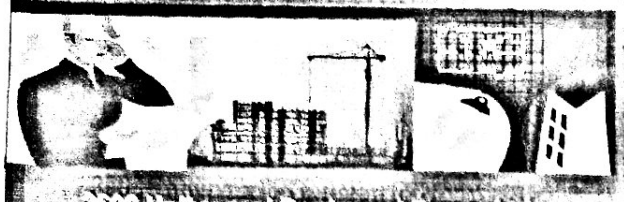
PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):

GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 5904 Pierce Street

Lot(s): 1 & 2 Block(s): 19 Subdivision: Hollywood Beach Gardens

Folio Number(s): 5141 - 13 - 02 - 1910

Zoning Classification: CL - P Land Use Classification: Mixed - Use

Existing Property Use: Vacant Sq Ft/Number of Units: --

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

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

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

Explanation of Request: _____

Number of units/rooms: 18 Sq Ft: 27,121

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: ACM Investment Group / Mustafa Cankat

Address of Property Owner: 7111 Taft St, Hollywood, FL 33024

Telephone: 786-985-5952 Fax: _____ Email Address: cemil72@hotmail.com

Name of Consultant/Representative/Tenant (circle one): Jamie Cemil Akbas

Address: 7111 Taft St, Hollywood, FL 33024 Telephone: 786-985-5952

Fax: _____ Email Address: cemil72@hotmail.com

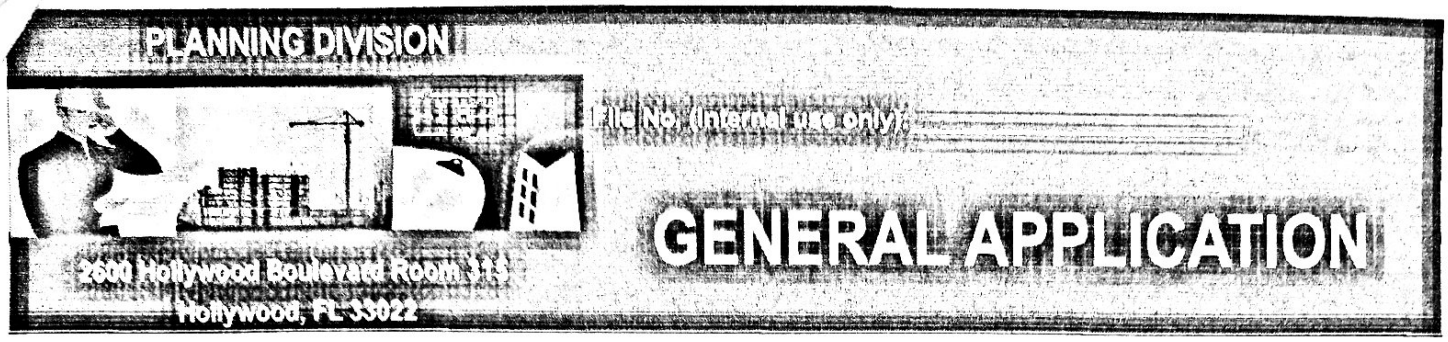
Date of Purchase: _____ Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Patrick Valent

Address: 14068 NW 82nd Ave, Miami Lakes, FL 33016

Email Address: patrick@valenttdg.com



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: 12/24/2019

PRINT NAME: Jamie Cemil Akbas Date: 12/24/19

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Patrick Valent Date: 12/24/19

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 24th day of DEC '19

FUAT ORNARLI
Commission # GG 100727
Expires August 18, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
State of Florida
My Commission Expires: 8/18/21 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

_____
Signature of Current Owner

Jaime Cemil Akbas
Print Name

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 23, 2019

The proposal for services is as shown below, inclusive of complete notification package, site posting, mailout, and delivery of original documents to the City. Upon the approval of this proposal, we kindly request you arrange for payment on the invoice that will be sent to you, **before delivery of documents**.

Re: Property owners within 500 feet of:
SUBJECT: 5904 Pierce Street, Hollywood, FL 33021
FOLIO #: 5141 13 02 1910
LEGAL DESCRIPTION: HOLLYWOOD BEACH GARDENS CORR PLAT 10-14 B LOT 1, 2 BLK 19

500' Radius Notification Package, Includes Mailout, Site Posting and delivery of originals: $350.00
Includes, as required by the City of Hollywood:

- 1 set of self-adhesive mailing labels, international addresses in blue, including the City of Hollywood,
- a letter certifying that all information is from the current tax rolls,
- a radial map showing the subject property and the 300' radius around the subject property, and
- a list of all property owners within 300' radius of the subject property, international addresses in blue
- Obtain City envelopes and sign as soon as they are available at the Planning Dept.
- Printing of notices (1 page, double sided, b/w), postage stamps, envelopes and processing of envelopes
- affidavit attesting to the noticing
- Site posting, inclusive of photos of installed signs-if required
- digital files of all submitted information, delivery of original documents to City

The applicant is responsible for providing RDR the notice from the City in a timely manner; a minimum of three (3) business days prior to the due date of the mailout are required.

Sincerely,

Diana B. Rio

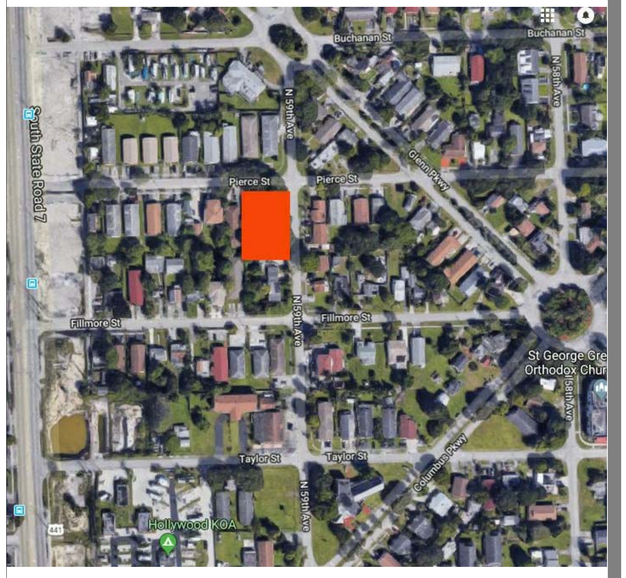
PRELIMINARY TAC MEETING = Jan 22 - 2019
FINAL TAC MEETING = May 6 - 2019
FINAL TAC MEETING (Revised) = Jan 13 - 2020

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

LOCATION PLAN



PROPERTY SUMMARY

LATITUDE: 26 deg. 00'52.74" W
LONGITUDE: 80 deg. 12'21.58" W
ZONING JURISDICTION : CITY OF HOLLYWOOD

FOLIO # : 5141 1302 1910

- GROUND FLOOR

  1873 SQ. SF OFFICE
  34 PARKING SPACE

RESIDENTIAL 18 UNITS

- SECOND FLOOR
  (1) 1 BEDROOM - 1 BATH
  (3) 2 BEDROOM - 2 BATH
  (2) 3 BEDROOM - 2 BATH
- THIRD FLOOR
  (1) 1 BEDROOM - 1 BATH
  (3) 2 BEDROOM - 2 BATH
  (2) 3 BEDROOM - 2 BATH
- FORTH FLOOR
  (1) 1 BEDROOM - 1 BATH
  (3) 2 BEDROOM - 2 BATH
  (2) 3 BEDROOM - 2 BATH
- ROOF
  CONDENSERS UNITS

CURRENT LAND USE:

- C-LP (MIXED USED) RESIDENTIAL/OFFICE

DESIGN CRITERIA

- ALL NEW BUILDING AND STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2017 EDITION OF THE FLORIDA BUILDING CODE

- NEW 3 STORY CONDOMINIUM

All work shall comply as follows:

- 2017. (6TH EDITION) Florida Building Code - Residential
- 2017. (6TH EDITION) Florida Building Code - Mechanical
- 2017. (6TH EDITION) Florida Building Code - Plumbing
- 2017. National Electric Code - NFPA 70
- 2017 . Florida Fire Prevention Code
- 2017. Florida Building Code - Energy Conservation

CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

FIRE NOTES:

1. FIRE STOPPING REQUIREINFO PER NFPA 1-12.3.2

2. A KNOX BOX WILL BE REQUIRED FOR AFTER HOURS ACCESS.

DESIGN TEAM

ARCHITECT:

VALENT ARCHITECT

7480 FAIRWAY DR. STE 206
MIAMI LAKES, FL 33014-6879
(305) 439-6266
FL CA #AA26003007

CIVIL ENGINEER:

MR ENGINEERING CONSULTANTS INC.

10031 PINES BLVD SUITE 237,
PEMBROKE PINES, FLIRDA 33021

(954) 364-8355

LANDSCAPE ENGINEER:

C, Miguel Juncal, RLA

Juncal Design Studio, LLC.
Phone: 786-877-2034
email: juncaldesignstudio@gmail.com

PROJECT CONTACTS

7111 TAFT STREET
HOLLYWOOD, FL 33024
PH: (754) 816-5911

INDEX OF DRAWINGS

PREPARED BY
VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY / TAC	1-07-19
No	Description / Date

SHEET NAME: COVER SHEET

SHEET NUMBER: T-1

12/20/2019 6:02:16 PM

Project File Name and Location: F:\Synology\DriveSynology\Drive\2019\R.PIERCE STREET\2. Drawings\2. BIM\05-2018-PIERCE STREET-12-17-19.rvt

V·A·L·E·N·T
ARCHITECT

Project File Name and Location: F:\SynologyDrive\SynologyDrive\2019\R-PIERCE STREET\2. Drawings\2. BIM\05-2019-PIERCE STREET-12-17-19.rvt

PREPARED BY
V·A·L·E·N·T
ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-8266
FL CA #AA26003562

DRAWERS
CONSULTANTS

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13824

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC		JAN-21-2019
No.	Description	Date

SHEET NAME
RENDERING

SHEET NUMBER
T-2
OF

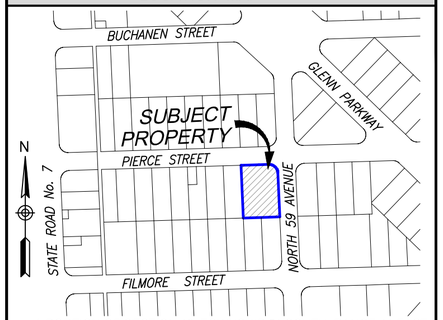
12/20/2019 6:02:18 PM

LEGEND AND ABBREVIATIONS

CONCRETE POLE
CONCRETE POWER POLE
CONCRETE LIGHT POLE
ALUMINUM POLE
ALUMINUM LIGHT POLE
WOOD POLE
WOOD POWER POLE
WOOD LIGHT POLE
TRAFFIC BOX
STREET LIGHT BOX
PHONE BOX
IRRIGATION BOX
ELECTRIC BOX
COMMUNICATION BOX
CABLE T.V. BOX
UNKNOWN BOX
TRAFFIC CONTROL BOX
CLEANOUT
BOLLARD
ARM GATE
ANCHOR
WATER METER
IRRIGATION METER
GAS METER
ELECTRIC METER
SQUARECOLUMN
ROUND COLUMN
MAIL BOX
IRRIGATION PUMP
GUARD POST
GROUND LIGHT
FLAG POLE
DRAINAGE WELL
SQUARE DRAINAGE
P6 INLET
P5 INLET
CURB INLET
CIRCULAR DRAINAGE
CATCH BASIN
ACCESS MANHOLE
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
PEDESTRIAN CROSS SIGNAL
PAVEMENT ASPHALT
C&G CURB & GUTTER
V.G. VALLEY GUTTER

HANDICAP PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
WATER MANHOLE
SEWER MANHOLE
PHONE MANHOLE
IRRIGATION MANHOLE
GREASE TRAP MANHOLE
GAS MANHOLE
FORCEMAIN MANHOLE
ELECTRICITY MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
BELL SOUTH MANHOLE
PARKING METER
PARKING KIOSK
WATER VALVE
SEWER VALVE
IRRIGATION VALVE
GAS VALVE
FORCE MAIN VALVE
VACUUM BREAKER ASSEMBLY
SIAMESE CONNECTION
POST INDICATOR VALVE
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTOR
PROPERTY LINE
CENTERLINE
R/W RIGHT-OF-WAY
R RADIUS
D DELTA ANGLE
L ARC DISTANCE
PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
PB __, PG __ PLAT BOOK AND PAGE
OHW OVERHEAD UTILITY WIRES
ORB OFFICIAL RECORDS BOOK
CBS CONCRETE BLOCK STRUCTURE
CONC CONCRETE
C.L.F. CHAINLINK FENCE
W.F. WOOD FENCE
FND. I.P. FOUND IRON PIPE
FND. N&D. FOUND NAIL & BRASS DISC
CLR. CLEAR
ENCR. ENCROACHMENT
(D) DEED OR LEGAL DISTANCE
(M) MEASURED DISTANCE
(R) RECORD OR PLATTED DISTANCE
(C) RECORD CALCULATED
U.E. UTILITY EASEMENT
CONCRETE

LOCATION MAP



A PORTION OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SCALE 1" =300'

PROPERTY INFORMATION

- PROPERTY ADDRESS: 5904 PIERCE STREET HOLLYWOOD FL 33021.
- PROPERTY FOLIO NUMBER: 5141-13-02-1910

CERTIFY TO:

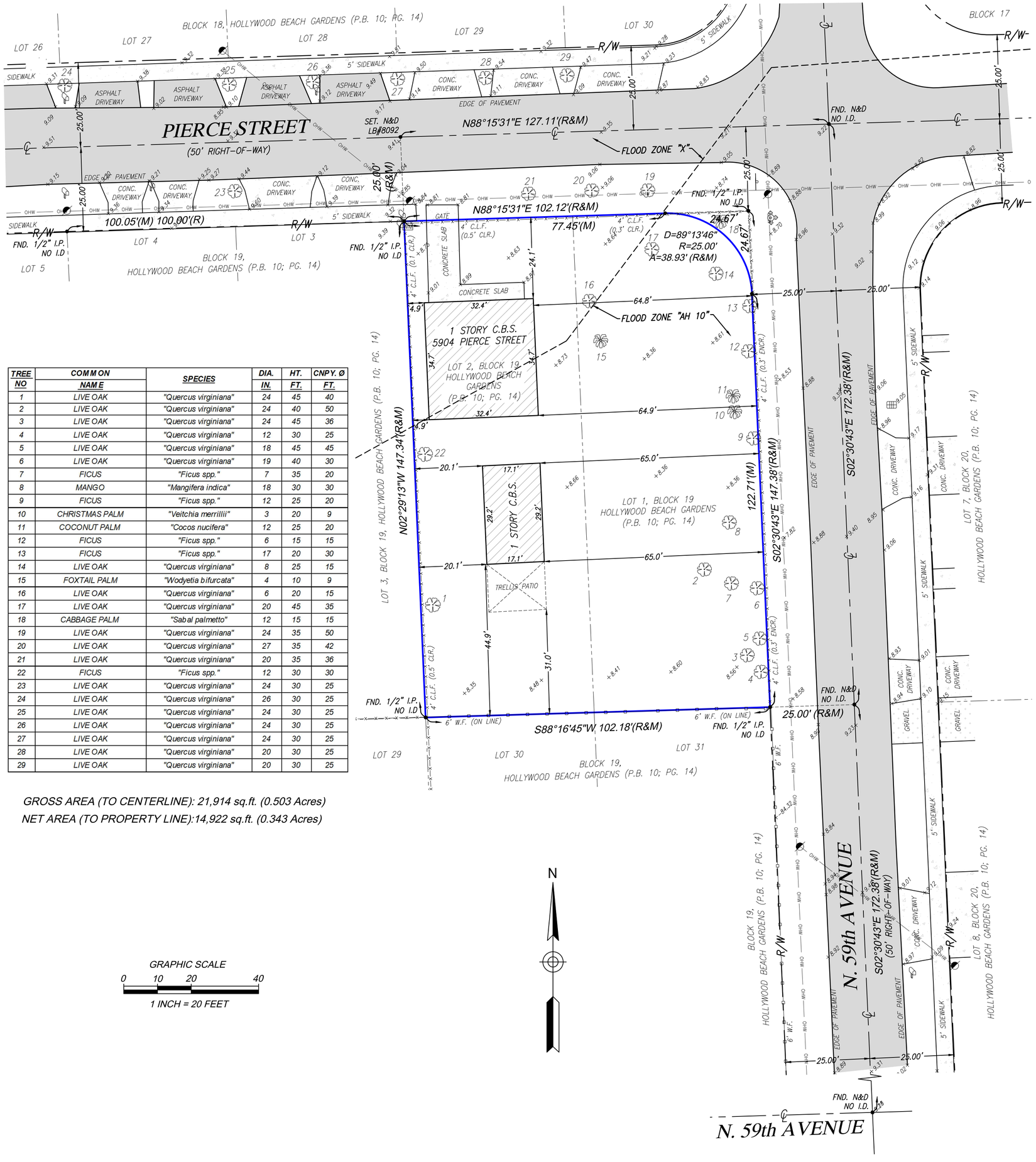
- ACM INVESTMENT GROUP LLC.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.G.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK: 1852, ELEVATION: 8.624' (N.A.V.D 1988) DESCRIPTION: A C&GS BM DISC, 37' SOUTH OF THE CENTERLINE OF HOLLYWOOD BOULEVARD; 1.5' NORTH OF A CONCRETE LIGHT POLE, 2'NORTHWEST OF A METAL WITNESS POST, ABOUT LEVEL WITH THE BOULEVARD, SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

POSSIBLE CROSSES

- 4' CHAIN LINK FENCE AT EAST SIDE, CROSSES FROM SUBJECT PROPERTY ONTO ADJOINING LANDS
- THERE ARE NO ADDITIONAL OBSERVED POSSIBLE ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.



TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	LIVE OAK	"Quercus virginiana"	24	45	40
2	LIVE OAK	"Quercus virginiana"	24	40	50
3	LIVE OAK	"Quercus virginiana"	24	45	36
4	LIVE OAK	"Quercus virginiana"	12	30	25
5	LIVE OAK	"Quercus virginiana"	18	45	45
6	LIVE OAK	"Quercus virginiana"	19	40	30
7	FICUS	"Ficus spp."	7	35	20
8	MANGO	"Mangifera indica"	18	30	30
9	FICUS	"Ficus spp."	12	25	20
10	CHRISTMAS PALM	"Veitchia merrillii"	3	20	9
11	COCONUT PALM	"Cocos nucifera"	12	25	20
12	FICUS	"Ficus spp."	6	15	15
13	FICUS	"Ficus spp."	17	20	30
14	LIVE OAK	"Quercus virginiana"	8	25	15
15	FOXTAIL PALM	"Wodyetia bifurcata"	4	10	9
16	LIVE OAK	"Quercus virginiana"	6	20	15
17	LIVE OAK	"Quercus virginiana"	20	45	35
18	CABBAGE PALM	"Sabal palmetto"	12	15	15
19	LIVE OAK	"Quercus virginiana"	24	35	50
20	LIVE OAK	"Quercus virginiana"	27	35	42
21	LIVE OAK	"Quercus virginiana"	20	35	36
22	FICUS	"Ficus spp."	12	30	30
23	LIVE OAK	"Quercus virginiana"	24	30	25
24	LIVE OAK	"Quercus virginiana"	26	30	25
25	LIVE OAK	"Quercus virginiana"	24	30	25
26	LIVE OAK	"Quercus virginiana"	24	30	25
27	LIVE OAK	"Quercus virginiana"	24	30	25
28	LIVE OAK	"Quercus virginiana"	20	30	25
29	LIVE OAK	"Quercus virginiana"	20	30	25

GROSS AREA (TO CENTERLINE): 21,914 sq.ft. (0.503 Acres)
NET AREA (TO PROPERTY LINE):14,922 sq.ft. (0.343 Acres)

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
ACM INVESTMENT GROUP LLC
LYING AND BEING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
4805 NW 79th AVE. SUITE #9, MIAMI, FL 33166
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: M.J.M.	CHECKED BY: J.G.H.	JOB NUM.: 151554
DATE: 01/3/19	DATE: 01/4/19	F.B. MD-12 , PG. 8

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 19, CORRECTED PLAT HOLLYWOOD BEACH GARDENS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: JANUARY 3th, 2019.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA: 14,922± SQ.FT. (0.343 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF S02°30'43"E ALONG THE CENTERLINE OF N. 59th AVENUE.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM PIERCE STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.
10. THIS ALTA/NSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF OWNERSHIP AND ENCUMBRACES PROPERTY INFORMATION REPORT, FILE NUMBER 677403, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, HAVING AN EFFECTIVE DATE FROM JUNE 15, 2018 AT 2:28 P.M. TO DECEMBER 31, 2018 AT 11:00 P.M.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "X" AND "AH" ELEVATION 10 FEET, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0564H, DATED AUGUST 18th, 2014.

ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

REVISIONS

DATE	JOB No.	REV.	BY:
01/23/19	N/A	REV. PER CITY COMMENTS (01/22/19)	J.G.H.

SURVEYOR'S CERTIFICATION:

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 8, 9, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3 , 2019.

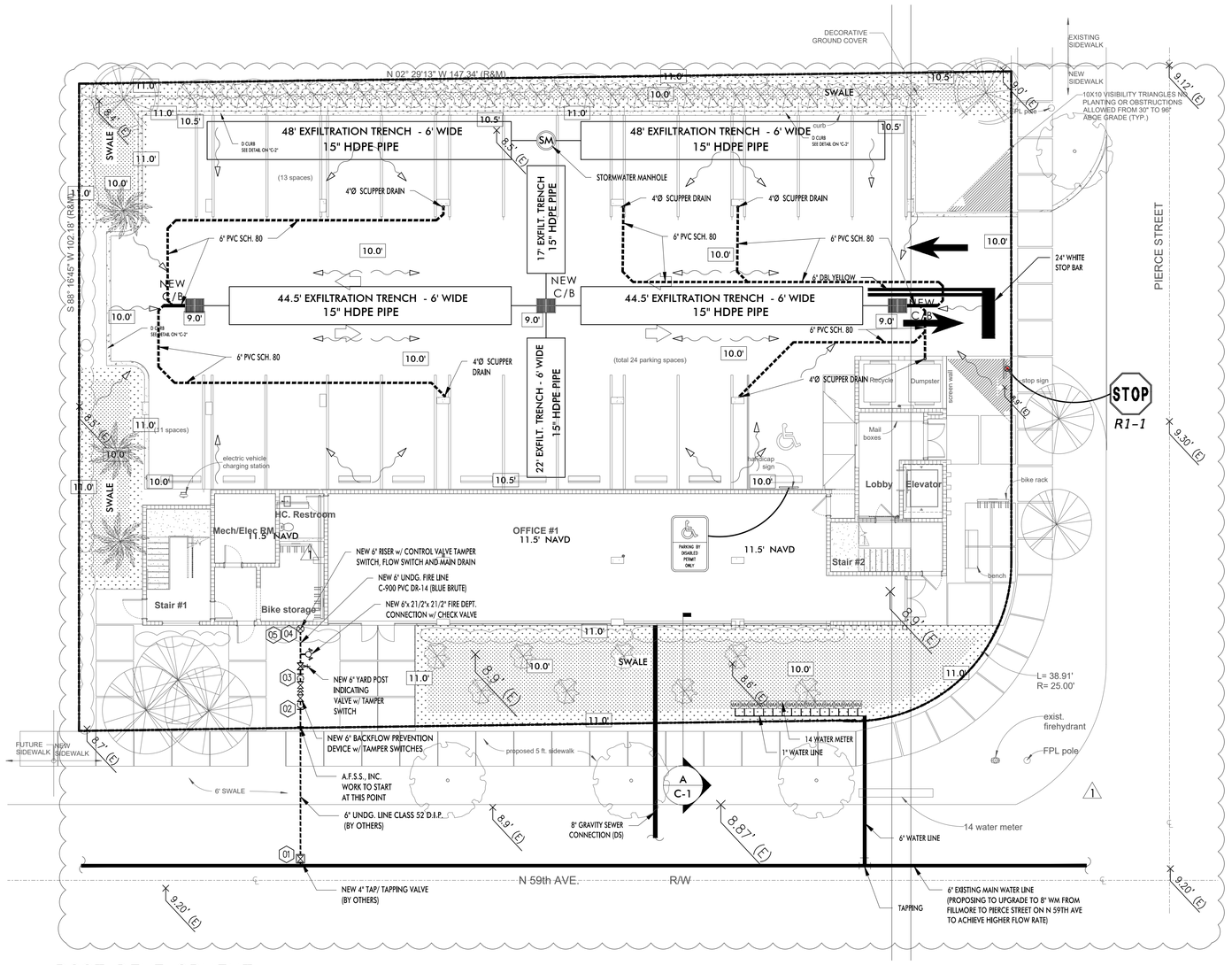
I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:_____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: BC-160
SHEET NUMBER: 1 OF 1



POST DEVELOPMENT
SCALE: 1"=10'

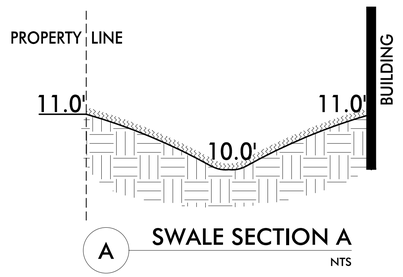
LEGEND:

- TRAFFIC FLOW
- WATER SLOPE
- 10.5' NEW ELEVATION
- 8.9' (E) EXISTING ELEVATION
- PARKING BY DISABLED PERMIT ONLY
- STOP R1-1 STOP SIGN
- 10'X10' VISIBILITY TRIANGLE

FBC 2017 6TH EDITION

SCOPE OF WORK:

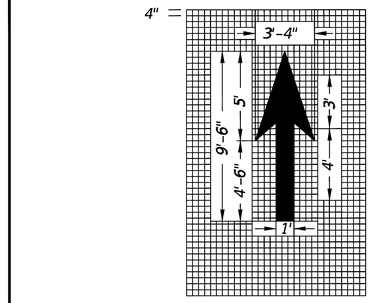
1. INSTALL NEW ASPHALT PARKING
2. INSTALL NEW CATCH BASIN
3. INSTALL NEW EXFILTRATION TRENCHES
4. INSTALL NEW SIGNAGE AS PER PLAN



A SWALE SECTION A
NTS

PRE. AND POST AREA
-SITE =14,909.3 SF
EXISTING IMPERVIOUS = 2,011 SF
ADDITION I IMPERVIOUS = 8,953 SF
PROPOSED IMPERVIOUS = 10,964 SF

NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II,OR V LICENSE PER FS 633.102.



Through Lane-Use Arrow

12 s.f.

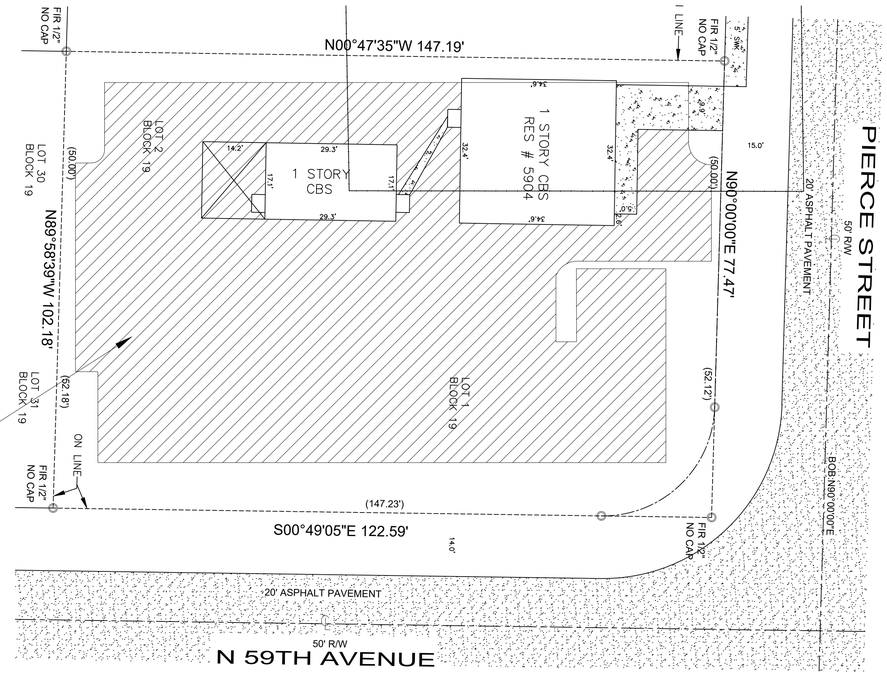
NOTE: When arrow and pavement message are used together, the arrow shall be located down stream of the pavement message and shall be separated from the pavement message by a distance of 25' (Base of the arrow to the base of the message). Stop message shall be placed 25' from back of stop line.

FDOT INDEX NO. 17346

10.8 Joint Restraint.
10.8.1 General.
10.8.1.1* All tees, plugs, caps, bends, reducers, valves, and hydrant branches shall be restrained against movement by using thrust blocks in accordance with 10.8.2 or restrained joint systems in accordance with 10.8.3.

10.8.3* Restrained Joint Systems. Fire mains utilizing restrained joint systems shall include one or more of the following:
(1) (1) Locking mechanical or push-on joints
(2) (2) Mechanical joints utilizing setscrew retainer glands
(3) (3) Bolted flange joints
(4) (4) Heat-fused or welded joints
(5) (5) Pipe clamps and tie rods

NOTE:
WATER QUANTITY DESIGN FOR
25 YEARS 3d AND 100 YEARS 3d



PRE DEVELOPMENT
SCALE: 1"=10'

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER
5 1 4 8 4
PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

REVISIONS:

NO.	DATE:	DESCRIPTION
1	12/18/19	TAC COMMENTS (OWNER CHANGES)
2		
3		

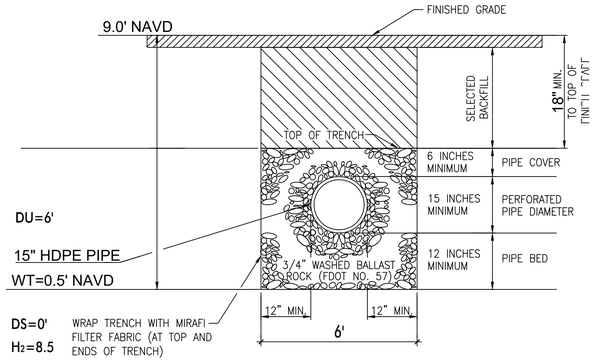
MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
CA 9824
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

New 2-Story Multi- Family Apartment Building:

5904 Pierce Street
Hollywood, Florida 33021

PROJECT NO:37R | DATE: 12/18/19 | DRAWN BY: B.J. | CHECKED: R.R.

DRAWING NO.
C-1



TRANSVERSE SECTION

$$L = \frac{V}{K(H_2W + 2H_2D - D_U^2 + 2H_2D_S) + (1.39\times10^{-4})WD_U}$$

L= LENGTH OF TRENCH REQUIRED (FEET)

V= VOLUME TREATED (ACRE-INCH)

W= TRENCH WIDTH (FEET)

K= HYDRAULIC CONDUCTIVITY (CFS/FT -FT. HEAD)

H_2= DEPTH TO WATER TABLE (FEET)

D_U= NON-SATURATED TRENCH DEPTH (FEET)

D_S= SATURATED TRENCH DEPTH (FEET)

NOTES:

1. EACH ACCESSIBLE PARKING SIGN INSTALLATION SHALL INDICATE A$250.00 PENALTY FO ILLEGAL USE OF SPACE.
2. ACCESSIBLE HANDICAP SYMBOL MAY ALSO REFLECT M.U.T.C.D.SIGNAGE D9-5 AS AN ALTERNATE. SIZE SHALL BE 4'x4'.
3. AN ADDITIONAL SUB-PLATE MAY BE INSTALLED FOR" VAN ACCESSIBLE "WHEN APPROPR ALTERNATE. SIZE SHALL BE 4'x4'.

ACCESSIBLE PARKING SIGN
N.T.S.

LOCATE IN CENTER OF PARKING SPACE

ACCESSIBLE PARKING SYMBOL DETAIL
N.T.S.

HANDICAP ACCESSIBLE SIGNAGE

FIRE SPRINKLER SYSTEM UNDERGROUND NOTES

1. ALL UNDERGROUND PIPING SHALL BE C-900 PVC DR-14 WITH M.J. FITTINGS (OR APPROVED EQUAL) AND PROVIDED WITH THRUST BLOCKS, MEGA-LUGS AND/ OR RODDED AS PER N.F.P.A. 24 (2007 ED.) & LOCAL APPROVING AUTHORITIES.
2. ALL UNDERGROUND PIPING AND RELATED MATERIALS SHALL BE INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
3. FIRE DEPARTMENT CONNECTION TO BE WITHIN 100 FEET MAXIMUN OF EXISTING FIRE HYDRANT.
4. UNDERGROUND PIPE SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSTREAM FIRE PROTECTION SYSTEM PIPING.
5. UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED @ 200 P.S.I. AND MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS.
6. A MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING SHALL BE AVAILABLE AT THE TIME OF INSPECTION.
7. THE DEPTH OF COVER SHALL BE NOT LESS THAN 30" (36" UNDER DRIVEWAYS) TO PREVENT MECHANICAL DAMAGE. DEPTH OF COVERING SHALL BE MEASURED FROM TOP OF PIPE TO FINISHED GRADE.
8. BACKFILL SHALL BE WELL TAMPED IN LAYERS UNDER AND AROUND PIPES TO PREVENT SETTLEMENT OR LATERAL MOVEMENT AND SHALL CONTAIN NO ASHES, CINDERS, REFUSE, ORGANIC MATTER, OR OTHER CORROSIVE MATERIALS (CLEAN FILL).
9. IN TRENCHES CUT THROUGH ROCK, TAMPED BACKFILL SHALL BE USED FOR AT LEAST 6 IN. (152 MM) UNDER AND AROUND THE PIPE AND FOR AT LEAST 2 FT ABOVE THE PIPE.
10. ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

ES-A-3000SS

Series 3000SS

AMES FIRE & WATERWORKS

Double Check Detector Assemblies

Sizes: 2½" - 12" (65 – 300mm)

Features

- Patented Cam-Check Assembly valve provides low head loss
- Short lay length is ideally suited for retrofit installations
- Stainless Steel body is half the weight of competitive designs reducing installation and shipping cost
- Stainless steel construction provides long term corrosion protection and maximum strength
- Single top access cover with two-bolt grooved style coupling for ease of maintenance
- No special tools required for servicing
- Compact construction allows for smaller vaults and enclosures
- Furnished with ⅝" x ¾" bronze meter (gpm or cfm)
- Detects underground leaks and unauthorized water use
- Maybe installed horizontal or vertical "flow up" position

Available Models

Suffix:

LG	– less shutoff valves
OSY	– UL/FM outside stem and yoke resilient seated gate valves
*OSY FxG	– flanged inlet gate connection and grooved outlet gate connection
*OSY GxF	– grooved inlet gate connection and flanged outlet gate connection
*OSY GxG	– grooved inlet gate connection and grooved outlet gate connection
CFM	– cubic feet per minute
GPM	– gallons per minute meter

Available with grooved NRS gate valves - consult factory*

Post indicator plate and operating nut available – consult factory*

*Consult factory for dimensions

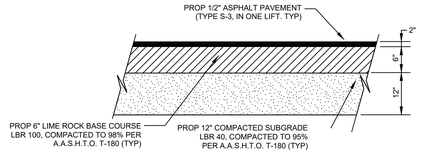
Series 3000SS Double Check Detector Assemblies are designed for use in accordance with water utility non-health hazard containment requirements. It is mandatory to prevent the reverse flow of fire protection system substances, i.e., glycerin wetting agents, stagnant water and water of non-potable quality from being pumped or siphoned into the potable water supply.

Specifications

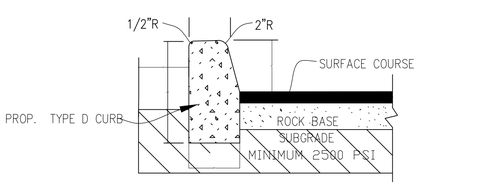
A Double Check Detector Assembly shall be installed on fire protection systems when connected to a potable water supply. Degree of hazard present is determined by the local authority having jurisdiction. The main valve body shall be manufactured from 300 Series stainless steel to provide corrosion resistance, 100% lead free through the waterway. The double check detector assembly consists of two independently operating, spring loaded check valves, two UL, FM, OSY resilient seated gate valves, and bypass assembly. The bypass assembly consists of a meter (cubic ft. or gallons), a double check including shutoff valves and required test cocks. Each cam-check shall be internally loaded and provide a positive drip tight closure against reverse flow. Cam-check includes a stainless steel cam arm and spring, rubber faced disc and a replaceable seat. There shall be no brass or bronze parts used within the cam-check valve assembly. The check valve seats shall be of molded thermoplastic construction. The use of seat screws as a retention method is prohibited. All internal parts shall be accessible through a single cover on the valve assembly. The valve cover shall be held in place through the use of a single grooved style two-bolt coupling. The bypass line shall be hydraulically sized to accurately measure low flow. The bypass line shall consist of a meter, a small diameter double check assembly with test cocks and isolation valves. The bypass line double check valve shall have a single access cover, two independently operating modular poppet check valves, and top mounted test cocks. The assembly shall be an Ames 3000SS.

Materials

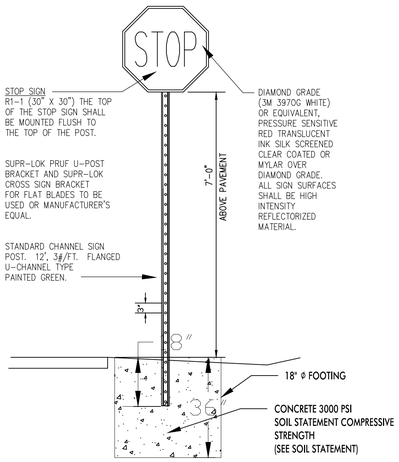
All internal metal parts; 300 Series stainless steel, Main valve body; 300 Series stainless steel, Check assembly; Noryl® Flange dimension in accordance with AWWA Class D. Noryl® is a registered trademark of General Electric Company.



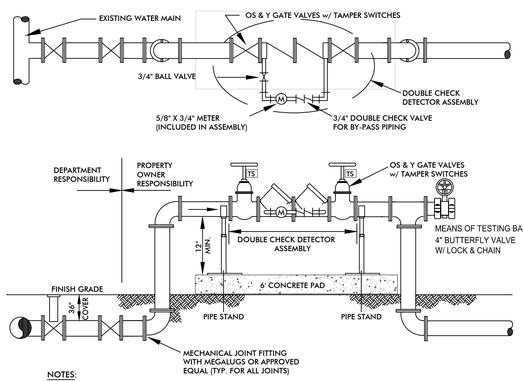
TYPICAL PAVEMENT SECTION
N.T.S.



TYPICAL CONCRETE CURB DETAIL "A" (A / C-2)
SCALE: NOT TO SCALE



STOP SIGN DETAIL (C-2)
SCALE: NOT TO SCALE



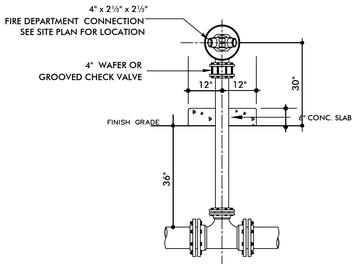
NOTES:

1. THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY THE DEPARTMENT PRIOR TO SERVICE ACTIVATION.
2. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.).
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINT-ENANCE AND SUBSQUENT TESTING OF THE DOUBLE CHECK DETECTOR ASSEMBLY BY A CERTIFIED BACKFLOW TECHNICIAN .

Backflow Prevention Device Detail

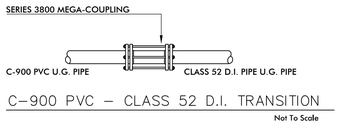
Not To Scale

PROVIDE SIGN STATING "NO PARKING FIRE DEPARTMENT CONNECTION"

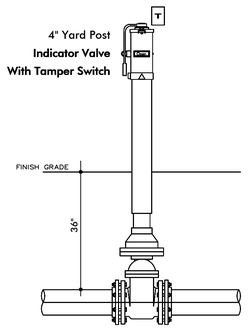


Fire Dept. Connection Detail

Not To Scale

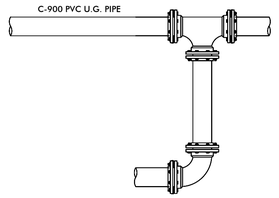


C-900 PVC – CLASS 52 D.I. TRANSITION
Not To Scale

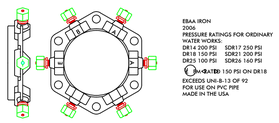


Yard P.I.V. Detail

No Scale



TYP. MEGA-LUG RESTRAINT SYSTEM @ PIPING CHANGE OF DIRECTION SERIES 2000PV FOR PVC PIPE



TYP. MEGA-LUG RESTRAINT SYSTEM SERIES 2000PV FOR PVC PIPE

ALL UNDERGROUND PIPING/ FITTINGS TO BE SECURED FROM MOVEMENT WITH MEGA-LUG RESTRAINTS. SERIES 2000PV FOR PVC PIPE AND/ OR SERIES 1100 FOR DUCTILE IRON PIPE.

Sunshine State One Call of Florida, Inc.

SCOPE OF WORK

INSTALL A COMPLETE FIRE SPRINKLER SYSTEM TO PROVIDE PROTECTION FOR EXISTING MIXED USE OFFICE WAREHOUSE BUILDING. INSTALL UNDERGROUND FIRE LINE INCLUDING THE D.C.D.A., FIRE DEPARTMENT CONNECTION, AND YARD POST INDICATING VALVE.
A.F.S.S., INC. WORK TO START AT THE INLET SIDE OF THE PROPERY LINE

RAHIMUDDIN RAHIMI PE
LICENCE NUMBER 51484
PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS ; OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF MR ENGINEERING CONSULTANTS INC. DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

REVISIONS:

NO.	DATE:	DESCRIPTION
1	4/11/19	TAC COMMENTS
2		
3		

MR ENGINEERING CONSULTANTS INC
STRUCTURAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL ENGINEERS
CA 9824
10031 PINES BLVD SUITE 237, PEMBROKE PINES, FLORIDA 33024
P (954)364-8355 F (954)432-9266

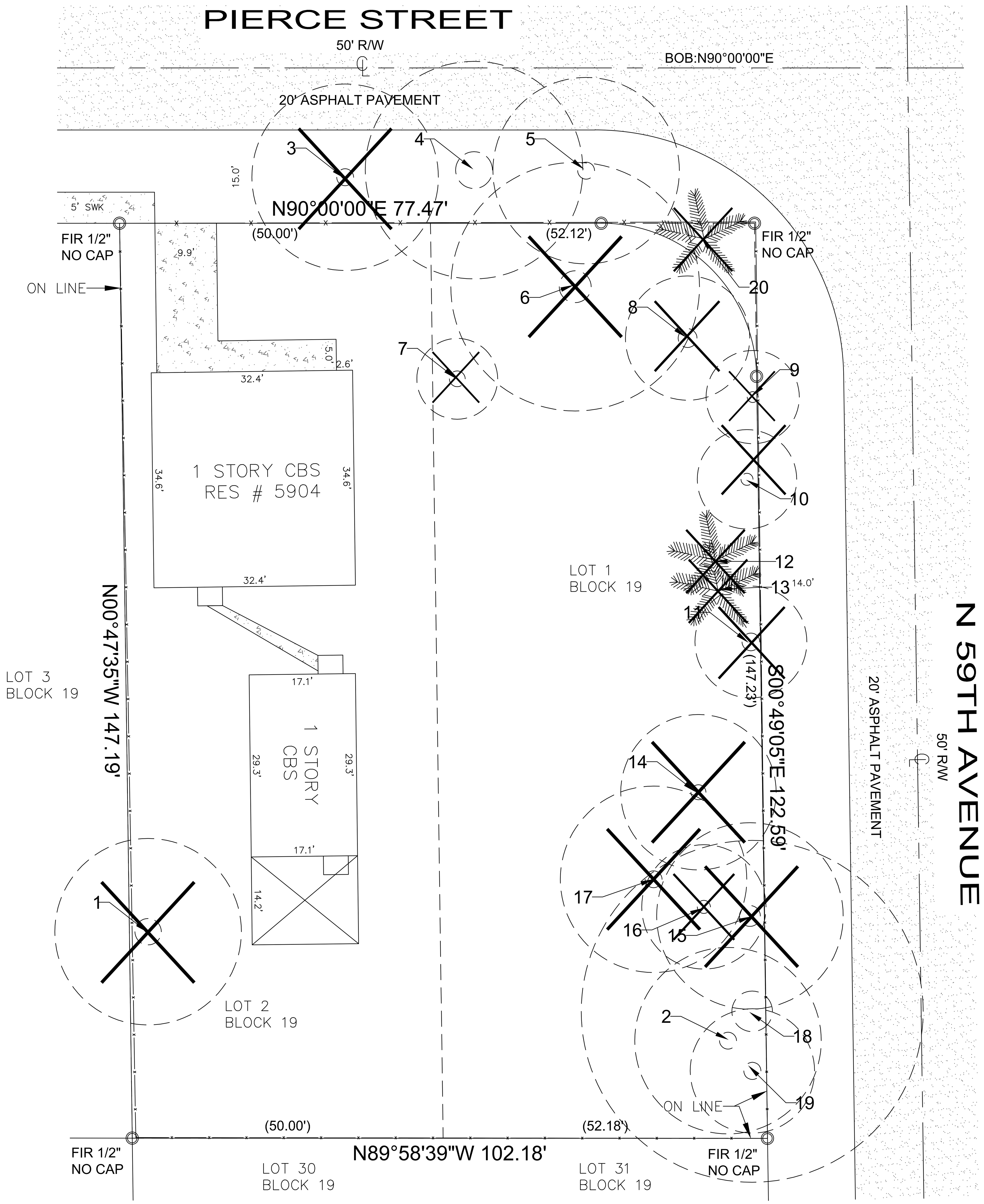
New 2-Story Multi- Family Apartment Building:

5904 Pierce Street Hollywood, Florida 33021

PROJECT NO:37R
DATE: 4/15/19
DRAWN BY: B.J.
CHECKED: R.R.

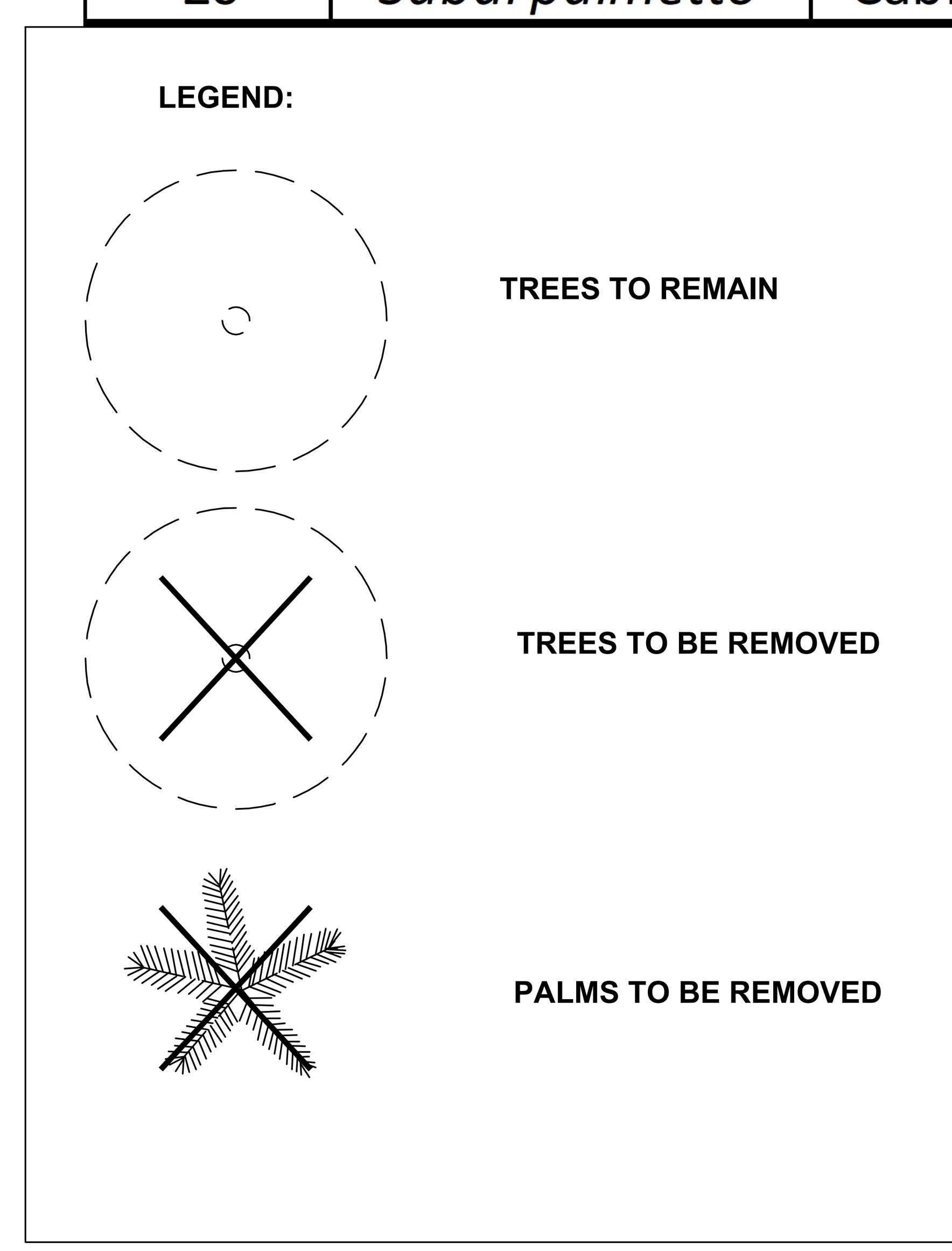
RAHIMUDDIN RAHIMI LICENSE No. 51484 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/15/19

DRAWING NO.
C-2



TREE DISPOSITION CHART

NUMBER	BOTANICAL NAME	COMMON NAME	DBH	SPREAD	HT	DISPOSITION
1	*Quercus virginiana*	Live Oak	24	30		Remove
2	*Quercus virginiana*	Live Oak	22	20		Remain
3	*Quercus virginiana*	Live Oak	24	30		Remove
4	*Quercus virginiana*	Live Oak	30	35		Remain
5	*Quercus virginiana*	Live Oak	30	30		Remain
6	*Quercus virginiana*	Live Oak	18	40		Remove
7	*Quercus virginiana*	Live Oak	6	13		Remove
8	*Quercus virginiana*	Live Oak	18	20		Remove
9	Ficus spp	Ficus	20	15		Remove
10	*Quercus virginiana*	Live Oak	8	16		Remove
11	*Quercus virginiana*	Live Oak	14	18		Remove
12	Veitchia merrillii	Christmas Palm			9	Remove
13	*Cocos nucifera*	Coconut Palm			20	Remove
14	*Mangifera indica*	Mango Tree	18	25		Remove
15	*Mangifera indica*	Mango Tree	18	30		Remove
16	*Mangifera indica*	Mango Tree	10	20		Remove
17	*Quercus virginiana*	Live Oak	24	30		Remove
18	*Quercus virginiana*	Live Oak	20	30		Remain
19	*Quercus virginiana*	Live Oak	30	55		Remain
20	*Sabal palmetto*	Cabbage Palm			15	Remove



SCALE: 1' = 10"

PREPARED BY
V·A·L·E·N·T ARCHITECT
7480 FAIRWAY DRIVE, SUITE 206
MIAMI LAKES, FL 33014
(305) 439-6266
FL CA #AA26003562

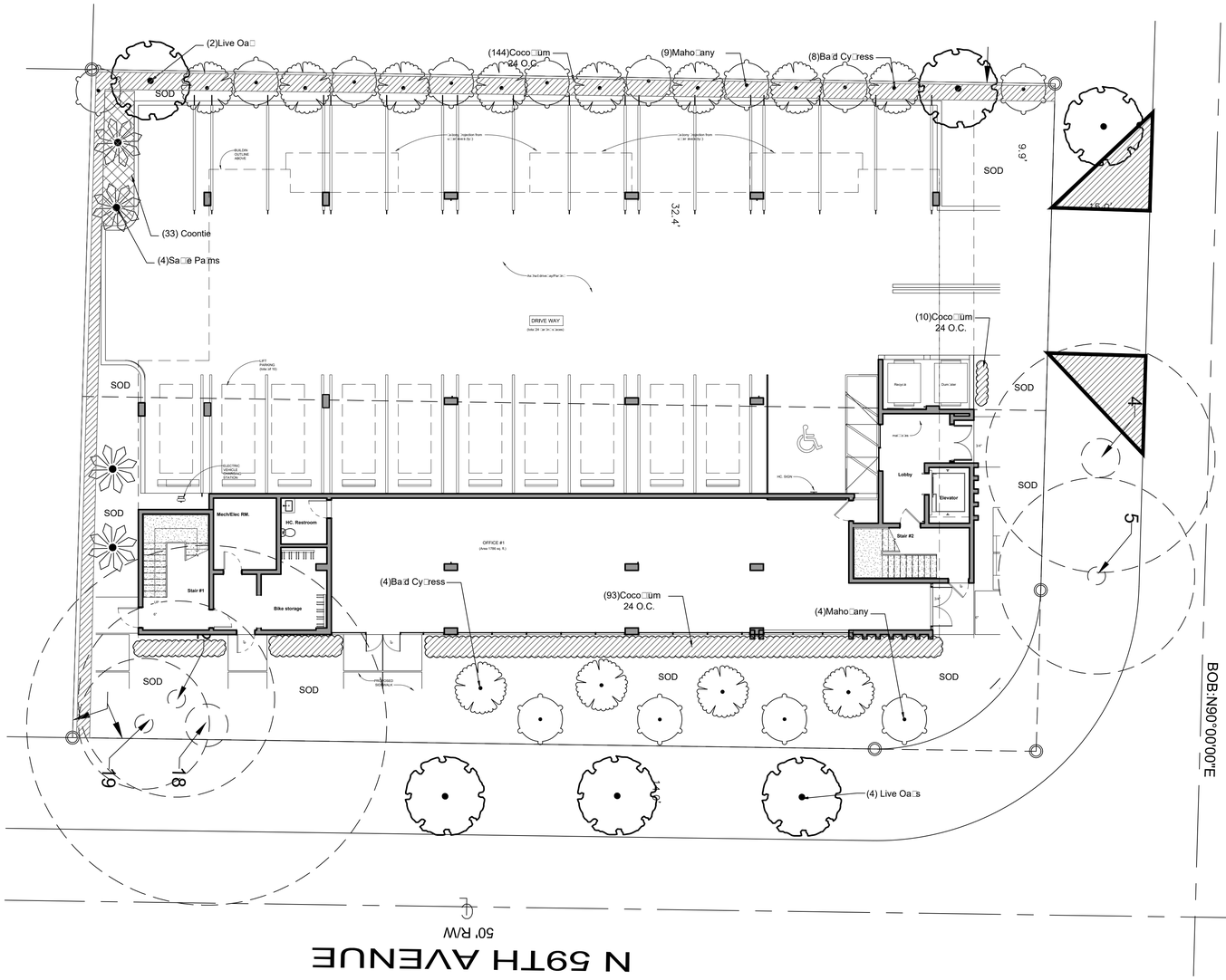
PROFESSIONAL SEAL
REGISTERED LANDSCAPE ARCHITECT
CASTO MIGUEL JUNCAL
LA 6667184
STATE OF FLORIDA
CASTO MIGUEL JUNCAL, RLA
LA6667184
05-11-18

PREPARED FOR

PIERCE STREET
5904 PIERCE STREET,
HOLLYWOOD, FL 33021

TREE DISPOSITION PLAN

TDP-1



LANDSCAPE PLANT SCHEDULE

TREES / PALMS

	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	SPREAD	SPACE	QUANTITY
	Live Oa□	Quercus vir□iniana	2"	12' -16'	5' -6'		6
	Ca□□a□e Pa□m	Sa□a□Pa□metto		10' - 12'			4
	Ba'd cy□ress	Ta□odium distichum	2"	10' - 12'	4'-5'		12
	Maho□any	S□ietenia maho□ani	2"	10' - 12'	4'-5'		13

SHRUBS

	Coco□um	Chryso□a□anus icaco		24"ht ,3□		24" O.C.	247

GROUNDCOVER

	Coontie	Zamia □umi□a		24"ht ,3□		24" O.C.	33

Landscape Requirements (Mulit-Family)						
Perimeter Landscape						
	Required			Provided		
	Trees	Palms	Shrubs	Trees	Palms	Shrubs
One 12' Street tree per 50 Linear FT	4	0	0	4	0	0
Landscape Buffer Required per setback	0	0	215	0	0	215
Interior Landscape for VUA						
	Required			Provided		
	Trees	Palms	Shrubs	Trees	Palms	Shrubs
Parking Island is required per every 10 parking space	0	0	0	2	0	0
Lots width of 50FT or greater 25% shall be Landscape	0	0	0	0	0	0
Open Space Requirements						
Minimum of 40% must be landscape						
	Required			Provided		
Lot Area= 15043 sf	Trees	Palms	Shrubs	Trees	Palms	Shrubs
Minimum of one tree per every 1,000 s.f.	15	0	0	16	16	0

Mitigation Req Sec._27_408		
Tree Replacement Req		
	Required	Provided
	Trees	Trees
eleven (11) to twenty (20) replacement trees required a minimum of three (3) species shall be utilized	3	3
Replacement tree Category 1 (total Canopy to be replaced 300 FT)	25	25

SCALE: 1' = 10"

PREPARED BY
V·A·L·E·N·T ARCHITECT
7480 FAIRWAY DRIVE, SUITE 206
MIAMI LAKES, FL 33014
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL
REGISTERED LANDSCAPE ARCHITECT
CASTO MIGUEL JUNCA
LA 6667184
STATE OF FLORIDA
CASTO MIGUEL JUNCA
LA6667184
05-11-18

PREPARED FOR

PROJECT INFORMATION

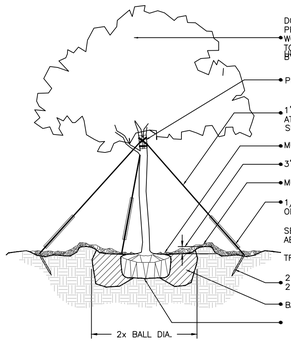
PIERCE STREET

5904 PIERCE STREET.
HOLLYWOOD, FL 33021

ISSUED DATES

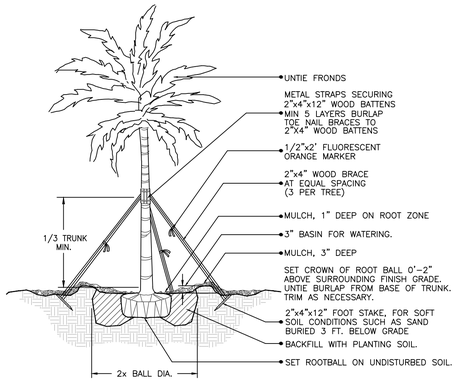
SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
LNP-1



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

N.T.S.



LARGE PALM PLANTING DETAIL

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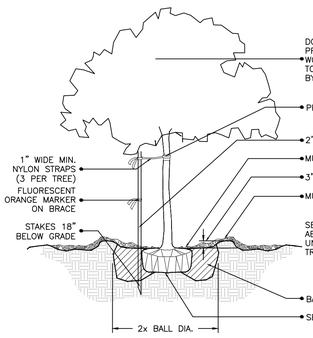
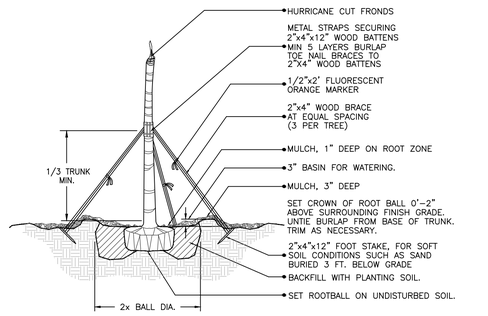


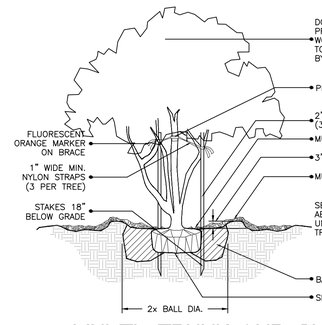
(2" cal. and under) SMALL TREE PLANTING DETAIL

N.T.S.



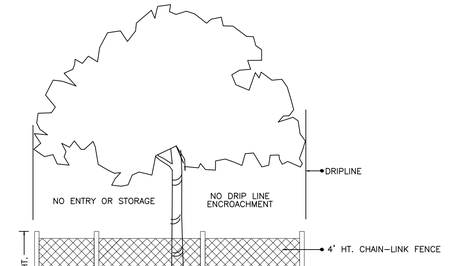
CIGARED SABAL PALM PLANTING DETAIL

N.T.S.



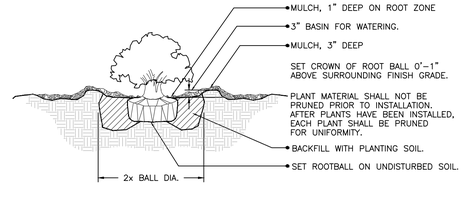
MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

N.T.S.



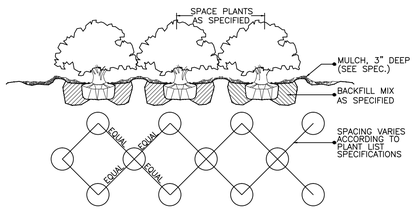
TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.

GENERAL PLANTING NOTES
(SEE PROJECT SPECIFICATIONS IF APPLICABLE)

1. MATERIAL STANDARDS:
ALL PLANT MATERIAL SHALL MEET OR EXCEED PLANT LIST SIZES AND THE SHAPE RELATIONSHIPS AND BALL DIAMETERS AS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND FLORIDA NO. 1 AS CLASSIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE (EXCEPT AS NOTED IN THE PLANT LIST). NO MATERIAL SHALL BE ACCEPTED WHICH IS NOT PEST AND DISEASE FREE.

2. LIST OF PLANT MATERIAL:
THE CONTRACTOR WILL VERIFY THE PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THIS CONTRACT WILL BE BASED ON THE BIDDER HAVING VERIFIED PRIOR TO BIDDING THE AVAILABILITY OF THE REQUIRED PLANT MATERIAL AS SPECIFIED ON THE PLANT LIST. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION.

3. PLANT BED PREPARATION:
APPROXIMATELY ONE WEEK PRIOR TO BEGINNING PLANTING OPERATIONS, ALL PLANT BEDS SHOULD BE WATERED TO GERMINATE ANY WEEK SEED. TWO TO FIVE DAYS LATER, SPRAY PLANT BEDS WITH "ROUNDUP" OR OTHER APPROVED SYSTEMIC WEEK KILLER, APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE OF DILUTION AND COVERAGE OF HERBICIDE APPLICATION SHALL BE WITNESSED AND APPROVED BY CONSULTANT.

4. EXCAVATION:
ROADROCK BACKFILL IN MEDIANS SHALL BE EXCAVATED TO A DEPTH OF EIGHTEEN (18") FROM THE TOP OF CURB. HOLES FOR TREES SHALL BE (24") LARGER IN DIAMETER THAN THE SIZE OF BALL OR CONTAINER AND SHALL HAVE VERTICAL SIDES. HOLES FOR SHRUBS SHALL BE (12") WIDER WITH VERTICAL SIDES. PLANT BEDS SHALL BE BACKFILLED WITH SPECIFIED SOIL MIX. AT THE TIME OF PLANTING ROTOTILL TO A DEPTH OF (8") AN AREA (18") BEYOND THE AVERAGE OUTSIDE EDGE OF PLANT BALLS AFTER APPLYING A MINIMUM OF (2") OF GENERAL PURPOSE PLANTING SOIL.

5. SOIL MIX:
SOIL MIX FOR ALL PLANT BEDS, EXCEPT PALM LOCATIONS, WILL BE 80/20 MIX OF GENERAL PURPOSE PLANTING SOIL TO SAND. PALM PLANT PITS ARE TO RECEIVE A 70/30 GENERAL PLANTING SOIL TO SAND MIX.

6. PLANTING:

BACKFILLING SHALL BE DONE WITH SPECIFIED SOIL MIX FEE OF STONES, SUBSOIL, STUMPS, ROOTS, WEEDS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE, SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THE CONTRACTOR SHALL NOTIFY THE OWNER AND AWAIT INSTRUCTIONS FOR POSSIBLE EXTRA WORK BEFORE PLANTING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE DRAINAGE FROM ALL PLANTS. THE PLANT SHALL BE SET PLUMB AND STRAIGHT, AND SHALL BE STAKED AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING. PLANTS SHALL BE PLANTED AS TO BEAR SAME RELATION TO FINISH GRADE. SAUCERS SHALL BE FORMED ABOVE EXISTING GRAD AND AROUND THE OUTER RIM OF THE PLANT PIT.
ALL TREES SHALL BE PLANTED VERTICALLY AND BACKFILL COMPACTED WITH WATER AND RODDING TO REMOVE ALL VOIDS AND TO SEAT ROOT BALL. SEE TREE PLANTING DETAILS. TREES TRANSPLANTED BY MACHINE SHALL BE MOVED BY MACHINES THAT PROVIDE A MINIMUM BALL DIAMETER OF 9" PER 1" OF TREE CALIPER. HOLES ARE TO BE DUG BY THE SAME SIZE MACHINE AS THE ONE TRANSPORTING THE PLANT. THE PLANT MATERIAL SHALL BE TRANSPLANTED IN APPROXIMATELY THE SAME GROWING CONDITIONS OF SOIL TYPE AND MOISTURE CONTENT AS IT IS PRESENTLY GROWING.
SHRUBS AND TREE-FORM SHRUBS SHOULD BE TURNED IN THE PLANT PIT TO OBTAIN THE BEST FOLIAGE RELATIONSHIP TO RELOCATION PRIOR TO STARTING BACKFILL. GROUNDCOVERS SHALL BE PLANTED AFTER MULCH HAD BEEN INSTALLED. NO PLANTS EXCEPT VINEY GROUNDCOVERS OR ESPALIERED MATERIAL SHALL BE PLANTED CLOSER THAN 30" TO BUILDINGS, WALK, OR CURBS.

ALL PLANTINGS SHALL CONFORM TO F.D.O.T. MINIMUM STANDARDS FOR CLEAR SIGHT LINES AS PER INDEXES 545,546, AND 700 AND BROWARD COUNTY MINIMUM STANDARDS APPLICABLE TO PUBLIC RIGHT OF WAYS, CURRENT EDITION.
CONTRACTOR SHALL STAKE & GUY ALL TREES & PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD. ALL RELOCATED TREES & PALMS SHALL BE BRACED AT LEAST ONE (1) YEAR.

NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

7. FERTILIZATION:

FERTILIZATION FOR DICOT TREES, SHRUBS, GROUND COVERS AND VINES SHALL BE OF 8□ NITROGEN, 10□ PHOSPHORUS AND 10□ POTASSIUM COMPOSITION ANALYSIS. FERTILIZER FOR PALMS SHALL BE "PALM FERTILIZER" OF 13□ NITROGEN, 3□ PHOSPHORUS AND 13□ POTASSIUM COMPOSITION ANALYSIS. FERTILIZER FOR GRASSING AREAS SHALL BE OF 8□ NITROGEN (OF WHICH 50□ SHALL BE ORGANICALLY DERIVED), 6□ PHOSPHORUS AND 8□ POTASSIUM COMPOSITION ANALYSIS.
CONTRACTOR SHALL APPLY GRANULAR FERTILIZER TO THE SOIL MIX AT THE FOLLOWING RATES: TREE PITS, 1-2 LBS. PER CALIPER INCH, SHRUB BEDS, 2-3 LBS. PER 100 SQUARE FEET, GROUND COVER, 1-2 LBS. PER 100 SQUARE FEET, GRASSING AREAS, 1LB. PER 100 SQUARE FEET.

8. MULCH:

ALL PLANT BEDS AND SAUCERS SHALL BE THOROUGHLY MULCHED WITH SHREDDED MELALEUCA OR EQUIVALENT NON-NATIVE MULCH GRADE 'B' OR BETTER. MULCH SHALL BE A MINIMUM OF 3" DEEP. THOROUGH WEEDING AND REPLENISHING OF MULCH SHALL BE REQUIRED IMMEDIATELY PRIOR TO THE INSPECTION AT THE END OF THE GUARANTEE PERIOD. ALL BEDS SHALL BE FREE OF WEEDS AND DEBRIS PRIOR TO FINAL INSPECTION.

9. MAINTENANCE:

THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE CONTRACT AND UP TO THE TIME OF ACCEPTANCE, FOR KEEPING NEW PLANTINGS AND WORK INCIDENTAL THERETO IN GOOD CONDITION. THIS MAY BE ACCOMPLISHED BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, RESTAKING AND CLEANING UP; AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CAR FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT THE TIME OF ACCEPTANCE. THIS MAINTENANCE SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

10. MISCELLANEOUS:

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. REFER TO THE "UTILITY" SECTION OF THE NOTES ON THE ENGINEERING PLANS.

THE CONTRACTOR SHALL COMPLY WITH ALL COUNTY AND MUNICIPAL CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.

EXISTING TREES AND PALMS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. AN ORANGE BARRICADE FENCE SHALL BE INSTALLED AROUND THE TREES AND PALMS TO REMAIN (SEE TREE PROTECTION DETAIL)

THE CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF DEBRIS RESULTING FROM LANDSCAPE CONSTRUCTION ACTIVITIES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF ALL DEBRIS INCLUDING TRASH, LARGE ROCKS, BOTTLES, CANS, STAKES, WIRE, ETC.

THE CONTRACTOR SHALL FURNISH TO BROWARD COUNTY ENGINEERING DIVISION A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. B.C.E.D. MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.

11. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE, AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ENGINEER.

12. GUARANTEE:

GUARANTEE SHALL BE IN WRITING.

ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER, AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD.

GUARANTEE SHALL COVER BOTH LABOR A ND MATERIALS. EARTH SAUCERS, TAKES, GUYS, AND BRACING SHALL BE REMOVED AND THREES AND SHRUBS MULCHED TO A 3" DEPTH JUST PRIOR TO EXPIRATION OF THE ONE YEAR GUARANTEE. THE OWNER SHALL BE NOTIFIED IN WRITING TWO WEEKS PRIOR TO THIS WORK.

AT THE END OF THE GUARANTEE PERIOD, INSPECTION WILL BE MAKE BY THE OWNER, OR HIS DESIGNEE. ANY PLANT INSTALLED UNDER THE CONTRACT THAT IS DEAD OR NOT IN SATISFACTORY GROWTH, AS DETERMINED BY THE OWNER, OR HIS DESIGNEE, SHALL BE REMOVED FROM THE SITE; THESE PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT. AT THE OWNER AND CONTRACTOR'S OPTION, THEY MAY ELECT TO ALLOW ANY SUCH PLANT INITIALLY REJECTED BY THE OWNER TO REMAIN THROUGH ANOTHER COMPLETE GROWING SEASON, AT WHICH TIME THE REJECTED PLANT, IF FOUND TO BE DEAD, IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION SHALL BE REPLACED.

ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AS ORIGINALLY PLANTED AND SHALL BE OF SIZE SHALL TO THAT ATTAINED BY ADJACENT PLANTS OF THE SAME KIND AT THE TIME OF REPLACEMENTS. ALL COSTS OF REPLACEMENT PLANTING SHALL BE BORNE BY THE CONTRACTOR.

13. TREE REMOVAL / RELOCATION:

THESE SPECIFICATIONS SHALL BE INCLUDED IN THE UNIT COST OF TREE AND/OR PALM RELOCATION.

1.00 LOCATION

A. TREES & PALMS SHALL BE RELOCATED ONCE FROM THEIR PRESENT LOCATION TO A LOCATION ON THE PROJECT SITE SPECIFIED ON THE PLANS.

1.01 ROOT PRUNING, WATERING BEFORE TRANSPLANTING:

A. ALL TREE & PALM RELOCATION, ROOT PRUNING AND TRIMMING, SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED & LICENSED ARBORIST.

B. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO MOVING THEM. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER, 2 TO 3 DAYS PRIOR TO ROOT PRUNING. CABBAGE PALMS DO NOT REQUIRE ROOT PRUNING.

C. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH TWO-THIRDS (2/3) OF THE WAY AROUND THE TREE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8". THIS TRENCH SHALL FORM A ROOTBALL OF THE FOLLOWING SIZES:

UP TO 4" CALIPER	3' DIAMETER
4" - 8" CALIPER	4' DIAMETER
8" - 12" CALIPER	5' DIAMETER
OVER 12" CALIPER	6' DIAMETER

D. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30□ SILICA SAND AND 70□ MUCK. WATER THEM THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.

1.02 TOP PRUNING AND THINNING:

A. THE AMOUNT OF GENERAL PRUNING AND THINNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS OR BRANCHES AS A RESULT OF TRANSPLANTING OPERATIONS. PRUNING AND THINNING SHALL BE DONE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF A PLANT. THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PERFORMING ANY MAJOR PRUNING OR THINNING.

1.03 BRACING AND GUYING OF TREES AFTER ROOT PRUNING:

A. BRACING AND GUYING SHALL BE PROVIDED TO ASSURE THE TREES' STABILITY DURING THE ROOT REGENERATION PERIOD; AS PER THE APPLICABLE DETAIL.

1.04 BALLING AND BURLAPPING

A. PLANT MATERIAL, WHICH IS IN A SOIL OF A LOOSE TEXTURE, WHICH DOES NOT READILY ADHERE TO THE ROOT SYSTEM, ESPECIALLY IN THE CASE OF LARGE PLANTS OR TREES, SHALL HAVE THE ROOTBALL WRAPPED IN BURLAP AND THEN WIRE, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

1.05 TRANSPLANTING PLANT MATERIAL

A. MOVEMENT OF PLANTS ON PUBLIC R.O.W.'S SHALL COMPLY WITH ALL ORDINANCES, CODES AND SAFETY REQUIREMENTS, ETC.

B. TRANSPORT MATERIALS ON VEHICLES LARGE ENOUGH TO ALLOW PLANTS TO NOT BE CROWDED AND DAMAGED. PLANTS SHALL BE COVERED TO PREVENT WIND DAMAGE DURING TRANSIT.

C. PROTECT PLANT MATERIAL DURING TRANSPORTING TO PREVENT DAMAGE TO THE ROOT SYSTEM AND DESICCATION OF LEAVES. TREES SHALL BE PROTECTED BY TYING IN THE BRANCHES AND COVERING ALL EXPOSED BRANCHES AS NECESSARY. DO NOT BEND OR BIND-TIE PLANT MATERIAL IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR ALTER THE NATURAL SHAPE.

D. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING, STORING, AND TRANSPORTING MATERIAL TO PREVENT DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF MATERIALS STORED.

E. TRANSPORTING MUST BE DONE WITHIN 24 HOURS AFTER BEING DUG. STORE PLANTS IN SHADE AND KEEP THE ROOT BALL AND CANOPY MOIST.

1.06 INSTALLATION

A. EXCAVATION OF HOLES:
PLANT HOLES SHALL BE ROUGHLY CYLINDRICAL IN SHAPE WITH SIDES APPROXIMATELY VERTICAL. THE DEPTH OF THE HOLE SHALL BE EQUAL TO THE ROOTBALL DEPTH PLUS 12" UNLESS FURTHER DEPTH IS REQUIRED TO PROVIDE ADEQUATE DRAINAGE. THE DIAMETER OF THE HOLE SHALL BE A MINIMUM OF 24" LARGER THAN THE ROOTBALL DIAMETER.

B. SETTING OF PLANTS
PLANT MATERIAL SHALL BE PLANTED AT THEIR NATURAL AND ORIGINAL PLANTING LEVEL PRIOR TO THEIR RELOCATION AND PLACEMENT ON THE NEW SITE. WHEN LOWERED INTO THE HOLE, THE PLANTS SHALL REST ON THE PREPARED HOLE BOTTOM SUCH THAT THE SURFACE ROOTS AT THE TOP OF THE ROOTBALL ARE LEVEL OR SLIGHTLY ABOVE THE LEVEL OF THE TOP OF THE HOLE. CREATE A SAUCER, APPROXIMATELY 6" DEEP TO HELP HOLD WATER. THE PLANTS SHALL BE SET STRAIGHT OR PLUMB OR NORMAL TO THE RELATIONSHIP OR THEIR GROWTH PRIOR TO TRANSPLANTING. THE PROJECT ENGINEER OR REPRESENTATIVE RESERVES THE RIGHT TO REALIGN ANY PLANT MATERIAL AFTER IT HAS BEEN SET, WITHOUT ADDITIONAL COST.

C. BACKFILLING
1) USE PLANTING SOIL FOR TREE INSTALLATION CONSISTING OF 80/20 MIX OF GENERAL PURPOSE PLANTING SOIL TO SAND. PALMS RECEIVE 30/70 GENERAL PURPOSE PLANTING SOIL TO SAND MIX.

2) BACKFILL THE BOTTOM TWO-THIRDS OF THE PLANTING HOLE AND FIRMLY TAMP AND SETTLE BY WATERING AS BACKFILLING PROGRESSES. AFTER HAVING TAMPED AND SETTLED THE BOTTOM TWO-THIRDS OF THE HOLE, THOROUGHLY PUDDLE WITH WATER AND FILL REMAINING ONE-THIRD OF THE HOLE WITH PLANTING SOIL, TAMPING AND WATERING TO ELIMINATE AIR POCKETS.

1.07 WATERING TRANSPLANTED TREES :

A. ROOTBALL WATERING: MAINTAIN A SOIL MOISTURE IN THE ROOT ZONE AT AN OPTIMUM LEVEL FOR HEALTHY GROWTH. DEEP WATER THE ENTIRE ROOTBALL AREA AT A MINIMUM ACCORDING TO THE FOLLOWING SCHEDULE:

WHEN	FREQUENCY	AMOUNT
FIRST MONTH	ONCE DAILY	3" PER TREE OR PALM
SECOND MONTH	EVERY OTHER DAY	2" PER TREE OR PALM
FOLLOWING TWO MONTHS	TWICE A WEEK	1" PER TREE OR PALM
LAST EIGHT MONTHS	ONCE PER WEEK	1" PER TREE OR PALM

B. IF THERE IS NO SOURCE FOR WATER AVAILABLE AT THE PROJECT, SUCH AS A HOSE BIB(S) OR FIRE HYDRANTS(S) IF APPROVED FOR USE, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING WATER BY MEANS OF A TRUCK OR TANK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAY ANY FEES FOR WATER USE.

C. THE CONTRACTOR SHALL ADHERE TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S WATER RESTRICTIONS CURRENT AT THE TIME OF RELOCATION ACTIVITIES.

1.08 MULCHING OF PLANT SAUCER:

A. SPREAD 3" MINIMUM DEPTH THICK LAYER OF SHREDDED EUCALYPTUS OR MELALEUCA GRADE 'B' MULCH OR EQUAL OVER ENTIRE AREA OF THE ROOTBALL.

1.09 APPLICATION OF FERTILIZER:

A. AT TIME OF WATERING ROOT-PRUNED TREES PRIOR TO TRANSPLANTING, DRENCH ROOTBALL ONCE PER WEEK DURING THE COURSE OF WATERING WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURERS RECOMMENDED RATE.

B. THREE (3) WEEKS AFTER TRANSPLANTING, AND AFTER MULCHING, APPLY ON THE SURFACE, EVENLY SPREAD OVER THE AREA OF THE ENTIRE ROOTBALL, FEC (FLORIDA EAST COAST FERTILIZER CO.) #5231 (12-6-8) OR EQUAL AT THE RATE OF 0.5KG PER 1" OF TRUNK DIAMETER.

1.10 STAKING TREES:

A. STAKE ALL TREES AND PALMS AT THE NEW SITE WITH NEW TIMBERS WITH A MINIMUM 2" X 4" DIMENSION AS PER THE DETAILS ENCLOSED, OR IN THE CASE OF OBSTACLE, IN ANOTHER MANNER WHICH WILL SUPPORT THE TREES.

1.11 CLEAN-UP:

A. DISPOSAL OF WASTE: ALL WASTE AND OTHER OBJECTIONABLE MATERIAL CREATED THROUGH PLANTING OPERATIONS AND LANDSCAPE CONSTRUCTION SHALL BE REMOVED COMPLETELY ON A DAILY BASIS FROM THE JOB OR AS DIRECTED BY THE PROJECT ENGINEER. ANY PAVED AREAS, INCLUDING CURBS AND SIDEWALKS THAT HAVE BEEN STAINED WITH SOIL, SOD WASTE, FERTILIZER OR OTHER WASTE SHALL BE THOROUGHLY SWEPT.

B. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF STAKES AND BATTENS AND UNTIE ANY TIED-UP CANOPIES WHEN IT IS DETERMINED BY THE PROJECT ENGINEER THAT SUFFICIENT TIME HAS ELAPSED FOR THE PLANTS TO ROOT STABILIZE, AND/OR AT THE END OF THE ONE YEAR GUARANTEE PERIOD . THIS SHALL BE DONE EVEN IF THE PROJECT HAS BEEN COMPLETED AND GIVEN FINAL ACCEPTANCE. THE CONTRACTOR SHALL UNTIE CANOPIES IMMEDIATELY AFTER INSTALLATION AND REMOVE STAKES AFTER ONE YEAR.

C. BACKFILLING OF HOLE LEFT BY RELOCATED TREE SHALL BE DONE IMMEDIATELY AFTER TREE REMOVAL, OR SUITABLE BARRICADES SHALL BE PROVIDED TO PREVENT INJURIES UNTIL HOLES ARE FILLED. THE CONTRACTOR SHALL BACKFILL HOLES WITH CLEAN FILL AND TOP SOIL TO A LEVEL FLUSH WITH ADJACENT GRADE.

1.12 GUARANTEE AND REPLACEMENT:

A. ALL RELOCATED PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF RELOCATION.

B. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO BROWARD COUNTY.

1.13 SCHEDULE AND APPROVALS:

THE LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SCHEDULE OF OPERATIONS AND WRITTEN REQUESTS FOR APPROVALS IN ACCORDANCE WITH PROJECT SPECIFICATIONS OR AS OTHERWISE AGREED UPON WITH THE OWNER.

1.14 FINAL ACCEPTANCE:

OWNER SHALL REVIEW PROJECT UPON NOTIFICATION BY CONTRACTOR. OWNER SHALL ISSUE A FINAL ACCEPTANCE AFTER ALL CONTRACT ITEMS AND OBLIGATIONS ARE SATISFACTORY.

PREPARED BY

V·A·L·E·N·T ARCHITECT
7480 FAIRWAY DRIVE, SUITE 206
MIAMI LAKES, FL 33014
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
CASTO MIGUEL JUNCO
LA 6667184
STATE OF FLORIDA
CASTO MIGUEL JUNCO
LA6667184
05–11–18

PREPARED FOR

PROJECT INFORMATION

PIERCE STREET
5904 PIERCE STREET.
HOLLYWOOD, FL 33021

ISSUED DATES

SHEET NAME
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
LND-1

IRRIGATION NOTES & SPECIFICATIONS

The system has been designed to conform with the requirements of all applicable codes. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to insure the entire system is installed according to all applicable laws, rules, regulations and conventions. Irrigation contractor is responsible for obtaining all required permits according to federal, state and local laws.

The scope of work is shown on the plans, notes and details. The Irrigation Contractor shall be certified as a CERTIFIED IRRIGATION CONTRACTOR by the Irrigation Association. The certification shall be current and in good standing.

SCOPE OF WORK

The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that completely complies with the 100% IRRIGATION PLANS, specifications, notes, details and all applicable laws, regulations, codes and ordinances. This work shall include, but not be limited to, the providing of all required material (pipe, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection of the public, excavation, assembly, installation, backfilling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain sensor as shown. The rain sensor shall be installed to prevent its activation by adjacent heads. All watering procedures shall conform to local codes, as well as this project's regional Water Management District restrictions and regulations. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.

Contractor shall verify the location of all underground utilities 72 hours prior to commencement of work.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the design. Such obstructions, or differences, should be brought to the attention of the owner' authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

Irrigation contractor shall repair or replace all existing site items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.

The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be the contractor's responsibility.

POINT OF CONNECTION (P.O.C.)

The P.O.C. is a a potable source. The P.O.C. must be capable of delivering a minimum of 35 G.P.M. at 30 PSI. Contractor shall verify these minimum conditions can be met prior to beginning irrigation system installation.

If the conditions can not be met, the contractor must notify the designer prior to proceeding with the work. If the contractor does not do so, the contractor proceeds at their own risk and becomes responsible for any future work required to make the system perform as required.

PIPING

Pipe locations shown on the plan are schematic and shall be adjusted in the field. When laying out mainlines place a maximum of 18" away from either the back of curb, front of walk, back of walk, or other hardscape to allow for ease in locating and protection from physical damage. Install all lateral pipe near edges of pavement or against buildings whenever possible to allow space for plant root balls. Always install piping inside project property boundary.

Pipes shall always be placed in planting beds. If it is necessary to have piping under hardscapes, such as roads, walks, and patios, the pipes must be sleeved using Sch 40 PVC with the sleeve diameter being twice the size of the pipe it is carrying with a minimum sleeve size of 2".

Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

Mainline shall be Schedule 40 gasketed 'O' ring PVC with ductile iron fittings (sized per plans).

Contractor to ensure all mainline piping is properly restrained using mechanical joint fittings, restraining collars, threaded rods, thrust blocks, etc., as and where required. Contractor shall refer to pipe manufacturer's recommended installation practices for further direction.

PVC pipe joint compound and primer: slow-drying, heavy duty cement and tinted (purple) primer that is compatible with the cement. The PVC cement shall be Weld-On 2711 grey and the primer shall be Weld-On P70 purple primer, or approved equals.

ELECTRICAL POWER SUPPLY

Electrical supply for controllers to be provided by others.

All electrical installation to comply with the National Electrical Code and any and all other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups. Power for the controller shall be 120 volt, 20 amp.

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 wires every 10' and run adjacent to the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3M-DBY,DBR 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 red for hot wires
- #14 spare yellow hot wire

CONTROLLER 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 bare 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 location, and test results. Each controller shall be so grounded and tested.

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 insure 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 3/4" 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 4" below maintained height of plants and shall be installed 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 be installed from a reuse water system with purple PVC risers.

Locate valves prior to excavation. Insure 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 valve boxes in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. 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 3" high number stencils, paint the valve number in white on the lid of each valve box.

EQUIPMENT

Bubblers shall be installed using Sch 80 nipples and shall be placed at the base of trees for low level watering.

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints.

All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications, and in accordance with local and state laws.

SIGNAGE & MARKING

The water source is reclaimed water. All system components must comply with the law. Properly mark/identify all piping, valves, sprinkler heads, valve boxes, controllers, and irrigated areas. Color code using 'Pantone Purple' and properly sign irrigated areas, as required.

Advisory signs designating the nature of the reuse project must be posted in areas where reuse is practiced. Advisory signs may be posted at entrances and access points where reclaimed water is used for landscape irrigation. Advisory signs must include the text: "Do not drink" in English and Spanish together with the equivalent standard international symbol.

Advisory signs posted adjacent to lakes/ponds or other decorative water features that use reclaimed water must also include the text: "Do not swim" in English and Spanish together with the eqivalent standard international symbol.

All signs should be clearly legible, and enough signs should be posted to ensure reasonable notice is provided to the public per 62-610.468, FAC.

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 the same genus, species, and size of 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 determined by the owner or owner's representative.

INSTALLATION

Cut all pipe square and deburr. Clean pipe and 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, then a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 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 cure 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 hours prior to filling with water.

BACKFILLING

The backfill 6" below and 6" above all piping shall be clean sand. All other trcnch backfill can be native material but shall not contain anything larger than 2" in diameter.

Main line pipe depth measured to the top of pipe shall be 24" minimum, 36" minimum at vehicular crossings.

Lateral line depths measured to top of pipe shall be 18" minimum, 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 heads, flush all 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 walls, walks and paving.

TESTING

Remove all remote control valves and cap using a threaded cap. 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. Gasketed piping shall lose no more water than allowed per the Florida State Building Code, Volume II Plumbing, Part VI, Appendix 'F'. Refer to this section for the formula to be used to calculate the maximum allowable water loss during the testing time. 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.

The lateral lines must be filled and visually checked for leaks. Any leaks detected must be repaired. No pressure test of the lateral lines is required.

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 that the system works automatically from the controller. This demonstration requires that each zone 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 will be solely determined by the owner or owner's representative.

Operational Testing - Upon completion of backfilling, finish grading and contouring, test the entire system for proper operation, including electrically actuating the remote control valves. Run each zone until water begins to puddle or run off. This will allow determination of the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In sandy soils no puddling will occur. In these cases, calculate the required run times.

SUBMITTALS

The contractor must submit for approval, prior to installation, copies of the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After project completion, and as a condition of final acceptance, the irrigation contractor shall provide the owner with a high quality, accurate, and legible set of as-built drawings. The as-builts must identify all remote control valves, gate valves, ball valves, splice boxes, controllers, mainline, sleeving, and low voltage wiring. Each of these items is shall located using a submeter GPS system. The irrigation contractor must also provide accurate, informative, and easy to follow and understand operation and maintenance manuals for all components of the irrigation system.

Controller charts - Upon completion of "as-builts", contractor shall prepare controller charts at 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 of the controller door. The reduction shall be hermetically sealed inside two 2mil pieces of clear plastic.

Contractor shall furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. Include tools to service these products.

1. Sprinkler Units: Five of each unit for each type and size installed, but no fewer than two units.
2. Emitter Units: Five of each unit for each type and size installed, but no fewer than two units.

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. Final walk-thru and correction of all punch list items.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. Turnover of all required parts and tools as outlined in the project specifications.

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

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 were 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 operation.
   D. Check setting on pressure regulator to verify proper setting, if present.
   E. Check flow control and adjust as needed and ensure valve closure within 10-15 seconds after deactivation by controller.
   F. Check for leaks in mainline, lateral lines, valves, heads, etc.
   G. Check all heads as follows:

   - Proper set height (top of sprinkler is 1" below mow height)
   - Verify head pop-up height - 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
   - Check wiper seal for leaks - if leaking, clean head and reinspect. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
   - All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
   - Check for proper vertical alignment and ensure coverage area is correct. Minimize overspray onto hardscapes.
   - Raise or lower raiser height to accommodate plant growth patterns and ensure proper coverage.
   - Verify that pop-up riser retracts after operation. If it does not, repair/replace as needed.

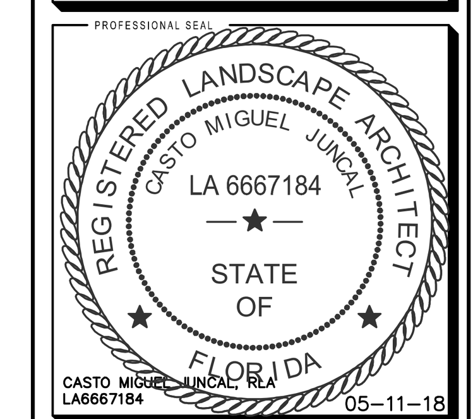
2. Check controller grounds for resistance (10 ohms or less) once per year. Submit written reports.
3. Check rain shut-off device monthly to insure it functions properly.
4. Inspect all filters monthly and clean/repair/replace as needed.
5. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
6. Inspect all valve boxes to ensure they are in good condition and that lids are in place and locked.
7. Check pump stations for proper operation, pressures, filtration, settings, etc. (Refer to pump station operations manual)
8. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
9. 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.
10. Conduct additional inspections, maintenance tasks, etc. that are specific for your site.

PREPARED BY

VALENT ARCHITECT

7480 FAIRWAY DRIVE, SUITE 206
MIAMI LAKES, FL 33014
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL



CASTO MIGUEL JUNCAL, RLA
LA6667184
05–11–18

PREPARED FOR

PROJECT INFORMATION

PIERCE STREET

5904 PIERCE STREET.
HOLLYWOOD, FL 33021

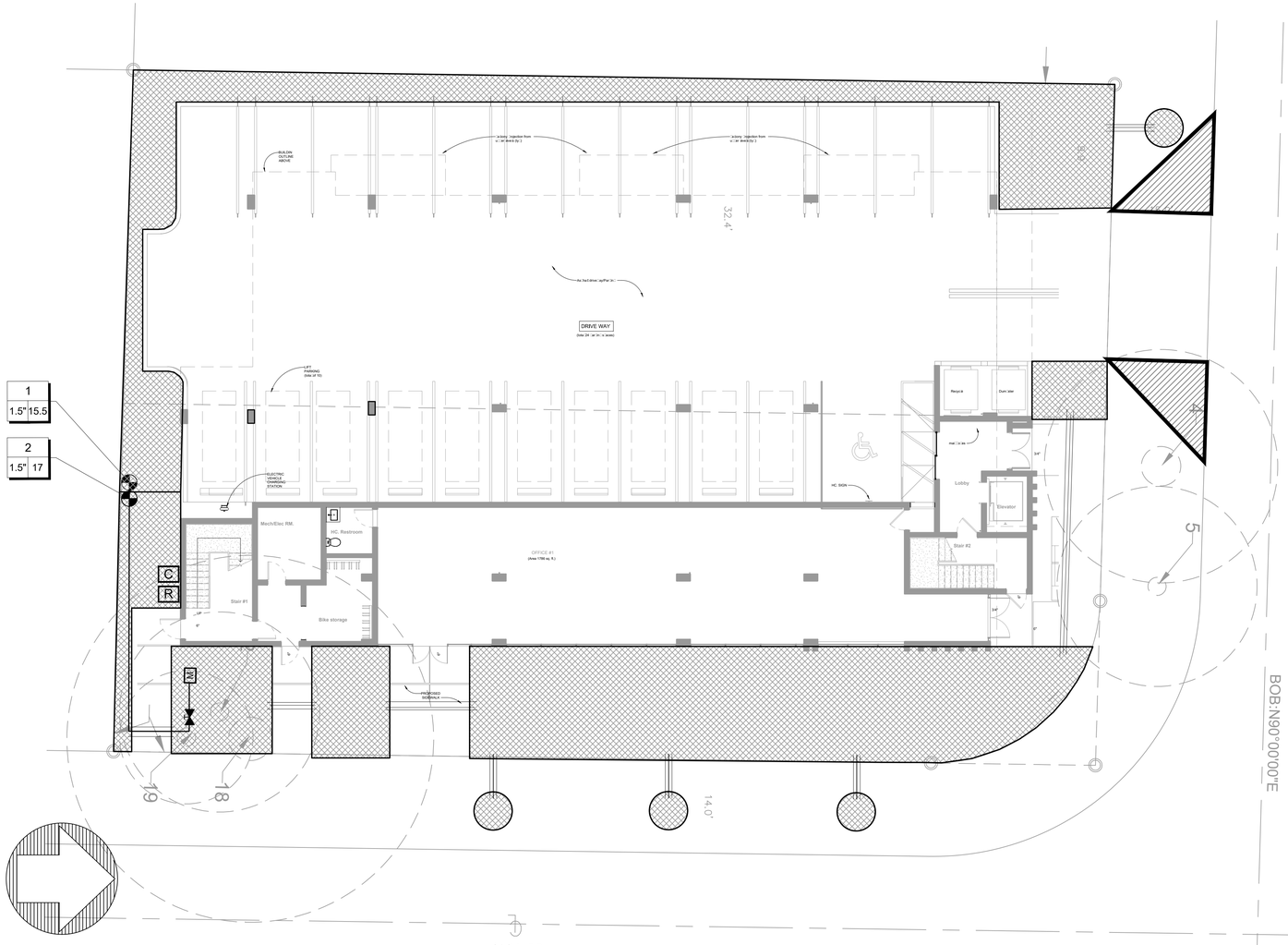
ISSUED DATES

SHEET NAME

IIRIGATION NOTES & DETAILS

SHEET NUMBER

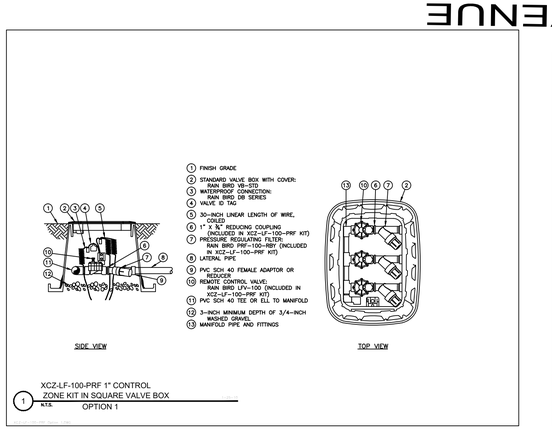
IND-1



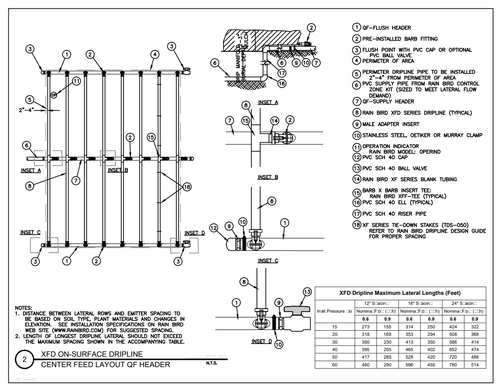
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird □cz-f-100-□rf 1" contro□ zone □t
	FABCO Series LF860 - 1" Reduced Pressure Zone Assem□ies, □ead free cast co□□er. insta□ 12" (305mm) a□ove hi□hest do□nstream out□et and the hi□hest □oint in the do□nstream □□in□.
C	Rain Bird ESP-24SITE-W
R	Rain Sensor
M	Meter
	Irri□ation Latera□Line:XDF-06-18-100
	Irri□ation Main□ne: PVC Schedu□e 40
	S□eevin□
	Area to receive dri□ irri□ation

Va□ve Ca□out
— Va□ve Num□er
#" # — Va□ve F□o□
Va□ve Size



1 XCZ-LF-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1 — N.T.S.

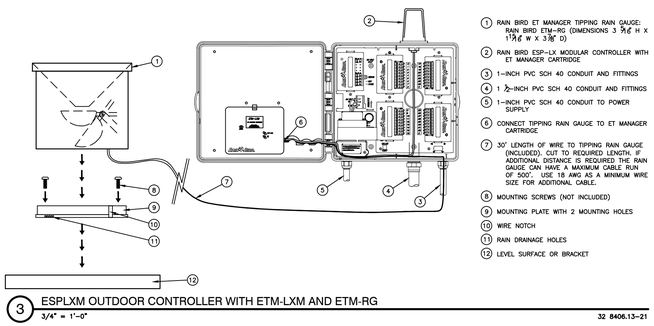


NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

XFD Dripline Maximum Lateral Lengths (Feet)

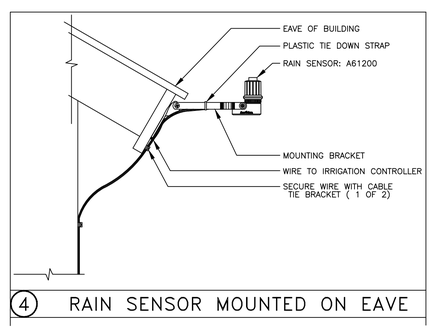
	12" (305 mm)		18" (457 mm)		24" (610 mm)	
Inlet Pressure (psi)	Nominal Flow (GPH)		Nominal Flow (GPH)		Nominal Flow (GPH)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	460	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

2 XFD ON-SURFACE DRIPLINE CENTER FEED LAYOUT QF HEADER — N.T.S.



3 ESPLXM OUTDOOR CONTROLLER WITH ETM-LXM AND ETM-RG
3/4" = 1'-0"

32 8406.13-21



4 RAIN SENSOR MOUNTED ON EAVE

SCALE: 1' = 10"

PREPARED BY
V·A·L·E·N·T ARCHITECT
7480 FAIRWAY DRIVE, SUITE 206
MIAMI LAKES, FL 33014
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL
REGISTERED LANDSCAPE ARCHITECT
CASTO MIGUEL JUNCO
LA 6667184
STATE OF FLORIDA
CASTO MIGUEL JUNCO, RLA
LA6667184
05-11-18

PREPARED FOR

PROJECT INFORMATION

PIERCE STREET

5904 PIERCE STREET.
HOLLYWOOD, FL 33021

ISSUED DATES

SHEET NAME
IIRIGATION PLAN

SHEET NUMBER
IRR-1

General Notes:

SITE NOTES

1. THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NOT BE LESS THAN 4" ABOVE CROWN OF ROAD OR THE FEDERAL AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION SURVEY PRIOR TO POURING FIRST FLOOR SLAB AND A FINAL SURVEY UPON COMPLETION OF PROJECT.
2. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE AND UTILITY CONNECTIONS.
3. EXISTING TREES WITHIN BUILDING FOOTPRINT SHALL BE REMOVED. CONTRACTOR SHALL PROCURE PERMIT.
4. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
5. SOIL AT THIS SITE IS UNDISTURBED ROCK AND SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD OF 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS.
6. BURY WATER, PHONE, CABLE, AN ELECTRIC SERVICE 18" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACKFILL AROUND PIPES.
7. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
8. APPLY AN APPROVED AND ACCEPTABLE SOIL POISONING TREATMENT TO AREAS UNDER ENTIRE SURFACE OF FLOOR SLAB AND ALL OTHER APPLICABLE CRITICAL AREAS, INCLUDING BUT NOT LIMITED TO PATIOS, WALKS ETC., PRIOR TO PLACEMENT OF VISQUEEN AS PER FBC 1816.1 AND FBC R R320.1 AND FBC R R4409.13.5 TERMITE PROTECTION. - PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES"

SPECIAL NOTES

1. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IN NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MAD IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
2. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
3. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
4. ATTENTION TO OWNERS AND BUILDERS:

IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO NOTIFY THE ARCHITECT FOR ANY REQUIRED INSPECTIONS AS PER FBC. A FINAL INSPECTION WILL NOT BE PERFORMED BY THIS OFFICE IF NO OTHER INSPECTIONS HAVE BEEN PERFORMED. THESE INSPECTIONS ARE NECESSARY IN ORDER TO RECEIVE A LETTER OF COMPLIANCE FROM THE ARCHITECT OF RECORD AND THUS ATTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL. THESE INSPECTIONS ARE NOT PART OF THE OWNER/ARCHITECT AGREEMENT UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.

THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

External Lighting Notes:

a. Parking Lots 3-5 foot candles

b. Walking Surfaces 3 foot candles

c. Recreational Areas 2-3 foot candles

d. Building Entryways 5 foot candles

e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.

f. Research types of Security Lighting, such as LED, Metal Halide, etc.

g. Light fixtures should be protected against casual vandalism by means of vandal resistant materials and design.

h. Lighting should be uniformly spread to reduce contrast between shadows and illuminated areas.

i. All entrance/exit ways should be well-lit, well-defined and visible,

j. Fully illuminate the exterior of the property and grounds at night.

k. A system of lighting fixture identification should be developed.

l. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.

m. Exterior lighting should be controlled by automatic devices (preferably by photocell).

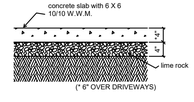
n. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.

o. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

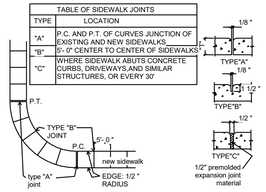
p. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

q. If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.

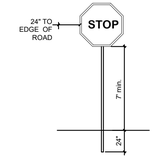
r. Make sure new light fixtures are not obstructed by the existing trees.



N.T.S. **SIDEWALK DETAIL**



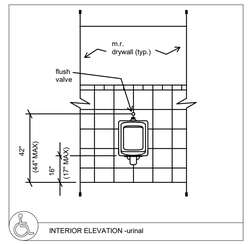
N.T.S. **SIDEWALK JOINT DETAIL**



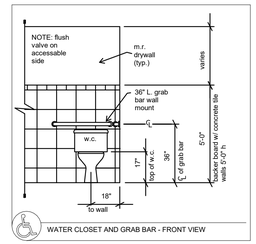
N.T.S. **STOP DETAIL**

1. PARKING SPACE AND ACCESS AISLE SLOPE NOT TO EXCEED 1:48 SLOPE IN ANY DIRECTION.
2. ACCESS ROUTE SLOPE NOT TO EXCEED 1:20 SLOPE IN DIRECTION OF TRAVEL AND SLOPE NOT TO EXCEED 1:48 IN CROSSING DIRECTION WITH NO CHANGE IN LEVEL GREATER THAN 1/2".
3. RAMP SLOPE NOT TO EXCEED 1:12 FOR A MAXIMUM DISTANCE OF 30'-0" AND MAXIMUM RISE OF 30".
4. RAMPS EXCEEDING 6'-0" IN LENGTH OR 6" IN RISE SHALL HAVE HANDRAILS ON EACH SIDE PROJECTING 18" BEYOND RAMP WITH 44" CLEAR WIDTH MINIMUM.
5. LANDING AT BOTTOM TO BE 6'-0" LONG MINIMUM AND AT LEAST THE SAME WIDTH AS THE RAMP.
6. INTERMEDIATE LANDING TO BE 5'-0" LONG MINIMUM AND 5'-0" BY 5'-0" MINIMUM IF THERE IS A CHANGE OF DIRECTION.
7. TOP LANDING TO BE 5'-0" LONG MINIMUM.
8. LANDING AT ENTRANCE DOOR FOR A DISTANCE OF 5'-0" MUST BE LEVEL.
9. A SLOPE OF 1:48 OR LESS IS CONSIDERED LEVEL.
10. THESE NOTES SHALL TAKE PRECEDENCE OVER ANY CONFLICTING NOTES UNLESS CONFLICTING NOTES ARE MORE STRINGENT OR RESTRICTIVE.

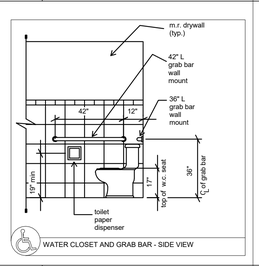
N.T.S. **HANDICAP SITE NOTES**



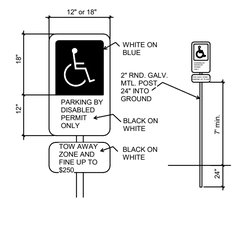
N.T.S. **INTERIOR ELEVATION - URINAL**



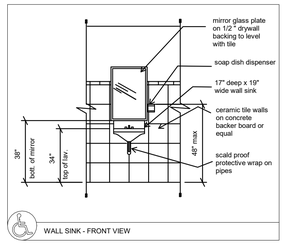
N.T.S. **WATER CLOSET AND GRAB BAR - FRONT VIEW**



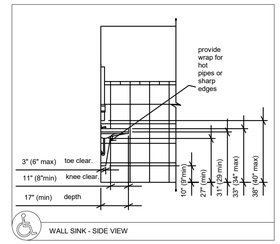
N.T.S. **WATER CLOSET AND GRAB BAR SIDE VIEW**



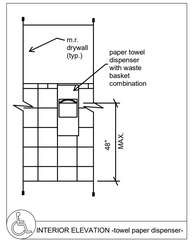
N.T.S. **HANDICAP SIGN**



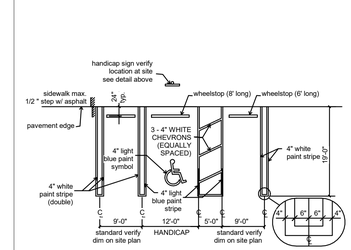
N.T.S. **WALL SINK FRON VIEW**



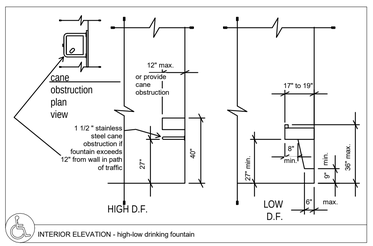
N.T.S. **WALL SINK - SIDE VIEW**



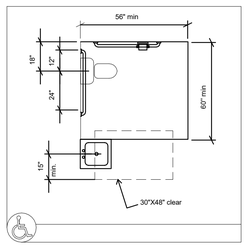
N.T.S. **INTERIOR ELEVATION TOWEL PAPER DISPENSER**



N.T.S. **PARKING STALL LAYOUT**

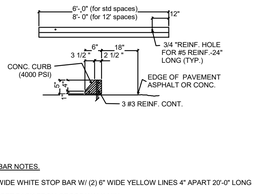


N.T.S. **INTERIOR ELEVATION - DRINKING FOUNTAIN**



N.T.S. **MINIMUM CLEAR FLOOR SPACE**

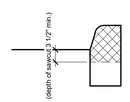
N.T.S. **NOT USED**



STOP BAR NOTES.

1. 24" WIDE WHITE STOP BAR W/ (2) 6" WIDE YELLOW LINES 4" APART 20'-0" LONG
2. 4'-0" SET BACK FROM CROSS WALK MIN.
3. THERMO PLASTIC PAINT AS PER FDOT SPECIFICATIONS.

N.T.S. **WHEEL STOP DETAIL**



N.T.S. **TYPE CURB DETAIL "D"**

PREPARED BY
VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-8266
FL CA #AA26003562

PREPARED FOR

PATRICK VALENT
RA # 13834

PROFESSIONAL SEAL

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC		2/6/2019
No.	Description	Date

SHEET NAME: Site Details

SHEET NUMBER: A-0.1

12/20/2019 5:37:22 PM

Project File Name and Location: F:\Synology\Drive\Synology\Drive\2019\R-PIERCE STREET\2. Drawings\2. BIM\05-2018-PIERCE STREET_12-17-19.rvt

ZONING SUMMARY

ZONING	C-LP (MIXED USED)
LOCATION	5904 PIERCE STREET, HOLLYWOOD, FL 33021
LEGAL DESCRITPION	LOT 1 AND 2, BLOCK 19, CORRECTED PLA T OF HOLLYWOOD BEACH GARDENS, A SUBDIVISION ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 10, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING AND BEING IN SECTION 13 TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
LOT SIZE	GROSS = 21,900 SF - 0.50275482 ACRE. NET = 14,909 SF - 0.34226354 ACRE.

MAXIMUM DENSITY (MIXED USE)

36 UNIT/ACRE	18 UNITS (18 UNITS ALLOWED) * AVG UNIT SIZE = 800 SF.
MAXIMUM HEIGHT	65 FT. (PROVIDED 62'-6" FT.)

OPEN SPACE

	REQUIRED	PROVIED
15% OF NET	2,239 SQ. FT.	3,894 SQ. FT.

SETBACK INFORMATION:

	REQUIRED	PROVIED
Pierce Street (north)	10'/15'	15'-3"
SIDE (west)	15'	16'-2"
FRONT (east) (59th Ave)	10'/15'	15'-5" (10'-2" vertical circulation)
SIDE INTERIOR (south)	10'	10'-0"
PARKING BUFFER	6'	10'-2"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE ORT CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
ANY APPLICANT RESOLUTION:

NOTICE:
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (IO) FLORIDA STATUTES, EFFECTIVE 7/10/87

PUBLIC WORKS DEPARTMENT
AS SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. THE HEIGHT OF THE FENCES, WALL AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FT. OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

FLOOD ZONE:
CITY FLOOR CRITERIA

BASE FLOOD ELEVATION:
HIGHEST CROWN OF ROAD:

	ELEVATION	LOWEST FLOOR	GARAGE	GRADE
EXISTING			N/A	
PROPOSED			N/A	
REQUIRED			N/A	

ASBUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION

OSFH - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

SFH - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION, WHICH EVER IS GREATER

LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREAS (INCLUDING BASEMENT) AN UNFINISHED OR FLOOD ELEVATION RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDINGS LOWEST FLOOR PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVASTION DESIGN REQUIREMENTS.

SITE NOTES:

1. COORDINATE EXIST POOL EQUIPMENT RELOCATION W/ OWNER
2. COORDINATE NEW SANITARY TIE IN W/ OWNER & SEPTIC CONTRACTOR
3. PROVIDE NEW WELL (COORDINATE W/ OWNER)
4. RESOD AREAS ADJACENT TO NEW ADDITION AFTER CONSTRUCTION

TYPICAL SITE NOTES:

1. THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NOT BE LESS THAN 12" ABOVE CROWN OF ROAD OR THE FEDERA AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION SURVEY PRIOR TO POURING FIRST SLAB AND A FINAL SURVEY UPON COMPLETION OF PROJECT.

2. WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE, TREES AND UTILITY CONNECTIONS.

3. EXISTING TREES WITHIN BUILDING FOOTPRINT SHALL BE REMOVED. CONTRACTOR SHALL PROCURE PERMIT.

4. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.

5. SOIL AT THIS SITE IS UNDISTURBED ROCK AND SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS (2408.2 S F B.C.)

6. BURY WATER, PHONE, CABLE, AND ELECTRIC SERVICE 18" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACK FILL AROUND PIPES.

7. IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.

8. APPLY ON APPROVED AND ACCEPTABLE SOIL POISONING TREATMENT TO AREAS UNDER ENTIRE SURFACE OF FLOOR SLAB AND ALL OTHER APPLICABLE CRITICAL AREAS, INCLUDING BUT NOT LIMITED TO PATIOS, WALKS ETC. PRIOR TO PLACEMENT OF VISQUEEN.

9. ATTENTION TO OWNERS AND BUILDERS:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO NOTIFY THE ARCHITECT FOR ANY REQUIRED INSPECTIONS. AS PER FBC, A FINAL INSPECTION WILL NOT BE PERFORMED BY THIS OFFICE IF NO OTHER INSPECTIONS HAVE BEEN PERFORMED. THESE INSPECTIONS ARE NECESSARY IN ORDER TO RECEIVE A LETTER OF COMPLIANCE FROM THE ARCHITECT OF RECORD AND THUS, ATTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDER OFFICIAL. THESE INSPECTIONS ARE NOT PART OF THE OWNER/ARCHITECT AGREEMENT UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.

10. THE CONTRACTOR SELECTED BY THE OWNER SHALL BE A CERTIFIED CONTRACTOR LICENSED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND MUST CARRY WORKER'S COMPENSATION INSURANCE (WAIVER OF INSURANCE IS NOT ACCEPTABLE) AND LIABILITY INSURANCE. THE AMOUNT OF INSURANCE MUST BE DECIDED BY THE OWNER BUT SHOULD NEVER BE LESS THAN THE MINIMUM AMOUNTS REQUIRED BY LAW AND/OR THE CITY/COUNTY BUILDING DEPARTMENT THAT EMITS THE BUILDING PERMIT THE OWNER MUST ANALYZE THE LIABILITY EXPOSURE AND DECIDE IF THE MINIMUM REQUIRED INSURANCE AMOUNTS ARE ENOUGH FOR THEIR PROTECTION. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

GROUND LEVEL

South Vertical Circulation	=	204 SF.
North Vertical Circulation	=	241 SF.
Equipment and Storage	=	334 SF.
Office Area (restroom)	=	1,873 SF.
Lobby	=	181 SF.
Walkway	=	628 SF.
Vehicular use area (parking)	=	7,554 SF.

(Building - Ground Level = 2,833 sf.)

2nd LEVEL

South Vertical Circulation	=	204 SF.
North Vertical Circulation	=	241 SF.
Circulation/storage	=	1,112 SF.
Units Area	=	5,569 SF.
Balconies	=	1,344 SF.

(Building - 2nd Level = 8,470 sf.)

3rd LEVEL

South Vertical Circulation	=	204 SF.
North Vertical Circulation	=	241 SF.
Circulation/storage	=	1,112 SF.
Units Area	=	5,569 SF.
Balconies	=	783 SF.

(Building - 3rd Level = 7,909 sf.)

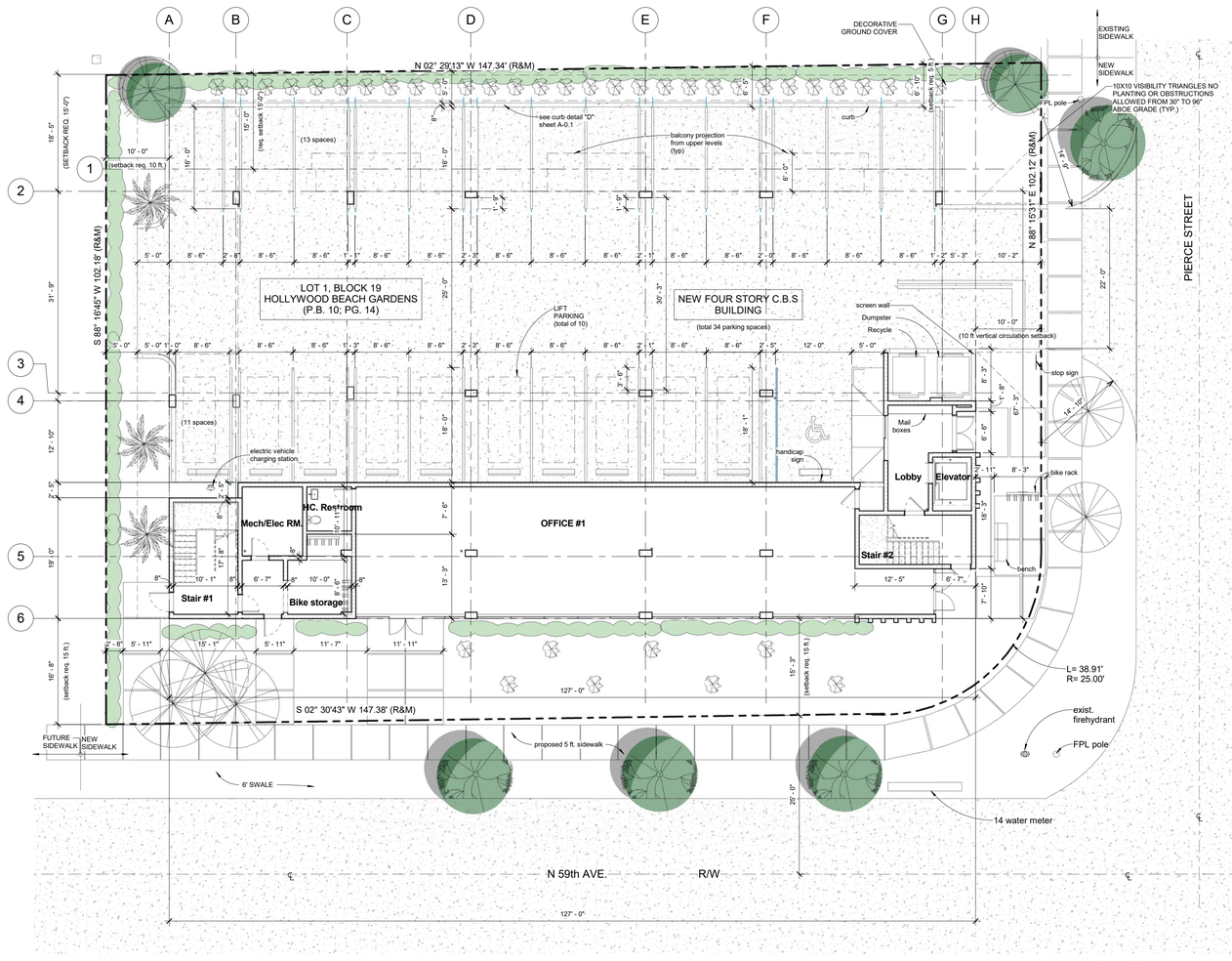
4th LEVEL

South Vertical Circulation	=	204 SF.
North Vertical Circulation	=	241 SF.
Circulation/storage	=	1,112 SF.
Units Area	=	5,569 SF.
Balconies	=	783 SF.

(Building - 4th Level = 7,909 sf.)

TOTAL BUILDING AREA = 27,121SF.

PERVIOUS	=	3,894 SF.
IMPERVIOUS	=	11,015 SF.
LOT AREA	=	14,909 SF.



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1 Site Plan
1/8" = 1'-0"

SITE GENERAL NOTES

- Low VOC materials to be used
- All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.
- Install energy efficient light fixtures, Energy Star or water sense certified appliences, and programmable thermostats.
- Install an Energy Star certified or Cool Roof Council rated roof.
- Use rainwater for irrigation or non-potable water uses in the building.
- Use permeable pavement. Where applicable
- The maximum foor-candle level at all property lines (Maximum 0.5 allowed)
- Third party green building certification required.
- All signage shall be in compliance with zoning and land development regulations. (separate permits are required for each sign)

SHARED PARKING REQUIREMENT

	Weekdays			Weekends	
	night	day	evening	day	night / evening
RESIDENCE	100%	60%	90%	80%	90%
	.31	18.6	27.9	24.8	27.9
OFFICE	5%	100%	10%	10%	5%
	.3	.6	.6	.6	.3
REQ. PARKING	31.3	24.6	28.5	25.4	28.2

TOTAL PARKING PROVIDED: 34 SPACES

Parking req. 1.5 per unit — 18 (1.5) = 27
1 guest parking req. per 5 units. = 4
req. = 31

req. = 31 provided 34

13 parking spaces (East)
11 parking spaces (West)
10 Lift parking spaces (East)

34 total parking provided

PREPARED BY
VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-8266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

No.	Description	Date

PRELIMINARY - TAC — JAN-01-2019

SHEET NAME
Site Plan

SHEET NUMBER
A-0.2

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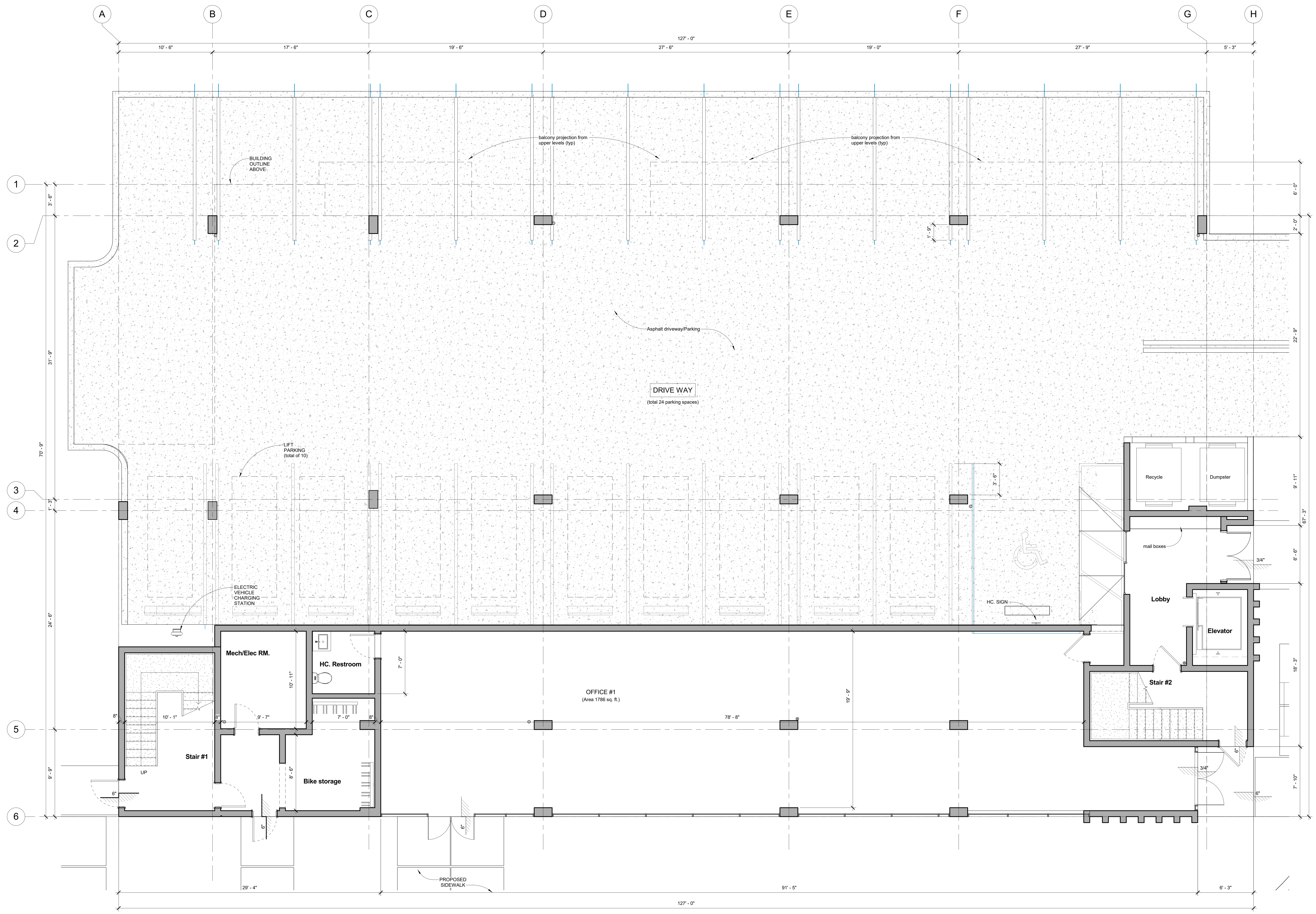
Project File Name and Location: F:\Synology\Drive\Synology\Drive\2019\R-PIERCE STREET\2_Drawings\2_BIM\05-2019-PIERCE STREET-12-17-19.rvt



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1 1st Level Floor Plan
1/4" = 1'-0"

Project File Name and Location:
F:\SynologyDrive\SynologyDrive\2019\R-PIERCE STREET\2. Drawings\2. BIM\05-2018-PIERCE STREET-12-17-19.rvt

PREPARED BY
VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
1st Level Floor Plan

SHEET NUMBER
A-1
OF

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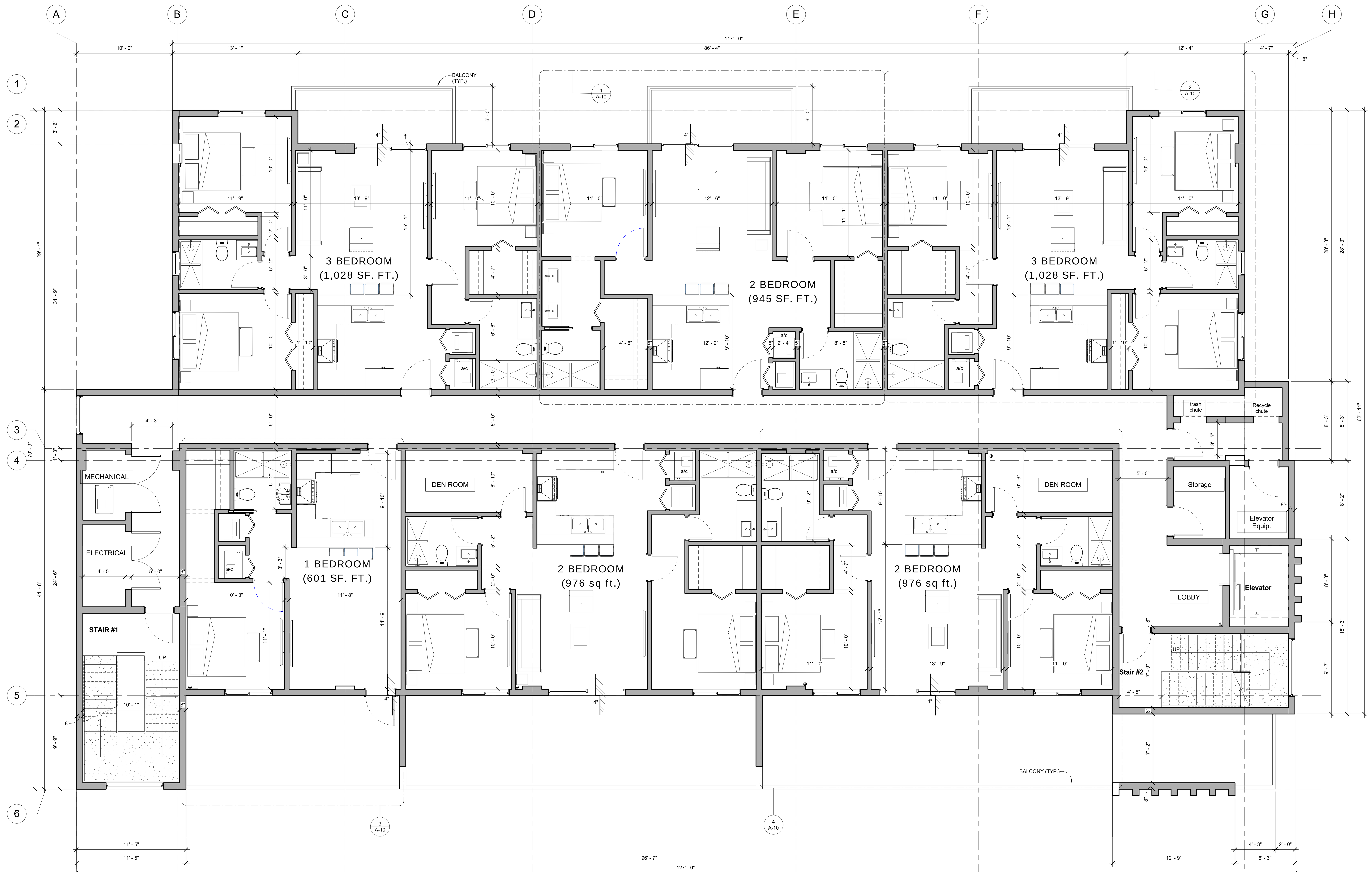

1 2nd Level Floor Plan
1/4" = 1'-0"

Project File Name and Location:
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PREPARED BY
VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
2nd Level Floor Plan

SHEET NUMBER
A-2
OF

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Project File Name and Location: F:\SynologyDrive\SynologyDrive\2019\R-PIERCE STREET\2. Drawings\2. BIM\05-2018-PIERCE STREET-12-17-19.rvt

3rd Level Floor Plan

1/4" = 1'-0"

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VALENT ARCHITECT

14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

No.	Description	Date

SHEET NAME: 3rd Level Floor Plan

SHEET NUMBER: A-3

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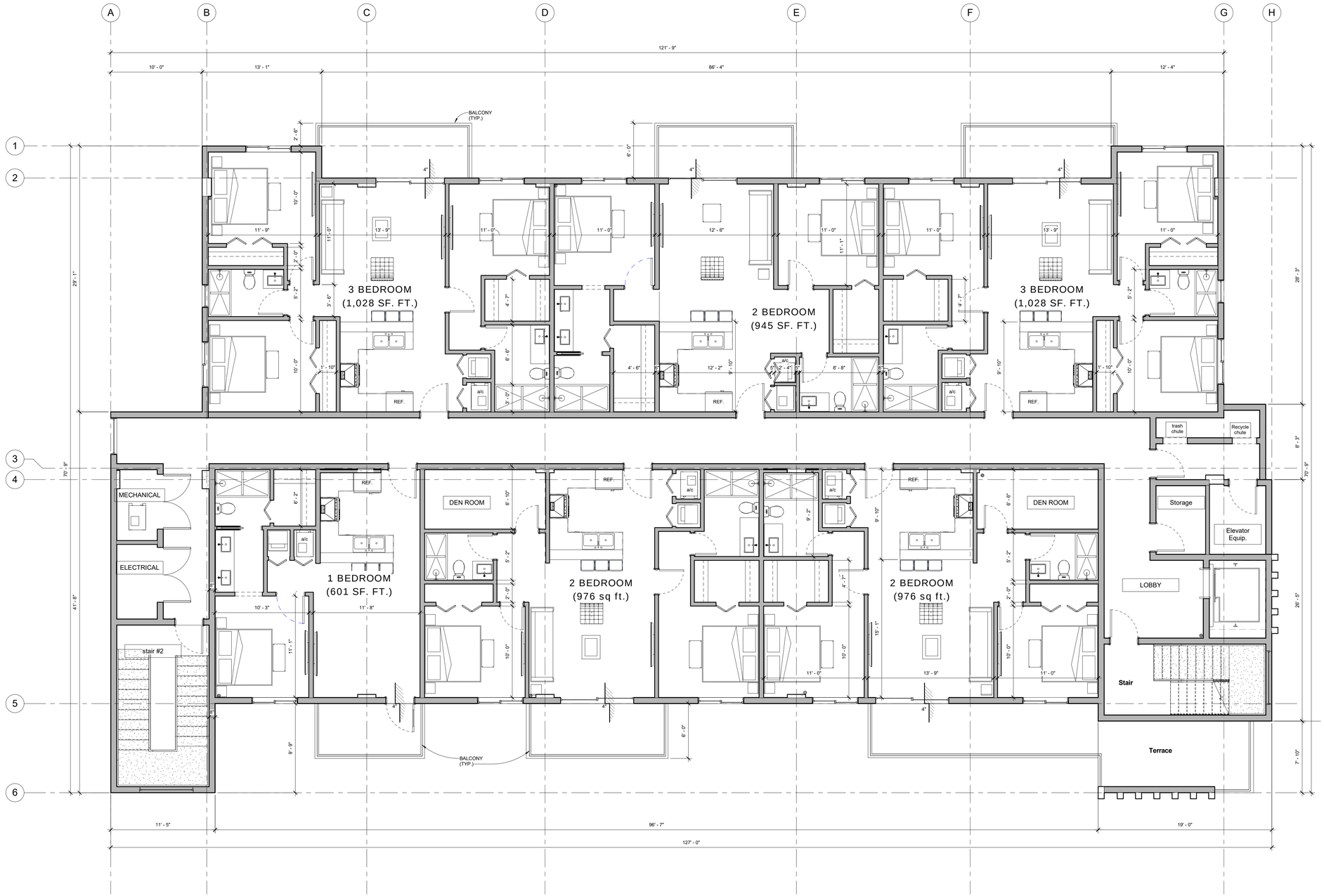

N

1 4th Level Floor Plan

1/4" = 1'-0"

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VALENT ARCHITECT

14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-8266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

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PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC		2/6/2019
No.	Description	Date

SHEET NAME: 4th Level Floor Plan

SHEET NUMBER: A-4

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HIGHER ROOF DECK SCUPPER CALCULATION

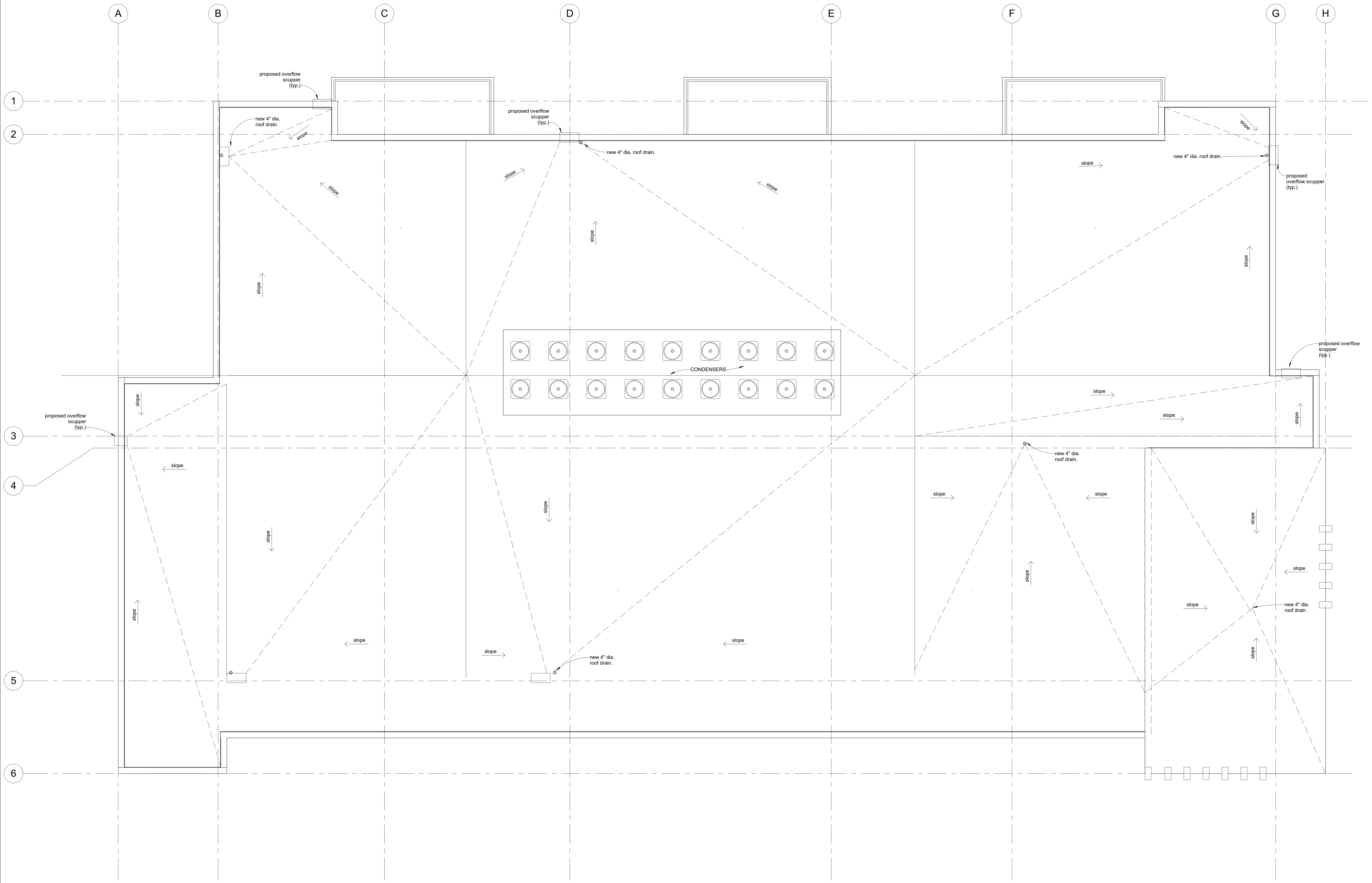
ROOF DECK PROJECTED ROOF AREA = X,XXX SF

X,XXX SF / X,XXX = (0.XX) 1 SCUPPER MIN. FOR A 512 SF AREA OR LESS

EACH SCUPPER HAS A 3" HEAD AND A 6" WEIR (PER FBC RESIDENTIAL 2007 TABLE 1106.7)

GENERAL ROOF NOTES:

1. ROOFING SYSTEM + DECK WATER PROTECTION SYSTEM UNDER SEPARATION PERMIT
2. MIAMI DADE N.O.A. IS REQUIRED FOR ALL WATER PROTECTION SYSTEMS.
3. ALL FLASHING ATTACHMENTS TO BE INSTALLED ANSI/SPR ES-1-98.
4. ALL HORIZONTAL, INCLUDING TOPS OF PARAPETS, SURFACES TO SLOPE AT 1/4" PER FOOT MIN. (TOWARDS A DRAIN OR SCUPPER U.O.N.)
5. NO PROJECTED ROOF AREA IS ALLOWED TO ACCUMULATE MORE THAN 4" AT 1/4" PER FOOT MIN.



1 Main Roof Plan
1/4" = 1'-0"

PREPARED BY
VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
Roof Plan

SHEET NUMBER
A-5
OF

12/20/2019 5:42:17 PM

Project File Name and Location: F:\SynologyDrive\SynologyDrive\2019\R-PIERCE STREET\2. Drawings\2. BIM\05-2018-PIERCE STREET-12-17-19.rvt

1 Front Elevation (East)
1/4" = 1'-0"

PREPARED BY
V·A·L·E·N·T ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

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PROJECT INFORMATION

Proposed Mixed Use Development:
Pierce Street
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HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
Front Elevation (East)

SHEET NUMBER
A-6
OF

12/20/2019 5:47:31 PM

2 Right Elevation (North)
1/4" = 1'-0"

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V·A·L·E·N·T ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

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PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

No.	Description	Date

SHEET NAME
Right Elevation (North)

SHEET NUMBER
A-7

12/20/2019 5:52:12 PM

1 Rear Elevation (West)
1/4" = 1'-0"

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VALENT ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-8266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13824

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:

Pierce Street

5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC		JAN-23-2019
No.	Description	Date

SHEET NAME
Rear Elevation (West)

SHEET NUMBER
A-8

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1 Left Elevation (South)
1/4" = 1'-0"

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PREPARED BY
V·A·L·E·N·T
ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
Left Elevation

SHEET NUMBER
A-9
OF

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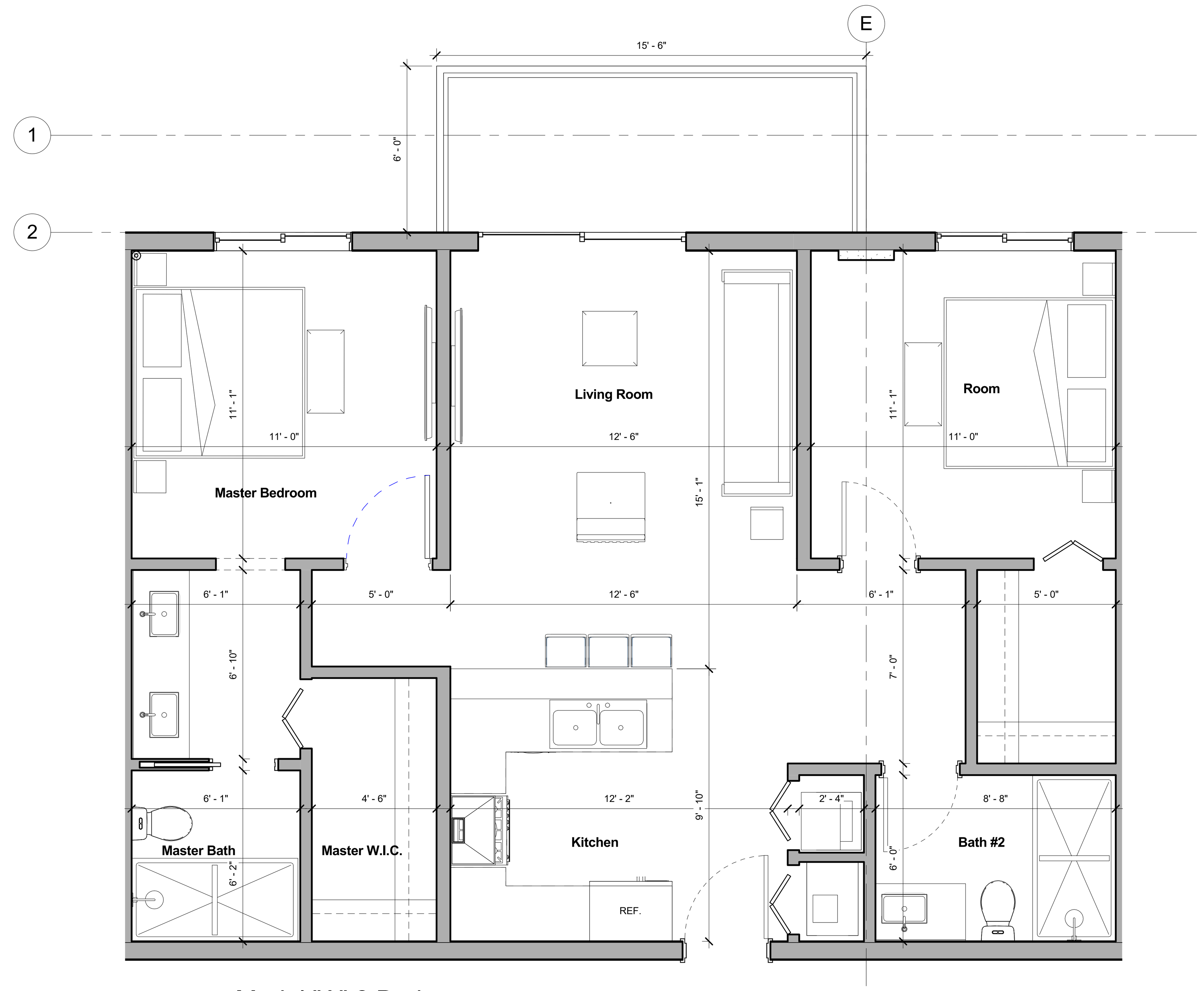
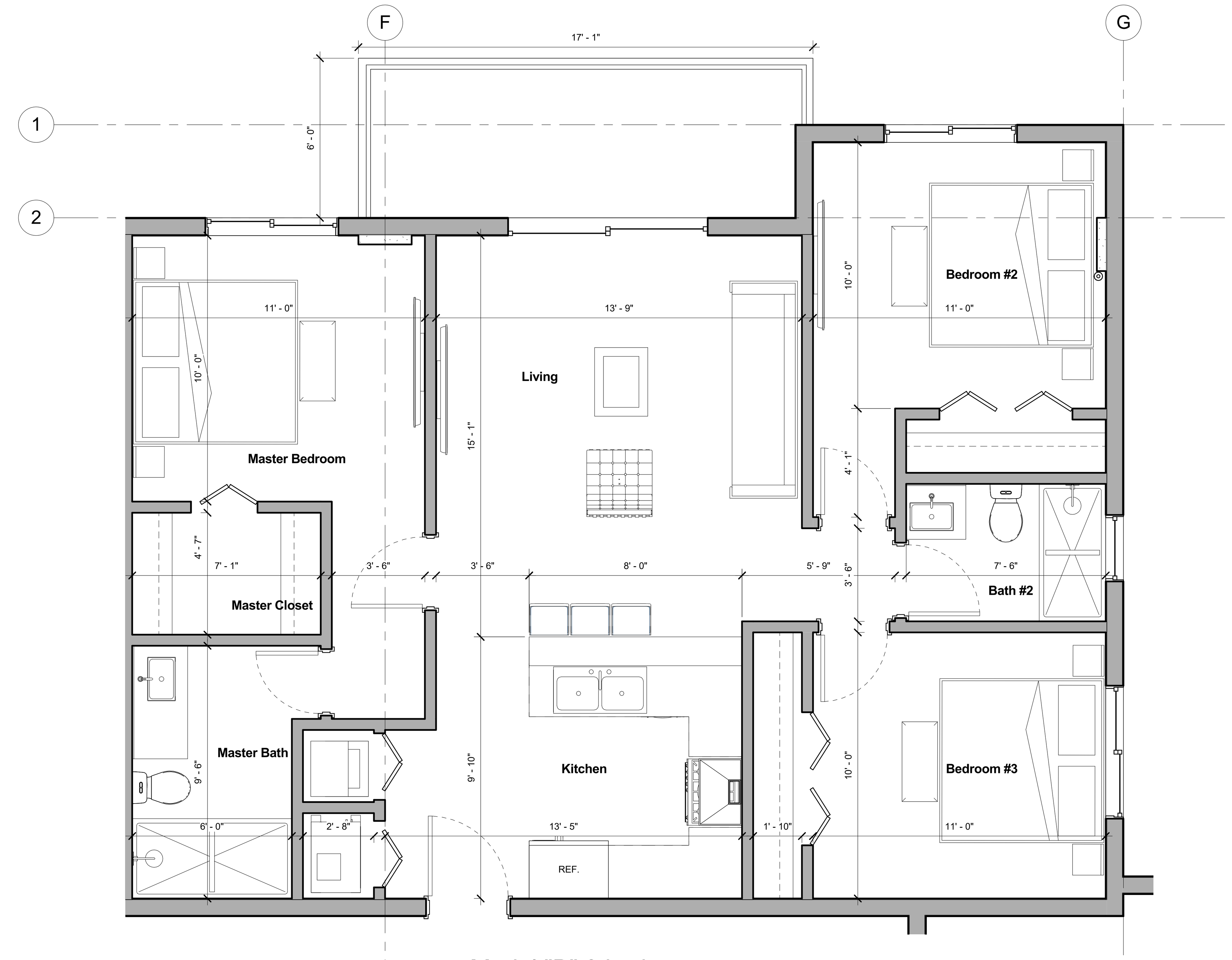


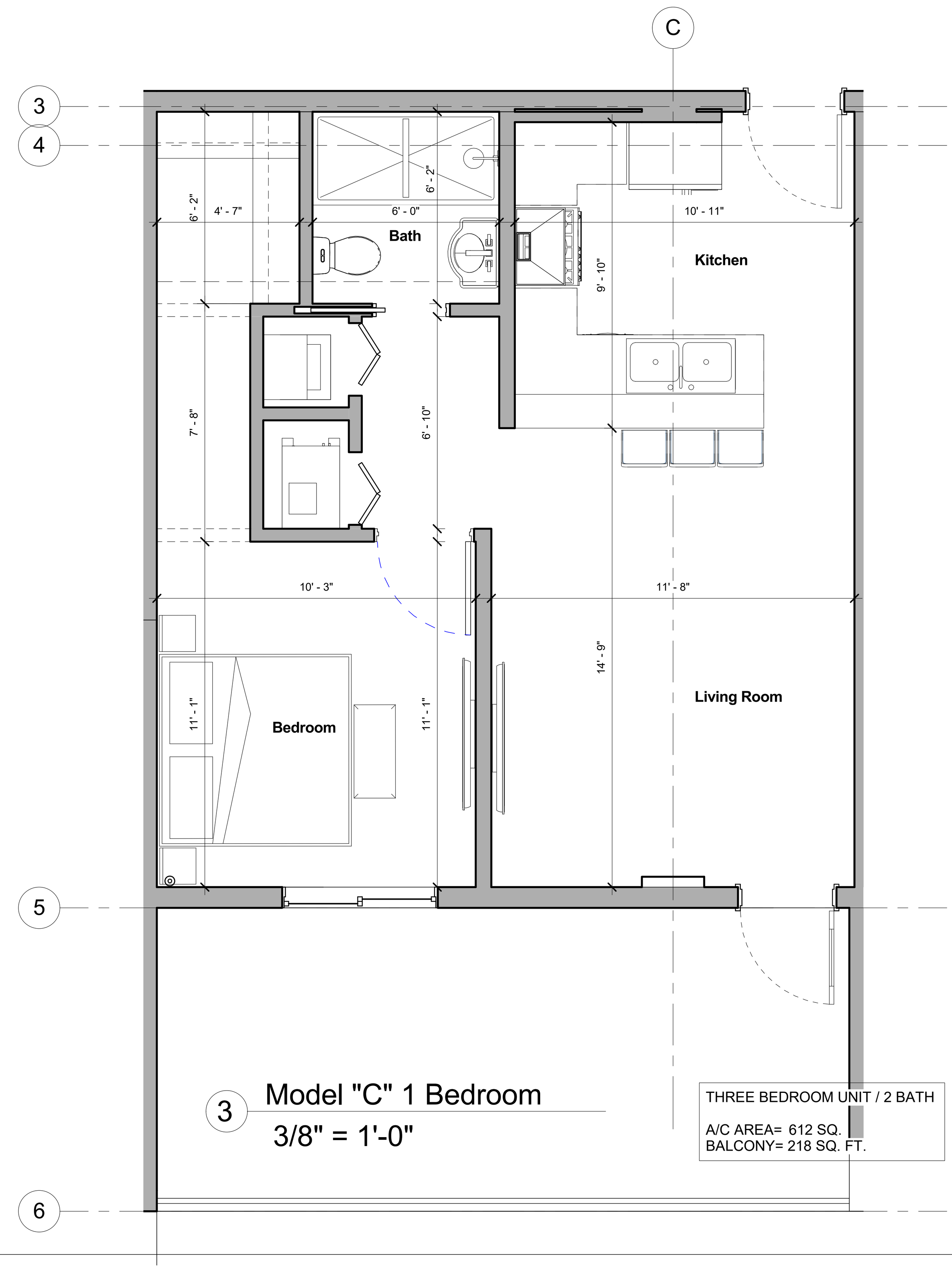
1 Model "A" 2 Bedroom
3/8" = 1'-0"

TWO BEDROOM UNIT / 2 BATH
A/C AREA= 945 SQ.
BALCONY= 93 SQ. FT.



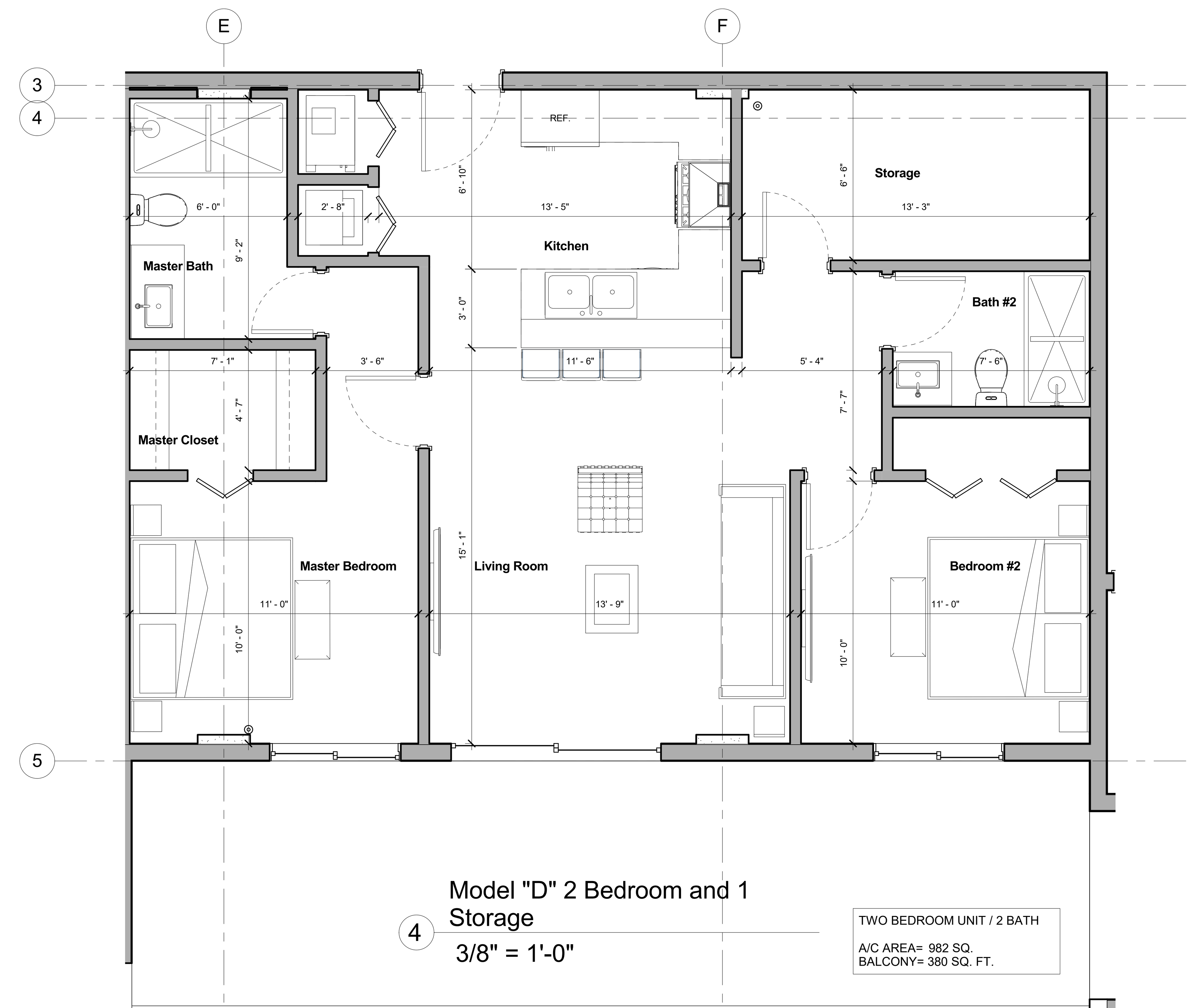
2 Model "B" 3 bedroom
3/8" = 1'-0"

THREE BEDROOM UNIT / 2 BATH
A/C AREA= 1,028 SQ.
BALCONY= 93 SQ. FT.



3 Model "C" 1 Bedroom
3/8" = 1'-0"

THREE BEDROOM UNIT / 2 BATH
A/C AREA= 612 SQ.
BALCONY= 218 SQ. FT.



4 Model "D" 2 Bedroom and 1 Storage
3/8" = 1'-0"

TWO BEDROOM UNIT / 2 BATH
A/C AREA= 982 SQ.
BALCONY= 380 SQ. FT.

Project File Name and Location:
F:\SynologyDrive\SynologyDrive\2019\R-PIERCE STREET\2. Drawings\2. BIM\05-2018-PIERCE STREET-12-17-19.rvt

PREPARED BY
V·A·L·E·N·T ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

PATRICK VALENT
RA # 13834

PREPARED FOR

PROJECT INFORMATION

Proposed Mixed Use Development:
Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
Enlarge 1 BD, 2 BD, 2 BC Unit

SHEET NUMBER
A-10
OF

12/20/2019 6:02:08 PM

Isonometric Profile

Front View

PREPARED BY
V·A·L·E·N·T
ARCHITECT
14068 NW 82nd Ave.
MIAMI LAKES, FL 33016
(305) 439-6266
FL CA #AA26003562

PROFESSIONAL SEAL

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PROJECT INFORMATION

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Pierce Street
5904 PIERCE STREET
HOLLYWOOD, FL 33021

PRELIMINARY - TAC JAN-07-2019

No.	Description	Date

SHEET NAME
Street Profile

SHEET NUMBER
A-11
OF

12/20/2019 6:02:14 PM