PLANNING DIVISION

File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

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

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

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

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 2/17/2020

Location Address: 1936-38 Jackson St.

Lot(s): 25 & 26 Block(s): 28 Subdivision: Hollywood

Folio Number(s): 514215015600 & 514215015590

Zoning Classification: P53 Land Use Classification: RAC

Existing Property Use: Residential Multifamily Sq Ft/Number of Units: 600 / 6 units

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

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): 19-DP-71

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

Explanation of Request: _____

Number of units/rooms: 22 units Sq Ft: 1,000 (Average)

Value of Improvement: $5,500,000. Estimated Date of Completion: July 2021

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

Name of Current Property Owner: Aesthetic Apartments, INC

Address of Property Owner: 1825 Main St. #8, Weston, Fl 33326

Telephone: (305) 883 6442 Fax: (855) 668 8773 Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Rolando Genera

Address: 1940 Wilson St., Hollywood, Fl 33020 Telephone: (754) 422-4778

Fax: _____ Email Address: rgenera@gdrus.com

Date of Purchase: 3/31/2016 Is there an option to purchase the Property? Yes ( ) No ( )

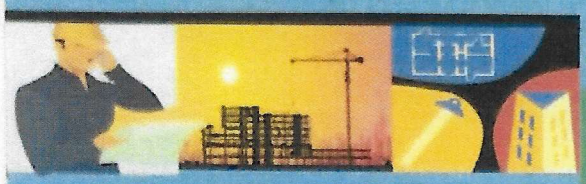
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 2/17/2020

PRINT NAME: Santiago Garcia Menendez Date: _____

Signature of Consultant/Representative: _____ Date: 2/17/2020

PRINT NAME: ROLANDO GENERA Date: 2/17/2020

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 Rolando Genera 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 17th day of Febeuary, 2020

Victor E. Taurizano
Notary Public
State of Florida
My Commission Expires: _____ (Check One) X Personally known to me; OR ___ Produced Identification _____

VICTOR EMILIO TAURIZANO
Notary Public - State of Florida
Commission # GG 925873
My Comm. Expires Oct 24, 2023

_____
Signature ~~of Current Owner~~

Santiago Garcia Menendez
Print Name

Instr# 115960546 , Page 1 of 1, Recorded 07/30/2019 at 01:26 PM
Broward County Commission
Deed Doc Stamps: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Santiago Garcia Menendez
FILLMORE APARTMENTS, INC
1825 Main Street #8 ,
Weston , Fl 33024

Property Appraisers Parcel Identification (Folio) Numbers: **514215-01-5600 and 514215-01-5590**

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 26 day of **July, 2019** is made, by **FILLMORE APARTMENTS, INC a Florida Corporation, whose post office address is 1825 Main Street #8 , Weston , Fl 33024** herein called the grantors, to **AESTHETIC APARTMENTS INC a Florida Corporation,** whose post office address is **1825 Main Street #8 , Weston , Fl 33024,** hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 25 and 26, Block 28, HOLLYWOOD, according to the Plat thereof as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carlos Miranda
Witness #1 Signature

Carlos Miranda
Witness #1 Printed Name

Emiliano Reynoso
Witness #2 Signature

Emiliano Reynoso
Witness #2 Printed Name

FILLMORE APARTMENTS, INC a Florida Corporation

By: Santiago Garcia Menendez, as President of the Corporation

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26 day of July, 2019 by Santiago Garcia Menendez, as President of FILLMORE APARTMENTS, INC who is personally known to me or have produced Passport as identification.

MARIAHELENA MIJARES
Notary Public - State of Florida
Commission # GG 093451
My Comm. Expires Apr 11, 2021

Notary Public

Mariahelena Mijares
Printed Notary Name

My Commission Expires: Apr. 11, 2021

BROWARD COUNTY Planning Council

February 24, 2020

Cary D. Winningham, P.E., P.S.M.
Winningham & Fradley, Inc.
111 Northeast 44 Street
Oakland Park, Florida 33334

Dear Mr. Winningham:

Re: Platting requirements for a parcel legally described as Lots 25 and 26, Block 28, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Jackson Street, between South 19 Avenue and South 20 Avenue, in the City of Hollywood.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;

b. The lot or parcel has been specifically delineated in a recorded plat;

c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.25 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:LRH

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes [X] No [ ]

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Santiago Garcia Menendez
2. Project Name: Aesthetic Apartments Inc
3. Project Address: 1936-38 Jackson St
4. Contact person: Rolando Genera
5. Contact number: 754-422-4778
6. Type of unit(s): Single Family [ ] Multi-Family [X] Hotel/Motel [ ]
7. Total number of residential and/or hotel/motel units: 22
8. Unit Fee per residential dwelling based on sq. ft.: $1,875.00
9. Unit Fee per hotel/motel room: $1,250.00
10. Total Park Impact Fee: $41,250.00 Date: 2-18-2020

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

CITY OF HOLLYWOOD

PARK IMPACT FEE SCHEDULE

Land Use Type	Fee
Residential Dwelling Unit (single or multi-family)	
Less than 500 sq. ft.[1]	$1,650.00
501 to 1,000 sq. ft	$1,875.00
1,001 to 1,500 sq. ft.	$2,175.00
1,501 to 2,000 sq. ft.	$2,375.00
2,001 to 2,500 sq. ft.	$2,525.00
2,501 to 3,000 sq. ft.	$2,625.00
3,001 to 3,500 sq. ft.	$2,725.00
3,501 to 4,000 sq. ft.	$2,825.00
More than 4,000 sq. ft.	$2,900.00
Hotel / Motel Room	$1,250.00

[1] Square feet, as used in this section, refers to enclosed, gross floor area excluding parking garages, screened enclosures and unfinished attics.

Resolution No. R-2013-340 adopted on 11/20/2013.

The School Board Of Broward County, Florida
Facility Planning and Real Estate Department

Christopher O. Akagbosu, Director

February 12, 2020

Rolando Genera
1940 Wilson Street
Hollywood, Florida 33020

Attached is the receipt for the application of the Aesthetic Apartments Site Plan that was submitted to The School Board of Broward County, Florida (SBBC) which includes the SBBC project number assigned to your project for a School Capacity Availability Determination (SCAD) letter.

Please use this number in any correspondence or communication with the School Board regarding the project.

If you have any questions, please E-mail Linda Houchins, Operations Specialist IV, Growth Management Department at: linda.houchins@browardschools.com.

Thank you

600 Southeast Third Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Telephone: (754) 321-2162 Fax: (754) 321-2179

Receipt For Development Review

The School Board of Broward County, Florida
Growth Management Section
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301| Phone (754) 321-2177 Fax (754) 321-2179
www.browardschools.com

Date: 2/12/2020

Receipt Number: 100822293
SBBC Reference Number: SBBC-2828-2020

Issued To: Rolando Genera
Project Title: Aesthetic Apartments
County Number
Municipality Number 19-DP-71
Type of Submission
- ○ Land Use
- ○ Rezoning
- ◉ Site Plan
- ○ Flex/Reserve Allocation
- ○ DRI
- ○ Plat
- ○ Other
- ○ Rezoning Non-Residential

Fee Type	Fee Amount	Fee Paid	Check Number	Date Paid
SCAD Letter for Exempt	$67.00	$67.00	Pd. Online	2/12/2020

Comments:

Signature of person receiving fees: Linda Houchins

Name of person receiving fees: LINDA Houchins

Signature of person paying fees: N/A- PAID ONLINE

Name of person paying fees:

Date: 2/12/20

Note: All applications and fees received are subject to review by the Growth Management Department for accuracy.

The School Board of Broward County, Florida

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-2828-2020
County No:
Aesthetic Apartments

February 20, 2020

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: February 20, 2020	**Single-Family:**		Elementary: 0
Name: Aesthetic Apartments	**Townhouse:**		
SBBC Project Number: SBBC-2828-2020	**Garden Apartments:**		Middle: 0
County Project Number:	**Mid-Rise:** 22		
Municipality Project Number: 19-DP-71	**High-Rise:**		High: 0
Owner/Developer: Aesthetic Apartments Inc.	**Mobile Home:**		
Jurisdiction: Hollywood	**Total:** 22		Total: 0

Comments

This application was reviewed as twenty-two (17 one bedroom and 5 two or more bedroom) midrise units, which results in no net additional impact to Broward County Public Schools. This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Amended Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that the regular school impact fee is still due for the units.

Also, if a change is proposed to the application, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2828-2020 Project is Exempt from Public School Concurrency ☒ Yes ☐ No

2/20/2020

Date

Reviewed By:

Signature

Lisa Wight

Name

Planner

Title

Report Name ***Parking Feasibility Analysis***

1936-38 Jackson St
Hollywood, FL 33020

Date of Report February 21st, 2020

Client Santiago Garcia Menendez
Manager at: **Aesthetic Apartments INC**
1825 Main St.
Weston, Florida 33326

12280 Miramar Blvd | Suite 4 | Miramar | FL | 33025 | Phone: 954-636-3377 | Fax: 855-668-8773
info@novusre.com

February 22nd, 2020

Santiago Garcia Menendez
1825 Main St.
Weston, Florida 33326

Re: Aesthetic Apartments INC

Mr. Garcia:

At your request, we have prepared a parking feasibility study of the above referenced property.

The purpose and use of the study is to assist in evaluating the feasibility of the number of parking to be developed on the subject site. The intended users of the report are limited to you and governmental agencies.

Our analyses and value conclusions are subject to the "General Assumptions and Limiting Conditions" and the Extraordinary Assumptions set forth with in this report. In our opinion, our analyses and conclusions conform to the Code of Professional Ethics and Standards of Professional Real Estate Practice.

Sincerely,

Victor E Taurizano
BK3241327

Premises

General Assumptions and Limiting Conditions

- Without the cover letter, this report is incomplete and cannot be relied upon.
- The intended use of the report is to assist in evaluating the feasibility of the number of parking to be developed on the subject site. This study may not be used or relied upon by anyone other than the intended users, for any purpose whatsoever, without the express written consent of the Broker. Any party who relies upon any information in this report, without the preparer's written consent, does so at their own risk.
- The legal description furnished is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the title, which is assumed to be good and marketable and in Fee Simple.
- No legal opinion related to a title search was provided and all existing liens and encumbrances, including deed restrictions and developers' agreements, have not been investigated unless otherwise stated. The property is evaluated as though free and clear under responsible ownership and competent management.
- Any proposed or in complete improvements included in this report are assumed to be completed in accordance with approved plans and specifications and in a workmanlike manner.
- Information furnished by the client and other parties is believed to be reliable, but no responsibility is assumed for its accuracy. We have made our best efforts to verify the provided information, and we have attempted to compare it to mark et data as a check of reasonableness.
- Any sketches, plats, or drawings included in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning restrictions, or violations existing in the subject property.
- The existence of potentially hazardous material or substances used in the construction or maintenance of the building improvements or located at or about the site of the property, including formaldehyde foam insulation, the existence of toxic waste, the existence of mold, asbestos insulation, Chinese drywall or the presence of groundwater or soil contamination has not been considered in arriving at the estimate of value of the subject property. We are not qualified to detect such substances or ascertain the risks associated with them. It is recommended that appropriate experts be retained to investigate and determine to what extent, if any, such substances are present and what risks, if any, are involved. *Our appraisal assumes there is no environmental contamination.*
- We are not required to give testimony or attendance in court by reason of this study, with reference to the property in question, unless arrangements have been previously made.
- No responsibility is assumed for engineering matters, neither structural nor mechanical. Good structural and mechanical conditions are assumed to exist, and no opinion as to these matters is to be inferred or construed from the attached report.
- Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
- Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media or other media for public communication without the prior written consent of the signatories of this report.
- The number of parking's applies only to the entire property and cannot be prorated to individual portions or fractional interests. Any proration or division of interest will invalidate the value estimate, unless such proration or division of interests is set fort h in the report.
- Our estimates of future values were formulated based upon market conditions as of the date of the study, considerate of future projections concerning supply and demand. The broker has no responsibility for significant events that alter market conditions subsequent to the effective date or dates of appraisal.
- The liability of NOVUS Realty LLC. And its employees are limited to the fee collected for preparation of the report.
- The contract for this report is fulfilled by the signer upon the delivery of this report. Acceptance or use of this report constitutes acceptance of the preceding conditions.

Extraordinary Assumptions and Limiting Conditions

- None

Hypothetical Conditions

- None

Certifications

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and conditions, and are our personal, impartial and unbiased professional analyses, opinions and conclusions.
- We have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a pre-determined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- We made a personal inspection of the property that is the subject of this report .
- No one provided significant professional assistance to the persons signing this report.
- We have not provided appraisal services involving the subject property within the last five years.

As of the date of this report, Victor E. Taurizano has completed the requirements of the continuing education program of the Real Estate Broker.

Parking Feasibility Study

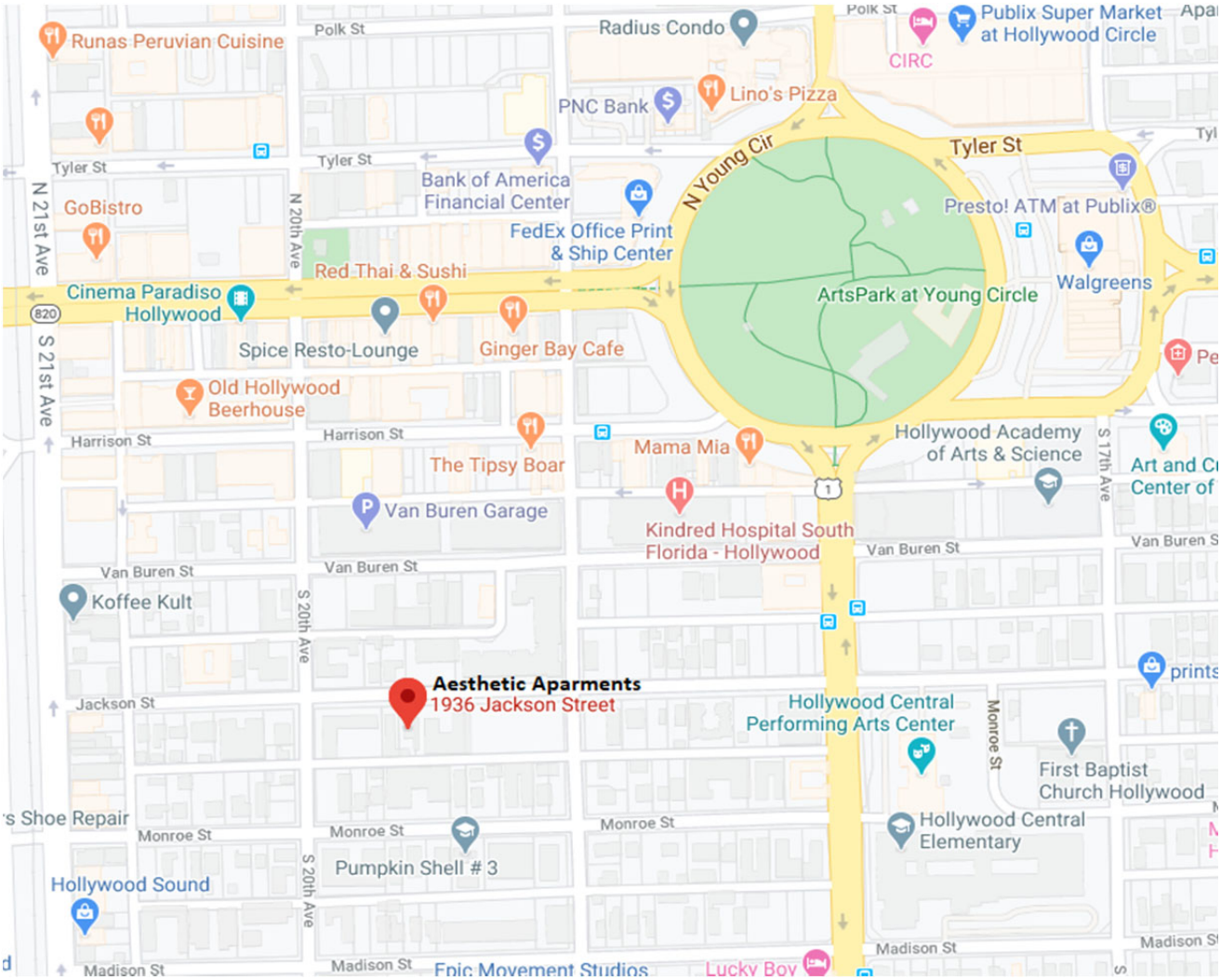
Executive Summary

The subject is located at 1936-38 Jackson St. Hollywood, FL.

Based on the surrounding demographics and existing retail properties it appears that there is demand for additional apartments, houses and other residential properties.
Hollywood area is particularly close to Young Circle and has been growing during the past years. Most of the apartments includes one (1) parking per bedroom, but as millennials enter to this market this could change significantly.
Young residents will require fewer parking spaces since the area is more developed and provides more public transportation.

It is our conclusion that one (1) parking per bedroom plus the required guest and ADA parking will be enough to satisfy the number of cars this new development will bring.

The Property is located in a centric area. It is a short walking distance to groceries stores and pharmacies such as Publix & Walgreens (about 7 blocks), Restaurants, Cafes (2 to 3 blocks), Medical Centers, Schools and more within a close perimeter.



12280 Miramar Blvd | Suite 4 | Miramar | FL | 33025 | Phone: 954-636-3377 | Fax: 855-668-8773
info@novusre.com

Public Parking:

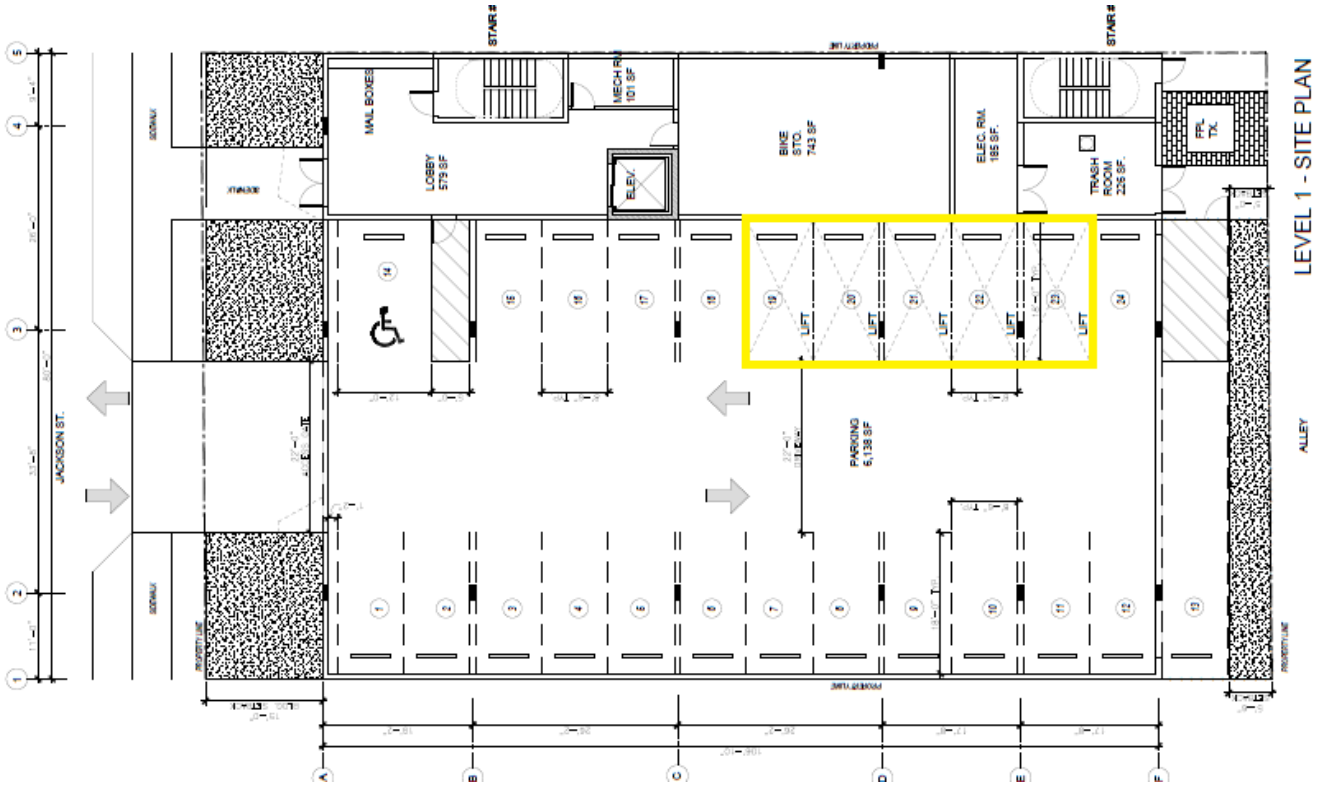
There are two (2) Public Parking Garages and one (1) Parking Lot at a short walking distance from our property.

Public Transportation:

There are plenty of Public Transportation options including (7) seven Bus Lanes:

Lift Stations:

The Developer has also compromised to include five (5) Lift parking Stations in the premises.



Neighborhood: Housing Stats and Charts

	33020	Hollywood	Broward County	Florida	USA
Median Estimated Home Value	$259K	$310K	$299K	$260K	$244K
Estimated Home Value 12-Month Change	+4.7%	+1.6%	+1.6%	+1.9%	+0.9%
Median List Price	$275K	$350K	$310K	$280K	$105K
List Price 1-Month Change	+1.5%	+0.5%	-1%	+0.1%	-3.8%
List Price 12-Month Change	0%	+6.1%	+3.7%	+3.8%	+5%
Median Home Age	54	48	39	34	41
Own	34%	58%	62%	65%	64%
Rent	66%	43%	38%	35%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$719M	$31.5B	$271B
% Change in Permits for All Buildings	–	–	-10%	+14%	+4%
% Change in $ Value for All Buildings	–	–	-27%	+12%	+5%

Median Sales Price vs. Sales Volume

Thischart comparesthe price trend and sales volume for homesin an area. Home pricestypically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public recordsand listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Listing Price vs. Listing Volume

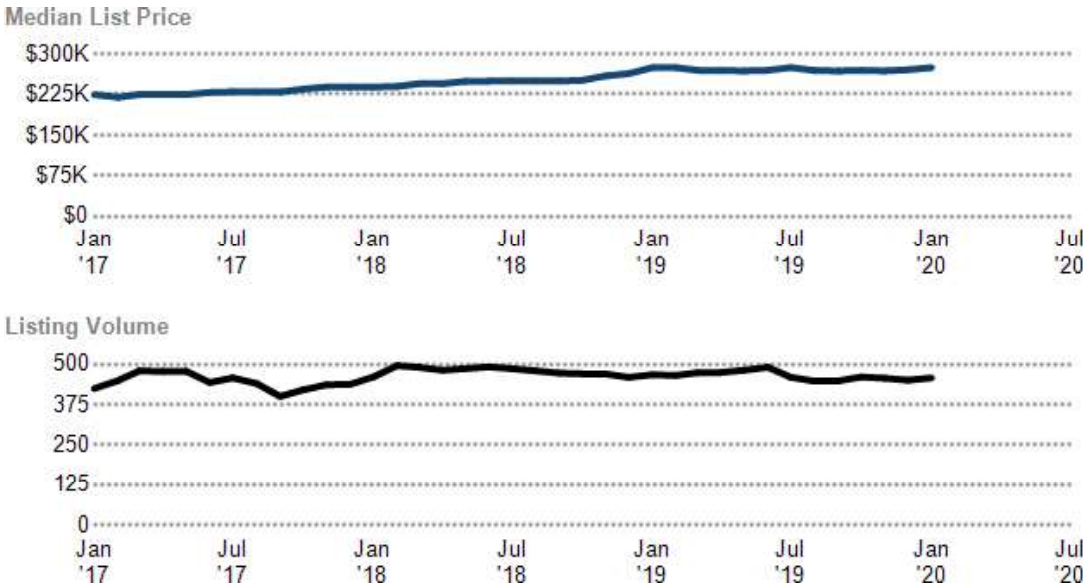
Thischart comparesthe listing price and listing volume for homesin an area. Listing pricesoften follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

Median List Price

Listing Volume



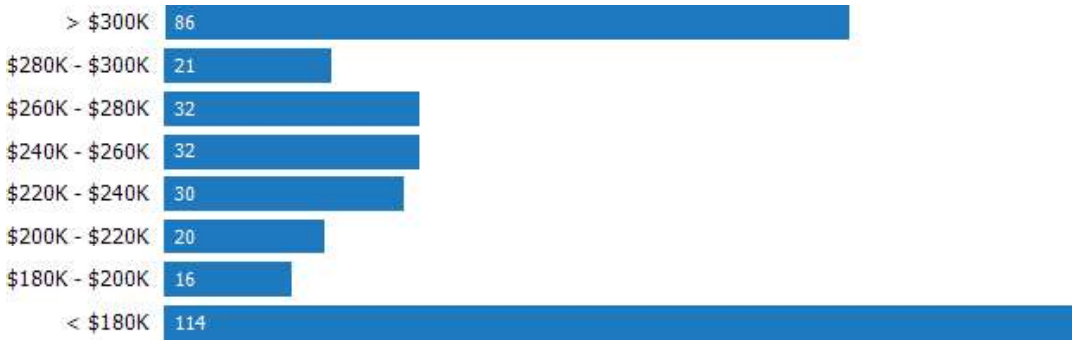
Price Range of Homes Sold

Thischart shows the distribution of homesreported sold in the past six months within different price rangesin the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such asa non-disclosure state) or provided in range format.

Data Source: Public recordsdata

Update Frequency: Monthly

Sales Count By Price Range



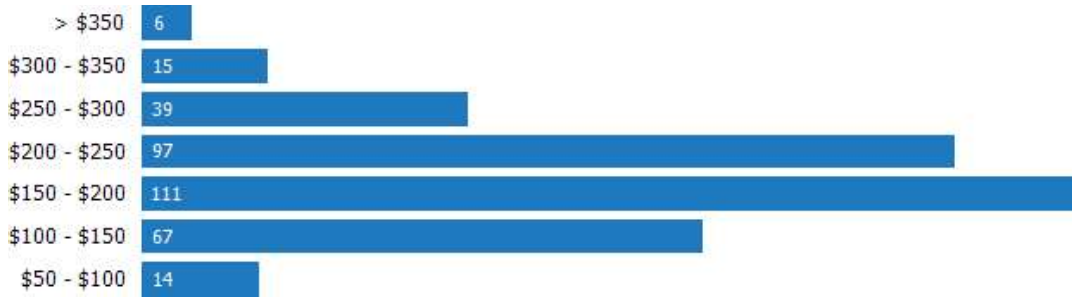
PricepersquareFootof Homes Sold

Thischart shows the distribution of homesreported sold in the past six monthsat different pricesper square foot (living area sourced from public records).

Data Source: Public recordsdata

Update Frequency: Monthly

Sales Count By Price Per Sq Ft



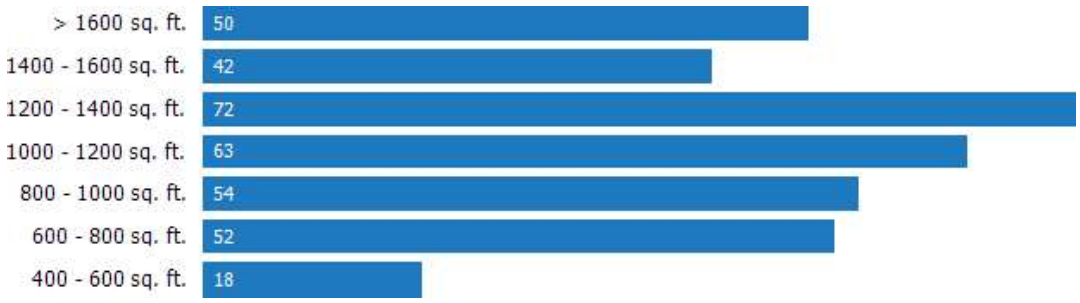
Size of Homes Sold

Thischart shows the distribution of homesreported sold in the past six monthsof different sizes in the area of your search.

Data Source: Public recordsdata

Update Frequency: Monthly

Sales Count By Living Area



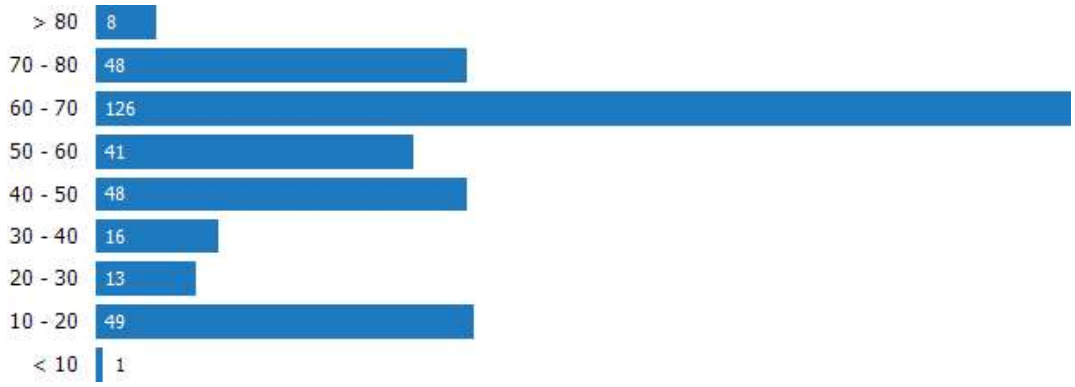
Age Range of Homes Sold

Thischart shows the distribution of homesreported sold in the past six monthsof different age rangesin the area of your search.

Data Source: Public recordsdata

Update Frequency: Monthly

Sales Count by Age of House



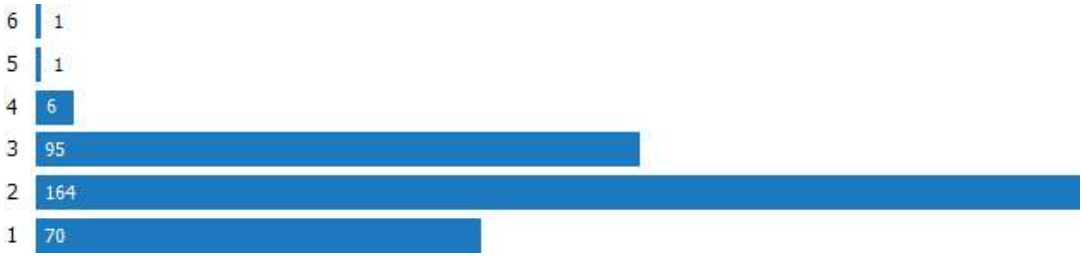
Number of Bedrooms in Homes Sold

Thischart shows the distribution of homesreported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public recordsdata

Update Frequency: Monthly

Sales Count by Bedroom



Neighborhood: People Stats and Charts

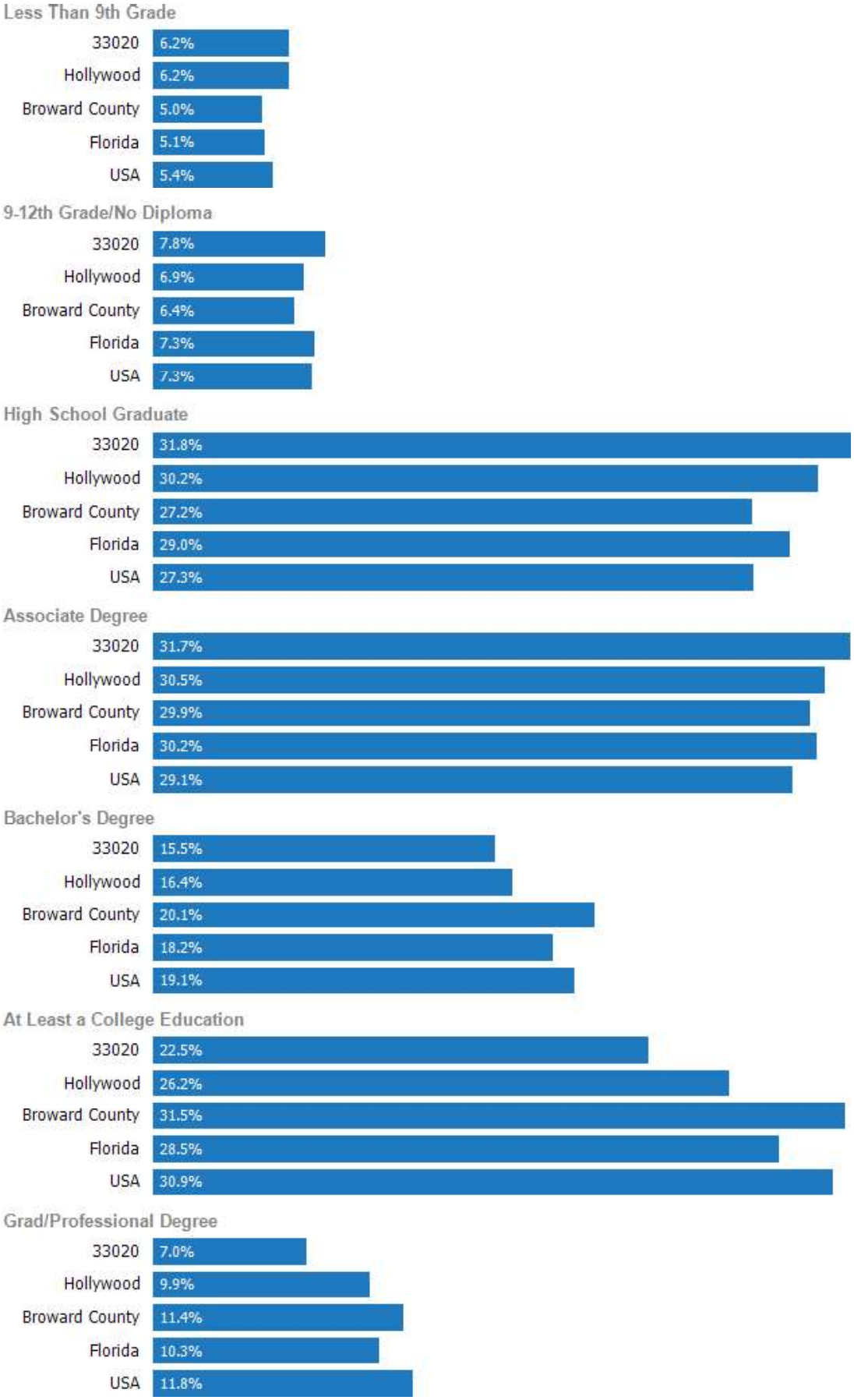
	33020	Hollywood	Broward County	Florida	USA
Population	44.3K	150K	1.89M	20.3M	321M
Population Density per Sq Mi	7.2K	5.47K	1.56K	378	–
Population Change since 2010	+8.3%	+7.2%	+8.8%	+11.1%	+6.9%
Median Age	38	42	40	42	38
Male / Female Ratio	51%	50%	49%	49%	49%

Education Levels of Population

Thischart shows the educational achievement levelsof adultsin an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually



Population of Children by Age Group

Thischart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

33020

Population of Adults byAge Group

Thischart shows the distribution of the population of adultsby age range — from 18 to 75-plus— in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

33020

Households With Children

Thischart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

33020

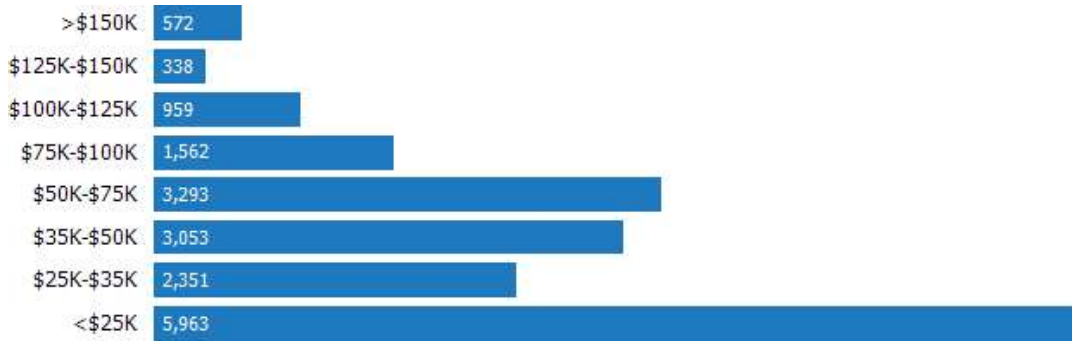
Household Income Brackets

Thischart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

33020



Presidential Voting Pattern

Thischart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Neighborhood: Economic Stats and Charts

	33020	Hollywood	Broward County	Florida	USA
Income Per Capita	$22,642	$28,182	$30,109	$28,774	$31,177
Median Household Income	$38,594	$50,019	$54,895	$50,883	$57,652
Unemployment Rate	–	2.6%	2.6%	2.7%	3.5%
Unemployment Number	–	2.18K	27.8K	288K	5.81M
Employment Number	–	80.5K	1.02M	10.2M	159M
Labor Force Number	–	82.7K	1.05M	10.5M	164M

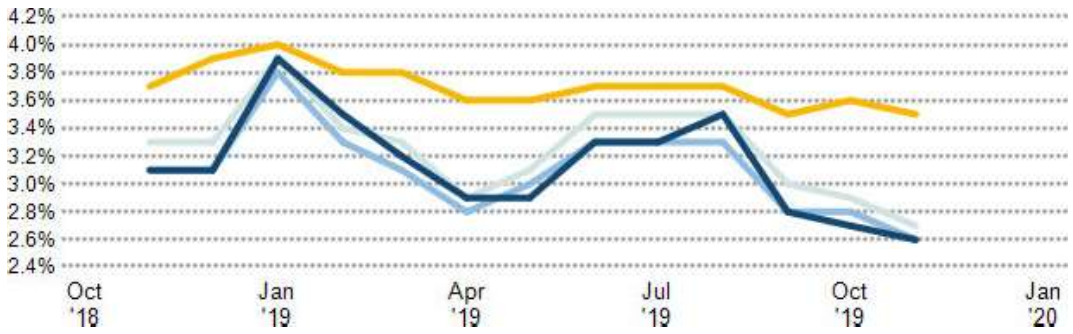
Unemployment Rate

Thischart shows the unemployment trend in the area of your search. The unemployment rate isan important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Hollywood
- Broward County
- Florida
- USA



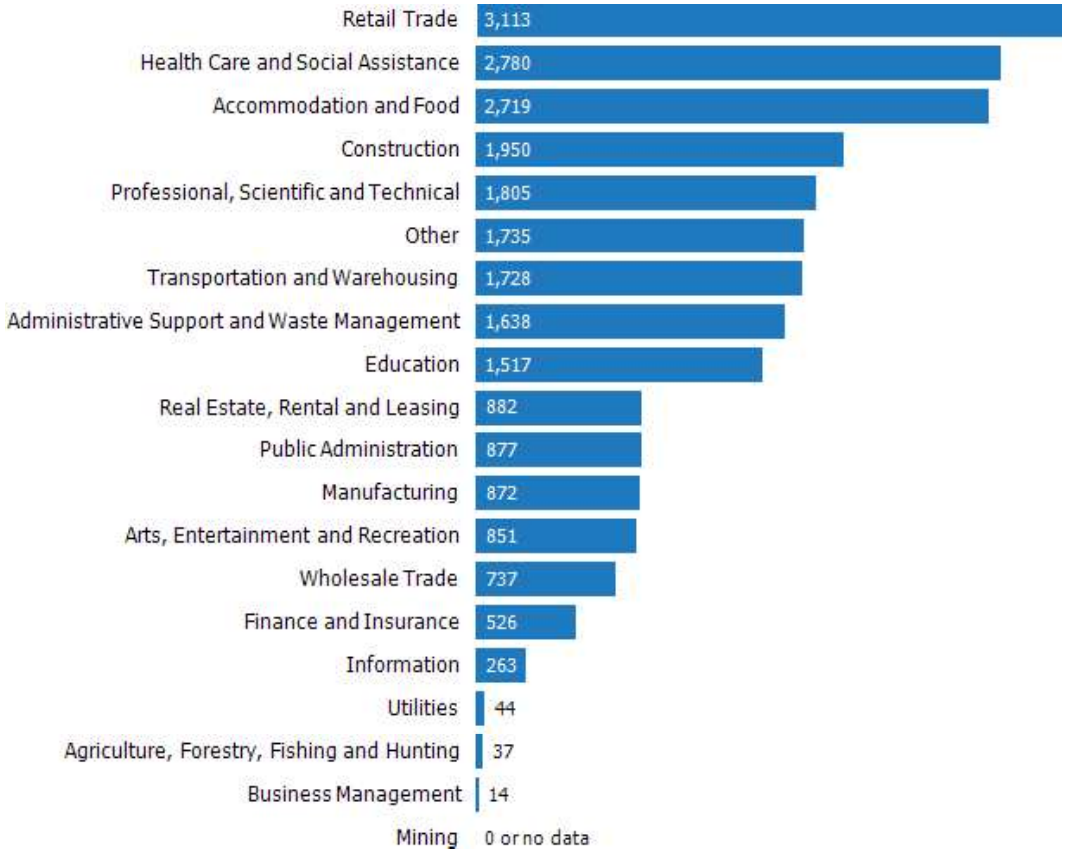
Occupational Categories

Thischart shows categoriesof employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 33020



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33020

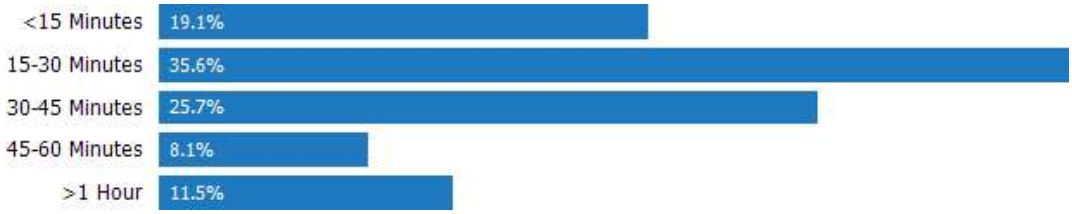
	33020	Hollywood	Broward County	Florida	USA
Elevation (in feet)	7	7	9	58	–
Annual Rainfall (in inches)	60	60	59.59	56.39	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	83	83	83	98	–
Travel Time to Work (in minutes)	–	28	28	27	26
Water Quality - Health Violations	–	–	0.63	–	–
Water Quality - Monitoring and Report Violations	–	–	1.05	–	–
Superfund Sites	0	0	10	90	2,395
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

Thischart shows average commute times to work, in minutes, by percentage of an area'spopulation.

Data Source: U.S. Census

Update Frequency: Annually



33020

How People Get to Work

Thischart shows the typesof transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Average Monthly Temperature

Thischart shows average temperaturesin the area you searched.

Data Source: NOAA

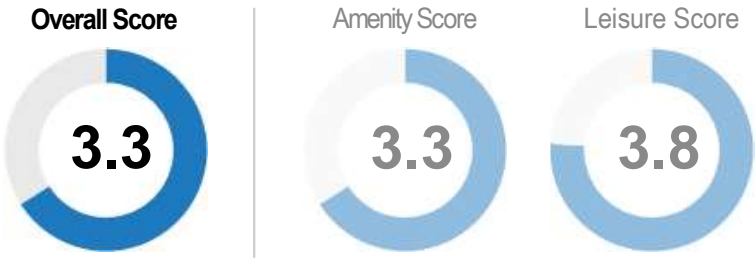
Update Frequency: Annually

Walkability Scores (out of 5)

Thisneighborhood or ZIP code is rated for walking acces to general pointsof interest, reflected in the overall score, plusamenities(such asretail stores) and leisure (such asrestaurants and parks). Other factorsconsidered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly



SURFACE WATER MANAGEMENT REPORT

for

Jackson Street Multifamily

City of Hollywood

Broward County, Florida

Sections 15/51S/R42E

W&F PROJECT No. 19042

February 2020

FOR:

AESTHETIC APARTMENTS, LLC.
1825 Main Street, Suite 8
Weston, FL 33326

PREPARED BY:

WINNINGHAM & FRADLEY, INC.
111 N.E. 44th STREET
OAKLAND PARK, FLORIDA 33334
954-771-7440
954-771-0298 (fax)

printed: 2/ 25/ 20- 8:46 am

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SURFACE WATER MANAGEMENT REPORT

FOR

JACKSON STREET MULTIFAMILY

City of Hollywood, Broward County, Florida

1 INTRODUCTION

The project is proposing to construct a new apartment development comprised of ten (10) units within the City of Hollywood on a 0.25 acre property. The existing property currently consists of a residential building with driveways and sidewalks as well as sod with a number of trees around the perimeter. The existing elevation of the property is approximately 7.50' +/- NAVD. This project proposes a five-story multifamily building with twenty two (22) units, lobby, sidewalk and parking garage.

As a stand alone site with no direct outfall connection to the City of Hollywood's drainage system, the project will provide exfiltration trench, underground storage vaults, sharp crested weir and a drainage well to meet the pretreatment, storage and required storm stages. The calculations for required pretreatment volumes, water quality, volume calculations, and zero discharge stage calculations for relevant storm events have been provided later in this report. The proposed site has been analyzed as a Pre VS. Post condition for the new development to meet the criteria set forth by Broward County Environmental Protection and Growth Management, Environmental Engineering and Permitting Division.

It is noted that this project has been designed to meet the new FEMA flood elevation criteria for the proposed structure, while using the recent elevated water table criteria established by Broward County. The attached calculations verify that the proposed development meets both quality and quantity criteria as well as the required elevation criteria for the various design storms.

The property owner is AESTHETIC APARTMENTS LLC. The warranty deed is attached.

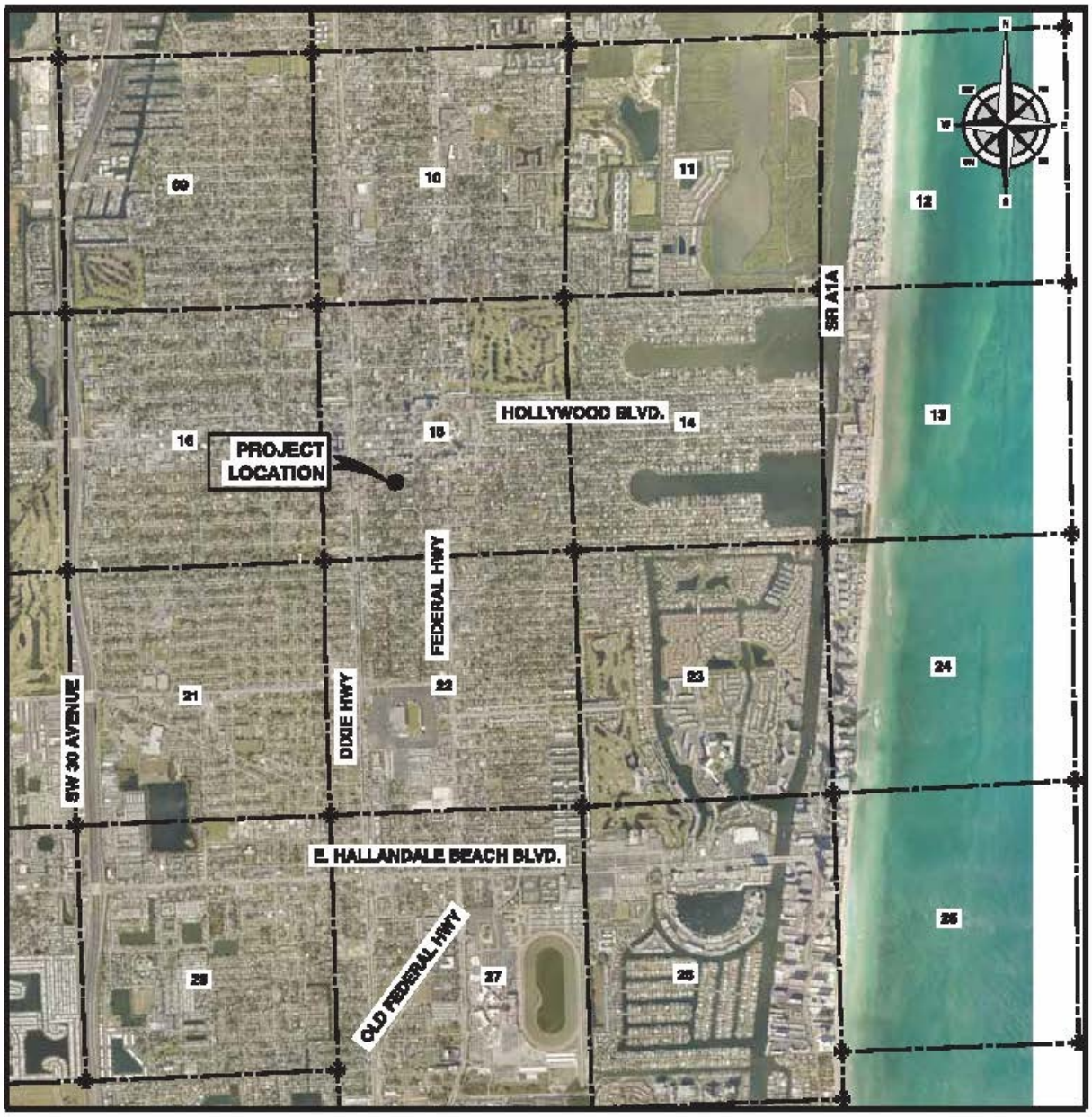

Figure 1: Location Map

2 SURFACE WATER MANAGEMENT CALCULATIONS

2.1 Methodology

The calculations listed below are an evaluation of the site for compliance of SFWMD surface water management criteria.

2.1.1 Surface Water Management

The method used for evaluating the surface water management system is as follows:

.1 ½" x Project area for Pretreatment volume requirements.

.2 Exfiltration required to meet pretreatment volume;

.3 Perform the zero discharge stages for the storms associated with the roadway and building protection;

.4 Evaluate the post-development stages.

2.2 Design Criteria

2.2.1 Regional drainage basin . . . . . SFWMD Intracoastal

2.2.2 Local drainage basin . . . . . Intracoastal

2.2.3 Entity responsible for local facilities . . . . . Broward County

2.2.4 Entity responsible for Drainage Facilities . . . . . Property Owner

2.2.5 Design storm data:

2.2.6 One day rainfall amounts:

.1 3 year storm 1 hour . . . . . 3.28"

.2 5 year storm . . . . . 7.30"

.3 10 year storm . . . . . 8.30"

.4 25 year storm . . . . . 10.40"

.5 100 year storm . . . . . 12.80"

2.2.7 Type of storm distribution . . . . . SFWMD

2.2.8 Type of hydrograph . . . . . Santa Barbara Urban Hydrograph

2.2.9 Time of concentration . . . . . 15 minutes

2.2.10 Pretreatment volume . . . . . ½" x Project Area

2.2.11 Detention volume . . . . . 1" or 2.5" x % impervious

2.2.12 Flood encroachment . . . . . .

post-development storage shall meet all governing criteria

2.2.13 Water table elevation:

.1 Design . . . . . 1.50'

2.2.14 Proposed minimum road elevation . . . . . 7.50'

2.2.15 Proposed minimum floor elevation . . . . . 9.10'

2.2.16 Broward County Recommended minimum floor elevation . . . . . 8.00'

2.3 Existing Condition - Development Data

Table 1- Existing Condition Site Data

Initial Water elevation.....=> 1.50 ft

TABLE OF GIVEN SITE DATA:

SUB-AREA DESCRIPTION	AREA <ac>	AREA <sf>	LOWEST ELEVATION <ft>	HIGHEST ELEVATION <ft>	GROUND-WATER ELEV <ft>	IMPER-VIOUS <%>	SFWMD SOIL TYPE	COMP-PACTED <%>	MAX SOIL CAPACITY <in>
Building	0.068	2972	8.00	8.60	1.50	100.0	Flatwoods	100.0	6.750
Landscape	0.109	4740	7.20	7.50	1.50	0.0	Flatwoods	100.0	6.750
Concrete	0.073	3185	7.20	7.50	1.50	100.0	Flatwoods	100.0	6.750
Weighted Totals:	0.250	10897	7.20	8.60	1.50	56.5	Flatwoods	100.0	6.750

TABLE OF COMPUTED SITE DATA:

SUB-AREA DESCRIPTION	AREA PERCENT <%>	AVERAGE ELEVATION <ft>	PERVIOUS AREA <ac>	IMPERVIOUS AREA <ac>	ABSTRACTION <in> COMPUTED	ABSTRACTION <in> USED	CURVE NUMBER COMPUTED	CURVE NUMBER USED	AVG.USDA CAPACITY <in/in> COMPUTED	AVG.USDA CAPACITY <in/in> USED
Building	27.27	8.30	0.000	0.068	0.000	0.000	100.0	100.0	0.0000	0.0000
Landscape	43.50	7.35	0.109	0.000	6.750	6.750	59.7	59.7	0.0962	0.0962
Concrete	29.23	7.35	0.000	0.073	0.000	0.000	100.0	100.0	0.0000	0.0000
Weighted Totals:	100.00	7.61	0.109	0.141	2.936	2.936	77.3	77.3	0.0418	0.0418

TABLE OF STAGE vs. STORAGE and AREA COORDINATES:

STAGE NAVD-88 <ft>	OPEN SURFACE STORAGE <AF>	OPEN SURFACE STORAGE <CF>	OPEN SURFACE STORAGE <in>	SURFACE STORAGE WITH ABSTRACTION <AF>	SURFACE STORAGE WITH ABSTRACTION <CF>	SURFACE STORAGE WITH ABSTRACTION <in>	SUBMERGED AREA <ac>	SUBMERGED AREA <sf>	STAGE NAVD-88 <ft>
1.50	0.0000	0	0.000	0.0612	2666	2.936	0.000	0	1.50
7.20	0.0000	0	0.000	0.0612	2666	2.936	0.000	0	7.20
7.39	0.0104	454	0.500	0.0716	3120	3.436	0.112	4898	7.39
7.46	0.0208	908	1.000	0.0821	3574	3.936	0.159	6927	7.46
7.50	0.0273	1189	1.309	0.0885	3855	4.245	0.182	7925	7.50
7.52	0.0313	1362	1.500	0.0925	4028	4.436	0.182	7925	7.52
7.89	0.0974	4241	4.670	0.1586	6907	7.606	0.182	7925	7.89
7.99	0.1165	5073	5.586	0.1777	7739	8.522	0.182	7925	7.99
8.00	0.1183	5151	5.673	0.1795	7817	8.609	0.182	7925	8.00
8.54	0.2334	10168	11.197	0.2946	12834	14.134	0.244	10607	8.54
8.60	0.2479	10798	11.891	0.3091	13464	14.827	0.250	10897	8.60
8.81	0.3014	13130	14.459	0.3626	15796	17.395	0.250	10897	8.81

input file.....=> J:\2019\19042-Jackson Street Multifamily\WM\19042 - Existing Site-01.mrr
output file.....=> J:\2019\19042-Jackson Street Multifamily\WM\19042 - Existing Site-01.out\nodes\
overall.txt
create time.....=> Thu Jan 30 15:00:49 2020

2.4 Proposed Condition - Development Data

Table 2- Proposed Condition Site Data

```
Initial Water elevation...........=>  1.50 ft
Subsurface Storage from all nodes..=>  0.03 AF ==> 1448.00 CF ==> 1.59 in
```

TABLE OF GIVEN SITE DATA:

SUB-AREA DESCRIPTION	AREA <ac>	AREA <sf>	LOWEST ELEVATION <ft>	HIGHEST ELEVATION <ft>	GROUND-WATER ELEV <ft>	IMPER-VIOUS <%>	SFWMD SOIL TYPE	COMP-PACTED <%>	MAX SOIL CAPACITY <in>
Building	0.197	8601	8.20	9.10	1.50	100.0	Flatwoods	100.0	6.750
Landscape	0.025	1079	7.50	8.50	1.50	0.0	Flatwoods	100.0	6.750
Concrete	0.028	1207	7.53	9.06	1.50	100.0	Flatwoods	100.0	6.750
Inlet	0.000	10	0.00	7.20	1.50	100.0	Flatwoods	100.0	3.661
Weighted Totals:	0.250	10897	0.00	9.10	1.50	90.1	Flatwoods	100.0	6.747

TABLE OF COMPUTED SITE DATA:

SUB-AREA DESCRIPTION	AREA PERCENT <%>	AVERAGE ELEVATION <ft>	PERVIOUS AREA <ac>	IMPERVIOUS AREA <ac>	ABSTRACTION <in> COMPUTED	ABSTRACTION <in> USED	CURVE NUMBER COMPUTED	CURVE NUMBER USED	AVG.USDA CAPACITY <in/in> COMPUTED	AVG.USDA CAPACITY <in/in> USED
Building	78.93	8.65	0.000	0.197	0.000	0.000	100.0	100.0	0.0000	0.0000
Landscape	9.90	8.00	0.025	0.000	6.750	6.750	59.7	59.7	0.0865	0.0865
Concrete	11.08	8.29	0.000	0.028	0.000	0.000	100.0	100.0	0.0000	0.0000
Inlet										
Submerged	0.02	0.75	0.000	0.000	0.000	0.000	100.0	100.0	0.0000	0.0000
Unsubmerged	0.07	4.35	0.000	0.000	0.000	0.000	100.0	100.0	0.0000	0.0000
Weighted Totals:	100.00	8.54	0.025	0.225	0.668	0.668	93.7	93.7	0.0086	0.0086

TABLE OF STAGE vs. STORAGE and AREA COORDINATES:

STAGE NAVD-88 <ft>	OPEN SURFACE STORAGE <AF>	OPEN SURFACE STORAGE <CF>	OPEN SURFACE STORAGE <in>	SURFACE STORAGE WITH ABSTRACTION AND SUBSURFACE STORAGE <AF>	SURFACE STORAGE WITH ABSTRACTION AND SUBSURFACE STORAGE <CF>	SURFACE STORAGE WITH ABSTRACTION AND SUBSURFACE STORAGE <in>	SUBMERGED AREA <ac>	SUBMERGED AREA <sf>	STAGE NAVD-88 <ft>
0.00	-0.0000	-2	-0.002	0.0471	2053	2.261	0.000	0	0.00
1.50	0.0000	0	0.000	0.0472	2055	2.263	0.000	2	1.50
5.75	0.0005	21	0.024	0.0477	2076	2.287	0.000	8	5.75
6.00	0.0005	23	0.026	0.0477	2078	2.289	0.000	8	6.00
6.25	0.0006	26	0.028	0.0478	2081	2.291	0.000	9	6.25
6.50	0.0006	28	0.031	0.0478	2083	2.294	0.000	9	6.50
7.20	0.0008	34	0.038	0.0480	2089	2.301	0.000	10	7.20
7.50	0.0009	37	0.041	0.0480	2092	2.304	0.000	10	7.50
7.53	0.0009	38	0.042	0.0481	2093	2.305	0.001	42	7.53
8.17	0.0104	454	0.500	0.0576	2509	2.763	0.029	1247	8.17
8.20	0.0112	486	0.535	0.0583	2541	2.798	0.030	1294	8.20
8.38	0.0208	908	1.000	0.0680	2963	3.263	0.077	3365	8.38
8.49	0.0313	1362	1.500	0.0784	3417	3.763	0.107	4658	8.49
8.50	0.0319	1388	1.529	0.0790	3443	3.792	0.108	4721	8.50
8.95	0.1050	4574	5.037	0.1522	6629	7.300	0.216	9392	8.95
9.04	0.1259	5482	6.037	0.1730	7537	8.300	0.237	10344	9.04
9.06	0.1298	5654	6.227	0.1770	7709	8.489	0.241	10515	9.06
9.10	0.1396	6082	6.698	0.1868	8137	8.961	0.250	10897	9.10
9.53	0.2475	10780	11.871	0.2946	12834	14.134	0.250	10897	9.53
9.80	0.3155	13741	15.132	0.3626	15796	17.395	0.250	10897	9.80

```
input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\nodes\
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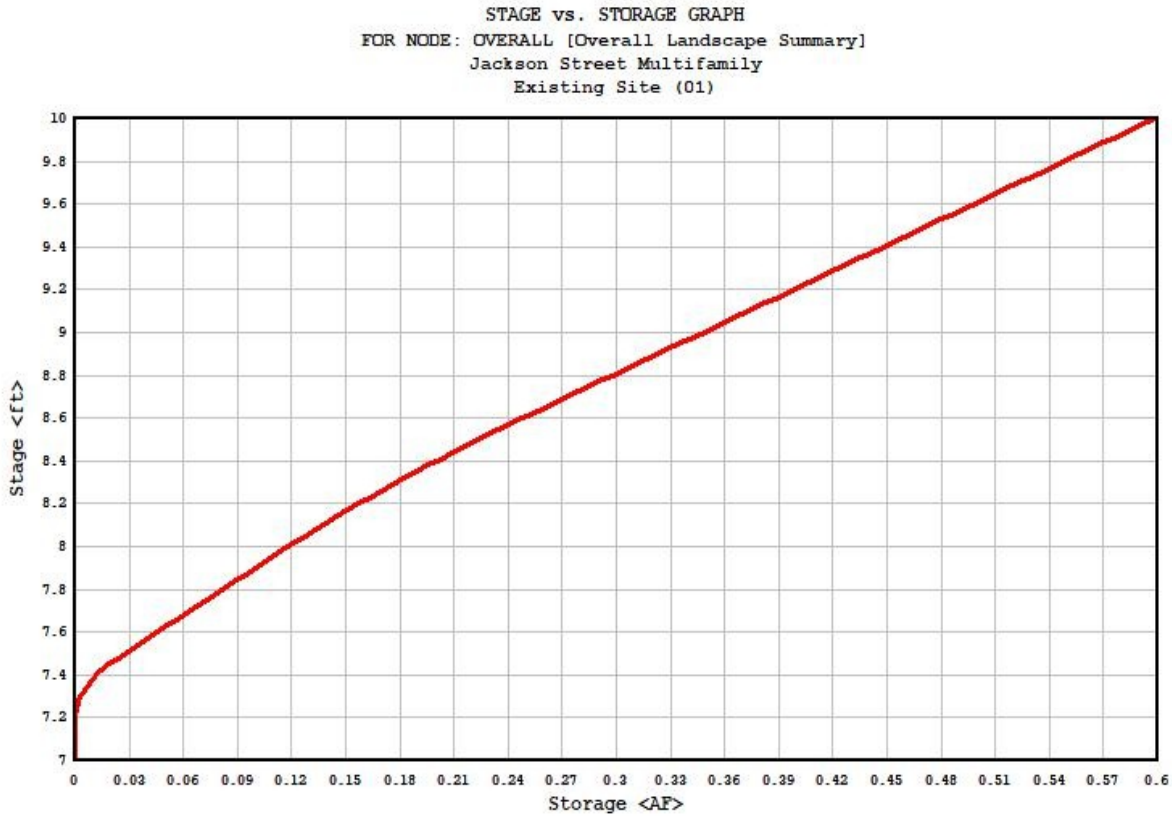

Figure 2: Existing Condition Stage vs. Storage

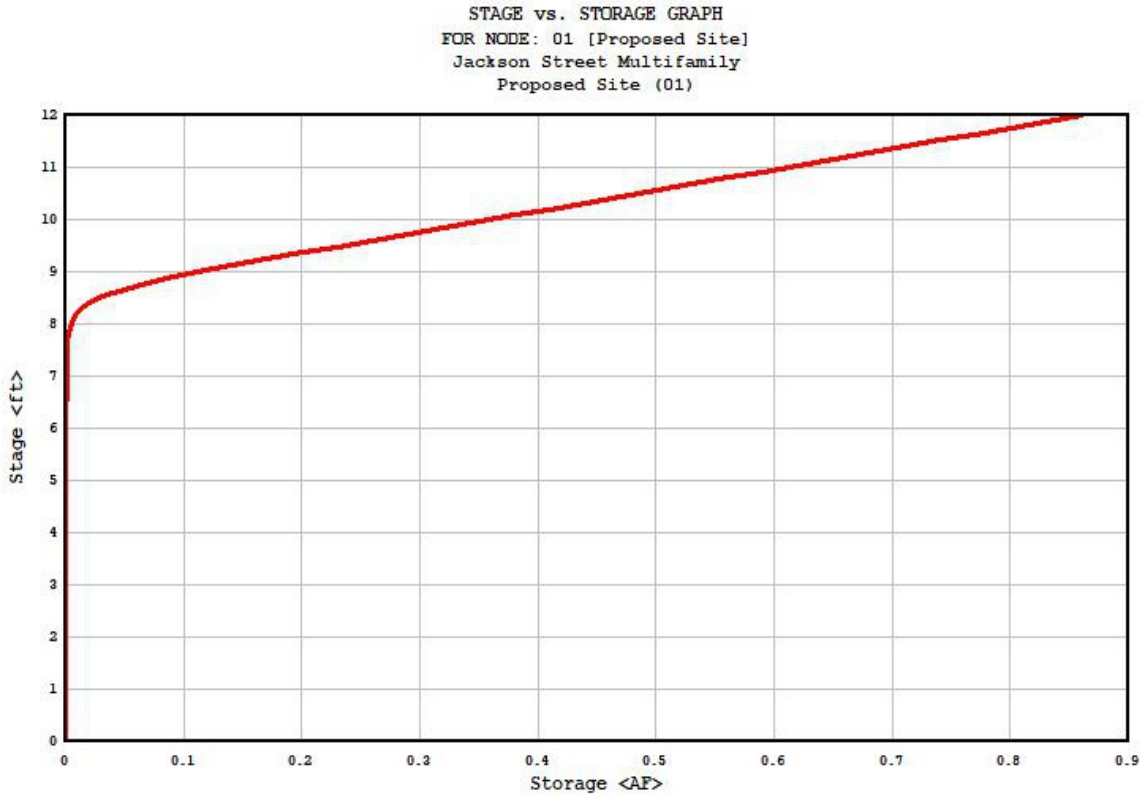

Figure 3: Proposed Condition Stage vs. Storage

2.5 Proposed Water Quality Calculations

2.5.1 Percent Impervious (SFWMD Method)

The percent impervious for water quality purposes is computed as follows:

% Impervious	=	Impervious / Site Area · 100
where,		
Impervious	=	Pavement + Concrete Areas
	=	0.028 Ac.
Site Area	=	Project Area - (Lakes + Buildings)
	=	0.250 - (0.00+0.197)
	=	0.053 ac.
Substituting,		
% Impervious	=	0.028 Ac. /0.053 Ac. · 100% = ... 53.01%

2.5.2 Detention Volume Required

The volume of runoff to be detained for water quality treatment is the greater of 1" or 2.50" times the percent impervious computed using the SFWMD method.

Computing the runoff,

Runoff	=	2.5" · % Impervious
	=	2.5" · 53.01% = ... 1.33"

The runoff volume of 1.33" is greater than 1", therefore 1.33" times the project site area will be detained. The total volume to be retained is computed as follows:

Detention Volume	=	1.33" · (Project Area) X (1'/12")
	=	1.33" · (0.250 Acres) X (1'/12") = . . . 0.028 AF
		1203 cubic feet

2.6 Proposed Pretreatment Calculations

2.6.1 Compute 0.5 inch of pretreatment (Excluding roofs)

Site Area	=	Project Area - (Lakes + Buildings)
	=	0.250 - (0.00 + 0.197)
	=	0.053 ac.
Detention Volume	=	0.5" · (Project Area) X (1'/12")
	=	0.5" · (0.053 Acres) X (1'/12") = ... 0.002 AF
;or	=	96 cubic feet

2.7 Underground Storage Vault Calculations

The subsurface storage vaults are comprised of 4 Stormtrap chambers installed in series which will provide **1,158 CF** or **0.027 AF.** The required retention volume per SFWMD criteria was determined to be 959 CF or 0.022 AF.

Therefore; . . . . . The water quantity volume criteria has been met.

2.8 Exfiltration Trench Calculations

A conservative design formula shall be used due to the trench parameters meeting the criteria set forth by the SFWMD basis of review. The following equation shall be used:

$$L=V/(K(2H_2D_U-D_{U2}+2H_2D_S)+(1.39x10^{-4})WD_U)$$

In this case the length of the trench is known and the volume will be calculated by rearranging the formula above to:

$$V=(K(2H_2D_U-D_{U2}+2H_2D_S)+(1.39x10^{-4})WD_U)/L$$

There is one 7' run of 5' wide exfiltration trench proposed on the site. The following volume has calculated from the equation above:

Total trench V_T =. . . . . 0.080 Ac-In ~ 0.007 AF

;or = **290 CF**

A complete breakdown of the trench characteristics and calculations can be found in the attachments to this report.

The overall storage volume provided via exfiltration trench equates to a total of **290 CF** or **0.007 AF.** The required detention volume was computed to 75 CF or 0.002 AF.

Therefore; . . . . . The water quality and pretreatment volume criteria has been met.

3 Existing Zero Discharge Analysis

Table 3- Summary of Storm Events

```
Total basin area..................=>    0.250 acres
Composite Abstraction, S..........=>    2.936 inches

Storm Identification..............=>  5-1
Storm Description.................=>  5yr-1day
Storm Return period...............=>    5 year
Duration of storm.................=>   24 hours
Factored rainfall amount, P.......=>    7.30 inches
Runoff (SCS Equation), Q..........=>    4.67 inches
Runoff (SFWMD Method), Q=P-S......=>    4.36 inches
Surface storage required (Qmax)....=>   4.67 inches (SCS Equation)
Zero discharge stage..............=>    7.89 feet

Storm Identification..............=>  10-1
Storm Description.................=>  10yr-1day
Storm Return period...............=>   10 year
Duration of storm.................=>   24 hours
Factored rainfall amount, P.......=>    8.30 inches
Runoff (SCS Equation), Q..........=>    5.59 inches
Runoff (SFWMD Method), Q=P-S......=>    5.36 inches
Surface storage required (Qmax)....=>   5.59 inches (SCS Equation)
Zero discharge stage..............=>    7.99 feet

Storm Identification..............=>  25-3
Storm Description.................=>  25yr-3day
Storm Return period...............=>   25 year
Duration of storm.................=>   72 hours
Factored rainfall amount, P.......=>   14.13 inches
Runoff (SCS Equation), Q..........=>   11.13 inches
Runoff (SFWMD Method), Q=P-S......=>   11.20 inches
Surface storage required (Qmax)....=>  11.20 inches (SFWMD Method)
Zero discharge stage..............=>    8.54 feet

Storm Identification..............=>  100-3
Storm Description.................=>  100yr-3day
Storm Return period...............=>  100 year
Duration of storm.................=>   72 hours
Factored rainfall amount, P.......=>   17.40 inches
Runoff (SCS Equation), Q..........=>   14.31 inches
Runoff (SFWMD Method), Q=P-S......=>   14.46 inches
Surface storage required (Qmax)....=>  14.46 inches (SFWMD Method)
Zero discharge stage..............=>    8.81 feet
```

4 Proposed Zero Discharge Analysis

Table 4- Summary of Storm Events

```
Total basin area..................=>    0.250 acres
Composite Abstraction, S..........=>    0.668 inches
Composite Subsurface Storage, U....=>    1.595 inches

Storm Identification..............=>  5-1
Storm Description.................=>  5yr-1day
Storm Return period...............=>    5 year
Duration of storm.................=>   24 hours
Factored rainfall amount, P.......=>    7.30 inches
Runoff (SCS Equation), Q..........=>    6.55 inches
Runoff (SFWMD Method), Q=P-S......=>    6.63 inches
Surface storage required (Qmax-U)..=>    5.04 inches (SFWMD
Method)
Zero discharge stage..............=>    8.95 feet

Storm Identification..............=>  10-1
Storm Description.................=>  10yr-1day
Storm Return period...............=>   10 year
Duration of storm.................=>   24 hours
Factored rainfall amount, P.......=>    8.30 inches
Runoff (SCS Equation), Q..........=>    7.55 inches
Runoff (SFWMD Method), Q=P-S......=>    7.63 inches
Surface storage required (Qmax-U)..=>    6.04 inches (SFWMD
Method)
Zero discharge stage..............=>    9.04 feet

Storm Identification..............=>  25-3
Storm Description.................=>  25yr-3day
Storm Return period...............=>   25 year
Duration of storm.................=>   72 hours
Factored rainfall amount, P.......=>   14.13 inches
Runoff (SCS Equation), Q..........=>   13.36 inches
Runoff (SFWMD Method), Q=P-S......=>   13.47 inches
Surface storage required (Qmax-U)..=>   11.87 inches (SFWMD
Method)
Zero discharge stage..............=>    9.53 feet

Storm Identification..............=>  100-3
Storm Description.................=>  100yr-3day
Storm Return period...............=>  100 year
Duration of storm.................=>   72 hours
Factored rainfall amount, P.......=>   17.40 inches
Runoff (SCS Equation), Q..........=>   16.62 inches
Runoff (SFWMD Method), Q=P-S......=>   16.73 inches
Surface storage required (Qmax-U)..=>   15.13 inches (SFWMD
Method)
Zero discharge stage..............=>    9.80 feet
```

The above calculations do not reflect the discharge into the proposed drainage well. Please refer to the following summary of Existing vs Proposed Condition Stages & Discharge on the following page for maximum stages with discharge into the drainage well.

Summary of Existing vs. Proposed Condition - Stages & Discharge:

Storm:	Stage (NAVD-88)		Discharge	
	Ex. Condition	Proposed	Ex. Condition	Proposed
5 Year, 24 Hour Event:	7.89 FT.	5.90 FT	0.00 cfs	1.13 cfs*
25 Year, 72 Hour Event:	8.54 FT.	6.07 FT	0.00 cfs	1.59 cfs*
100 Year, 72 Hour Event:	8.81 FT	6.87 FT	0.00 cfs	1.95 cfs*

* Discharge to on-site drainage well, no offsite discharge

5 CERTIFICATION

This report and all accompanying calculations, including the in-house computer programs, were prepared by or under the direction of the undersigned. This report was prepared for the purpose of evaluating the environmental characteristics of the property shown, and to present a plan and method for development of the property that satisfies the applicable criteria of the jurisdictional agencies including the City of Hollywood, Broward County, and South Florida Water Management District, Florida Department of Environmental Protection, and Army Corps of Engineers. Those agencies may use this report as a basis for the issuance of a permit.

WINNINGHAM & FRADLEY, INC.

Werner T. Vaughan, P.E. 45415
Licensed Engineer Number 40046
State of Florida

J:\2019\19042-Jackson Street Multifamily\WM\Jackson Street Multifamily-Storm Water Management Report.wpd

Net Hydrograph - 5 year - 1 day

```
ROUTING DATA REPORT FOR 5-1 - 5yr-1day
FOR NODE 01 [Proposed Site]

Run Data:
   ID.............................=>  01
   Description....................=>  Proposed Site

Project Basin Data:
   Name...........................=>  Jackson Street Multifamily
   Location.......................=>  1936 Jackson Street Hollywood, FL 33020
   Summary........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                       Link, analyzed with 4 Storms.
   Regional Drainage Basin........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin...........=>  City of Hollywood
   Receiving Channel..............=>  Intracoastal
   Municipality...................=>  Hollywood, Broward County, Florida
   Datum..........................=>  NAVD-88

Prepared for:
   Project........................=>  Jackson Street Multifamily
   Client.........................=>  Aesthetic Apartments, LLC.
   Number.........................=>  19042

Prepared by:
   Engineer.......................=>  Thomas Mannino, P.E.
   Company........................=>  Winningham & Fradley, Inc.

=================================================================================================
Node...............................=>  01 [Proposed Site]
Node type..........................=>  LANDSCAPE- Storage, dynamic stage. (e.g. typical surface profile)
Initial Water elevation............=>  1.50 ft.
Subsurface Storage:
   Description....................=>  Exfiltration & Vault
   Amount.........................=>  0.03 AF ==> 1448.00 cf ==>1.59 in.
Attached Links:
   01 - connecting to Node........=>  02 [Drainage Well]

Storm Identification...............=>  5-1
Storm Description..................=>  5yr-1day
Type of rainfall distribution......=>  SFWMD RAINFALL DISTRIBUTION - MODIFIED TYPE II
Type of hydrograph.................=>  Santa Barbara Urban
Storm Return period................=>   5 year
Duration of storm..................=>  24 hours
Routing divisor....................=>   1
Unfactored rainfall amount.........=>   7.30 inches
Time of concentration..............=>  15.00 minutes
Total area.........................=>   0.250 acres
Antecedent Moisture Content........=>  II (Normal)
Abstraction........................=>   0.668 inches
SCS curve number...................=>  93.7
Subsurface storage.................=>   1.595 inches
```

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
0.00	0.000	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.25	0.004	0.029	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.50	0.005	0.036	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.75	0.008	0.058	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.00	0.010	0.073	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.25	0.013	0.095	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.50	0.015	0.110	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.75	0.018	0.131	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.00	0.020	0.146	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.25	0.023	0.168	0.002	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.50	0.026	0.190	0.004	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.75	0.029	0.212	0.008	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.00	0.032	0.234	0.013	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.25	0.035	0.256	0.019	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.50	0.038	0.277	0.025	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.75	0.042	0.307	0.036	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.00	0.045	0.328	0.044	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.25	0.049	0.358	0.056	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.50	0.053	0.387	0.070	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.75	0.058	0.423	0.088	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.00	0.062	0.453	0.103	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.25	0.067	0.489	0.123	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.50	0.072	0.526	0.145	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.75	0.078	0.569	0.172	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.00	0.083	0.606	0.196	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.25	0.089	0.650	0.225	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.50	0.095	0.694	0.255	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.75	0.102	0.745	0.292	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.00	0.108	0.788	0.324	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.25	0.115	0.840	0.363	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.50	0.122	0.891	0.402	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.75	0.130	0.949	0.448	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.00	0.137	1.000	0.489	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.25	0.145	1.058	0.537	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.50	0.153	1.117	0.585	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.75	0.162	1.183	0.641	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.00	0.171	1.248	0.697	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.25	0.181	1.321	0.760	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.50	0.191	1.394	0.824	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.75	0.202	1.475	0.895	0.000	0.00	0.00	0.00	0.00	0.00	1.50

Net Hydrograph - 5 year - 1 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
10.00	0.213	1.555	0.967	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.25	0.225	1.643	1.046	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.50	0.237	1.730	1.125	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.75	0.253	1.847	1.232	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.00	0.269	1.964	1.340	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.25	0.294	2.146	1.511	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.50	0.319	2.329	1.683	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.75	0.488	3.562	2.869	0.429	0.43	0.41	0.01	0.01	0.00	5.87
12.00	0.656	4.789	4.071	1.393	0.97	0.97	0.03	0.03	0.00	5.90
					^^PEAK^^	^^PEAK^^				^^PEAK^^
12.25	0.692	5.052	4.330	2.201	0.82	0.82	0.05	0.05	0.00	5.84
12.50	0.730	5.329	4.603	2.648	0.45	0.45	0.06	0.05	0.00	5.83
12.75	0.748	5.460	4.733	2.932	0.29	0.29	0.06	0.06	0.00	5.79
13.00	0.767	5.599	4.870	3.115	0.19	0.18	0.06	0.06	0.00	5.80
13.25	0.781	5.701	4.971	3.256	0.14	0.14	0.07	0.07	0.00	5.78
13.50	0.795	5.804	5.072	3.370	0.12	0.12	0.07	0.07	0.00	5.79
13.75	0.806	5.884	5.151	3.468	0.10	0.10	0.07	0.07	0.00	5.77
14.00	0.818	5.971	5.238	3.556	0.09	0.09	0.07	0.07	0.00	5.78
14.25	0.827	6.037	5.303	3.636	0.08	0.08	0.08	0.08	0.00	5.77
14.50	0.835	6.095	5.361	3.704	0.07	0.07	0.08	0.08	0.00	5.78
14.75	0.843	6.154	5.419	3.765	0.06	0.06	0.08	0.08	0.00	5.76
15.00	0.850	6.205	5.469	3.821	0.06	0.06	0.08	0.08	0.00	5.78
15.25	0.858	6.263	5.527	3.876	0.06	0.06	0.08	0.08	0.00	5.76
15.50	0.865	6.314	5.578	3.931	0.05	0.05	0.08	0.08	0.00	5.78
15.75	0.873	6.373	5.636	3.985	0.05	0.05	0.08	0.08	0.00	5.76
16.00	0.880	6.424	5.686	4.039	0.05	0.05	0.08	0.08	0.00	5.78
16.25	0.885	6.460	5.722	4.086	0.05	0.05	0.09	0.08	0.00	5.76
16.50	0.889	6.490	5.751	4.124	0.04	0.04	0.09	0.09	0.00	5.77
16.75	0.894	6.526	5.787	4.158	0.03	0.03	0.09	0.09	0.00	5.75
17.00	0.898	6.555	5.816	4.191	0.03	0.03	0.09	0.09	0.00	5.77
17.25	0.903	6.592	5.853	4.224	0.03	0.03	0.09	0.09	0.00	5.75
17.50	0.907	6.621	5.881	4.256	0.03	0.03	0.09	0.09	0.00	5.77
17.75	0.911	6.650	5.910	4.286	0.03	0.03	0.09	0.09	0.00	5.75
18.00	0.916	6.687	5.947	4.318	0.03	0.03	0.09	0.09	0.00	5.77
18.25	0.921	6.723	5.983	4.353	0.04	0.04	0.09	0.09	0.00	5.76
18.50	0.925	6.753	6.012	4.386	0.03	0.03	0.09	0.09	0.00	5.77
18.75	0.929	6.782	6.041	4.416	0.03	0.03	0.09	0.09	0.00	5.75
19.00	0.934	6.818	6.077	4.448	0.03	0.03	0.09	0.09	0.00	5.77
19.25	0.939	6.855	6.113	4.483	0.04	0.04	0.09	0.09	0.00	5.76
19.50	0.943	6.884	6.142	4.516	0.03	0.03	0.09	0.09	0.00	5.77
19.75	0.947	6.913	6.171	4.547	0.03	0.03	0.09	0.09	0.00	5.75
20.00	0.952	6.950	6.207	4.579	0.03	0.03	0.10	0.09	0.00	5.77
20.25	0.955	6.971	6.229	4.609	0.03	0.03	0.10	0.10	0.00	5.74
20.50	0.958	6.993	6.251	4.633	0.02	0.02	0.10	0.10	0.00	5.77
20.75	0.961	7.015	6.272	4.656	0.02	0.02	0.10	0.10	0.00	5.59
21.00	0.964	7.037	6.294	4.678	0.02	0.02	0.10	0.10	0.00	5.77
21.25	0.967	7.059	6.316	4.700	0.02	0.02	0.10	0.10	0.00	5.75
21.50	0.970	7.081	6.338	4.721	0.02	0.02	0.10	0.10	0.00	5.77
21.75	0.973	7.103	6.359	4.743	0.02	0.02	0.10	0.10	0.00	5.75
22.00	0.976	7.125	6.381	4.765	0.02	0.02	0.10	0.10	0.00	5.77
22.25	0.979	7.147	6.403	4.787	0.02	0.02	0.10	0.10	0.00	5.75
22.50	0.982	7.169	6.425	4.808	0.02	0.02	0.10	0.10	0.00	5.77
22.75	0.985	7.191	6.446	4.830	0.02	0.02	0.10	0.10	0.00	5.75
23.00	0.988	7.212	6.468	4.852	0.02	0.02	0.10	0.10	0.00	5.77
23.25	0.991	7.234	6.490	4.873	0.02	0.02	0.10	0.10	0.00	5.75
23.50	0.994	7.256	6.511	4.895	0.02	0.02	0.10	0.10	0.00	5.77
23.75	0.997	7.278	6.533	4.917	0.02	0.02	0.10	0.10	0.00	5.75
24.00	1.000	7.300	6.555	4.939	0.02	0.02	0.10	0.10	0.00	5.77

```
Summary:
Total rainfall......=>  7.30 inches
Peak runoff........=>  0.97 cfs @ hour 12.00
Peak outflow........=>  0.97 cfs @ hour 12.00
Maximum stage.......=>  5.90 ft. @ hour 12.00
Runoff.............=>  0.10 AF  = 4.939 in. to hour 24.00
Outflow............=>  0.10 AF  = 4.915 in. to hour 24.00
  input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
  output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\storms\5-1\NH-
                        01.txt
  create time.......=>  Tue Feb 18 16:48:01 2020
```

Net Hydrograph - 25 year - 3 day

```
ROUTING DATA REPORT FOR 25-3 - 25yr-3day
FOR NODE 01 [Proposed Site]

Run Data:
   ID...............................=>  01
   Description......................=>  Proposed Site

Project Basin Data:
   Name.............................=>  Jackson Street Multifamily
   Location........................=>  1936 Jackson Street Hollywood, FL 33020
   Summary.........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                        Link, analyzed with 4 Storms.
   Regional Drainage Basin.........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin............=>  City of Hollywood
   Receiving Channel...............=>  Intracoastal
   Municipality....................=>  Hollywood, Broward County, Florida
   Datum...........................=>  NAVD-88

Prepared for:
   Project.........................=>  Jackson Street Multifamily
   Client..........................=>  Aesthetic Apartments, LLC.
   Number..........................=>  19042

Prepared by:
   Engineer........................=>  Thomas Mannino, P.E.
   Company.........................=>  Winningham & Fradley, Inc.

==========================================================================================
Node...............................=>  01 [Proposed Site]
Node type..........................=>  LANDSCAPE- Storage, dynamic stage. (e.g. typical surface profile)
Initial Water elevation............=>  1.50 ft.
Subsurface Storage:
   Description.....................=>  Exfiltration & Vault
   Amount..........................=>  0.03 AF ==> 1448.00 cf ==>1.59 in.
Attached Links:
   01 - connecting to Node.........=>  02 [Drainage Well]

Storm Identification...............=>  25-3
Storm Description..................=>  25yr-3day
Type of rainfall distribution......=>  SFWMD RAINFALL DISTRIBUTION - MODIFIED TYPE II
Type of hydrograph.................=>  Santa Barbara Urban
Storm Return period................=>  25 year
Duration of storm..................=>  72 hours
Routing divisor....................=>   1
Unfactored rainfall amount.........=>  10.40 inches
Time of concentration..............=>  15.00 minutes
Total area.........................=>   0.250 acres
Antecedent Moisture Content........=>  II (Normal)
Abstraction........................=>   0.668 inches
SCS curve number...................=>  93.7
Subsurface storage.................=>   1.595 inches
```

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
0.00	0.000	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.25	0.004	0.042	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.50	0.003	0.031	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.75	0.005	0.052	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.00	0.006	0.062	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.25	0.008	0.083	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.50	0.009	0.094	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.75	0.011	0.114	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.00	0.012	0.125	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.25	0.014	0.146	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.50	0.015	0.156	0.001	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.75	0.017	0.177	0.003	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.00	0.018	0.187	0.004	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.25	0.020	0.208	0.007	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.50	0.021	0.218	0.010	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.75	0.023	0.239	0.014	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.00	0.024	0.250	0.017	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.25	0.026	0.270	0.023	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.50	0.027	0.281	0.027	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.75	0.029	0.302	0.034	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.00	0.030	0.312	0.038	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.25	0.032	0.333	0.046	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.50	0.033	0.343	0.050	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.75	0.035	0.364	0.059	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.00	0.036	0.374	0.064	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.25	0.038	0.395	0.074	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.50	0.040	0.416	0.084	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.75	0.041	0.426	0.089	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.00	0.043	0.447	0.100	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.25	0.044	0.458	0.106	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.50	0.046	0.478	0.117	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.75	0.047	0.489	0.123	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.00	0.049	0.510	0.135	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.25	0.050	0.520	0.142	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.50	0.052	0.541	0.154	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.75	0.053	0.551	0.161	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.00	0.055	0.572	0.174	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.25	0.056	0.582	0.180	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.50	0.058	0.603	0.194	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.75	0.059	0.614	0.201	0.000	0.00	0.00	0.00	0.00	0.00	1.50

Net Hydrograph - 25 year - 3 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
10.00	0.061	0.634	0.214	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.25	0.062	0.645	0.221	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.50	0.064	0.666	0.236	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.75	0.065	0.676	0.243	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.00	0.067	0.697	0.257	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.25	0.068	0.707	0.265	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.50	0.070	0.728	0.280	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.75	0.071	0.738	0.287	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.00	0.073	0.759	0.302	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.25	0.075	0.780	0.318	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.50	0.076	0.790	0.325	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.75	0.078	0.811	0.341	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.00	0.079	0.822	0.349	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.25	0.081	0.842	0.365	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.50	0.082	0.853	0.373	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.75	0.084	0.874	0.389	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.00	0.085	0.884	0.397	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.25	0.087	0.905	0.413	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.50	0.088	0.915	0.421	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.75	0.090	0.936	0.438	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.00	0.091	0.946	0.446	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.25	0.093	0.967	0.463	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.50	0.094	0.978	0.471	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.75	0.096	0.998	0.488	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.00	0.097	1.009	0.496	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.25	0.099	1.030	0.513	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.50	0.100	1.040	0.522	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.75	0.102	1.061	0.539	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.00	0.103	1.071	0.547	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.25	0.105	1.092	0.565	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.50	0.106	1.102	0.573	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.75	0.108	1.123	0.591	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.00	0.110	1.144	0.608	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.25	0.111	1.154	0.617	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.50	0.113	1.175	0.634	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.75	0.114	1.186	0.643	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.00	0.116	1.206	0.661	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.25	0.117	1.217	0.670	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.50	0.119	1.238	0.688	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.75	0.120	1.248	0.697	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.00	0.122	1.269	0.714	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.25	0.123	1.279	0.723	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.50	0.125	1.300	0.741	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.75	0.126	1.310	0.750	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.00	0.128	1.331	0.769	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.25	0.129	1.342	0.778	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.50	0.131	1.362	0.796	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.75	0.132	1.373	0.805	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.00	0.134	1.394	0.823	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.25	0.135	1.404	0.832	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.50	0.137	1.425	0.851	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.75	0.138	1.435	0.860	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.00	0.140	1.456	0.878	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.25	0.141	1.466	0.888	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.50	0.143	1.487	0.906	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.75	0.144	1.498	0.915	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.00	0.146	1.518	0.934	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.25	0.148	1.539	0.953	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.50	0.150	1.560	0.971	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.75	0.153	1.591	0.999	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.00	0.155	1.612	1.018	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.25	0.157	1.633	1.037	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.50	0.159	1.654	1.056	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.75	0.162	1.685	1.084	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.00	0.164	1.706	1.103	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.25	0.166	1.726	1.122	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.50	0.168	1.747	1.141	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.75	0.170	1.768	1.160	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.00	0.173	1.799	1.189	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.25	0.175	1.820	1.208	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.50	0.177	1.841	1.227	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.75	0.179	1.862	1.246	0.000	0.00	0.00	0.00	0.00	0.00	1.50
28.00	0.182	1.893	1.275	0.000	0.00	0.00	0.00	0.00	0.00	1.50
28.25	0.184	1.914	1.294	0.000	0.00	0.00	0.00	0.00	0.00	1.50
28.50	0.186	1.934	1.313	0.000	0.00	0.00	0.00	0.00	0.00	1.50
28.75	0.188	1.955	1.333	0.000	0.00	0.00	0.00	0.00	0.00	1.50
29.00	0.190	1.976	1.352	0.000	0.00	0.00	0.00	0.00	0.00	1.50
29.25	0.193	2.007	1.381	0.000	0.00	0.00	0.00	0.00	0.00	1.50
29.50	0.195	2.028	1.400	0.000	0.00	0.00	0.00	0.00	0.00	1.50
29.75	0.197	2.049	1.420	0.000	0.00	0.00	0.00	0.00	0.00	1.50
30.00	0.199	2.070	1.439	0.000	0.00	0.00	0.00	0.00	0.00	1.50
30.25	0.201	2.090	1.459	0.000	0.00	0.00	0.00	0.00	0.00	1.50
30.50	0.204	2.122	1.488	0.000	0.00	0.00	0.00	0.00	0.00	1.50
30.75	0.206	2.142	1.507	0.000	0.00	0.00	0.00	0.00	0.00	1.50
31.00	0.208	2.163	1.527	0.000	0.00	0.00	0.00	0.00	0.00	1.50

Net Hydrograph - 25 year - 3 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
31.25	0.210	2.184	1.546	0.000	0.00	0.00	0.00	0.00	0.00	1.50
31.50	0.213	2.215	1.576	0.000	0.00	0.00	0.00	0.00	0.00	1.50
31.75	0.215	2.236	1.595	0.000	0.00	0.00	0.00	0.00	0.00	1.50
32.00	0.217	2.257	1.615	0.000	0.00	0.00	0.00	0.00	0.00	1.50
32.25	0.219	2.278	1.634	0.020	0.02	0.00	0.00	0.00	0.00	5.33
32.50	0.221	2.298	1.654	0.040	0.02	0.02	0.00	0.00	0.00	5.76
32.75	0.224	2.330	1.684	0.063	0.02	0.02	0.00	0.00	0.00	5.76
33.00	0.226	2.350	1.703	0.087	0.02	0.02	0.00	0.00	0.00	5.76
33.25	0.228	2.371	1.723	0.108	0.02	0.02	0.00	0.00	0.00	5.76
33.50	0.230	2.392	1.743	0.128	0.02	0.02	0.00	0.00	0.00	5.76
33.75	0.233	2.423	1.772	0.151	0.02	0.02	0.00	0.00	0.00	5.76
34.00	0.235	2.444	1.792	0.175	0.02	0.02	0.00	0.00	0.00	5.76
34.25	0.237	2.465	1.812	0.197	0.02	0.02	0.00	0.00	0.00	5.76
34.50	0.239	2.486	1.831	0.217	0.02	0.02	0.00	0.00	0.00	5.76
34.75	0.241	2.506	1.851	0.237	0.02	0.02	0.00	0.00	0.00	5.76
35.00	0.244	2.538	1.881	0.260	0.02	0.02	0.01	0.00	0.00	5.77
35.25	0.246	2.558	1.901	0.284	0.02	0.02	0.01	0.01	0.00	5.76
35.50	0.248	2.579	1.921	0.305	0.02	0.02	0.01	0.01	0.00	5.76
35.75	0.250	2.600	1.940	0.326	0.02	0.02	0.01	0.01	0.00	5.76
36.00	0.252	2.621	1.960	0.346	0.02	0.02	0.01	0.01	0.00	5.76
36.25	0.255	2.652	1.990	0.369	0.02	0.02	0.01	0.01	0.00	5.76
36.50	0.257	2.673	2.010	0.393	0.02	0.02	0.01	0.01	0.00	5.76
36.75	0.259	2.694	2.030	0.415	0.02	0.02	0.01	0.01	0.00	5.76
37.00	0.261	2.714	2.050	0.435	0.02	0.02	0.01	0.01	0.00	5.76
37.25	0.264	2.746	2.080	0.459	0.02	0.02	0.01	0.01	0.00	5.76
37.50	0.266	2.766	2.100	0.483	0.02	0.02	0.01	0.01	0.00	5.76
37.75	0.268	2.787	2.120	0.504	0.02	0.02	0.01	0.01	0.00	5.76
38.00	0.270	2.808	2.140	0.525	0.02	0.02	0.01	0.01	0.00	5.76
38.25	0.272	2.829	2.160	0.545	0.02	0.02	0.01	0.01	0.00	5.76
38.50	0.275	2.860	2.190	0.568	0.02	0.02	0.01	0.01	0.00	5.77
38.75	0.277	2.881	2.210	0.593	0.02	0.02	0.01	0.01	0.00	5.76
39.00	0.279	2.902	2.230	0.614	0.02	0.02	0.01	0.01	0.00	5.76
39.25	0.281	2.922	2.250	0.635	0.02	0.02	0.01	0.01	0.00	5.76
39.50	0.284	2.954	2.280	0.658	0.02	0.02	0.01	0.01	0.00	5.77
39.75	0.286	2.974	2.300	0.683	0.02	0.02	0.01	0.01	0.00	5.76
40.00	0.288	2.995	2.320	0.704	0.02	0.02	0.01	0.01	0.00	5.76
40.25	0.290	3.016	2.340	0.725	0.02	0.02	0.02	0.01	0.00	5.76
40.50	0.292	3.037	2.360	0.745	0.02	0.02	0.02	0.02	0.00	5.76
40.75	0.295	3.068	2.390	0.769	0.02	0.02	0.02	0.02	0.00	5.76
41.00	0.297	3.089	2.410	0.793	0.02	0.02	0.02	0.02	0.00	5.76
41.25	0.299	3.110	2.430	0.815	0.02	0.02	0.02	0.02	0.00	5.76
41.50	0.301	3.130	2.450	0.835	0.02	0.02	0.02	0.02	0.00	5.76
41.75	0.304	3.162	2.480	0.859	0.02	0.02	0.02	0.02	0.00	5.76
42.00	0.306	3.182	2.501	0.884	0.02	0.02	0.02	0.02	0.00	5.76
42.25	0.308	3.203	2.521	0.905	0.02	0.02	0.02	0.02	0.00	5.76
42.50	0.310	3.224	2.541	0.926	0.02	0.02	0.02	0.02	0.00	5.76
42.75	0.312	3.245	2.561	0.946	0.02	0.02	0.02	0.02	0.00	5.76
43.00	0.315	3.276	2.591	0.970	0.02	0.02	0.02	0.02	0.00	5.77
43.25	0.317	3.297	2.611	0.994	0.02	0.02	0.02	0.02	0.00	5.76
43.50	0.319	3.318	2.632	1.016	0.02	0.02	0.02	0.02	0.00	5.76
43.75	0.321	3.338	2.652	1.037	0.02	0.02	0.02	0.02	0.00	5.76
44.00	0.324	3.370	2.682	1.060	0.02	0.02	0.02	0.02	0.00	5.76
44.25	0.326	3.390	2.702	1.085	0.02	0.03	0.02	0.02	0.00	5.76
44.50	0.328	3.411	2.722	1.107	0.02	0.02	0.02	0.02	0.00	5.76
44.75	0.330	3.432	2.743	1.128	0.02	0.02	0.02	0.02	0.00	5.76
45.00	0.332	3.453	2.763	1.148	0.02	0.02	0.02	0.02	0.00	5.76
45.25	0.335	3.484	2.793	1.172	0.02	0.02	0.02	0.02	0.00	5.76
45.50	0.337	3.505	2.813	1.196	0.02	0.02	0.02	0.02	0.00	5.76
45.75	0.339	3.526	2.834	1.218	0.02	0.02	0.03	0.02	0.00	5.76
46.00	0.341	3.546	2.854	1.239	0.02	0.02	0.03	0.03	0.00	5.76
46.25	0.343	3.567	2.874	1.259	0.02	0.02	0.03	0.03	0.00	5.76
46.50	0.346	3.598	2.904	1.283	0.02	0.02	0.03	0.03	0.00	5.76
46.75	0.348	3.619	2.925	1.308	0.02	0.03	0.03	0.03	0.00	5.76
47.00	0.350	3.640	2.945	1.329	0.02	0.02	0.03	0.03	0.00	5.76
47.25	0.352	3.661	2.965	1.350	0.02	0.02	0.03	0.03	0.00	5.76
47.50	0.355	3.692	2.996	1.374	0.02	0.02	0.03	0.03	0.00	5.76
47.75	0.357	3.713	3.016	1.399	0.03	0.03	0.03	0.03	0.00	5.76
48.00	0.359	3.734	3.036	1.421	0.02	0.02	0.03	0.03	0.00	5.76
48.25	0.362	3.765	3.067	1.445	0.02	0.02	0.03	0.03	0.00	5.76
48.50	0.364	3.786	3.087	1.470	0.03	0.03	0.03	0.03	0.00	5.76
48.75	0.367	3.817	3.117	1.495	0.03	0.03	0.03	0.03	0.00	5.76
49.00	0.369	3.838	3.138	1.520	0.03	0.03	0.03	0.03	0.00	5.76
49.25	0.372	3.869	3.168	1.546	0.03	0.03	0.03	0.03	0.00	5.76
49.50	0.374	3.890	3.189	1.571	0.03	0.03	0.03	0.03	0.00	5.76
49.75	0.377	3.921	3.219	1.597	0.03	0.03	0.03	0.03	0.00	5.76
50.00	0.379	3.942	3.239	1.622	0.03	0.03	0.03	0.03	0.00	5.76
50.25	0.382	3.973	3.270	1.647	0.03	0.03	0.03	0.03	0.00	5.76
50.50	0.385	4.004	3.300	1.676	0.03	0.03	0.03	0.03	0.00	5.77
50.75	0.388	4.035	3.331	1.706	0.03	0.03	0.04	0.04	0.00	5.76
51.00	0.391	4.066	3.361	1.736	0.03	0.03	0.04	0.04	0.00	5.77
51.25	0.394	4.098	3.392	1.767	0.03	0.03	0.04	0.04	0.00	5.76
51.50	0.397	4.129	3.423	1.797	0.03	0.03	0.04	0.04	0.00	5.77
51.75	0.400	4.160	3.453	1.828	0.03	0.03	0.04	0.04	0.00	5.76
52.00	0.404	4.202	3.494	1.862	0.03	0.03	0.04	0.04	0.00	5.77
52.25	0.408	4.243	3.535	1.900	0.04	0.04	0.04	0.04	0.00	5.77

Net Hydrograph - 25 year - 3 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
52.50	0.412	4.285	3.575	1.940	0.04	0.04	0.04	0.04	0.00	5.77
52.75	0.417	4.337	3.626	1.984	0.04	0.04	0.04	0.04	0.00	5.77
53.00	0.421	4.378	3.667	2.030	0.05	0.05	0.04	0.04	0.00	5.77
53.25	0.426	4.430	3.718	2.075	0.05	0.05	0.04	0.04	0.00	5.77
53.50	0.431	4.482	3.769	2.125	0.05	0.05	0.04	0.04	0.00	5.77
53.75	0.437	4.545	3.831	2.179	0.05	0.05	0.05	0.04	0.00	5.77
54.00	0.442	4.597	3.882	2.234	0.06	0.06	0.05	0.05	0.00	5.77
54.25	0.448	4.659	3.943	2.290	0.06	0.06	0.05	0.05	0.00	5.77
54.50	0.454	4.722	4.005	2.350	0.06	0.06	0.05	0.05	0.00	5.77
54.75	0.461	4.794	4.076	2.414	0.06	0.06	0.05	0.05	0.00	5.77
55.00	0.467	4.857	4.138	2.479	0.07	0.07	0.05	0.05	0.00	5.77
55.25	0.474	4.930	4.209	2.546	0.07	0.07	0.05	0.05	0.00	5.77
55.50	0.481	5.002	4.281	2.616	0.07	0.07	0.05	0.05	0.00	5.78
55.75	0.488	5.075	4.353	2.687	0.07	0.07	0.06	0.06	0.00	5.77
56.00	0.496	5.158	4.435	2.762	0.08	0.08	0.06	0.06	0.00	5.78
56.25	0.504	5.242	4.517	2.841	0.08	0.08	0.06	0.06	0.00	5.78
56.50	0.512	5.325	4.599	2.923	0.08	0.08	0.06	0.06	0.00	5.78
56.75	0.521	5.418	4.691	3.008	0.09	0.09	0.06	0.06	0.00	5.78
57.00	0.530	5.512	4.784	3.098	0.09	0.09	0.06	0.06	0.00	5.78
57.25	0.540	5.616	4.887	3.193	0.10	0.10	0.07	0.07	0.00	5.78
57.50	0.550	5.720	4.989	3.293	0.10	0.10	0.07	0.07	0.00	5.78
57.75	0.561	5.834	5.102	3.399	0.11	0.11	0.07	0.07	0.00	5.78
58.00	0.572	5.949	5.216	3.509	0.11	0.11	0.07	0.07	0.00	5.78
58.25	0.584	6.074	5.339	3.625	0.12	0.12	0.08	0.08	0.00	5.78
58.50	0.596	6.198	5.463	3.746	0.12	0.12	0.08	0.08	0.00	5.79
58.75	0.612	6.365	5.628	3.882	0.14	0.14	0.08	0.08	0.00	5.79
59.00	0.628	6.531	5.792	4.038	0.16	0.16	0.08	0.08	0.00	5.79
59.25	0.653	6.791	6.050	4.230	0.19	0.19	0.09	0.09	0.00	5.80
59.50	0.678	7.051	6.308	4.466	0.24	0.24	0.09	0.09	0.00	5.81
59.75	0.847	8.809	8.055	5.213	0.75	0.75	0.11	0.11	0.00	5.91
60.00	1.015	10.556	9.794	6.624	1.42 ^^PEAK^^	1.42 ^^PEAK^^	0.14	0.14	0.00	6.07 ^^PEAK^^
60.25	1.052	10.941	10.178	7.802	1.19	1.19	0.16	0.16	0.00	5.87
60.50	1.088	11.315	10.551	8.447	0.65	0.65	0.18	0.18	0.00	5.84
60.75	1.107	11.513	10.748	8.852	0.41	0.41	0.18	0.18	0.00	5.81
61.00	1.126	11.710	10.945	9.119	0.27	0.27	0.19	0.19	0.00	5.80
61.25	1.140	11.856	11.090	9.321	0.20	0.20	0.19	0.19	0.00	5.79
61.50	1.154	12.002	11.235	9.486	0.17	0.17	0.20	0.20	0.00	5.79
61.75	1.166	12.126	11.360	9.631	0.15	0.15	0.20	0.20	0.00	5.79
62.00	1.177	12.241	11.474	9.758	0.13	0.13	0.20	0.20	0.00	5.78
62.25	1.186	12.334	11.567	9.870	0.11	0.11	0.21	0.21	0.00	5.78
62.50	1.194	12.418	11.650	9.966	0.10	0.10	0.21	0.21	0.00	5.78
62.75	1.202	12.501	11.733	10.053	0.09	0.09	0.21	0.21	0.00	5.78
63.00	1.209	12.574	11.806	10.134	0.08	0.08	0.21	0.21	0.00	5.78
63.25	1.217	12.657	11.889	10.213	0.08	0.08	0.21	0.21	0.00	5.78
63.50	1.224	12.730	11.961	10.291	0.08	0.08	0.21	0.21	0.00	5.78
63.75	1.232	12.813	12.044	10.369	0.08	0.08	0.22	0.22	0.00	5.78
64.00	1.239	12.886	12.117	10.447	0.08	0.08	0.22	0.22	0.00	5.78
64.25	1.243	12.927	12.158	10.511	0.06	0.06	0.22	0.22	0.00	5.77
64.50	1.248	12.979	12.210	10.563	0.05	0.05	0.22	0.22	0.00	5.77
64.75	1.253	13.031	12.262	10.616	0.05	0.05	0.22	0.22	0.00	5.77
65.00	1.257	13.073	12.304	10.664	0.05	0.05	0.22	0.22	0.00	5.77
65.25	1.262	13.125	12.355	10.711	0.05	0.05	0.22	0.22	0.00	5.77
65.50	1.266	13.166	12.397	10.758	0.05	0.05	0.22	0.22	0.00	5.77
65.75	1.271	13.218	12.449	10.805	0.05	0.05	0.23	0.22	0.00	5.77
66.00	1.275	13.260	12.490	10.852	0.05	0.05	0.23	0.23	0.00	5.77
66.25	1.280	13.312	12.542	10.898	0.05	0.05	0.23	0.23	0.00	5.77
66.50	1.284	13.354	12.584	10.945	0.05	0.05	0.23	0.23	0.00	5.77
66.75	1.289	13.406	12.636	10.992	0.05	0.05	0.23	0.23	0.00	5.77
67.00	1.293	13.447	12.677	11.038	0.05	0.05	0.23	0.23	0.00	5.77
67.25	1.298	13.499	12.729	11.085	0.05	0.05	0.23	0.23	0.00	5.77
67.50	1.302	13.541	12.770	11.132	0.05	0.05	0.23	0.23	0.00	5.77
67.75	1.307	13.593	12.822	11.179	0.05	0.05	0.23	0.23	0.00	5.77
68.00	1.311	13.634	12.864	11.225	0.05	0.05	0.23	0.23	0.00	5.77
68.25	1.314	13.666	12.895	11.265	0.04	0.04	0.23	0.23	0.00	5.77
68.50	1.317	13.697	12.926	11.299	0.03	0.03	0.24	0.24	0.00	5.76
68.75	1.320	13.728	12.957	11.331	0.03	0.03	0.24	0.24	0.00	5.76
69.00	1.323	13.759	12.988	11.363	0.03	0.03	0.24	0.24	0.00	5.76
69.25	1.326	13.790	13.020	11.394	0.03	0.03	0.24	0.24	0.00	5.76
69.50	1.329	13.822	13.051	11.425	0.03	0.03	0.24	0.24	0.00	5.76
69.75	1.332	13.853	13.082	11.456	0.03	0.03	0.24	0.24	0.00	5.76
70.00	1.335	13.884	13.113	11.487	0.03	0.03	0.24	0.24	0.00	5.76
70.25	1.338	13.915	13.144	11.518	0.03	0.03	0.24	0.24	0.00	5.76
70.50	1.341	13.946	13.175	11.550	0.03	0.03	0.24	0.24	0.00	5.76
70.75	1.344	13.978	13.206	11.581	0.03	0.03	0.24	0.24	0.00	5.76
71.00	1.347	14.009	13.237	11.612	0.03	0.03	0.24	0.24	0.00	5.76
71.25	1.350	14.040	13.269	11.643	0.03	0.03	0.24	0.24	0.00	5.76
71.50	1.353	14.071	13.300	11.674	0.03	0.03	0.24	0.24	0.00	5.76
71.75	1.356	14.102	13.331	11.705	0.03	0.03	0.24	0.24	0.00	5.76
72.00	1.359	14.134	13.362	11.736	0.03	0.03	0.24	0.24	0.00	5.76

```
Summary:
Total rainfall......=>  14.13 inches
Peak runoff........=>   1.42 cfs @ hour 60.00
Peak outflow.......=>   1.42 cfs @ hour 60.00
Maximum stage......=>   6.07 ft. @ hour 60.00
Runoff.............=>   0.24 AF  = 11.736 in. to hour 72.00
Outflow............=>   0.24 AF  = 11.713 in. to hour 72.00
  input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
  output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\storms\25-3\NH-
                        01.txt
  create time.......=>  Tue Feb 18 16:48:04 2020
```

Net Hydrograph - 100 year - 3 day

```
ROUTING DATA REPORT FOR 100-3 - 100yr-3day
FOR NODE 01 [Proposed Site]

Run Data:
   ID...............................=>  01
   Description......................=>  Proposed Site

Project Basin Data:
   Name.............................=>  Jackson Street Multifamily
   Location........................=>  1936 Jackson Street Hollywood, FL 33020
   Summary.........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                        Link, analyzed with 4 Storms.
   Regional Drainage Basin.........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin............=>  City of Hollywood
   Receiving Channel...............=>  Intracoastal
   Municipality....................=>  Hollywood, Broward County, Florida
   Datum...........................=>  NAVD-88

Prepared for:
   Project.........................=>  Jackson Street Multifamily
   Client..........................=>  Aesthetic Apartments, LLC.
   Number..........................=>  19042

Prepared by:
   Engineer........................=>  Thomas Mannino, P.E.
   Company.........................=>  Winningham & Fradley, Inc.

==========================================================================================
Node...............................=>  01 [Proposed Site]
Node type..........................=>  LANDSCAPE- Storage, dynamic stage. (e.g. typical surface profile)
Initial Water elevation............=>  1.50 ft.
Subsurface Storage:
   Description.....................=>  Exfiltration & Vault
   Amount..........................=>  0.03 AF ==> 1448.00 cf ==>1.59 in.
Attached Links:
   01 - connecting to Node.........=>  02 [Drainage Well]

Storm Identification...............=>  100-3
Storm Description..................=>  100yr-3day
Type of rainfall distribution......=>  SFWMD RAINFALL DISTRIBUTION - MODIFIED TYPE II
Type of hydrograph.................=>  Santa Barbara Urban
Storm Return period................=>  100 year
Duration of storm..................=>   72 hours
Routing divisor....................=>    1
Unfactored rainfall amount.........=>   12.80 inches
Time of concentration..............=>   15.00 minutes
Total area.........................=>    0.250 acres
Antecedent Moisture Content........=>  II (Normal)
Abstraction........................=>    0.668 inches
SCS curve number...................=>   93.7
Subsurface storage.................=>    1.595 inches
```

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
0.00	0.000	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.25	0.004	0.051	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.50	0.003	0.038	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
0.75	0.005	0.064	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.00	0.006	0.077	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.25	0.008	0.102	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.50	0.009	0.115	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
1.75	0.011	0.141	0.000	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.00	0.012	0.154	0.001	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.25	0.014	0.179	0.003	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.50	0.015	0.192	0.005	0.000	0.00	0.00	0.00	0.00	0.00	1.50
2.75	0.017	0.218	0.009	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.00	0.018	0.230	0.012	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.25	0.020	0.256	0.019	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.50	0.021	0.269	0.023	0.000	0.00	0.00	0.00	0.00	0.00	1.50
3.75	0.023	0.294	0.031	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.00	0.024	0.307	0.036	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.25	0.026	0.333	0.046	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.50	0.027	0.346	0.051	0.000	0.00	0.00	0.00	0.00	0.00	1.50
4.75	0.029	0.371	0.062	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.00	0.030	0.384	0.068	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.25	0.032	0.410	0.081	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.50	0.033	0.422	0.087	0.000	0.00	0.00	0.00	0.00	0.00	1.50
5.75	0.035	0.448	0.101	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.00	0.036	0.461	0.107	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.25	0.038	0.486	0.122	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.50	0.040	0.512	0.137	0.000	0.00	0.00	0.00	0.00	0.00	1.50
6.75	0.041	0.525	0.144	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.00	0.043	0.550	0.160	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.25	0.044	0.563	0.168	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.50	0.046	0.589	0.184	0.000	0.00	0.00	0.00	0.00	0.00	1.50
7.75	0.047	0.602	0.193	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.00	0.049	0.627	0.210	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.25	0.050	0.640	0.218	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.50	0.052	0.666	0.236	0.000	0.00	0.00	0.00	0.00	0.00	1.50
8.75	0.053	0.678	0.245	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.00	0.055	0.704	0.263	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.25	0.056	0.717	0.272	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.50	0.058	0.742	0.290	0.000	0.00	0.00	0.00	0.00	0.00	1.50
9.75	0.059	0.755	0.299	0.000	0.00	0.00	0.00	0.00	0.00	1.50

Net Hydrograph - 100 year - 3 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
10.00	0.061	0.781	0.318	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.25	0.062	0.794	0.328	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.50	0.064	0.819	0.347	0.000	0.00	0.00	0.00	0.00	0.00	1.50
10.75	0.065	0.832	0.357	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.00	0.067	0.858	0.376	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.25	0.068	0.870	0.386	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.50	0.070	0.896	0.406	0.000	0.00	0.00	0.00	0.00	0.00	1.50
11.75	0.071	0.909	0.416	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.00	0.073	0.934	0.436	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.25	0.075	0.960	0.457	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.50	0.076	0.973	0.467	0.000	0.00	0.00	0.00	0.00	0.00	1.50
12.75	0.078	0.998	0.488	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.00	0.079	1.011	0.498	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.25	0.081	1.037	0.519	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.50	0.082	1.050	0.530	0.000	0.00	0.00	0.00	0.00	0.00	1.50
13.75	0.084	1.075	0.551	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.00	0.085	1.088	0.561	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.25	0.087	1.114	0.583	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.50	0.088	1.126	0.593	0.000	0.00	0.00	0.00	0.00	0.00	1.50
14.75	0.090	1.152	0.615	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.00	0.091	1.165	0.626	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.25	0.093	1.190	0.647	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.50	0.094	1.203	0.658	0.000	0.00	0.00	0.00	0.00	0.00	1.50
15.75	0.096	1.229	0.680	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.00	0.097	1.242	0.691	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.25	0.099	1.267	0.713	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.50	0.100	1.280	0.724	0.000	0.00	0.00	0.00	0.00	0.00	1.50
16.75	0.102	1.306	0.746	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.00	0.103	1.318	0.757	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.25	0.105	1.344	0.780	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.50	0.106	1.357	0.791	0.000	0.00	0.00	0.00	0.00	0.00	1.50
17.75	0.108	1.382	0.813	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.00	0.110	1.408	0.836	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.25	0.111	1.421	0.847	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.50	0.113	1.446	0.870	0.000	0.00	0.00	0.00	0.00	0.00	1.50
18.75	0.114	1.459	0.881	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.00	0.116	1.485	0.904	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.25	0.117	1.498	0.915	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.50	0.119	1.523	0.938	0.000	0.00	0.00	0.00	0.00	0.00	1.50
19.75	0.120	1.536	0.950	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.00	0.122	1.562	0.973	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.25	0.123	1.574	0.984	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.50	0.125	1.600	1.007	0.000	0.00	0.00	0.00	0.00	0.00	1.50
20.75	0.126	1.613	1.019	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.00	0.128	1.638	1.042	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.25	0.129	1.651	1.054	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.50	0.131	1.677	1.077	0.000	0.00	0.00	0.00	0.00	0.00	1.50
21.75	0.132	1.690	1.088	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.00	0.134	1.715	1.112	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.25	0.135	1.728	1.123	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.50	0.137	1.754	1.147	0.000	0.00	0.00	0.00	0.00	0.00	1.50
22.75	0.138	1.766	1.158	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.00	0.140	1.792	1.182	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.25	0.141	1.805	1.194	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.50	0.143	1.830	1.217	0.000	0.00	0.00	0.00	0.00	0.00	1.50
23.75	0.144	1.843	1.229	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.00	0.146	1.869	1.253	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.25	0.148	1.894	1.276	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.50	0.150	1.920	1.300	0.000	0.00	0.00	0.00	0.00	0.00	1.50
24.75	0.153	1.958	1.336	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.00	0.155	1.984	1.359	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.25	0.157	2.010	1.383	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.50	0.159	2.035	1.407	0.000	0.00	0.00	0.00	0.00	0.00	1.50
25.75	0.162	2.074	1.443	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.00	0.164	2.099	1.467	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.25	0.166	2.125	1.491	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.50	0.168	2.150	1.515	0.000	0.00	0.00	0.00	0.00	0.00	1.50
26.75	0.170	2.176	1.539	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.00	0.173	2.214	1.575	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.25	0.175	2.240	1.599	0.000	0.00	0.00	0.00	0.00	0.00	1.50
27.50	0.177	2.266	1.623	0.004	0.00	0.00	0.00	0.00	0.00	2.61
27.75	0.179	2.291	1.647	0.028	0.02	0.00	0.00	0.00	0.00	5.76
28.00	0.182	2.330	1.684	0.057	0.03	0.03	0.00	0.00	0.00	5.77
28.25	0.184	2.355	1.708	0.086	0.03	0.03	0.00	0.00	0.00	5.76
28.50	0.186	2.381	1.732	0.112	0.03	0.03	0.00	0.00	0.00	5.77
28.75	0.188	2.406	1.756	0.137	0.03	0.03	0.00	0.00	0.00	5.76
29.00	0.190	2.432	1.781	0.162	0.02	0.02	0.00	0.00	0.00	5.77
29.25	0.193	2.470	1.817	0.190	0.03	0.03	0.00	0.00	0.00	5.76
29.50	0.195	2.496	1.841	0.220	0.03	0.03	0.00	0.00	0.00	5.77
29.75	0.197	2.522	1.866	0.246	0.03	0.03	0.01	0.00	0.00	5.76
30.00	0.199	2.547	1.890	0.271	0.03	0.03	0.01	0.01	0.00	5.77
30.25	0.201	2.573	1.915	0.295	0.02	0.02	0.01	0.01	0.00	5.76
30.50	0.204	2.611	1.951	0.324	0.03	0.03	0.01	0.01	0.00	5.77
30.75	0.206	2.637	1.976	0.354	0.03	0.03	0.01	0.01	0.00	5.76
31.00	0.208	2.662	2.000	0.380	0.03	0.03	0.01	0.01	0.00	5.77

Net Hydrograph - 100 year - 3 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
31.25	0.210	2.688	2.025	0.405	0.03	0.03	0.01	0.01	0.00	5.76
31.50	0.213	2.726	2.061	0.434	0.03	0.03	0.01	0.01	0.00	5.77
31.75	0.215	2.752	2.086	0.464	0.03	0.03	0.01	0.01	0.00	5.76
32.00	0.217	2.778	2.110	0.490	0.03	0.03	0.01	0.01	0.00	5.77
32.25	0.219	2.803	2.135	0.516	0.03	0.03	0.01	0.01	0.00	5.76
32.50	0.221	2.829	2.160	0.540	0.02	0.02	0.01	0.01	0.00	5.77
32.75	0.224	2.867	2.196	0.569	0.03	0.03	0.01	0.01	0.00	5.76
33.00	0.226	2.893	2.221	0.599	0.03	0.03	0.01	0.01	0.00	5.77
33.25	0.228	2.918	2.246	0.626	0.03	0.03	0.01	0.01	0.00	5.76
33.50	0.230	2.944	2.270	0.651	0.03	0.03	0.01	0.01	0.00	5.77
33.75	0.233	2.982	2.307	0.680	0.03	0.03	0.01	0.01	0.00	5.76
34.00	0.235	3.008	2.332	0.710	0.03	0.03	0.01	0.01	0.00	5.77
34.25	0.237	3.034	2.357	0.737	0.03	0.03	0.02	0.01	0.00	5.76
34.50	0.239	3.059	2.381	0.762	0.03	0.03	0.02	0.02	0.00	5.77
34.75	0.241	3.085	2.406	0.787	0.03	0.03	0.02	0.02	0.00	5.76
35.00	0.244	3.123	2.443	0.816	0.03	0.03	0.02	0.02	0.00	5.77
35.25	0.246	3.149	2.468	0.846	0.03	0.03	0.02	0.02	0.00	5.76
35.50	0.248	3.174	2.493	0.873	0.03	0.03	0.02	0.02	0.00	5.77
35.75	0.250	3.200	2.518	0.898	0.03	0.03	0.02	0.02	0.00	5.76
36.00	0.252	3.226	2.542	0.923	0.03	0.03	0.02	0.02	0.00	5.77
36.25	0.255	3.264	2.580	0.952	0.03	0.03	0.02	0.02	0.00	5.76
36.50	0.257	3.290	2.604	0.982	0.03	0.03	0.02	0.02	0.00	5.77
36.75	0.259	3.315	2.629	1.009	0.03	0.03	0.02	0.02	0.00	5.76
37.00	0.261	3.341	2.654	1.034	0.03	0.03	0.02	0.02	0.00	5.77
37.25	0.264	3.379	2.691	1.063	0.03	0.03	0.02	0.02	0.00	5.76
37.50	0.266	3.405	2.716	1.094	0.03	0.03	0.02	0.02	0.00	5.77
37.75	0.268	3.430	2.741	1.121	0.03	0.03	0.02	0.02	0.00	5.76
38.00	0.270	3.456	2.766	1.146	0.03	0.03	0.02	0.02	0.00	5.77
38.25	0.272	3.482	2.791	1.171	0.03	0.03	0.02	0.02	0.00	5.76
38.50	0.275	3.520	2.828	1.200	0.03	0.03	0.03	0.02	0.00	5.77
38.75	0.277	3.546	2.853	1.231	0.03	0.03	0.03	0.03	0.00	5.76
39.00	0.279	3.571	2.878	1.258	0.03	0.03	0.03	0.03	0.00	5.77
39.25	0.281	3.597	2.903	1.283	0.03	0.03	0.03	0.03	0.00	5.76
39.50	0.284	3.635	2.940	1.312	0.03	0.03	0.03	0.03	0.00	5.77
39.75	0.286	3.661	2.965	1.343	0.03	0.03	0.03	0.03	0.00	5.76
40.00	0.288	3.686	2.990	1.370	0.03	0.03	0.03	0.03	0.00	5.77
40.25	0.290	3.712	3.015	1.395	0.03	0.03	0.03	0.03	0.00	5.76
40.50	0.292	3.738	3.040	1.420	0.03	0.03	0.03	0.03	0.00	5.76
40.75	0.295	3.776	3.078	1.450	0.03	0.03	0.03	0.03	0.00	5.76
41.00	0.297	3.802	3.103	1.480	0.03	0.03	0.03	0.03	0.00	5.77
41.25	0.299	3.827	3.128	1.507	0.03	0.03	0.03	0.03	0.00	5.76
41.50	0.301	3.853	3.153	1.533	0.03	0.03	0.03	0.03	0.00	5.76
41.75	0.304	3.891	3.190	1.562	0.03	0.03	0.03	0.03	0.00	5.76
42.00	0.306	3.917	3.215	1.593	0.03	0.03	0.03	0.03	0.00	5.77
42.25	0.308	3.942	3.240	1.620	0.03	0.03	0.03	0.03	0.00	5.76
42.50	0.310	3.968	3.265	1.645	0.03	0.03	0.03	0.03	0.00	5.76
42.75	0.312	3.994	3.290	1.670	0.03	0.03	0.03	0.03	0.00	5.76
43.00	0.315	4.032	3.328	1.700	0.03	0.03	0.04	0.03	0.00	5.77
43.25	0.317	4.058	3.353	1.730	0.03	0.03	0.04	0.04	0.00	5.76
43.50	0.319	4.083	3.378	1.757	0.03	0.03	0.04	0.04	0.00	5.76
43.75	0.321	4.109	3.403	1.783	0.03	0.03	0.04	0.04	0.00	5.76
44.00	0.324	4.147	3.441	1.812	0.03	0.03	0.04	0.04	0.00	5.77
44.25	0.326	4.173	3.466	1.843	0.03	0.03	0.04	0.04	0.00	5.76
44.50	0.328	4.198	3.491	1.870	0.03	0.03	0.04	0.04	0.00	5.76
44.75	0.330	4.224	3.516	1.896	0.03	0.03	0.04	0.04	0.00	5.76
45.00	0.332	4.250	3.541	1.921	0.03	0.03	0.04	0.04	0.00	5.76
45.25	0.335	4.288	3.579	1.951	0.03	0.03	0.04	0.04	0.00	5.76
45.50	0.337	4.314	3.604	1.981	0.03	0.03	0.04	0.04	0.00	5.77
45.75	0.339	4.339	3.629	2.008	0.03	0.03	0.04	0.04	0.00	5.76
46.00	0.341	4.365	3.654	2.034	0.03	0.03	0.04	0.04	0.00	5.76
46.25	0.343	4.390	3.679	2.059	0.03	0.03	0.04	0.04	0.00	5.76
46.50	0.346	4.429	3.717	2.089	0.03	0.03	0.04	0.04	0.00	5.77
46.75	0.348	4.454	3.742	2.119	0.03	0.03	0.04	0.04	0.00	5.76
47.00	0.350	4.480	3.767	2.146	0.03	0.03	0.04	0.04	0.00	5.76
47.25	0.352	4.506	3.792	2.172	0.03	0.03	0.05	0.04	0.00	5.76
47.50	0.355	4.544	3.830	2.202	0.03	0.03	0.05	0.05	0.00	5.77
47.75	0.357	4.570	3.855	2.233	0.03	0.03	0.05	0.05	0.00	5.76
48.00	0.359	4.595	3.880	2.260	0.03	0.03	0.05	0.05	0.00	5.76
48.25	0.362	4.634	3.918	2.290	0.03	0.03	0.05	0.05	0.00	5.76
48.50	0.364	4.659	3.943	2.321	0.03	0.03	0.05	0.05	0.00	5.76
48.75	0.367	4.698	3.981	2.352	0.03	0.03	0.05	0.05	0.00	5.76
49.00	0.369	4.723	4.006	2.383	0.03	0.03	0.05	0.05	0.00	5.76
49.25	0.372	4.762	4.044	2.415	0.03	0.03	0.05	0.05	0.00	5.76
49.50	0.374	4.787	4.069	2.446	0.03	0.03	0.05	0.05	0.00	5.76
49.75	0.377	4.826	4.107	2.478	0.03	0.03	0.05	0.05	0.00	5.76
50.00	0.379	4.851	4.132	2.509	0.03	0.03	0.05	0.05	0.00	5.76
50.25	0.382	4.890	4.170	2.541	0.03	0.03	0.05	0.05	0.00	5.76
50.50	0.385	4.928	4.208	2.576	0.04	0.04	0.05	0.05	0.00	5.77
50.75	0.388	4.966	4.246	2.614	0.04	0.04	0.05	0.05	0.00	5.76
51.00	0.391	5.005	4.283	2.651	0.04	0.04	0.06	0.05	0.00	5.77
51.25	0.394	5.043	4.321	2.689	0.04	0.04	0.06	0.06	0.00	5.76
51.50	0.397	5.082	4.359	2.727	0.04	0.04	0.06	0.06	0.00	5.77
51.75	0.400	5.120	4.397	2.765	0.04	0.04	0.06	0.06	0.00	5.76
52.00	0.404	5.171	4.447	2.807	0.04	0.04	0.06	0.06	0.00	5.77
52.25	0.408	5.222	4.498	2.854	0.05	0.05	0.06	0.06	0.00	5.77

Net Hydrograph - 100 year - 3 day

Time <hr>	Rain Ratio	Rain <in>	Rain Excess <in>	Runoff <in>	Average Runoff <cfs>	Average Outflow <cfs>	Runoff Volume <AF>	Outflow Volume <AF>	Storage Volume <AF>	Stage <ft>
52.50	0.412	5.274	4.548	2.904	0.05	0.05	0.06	0.06	0.00	5.77
52.75	0.417	5.338	4.612	2.958	0.05	0.05	0.06	0.06	0.00	5.77
53.00	0.421	5.389	4.662	3.014	0.06	0.06	0.06	0.06	0.00	5.77
53.25	0.426	5.453	4.725	3.071	0.06	0.06	0.06	0.06	0.00	5.77
53.50	0.431	5.517	4.789	3.132	0.06	0.06	0.07	0.06	0.00	5.77
53.75	0.437	5.594	4.864	3.199	0.07	0.07	0.07	0.07	0.00	5.77
54.00	0.442	5.658	4.928	3.267	0.07	0.07	0.07	0.07	0.00	5.77
54.25	0.448	5.734	5.004	3.336	0.07	0.07	0.07	0.07	0.00	5.77
54.50	0.454	5.811	5.080	3.410	0.07	0.07	0.07	0.07	0.00	5.78
54.75	0.461	5.901	5.168	3.490	0.08	0.08	0.07	0.07	0.00	5.78
55.00	0.467	5.978	5.244	3.571	0.08	0.08	0.07	0.07	0.00	5.78
55.25	0.474	6.067	5.333	3.653	0.08	0.08	0.08	0.08	0.00	5.78
55.50	0.481	6.157	5.422	3.739	0.09	0.09	0.08	0.08	0.00	5.78
55.75	0.488	6.246	5.510	3.827	0.09	0.09	0.08	0.08	0.00	5.78
56.00	0.496	6.349	5.612	3.920	0.09	0.09	0.08	0.08	0.00	5.78
56.25	0.504	6.451	5.713	4.019	0.10	0.10	0.08	0.08	0.00	5.78
56.50	0.512	6.554	5.815	4.119	0.10	0.10	0.09	0.09	0.00	5.78
56.75	0.521	6.669	5.929	4.224	0.11	0.11	0.09	0.09	0.00	5.78
57.00	0.530	6.784	6.043	4.336	0.11	0.11	0.09	0.09	0.00	5.78
57.25	0.540	6.912	6.170	4.453	0.12	0.12	0.09	0.09	0.00	5.78
57.50	0.550	7.040	6.297	4.577	0.12	0.12	0.10	0.09	0.00	5.79
57.75	0.561	7.181	6.437	4.707	0.13	0.13	0.10	0.10	0.00	5.79
58.00	0.572	7.322	6.576	4.844	0.14	0.14	0.10	0.10	0.00	5.79
58.25	0.584	7.475	6.729	4.987	0.14	0.14	0.10	0.10	0.00	5.79
58.50	0.596	7.629	6.881	5.136	0.15	0.15	0.11	0.11	0.00	5.79
58.75	0.612	7.834	7.085	5.304	0.17	0.17	0.11	0.11	0.00	5.80
59.00	0.628	8.038	7.288	5.496	0.19	0.19	0.11	0.11	0.00	5.80
59.25	0.653	8.358	7.607	5.734	0.24	0.24	0.12	0.12	0.00	5.81
59.50	0.678	8.678	7.925	6.025	0.29	0.29	0.13	0.13	0.00	5.81
59.75	0.847	10.842	10.079	6.947	0.93	0.93	0.14	0.14	0.00	5.96
60.00	1.015	12.992	12.223	8.686	1.76 ^^PEAK^^	1.75 ^^PEAK^^	0.18	0.18	0.00	6.87 ^^PEAK^^
60.25	1.052	13.466	12.695	10.139	1.47	1.47	0.21	0.21	0.00	5.89
60.50	1.088	13.926	13.155	10.933	0.80	0.80	0.23	0.23	0.00	5.85
60.75	1.107	14.170	13.398	11.432	0.50	0.50	0.24	0.24	0.00	5.83
61.00	1.126	14.413	13.641	11.761	0.33	0.33	0.25	0.24	0.00	5.81
61.25	1.140	14.592	13.819	12.011	0.25	0.25	0.25	0.25	0.00	5.81
61.50	1.154	14.771	13.998	12.213	0.20	0.20	0.25	0.25	0.00	5.79
61.75	1.166	14.925	14.152	12.391	0.18	0.18	0.26	0.26	0.00	5.80
62.00	1.177	15.066	14.292	12.549	0.16	0.16	0.26	0.26	0.00	5.78
62.25	1.186	15.181	14.407	12.686	0.14	0.14	0.26	0.26	0.00	5.79
62.50	1.194	15.283	14.509	12.805	0.12	0.12	0.27	0.27	0.00	5.78
62.75	1.202	15.386	14.612	12.912	0.11	0.11	0.27	0.27	0.00	5.79
63.00	1.209	15.475	14.701	13.012	0.10	0.10	0.27	0.27	0.00	5.77
63.25	1.217	15.578	14.803	13.109	0.10	0.10	0.27	0.27	0.00	5.79
63.50	1.224	15.667	14.893	13.205	0.10	0.10	0.28	0.27	0.00	5.77
63.75	1.232	15.770	14.995	13.301	0.10	0.10	0.28	0.28	0.00	5.79
64.00	1.239	15.859	15.084	13.397	0.10	0.10	0.28	0.28	0.00	5.77
64.25	1.243	15.910	15.136	13.476	0.08	0.08	0.28	0.28	0.00	5.78
64.50	1.248	15.974	15.199	13.541	0.07	0.07	0.28	0.28	0.00	5.77
64.75	1.253	16.038	15.263	13.605	0.06	0.06	0.28	0.28	0.00	5.78
65.00	1.257	16.090	15.314	13.664	0.06	0.06	0.28	0.28	0.00	5.76
65.25	1.262	16.154	15.378	13.723	0.06	0.06	0.29	0.29	0.00	5.78
65.50	1.266	16.205	15.429	13.780	0.06	0.06	0.29	0.29	0.00	5.76
65.75	1.271	16.269	15.493	13.838	0.06	0.06	0.29	0.29	0.00	5.78
66.00	1.275	16.320	15.544	13.896	0.06	0.06	0.29	0.29	0.00	5.76
66.25	1.280	16.384	15.608	13.953	0.06	0.06	0.29	0.29	0.00	5.78
66.50	1.284	16.435	15.659	14.011	0.06	0.06	0.29	0.29	0.00	5.76
66.75	1.289	16.499	15.723	14.068	0.06	0.06	0.29	0.29	0.00	5.78
67.00	1.293	16.550	15.775	14.126	0.06	0.06	0.29	0.29	0.00	5.76
67.25	1.298	16.614	15.838	14.183	0.06	0.06	0.30	0.30	0.00	5.78
67.50	1.302	16.666	15.890	14.241	0.06	0.06	0.30	0.30	0.00	5.76
67.75	1.307	16.730	15.953	14.298	0.06	0.06	0.30	0.30	0.00	5.78
68.00	1.311	16.781	16.005	14.356	0.06	0.06	0.30	0.30	0.00	5.76
68.25	1.314	16.819	16.043	14.405	0.05	0.05	0.30	0.30	0.00	5.77
68.50	1.317	16.858	16.081	14.447	0.04	0.04	0.30	0.30	0.00	5.76
68.75	1.320	16.896	16.120	14.486	0.04	0.04	0.30	0.30	0.00	5.77
69.00	1.323	16.934	16.158	14.525	0.04	0.04	0.30	0.30	0.00	5.76
69.25	1.326	16.973	16.196	14.563	0.04	0.04	0.30	0.30	0.00	5.77
69.50	1.329	17.011	16.235	14.602	0.04	0.04	0.30	0.30	0.00	5.76
69.75	1.332	17.050	16.273	14.640	0.04	0.04	0.31	0.30	0.00	5.77
70.00	1.335	17.088	16.311	14.678	0.04	0.04	0.31	0.31	0.00	5.76
70.25	1.338	17.126	16.350	14.717	0.04	0.04	0.31	0.31	0.00	5.77
70.50	1.341	17.165	16.388	14.755	0.04	0.04	0.31	0.31	0.00	5.76
70.75	1.344	17.203	16.426	14.793	0.04	0.04	0.31	0.31	0.00	5.77
71.00	1.347	17.242	16.465	14.832	0.04	0.04	0.31	0.31	0.00	5.76
71.25	1.350	17.280	16.503	14.870	0.04	0.04	0.31	0.31	0.00	5.77
71.50	1.353	17.318	16.541	14.908	0.04	0.04	0.31	0.31	0.00	5.76
71.75	1.356	17.357	16.580	14.947	0.04	0.04	0.31	0.31	0.00	5.77
72.00	1.359	17.395	16.618	14.985	0.04	0.04	0.31	0.31	0.00	5.76

```
Summary:
Total rainfall......=>  17.40 inches
Peak runoff........=>   1.76 cfs @ hour 60.00
Peak outflow.......=>   1.75 cfs @ hour 60.00
Maximum stage......=>   6.87 ft. @ hour 60.00
Runoff.............=>   0.31 AF  = 14.985 in. to hour 72.00
Outflow............=>   0.31 AF  = 14.962 in. to hour 72.00
  input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
  output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\storms\100-3\
                        NH-01.txt
  create time.......=>  Tue Feb 18 16:48:07 2020
```

Link Data

```
LINK DATA REPORT FOR 01

Run Data:
   ID.............................=>  01
   Description....................=>  Proposed Site

Project Basin Data:
   Name...........................=>  Jackson Street Multifamily
   Location.......................=>  1936 Jackson Street Hollywood, FL 33020
   Summary........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                       Link, analyzed with 4 Storms.
   Regional Drainage Basin........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin...........=>  City of Hollywood
   Receiving Channel..............=>  Intracoastal
   Municipality...................=>  Hollywood, Broward County, Florida
   Datum..........................=>  NAVD-88

Prepared for:
   Project........................=>  Jackson Street Multifamily
   Client.........................=>  Aesthetic Apartments, LLC.
   Number.........................=>  19042

Prepared by:
   Engineer.......................=>  Thomas Mannino, P.E.
   Company........................=>  Winningham & Fradley, Inc.

=================================================================================================================
Link...............................=>  01
Link Type..........................=>  WELL
Link Description...................=>  Drainage Well Link
Quantity...........................=>  1
Connecting Node....................=>  01 [Proposed Site]
        to Node....................=>  02 [Drainage Well]
Bi-directional flow................=>  DISABLED

Link Values:
   Well rate <gpm/ft>.....................................=>  200.000
   Well casing diameter <ft>..............................=>    2.000
   Top of well casing elevation <ft>......................=>    5.750
   Specific gravity head diff. <ft>.......................=>    1.000

Formula:
   Q = K*h
     where,
     K = Pump Rate in gpm per foot of head/448.83
     h = head in the well
       = Stage-water table-difference due to specific gravity
     Note: For low heads over the well casing, the casing
           acts as a weir.  In this case, Q=cLh^1.5,
           where c=3.0 and L=casing perimeter.

   V=Q/A fps for Q in cfs
                                 2
     where A=(pi)(well diameter) /4

                              TABLE OF DISCHARGES <cfs>
 ==========================================================================================
  Upstream |                                Downstream Stage
     Stage |     1.00     2.00     3.00     4.00     5.00     6.00     7.00     8.00     9.00
 ==========================================================================================
      1.00 |     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00
      2.00 |     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00
      3.00 |     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00
      4.00 |     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00
      5.00 |     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00     0.00
      6.00 |     1.78     1.34     0.89     0.45     0.00     0.00     0.00     0.00     0.00
      7.00 |     2.23     1.78     1.34     0.89     0.45     0.00     0.00     0.00     0.00
      8.00 |     2.67     2.23     1.78     1.34     0.89     0.45     0.00     0.00     0.00
      9.00 |     3.12     2.67     2.23     1.78     1.34     0.89     0.45     0.00     0.00
 ==========================================================================================

  input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
  output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\links\01.txt
  create time.......=>  Tue Feb 18 16:47:57 2020
```

Link Hydrograph - 5 year - 1 day

```
HYDROGRAPH DATA REPORT FOR 5-1 - 5yr-1day
FOR LINK 01

Run Data:
   ID...............................=>  01
   Description......................=>  Proposed Site

Project Basin Data:
   Name............................=>  Jackson Street Multifamily
   Location........................=>  1936 Jackson Street Hollywood, FL 33020
   Summary.........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                        Link, analyzed with 4 Storms.
   Regional Drainage Basin.........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin............=>  City of Hollywood
   Receiving Channel...............=>  Intracoastal
   Municipality....................=>  Hollywood, Broward County, Florida
   Datum...........................=>  NAVD-88

Prepared for:
   Project.........................=>  Jackson Street Multifamily
   Client..........................=>  Aesthetic Apartments, LLC.
   Number..........................=>  19042

Prepared by:
   Engineer........................=>  Thomas Mannino, P.E.
   Company.........................=>  Winningham & Fradley, Inc.

=================================================================================================================
Storm Identification...............=>  5-1
Storm Description..................=>  5yr-1day
Link...............................=>  01
Link Type..........................=>  WELL
Link Description...................=>  Drainage Well Link
Quantity...........................=>  1
Connecting Headwater Node..........=>  01 [Proposed Site]
        to Tailwater Node..........=>  02 [Drainage Well]
Bi-directional flow................=>  DISABLED
```

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
0.00	1.50	1.50	0.00	0.00	0.0000
0.25	1.50	1.50	0.00	0.00	0.0000
0.50	1.50	1.50	0.00	0.00	0.0000
0.75	1.50	1.50	0.00	0.00	0.0000
1.00	1.50	1.50	0.00	0.00	0.0000
1.25	1.50	1.50	0.00	0.00	0.0000
1.50	1.50	1.50	0.00	0.00	0.0000
1.75	1.50	1.50	0.00	0.00	0.0000
2.00	1.50	1.50	0.00	0.00	0.0000
2.25	1.50	1.50	0.00	0.00	0.0000
2.50	1.50	1.50	0.00	0.00	0.0000
2.75	1.50	1.50	0.00	0.00	0.0000
3.00	1.50	1.50	0.00	0.00	0.0000
3.25	1.50	1.50	0.00	0.00	0.0000
3.50	1.50	1.50	0.00	0.00	0.0000
3.75	1.50	1.50	0.00	0.00	0.0000
4.00	1.50	1.50	0.00	0.00	0.0000
4.25	1.50	1.50	0.00	0.00	0.0000
4.50	1.50	1.50	0.00	0.00	0.0000
4.75	1.50	1.50	0.00	0.00	0.0000
5.00	1.50	1.50	0.00	0.00	0.0000
5.25	1.50	1.50	0.00	0.00	0.0000
5.50	1.50	1.50	0.00	0.00	0.0000
5.75	1.50	1.50	0.00	0.00	0.0000
6.00	1.50	1.50	0.00	0.00	0.0000
6.25	1.50	1.50	0.00	0.00	0.0000
6.50	1.50	1.50	0.00	0.00	0.0000
6.75	1.50	1.50	0.00	0.00	0.0000
7.00	1.50	1.50	0.00	0.00	0.0000
7.25	1.50	1.50	0.00	0.00	0.0000
7.50	1.50	1.50	0.00	0.00	0.0000
7.75	1.50	1.50	0.00	0.00	0.0000
8.00	1.50	1.50	0.00	0.00	0.0000
8.25	1.50	1.50	0.00	0.00	0.0000
8.50	1.50	1.50	0.00	0.00	0.0000
8.75	1.50	1.50	0.00	0.00	0.0000
9.00	1.50	1.50	0.00	0.00	0.0000
9.25	1.50	1.50	0.00	0.00	0.0000
9.50	1.50	1.50	0.00	0.00	0.0000
9.75	1.50	1.50	0.00	0.00	0.0000
10.00	1.50	1.50	0.00	0.00	0.0000
10.25	1.50	1.50	0.00	0.00	0.0000
10.50	1.50	1.50	0.00	0.00	0.0000
10.75	1.50	1.50	0.00	0.00	0.0000
11.00	1.50	1.50	0.00	0.00	0.0000
11.25	1.50	1.50	0.00	0.00	0.0000
11.50	1.50	1.50	0.00	0.00	0.0000
11.75	5.87	1.50	0.82	0.26	0.0084
12.00	5.90	1.50	1.13	0.36	0.0285
			^^PEAK^^		
12.25	5.84	1.50	0.50	0.16	0.0454
12.50	5.83	1.50	0.40	0.13	0.0547
12.75	5.79	1.50	0.17	0.06	0.0606
13.00	5.80	1.50	0.20	0.06	0.0644
13.25	5.78	1.50	0.09	0.03	0.0674
13.50	5.79	1.50	0.14	0.05	0.0698
13.75	5.77	1.50	0.06	0.02	0.0718
14.00	5.78	1.50	0.12	0.04	0.0736
14.25	5.77	1.50	0.04	0.01	0.0753
14.50	5.78	1.50	0.10	0.03	0.0767

Link Hydrograph - 5 year - 1 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
14.75	5.76	1.50	0.03	0.01	0.0780
15.00	5.78	1.50	0.09	0.03	0.0792
15.25	5.76	1.50	0.02	0.01	0.0803
15.50	5.78	1.50	0.09	0.03	0.0814
15.75	5.76	1.50	0.02	0.01	0.0826
16.00	5.78	1.50	0.08	0.03	0.0837
16.25	5.76	1.50	0.01	0.00	0.0847
16.50	5.77	1.50	0.06	0.02	0.0855
16.75	5.75	1.50	0.00	0.00	0.0862
17.00	5.77	1.50	0.06	0.02	0.0869
17.25	5.75	1.50	0.00	0.00	0.0876
17.50	5.77	1.50	0.06	0.02	0.0882
17.75	5.75	1.50	0.00	0.00	0.0889
18.00	5.77	1.50	0.06	0.02	0.0895
18.25	5.76	1.50	0.01	0.00	0.0902
18.50	5.77	1.50	0.06	0.02	0.0909
18.75	5.75	1.50	0.00	0.00	0.0916
19.00	5.77	1.50	0.06	0.02	0.0922
19.25	5.76	1.50	0.01	0.00	0.0930
19.50	5.77	1.50	0.06	0.02	0.0937
19.75	5.75	1.50	0.00	0.00	0.0943
20.00	5.77	1.50	0.06	0.02	0.0950
20.25	5.74	1.50	0.00	0.00	0.0956
20.50	5.77	1.50	0.05	0.02	0.0961
20.75	5.59	1.50	0.00	0.00	0.0966
21.00	5.77	1.50	0.04	0.01	0.0970
21.25	5.75	1.50	0.00	0.00	0.0975
21.50	5.77	1.50	0.04	0.01	0.0979
21.75	5.75	1.50	0.00	0.00	0.0984
22.00	5.77	1.50	0.04	0.01	0.0988
22.25	5.75	1.50	0.00	0.00	0.0993
22.50	5.77	1.50	0.04	0.01	0.0997
22.75	5.75	1.50	0.00	0.00	0.1002
23.00	5.77	1.50	0.04	0.01	0.1006
23.25	5.75	1.50	0.00	0.00	0.1011
23.50	5.77	1.50	0.04	0.01	0.1016
23.75	5.75	1.50	0.01	0.00	0.1020
24.00	5.77	1.50	0.04	0.01	0.1025

Peak discharge = 1.13 cfs @ hour 12.00

input file.....=> J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
output file.....=> J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\storms\5-1\LH-01.txt
create time.....=> Tue Feb 18 16:48:01 2020

Link Hydrograph - 25 year - 3 day

```
HYDROGRAPH DATA REPORT FOR 25-3 - 25yr-3day
FOR LINK 01

Run Data:
   ID...............................=>  01
   Description......................=>  Proposed Site

Project Basin Data:
   Name.............................=>  Jackson Street Multifamily
   Location........................=>  1936 Jackson Street Hollywood, FL 33020
   Summary.........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                        Link, analyzed with 4 Storms.
   Regional Drainage Basin.........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin............=>  City of Hollywood
   Receiving Channel...............=>  Intracoastal
   Municipality....................=>  Hollywood, Broward County, Florida
   Datum...........................=>  NAVD-88

Prepared for:
   Project.........................=>  Jackson Street Multifamily
   Client..........................=>  Aesthetic Apartments, LLC.
   Number..........................=>  19042

Prepared by:
   Engineer........................=>  Thomas Mannino, P.E.
   Company.........................=>  Winningham & Fradley, Inc.

=================================================================================================================
Storm Identification...............=>  25-3
Storm Description..................=>  25yr-3day
Link...............................=>  01
Link Type..........................=>  WELL
Link Description...................=>  Drainage Well Link
Quantity...........................=>  1
Connecting Headwater Node..........=>  01 [Proposed Site]
        to Tailwater Node..........=>  02 [Drainage Well]
Bi-directional flow................=>  DISABLED
```

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
0.00	1.50	1.50	0.00	0.00	0.0000
0.25	1.50	1.50	0.00	0.00	0.0000
0.50	1.50	1.50	0.00	0.00	0.0000
0.75	1.50	1.50	0.00	0.00	0.0000
1.00	1.50	1.50	0.00	0.00	0.0000
1.25	1.50	1.50	0.00	0.00	0.0000
1.50	1.50	1.50	0.00	0.00	0.0000
1.75	1.50	1.50	0.00	0.00	0.0000
2.00	1.50	1.50	0.00	0.00	0.0000
2.25	1.50	1.50	0.00	0.00	0.0000
2.50	1.50	1.50	0.00	0.00	0.0000
2.75	1.50	1.50	0.00	0.00	0.0000
3.00	1.50	1.50	0.00	0.00	0.0000
3.25	1.50	1.50	0.00	0.00	0.0000
3.50	1.50	1.50	0.00	0.00	0.0000
3.75	1.50	1.50	0.00	0.00	0.0000
4.00	1.50	1.50	0.00	0.00	0.0000
4.25	1.50	1.50	0.00	0.00	0.0000
4.50	1.50	1.50	0.00	0.00	0.0000
4.75	1.50	1.50	0.00	0.00	0.0000
5.00	1.50	1.50	0.00	0.00	0.0000
5.25	1.50	1.50	0.00	0.00	0.0000
5.50	1.50	1.50	0.00	0.00	0.0000
5.75	1.50	1.50	0.00	0.00	0.0000
6.00	1.50	1.50	0.00	0.00	0.0000
6.25	1.50	1.50	0.00	0.00	0.0000
6.50	1.50	1.50	0.00	0.00	0.0000
6.75	1.50	1.50	0.00	0.00	0.0000
7.00	1.50	1.50	0.00	0.00	0.0000
7.25	1.50	1.50	0.00	0.00	0.0000
7.50	1.50	1.50	0.00	0.00	0.0000
7.75	1.50	1.50	0.00	0.00	0.0000
8.00	1.50	1.50	0.00	0.00	0.0000
8.25	1.50	1.50	0.00	0.00	0.0000
8.50	1.50	1.50	0.00	0.00	0.0000
8.75	1.50	1.50	0.00	0.00	0.0000
9.00	1.50	1.50	0.00	0.00	0.0000
9.25	1.50	1.50	0.00	0.00	0.0000
9.50	1.50	1.50	0.00	0.00	0.0000
9.75	1.50	1.50	0.00	0.00	0.0000
10.00	1.50	1.50	0.00	0.00	0.0000
10.25	1.50	1.50	0.00	0.00	0.0000
10.50	1.50	1.50	0.00	0.00	0.0000
10.75	1.50	1.50	0.00	0.00	0.0000
11.00	1.50	1.50	0.00	0.00	0.0000
11.25	1.50	1.50	0.00	0.00	0.0000
11.50	1.50	1.50	0.00	0.00	0.0000
11.75	1.50	1.50	0.00	0.00	0.0000
12.00	1.50	1.50	0.00	0.00	0.0000
12.25	1.50	1.50	0.00	0.00	0.0000
12.50	1.50	1.50	0.00	0.00	0.0000
12.75	1.50	1.50	0.00	0.00	0.0000
13.00	1.50	1.50	0.00	0.00	0.0000
13.25	1.50	1.50	0.00	0.00	0.0000
13.50	1.50	1.50	0.00	0.00	0.0000
13.75	1.50	1.50	0.00	0.00	0.0000
14.00	1.50	1.50	0.00	0.00	0.0000
14.25	1.50	1.50	0.00	0.00	0.0000
14.50	1.50	1.50	0.00	0.00	0.0000
14.75	1.50	1.50	0.00	0.00	0.0000

Link Hydrograph - 25 year - 3 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
15.00	1.50	1.50	0.00	0.00	0.0000
15.25	1.50	1.50	0.00	0.00	0.0000
15.50	1.50	1.50	0.00	0.00	0.0000
15.75	1.50	1.50	0.00	0.00	0.0000
16.00	1.50	1.50	0.00	0.00	0.0000
16.25	1.50	1.50	0.00	0.00	0.0000
16.50	1.50	1.50	0.00	0.00	0.0000
16.75	1.50	1.50	0.00	0.00	0.0000
17.00	1.50	1.50	0.00	0.00	0.0000
17.25	1.50	1.50	0.00	0.00	0.0000
17.50	1.50	1.50	0.00	0.00	0.0000
17.75	1.50	1.50	0.00	0.00	0.0000
18.00	1.50	1.50	0.00	0.00	0.0000
18.25	1.50	1.50	0.00	0.00	0.0000
18.50	1.50	1.50	0.00	0.00	0.0000
18.75	1.50	1.50	0.00	0.00	0.0000
19.00	1.50	1.50	0.00	0.00	0.0000
19.25	1.50	1.50	0.00	0.00	0.0000
19.50	1.50	1.50	0.00	0.00	0.0000
19.75	1.50	1.50	0.00	0.00	0.0000
20.00	1.50	1.50	0.00	0.00	0.0000
20.25	1.50	1.50	0.00	0.00	0.0000
20.50	1.50	1.50	0.00	0.00	0.0000
20.75	1.50	1.50	0.00	0.00	0.0000
21.00	1.50	1.50	0.00	0.00	0.0000
21.25	1.50	1.50	0.00	0.00	0.0000
21.50	1.50	1.50	0.00	0.00	0.0000
21.75	1.50	1.50	0.00	0.00	0.0000
22.00	1.50	1.50	0.00	0.00	0.0000
22.25	1.50	1.50	0.00	0.00	0.0000
22.50	1.50	1.50	0.00	0.00	0.0000
22.75	1.50	1.50	0.00	0.00	0.0000
23.00	1.50	1.50	0.00	0.00	0.0000
23.25	1.50	1.50	0.00	0.00	0.0000
23.50	1.50	1.50	0.00	0.00	0.0000
23.75	1.50	1.50	0.00	0.00	0.0000
24.00	1.50	1.50	0.00	0.00	0.0000
24.25	1.50	1.50	0.00	0.00	0.0000
24.50	1.50	1.50	0.00	0.00	0.0000
24.75	1.50	1.50	0.00	0.00	0.0000
25.00	1.50	1.50	0.00	0.00	0.0000
25.25	1.50	1.50	0.00	0.00	0.0000
25.50	1.50	1.50	0.00	0.00	0.0000
25.75	1.50	1.50	0.00	0.00	0.0000
26.00	1.50	1.50	0.00	0.00	0.0000
26.25	1.50	1.50	0.00	0.00	0.0000
26.50	1.50	1.50	0.00	0.00	0.0000
26.75	1.50	1.50	0.00	0.00	0.0000
27.00	1.50	1.50	0.00	0.00	0.0000
27.25	1.50	1.50	0.00	0.00	0.0000
27.50	1.50	1.50	0.00	0.00	0.0000
27.75	1.50	1.50	0.00	0.00	0.0000
28.00	1.50	1.50	0.00	0.00	0.0000
28.25	1.50	1.50	0.00	0.00	0.0000
28.50	1.50	1.50	0.00	0.00	0.0000
28.75	1.50	1.50	0.00	0.00	0.0000
29.00	1.50	1.50	0.00	0.00	0.0000
29.25	1.50	1.50	0.00	0.00	0.0000
29.50	1.50	1.50	0.00	0.00	0.0000
29.75	1.50	1.50	0.00	0.00	0.0000
30.00	1.50	1.50	0.00	0.00	0.0000
30.25	1.50	1.50	0.00	0.00	0.0000
30.50	1.50	1.50	0.00	0.00	0.0000
30.75	1.50	1.50	0.00	0.00	0.0000
31.00	1.50	1.50	0.00	0.00	0.0000
31.25	1.50	1.50	0.00	0.00	0.0000
31.50	1.50	1.50	0.00	0.00	0.0000
31.75	1.50	1.50	0.00	0.00	0.0000
32.00	1.50	1.50	0.00	0.00	0.0000
32.25	5.33	1.50	0.00	0.00	0.0000
32.50	5.76	1.50	0.03	0.01	0.0003
32.75	5.76	1.50	0.01	0.00	0.0008
33.00	5.76	1.50	0.03	0.01	0.0013
33.25	5.76	1.50	0.01	0.00	0.0018
33.50	5.76	1.50	0.03	0.01	0.0022
33.75	5.76	1.50	0.01	0.00	0.0027
34.00	5.76	1.50	0.03	0.01	0.0032
34.25	5.76	1.50	0.01	0.00	0.0036
34.50	5.76	1.50	0.03	0.01	0.0040
34.75	5.76	1.50	0.01	0.00	0.0044
35.00	5.77	1.50	0.04	0.01	0.0049
35.25	5.76	1.50	0.01	0.00	0.0054
35.50	5.76	1.50	0.03	0.01	0.0059
35.75	5.76	1.50	0.01	0.00	0.0063
36.00	5.76	1.50	0.03	0.01	0.0067
36.25	5.76	1.50	0.02	0.01	0.0072
36.50	5.76	1.50	0.03	0.01	0.0077
36.75	5.76	1.50	0.01	0.00	0.0082
37.00	5.76	1.50	0.03	0.01	0.0086
37.25	5.76	1.50	0.02	0.01	0.0091
37.50	5.76	1.50	0.03	0.01	0.0096
37.75	5.76	1.50	0.01	0.00	0.0100
38.00	5.76	1.50	0.03	0.01	0.0104
38.25	5.76	1.50	0.01	0.00	0.0109
38.50	5.77	1.50	0.04	0.01	0.0114
38.75	5.76	1.50	0.01	0.00	0.0119
39.00	5.76	1.50	0.03	0.01	0.0123
39.25	5.76	1.50	0.01	0.00	0.0127
39.50	5.77	1.50	0.04	0.01	0.0132
39.75	5.76	1.50	0.01	0.00	0.0137

Link Hydrograph - 25 year - 3 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
40.00	5.76	1.50	0.03	0.01	0.0142
40.25	5.76	1.50	0.01	0.00	0.0146
40.50	5.76	1.50	0.03	0.01	0.0150
40.75	5.76	1.50	0.02	0.01	0.0155
41.00	5.76	1.50	0.03	0.01	0.0160
41.25	5.76	1.50	0.01	0.00	0.0165
41.50	5.76	1.50	0.03	0.01	0.0169
41.75	5.76	1.50	0.02	0.01	0.0174
42.00	5.76	1.50	0.03	0.01	0.0179
42.25	5.76	1.50	0.01	0.00	0.0184
42.50	5.76	1.50	0.03	0.01	0.0188
42.75	5.76	1.50	0.01	0.00	0.0192
43.00	5.77	1.50	0.03	0.01	0.0197
43.25	5.76	1.50	0.02	0.00	0.0202
43.50	5.76	1.50	0.03	0.01	0.0207
43.75	5.76	1.50	0.01	0.00	0.0211
44.00	5.76	1.50	0.03	0.01	0.0216
44.25	5.76	1.50	0.02	0.00	0.0221
44.50	5.76	1.50	0.03	0.01	0.0226
44.75	5.76	1.50	0.01	0.00	0.0230
45.00	5.76	1.50	0.03	0.01	0.0234
45.25	5.76	1.50	0.02	0.01	0.0239
45.50	5.76	1.50	0.03	0.01	0.0244
45.75	5.76	1.50	0.01	0.00	0.0249
46.00	5.76	1.50	0.03	0.01	0.0253
46.25	5.76	1.50	0.01	0.00	0.0258
46.50	5.76	1.50	0.03	0.01	0.0262
46.75	5.76	1.50	0.02	0.01	0.0268
47.00	5.76	1.50	0.03	0.01	0.0272
47.25	5.76	1.50	0.01	0.00	0.0277
47.50	5.76	1.50	0.03	0.01	0.0281
47.75	5.76	1.50	0.02	0.01	0.0287
48.00	5.76	1.50	0.03	0.01	0.0291
48.25	5.76	1.50	0.02	0.01	0.0296
48.50	5.76	1.50	0.03	0.01	0.0301
48.75	5.76	1.50	0.02	0.01	0.0307
49.00	5.76	1.50	0.03	0.01	0.0312
49.25	5.76	1.50	0.02	0.01	0.0317
49.50	5.76	1.50	0.03	0.01	0.0323
49.75	5.76	1.50	0.02	0.01	0.0328
50.00	5.76	1.50	0.03	0.01	0.0333
50.25	5.76	1.50	0.02	0.01	0.0338
50.50	5.77	1.50	0.04	0.01	0.0344
50.75	5.76	1.50	0.03	0.01	0.0351
51.00	5.77	1.50	0.04	0.01	0.0357
51.25	5.76	1.50	0.03	0.01	0.0363
51.50	5.77	1.50	0.04	0.01	0.0370
51.75	5.76	1.50	0.03	0.01	0.0376
52.00	5.77	1.50	0.04	0.01	0.0383
52.25	5.77	1.50	0.03	0.01	0.0391
52.50	5.77	1.50	0.05	0.01	0.0400
52.75	5.77	1.50	0.04	0.01	0.0409
53.00	5.77	1.50	0.05	0.02	0.0418
53.25	5.77	1.50	0.04	0.01	0.0428
53.50	5.77	1.50	0.06	0.02	0.0438
53.75	5.77	1.50	0.05	0.02	0.0449
54.00	5.77	1.50	0.06	0.02	0.0461
54.25	5.77	1.50	0.05	0.02	0.0472
54.50	5.77	1.50	0.07	0.02	0.0485
54.75	5.77	1.50	0.06	0.02	0.0498
55.00	5.77	1.50	0.07	0.02	0.0512
55.25	5.77	1.50	0.06	0.02	0.0526
55.50	5.78	1.50	0.08	0.02	0.0540
55.75	5.77	1.50	0.07	0.02	0.0555
56.00	5.78	1.50	0.08	0.03	0.0571
56.25	5.78	1.50	0.08	0.02	0.0587
56.50	5.78	1.50	0.09	0.03	0.0604
56.75	5.78	1.50	0.09	0.03	0.0622
57.00	5.78	1.50	0.10	0.03	0.0641
57.25	5.78	1.50	0.10	0.03	0.0661
57.50	5.78	1.50	0.11	0.03	0.0682
57.75	5.78	1.50	0.11	0.03	0.0704
58.00	5.78	1.50	0.12	0.04	0.0727
58.25	5.78	1.50	0.12	0.04	0.0751
58.50	5.79	1.50	0.13	0.04	0.0776
58.75	5.79	1.50	0.15	0.05	0.0804
59.00	5.79	1.50	0.17	0.05	0.0837
59.25	5.80	1.50	0.22	0.07	0.0877
59.50	5.81	1.50	0.25	0.08	0.0926
59.75	5.91	1.50	1.25	0.40	0.1082
60.00	6.07	1.50	1.59	0.51	0.1375
			^^PEAK^^		
60.25	5.87	1.50	0.79	0.25	0.1621
60.50	5.84	1.50	0.51	0.16	0.1756
60.75	5.81	1.50	0.30	0.10	0.1840
61.00	5.80	1.50	0.23	0.07	0.1896
61.25	5.79	1.50	0.18	0.06	0.1938
61.50	5.79	1.50	0.16	0.05	0.1972
61.75	5.79	1.50	0.14	0.04	0.2003
62.00	5.78	1.50	0.12	0.04	0.2029
62.25	5.78	1.50	0.10	0.03	0.2053
62.50	5.78	1.50	0.09	0.03	0.2073
62.75	5.78	1.50	0.09	0.03	0.2091
63.00	5.78	1.50	0.08	0.02	0.2108
63.25	5.78	1.50	0.08	0.03	0.2124
63.50	5.78	1.50	0.08	0.02	0.2140
63.75	5.78	1.50	0.08	0.03	0.2157
64.00	5.78	1.50	0.08	0.02	0.2173
64.25	5.77	1.50	0.05	0.02	0.2186
64.50	5.77	1.50	0.05	0.02	0.2197

Link Hydrograph - 25 year - 3 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
64.75	5.77	1.50	0.05	0.02	0.2208
65.00	5.77	1.50	0.05	0.01	0.2218
65.25	5.77	1.50	0.05	0.02	0.2228
65.50	5.77	1.50	0.04	0.01	0.2238
65.75	5.77	1.50	0.05	0.02	0.2248
66.00	5.77	1.50	0.04	0.01	0.2257
66.25	5.77	1.50	0.05	0.02	0.2267
66.50	5.77	1.50	0.04	0.01	0.2277
66.75	5.77	1.50	0.05	0.02	0.2286
67.00	5.77	1.50	0.04	0.01	0.2296
67.25	5.77	1.50	0.05	0.02	0.2306
67.50	5.77	1.50	0.04	0.01	0.2316
67.75	5.77	1.50	0.05	0.02	0.2325
68.00	5.77	1.50	0.04	0.01	0.2335
68.25	5.77	1.50	0.04	0.01	0.2343
68.50	5.76	1.50	0.03	0.01	0.2351
68.75	5.76	1.50	0.03	0.01	0.2357
69.00	5.76	1.50	0.03	0.01	0.2364
69.25	5.76	1.50	0.03	0.01	0.2370
69.50	5.76	1.50	0.03	0.01	0.2377
69.75	5.76	1.50	0.03	0.01	0.2383
70.00	5.76	1.50	0.03	0.01	0.2390
70.25	5.76	1.50	0.03	0.01	0.2396
70.50	5.76	1.50	0.03	0.01	0.2403
70.75	5.76	1.50	0.03	0.01	0.2409
71.00	5.76	1.50	0.03	0.01	0.2416
71.25	5.76	1.50	0.03	0.01	0.2422
71.50	5.76	1.50	0.03	0.01	0.2429
71.75	5.76	1.50	0.03	0.01	0.2435
72.00	5.76	1.50	0.03	0.01	0.2442

Peak discharge = 1.59 cfs @ hour 60.00

```
  input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
  output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\storms\25-3\LH-
                        01.txt
  create time.......=>  Tue Feb 18 16:48:04 2020
```

Link Hydrograph - 100 year - 3 day

```
HYDROGRAPH DATA REPORT FOR 100-3 - 100yr-3day
FOR LINK 01

Run Data:
   ID...............................=>  01
   Description......................=>  Proposed Site

Project Basin Data:
   Name.............................=>  Jackson Street Multifamily
   Location........................=>  1936 Jackson Street Hollywood, FL 33020
   Summary.........................=>  Basin contains 2 Nodes containing 0.250 acres, interconnected with 1
                                        Link, analyzed with 4 Storms.
   Regional Drainage Basin.........=>  South Florida Water Management District - Intracoastal
   Local Drainage Basin............=>  City of Hollywood
   Receiving Channel...............=>  Intracoastal
   Municipality....................=>  Hollywood, Broward County, Florida
   Datum...........................=>  NAVD-88

Prepared for:
   Project.........................=>  Jackson Street Multifamily
   Client..........................=>  Aesthetic Apartments, LLC.
   Number..........................=>  19042

Prepared by:
   Engineer........................=>  Thomas Mannino, P.E.
   Company.........................=>  Winningham & Fradley, Inc.

==========================================================================================================
Storm Identification...............=>  100-3
Storm Description..................=>  100yr-3day
Link...............................=>  01
Link Type..........................=>  WELL
Link Description...................=>  Drainage Well Link
Quantity...........................=>  1
Connecting Headwater Node..........=>  01 [Proposed Site]
        to Tailwater Node..........=>  02 [Drainage Well]
Bi-directional flow................=>  DISABLED
```

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
0.00	1.50	1.50	0.00	0.00	0.0000
0.25	1.50	1.50	0.00	0.00	0.0000
0.50	1.50	1.50	0.00	0.00	0.0000
0.75	1.50	1.50	0.00	0.00	0.0000
1.00	1.50	1.50	0.00	0.00	0.0000
1.25	1.50	1.50	0.00	0.00	0.0000
1.50	1.50	1.50	0.00	0.00	0.0000
1.75	1.50	1.50	0.00	0.00	0.0000
2.00	1.50	1.50	0.00	0.00	0.0000
2.25	1.50	1.50	0.00	0.00	0.0000
2.50	1.50	1.50	0.00	0.00	0.0000
2.75	1.50	1.50	0.00	0.00	0.0000
3.00	1.50	1.50	0.00	0.00	0.0000
3.25	1.50	1.50	0.00	0.00	0.0000
3.50	1.50	1.50	0.00	0.00	0.0000
3.75	1.50	1.50	0.00	0.00	0.0000
4.00	1.50	1.50	0.00	0.00	0.0000
4.25	1.50	1.50	0.00	0.00	0.0000
4.50	1.50	1.50	0.00	0.00	0.0000
4.75	1.50	1.50	0.00	0.00	0.0000
5.00	1.50	1.50	0.00	0.00	0.0000
5.25	1.50	1.50	0.00	0.00	0.0000
5.50	1.50	1.50	0.00	0.00	0.0000
5.75	1.50	1.50	0.00	0.00	0.0000
6.00	1.50	1.50	0.00	0.00	0.0000
6.25	1.50	1.50	0.00	0.00	0.0000
6.50	1.50	1.50	0.00	0.00	0.0000
6.75	1.50	1.50	0.00	0.00	0.0000
7.00	1.50	1.50	0.00	0.00	0.0000
7.25	1.50	1.50	0.00	0.00	0.0000
7.50	1.50	1.50	0.00	0.00	0.0000
7.75	1.50	1.50	0.00	0.00	0.0000
8.00	1.50	1.50	0.00	0.00	0.0000
8.25	1.50	1.50	0.00	0.00	0.0000
8.50	1.50	1.50	0.00	0.00	0.0000
8.75	1.50	1.50	0.00	0.00	0.0000
9.00	1.50	1.50	0.00	0.00	0.0000
9.25	1.50	1.50	0.00	0.00	0.0000
9.50	1.50	1.50	0.00	0.00	0.0000
9.75	1.50	1.50	0.00	0.00	0.0000
10.00	1.50	1.50	0.00	0.00	0.0000
10.25	1.50	1.50	0.00	0.00	0.0000
10.50	1.50	1.50	0.00	0.00	0.0000
10.75	1.50	1.50	0.00	0.00	0.0000
11.00	1.50	1.50	0.00	0.00	0.0000
11.25	1.50	1.50	0.00	0.00	0.0000
11.50	1.50	1.50	0.00	0.00	0.0000
11.75	1.50	1.50	0.00	0.00	0.0000
12.00	1.50	1.50	0.00	0.00	0.0000
12.25	1.50	1.50	0.00	0.00	0.0000
12.50	1.50	1.50	0.00	0.00	0.0000
12.75	1.50	1.50	0.00	0.00	0.0000
13.00	1.50	1.50	0.00	0.00	0.0000
13.25	1.50	1.50	0.00	0.00	0.0000
13.50	1.50	1.50	0.00	0.00	0.0000
13.75	1.50	1.50	0.00	0.00	0.0000
14.00	1.50	1.50	0.00	0.00	0.0000
14.25	1.50	1.50	0.00	0.00	0.0000
14.50	1.50	1.50	0.00	0.00	0.0000
14.75	1.50	1.50	0.00	0.00	0.0000

Link Hydrograph - 100 year - 3 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
15.00	1.50	1.50	0.00	0.00	0.0000
15.25	1.50	1.50	0.00	0.00	0.0000
15.50	1.50	1.50	0.00	0.00	0.0000
15.75	1.50	1.50	0.00	0.00	0.0000
16.00	1.50	1.50	0.00	0.00	0.0000
16.25	1.50	1.50	0.00	0.00	0.0000
16.50	1.50	1.50	0.00	0.00	0.0000
16.75	1.50	1.50	0.00	0.00	0.0000
17.00	1.50	1.50	0.00	0.00	0.0000
17.25	1.50	1.50	0.00	0.00	0.0000
17.50	1.50	1.50	0.00	0.00	0.0000
17.75	1.50	1.50	0.00	0.00	0.0000
18.00	1.50	1.50	0.00	0.00	0.0000
18.25	1.50	1.50	0.00	0.00	0.0000
18.50	1.50	1.50	0.00	0.00	0.0000
18.75	1.50	1.50	0.00	0.00	0.0000
19.00	1.50	1.50	0.00	0.00	0.0000
19.25	1.50	1.50	0.00	0.00	0.0000
19.50	1.50	1.50	0.00	0.00	0.0000
19.75	1.50	1.50	0.00	0.00	0.0000
20.00	1.50	1.50	0.00	0.00	0.0000
20.25	1.50	1.50	0.00	0.00	0.0000
20.50	1.50	1.50	0.00	0.00	0.0000
20.75	1.50	1.50	0.00	0.00	0.0000
21.00	1.50	1.50	0.00	0.00	0.0000
21.25	1.50	1.50	0.00	0.00	0.0000
21.50	1.50	1.50	0.00	0.00	0.0000
21.75	1.50	1.50	0.00	0.00	0.0000
22.00	1.50	1.50	0.00	0.00	0.0000
22.25	1.50	1.50	0.00	0.00	0.0000
22.50	1.50	1.50	0.00	0.00	0.0000
22.75	1.50	1.50	0.00	0.00	0.0000
23.00	1.50	1.50	0.00	0.00	0.0000
23.25	1.50	1.50	0.00	0.00	0.0000
23.50	1.50	1.50	0.00	0.00	0.0000
23.75	1.50	1.50	0.00	0.00	0.0000
24.00	1.50	1.50	0.00	0.00	0.0000
24.25	1.50	1.50	0.00	0.00	0.0000
24.50	1.50	1.50	0.00	0.00	0.0000
24.75	1.50	1.50	0.00	0.00	0.0000
25.00	1.50	1.50	0.00	0.00	0.0000
25.25	1.50	1.50	0.00	0.00	0.0000
25.50	1.50	1.50	0.00	0.00	0.0000
25.75	1.50	1.50	0.00	0.00	0.0000
26.00	1.50	1.50	0.00	0.00	0.0000
26.25	1.50	1.50	0.00	0.00	0.0000
26.50	1.50	1.50	0.00	0.00	0.0000
26.75	1.50	1.50	0.00	0.00	0.0000
27.00	1.50	1.50	0.00	0.00	0.0000
27.25	1.50	1.50	0.00	0.00	0.0000
27.50	2.61	1.50	0.00	0.00	0.0000
27.75	5.76	1.50	0.01	0.00	0.0001
28.00	5.77	1.50	0.05	0.02	0.0007
28.25	5.76	1.50	0.01	0.00	0.0013
28.50	5.77	1.50	0.04	0.01	0.0018
28.75	5.76	1.50	0.01	0.00	0.0024
29.00	5.77	1.50	0.04	0.01	0.0029
29.25	5.76	1.50	0.02	0.01	0.0035
29.50	5.77	1.50	0.04	0.01	0.0041
29.75	5.76	1.50	0.01	0.00	0.0046
30.00	5.77	1.50	0.04	0.01	0.0052
30.25	5.76	1.50	0.01	0.00	0.0057
30.50	5.77	1.50	0.05	0.01	0.0063
30.75	5.76	1.50	0.01	0.00	0.0069
31.00	5.77	1.50	0.04	0.01	0.0074
31.25	5.76	1.50	0.01	0.00	0.0080
31.50	5.77	1.50	0.05	0.01	0.0086
31.75	5.76	1.50	0.01	0.00	0.0092
32.00	5.77	1.50	0.04	0.01	0.0097
32.25	5.76	1.50	0.01	0.00	0.0103
32.50	5.77	1.50	0.04	0.01	0.0108
32.75	5.76	1.50	0.02	0.01	0.0114
33.00	5.77	1.50	0.04	0.01	0.0120
33.25	5.76	1.50	0.01	0.00	0.0125
33.50	5.77	1.50	0.04	0.01	0.0131
33.75	5.76	1.50	0.02	0.01	0.0137
34.00	5.77	1.50	0.04	0.01	0.0143
34.25	5.76	1.50	0.01	0.00	0.0149
34.50	5.77	1.50	0.04	0.01	0.0154
34.75	5.76	1.50	0.01	0.00	0.0159
35.00	5.77	1.50	0.04	0.01	0.0165
35.25	5.76	1.50	0.02	0.01	0.0171
35.50	5.77	1.50	0.04	0.01	0.0177
35.75	5.76	1.50	0.01	0.00	0.0182
36.00	5.77	1.50	0.04	0.01	0.0187
36.25	5.76	1.50	0.02	0.01	0.0194
36.50	5.77	1.50	0.04	0.01	0.0200
36.75	5.76	1.50	0.02	0.01	0.0205
37.00	5.77	1.50	0.04	0.01	0.0211
37.25	5.76	1.50	0.02	0.01	0.0217
37.50	5.77	1.50	0.04	0.01	0.0223
37.75	5.76	1.50	0.02	0.01	0.0229
38.00	5.77	1.50	0.04	0.01	0.0234
38.25	5.76	1.50	0.02	0.00	0.0239
38.50	5.77	1.50	0.04	0.01	0.0245
38.75	5.76	1.50	0.02	0.01	0.0252
39.00	5.77	1.50	0.04	0.01	0.0257
39.25	5.76	1.50	0.02	0.01	0.0263
39.50	5.77	1.50	0.04	0.01	0.0269
39.75	5.76	1.50	0.02	0.01	0.0275

Link Hydrograph - 100 year - 3 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
40.00	5.77	1.50	0.03	0.01	0.0281
40.25	5.76	1.50	0.02	0.01	0.0286
40.50	5.76	1.50	0.03	0.01	0.0291
40.75	5.76	1.50	0.03	0.01	0.0297
41.00	5.77	1.50	0.04	0.01	0.0304
41.25	5.76	1.50	0.02	0.01	0.0309
41.50	5.76	1.50	0.03	0.01	0.0315
41.75	5.76	1.50	0.03	0.01	0.0321
42.00	5.77	1.50	0.04	0.01	0.0327
42.25	5.76	1.50	0.02	0.01	0.0333
42.50	5.76	1.50	0.03	0.01	0.0338
42.75	5.76	1.50	0.02	0.01	0.0343
43.00	5.77	1.50	0.04	0.01	0.0349
43.25	5.76	1.50	0.02	0.01	0.0356
43.50	5.76	1.50	0.03	0.01	0.0361
43.75	5.76	1.50	0.02	0.01	0.0367
44.00	5.77	1.50	0.04	0.01	0.0373
44.25	5.76	1.50	0.02	0.01	0.0379
44.50	5.76	1.50	0.03	0.01	0.0385
44.75	5.76	1.50	0.02	0.01	0.0390
45.00	5.76	1.50	0.03	0.01	0.0396
45.25	5.76	1.50	0.03	0.01	0.0402
45.50	5.77	1.50	0.04	0.01	0.0408
45.75	5.76	1.50	0.02	0.01	0.0414
46.00	5.76	1.50	0.03	0.01	0.0419
46.25	5.76	1.50	0.02	0.01	0.0424
46.50	5.77	1.50	0.04	0.01	0.0430
46.75	5.76	1.50	0.02	0.01	0.0437
47.00	5.76	1.50	0.03	0.01	0.0443
47.25	5.76	1.50	0.02	0.01	0.0448
47.50	5.77	1.50	0.04	0.01	0.0454
47.75	5.76	1.50	0.02	0.01	0.0460
48.00	5.76	1.50	0.03	0.01	0.0466
48.25	5.76	1.50	0.03	0.01	0.0472
48.50	5.76	1.50	0.03	0.01	0.0479
48.75	5.76	1.50	0.03	0.01	0.0485
49.00	5.76	1.50	0.03	0.01	0.0492
49.25	5.76	1.50	0.03	0.01	0.0498
49.50	5.76	1.50	0.03	0.01	0.0505
49.75	5.76	1.50	0.03	0.01	0.0512
50.00	5.76	1.50	0.03	0.01	0.0518
50.25	5.76	1.50	0.03	0.01	0.0525
50.50	5.77	1.50	0.04	0.01	0.0532
50.75	5.76	1.50	0.03	0.01	0.0540
51.00	5.77	1.50	0.04	0.01	0.0548
51.25	5.76	1.50	0.03	0.01	0.0556
51.50	5.77	1.50	0.04	0.01	0.0563
51.75	5.76	1.50	0.03	0.01	0.0571
52.00	5.77	1.50	0.05	0.02	0.0580
52.25	5.77	1.50	0.04	0.01	0.0590
52.50	5.77	1.50	0.06	0.02	0.0600
52.75	5.77	1.50	0.05	0.02	0.0612
53.00	5.77	1.50	0.06	0.02	0.0623
53.25	5.77	1.50	0.06	0.02	0.0635
53.50	5.77	1.50	0.07	0.02	0.0648
53.75	5.77	1.50	0.07	0.02	0.0662
54.00	5.77	1.50	0.07	0.02	0.0676
54.25	5.77	1.50	0.07	0.02	0.0691
54.50	5.78	1.50	0.08	0.03	0.0706
54.75	5.78	1.50	0.08	0.03	0.0723
55.00	5.78	1.50	0.08	0.03	0.0739
55.25	5.78	1.50	0.08	0.03	0.0757
55.50	5.78	1.50	0.09	0.03	0.0775
55.75	5.78	1.50	0.08	0.03	0.0793
56.00	5.78	1.50	0.10	0.03	0.0812
56.25	5.78	1.50	0.10	0.03	0.0833
56.50	5.78	1.50	0.11	0.03	0.0854
56.75	5.78	1.50	0.11	0.03	0.0876
57.00	5.78	1.50	0.12	0.04	0.0899
57.25	5.78	1.50	0.12	0.04	0.0923
57.50	5.79	1.50	0.13	0.04	0.0949
57.75	5.79	1.50	0.13	0.04	0.0976
58.00	5.79	1.50	0.14	0.05	0.1005
58.25	5.79	1.50	0.14	0.05	0.1035
58.50	5.79	1.50	0.16	0.05	0.1066
58.75	5.80	1.50	0.18	0.06	0.1101
59.00	5.80	1.50	0.20	0.06	0.1141
59.25	5.81	1.50	0.28	0.09	0.1190
59.50	5.81	1.50	0.31	0.10	0.1251
59.75	5.96	1.50	1.54	0.49	0.1443
60.00	6.87	1.50	1.95	0.62	0.1804
			^^PEAK^^		
60.25	5.89	1.50	1.00	0.32	0.2108
60.50	5.85	1.50	0.60	0.19	0.2274
60.75	5.83	1.50	0.40	0.13	0.2378
61.00	5.81	1.50	0.26	0.08	0.2447
61.25	5.81	1.50	0.25	0.08	0.2499
61.50	5.79	1.50	0.16	0.05	0.2541
61.75	5.80	1.50	0.20	0.06	0.2578
62.00	5.78	1.50	0.12	0.04	0.2611
62.25	5.79	1.50	0.16	0.05	0.2640
62.50	5.78	1.50	0.08	0.03	0.2664
62.75	5.79	1.50	0.13	0.04	0.2687
63.00	5.77	1.50	0.07	0.02	0.2708
63.25	5.79	1.50	0.13	0.04	0.2728
63.50	5.77	1.50	0.07	0.02	0.2748
63.75	5.79	1.50	0.13	0.04	0.2768
64.00	5.77	1.50	0.07	0.02	0.2788
64.25	5.78	1.50	0.09	0.03	0.2804
64.50	5.77	1.50	0.04	0.01	0.2818

Link Hydrograph - 100 year - 3 day

Time <hr>	Headwater Stage <ft>	Tailwater Stage <ft>	Discharge <cfs>	Velocity <fps>	Outflow Volume <AF>
64.75	5.78	1.50	0.09	0.03	0.2831
65.00	5.76	1.50	0.03	0.01	0.2844
65.25	5.78	1.50	0.09	0.03	0.2856
65.50	5.76	1.50	0.03	0.01	0.2868
65.75	5.78	1.50	0.09	0.03	0.2880
66.00	5.76	1.50	0.03	0.01	0.2892
66.25	5.78	1.50	0.09	0.03	0.2904
66.50	5.76	1.50	0.03	0.01	0.2916
66.75	5.78	1.50	0.09	0.03	0.2928
67.00	5.76	1.50	0.03	0.01	0.2940
67.25	5.78	1.50	0.09	0.03	0.2952
67.50	5.76	1.50	0.03	0.01	0.2964
67.75	5.78	1.50	0.08	0.03	0.2976
68.00	5.76	1.50	0.03	0.01	0.2988
68.25	5.77	1.50	0.07	0.02	0.2998
68.50	5.76	1.50	0.02	0.01	0.3007
68.75	5.77	1.50	0.06	0.02	0.3015
69.00	5.76	1.50	0.02	0.01	0.3023
69.25	5.77	1.50	0.06	0.02	0.3031
69.50	5.76	1.50	0.02	0.01	0.3039
69.75	5.77	1.50	0.06	0.02	0.3047
70.00	5.76	1.50	0.02	0.01	0.3055
70.25	5.77	1.50	0.06	0.02	0.3063
70.50	5.76	1.50	0.02	0.01	0.3071
70.75	5.77	1.50	0.06	0.02	0.3079
71.00	5.76	1.50	0.02	0.01	0.3087
71.25	5.77	1.50	0.06	0.02	0.3095
71.50	5.76	1.50	0.02	0.01	0.3103
71.75	5.77	1.50	0.06	0.02	0.3111
72.00	5.76	1.50	0.02	0.01	0.3119

Peak discharge = 1.95 cfs @ hour 60.00

```
  input file........=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.mrr
  output file.......=>  J:\2019\19042-Jackson Street Multifamily\WM\19042 - Proposed Site-01.out\storms\100-3\
                         LH-01.txt
  create time.......=>  Tue Feb 18 16:48:06 2020
```

Date: **13-Jan-20** **Project: Jackson Street Multifamily** Project No.: **19042**
By **TPM** **Description: Exfiltration Trench**

EXFILTRATION TRENCH SYSTEM DESIGN - BCSWM CONSERVATIVE FORMULA

1. **Site Runoff Data:**

					% of Site
1.1	Area Breakdown				
1.1.1	Lake, Al	==>	0.0	sf	0.00%
1.1.2	Dry retention area, Ad	==>	0.0	sf	0.00%
1.1.3	Roofs, Ar*	==>	9118.0	sf	83.67%
1.1.4	Other impervious areas, Ai	==>	730.0	sf	6.70%
1.1.5	Green areas, Ao	==>	1049.0	sf	9.63%
1.1.6	Total area, At	==>	10897.0	sf	100.00%
1.2	Imperviousness for Water Quality Calculations:				
1.2.1	Site area*, Aqs=At-(Al+Ar)	==>	1779.0	sf	
1.2.2	Impervious area*, Aqi=Aqs-Ao	==>	730.0	sf	
1.2.3	Impervious percentage*, IP=(Aqi/Aqs)(100)	==>	41.0	%	
1.3	Runoff, R:				
1.2.1	Method A, Ra=(1/12)(At)	==>	908.1	cf	
1.2.2	Method B, Rb=(2.5/12)(IP/100)(At-Al)	==>	931.6	cf	
1.2.3	Runoff, R=MAXIMUM(Ra,Rb)	==>	**931.6**	**cf**	
1.4 1.4.1	Pretreatment, P=1/2"xAt-Al	==>	454.04	cf	

2 **"K" value per ETC** ==> 3.210E-04

3. **Trench Design Data:**

3.1	Trench width, W	==>	5.00	ft
3.2	Unsaturated trench height, Hu	==>	4.17	ft
3.3	Saturated trench height, Hs	==>	1.00	ft
3.4	Maximium head on trench, h	==>	4.25	ft
3.5	Length of trench, L	==>	7.00	ft

4. **Trench Exfiltration Data:**

4.1	Bottom exfiltration, Eb=3600(L)(W)(h)(K)	==>	171.87	cf/hr
4.2	Unsaturated side exfiltration, Eu=7200(L)(Hu)(K)(h-Hu/2)	==>	146.04	cf/hr
4.3	Saturated side exfiltration, Es=7200(L)(Hs)(h)(K)	==>	68.75	cf/hr
4.4	Total trench exfiltration, E=Eb+Eu+Es	==>	386.66	cf/hr

Summary:

6.4	Volume Exfiltration per BC SWM Conservative Formula	==>	**0.080**	**Ac.In.**
		==>	**290.2**	**cf**

Printed: 01/13/20 J:\2019\19042-Jackson Street Multifamily\SS\Exfiltration Trench

6 SELECTED REFERENCES

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CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

PRELIMINARY TECHNICAL ADVISORY COMMITTEE REPORT

November 4, 2019

Aesthetic Apartments Inc.
1825 Main Street, #8
Weston, FL 33024

FILE NUMBER: 19-DP-71

SUBJECT: Site Plan Review for a residential development including 22 residential units.

SITE DATA

Owner/Applicant:	Aesthetic Apartments Inc.
Address/Location:	1825 Main Street #8
Gross Area of Property:	13,497 sq. ft. (0.31 acres)
Net Area of Property:	10,897 sq. ft. (0.25 acres)
Land Use:	Regional Activity Center
Zoning:	Parkside High Intensity Mixed-Use District (PS-3)
Existing Use of Land:	Residential

ADJACENT LAND USE

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

ADJACENT ZONING

North:	Parkside High Intensity Mixed Use District (PS-3)
South:	Parkside High Intensity Mixed Use District (PS-3)
East:	Parkside High Intensity Mixed Use District (PS-3)
West:	Parkside High Intensity Mixed Use District (PS-3)

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

A. APPLICATION SUBMITTAL

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Ownership and Encumbrance Report (O&E):

    a. O&E shall indicate it was searched from 1953 or time of platting (earliest of the two).

    b. Ensure that O&E Report, Survey, and Site Plan are consistent.

    c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

2. Cover Sheet:

    a. Include Title Block.

    b. Location map shall be on Cover Sheet.

    c. Indicate Page Index shall be on Cover Sheet.

    d. Delineate property on aerial photo. Aerial photo shall be on Cover Sheet.

3. Alta Survey:

    a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.

4. Site Plan:

    a. Provide project data and green building practices on Site Plan. Site Plan shall be on a separate sheet.

    b. Required and provided amounts for pervious and impervious in square footage, acreage and percentage (i.e. buffer areas, building footprint, vehicular use area, etc).

    c. Provide number of required and proposed parking spaces including handicap.

    d. Tandem parking shall be assigned parking spaces. Provide a note.

    e. Provide breakdown of all building areas including amenities, lobby, mechanical room, trash room, etc.

    f. Provide total floor area (A/C + balconies) for each unit type.

    g. Work with Building and Fire regarding the openings at the zero lot line and the egress stairs exiting under a roof.

    h. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

    i. Provide details and height of all proposed balconies and low walls.

5. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website: http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf

6. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

7. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

8. Additional comments may be forthcoming.

9. Provide written responses to all comments with next submittal.

B. ZONING

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.

2. Dumpster enclosure location shall include recycling containers. How do residents access dumpster location?

3. Provide regulatory signage and pavement markings in compliance with the Manual of Uniform Traffic Control Devices.

4. Location and identification of building projections (i.e. balconies, overhangs, etc.)

5. Identify locations of existing and proposed fire-hydrants on-site or the closest off-site locations.

C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Considering the unit mix of your project, a market/feasibility study is encouraged to ensure the parking ratio proposed is viable in this specific area of the City.

2. Provide building materials and treatments, including changes in paint color.

3. Provide the interior floor plan of each unit including windows and doors.

4. Stair facing the front façade shall be integrated into the lobby and provide some wall treatment on the main façade.

5. Stair facing the alley shall be integrated into the parking area. Building residents may access the trash area from inside the building.

6. Work with the Building Division to provide adequate ventilation on the parking area.

7. On the Ground Floor, sheet A1.01 shows a rear wall facing the alley however on the elevation shows an aluminum louver gate. Please match floor plan and elevation

8. Label elevations correctly.

9. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

10. Provide detail of guardrail. Indicate materials and maintenance requirements.

11. Provide dimensions on all elevations, including any projections above roof line.

12. Additional comments may be forthcoming.

D. <u>SIGNAGE</u>

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

2. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

E. <u>LIGHTING</u>

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

F. <u>GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY</u>

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification of FGBC certification are the minimum standards. Include this on the site plan.

2. Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle-charging station will be located, (See Ordinance O-2016-02).

3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.

4. Reconfigure the lobby stairwell to be visible and accessible from the lobby. Design it to be as appealing to use as the elevator. This will encourage people to use the stairs as an alternative to the elevator.

5. The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2% per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that efforts, Staff recommends either of the following options:

   a. The installation of a true Green Roof, as approved by applicable divisions; or

   b. The installation of solar panels.

6. Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.

7. Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins on each floor. Florida's goal is a 75% recycling rate by 2020.

8. Ensure the trash room space accommodates recycling bins. Label this on the site plan.

9. Use sustainable building materials.

10. Use low VOC materials.

11. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

12. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.

13. Retain rainwater for irrigation and non-potable water uses in the building.

14. Additional comments may be forthcoming.

G. <u>ENGINEERING</u>

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251
Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915
Jose Garcia, Engineer (jgarcia@hollywoodfl.org) 954-921-3900
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Unity of Title will be required at the time of City Building Permit review.

2. Minimum number of accessible Parking spaces is 2.

   a. One ADA parking with min. 60" wide access aisle.

   b. Identify on the plans the location of each one.

3. Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way.

4. Provide plans to clearly show access to the site. Label and show all roads with lane configuration that provides the site with connectivity to the roadway network.

5. Provide dimensioned floor plans for each floor of each building. Include exterior doors and building access locations. For the parking garage, indicate location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall. Dimension shall be added in all locations where you have this condition.

6. Provide civil engineering streetscape plans and plan details, showing proposed sidewalks in public and/or project property along Jackson Street.

7. For the parking garage, indicate items such as but not limited to all parking and drive aisle dimensions, ramp slope, vehicle turning radii, traffic control markings and signage for vehicular traffic circulation and flow, ADA accessibility, and location of building structural columns.

8. On Site Plan and on floor plans, fully dimension (depth and width) all parking stalls. Indicate width of all spaces adjacent to any obstruction, i.e. stairwells, columns, etc. Parking stalls with obstruction on one side shall be minimum 9.5' wide and 10.5' wide with obstruction on both sides.

9. Provide civil plans for the proposed work. Provide and indicate items such as pavement marking and signage plans and details. Indicate and show all change in elevations. Show any utility work within City rights-of-way for utility connection and indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail.

10. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

11. Certified MOT plans required at the time of City Building Permit review.

12. Park impact fees requirements will be required to be satisfied at the time of City building permit.

13. Sheet A1.01 shows for an access gate to be installed. Please provide details on the gate operation as vehicular queueing is of concern for the entrance.

14. More comments may follow upon review of the requested information.

H. <u>LANDSCAPING</u>

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide official tree survey signed and sealed by surveyor not older than 6 months for existing trees on site on a separate table include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches provided survey did not include trees.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line, monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter. As per tree disposition plan submitted Italian cypress and Areca palm clusters require mitigation. include all existing plant material on swale as part of tree disposition plan as per submitted existing Areca palm clusters and Gumbo limbo tree will have to be removed /mitigated Gumbo Limbo tree is seriously affected and in poor structural condition and will not be accepted for new construction street tree requirements provide

new street trees as per code requirements for new construction as per zone type in this case part of the RAC (Regional Activity Center Region) show all code requirements for landscape have been met accordingly as part of new landscape plans.

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

5. No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

6. Additional comments may be forthcoming at Building permit submittal.

I. UTILITIES

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

1. This property is within Flood Zone X. Per City Ordinance Chapter 154.50, for new multifamily residential, the FFE should be a minimum of 18-inches above the highest point of the crown of the adjacent road = 7.6' NAVD 88 + 1.5' = 9.1' NAVD 88.

2. Provide FFE for all proposed enclosed areas on the ground floor.

3. Submit civil plans for grading, drainage and pavement.

4. Submit drainage calculations.

5. Indicate how roof drainage will be collected and retained.

6. Show perimeter cross sections including swale transition areas meeting adjacent property elevations. All stormwater must be retained onsite.

7. Will require permits from outside agencies.

8. Provide Water & Sewer demand calculations.

9. Update plans to include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 mzaske@hollywoodfl.org

10. Additional comments may follow upon further review.

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025
Russell Long, Assistant Chief Building Official (rlong@hollywoodfl.org) 954-921-6643

1. Application is substantially compliant.

K. FIRE

Jorge Castano, Fire Prevention Officer III (jcastano@hollywoodfl.org) 954-921-3554

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

2. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

3. No civil drawings were turned in for the underground fire main. Provide such including location of fire department connection, DDCV, and size of fire line from water supply. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections. The minimum distance to a fire hydrant shall not exceed 400' per NFPA 1, 18.5.3. It's unclear if any are needed as no civil drawings were included.

4. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

5. A Knox box will be required at the main entrance. Please show on the next submittal.

6. A bi-directional amplifier is required per NFPA, 11.10 and Broward Amendment 118. Provide a note on the plan as such. A pre-heat map plan, conceptual drawings and cut sheets will be required to be submitted with the main set of architectural drawings for the BDA System. These plans are required to gain approval by Broward County at 954-357-8442 (John Diamond/Barry Smith) prior to being submitted to the City of Hollywood for review. Contractor for the BDA System is required to have an RF license.

7. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

L. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application is required.

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. Are any units to be "Affordable Units." Affordable to persons and households whose income do not exceed 120% of the Area Median Income.

2. Recommend presenting proposed construction to local civic association: Parkside Civic Association, Inc. Meets at Fire Station #105. 1511 S. Federal Highway. Email: parksideken@aol.com

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922
Herb Condo-Parlato (hconde-parlato@hollywood.org) 954-924-2922

1. Application is substantially compliant.

2. Have you met and discussed the project with the area's residential community group?

P. POLICE DEPARTMENT

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

1. Application is substantially compliant.

   Note: Crime Prevention Recommendations: The following are the reviews and recommendation for the CPTED review of the blueprints for "1936-1938 Jackson St, Hollywood, Florida" – Preliminary

   Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies.

2. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

External Lighting

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

   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

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

5. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
6. Exterior lighting should be controlled by automatic devices (preferably by photocell).

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

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

Landscaping:

9. Make sure all landscaping is trimmed and well maintained.

10. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.

11. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.

12. Plants/Shrubbery should not be more than 2ft in height.

13. Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

14. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.

15. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

16. Garage should have a gate accessible to residents/guests only.

17. Garage gating should be slatted so people can see in/out of the parking garage.

18. Lobby should be accessible to residents/guests only.

Internal Circulation and Control

19. There should not be recessed areas in corridors that could be used for hiding or loitering.

20. Convex mirrors should be used in corners and in stairwells.

21. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.

22. Glass elevator is recommended so residents can see out/in.

Corridors

23. Corridors should be well-lighted with no dark areas.

24. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

25. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

26. Pool area should be enclosed.

Non-Pedestrian Building Entry Points

27. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.

28. Locations where gas and electric utilities enter buildings should be well lighted.

29. Electrical service disconnects and gas valves should be equipped with locking devices.

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. Please develop a main street (Jackson Street) rendering showing existing conditions and at least the outline of adjacent buildings to help understand how the proposed building will interact with the existing urban setting.

2. Please show outline of adjacent buildings on renderings to understand how they will interact with the proposed balconies.

3. Confirm if light poles shown on renderings will be utilized along property line.

4. Renderings show mute colors and materials. Can an accent material be implemented to help relief the flatness of the architecture?

5. With the project being located within a neighborhood setting, the CRA will like for the street level elevation to encourage pedestrian interaction.

   a. Can more glazing be implement along Lobby to help pedestrians see people movement within building?

   b. Can an accent material be utilize to provide texture?

R. PARKING

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

1. Application is substantially compliant.

S. ADDITIONAL COMMENTS

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

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

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.
Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.
Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Alexandra Guerrero
Principal Planner

C: Rolando Genera via email *rgenera@gdrus.com*
Jorge Castro via email *jorgec@ccadesign.net*
Aesthetic Apartments Inc. via email *info@elitdv.com*

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

February 24th, 2020

City oh Hollywood

Development Services Planning Division

Final Technical Advisory Committee

FILE NUMBER: 19-DP-71

SUBJECT: Site Plan Review for a residential development including 22 residential units.

Response Letter to the Preliminary Technical Advisory Committee Report dated on November 4th, 2019

SITE DATA

Owner/Applicant: Aesthetic Apartments Inc.

Address/Location: 1825 Main Street #8, Weston, FL 33326

Gross Area of Property: 13,497 sq. ft. (0.31 acres)

Net Area of Property: 10,897 sq. ft. (0.25 acres)

Land Use: Regional Activity Center

Zoning: Parkside High Intensity Mixed-Use District (PS-3)

Existing Use of Land: Residential

ADJACENT LAND USE

North: Regional Activity Center

South: Regional Activity Center

East: Regional Activity Center

West: Regional Activity Center

ADJACENT ZONING

North: Parkside High Intensity Mixed Use District (PS-3)

South: Parkside High Intensity Mixed Use District (PS-3)

East: Parkside High Intensity Mixed Use District (PS-3)

West: Parkside High Intensity Mixed Use District (PS-3)

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

A. <u>APPLICATION SUBMITTAL</u>

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Ownership and Encumbrance Report (O&E):

a. O&E shall indicate it was searched from 1953 or time of platting (earliest of the two).

O&E report was searched from 1945. Please see attached report.

b. Ensure that O&E Report, Survey, and Site Plan are consistent.

All documents are consistent. Please see them attached.

c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

Engineering division confirmed there are no easements or dedications in the property for indication.

2. Cover Sheet:

a. Include Title Block.

b. Location map shall be on Cover Sheet.

c. Indicate Page Index shall be on Cover Sheet.

d. Delineate property on aerial photo. Aerial photo shall be on Cover Sheet.

The Cover Sheet has been revised to include items "a" to "d" above

3. Alta Survey:

a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.

Please refer to the updated Alta Survey attached & also on sheet A0.10 including all appropriate elements.

4. Site Plan:

a. Provide project data and green building practices on Site Plan. Site Plan shall be on a separate sheet.

Provided amounts for pervious and impervious in square footage, acreage and percentage are in the Overall Site Data Table located on Paving & Drainage System Plan, PD1 of 3. Please refer to attached plans.

b. Required and provided amounts for pervious and impervious in square footage, acreage and percentage (i.e. buffer areas, building footprint, vehicular use area, etc).

The proposed number of parking spaces is 24 including 1 required handicap parking space. Please refer to the plans attached.

c. Provide number of required and proposed parking spaces including handicap.

Site Plan on sheet 1.01 has been revised to include parking spaces count as noted above.

d. Tandem parking shall be assigned parking spaces. Provide a note.

The project is currently proposing parking lifts in lieu of tandem parking. See revised Site Plan sheet 1.01

e. Provide breakdown of all building areas including amenities, lobby, mechanical room, trash room, etc.

See revised Site Plan on sheet 1.01 for a chart including breakdown of building areas.

f. Provide total floor area (A/C + balconies) for each unit type.

See revised Site Plan on sheet A1.01 and Enlarged Unit Plans sheets A7.01 to A7.05 for unit areas.

g. Work with Building and Fire regarding the openings at the zero lot line and the egress stairs exiting under a roof.

Noted. No openings are currently proposed at zero lot line. See elevations on sheets A3.01 & A3.02 for details.

h. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

Noted. See revised Site Plan on sheet A1.01 for updated garbage and recycling area.

I. Provide details and height of all proposed balconies and low walls.

See Enlarged Unit Plans sheets A7.01 to A7.05 for balconies plan dimensions. See sheet A8.01 for balconies details

5. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:
http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpact Application.pdf

Please see attached Impact Fee Application receipt.

6. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Please see attached.

7. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

Downtown Parkside Royal Poinciana Civic association: An email requesting a meeting was sent on February 7th to Lynn Smith, President of the association. Lynn requested a presentation of the project in order to submit this information to the board of directors and establish a meeting date. The presentation was submitted on February 20th and we are pending the meeting date with the board.

Parkside Civic Association: On February 21th, we met Ken Crawford, Christine Corbo and Achim Nowak from the mentioned association. A presentation including plans of the project was discussed and the feedback from all the members was positive in nature.

8. Additional comments may be forthcoming.

Comment noted.

9. Provide written responses to all comments with next submittal.

Comment noted.

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

B. ZONING

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.

Site Plan on sheet A1.01 has been revised to include vehicle charging station infrastructure at parking #13 as noted above

2. Dumpster enclosure location shall include recycling containers. How do residents access dumpster location?

Trash chute access at each level has been added to the design. See sheets A1.02 and A1.03 for location. The garbage room at ground floor level has been resized to accommodate future recycling-compactor equipment (TBD). See Sheet A1.01 for revised Garbage Room.

3. Provide regulatory signage and pavement markings in compliance with the Manual of Uniform Traffic Control Devices.

Regulatory signage and pavement markings in compliance with the manual of uniform Traffic Control Devices are located on Pavement Markings Plan, PM1 of 1. Please refer to the attached plans.

4. Location and identification of building projections (i.e. balconies, overhangs, etc.)

Floor Plans, sheets A1.01 to A1.04, Elevations, sheets A3.01 & 3.02, and enlarged Unit Plans, sheets A7.01 to A7.05, have been revised to include location and identification of building projections as noted above.

5. Identify locations of existing and proposed fire-hydrants on-site or the closest off-site locations.

The location of proposed fire hydrants has been shown on the plans. Please refer to plan sheet WS1.

C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Considering the unit mix of your project, a market/feasibility study is encouraged to ensure the parking ratio proposed is viable in this specific area of the City.

Please see the study attached.

2. Provide building materials and treatments, including changes in paint color.

See updated elevations, sheets A3.01 & 3.02, and renderings, sheets A0.20 & A0.30

3. Provide the interior floor plan of each unit including windows and doors.

Interior floor plans with dimensions are provided on sheets A7.01 to A7.05

4. Stair facing the front façade shall be integrated into the lobby and provide some wall treatment on the main façade.

Stair #1 has been integrated into the lobby and main façade treatment has been addressed. See Sheet A1.01

5. Stair facing the alley shall be integrated into the parking area. Building residents may access the trash area from inside the building.

Stair #2 facing the alley has a direct access to exterior. A man-gate has been added to the back fence to allow access to the garage area. Trash area has been re-designed to include a trash chute and it doesn't require access from residents at ground floor level. Please see revised Sheet A1.01

6. Work with the Building Division to provide adequate ventilation on the parking area.

Noted. The Garage area will be provided with ventilation as required by FBC and the design will be coordinated with the building department and the project MEP.

7. On the Ground Floor, sheet A1.01 shows a rear wall facing the alley however on the elevation shows an aluminum louver gate. Please match floor plan and elevation

Noted. The elevations and renderings have been coordinated. No louver gate or enclosure is provided on the alley side of the project. See sheets A1.01, Site Plan, A3.01 & A 3.02, Elevations, and A0.20 & A0.30, Renderings

8. Label elevations correctly.

Noted.

9. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

The renderings have been updated to reflect the proposed landscape design. See sheet A0.20.

10. Provide detail of guardrail. Indicate materials and maintenance requirements.

Please refer to detail provided on sheet A8.01

11. Provide dimensions on all elevations, including any projections above roof line.

Noted.

12. Additional comments may be forthcoming.

Comment noted.

D. SIGNAGE

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

See Zoning Notes added to revised Site Plan on sheet A1.01. Also "All signage shall be in compliance with Zoning and Land Development Regulations." note has been included in Pavement Marking Notes located on Pavement Markings Plan, PM1 of 1. Please refer to the attached plans.

2. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Comment acknowledged.

E. LIGHTING

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

See Zoning Notes added to revised Site Plan on sheet A1.01

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification of FGBC certification are the minimum standards. Include this on the site plan.

Noted. The building will pursue the FGBC Certification. See Zoning notes added to revised sheetA1.01.

2. Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle-charging station will be located, (See Ordinance O-2016-02).

Noted. See revised sheet A1.01 for location of electric vehicle-charging station infrastructure (parking #13)

3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.

A long term, covered bicycle storage for residents has been added to the building at the ground floor. See revised sheet A1.01 for details

4. Reconfigure the lobby stairwell to be visible and accessible from the lobby. Design it to be as appealing to use as the elevator. This will encourage people to use the stairs as an alternative to the elevator.

The stair #1 is visible and accessible from the lobby. A fire rated glass panel will be provided to allow visibility into the staircase and encourage use.

5. The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2%per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that efforts, Staff recommends either of the following options:

a. The installation of a true Green Roof, as approved by applicable divisions; or

b. The installation of solar panels.

Noted. Recommendations will be reviewed with the Green Building Consultant.

6. Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.

Noted. Recommendations will be reviewed with the Green Building Consultant.

7. Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins on each floor. Florida's goal is a 75% recycling rate by 2020.

The units are ample enough to allow for recycle bins in the kitchens. A recycling compactor system will be provided for the use of all residents.

8. Ensure the trash room space accommodates recycling bins. Label this on the site plan.

See note added to revised Site Plan on Sheet A1.01

9. Use sustainable building materials.

Noted. Recommendations will be reviewed with the Green Building Consultant.

10. Use low VOC materials.

Noted. Recommendations will be reviewed with the Green Building Consultant.

11. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

See Zoning Notes added to revised Site Plan on sheet A1.01

12. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.

See Zoning Notes added to revised Site Plan on sheet A1.01

13. Retain rainwater for irrigation and non-potable water uses in the building.

Noted. Recommendations will be reviewed with the Green Building Consultant.

14. Additional comments may be forthcoming.

Noted

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915

Jose Garcia, Engineer (jgarcia@hollywoodfl.org) 954-921-3900

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Unity of Title will be required at the time of City Building Permit review.

Property has only one deed, see attached.

2. Minimum number of accessible Parking spaces is 2.

a. One ADA parking with min. 60" wide access aisle.

b. Identify on the plans the location of each one.

Per our meeting with Engineering, parking lifts have been provided in lieu of tandem parking and hence the requirement for HC parking has dropped to one (1) HC space in accordance with Florida Building Code Accessibility. See revised Site Plan on sheet A1.01 for details.

3. Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way.

ADA accessibility has been provided as applicable. Please refer to the plan sheet PD1 for the grading scheme of the project.

4. Provide plans to clearly show access to the site. Label and show all roads with lane configuration that provides the site with connectivity to the roadway network.

Please refer to plan sheets PD1 for details.

5. Provide dimensioned floor plans for each floor of each building. Include exterior doors and building access locations. For the parking garage, indicate location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall. Dimension shall be added in all locations where you have this condition.

Noted. All floorplans have been revised accordingly.

6. Provide civil engineering streetscape plans and plan details, showing proposed sidewalks in public and/or project property along Jackson Street.

Please refer to plan sheets PD1 for details.

7. For the parking garage, indicate items such as but not limited to all parking and drive aisle dimensions, ramp slope, vehicle turning radii, traffic control markings and signage for vehicular traffic circulation and flow, ADA accessibility, and location of building structural columns.

Please refer to plan sheets PD1 & PM1 for details.

8. On Site Plan and on floor plans, fully dimension (depth and width) all parking stalls. Indicate width of all spaces adjacent to any obstruction, i.e. stairwells, columns, etc. Parking stalls with obstruction on one side shall be minimum 9.5' wide and 10.5' wide with obstruction on both sides.

Parking space dimensioning has been provided on plan sheet PM1.

9. Provide civil plans for the proposed work. Provide and indicate items such as pavement marking and signage plans and details. Indicate and show all change in elevations. Show any utility work within City rights-of-way for utility connection and indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail.

Please refer to the attached civil plans regarding the scope of work. Plan sheet PD1 addresses changes in elevation. Plan sheet PM1 addresses all pavement markings & signage improvements. Full lane width restoration has been provided with applicable detail on sheet PD2.

10. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

There are no curb ramps proposed with this project.

11. Certified MOT plans required at the time of City Building Permit review.

Noted.

12. Park impact fees requirements will be required to be satisfied at the time of City building permit.

Noted.

13. Sheet A1.01 shows for an access gate to be installed. Please provide details on the gate operation as vehicular queueing is of concern for the entrance.

Please refer to the architect's plan details for specifics regarding the gate's operation. As shown on plan sheet PD1, the front of the gate will be located 15' from the City's Right-of-way.

14. More comments may follow upon review of the requested information. **Noted.**

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide official tree survey signed and sealed by surveyor not older than 6 months for existing trees on site on a separate table include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches provided survey did not include trees.

Please see updated Alta Survey attached & also on revised sheet A0.10 including the Tree Survey.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line, monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter. As per tree disposition plan submitted Italian cypress and Areca palm clusters require mitigation. include all existing plant material on swale as part of tree disposition plan as per submitted existing Areca palm clusters and Gumbo limbo tree will have to be removed /mitigated Gumbo Limbo tree is seriously affected and in poor structural condition and will not be accepted for new construction street tree requirements provide new street trees as per code requirements for new construction as per zone type in this case part of the RAC (Regional Activity Center Region) show all code requirements for landscape have been met accordingly as part of new landscape plans.

See L-1 Sheet, tree disposition plan

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

See sheets IP-1 and IP-2 for irrigation details

4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8’ of CT.

See Sheet L-2 and L-3 for landscape plan and details

5. No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

Noted. Applications for tree removal and planting will be submitted as well as landscape contractor estimates.

6. Additional comments may be forthcoming at Building permit submittal.

Comment noted.

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

I. UTILITIES

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

1. This property is within Flood Zone X. Per City Ordinance Chapter 154.50, for new multifamily residential, the FFE should be a minimum of 18-inches above the highest point of the crown of the adjacent road = 7.6' NAVD 88 + 1.5' = 9.1' NAVD 88.

The FEE has been set to 9.10' NAVD. Please refer to plan sheet PD1, attached.

2. Provide FFE for all proposed enclosed areas on the ground floor.

FFE is provided for all proposed enclosed areas on the ground floor. Located on Paving and Drainage System Plan, PD1 of 3. Please refer to attached plans.

3. Submit civil plans for grading, drainage and pavement.

Please refer to attached plans.

4. Submit drainage calculations.

Please refer to the Surface Water Management Report.

5. Indicate how roof drainage will be collected and retained.

Roof drainage shall be routed to the underground storage vaults via underground connections & manholes to dissipate head pressure.

6. Show perimeter cross sections including swale transition areas meeting adjacent property elevations. All stormwater must be retained onsite.

Perimeter cross sections including swale transition areas meeting adjacent property elevations and onsite stormwater retention are located on Paving & Drainage System Plan and Sections-Details, PD1 of 3 and PD2 of 3. Please refer to attached plans.

7. Will require permits from outside agencies.

Comment acknowledged.

8. Provide Water & Sewer demand calculations.

Water & sewer demand calculations have been provided.

9. Update plans to include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 mzaske@hollywoodfl.org

The City's latest standard details have been included in the Civil Plan set.

10. Additional comments may follow upon further review. **Noted.**

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025

Russell Long, Assistant Chief Building Official (rlong@hollywoodfl.org) 954-921-6643

1. Application is substantially compliant. **Noted.**

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

K. FIRE

Jorge Castano, Fire Prevention Officer III (jcastano@hollywoodfl.org) 954-921-3554

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

Comment Acknowledged

2. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

The Fire flow calculations have been prepared to meet the criteria specified above.

3. No civil drawings were turned in for the underground fire main. Provide such including location of fire department connection, DDCV, and size of fire line from water supply. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections. The minimum distance to a fire hydrant shall not exceed 400' per NFPA 1, 18.5.3. It's unclear if any are needed as no civil drawings were included.

Please refer to plan sheet WS1 for water & fire service improvements for this project.

4. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

The comment has been added to the plans

5. A Knox box will be required at the main entrance. Please show on the next submittal.

Please refer to the architects plans for Knox box details & location.

6. A bi-directional amplifier is required per NFPA, 11.10 and Broward Amendment 118. Provide a note on the plan as such. A pre-heat map plan, conceptual drawings and cut sheets will be required to be submitted with the main set of architectural drawings for the BDA System. These plans are required to gain approval by Broward County at 954-357-8442 (John Diamond/Barry Smith) prior to being submitted to the City of Hollywood for review. Contractor for the BDA System is required to have an RF license.

Comment acknowledged. Refer to architect's plans.

7. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

Comment acknowledged. Refer to architect's plans.

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

L. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

Noted.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application is required.

Please see submitted application attached

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. Are any units to be "Affordable Units." Affordable to persons and households whose income do not exceed 120% of the Area Median Income.

There are no "affordable units" in this project.

2. Recommend presenting proposed construction to local civic association: Parkside Civic Association, Inc. Meets at Fire Station #105. 1511 S. Federal Highway. Email: parksideken@aol.com

On February 20th, we met with the following members of the Parkside Civic Association: Ken Crawford, Christine Corbo and Achim Nowak. A presentation including plans of the project was discussed and the feedback from all the members was positive in nature.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

Herb Condo-Parlato (hconde-parlato@hollywood.org) 954-924-2922

1. Application is substantially compliant.

2. Have you met and discussed the project with the area's residential community group?

Downtown Parkside Royal Poinciana Civic association: An email requesting a meeting was sent on February 7th to Lynn Smith, President of the association. Lynn requested a presentation of the project in order to submit this information to the board of directors and establish a meeting date. The presentation was submitted on February 20th and we are pending the meeting date with the board.

Parkside Civic Association: On February 21th, we met Ken Crawford, Christine Corbo and Achim Nowak from the mentioned association. A presentation including plans of the project was discussed and the feedback from all the members was positive in nature.

AESTHETIC APARTMENTS
AT HOLLYWOOD, FL

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitable@hollywoodfl.org) 954-967-4371

1. Application is substantially compliant.

Note: Crime Prevention Recommendations: The following are the reviews and recommendation for the CPTED review of the blueprints for "1936-1938 Jackson St, Hollywood, Florida" – Preliminary

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies.

2. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

External Lighting

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

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

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

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

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

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

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

Landscaping:

9. Make sure all landscaping is trimmed and well maintained.

10. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.

11. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.

12. Plants/Shrubbery should not be more than 2ft in height.

13. Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

14. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.

15. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

16. Garage should have a gate accessible to residents/guests only.

17. Garage gating should be slatted so people can see in/out of the parking garage.

18. Lobby should be accessible to residents/guests only.

Internal Circulation and Control

19. There should not be recessed areas in corridors that could be used for hiding or loitering.

20. Convex mirrors should be used in corners and in stairwells.

21. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.

22. Glass elevator is recommended so residents can see out/in.

Corridors

23. Corridors should be well-lighted with no dark areas.

24. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

25. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

26. Pool area should be enclosed.

Non-Pedestrian Building Entry Points

27. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.

28. Locations where gas and electric utilities enter buildings should be well lighted.

29. Electrical service disconnects and gas valves should be equipped with locking devices.

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Comments 1-29 noted.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. Please develop a main street (Jackson Street) rendering showing existing conditions and at least the outline of adjacent buildings to help understand how the proposed building will interact with the existing urban setting.

See revised Renderings on Sheet A0.20

2. Please show outline of adjacent buildings on renderings to understand how they will interact with the proposed balconies.

See revised Renderings on Sheet A0.20

3. Confirm if light poles shown on renderings will be utilized along property line.

All FPL poles are existing to remain

4. Renderings show mute colors and materials. Can an accent material be implemented to help relief the flatness of the architecture?

See revised Renderings on Sheet A0.20

5. With the project being located within a neighborhood setting, the CRA will like for the street level elevation to encourage pedestrian interaction.

a. Can more glazing be implement along Lobby to help pedestrians see people movement within building?

b. Can an accent material be utilized to provide texture?

See revised Renderings on Sheet A0.20

R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549

Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Application is substantially compliant.

Noted.

S. ADDITIONAL COMMENTS

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

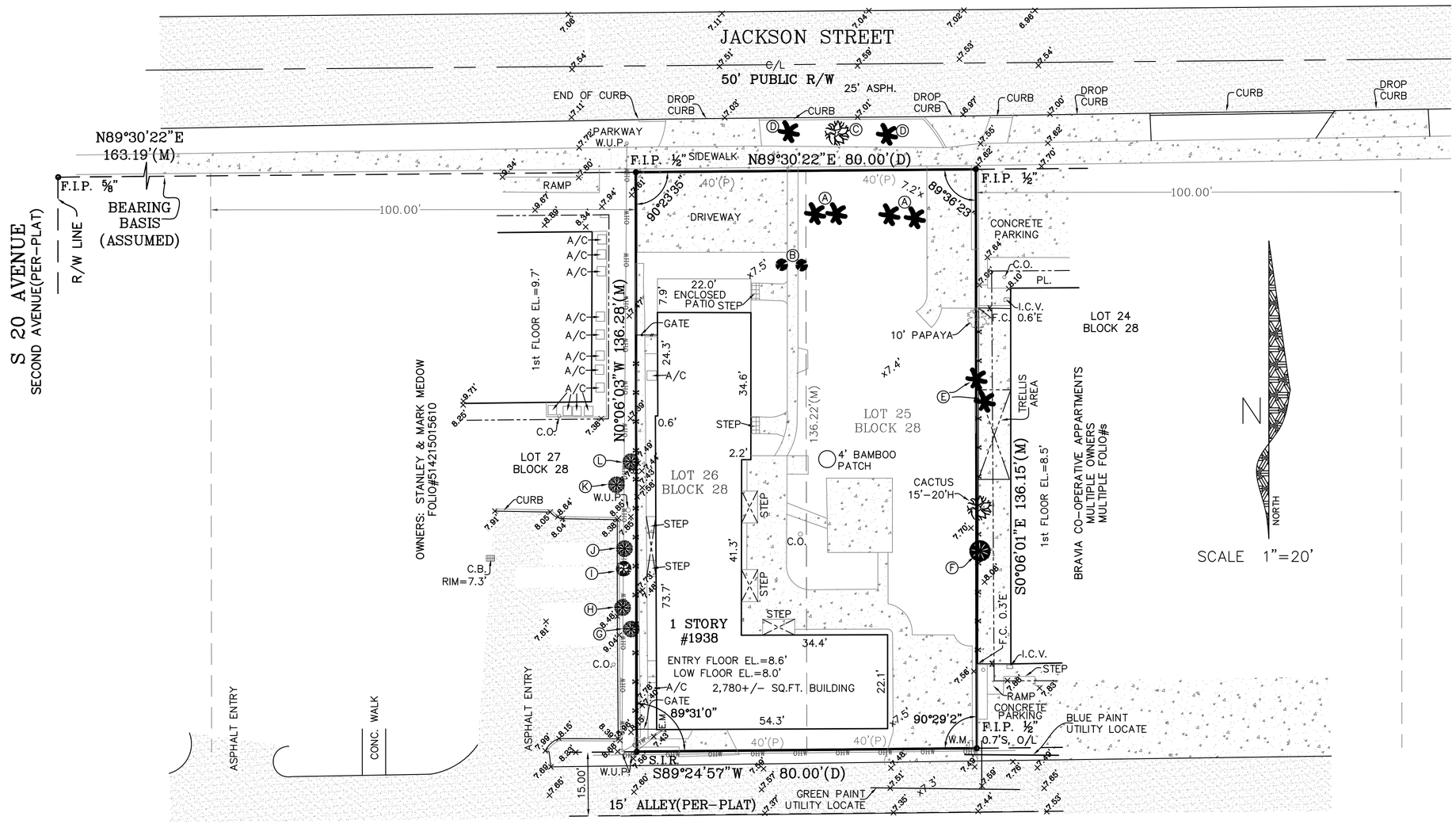
The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

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

Comment noted.

MAP OF ALTA/ACSM SURVEY

LAST DATE OF FIELD WORK 1/13/20



PROPERTY ADDRESS:
1936-1938 JACKSON STREET
HOLLYWOOD, FL 33020

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
CITY OF FORT HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C0214F
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
FLOOD ZONE "X" BASE FLOOD ELEVATION NOT-APPLICABLE

ELEVATION NOTES:
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SPOT ELEVATION = x#.##

TREE NOTES:
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Ⓐ = CHRISTMAS PALM
5'–10' HEIGHT

Ⓑ = JUNIPER
10' HEIGHT

Ⓒ = 10" GUMBO LIMBO
15' HEIGHT 11' CANOPY

Ⓓ = EUREKA PALM
4.5' & 7' HEIGHT

Ⓔ = 6" XMAS PALM
15'–20' HEIGHT

Ⓕ = 16" UMBRELLA TREE
15'–20' HEIGHT 7' CANOPY

Ⓖ = 7" GUMBO
15'–20' HEIGHT 11' CANOPY

Ⓗ = 5" GUMBO
12' HEIGHT 8' CANOPY

Ⓘ = 22" MAHOGANY
25–30' HEIGHT 19' CANOPY

Ⓙ = 5" GUMBO
12' HEIGHT 13' CANOPY

Ⓚ = 2.5" GUMBO
12' HEIGHT 3' CANOPY

Ⓛ = 14" GUMBO
20'–25' HEIGHT 13' CANOPY

LEGAL DESCRIPTION (FOLIO#s 514215015590, 514215015600):
LOTS 25 AND 26, BLOCK 28, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS
A/C = AIR CONDITIONER
ASPH. = ASPHALT
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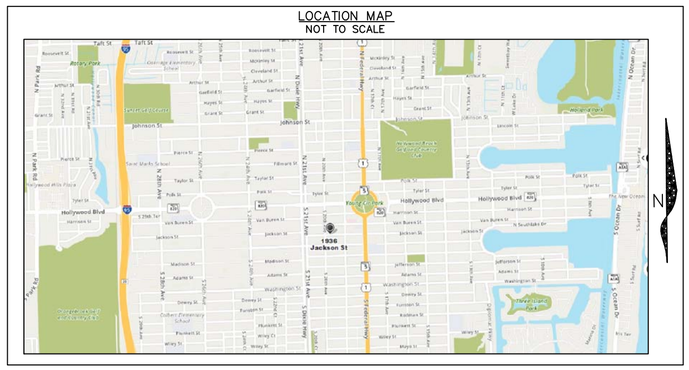
WOOD FENCE =

LOCATION MAP
NOT TO SCALE



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OWNER AND ENCUMBRANCE REPORT
FILE# C19121432 DATED OCT. 16, 2019
(OWNER AND LEGAL VERIFIED)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE INSURANCE POLICY REPOT
ORT FILE#16024655 DATED APRIL 8, 2016
SCHEDULE B INFO
NO EASEMENTS SHOWN ON PLAT
NO ADDITIONAL EASEMENTS OR SERVITUDES PROVIDED

To: AESTHETIC APARTMENTS, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ONE CONQUEST TITLE AND ESCROW, LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items (NO CHECKLIST PROVIDED) of Table A thereof.
The last date of fieldwork was completed on *1/13/20*
Date of Plat or Map: *2/20/20*

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1/13/20
HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM
Johnston & Johnston Land Surveying Services Inc.

JOB#17-12-010ALTA2

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SITE PLAN REVIEW
JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood, FLORIDA 33020

FINAL TAC - MARCH 16, 2020

OWNER:
AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024
Ph: 305-814-8668

Contact: Victor E Taurizano,

ARCHITECT:
CCA Design + Arch, LLC
1424 SW 23 St
Miami, Florida 33145
PH: 786-487-3724

CONTACT: Jorge Castro, RA

LANDSCAPE ARCHITECT:
FP Design, LLC.
15438 SW 25th Ter.,
Miami, Fl. 33185
PH: 305.778.7136

CONTACT: Fabio Perez

MEP ENGINEERING:
B&K Engineering Group, LLC
3601 NW 2 nd Ave.
Boca Raton, FL 33431
PH: 561-716-7120

Contact: Juan J. Bedoya, P.E.

ARCHITECTURE

A0.00	COVER, DWG LIST AND MAPS	
A0.10	PROPERTY SURVEY	
A0.20	PROJECT RENDERINGS	
A0.30	PROJECT RENDERINGS	
A1.01	SITE PLAN & ZONING DATA	
A1.02	2ND & 3RD LEVEL PLANS	
A1.03	4TH AND 5TH LEVEL PLANS	
A1.04	ROOF PLAN	
A3.01	EXTERIOR ELEVATIONS	
A3.02	EXTERIOR ELEVATIONS	
A7.01	ENLARGED UNIT A	
A7.02	ENLARGED UNIT B	
A7.03	ENLARGED UNIT C	
A7.04	ENLARGED UNIT D & E	
A7.05	ENLARGED UNIT F & G	
A8.01	DETAILS	
A9.01	PHOTOMETRICS PLAN – EMERGENCY	
A9.02	PHOTOMETRICS PLAN – NORMAL	

LANDSCAPE

L–1	TREE DISPOSITION PLAN	
L–2	LANDSCAPE PLAN	
L–3	LANDSCAPE DETAILS	
IP–1	IRRIGATION PLAN	
IP–2	IRRIGATION DETAILS	

CIVIL

COVER	INDEX OF DRAWINGS	
TPPI–1	TEMP. POLLUTION PREV. PLAN	
TPPI–2	TPP – NOTES & DETAILS	
TPPI–3	TPP – DETAILS	
D–1	DEMOLITION PLAN	
PD–1	PAVING & DRAINAGE PLAN	
PD–2	PD – SECTIONS AND DETAILS	
PD–3	PD – DETAILS	
PM–1	PAVING MARKINGS AND SIGNAGE	
WS–1	WATER, FIRE & SEWER	
WS–2	WATER DIST & SEWAGE DETAILS	
WS–3	WATER DIST & SEWAGE DETAILS	
OS–1	OFF SITE WATERMAIN PLAN	

04 DRAWING LIST
SCALE: AS NOTED

14 AREA MAP
SCALE: AS NOTED

19 PROPERTY AERIAL PHOTO
SCALE: AS NOTED

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Ph: 786-487-3724
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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

COVER SHEET
AREA MAP &
AERIAL PHOTO

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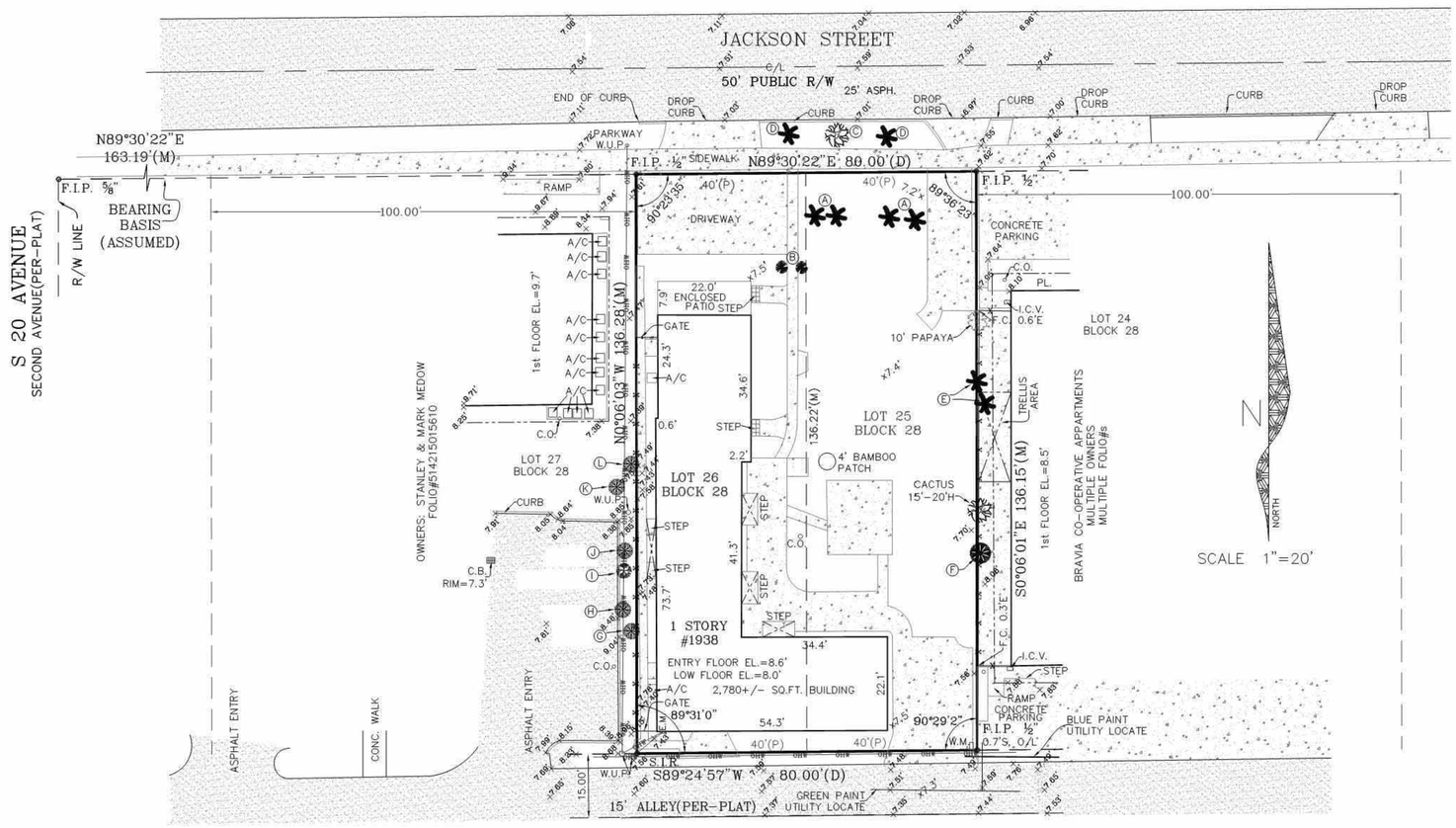
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number
Drawn by
Scale

A0.00

MAP OF ALTA/ACSM SURVEY

LAST DATE OF FIELD WORK 1/13/20



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TILE =
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CHAIN LINK FENCE = —X—X—X—
ROOFED OR OVERHANG =
OVERHEAD WIRE = —OHW—OHW—
PLASTIC FENCE =
WOOD FENCE =

LOCATION MAP
NOT TO SCALE

TITLE INFO:
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OWNER AND ENCUMBRANCE REPORT
FILE# C19121432 DATED OCT. 16, 2019
(OWNER AND LEGAL VERIFIED)

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TITLE INSURANCE POLICY REPOT
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SCHEDULE B INFO
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Date of Plat or Map: *2/20/20*

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HENRY A. JOHNSTON FL PLS#6843
2020.02.24 13:34:46 -05'00'

1/13/20
HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

Johnston & Johnston Land Surveying Services Inc.
JOB#17-12-010ALTA2

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Ph: 786-487-3724
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AA26001348

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

PROPERTY SURVEY

DRAWING INFO:

NOTE:
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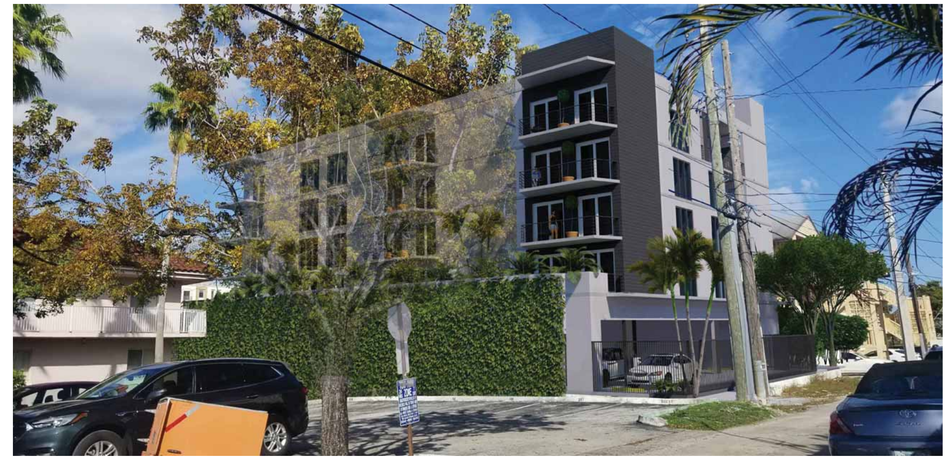
Project number
Drawn by
Scale

A0.10

06 STREET VIEW WITH ADJACENT PROPERTIES
SCALE: NTS



08 ALLEY VIEW WITH ADJACENT PROPERTIES
SCALE: NTS

16 BUILDING ENTRANCE CLOSE UP VIEW
SCALE: NTS

18 PARKING ENTRANCE CLOSE UP VIEW
SCALE: NTS

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1936-1938 Jackson St.
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PROJECT INFO:

RENDERINGS

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Project number
Drawn by
Scale

A0.20

06 N.W. CORNER VIEW
SCALE: NTS

08 NORTH (FRONT) VIEW
SCALE: NTS

16 S.W. CORNER VIEW
SCALE: NTS

18 EAST SIDE VIEW
SCALE: NTS

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Project number
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Scale

A0.30

SITE INFORMATION

ZONING DISTRICT: PS-3 – Parkside High Intensity Mixed-Use District

LAND USE: Regional Activity Center (RAC) – RMCRA-76

GROSS LOT AREA: 10,916 S.F. (0.2506 ACRES)

FLOOR AREA RATIO	ALLOWED MAX. 3.00 = 32,748 SF.	PROVIDED 27,411 SF.
PARKING	REQUIRED	PROVIDED
	UNITS= 22 SPACES (1SP/UNIT) GUESTS=2 SPACES (1SP/10 UNITS) TOTAL=24 SP	22 SPACES 2 SPACES TOTAL=24 SP
SETBACKS	REQUIRED	PROVIDED
FRONT SIDE REAR (ALLEY)	15'-0" 0'-0" 5'-0"	15'-0" 0'-0" 6'-8"
LANDSCAPE AREA	REQUIRED N/A	PROVIDED 880 S.F.
BUILDING HEIGHT	ALLOWED 10 STORIES/MAX. 140'-0"	PROVIDED 5 STORIES / 51'-6"

UNIT MIX INFORMATION

Floor	2B/2B	1B/1B	Total
5th Level	2	2	
4th Level	1	5	
3rd Level	1	5	
2nd Level	1	5	
Ground Floor	0	0	
MIX	5	17	22

UNIT AREA INFORMATION

Floor	Unit #	2B/2B	1B/1B	Tot. Balc.	Total
5th Level	A	1,267		570	
	B	1,719			
	C		1,015		
	D		729		
4TH Level	A	1,267		553	
	C		1,015		
	D		729		
	E		730		
	F		971		
	G		834		
3rd Level	A	1,267		553	
	C		1,015		
	D		729		
	E		730		
	F		971		
	G		834		
2nd Level	A	1,267		1,007	
	C		1,015		
	D		729		
	E		730		
	F		971		
	G		834		
Ground Floor					
Total		**6,787**	**14,581**	**2,683**	**24,051**

BUILDING AREA PER LEVEL

Floor	Total Apts	Terr/Balc	Corridor	LOBBY	Stair & Elev	MechR+BKS	Garage	
Roof					165			165
5th FL	4,888	570	695		321	79		6,553
4th FL	5,705	553	695		321	79		7,353
3rd FL	5,705	553	695		321	79		7,353
2nd FL	5,705	1,007	695		321	79		7,807
GROUND FL				627	321	1,255	6,138	8,341
Total	22,003	2,683	2,780	627	1,770	1,571	6,138	37,572

PROPERTY INFORMATION

PROPERT ADDRESS
1936–1938 JACKSON ST.
CITY OF HOLLYWOOD
FLORIDA 33020

LEGAL DESCRIPTION
LOTS 26, AND 26, BLOCK 28, HOLLYWOOD, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT IS LOCATED ON A 0.25 ACRE PROPERTY AT 1936–1938 JACKSON ST. CITY OF HOLLYWOOD, FLORIDA 33020.

THE PROPERTY IS ZONED REGIONAL ACTIVITY CENTER (RAC) – SUBDISTRICT PS–3 – PARKSIDE HIGH INTENSITY MIXED–USE DISTRICT AND THE SITE IS CURRENTLY OCCUPIED BY A ONE STORY RESIDENTIAL BUILDING.

THE DEVELOPMENT PROPOSED INCLUDES A FIVE STORY MULTIFAMILY BUILDING WITH A PARKING GARAGE, BUILDING SERVICES AND THE RESIDENTIAL ENTRANCE LOBBY AT THE GROUND FLOOR AND FOUR (4) STORIES ABOVE INCLUDING 22 RESIDENTIAL UNITS.

THE PENTHOUSE LEVEL (5TH FLOOR) WILL BE PROVIDED WITH AN ACCESSIBLE LANDSCAPED TERRACE FOR COMMON USE.

ZONING NOTES

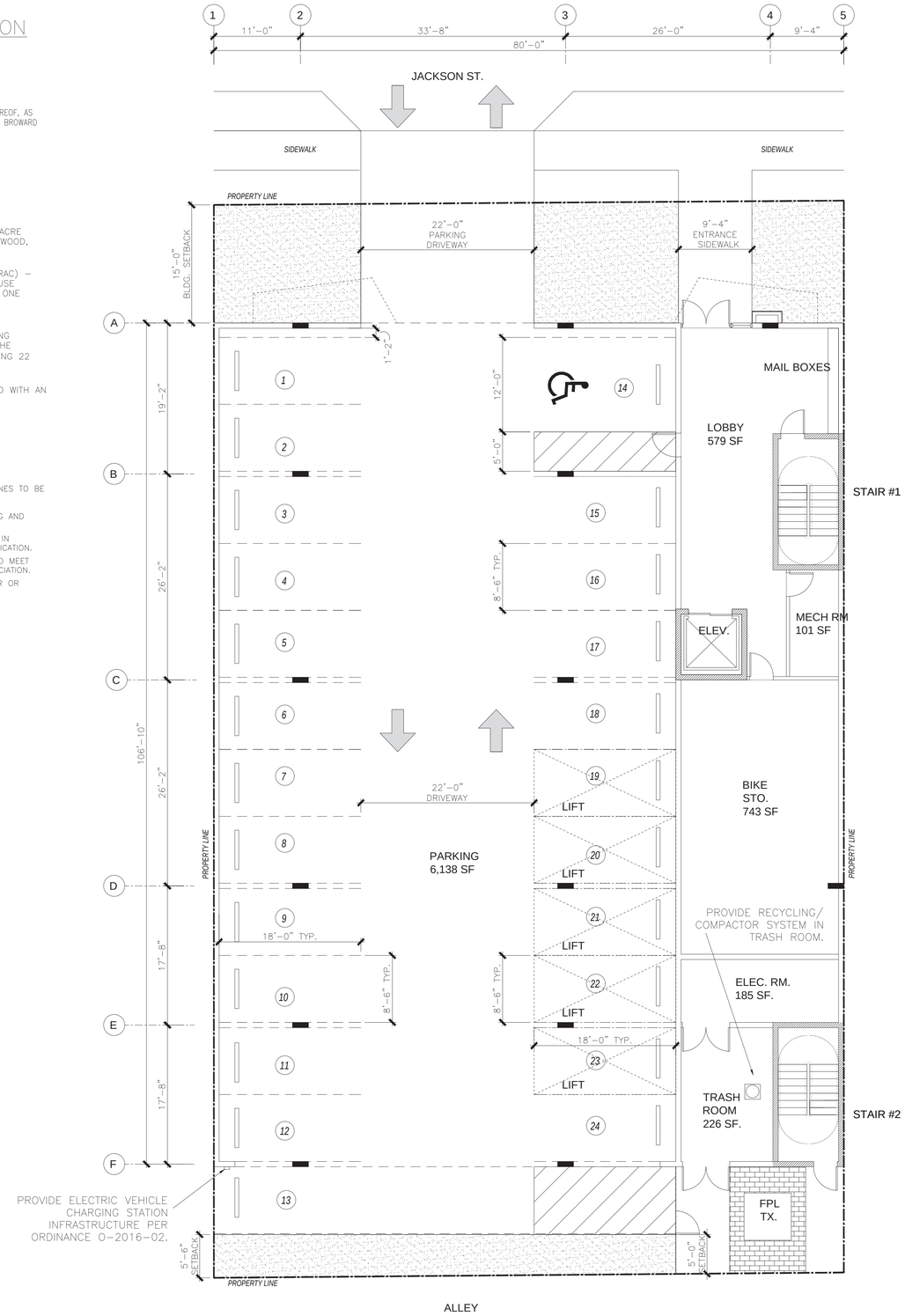
1) THE MAXIMUM FOOT–CANDLE LEVEL AT ALL PROPERTY LINES TO BE MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

2) ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

3) PER CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE IN CHAPTER 151 THE PROJECT WILL PURSUE THE FGBC CERTIFICATION.

4) ALL EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.

5) INSTALL ENERGY EFFICIENT LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES, AND PROGRAMMABLE THERMOSTATS.



18 SITE PLAN / LEVEL 1 - ELEV. 0'-0"
SCALE: 1/8"=1'-0"

N

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CENTER FOR COLLABORATIVE ARCHITECTURE

1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general @ccadesign.net
AA26001348

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

SITE PLAN & ZONING DATA

DRAWING INFO:

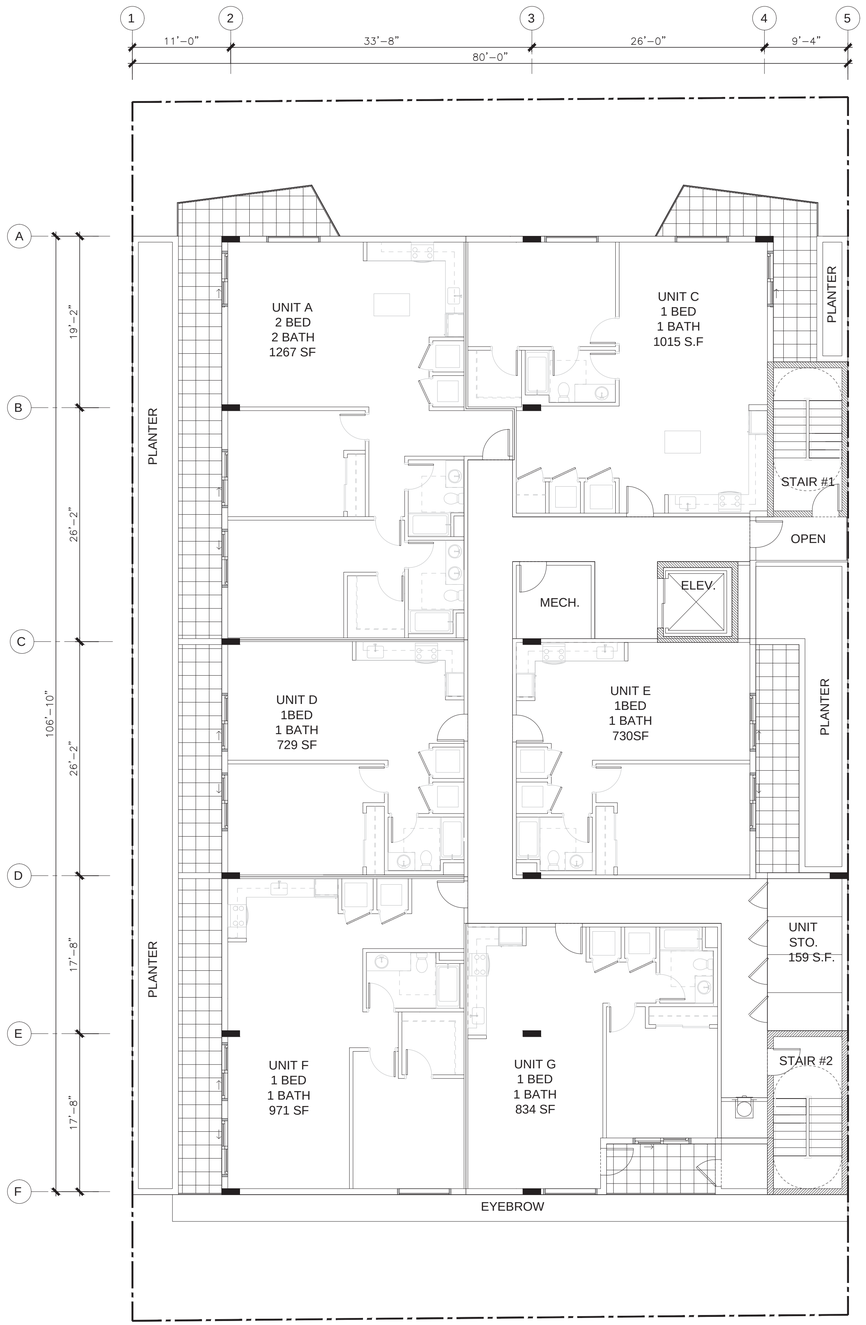
NOTE:
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS. SHALL REPORT ANY DISCREPANCIES, ERRORS, OMISSIONS AND ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

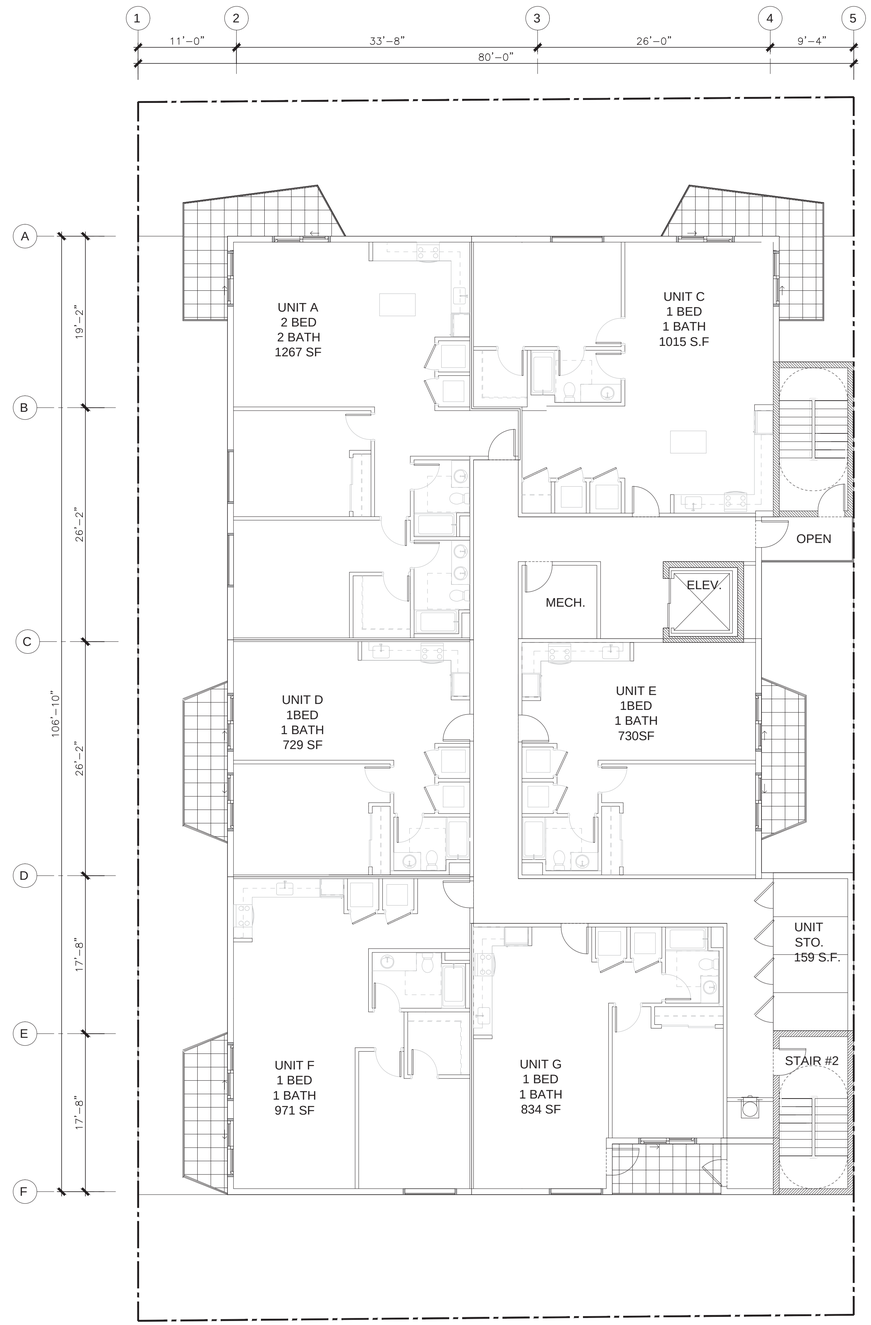
Project number
Drawn by
Scale

A1.01



16 LEVEL 2 - ELEV. 14'-0"

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



18 LEVEL 3 - ELEV. 23'-0"

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

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WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

FLOOR PLAN LEVELS 2-3

DRAWING INFO:

NOTE:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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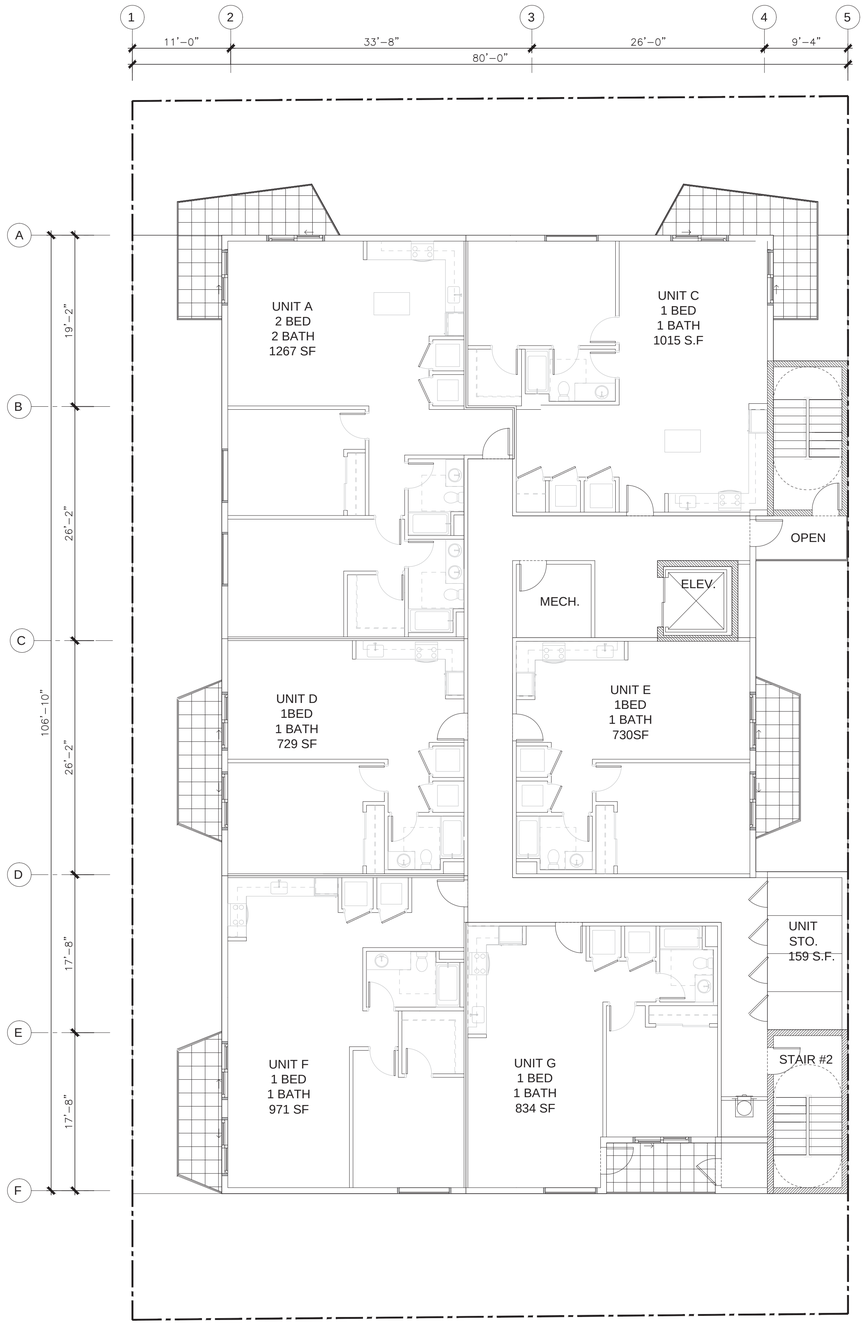
Project number

Drawn by

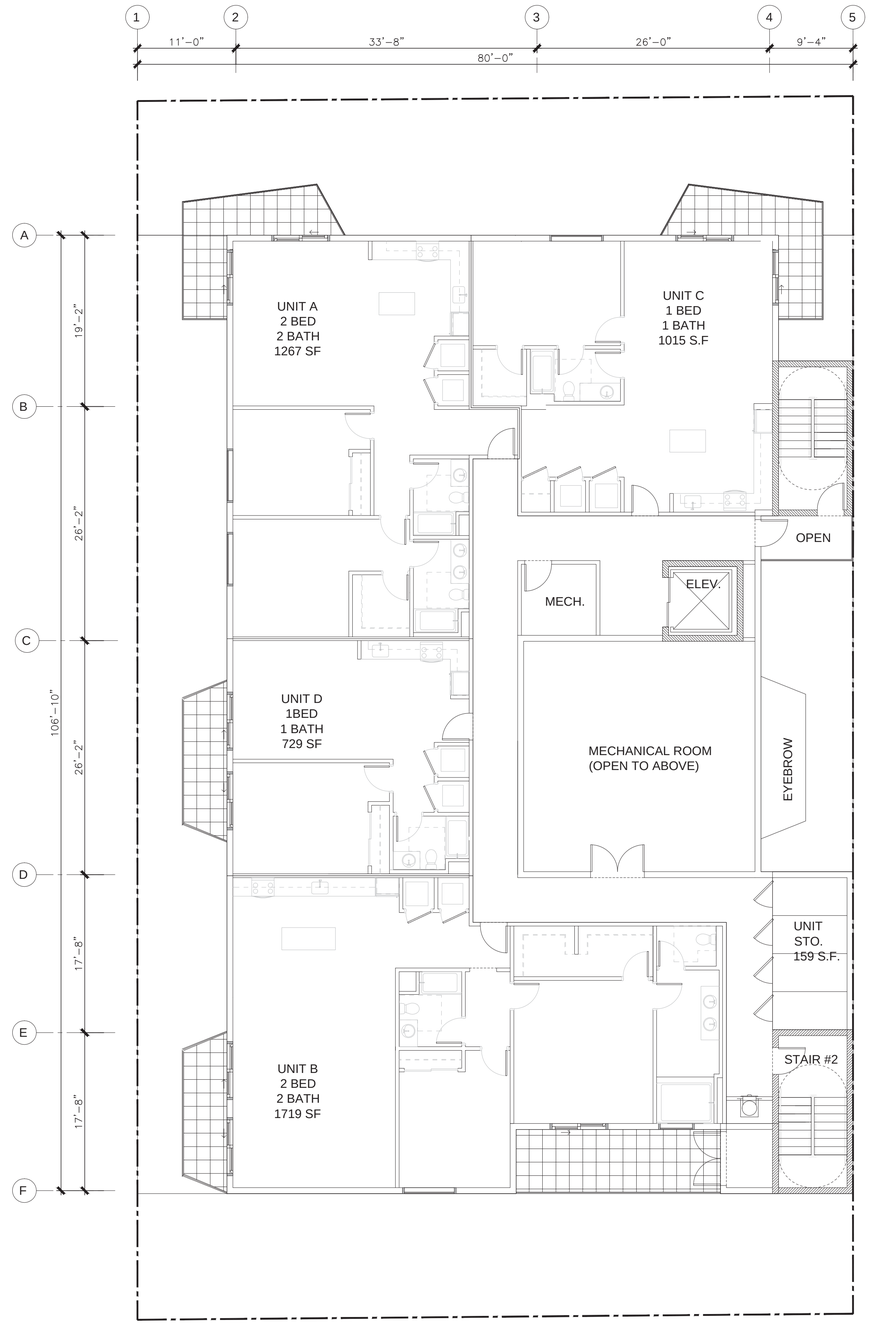
Scale

A1.02



16 LEVEL 4 - ELEV. 32'-0"

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



18 LEVEL 5 - ELEV. 41'-0"

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

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WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

FLOOR PLANS LEVELS 4-5

DRAWING INFO:

NOTE:

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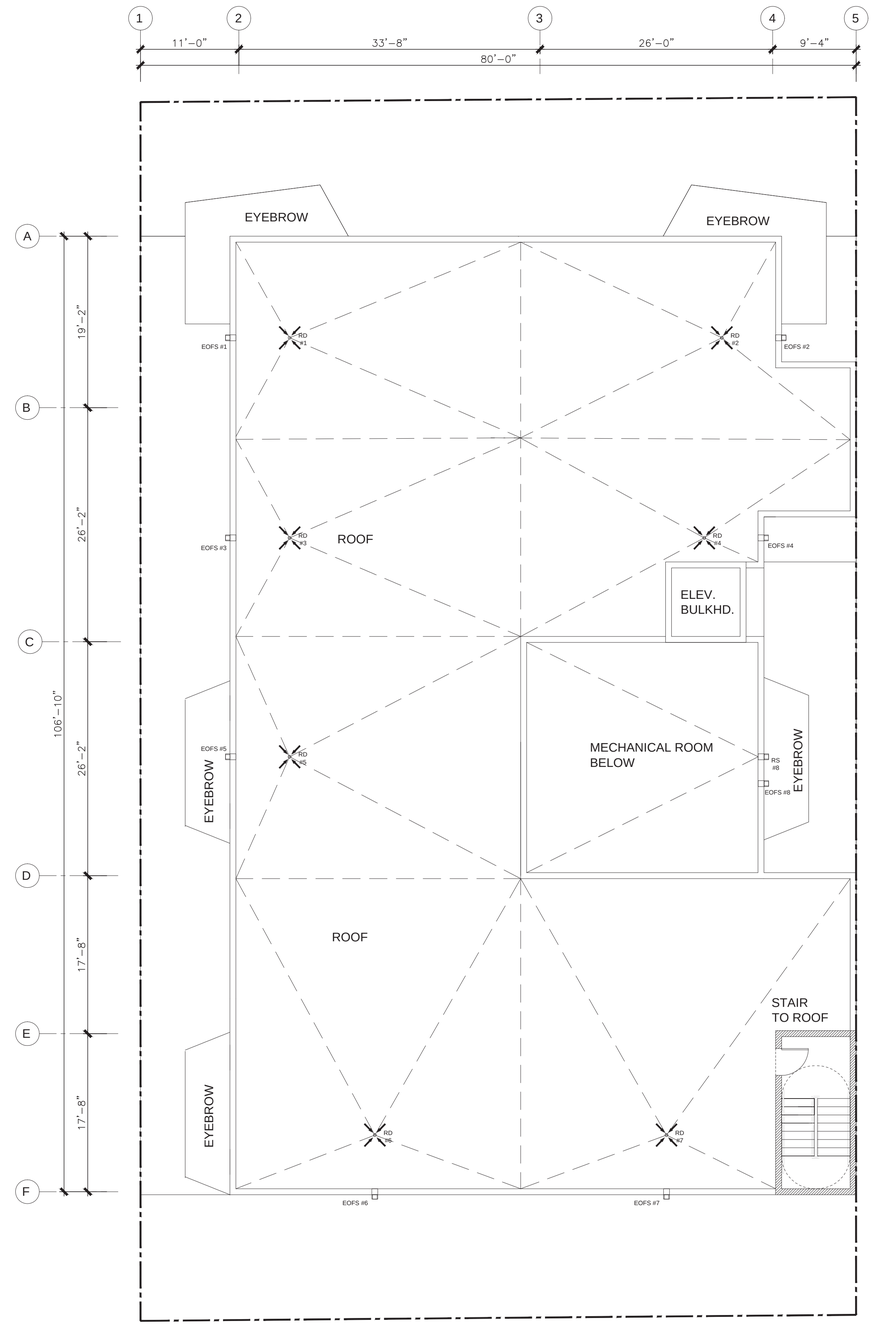
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number

Drawn by

Scale

A1.03



18 ROOF PLAN - ELEV. 51'-6"

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

N

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1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

ROOF PLAN

DRAWING INFO:

NOTE:

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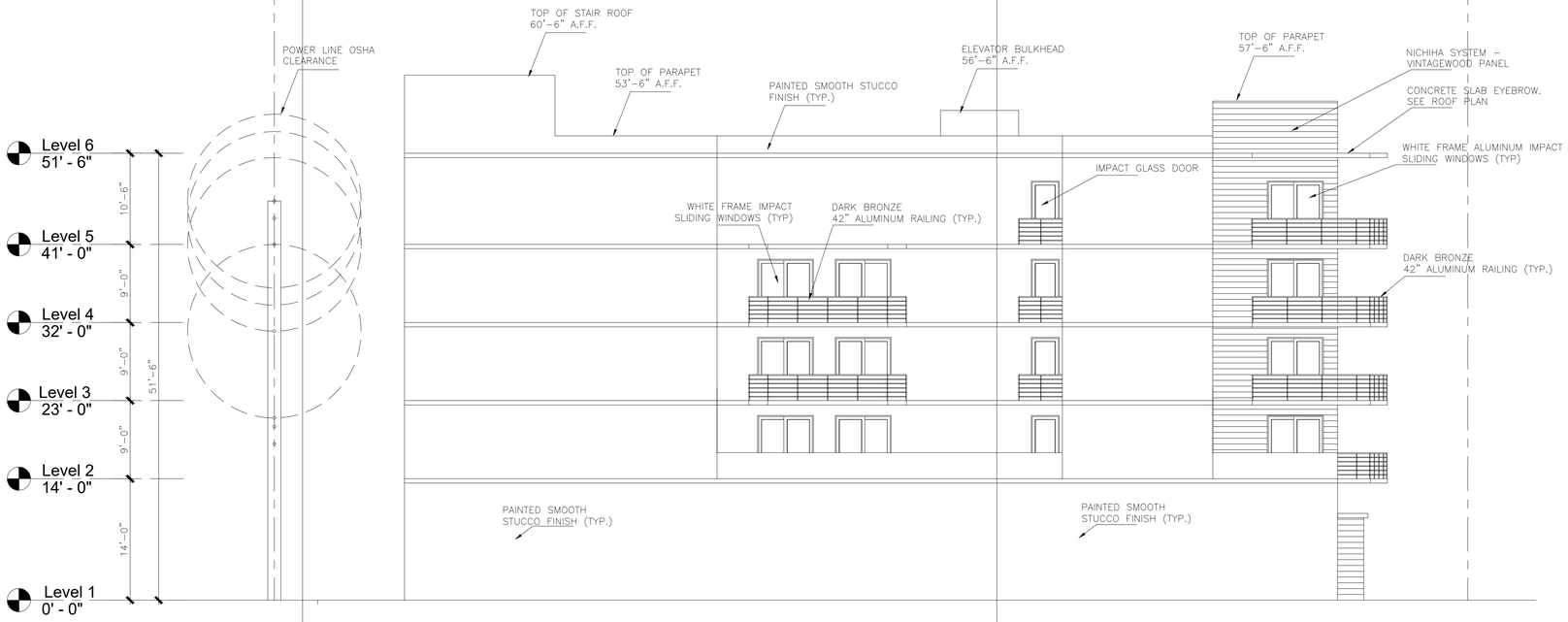
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number

Drawn by

Scale

A1.04



06 EAST ELEVATION

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

16 NORTH ELEVATION

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

05 NICHIHA VINTAGEWOOD CEDAR

N.T.S

10 ANODIZE FRAME MEDIUM BRONZE

N.T.S

15 ANODIZE HANDRAIL DARK BRONZE

N.T.S

Gotham
CSP-385

20 STUCCO BAND BENJAMIN MOORE GOTHAM

N.T.S

Chantilly Lace
2121-70

25 STUCCO WALL BENJAMIN MOORE C. LACE

N.T.S

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ARCHITECT SEAL:
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OWNER: **AESTHETIC APARTMENTS INC**
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

EXTERIOR ELEVATIONS

DRAWING INFO:

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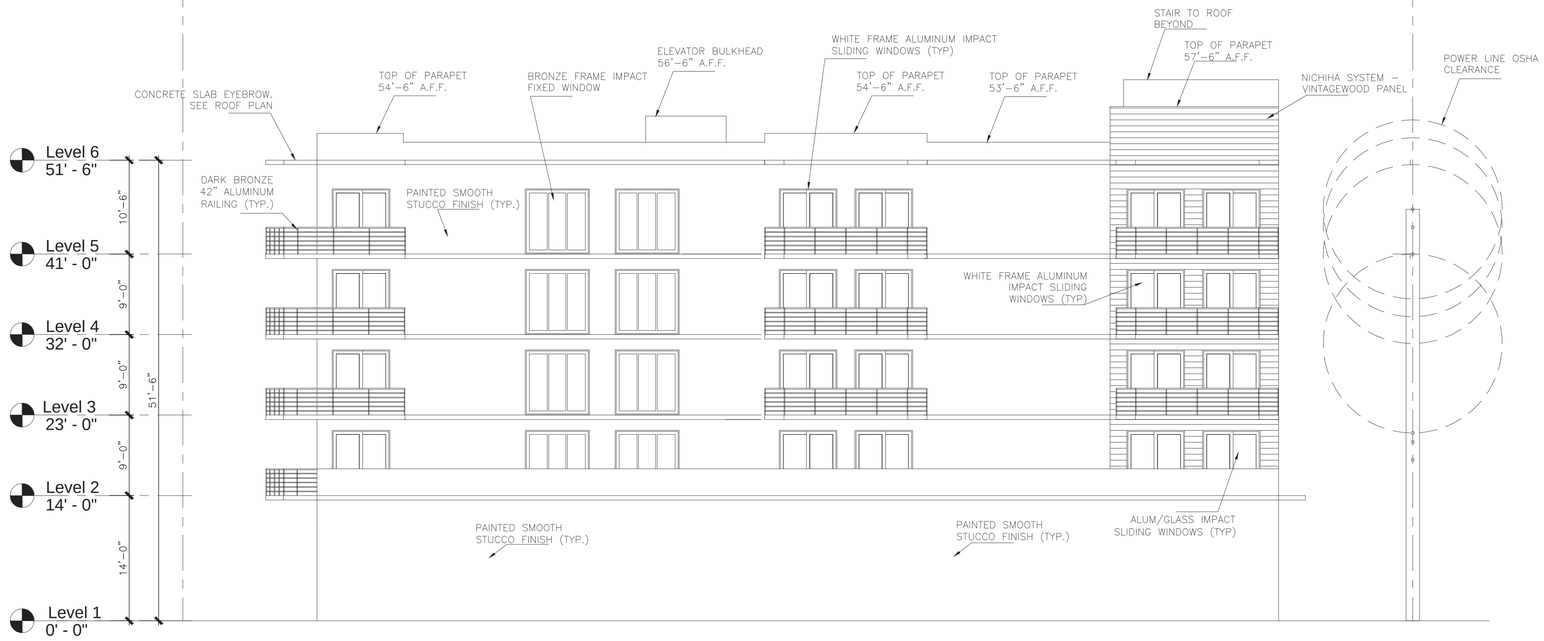
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE FABRICATING WITH DIMENSIONS.

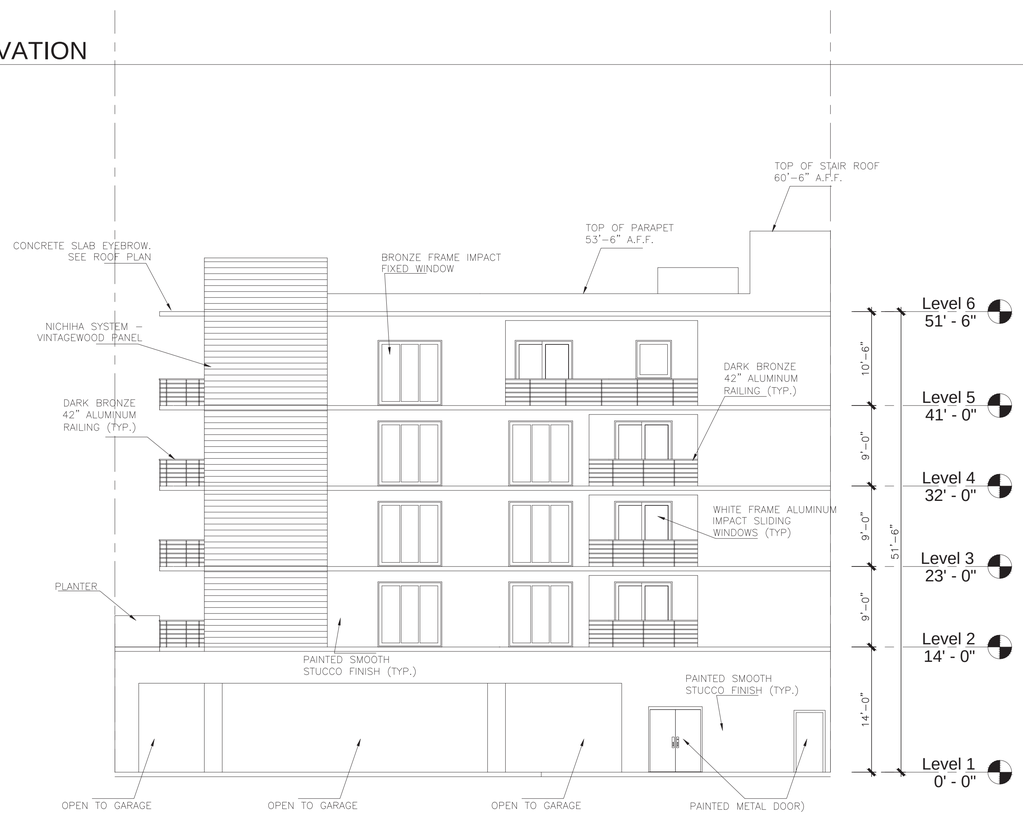
Project number
Drawn by
Scale

A3.01



06 WEST ELEVATION

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



16 SOUTH ELEVATION

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

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OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

EXTERIOR ELEVATIONS

DRAWING INFO:

NOTE:

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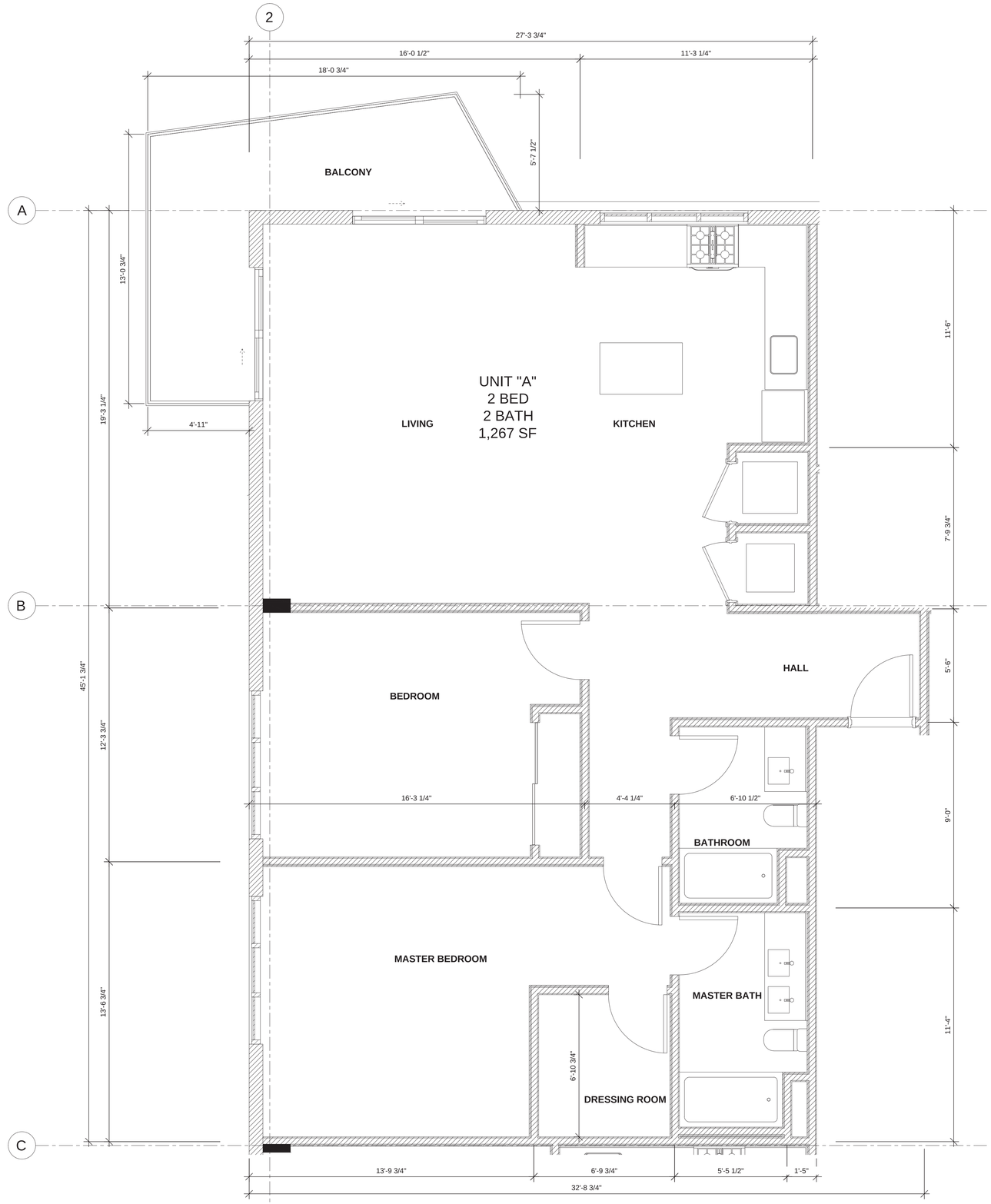
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number

Drawn by

Scale

A3.02



17 ENLARGED FLOOR PLAN - UNIT A

SCALE: 3/8"=1'-0"

N

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1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

ENLARGED FLOORPLAN UNIT A

DRAWING INFO:

NOTE:

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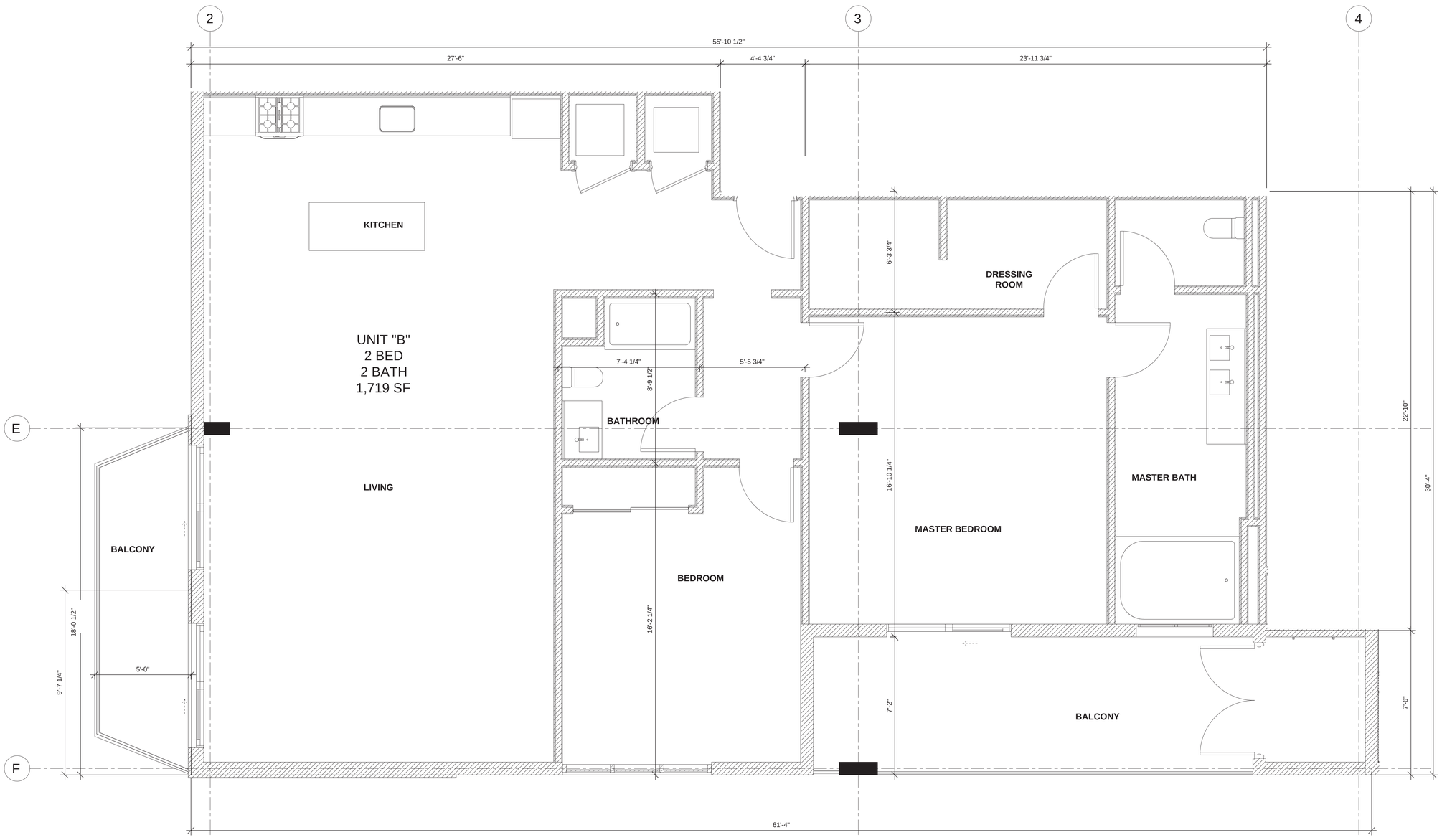
Project number

Drawn by

Scale

A7.01



17 ENLARGED FLOOR PLAN - UNIT B

SCALE: 3/8"=1'-0"

N

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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

ENLARGED FLOORPLAN UNIT B

DRAWING INFO:

NOTE:

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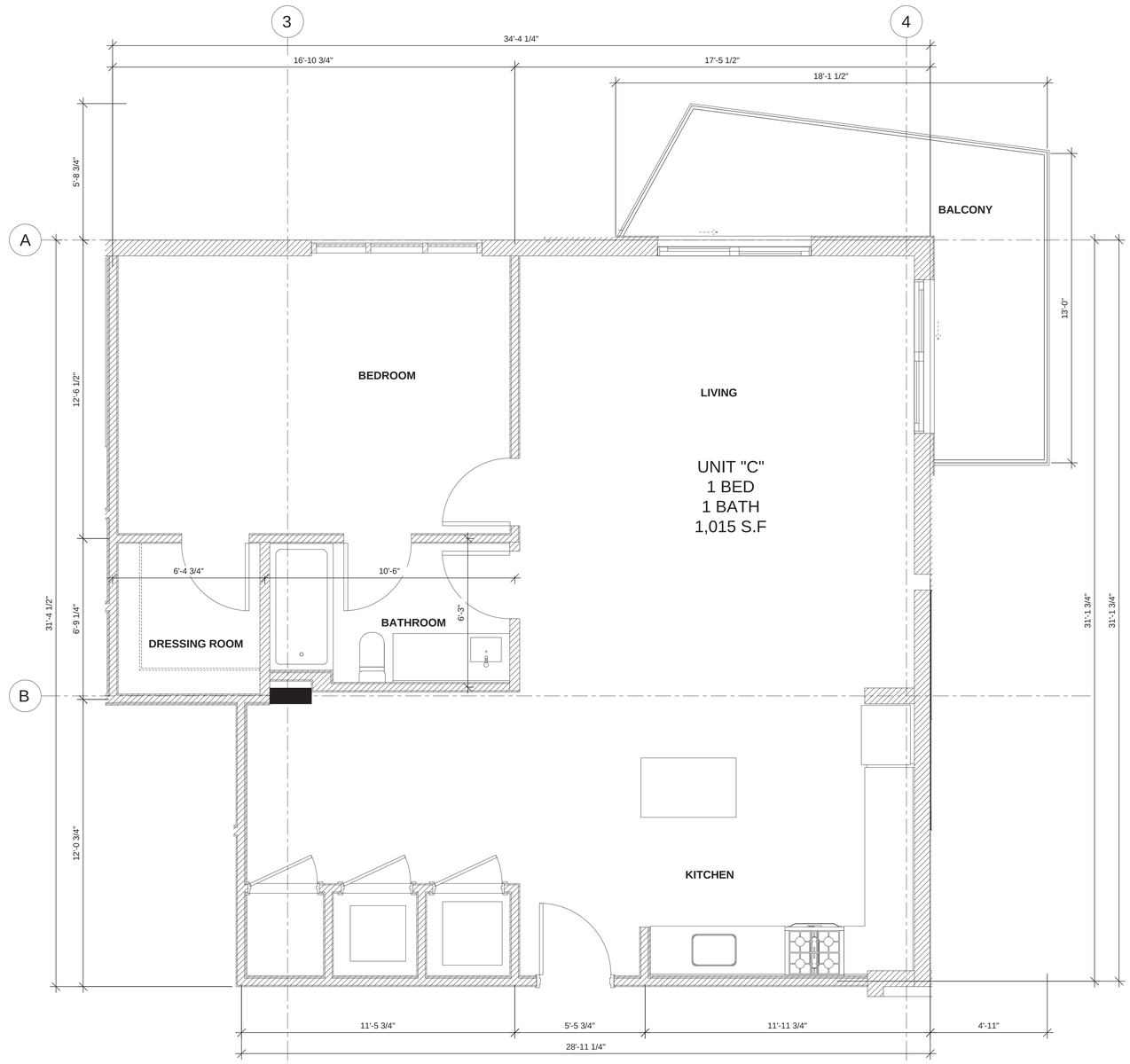
Project number

Drawn by

Scale

A7.02



17 ENLARGED FLOOR PLAN - UNIT C

SCALE: 3/8"=1'-0"

N

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ARCHITECT SEAL:
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OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

ENLARGED FLOORPLAN UNIT C

DRAWING INFO:

NOTE:

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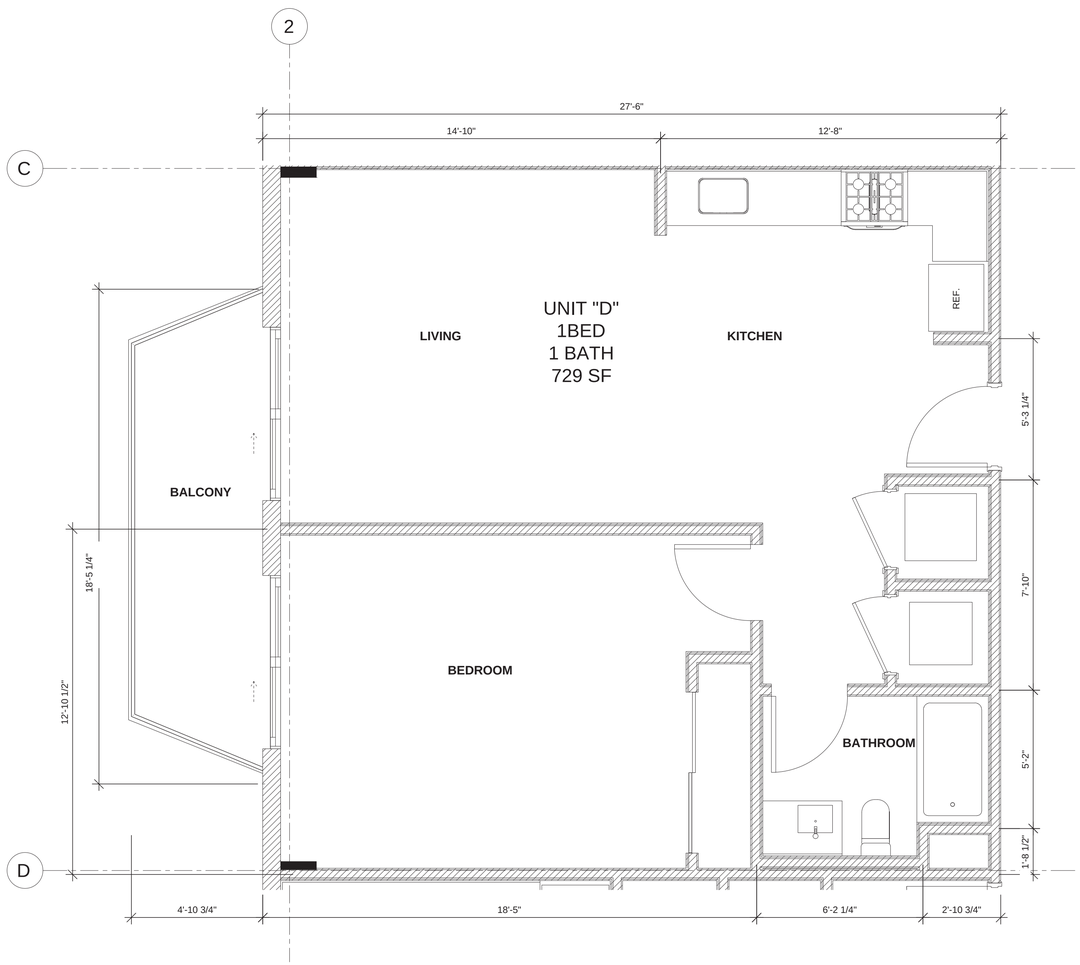
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number

Drawn by

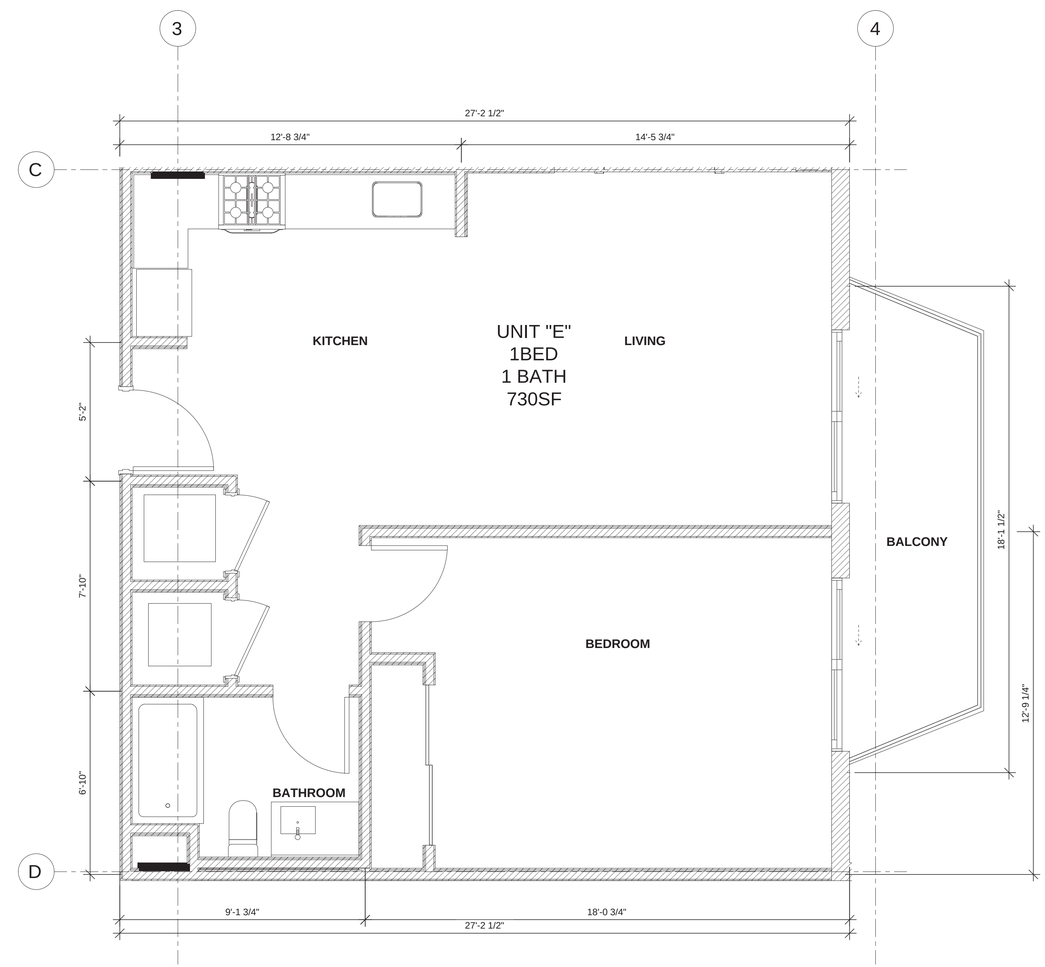
Scale

A7.03



16 ENLARGED FLOOR PLAN - UNIT D

SCALE: 3/8"=1'-0"



18 ENLARGED FLOOR PLAN - UNIT E

SCALE: 3/8"=1'-0"

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OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

ENLARGED FLOORPLAN UNIT D - UNIT E

DRAWING INFO:

NOTE:

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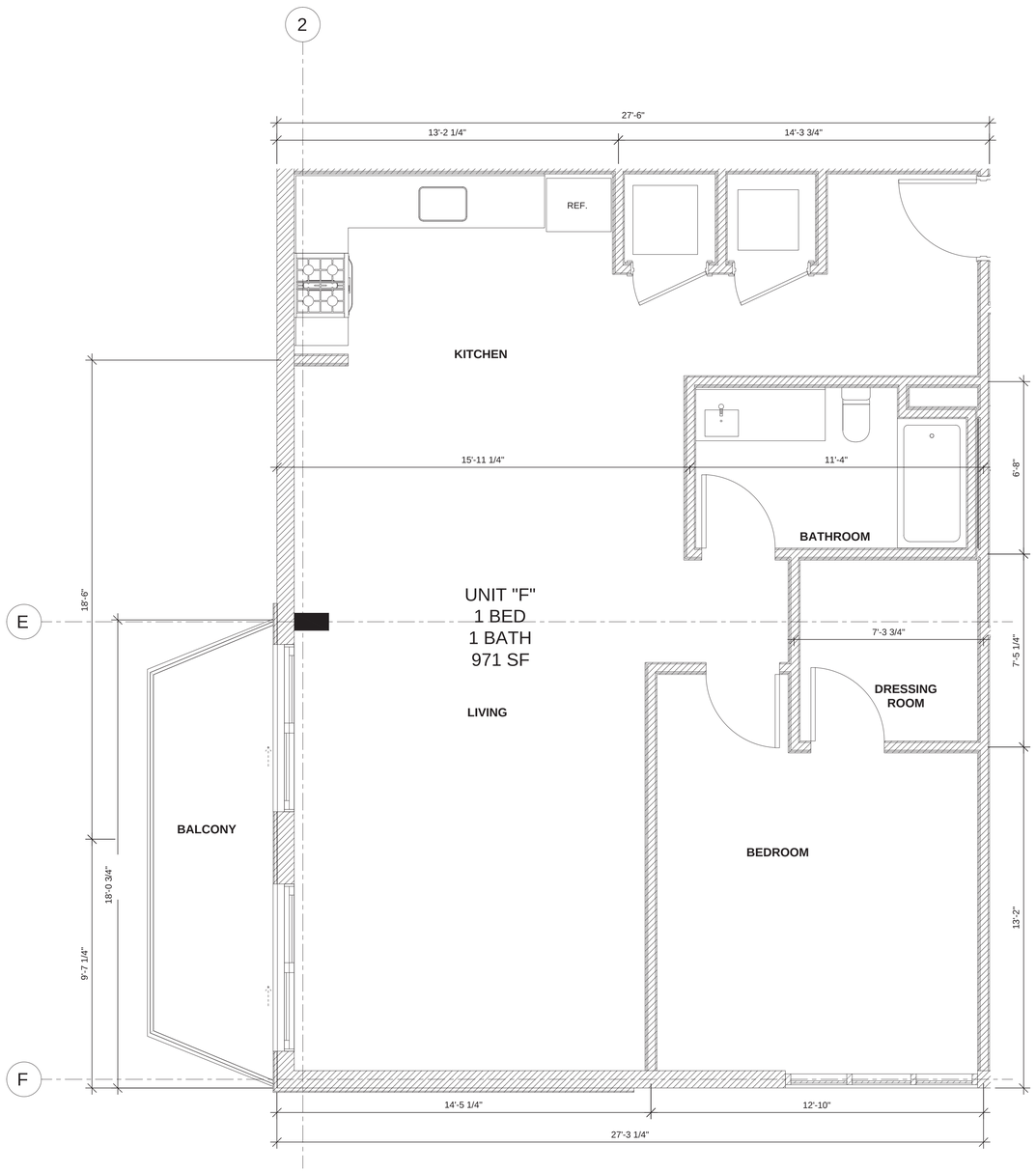
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number

Drawn by

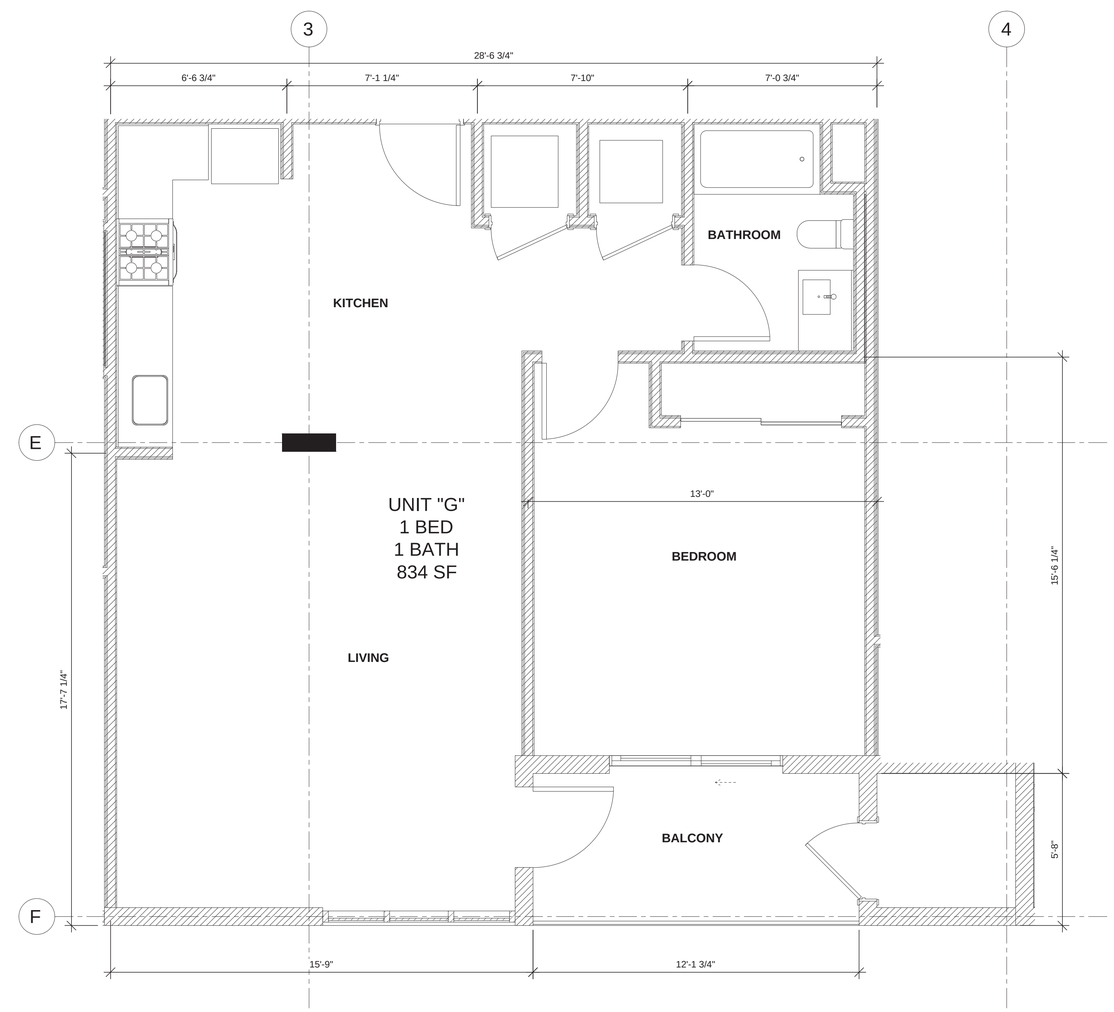
Scale

A7.04



16 ENLARGED FLOOR PLAN - UNIT F

SCALE: 3/8"=1'-0"



18 ENLARGED FLOOR PLAN - UNIT G

SCALE: 3/8"=1'-0"

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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

ENLARGED FLOORPLAN
UNIT F - UNIT G

DRAWING INFO:

NOTE:

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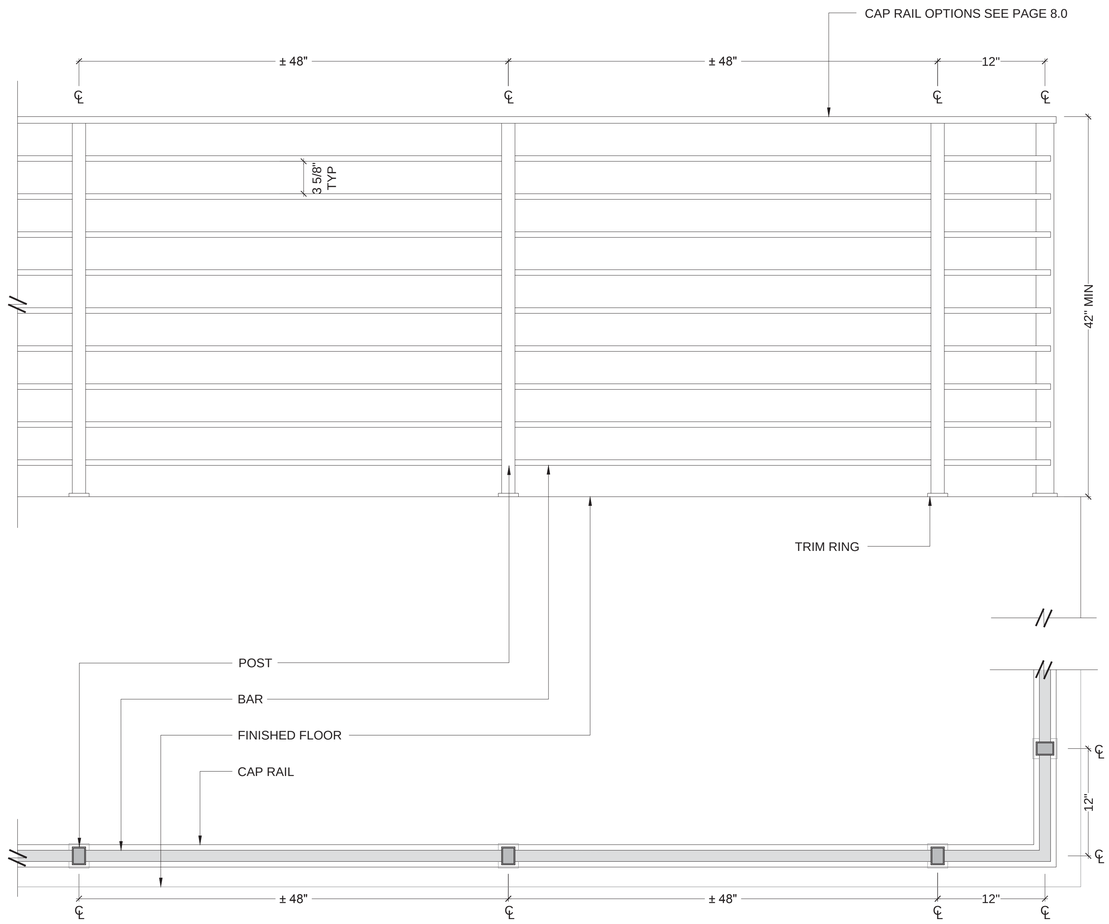
Project number

Drawn by

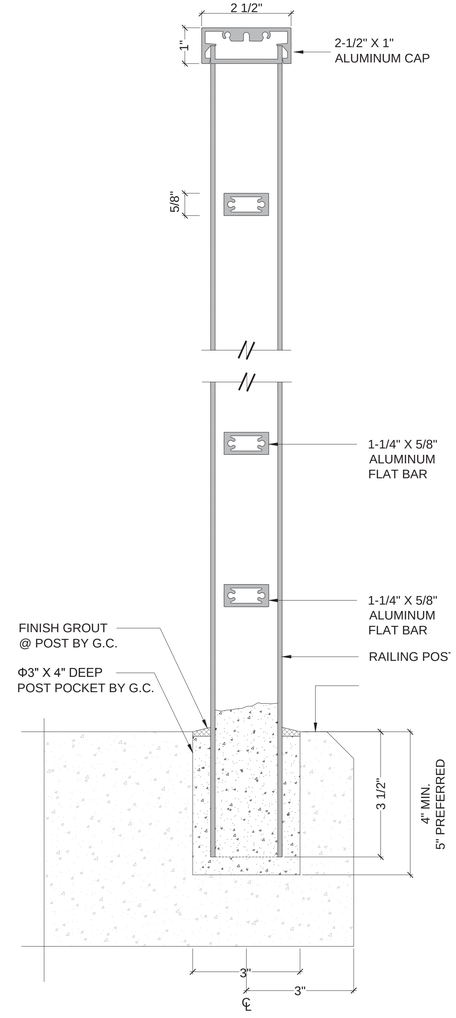
Scale

A7.05



11 BALCONY HANDRAIL PLAN & ELEVATION (TYP)

SCALE: 1 1/2" = 1'-0"



14 HANDRAIL SECTION

SCALE: 6" = 1'-0"

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1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

DETAILS

DRAWING INFO:

NOTE:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED 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 MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Project number

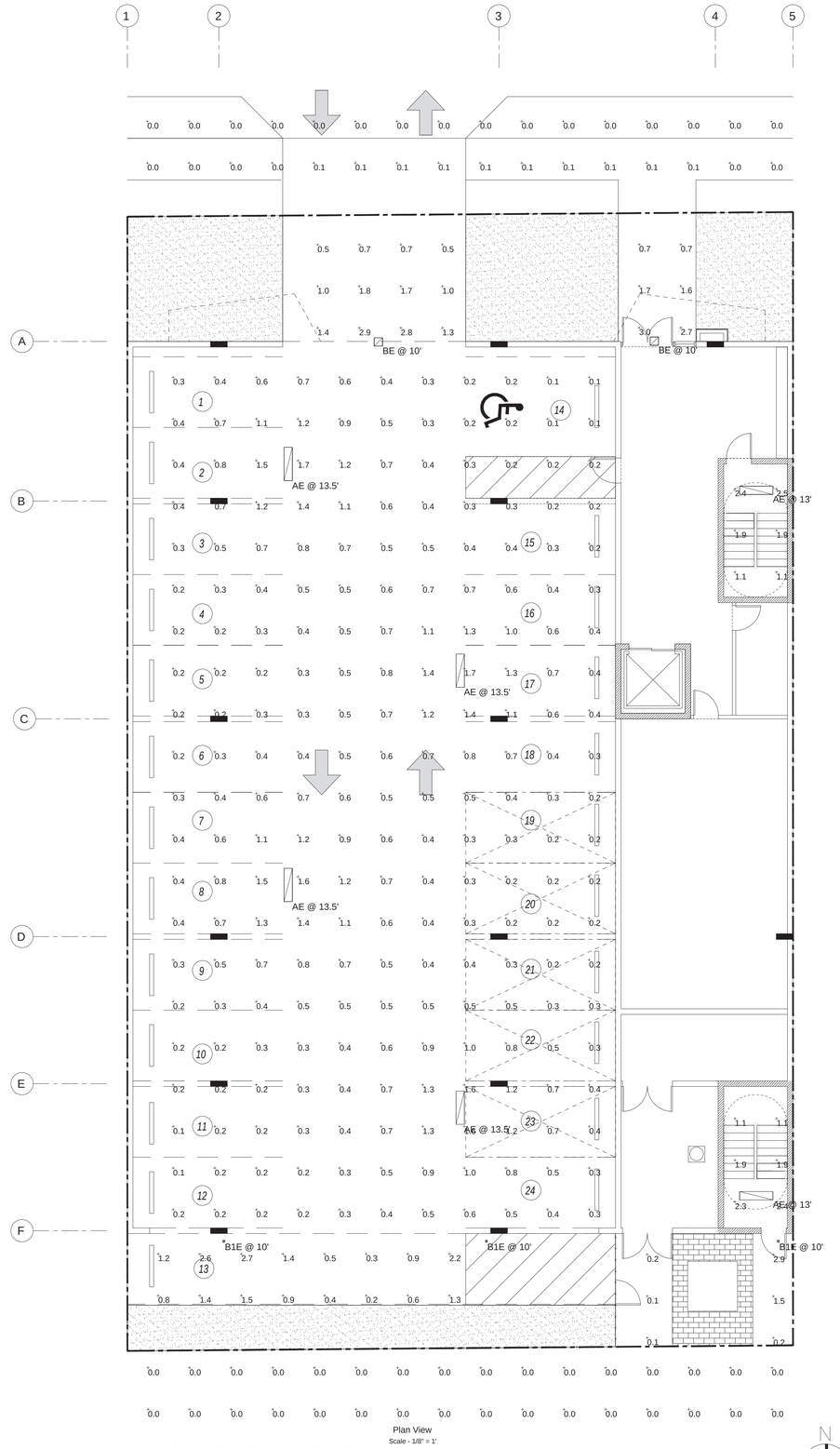
Drawn by

Scale

A8.01

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Filename	Light Loss Factor	Wattage
	AE	6	EELP	VT6-50L-QT-35K	VT6-50L-QT-35K.ies	0.2	45.28
	BE	2	EELP	WP54-E-42L-QT-40K	WP54-E-42L-QT-40K.ies	0.2	41.6
	CE	0	VISCOR INC.	LSVA48-LED840K042LUNV	LSVA_LED_LSVA48-LED840K042LUNV-G0119.IES	0.2	35.7
	B1E	3	EELP	WP54-E-42L-QT-40K	WP54-E-42L-QT-40K.ies	0.2	41.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	1.4 fc	2.9 fc	0.5 fc	5.8:1	2.8:1
Calc Zone #5	+	1.7 fc	3.0 fc	0.7 fc	4.3:1	2.4:1
Calc Zone #6	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
Calc Zone #7	+	1.5 fc	2.9 fc	0.2 fc	14.5:1	7.5:1
OUTDOOR PARKING	+	1.2 fc	2.7 fc	0.2 fc	13.5:1	6.0:1
PARKING	+	0.5 fc	1.7 fc	0.1 fc	17.0:1	5.0:1
PROPERTY LINE #1	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE #2	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
STAIR #1	+	1.8 fc	2.5 fc	1.1 fc	2.3:1	1.6:1
STAIR #2	+	1.8 fc	2.4 fc	1.1 fc	2.2:1	1.6:1



Plan View
Scale - 1/8" = 1'

18 SITE PLAN / LEVEL 1 - ELEV. 0'-0"
SCALE: 1/8"=1'-0"

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CENTER FOR COLLABORATIVE ARCHITECTURE

1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general @ccadesign.net
AA26001348

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

PHOTOMETRICS PLAN EMERGENCY LIGHTING

DRAWING INFO:

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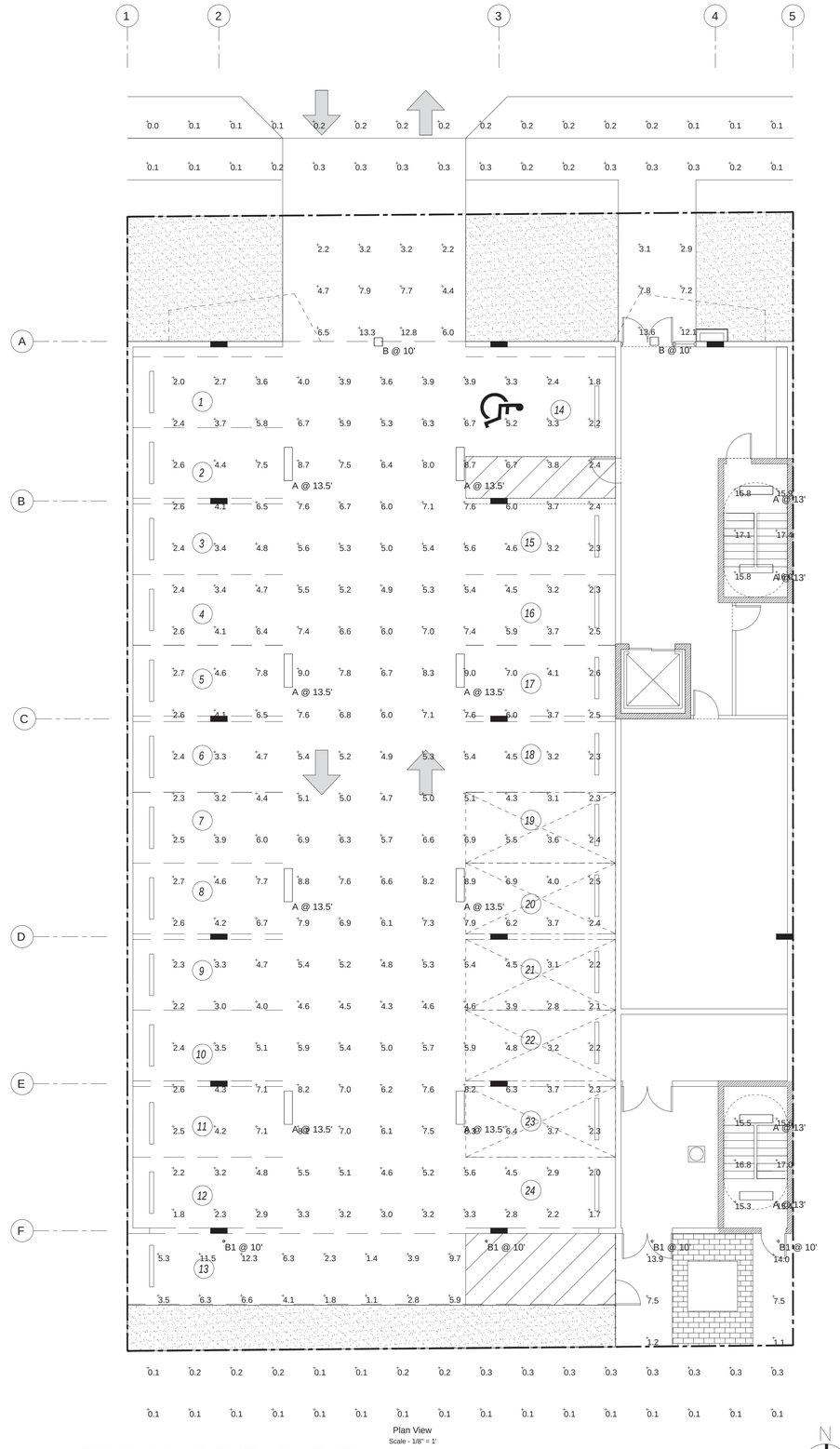
Project number
Drawn by
Scale

A9.01

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Filename	Light Loss Factor	Wattage
	A	12	EELP	VT6-50L-QT-35K	VT6-50L-QT-35K.ies	0.9	45.28
	B	2	EELP	WP54-E-42L-QT-40K	WP54-E-42L-QT-40K.ies	0.9	41.6
	C	0	VISCOR INC.	LSVA48-LED840K042LUNV	LSVA_LED_LSVA48-LED840K042LUNV-G0119.IES	0.9	35.7
	B1	4	EELP	WP54-E-42L-QT-40K	WP54-E-42L-QT-40K.ies	0.9	41.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	6.2 fc	13.3 fc	2.2 fc	6.0:1	2.8:1
Calc Zone #5	+	7.8 fc	13.6 fc	2.9 fc	4.7:1	2.7:1
Calc Zone #6	+	7.5 fc	13.9 fc	1.2 fc	11.6:1	6.3:1
Calc Zone #7	+	7.5 fc	14.0 fc	1.1 fc	12.7:1	6.8:1
OUTDOOR PARKING	+	5.3 fc	12.3 fc	1.1 fc	11.2:1	4.8:1
PARKING	+	4.8 fc	9.0 fc	1.7 fc	5.3:1	2.8:1
PROPERTY LINE #1	+	0.2 fc	0.3 fc	0.0 fc	N/A	N/A
PROPERTY LINE #2	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1
STAIR #1	+	16.3 fc	17.4 fc	15.8 fc	1.1:1	1.0:1
STAIR #2	+	15.9 fc	17.0 fc	15.3 fc	1.1:1	1.0:1



Plan View
Scale - 1/8" = 1'

18 SITE PLAN / LEVEL 1 - ELEV. 0'-0"
SCALE: 1/8"=1'-0"

N

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ARCHITECT SEAL:
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OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
	FINAL TAC MEETING	03-16-20

JACKSON STREET MULTIFAMILY

1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

PHOTOMETRICS PLAN NORMAL LIGHTING

DRAWING INFO:

NOTE:
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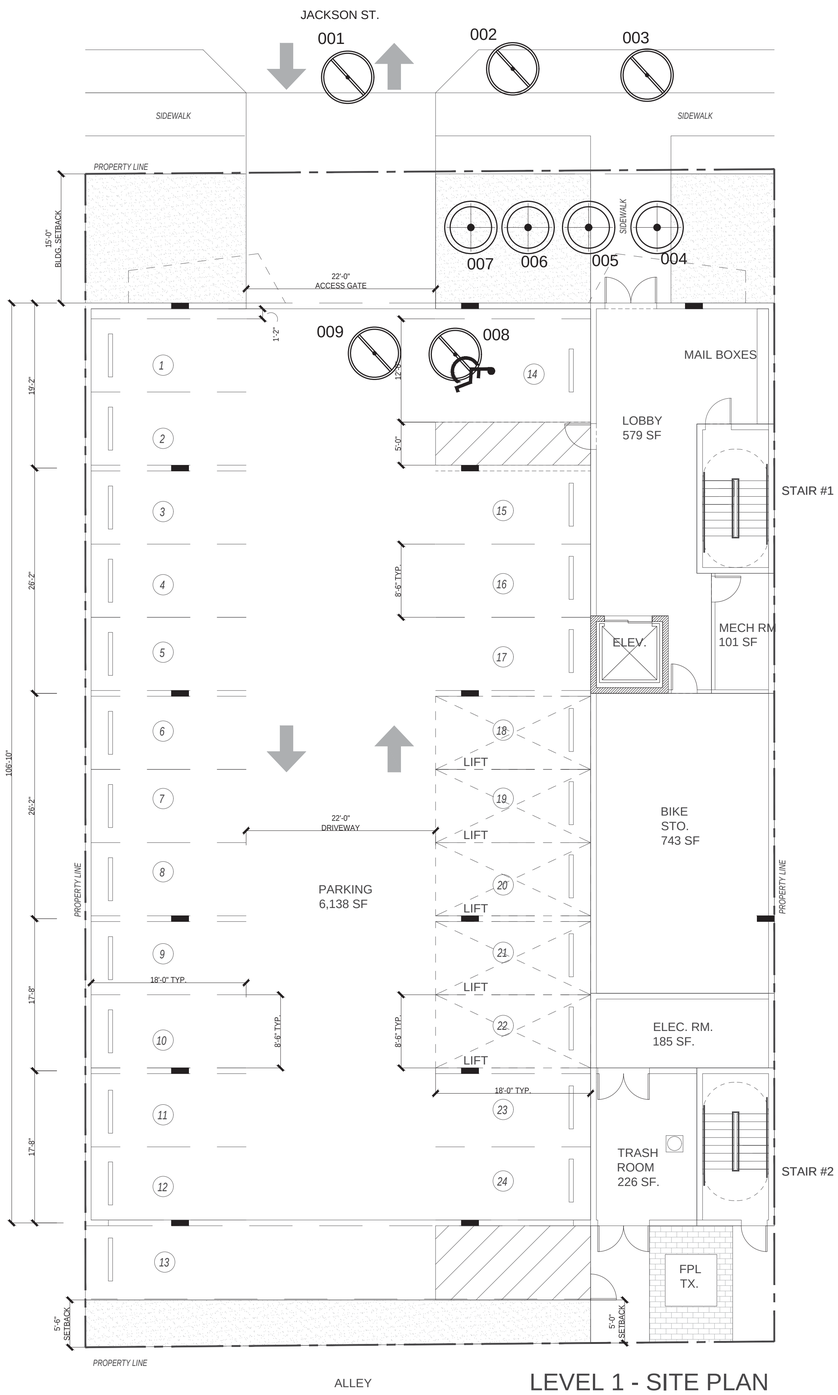
Project number
Drawn by
Scale

A9.02



LEVEL 1 - SITE PLAN

CITY OF HOLLYWOOD

#1

TREE DISPOSITION LIST:

TREE	COMMON NAME/SCIENTIFIC NAME	DBH(in)	HT(ft)	CANOPY(ft)	DISPOSITION	CONDITION	COMMENTS
01	ARECA PALM/ Dypsis lutescens	ML	4.5	5	TO REMOVE	POOR	POOR CONDITION/ MITIGATION REQ.
02	GUMBO LIMBO/ Bursera simaruba	10	15	11	TO REMOVE	POOR	POOR CONDITION/ MITIGATION REQ.
03	ARECA PALM/ Dypsis lutescens	ML	7	5	TO REMOVE	POOR	POOR CONDITION/ MITIGATION REQ.
04	ADONIDIA PALM/ Adonidia merrillii	5'ct	8	6	TO BE RELOCATED	FAIR	
05	ADONIDIA PALM/ Adonidia merrillii	4'ct	8	6	TO BE RELOCATED	FAIR	
06	ADONIDIA PALM/ Adonidia merrillii	3'ct	7	6	TO BE RELOCATED	FAIR	
07	ADONIDIA PALM/ Adonidia merrillii	5'ct	8	6	TO BE RELOCATED	FAIR	
08	ITALIAN CYPRESS/ Cupressus sempervirens	2	10	2	TO REMOVE	POOR	POOR CONDITION/ MITIGATION REQ.
09	ITALIAN CYPRESS/ Cupressus sempervirens	2	10	2	TO REMOVE	POOR	POOR CONDITION/ MITIGATION REQ.

CONDITION: EXCELLENT=90-100%, GOOD=75-85%, FAIR=60-70%, POOR=40-50%, VERY POOR=10-35%

TREE MITIGATION: Do not relocate, remove or destroy a tree without first obtaining a permit from the City.

City of Hollywood mitigation requirements:
Trees: (10) inches of DBH to be removed (#2)
Palms: (2) palms to be removed and replaced at 1:1 (#1,#3)
Cypress: (2) cypress to be removed and replaced at 1:1 (#8, #9)

Mitigation requirements: hardwood DBH must be mitigated with hardwood replacement inch by inch.
(5) trees at 2" DBH min. and 12' Ht. equals (10") dbh mitigation
(4) palm trees at 8' CT equals 1:1 replacement.

Proposed mitigation:
(4) palms trees at 8' CT (4 Royal palms proposed, see sheet L2)
Trees with a minimum of 2" DBH min. or greater and 12' Ht. or greater equals (10") dbh mitigation
(5) Silver Buttonwood trees with 2" dbh = 10" dbh provided for replacement/ see sheet L2.

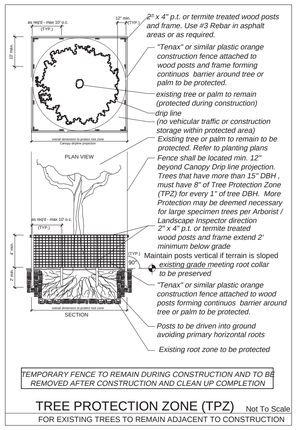
#1

TREE DISPOSITION LEGEND:

001 — Tree/Palm Number (TYP)

Existing TREE/PALM TO BE RELOCATED
Refer To Landscape Plan for new location
(All Sabal Palms on site in conflict with proposed development will be relocated)
Whether noted on plans or not.
Symbol may be enlarged to include more than one tree

001 Existing TREE/PALM TO BE REMOVED
Mitigated with Replacement Trees - Refer To Landscape Plan
(Refer To 'Tree Survey /Disposition Plan List' For Species and Canopy Sizes)
Symbol may be enlarged to include more than one tree



TREE PROTECTION ZONE (TPZ) Not To Scale
FOR EXISTING TREES TO REMAIN ADJACENT TO CONSTRUCTION

NOTE: EXISTING PALMS TO REMAIN WILL COUNT TOWARDS SITE REQUIREMENTS.

TREE REMOVAL NOTES:

1. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE. SEE TREE PROTECTION DETAIL

2. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE UNLESS OTHERWISE NOTED. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.

3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK AND MAXIMIZE SURVIVAL RATE.

4. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT. REFER TO TREE DISPOSITION LIST AND ALSO CONFIRM WITH LOCAL GOVERNING AGENCY.

SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY- ALWAYS CROSS CHECK WITH TREE DISPOSITION LIST FOR DISPOSITION STATUS. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION IF NEEDED OR CORRECTION OF ANY DISCREPANCIES.

N

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It's fast, it's free, it's the law. Call 811 two business days before digging

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AA26001348

ARCHITECT
SEAL: JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE
#1	REV. PER COMMENTS	2/14/20

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

DERICK LANGEL
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045
L A N D S T O N E D E S I G N TEL. 818-856-9556
LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136

DRAWING INFO:

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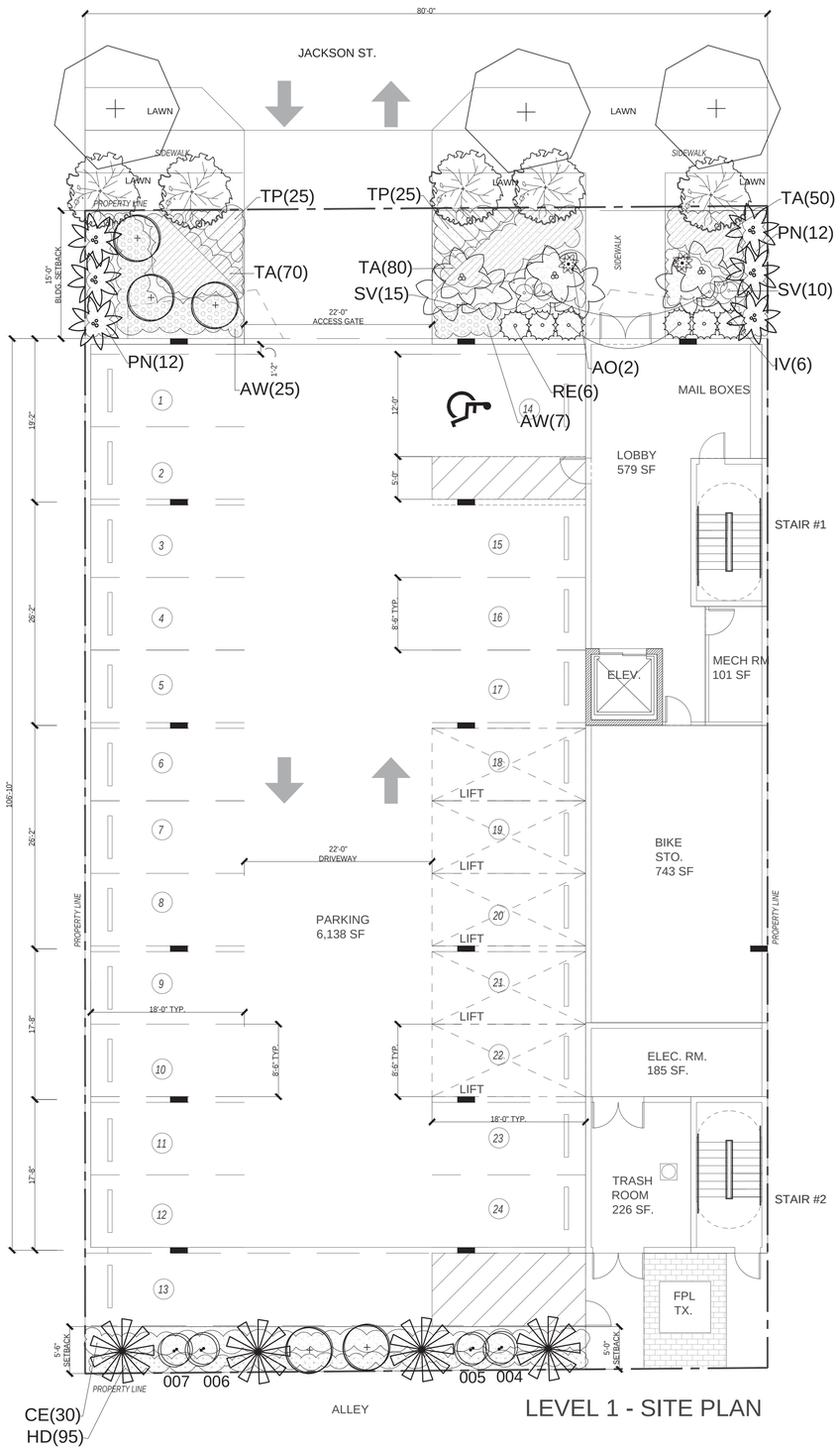
Date 02-17-2020
Drawn by FP
Scale 1/8" = 1'-0"

L-1

TREE DISPOSITION



LEVEL 1 - SITE PLAN

SYMBOL KEY

RELOCATED TREE
SEE DETAILS ON SHEET L1

City of Hollywood Zoning: PS-3 Net Lot Area 10,916 s.f.

Perimeter Landscape
1. One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.
REQ.: 2 (80 l.f. on Jackson Street)
PROV.: 2 Trees

2. Alley buffer, 1 tree for every 20 linear feet. (80 l.f.)
REQ.: 4
PROV.: 4 Trees

5. At grade parking lot buffer, 1 tree for every 20 linear feet. 80 l.f.
REQ.: 4
PROV.: 4 Trees

Open Space
Minimum of one tree per 1,000 s.f. of pervious area of property.(1,038sf)
REQ.: 1 Tree
PROV.: 1 Tree
A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

TOTAL TREES REQUIRED: 11
TOTAL TREES PROVIDED: 11 (ADDITIONAL TREES FOR MITIGATION)

NATIVE TREES REQ.: 7 PROV.: 19
A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES.

The safe sight distance triangle area provide unobstructed cross visibility at a level between 2 feet and 6.5 feet. Plant material shall not be planted in the root balls of any tree.

Note: PROJECT SHALL COMPLY OR MEET WITH GREEN BUILDING CERTIFICATION REQUIREMENTS. NO INVASIVE PLANT SPECIES SHALL BE PLACED ON SITE.

AS PER CITY OF HOLLYWOOD, GREEN BUILDING PRACTICES, AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMENDATIONS.

PLANT LIST:

	QTY.	KEY			BOTANICAL/COMMON NAME	DESCRIPTION	DROUGHT TOLERANCE
(Street Tree)	3		(#)	* * ^	Bursera simaruba GUMBO LIMBO	12' ht. x 5' spr., 2" DBH f.g.	HIGH
(Site requirement)	5		(#)	* ^	Chrysophyllum oliviforme SATIN LEAF	12' ht. x 5' spr., 2" DBH f.g.	HIGH
(Mitigation)	5		(#)	* ^	Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD STD	12' ht. x 5' spr., 2" DBH f.g.	HIGH
(Mitigation 1:1)	4		(#)	* * ^	Roystonea elata ROYAL PALM	8' C.T. min., matched hts. HV, f.g.	MEDIUM
(site requirement 3:1)	6		(#)	* * ^	Sabal palmetto CABBAGE PALM	16' o.a. ht.,8' CT min. BTD, f.g.	MEDIUM
(site requirement 3:1)	3			* *	Veitchia montgomeryana MONTGOMERY PALM	16' ht., 8' C.T. min., matched triple trk., f.g.	MEDIUM
	2	AO		* *	Alcantarea odorata GREY BROMELIAD	10 gal.	MEDIUM
	32	AW	(#)	* * ^	Acalypha wilkesiana 'Blaze' COPPERLEAF 'BLAZE'	24"ht.x 24"spr. 3 gal.	MEDIUM
	30	CE	(#)	* ^	Conocarpus erectus GREEN BUTTONWOOD	36"ht.x 24"spr. 7 gal.	HIGH
	95	HD	(#)	* ^	Helianthus debilis BEACH SUNFLOWER	1 gallon, Full	HIGH
	6	IV	(#)	* * ^	Iris virginica BLUE FLAG IRIS	20"ht.x 20"spr. 3 gal.	MEDIUM
	24	PN	(#)	* * ^	Psychotria nervosa WILD COFFEE	24"ht.x 24"spr. 3 gal.	MEDIUM
	6	RE	(#)	*	Rhapis excelsa LADY PALM	4' ht., F 15 gal.	MEDIUM
	25	SV	(#)	* *	Schefflera arboricola 'Trinette' VAR. SCHEFFLERA	24"ht.x 24"spr. 3 gal.	HIGH
	200	TA		*	Trachelospermum asiaticum ASIATIC JASMINE	12" o.c., F 1 gal.	MEDIUM
	50	TP	(#)	* *	Tradescantia pallida PURPLE QUEEN	1 gallon, Full	HIGH
	As Req.	LAWN	(#)		St. Augustine ' Floratam'	solid even sod	LOW

ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN
* MODERATE DROUGHT TOLERANCE
* * VERY DROUGHT TOLERANT
^ NATIVE SPECIES
(#) SOUTH FLORIDA WATER MANAGEMENT PLANT LIST, 80% REQUIRED.

A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES.
NATIVE PLANT REQUIREMENTS:
A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

W 1 INSTALLED LANDSCAPE
W1.1 PLANTS/TREES FROM DROUGHT TOLERANT LIST
A minimum of 80% of the plants and trees incorporated into the landscape are from a local drought tolerant list.

NOTE: NO LAWN PROPOSED INSIDE PROPERTY LINES.

PROVIDED: 90% DROUGHT TOLERANT TREES/PALMS - 80% DROUGHT TOLERANT SHRUBS/ GROUNDCOVERS.

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OWNER: AESTHETIC APARTMENTS INC
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WESTON FL 33024

NO.	DRAWING ISSUE	DATE

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1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

DERICK LANGEL
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045
L A N D S T O N E D E S I G N TEL. 818-856-9556
LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136

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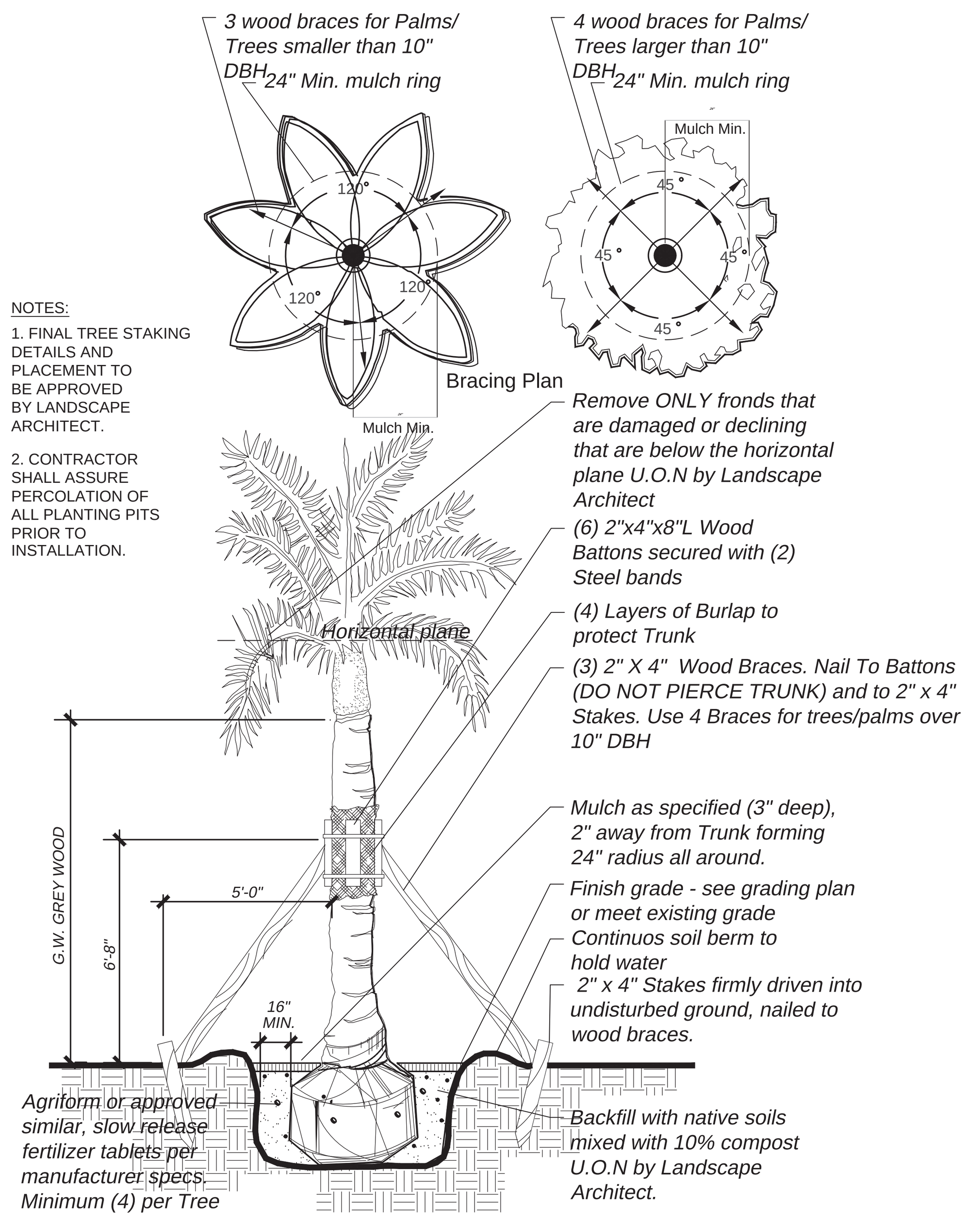
Date 02-17-2020
Drawn by FP
Scale 1/8" = 1'-0"

L-2
LANDSCAPE PLAN



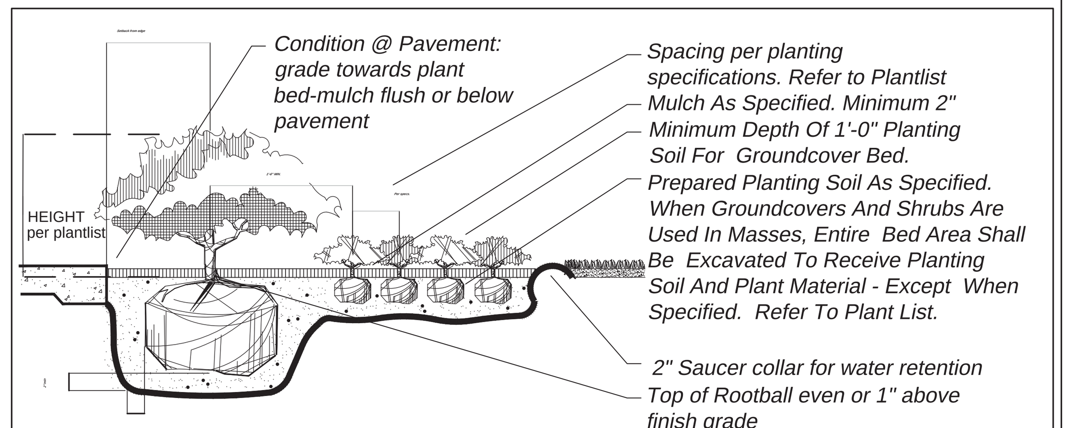
NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.

2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LARGE TREE / LARGE PALM DETAIL

Section — Not To Scale

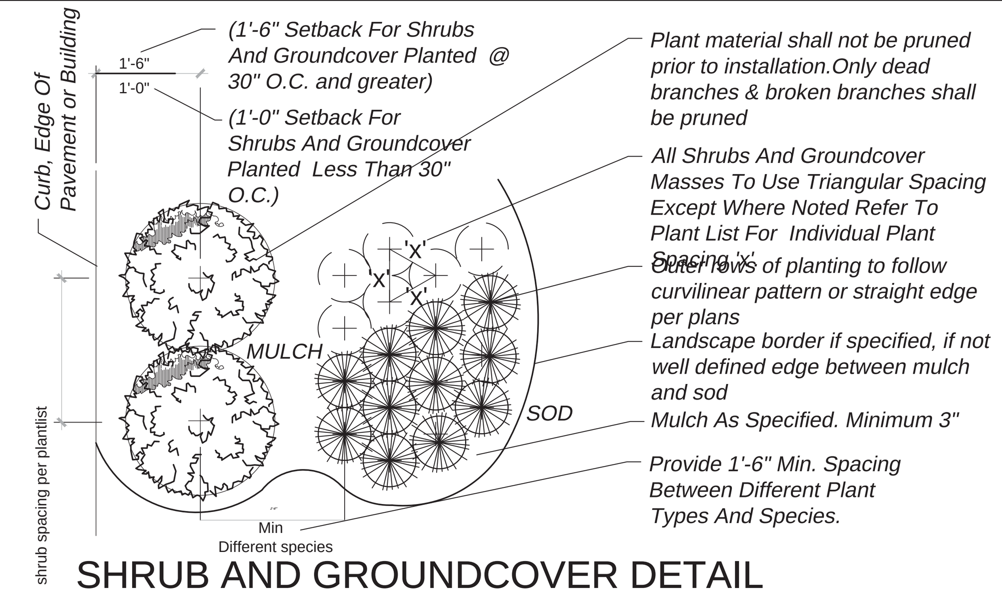


Note: Contractor Shall Assure Percolation Of All Planting Pits/beds Prior To Installation.

PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

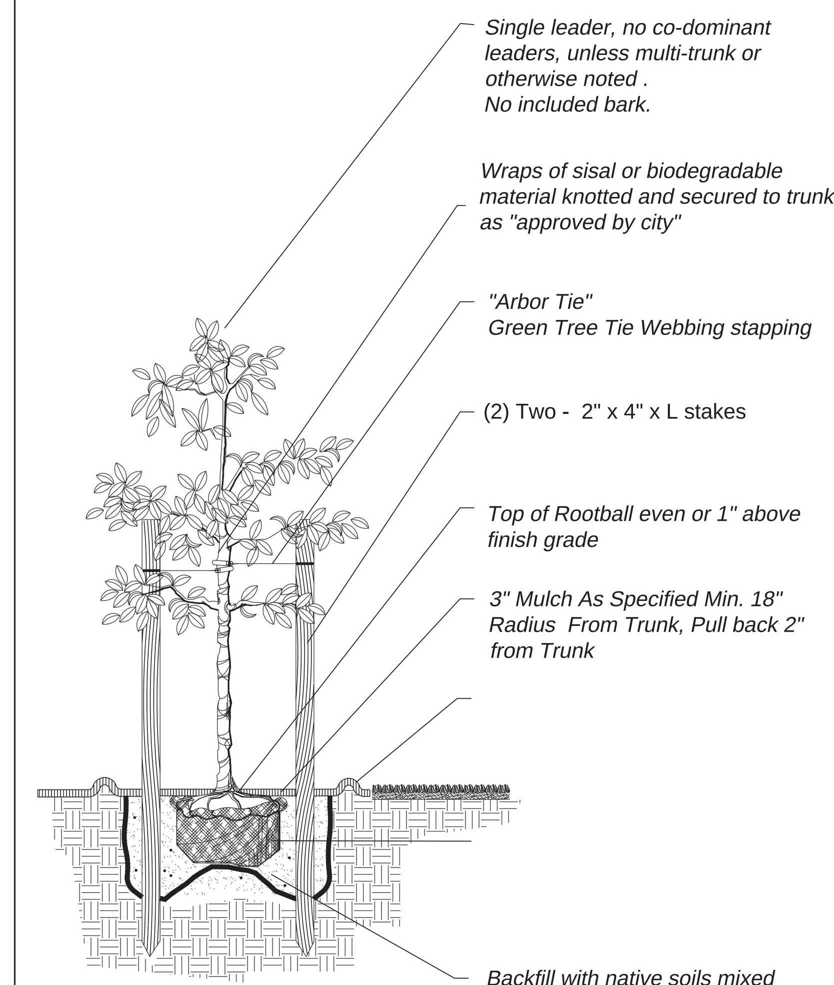
SHRUB AND GROUNDCOVER DETAIL

Section — Not To Scale



SHRUB AND GROUNDCOVER DETAIL

Plan — Not To Scale



SMALL TREE PLANTING DETAIL

Section — Not To Scale

KNOW WHAT'S BELOW
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It's fast. It's free. it's the law.
Call 811 two business days before digging

G E N E R A L   P L A N T I N G   R E Q U I R E M E N T S

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

2 FULL BUSINESS DAYS BEFORE DIGGING, CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. NOTIFICATION CENTER. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS..

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND ANY FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR FLORIDA NURSERY TREES AND PLANTS.

ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS ½" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMEROCK SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS, THE TOP 6" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE TILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE. A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING

ALL BURLAP, STRING, CORDS, WIRE BASKETS, PLASTIC OR METAL CONTAINERS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE PLANTING. REMOVE ALL BAMBOO AND METAL NURSERY STAKES. REMOVE ALL TAGGING TAPE.

ALL TREES/PALMS SHALL BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLAIR ARE SLIGHTLY ABOVE FINAL GRADE. SHRUB MATERIAL SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL TREES/PALMS SHALL BE STAKED USING BIODEGRADABLE MATERIAL. NO WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL SHALL BE USED. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED AND THE MATERIAL WILL BE REJECTED. PLEASE REFER TO THE PLANTING DETAILS

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM WITH A MINIMUM 100% COVERAGE WITH ALL HEADS ADJUSTED TO 50% OVERLAP. EACH SYSTEM SHALL BE INSTALLED WITH AN OPERATIONAL RAIN SENSOR AND RUST INHIBITOR. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTEDTO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

NO FERTILIZERS ARE REQUIRED.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 1" COMPACTED LAYER OF PINE STRAW, THEN TOPPED WITH A 2" LAYER OF PINE BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF TOTAL COVER WHEN SETTLED. SPREAD MULCH TO 1" THICKNESS 3" AWAY FROM THE TRUNKS/STEMS OF ALL PLANT MATERIAL. ALL TREES IN SODDED AREAS SHALL HAVE A CLEAN CUT 4' DIAMETER MULCH RING. THE 5-6" HEIGHT WATER RING SHALL BE MADE FROM MULCH, NOT SOIL. CERTAIN AREAS MAY RECEIVE A THICKER MULCH COVER WHERE NOTED ON PLANS. CYPRESS, RED, GOLD AND GREEN MULCH IS PROHIBITED.

ALL OPEN AREAS NOT COVERED BY TREES, PALMS, SHRUBS, VINES OR GROUND COVERS SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOD, WHETHER LABELED ON THE PLANS OR NOT, UNLESS A DIFFERENT SPECIES IS INDICATED ON THE PLANTING PLAN. ALL NOTED S.F. SHALL BE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO HIS OR HER TAKE OFF AND SOD ALL OPEN AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY EXISTING SOD WHICH MAY BE DAMAGED DURING CONSTRUCTION.

PLEASE REFER TO THE PLANTING DETAILS FOR A GRAPHIC REPRESENTATION OF THE ABOVE NOTES.

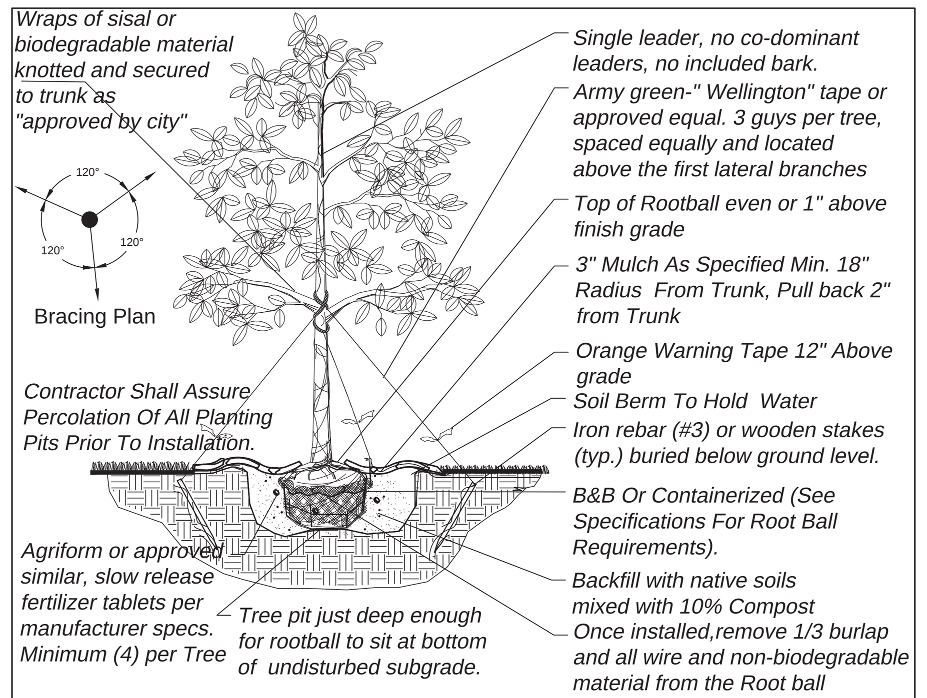
ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN LANDSCAPE REMOVAL

EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK. ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINI-MUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

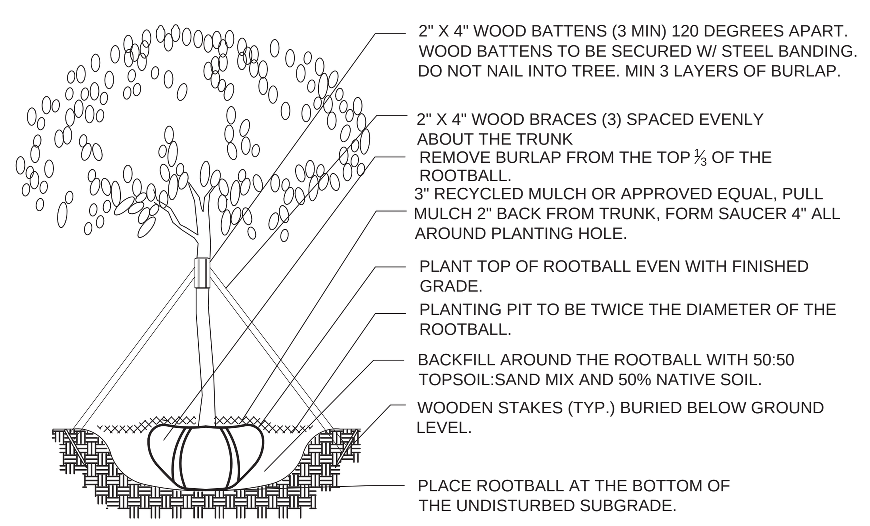
ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

PRUNNING SHALL BE PER ANSI-300 STANDARDS



MEDIUM TREE PLANTING DETAIL

Section — Not To Scale



TREE RELOCATION PROCESS / NOTES:

1) Root prune in place 6 to 8 weeks before relocation.Then allow roots to regenerate

2) Water the root zones to field capacity for 5 continuous days before root pruning.

3) Root prune with proper equipment to sever roots, ensure roots are not torn or pulled apart. With hand tools, dig a 2'–0" wide by 3'–0" deep trench at the outer edge of the rootball (Size determined below))or as determined by the Arborist on site. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier, backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.

4) Form a rootball of the following minimum sizes:

- *24 inches by 12 inches deep for trees less than 5 inch caliper;*
- *36 inches by 18 inches deep for trees from 5 to 18 inch caliper; and*
- *48 inches by 24 inches deep for trees over 18 inch caliper.*

6) Transplant operations to be supervised by an ISA certified arborist.

7)At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.

8) Transplanting hole to be at least 2' larger than the rootball

9) Add Agriform Fertilization tablets or similar per manufacturer recommendation according to pruned tree size, but no less than 4 tablets.

10) Set the tree no deeper than its original condition.

11) Water to eliminate air pockets with water hose application of flood watering.

12) Post transplant watering to be daily for the first two weeks and later on sufficient to avoid root desiccation and support new growth.

TREE RELOCATION DETAIL / NOTES

Section - Relocation Trees only - If applicable — Not To Scale

TRANSPLANT AND TREE CARE NOTES

1. FLAG ALL TREES AND PALMS TO BE TRANSPLANTED OR SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.

2. ALL TRANSPLANTING WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. PREPARE ALL TREES AND PALMS TO BE TRANSPLANTED BY PRUNING AWAY ALL DEAD OR DAMAGED LIMBS OR FRONDS. FOR TREES, PRUNE OUT 1/3 OF THE EXISTING CANOPY BY SELECTIVELY TRIMMING SMALL INTERNAL BRANCHES. FOR PALMS, GATHER FRONDS ABOVE THE BUD AND TIE THEM LOOSELY WITH JUTE TWINE TO AVOID DAMAGE.

3. WATER THE ROOT ZONE OF ALL PLANTS TO BE TRANSPLANTED. SOAK THE SOIL TO A 4'-0" DEPTH WITHIN A 6' RADIUS.

4. WITH HAND TOOLS, DIG A 2'-0" WIDE BY 3'-0" DEEP TRENCH AT A MINIMUM DISTANCE AS DETERMINED BY THE CONSULTING ARBORIST. CUT ALL ROOTS 1.5" AND LARGER IN DIAMETER WITH A CLEAN, SHARP PRUNING SAW. TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.

5. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.

6. ALLOW THE PLANT TO REGENERATE ROOTS OVER A PERIOD OF SIX WEEKS.

7. AT THE END OF SIX WEEKS, PREPARE THE PLANTING PIT AT THE NEW LOCATION. OVERDIG THE HOLE DIAMETER BY 2' BEYOND THE ROOT BALL.

8. WITH THE CONSULTING ARBORIST PRESENT, UNDERCUT THE ENTIRE ROOT BALL OF THE PLANTS TO BE TRANSPLANTED AT A DEPTH SPECIFIED BY THE ARBORIST. THE UNDERCUTTING METHOD MAY BE A CHOKER CABLE DRAWN THROUGH THE ROOT BALL WITH HEAVY EQUIPMENT.

9. AT THE DIRECTION OF A PROFESSIONAL RIGGER, ASSEMBLE SLINGS, PADDING, GUIDING ROPES AND CABLES FOR ATTACHMENT TO THE CRANE OR BACKHOE. THE PROFESSIONAL RIGGER SHALL DETERMINE THE SIZE OF MACHINERY NECESSARY TO EXECUTE THE LIFTING AND MOVING OPERATION.

10. WHEN THE PLANT IS PLACED IN THE NEW LOCATION, BACKFILL THE PLANTING PIT WITH TOPSOIL AND WATER THOROUGHLY TO COMPACT THE SOIL. COVER THE ROOT BALL AREA WITH 3" DEPTH OF ORGANIC MULCH.

11. PROVIDE FUNGICIDE AND FERTILITY APPLICATIONS AT THE DIRECTION OF THE CONSULTING ARBORIST.

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.
TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

TRANSPLANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.

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CENTER FOR COLLABORATIVE ARCHITECTURE

1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general @ccadesign.net
AA26001348

ARCHITECT
SEAL: JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE

JACKSON STREET
MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

DERICK LANGEL
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045
L A N D S T O N E   D E S I G N TEL. 818-856-9556
LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136

DRAWING INFO:

NOTE:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED 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 MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

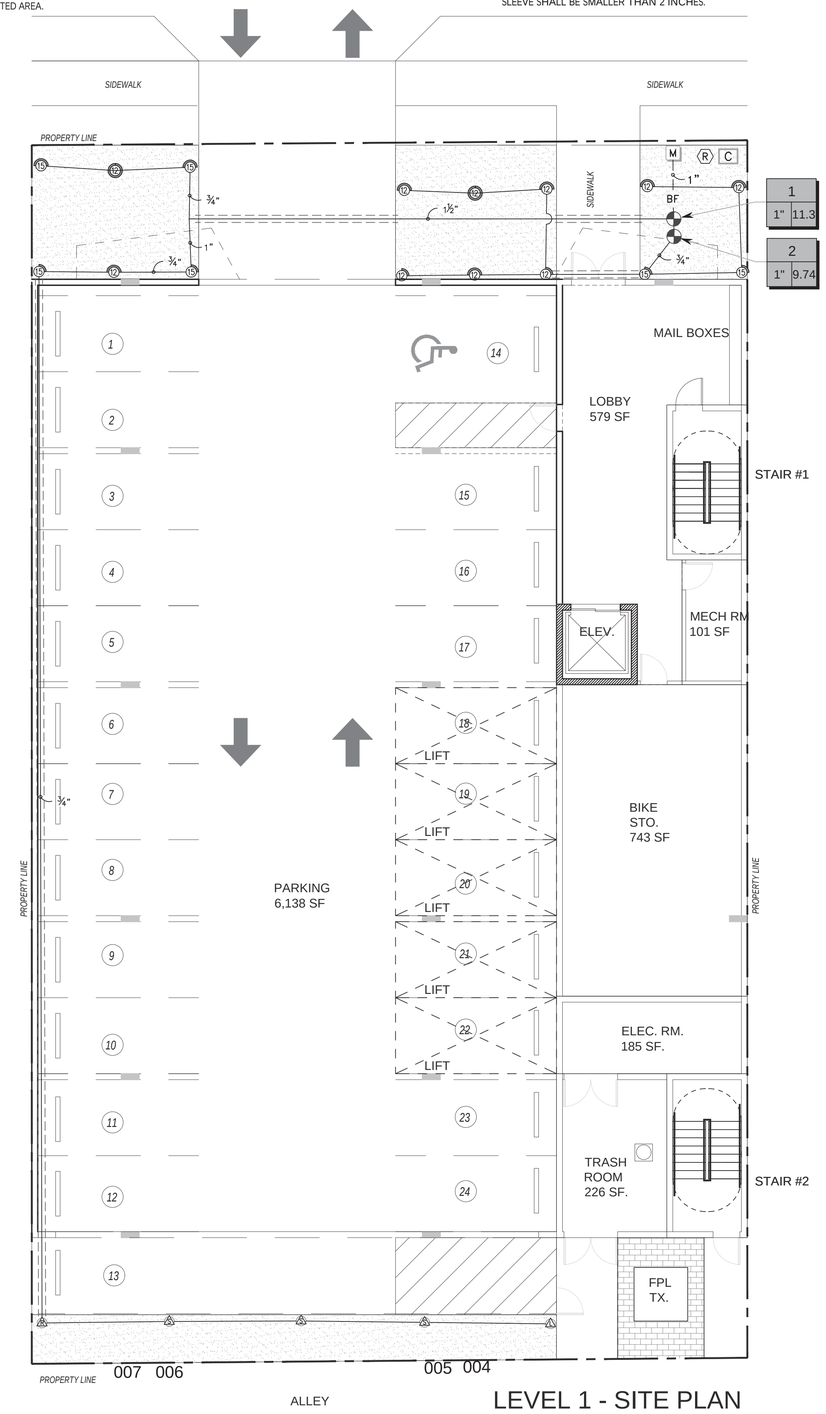
Date 02-17-2020
Drawn by FP
Scale 1/8" = 1'-0"

L-3

PLANTING DETAILS

NOTE:
1. MAIN LINE LOCATION IS SCHEMATIC ONLY.
2. ALL CONTROL WIRE HAS TO BE IN CONDUIT IN ALL AREAS AND SLEEVED UNDER PAVING AND CONCRETE.
3. ALL VALVES AND MAINLINE HAS TO BE INSTALLED IN LANDSCAPE AREA.
4. PROVIDE 100% COVERAGE WITH 100% OVERLAP FOR ALL IRRIGATED AREA.

SLEEVING:
1. ALL MAINLINE, LATERAL LINE PIPING AND CONTROL CONDUIT UNDER PAVING AND CONCRETE SHALL BE INSTALLED IN SEPARATE SLEEVES.
2. ALL SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. NO SLEEVE SHALL BE SMALLER THAN 2 INCHES.



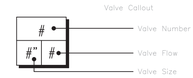
LEVEL 1 - SITE PLAN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LCS RCS CST SST	Rain Bird 1812 15 Strip Series Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	5
Q T H TQ F	Rain Bird 1812 12 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	10
Q T H TQ F	Rain Bird 1812 15 Series MPR Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
BF	Watts U009 1" Reduced Pressure Backflow Preventer	1
C	Rain Bird TBOS2-CM4 and TBOS2-FTUS Battery-Operated Controller available in 4 models: 1, 2, 4, and 6. 4 stations, with TBOS2-FTUS field transmitter.	1
R	Rain Bird RSD-CEx Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	371.1 l.f.
	Irrigation Mainline: PVC Schedule 40	9.3 l.f.
	Pipe Sleeve: PVC Schedule 40	158.0 l.f.

Valve Callout



VALVE SCHEDULE							
NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Shrub Spray	11.28	23.86	37.13	1.58 in/h
2	Rain Bird PEB	1"	Shrub Spray	9.74	23.23	36.66	1.56 in/h

WATERING SCHEDULE							
NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Shrub Spray	1.58 in/h	1	38	428.6	142.9
2	Rain Bird PEB	Shrub Spray	1.56 in/h	1	39	379.9	126.6
		TOTALS:			77	808.5	269.5

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IRRIGATION BY:

CONSULTING GABLES INC.
PROFESSIONALISM ON TIME
C.A No.28232
4437 W FLAGLER ST SUITE #8
CORAL GABLES, FL. 33134
V:(786)220-0083 F:(866)326-7843
services@consultingables.com

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CENTER FOR COLLABORATIVE ARCHITECTURE
1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general @ccadesign.net
AA26001348

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

Damian Gonzalez PE.
PH: (305) 726-5669
P.E No.63910

DRAWING INFO:

NOTE:
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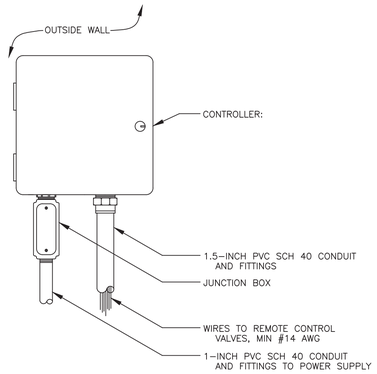
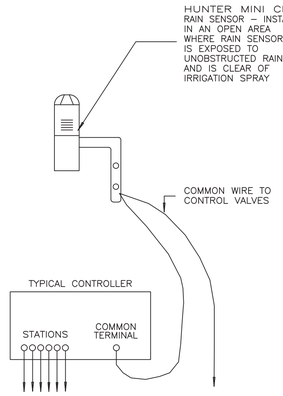
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Date 02-17-2020
Drawn by DG
Scale 1/8" = 1'-0"

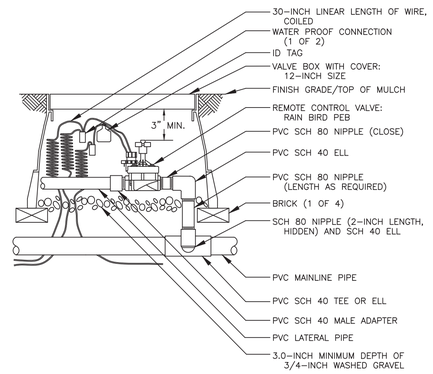
IP-1
IRRIGATION PLAN



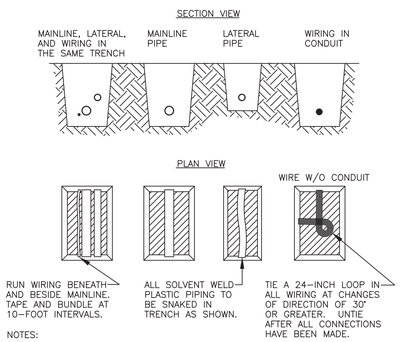
(1) CONTROLLER



(2) AUTOMATIC RAIN SENSOR



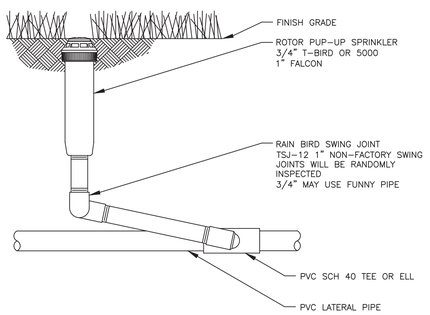
(3) REMOTE CONTROL VALVE



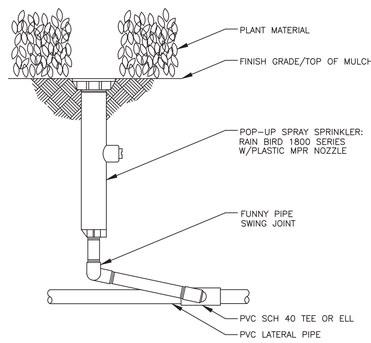
NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

(4) PIPE & WIRE TRENCHING



(5) ROTOR POP–UP SPRINKLER



(6) POP–UP SPRAY SPRINKLER

Depth of coverage per Florida Building Code amended appendix F

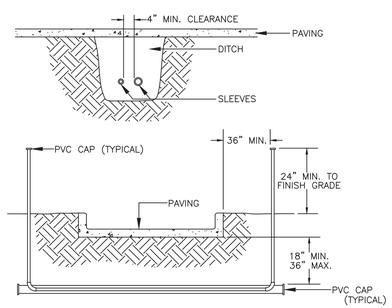
FOR NONTRAFFIC AND NONCULTIVATED AREAS:

Pipe Diameter	Minimum depth of Cover
½" through 1 ¼"	6" – 12"
1 ½" through 2"	12" – 18"
2 ½" through 3"	18" – 24"
6" and larger	24" – 36"

FOR VEHICLE TRAFFIC AREAS:

Pipe Diameter	Minimum depth of Cover
½" through 2 ½"	18" – 24"
3" through 5"	24" – 30"
6" and larger	30" – 36"

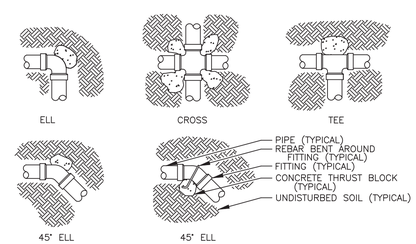
(7) DEPTH OF COVERAGE



NOTES:

1. ALL PVC IRRIGATION SLEEVES TO BE SCH40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24–INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

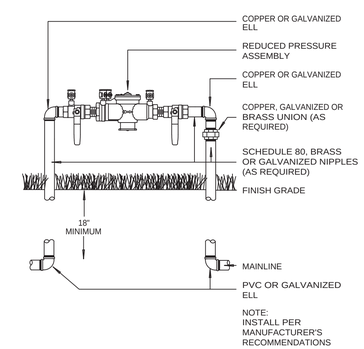
(8) SLEEVING



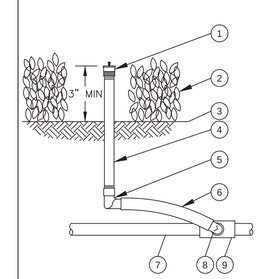
NOTES:

1. SUPPLY LINES 3–INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

(9) THRUST BLOCKS



(10) BACKFLOW BRP



1. ADJUSTABLE FULL CIRCLE BUBBLER: RAIN BIRD 1300A–F
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2–INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2–INCH FEMALE NPT x 0.490–INCH BARB ELBOW: RAIN BIRD MODEL SBFE–050
6. SWING PIPE, 12–INCH LENGTH: RAIN BIRD MODEL SP–100
7. PVC LATERAL PIPE
8. 1/2–INCH MALE NPT x .490–INCH BARB ELBOW: RAIN BIRD MODEL SBE–050
9. SCH 40 TEE OR ELL

(11) FULL CIRCLE BUBBLERS

CONTRACTOR MUST COMPLY WITH FLORIDA BUILDING CODE AMENDED APPENDIX F:

NO PRODUCT SUBSTITUTIONS OR CHANGES WILL BE ALLOWED WITHOUT THE EXPESSED WRITTEN CONSENT OF THE OWNER AND THE IRRIGATION CONSULTANT.

GENERAL NOTES

1. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
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.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut–off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers. All shall be marked indicating controller and station numbers for control valve boxes and/or titled in the equipment legend with 1" white heat braided letters.
15. All control wires shall be installed in PVC conduit, min #14 AWG.
16. Installer is required to conduct final testing and adjustment to achieve design specification prior to completion of the system and acceptance by the owner or owner's representative.
17. Contractor to provide owner with post construction documentation, including as–built drawings, recommended maintenance schedules and activities, operational schedule, design precipitation rates, system adjusting methods for decreasing water once landscape is established, water source and shutoff method and all operational guides for controller.
18. A map of the system shall be kept in a readily available location with details for operation.
19. If the water supply for irrigation system is a well water, a constant pressure flow control device of pressure tank is required to minimize pump "cycling".
20. Check valves must be installed at irrigation heads as needed to prevent low head drainage and pudding.
21. Nozzle precipitation rates for all heads within each valve circuit must be matched to within 20% of one another.

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Call 811 two business days before digging

W 2.1 PROPERLY INSTALLED IRRIGATION COMPLIES WITH FGBC REQUIREMENTS AS STATED BELOW:

A. SEPARATE ZONES FOR TURF AND LANDSCAPE BEDS – MULTI PROGRAM CONTROLLER: IN ADDITION TO GROUPING PLANTS WITH SIMILAR MAINTENANCE REQUIREMENTS TOGETHER, IT IS IMPORTANT TO DESIGN THE IRRIGATION SYSTEM TO DELIVER THE APPROPRIATE AMOUNT OF WATER FOR EACH PLANT TYPE. IT IS RECOMMENDED THAT THE IRRIGATION SYSTEMS BE CALIBRATED TO SUPPLY LESS THAN ¾" OF WATER PER ZONE, PER APPLICATION. THE CONTROLLER MUST HAVE A BATTERY BACKUP TO RETAIN SYSTEM SETTINGS AND INCLUDE A FUNCTIONING RAIN SENSOR IN AN OPERABLE LOCATION AS REQUIRED BY FLORIDA STATUTE 373.62.

B. HIGH VOLUME IRRIGATION DOES NOT EXCEED 60% OF THE LANDSCAPE AREA: LANDSCAPE ZONES REQUIRING A HIGH VOLUME OF WATER (GREATER THAN 30 GPH (GALLONS PER HOUR) SUPPLIED BY ROTORS OR SPRAY HEADS CANNOT EXCEED 60% OF THE LANDSCAPE AREA.

C. HEAD TO HEAD COVERAGE FOR ROTOR/SPRAY HEADS: IRRIGATION SYSTEM DESIGNS INCORPORATE SPRAY/ROTOR HEAD PATTERN THAT OVERLAP TO ENSURE COMPLETE COVERAGE. IN ORDER TO MINIMIZE OVER–WATERING IN THE OVERLAP ZONE, ONE EMITTER'S COVERAGE PATTERN SHOULD NOT EXTEND PAST ADJACENT EMITTERS. FULL COVERAGE AS DEPICTED IN THE PHOTO BELOW (COURTESY OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT)

D. MICRO–IRRIGATION ONLY IN LANDSCAPE BEDS AND NARROW AREAS: LANDSCAPE FEATURES OTHER THAN TURF CAN BE WATERED MUCH MORE EFFICIENTLY BY USING MICRO–IRRIGATION RATHER THAN SPRAYERS AND ROTORS. EQUIPMENT SUCH AS DRIP EMITTERS, BUBBLERS, MICRO–SPRAY JETS, AND SOAKER HOSES. DELIVER WATER PRECISELY WHERE IT IS NEEDED. IN CONTRAST, MUCH OF THE WATER EMITTED FROM SPRAYERS AND ROTORS IS BLOWN AWAY BY WIND OR EVAPORATES. IN ADDITION, TURF AREAS THAT ARE LESS THAN 4 FT. WIDE ARE DIFFICULT TO IRRIGATE EFFECTIVELY WITH ROTOR OR SPRAY HEADS, FOR MOST PATTERNS ARE GREATER THAN 4 FEET IN DIAMETER. MICRO–IRRIGATION IS A BETTER CHOICE FOR IRRIGATING NARROW TURF AREAS.

E. PROVIDE OWNER AND FGBC WITH PLAN AND INSTRUCTIONS: THE EVENTUAL HOMEOWNER SHOULD RECEIVE A COPY OF AS BUILT PLANS, OPERATING MANUALS, AND WARRANTIES. THE PACKAGE SHOULD ALSO INCLUDE A GENERAL IRRIGATION SCHEDULE WITH RECOMMENDATIONS AND INSTRUCTIONS ON MODIFYING THE SCHEDULE FOR LOCAL CLIMATIC AND GROWING CONDITIONS. EACH OF THE FOLLOWING ITEMS SHOULD BE INSTALLED ADJACENT TO THE CONTROLLER OR IN AN EASILY ACCESSIBLE WEATHER–PROTECTED AREA:

A. CONTROLLER HANDBOOK/OPERATING INSTRUCTIONS
B. ZONE DIAGRAM
C. SPECIFIC ZONE APPLICATION RATES AND MAINTENANCE RUN TIMES
D. LOCATION OF RAIN SENSOR OR SOIL MOISTURE SENSOR PROBE

design+arch CCA
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CENTER FOR COLLABORATIVE ARCHITECTURE
1424 SW 23 St, Miami, FL 33145
Ph: 786-487-3724
Email: general @ccadesign.net
AA26001348

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8
WESTON FL 33024

NO.	DRAWING ISSUE	DATE

JACKSON STREET MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

PROJECT INFO:

Damian Gonzalez PE.
PH: (305) 726-5669
P.E No.63910

DRAWING INFO:

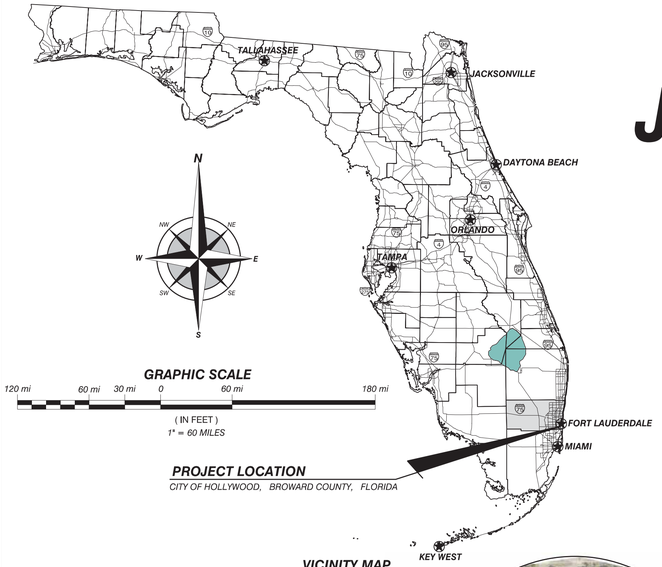
NOTE:
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Date 02-17-2020
Drawn by DG
Scale 1/8" = 1'-0"

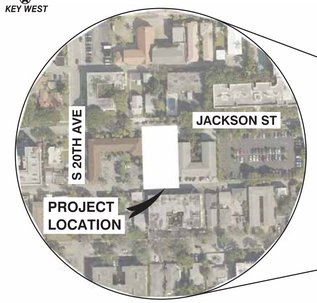
IP-2
IRRIGATION DETAILS

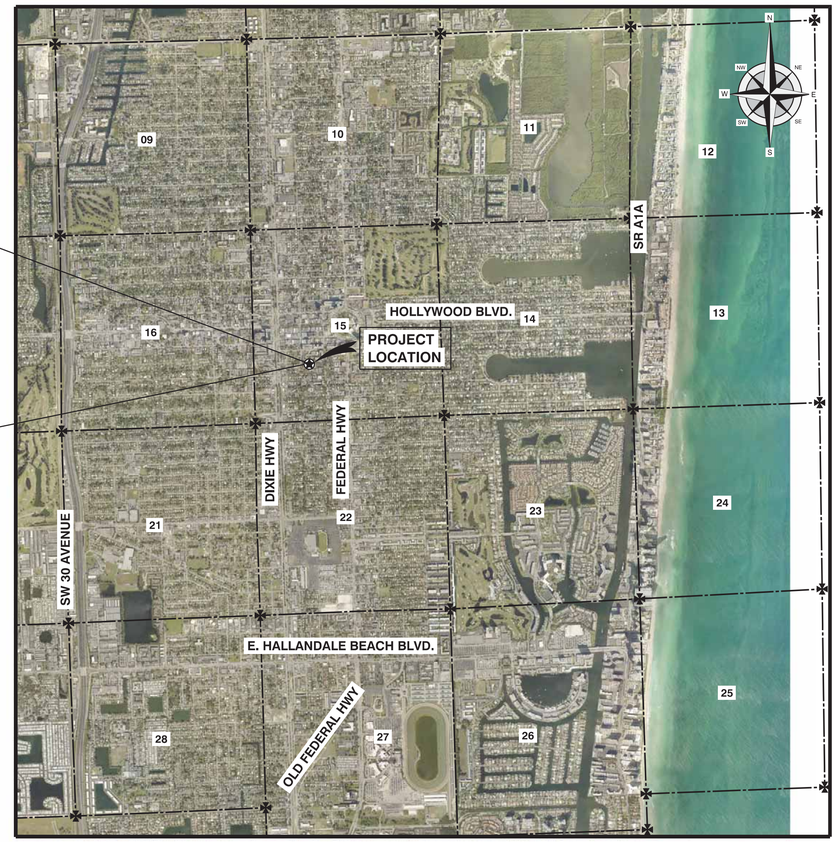
JACKSON STREET MULTIFAMILY

1936 & 1938 JACKSON STREET, HOLLYWOOD, FL 33020
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
AESTHETIC APARTMENTS INC.



VICINITY MAP





LOCATION MAP

SECTIONS 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST
SCALE: 1"= 3000'
(FOR 8.5" x 11" DRAWING)

INDEX TO SHEETS

DESCRIPTION	SHEET NUMBER
TEMPORARY POLLUTION PREVENTION - PLAN	TPP1 OF 3
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DEMOLITION - PLAN	D1 OF 1
PAVING & DRAINAGE SYSTEM - PLAN	PD1 OF 3
PAVING & DRAINAGE - SECTIONS & DETAILS	PD2 OF 3
PAVING & DRAINAGE - DETAILS	PD3 OF 3
PAVEMENT MARKINGS & SIGNAGE - PLAN & DETAILS	PM1 OF 1
WATER, FIRE & SEWER SERVICES - PLAN	WS1 OF 3
WATER DISTRIBUTION & SEWAGE COLLECTION SYSTEM - DETAILS	WS2 OF 3
WATER DISTRIBUTION & SEWAGE COLLECTION SYSTEM - DETAILS	WS3 OF 3
OFF-SITE WATERMAIN PLAN	OS1 OF 1

PROJECT GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD FLORIDA, BROWARD COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. PRIOR TO COMMENCING CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED BETWEEN THE CITY OF HOLLYWOOD, BROWARD COUNTY, OWNER, CONTRACTOR AND ENGINEER.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
4. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE AS-BUILT RECORDS AND ALTA/ACSM SURVEY BY JOHNSTON & JOHNSTON LAND SURVEYING SERVICES, DATE OCTOBER 17, 2019, JOB No. 17-12-010ALT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE LOCATION AND SIZE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS, AND SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF ANY DAMAGE.
7. ALL ELEVATIONS ON THESE PLANS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
8. THE CONTRACTOR SHALL RESTORE ALL EXISTING IRRIGATION SYSTEM COMPONENTS IMPACTED DURING CONSTRUCTION.
9. THERE WILL BE NO INCREASE OR DECREASE IN THE CONTRACT PRICE DUE TO THE EXISTING SOIL CONDITIONS, AS IT RELATES TO EXCAVATION, DEMOLITION, OR INSTALLATION OF EXISTING OR PROPOSED FACILITIES.
10. CONTRACTOR SHALL USE EXTREME CAUTION WHEN PERFORMING ALL WORK AND COORDINATE AS REQUIRED WITH ALL UTILITY COMPANIES IN THE AREA.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC PLAN AND BE RESPONSIBLE FOR ALL SEDIMENT AND EROSION CONTROL MEASURES.
12. THE CONTRACTOR AND/OR THEIR SUPERINTENDENT SHALL MAINTAIN A MINIMUM OF ONE (1) COPY OF EACH OF THE FOLLOWING PUBLICATIONS ON THE JOB SITE DURING CONSTRUCTION OF THIS PROJECT:
    - a. F.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
    - b. F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
    - c. U.S. DEPARTMENT OF TRANSPORTATION - FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION.
    - d. CITY OF HOLLYWOOD STANDARD DETAILS, LATEST EDITION.
    - e. BROWARD COUNTY, WATER & WASTEWATER SERVICES, ENGINEERING DIVISION STANDARD DETAILS, LATEST EDITION.

LEGAL DESCRIPTION:

LOTS 25 & 26, BLOCK 28 HOLLYWOOD ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD INFORMATION:

1. ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN DATUM OF 1988 (N.A.V.D.)
2. FEMA FLOOD MAP No. 12011C0214F, FLOOD ZONE X

PERMITTING AGENCIES	SUBMITTED	APPROVED	PERMIT No.	EXPIRES
CITY OF HOLLYWOOD				
BROWARD COUNTY E.P.G.M.D. - SURFACE WATER MANAGEMENT - GENERAL LICENSE				
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.)				
BROWARD COUNTY ENV. PROTECTION & GROWTH MANAGEMENT - WASTEWATER	EXEMPTION	-	-	-
FLORIDA DEPARTMENT OF ENV. PROTECTION - WATER MAIN EXTENSION		-	-	-

NOTE:
IF ALL THE ABOVE INFORMATION HAS NOT BEEN PROVIDED, THIS SET OF DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION.

UTILITY COMPANIES	SUBMITTED	COMMENTS	DATE
CITY OF HOLLYWOOD (WATER & SEWER)	11/11/19		
AT&T (TELEPHONE)	11/11/19		
FLORIDA POWER & LIGHT	11/11/19	NO BURIED FACILITIES	11/13/19
FLORIDA POWER & LIGHT - FIBEROPTIC	11/11/19	ASBUILTS PROVIDED	11/26/19
TECO PEOPLES GAS	11/11/19	ASBUILTS PROVIDED	11/26/19

NOTE:
IF ALL OF THE ABOVE INFORMATION HAS NOT BEEN PROVIDED, NO INFORMATION FROM UTILITY COMPANY WAS AVAILABLE.

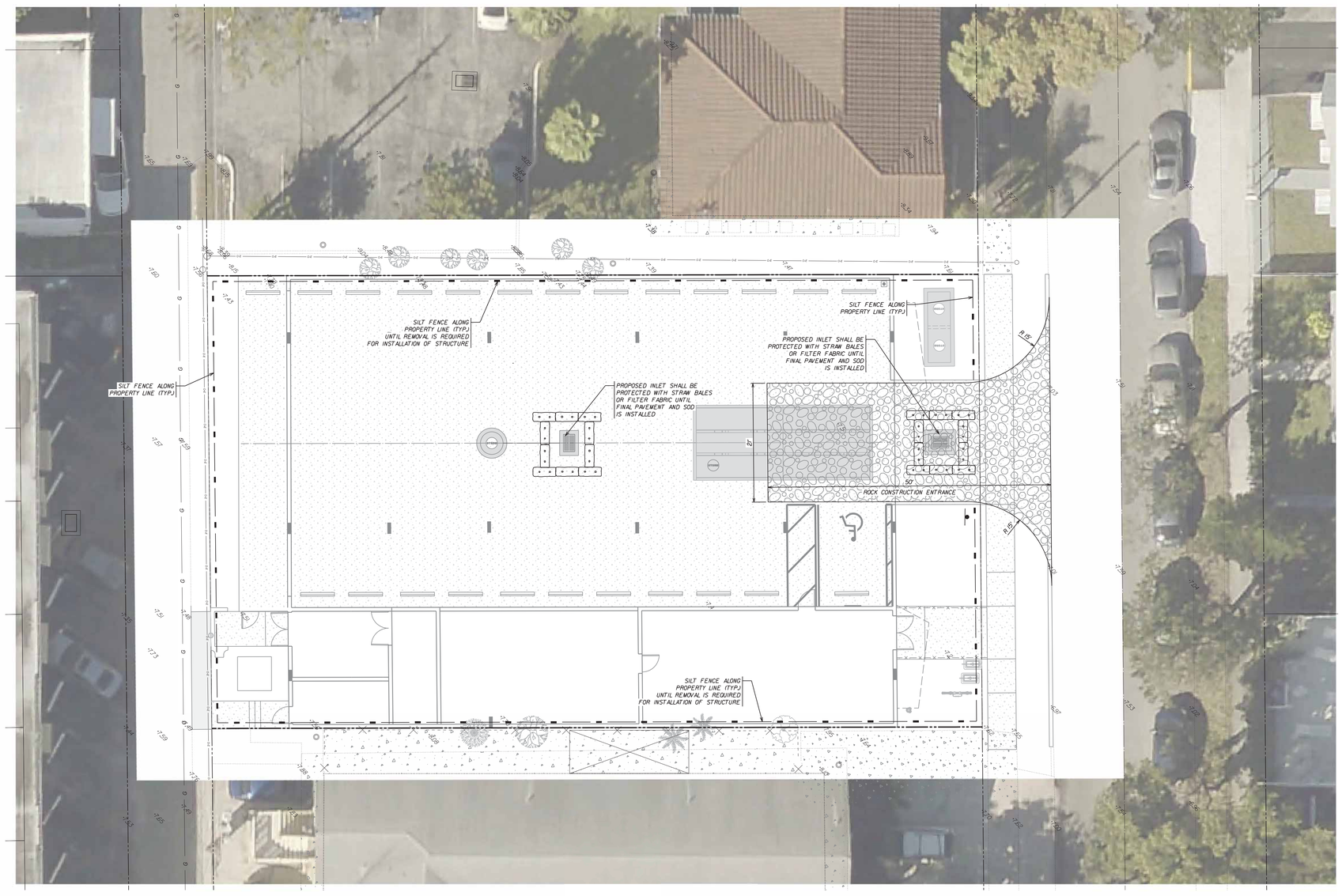
PAVING & DRAINAGE SYSTEM
PAVEMENT MARKINGS & SIGNAGE
WATER DISTRIBUTION & SEWAGE COLLECTION
TEMPORARY POLLUTION PREVENTION

CITY OF Hollywood FLORIDA

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET • OAKLAND PARK, FL 33334
954.771.7440 fax: 954.771.0238 • EB 0002995 LB 0002995

PUBLISHED: 2/21/2020, 1:06:06 PM

PROJECT NUMBER	DATE
19042	NOV 2019



SCALE: 1"=10'
(FOR 24 x 36' DRAWING)

ABBREVIATIONS

P.R.B.	POLLUTION RETARDANT BAFFLE
P.B.	PLAT BOOK
Pg.	PAGE
R/W	RIGHT-OF-WAY
F.F.	FINISHED FLOOR ELEVATION
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
B.C.R.	BROWARD COUNTY RECORDS
D.I.P.	DUCTILE IRON PIPE
NO.	NUMBER
C.A.P.	CORRUGATED ALUMINUM PIPE
TYP.	TYPICAL
CONC.	CONCRETE
EX.	EXISITNG
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
WPP	WOOD POWER POLE
MEG	MEET EXISTING GRADE
C/L	CENTERLINE

LEGEND

	PROPOSED PAVEMENT
	CONCRETE
	PROPOSED HEADER CURB OR CONCRETE
	PROPOSED TYPE "D" CURB
	PROPOSED DRAINAGE INLET/ MANHOLE
	PROPOSED SILT FENCE
	EXISTING PAVEMENT
	EXISTING DRAINAGE PIPE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING DRAINAGE INLET
	PROPERTY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	EASEMENT LINE
	FENCING
	FLOW LINE OR WARP LINE
10.8	EXISTING GRADE

TEMPORARY POLLUTION PREVENTION NOTES:

1. CONTRACTOR SHALL INSTALL FILTER FABRIC IN ALL INLET GRATES AT THE TIME OF CONSTRUCTION.FABRIC SHALL BE MAINTAINED ON GRATES UNTIL SOD IS INSTALLED WITHIN THE VICINITY OF THE INLETS WHICH THE ENGINEER OF RECORD DETERMINES TO BE SUFFICIENT TO ELIMINATE SEDIMENTATION DEPOSITING.
2. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THEY ARE NO LONGER IN USE.AT THAT TIME. THE TEMPORARY ROCK AND OTHER STABILIZING MATERIAL SHALL BE REMOVED AND DISPOSED OF.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY AND ALL MATERIAL THAT MAY BE DEPOSITED WITHIN THE LIMITS OF PRIVATE PROPERTY,THE RIGHT OF WAY OF JACKSON STREET,THE REAR ALLEY,OR ANY OTHER PUBLIC STREET THAT IS USED BY THE CONSTRUCTION EQUIPMENT ENTERING OR LEAVING THE SITE.
4. CONTRACTOR SHALL BE PREPARED TO INSTALL ADDITIONAL SILT FENCES ON THE SITE AS DIRECTED BY THE CITY OR ENGINEERING INSPECTOR IN ORDER TO REDUCE WIND BLOWN EROSION ON THE SITE.WATER APPLICATION MAY BE REQUIRED TO REDUCE WIND BLOWN SAND.
5. SPILL KIT MUST BE PROVIDED ON-SITE DURING THE ENTIRE DURATION OF THE PROJECT OR UNTIL REMOVAL IS APPROVED BY THE CITY.

NO.	REVISIONS	DATE

TEMPORARY POLLUTION PREVENTION

PLAN

JACKSON STREET MULTIFAMILY

AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winnfrad.com

DESIGNED: TPM	DATE: 11/2019	APPROVED:	EB-0002995 LB-0002995
DRAWN: WFI	DATE: 11/2019		
CHECKED: WTV	DATE: 02/2020		
PUBLISHED: 2/24/2020,4:59:28 PM		PROJECT NUMBER 19042	SHEET TPP1 OF 3

J:\2019\19042-Jackson Street Multifamily\CAD\CPD-Pollution Prevention_Plan.dwg(Default)

COUNTY REQUIREMENTS

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO 'CONTRACTORS RESPONSIBILITY' FOR A VERBAL DESCRIPTION OF CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY S.F.W.M.D.
STORM WATER RUNOFF WILL BE COLLECTED BY SWALE SYSTEM AND DISCHARGED INTO MASTER STORM WATER SYSTEM VIA OVERLAND FLOW.

TIMING OF CONTROLS/MEASURES

REFER TO 'CONTRACTORS RESPONSIBILITY' FOR THE TIMING OF CONTROL/MEASURES

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS. THE PERMITS ARE SHOWN ON THE COVER PAGE OF THESE CONSTRUCTION PLANS.

DEP. PERMIT

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED:
(SEE SIGNATURE BLOCK AT BOTTOM OF PAGE)

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM, IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION, THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULENT TO RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALE/DIKES AND SEDIMENT BASIN.
4. CONSTRUCT SEDIMENTATION BASIN.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTERS
11. APPLY BASE TO PROJECT.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS.
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALE/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE, AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

Know what's **below.**
Call before you dig.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

1. HAY BALE BARRIERS: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE.
   E. BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREA WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION : INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER TEMPORARY GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 15 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDED MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKES: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER-THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP- THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURE & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP- THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SC5%) AND WHERE SHEET OR OVERLAND FLOW (q 05 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASIN. THESE SEDIMENT BASIN MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINAGE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER DRAINAGE DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASIN CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURE. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE WILL BE COVERED WITH A TARPAULIN. (SEE DETAILS THIS SHEET)

INVENT. FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

- ☐ CONCRETE
- ☐ ASPHALT
- ☐ TAR
- ☐ DETERGENTS
- ☐ FERTILIZER
- ☐ WOOD
- ☐ PETROLEUM BASED PRODUCTS
- ☐ MASONRY BLOCKS
- ☐ CLEANING SOLVENTS
- ☐ PAINTS
- ☐ ROOFING MATERIALS
- ☐ METAL STUDS
- ☐
- ☐
- ☐

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ONSITE WILL BE IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USE TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED IF THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURED. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL BE INCLUDED BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WILL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT. THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 025 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER, IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT FENCE POSTS ARE FIRMLY IN THE GROUND.

THE SEDIMENT BASIN WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.

TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A REPORT SHALL BE COMPLETED BY HIS/HER INSPECTOR OR ENGINEER OF RECORD.

THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.

THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

WATER FROM WATER LINE FLUSHING

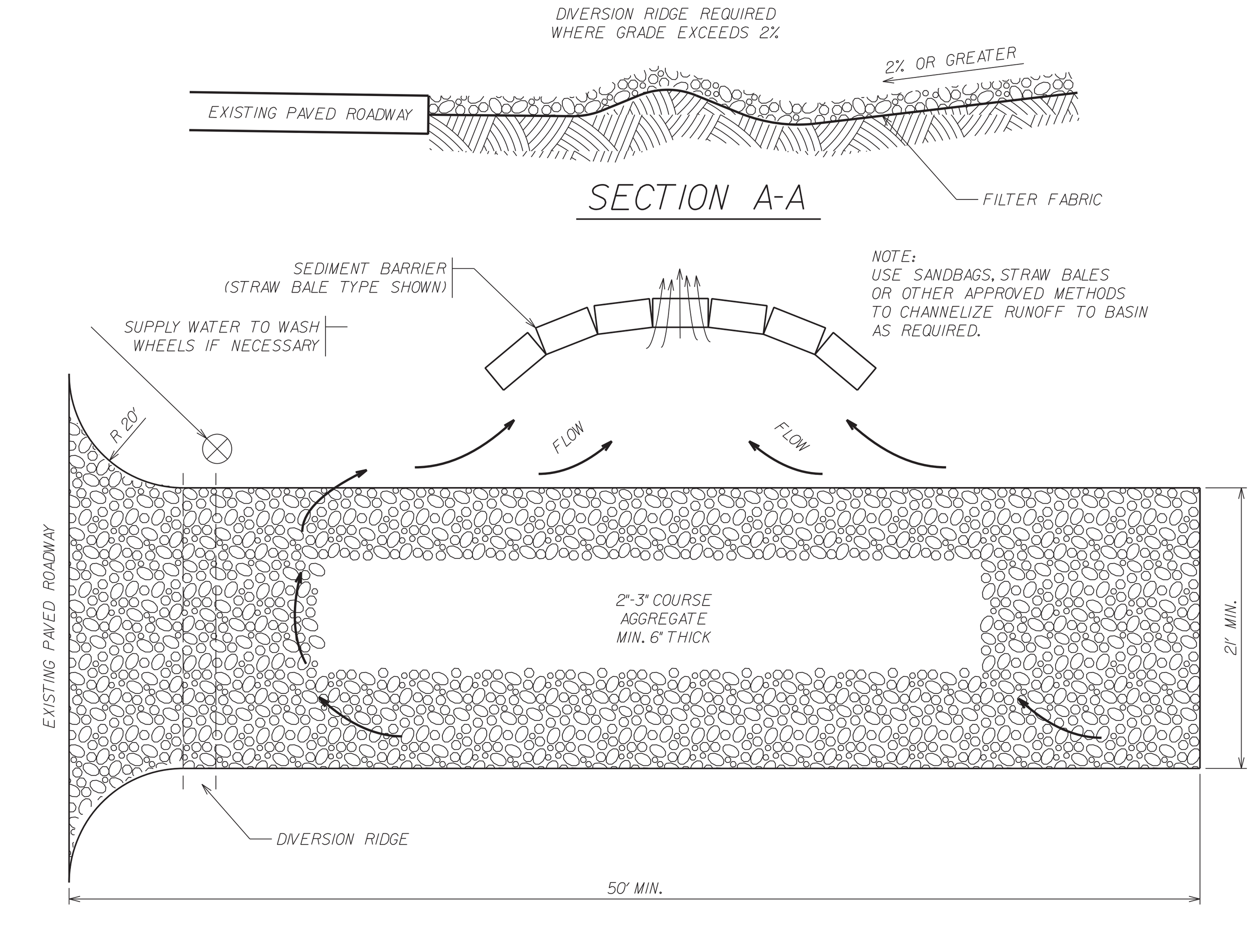
PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR

HAZARDOUS MATERIALS HAVE OCCURRED).

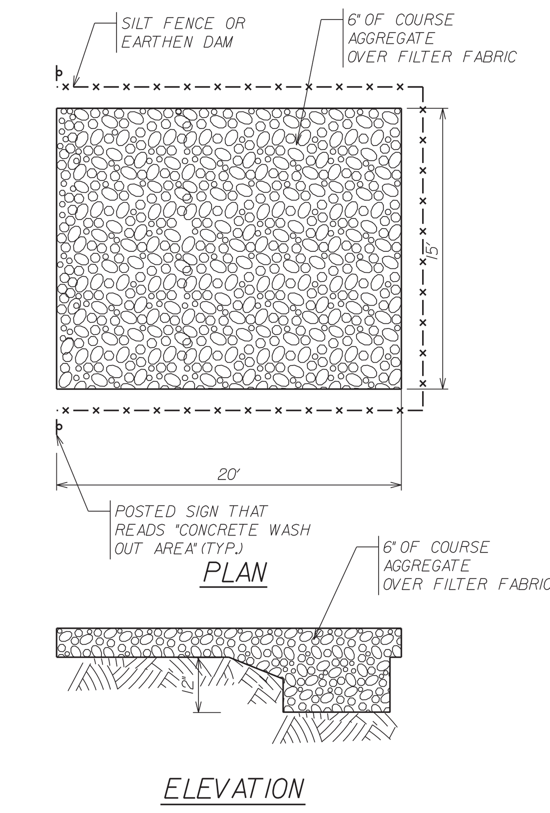
UNCONTAMINATED GROUND WATER (FROM DEWATERING EXCAVATION).

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



CONCRETE WASH OUT AREA

NOTES:

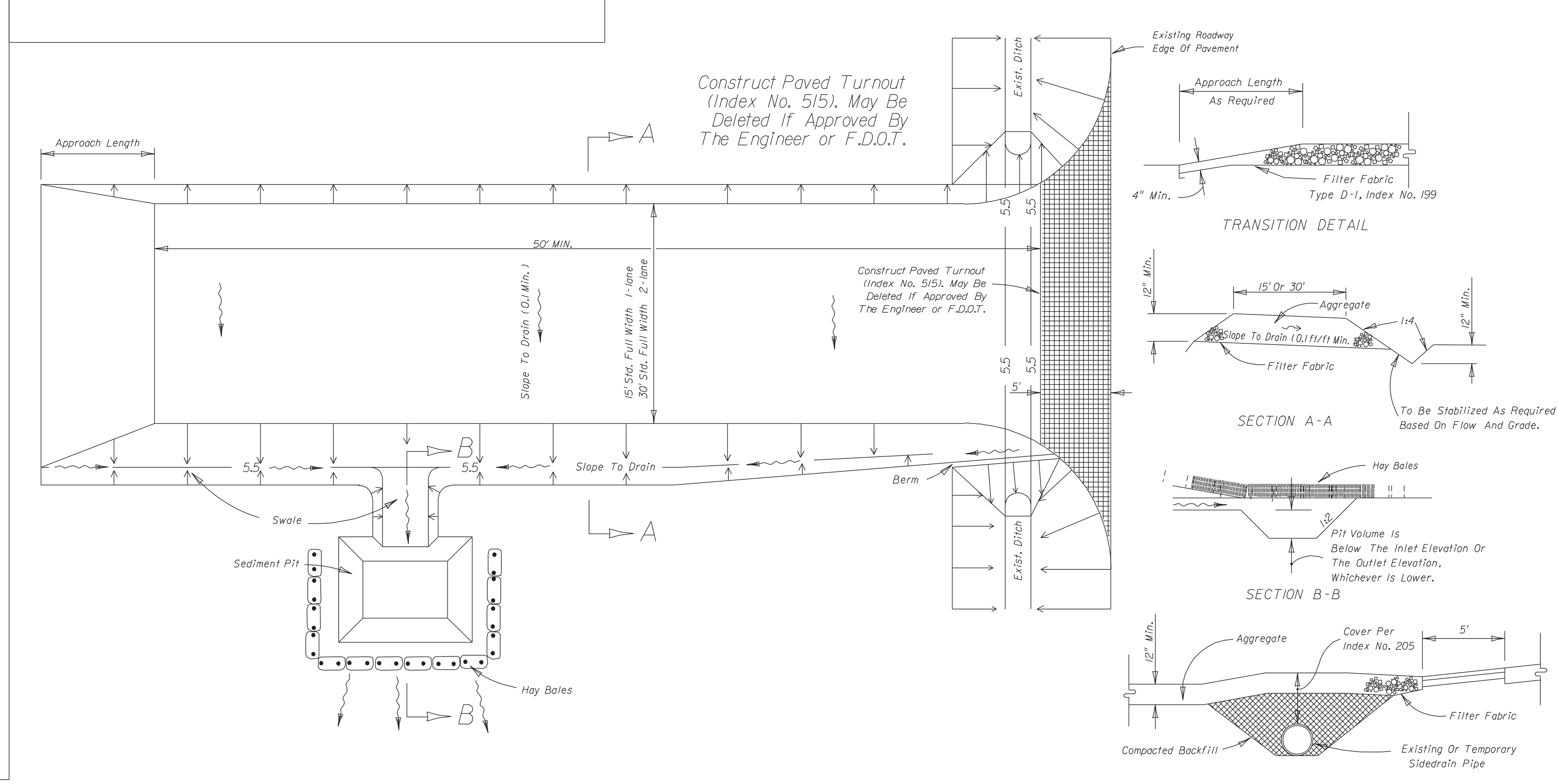
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer & city at preconstruction meeting for point of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit.
   When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50' = 100 ft3 30' x 50' = 200 ft3
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Hay bales shall be paid for under the contract unit price for Hay or Straw Baled, EA. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.



SOIL TRACKING PREVENTION DEVICE

F.D.O.T. INDEX No.106

TEMPORARY POLLUTION PREVENTION
GENERAL NOTES & DETAILS
JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winnfrad.com

NO.	REVISIONS	DATE

DESIGNED:	WFI	DATE:	11/2019	APPROVED: EB-0002995 LB-0002995
DRAWN:	TPM	DATE:	11/2019	
CHECKED:	WTV	DATE:	02/2020	PROJECT NUMBER 19042
PLOT FILE CREATED: 2/21/2020, 3:23:50 PM				SHEET TPP2 OF 3

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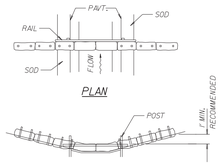
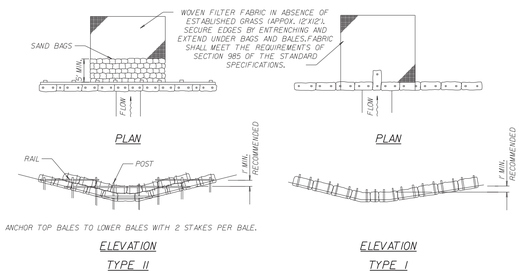
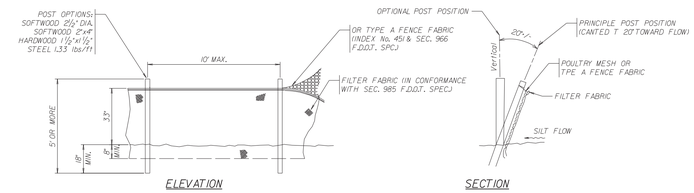


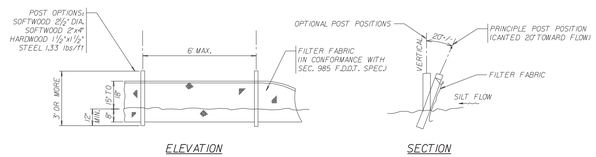
BARRIER FOR PAVED DITCH



BARRIERS FOR UNPAVED DITCHES



TYPE IV SILT FENCE



TYPE III SILT FENCE

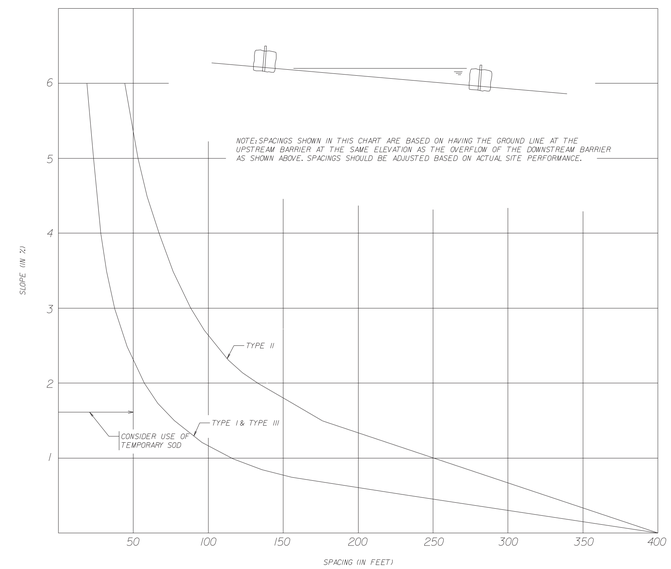
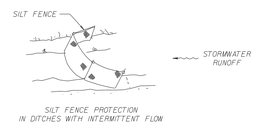
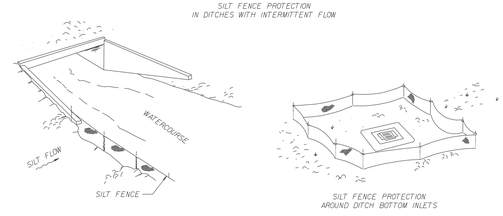


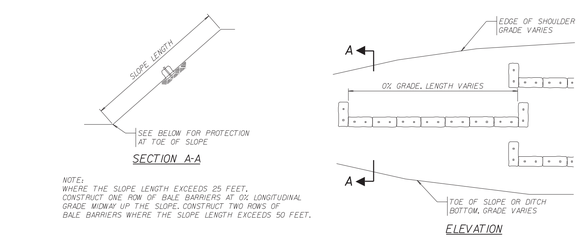
CHART I

RECOMMENDED SPACING FOR BALED HAY BARRIERS AND TYPE III SILT FENCE

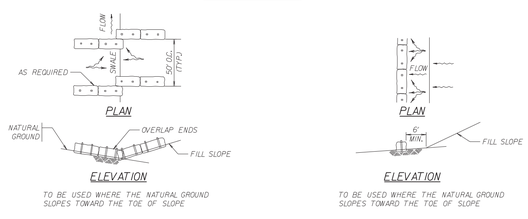




SILT FENCE APPLICATIONS

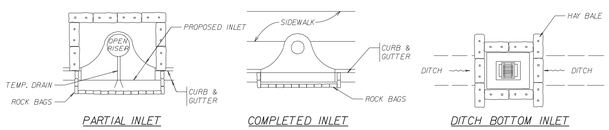


ALONG FILL SLOPE

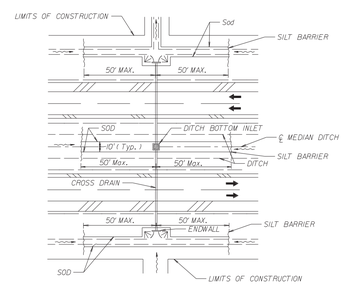


AT TOE OF SLOPE

BARRIERS FOR FILL SLOPES



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

NOTES FOR SILT FENCES

1. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS, WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART I.
2. TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OF STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.
5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LF).

1. NOTES FOR BALED HAY OR STRAW BARRIERS

TYPE I AND II BARRIERS SHOULD BE SPACED IN ACCORDANCE WITH CHART I.
HAY BALES SHALL BE UTILIZED AT ALL DRAINAGE INLETS UNTIL INSTALLATION OF ROAD ROCK.

2. HAY BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1"x2' (OR 1" DIA.)x 4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
3. RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. WHERE USED IN CONJUCTION WITH SILT FENCE, HAY BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.
6. BALES TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR BALED HAY OR STRAW, EA. THE UNIT PRICE SHALL INCLUDE THE COST OF FILTER FABRIC FOR TYPE I AND II BARRIERS. SAND BAGS SHALL BE PAID FOR UNDER THE UNIT PRICE FOR SANDBAGGING, CY. ROCK BAGS TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR ROCK BAGS, EA.

811 Know what's below. Call before you dig.

TEMPORARY POLLUTION PREVENTION
DETAILS

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-1440 FAX: 954-771-6298 www.winnfrad.com

NO.	REVISIONS	DATE

DESIGNED: WFI DATE: 11/2019
DRAWN: TPM DATE: 11/2019
CHECKED: WTV DATE: 02/2020
PLOT FILE CREATED: 2/21/2020, 3:24:43 PM

APPROVED:
EB-0002995
LB-0002995

PROJECT NUMBER 19042
SHEET TPP3 OF 3

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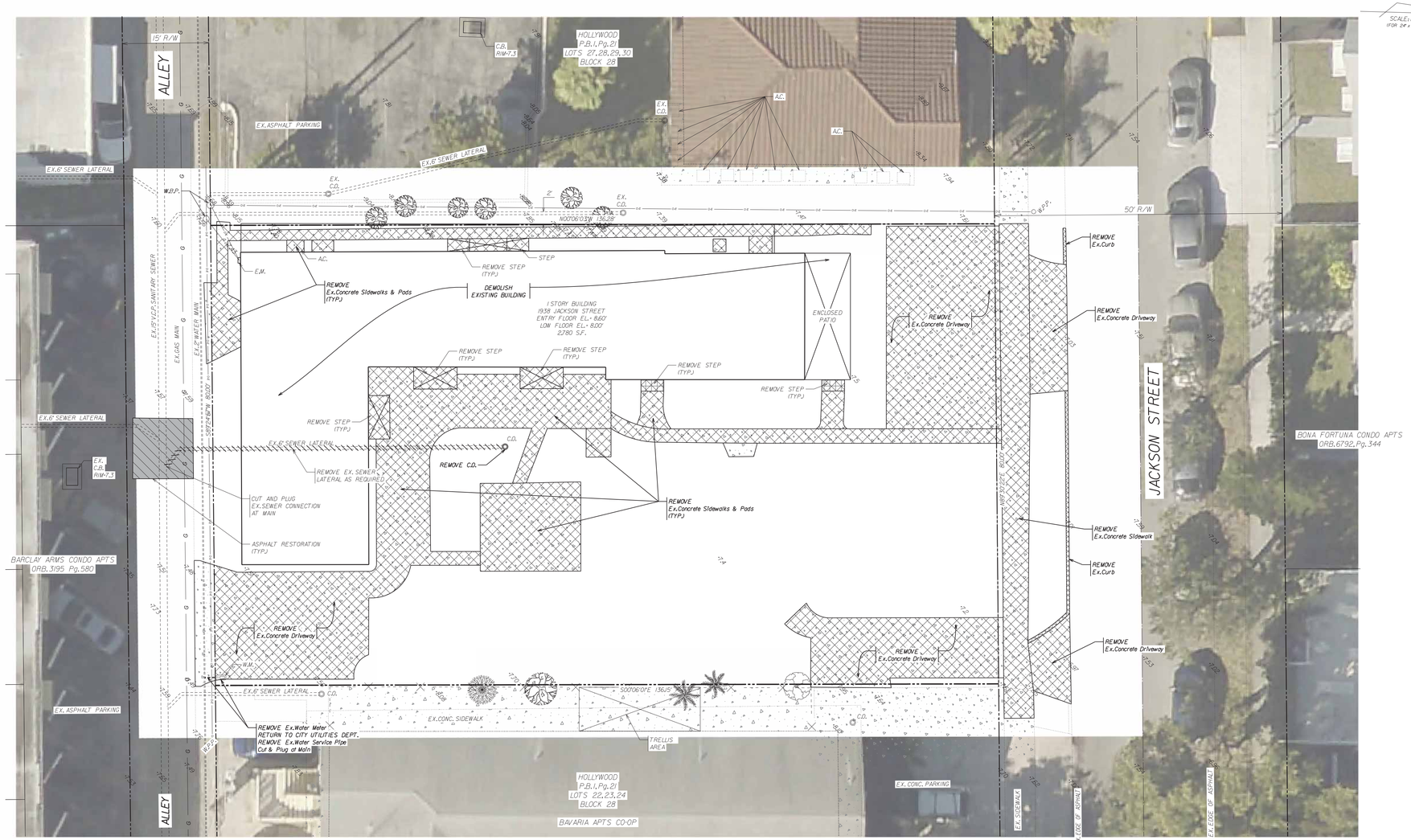

ABBREVIATIONS

O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
Pg.	PAGE
R/W	RIGHT-OF-WAY
F.F.	FINISHED FLOOR ELEVATION
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
B.C.R.	BROWARD COUNTY RECORDS
V.C.P.	VITRIFIED CLAY PIPE
NO.	NUMBER
TYP.	TYPICAL
CONC.	CONCRETE
EX.	EXISTING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
WPP	WOOD POWER POLE
I.E.	INVERT ELEVATION
R.E.	RIM ELEVATION

DEMOLITION LEGEND

- EXISTING BUILDING FOR DEMOLITION
- ASPHALT RESTORATION
- EX.CONCRETE DEMOLITION
- EX.CURB DEMOLITION
- EX.UTILITY DEMOLITION
- EXISTING DRAINAGE INLET
- EXISTING PAVEMENT
- EXISTING DRAINAGE PIPE
- EXISTING CURB
- EXISTING CURB & GUTTER
- G — EXISTING GAS MAIN
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING FENCING
- EXISTING WATER MAIN
- 5.08 EXISTING GRADE

GENERAL NOTES:

(TAKEN FROM THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAILS) CONTRACTOR SHALL INCLUDE THESE ITEMS WITHIN BASE BID.ANY ITEMS NOT REQUIRED WILL BE DETERMINED BY CITY AT THE TIME OF PRE-CONSTRUCTION MEETING AND A CONTRACT DEDUCTION WILL BE PROVIDED TO OWNER.

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK.THE CONTRACTORS ARE DIRECTED,PRIOR TO BIDDING,TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED,AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES,ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD),AND ALL OTHER LOCAL,STATE AND NATIONAL CODES,WHERE APPLICABLE.
3. LOCATIONS,ELEVATIONS,SIZES,MATERIALS,ALIGNMENTS,AND DIMENSIONS OF EXISTING FACILITIES,UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS;AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT.ALSO,THERE MAY HAVE BEEN OTHER IMPROVEMENTS,UTILITIES,ETC.WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY.THE CONTRACTOR SHALL VERIFY THE LOCATIONS,ELEVATIONS,AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION,AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS.THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK).EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC.AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT,AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES,MANHOLES,HAND-HOLES,PULL-BOXES,STORMWATER INLETS,AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS,SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS,FOR APPROVAL.IN ADDITION,IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL,IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA.CONTRACTOR SHALL SECURE STAGING /STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY.NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT NOR ON ADJACENT PROPERTIES.
14. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUESTED BY THE ENGINEER OR CITY INSPECTOR.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITH IN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100)WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 AM.AND AFTER 6:00 P.M.,MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS.NO SEPARATE PAY ITEM FOR THIS WORK,INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING,STABILIZING EARTH,DRIVEWAY'S,PARKING LOTS,SIDEWALKS,ETC.TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER OF RECORD.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL,MATERIAL OR EQUIPMENT.IN CASE WORK ON PRIVATE PROPERTY IS NEEDED,A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES.THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE,REMOVAL OR MODIFICATION,CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY.THE CONTRACTOR SHALL REPLACE ANY DAMAGED,REMOVED OR MODIFIED IRRIGATION PIPES,SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CLIENT.
22. MAIL BOXES,FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE REGULATORY AUTHORITY.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT,SIDEWALKS, PIPES,CONDUITS,CURBS,CABLES,ETC.,WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS,AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK,DRIVEWAY,ETC.,PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING,CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES,OR PARTS OF,EXPOSED OR OPENED AT THE END OF THE WORKING DAY,WEEKENDS,HOLIDAYS OR OTHER TIMES,WHEN THE CONTRACTOR IS NOT WORKING,UNLESS OTHERWISE DIRECTED.ALL TRENCHES SHALL BE COVERED,FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN /VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS,OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION,INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS.IN ADDITION,THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT,OR THE ENGINEER'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING.
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILIY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
41. WHEN PVC PIPE IS USED,A METALIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE.THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW.THE TAPE SHALL BE MAGNA TEC,AS MANUFACTURED BY THOR ENTERPRISES INC.OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.WATER CONNECTIONS SHALL BE METERED,AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTIUTY SYSTEM DURING CONSTRUCTION.AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER OF RECORD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT.THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID.THE AS-BUILT SURVEY SHALL INCLUDE:
   - A. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE,INLET,VALVE,FITTING,BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
   - B. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN.THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE,INLET,VALVE,FITTING,BEND AND VERTICAL PIPE DEFLECTION.
   - C. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.

NO.	REVISIONS	DATE

DEMOLITION

PLAN & GENERAL NOTES

JACKSON STREET MULTIFAMILY

AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winnfrad.com

DESIGNED:	TPM	DATE:	11/2019
DRAWN:	WFI	DATE:	11/2019
CHECKED:	WTV	DATE:	02/2020
PUBLISHED:	2/21/2020,3:24:41 PM		

APPROVED:

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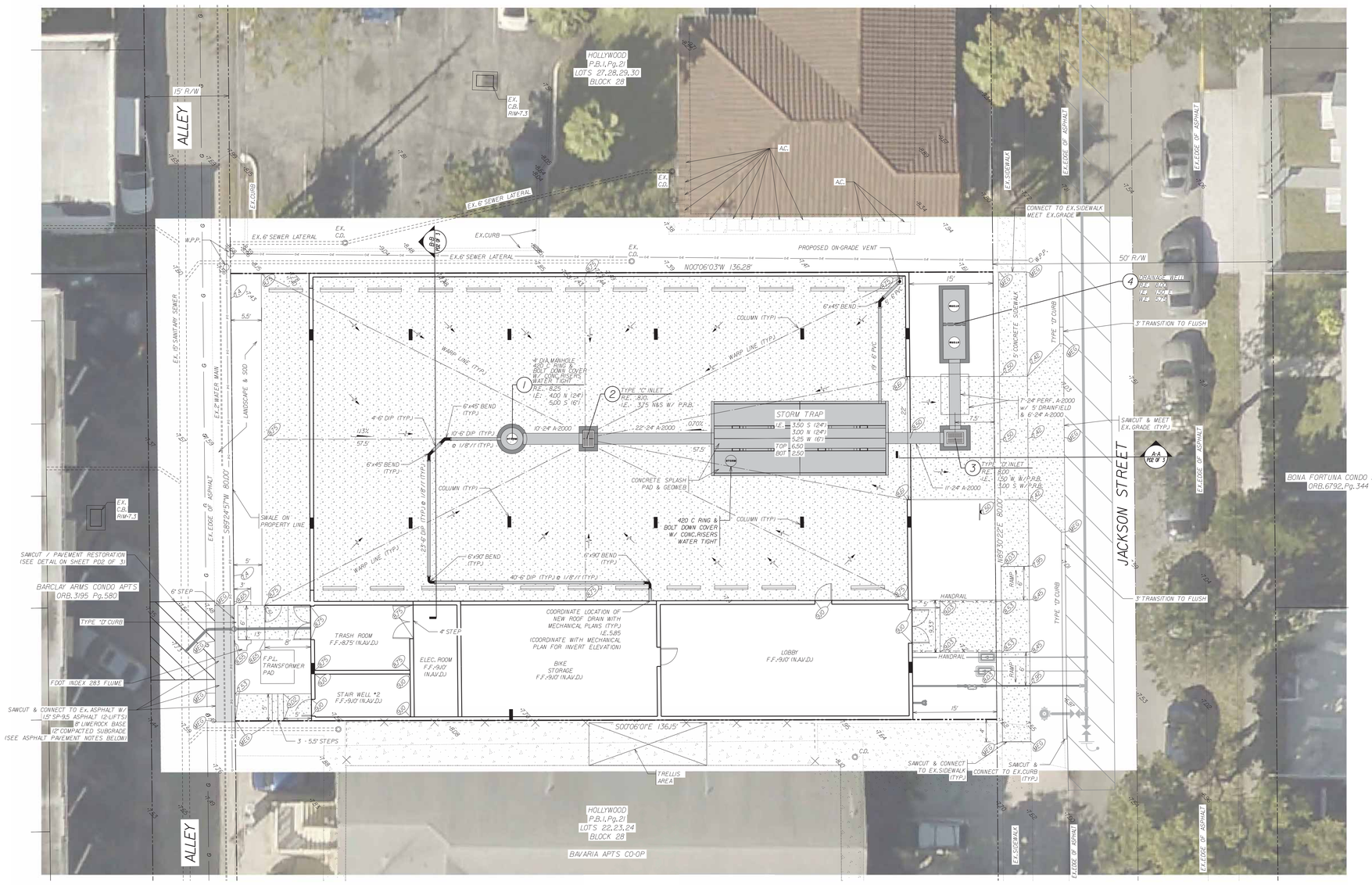
PROJECT NUMBER 19042

SHEET 01 OF 1



ABBREVIATIONS

R	RADIUS
P.R.B.	POLLUTION RETARDANT BAFFLE
P.B.	PLAT BOOK
Pg.	PAGE
R/W	RIGHT-OF-WAY
F.F.	FINISHED FLOOR ELEVATION
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
B.C.R.	BROWARD COUNTY RECORDS
D.I.P.	DUCTILE IRON PIPE
NO.	NUMBER
C.A.P.	CORRUGATED ALUMINUM PIPE
TYP.	TYPICAL
CONC.	CONCRETE
EX.	EXISTING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
WPP	WOOD POWER POLE
MEG	MEET EXISTING GRADE
W.E.	WEIR ELEVATION
I.E.	INVERT ELEVATION
R.E.	RIM ELEVATION

LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HEADER CURB OR CONCRETE
	PROPOSED TYPE "D" CURB
2	PROPOSED DRAINAGE IDENTIFICATION
60	PROPOSED FINISHED GRADE
59	PROPOSED FINISHED SOD GRADE
CR-C	PROPOSED RAMP (F.D.O.T.)
MEG	MEET EX. GRADE
STORM	PROPOSED DRAINAGE INLET/ MANHOLE
	PROPOSED EXFILTRATION TRENCH
	PROPOSED DIRECTION OF OVERLAND FLOW
	PROPOSED ROOF OVERHANG
	EXISTING PAVEMENT
	EXISTING DRAINAGE PIPE
	EXISTING CURB
	EXISTING CURB & GUTTER
	EXISTING DRAINAGE INLET
	PROPERTY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	EASEMENT LINE
	FENCING
	FLOW LINE OR WARP LINE
5.8	EXISTING GRADE

NOTES:

1. ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN DATUM OF 1988 (N.A.V.D.)
2. REFER TO SHEET PD3 FOR WELL & STORMTRAP DETAILS.

ASPHALT PAVEMENT NOTES:

1. THE WEARING SURFACE SHALL BE INSTALLED IN TWO LIFTS. THE FIRST LIFT SHALL BE 3/4" OF TYPE SP-9.5 ASPHALTIC CONCRETE OVER PRIME COAT AND SAND SEAL. THE SECOND LIFT SHALL BE 3/4" OF TYPE SP-9.5 ASPHALTIC CONCRETE (APPLY TACK COAT BETWEEN LIFTS). SECOND LIFT TO BE INSTALLED AFTER FINAL LANDSCAPING.
2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM MIN.) CONSTRUCTED TO THE THICKNESS INDICATED AND SHALL HAVE A MINIMUM LBR OF 100. THE BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TRACT COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATION.
3. ALL ORGANIC AND YIELDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL. THE SUB-BASE SHALL EXTEND 12" BELOW THE BASE COURSE. SHALL HAVE A MINIMUM LBR OF 40 AND SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180.
4. INDEX No.'s REFER TO THE FLORIDA DEPARTMENT OF TRANSPORTATION-ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.

OVERALL SITE DATA - JACKSON STREET MULTIFAMILY

PERVIOUS/IMPERVIOUS SITE DATA			
IMPERVIOUS			
AREA	**SQ. FT.**	**ACRES**	
TOTAL GROSS SITE AREA	10,897	0.250	100.00%
BUILDING GROUND COVERAGE	8,601	0.197	78.93%
CONCRETE SIDEWALK / CURB	1,217	0.028	11.17%
PERVIOUS			
GREEN SPACE	1,079	0.025	9.90%
TOTAL IMPERVIOUS	**9,818**	**0.225**	90.10%
TOTAL PERVIOUS	**1,079**	**0.025**	9.90%
TOTAL NET SITE AREA (SAME AS GROSS-NO DEDICATION)	**10,897**	**0.250**	**100.00%**

PAVING & DRAINAGE SYSTEM

PLAN

JACKSON STREET MULTIFAMILY

AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0288 www.wandfad.com

NO.	REVISIONS	DATE

DESIGNED:	T.P.M	DATE:	11/20/19
DRAWN:	W.F.I	DATE:	11/20/19
CHECKED:	W.T.V	DATE:	02/2020
PUBLISHED:	2/24/2020, 4:28:24 PM		

APPROVED:

EB-0002995
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PROJECT NUMBER 19042

SHEET PD1 OF 3

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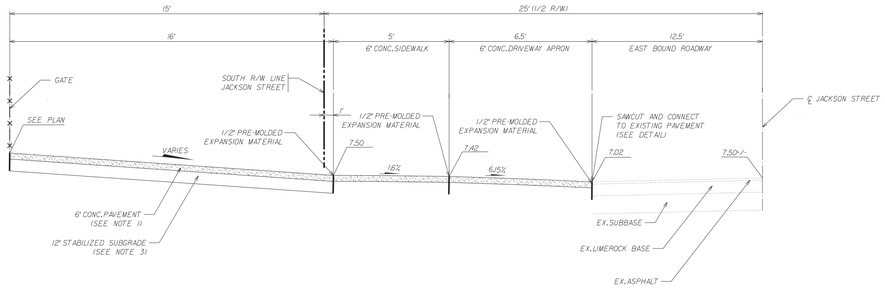
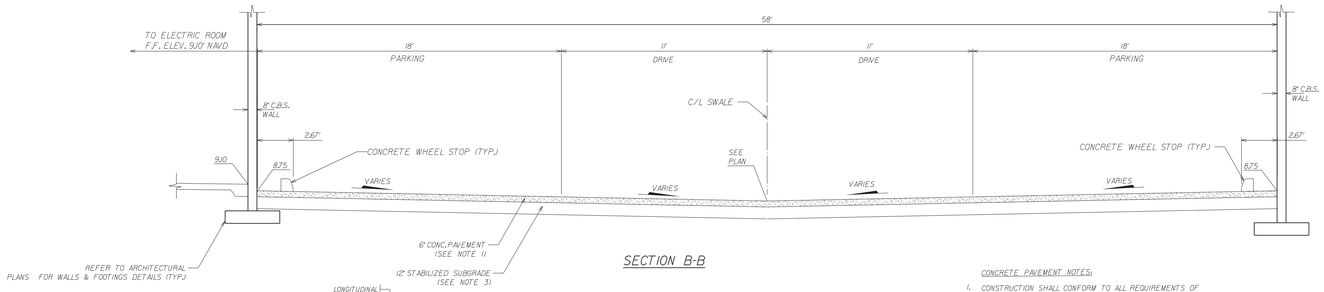


SECTION A-A



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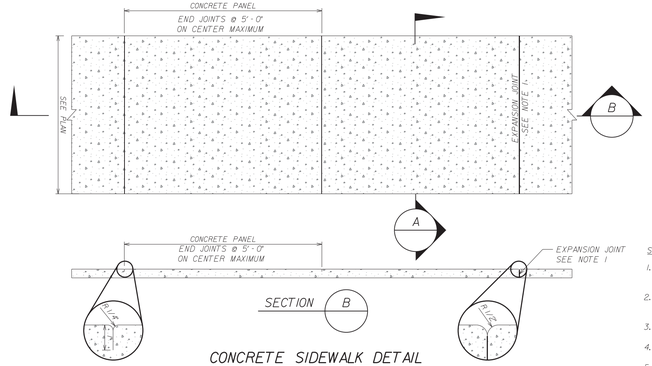
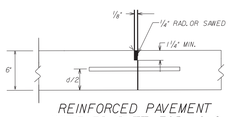


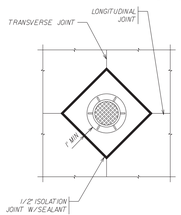
CONCRETE SIDEWALK DETAIL

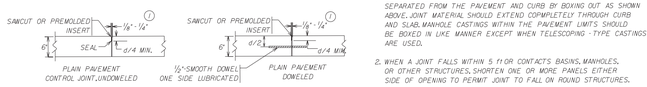
SIDEWALK NOTES:

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' ON CENTER, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 30' ON CENTER TO RUN FULL DEPTH OF SLAB.
3. PROVIDE 6" THICKNESS FOR ALL DRIVEWAYS.
4. CONCRETE TO BE 3000 p.s.i. IN 28 DAYS.
5. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.



REINFORCED PAVEMENT DOWELED BUTT FOR LONG JOINT SPACING





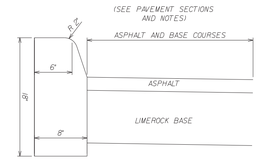
NOTES:

1. ALL CATCH BASINS, MANHOLES OR OTHER FIXTURES SHOULD BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AS SHOWN ABOVE. JOINT MATERIAL SHOULD EXTEND COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT LIMITS SHOULD BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING - TYPE CASTINGS ARE USED.
2. WHEN A JOINT FALLS WITHIN 5 ft OR CONTACTS BASINS, MANHOLES, OR OTHER STRUCTURES, SHORTEN ONE OR MORE PANELS EITHER SIDE OF OPENING TO PERMIT JOINT TO FALL ON ROUND STRUCTURES.

FIXTURE DETAILS

CONCRETE PAVEMENT NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF ACI 330 UNLESS OTHERWISE NOTED.
2. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS AND HAVE A BROOM FINISH.
3. ALL ORGANIC AND YIELDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL. THE SUB-BASE SHALL EXTEND 12" BELOW THE CONCRETE, AND SHALL HAVE A MINIMUM LBR OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180.
4. USE ACI OR FC&PA CERTIFIED FLATWORK FINISHER
5. REFERENCE ACI 330R-08 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
6. REFERENCE ACI 330J-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
7. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
8. PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
9. IMPORTED SOIL USED FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1/2" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
10. LAY OUT CONTROL JOINTS BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT. KEEP ALL JOINTS CONTINUOUS.
11. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 4 TO 12 HOURS FROM TIME OF PLACEMENT; MAXIMUM SPACING SHALL BE 12 1/2 FEET APART
12. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP
13. ALL CONTRACTION & ISOLATION JOINTS EXPECTING VEHICLE TRAFFIC SHALL HAVE THICKENED EDGES.
14. ALL EXPANSION/ISOLATION TYPE JOINTS SHALL USE A SONNEBORN/SONNOLASTIC EXPANSION JOINT FILLER AND SEALANT OR EQUIVALENT. PREFORMED NEOPRENE RUBBER COMPRESSION SEALS MAY ALSO BE USED.

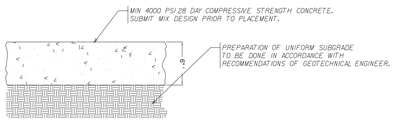


TYPE "D" CURB

CONCRETE CURB DETAILS

CURB NOTES:

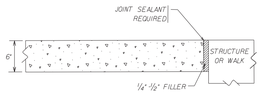
1. FOR CURB, HEADER CURB AND CURB & GUTTER PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF TYPE "D" CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3'.
3. REFER TO F.D.O.T. INDEX No. 520-001 FOR ADDITIONAL INFORMATION.
4. ALL CURB CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
5. SUB GRADE SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 6" LIFTS.
6. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
7. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
8. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
9. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.



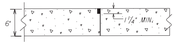
PORTLAND CEMENT CONCRETE PAVEMENT

N.T.S.

UNREINFORCED PAVEMENT TO BE CONSTRUCTED AND JOINTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND GUIDELINES OF ACI 330R-08



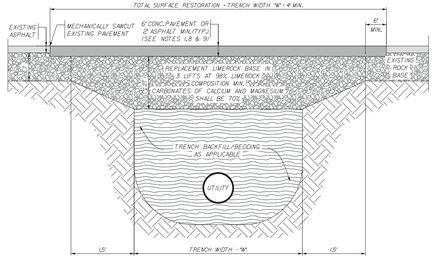
ISOLATION JOINTS



BUTT JOINT

(FOR THINNER PAVEMENTS AND SHORT JOINT SPACING)

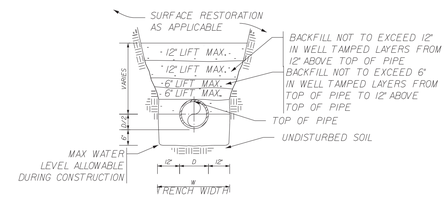
CONTROL JOINT DETAILS



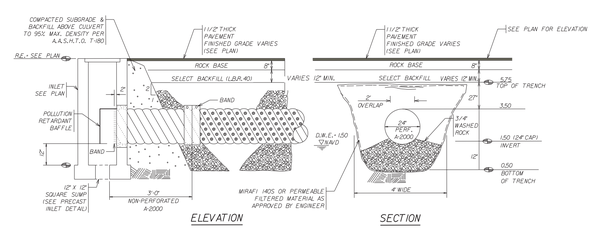
PAVEMENT RESTORATION NOTES:

1. THE WEARING SURFACE SHALL BE INSTALLED IN TWO LIFTS, THE FIRST LIFT SHALL BE 1" OF TYPE SP-9.5 ASPHALTIC CONCRET OVER PRIME COAT AND SAND SEAL. THE SECOND LIFT SHALL BE 1" OF TYPE SP-9.5 ASPHALTIC CONCRETE (APPLY TACK COAT BETWEEN LIFTS), SECOND LIFT TO BE INSTALLED AFTER FINAL LANDSCAPING.
2. PREPARE BASE SECTION, SAW CUT EXISTING PAVEMENT AS APPLICABLE, PRIME COAT, TACK COAT AND PLACE ASPHALT PATCH IMMEDIATELY FOLLOWING PIPE INSTALLATION.
3. BASE MATERIAL SHALL BE LIMEROCK, HAVE A MINIMUM LBR OF 100, AND HAVE A MINIMUM CARBONATE CONTENT OF 70%, THE BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OG NOT LESS THAN 98% OF MAXIMUM DENSITY AS PER AASHTO T-180.
4. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
5. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR, SHALL HAVE A MINIMUM LBR OF 40, AND SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180.
6. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
7. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
8. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF 1" IN THICKNESS, WHEN USING SP-9.5 PAVEMENT.
9. IF EXISTING ASPHALT THICKNESS EXCEEDS 2", MAXIMUM THICKNESS OF NEW ASPHALT SHALL BE 2.5" OF SP-9.5 PAVEMENT INSTALLED IN 2 LIFTS.
10. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT.

PAVEMENT RESTORATION DETAIL



TYPICAL TRENCH BACKFILL/BEDDING



EXFILTRATION TRENCH DETAIL

NO.	REVISIONS	DATE

PAVING & DRAINAGE SYSTEM

SECTIONS - DETAILS

JACKSON STREET MULTIFAMILY AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winnfrad.com

DESIGNED: TPM	DATE: 11/2019	APPROVED:	EB-0002995 LB-0002995
DRAWN: WFI	DATE: 11/2019		
CHECKED: WTV	DATE: 02/2020		
PUBLISHED: 2/21/2020, 4:01:56 PM		PROJECT NUMBER 19042	SHEET PD2 OF 3

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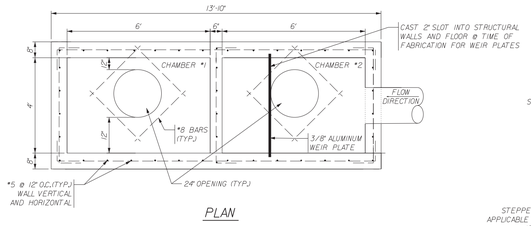
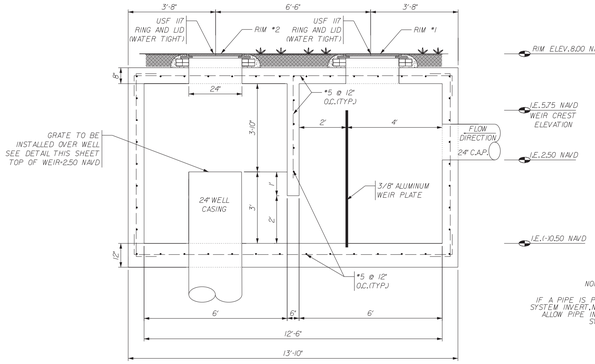
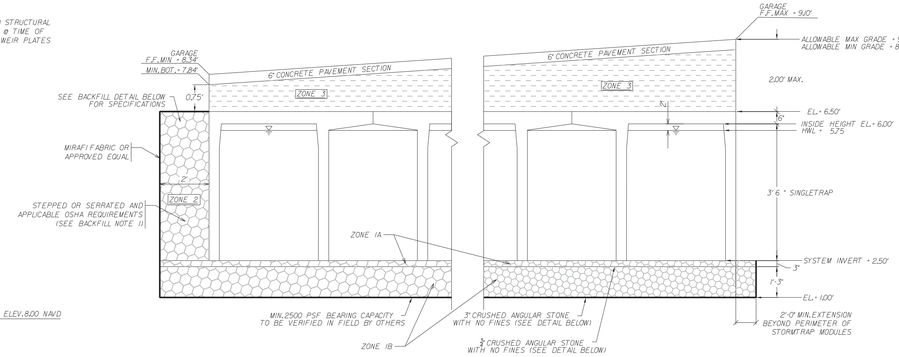


PLAN



SECTION

TWO CHAMBER DRAINAGE WELL STRUCTURE DETAILS



STORMTRAP 3'6" SINGLETRAP & BACKFILL DETAIL

DESIGN CRITERIA:

ALLOWABLE MAX GRADE = 9.50'
ALLOWABLE MIN GRADE = 8.25'
INSIDE HEIGHT ELEVATION = 6.00'
SYSTEM INVERT = 2.50'

RECOMMENDED ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP.ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE.ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A.INDUSTRIES PART #PS3-PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY.THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES.ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS.STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE.STORMTRAP RECOMMENDS FOR COVER OVER 2'TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

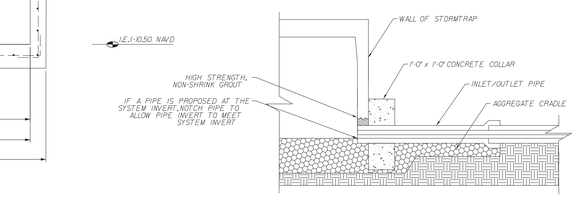
RECOMMENDED PIPE OPENING SPECIFICATION

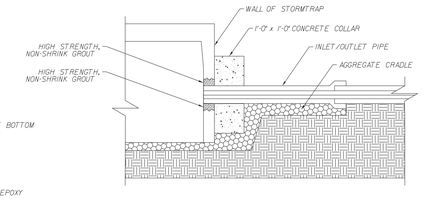
1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT.PREFERRED OPENING SIZE IS = 36" OR LESS.ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR,AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH,NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

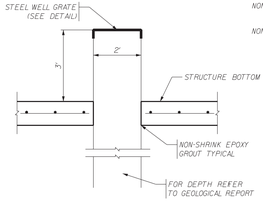
1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT,CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES.BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.





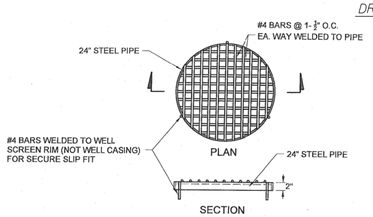
STORMTRAP PIPE CONNECTION DETAIL



DRAINAGE WELL GRATE DETAIL

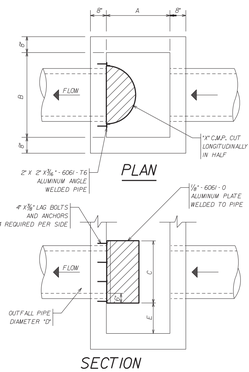
DRAINAGE WELL NOTES

1. DRAINAGE WELL SHALL HAVE A MIN CAPACITY OF 300 GPM PER FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL OBTAIN AN FDEP PERMIT AND PROVIDE BCEPD AND THE ENGINEER OF RECORD WITH CERTIFICATION OF CONSTRUCTION COMPLETION REPORT AS REQUIRED BY PERMIT.
3. WELL GRATE TO BE HOT DIP GALVANIZED AFTER FABRICATION.
4. THE CERTIFIED WELL DRILLER SHALL DEVELOP THE WELL TO A DEPTH WHERE THE GROUND WATER CONTAINS A MIN OF 10,000 PPM OF TOTAL DISSOLVED SOLIDS AND 1,500 PPM OF CHLORIDES.
5. CONTRACTOR SHALL PROVIDE A BASE BID FOR THE EXPECTED WELL DEPTH,PROVIDED BY WELL DRILLER,WITH AN ADD/ DEDUCT FOR EVERY FOOT ABOVE OR BELOW THE BASE BID THE FINAL WELL DEPTH SHALL BE WITHIN 25% OF THE BASE BID PRICE.
6. APROXIMATE WELL DEPTH - 180' TO 210'

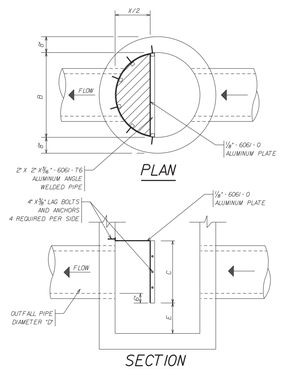


STEEL WELL GRATE DETAIL

Hot Dip Galvanized after Fabrication



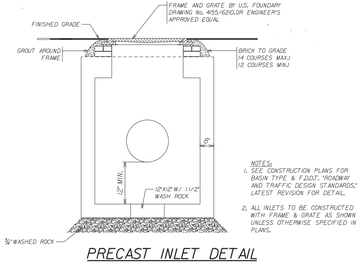
SECTION
RECTANGULAR STRUCTURE



SECTION
CIRCULAR STRUCTURE

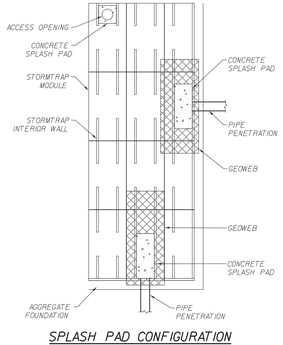
BAFFLE SCHEDULE					
D	A	B	C	E	X
15"	24"	37"	2'-3"	1'-6"	18"
18"	24"	37"	2'-6"	1'-6"	24"
21"	36"	36"	2'-9"	1'-6"	27"
24"	36"	36"	3'-0"	1'-6"	30"
30"	36"	42"	3'-6"	1'-7"	36"
36"	42"	54"	4'-0"	2'-2"	48"
42"	48"	60"	4'-8"	2'-6"	54"
48"	48"	66"	5'-0"	2'-10"	60"

POLLUTION RETARDANT BAFFLE BASIN DETAIL

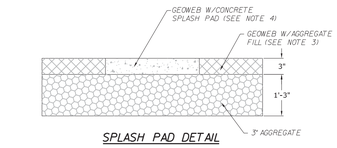


NOTES:
1. SEE CONSTRUCTION PLANS FOR BASIN TYPE & F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" LATEST REVISION FOR DETAIL.
2. ALL INLETS TO BE CONSTRUCTED WITH FRAME & GRATE AS SHOWN UNLESS OTHERWISE SPECIFIED IN PLANS.

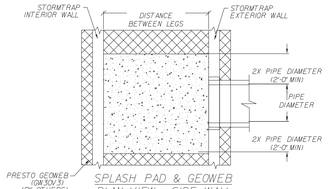
PRECAST INLET DETAIL



SPLASH PAD CONFIGURATION



SPLASH PAD DETAIL



SPLASH PAD & GEOWEB
PLAN VIEW - SIDE WALL

STORMTRAP SPLASH PAD DETAILS

STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	2500 PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	AASHTO AC-358
BACKFILL TYPE:	3/4" STONE AGGREGATE

STORMTRAP SYSTEM INFORMATION	
WATER STORAGE REQ'D:	1000 CUBIC FEET
WATER STORAGE PROV.:	1162 CUBIC FEET AT 3.25 DEPTH
UNIT HEADROOM:	3'-6" SINGLETRAP
UNIT QUANTITY:	4 TOTAL PIECES

FILL DEPTH	TRACK WIDTH	MAX GROUND PRESSURE
12"	12"	1530 psf
	18"	1219 psf
	24"	1111 psf
	30"	1000 psf
	36"	924 psf

TRACK LENGTH NOT TO EXCEED 15'-4"
ONLY TWO TRACKS PER VEHICLE.

BILL OF MATERIALS			
QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
4	I	3'-6" SINGLETRAP	0
0	II	3'-6" SINGLETRAP	0
0	III	3'-6" SINGLETRAP	0
0	IV	3'-6" SINGLETRAP	0
0	VII	3'-6" SINGLETRAP	0
0	SPM	3'-6" SINGLETRAP	0
4	PANEL	6" THICK PANELS	VARIES
2	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	

ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1A	FOUNDATION AGGREGATE	*5 (3/4") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1B	FOUNDATION AGGREGATE	3" STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	*5 (3/4") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP MODULES SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE:0.75' MIN./ 2.00' MAX. CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW THE SYSTEM INVERT. IF WATER TABLE IS DIFFERENT THAN ASSUMED,CONTACT STORMTRAP.

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP - INDICATES A MODULE WITH MODIFICATIONS.
5. P - INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.

STORMTRAP INSTALLATION SPECIFICATIONS

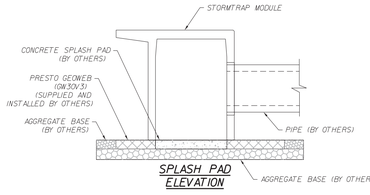
1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES.THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS.THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHICH WILL NEED TO BE EMPLOYED BY THE OWNER.
   3.1. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED,BY OWNER,TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS BELOW THE PROPOSED ENGINEERED STONE FOUNDATION.IF A STONE FOUNDATION DESIGN IS TO BE USED,THE BEARING PRESSURE OF THE SOILS BELOW THE STONE WILL NEED TO MEET OR EXCEED ALLOWABLE CAPACITY.IF THIS IS NOT POSSIBLE,THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
   3.2. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED,BY OWNER,TO EVALUATE A SOURCE OF STONE AGGREGATES THAT WILL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SECTION OF 3'6" SINGLE TRAP FOR SOIL BEARING CAPACITY REQUIREMENTS).THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 3" THICK BED OF 3/4" DIAMETER ANGULAR STONE,WELL COMPACTED AND SEATED,WITH NO FINES, AND A 15" THICK BED OF 3" DIAMETER STONE AGGREGATE (SEE BACKFILL DETAIL FOR FURTHER DESCRIPTION).EXPLANATION:PLEASE NOTE THAT THESE ARE ONLY MINIMUM RECOMMENDATIONS AND A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE USED TO DETERMINE THE EXACT REQUIREMENTS FOR THE LOCATIONS THAT THE STORMTRAP SYSTEM IS TO BE LOCATED.
   3.3. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXPANDABLE OR COLLAPSIBLE SOILS AT THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.
   3.4. THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE SECTION OF 3'6" SINGLE TRAP).
   3.5. THE 3/4" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS FULL DYNAMIC FORCE APPLIED TO ACHIEVE A FLAT SURFACE.
   3.6. AGGREGATE SHALL BE GRADED WITHIN +/- 1/4" OF THE GRADE SHOWN ON THE PLANS.
   3.7. MINIMUM SOIL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3/4".IF THE SPACE EXCEEDS 3/4",THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT.IF A WATERTIGHT SOLUTION IS REQUIRED,CONTACT STORMTRAP FOR RECOMMENDATIONS.THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR.THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED,SELF-ADHERING ELASTOMERIC RESIN,BONDED TO A WOVEN ,HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP.THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL.THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM.THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   6.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
   6.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP.PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE,REMOVING THE RELEASE PAPER AS YOU GO.PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
7. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS,THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE.IF CANCELED AFTER THAT TIME,PLEASE CONTACT THE PROJECT MANAGER.
8. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR,DURING,OR AFTER INSTALL,STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT;CONTACT STORMTRAP, IMMEDIATELY.ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

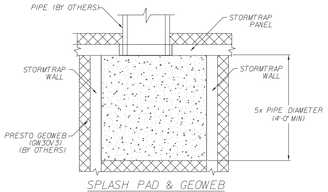
1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION.AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE.BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED.CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE,AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION.CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS.BACKFILL MATERIAL SHALL BE CLEAN,CRUSHED,ANGULAR No.5 (AASHTO M43) AGGREGATE.IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION,CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM,AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM.WHEN PLACEMENT OF MATERIAL OVERTOP,MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS,AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE.IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER,IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM.IN SOME CASES,IN ORDER TO ACHIEVE REQUIRED COMPACTION,HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING.SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE - 80% AGGREGATE RETAINED ON 3/8" SIEVE MAJORITY OF AGGREGATE SIZE BETWEEN 3/8" AND 1" ONLY 5% OF MATERIAL PASSING *3/8 SIEVE.
5. FREE DRAINING,NO FINES,3" AGGREGATE - MAJORITY OF STONE SIZE IN BETWEEN 1.5" AND 3" - VERY SIMILAR TO AASHTO (*1,*2,*3,& *24) STONE AGGREGATE GRADATION.

END PANEL ERECTION/INSTALLATION NOTES

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO PLAN ABOVE FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED,LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP WILL BE SUPPLIED AND SHALL BE PLACED AROUND PERIMETER JOINT PANEL.



SPLASH PAD ELEVATION



SPLASH PAD & GEOWEB
PLAN VIEW - END PANEL

SPLASH PAD NOTES:

1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V.5).THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9-FT x 25-FT.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE *5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB,BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE.THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT.GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

NO.	REVISIONS	DATE

PAVING & DRAINAGE SYSTEM
DETAILS

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0288 www.wmfinc.com

DESIGNED:	TPM	DATE:	11/2019
DRAWN:	WFI	DATE:	11/2019
CHECKED:	TPM	DATE:	02/2020
PUBLISHED:	2/21/2020,3:27:02 PM		

APPROVED: EB-0002995 LB-0002995

PROJECT NUMBER 19042 | SHEET PD3 OF 3

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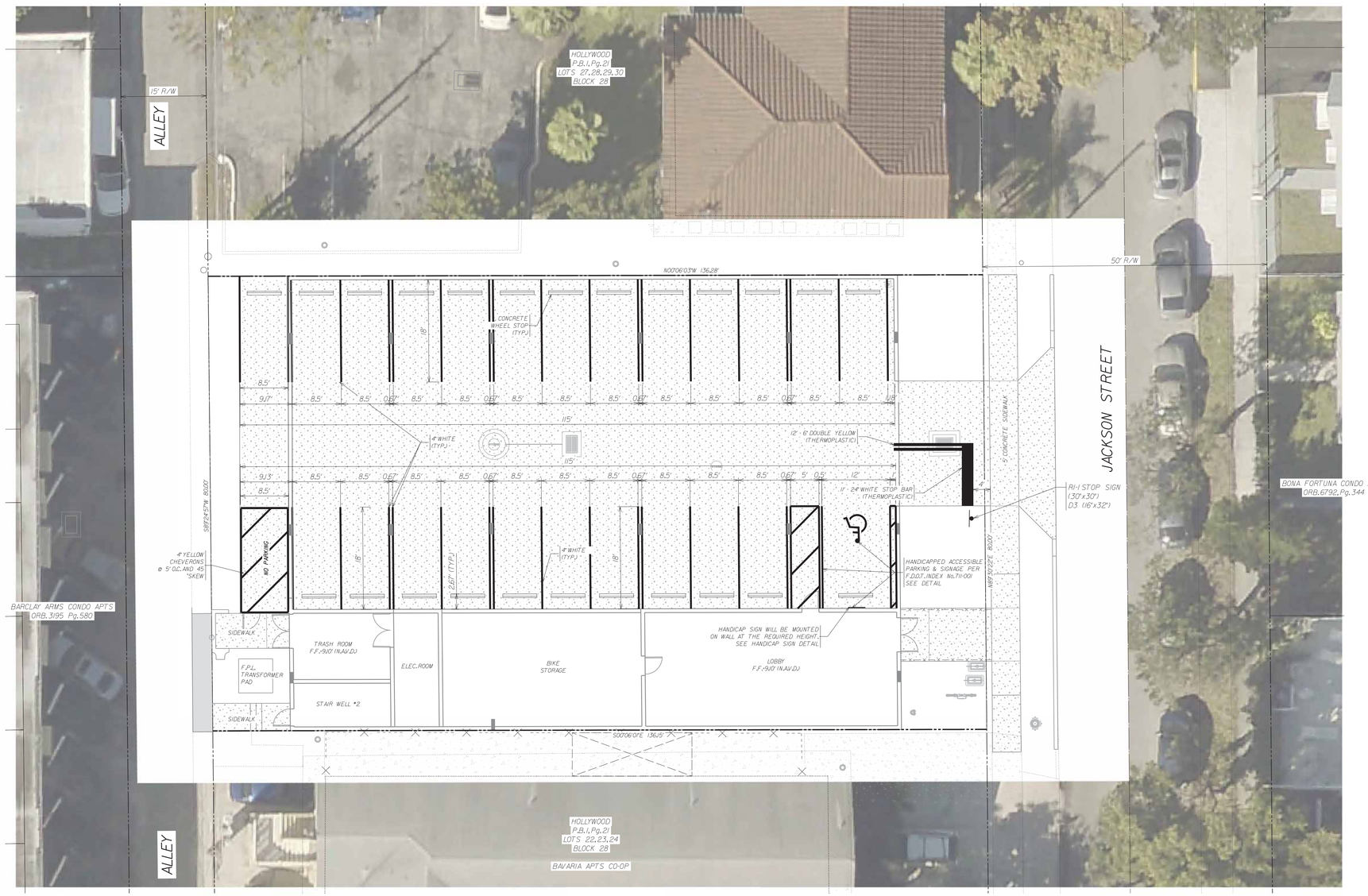
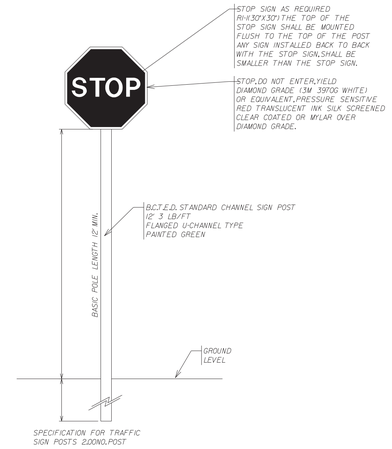
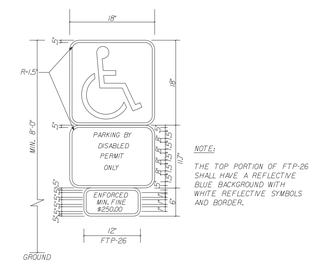




TYPICAL STOP SIGN DETAIL



NOTE: 1. HANDICAPPED SIGN WILL BE OF F.D.O.T (WHITE) COLOR.

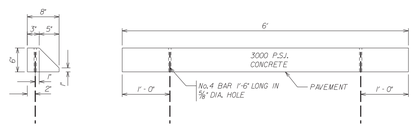
2. PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAP SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLY SYSTEMS, INC. OF CARY, ILLINOIS, PHONE (800-323-4770) SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAP PARKING SPACE. ORDINANCE No. 1550.

3. ALL LETERS IN MIDDLE PORTION OF SIGN ARE LB' SERIES AT LB' SPACING.

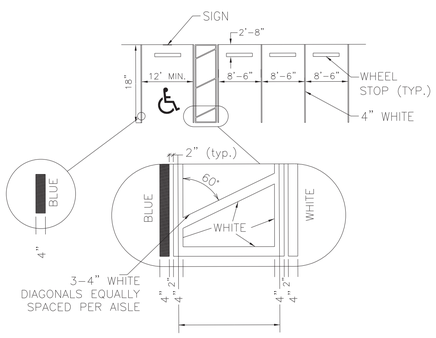
4. ALL LETERS IN BOTTOM PORTION OF SIGN ARE F SERIES AT F SPACING.

5. MINIMUM FINE SHALL BE $250.00 PER ORDINANCE.

HANDICAP SIGN DETAIL



WHEEL STOP DETAIL



ACCESSIBLE PARKING DETAILS

PAVEMENT MARKING NOTES:

1. PROVIDE AND INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS, LATEST PUBLISHED VERSION, LATEST BROWARD COUNTY TRAFFIC ENGINEERING & F.D.O.T. STANDARDS, AND THE CITY OF HOLLYWOOD. ALL TRAFFIC SIGNS SHALL BE FULLY REFLECTORIZED. ALL MATERIAL, INSTALLATION, AND LOCATIONS SHALL BE SUBJECT TO REVIEW.

2. ALL PAVEMENT MARKINGS SHALL BE PAINT UNLESS OTHERWISE NOTED.

3. ALL SIGNS SHALL BE HIGH INTENSITY.

4. ALL SIDEWALK CURB RAMPS AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.

5. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

NO.	REVISIONS	DATE

PAVEMENT MARKINGS
PLAN

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
151 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-1440 FAX 954-771-0298 www.winfrad.com

DESIGNED:	TPM	DATE:	11/2019
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PUBLISHED:	2/24/2020, 4:53:26 PM		

APPROVED:
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LB-0002995

PROJECT NUMBER 19042

SHEET PM1 OF 1

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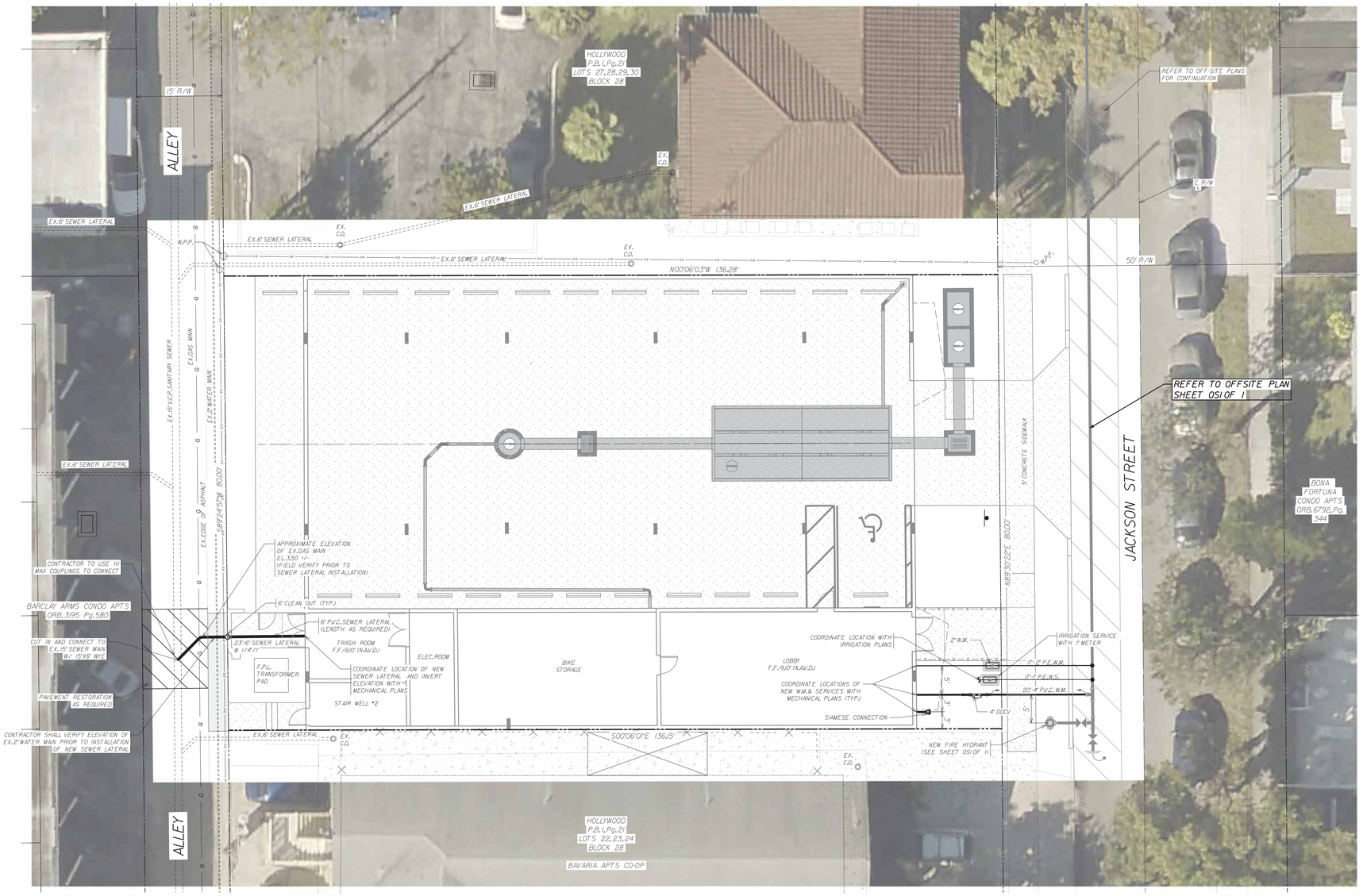


SCALE: 1"= 10'
(FOR 24" X 36" DRAWING)

THRUST RESTRAINT NOTES:

1. ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE RESTRAINED.
2. MECHANICAL THRUST RESTRAINTS FOR DJP.FITTINGS ON DJP.OR PVC.PIPE SHALL BE MEGALUG AS MANUFACTURED BY EBAA IRON,INC.OR APPROVED EQUAL.
3. DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY MECHANICAL MEANS.(I.E.MEGALUGS OR APPROVED EQUAL.
4. DUCTILE IRON FITTINGS 24-INCH IN DIAMETER AND ABOVE SHALL BE RESTRAINED BY MECHANICAL MEANS.(I.E.MEGAUGS OR APPROVED EQUAL)WITH THE ADDITION OF THRUST BLOCKS AND CONCRETE ANCHORS AT THE DISCRETION OF THE ENGINEER OF RECORD.
5. ANY THRUST BLOCKS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD.SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
6. THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY.FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR F.D.O.T RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM LBR.OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12"THICK'.
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM 1LOOSE MEASUREMENT THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY,PER AASHTO T-180,PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABIUZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM LBR.OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03,AND THE SPECIFICATIONS,BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES,PARALLEL TO OR PERPENDICULAR TO THE ROADWAY,PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE,AND SHALL BE APPUED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY,IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS,THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK.REGARDLESS OF THE EXTENT OF IMPACT,THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.
11. FULL LANE WIDTH RESTORATION IS REQUIRED WHERE PAVEMENT RESTORATION OCCURS.

WATER DISTRIBUTION SYSTEM NOTES:

1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN,OR PIPELINE CONVEYING RECLAMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.(F.A.C 62-555.314(2),EXCEPTIONS ALLOWED UNDER F.A.C 62-555.314(5)).
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE,ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE,OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS,STORM WATER FORCE MAINS,OR PIPELINES CONVEYING RECLAMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.,AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS,WASTEWATER FORCE MAINS,OR PIPELINES CONVEYING RECLAMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.(F.A.C 62-555.314(2),EXCEPTIONS ALLOWED UNDER F.A.C 62-555.314(5)).
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (DJP.)WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE,FITTINGS,VALVES,RODS,AND APPURTENANCES IN ACCORDANCE WITH AWWA C105,METHOD A.THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT.THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE.EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL,BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE.DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE.OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM.IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3")IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE,NON-SHOCK,BLOCK PATTERN,SCREWED BONNET,NON-RISING STEM,BRASS BODY,AND SOLID WEDGE.THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL.GATE VALVES 3"THROUGH 16"IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY.VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE. SCREW-ON TYPE.THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES.ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24")OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
11. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS OR 18.ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350,WITH WALL THICKNESS COMPLYING WITH CLASS 52.ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
12. FITTINGS SHALL BE DUCTILE IRON,MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS,WITH 350 PSI MINIMUM WORKING PRESSURE.FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
13. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS,WRAPPED IN POLY.ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
14. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
15. ALL TRENCHING,PIPE LAYING,BACKFILL,PRESSURE TESTING,AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
16. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 32"(DIP)OR 36"(PVC).
17. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
18. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM)WHERE DEFLECTION IS REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER.IN CASE OF CONFLICT,WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18"MINIMUM VERTICAL SEPARATION,NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
20. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80.TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES.THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM,WITH A MINIMUM SAFETY FACTOR OF 2:1,AND SHALL BE EBAA IRON INC.,MEGALUG OR APPROVED EQUAL.JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
21. WHENEVER IT IS NECESSARY,IN THE INTEREST OF SAFETY,TO BRACE THE SIDES OF A TRENCH,THE CONTRACTOR SHALL FURNISH,PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY,AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES.THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE,METHODS AND MEANS OF CONSTRUCTION,AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.
22. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR HOLDING A CLASS I,II,OR V LICENSE PER F.S.633.102

SEWAGE COLLECTION SYSTEM NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.J.P.SANITARY SEWER GRAVITY OR FORCE MAINS IS 30".THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. WHENEVER IT IS NECESSARY,IN THE INTEREST OF SAFETY,TO BRACE THE SIDES OF A TRENCH,THE CONTRACTOR SHALL FURNISH,PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY,AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES.THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE,METHODS AND MEANS OF CONSTRUCTION,AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ABBREVIATIONS

O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
Pg.	PAGE
R/W	RIGHT-OF-WAY
F.F.	FINISHED FLOOR
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
B.C.R.	BROWARD COUNTY RECORDS
P.V.C.	POLY VINYL CHLORIDE
P.E.	POLYETHYLENE
C.O.	CLEAN OUT
W.P.P.	WOOD POWER POLE
W.M.	WATER MAIN
EX.	EXISTING
NO.	NUMBER
BO.	BLOW OFF

LEGEND

	PROPOSED WATER MAIN / SERVICE
	PROPOSED SEWER MAIN / LATERAL
	EXISTING WATER / FORCE MAIN
	EXISTING SEWER MAIN & DIRECTION OF FLOW
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	EXISTING SANITARY MANHOLE
	WATER METER BOX,METERS & BACKFLOW PREVENTOR
	PROPOSED SANITARY CLEAN OUT
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	PROPOSED DDCV
	PRPOSED SIAMESE CONNECTION
	PROPOSED GATE VALVE
	PROPOSED TEE
	EX. SANITARY CLEAN OUT
	PROPOSED BLOW OFF
	PAVEMENT RESTORATION

NO.	REVISIONS	DATE

WATER,FIRE & SEWER SERVICES
PLAN

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0598 www.winnfrad.com

DESIGNED:	TPM	DATE:	11/2019
DRAWN:	WFI	DATE:	11/2019
CHECKED:	WTV	DATE:	02/2020
PUBLISHED:	2/24/2020,4:37:09 PM		

APPROVED:

EB-0002995
LB-0002995

PROJECT NUMBER 19042

SHEET WS1 OF 3

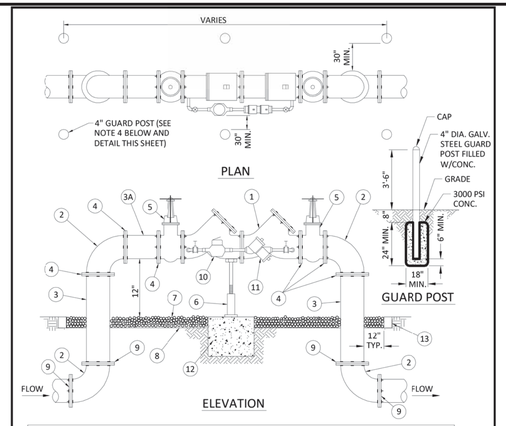
J:\2019\19042-Jackson Street Multifamily\CADCP\09-Water,Fire&Sewer_Plan.dwg(Default)

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER(2)	WATER MAIN 3 ft minimum	WATER MAIN 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN 10 ft preferec 6 ft minimum	WATER MAIN 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	———	———

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM APPROVED: XXX	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1

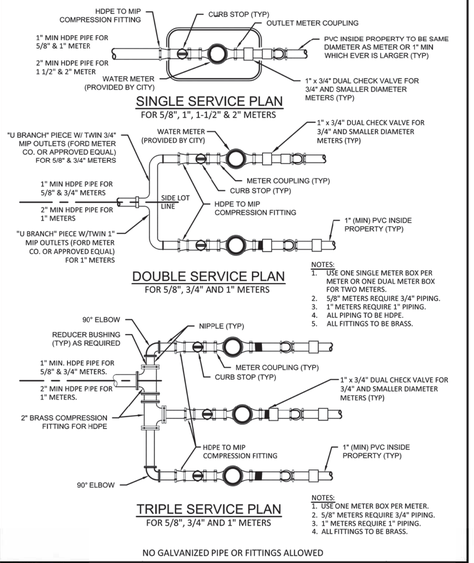


MATERIALS

ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

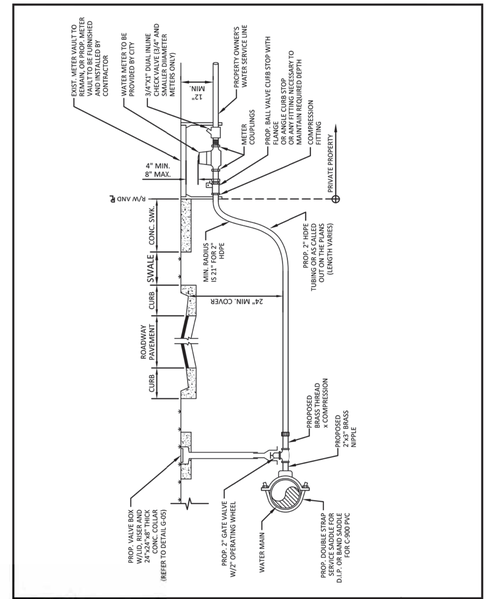
NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM APPROVED: XXX	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03

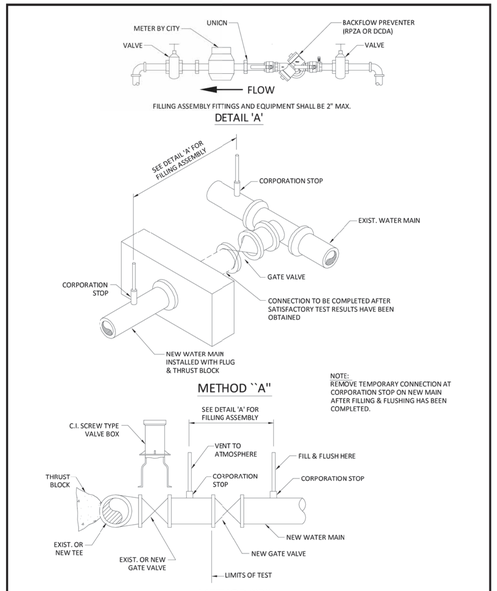


NO GALVANIZED PIPE OR FITTINGS ALLOWED

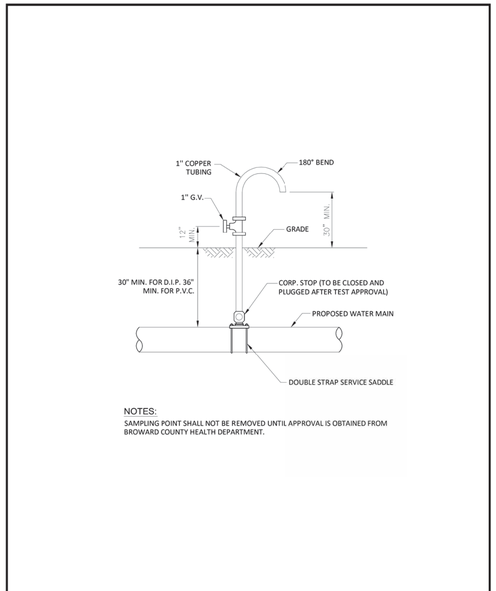
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM APPROVED: XXX	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM APPROVED: XXX	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09

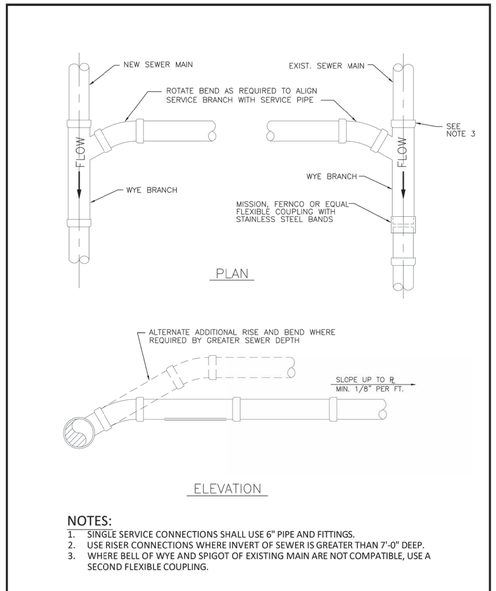


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM APPROVED: XXX	FILLING AND FLUSHING DETAILS	DRAWING NO. W-15



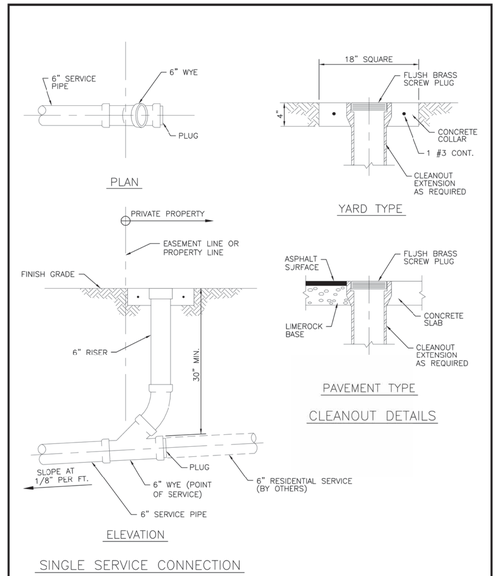
NOTES:
SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY HEALTH DEPARTMENT.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM APPROVED: XXX	SAMPLING POINT DETAIL	DRAWING NO. W-16



NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM APPROVED: XXX	WYE BRANCH CONNECTION	DRAWING NO. S-09



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM APPROVED: XXX	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12

WATER DISTRIBUTION & SEWAGE COLLECTION SYSTEM
DETAILS

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0268 www.wmfrad.com

NO.	REVISIONS	DATE

DESIGNED: WFI	DATE: 11/2019	APPROVED:	EB-0002995 LB-0002995
DRAWN: TPM	DATE: 11/2019		
CHECKED: WTV	DATE: 02/2020		
PUBLISHED: 2/21/2020, 3:31:56 PM		PROJECT NUMBER 19042	SHEET WS2 OF 3

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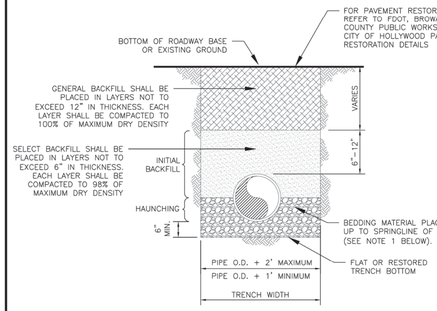
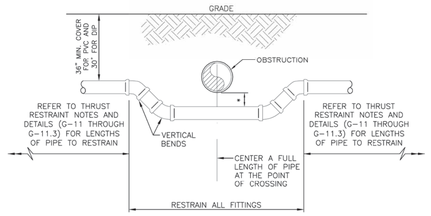


NOTES:

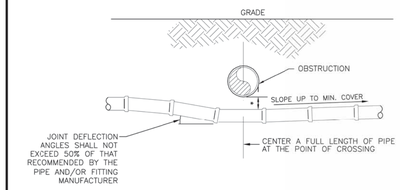
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)		DRAWING NO. G-03
APPROVED: XXX			



UTILITY CROSSING USING FITTINGS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

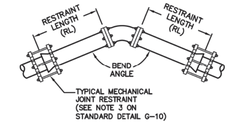


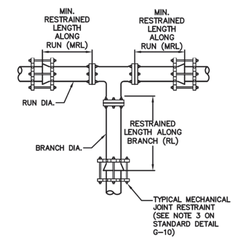
UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL		DRAWING NO. G-04
APPROVED: XXX			

HORIZONTAL BENDS			
PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT)	
		PVC	*DIP
24	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
16	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
12	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
8	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
6	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.
4	11¼	.	.
	22½	.	.
	45	.	.
	90	.	.

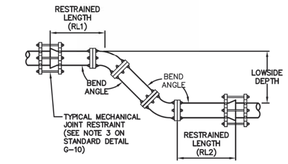




TEES AND TAPPING SLEEVES									
RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MINIMUM RESTRAINED LENGTH ALONG RUN (FT.)	MINIMUM RESTRAINED LENGTH ALONG BRANCH (FT.)		RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MINIMUM RESTRAINED LENGTH ALONG RUN (FT.)	MINIMUM RESTRAINED LENGTH ALONG BRANCH (FT.)	
			PVC	*DIP				PVC	*DIP
24"	24"	.	.	.	12"	12"	.	.	.
	16"	.	.	.		8"	.	.	.
	12"	.	.	.		6"	.	.	.
	8"	.	.	.		4"	.	.	.
	6"	.	.	.	8"	8"	.	.	.
	4"	.	.	.		6"	.	.	.
16"	16"	.	.	.		4"	.	.	.
	12"	.	.	.	6"	6"	.	.	.
	8"	.	.	.		4"	.	.	.
	6"	.	.	.	4"	4"	.	.	.
	4"	.	.	.			.	.	.

*ALL DIP JOINT-RESTRAINT CALCULATIONS ASSUME THE PIPE WILL BE WRAPPED IN POLYETHYLENE ENCASEMENT

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP HORIZONTAL BENDS AND TEES		DRAWING NO. G-11.1
APPROVED: XXX			

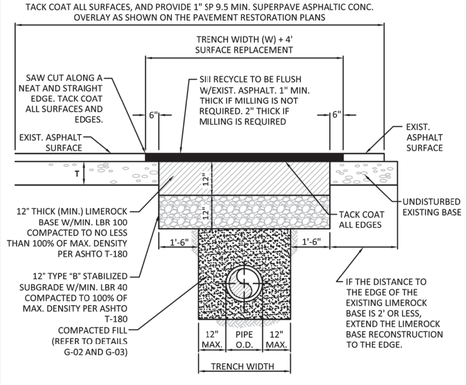


VERTICAL OFFSETS						
			PVC		*DIP	
PIPE DIA. (INCHES)	BEND (ANGLE)	LOWSIDE DEPTH (FT)	RESTRAINED LENGTHS RL1 (FT.)	RL2 (FT.)	RESTRAINED LENGTHS RL1 (FT.)	RL2 (FT.)
24	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
16	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
12	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
8	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
6	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.
4	45	4	.	.	.	.
		5	.	.	.	.
		6	.	.	.	.
		7	.	.	.	.

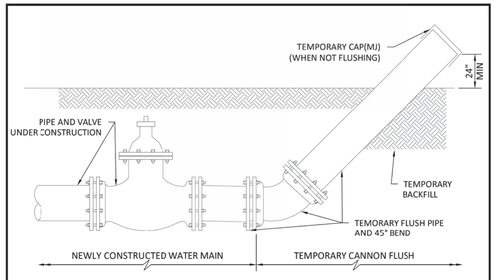
*ALL DIP JOINT-RESTRAINT CALCULATIONS ASSUME THE PIPE WILL BE WRAPPED IN POLYETHYLENE ENCASEMENT

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	JOINT RESTRAINT DESIGN FOR PVC AND DIP VERTICAL OFFSETS		DRAWING NO. G-11.2
APPROVED: XXX			

TACK COAT ALL SURFACES, AND PROVIDE 1" SP 9.5 MIN. SUPERPAVE ASPHALTIC CONC. OVERLAY AS SHOWN ON THE PAVEMENT RESTORATION PLANS



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY		DRAWING NO. G-12.1
APPROVED: XXX			



GENERAL NOTES:

1. FLUSHING LOCATIONS ARE TO BE PROPOSED BY CONTRACTOR AND APPROVED BY CITY.
2. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAIN SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER.
3. INSTALL A TEMPORARY 45° BEND AND ASSOCIATED TEMPORARY PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
4. BENDS AND PIPING SHALL BE THE SAME SIZE OR LARGER AS THE LINE BEING FLUSHED.
5. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION THE CONTRACTOR SHALL PROPERLY NOTIFY CITY INSPECTOR OF SUCH INTENDED WATER USE.
6. NO EXISTING VALVE SHALL BE OPERATED, EXCEPT BY AUTHORIZED CITY PERSONNEL.
7. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
8. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
9. ALL PIPING SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH CITY STANDARDS.
10. IF REQUIRED BY CITY, WATER MAINS SHALL BE CLEANED BY PIGGING.
11. CONTRACTOR WILL INSTALL A PRESSURE GAUGE AT OR NEAR THE FILL AND FLUSH LOCATION AND MAINTAIN A MINIMUM PRESSURE OF 40 PSI AT ALL TIMES. THE FILL VALVE WILL BE OPENED AND CLOSED SLOWLY TO AVOID RAPID PRESSURE CHANGES IN THE WATER SYSTEM.
12. CONTRACTOR IS CAUTIONED THAT GOVERNING AGENCIES OR UTILITIES MAY HAVE REGULATIONS LIMITING OR PROHIBITING DISCHARGE INTO SEWERS, SURFACE WATERS, CANALS, DITCHES AND OTHER CONVEYANCES/RETENTION AREA. ALL COMPLIANCE WITH GOVERNING AGENCIES REQUIREMENTS (INCLUDING PERMITTING, IF REQUIRED) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. CANNON FLUSHING TO PROCEED AFTER HEALTH DEPARTMENT CLEARANCE IS RECEIVED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	CANNON FLUSHING		DRAWING NO. G-13
APPROVED: XXX			

WATER DISTRIBUTION & SEWAGE COLLECTION SYSTEM

DETAILS

JACKSON STREET MULTIFAMILY

AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0258 www.winnfrad.com

NO.	REVISIONS	DATE

DESIGNED: WFI	DATE: 11/2019	APPROVED:	EB-0002995 LB-0002995
DRAWN: TPM	DATE: 11/2019		
CHECKED: WTV	DATE: 02/2020		
PUBLISHED: 2/21/2020, 3:33:57 PM		PROJECT NUMBER 19042	SHEET WS3 OF 3

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SCALE: 1"=10'
(FOR 24 x 36 DRAWING)

LEGEND

- ASPHALT RESTORATION
- EXISTING PAVEMENT
- EXISTING WATER MAIN
- EXISTING CURB
- EXISTING CURB & GUTTER
- EXISTING GAS MAIN
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING FENCING
- EXISTING WATER MAIN
- EXISTING GRADE
- TEE
- GATE VALVE
- BLOW OFF
- FIRE HYDRANT
- WATER METER BOX
- DDCV

NO.	REVISIONS	DATE

OFFSITE WATER MAIN

PLAN

JACKSON ST. MULTIFAMILY

AESTHETIC APARTMENTS INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winninghad.com

DESIGNED:	TPM	DATE:	02/2020
DRAWN:	TPM	DATE:	02/2020
CHECKED:	WTV	DATE:	02/2020
PUBLISHED: 2/21/2020, 3:09:42 PM			

APPROVED:

EB-0002995
LB-0002995

PROJECT NUMBER 19042

SHEET 0S1 OF 1

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