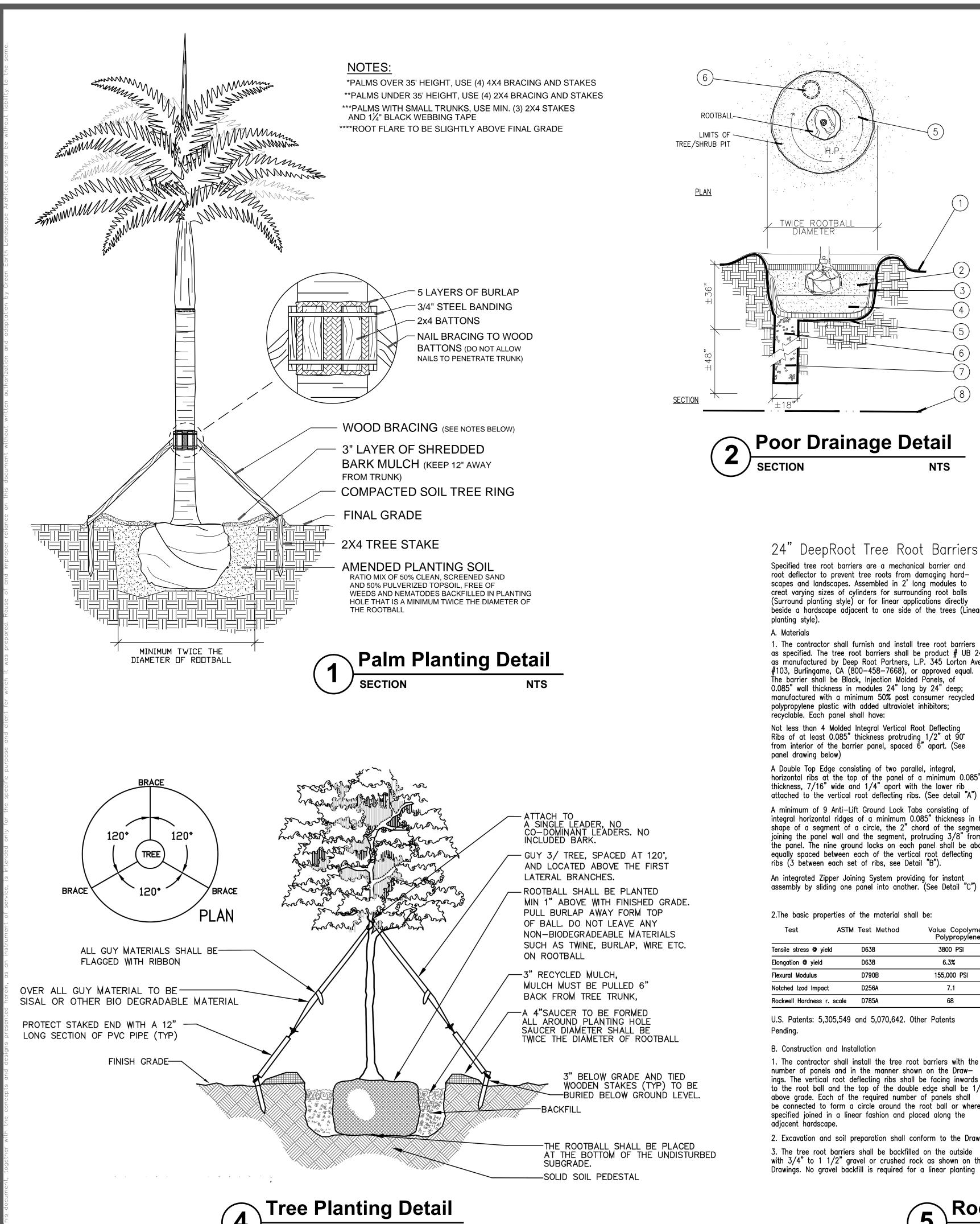


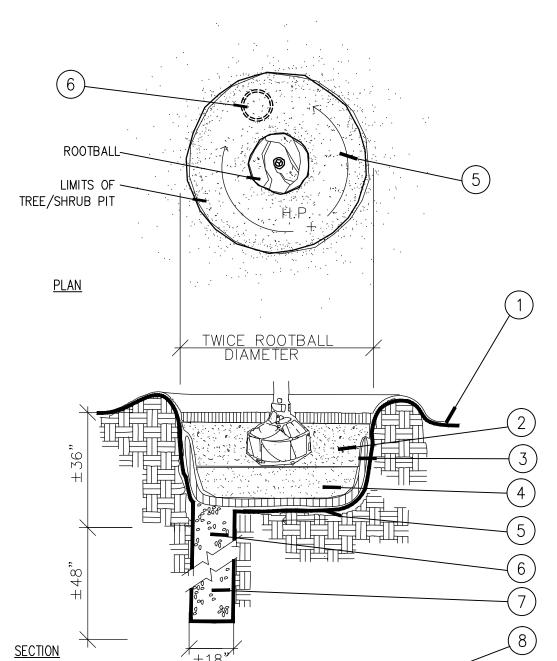
**EXISTING TREE TO REMAIN** SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

BUII PARTME OHNSOI OLLYWO 7

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SHEET NUMBER





**Poor Drainage Detail** NTS

planting style).

24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hard-

beside a hardscape adjacent to one side of the trees (Linear

1. The contractor shall furnish and install tree root barriers

as specified. The tree root barriers shall be product # UB 24-2

as manufactured by Deep Root Partners, L.P. 345 Lorton Ave.

#103, Burlingame, CA (800-458-7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of

0.085" wall thickness in modules 24" long by 24" deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors;

A Double Top Edge consisting of two parallel, integral,

horizontal ribs at the top of the panel of a minimum 0.085" thickness, 7/16" wide and 1/4" apart with the lower rib attached to the vertical root deflecting ribs. (See detail "A")

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of

integral horizontal ridges of a minimum 0.085" thickness in the

shape of a segment of a circle, the 2" chord of the segment joining the panel wall and the segment, protruding 3/8" from

the panel. The nine ground locks on each panel shall be about

Value Copolymer

3800 PSI

155,000 PSI

7.1

68

6.3%

Polypropylene

equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

2. The basic properties of the material shall be:

U.S. Patents: 5,305,549 and 5,070,642. Other Patents

1. The contractor shall install the tree root barriers with the

number of panels and in the manner shown on the Draw-

above grade. Each of the required number of panels shall be connected to form a circle around the root ball or where specified joined in a linear fashion and placed along the

ings. The vertical root deflecting ribs shall be facing inwards

to the root ball and the top of the double edge shall be 1/2"

2. Excavation and soil preparation shall conform to the Drawings

3. The tree root barriers shall be backfilled on the outside with 3/4" to 1 1/2" gravel or crushed rock as shown on the

Drawings. No gravel backfill is required for a linear planting

recyclable. Each panel shall have:

panel drawing below)

Tensile stress @ yield

Notched Izod Impact

adjacent hardscape.

Rockwell Hardness r. scale D785A

B. Construction and Installation

Elongation @ yield

Flexural Modulus

## 1. FINISH GRADE

2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.

#### 3. FILTER CLOTH, MIRAFI 500X OR BETTER

4. 12" CLEAN SAND. COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.

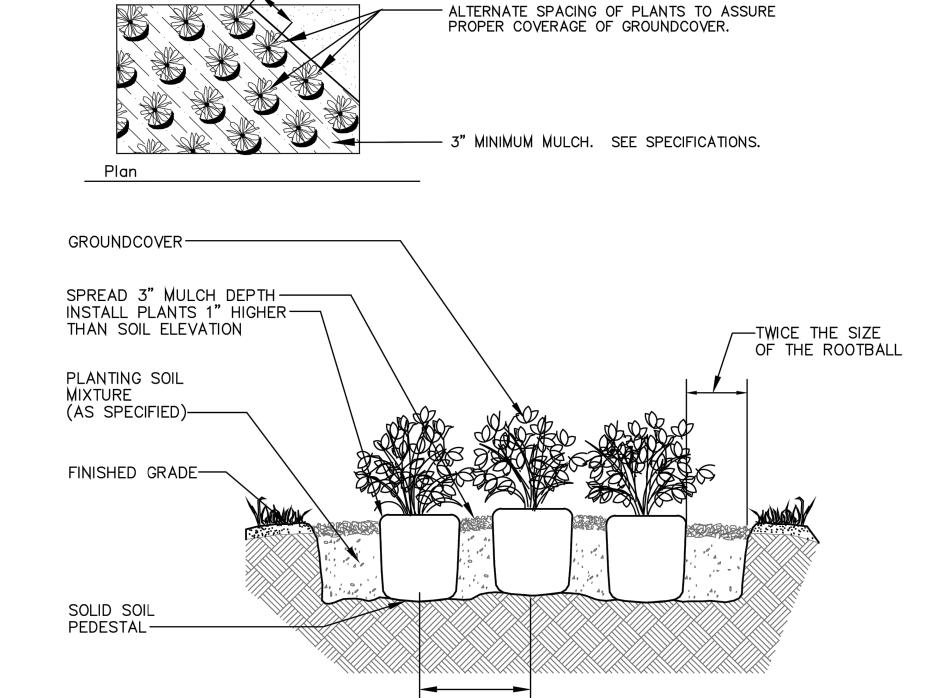
#### 5. SLOPE BOTTOM TO DRAIN

6. ±18"ø AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.

BACKFILL WITH 1/2" - 3/4" GRAVEL.

8. WATER TABLE. (DEPTH VARIES)

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OFPAVEMENT.



SPACING BETWEEN ROWS TO BE AT A 60° ANGLE OF THE O.C.

DISTANCE

Shrub-Groundcover Planting Detail

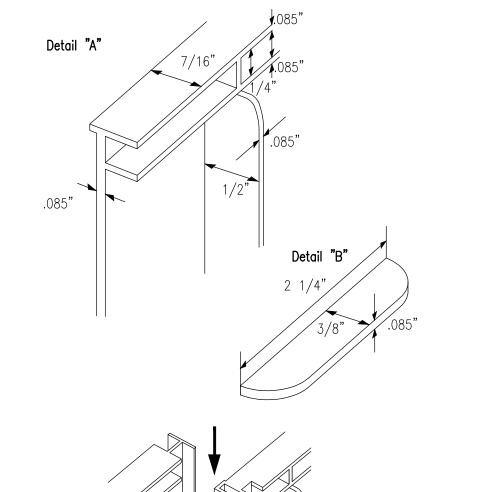
GROUND COVER SPACING AS PER PLANT SCHEDULE

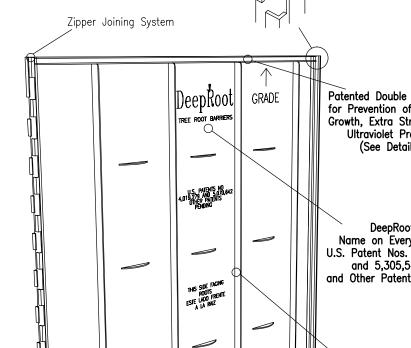
REFER TO TECHNICAL

SPECIFICATIONS FOR

PLANTING SOIL

REQUIREMENTS

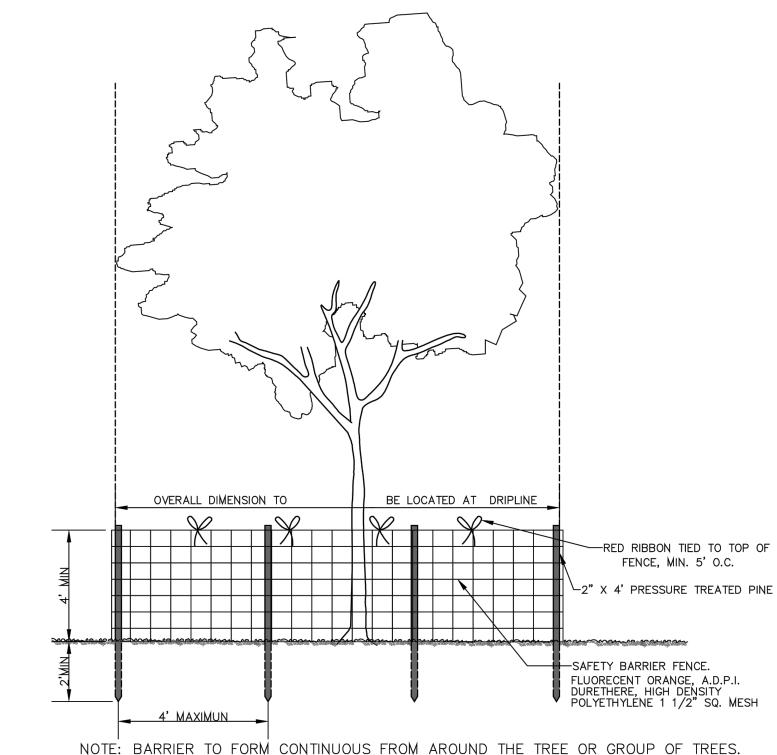




Detail "C"

**Root Barrier Detail** 

Patented Double Top Edge for Prevention of Root Over Growth, Extra Strength, and
Ultraviolet Protection
(See Detail "A") Name on Every Panel U.S. Patent Nos. 5,070,642 and 5,305,549 and Other Patents Pending 90° Root Deflecting Ribs Integral Part of Panel Panel 0.085" (2.16mm) Thick Patented Molded Ground Locking Anti-Lift Pads (See Detail "B") Rounded Edges for Safety and Strength



SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN. **Tree Protection Barrier Detail** NTS T " **4** - 3 Ш Ш

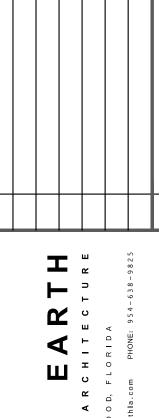
LLIAM DALE

BUILDING TREET, FL JOHNSC OLLYW( 232

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DETAII NDSC

SHEET NUMBER L-201

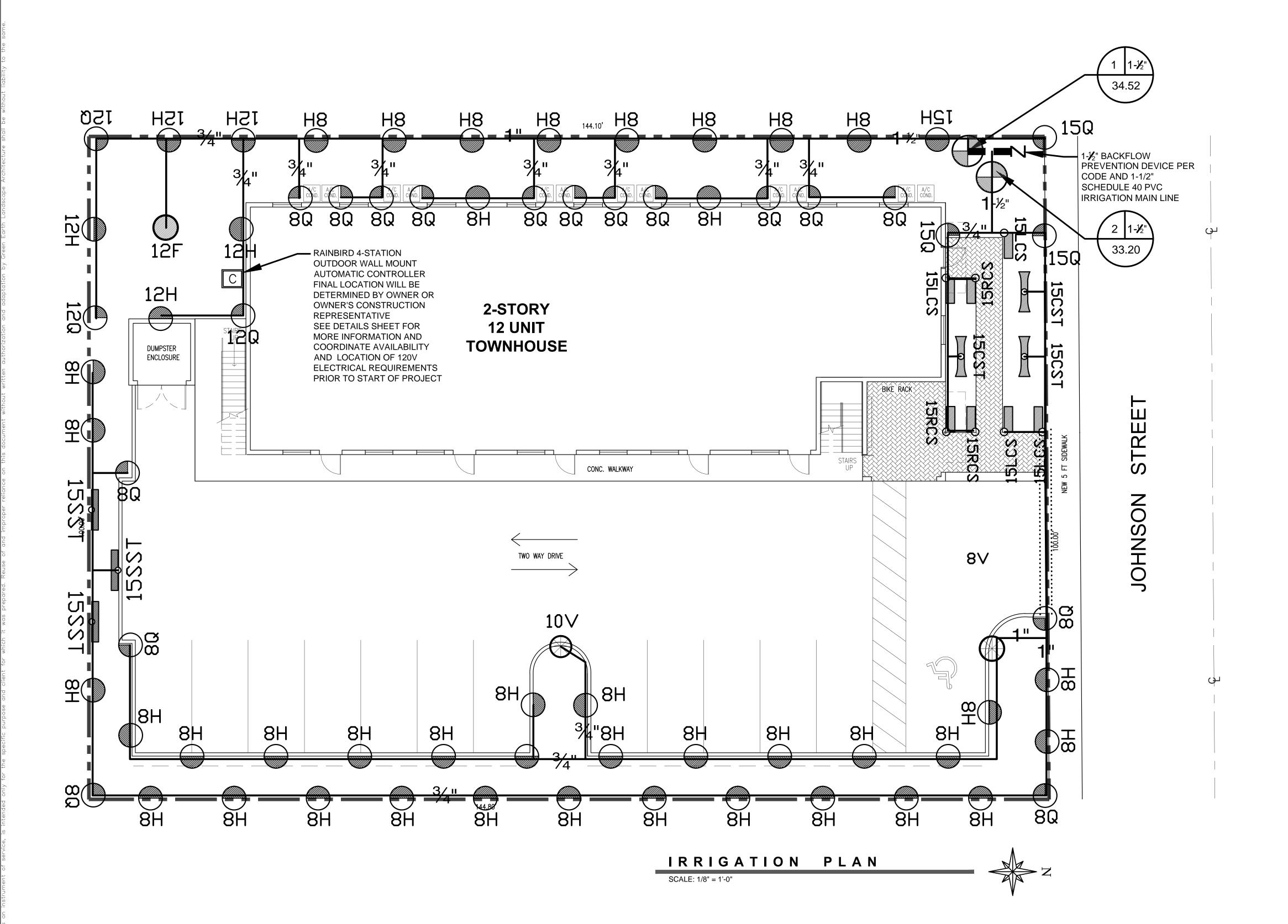


F APARTMENT BUILDING
A JOHNSON STREET
HOLLYWOOD, FL UNIT 2324

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SHEET NUMBER L-300



# IRRIGATION NOTES

- 1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL
- 2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN.
- 3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION.
- 4. IRRIGATION SYSTEM WATER SOURCE WILL BE A NEW 1" IRRIGATION WATER METERED STATIC PRESSURE SOURCE. SEE CIVIL DRAWINGS FOR TAP AND METER DETAILS.
- 5. IRRIGATION CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND GENERAL CONTRACTOR TO COORDINATE POWER NEEDS FOR AUTOMATIC CONTROLLER PRIOR TO PROJECT CONSTRUCTION ACTIVITIES. THIS MUST BE DONE BEFORE PROJECT CONSTRUCTION BEGINS SO PROPER CALCULATIONS CAN BE DETERMINED AND PROPER INFRASTRUCTURE FOR IRRIGATION AND ELECTRICAL REQUIREMENTS ARE PROVIDED. AS PART OF THE SCOPE OF THIS WORK, IRRIGATION CONTRACTOR SHALL PROVIDE SYSTEM COMPLETE AS SPECIFIED HEREIN, AND AS REQUIRED FOR PROPER PERFORMANCE TO PROVIDE 100% (HEAD-TO-HEAD) IRRIGATION COVERAGE OF ALL PERVIOUS PLANTED AREAS.
- 6. THE SCOPE OF WORK INTENDED WHEN BIDDING ON THESE IRRIGATION PLANS IS TO PROVIDE A COMPLETE, COMPLIANT, SAFE, FULLY-OPERATIONAL INSTALLED IRRIGATION SYSTEM ACCORDING TO THE DESIGNED IRRIGATION SYSTEM HEREIN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL COMPONENTS, APPROVALS, AND WORKMANSHIP TO MAKE THE SYSTEM FUNCTION PROPERLY AND IN ACCORDANCE WITH REGULATING CODES. 7. CONTRACTOR WILL SECURE ALL NECESSARY PERMITS PRIOR TO SYSTEM
- INSTALLATION. 8. ALL SLEEVING SHALL BE SCHEDULE 80 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN THE SUPPLY LINE(S) CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 18"
- BELOW FINISHED GRADE OF PAVEMENT OR AS REQUIRED BY SFWMD. 9. ALL AUTOMATIC RAINBIRD VALVES SHALL BE INSTALLED IN A FIBERGLASS BOX AND SHALL BE ARRANGED FOR EASY ADJUSTMENT AND ACCESS. THE FLOW ADJUSTMENT FEATURE OF EACH VALVE SHALL BE UTILIZED TO BALANCE OPERATING PRESSURES THROUGHOUT THE SYSTEM. VALVE
- BOXES SHALL BE INSTALLED FLUSH WITH GRADE AND SHALL INSURE PERCOLATION THROUGH THE BOX. 10. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT REGULATIONS FOR
- WATERING, INCLUDING NEW LANDSCAPE INSTALLATIONS, INSTALLATIONS FROM 30-90 DAYS, AND REGULATIONS FOR ESTABLISHED LANDSCAPE PLANTING MATERIALS. 12. IRRIGATION PLAN IS SCHEMATIC AND MAY SHOW COMPONENTS SUCH AS VACUUM BREAKER, MAIN LINE, ZONE VALVES AND LATERAL LINES SLIGHTLY OFF FROM ACTUAL INTENDED LOCATIONS FOR GRAPHICAL CLARITY.
- IRRIGATION CONTRACTOR TO ADJUST TO FIELD CONDITIONS AND INACCURACIES THAT ARE INHERENT WITH DRAWINGS AT 1:20 SCALE. IRRIGATION CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR ANY SUBSTANTIAL CHANGES THAT WOULD NOT CONFORM TO THE INTENT OF THE IRRIGATION PLANS. NO SUBSTITUTIONS IN MANUFACTURER MATERIALS WILL BE ACCEPTED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO ORDERING, PLANNING, OR INSTALLATION. 13. ALL MAIN AND LATERAL PIPING RUNS TO HAVE SOLVENT WELD JOINTS.
- 14. USE RAINBIRD EXP-RZX BASIC SERIES 6-STATION OUTDOOR WALL MOUNT CONTROLLER OR APPROVED EQUAL IN A WALL MOUNTABLE STAINLESS STEEL SECURABLE ENCLOSURE. ATTACH A HUNTER MINI-CLIK II RAIN SENSOR DEVICE PER MANUFACTURER'S INSTRUCTIONS.
- 15. PLAN WAS DESIGNED BASED ON ASSUMPTION OF AT LEAST 40 PSI FROM NEW WATER METER.
- 16. MAINLINE, LATERAL LINES, ZONE VALVES AND OTHER COMPONENTS ARE SHOWN SCHEMATICALLY TO MAINTAIN GRAPHICAL CLARITY ON THIS PLAN. WHERE POSSIBLE KEEP MAIN LINE CLOSE TO WALL FOOTER, CURBS, AND EDGES OF PAVEMENT TO AVOID OBSTRUCTIONS OF FUTURE ROOT SYSTEMS.
- 17. NOT SHOWN GRAPHICALLY FOR CLARITY BUT INCLUDED IN ZONE CALCULATIONS, INCLUDE ONE BUBBLER NOZZLE FOR EACH NEW OR RELOCATED TREE ON SITE. SET FLOW TO NO MORE THAN .25 GPM.
- 18. USE RAINBIRD 1800 SERIES SPRINKLER BODIES WITH NOZZLES AS SPECIFIED. SEE SHEET L-301 FOR SPRINKLER SCHEDULE. 19. RUN A MINIMUM OF TWO SPARE ZONE VALVE WIRES WITH MAIN LINE IN TWO

DIFFERENT DIRECTIONS FROM CONTROLLER FOR FUTURE USE AS SPARE





RAINBIRD PESB REMOTE ELECTRIC ZONE VALVE

SCHEDULE 200 LATERAL (CIRCUIT)



IRRIGATION ZONE CALLOUT

PIPE SIZE INDICATOR

1-1/2" SCHEDULE 40 PVC MAIN LINE PIPE

PVC PIPE



RAINBIRD ESP-RZX 4-ZONE PROGRAMMABLE CONTROLLER IN WALL MOUNT SECURABLE **ENCLOSURE WITH ATTACHED** 

 SCHEDULE 80 PVC SLEEVE PIPE • • • • (MINIMUM TWICE THE SIZE OF PIPE BEING SLEEVED)

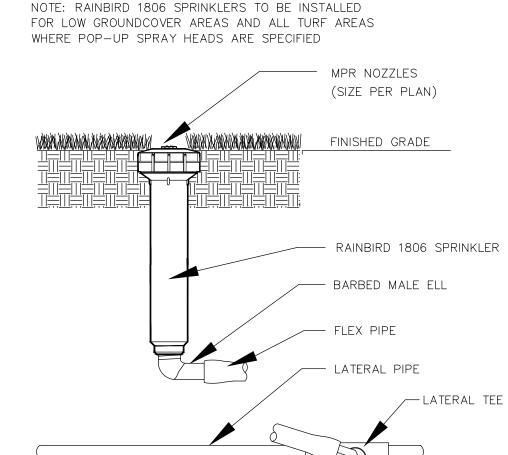
RAIN SENSOR

NOTE: INSTALL MANUAL BALL SHUTOFF VALVE DOWNSTREAM FROM POINT OF CONNECTION AND UPSTREAM FROM EACH ZONE VALVE. BALL VALVES NOT SHOWN GRAPHICALLY FOR CLARITY.

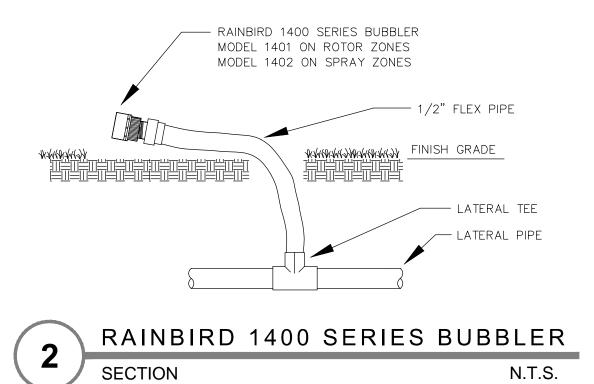
# IRRIGATION SPRINKLER AND NOZZLE SCHEDULE

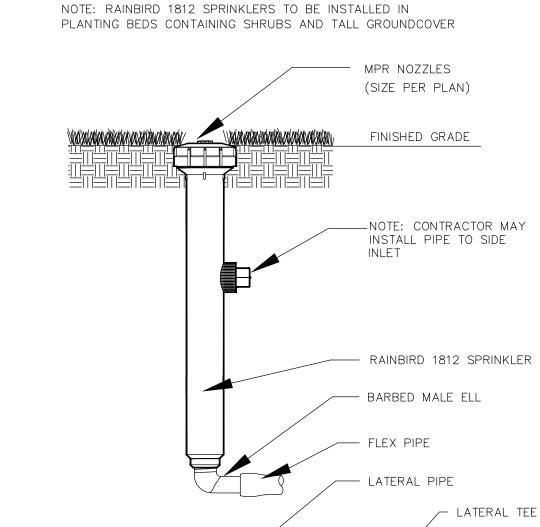
SYMBOL	DESCRIPTION	G.P.M.	SYMBOL
5B @	RAINBIRD 5H STREAM BUBBLER NOZZLE ON FLEXIBLE PIPE	1.0	5'
<b>5</b> Q	RAINBIRD 1806 OR 1812 PRS WITH 5Q MPR SPRAY NOZZLE	.10	5'
5H	RAINBIRD 1806 OR 1812 PRS WITH 5H MPR SPRAY NOZZLE	.20	5'
5.5	RAINBIRD 1806 OR 1812 PRS WITH 5F MPR SPRAY NOZZLE	.41	5'
5F	RAINBIRD 1806 OR 1812 PRS WITH 6V VARIABLE ARC SPRAY NOZZLE	VARIES	6'
8Q	RAINBIRD 1806 OR 1812 PRS WITH 8Q MPR SPRAY NOZZLE	.26	8'
8H	RAINBIRD 1806 OR 1812 PRS WITH 8H MPR SPRAY NOZZLE	.52	8'
<b>8</b> F	RAINBIRD 1806 OR 1812 PRS WITH 8F MPR SPRAY NOZZLE	1.05	8'
8∨	RAINBIRD 1806 OR 1812 PRS WITH 8V VARIABLE ARC SPRAY NOZZLE	VARIES	8'
10Q	RAINBIRD 1806 OR 1812 PRS WITH 10Q MPR SPRAY NOZZLE	.39	10'
10H	RAINBIRD 1806 OR 1812 PRS WITH 10H MPR SPRAY NOZZLE	.79	10'
10F	RAINBIRD 1806 OR 1812 PRS WITH 10F MPR SPRAY NOZZLE	1.58	10'
10∨	RAINBIRD 1806 OR 1812 PRS WITH 10V VARIABLE ARC SPRAY NOZZLE	VARIES	10'
120	RAINBIRD 1806 OR 1812 PRS WITH 12Q MPR SPRAY NOZZLE	.65	12'
12T	RAINBIRD 1806 OR 1812 PRS WITH 12T MPR SPRAY NOZZLE	.87	12'
12H	RAINBIRD 1806 OR 1812 PRS WITH 12H MPR SPRAY NOZZLE	1.30	12'
12TQ	RAINBIRD 1806 OR 1812 PRS WITH 12TQ MPR SPRAY NOZZLE	1.95	12'
12F	RAINBIRD 1806 OR 1812 PRS WITH 12F MPR SPRAY NOZZLE	2.60	12'
12F	RAINBIRD 1806 OR 1812 PRS WITH 12V VARIABLE ARC SPRAY NOZZLE	VARIES	12'
15Q	RAINBIRD 1806 OR 1812 PRS WITH 15Q MPR SPRAY NOZZLE	.92	15'
15T	RAINBIRD 1806 OR 1812 PRS WITH 15T MPR SPRAY NOZZLE	1.23	15'
15H	RAINBIRD 1806 OR 1812 PRS WITH 15H MPR SPRAY NOZZLE	1.85	15'
15TQ	RAINBIRD 1806 OR 1812 PRS WITH 15TQ MPR SPRAY NOZZLE	2.78	15'
15F	RAINBIRD 1806 OR 1812 PRS WITH 15F MPR SPRAY NOZZLE	3.70	15'
∯ 15∨	RAINBIRD 1806 OR 1812 PRS WITH 15V VARIABLE ARC SPRAY NOZZLE	VARIES	15'
15EST	RAINBIRD 1806 OR 1812 PRS WITH 15EST MPR STRIP SPRAY NOZZLE	.61	4'X15'
15CST	RAINBIRD 1806 OR 1812 PRS WITH 15CST MPR STRIP SPRAY NOZZLE	1.21	4'X30'
15LCS	RAINBIRD 1806 OR 1812 PRS WITH 15LCS MPR STRIP SPRAY NOZZLE	.49	4'X15'
15RCS	RAINBIRD 1806 OR 1812 PRS WITH 15RCS MPR STRIP SPRAY NOZZLE	.49	4'X15'
15SST	RAINBIRD 1806 OR 1812 PRS WITH 15SST MPR STRIP SPRAY NOZZLE	1.21	4'X30'
722e	RAINBIRD 1806 OR 1812 PRS WITH 9SST MPR STRIP SPRAY NOZZLE	1.21	9'X18'
O PDP-ADJ	HUNTER PDP-ADJ ADJUSTABLE GEAR DRIVE POP-UP ROTOR HEAD	2.5	35'
<b>©</b> 6504	RAINBIRD 6504 GEAR DRIVE POP-UP ROTOR HEAD WITH STAINLESS STEEL SHAFT	5.5	45'

# IRRIGATION DETAILS



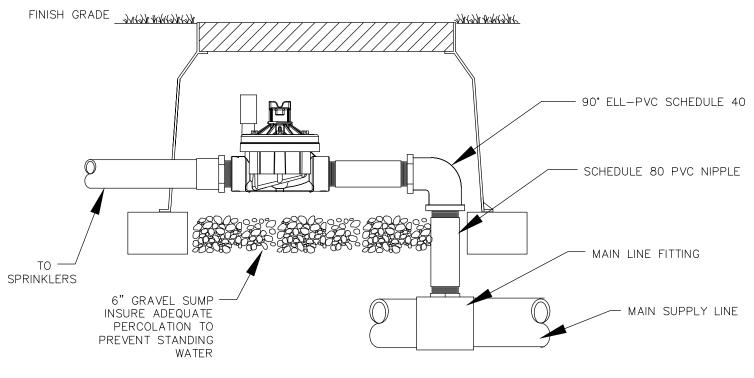
RAINBIRD 1806 SPRINKLER





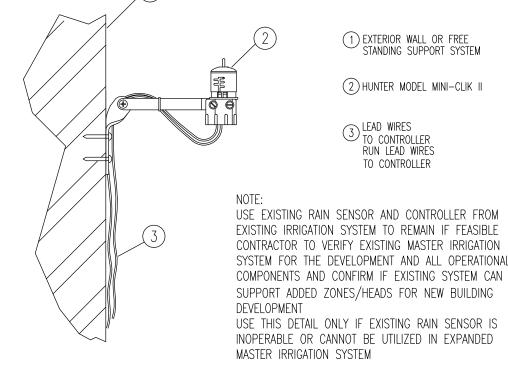
RAINBIRD 1812 SPRINKLER

SECTION



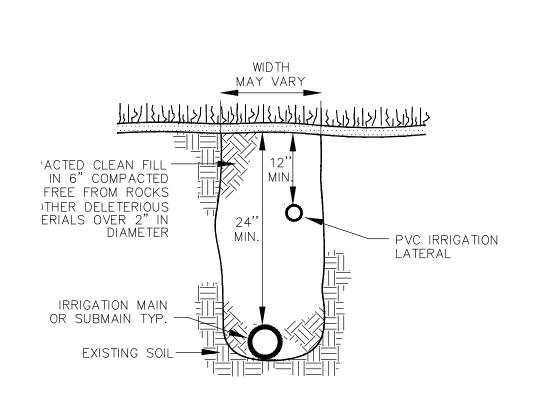
N.T.S.

NOTE: FOR REUSE, GREY WATER, LAKE/CANAL, AND WELL-PUMP SOURCES USE PESB-R SERIES VALVES FOR NON-POTABLE SOURCES USE LOCKING PURPLE COVER, PURPLE PIPE AND PURPLE HEAD COVERS

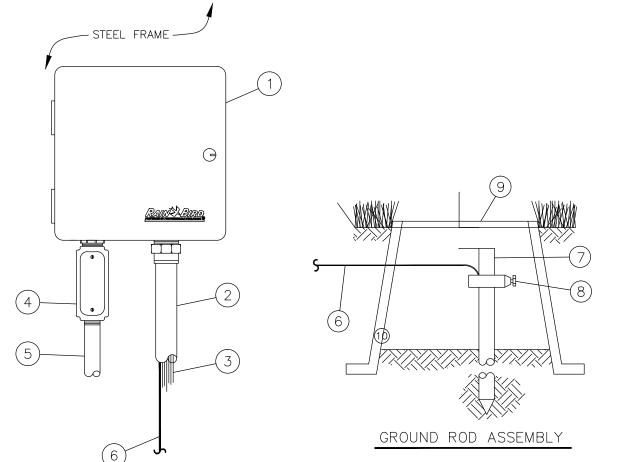


8 RAIN SENSOR DISABLING DEVICE
SECTION N.T.S.





6 IRRIGATION TRENCHING DETAIL
SECTION N.T.S.



- 1) CONTROLLER: RAIN BIRD ESP-RZX 4-STATION CONTROLLER OUTDOOR WALL MOUNT
- 2 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS

  3 WIRES TO REMOTE CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY
- 6 BARE COPPER WIRE (#10 AWG MIN.): CONNECT TO GROUNDING BUSS IN CONTROLLER CABINET AND ROUTE TO GROUND ROD. PATH TO GROUND ROD SHOULD BE AS STRAIGHT AS POSSIBLE.
- 7) 5/8-INCH X 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE.
- 8 GROUND ROD CLAMP OR WELDS
- 9 COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
- 10 FINISH GRADE



GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAL: dale.bryant@greenearthla.com PHONE: 954-638-9825
No. REVI

WILLIAM DALE BRYANT
FL LICENSE NUMBER
LA6666943

DATE
03-09-2018

WILLIAM DA

EALE AS SHOWN
ESIGNED BY WDB

RAWN BY WDB

LA66

UNIT APARTMENT BUILDING 2324 JOHNSON STREET HOLLYWOOD, FL

12

IGATION ETAILS

SHEET NUMBER
L-301









