

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: 10-21-2019

Location Address: 2035 MONROE STREET
Lot(s): 8, 9 Block(s): 5 Subdivision: HOLLYWOOD
Folio Number(s): 5142 1504 0810
Zoning Classification: DH-3 Land Use Classification: RAC
Existing Property Use: DUPLEX Sq Ft/Number of Units: 2372 sqft / 2 UNITS
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): _____

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

Explanation of Request: Submit for site plan approval for 16 Units Apartments Building

Number of units/rooms: 16 Sq Ft: 26,966 (TOTAL)
Value of Improvement: \$1,500,000 Estimated Date of Completion: July 2021
Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: HALLANDALE BEACH HOMES LLC
Address of Property Owner: 2239 JACKSON ST HOLLYWOOD FL
Telephone: 786-838-7310 Fax: _____ Email Address: WILFERZCO@GMAIL.COM
Name of Consultant/Representative/Tenant (circle one): PABLO J FERNANDEZ
Address: 2239 JACKSON ST, HOLLYWOOD Telephone: 786-838-7310
Fax: _____ Email Address: WILFERZCO@GMAIL.COM
Date of Purchase: 05/10/2017 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



File No. (internal use only): _____

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Hollywood, FL 33022

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: 10.21.19

PRINT NAME: _____

PABLO J FERNANDEZ

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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



PROJECT NAME: 2035 MONROE STREET
MEETING: PRELIMINARY TAC
MEETING DATE: NOV /2019
PROJECT: 16 APARTMENT BUILDING
DESTINATION: RENT



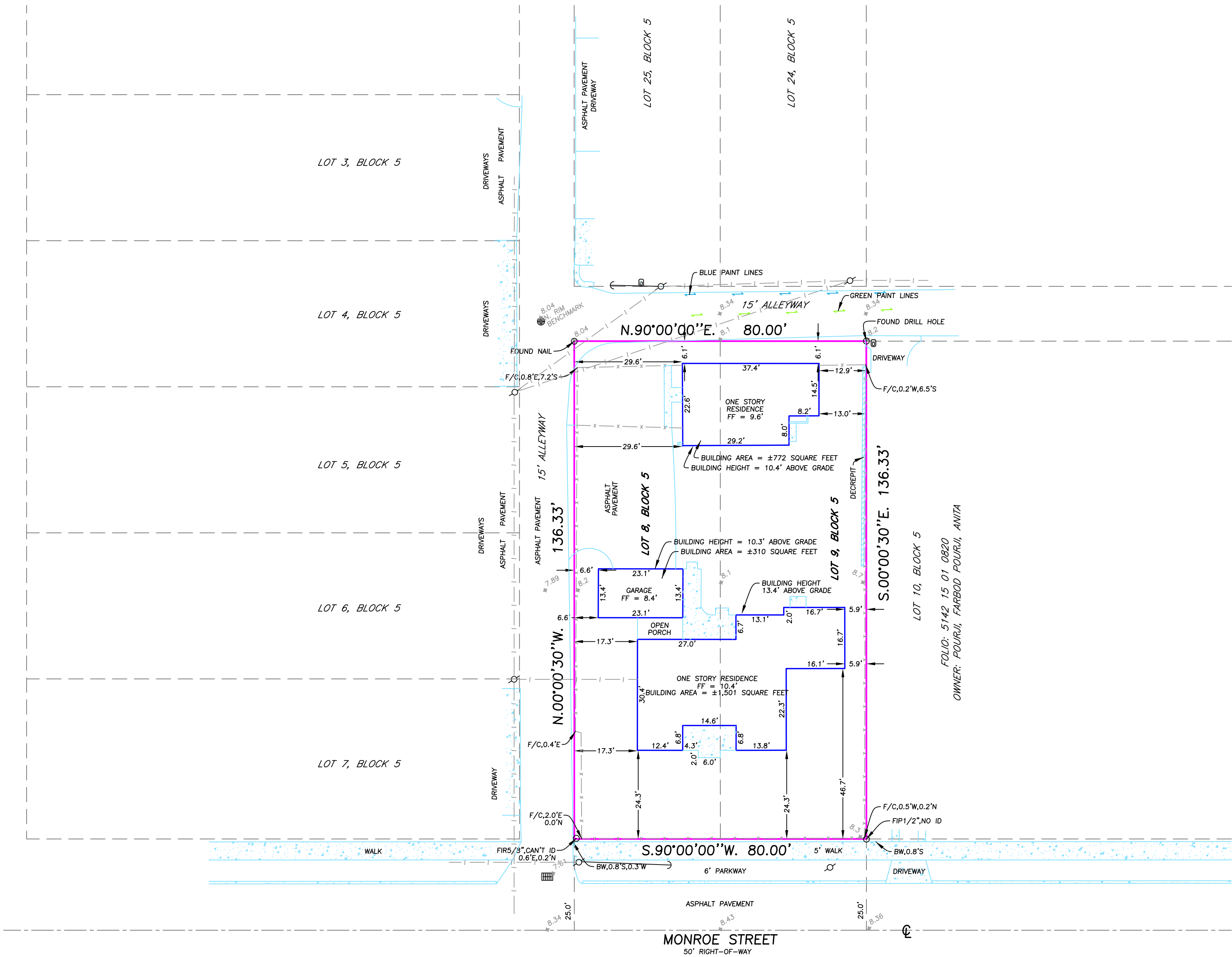
WILFERZ COMPANY, LLC – WILFERZ LEASING, LLC
 WILFERZ BUILDERS, LLC
 2239 JACKSON ST HOLLYWOOD FL 33020
 786-838-7310 / 786-838-8159
WILFERZCO@GMAIL.COM
WWW.WILFERZ.COM



INDEX:

- 1) OWNERSHIP AND ENCUMBRANCE REPORT (O&E)
- 2) CERTIFIED ALTA SURVEY
- 3) SITE PLAN & FLOOR PLAN
- 4) LANDSCAPING AND IRRIGATION PLANS
- 5) RENDERS

WILFERZ COMPANY, LLC – WILFERZ LEASING, LLC
WILFERZ BUILDERS, LLC
2239 JACKSON ST HOLLYWOOD FL 33020
786-838-7310 / 786-838-8159
WILFERZCO@GMAIL.COM
WWW.WILFERZ.COM



SURVEYOR'S NOTE

1. GROSS LAND AREA = 10,906 SQUARE FEET MORE OR LESS (0.25 ACRES MORE OR LESS)

OWNERSHIP AND ENCUMBRANCE REPORT

PLANT ORDER# 19-41846
CUSTOMER NO.: 19-0581
PERIOD SEARCHED: FROM 05/26/2017 TO 07/16/2019 @ 8:00 A.M.
DATED: JULY 17, 2019

ITEM 1-3: NOT PLOTTABLE

OWNERSHIP AND ENCUMBRANCE REPORT

PRE-CLOSING UPDATE

PLANT ORDER# 19-41846
CUSTOMER NO.: 19-0581
AMENDED EFFECTIVE DATE: OCTOBER 14, 2019 @ 8:00 A.M.

"NOTHING FOUND OF RECORD"

UPDATED BY: STENNEY OCTOBER 15, 2019

LEGAL DESCRIPTION
LOT 8 AND 9, BLOCK 5, TOWN OF HOLLYWOOD,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 1, PAGE(S) 21, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
HALLANDALE BEACH HOMES LLC

PROPERTY ADDRESS
2035 MONROE STREET
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY
INVOICE # 41990
SURVEY DATE 07/25/19

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569H

ATLANTIC COAST
SURVEYING INC.

ALTA/NSPS LAND TITLE SURVEY

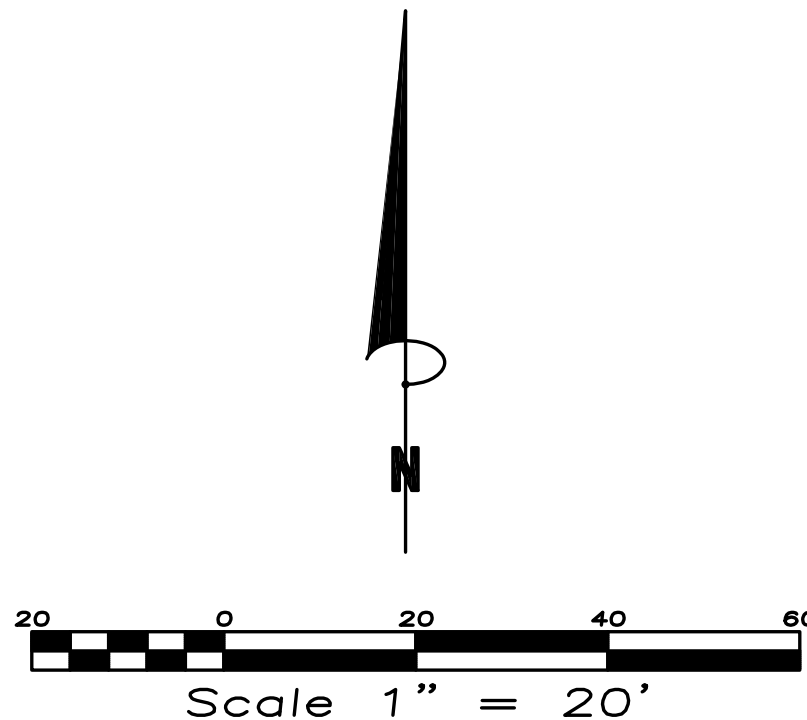
SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

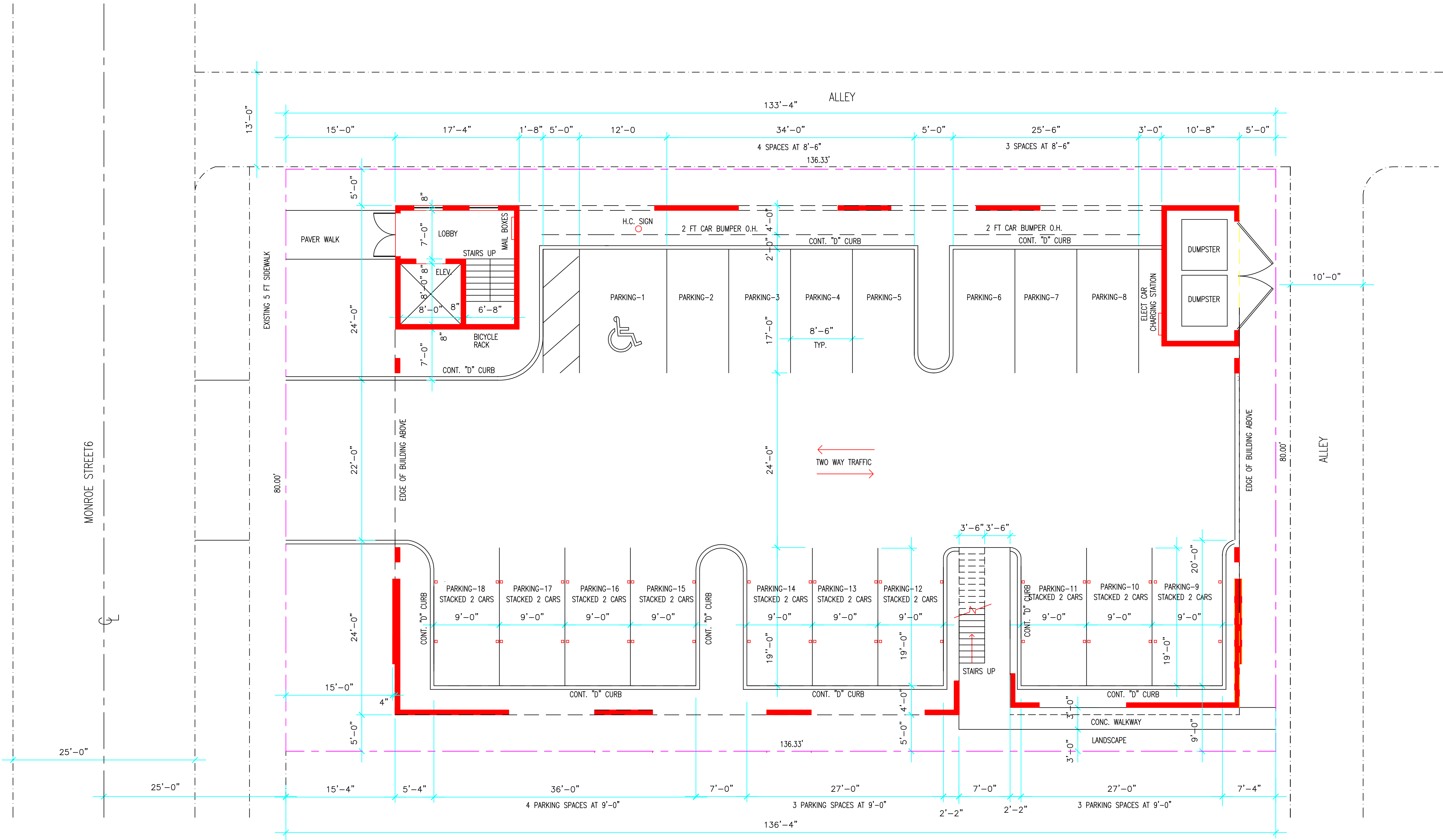
ABBREVIATIONS
BC BUILDING CORNER
BW BACK OF WALK
CALCULATED MEASURED
C M
N.T.S. NOT TO SCALE
OP OFFICIAL RECORDS BOOK
PC POINT OF CURVATURE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PG PAGE
PRC POINT OF REVERSE CURVE
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
E/F END OF FENCE
EP EDGE OF PAVEMENT
EW EDGE OF WATER
F/L FENCE CORNER
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FN FOUND NAIL
FN&D FOUND NAIL & DISC
FP&L FLORIDA POWER AND LIGHT RECORD
RAD RADIAL
SN&D SET NAIL & DISC # 5495
SP&C SET 1/2" PIN & CAP # 5495

LEGEND
CABLE JUNCTION BOX
CATCH BASIN
CLEAN OUT
CONTROL VALVE
ELECTRIC SERVICE
FIRE HYDRANT
FP&L PAD
GUY ANCHOR
MANHOLE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
WATER METER
WATER VALVE
WELL

BRICK PAVERS
CENTERLINE
CONCRETE/CHAT
CONCRETE WALL
ELEVATION
METAL FENCE
OVERHEAD WIRES
WOOD DECK/DOCK
WOOD FENCE

SURVEYOR'S CERTIFICATE
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 3, 4, 5, 7A, 7B1, 7C, 11, 13, 14 and 21 of Table A thereof. The field work was completed on JULY 25, 2019. Date of Plat or Map: OCTOBER 17, 2019.
PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418





SITE PLAN
SCALE: 1/8"=1'-0"
ZONED DH-3
F.A.R. 3.0

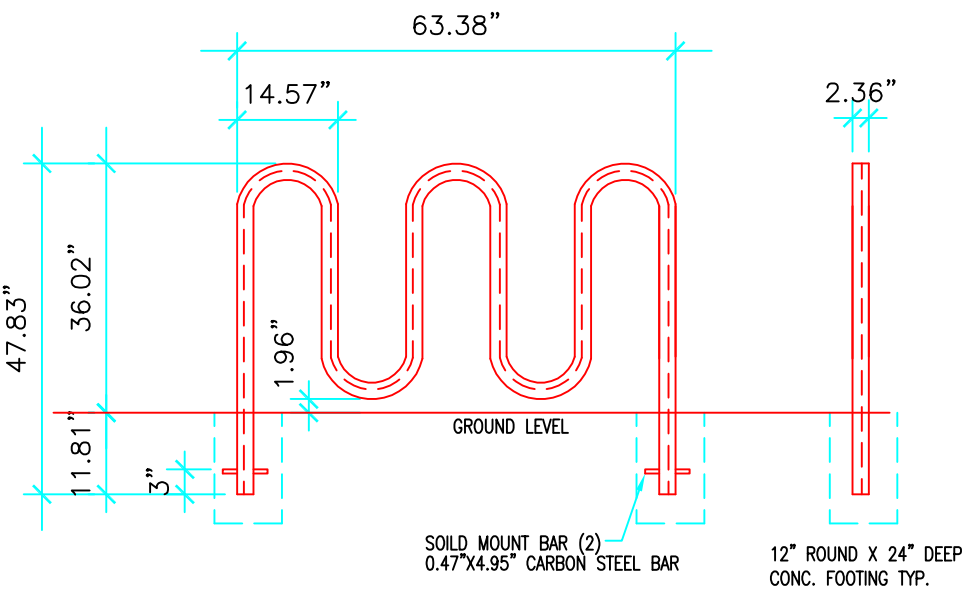
LEGAL DESCRIPTION:
LOTS 8 AND 9 BLOCK 5 OF TOWN OF HOLLYWOOD
PLAT BOOK 1 PAGE 21 BROWARD COUNTY FLORIDA

SETBACKS		
	REQUIRED	PROVIDED
FRONT	15'-0"	15'-0"
REAR	5'-0"	5'-0"
SIDE	0'-0"	5'-0"
ALLEY	5'-0"	5'-0"

PARKING CALCULATIONS:

REQUIRED ONE SPACE FOR EACH ONE BEDROOM UNITS
REQUIRED TWO SPACES FOR EACH TWO BEDROOM UNITS
10 TWO BEDROOM UNITS = 20 SPACES
6 ONE BEDROOM UNITS = 6 SPACES

PROVIDED 10 STACK SPACES = 20 SPACES FOR THE TWO BEDROOM UNITS
PROVIDED 8 STANDARD SPACES FOR THE ONE BEDROOM UNITS



BICYCLE RACK DETAIL
N.T.S.

GREEN BUILDING REQUIREMENTS (151.153)

- ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
- PROVIDE PROGRAMMABLE THERMOSTATS
- PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
- PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTATIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
- PROVIDE ALL ENERGY EFFICIENT OUTDOOR LIGHTING
- ALL HOT WATER PIPES TO BE INSULATED
- ALL UNITS TO HAVE TANKLESS WATER HEATERS
- ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

NOTE:

- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
- 13,264 TOTAL S.F. /12 = 61,105 AVERAGE CUMULATIVE SQ. FT. FOR DWELING UNITS
- FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
- RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE

ELECTRIC VEHICLE CHARGING
PROVIDE TWO EMPTY 3/4" COND. IN EACH GARAGE TO A DBL. TWO GANG JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772 TO A TWO GANG JUNCTION BOX WITH BLANK PLATE

SECOND FLOOR

LIVING AREAS	6,632.00 S.F.
WALKWAYS	572.00 S.F.
ELEVATOR AND STAIRS	232.00 S.F.
BALCONIES	450.00 S.F.
OPEN AREAS	144.00 S.F.
TOTAL FLOOR	8,030.00 S.F.

- UNIT-A (2 BEDROOMS 998 S.F.) TOTAL 3 UNITS
UNIT-B (2 BEDROOMS 1,050 S.F.) TOTAL 1 UNITS
UNIT-C (1 BEDROOMS 552 S.F.) TOTAL 1 UNITS
UNIT-D (2 BEDROOMS 670 S.F.) TOTAL 1 UNITS
UNIT-E (2 BEDROOMS 726 S.F.) TOTAL 1 UNITS
UNIT-F (1 BEDROOMS 640 S.F.) TOTAL 1 UNITS

TOTAL FOURTEEN BEDROOMS PER FLOOR

THIRD FLOOR

LIVING AREAS	6,632.00 S.F.
WALKWAYS	572.00 S.F.
ELEVATOR AND STAIRS	232.00 S.F.
BALCONIES	450.00 S.F.
OPEN AREAS	144.00 S.F.
TOTAL FLOOR	8,030.00 S.F.

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UNIT-E (2 BEDROOMS 726 S.F.) TOTAL 1 UNITS
UNIT-F (1 BEDROOMS 640 S.F.) TOTAL 1 UNITS

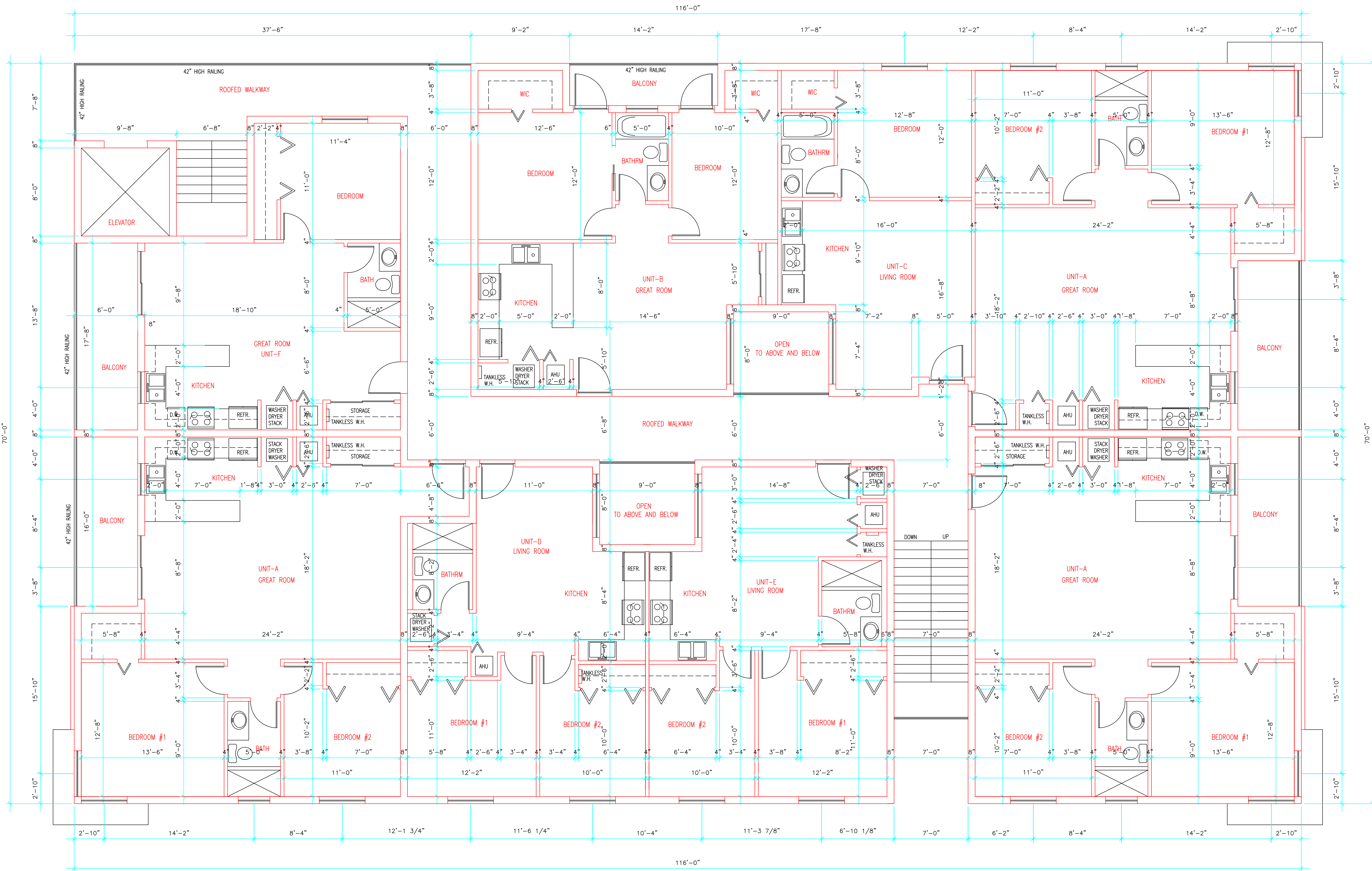
TOTAL FOURTEEN BEDROOMS PER FLOOR

16 UNIT APARTMENTS
SITE DESIGN
2035 MONROE STREET
HOLLYWOOD, FLORIDA
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 538-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641 AP-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

CHECKED
DRAWN
DATE 11-20-2018
COMM. NO. 18-165

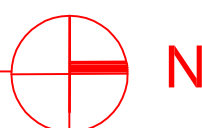
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42" HIGH RAILING

TYP. SECOND AND THIRD FLOOR PLAN

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



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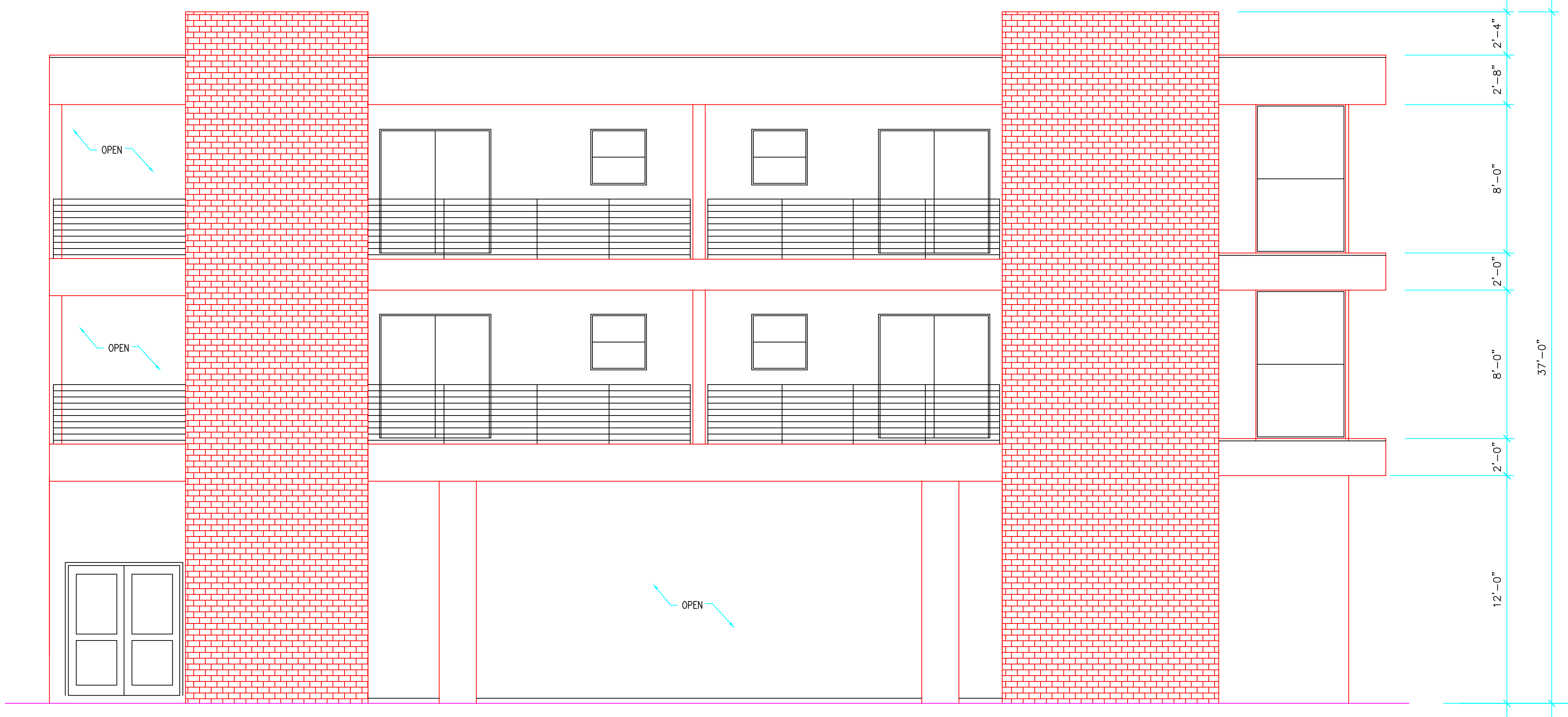
2
4

16 UNIT APARTMENTS
SITE DESIGN

2035 MONROE STREET
HOLLYWOOD, FLORIDA

CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 638-7310

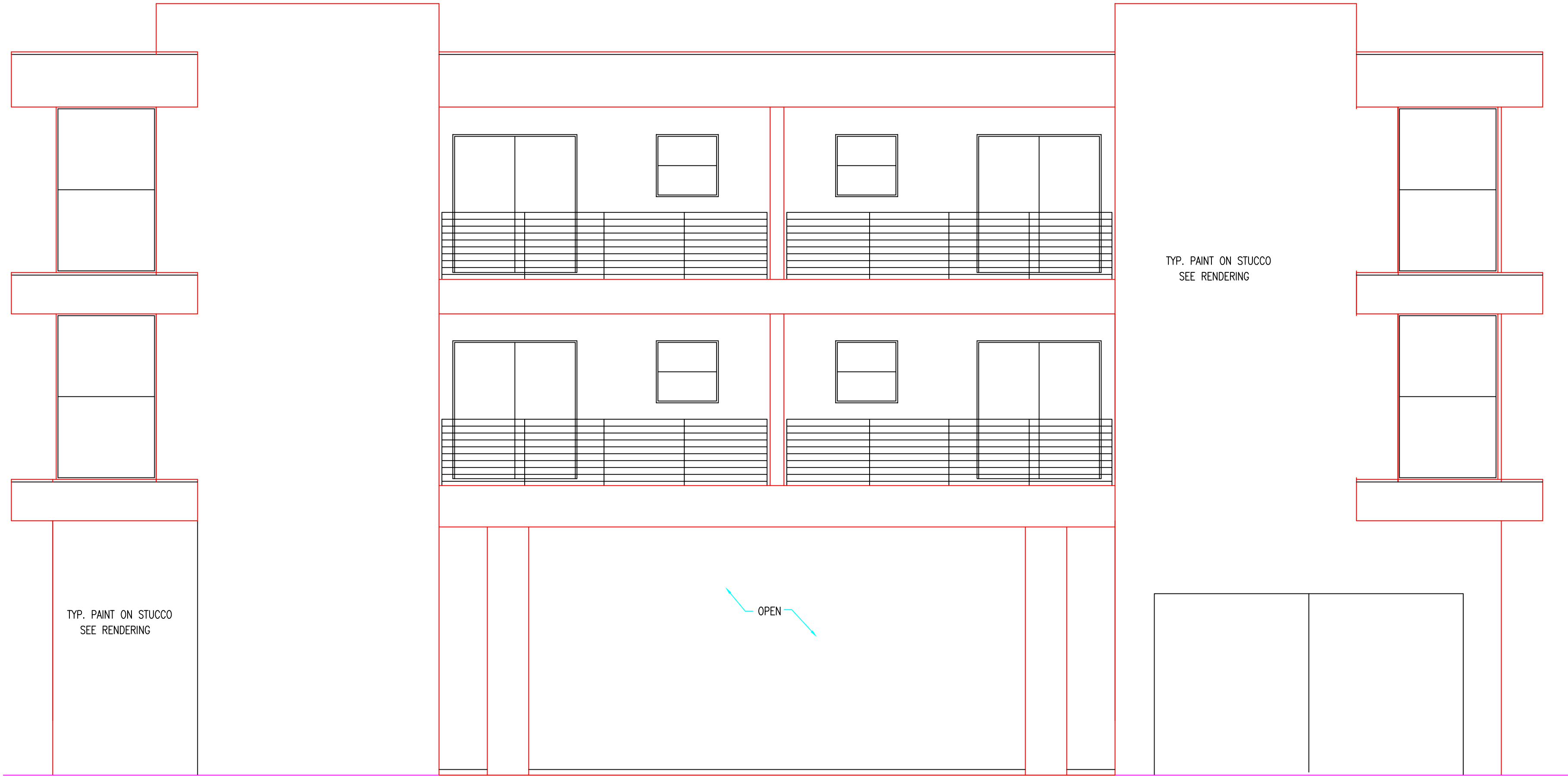
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FRONT ELEVATION

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

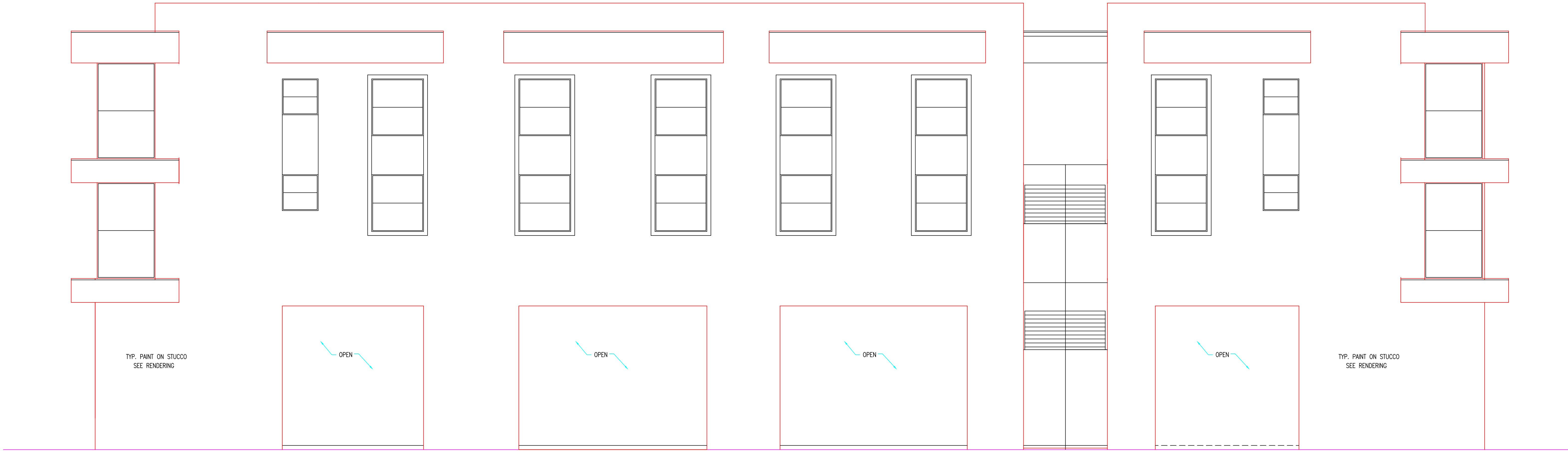
SOUTH



REAR ELEVATION

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

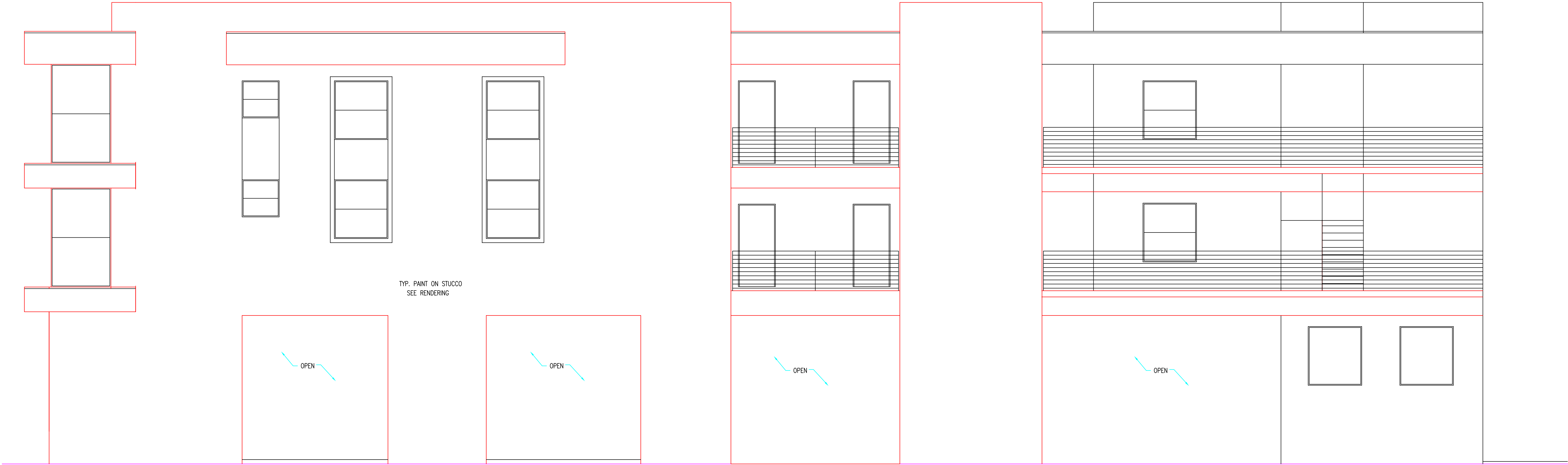
NORTH



RIGHT SIDE ELEVATION

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

EAST



LEFT SIDE ELEVATION

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

WEST

Miguel de Diego
ARCHITECT P.A.

AA-26001641 AP-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

16 UNIT APARTMENTS

SITE DESIGN

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HOLLYWOOD, FLORIDA

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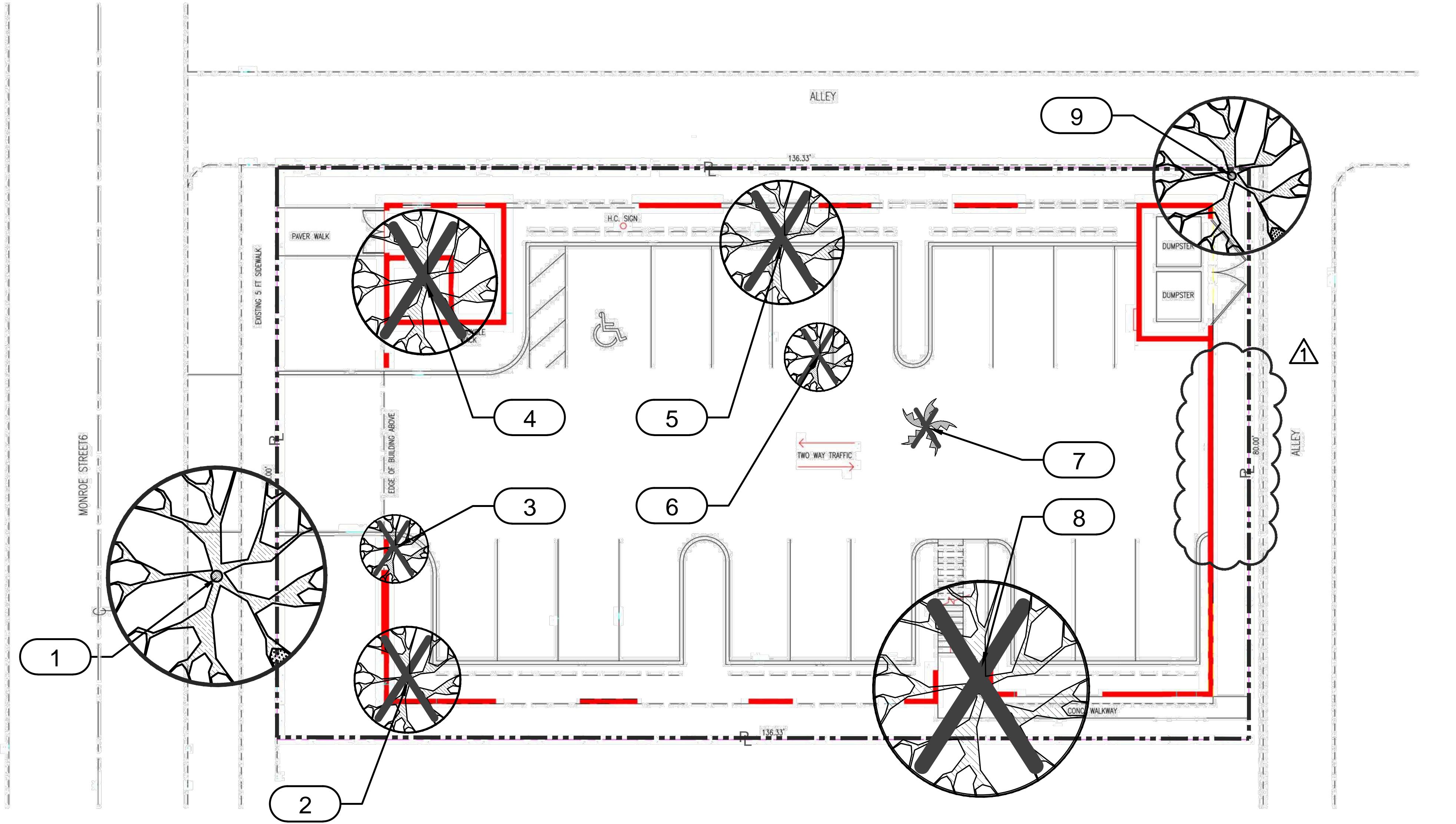
PABLO FERNANDEZ (786) 838-7310

CHECKED
DRAWN
DATE 11-20-2018
COMM. NO. 18-165

4
4

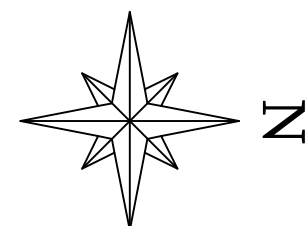
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TREE DISPOSITION PLAN

SCALE: 1" = 10'



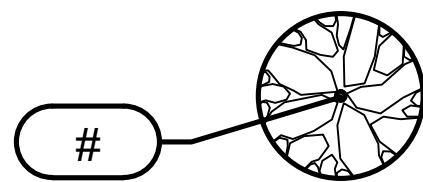
TREE DISPOSITION TABLE

No.	LATIN NAME	COMMON NAME	DBH	SIZE	DISPOSITION
1	Quercus virginiana	Live Oak	20"	35' X 40'	REMAIN
2	Melaleuca quinquenervia	Melaleuca	18"	28' X 18'	REMOVE
3	Cupaniopsis anacardioides	Carrotwood	3"	12' X 8'	REMOVE
4	Lysiloma latisiliquum	Wild Tamarind (dbl trunk)	20" combined	35' X 45'	REMOVE
5	Lysiloma latisiliquum	Wild Tamarind (multi trunk)	7" combined	25' X 25'	REMOVE
6	Schefflera actinophylla	Umbrella Tree	10"	18' X 12'	REMOVE
7	Carpentaria acuminata	Carpentaria Palm	n/a	30' X 10'	REMOVE
8	Mangifera indica	Mango Tree	30"	38' X 45'	REMOVE
9	Coccolobba uvifera	Seagrape	20" combined	25' X 25'	REMAIN

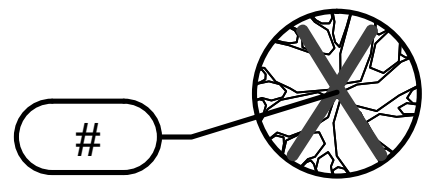
TOTAL DBH INCHES (NON-EXEMPT SPECIES) TO BE MITIGATED: 57"

TOTAL REPLACEMENT PALMS TO BE MITIGATED: 1

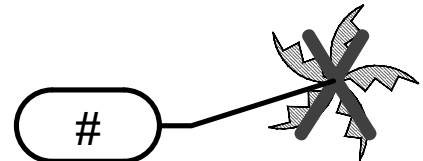
TREE SYMBOL LEGEND



- 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



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

TREE DISPOSITION NOTES

- 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. BY PLACING A BID OR SUBMITTING A PROPOSAL TO DO THE WORK HEREIN CONTRACTOR ACKNOWLEDGES HE HAS REVIEWED THE PLANS, VISITED THE SITE AND FOUND NO MAJOR CONFLICTS.
- 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.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION.
- THE TREE REMOVAL WORK HEREIN WILL REQUIRE MITIGATION IN ACCORDANCE WITH CITY OF HOLLYWOOD ARTICLE 9 TREE MITIGATION REQUIREMENTS.
- 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.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS. CONTRACTOR TO REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
- 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 OFF-SITE.
- 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
- 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.

LICENSED PROFESSIONAL

William Dale Bryant
FL LICENSE NUMBER
LA6666943

PROJECT #
19-109

DATE
05-08-19

SCALE AS NOTED

DESIGNED BY WDB

DRAWN BY WDB

CHECKED BY WDB

REVISIONS

NO.

DATE

BY

16 Unit Apartments
2035 Monroe St.
Hollywood, FL

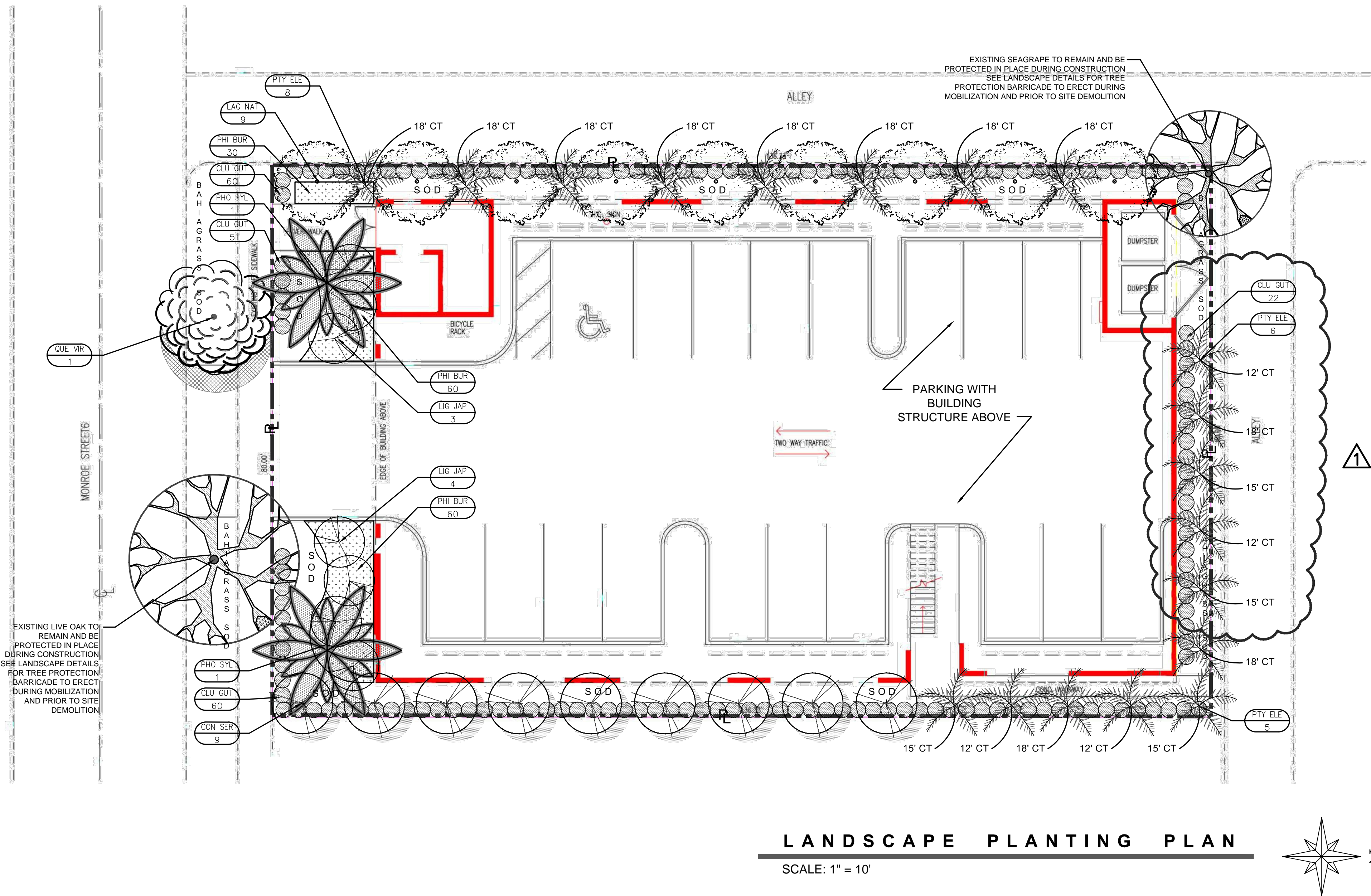
FLORIDA
BROWARD COUNTY

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAIL: dale.bryant@greeneearthla.com PHONE: 954-638-1822

TREE DISPOSITION
PLAN

SHEET NUMBER
L-100

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LANDSCAPE PLANTING PLAN

SCALE: 1" = 10'

PLANT LIST AND SPECIFICATIONS

TREE AND PALMS						
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
CON SER	9	Conocarpus erectus 'Sericeus'	SILVER BUTTONWOOD	2" DBH/12' HT.	5'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING
LAG NAT	9	Lagerstroemia x 'Natchez'	NATCHEZ CRAPE MYRTLE	3" DBH/14' HT.	7'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING
PHO SYL	2	Phoenix sylvestris	SYLVESTER PALM	8' CLEAR WOOD	6'	MATCHED, FULL CROWNS, STRAIGHT THICK DIAMOND CUT TRUNKS
PTY ELE	19	Ptychosperma elegans	SOLITAIRE PALM	12/15/18' CT	10'	SIZE CT PER PLAN, FULL CROWNS, STRAIGHT EVEN TRUNKS
QUE VIR	1	Quercus virginiana	LIVE OAK	4" DBH/16' HT.	7'	STRAIGHT TRUNK, HEAVY BRANCHING
N CALLOUT	1	Coccolobba uvifera	EXISTING SEAGRAPE	18" COMBINED	25'X25'	EXISTING SEAGRAPE TO REMAIN
N CALLOUT	1	Quercus virginiana	EXISTING LIVE OAK	20" DBH	35'X45'	EXISTING LIVE OAK IN SWALE TO REMAIN
SHRUBS AND GROUNDCOVER						
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
CLU GUT	147	Clusia guttifera	LITTLELEAF CLUSIA	24" HT	24"	FULL, SPACE 24" ON CENTER
PHI BUR	150	Philodendron 'Burle Marx'	BURLE MARX PHILODENDRON	18" HT	18"	FULL, SPACE 18" ON CENTER
WHERE 'SOD' IS INDICATED SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY AND 'BAHIAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD						

NOTE: ALL SPECIES ARE SUBJECT TO APPROVED ALTERNATIVES DEPENDING ON AVAILABILITY IN THE REQUIRED SIZES AT THE TIME OF INSTALLATION.

GENERAL NOTES & SPECIFICATIONS

- 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 WORK SHOWN.
- 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.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND UTILITIES AND EXISTING CONDITIONS TO REMAIN DURING CONSTRUCTION.
- 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.
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ADJUST IF NECESSARY TO AVOID CONFLICTS OR SAFETY HAZARDS.
- 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.
- 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 IN THE PUBLICATION WILL BE REJECTED.
- 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 FIRST ORDER ROOTS).
- ALL SYNTHETIC BURLAP, SYNTHETIC STRING, CORDS OR OTHER NON-BIODEGRADABLE MATERIALS SHALL BE **COMPLETELY REMOVED** IN THEIR ENTIRETY FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED.
- 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.
- 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.
- 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 UNPLIES, AND APPROXIMATELY 3" DEPTH WHEN SETTLED. USE COMMERCIAL GRADE BLACK PLASTIC EDGING FOR SHAPE AND CONTAINMENT OF SHRUB & GROUND COVER LANDSCAPE PLANTING AREAS, STAKED IN PLACE.
- 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 ABOVE THE 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.
- ALL PVIOUS LANDSCAPED AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE, AS DEFINED BY CITY OF HOLLYWOOD, SFVMD 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 PLANTING 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, SFVMD REGULATIONS AND RESTRICTIONS AND THE STATE OF FLORIDA.
- 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 MADE.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IF DISCREPANCIES EXIST BETWEEN PLANT TABLE AND PLAN, PLAN DRAWING AND ON-CENTER SPACING SHALL TAKE PRECEDENCE.
- 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.
- 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.
- 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 SFVMD, 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 WATERINGS SHALL OCCUR BETWEEN 10 A.M. IN THE MORNING AND 4 P.M. IN THE AFTERNOON.
- 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.
- 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 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. 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.
- 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 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.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK BASED ON THESE PLANS.
- ALL BEDLINES FOR SHRUBS AND GROUND COVER 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.
- UNLESS OTHERWISE NOTED, ALL PVIOUS AREAS NOT COVERED WITH TREES, SHRUBS, OR GROUND COVER SHALL BE PLANTED WITH SOD GRASS. ALL SOD SHALL BE WHOLE SOLID SQUARE PIECES, CERTIFIED TO SPECIES AND CULTIVAR, LAID OVER 2" BLANKET OF HAND-RAKED, FINELY-GRADED TOPSOIL AFTER ANY NECESSARY EXCAVATION REQUIRED SO THAT NEW SOD MATCHES EXISTING ELEVATIONS OF CURBS, WALKS AND OTHER SURROUNDING HARDCAPE PAVEMENT. SOD SHALL BE LAID WITH TIGHT JOINTS, STAGGER JOINTS ONE WAY SO THAT EDGES MEET SEAMLESSLY WITH NO GAPS GREATER THAN 1/8" IN WIDTH. USE COARSE CONCRETE SAND TO FILL ANY JOINTS. WHERE 'SOD' IS INDICATED SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY AND 'BAHIAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD.
- ALL AREAS BENEATH BUILDING STRUCTURE AND BEHIND WALLS TO HAVE ORNAMENTAL WHITE MARBLE CHIP AGGREGATE MULCH OVER 6 MIL BLACK PLASTIC STAPLED IN PLACE.
- SPECIES SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION IN THE REQUIRED.

TABULAR DATA CODE CHART

REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS		
ZONING/LAND USE: RM		
ARTICLE 9.3 & 9.5 (CROSS-REFERENCE LANDSCAPE MANUAL 2.2 MULTI-FAMILY DISTRICTS)	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS 1 TREE/50LF STREET FRONTAGE @ 80LF	2 TREES	2 TREES
OPEN SPACE REQUIREMENTS 1 TREE/1,000 SF OF REQUIRED OPEN SPACE AREA @ 4,381 SF	4 TREES	4 TREES
AT-GRADE PARKING LOTS (CROSS-REFERENCE LANDSCAPE MANUAL 2.12)	MINIMUM 24" DURABLE LANDSCAPE BUFFER	24" CONTINUOUS HEDGE + TREES
ARTICLE 9.5.E: NATIVE SPECIES REQUIREMENTS	60% TREES/50% SHRUBS	62% TREES/58% SHRUBS
ARTICLE 9.9: TREE MITIGATION REQUIREMENTS MITIGATION ON AN INCH-PER-INCH CALIPER BASIS FOR NON-EXEMPT SPECIES @ 57 CALIPER INCHES + 1 PALM	28.5 TREES @ 2" DBH 1 PALM	1 TREE @ 4" DBH = 4" 9 TREES @ 3" DBH = 27" 9 TREES @ 2" DBH = 18" 12 PALMS (3:1 = 4 TREES) = 8" +1 PALM

LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA6666943

PROJECT #	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISIONS	DATE	BY
19-110	June 06, 2019	AS NOTED	WDB	WDB	WDB	REVISIONS PER SITE PLAN ADJUSTMENT	07-08-19	WDB

PROJECT #
19-110
DATE
June 06, 2019
SCALE
AS NOTED
DESIGNED BY
WDB
DRAWN BY
WDB
CHECKED BY
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12 Unit Apartments
2200 Madison St.
Hollywood, FL 33020
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LANDSCAPE
PLANTING PLAN
SHEET NUMBER
L-200



