

ATTACHMENT A

Application Package

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: **335 INDIANA ST., HOLLYWOOD, FL 33019 - SEE ADDENDUM "A"**

Lot(s): **11-22** Block(s): **2** Subdivision: **HOLLYWOOD BEACH**

Folio Number(s): **514213-01-0940 (SEE ADDENDUM "A" FOR MORE INFORMATION)**

Zoning Classification: **BRT-25-C** Land Use Classification: **GBUS**

Existing Property Use: **PROVISIONAL PARKING LOT** Sq Ft/Number of Units: **36,509 SF**

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): **NO**

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: **DEVELOPING AN IMPROVED SURFACE PARKING LOT FACILITY**

Number of units/rooms: **N/A** Sq Ft: **36,509 SF**

Value of Improvement: **\$350,000.00** Estimated Date of Completion: **TBD**

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

Name of Current Property Owner: **DREAM HOLLYWOOD PROPERTIES, LLC / CARLOS HORCASITAS**
(SEE ADDENDUM "B" ENCLOSED)

Address of Property Owner: **1100 BRICKELL BAY DRIVE, #81-N, MIAMI, FL 33131**

Telephone: **786-631-1973** Fax: _____ Email Address: **CHORCASITAS@MAPPLLC.COM**

Name of Consultant/Representative/Tenant (circle one): **ASTA PARKING**

Address: **725 NE 26 AVENUE, FORT LAUDERDALE, FL** Telephone: **954-564-1750**

Fax: _____ Email Address: **RICH@ASTAPARKING.COM**

Date of Purchase: **SEE ADDENDUM "C"** 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: _____

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 7/2/2019

PRINT NAME: **CARLOS HORCASITAS, MEMBER/MANAGER AND PRESIDENT**

DREAM HOLLYWOOD PROPERTIES, LLC - 10003 FIELDS ROAD, INC. - 100 NORTH FREDERICK AVENUE, INC.

Date: _____

Signature of Consultant/Representative: _____

Date: 7/2/2019

PRINT NAME: **RICH HAESTIER, REPRESENTATIVE**

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for CONSTRUCTION OF SURFACE PARKING LOT to my property, which is hereby made by me or I am hereby authorizing **RICH HAESTIER** to be my legal representative before the TECHNICAL ADVISORY COMMITTEE (Board and/or Committee) relative to all matters concerning this application.

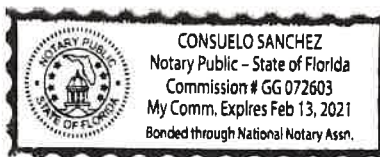
Sworn to and subscribed before me

this 2nd day of July 2019

Notary Public

State of Florida

My Commission Expires: 2/13/21 (Check One) ☐ Personally known to me; OR ☒ Produced Identification FDL



Signature of Current Owner

Carlos Horcasitas

Print Name

14622100592150

DREAM HOLLYWOOD PROPERTIES, LLC
1100 Brickell Bay Dr., Suite 81N
Miami, FL 33131

January 3, 2019


The City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020

To Whom It May Concern:

Please allow this letter to serve as authorization on behalf of the owner of the real property 335 INDIANA STREET located at 338 Buchanan St., 346 Buchanan St., 345 Indiana St., 915 N. Ocean Dr., Hollywood, FL 33019 for the following person, company, to handle contractual and permitting matters for this project with your city: PERMANENT SURFACE PARKING LOT PERMIT

Richard Haestier
Asta Parking, Inc.
725 NE 26 St., Ft. Lauderdale, FL 33304
(954)461-9887 c, (954)564-1750 o
Rich@astaparking.com

Sincerely,

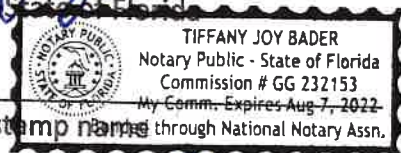

Carlos Horcasitas
Dream Hollywood Properties, LLC
1100 Brickell Bay Dr., Suite 81N
Miami, FL 33131

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 3 day of January, 2019, by Carlos Horcasitas
Who is personally known to me or _____. Type of Identification Produced _____


Notary Public, State of Florida

Print, type or stamp name



My Commission Expires: Aug 7, 2022

PLANNING DIVISION
GENERAL APPLICATION
ADDENDUM "A"

PROJECT NAME:

- DREAM HOLLYWOOD BEACH PARKING FACILITY

PROJECT ADDRESS:

- 335 INDIANA STREET, HOLLYWOOD, FL 33019
- 345 INDIANA STREET, HOLLYWOOD, FL 33019
- 915 N. OCEAN DRIVE, HOLLYWOOD, FL 33019
- 338-342 BUCHANAN STREET, HOLLYWOOD, FL 33019
- 346 BUCHANAN STREET, HOLLYWOOD, FL 33019

FOLIO NUMBERS:

- 514213-01-0940-----A/K/A 335 INDIANA STREET
- 541213-01-0950-----A/K/A 345 INDIANA STREET
- 514213-01-0960-----A/K/A 915 N. OCEAN DRIVE
- 514213-01-0990-----A/K/A 338-342 BUCHANAN STREET
- 514213-01-0970-----A/K/A 346 BUCHANAN STREET

PLANNING DIVISION
GENERAL APPLICATION
ADDENDUM "B"

NAME OF CURRENT PROPERTY OWNER:

- **AS FOR 335 INDIANA STREET—OWNER IN FEE SIMPLE:**
DREAM HOLLYWOOD PROPERTIES, LLC
MEMBER/MANAGER: CARLOS HORCASITAS

- **AS FOR 345 INDIANA STREET—OWNER IN FEE SIMPLE:**
10003 FIELDS ROAD, INC. A MARYLAND CORPORATION (62%)
AND
100 NORTH FREDERICK AVENUE, INC. A MARYLAND CORPORATION (38%)
PRESIDENT OF BOTH CORPORATIONS: CARLOS HORCASITAS

- **AS FOR 915 N. OCEAN DRIVE—OWNER IN FEE SIMPLE:**
10003 FIELDS ROAD, INC. A MARYLAND CORPORATION (62%)
AND
100 NORTH FREDERICK AVENUE, INC. A MARYLAND CORPORATION (38%)
PRESIDENT OF BOTH CORPORATIONS: CARLOS HORCASITAS

- **AS FOR 338-342 BUCHANAN STREET—OWNER IN FEE SIMPLE:**
10003 FIELDS ROAD, INC. A MARYLAND CORPORATION (62%)
AND
100 NORTH FREDERICK AVENUE, INC. A MARYLAND CORPORATION (38%)
• PRESIDENT OF BOTH CORPORATIONS: CARLOS HORCASITAS

- **AS FOR 346 BUCHANAN STREET—OWNER IN FEE SIMPLE:**
DREAM HOLLYWOOD PROPERTIES, LLC
MEMBER/MANAGER: CARLOS HORCASITAS

PLANNING DIVISION
GENERAL APPLICATION
ADDENDUM "C"

DATE OF PURCHASE:

- **AS FOR 335 INDIANA STREET:** **JULY 7TH,**
2015
- **AS FOR 345 INDIANA STREET AND**
915 N. OCEAN DRIVE AND
338-342 BUCHANAN STREET: **APRIL 9TH,**
2015
- **AS FOR 346 BUCHANAN STREET:** **AUGUST**
26TH, 2015

This Instrument Prepared by
and record and return to:
Deborah S. Kowalsky, J.D., LL.M.
1930 Tyler Street
Hollywood, FL 33020

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Hollywood pertaining to zoning, the issuance of building permits and regulating building construction activities, the undersigned, being the fee owners of the following described real property situate in the City of Hollywood, County of Broward and State of Florida, do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. 10003 Fields Road, Inc., a Maryland Corporation (62%), and 100 North Frederick Avenue, Inc., a Maryland Corporation (38%) are the owners in fee simple of the properties described as follows:

Lots 12, 13, and 14, Block 2, HOLLYWOOD BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida (a/k/a 345 Indiana Street, Hollywood, FL 33019), and

Lots 15, 16, 17 and 18, Block 2, HOLLYWOOD BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida (a/k/a 915 N. Ocean Drive, Hollywood, FL 33019), and

Lots 20, 21 and 22, Block 2, HOLLYWOOD BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida (a/k/a 338-342 Buchanan Street, Hollywood, FL 33019).

Folio Numbers 514213-01-0950
514213-01-0960
514213-01-0990

2. Dream Hollywood Properties, LLC, a Florida limited liability company, is the fee simple owner of the properties described as follows:

Lot 11, Block 2, HOLLYWOOD BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida (a/k/a 335 Indiana Street, Hollywood, FL 33019), and

Return to: Office of Planning
City of Hollywood
2600 Hollywood Boulevard
Room 315
Hollywood, FL 33022-9045

Lot 19, Block 2, HOLLYWOOD BEACH, according to the Plat thereof, recorded in Plat Book 1, Page 27, of the Public Records of Broward County, Florida (346 Buchanan Street, Hollywood, FL 33019), and

Folio Numbers 514213-01-0940
514213-01-0970

3. That the properties described herein will be developed for the proposed use of a Provisional Parking Lot in accordance with The Amendment to the City of Hollywood Code of Ordinances Sec. 157.78 Minimum Maintenance Standards in the CRA Districts under Ordinance (D) Paragraph (9) Section (d).

4. The aforesaid plots or combination of separate lots, plots, parcels, acreage or portions thereof shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site (hereinafter referred to as "Property").

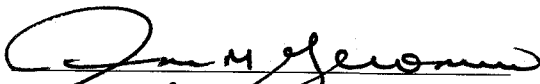
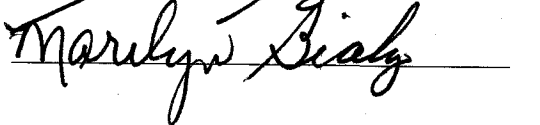
5. The said Property, for the purpose of building, zoning and other applicable codes and regulations, shall henceforth be considered as one parcel of land and that no portion shall be sold assigned, transferred, conveyed or devised except in its entirety as one plot or parcel of land; provided however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention of this Declaration.

6. The undersigned further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the approval of the Department of Planning Director of the City of Hollywood.

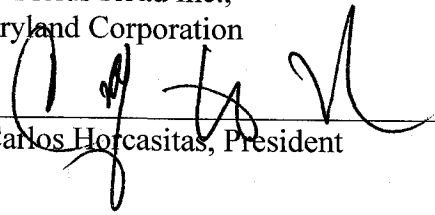
7. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the said property owners have signed and sealed these presents this 21st day of October, 2015.

Signed, sealed and delivered
in the presence of:

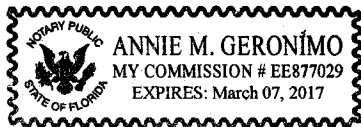
10003 Fields Road Inc.,
A Maryland Corporation

BY: 
Carlos Horcasitas, President

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 21st day of October, 2015, by CARLOS HORCASITAS, as President of 10003 Fields Road, Inc., a Maryland Corporation, who is known to me _____ or who provided identification: FL driver's license



Annie M. Geronimo
NOTARY PUBLIC, State of Florida

Signed, sealed and delivered
in the presence of:

Annie M. Geronimo
Marilyn Bialy

100 North Frederick Avenue, Inc.,
A Maryland Corporation

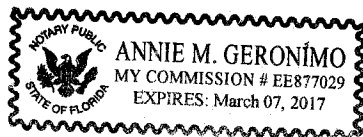
BY:

Carlos Horcasitas
Carlos Horcasitas, President

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 21st day of October, 2015, by CARLOS HORCASITAS, as President of 100 North Frederick Avenue, Inc., a Maryland Corporation, who is known to me _____ or who provided identification: FL driver's license



Annie M. Geronimo
NOTARY PUBLIC, State of Florida

Signed, sealed and delivered
in the presence of:

Annie M. Geronimo
Marilyn Bialy

Dream Hollywood Properties, LLC
A Florida Limited Liability Company

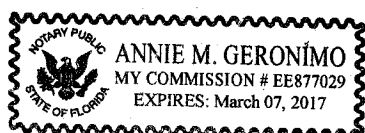
BY:

Carlos Horcasitas
Carlos Horcasitas, Member/Manager

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 21st day of October, 2015, by CARLOS HORCASITAS, as Member/Manager of Dream Hollywood Properties, LLC, a Florida limited liability company, who is known to me _____ or who provided identification: FL driver's license.



Annie M. Geronimo
NOTARY PUBLIC, State of Florida



VIEW SOUTHWEST FROM NORTHEAST
CORNER OF PROPERTY

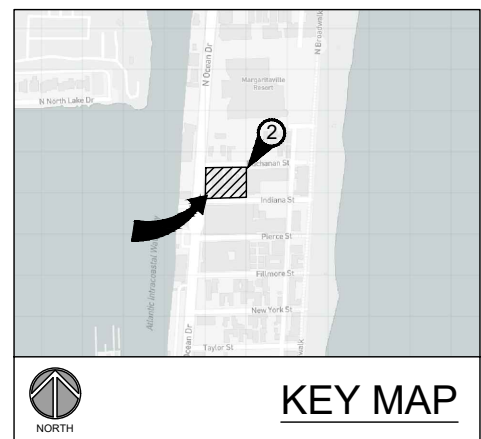


241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

PHOTO DATE:
7/24/2019

FES JOB #:
19-1482.00

PROJECT ADDRESS:
N OCEAN PARKING LOT
915 N OCEAN DR,
HOLLYWOOD, FL 33019



KEY MAP



VIEW WEST FROM NORTHEAST
CORNER OF PROPERTY

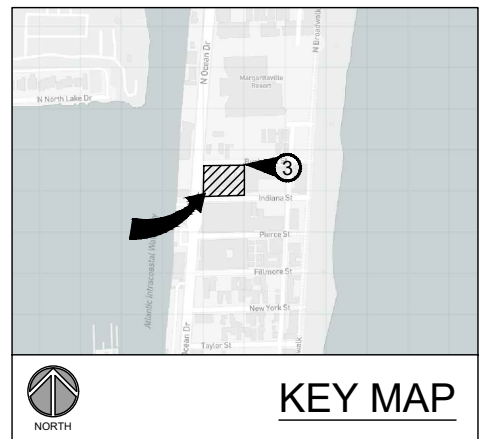


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EB# 6578

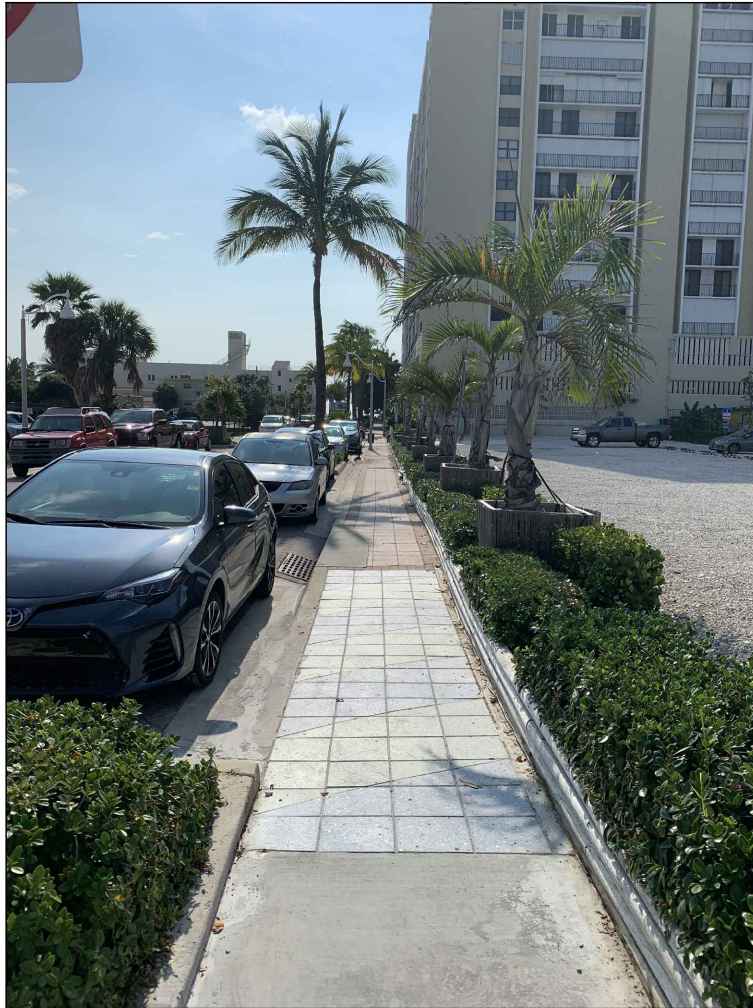
PHOTO DATE:
7/24/2019

FES JOB #:
19-1482.00

PROJECT ADDRESS:
N OCEAN PARKING LOT
915 N OCEAN DR,
HOLLYWOOD, FL 33019



KEY MAP



VIEW EAST FROM NORTHWEST
CORNER OF PROPERTY

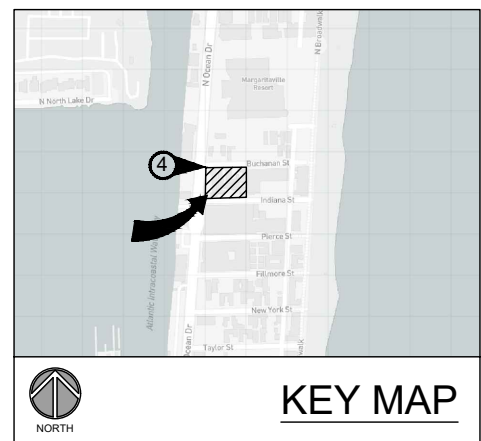


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EB# 6578

PHOTO DATE:
7/24/2019

FES JOB #:
19-1482.00

PROJECT ADDRESS:
N OCEAN PARKING LOT
915 N OCEAN DR,
HOLLYWOOD, FL 33019





VIEW NORTH FROM SOUTHWEST
CORNER OF PROPERTY

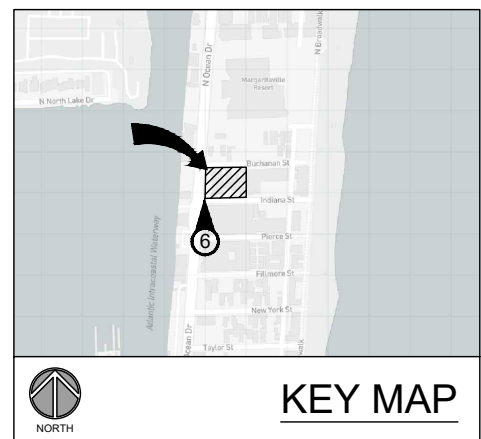


241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

PHOTO DATE:
7/24/2019

FES JOB #:
19-1482.00

PROJECT ADDRESS:
N OCEAN PARKING LOT
915 N OCEAN DR,
HOLLYWOOD, FL 33019



KEY MAP



VIEW EAST FROM SOUTHWEST
CORNER OF PROPERTY





VIEW NORTH FROM SOUTHEAST
CORNER OF PROPERTY





VIEW WEST FROM SOUTHEAST CORNER
OF PROPERTY



VIEW NORTHWEST FROM SOUTHEAST
CORNER OF PROPERTY

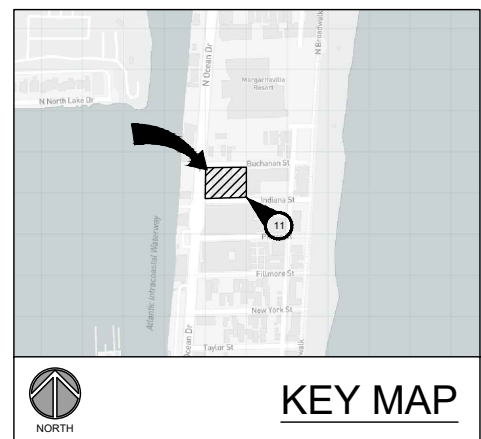


241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

PHOTO DATE:
7/24/2019

FES JOB #:
19-1482.00

PROJECT ADDRESS:
N OCEAN PARKING LOT
915 N OCEAN DR,
HOLLYWOOD, FL 33019





VIEW EAST FROM CENTER OF
PROPERTY SHOWING ADJACENT
PROPERTY TO THE EAST

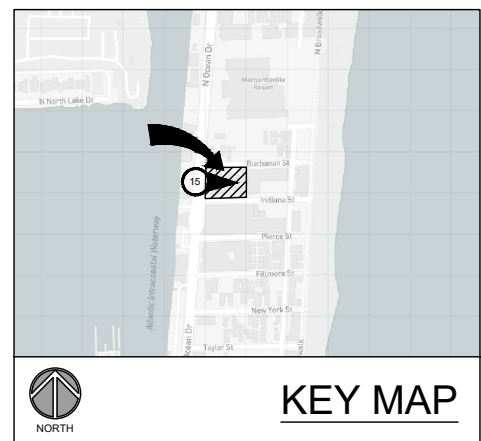


241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

PHOTO DATE:
7/24/2019

FES JOB #:
19-1482.00

PROJECT ADDRESS:
N OCEAN PARKING LOT
915 N OCEAN DR,
HOLLYWOOD, FL 33019



KEY MAP

PROJECT:

915 N OCEAN DRIVE PARKING LOT

SITE ADDRESS: 915 N OCEAN DRIVE, HOLLYWOOD, FL 33019

PDB SUBMITTAL: JULY 29, 2019

PDB MEETING: SEPTEMBER 12, 2019

SHEET INDEX:

SURVEY	
X1	COLORED SITE PLAN
X2	STREET PROFILE EXHIBIT
C0	SITE PLAN
C2	CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE NOTES AND DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION NOTES
SOL	PHOTOMETRIC PLAN

LAND DESCRIPTION:

LOT 19, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 1: LOTS 20, 21, AND 22, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: LOTS 15, 16, 17 AND 18, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

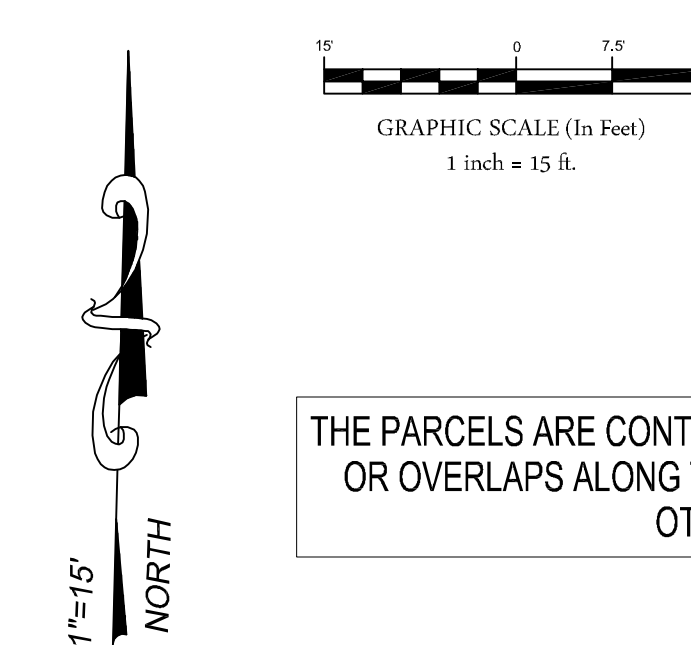
PARCEL 3: LOTS 12, 13 AND 14, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 11, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION SKETCH
N.T.S.



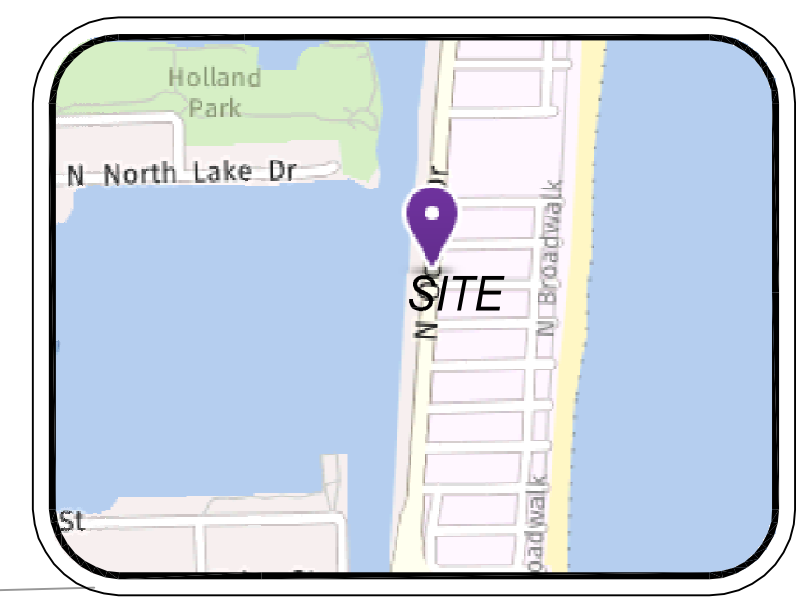


FLOOD ZONE: AE
COMMUNITY NUMBER: 125113
PANEL: 12011C0588
SUFFIX: H
BASE FLOOD ELEVATION: (6)(7)
FIRM DATE: 08-18-2019

ALTA / NSPS SURVEY WITH TOPOGRAPHY

915 NORTH OCEAN DRIVE
335 & 345 INDIANA STREET
338, 342 & 346 BUCHANAN STREET
HOLLYWOOD, FL 33019

PREPARED FOR
DREAM HOLLYWOOD PROPERTIES, LLC
C/O CARLOS HORCASITAS, MEMBER



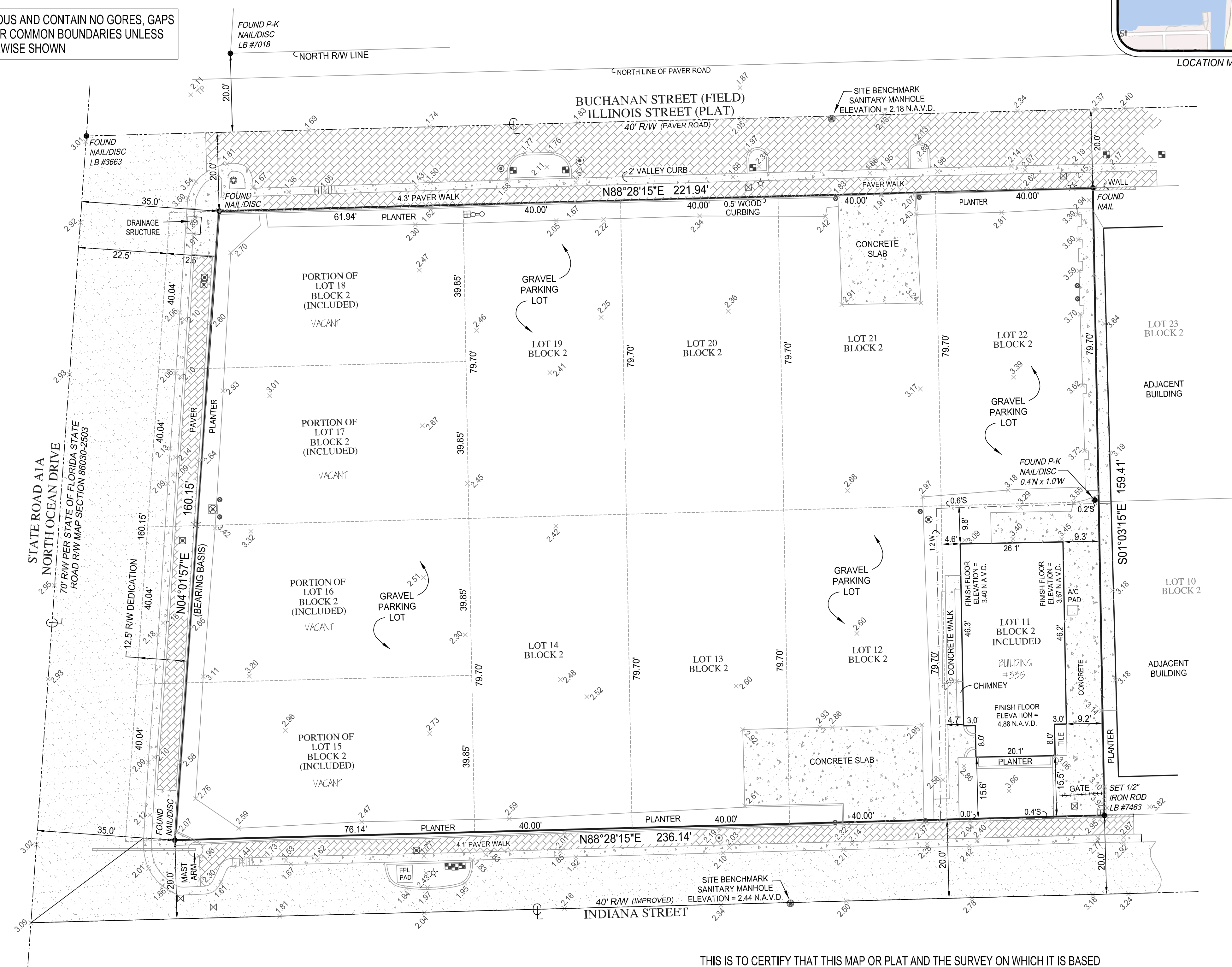
THE PARCELS ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS OTHERWISE SHOWN

ABBREVIATION DESCRIPTION:
A/C AIR CONDITIONER
C/L CENTERLINE
I.D. IDENTIFICATION
LB LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
P-K PARKER KYLON NAIL
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY
TOPOGRAPHIC ELEVATION

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
SURVEY #224233
SURVEY #224232
SURVEY # 224229
SURVEY # 230929
SURVEY #230930

PROPERTY CONTAINS:
36,509.12 SQUARE FEET OR
0.84 ACRES MORE OR LESS

UTILITIES LEGEND	
	CURB INLET
	COMMUNICATIONS BOX
	WATER VALVE
	PAY METER
	UTILITY RISER
	BOLLARD
	TRAFFIC SIGNAL BOX
	LIGHT
	ELECTRIC BOX
	WATER METER
	SANITARY MANHOLE
	STORM MANHOLE
	UNDERGROUND UTILITIES
	BACKFLOW PREVENTOR



REVISION:
1. UPDATED TO ALTA / ACSM SURVEY REQUIREMENTS ... 04-10-2019
2. REVIEWED O&E REPORT ... 07-31-2019

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.

THE FIELDWORK WAS COMPLETED ON: 04-05-2019

- NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PROPERTY LINE, ASSUMED TO BEAR N04°01'57"E

ORIGINATION BENCHMARK
BROWARD COUNTY BRASS DISK
"B 3103"
N.A.V.D. 1988 ELEVATION = 3.139

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project
C-15860
Date
04-13-2018
Scale
1" = 15'

Sheet
1 of 1



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

I HAVE REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE B: POLICY# OF6-8350000, AGENT FILE# 15152.01, DATED SEPTEMBER 3, 2015 AT 11:48 A.M. AND HAVE DETERMINED IF THEY DIRECTLY AFFECT THE SUBJECT BOUNDARY AND ARE PLOTTED IN THE BOUNDARY OF THIS SURVEY AS FOLLOWS:

ITEM#	P.B./PAGE	PLOTTED	DESCRIPTION
8	1/27	YES	ALL PLOTTED THAT AVAILABLE
ITEM#	O.R.B./PAGE	PLOTTED	DESCRIPTION
9	14022/900	NO	NEW CITY OF HOLLYWOOD ORDINANCES

LEGAL DESCRIPTION FOR ABOVE TITLE POLICY:

LOT 19, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HAVE REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY, SCHEDULE B: POLICY# 5011412-0259822e, FILE# NCS-718005-CHI2, DATED APRIL 9, 2015 AT 4:24 P.M. AND HAVE DETERMINED IF THEY DIRECTLY AFFECT THE SUBJECT BOUNDARY AND ARE PLOTTED IN THE BOUNDARY OF THIS SURVEY AS FOLLOWS:

ITEM#	O.R.B./PAGE	PLOTTED	DESCRIPTION
8	10673/349	NO	CABLE EASEMENT FOR HOTEL - HOTEL DEMOLISHED
9	13844/474 (PARCEL 2)	NO	CABLE EASEMENT FOR HOTEL - HOTEL DEMOLISHED
10	16536/669 (PARCEL 1)	NO	CABLE EASEMENT FOR HOTEL - HOTEL DEMOLISHED
11	37387/36 (PARCEL 2)	NO	CABLE EASEMENT FOR HOTEL - HOTEL DEMOLISHED

LEGAL DESCRIPTION FOR ABOVE TITLE POLICY:

PARCEL 1: LOTS 20, 21, AND 22, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: LOTS 15, 16, 17 AND 18, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3: LOTS 12, 13 AND 14, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HAVE REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE B-II; AGENT FILE# 15-0161 DREAM, DATED JULY 23, 2015 AT 11:00 P.M. AND HAVE DETERMINED IF THEY DIRECTLY AFFECT THE SUBJECT BOUNDARY AND ARE PLOTTED IN THE BOUNDARY OF THIS SURVEY AS FOLLOWS:

ITEM#	P.B./PAGE	PLOTTED	DESCRIPTION
4	1/27	YES	ALL PLOTTED THAT AVAILABLE
ITEM#	O.R.B./PAGE	PLOTTED	DESCRIPTION
5	7489/390	NO	HOLLYWOOD RESOLUTION FOR NEW ORDINANCES
6	14022/900	NO	CHANGES IN LAND USE DESIGNATION
7	32599/1510	NO	PERPETUAL BEACH STORM DAMAGE EASEMENT
8	44133/758	NO	RESOLUTION REGARDING HISTORIC DESIGNATION

LEGAL DESCRIPTION FOR ABOVE TITLE POLICY:

LOTS 11, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I have reviewed FIDELITY NATIONAL TITLE INSURANCE COMPANY'S PROPERTY INFORMATION REPORT Dated JULY 18, 2019 @ 6:00 A.M. File #: 7789691 Reference: 10003 Fields Road Inc. All policy and title search items have been abstracted and all that apply are shown hereon				
ITEM#	CONVEYANCE	P.B./O.R.B.	PG.	STATUS
1	MORTGAGE, ASSIGNMENT & AGREEMENT	INSTRUMENT# 112917492		AFFECTS - NOT PLOTTABLE
2	PLAT	1	27	SHOWN HEREON
3	AGREEMENT	4893	591	AFFECTS - NOT PLOTTABLE
4	ORDINANCE NO. 0-72-39	7489	390	AFFECTS - NOT PLOTTABLE
5	GRANT OF EASEMENT	13844	474	BLANKET CABLE EASEMENT
6	ORDINANCE NO. 88-90	14022	900	AFFECTS - NOT PLOTTABLE
7	CONSENT OF DIRECTORS	16458	316	AFFECTS-NOT PLOTTABLE
8	GRANT OF EASEMENT	16536	669	BLANKET CABLE EASEMENT
9	STORM DAMAGE REDUCTION EASEMENT	32599	1510	AFFECTS-NOT PLOTTABLE
10	ORDINANCE NO. 2002-61	34145	1891	AFFECTS-NOT PLOTTABLE
11	GRANT OF EASEMENT	37387	36	BLANKET CABLE EASEMENT
12	RESOLUTION NO. 06-H-107	43442	1496	DOES NOT EFFECT
13	RESOLUTION NO. 06-H-108	43442	1499	AFFECTS-NOT PLOTTABLE
14	RESOLUTION NO. 06-H-108	44133	758	AFFECTS-NOT PLOTTABLE
15	UNITY OF TITLE	INSTRUMENT# 113337385		AFFECTS-NOT PLOTTABLE

STATE ROAD A1A
NORTH OCEAN DRIVE

70' R/W PER STATE OF FLORIDA STATE
ROAD R/W MAP SECTION 86030-2503

(UNDER CONSTRUCTION)

NORTH LINE OF PAVER ROAD
BUCHANAN STREET (FIELD)
ILLINOIS STREET (PLAT)

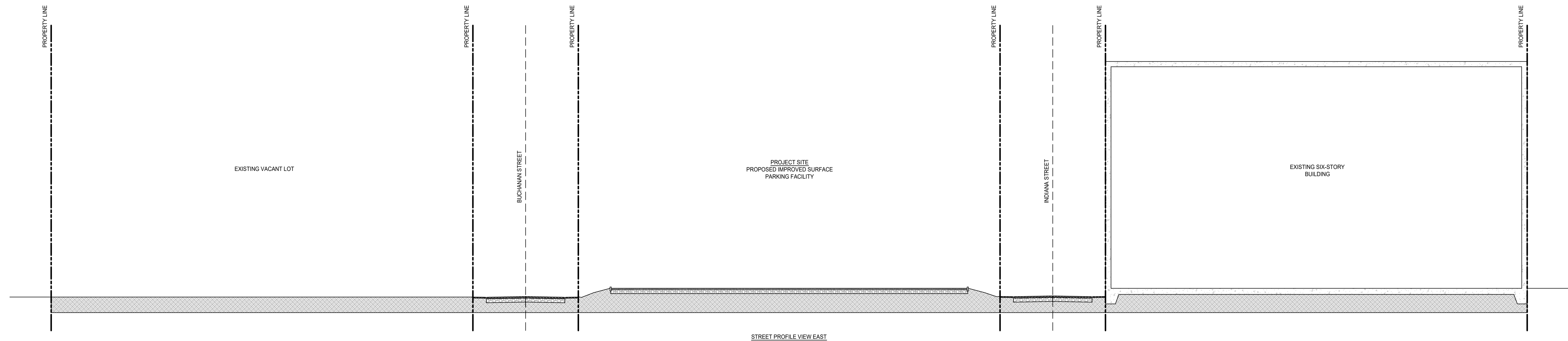
40' R/W (IMPROVED)

CURBING

74 SPACE - IMPROVED PARKING LOT

INDIANA STREET

SOUTH LINE OF PAVER ROAD



EXISTING VACANT LOT

BUCHANAN STREET

PROJECT SITE
PROPOSED IMPROVED SURFACE
PARKING FACILITY

INDIANA STREET

EXISTING SIX-STORY
BUILDING

STREET PROFILE VIEW EAST

PROJECT SITE



F FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM

STREET PROFILE
EXHIBIT

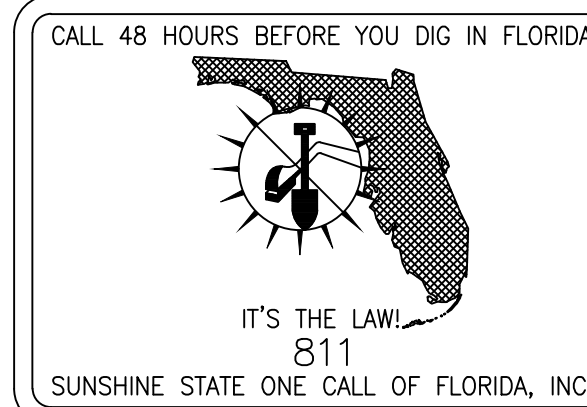
915 N OCEAN PARKING LOT

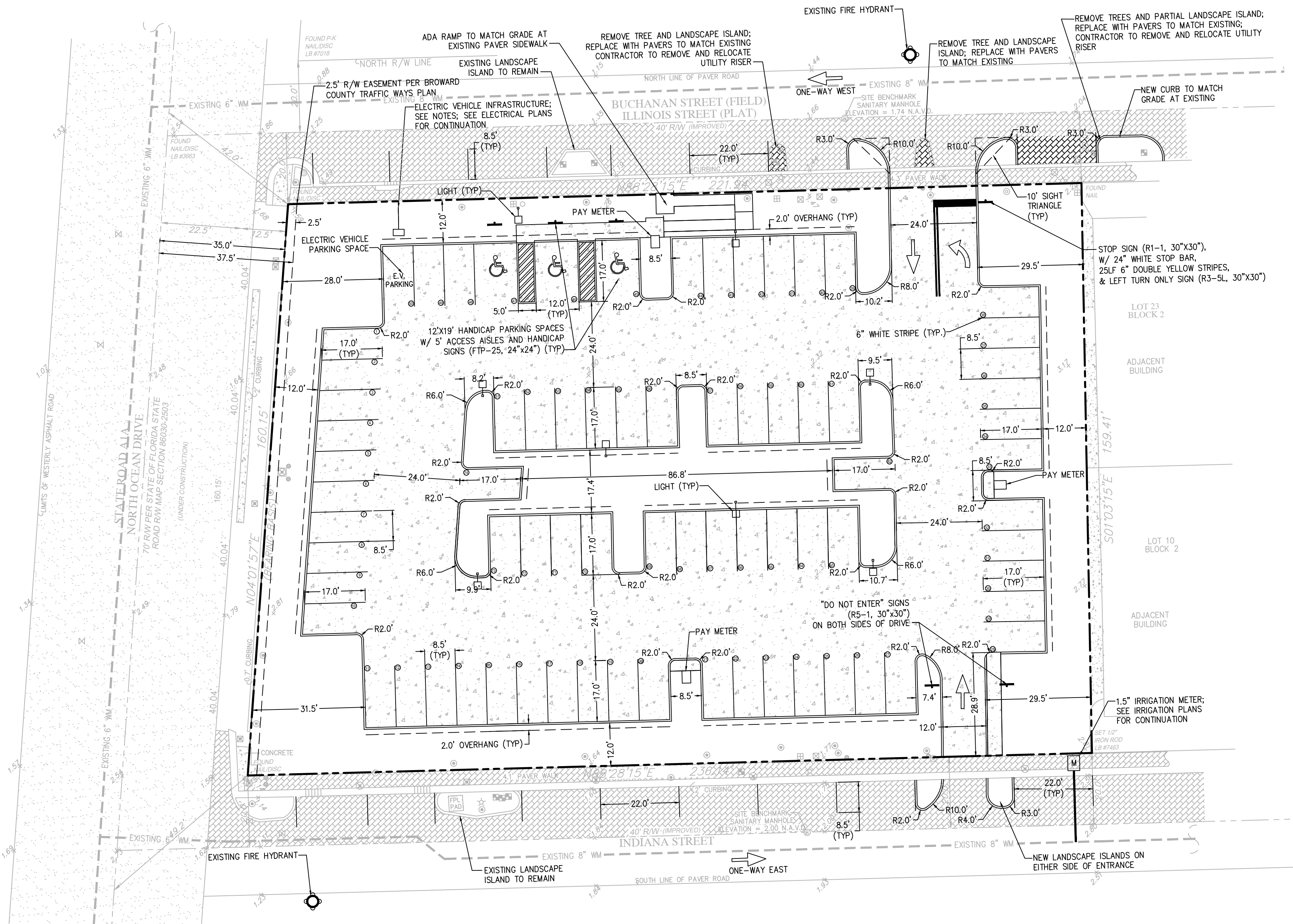


Revisions

Phase:
DRC
DOCUMENTS

Scale: 1:20	Date 01/11/19
Job No. 19-1482.00	Plot Date 08/09/19
Drawn by NAH	Sheet No. X2
Proj. Mgr. DTR	
Appr. by DRS	





PROJECT
SITE

LOCATION MAP
NTS



Legal Description

LOT 19, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL 1; LOTS 20, 21, AND 22, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL 2; LOTS 15, 16, 17 AND 18, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PARCEL 3; LOTS 12, 13 AND 14, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LOTS 11, BLOCK 2, HOLLYWOOD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACANT/RESIDENTIAL
CURRENT LAND USE DESIGNATION	GBUS
PROPOSED LAND USE DESIGNATION	GBUS
CURRENT ZONING DESIGNATION	BRT-25-C
ADJACENT ZONING DESIGNATION	BRT-25-A1A-C
TOTAL SITE AREA	36,509 S.F. / 0.84 ACRES TOTAL
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	11,804 S.F. / 0.27 ACRES
TOTAL IMPERVIOUS PROPOSED	24,705 S.F. / 0.57 ACRES
VUA AREA	22,863 S.F. / 0.52 ACRES
VUA LANDSCAPE AREA*	8,325 S.F. / 0.19 ACRES
OPEN SPACE PROPOSED	12,348 S.F. / 0.28 ACRES
PARKING DATA:	
ON-SITE	INCLUDING 3 ADA SPACES
	N/A
	74
WATER/WASTEWATER SERV. PROVIDER	CITY OF HOLLYWOOD

*25 PERCENT OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED. VUA=22,863 SF, REQUIRED 25% OF 22,863 SF = 5,716 SF. PROVIDED = 8,325 SF.

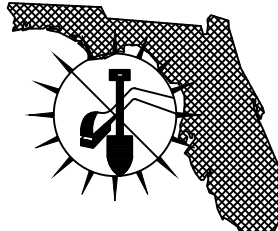
SETBACK TABLE

	REQUIRED	PROVIDED
FRONT YARD (WEST) - STATE ROAD A1A	10'	10'
FRONT YARD (SOUTH) - INDIANA STREET	10'	10'
FRONT YARD (NORTH) - BUCHANAN STREET	10'	10'
SIDE YARD (EAST) - ADJACENT BUILDING	10'	10'

GENERAL NOTES:

- ALL SIGNAGE TO BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS AS APPLICABLE
- THE FOOT-CANDLE LEVEL AT ALL PROPERTY LINES WILL NOT EXCEED THE MAX ALLOWABLE OF 0.5
- ALL RIGHT OF WAY RESTORATION TO BE IN ACCORDANCE WITH CRA DESIGN STANDARDS
- OWNER/CONTRACTOR RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES TO REPLACE AND RELOCATE ANY UNDERGROUND/OVERHEAD UTILITIES IN CONFLICT WITH RIGHT OF WAY IMPROVEMENTS PER CRA DESIGN STANDARDS
- PER ORDINANCE ORD. 0-2016-02 INFRASTRUCTURE FOR ELECTRIC VEHICLES SHALL BE INSTALLED: AN EMPTY THREE-QUARTER-INCH RACEWAY FROM THE BRANCH CIRCUIT PANEL BOARD TO A LOCATION IN THE GARAGE OR A DESIGNATED PARKING AREA, WITH A TWO-GANG JUNCTION BOX WITH A BLANK PLATE

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

SITE PLAN

Sheet Title

915 N OCEAN PARKING LOT

915 N OCEAN DRIVE,
HOLLYWOOD, FLORIDA 33019

Job Title



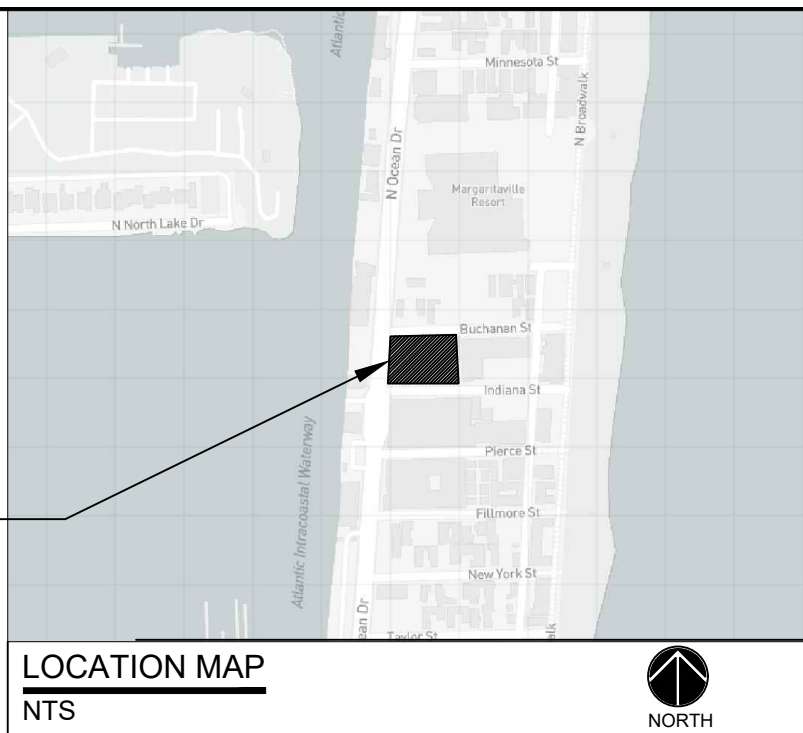
Revisions

No.	Description	Date

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 01/11/19
Job No. 19-1482.00	Plot Date 07/23/19
Drawn by NAH	Sheet No. C0
Proj. Mgr. DTR	Appr. by DRS
	0 of 4



LEGEND:

- | | |
|--|---|
| | PROPOSED ELEVATION (NAVD) |
| | EXISTING ELEVATION (NAVD) |
| | PROPOSED CATCH BASIN |
| | PROPOSED PLUG |
| | TEE |
| | WATER METER |
| | DOUBLE DETECTOR CHECK W/ WAFER |
| | CHECK VALVE ON DOWNSTREAM SIDE |
| | REDUCED PRESSURE |
| | BACKFLOW PREVENTER |
| | DIRECTIONAL FLOW ARROW
AND GRAVITY SEWER |
| | PROPOSED MANHOLE |
| | WATER MAIN |
| | SANITARY FORCE MAIN |
| | VALVE |
| | FIRE HYDRANT |
| | SIAMESE CONNECTION |
| | CLEANOUT |
| | EDGE OF PROPOSED PAVEMENT
(ASPHALT) |
| | DIRECTION OF SURFACE DRAINAGE |
| | SAMPLE POINT |
| | EXIST. WATER MAIN |
| | EXIST. UTILITY LINE TO BE
REMOVED |

FLOOD ZONE "X" ELEV N/A NAVD AND FLOOD
ZONE "AH" ELEV 5.0 NAVD ON FIRM
MAP #12011C0557H, DATE AUGUST 18, 2014

BROWARD COUNTY 100 YEAR
3 DAY CONTOUR= ELEV. 5.50 NAVD

AVERAGE WET SEASON
WATER LEVEL= ELEV. 1.00 NAVD

GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS
2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
4. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTIONS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
6. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG.DRIVE WAY, PROPERTY LINE, OR ROADWAY.
7. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & DRAIN CROUNES WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
8. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.
10. CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE, UNLESS NOTED OTHERWISE.

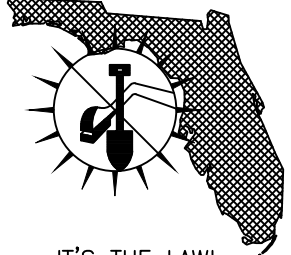


Revisions


[illegible]

Phase:
DRC
DOCUMENTS

SF AI



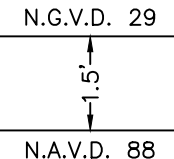
CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



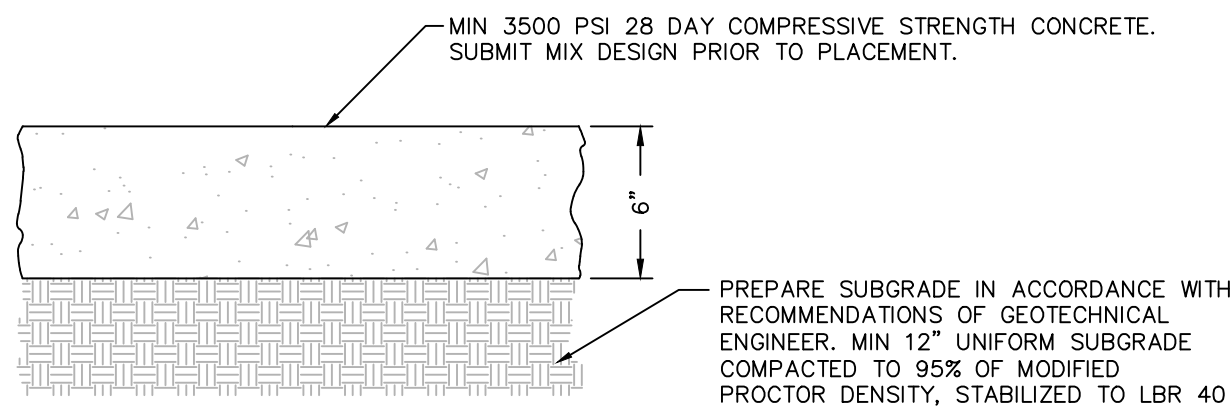
IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88

GRADING SHOWN UTILIZES N.A.V.D. 88

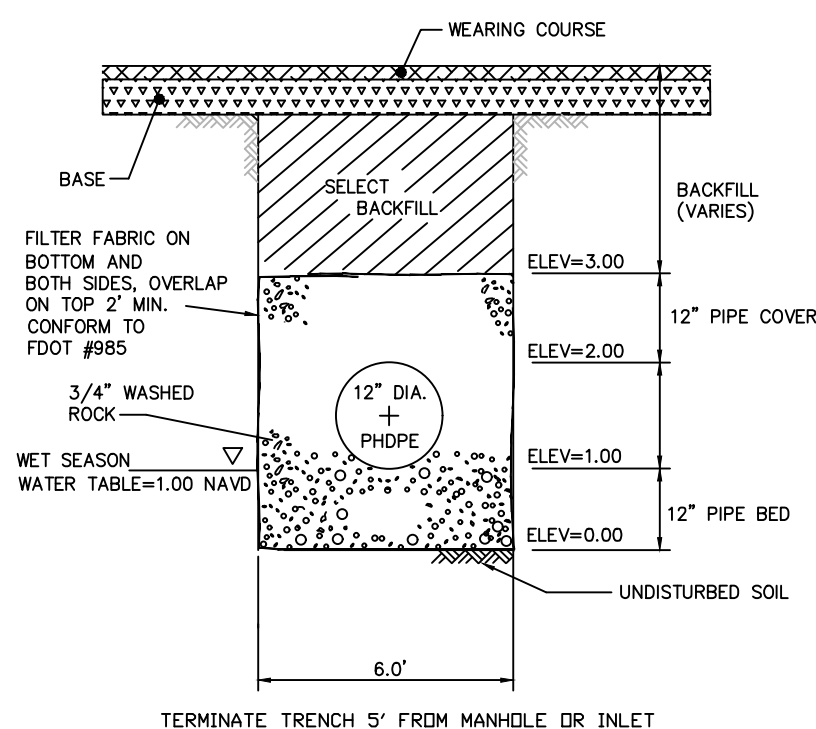

$$\begin{aligned} \text{N.A.V.D. } 88 &= \text{N.G.V.D. } 29 - 1.5' \\ \text{N.G.V.D. } 29 &= \text{N.A.V.D. } 88 + 1.5' \end{aligned}$$

Scale: 1"=20'	Date 01/11/19
Job No. 19-1482.00	Plot Date 07/10/19
Drawn by NAH	Sheet No. C2
Proj. Mgr. DTR	
Appr. by DRS	3 of 4

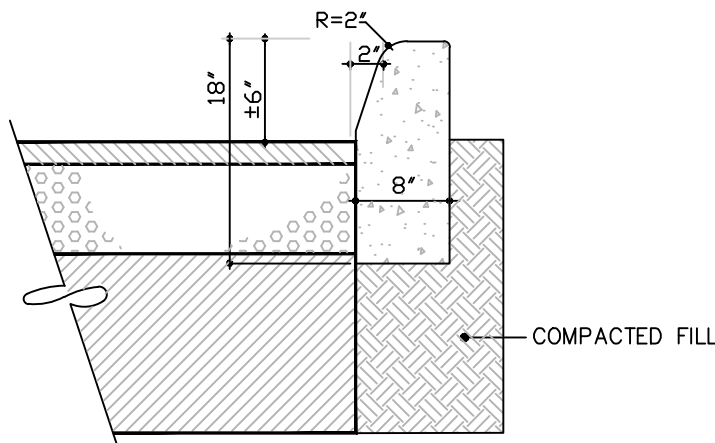


UNREINFORCED PAVEMENT TO BE CONSTRUCTED AND JOINED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND GUIDELINES OF ACI 330R-08. CONTRACTOR TO PROVIDE JOINT LAYOUT PLAN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

PORTLAND CEMENT CONCRETE PAVEMENT



EXFILTRATION TRENCH DETAIL

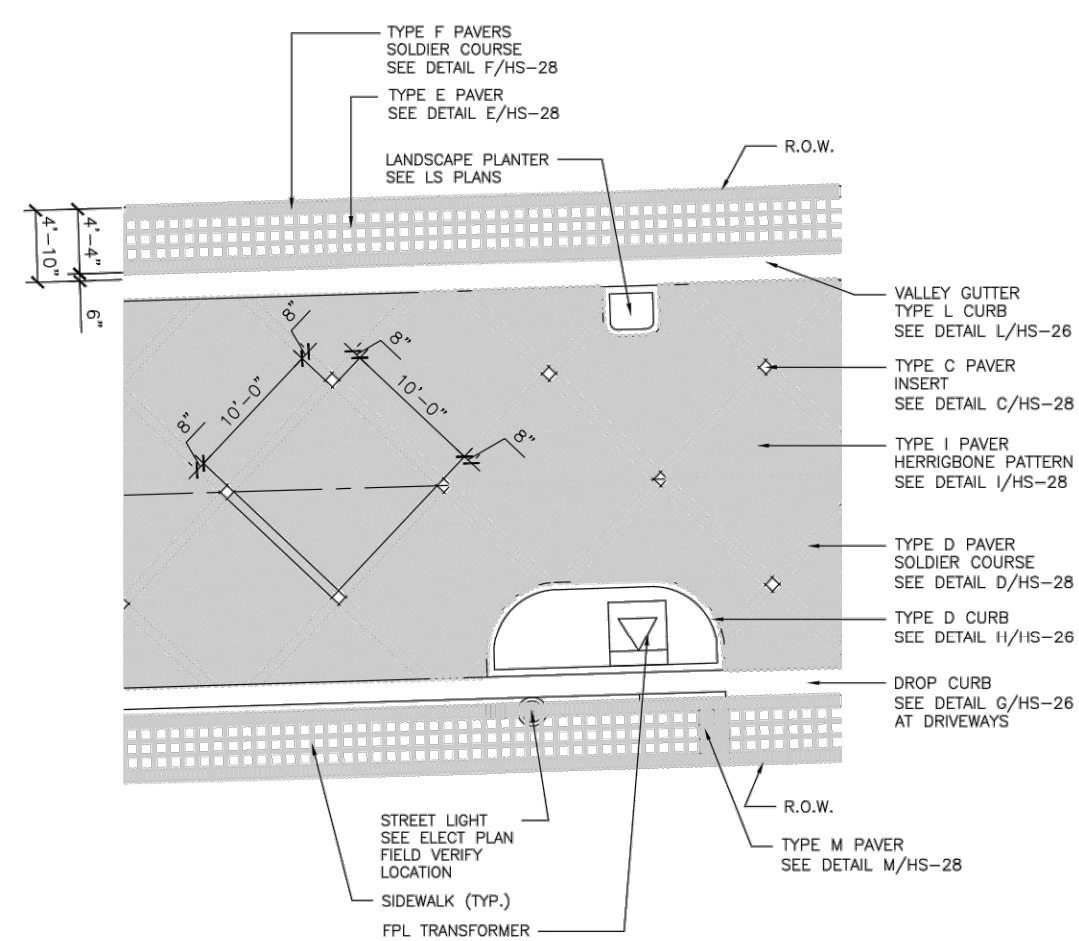


TYPE "D" CURB DETAIL

		SPACING OF REQUIRED ROADWAY, PARKING AREA AND UTILITY TRENCH TESTS							
		F.B.V.		DENSITY		L.B.R.		THICKNESS	
		MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
		LN. FEET	SQ. FEET	LN. FEET	SQ. FEET	LN. FEET	SQ. FEET	LN. FEET	SQ. FEET
COMPACTED OR STABILIZED SUBGRADE	200	10,000	200	10,000	200	10,000	300	10,000	
LIKEROOD BASE	---	---	300	10,000	---	---	---	10,000	
ASPHALT	---	---	---	---	---	---	PER NSP	PER NSP	
UTILITY TRENCH	---	---	200	---	---	---	---	---	

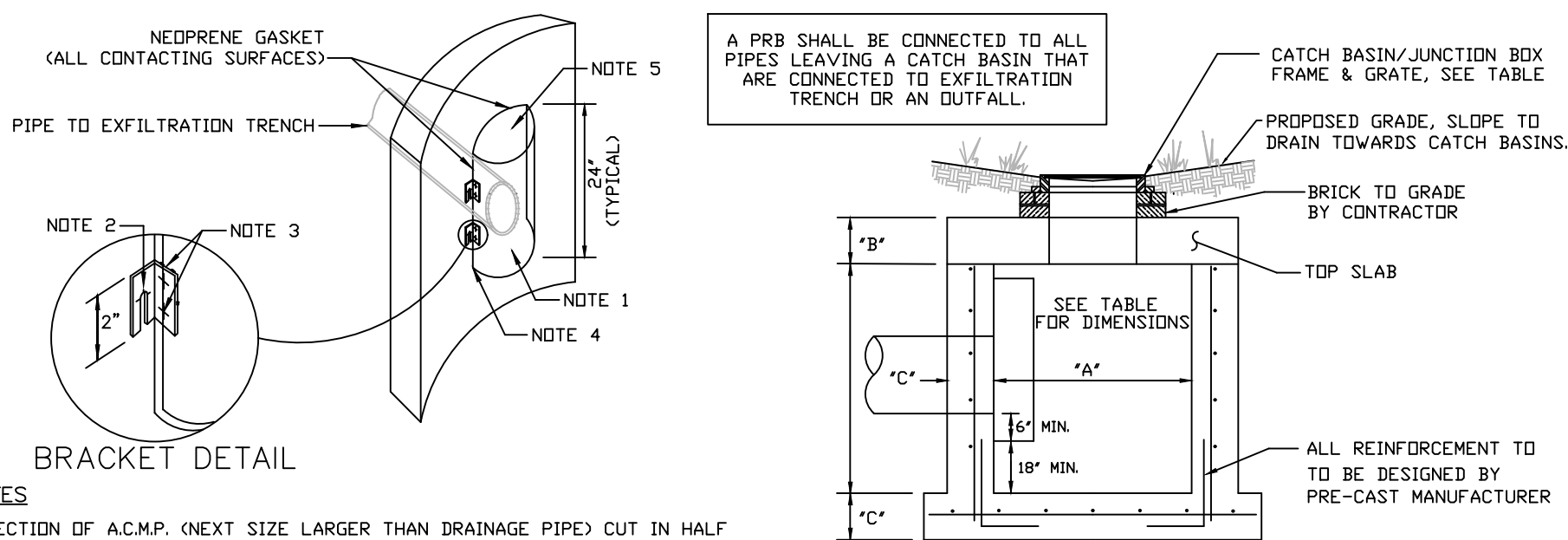
ALL TESTING SHALL BE TAKEN IN A STRANDED SAMPLING PATTERNS FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED TO THE CENTER, TO A POINT 12" INSIDE THE RIGHT EDGE.

COMPACTION TEST SCHEDULE



2 STREET PAVING ALIGNMENT DETAIL

HS-18 SCALE: N.T.S.



SECTION
JUNCTION BOX/CATCH BASIN

N.T.S.

DIMENSIONS SHOWN ARE FOR USE AS A GENERAL GUIDELINE AND BY NO MEANS CONSTITUTE AN ENGINEERED DESIGN, PRE-CAST MANUFACTURER TO DESIGN AND FABRICATE STRUCTURES MEETING THE INDUSTRY STANDARD DESIGN LOADS, THE STRUCTURAL CAPACITY IS THE SOLE RESPONSIBILITY OF THE MANUFACTURER

SUMMARY OF DRAINAGE STRUCTURES

STRUCTURES	TYPE	"A"	"B"	"C"	FRAME (U.S. # OR EQUAL)	GRATE (U.S. # OR EQUAL)
CB# _	"D"	37"x49"	8"	8"		6626 STEEL
CB# _	"J"	4'-0" Ø	8"	8"	4155	6209 CAST IRON
CB# 1,2,3,4	"C"	24"x37"	8"	8"	4155	6209 CAST IRON
M#H _	"J"	4'-0" Ø	8"	8"	420	TYPE "C"
M#H 5,6	"C"	24"x37"	8"	8"	420	TYPE "C"
YD# 6						

NOTES:

- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
- SEE SHEET LP-2 FOR LANDSCAPE DETAILS AND NOTES.
- ALL PLANTED MATERIAL ADJACENT TO CURBING SHALL BE PLANTED 3' BACK OF SAID CURB.
- ALL PERIMETER HEDGES SHALL BE MAINTAINED AT A HEIGHT OF 3.5' PER CODE REQUIREMENTS.

NOTE:
REMOVING TWO (2) COCONUT PALMS AND ONE (1) THINAX PALM FROM THE RIGHT-OF-WAY ALONG BUCHANAN STREET. THESE PALMS WILL BE MITIGATED ON A 1:1 BASIS. PLAN PROVIDES THE MITIGATED PALMS ALONG BUCHANAN STREET.

NOTE:
THE PROPOSED THINAX PALMS ARE NOT COUNTING TOWARDS ANY REQUIRED TREES/PALMS. THEY ARE ACCENT PALMS USED ON THE SITE.

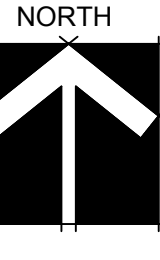
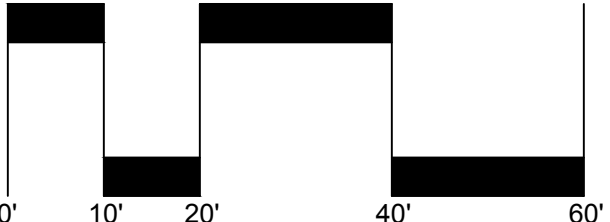
PLANT SCHEDULE 915 N OCEAN DR PARKING LOT										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
	BV	5	BULNESIA ARBOREA	VERAWOOD	FG/B&B	2" CAL	12' HT X 5' SPR.	NO	HIGH	
	BS	18	BURSERIA SIMARUBA	GUMBO LIMBO	FG/B&B	9" CAL	18' -20' HT, 10' SPR.	YES	HIGH	
	CD	8	COCCOLOBA DIVERSIFOLIA	PIGEON PALM	FG/B&B	2.5" DBH	12' HT X 5' SPR., S	YES	HIGH	
	CU	8	COCCOLOBA UVIFERA	SEA GRAPE	FG/B&B	4" CAL	14' HT X 7' SPR., STD., 7' CT.	YES	HIGH	
	CE	6	CONOCARPUS ERECTUS	GREEN BUTTWOOD	FG/B&B	2" CAL	12' HT X 6' SPR	YES	HIGH	
PALM TREES										
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
	CNE	4	COCOS NUCIFERA	COCONUT PALM	EXISTING TO REMAIN			NO	HIGH	
	CN	11	COCOS NUCIFERA	COCONUT PALM "GREEN MALAYAN"	FG/B&B		12' CT. FULL HEAD	NO	HIGH	
	PDE	1	PHOENIX DACTYLIFERA "MEDJOL"	DATE PALM	EXISTING TO REMAIN			NO	MED	
	PD	1	PHOENIX DACTYLIFERA "MEDJOL"	MEDJOL DATE PALM	FG/B&B		12' CT. FULL HEAD	NO	HIGH	
	TR	2	THINAX RADIATA	FLORIDA THATCH PALM	25 GAL.		7' O.A. HT.	YES	HIGH	
SHRUBS										
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	
	AHO	13	AECHEA BLANCHETIANA "HACIENDA"	BURNT ORANGE BROMELIAD	3 GAL.		24" HT. MIN	NO	HIGH	
	CR2	181	CHRYSOBALANUS ICAGO "RED TIP"	RED TIP COCOPLUM	-		30" HT. X 24" SPR.	YES	HIGH	
	CS5	37	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.		38" HT. X 30" SPR.	NO	HIGH	
	CES2	156	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	3 GAL.		30" HT X 24" SPR	YES	HIGH	
SHRUB AREAS										
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
	CH	197	CHRYSOBALANUS ICAGO "HORIZONTALIS"	HORIZONTAL COCOPLUM	-		16" HT X 16" SPR	YES	HIGH	24" o.c.
	FMG	949	FICUS MICROCARPA "GREEN ISLAND"	GREEN ISLAND FICUS	3 GAL.		14" HT X 16" SPR	NO	HIGH	18" o.c.
	IVD	569	ILEX VOMITORIA "STOKES DWARF"	DWARF YAUPON HOLLY	3 GAL.		14" HT X 16" SPR	YES	HIGH	18" o.c.
	MCG	352	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	-		24" HT X 24" SPR	YES	HIGH	24" o.c.
	ST	519	SOPHORA TOMENTOSA	YELLOW NECKLACEPOD	-					18" o.c.
	TF	122	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	-		24" HT X 24" SPR	YES	HIGH	30" o.c.
GROUND COVERS										
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
	ELG	1,114	ERNODEA LITTORALIS	GOLDEN CREEPER	-		12" HT. X 12" SPR	YES	HIGH	16" o.c.
SOD/SEED										
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING
	SOD	456 SF	STENOTAPHRUM SECUNDATUM "FLORITAM"	FLORITAM "ST. AUGUSTINE SOD"	SOD					

LANDSCAPE CALCULATIONS			
ZONING: BRT-25-C			
	CALCULATION	REQUIRED	PROVIDED
SECTION 2.2			
COMMERCIAL DISTRICTS			
PERIMETER LANDSCAPE			
1	(1) 2" CALIPER X 12' H TREE PER 50 LINEAR FEET OR PORTION THEREOF STREET FRONTAGE OF PROPERTY WHEREIN IMPROVEMENTS ARE PROPOSED		
	STATE ROAD A1A, NORTH OCEAN DRIVE	160 L.F. / 50	3
	BUCHANAN STREET (ILLINOIS STREET PLAT) (NORTH)	221 L.F. / 50	5
	INDIANA STREET (SOUTH)	236 L.F. / 50	5
2	FOR AT-GRADE PARKING LOTS, A PERIMETER LANDSCAPE BUFFER MUST BE INCLUDED WITHIN THE REQUIRED SETBACK AREA.		
INTERIOR LANDSCAPE FOR VEHICULAR USE AREA			
PARKING LOT			
3	TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF VUA PARKING SPACES AND SHALL HAVE MIN. 190 S.F. OF PERVIOUS AREA. EACH ISLAND SHALL CONTAIN AT LEAST (1) ONE TREE		
	16 TERMINAL & INT.	16	16
5	LOTS WITH A WIDTH MORE THAN 50 FT.: 25% OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VUA SHALL BE LANDSCAPED		
	23,711 SF X 25%	5,928 SF	11,849 SF
OPEN SPACE			
6	A MIN. OF 40% OF THE TOTAL SITE MUST BE LANDSCAPED OPEN SPACE INCLUDING LANDSCAPED OPEN SPACE LOCATED AT-GRADE OR AT HIGHER ELEVATIONS		
7	MINIMUM (1) TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY		
	11,849 SF / 1,000 SF	12	16
TOTAL TREES			
	TOTAL TREES REQUIRED	41	45 Trees & 12 Palms
	MIN. 60% REQUIRED NATIVE TREES		
	41 X 60%	25	40
	MAX. 50% PERCENT OF PALMS		
	41 X 50%	21	15
	NOT COUNTING PALMS AS REQUIRED TREES, ALL ARE ABOVE CODE		
	MINIMUMS		

NOTE:
THERE ARE NO EXISTING TREES LOCATED ON SITE. THUS THERE IS NO NEED FOR A TREE DISPOSITION PLAN. PLAN DOES PROPOSE REMOVAL OF THREE PALMS WITHIN THE RIGHT-OF-WAY OF BUCHANAN STREET. THESE PALMS HAVE BEEN MITIGATED AND THE NEW PALMS ARE SHOWN WITHIN THE RIGHT-OF-WAY OF BUCHANAN STREET.



SCALE: 1"=20'-00"



DRC SUBMITTAL SET
915 N OCEAN PARKING LOT
915 NORTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

Sheet Description

LANDSCAPE
PLAN

Release Date
02-15-2019

Project Number
1904

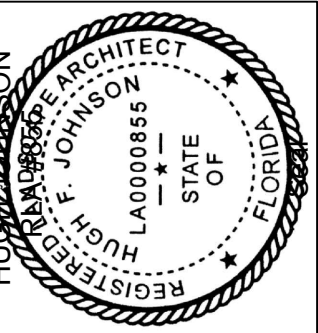
Drawing Number

LP-1

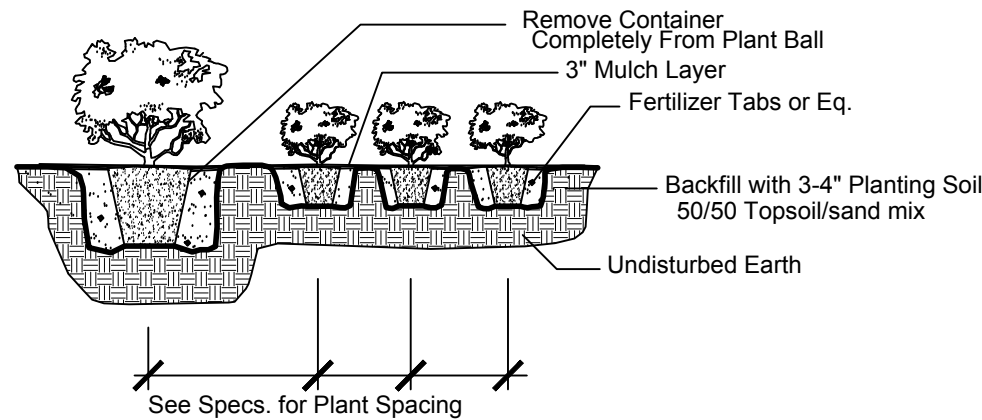
Sheet 1 of 2

1 Site and Planting Rev.
6-20-2019

Revision Dates



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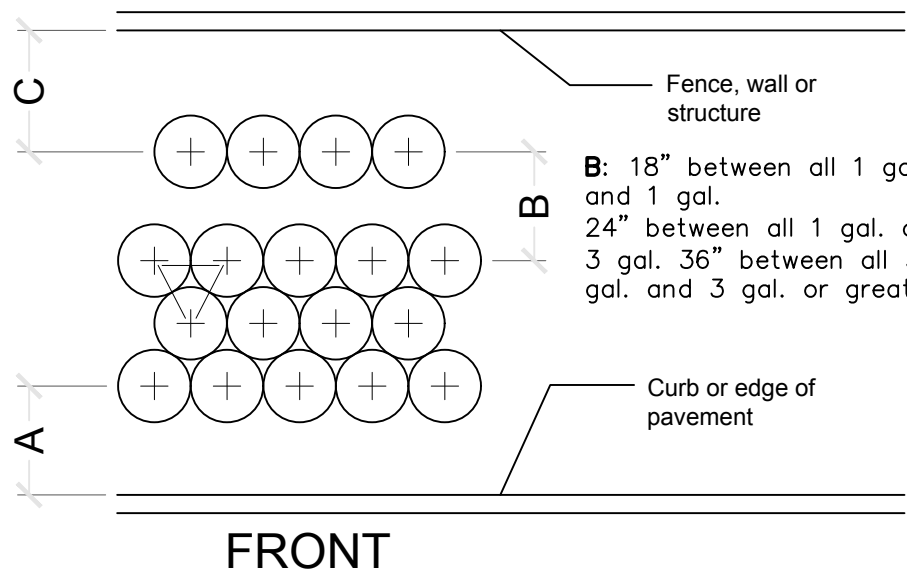
Shrub & Ground Cover Planting Detail

NTS

C: 18" for all 1 gal.
30" for all 3 gal. or greater
vines not included

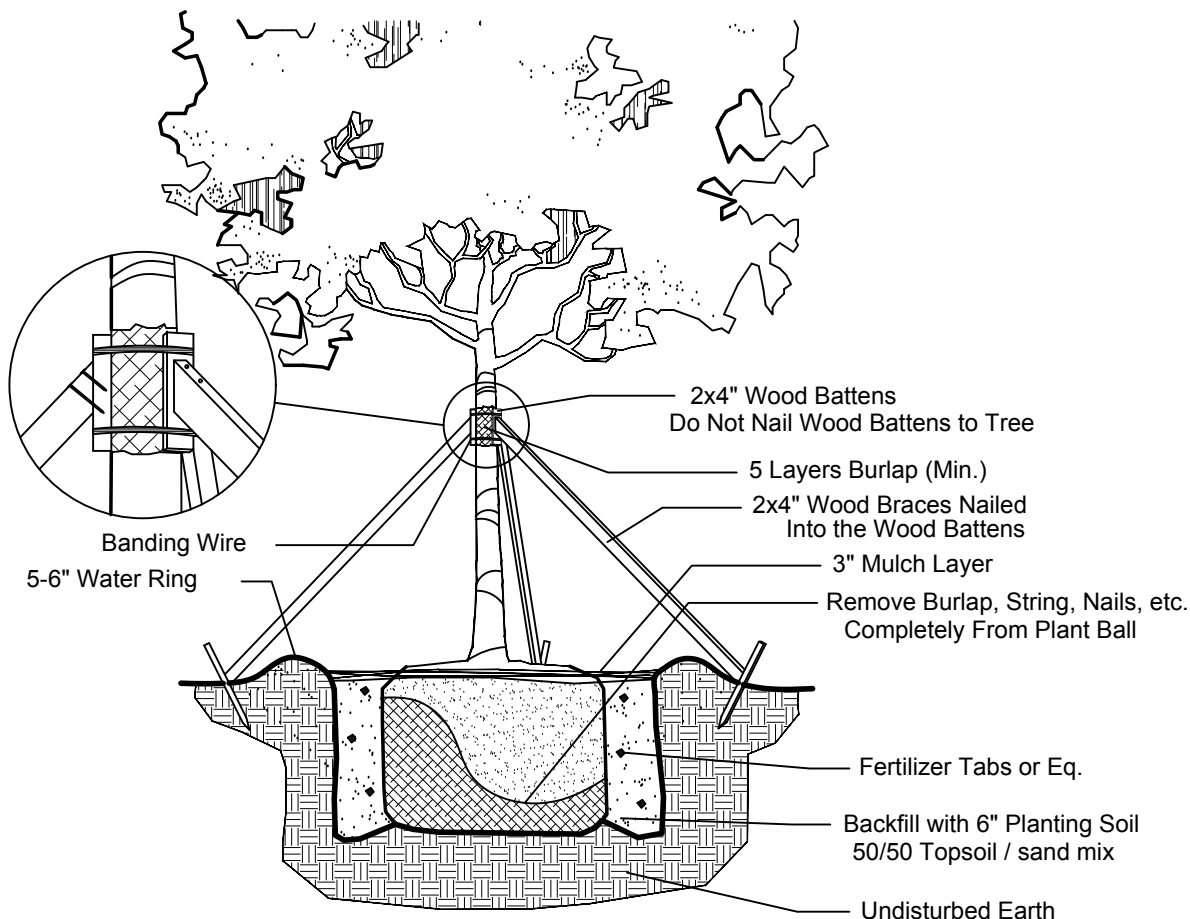
NOTE: All shrub and groundcover masses to
use triangular spacing except as a singular
hedge row or where noted. Refer to the plant
list for individual plant spacing.

A: 14" for all 1 gal.
24" for all 3 gal. or greater



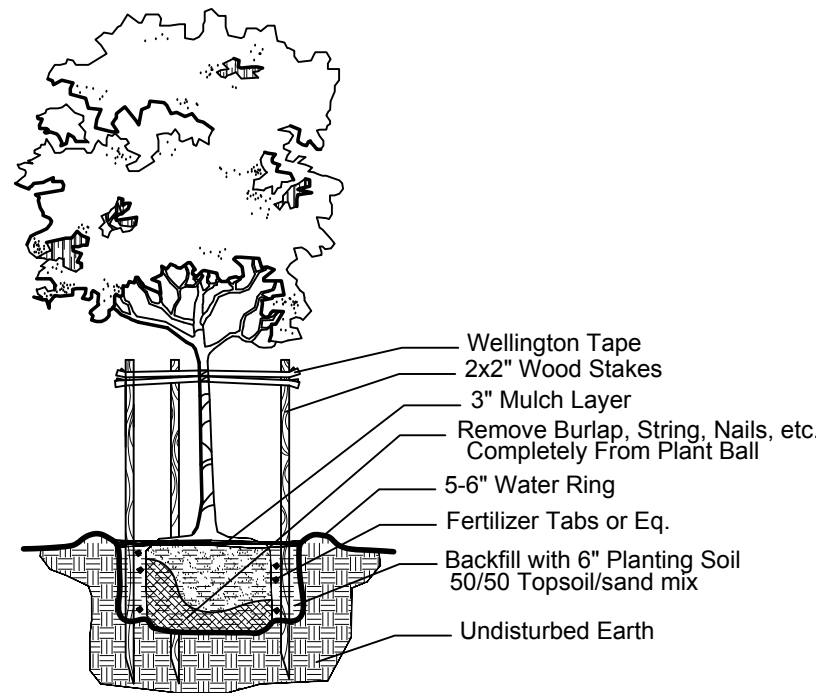
Typical Plant Spacing

NTS



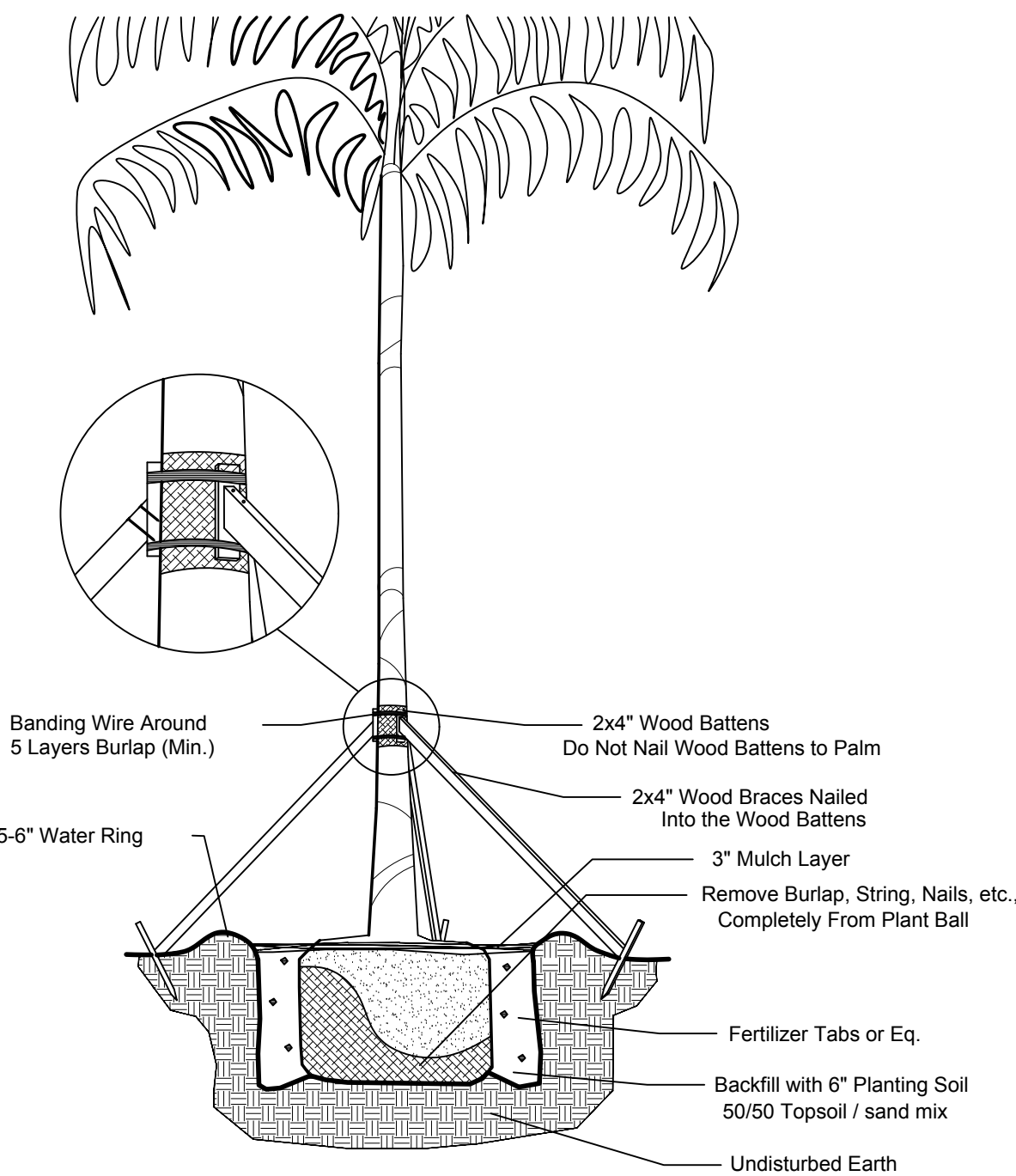
Large Tree Planting Detail

NTS



Small Tree Planting Detail

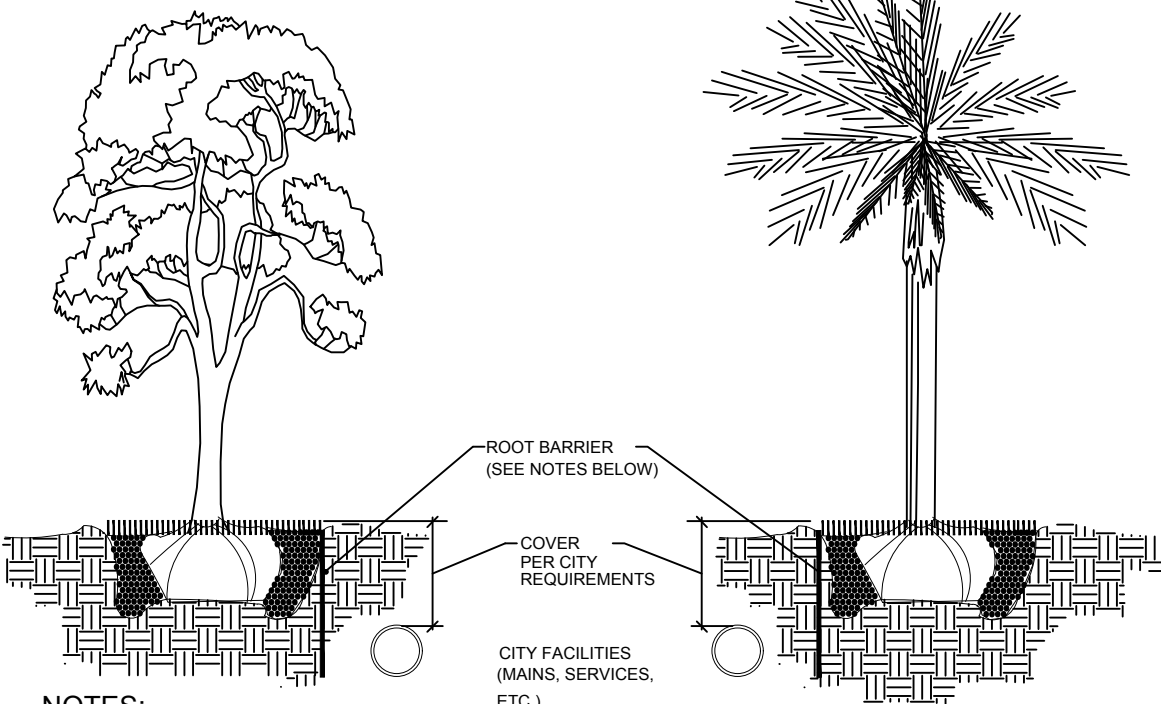
NTS



Palm Planting Detail

NTS

NOTE:
PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES.
MINIMUM CLEARANCE OF 5 FT FOR PALMS AND SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE
ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS SEE TYPICAL DETAIL BELOW.



NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 30" PANELS MANUFACTURED BY BICORBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread including trunk diameter in DBH (for SL Trees only). Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

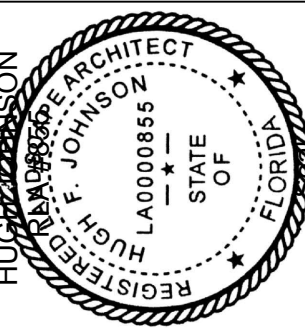
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

NOTES:

1. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
3. ALL CITY OF HOLLYWOOD LANDSCAPE NOTES TAKES PRECEDENT OVER ARCHITECTURAL ALLIANCE LANDSCAPE NOTES.



1 Site and Planting Rev.
6-20-2019

Revision Dates

DRC SUBMITTAL SET
915 N OCEAN PARKING LOT
915 NORTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

Sheet Description

LANDSCAPE
NOTES AND
DETAILS

Release Date

02-15-2019

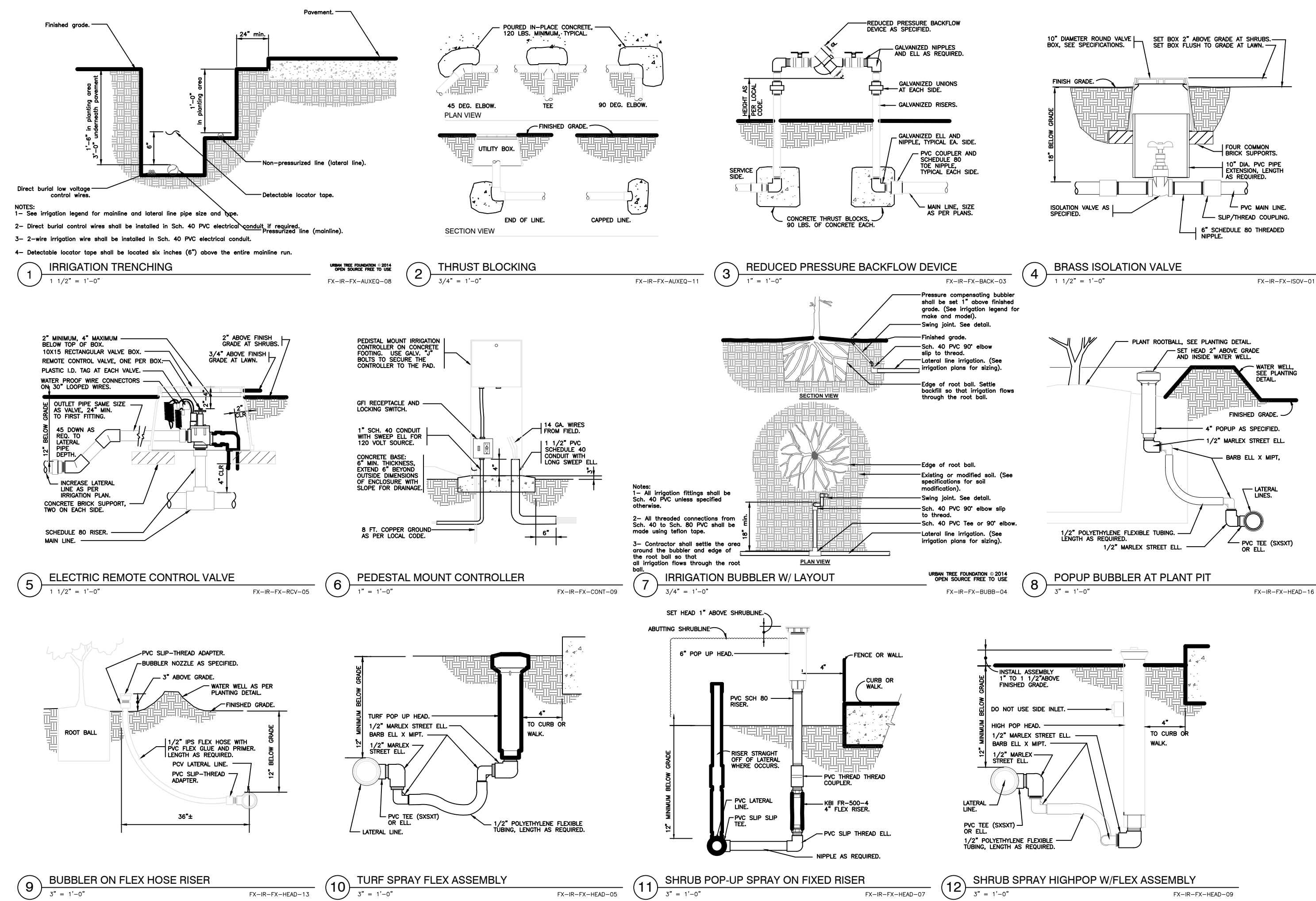
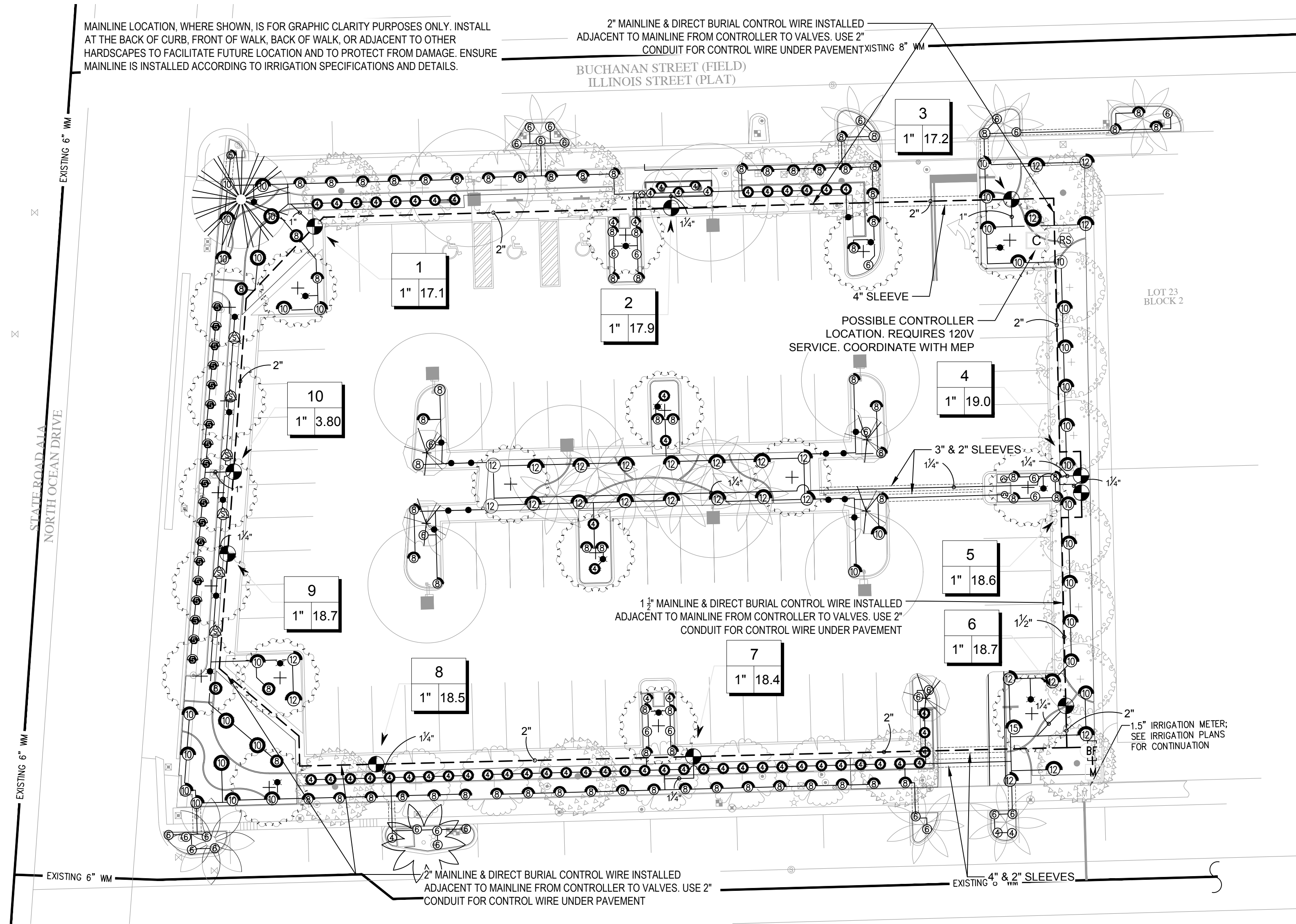
Project Number

1904

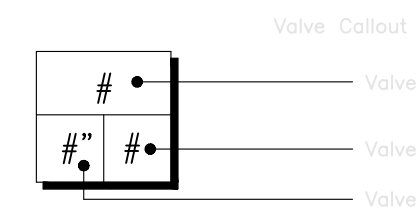
Drawing Number

LP-2

Sheet 2 of 2



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-PRS 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING DEVICE.	19	30
	RAIN BIRD 1806-PRS SQ SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	65	30
	RAIN BIRD 1806-PRS 15 STRIP SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	6	30
	RAIN BIRD 1806-PRS 5 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	1	30
	RAIN BIRD 1806-PRS 8 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	74	30
	RAIN BIRD 1806-PRS 10 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	34	30
	RAIN BIRD 1806-PRS 12 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	25	30
	RAIN BIRD 1806-PRS 15 SERIES MPR SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	1	30
	RAIN BIRD 1806-PRS ADJ SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	37	30
	RAIN BIRD 1806-PRS HE-VAN SERIES SHRUB SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET ON FIXED RISER. WITH PRESSURE REGULATING DEVICE.	8	30
	RAIN BIRD 1808-5 SERIES STREAM W/ PCS 5CST-020 STREAM BUBBLER 6.0" POPUP WITH PRESSURE COMPENSATING SCREEN.	30	30
	RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	10	
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESP8LXME-LXMM-LXMPED WITH (01) ESPLXMSM4 12 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL PEDESTAL.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	WATER METER 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPES SIZED 1 1/4" AND ABOVE ARE LABELED. WITH ALL OTHER PIPE SIZED AT 1"	2,415 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	696.4 L.F.	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	200.0 L.F.	



NOTES:

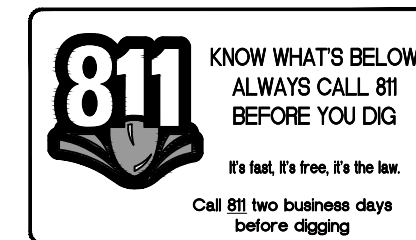
- ALL SOD AND LANDSCAPE AREAS, EXCLUDING THOSE AREAS WITH NATIVE NONINVASIVE PLANTS, TO RECEIVE 100% COVERAGE FROM A PERMANENT, AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- IRRIGATION SYSTEM SHALL HAVE SEPARATE ZONES FOR TURF, SHRUBS W/ LOW/MODERATE WATER USAGE, AND SHRUBS WITH HIGH WATER USAGE; AND ALSO BE EQUIPPED WITH RAIN SENSOR.

NON-VEHICULAR SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

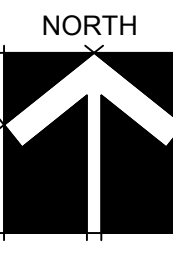
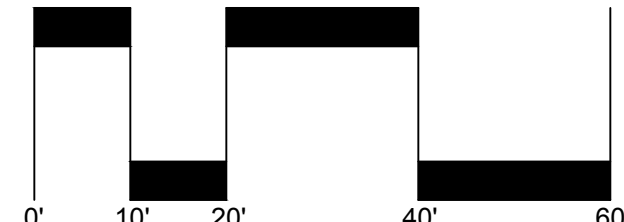
SLEEVING NOTES:

- VEHICULAR CROSSINGS ARE SHOWN AND SIZED ON THE PLANS.
- NON-VEHICULAR SLEEVES ARE SHOWN BUT NOT SIZED.
- SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ADJACENT CHART.
- MAINLINE CROSSINGS MUST ALSO INCLUDE A 2" CONDUIT SLEEVE FOR CONTROL WIRE.
- CONTRACTOR TO DUCT TAPE END OF SLEEVES TO KEEP SLEEVE CLEAN AND CLEAR.
- CONTRACTOR TO STAKE END OF EACH SLEEVE ABOVE GROUND AND PAINT FLUORESCENT ORANGE. LABEL EACH STAKE WITH THE WORD "SLEEVE" AND ITS SIZE.
- CONTRACTOR TO PROVIDE A 3 FT MINIMUM DEPTH OF COVERAGE OVER ALL SLEEVES.

SLEEVE LABEL:
12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.



SCALE: 1"=20'-00"



DRC SUBMITTAL SET

915 N OCEAN PARKING LOT

915 NORTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

Sheet Description

IRRIGATION PLAN

Release Date
02-15-2019

Project Number
1904

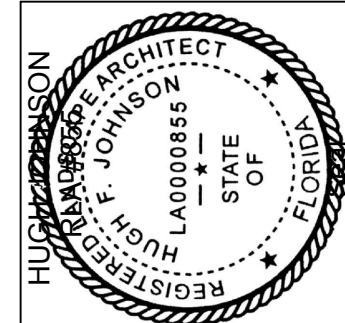
Drawing Number

IR-1

Sheet 1 of 2

1 Site and Planning Rev.
6-20-2019

Revision Dates



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WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x5/8" copper grounding plates, 5/8"x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded. Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

- 1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

- 1.All above inspections are completed, documented, approved by owner.
- 2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.
- B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- C. Check remote control valve to ensure proper setting, if present.
- D. Check setting on pressure regulator it verify proper setting, if present.
- E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- F. Check for leaks - mainline, lateral lines, valves, heads, etc.
- G. Check all heads as follows:
 1. Proper set height (top of sprinkler is 1" below mow height
 2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
 3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
 6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify pop-ups retract after operation. If not, repair/replace as needed.
- H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- I. check rain shut-off device monthly and clean/repair/replace as needed.
- J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- L. Inspect all filters monthly and clean/repair/replace as needed.
- M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.
- N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
- O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
- P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

DRC SUBMITTAL SET
915 N OCEAN PARKING LOT
915 NORTH OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

Sheet Description

IRRIGATION
NOTES

Release Date
02-15-2019

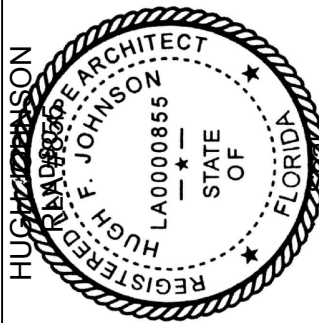
Project Number
1904

Drawing Number

IR-2

Sheet 2 of 2

AAL
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912 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000237
TEL: 954-764-5858 EMAIL: hjohnson@archall.net



1 Site and Planting Rev.
6-20-2019
Revision Dates

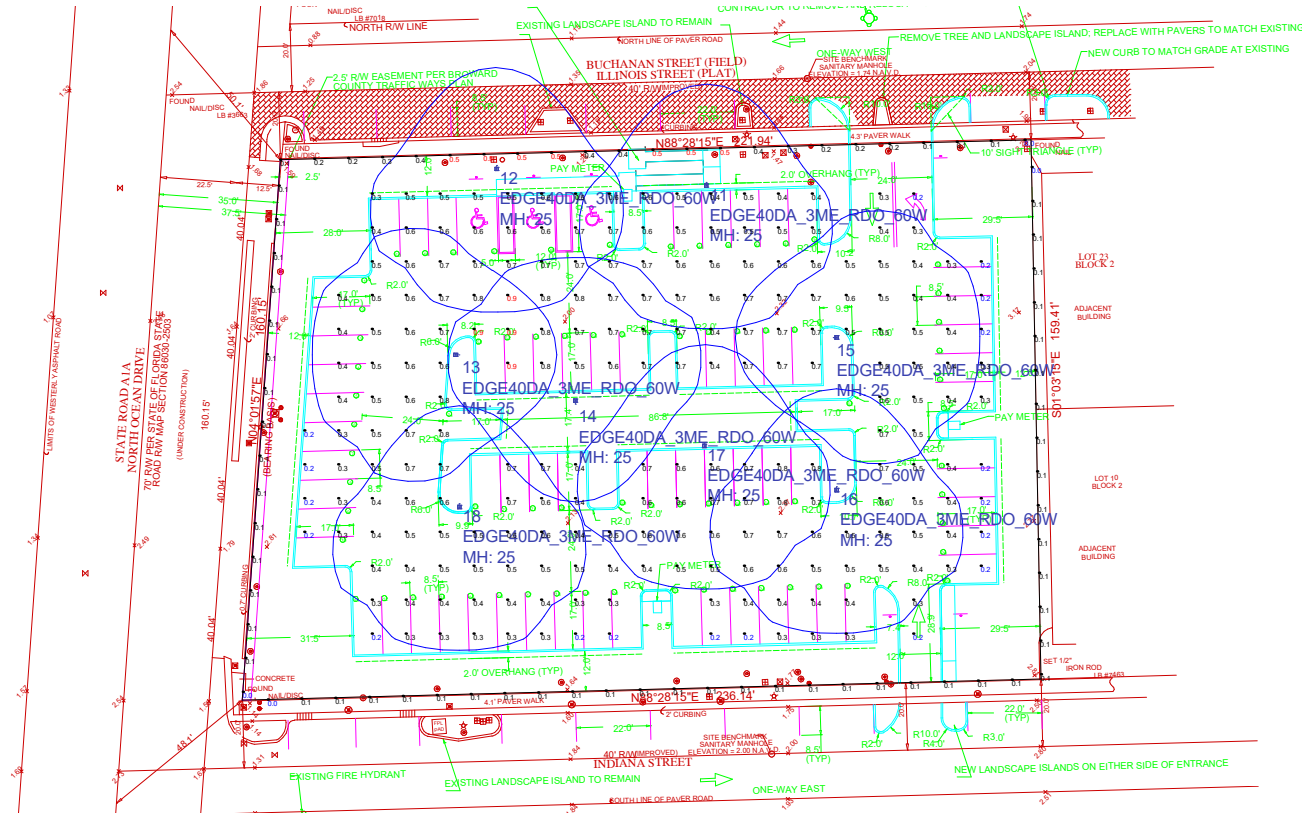


Luminaire Schedule

Symbol	Label	Description	Arrangement	Lumens/Lamp	LLF	Arm	Mount Height	Qty
	EDGE40DA_3ME_RDO_60W	2-10715-6	SINGLE	2810	0.880	1	25	8

Numeric Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	0.51	0.9	0.2	2.55	4.50
Property Line	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.



Hollywood FL - Ocean Dr
Project Number - DH_2-10715
Prepared By: jim ww
Operating Profile -
Date:5/23/2019

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