

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 2135 LINCOLN STREET

Lot(s): 1 & 2 Block(s): A Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 5142 1603 0060

Zoning Classification: DN3 Land Use Classification: RAC

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1160 sqft / 1 UNIT

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO MEETING 6

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

Explanation of Request: SUBMISSION FOR SITE PLAN APPROVAL FOR 16 UNITS APARTMENTS FOR RENT.

Number of units/rooms: 16 Sq Ft: 25,616 (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: TANO VENTURES LLC

Address of Property Owner: 19300 NE 22 AVE MIAMI FL 33180

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: 04/18/19 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

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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: 10-19-19

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

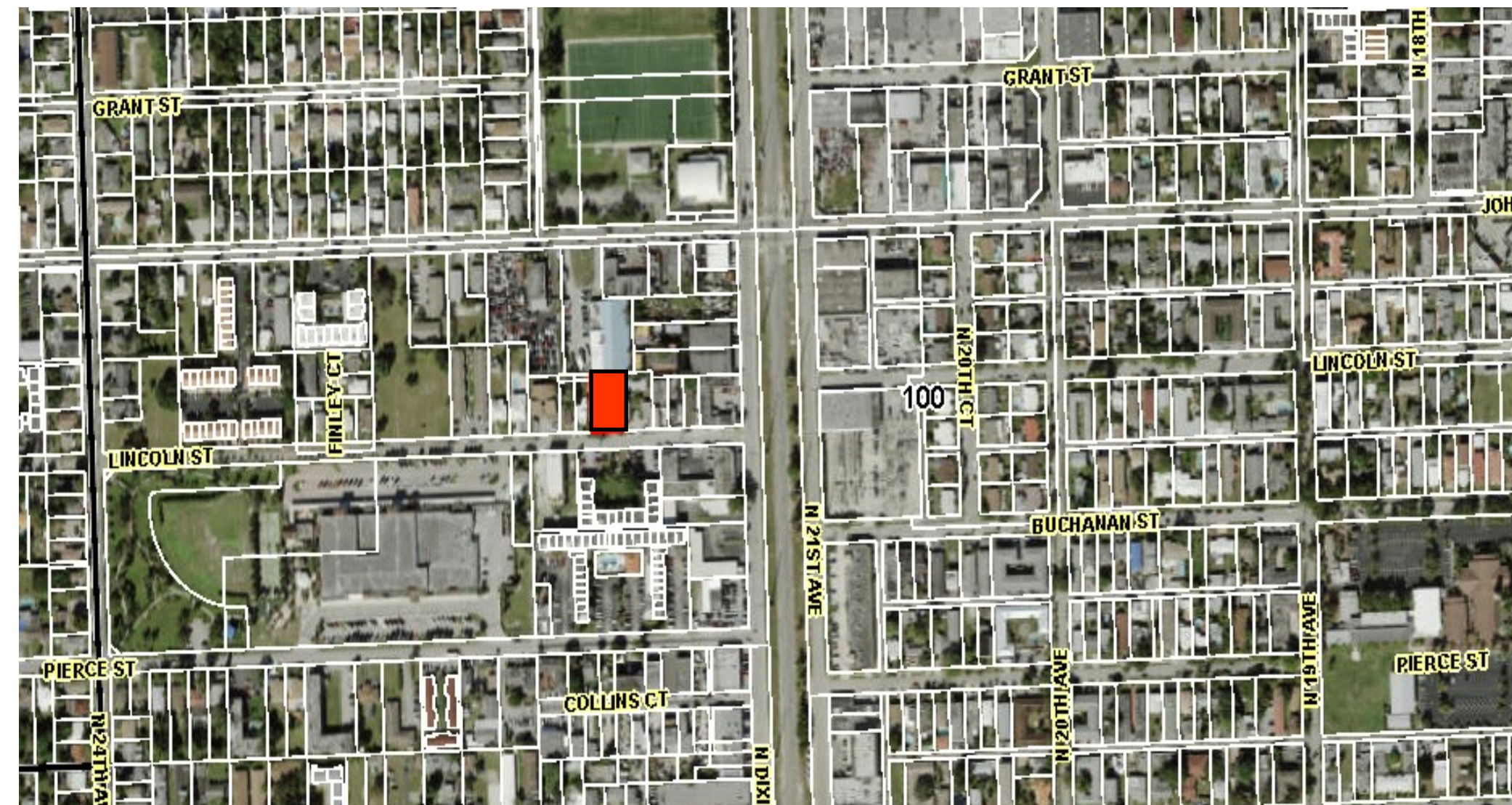
Notary Public
State of Florida

Print Name

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



PROJECT NAME: 2135 LINCOLN STREET
MEETING: PRELIMINARY TAC
MEETING DATE: NOV /2019
PROJECT: 16 APARTMENT BUILDING
DESTINATION: RENT



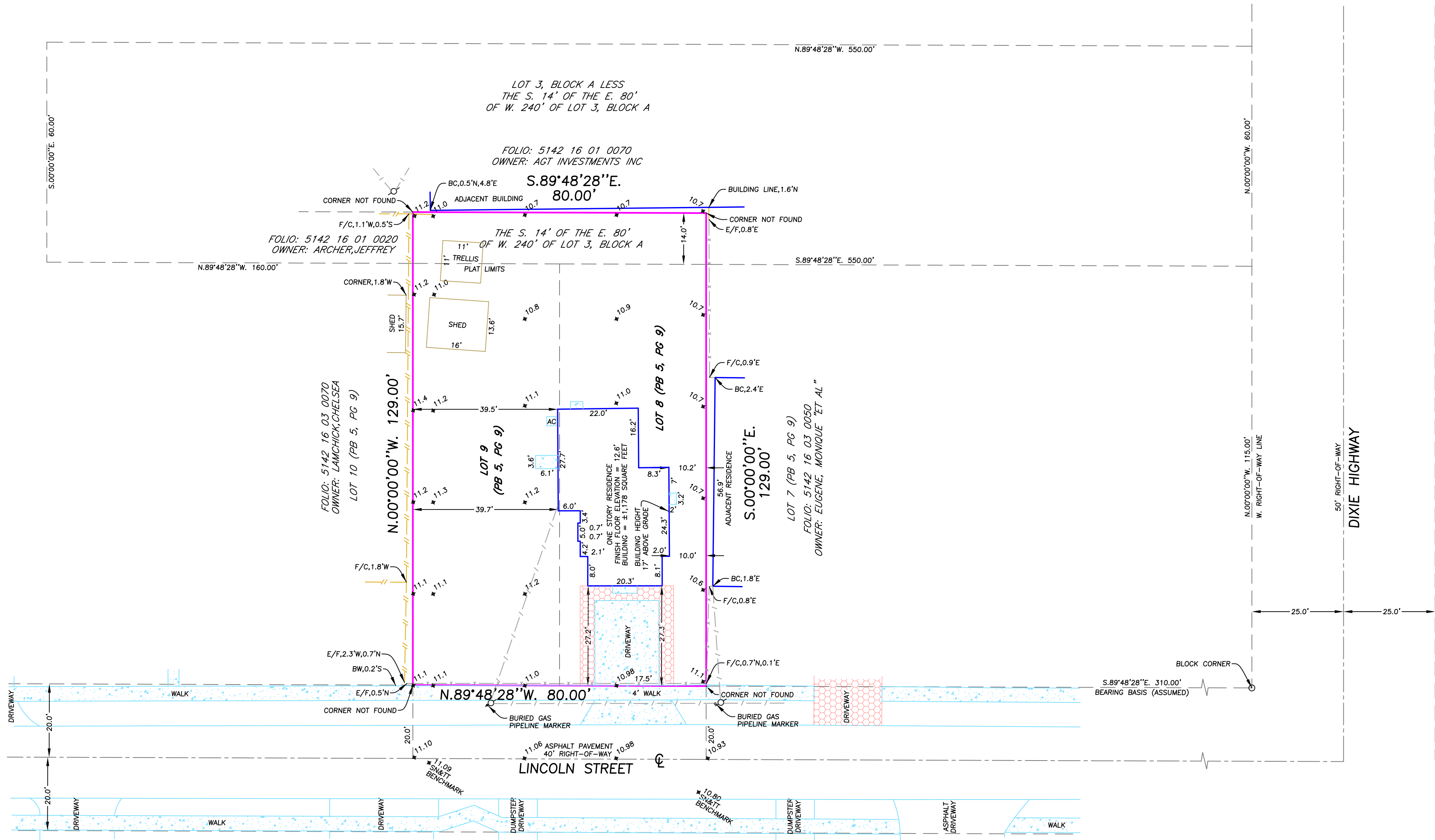
WILFERZ COMPANY, LLC – WILFERZ LEASING, LLC
 WILFERZ BUILDERS, LLC
 2239 JACKSON ST HOLLYWOOD FL 33020
 786-838-7310 / 786-838-8159
WILFERZCO@GMAIL.COM
WWW.WILFERZ.COM



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



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 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 THAN THOSE SHOWN HEREON.

ABBREVIATIONS

BC BUILDING CORNER
BW BACK OF WALK
C CALCULATED
M MEASURED
N.T.S. NOT TO SCALE
OP OPEN PORCH
ORB 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
E/F EDGE OF FENCE
E/W EDGE OF WALK
F/C FENCE CORNER
F/L FENCE LINE
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 SCREENED PORCH
SP&C SET 1/2" PIN & CAP # 5495

LEGEND

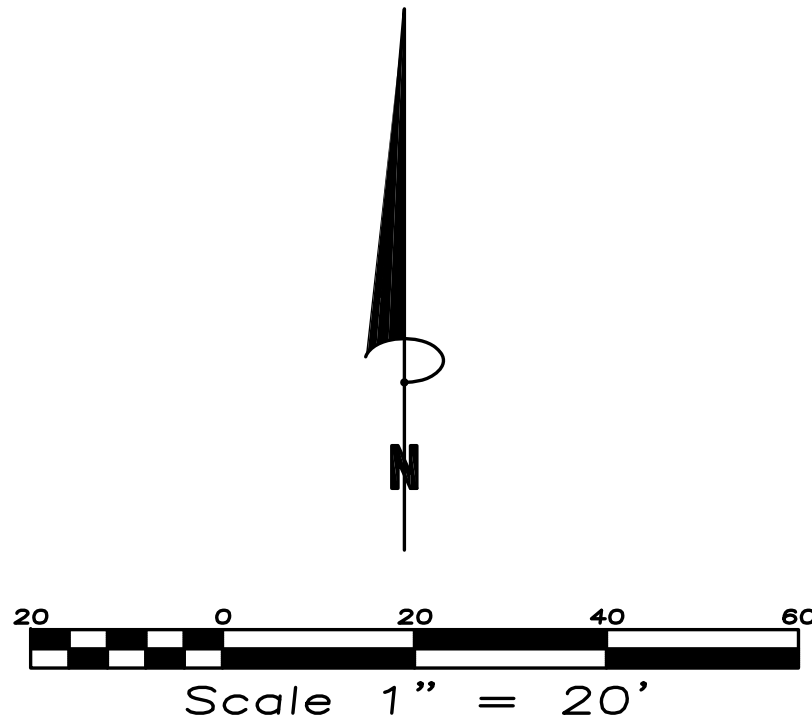
□ CABLE JUNCTION BOX
■ CATCH BASIN
⊗ CONTROL VALVE
⊕ ELECTRIC SERVICE
⊖ FIRE HYDRANT
□ FP&L PAD
⊙ GUY ANCHOR
⊙ MANHOLE
⊙ POOL EQUIPMENT
⊙ POWER/LIGHT POLE
⊙ SPRINKLER SYSTEM
⊙ WATER METER
⊙ WATER VALVE
⊙ WELL

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

SURVEYOR'S CERTIFICATE
To Tano Ventures LLC;

This is to certify that this map or plot 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, 21 of Table A thereof. The field work was completed on JULY 29, 2019.
Date of Plat or Map: OCTOBER 17, 2019.

Paul J. Stowell
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



LEGAL DESCRIPTION
LOT 8 AND 9, HOSBEIN'S SUBDIVISION, A RESUBDIVISION OF LOTS 1 AND 2, BLOCK "A", HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND THE SOUTH 14' OF EAST EIGHTY (80) FEET OF THE WEST TWO HUNDRED FORTY (240) FEET OF LOT THREE (3), BLOCK "A", HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
TANO VENTURES LLC

PROPERTY ADDRESS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY
INVOICE # 41989
SURVEY DATE 07/29/19

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

SURVEYOR'S NOTE:
1. GROSS LAND AREA = 10,320 SQUARE FEET MORE OR LESS (0.24 ACRES MORE OR LESS)

OWNERSHIP AND ENCUMBRANCE REPORT
PLANT ORDER# 19-41851
CUSTOMER FILE NUMBER: 19-0582
PERIOD SEARCHED: FROM 07/31/2018 TO 07/16/2019 @ 8:00 A.M.
DATED: JULY 17, 2019

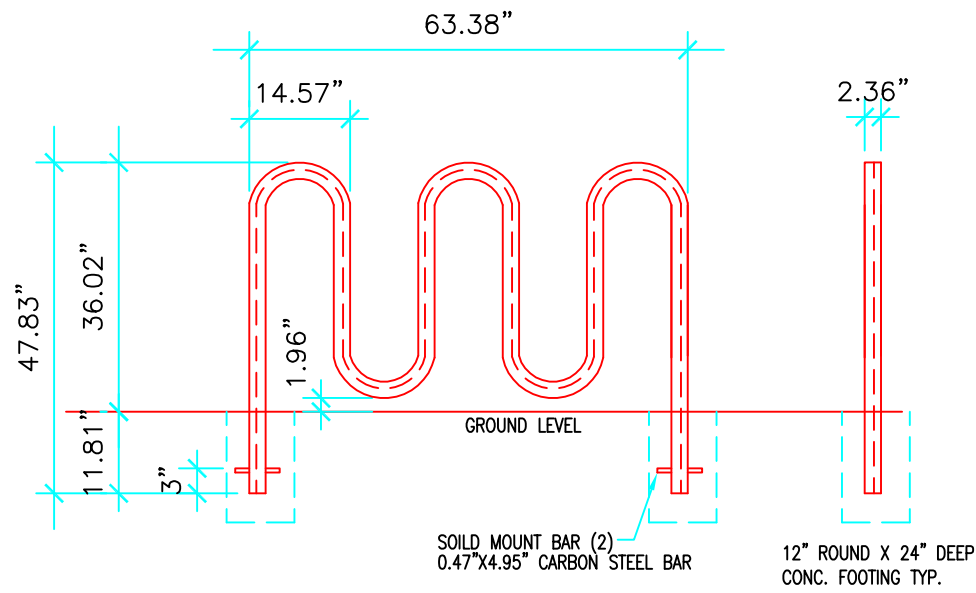
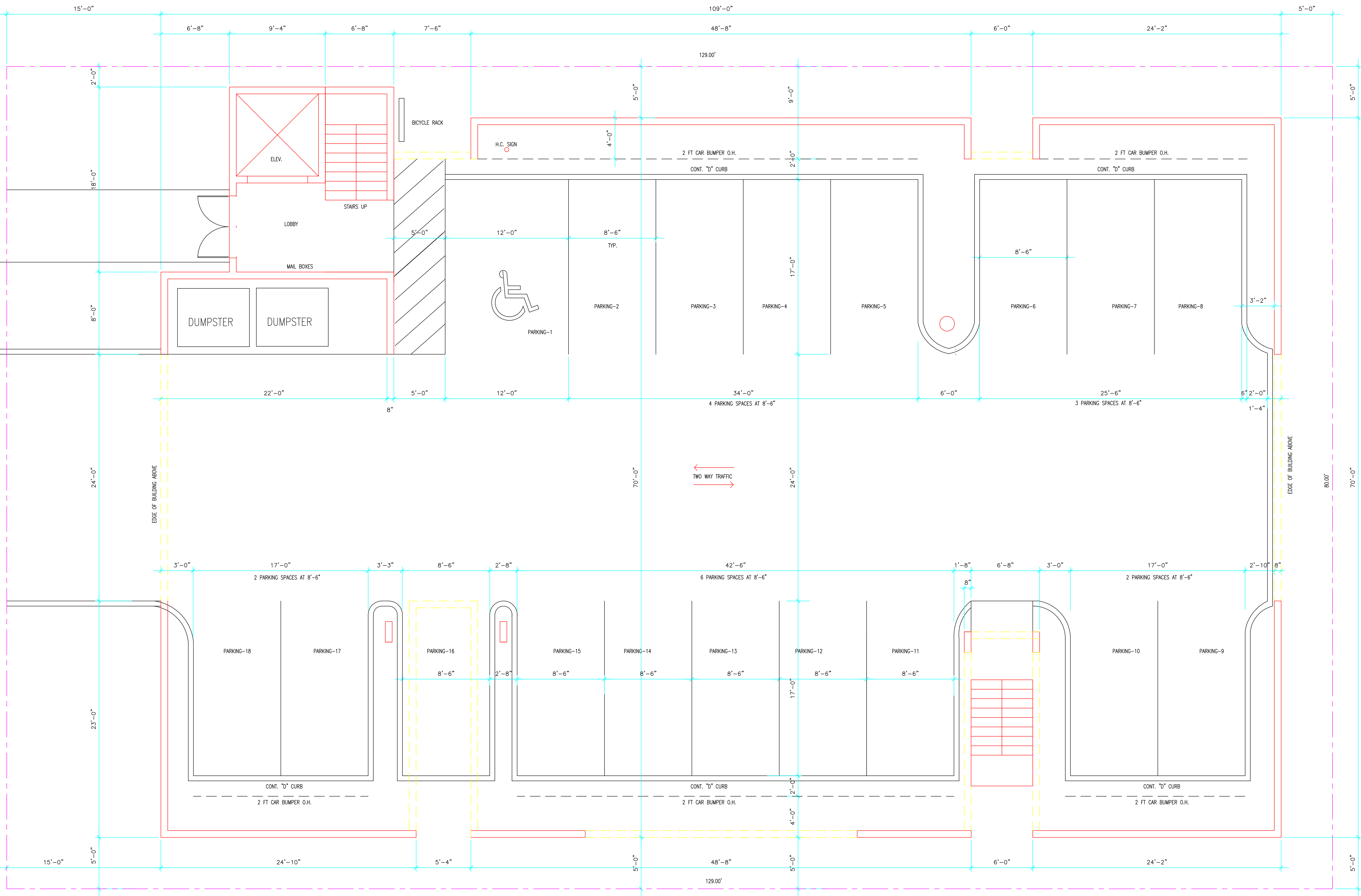
ITEM 1-2: NOT PLOTTABLE

OWNERSHIP AND ENCUMBRANCE REPORT PRE-CLOSING UPDATE

PLANT ORDER# 19-41851
CUSTOMER NO.: 19-0582
AMENDED EFFECTIVE DATE: OCTOBER 14, 2019 @ 8:00 A.M.

"NOTHING FOUND OF RECORD"

UPDATED BY: JFLOREZ ON OCTOBER 15, 2019



BICYCLE RACK DETAIL

N.T.S.

SETBACKS		
	REQUIRED	PROVIDED
FRONT	15'-0"	15'-0"
REAR	5'-0"	5'-0"
EAST SIDE	0'-0"	5'-0"
WEST SIDE	0'-0"	2'-0"
ALLEY	5'-0"	5'-0"

PARKING CALCULATIONS:

REQUIRED ONE SPACE FOR EACH UNIT
16 UNITS = 16 PARKING SPACE REQUIRED
AND TWO GUEST

18 PARKING REGULAR SPACES PROVIDED

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, PHOTOVOLTAIC 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

SECOND FLOOR

LIVING AREAS	6,200.00 S.F.
WALKWAYS	940.00 S.F.
ELEVATOR AND STAIRS	220.00 S.F.
BALCONIES	288.00 S.F.
TOTAL FLOOR	7,648.00 S.F.

UNIT-A	(1 BEDROOM 687 S.F.)	TOTAL 2 UNITS
UNIT-B	(2 BEDROOM 785 S.F.)	TOTAL 4 UNITS
UNIT-C	(2 BEDROOM 845 S.F.)	TOTAL 2 UNITS

THIRD FLOOR

LIVING AREAS	6,200.00 S.F.
WALKWAYS	940.00 S.F.
ELEVATOR AND STAIRS	220.00 S.F.
BALCONIES	288.00 S.F.
TOTAL FLOOR	7,648.00 S.F.

UNIT-A	(1 BEDROOM 687 S.F.)	TOTAL 2 UNITS
UNIT-B	(2 BEDROOM 785 S.F.)	TOTAL 4 UNITS
UNIT-C	(2 BEDROOM 845 S.F.)	TOTAL 2 UNITS

SITE NET:	10,320.00 S.F.	0.23 ACRES
SITE GROSS	12,320.00 S.F.	0.28 ACRES

SITE CALCULATIONS

SITE:	10,320.00 S.F.	
BLDG FOOTPRINT	298.00 S.F.	2.88 %
INTERIOR WALKWAYS AND STAIR	250.00 S.F.	2.42 %
PARKING AND DRIVES	5,750.00 S.F.	55.71 %
LANDSCAPE	4,022.00 S.F.	38.97 %

SITE PLAN

SCALE: 1/4"=1'-0"
ZONED DH-3
F.A.R. 3.0

LEGAL DESCRIPTION:

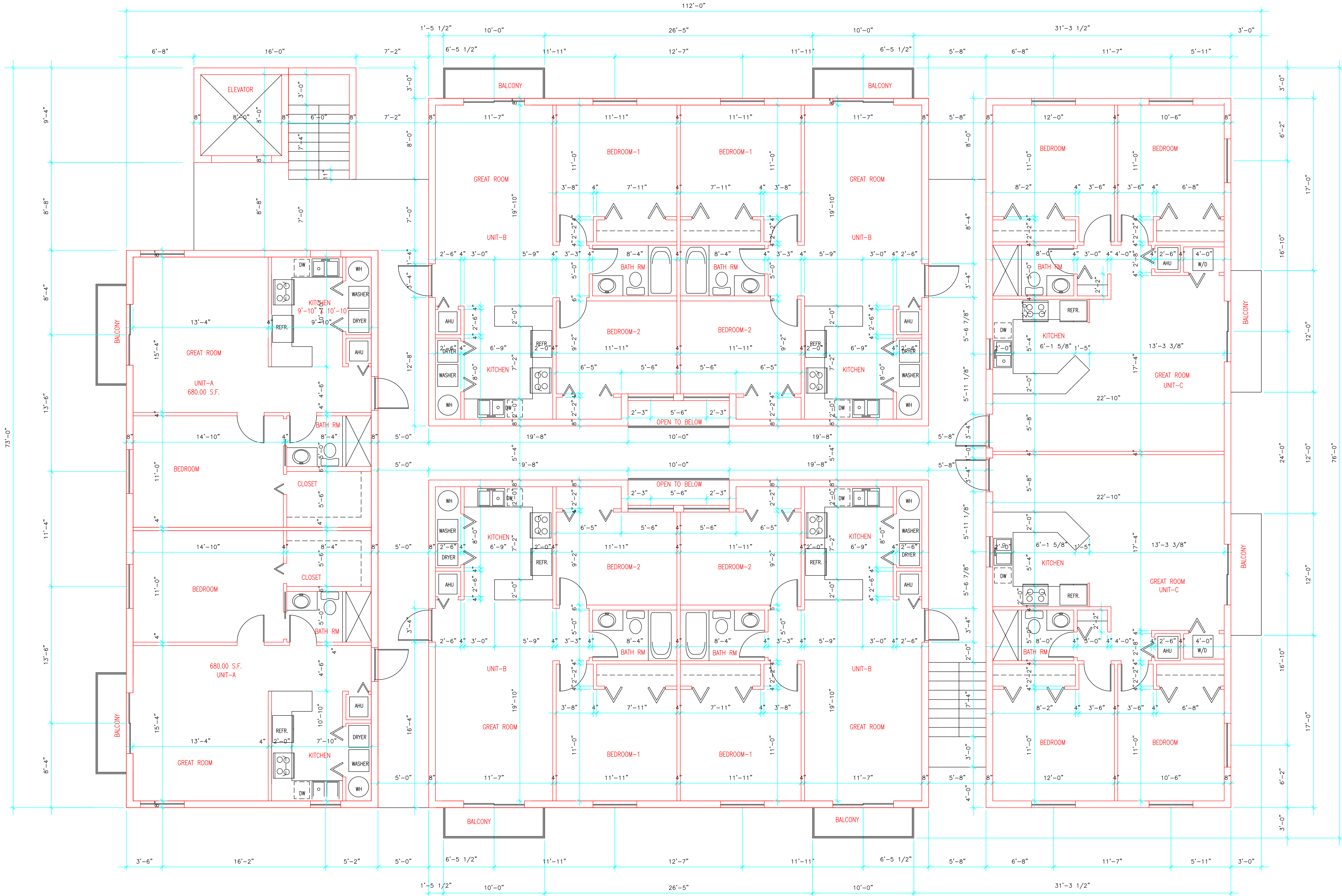
LOTS 8 AND 9 HOSBEN'S SUBDIVISION
PB 5 PG 9 BROWARD COUNTY FLORIDA
TOGETHER WITH THE SOUTH 14 FEET
OF THE EAST 80 FEET OF THE WEST
240 FEET OF LOT 3 BLOCK 24 HOLLYWOOD
LITTLE RANGES PB 1 PG 28 BROWARD COUNTY FLORIDA

DENSITY CALCULATION:

F.A.R. = 3.00 MAX
3.00 X 10,320 S.F. = 30,960 S.F. ALLOWED

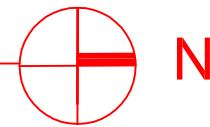
ELECTRIC VEHICLE CHARGING

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



TYP. SECOND AND THIRD FLOOR PLAN

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



Miguel de Diego
ARCHITECT P.A.

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

16 UNIT APARTMENTS

SITE DESIGN

2135 LINCOLN STREET
HOLLYWOOD, FLORIDA

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

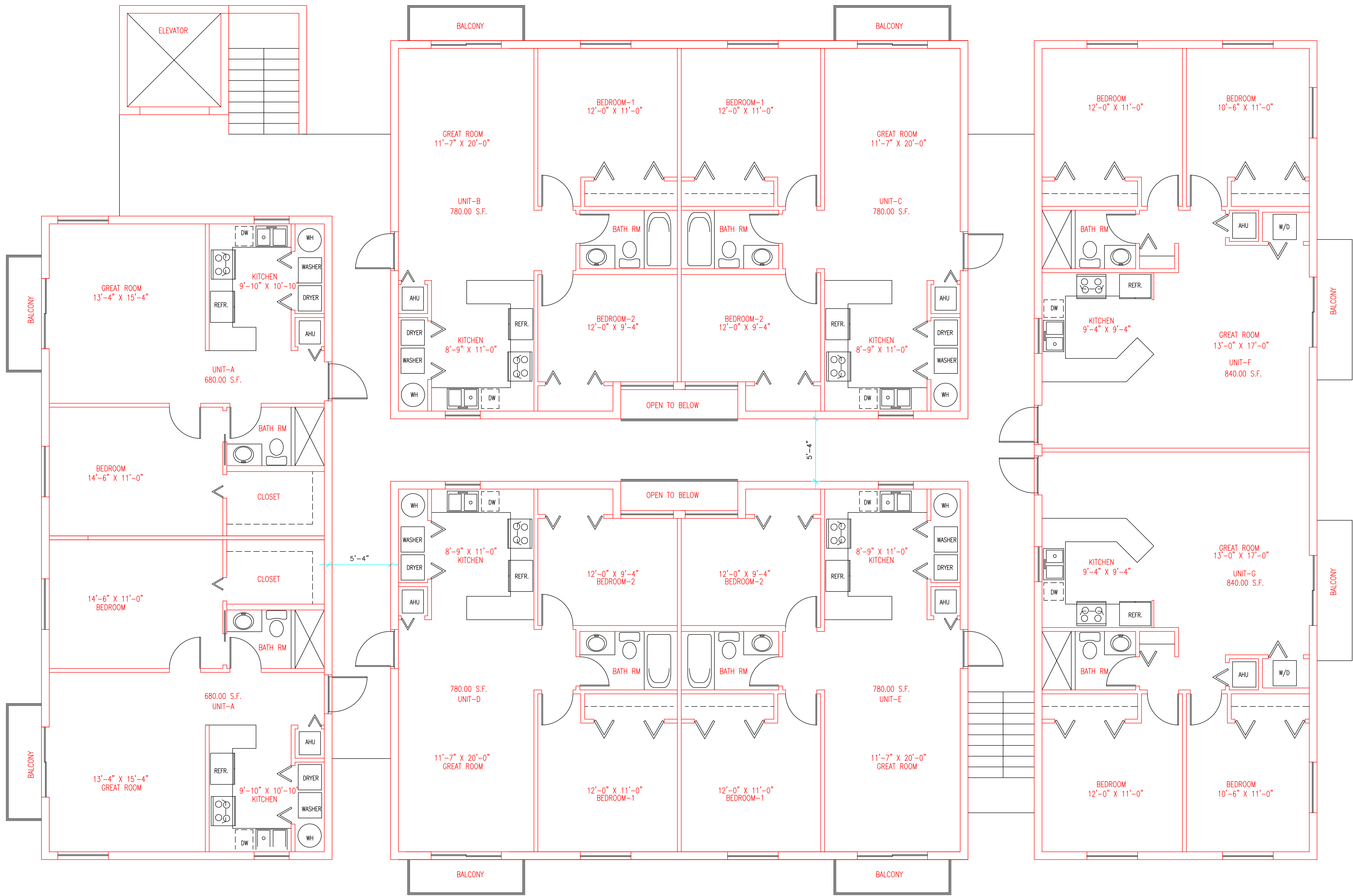
CHECKED _____
DRAWN _____
DATE 6-12-2019
COMM. NO. 19-131

2
5

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

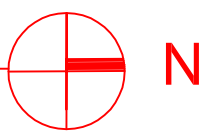
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No.	Date	Revision	By



TYP. SECOND AND THIRD FLOOR PLAN

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



Miguel de Diego
ARCHITECT P.A.

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
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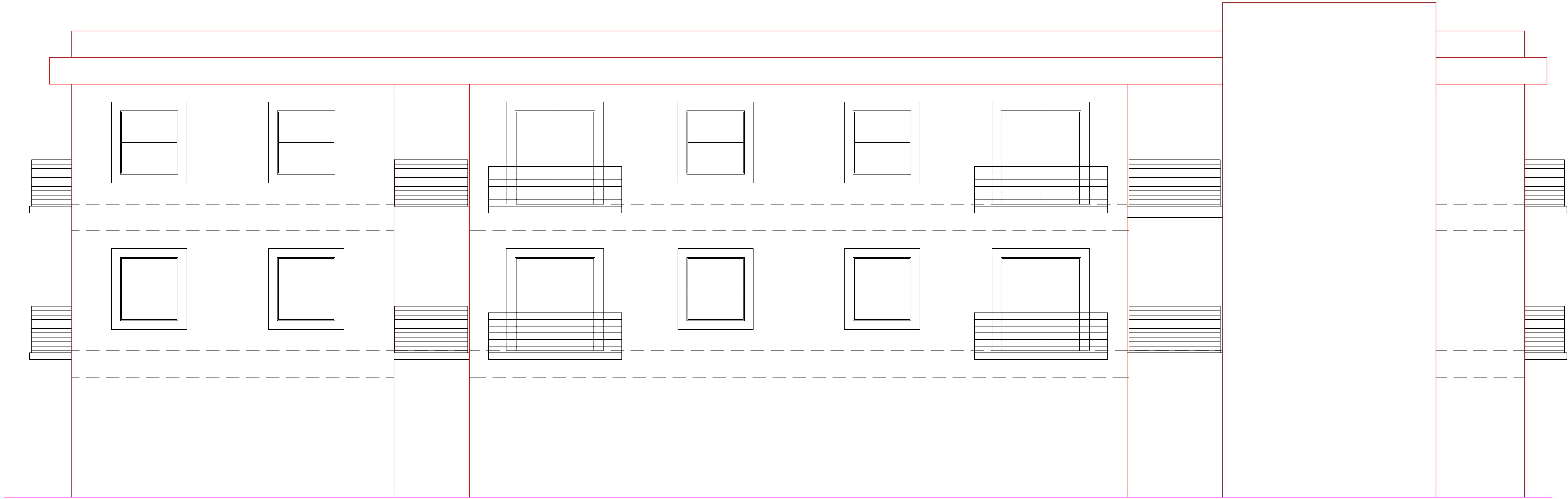
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

CHECKED
DRAWN
DATE: 5-15-2019
COMM. NO. 19-131

3
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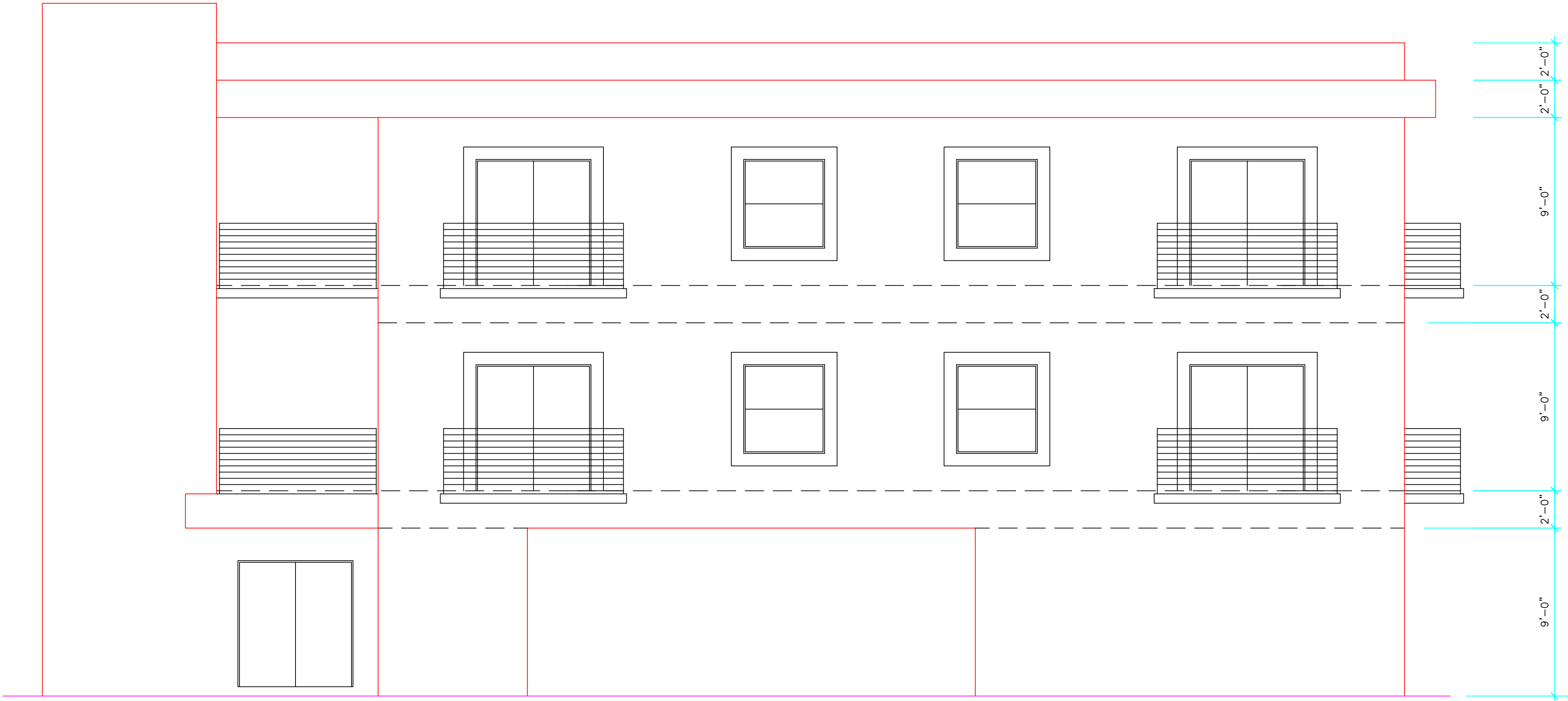
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LEFT SIDE ELEVATION (WEST)

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



FRONT ELEVATION (SOUTH)

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

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

2135 LINCOLN STREET
HOLLYWOOD, FLORIDA

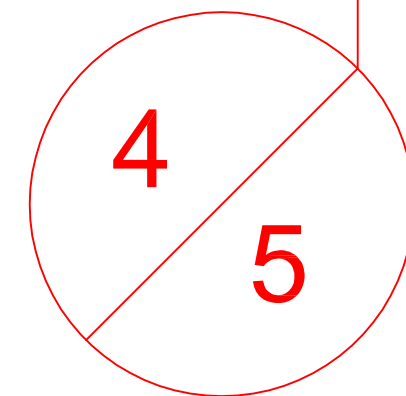
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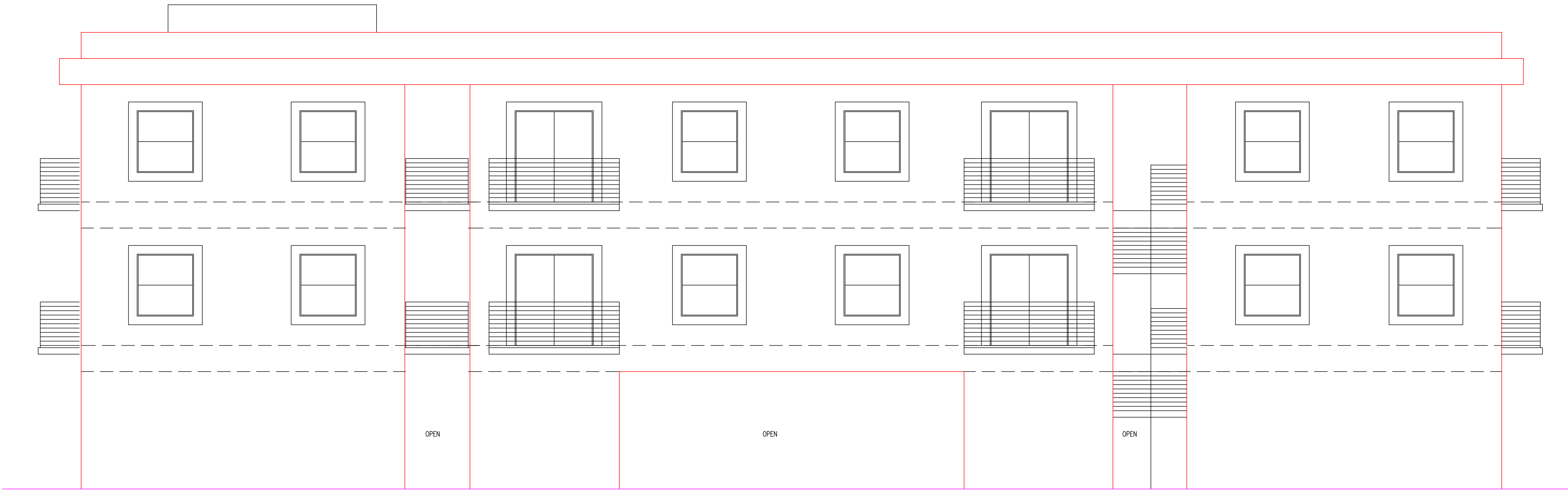
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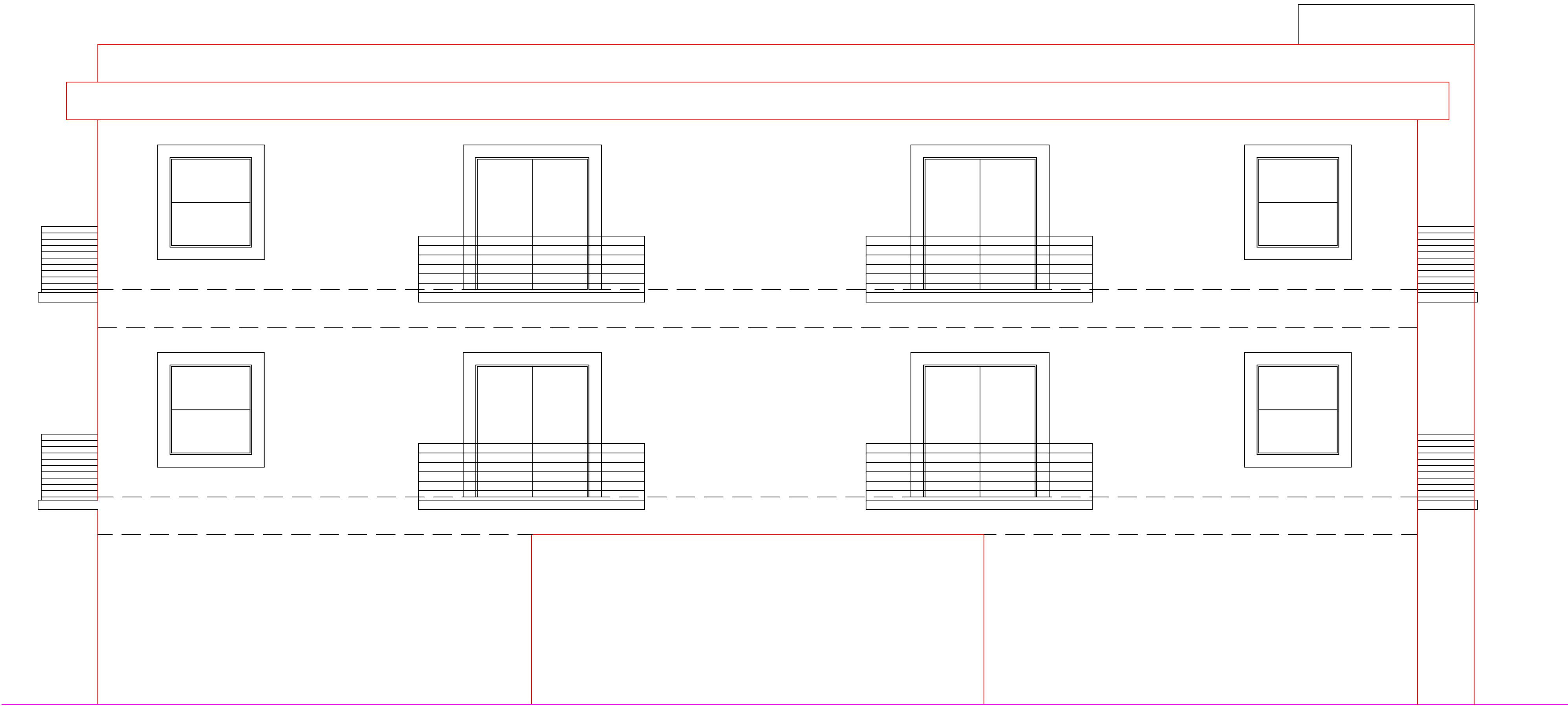


CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



RIGHT SIDE ELEVATION (EAST)

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



NORTH ELEVATION (REAR)

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

Miguel de Diego
ARCHITECT P.A.

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PH. (954) 926-3358

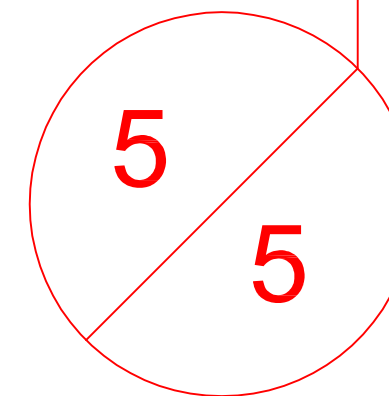
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



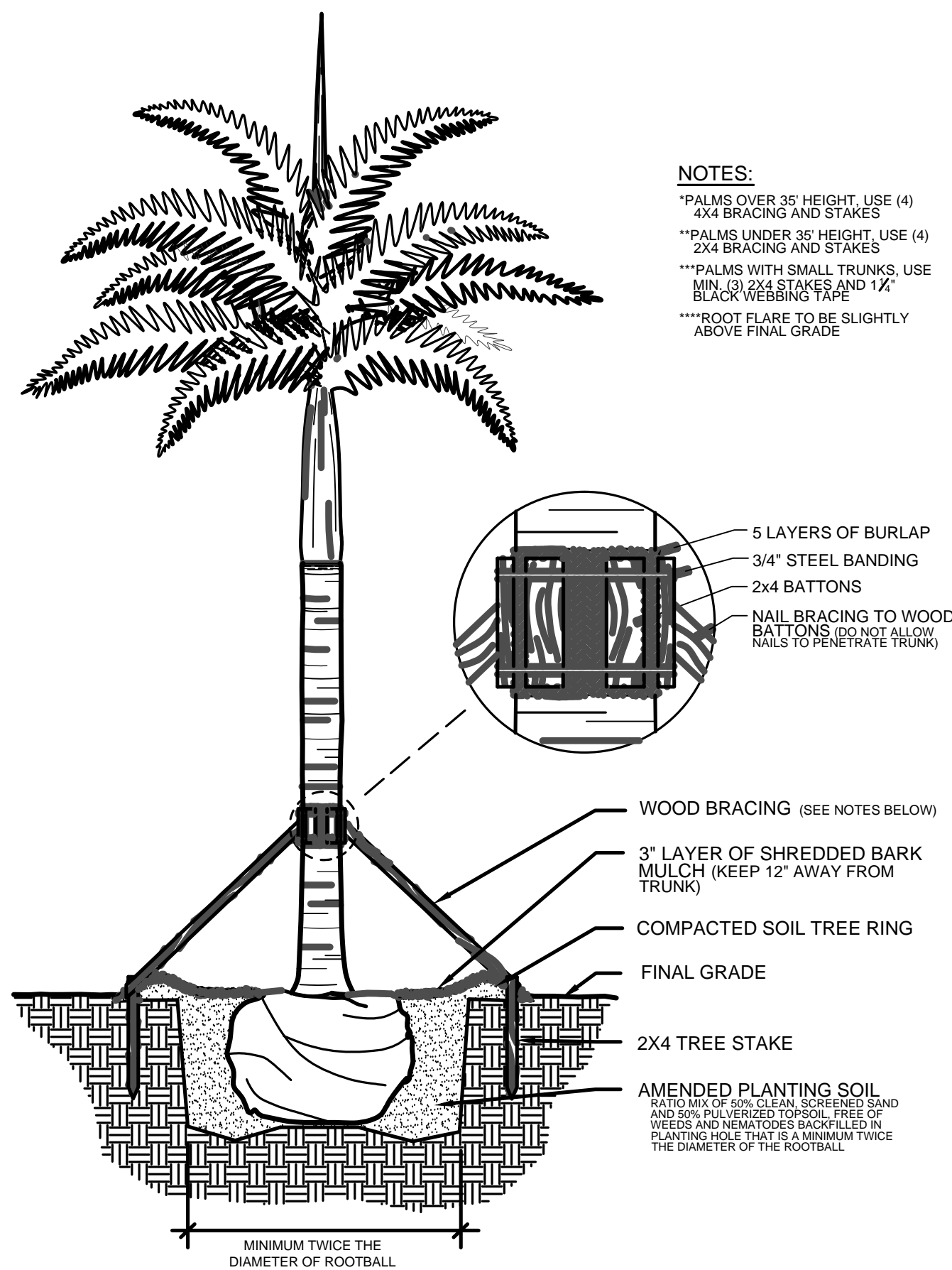
- [illegible]

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

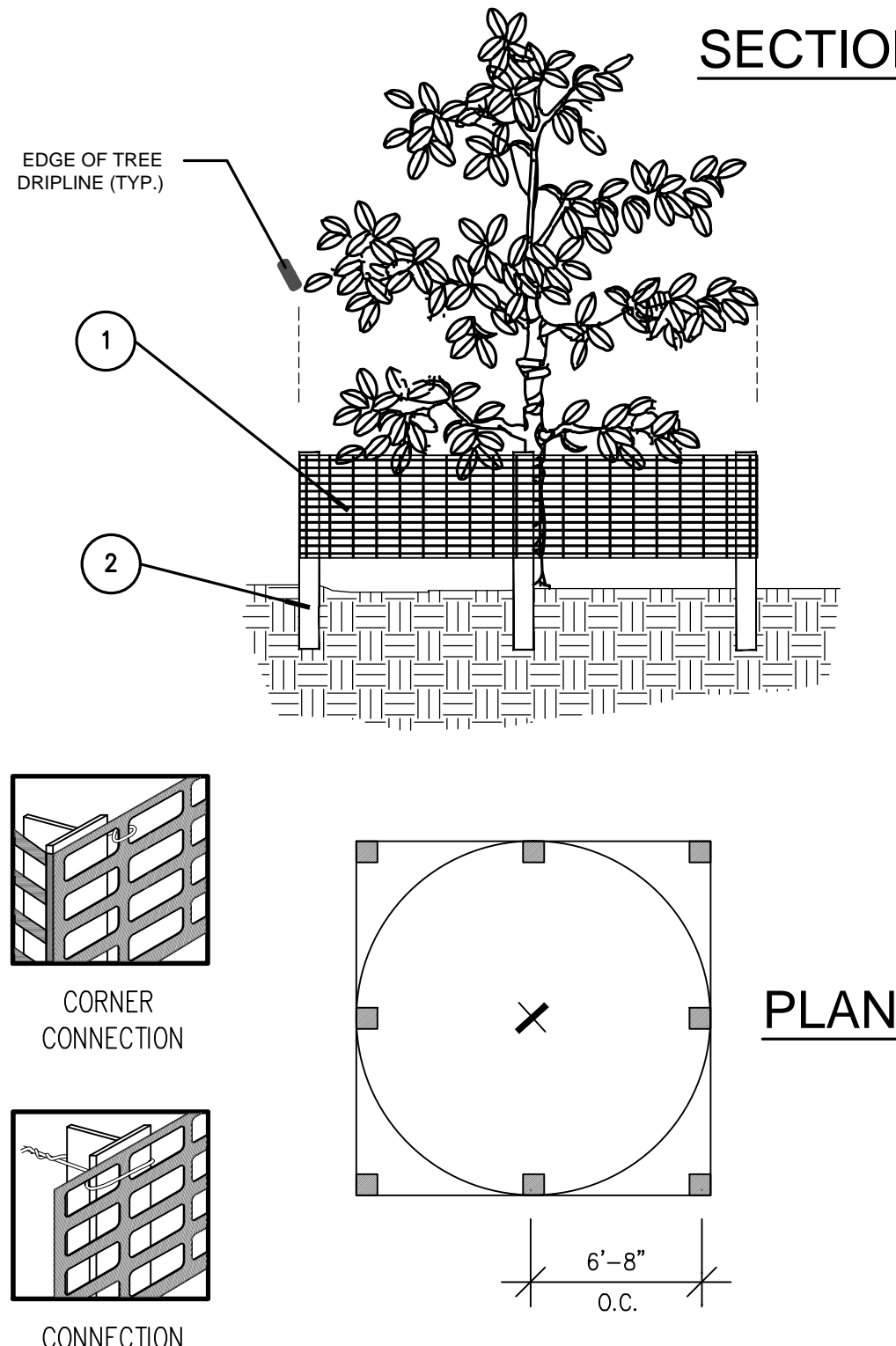
REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS		
ZONING/LAND USE: RM		
ARTICLE 9.3 & 9.5 (CROSS-REFERENCE LANDSCAPE MANUAL 2.2 MULTI-FAMILY DISTRICTS)	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS 1 TREE/50LF STREET FRONTAGE @ 80LF	2 TREES	2 TREES
OPEN SPACE REQUIREMENTS 1 TREE/1,000 SF OF REQUIRED OPEN SPACE AREA @ 2,522 SF	3 TREES	6 TREES EXISTING & PROPOSED
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 @ 5 INCHES DBH	3 TREES @ 2" DBH, 9 PALMS (3:1 RATIO PER TREE) OR COMBINATION THEREOF	3 TREES @ 2" DBH + 10 PALMS (3:1 RATIO= 3 TREES)

SHEET NUMBER
L-200

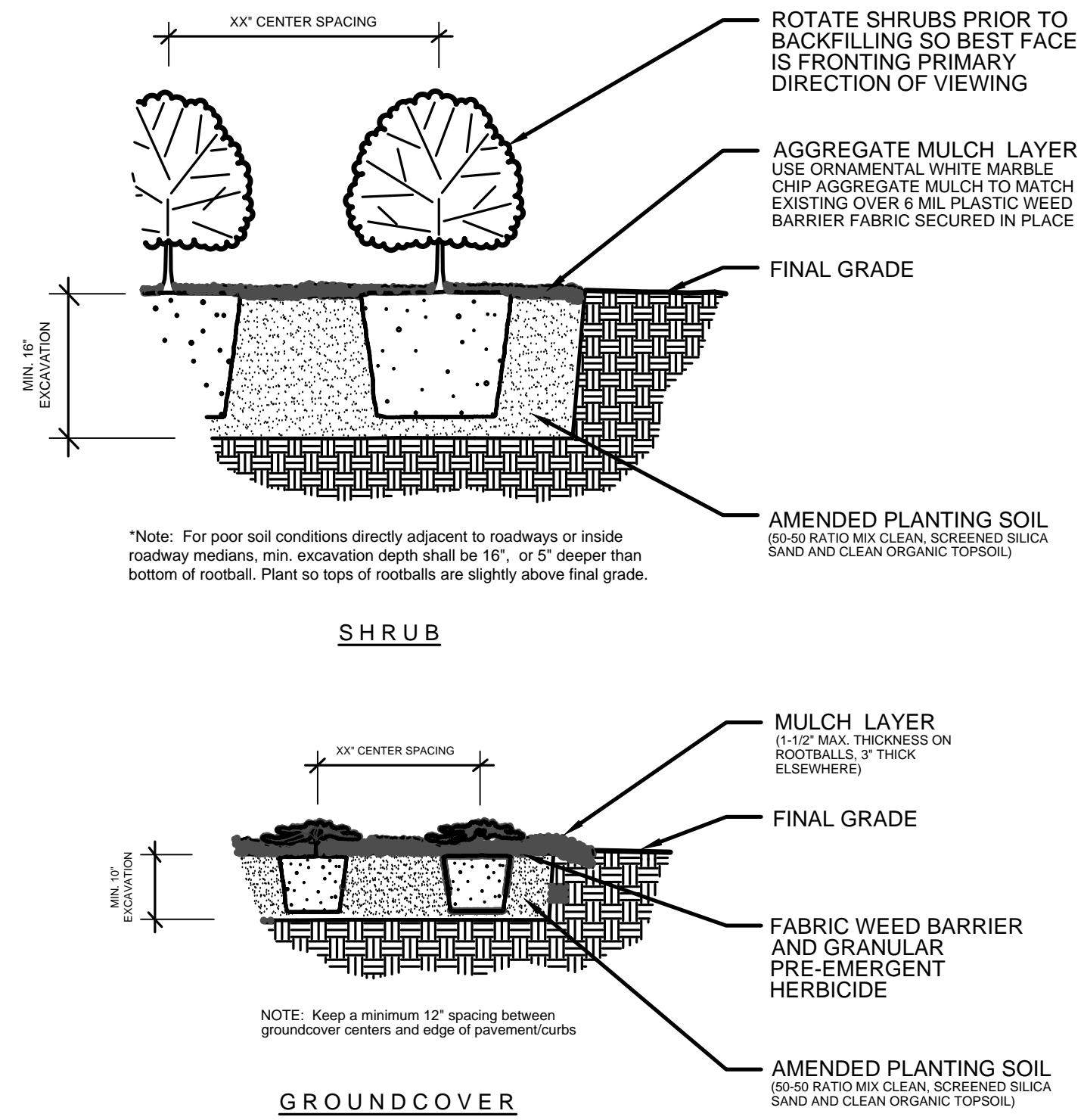
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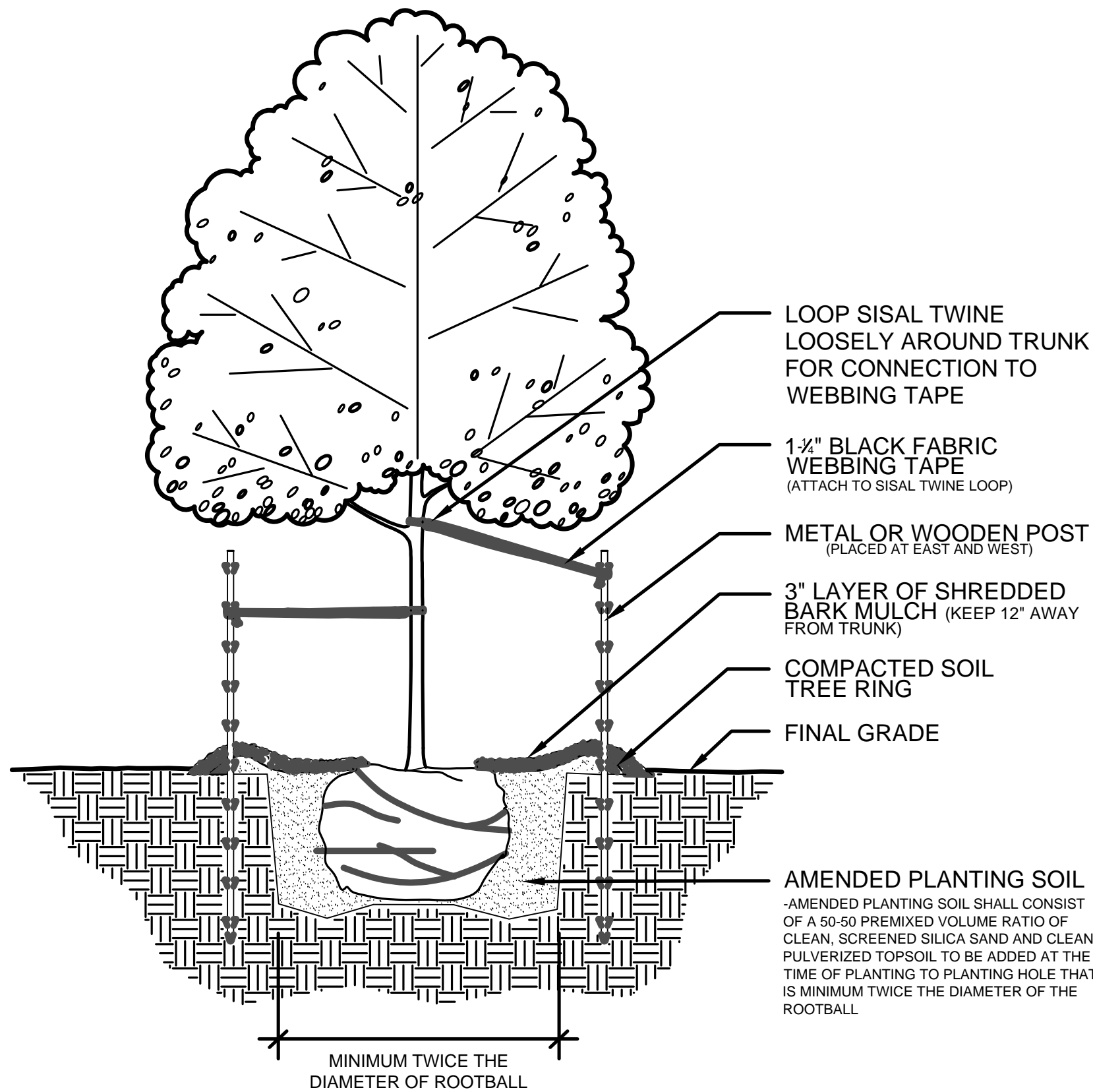
1 PALM PLANTING DETAIL
SECTION N.T.S.



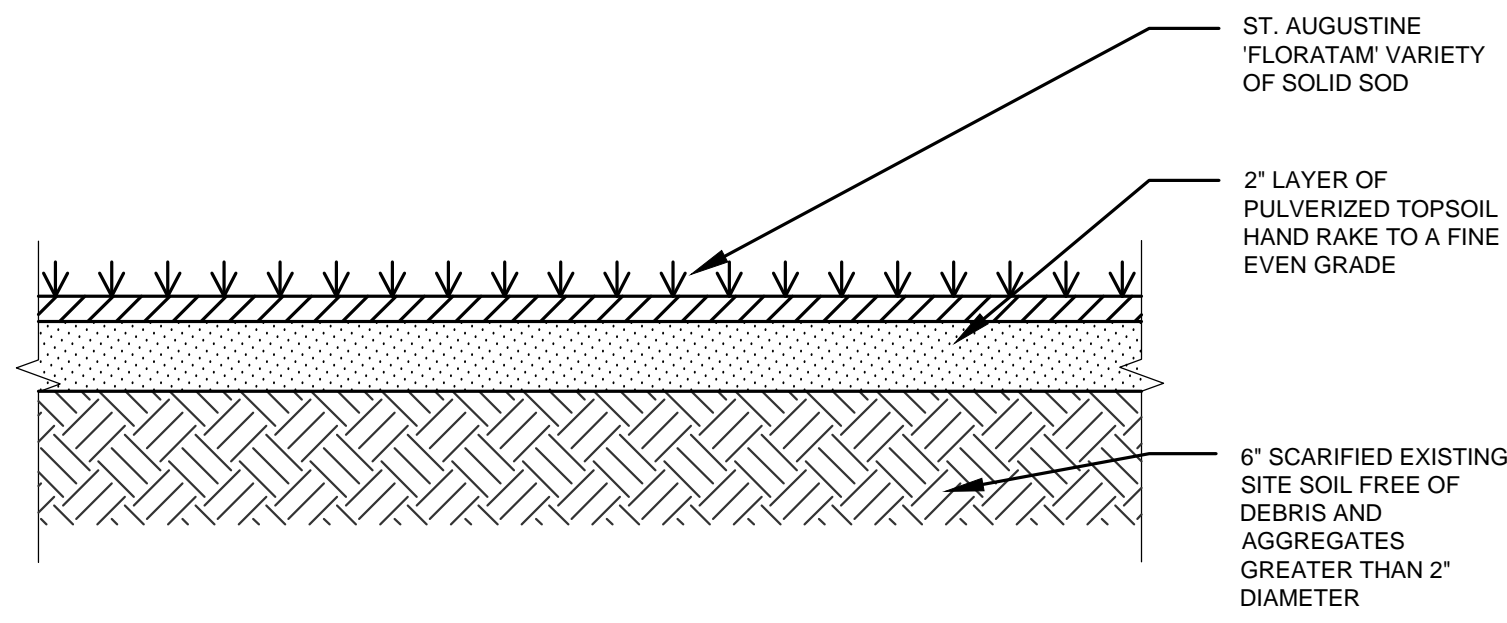
2 POOR DRAINAGE DETAIL
SECTION N.T.S.



3 SHRUB/GROUNDCOVER PLANTING DETAIL
SECTION N.T.S.



4 TREE PLANTING DETAIL
SECTION N.T.S.

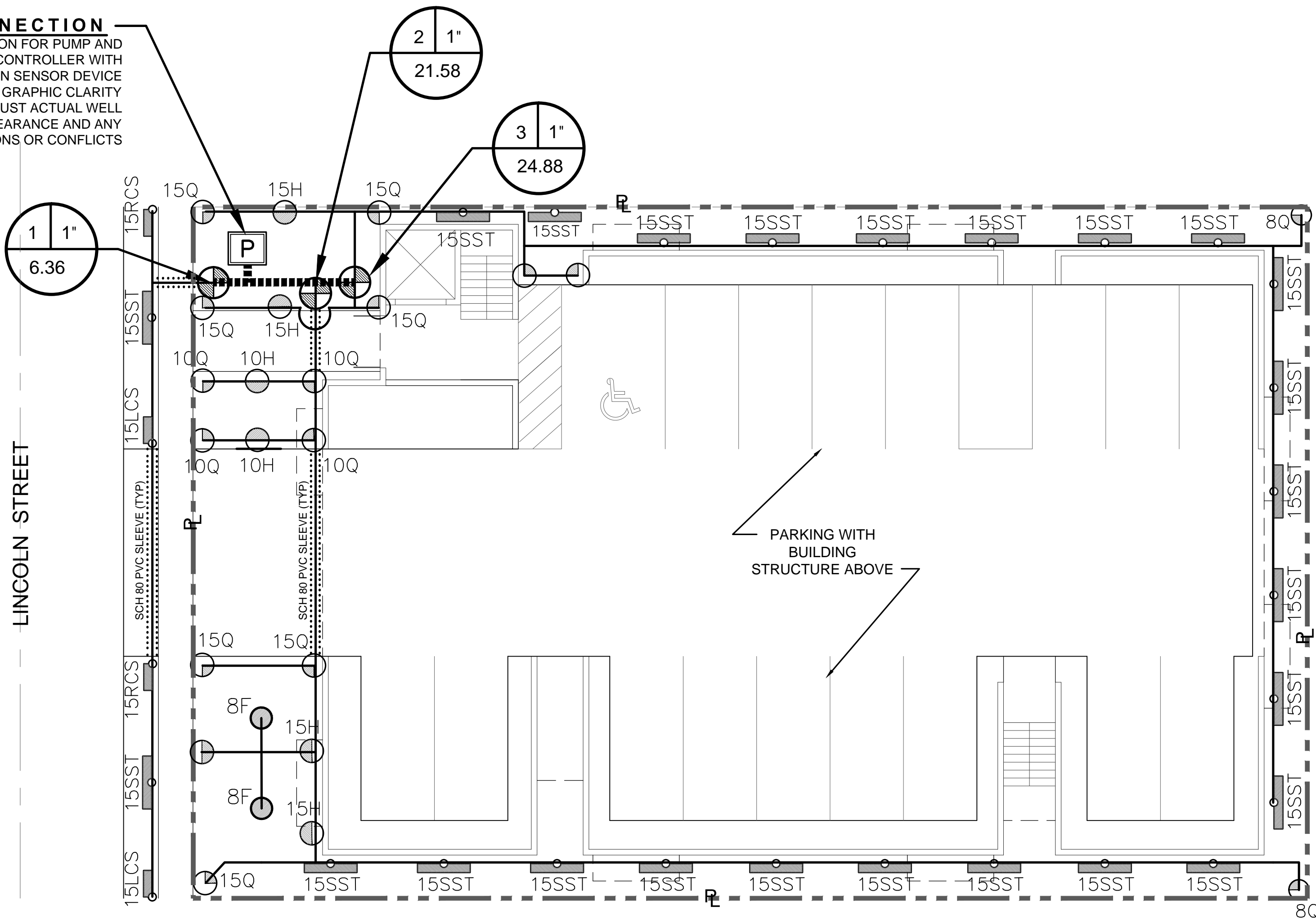


5 SOD PLANTING DETAIL
SECTION N.T.S.

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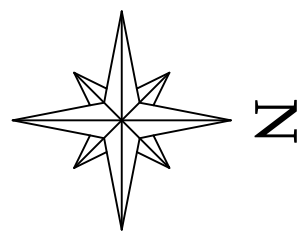
POINT OF CONNECTION

GENERAL LOCATION FOR PUMP AND PROGRAMMABLE IRRIGATION CONTROLLER WITH WIRED & UNOBSTRUCTED RAIN SENSOR DEVICE CONCEPTUALLY SHOWN FOR GRAPHIC CLARITY WELL DRILLER IS TO FIELD ADJUST ACTUAL WELL LOCATION FOR BUILDING CLEARANCE AND ANY OTHER OBSTRUCTIONS OR CONFLICTS

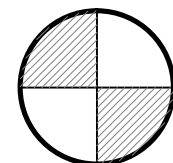


IRRIGATION PLAN

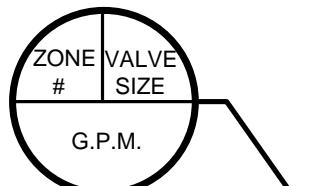
SCALE: 1" = 10'



IRRIGATION SYMBOL LEGEND



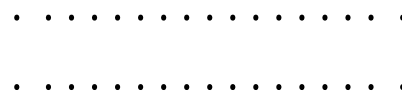
RAINBIRD PGB REMOTE ELECTRIC ZONE VALVE



IRRIGATION ZONE CALLOUT



1-1/4" SCHEDULE 40 PVC MAIN LINE PIPE



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



SCHEDULE 200 LATERAL (CIRCUIT) PVC PIPE FOR ZONE LINES



1-1/2 HP PUMP STATION INCLUDING:

- 1-1/2 HP CENTRIFUGAL SINGLE PHASE 240V SELF PRIMING PUMP
- RAINBIRD ESP-RZx6 4-STATION PROGRAMMABLE CONTROLLER WITH INTEGRAL RAIN SENSOR SHUT-OFF DEVICE (CLEAR OF OVERHEAD OBSTRUCTIONS)
- ELECTRICAL CIRCUIT OVERLOAD PROTECTION
- 3,000 PSI 4" CONCRETE PAD WITH SHOCK ABSORBING PUMP MOUNTS

NOTE: INSTALL ONE BUBBLER NOZZLE FOR EACH NEW TREE ON FLEXIBLE PIPING. ADJUST SET SCREW TO EMIT NO MORE THAN .25 GPM.

IRRIGATION NOTES & SPECIFICATIONS

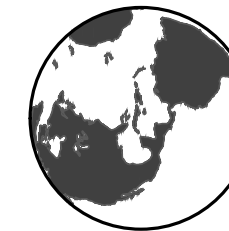
- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER, AND SHALL BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL.
- THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION. ALL TREES TO REMAIN SHALL RECEIVE A FENCE BARRIER PROTECTION DURING CONSTRUCTION. SEE LANDSCAPE DETAILS FOR MORE INFORMATION ON TREE PROTECTION.
- THIS PLAN NOT COMPLETE WITHOUT ALL LANDSCAPE SHEETS.
- IRRIGATION SYSTEM WILL BE A NEW 1-1/2 HP PUMP CENTRIFUGAL PUMP WITH ELECTRONIC CONTROL VALVES, POP-UP SPRINKLER SPRAY HEADS AND AN AUTOMATIC PROGRAMMABLE TIMER WITH RAIN SENSOR SHUT-OFF DEVICE.
- IRRIGATION CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND GENERAL CONTRACTOR TO COORDINATE POWER NEEDS FOR 220V PUMP STATION AND CONTROLLER. THIS MUST BE DONE BEFORE PROJECT CONSTRUCTION BEGINS SO PROPER CALCULATIONS CAN BE DETERMINED AND PROPER INFRASTRUCTURE FOR IRRIGATION AND ELECTRICAL REQUIREMENTS ARE PROVIDED BEFORE PAVING OCCURS. CONTROLLER LOCATION SHOWN IS RECOMMENDED LOCATION ONLY. FINAL DETERMINATION TO BE BY OWNER OR OWNER'S REPRESENTATIVE FOR CONVENIENCE, EASE OF MAINTENANCE AND ACCESS.
- THE SCOPE OF WORK INTENDED WHEN BIDDING ON THESE IRRIGATION PLANS IS TO PROVIDE A COMPLETE, COMPLIANT, SAFE, FULLY-OPERATIONAL, INSTALLED IRRIGATION SYSTEM ACCORDING TO THE DESIGNED IRRIGATION SYSTEM HEREIN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL COMPONENTS, APPROVALS, AND WORKMANSHIP TO MAKE THE SYSTEM FUNCTION PROPERLY AND PROVIDE 100% (HEAD-TO-HEAD) COVERAGE OF ALL PERVIOUS AREAS WITHIN THE SCOPE OF WORK.
- THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE PRIOR TO PLACING A BID AND BECOME FAMILIAR WITH EXISTING CONDITIONS. AFTER REVIEWING THE PLANS AND VISITING THE SITE, CONTRACTOR SHALL BRING ALL QUESTIONS OR POTENTIAL CONFLICTS TO THE WRITTEN ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLACING A BID.
- ALL SLEEVING SHALL BE SCHEDULE 80 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN THE SUPPLY LINE(S) CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 12" BELOW FINISHED GRADE OF PAVEMENT OR AS REQUIRED BY CODE. ALL PIPE AND CONTROL WIRING SHALL BE INSTALLED IN SLEEVES WHEN BENEATH PAVEMENT.
- ALL AUTOMATIC RAINBIRD VALVES SHALL BE INSTALLED IN A RECTANGULAR FIBERGLASS BOX AND SHALL BE ARRANGED FOR EASY ADJUSTMENT AND ACCESS. THE FLOW ADJUSTMENT FEATURE OF EACH VALVE SHALL BE UTILIZED TO BALANCE OPERATING PRESSURES THROUGHOUT THE SYSTEM. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE AND SHALL INSURE PERCOLATION THROUGH THE BOX.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION PLAN IS SCHEMATIC. IRRIGATION CONTRACTOR TO ADJUST TO FIELD CONDITIONS AND INACCURACIES THAT ARE INHERENT WITH DRAWINGS AT THIS SCALE. IRRIGATION CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR ANY SUBSTANTIAL CHANGES THAT WOULD NOT CONFORM TO THE INTENT OF THE IRRIGATION PLANS. NO SUBSTITUTIONS IN MANUFACTURER MATERIALS WILL BE ACCEPTED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO ORDERING, PLANNING, OR INSTALLATION.
- ALL MAIN AND LATERAL PIPING RUNS TO HAVE SOLVENT WELD JOINTS.
- CONTROLLER SHALL BE RAINBIRD ESP-RZx6 4-STATION CONTROLLER WITH INTEGRATED RAIN SENSOR SHUT-OFF.
- PLAN WAS DESIGNED BASED ON ASSUMPTION OF AT LEAST 30 PSI TO END OF ZONES INCLUDING PRESSURE LOSS FROM PIPE RUN LENGTHS, TURNS, ZONE VALVES, FITTINGS AND ELEVATION CHANGES.
- ALL ZONE VALVE WIRING TO BE DIRECT BURIAL TYPE AS RECOMMENDED BY ZONE VALVE MANUFACTURER.
- INSTALL A MINIMUM OF ONE (1) BUBBLER NOZZLE AT EACH TREE OR PALM ROOTBALL SET AT A RATE OF .25 GPM. BUBBLER NOZZLES ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY OF OTHER COMPONENTS.

LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA 6666943

PROJECT #	DATE	SCALE	AS NOTED	DESIGNED BY	WDB	DRAWN BY	WDB	CHECKED BY	WDB	REVISIONS	DATE	BY
19-116	08-02-19											

14 UNIT APARTMENTS
2135 LINCOLN ST.
HOLLYWOOD, FL

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
PHONE: 954-431-9425
EMAIL: dale.bryant@greeneearth.com


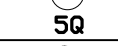


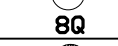


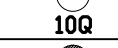


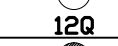


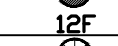
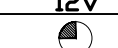








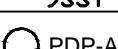











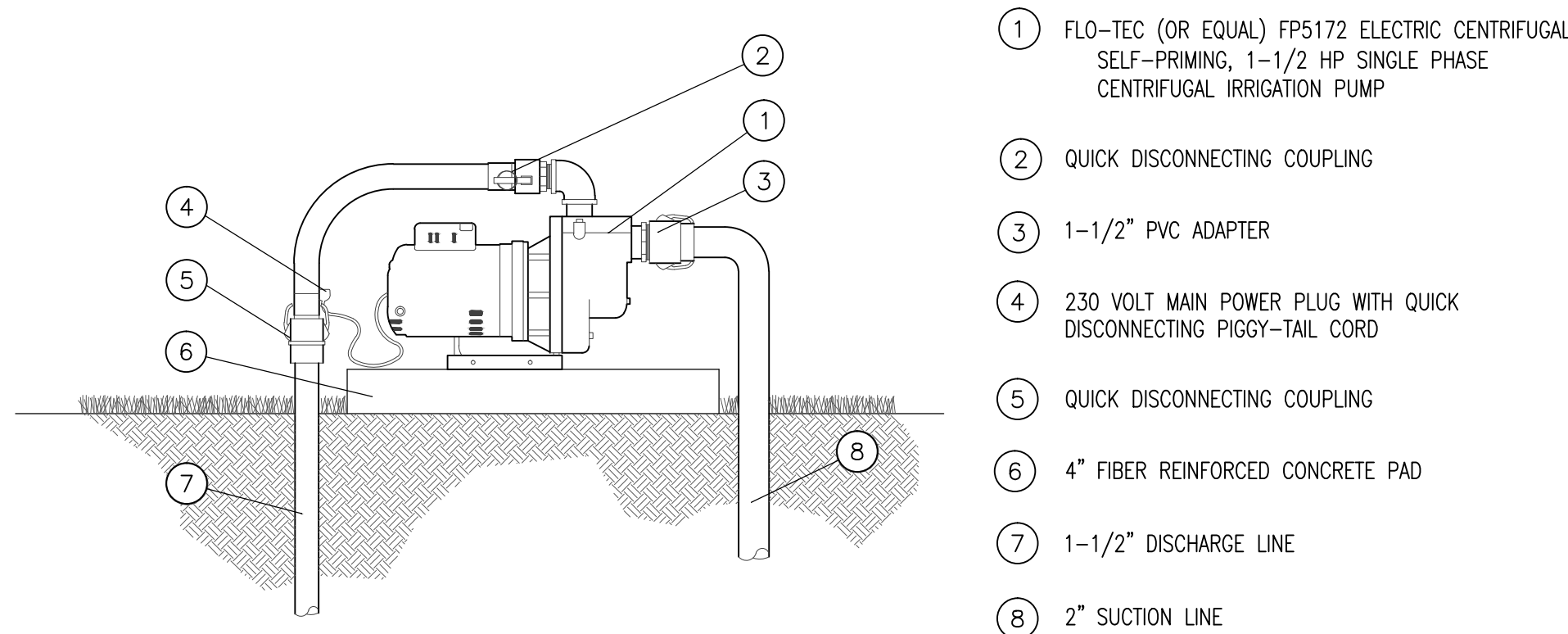
IRRIGATION PLAN

SHEET NUMBER
L-300

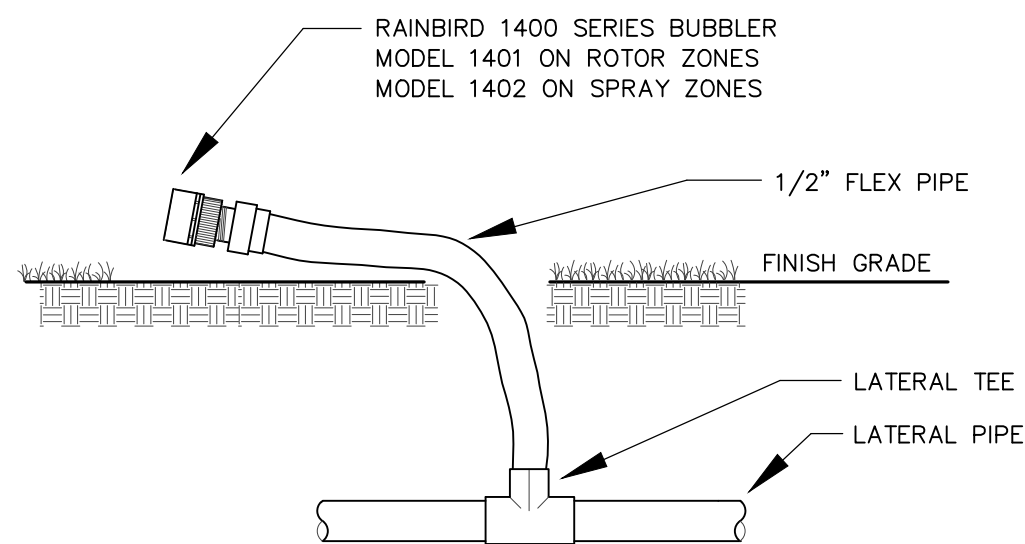
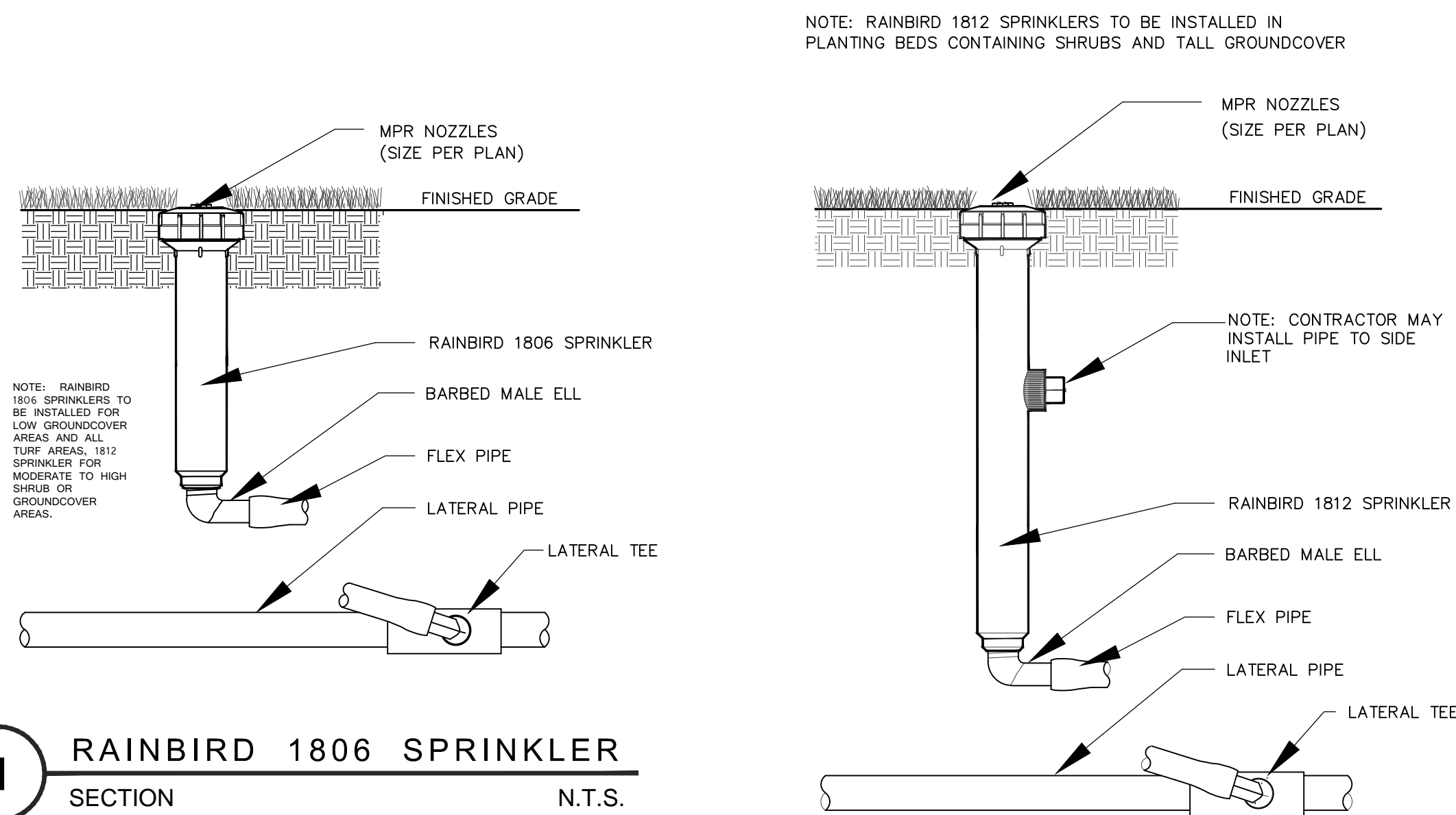
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IRRIGATION SPRINKLER AND NOZZLE SCHEDULE

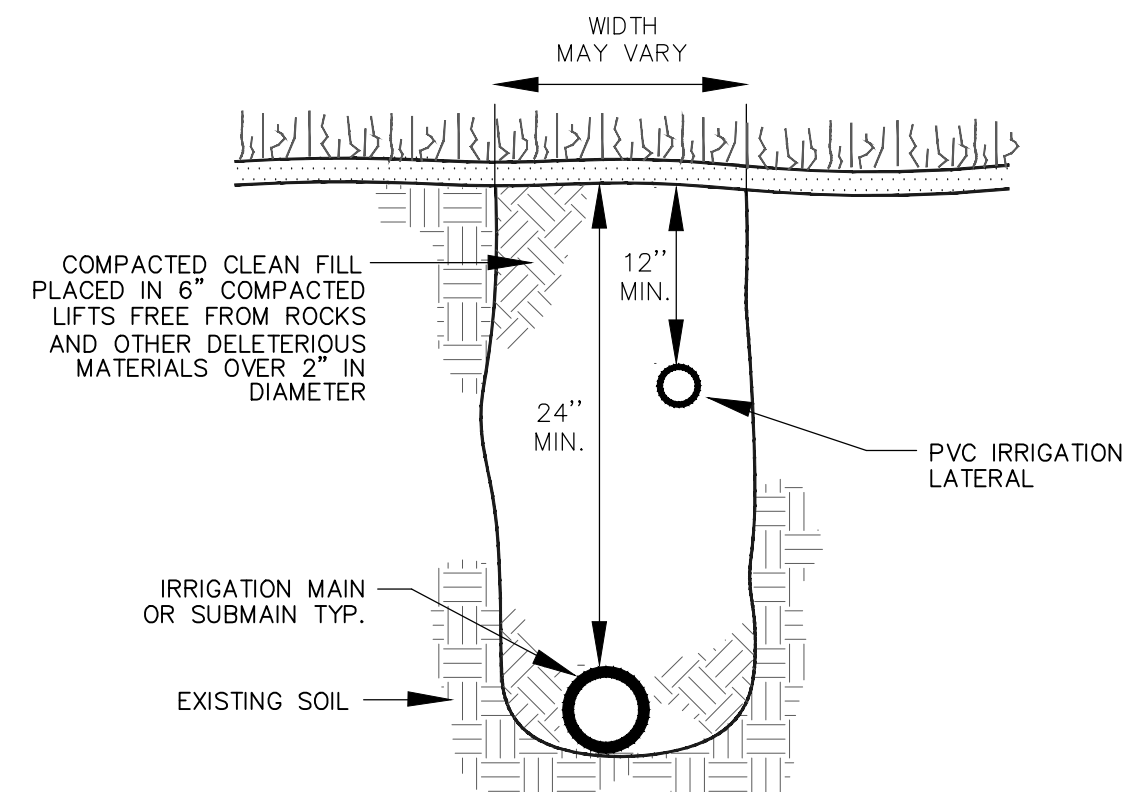
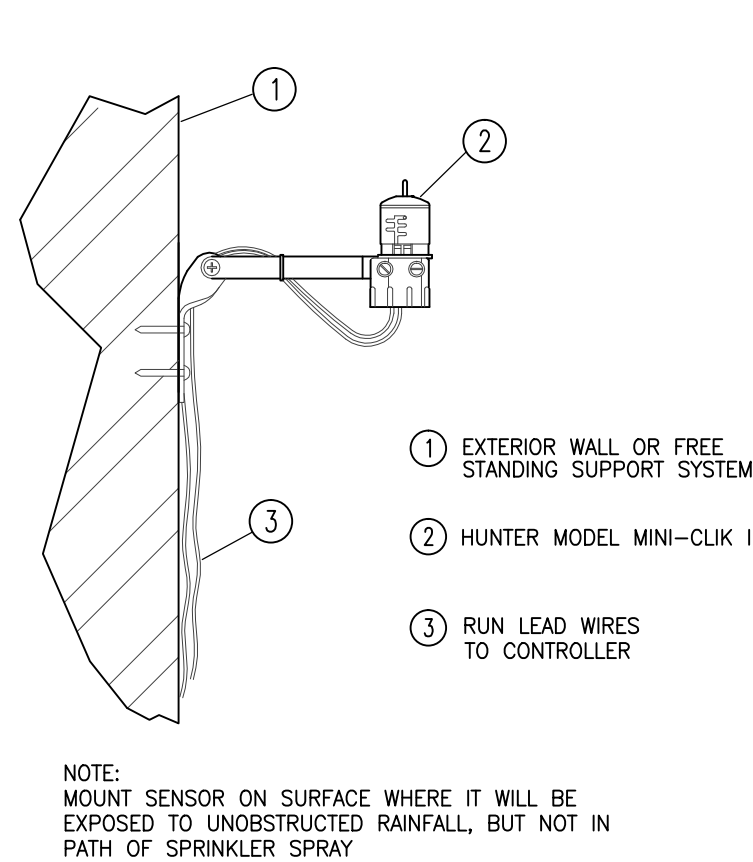
SYMBOL	DESCRIPTION	G.P.M.	SYMBOL
	RAINBIRD 5H STREAM BUBBLER NOZZLE ON FLEXIBLE PIPE	1.0	5'
	RAINBIRD 1806 OR 1812 PRS WITH 5Q MPR SPRAY NOZZLE	.10	5'
	RAINBIRD 1806 OR 1812 PRS WITH 5H MPR SPRAY NOZZLE	.20	5'
	RAINBIRD 1806 OR 1812 PRS WITH 5F MPR SPRAY NOZZLE	.41	5'
	RAINBIRD 1806 OR 1812 PRS WITH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



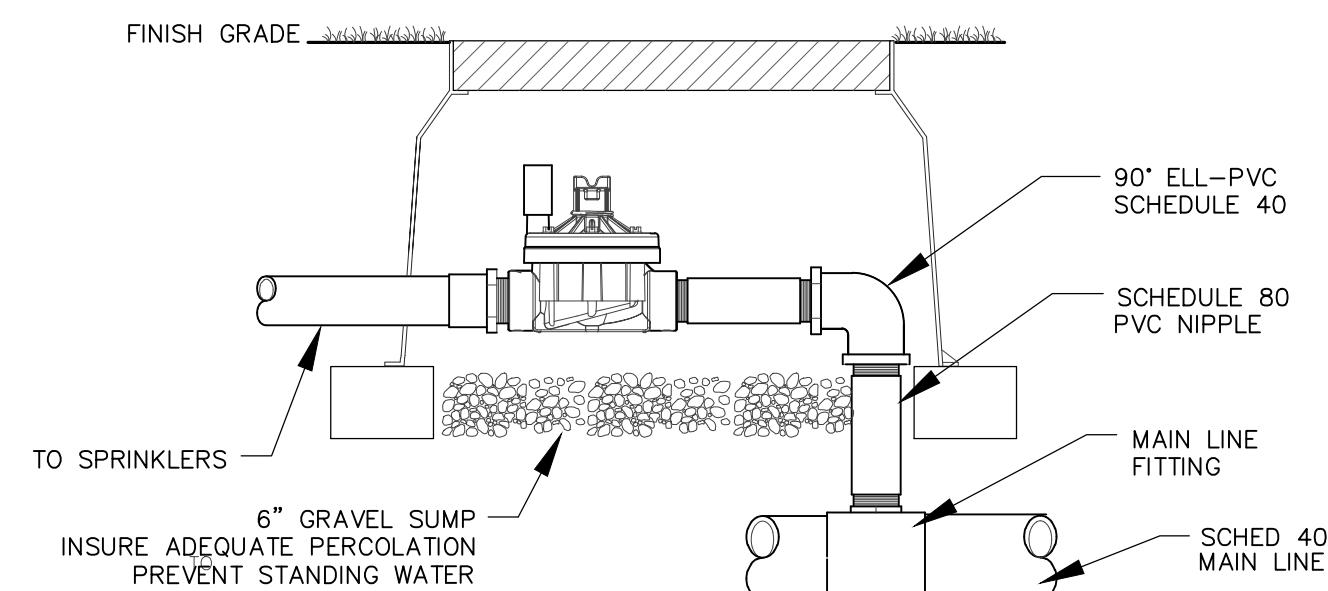
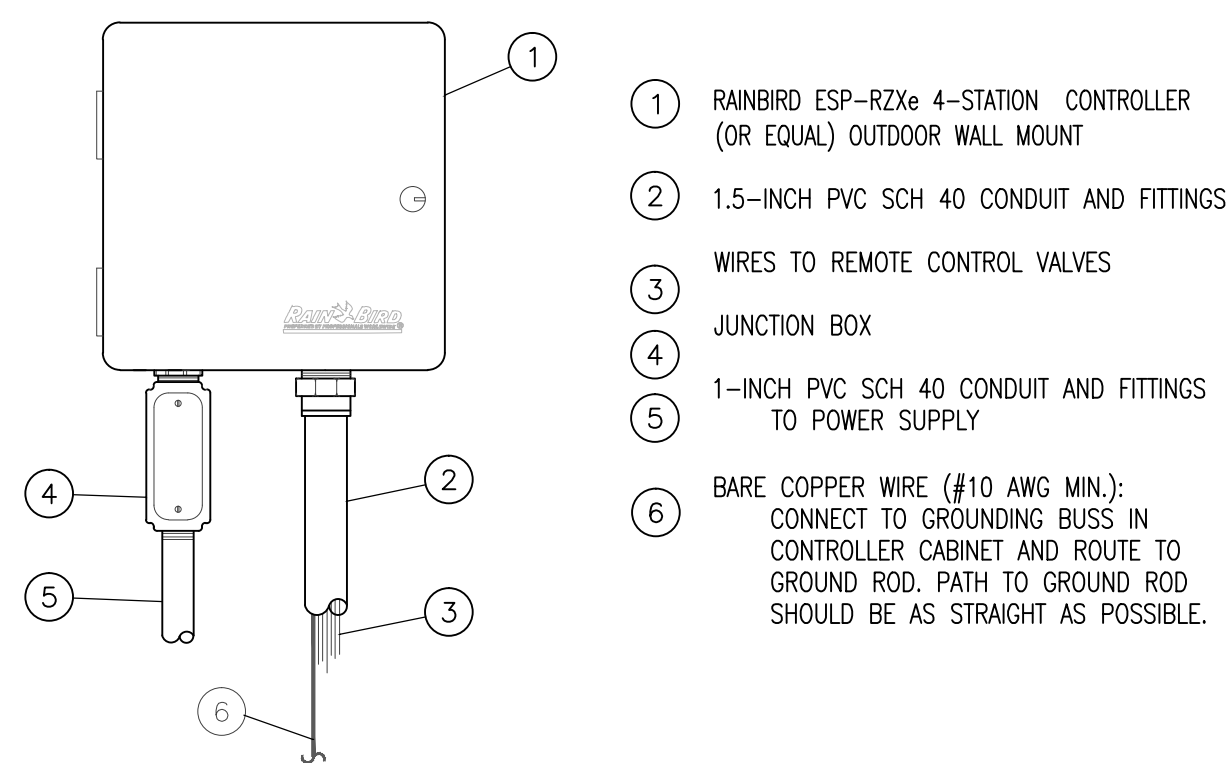
6 CENTRIFUGAL PUMP DETAIL
SECTION N.T.S.



4 RAINBIRD 1400 SERIES BUBBLER
SECTION N.T.S.



5 TRENCHING DETAIL
SECTION N.T.S.



LICENSED PROFESSIONAL

William Dale Bryant

FL LICENSE NUMBER
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PROJECT #
19-116

DATE
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SCALE - AS NOTED

DESIGNED BY WDB

DRAWN BY WDB

CHECKED BY WDB

REVISIONS

No.

DATE

BY

14 UNIT APARTMENTS
2135 LINCOLN ST.
HOLLYWOOD, FL

FLORIDA

BROWARD COUNTY

GREEN EARTH

LANDSCAPE ARCHITECTURE

HOLLYWOOD, FLORIDA

EMAIL: dale.bryant@greenearthla.com PHONE: 954-638-5825

IRRIGATION
DETAILS

SHEET NUMBER

L-301





