

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 07/11/2020

Location Address: 2135 LINCOLN STREET

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

Folio Number(s): 5142 16 03 0060

Zoning Classification: DH3 Land Use Classification: RAC

Existing Property Use: SINGLE FAMILY HOME Sq Ft/Number of Units: 1,176 SQ. FT.

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

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

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

Explanation of Request: SUBMITTAL SITE PLAN APPROVAL - 16 UNIT APARTMENT BUILDING FINAL TAC

Number of units/rooms: 16 Sq Ft: 25,400 SQ. FT.

Value of Improvement: \$1,500,000 Estimated Date of Completion: DEC 2021

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

Name of Current Property Owner: TANO VENTURES LLC

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

Telephone: (786) 838-8159 Fax: _____ Email Address: wilferzco@gmail.com

Name of Consultant/Representative/Tenant (circle one): JUAN FERNANDEZ WILKES

Address: 2239 JACKSON ST HOLLYWOOD FL 33020 Telephone: (786) 838-8159

Fax: _____ Email Address: wilferzco@gmail.com

Date of Purchase: 4/18/2019 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



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Hollywood, FL 33022

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 07/06/2020

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 06 day of July

Notary Public
State of Florida

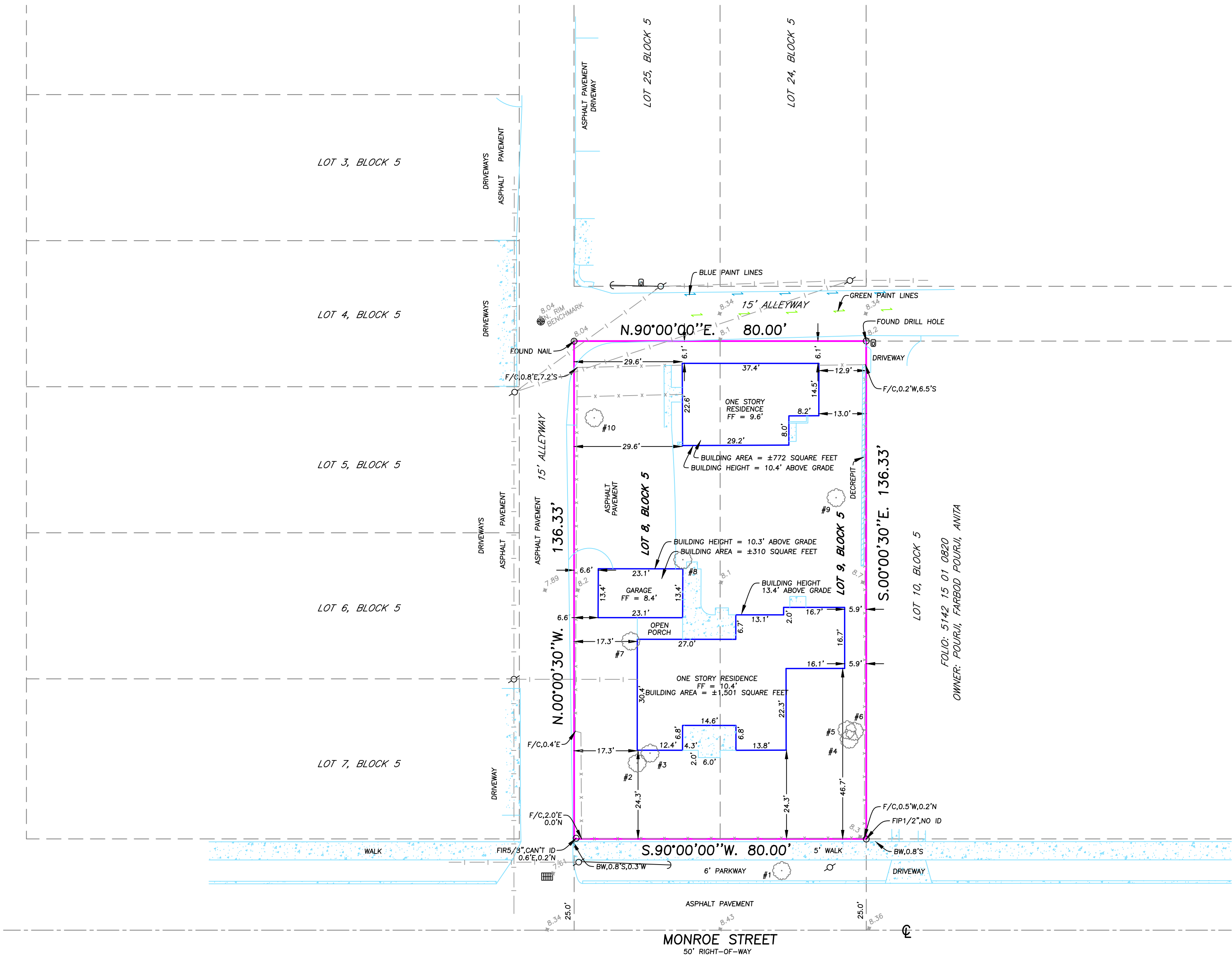


Natalia Ines Chacon
Commission # GG170153
Expires: December 21, 2021
Bonded thru Aaron Notary

Signature of Current Owner

Juan Fernandez Wilkes
Print Name

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



FOLIO: 5142 15 01 0820
OWNER: POURJI, FARBOO POURJI, ANITA

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

CERTIFIED TO:
HALLANDALE BEACH HOMES LLC

PROPERTY ADDRESS
2035 MONROE STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE # 41990U2
SURVEY DATE 07/25/19
TREES ADDED 06/01/20
SURVEY DATE 06/26/20

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

SURVEYOR'S NOTE

1. NET LAND AREA = 10,906 SQUARE FEET MORE OR LESS
(0.25 ACRES MORE OR LESS)
GROSS LAND AREA = 14,773 SQUARE FEET MORE OR LESS
(0.34 ACRES MORE OR LESS)

OWNERSHIP AND ENCUMBRANCE REPORT

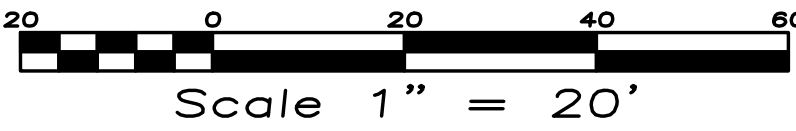
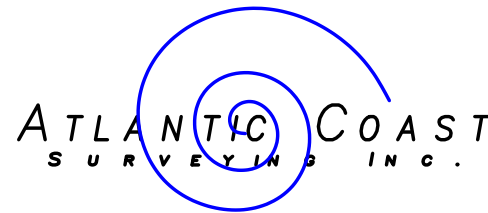
WESTCOR LAND TITLE INSURANCE COMPANY
PLANT ORDER#: 19-41846
CUSTOMER FILE NUMBER: 19-0581
PERIOD SEARCHED: FROM 07/03/1936 TO 06/16/2020 @
8:00 A.M.
DATED: JUNE 11, 2020

ITEM 1-5: NOT PLOTTABLE

TREE TABLE

NUMBER	DIRECTION	DISTANCE
#1	OAK	24"
#2	TREE	14"
#3	TREE	12"
#4	GUMBO LIMBO	5"
#5	MANGO	14"
#6	GUMBO LIMBO	6"
#7	TREE	6"
#8	TREE	12"
#9	MANGO	24"
#10	SEAGRAPE	4"

ALTA/NSPS LAND TITLE SURVEY



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

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

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

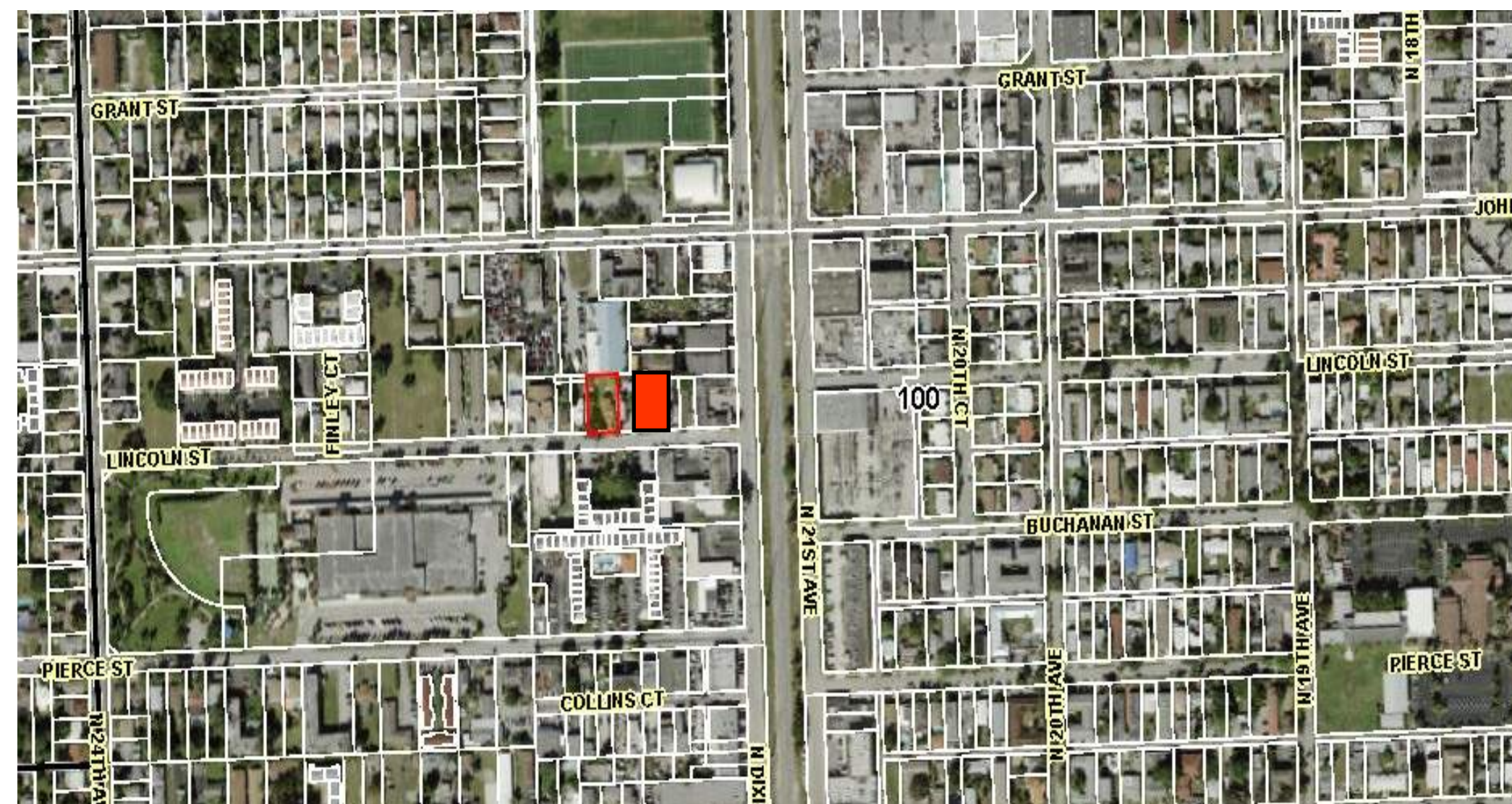
BRICK PAVERS
CENTERLINE
CONCRETE/CHAT
CONCRETE WALL
ELEVATION
METAL FENCE
OVERHEAD WIRES
WOOD DECK/DOCK
WOOD FENCE

SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 3, 4, 5, 7A, 7B1, 7C, 11, 13, 14 and 21 of Table A thereof. The field work was completed on JUNE 26, 2020. Date of Plat or Map: JUNE 29, 2020.

Paul J. Stowell
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418



PROJECT NAME: 2135 LINCOLN STREET
MEETING: FINAL TAC
MEETING DATE: JULY 27 2020
PROJECT: 16 APARTMENT BUILDING
DESTINATION: RENT



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



1/4 Site Plan

2/4 Floor Plans

3/4 Elevation Plans

4/4 Side Elevation Plans

L100—Tree Disposition Plan

L200—Landscape Planting Plans

L201-Details Plan

L300-Irrigation Plan

Tree Survey

Lift Parking Detail Sheet

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 WILFERZ BUILDERS, LLC
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WILFERZ.



WILFERZ.



WILFERZ.



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

July 1, 2020

New 16-Unit Apts at **2135 Lincoln Street** **Hollywood, FL 33020**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	6.17' NAVD88
25 YEAR - 3 DAY	11.89' NAVD88	11.71' NAVD88
100 YEAR - 3 DAY	12.19' NAVD88	12.03' NAVD88

Prepared by:



7-6-20

Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Project Name: New 16-Unit Apartments
Project Address: 2135 Lincoln Street
Hollywood, FL 33020
ZE Project #: 2020-34

Date: 07/01/20
Designed by:

Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.24 AC	
Pavement Area:	0.139 AC	
Building Area:	0.011 AC	
Grass Area (Pervious):	0.09 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.09 AC	37.50%
Total Impervious Area:	0.15 AC	60.00%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.10 ft
Average Finished Grades:	8.00 ft
Prop. Finished Floor Elev.:	18.85 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.09 (0.60) + 0.139 (.90)}{0.239} = 0.78$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 10.70 ft

Average Depth to Water Table (DWT) = 9.20 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

2.53

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 79.80

Water Quality Retention/Detention Calculations

Water Quality Calculations

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. For a dry detention system, size system for 75% of the volume required for a wet detention system
- C. For a retention system, size system for 50% of the volume required for a wet detention system

1 IN Over Entire Site

1 IN X 1 ft / 12 IN X = First 1" of runoff

1" X .24 acres = 0.24 acre-inches (0.02 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.24 acres - 0.011 acres = 0.229 acres

0.229 acres - 0.09 acres (pervious area) = 0.139 acres

0.139 acres / 0.229 acres X 100% = 60.70% impervious

2.5" X 0.6070 = 1.52" to be treated

1.52" X 0.24 acres = 0.365 acre-inches (0.0304 acre-feet)

0.0304 acre-ft of storage required for water quality.

**Water quality storage provided in proposed
exfiltration trench system.**

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day}= 100 year, 24 hour event: 13 (inches)

P_{3 day}= 100 year, 72 hour event: 17.67 (inches)

S= 2.53 (inches)

A= 0.24 (acre)

Q = 14.95 (inches)

V = 0.30 (ac-ft)

Corresponding Stage = 12.03 ft

Set minimum finished floor elevation at 22.03' NAVD88.

Perimeter Control Elevation

P_{1 day}= 25 year, 24 hour event: 10.5 (inches)

P_{3 day}= 25 year, 72 hour event: 14.27 (inches)

S= 2.53 (inches) (see "Soil Storage" sheet

A= 0.24 (acre) for calculating "S")

Q = 11.63 (inches)

V = 0.23 (ac-ft)

Corresponding Stage = 11.71 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour Storm Event

P= 5 year, 1 hour event: 3.28 (inches)

S= 2.53 (inches)

A= 0.24 (acre)

Q = 1.45 (inches)

V = 0.03 (ac-ft)

Corresponding Stage = 6.17 ft

Set minimum parking lot elevation at 10.65' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.229 AC

(0.080 AC)*

(0.139 AC)

(Lin. 10.75'-11.20')

(Lin. from 10.70'-11.20')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
3.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
4.00 '	0.000 AC-FT	0.000 AC-FT	0.002 AC-FT	0.002 AC-FT
4.50 '	0.000 AC-FT	0.000 AC-FT	0.008 AC-FT	0.008 AC-FT
5.00 '	0.000 AC-FT	0.000 AC-FT	0.014 AC-FT	0.014 AC-FT
5.50 '	0.000 AC-FT	0.000 AC-FT	0.022 AC-FT	0.022 AC-FT
6.00 '	0.000 AC-FT	0.000 AC-FT	0.028 AC-FT	0.028 AC-FT
6.50 '	0.000 AC-FT	0.000 AC-FT	0.034 AC-FT	0.034 AC-FT
7.00 '	0.000 AC-FT	0.000 AC-FT	0.040 AC-FT	0.040 AC-FT
7.50 '	0.000 AC-FT	0.000 AC-FT	0.048 AC-FT	0.048 AC-FT
8.00 '	0.000 AC-FT	0.000 AC-FT	0.054 AC-FT	0.054 AC-FT
8.50 '	0.000 AC-FT	0.000 AC-FT	0.060 AC-FT	0.060 AC-FT
9.00 '	0.000 AC-FT	0.000 AC-FT	0.065 AC-FT	0.065 AC-FT
9.50 '	0.000 AC-FT	0.000 AC-FT	0.065 AC-FT	0.065 AC-FT
10.00 '	0.000 AC-FT	0.000 AC-FT	0.065 AC-FT	0.065 AC-FT
10.50 '	0.000 AC-FT	0.000 AC-FT	0.065 AC-FT	0.065 AC-FT
11.00 '	0.010 AC-FT	0.021 AC-FT	0.065 AC-FT	0.096 AC-FT
11.50 '	0.042 AC-FT	0.077 AC-FT	0.065 AC-FT	0.184 AC-FT
12.00 '	0.082 AC-FT	0.146 AC-FT	0.065 AC-FT	0.293 AC-FT
12.50 '	0.122 AC-FT	0.216 AC-FT	0.065 AC-FT	0.403 AC-FT

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 10.65 ft
 Bottom of Exfiltration Trench = 3.85 ft
 Top of Exfiltration Trench = 8.85 ft
 $EL_{inv.} = N/A$

$H_2 = 6.80$ ft

Calculating Exfiltration Trench Length

$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_P = length of trench provided (ft)

$V_{exft.}$ = volume in exfiltration trench (ac-in)

FS = factor of safety

K = hydraulic conductivity (cfs/ft² - ft head)

H_2 = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

$$L_R = \frac{FS(V_{exft.})}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{exft.} = 0.78$ (0.065 ac-ft)

FS = 2

$K = 0.000236$

$H_2 = 6.8$

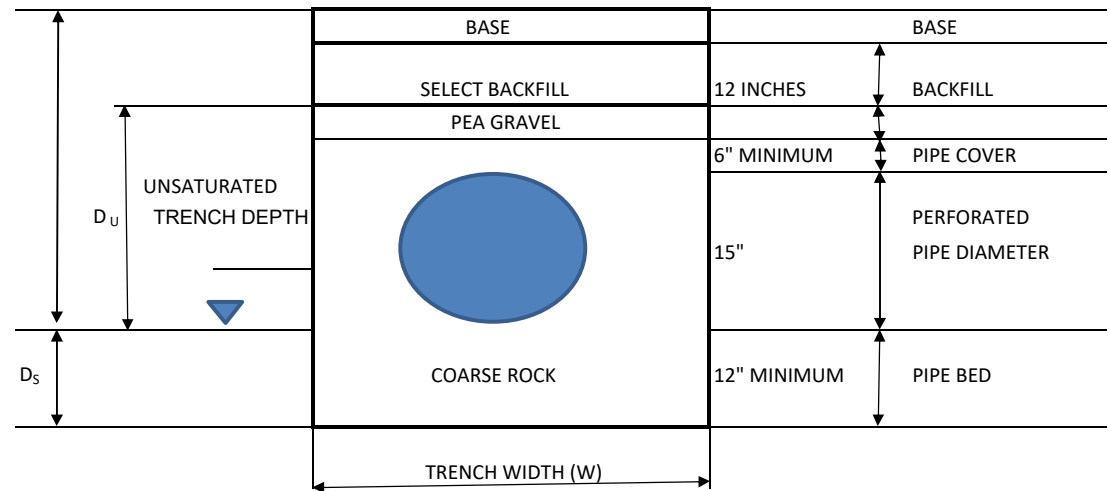
$W = 10$

$D_U = 5$

$D_S = 0$

$L_R = 47.06'$ of exfiltration trench required.

$L_P = 69'$ of exfiltration trench provided.



▼ : WATER TABLE

Project Name: New 16-Unit Apartments
Project Address: 2135 Lincoln Street
Hollywood, FL 33020
ZE Project #: 2020-34

Date: 07/01/20
Designed by:

Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.24 AC	
Pavement Area:	0.019 AC	
Building Area:	0.035 AC	
Grass Area (Pervious):	0.186 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.186 AC	77.50%
Total Impervious Area:	0.054 AC	60.00%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.10 ft
Average Finished Grades:	8.00 ft
Prop. Finished Floor Elev.:	18.85 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.186 (0.60) + 0.019 (.90)}{0.205} = 0.63$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (for lowest parking lot pavement elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Perimeter Control Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 10.70 ft

Average Depth to Water Table (DWT) = 9.20 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0 '	0.60 ''	0.45 ''
2.0 '	2.50 ''	1.88 ''
3.0 '	5.40 ''	4.05 ''
4.0 '	9.00 ''	6.75 ''

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

5.23

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 65.65

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day}= 100 year, 24 hour event: 13 (inches)

P_{3 day}= 100 year, 72 hour event: 17.67 (inches)

S= 5.23 (inches)

A= 0.24 (acre)

Q = 12.64 (inches)

V = 0.25 (ac-ft)

Corresponding Stage = 12.19 ft

Perimeter Control Elevation

P_{1 day}= 25 year, 24 hour event: 10.5 (inches)

P_{3 day}= 25 year, 72 hour event: 14.27 (inches)

S= 5.23 (inches) (see "Soil Storage" sheet

A= 0.24 (acre) for calculating "S")

Q = 9.47 (inches)

V = 0.19 (ac-ft)

Corresponding Stage = 11.89 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.205 AC

(0.186 AC)*

(0.019 AC)

(Lin. 10.75'-11.20')

(Lin. from 10.70'-11.20')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
10.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
11.00 '	0.023 AC-FT	0.003 AC-FT	0.000 AC-FT	0.026 AC-FT
11.50 '	0.098 AC-FT	0.011 AC-FT	0.000 AC-FT	0.109 AC-FT
12.00 '	0.191 AC-FT	0.020 AC-FT	0.000 AC-FT	0.211 AC-FT
12.50 '	0.284 AC-FT	0.030 AC-FT	0.000 AC-FT	0.314 AC-FT
13.00 '	0.377 AC-FT	0.039 AC-FT	0.000 AC-FT	0.416 AC-FT



All State Engineering & Testing Consultants, Inc.

TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMISTS-DRILLING-ENVIRONMENTAL SERVICES
12949 W Okeechobee Rd., Hialeah Gardens, FL 33018 Office: 305-888-3373 Fax: 305-888-7443 info@allstateengineering.com

PERCOLATION TEST USUAL OPEN HOLE - CONSTANT HEAD

DATE:	January 20th, 2020	Test Number:	P-1
CLIENT:	Wilferz Company		
CLIENT ADDRESS:	2239 Jackson Street, Hollywood, FL 33020		
PROJECT:	3 Story Apartment Building		
PROJECT ADDRESS:	2135 Lincoln Street, Hollywood, FL 33021		
LOCATION OF TEST:	South side grass area of lot.		

INTERVAL	ELAPSED TIME (MINUTES)	GPM
1	1:00	18
2	1:00	18
3	1:00	18
4	1:00	15
5	1:00	15
6	1:00	15
7	1:00	15
8	1:00	15
9	1:00	15
10	1:00	15

DEPTH OF HOLE : 15 feet DIA. OF HOLE : 0.5 feet PERC. RATE: 15.9 GPM

DEPTH OF WATER TABLE BELOW GROUND SURFACE : 9 feet

SATURATED HOLE DEPTH : 6 feet STABILIZED FLOW RATE: 0.035425

k-VALUE: 2.36E-04

SUBSURFACE INVESTIGATION

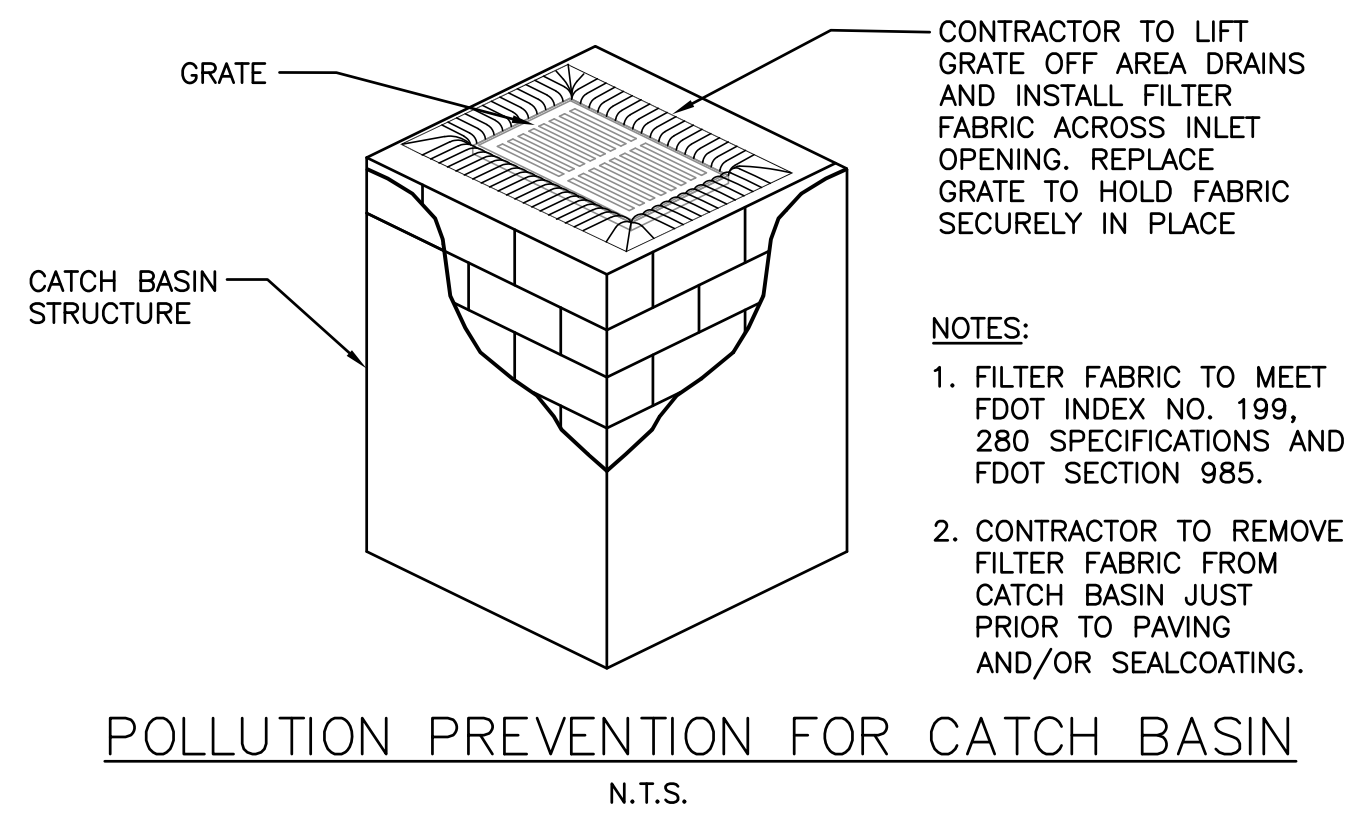
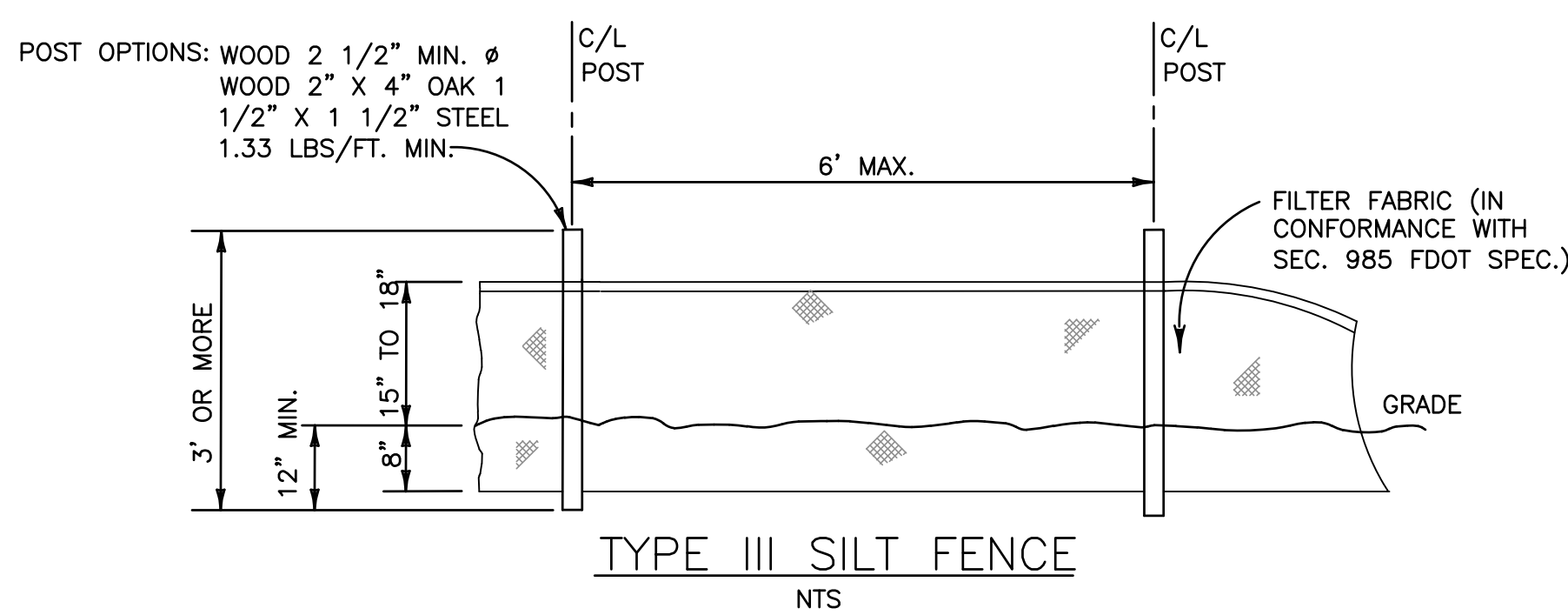
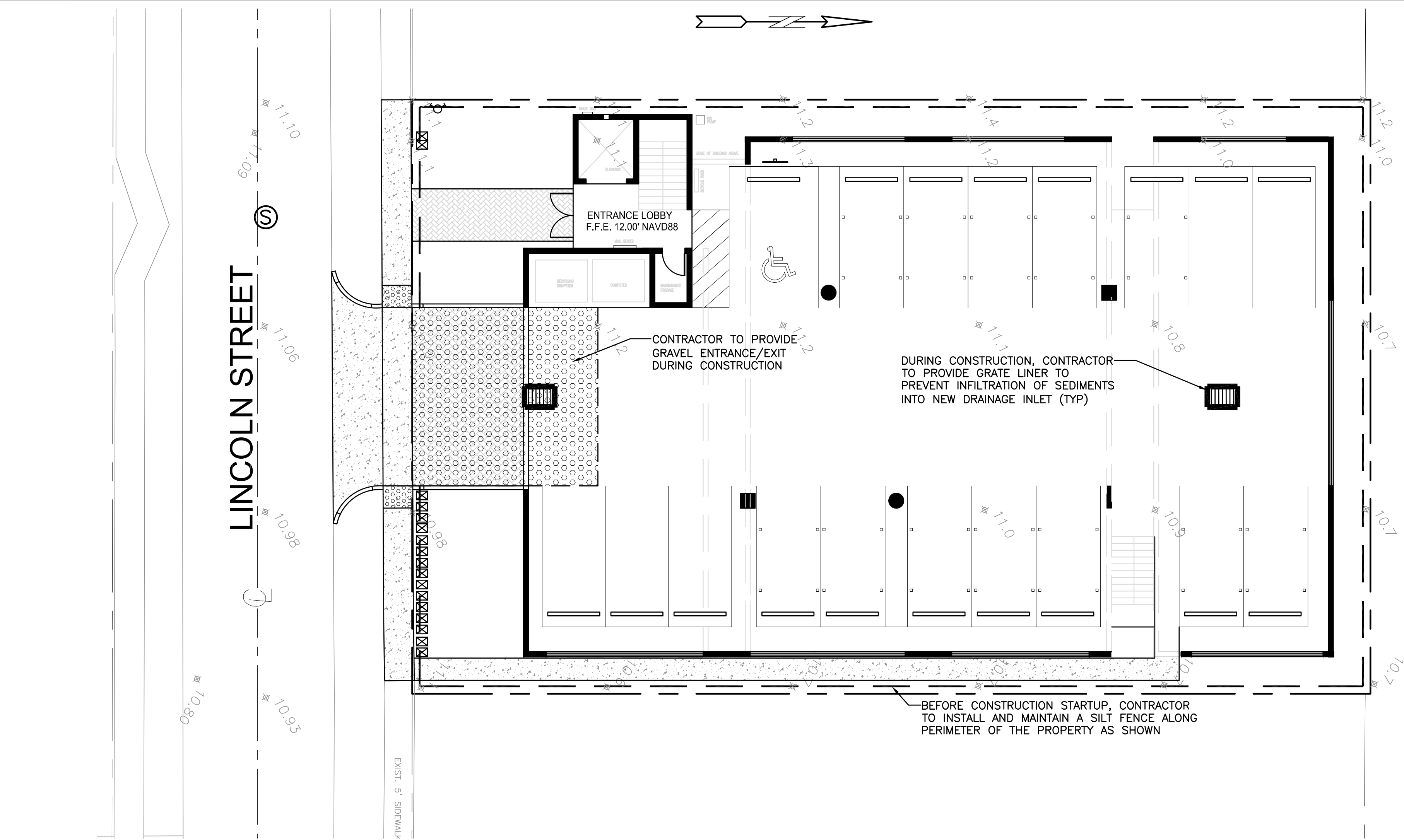
Depth Below Ground Surface	Soil Description
0'-0" to 0'-2"	Gray sand with rock particles.
0'-2" to 7'-0"	White sand.
7'-0" to 15'-0"	Brown beach sand.

Field Technician: TH
Typed by: CK

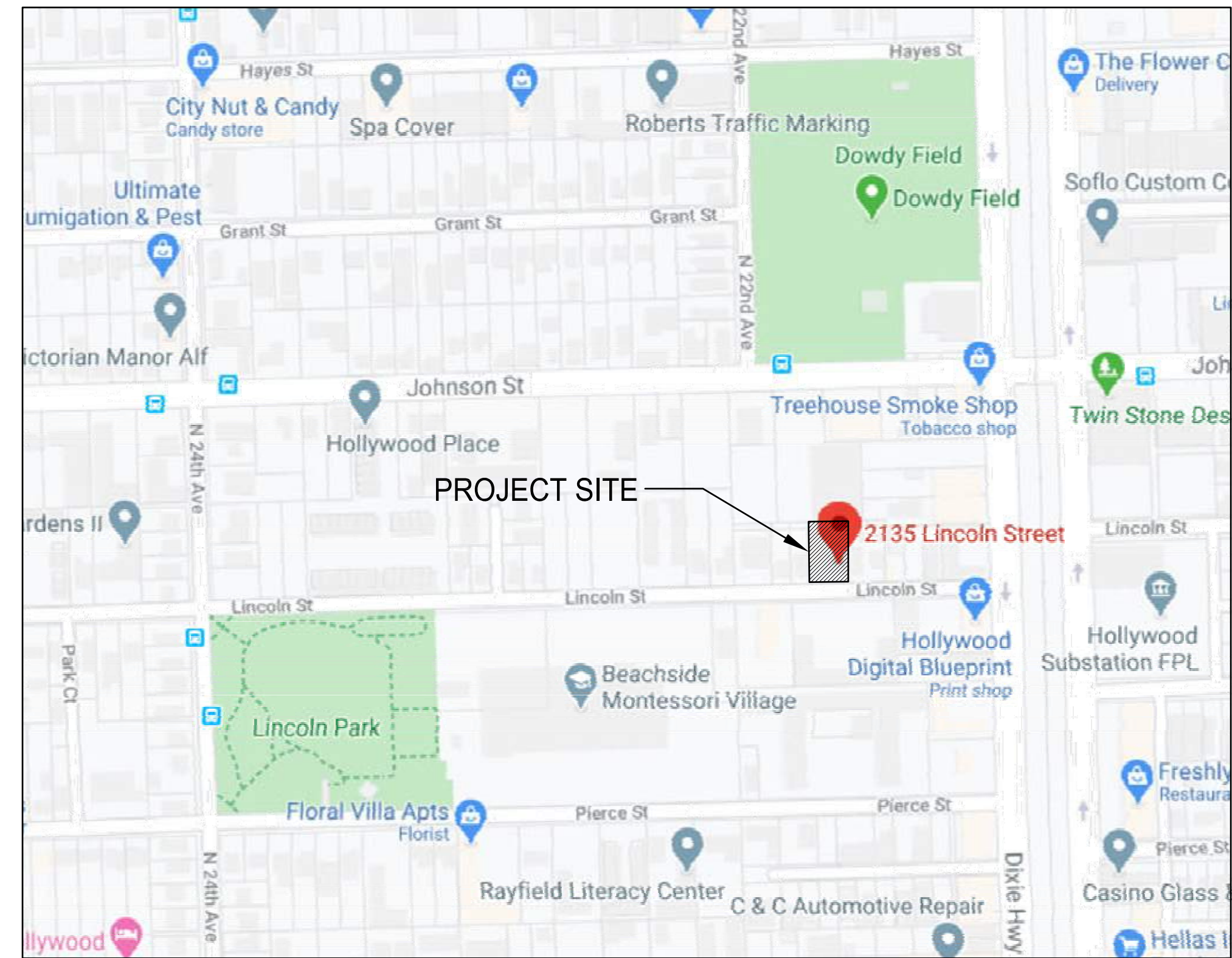
Reviewed by:

John Buscher PE#41844

All State Engineering & Testing Consultants, Inc.



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



LOCATION MAP
NOT TO SCALE

- BMP NOTES:**
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 - PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 - DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 - CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 - THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'



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REVISIONS

NO.	DATE	DESCRIPTION

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HOLLYWOOD, FL
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wzephyr@gmail.com
CA#: 31158

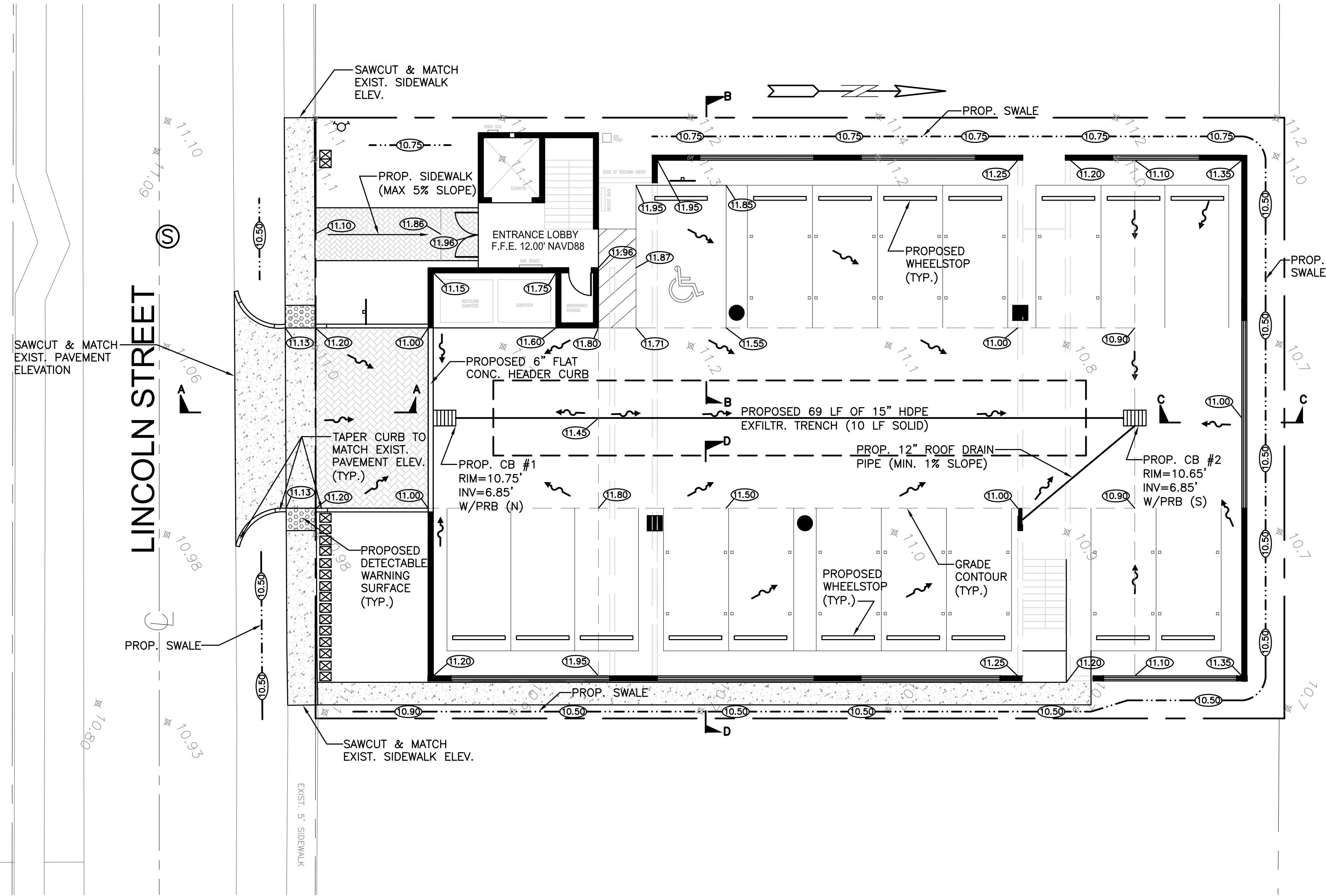
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16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 7/1/20
SCALE: 1"=10'
SHEET NO.: **C1**
1 OF 9
PROJECT NO.: 20-34

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

WATER TABLE ELEVATION=1.5' NAVD88 (PER BROWARD COUNTY FUTURE WATER TABLE MAP)



- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
 - 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
 - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

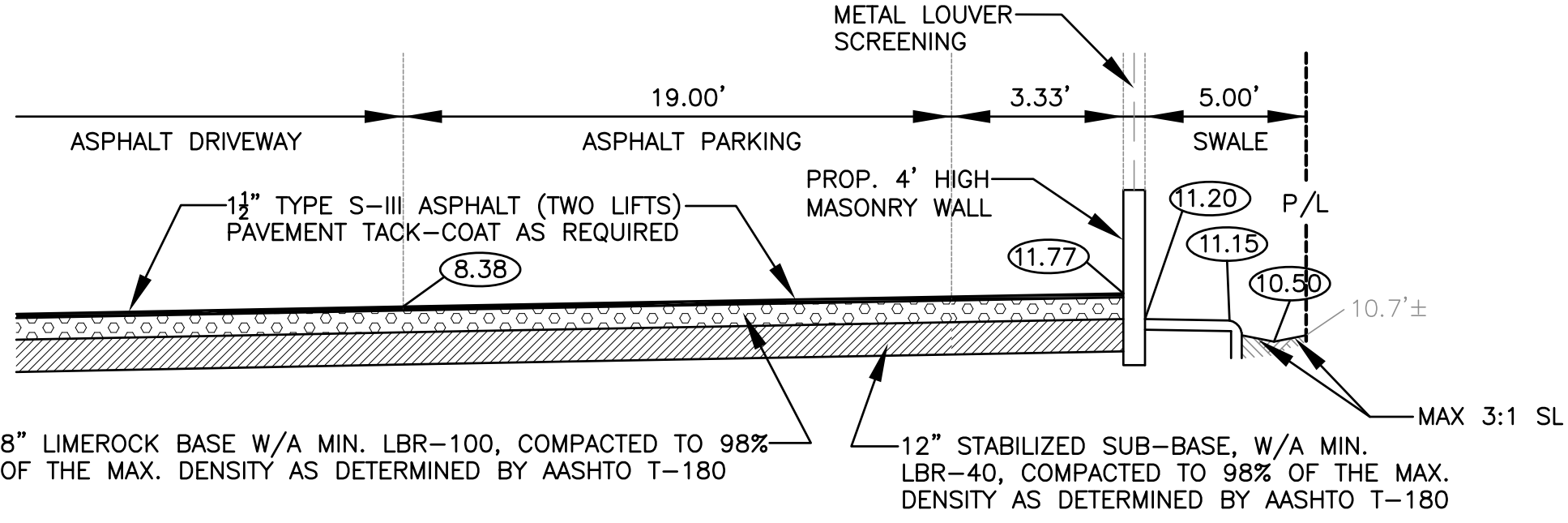
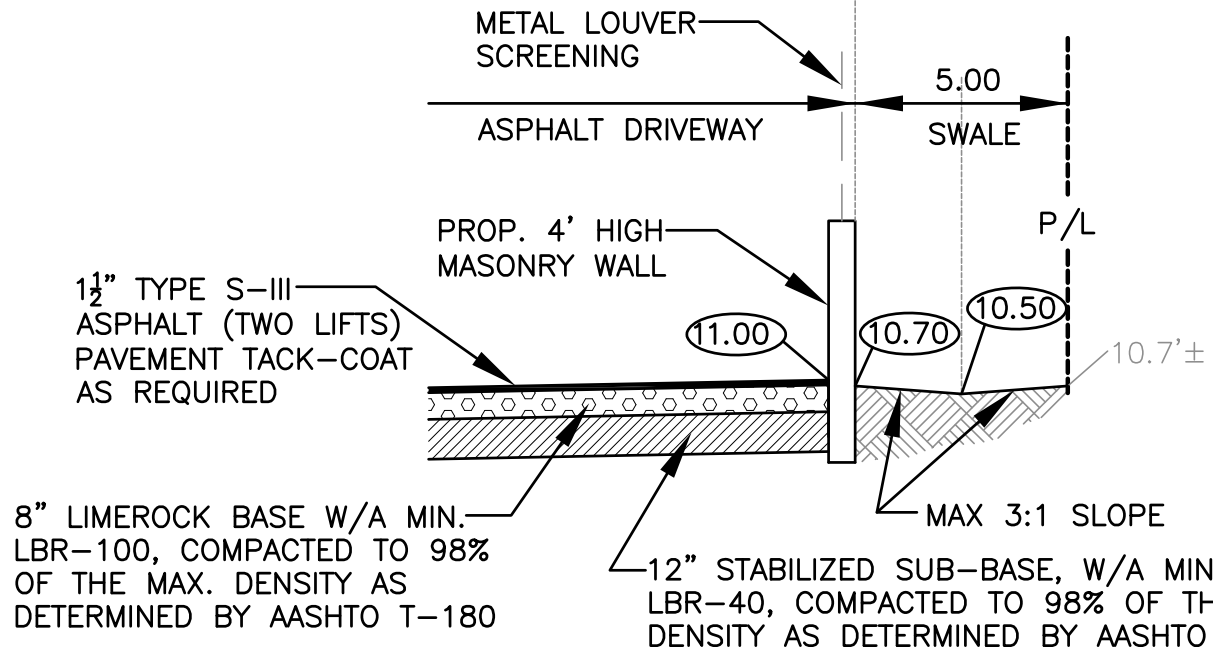
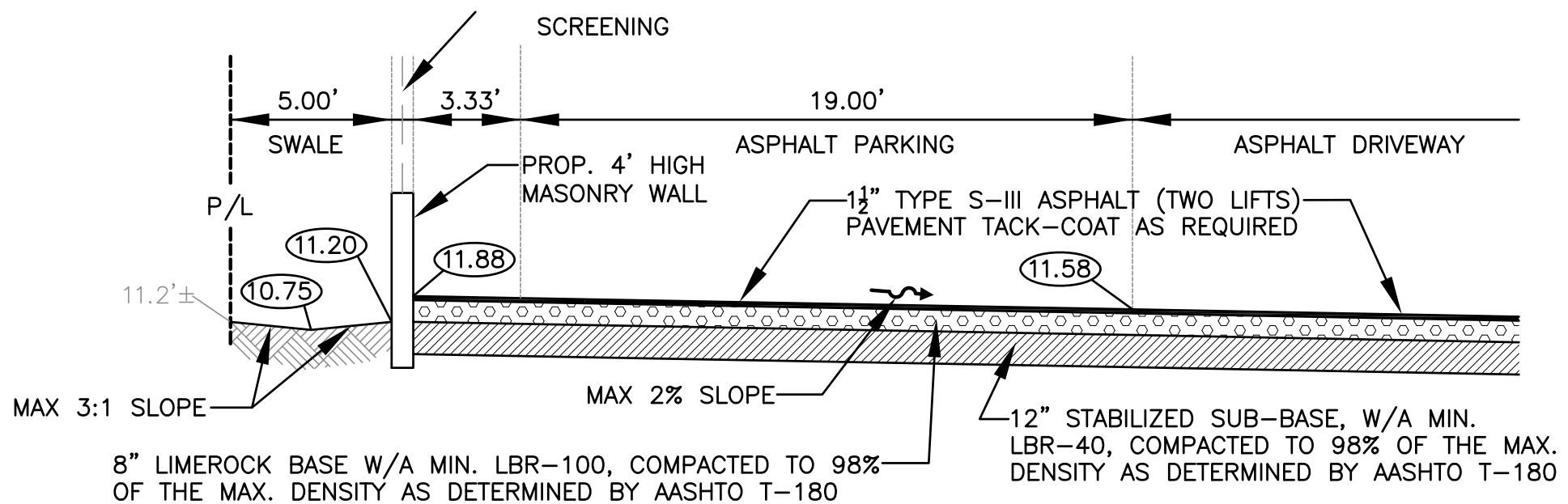
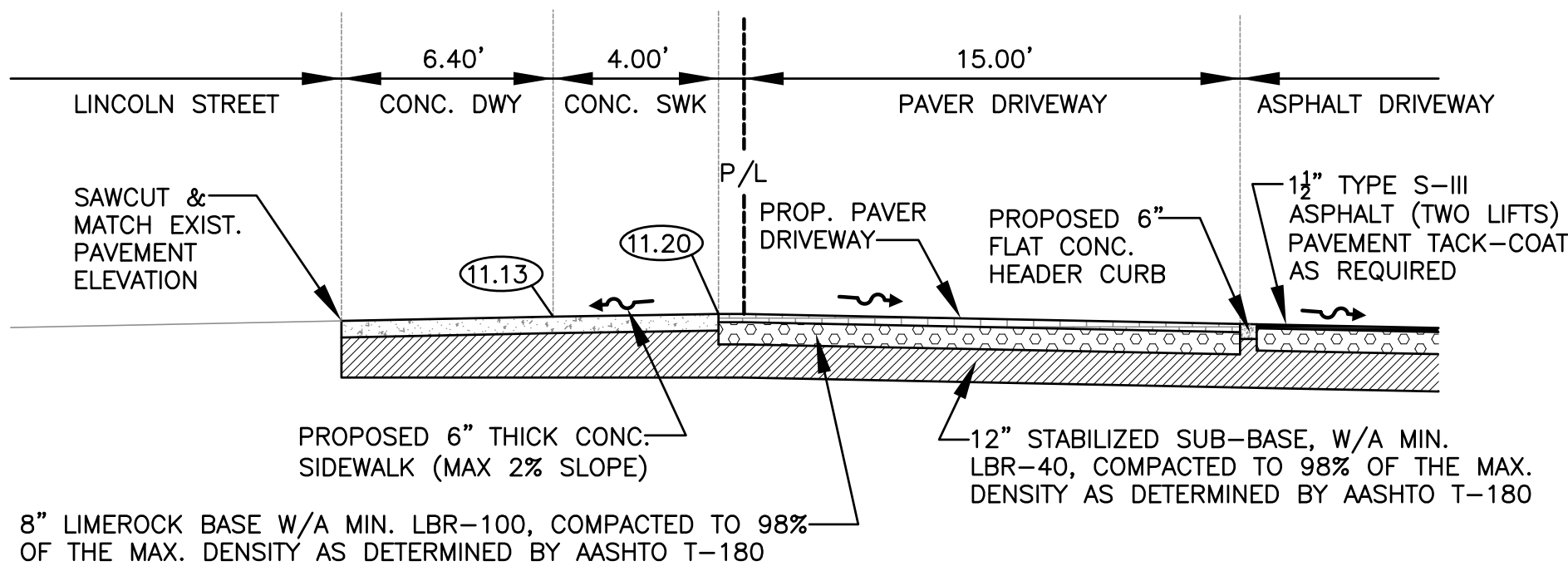
- LEGEND
- PROPOSED CONCRETE
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7-6-20



PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS	
NO.	DATE

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16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 7/1/20
SCALE: 1"=10'
SHEET NO.: C2
2 OF 9
PROJECT NO.: 20-34

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

FLORIDA POWER & LIGHT CO., CONSTRUCTION
BELLSOUTH
COMCAST
TECO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

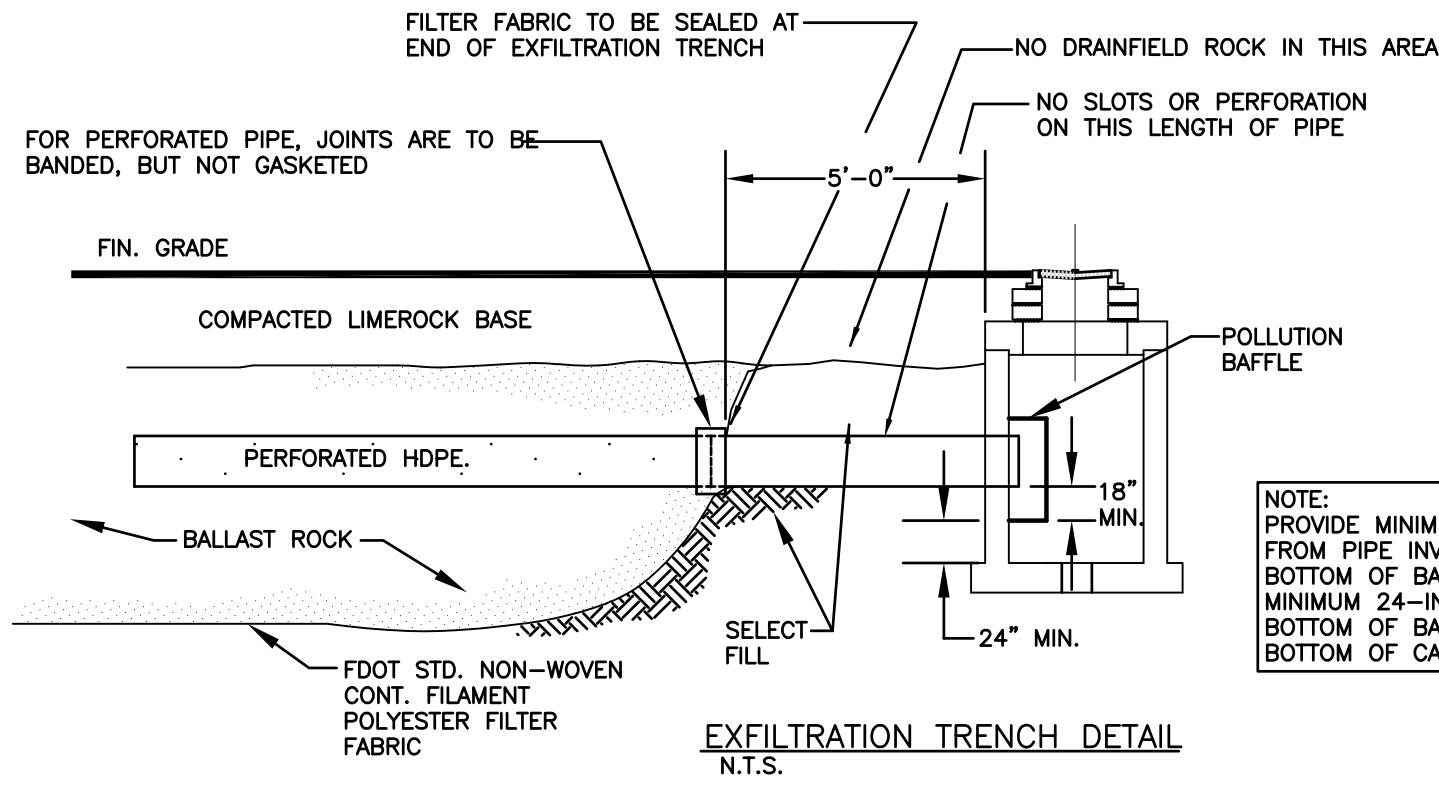
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1996 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

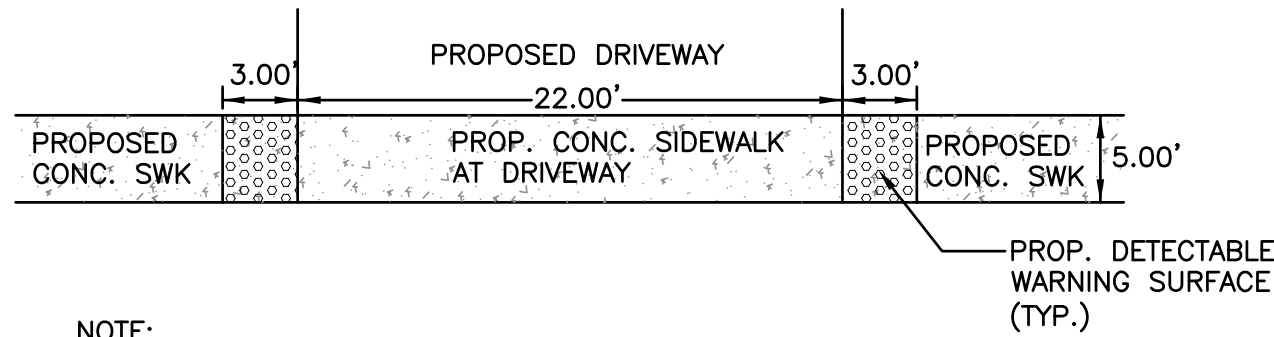
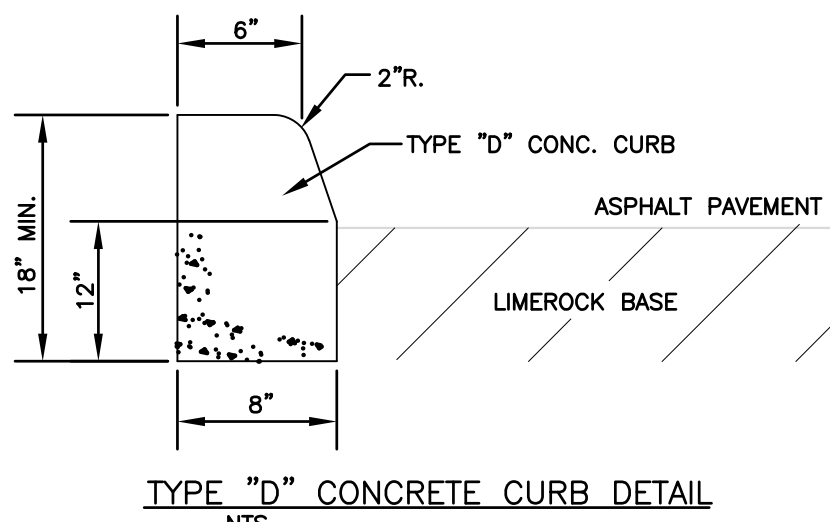
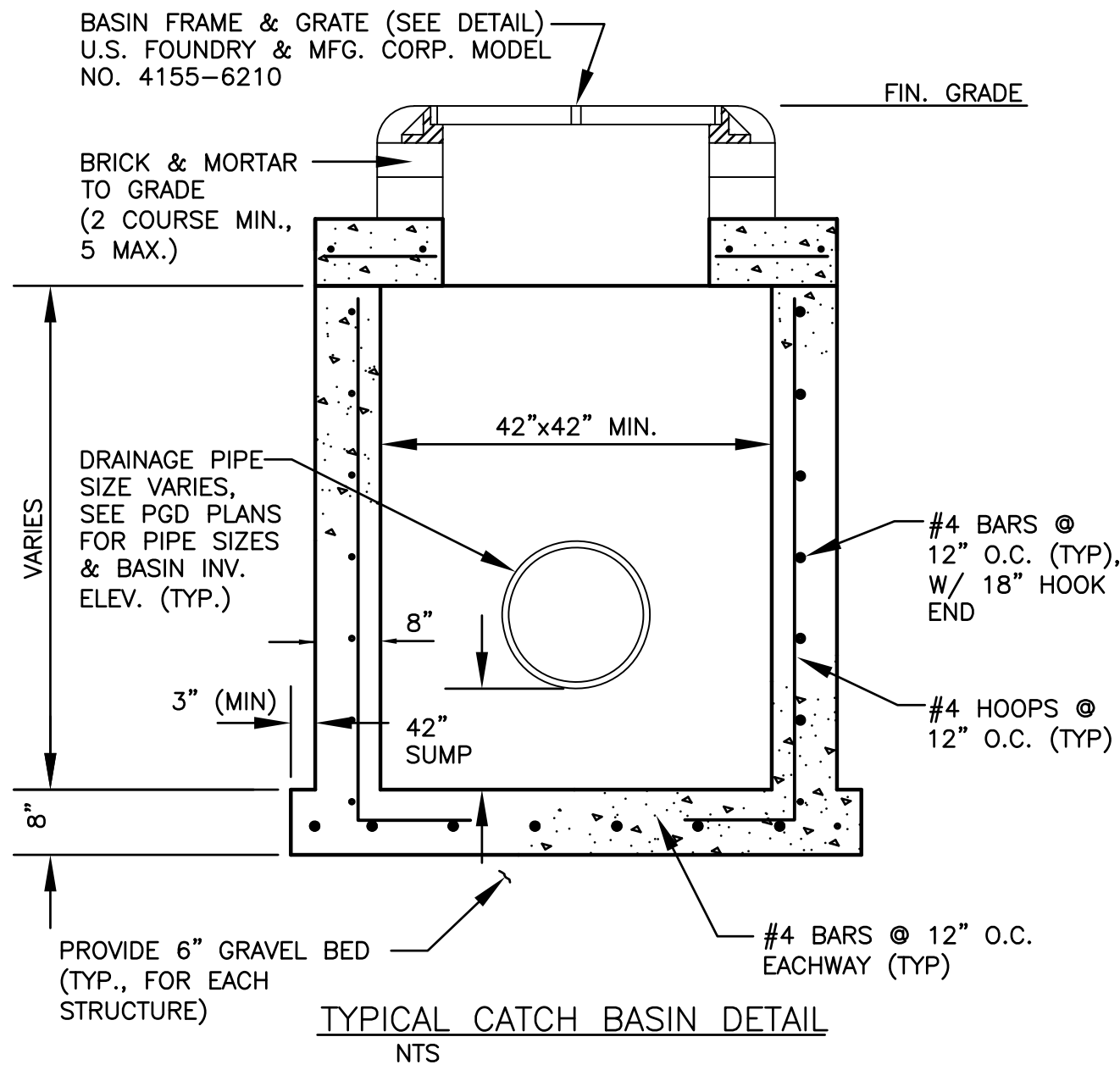
PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

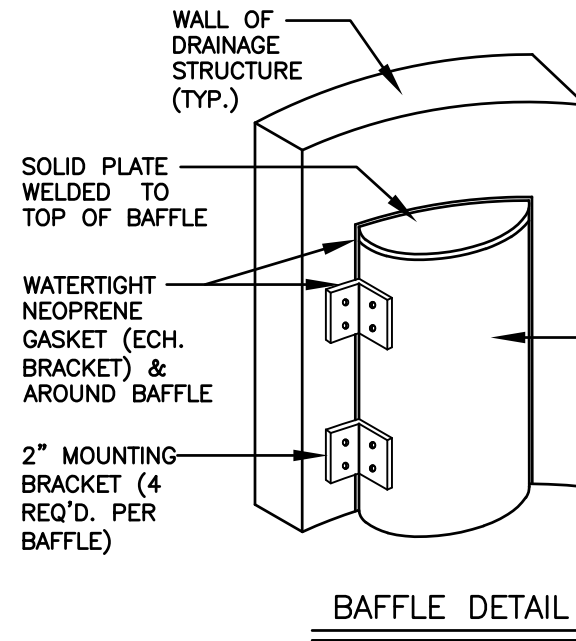


NOTE:
PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



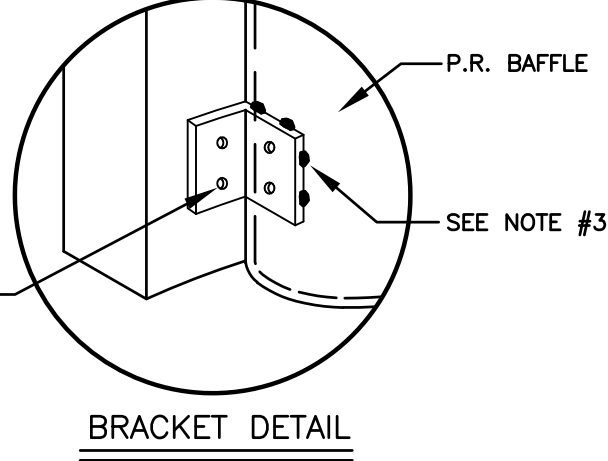
NOTE:
DETECTABLE WARNING SURFACE, PER FDOT INDEX 304, SHALL EXTEND FULL WIDTH OF SIDEWALK AND IN THE DIRECTION OF TRAVEL, 36" FROM EDGE OF DRIVEWAY. THE DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

DETECTABLE WARNING SURFACE DETAIL
N.T.S.

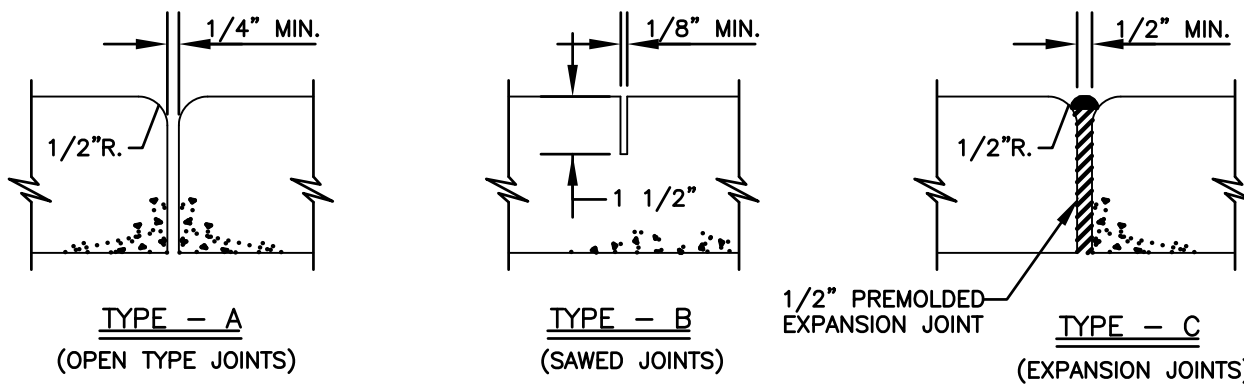
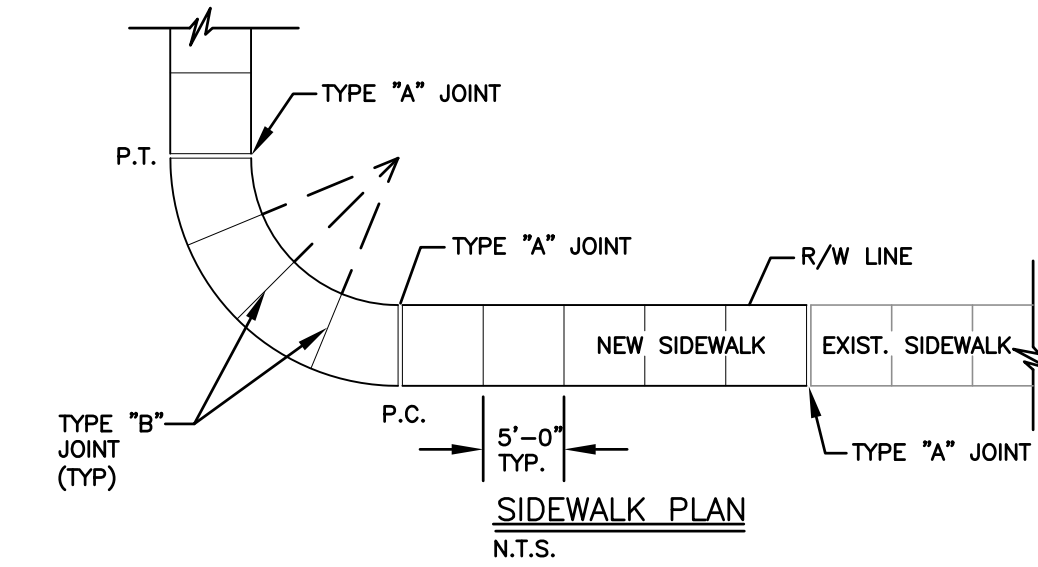
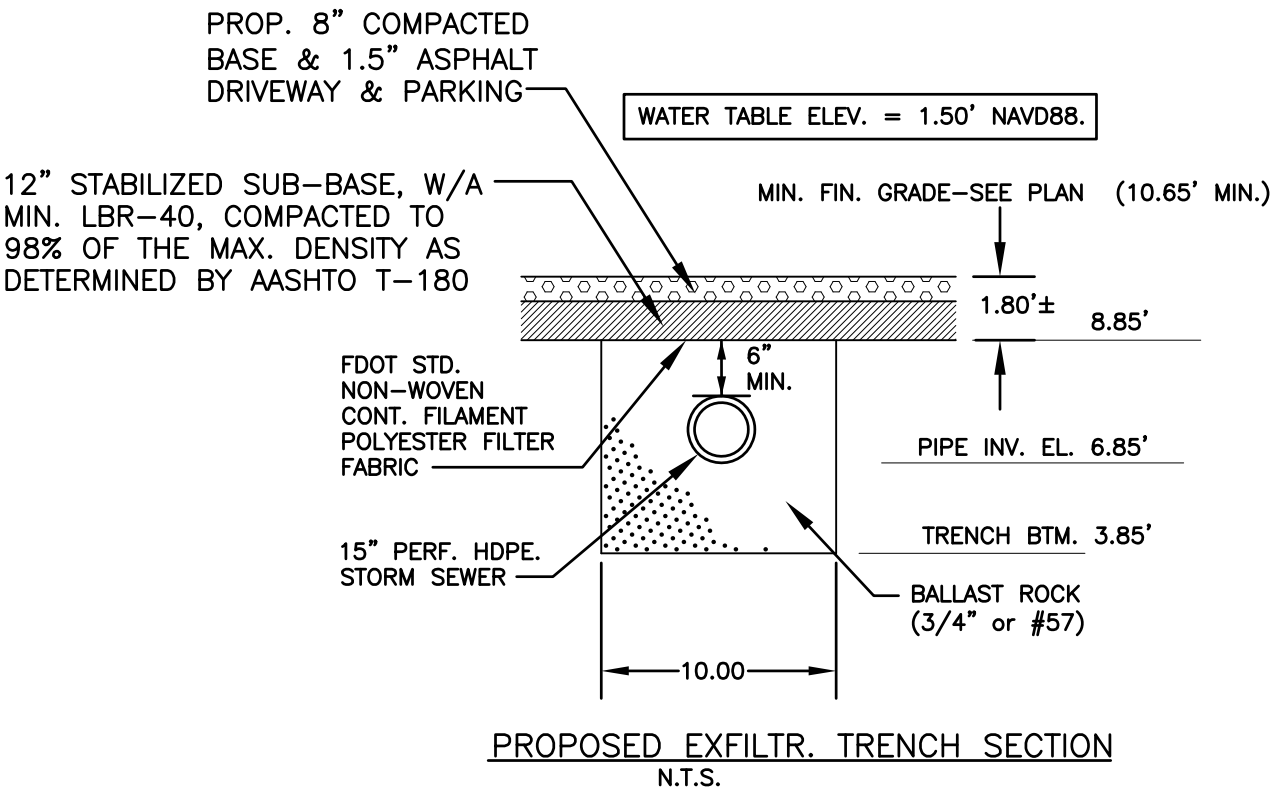


GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



POLLUTION RETARDANT BAFFLE DETAIL
N.T.S.



TYPICAL SIDEWALK THICKNESS (T)

LOCATION :
PEDESTRIAN AREAS
DRIVEWAYS & OTHER

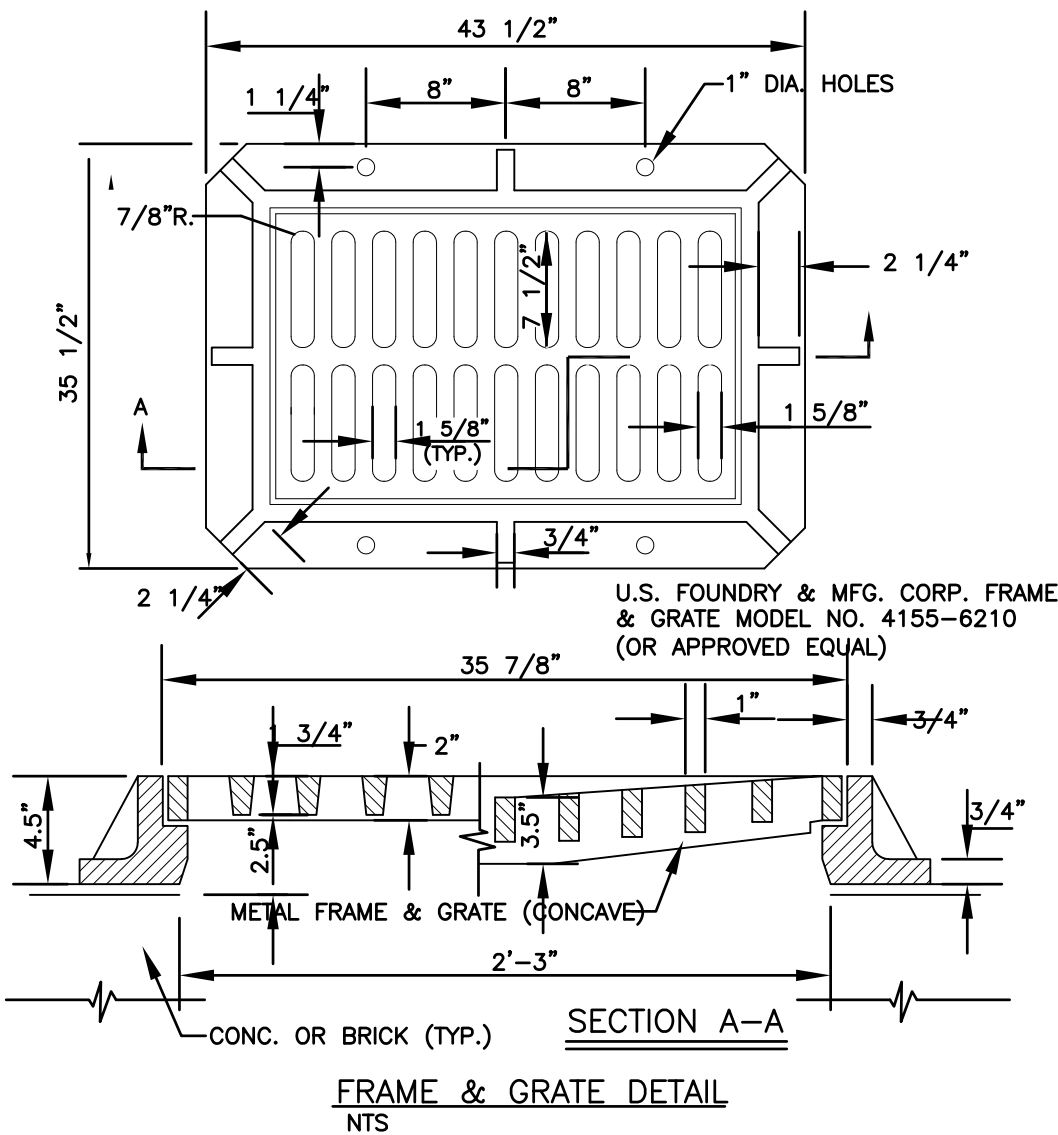
SIDEWALK JOINTS
N.T.S.

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

- NOTES:
1. EXPANSION JOINTS EVERY 50' O.C.
 2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
 3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK DETAIL
N.T.S.



CIVIL DETAILS

SCALE: N.T.S.



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ZEPHYR ENGINEERING

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16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 7/1/20

SCALE: N.T.S.

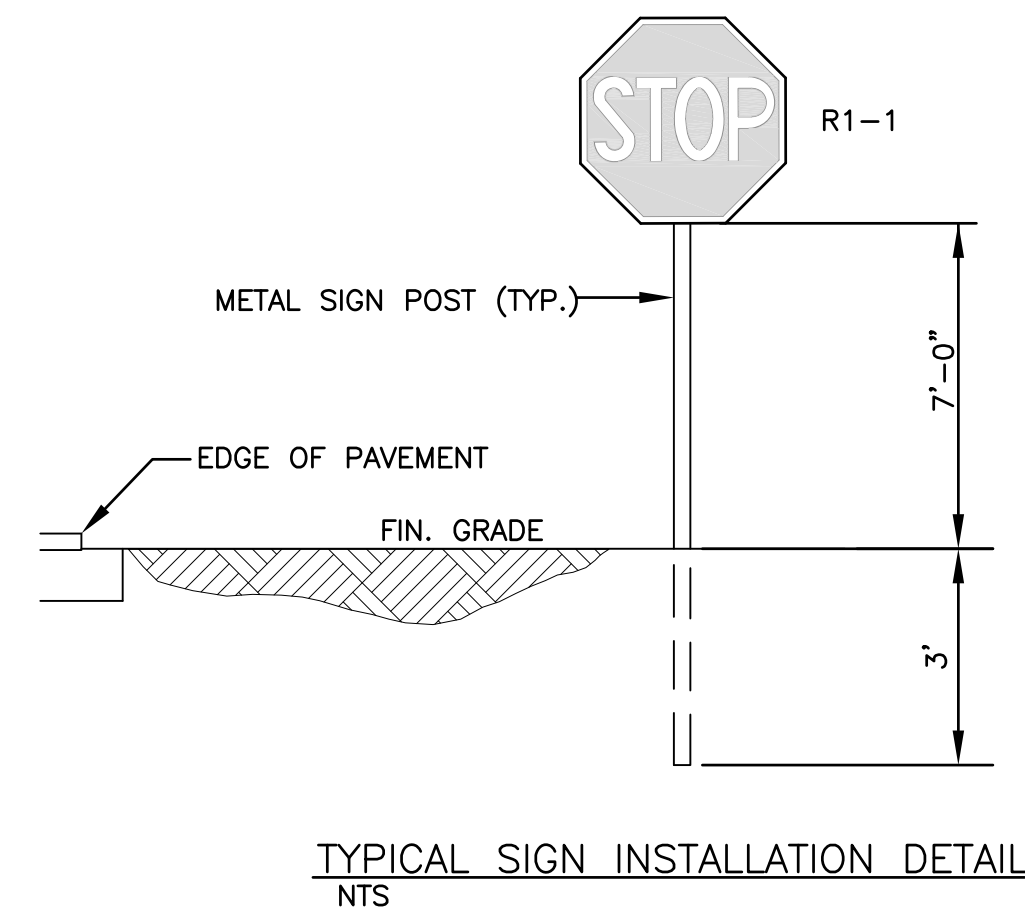
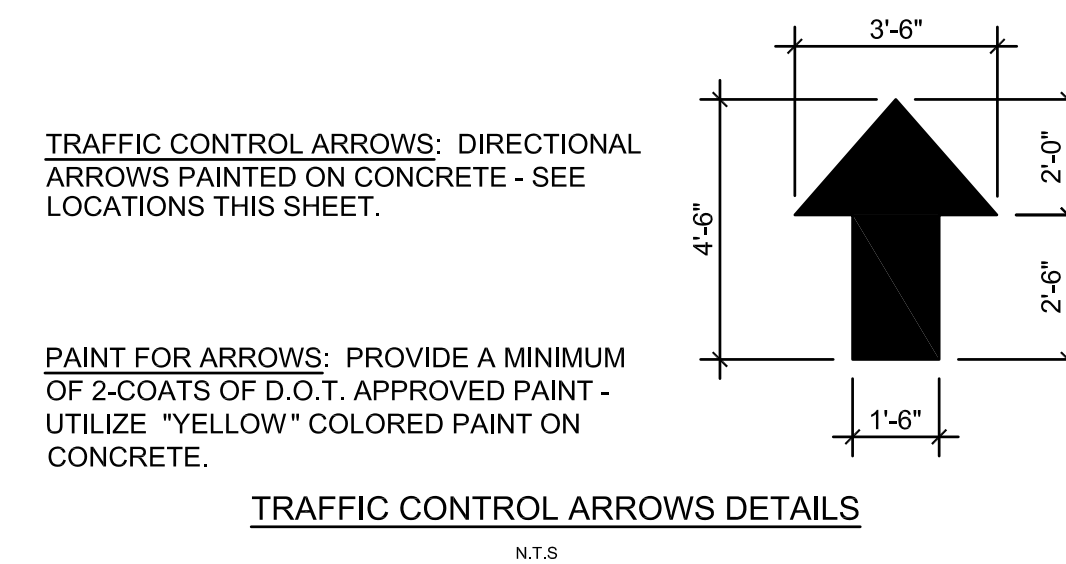
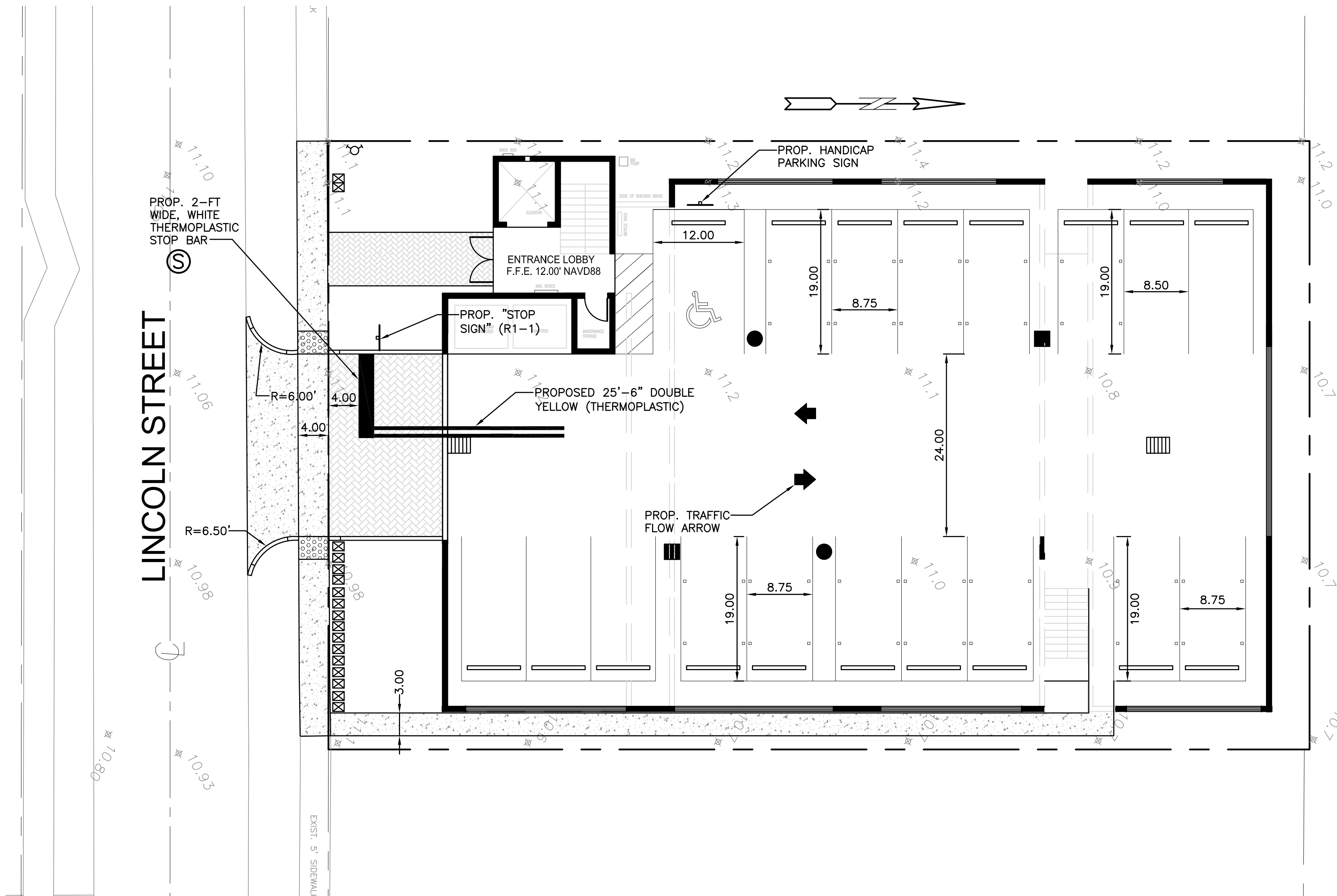
SHEET NO.:

C3

3 OF 9

PROJECT NO.: 20-34

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
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PAVEMENT MARKINGS & SIGNAGE PLAN
SCALE: 1"=10'

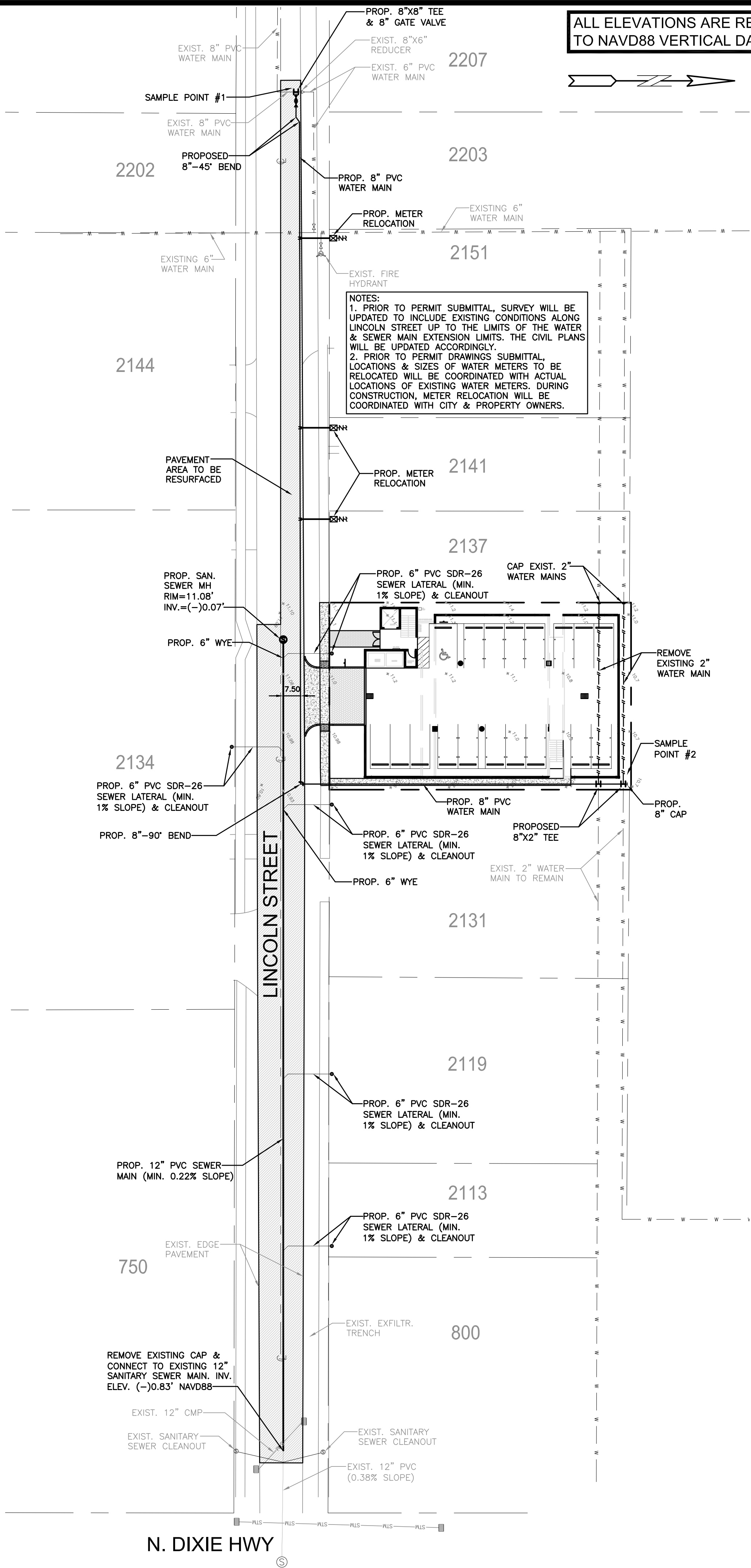
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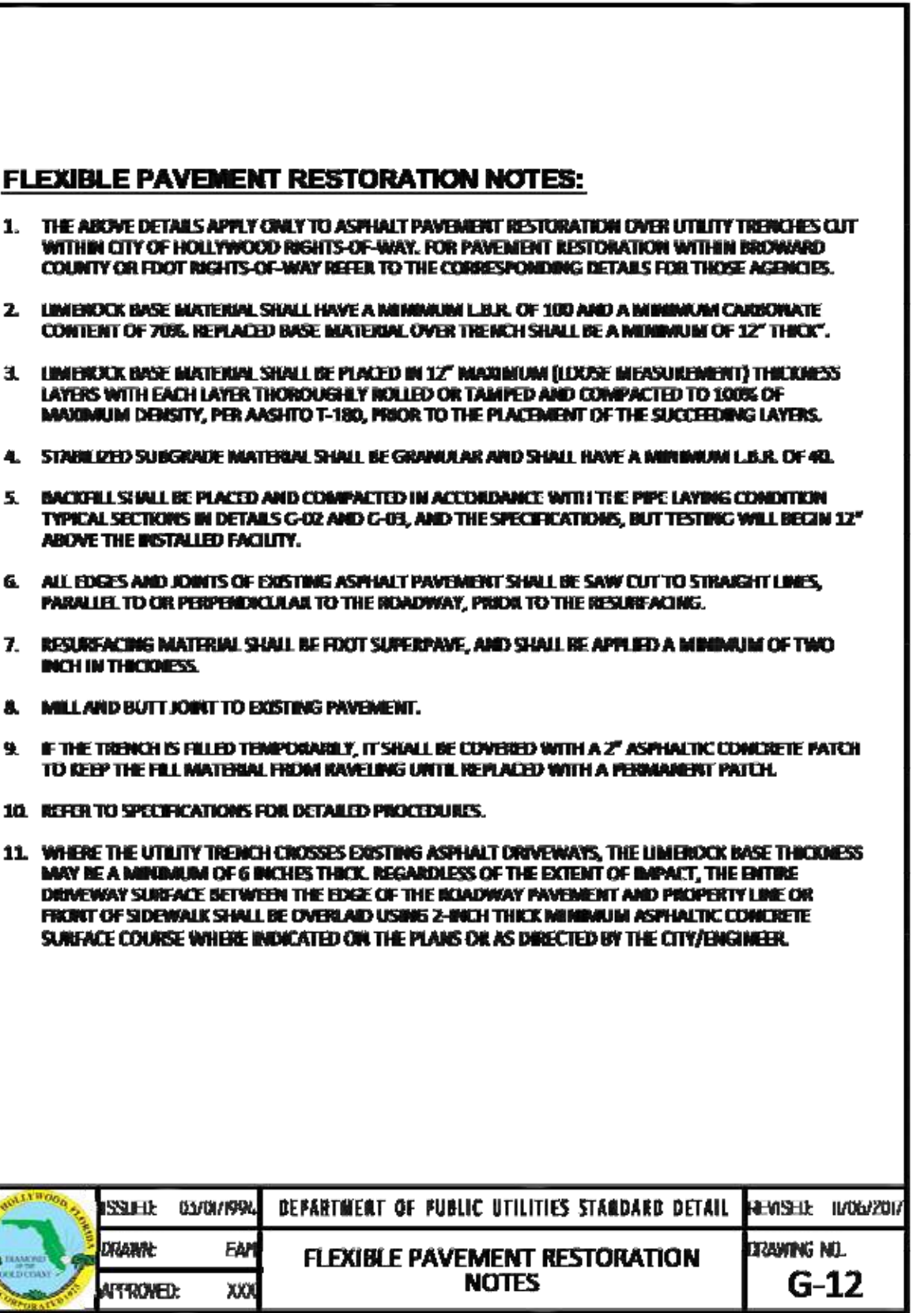
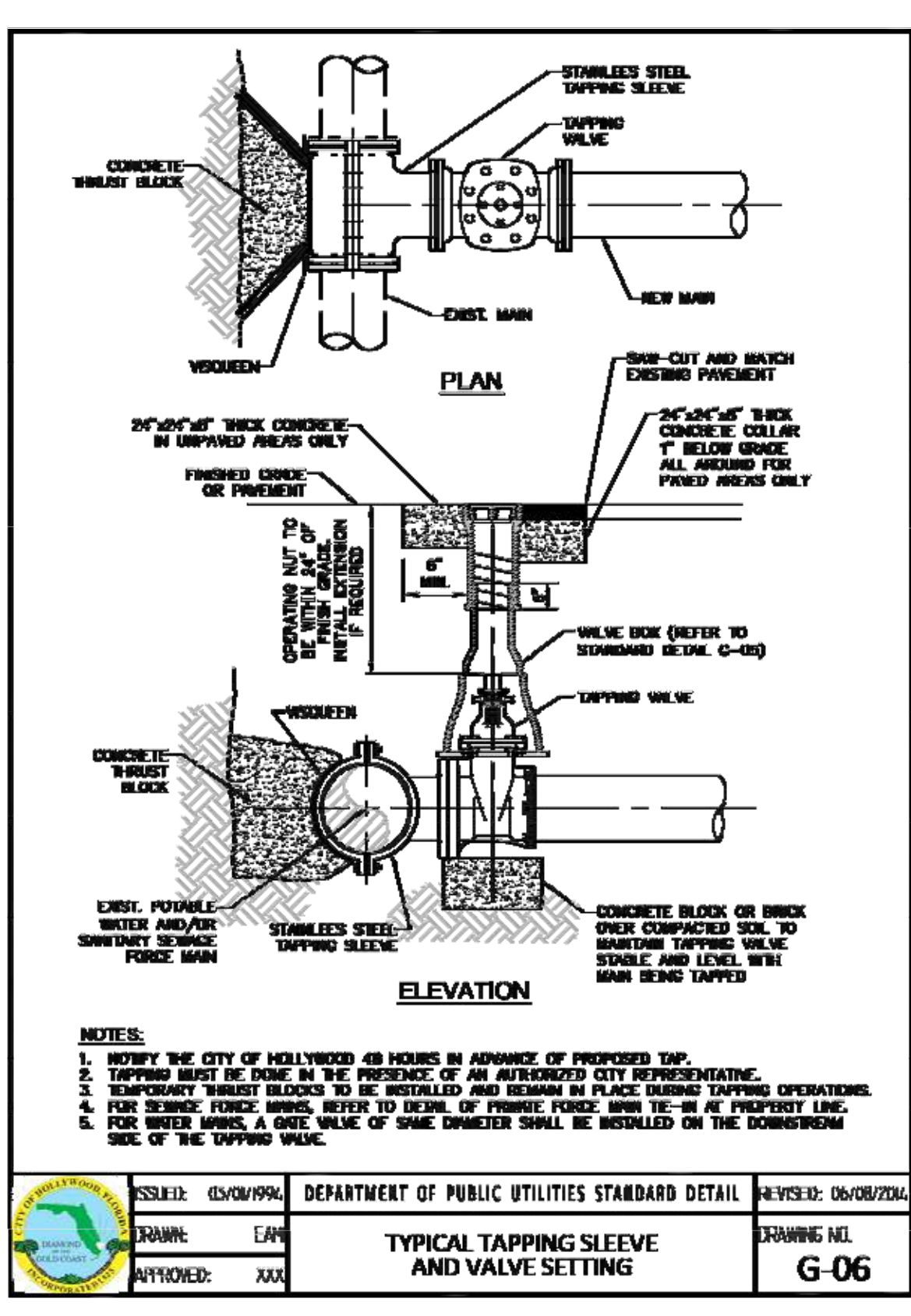
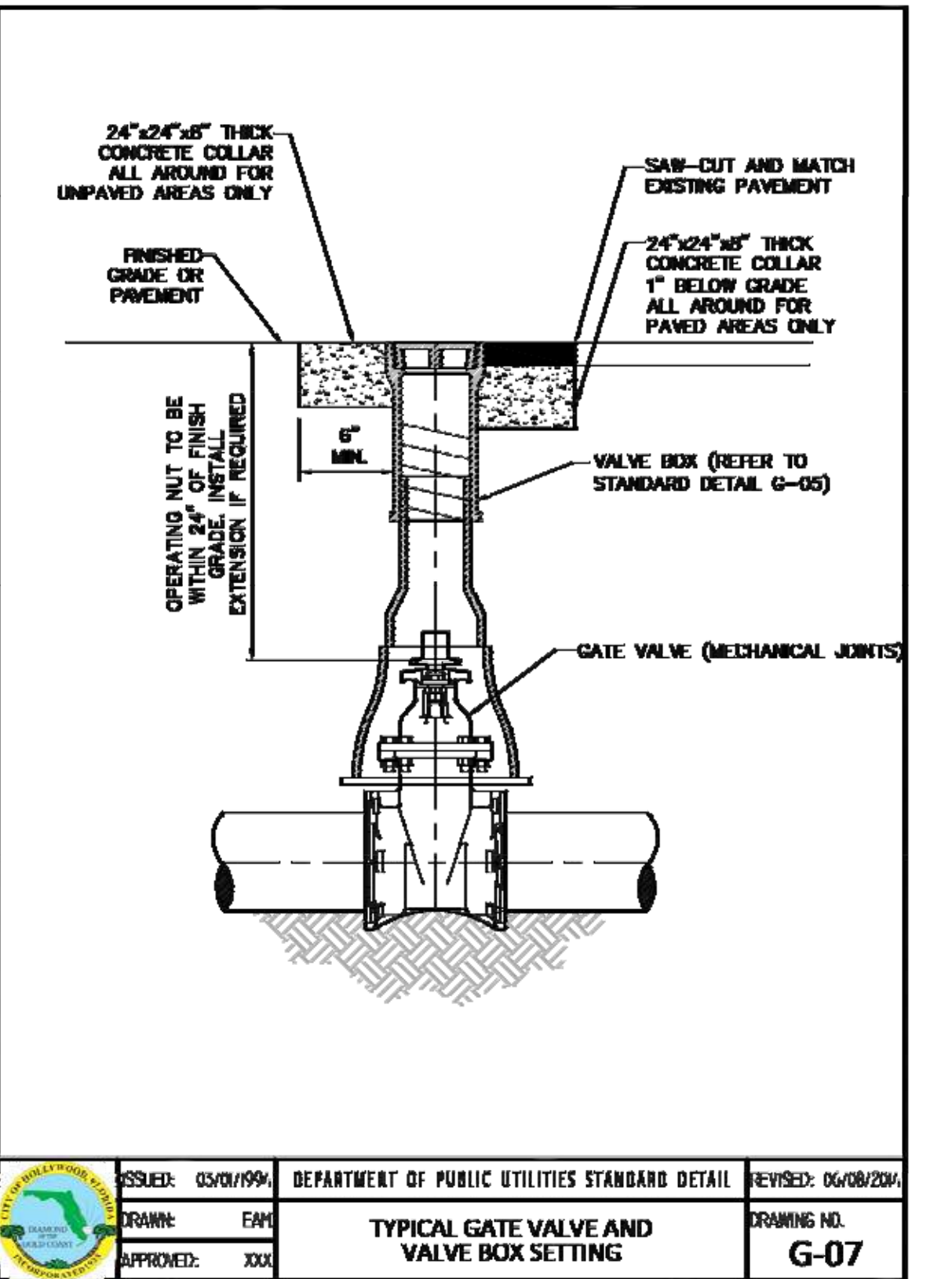
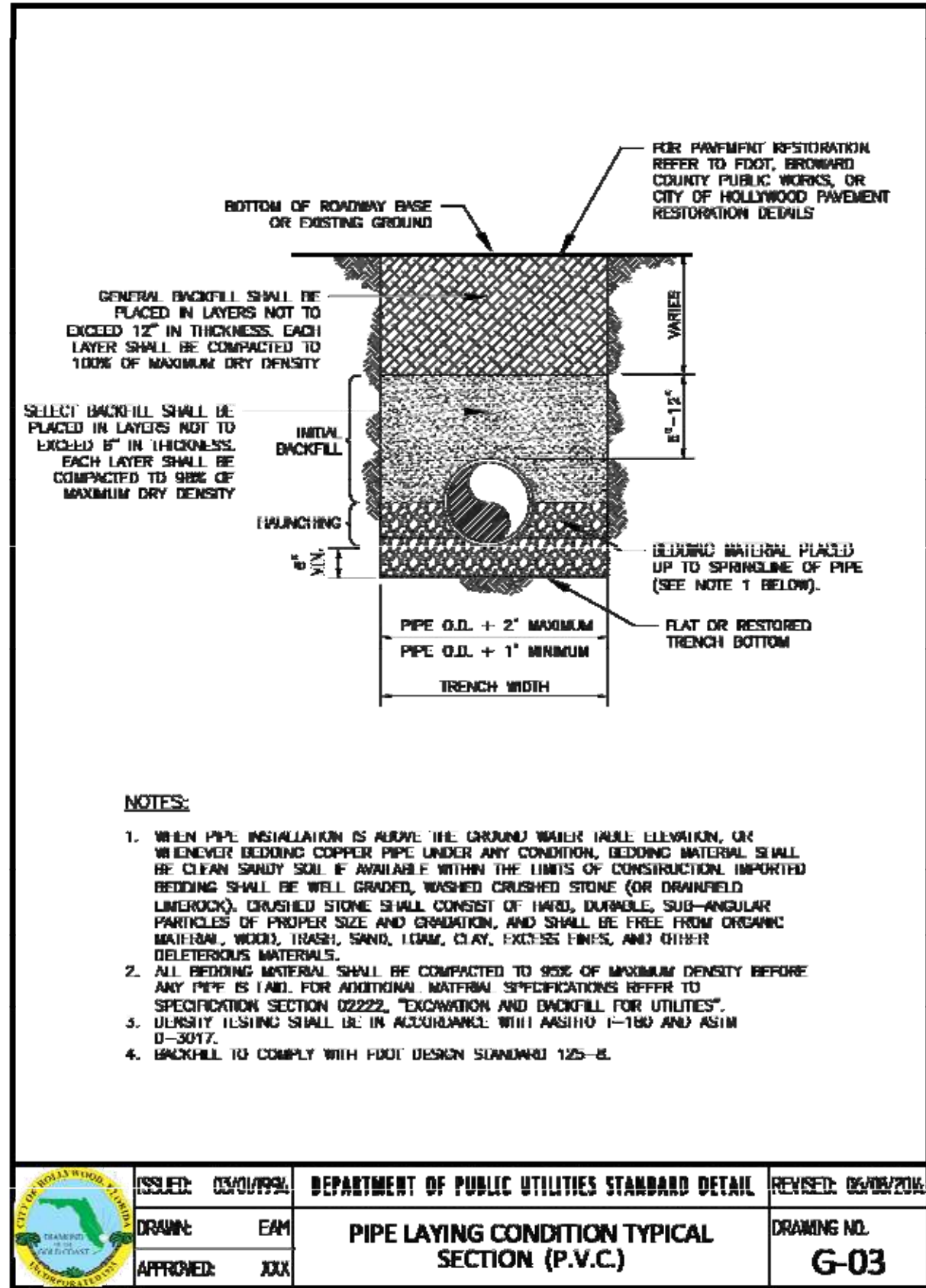
16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 7/1/20
SCALE: 1"=10'
SHEET NO.: C4
4 OF 9
PROJECT NO.: 20-34



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

NOTES:
1. PRIOR TO PERMIT SUBMITTAL, SURVEY WILL BE UPDATED TO INCLUDE EXISTING CONDITIONS ALONG LINCOLN STREET UP TO THE LIMITS OF THE WATER & SEWER MAIN EXTENSION LIMITS. THE CIVIL PLANS WILL BE UPDATED ACCORDINGLY.
2. PRIOR TO PERMIT DRAWINGS SUBMITTAL, LOCATIONS & SIZES OF WATER METERS TO BE RELOCATED WILL BE COORDINATED WITH ACTUAL LOCATIONS OF EXISTING WATER METERS. DURING CONSTRUCTION, METER RELOCATION WILL BE COORDINATED WITH CITY & PROPERTY OWNERS.



LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFP DEVICE
	EXISTING SAN. SEWER MH
	EXISTING FIRE HYDRANT

REVISIONS	
NO.	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 31158

ZE

16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020



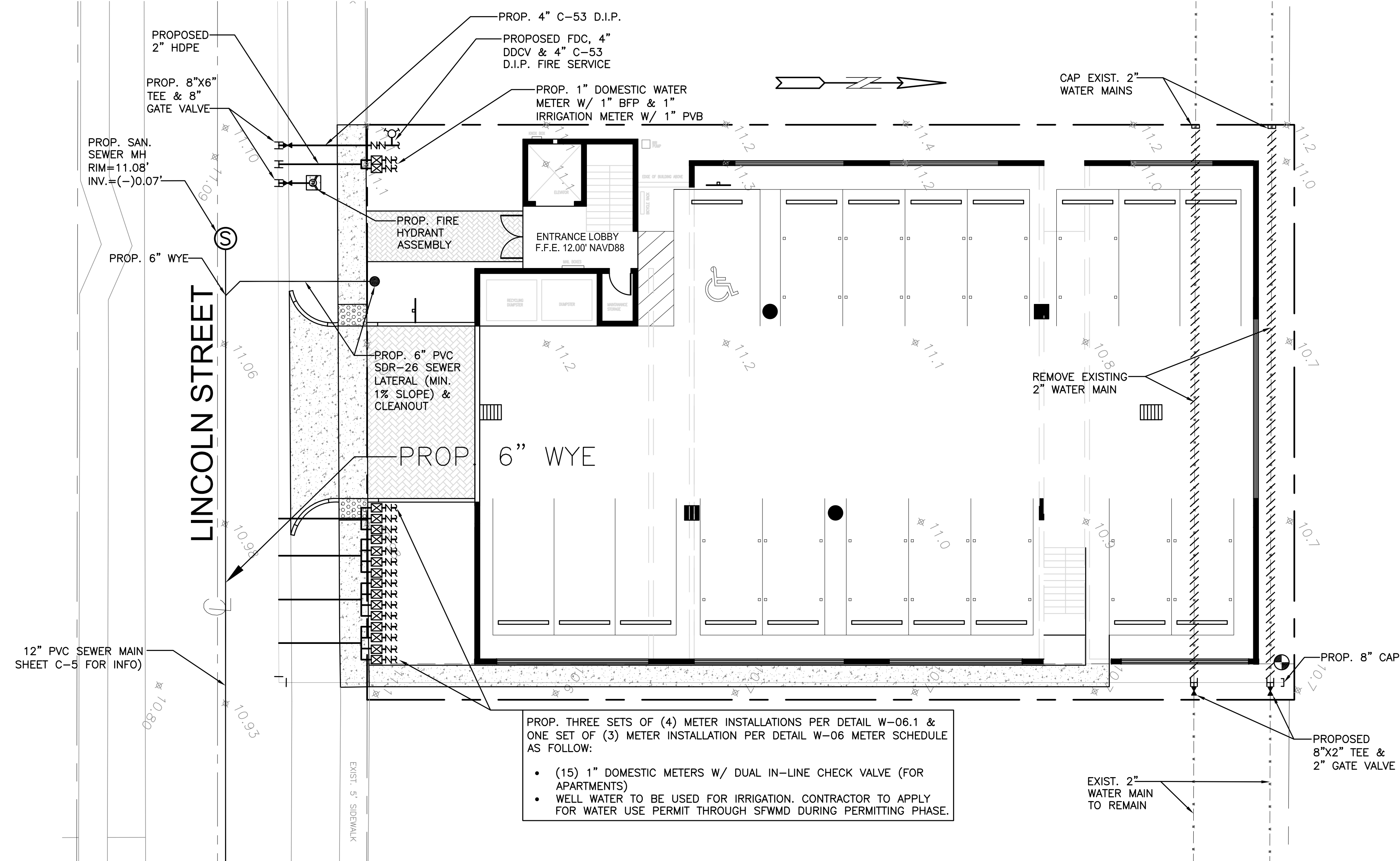
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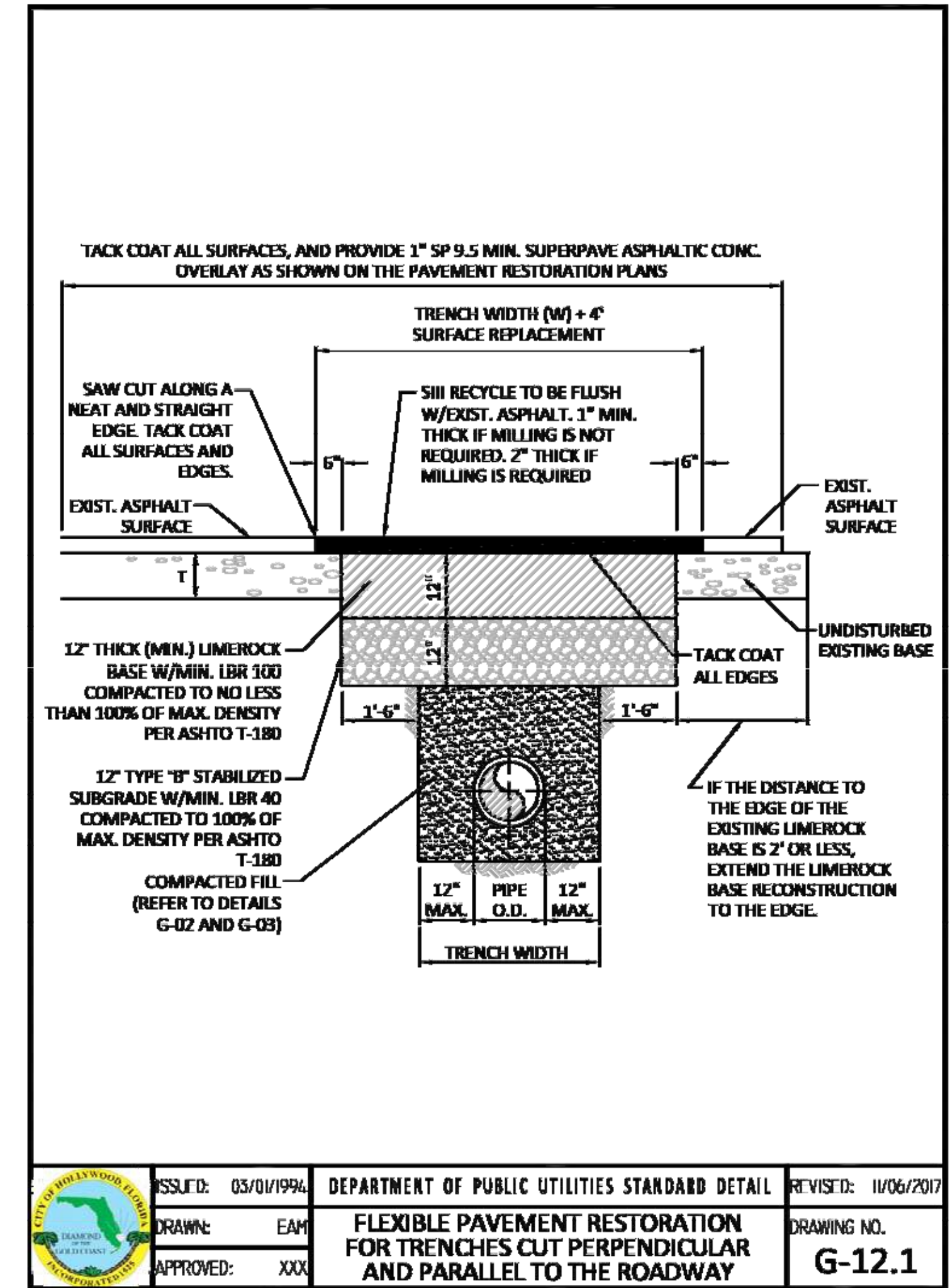
WATER & SEWER EXTENSION PLAN & DETAILS
SCALE: 1"=30'

P.E.#:76036
DATE: 7/1/20
SCALE: 1"=30'
SHEET NO.: C5
5 OF 9
PROJECT NO.: 20-34

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- PROP. THREE SETS OF (4) METER INSTALLATIONS PER DETAIL W-06.1 & ONE SET OF (3) METER INSTALLATION PER DETAIL W-06 METER SCHEDULE AS FOLLOW:
- (15) 1" DOMESTIC METERS W/ DUAL IN-LINE CHECK VALVE (FOR APARTMENTS)
 - WELL WATER TO BE USED FOR IRRIGATION. CONTRACTOR TO APPLY FOR WATER USE PERMIT THROUGH SFWM DURING PERMITTING PHASE.



NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED
BY A CONTRACTOR HOLDING A CLASS I,II, OR V
LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 16 RESIDENTIAL UNITS

WATER DEMAND
(16 RESIDENTIAL UNITS)X(141 GPD/UNIT)=2,256 GPD

WASTEWATER DEMAND
(16 RESIDENTIAL UNITS)X(100 GPD/UNIT)=1,600 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS PUBLICATIONS)















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WATER & SEWER PLAN & DETAILS

SCALE: 1"=20'

LEGEND

- | | |
|---|------------------------|
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED GRADE |
|  | EXISTING ELEVATION |
|  | PROPOSED CATCH BASIN |
|  | EXISTING CATCH BASIN |
|  | PROPOSED WATER METER |
|  | EXISTING WATER METER |
|  | EXISTING WATER VALVE |
|  | PROPOSED BFP DEVICE |
|  | EXISTING SAN. SEWER MH |
|  | EXISTING FIRE HYDRANT |

REVISIONS	
	DESCRIPTION

NO.	DATE
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ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.

HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

WN

16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

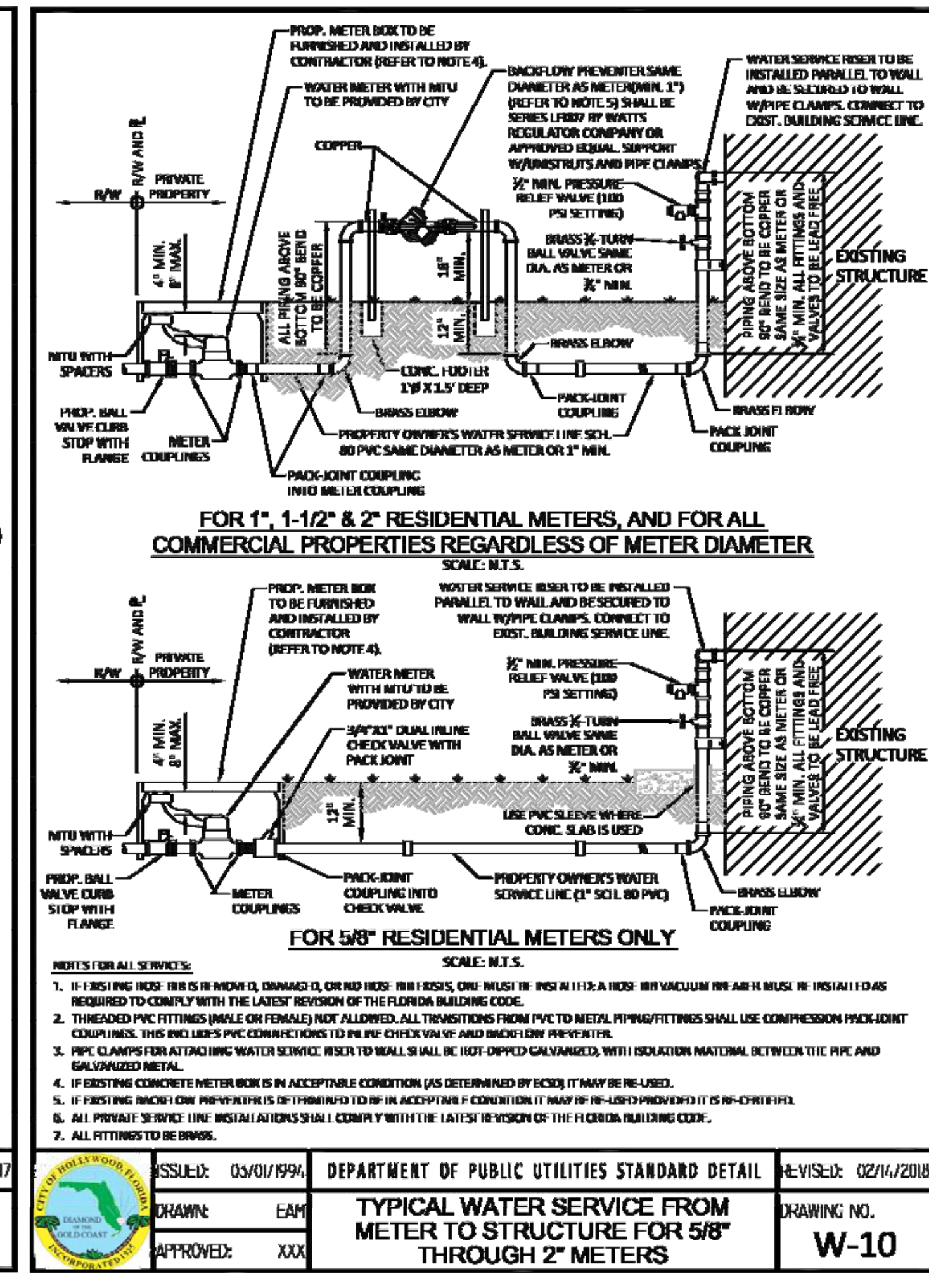
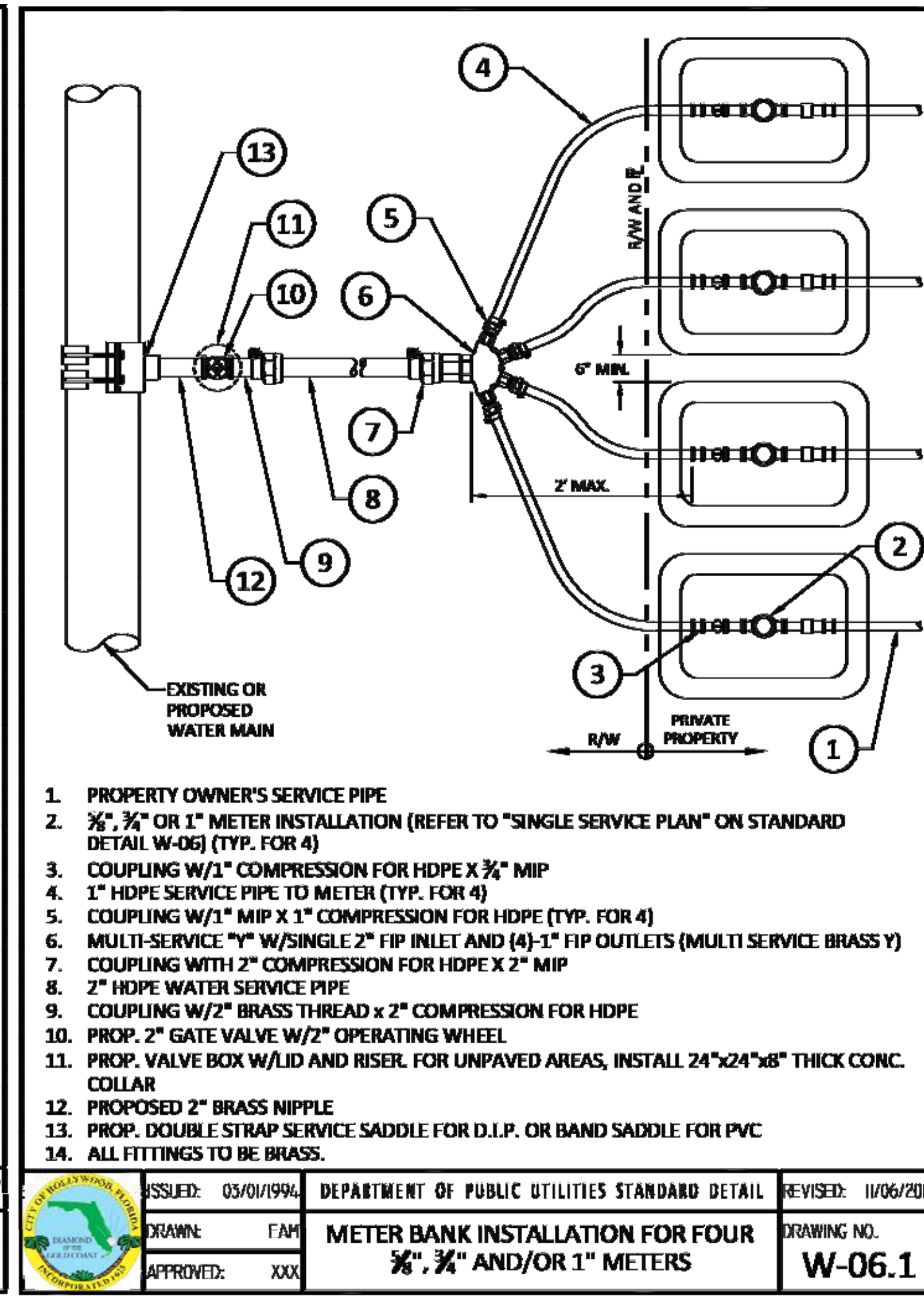
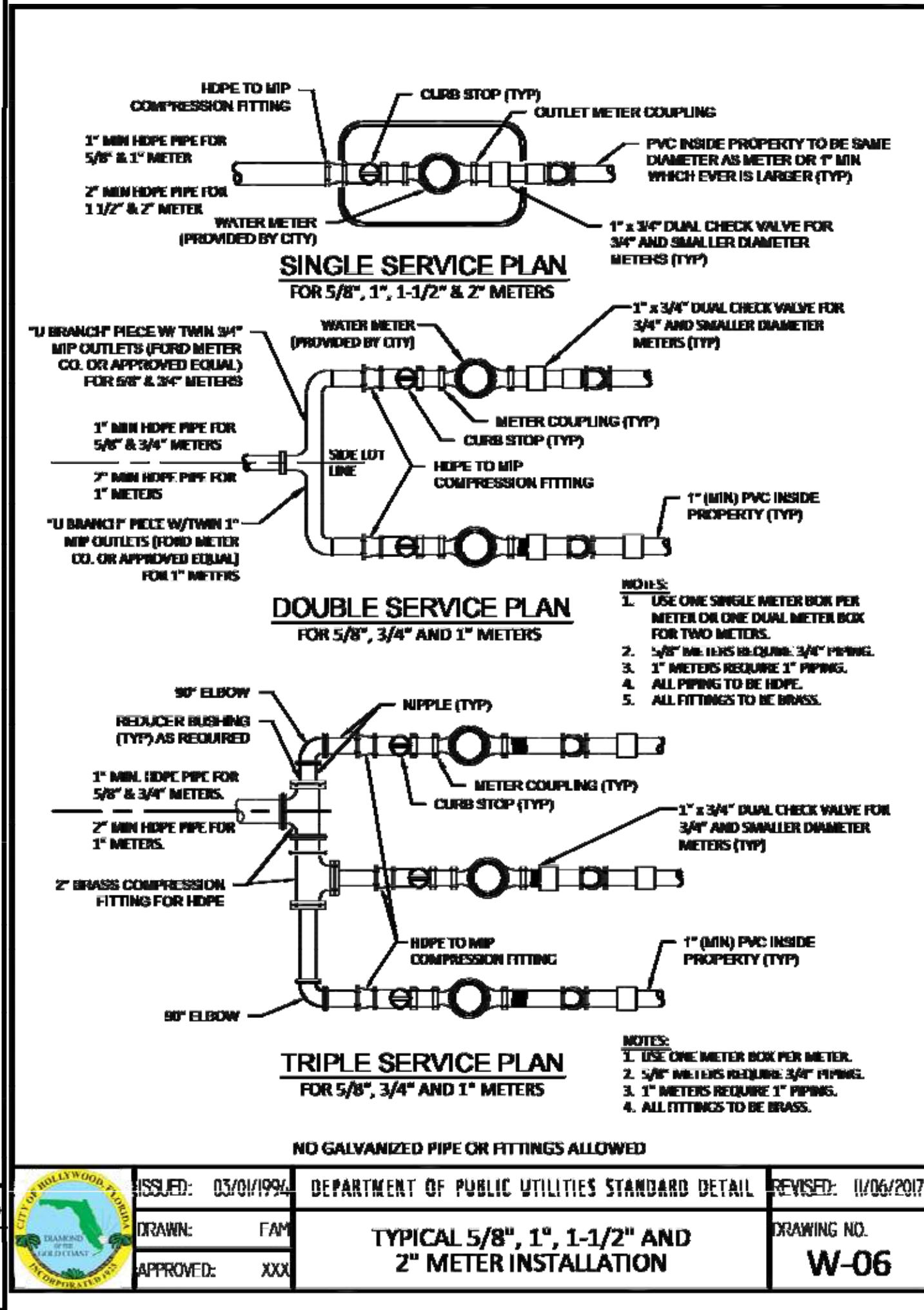
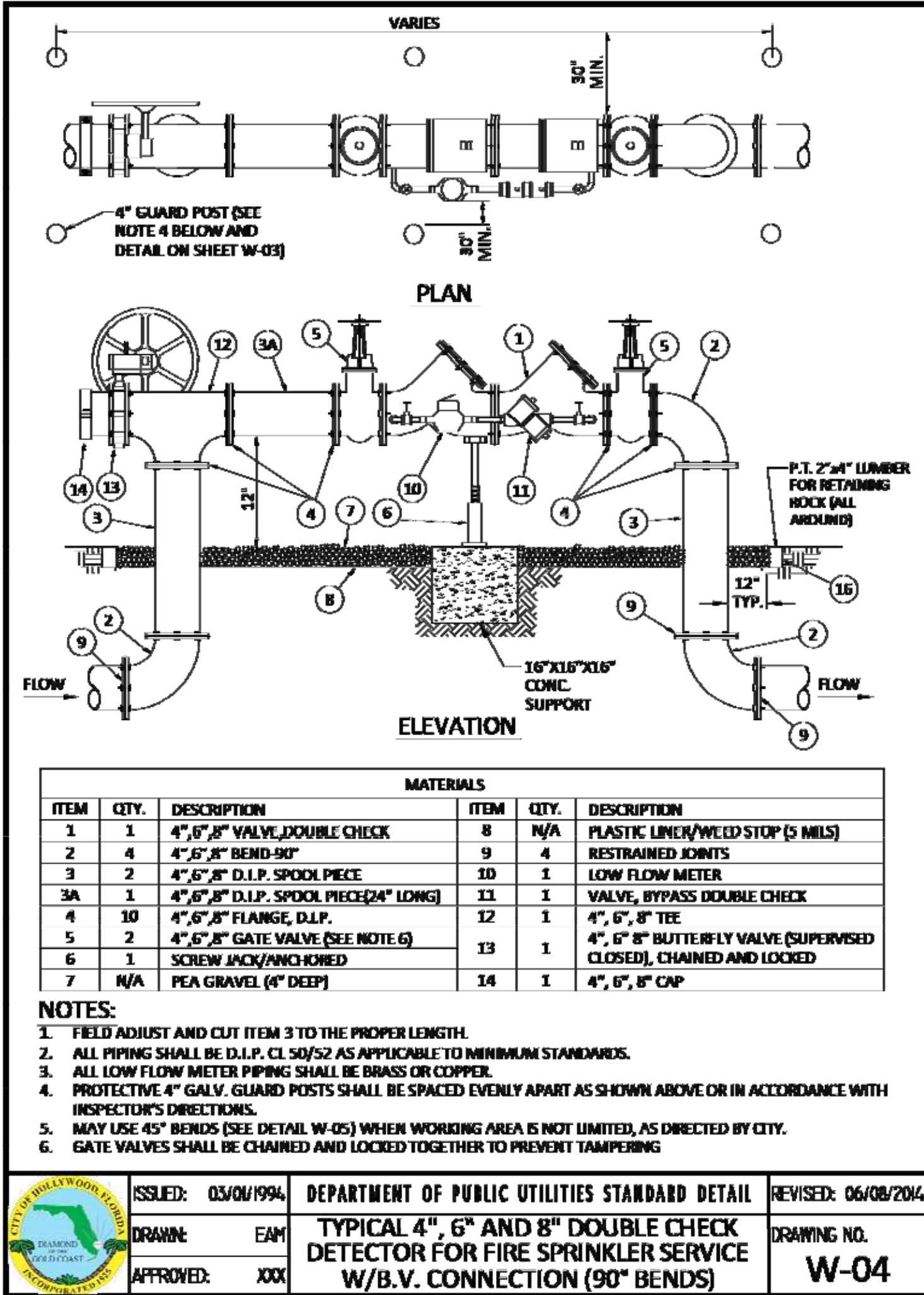
DATE: 7/1/20

SCALE: 1"=10'

SHEET NO.: 07

C7

PROJECT NO.: 20-34



NO.	DATE	DESCRIPTION



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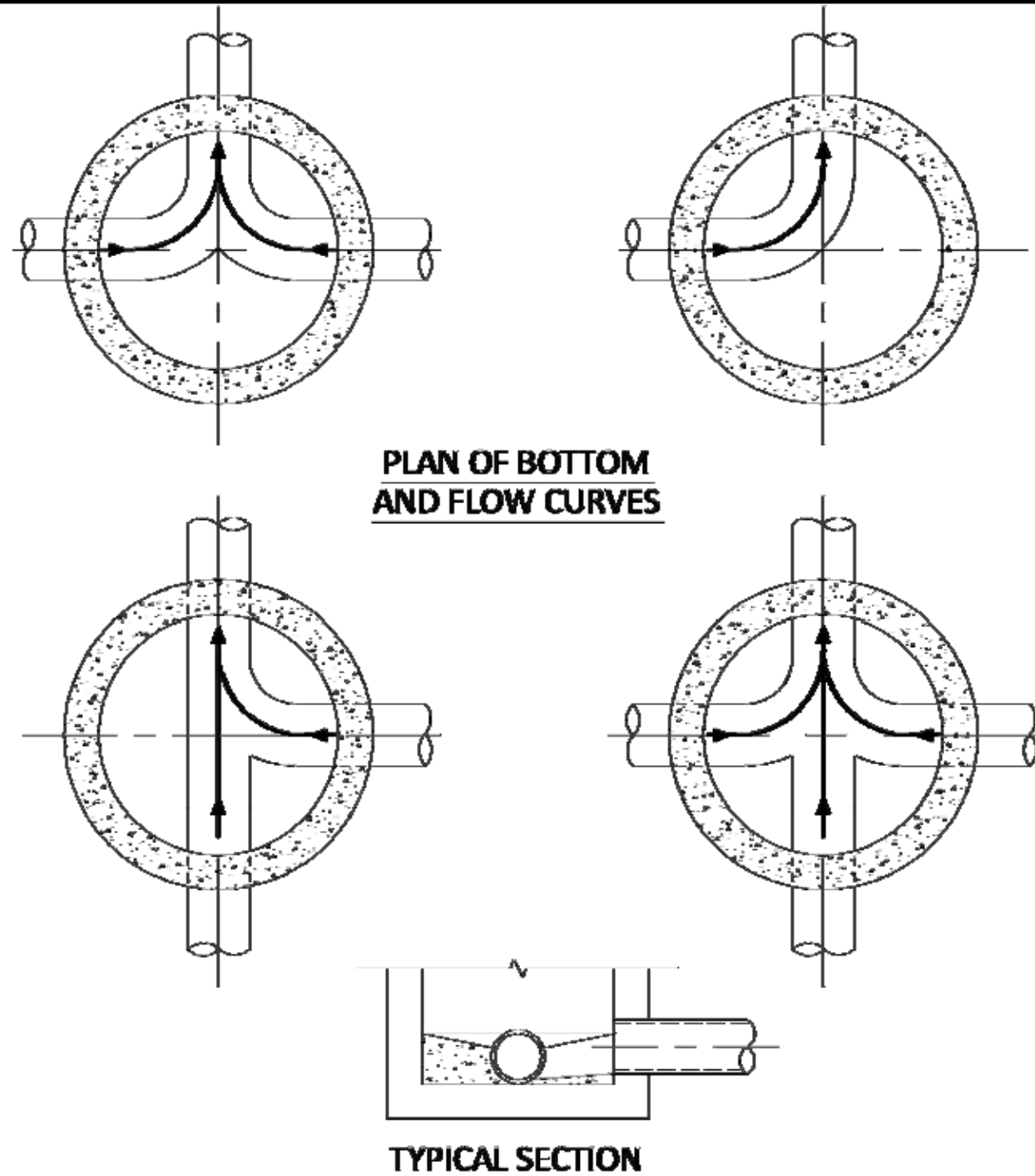
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SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMMING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMMING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC), THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:
$$L = 5 \times D \times \sqrt{P}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. 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.

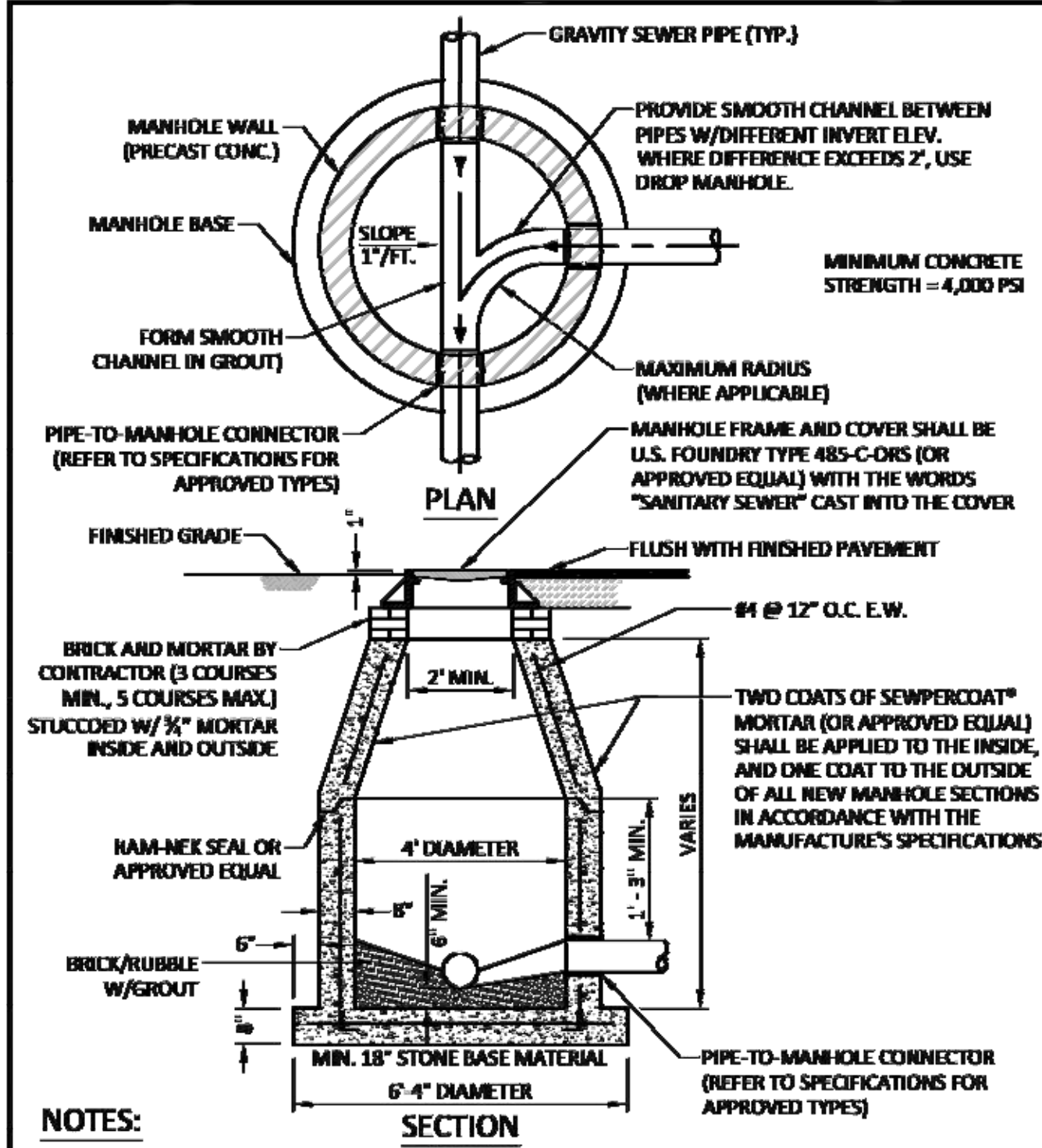
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN	DRAWING NO. S-01
APPROVED: XXX	CONSTRUCTION NOTES	



NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
4. WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

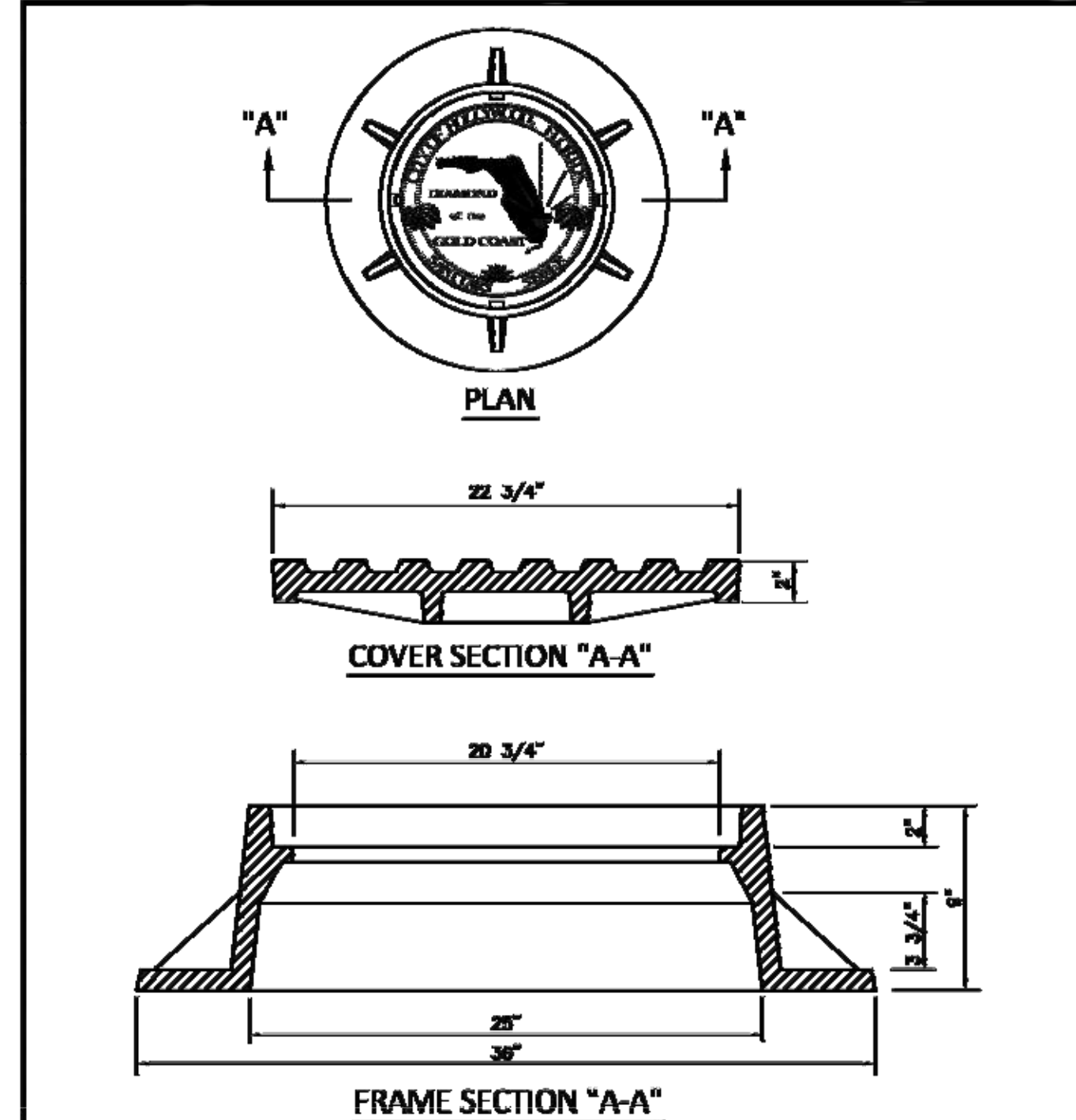
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
APPROVED: XXX		



NOTES:

1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 9" ABOVE SLAB BASE.
3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

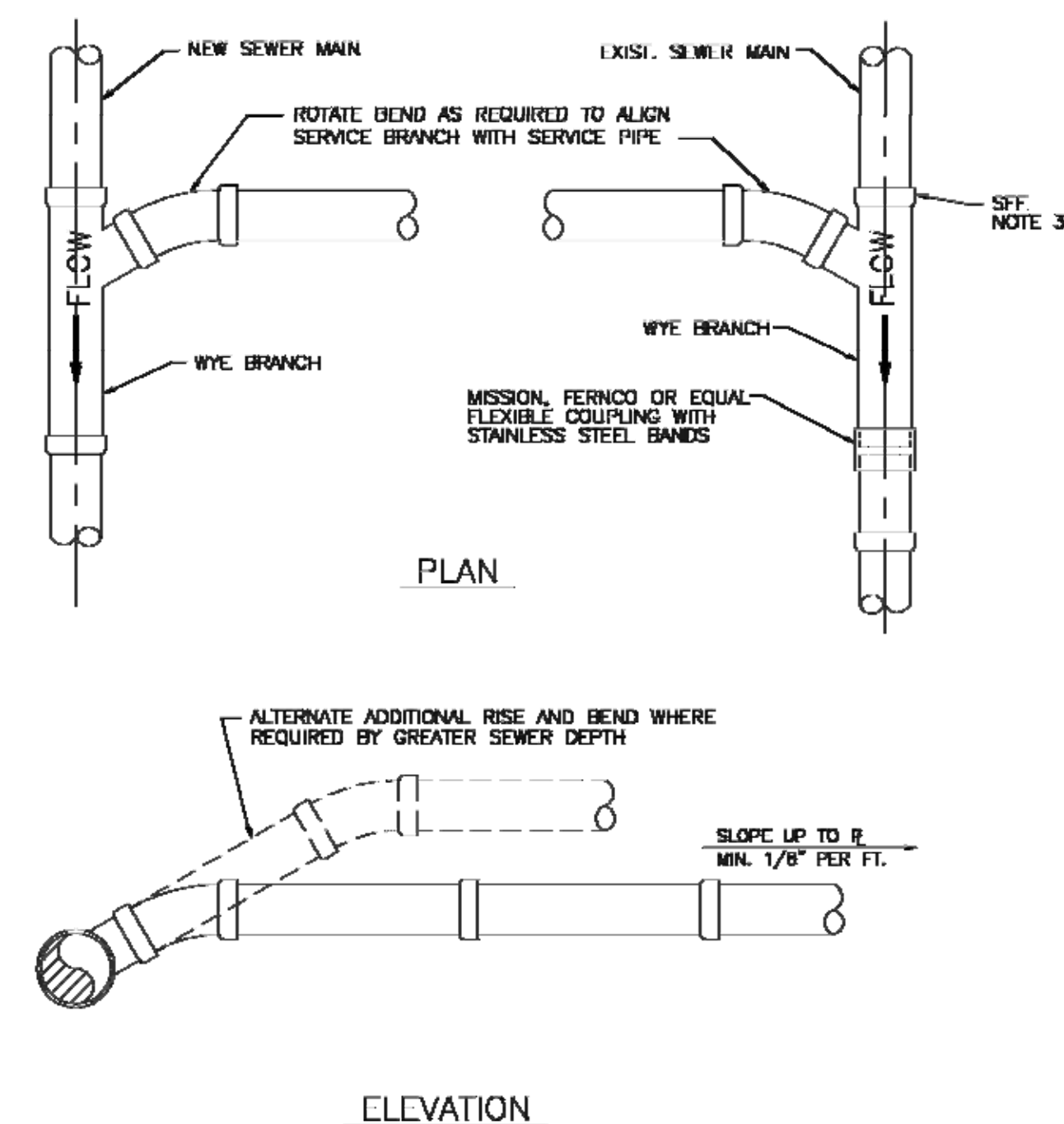
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 01/18/2008
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
APPROVED: XXX		



NOTES:

1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
2. ALL BEARING SURFACES TO BE MACHINED.
3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-DRS TYPE E1, WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

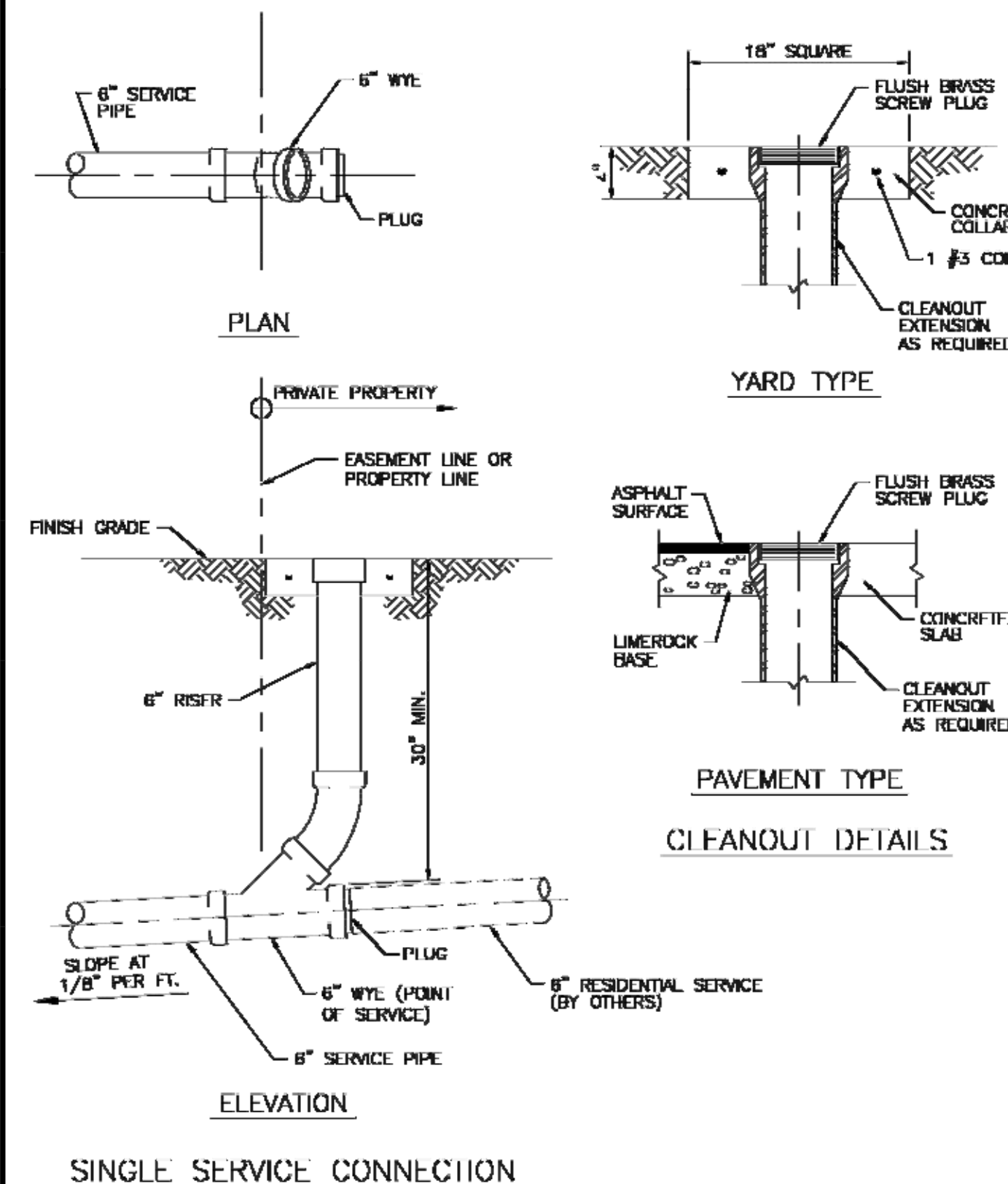
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FRAME AND COVER	DRAWING NO. S-06.1
APPROVED: XXX	CITY OF HOLLYWOOD	



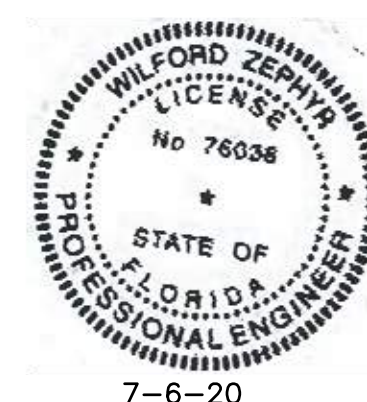
NOTES:

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	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
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ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 311158

ZE

16 UNIT APARTMENTS
2135 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 7/1/20

SCALE: N.T.S.

SHEET NO.:

C9

9 OF 9

PROJECT NO.: 20-34



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

July 1, 2020

FIRE FLOW CALCULATIONS

16 Unit Apartments

2135 Lincoln Street
Hollywood, FL 33020

These calculations are for a two-story building, with a total area of 16,350 SF.

Fire Flow Area = 16,350 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 1,500 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(1,500 \text{ GPM}) \times 0.75 = 1,125 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(1,500 \text{ GPM}) - (1,125 \text{ GPM}) = 375 \text{ GPM}$

Per NFPA 18.4.5.3.2, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by:



Wilford Zephyr, P.E., LEED AP, CFM

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PRELIMINARY TECHNICAL ADVISORY COMMITTEE REPORT

DRAFT

November 4, 2019

Tano Ventures LLC
19300 NE 22 Avenue
Miami, FL 33180

FILE NUMBER: 19-DP-72

SUBJECT: Site Plan review for a 16 unit residential development.

SITE DATA

Owner/Applicant:	Tano Ventures LLC
Address/Location:	2135 Lincoln Street
Gross Area of Property:	12,320.00 sq. ft. (0.28 acres)
Net Area of Property:	10,302.00 sq. ft. (0.23 acres)
Land Use:	Regional Activity Center
Zoning:	Dixie Highway High Intensity Mixed-Use District (DH-3)
Present Use of Land:	Single Family
Year Built:	1931 (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

North:	Dixie Highway High Intensity Mixed-Use District (DH-3)
South:	Dixie Highway High Intensity Mixed-Use District (DH-3)
East:	Dixie Highway High Intensity Mixed-Use District (DH-3)
West:	Dixie Highway High Intensity Mixed-Use District (DH-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

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. 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.
2. With subsequent submissions, ensure that all sheets in drawing set are the same full size.
3. With subsequent submission, ensure that appropriate line types and line weights are utilized throughout drawings for the purpose of clarity of information.
4. Ownership & Encumbrance Report:
 - a. Dated within 30 days of submittal packet
 - b. Indicate it was searched from time of platting or 1953
 - c. Include names of all current owners.
 - d. Report contains conflicting information regarding mortgage. Revise for accuracy.
 - e. Provide a listing and hardcopy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc.)
 - f. Provide a listing and hardcopy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so)
 - g. Work with the Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
5. Revise ALTA Survey as follows:
 - a. Survey shall be based on and dated after O&E.
 - b. Include net and gross property size in square feet and acreage.
 - c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
6. Revise the Cover Sheet:
 - a. Include the name of the development
 - b. Page Index does not match drawing set ensure all drawings are included and in the proper order.
 - c. Indicate current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
7. Revise the following on Site Plan:

- a. Indicate all required setback dimensions on the plan.
 - b. Indicate location for recycling.
 - c. Drawing shall be fully dimensioned, including but not limited to, architectural projections.
 - d. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.
8. Revise the following on Site Data Table:
- a. Provide all site data in a single organized tabular format.
 - b. Ensure that the Legal Description on the site plan, survey, and O&E report match exactly.
 - c. Current Land Use designations provided. Revise accordingly.
 - d. Include allowed and proposed height.
 - e. Provide total floor area (A/C + balconies) for each unit type.
 - f. Ensure parking data identifies all required parking. Parking requirements identified are incorrect.
 - g. Provide FAR calculation breakdown using an area diagram.
 - h. Curbing and side walk lines extend beyond the property line. Revise accordingly.
9. 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/new/growthmanagement/docs/PublicSchoolImpactApplication.pdf>
10. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.
11. Additional comments may be forthcoming.
12. Provide written responses to all comments with next submittal.

B. ZONING

Fitz Murphy, Planning Administrator (fmurphy@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. Work with Engineering to ensure that sufficient back-out is provided for parking 8 and 9.
3. Single parking decks under building shall be screened by both architectural treatment and a landscape buffer. Ensure a screening is reflected and identified on the plans and elevations to screen the parking areas.
4. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

5. Building height on elevation measured incorrectly. For building height, refer to Height of a Building and Established Grade definitions in the City's Zoning and Land Development Regulations.

C. ARCHITECTURE AND URBAN DESIGN

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Work with staff to ensure that the design of the building is unique in its architectural detailing and treatment to other proposed projects within its vicinity. The Design Guidelines state new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.
2. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.
3. Include wall of adjacent buildings that are near property lines on site plan for reference. Balconies appear close to buildings and may be looking into
4. Staff has found several discrepancies between the floor plan and elevations and renderings. Revise drawings to include all architectural projections, frames and articulations. Include dimensions as necessary.
5. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.
6. Label all materials, including all changes in paint color and a typical note for score lines on each elevation.
7. Provide complete dimensions on all elevations, including any projections above roof line and within the required yards. Indicate setbacks and property lines on all elevations.
8. Provide detail of guardrail. Indicate materials and maintenance requirements.
9. Provided for dumpster enclosure details. No gates, doors or screening are indicated on the site plan. Revise accordingly.
10. Will the parking area be gated?
11. Will there be any available storage area for building maintenance?
12. Clarify egress path of rear stair at ground level. Provide walkway. Work with Building and Fire to ensure that the egress path is compliant.
13. Clarify the proposed materials at ground level parking deck. Site plan and landscape plans are unclear.
14. Clarify paved area for bicycle rack.
15. Consider providing larger furnishable balconies for each unit.
16. Consider that balconies facing the side and rear yards may become unappealing if a Zero setback building is built on the adjacent properties. Creative architectural solutions may be necessary.

D. SIGNAGE

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.
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. LIGHTING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

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 or FGBC certification are the minimum standards. Include this on the site plan.
2. In place of a note, indicate on the site plan where the infrastructure for future installation of an electric vehicle-charging station will be located.
3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.
4. 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 effort, 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.
5. 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.
6. Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. If trash cans are provided in common areas (e.g., near the elevators) include recycle bins as well. Florida's goal is a 75% recycling rate by 2020.
7. Ensure that one of the dumpsters is for recycling. Label accordingly on the site plan.
8. Use sustainable building materials.
9. Use low VOC materials.
10. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

11. Install Energy Star or water sense certified appliances.
12. Retain rainwater for irrigation and non-potable water uses in the building.
13. Additional comments may be forthcoming.

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. 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.
RESPONSE: Please see attached civil engineering plans.
2. 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.
RESPONSE: Please see attached civil engineering plans and architectural site plan.
3. 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.
RESPONSE: Please see architectural plans.
4. Provide civil engineering streetscape plans and plan details, showing proposed sidewalks in public and/or project property along Lincoln Street.
RESPONSE: Please see attached civil engineering plans.
5. 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.
RESPONSE: Please see civil engineering plan sheet C-4 and architectural plans.
6. 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.**
RESPONSE: Please see attached architectural plans.
7. Is there a wall adjacent to Stall 10 and Stall 11? Provide adequate parking stall width as required.
8. 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.
RESPONSE: Please see attached civil engineering plans.
9. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.
RESPONSE: Please see plan sheet C-3.
10. Certified MOT plans required at the time of City Building Permit review.
RESPONSE: Acknowledged.
11. Park impact fees requirements will be required to be satisfied at the time of City building permit.
RESPONSE: Acknowledged.
12. More comments may follow upon review of the requested information.

H. LANDSCAPING

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

In order to move forward with Landscape plan review process applicant to submit a landscape plan and documents as follows:

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. Survey provided does not show existing trees on site.
2. Revise tabular data code chart provide on landscape plan to reflect correct city zoning district in this case the RAC (Regional Activity Center Region) and adjust calculations for all required categories accordingly as per Article 4, 4.6 general landscape requirements.
3. Provide a Tree disposition plan clearly showing which trees are to remain and to be removed and dimension to coincide with tree survey. Provide landscape plan in separate -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 or propose to remove accordingly.
4. Additional comments may be forthcoming at Building permit submittal.

Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org.

I. UTILITIES

Alicia Vereia-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 = $11.10' \text{ NAVD } 88 + 1.5' = 12.6' \text{ NAVD } 88$.
2. Provide FFE for all proposed enclosed areas on the ground floor.
RESPONSE: Please see attached civil engineering plans. Please note that the first floor consists of entrance and parking. The minimum finished floor elevation is the 2nd floor of the proposed structure.
3. Submit civil plans for grading, drainage and pavement.
RESPONSE: Please see attached civil engineering plans.
4. Submit drainage calculations.
RESPONSE: Please see attached drainage calculations.
5. Indicate how roof drainage will be collected and retained.

RESPONSE: Please see sheet C-2 for roof drain connection.

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

RESPONSE: Please see cross-sections on sheet C-2.

7. Will require permits from outside agencies.

RESPONSE: Understood.

8. This property is currently on septic system. Indicate on plans how sewer will be serviced.

RESPONSE :Please see water and sewer extension plan sheet C-5 and onsite water and sewer plan sheet C-7.

9. Submit utility plans indicating location and sizes of existing City water lines, proposed water connections, water meter, backflow preventer, service lines, sewer cleanout, sewer lateral, or septic system, etc.

RESPONSE: Please see sheets C-5 and C-7.

10. Provide Water & Sewer demand calculations.

RESPONSE: Please see sheet C-7.

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

RESPONSE: Please see sheets C-8 & C-9.

12. Additional comments may follow upon further review.

J. BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

1. Application is substantially compliant.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

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.

1. 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.

RESPONSE: Please see attached civil engineering plans and fire flow calculations.

2. 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.

RESPONSE: Please see attached civil engineering plans.

3. 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.

RESPONSE: Please see sheet C-7.

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

RESPONSE: Please architectural plans.

5. 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.

6. 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 (klassiter@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. A Park Impact Fee application is required for PRCA sign off.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing Inspector (lbltran@hollywoodfl.org) 954-921-2923

1. Recommend presenting proposed construction to two local civic associations as noted below

Highland Gardens Civic Association highlandgardens7@comcast.net and United Neighbors of South Hollywood Meets at McNicol Community Center 1411 S 28th Ave. brownbear6123@aol.com.

O. ECONOMIC DEVELOPMENT

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

1. No comments received.

P. POLICE DEPARTMENT

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

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

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

1. Application is substantially compliant.

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for "2135 Lincoln 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 |
- e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
 - f. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
 - g. Exterior lighting should be controlled by automatic devices (preferably by photocell).
 - h. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
 - i. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
 - j. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Landscaping:

4. Make sure all landscaping is trimmed and well maintained.
5. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
6. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
7. Plants/Shrubbery should not be more than 2ft in height.
8. Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

9. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
10. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
11. Garage should have a gate accessible to residents/guests only.
12. Garage gating should be slatted so people can see in/out of the parking garage.
13. Lobby should be accessible to residents/guests only.

Internal Circulation and Control

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

15. Convex mirrors should be used in corners and in stairwells.
16. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
17. Glass elevator is recommended so residents can see out/in.

Corridors

18. Corridors should be well-lighted with no dark areas.
19. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

20. (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.

Non-Pedestrian Building Entry Points

21. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
22. Locations where gas and electric utilities enter buildings should be well lighted.
23. Electrical service disconnects and gas valves should be equipped with locking devices.

Signage

24. Have adequate signage posted.

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. Not applicable.

R. PARKING

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

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

1. No comments received.

S. ADDITIONAL COMMENTS

Fitz Murphy, Planning Administrator (fmurphy@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: Pablo J Fernandez via email wilferzco@gmail.com



PRELIMINARY TECHNICAL ADVISORY COMMITTEE REPORT

DRAFT

November 4, 2019

Tano Ventures LLC
19300 NE 22 Avenue
Miami, FL 33180

FILE NUMBER: 19-DP-72

SUBJECT: Site Plan review for a 16 unit residential development.

SITE DATA

Owner/Applicant:	Tano Ventures LLC
Address/Location:	2135 Lincoln Street
Gross Area of Property:	12,320.00 sq. ft. (0.28 acres)
Net Area of Property:	10,302.00 sq. ft. (0.23 acres)
Land Use:	Regional Activity Center
Zoning:	Dixie Highway High Intensity Mixed-Use District (DH-3)
Present Use of Land:	Single Family
Year Built:	1931 (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

North:	Dixie Highway High Intensity Mixed-Use District (DH-3)
South:	Dixie Highway High Intensity Mixed-Use District (DH-3)
East:	Dixie Highway High Intensity Mixed-Use District (DH-3)
West:	Dixie Highway High Intensity Mixed-Use District (DH-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

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. 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.
2. With subsequent submissions, ensure that all sheets in drawing set are the same full size.
3. With subsequent submission, ensure that appropriate line types and line weights are utilized throughout drawings for the purpose of clarity of information.
4. Ownership & Encumbrance Report:
 - a. Dated within 30 days of submittal packet
 - b. Indicate it was searched from time of platting or 1953
 - c. Include names of all current owners.
 - d. Report contains conflicting information regarding mortgage. Revise for accuracy.
 - e. Provide a listing and hardcopy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc.)
 - f. Provide a listing and hardcopy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so)
 - g. Work with the Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
5. Revise ALTA Survey as follows:
 - a. Survey shall be based on and dated after O&E.
 - b. Include net and gross property size in square feet and acreage.
 - c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
6. Revise the Cover Sheet:
 - a. Include the name of the development
 - b. Page Index does not match drawing set ensure all drawings are included and in the proper order.
 - c. Indicate current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
7. Revise the following on Site Plan:

- a. Indicate all required setback dimensions on the plan.
 - b. Indicate location for recycling.
 - c. Drawing shall be fully dimensioned, including but not limited to, architectural projections.
 - d. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.
8. Revise the following on Site Data Table:
- a. Provide all site data in a single organized tabular format.
 - b. Ensure that the Legal Description on the site plan, survey, and O&E report match exactly.
 - c. Current Land Use designations provided. Revise accordingly.
 - d. Include allowed and proposed height.
 - e. Provide total floor area (A/C + balconies) for each unit type.
 - f. Ensure parking data identifies all required parking. Parking requirements identified are incorrect.
 - g. Provide FAR calculation breakdown using an area diagram.
 - h. Curbing and side walk lines extend beyond the property line. Revise accordingly.
9. 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/new/growthmanagement/docs/PublicSchoolImpactApplication.pdf>
10. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.
11. Additional comments may be forthcoming.
12. Provide written responses to all comments with next submittal.

B. ZONING

Fitz Murphy, Planning Administrator (fmurphy@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. Work with Engineering to ensure that sufficient back-out is provided for parking 8 and 9.
3. Single parking decks under building shall be screened by both architectural treatment and a landscape buffer. Ensure a screening is reflected and identified on the plans and elevations to screen the parking areas.
4. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

5. Building height on elevation measured incorrectly. For building height, refer to Height of a Building and Established Grade definitions in the City's Zoning and Land Development Regulations.

C. ARCHITECTURE AND URBAN DESIGN

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Work with staff to ensure that the design of the building is unique in its architectural detailing and treatment to other proposed projects within its vicinity. The Design Guidelines state new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.
2. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.
3. Include wall of adjacent buildings that are near property lines on site plan for reference. Balconies appear close to buildings and may be looking into
4. Staff has found several discrepancies between the floor plan and elevations and renderings. Revise drawings to include all architectural projections, frames and articulations. Include dimensions as necessary.
5. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.
6. Label all materials, including all changes in paint color and a typical note for score lines on each elevation.
7. Provide complete dimensions on all elevations, including any projections above roof line and within the required yards. Indicate setbacks and property lines on all elevations.
8. Provide detail of guardrail. Indicate materials and maintenance requirements.
9. Provided for dumpster enclosure details. No gates, doors or screening are indicated on the site plan. Revise accordingly.
10. Will the parking area be gated?
11. Will there be any available storage area for building maintenance?
12. Clarify egress path of rear stair at ground level. Provide walkway. Work with Building and Fire to ensure that the egress path is compliant.
13. Clarify the proposed materials at ground level parking deck. Site plan and landscape plans are unclear.
14. Clarify paved area for bicycle rack.
15. Consider providing larger furnishable balconies for each unit.
16. Consider that balconies facing the side and rear yards may become unappealing if a Zero setback building is built on the adjacent properties. Creative architectural solutions may be necessary.

D. SIGNAGE

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.
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. LIGHTING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

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 or FGBC certification are the minimum standards. Include this on the site plan.
2. In place of a note, indicate on the site plan where the infrastructure for future installation of an electric vehicle-charging station will be located.
3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.
4. 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 effort, 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.
5. 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.
6. Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. If trash cans are provided in common areas (e.g., near the elevators) include recycle bins as well. Florida's goal is a 75% recycling rate by 2020.
7. Ensure that one of the dumpsters is for recycling. Label accordingly on the site plan.
8. Use sustainable building materials.
9. Use low VOC materials.
10. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

11. Install Energy Star or water sense certified appliances.
12. Retain rainwater for irrigation and non-potable water uses in the building.
13. Additional comments may be forthcoming.

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. 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.
RESPONSE: Please see attached civil engineering plans.
2. 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.
RESPONSE: Please see attached civil engineering plans and architectural site plan.
3. 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.
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7. Is there a wall adjacent to Stall 10 and Stall 11? Provide adequate parking stall width as required.
8. 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.
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9. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.
RESPONSE: Please see plan sheet C-3.
10. Certified MOT plans required at the time of City Building Permit review.
RESPONSE: Acknowledged.
11. Park impact fees requirements will be required to be satisfied at the time of City building permit.
RESPONSE: Acknowledged.
12. More comments may follow upon review of the requested information.

H. LANDSCAPING

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

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

Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org.

I. UTILITIES

Alicia Vereia-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 = $11.10' \text{ NAVD } 88 + 1.5' = 12.6' \text{ NAVD } 88$.
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RESPONSE: Please see attached drainage calculations.
5. Indicate how roof drainage will be collected and retained.

RESPONSE: Please see sheet C-2 for roof drain connection.

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

RESPONSE: Please see cross-sections on sheet C-2.

7. Will require permits from outside agencies.

RESPONSE: Understood.

8. This property is currently on septic system. Indicate on plans how sewer will be serviced.

RESPONSE: Please see water and sewer extension plan sheet C-5 and onsite water and sewer plan sheet C-7.

9. Submit utility plans indicating location and sizes of existing City water lines, proposed water connections, water meter, backflow preventer, service lines, sewer cleanout, sewer lateral, or septic system, etc.

RESPONSE: Please see sheets C-5 and C-7.

10. Provide Water & Sewer demand calculations.

RESPONSE: Please see sheet C-7.

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

RESPONSE: Please see sheets C-8 & C-9.

12. Additional comments may follow upon further review.

J. BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

1. Application is substantially compliant.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

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.

1. 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.

RESPONSE: Please see attached civil engineering plans and fire flow calculations.

2. 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.

RESPONSE: Please see attached civil engineering plans.

3. 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.

RESPONSE: Please see sheet C-7.

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

RESPONSE: Please architectural plans.

5. 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.

6. 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. A Park Impact Fee application is required for PRCA sign off.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing Inspector (ibeltran@hollywoodfl.org) 954-921-2923

1. Recommend presenting proposed construction to two local civic associations as noted below

Highland Gardens Civic Association highlandgardens7@comcast.net and United Neighbors of South Hollywood Meets at McNicol Community Center 1411 S 28th Ave. brownbear6123@aol.com.

O. ECONOMIC DEVELOPMENT

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

1. No comments received.

P. POLICE DEPARTMENT

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

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

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

1. Application is substantially compliant.

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for "2135 Lincoln 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 |
- e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
 - f. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
 - g. Exterior lighting should be controlled by automatic devices (preferably by photocell).
 - h. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
 - i. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
 - j. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Landscaping:

4. Make sure all landscaping is trimmed and well maintained.
5. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
6. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
7. Plants/Shrubbery should not be more than 2ft in height.
8. Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

9. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
10. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
11. Garage should have a gate accessible to residents/guests only.
12. Garage gating should be slatted so people can see in/out of the parking garage.
13. Lobby should be accessible to residents/guests only.

Internal Circulation and Control

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

15. Convex mirrors should be used in corners and in stairwells.
16. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
17. Glass elevator is recommended so residents can see out/in.

Corridors

18. Corridors should be well-lighted with no dark areas.
19. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

20. (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.

Non-Pedestrian Building Entry Points

21. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
22. Locations where gas and electric utilities enter buildings should be well lighted.
23. Electrical service disconnects and gas valves should be equipped with locking devices.

Signage

24. Have adequate signage posted.

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. Not applicable.

R. PARKING

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

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

1. No comments received.

S. ADDITIONAL COMMENTS

Fitz Murphy, Planning Administrator (fmurphy@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: Pablo J Fernandez via email wilferzco@gmail.com

DRAFT



SHERWIN-WILLIAMS®

SW 7566

Westhighland White

Interior / Exterior

Location Number: 255-C3

SW 7630

Raisin

Interior / Exterior

Location Number: 252-C3



Nationwide NW-4-8K
8,000 lb. Capacity
Four Post Lift

Installation & Operation Manual



Locations CA, GA, MO & PA

800-653-0115

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IMPORTANT INFORMATION

Four Post Lifts

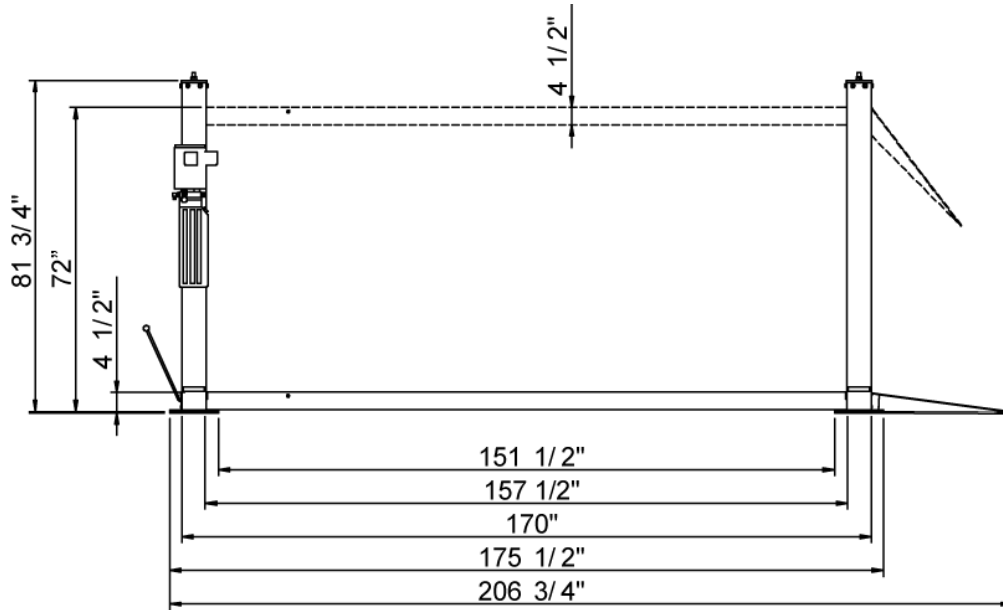
- 1. Always inspect the lift for damage and make note of any damage on the bill of lading.
- 2. In case of freight damage, call the truck line immediately and report the damage as a freight claim.
- 3. Make sure you have extra help or heavy duty lifting equipment when unloading and assembling the lift.
- 4. Please read the safety procedures and operating instructions in this manual before operating lift.
Keep this manual near lift at all times. Make sure all operators read this manual.
- 5. **NOTE: Are you installing in a level location? (Lift must be anchored in place if slope is greater than 1/8" per foot.)**
- 6. Make sure you have enough room to install the lock rods. **You will need at least 9’ of clearance from the opposite end of the power unit end of the lift and 6’ at the power unit end. (See floor plan on page 6).**
The power unit may be installed on the driver’s front or the passenger rear corner.
- 7. Never raise a car until you have double checked all bolts, nuts and hose fittings.
- 8. Always lower the lift to locks before going under the vehicle or storing another vehicle underneath lift.
Never allow anyone to go under the lift when raising or lowering.

This is a vehicle lift installation/operation manual and no attempt is made or implied herein to instruct the user in lifting methods particular to an individual application. Rather, the contents of this manual are intended as a basis for operation and maintenance of the unit as it stands alone or as it is intended and anticipated to be used in conjunction with other equipment.

Proper application of the equipment described herein is limited to the parameters detailed in the specifications and the uses set forth in the descriptive passages. Any other proposed application of this equipment should be documented and submitted in writing to the factory for examination. The user assumes full responsibility for any equipment damage, personal injury, or alteration of the equipment described in this manual or any subsequent damages.

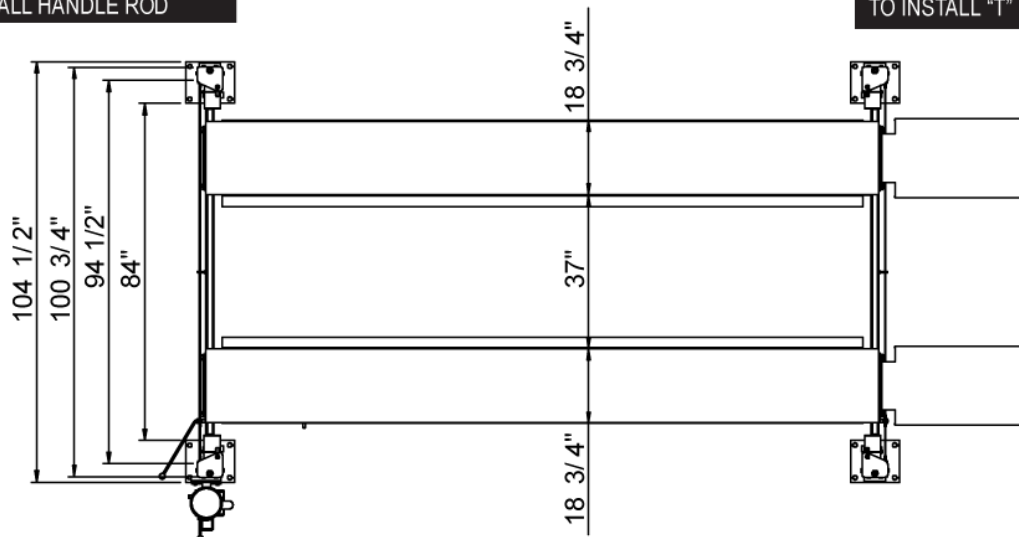
Read this manual thoroughly before installing, operating, or maintaining this lift.
When done with installation, be sure to return documents to package and give all materials to lift owner/operator.
When installation is complete be sure to run lift up and down a few cycles with and without “typical” vehicle loaded on lift.

LIFT SPECIFICATIONS & FLOOR PLAN



YOU WILL NEED A MIN. OF 6' CLEARANCE IN FRONT TO INSTALL HANDLE ROD

YOU WILL NEED A MIN. OF 9' CLEARANCE IN REAR TO INSTALL "T" ROD



Technical Data

Lifting Height	72"
Overall Length with Ramps	206-3/4"
Overall Length without Ramps	175-1/2"
Overall Width	104-1/2"
Height Of Columns	81-3/4"
Runway Width	18-3/4"
Runway Height	4-1/2"
Clearance Between Runways	37"
Capacity	8000 lbs.

TOOLS REQUIRED FOR INSTALL

The installation of this lift is relatively simple and can be accomplished by two men in a few hours. The following tools and equipment are needed:

- Set of metric wrenches and/or sockets
- Adjustable wrench
- ISO 32 Light Hydraulic Oil (approx. 3 gallons)
- Locking pliers
- 25' Tape measure
- Step Ladder

INSTALLATION PROCEDURE

- STEP 1.** Remove plastic wrap from top runway and remove all hardware, safety lock rods, hoses and cables. You should also find this manual in the top runway.
- STEP 2.** Find the end of the hose that is already mounted to the cylinder and tighten the elbow that attaches the hose to the side of the runway using the jam nut. Also, check the fitting at the cylinder end and make sure it is tight.
- STEP 3.** Extend cylinder rod out of the cylinder to about 18" from end of runway. This can be done by pulling or pushing on the ½" plate on the end of the cylinder. Make sure that the ½" plate is threaded tight against the cylinder rod. Also, be sure the ¼" plate is on the rod and hand tighten the lock nut on the end of the cylinder.
- STEP 4.** Unbolt the top runway from the shipping plates at each end of the package. Be sure to secure runway with hoist to prevent runway from falling. Runway will need to be turned over so it is no longer upside down. Place this runway in your bay with the hydraulic fitting facing towards the outside (see Page 1).
- STEP 5.** Next, unbolt the four columns from the package and place the column with the power unit mounting bracket at the end of the previously unpacked runway nearest to the hydraulic fitting. Stand these columns on their base plates with the locking ladders facing to the outside (front to rear) and pulleys toward the inside (see Fig. 1).
- STEP 6.** Unpack the bottom runway. Lay the approach ramps near the approach end of the lift and set out the remaining parts away from the lift. Place the two cross rails at each end of the lift with the locks toward the outside (front or rear) of the lift (see Fig. 1). Remove the shipping brackets from the bottom runway and turn over placing the runway in the bay next to the other runway with the "L" shaped side facing the "L" shaped side of the other runway.
- STEP 7.** If you have a means for securely lifting cross rails high enough to lower them into the top of the columns, then remove the top plates from the top of the columns while the columns are standing. If you don't have a means for securely lifting them, then you will need to lay the columns down and remove the top plates to allow the cross rails to be slid into the columns.
- STEP 8.** Slide each cross rail into the front or rear two columns by holding the lock lever down, to allow the rail to slide past the locking positions. Leave the cross rail locked in the lowest position on the column. Repeat this step for the other cross rails (see Fig. 1).
- STEP 9.** Position the front cross rail columns at 170" from the rear cross rail columns by measuring from the outsides of the columns. Square the lift by measuring diagonally between the right, front column to the same position on the lift rear column. Compare your measurement between the left front column and the right rear column. This should be within ½" to allow some forgiveness to bolt on runways.
- STEP 10.** Lift the runways onto the cross rails and bolt them in place using the ¾" holes towards the outside of the cross rails. The four drop-in ramp plates will be used with the spacer side facing the lift and through-bolted from the outside of the cross rail, through the runway using bolts provided with washers. Lock washers and nuts (see Fig. 2).
- STEP 11.** After runways are bolted on, install the column top plates back to their original columns and tighten.

CABLE INSTALLATION

- STEP 12.** Lay out all cables and measure from end to end to determine correct cable positions (see Fig. 3).
- STEP 13.** Since the nub end of the cable is easier to feed through the pulley, start with the pulley at the end of the cross bar and work your way back to the cylinder (see Fig. 3).
- STEP 14.** Install cable nubs into appropriate slots in ½" plate and secure with slots on ¼" plate. Tighten the nubs so the nylock nut is fully threaded onto the head of the cylinder. This cable bracket should still be able to move freely on the cylinder head.
- STEP 15.** Run the threaded cable ends into the hole in the top caps and secure with washer and nylock nut. Hand tighten only, final adjustment will be made later. Do tighten the nylock nut on the end of the cylinder at this time.

HYDRAULIC ASSEMBLY

- STEP 16.** Be sure wiring is in compliance with your local electrical codes.
- STEP 17.** Rind the four 5/16" bolts, nuts and lock washers and attach the power unit to the mounting bracket on the column.
- STEP 18.** Remove dust cover from the port on the side of the power unit and attach the "O" ring elbow. Do not over tighten. The backing nut and "O" ring will complete the seal to the power unit.
- STEP 19.** Install the 3/8" hose to the fitting on the side of the runway and connect opposite end to the fitting on the power unit. Tighten JIC fittings carefully, do not over tighten.

LOCK LINKAGE ASSEMBLY

- STEP 20.** The single point safety lock is a system of connecting rods and linkage that disengage the four lock latches that secure the lift to each column.

Locate the six rods:

- a. 2 – long rods
- b. 2 – short rods
- c. 1 – handle rod
- d. 1 – T rod

Also locate hardware:

- a. 1 – rod coupling with 2 jam nuts
- b. 8 – heim ends with connecting nuts and bolts
- c. 2 – spacers

- STEP 21.** Slip spacer over threaded end of handle rod and insert rod into hole on cross bar near power column.
- STEP 22.** Slip spacer over threaded end of T-rod and insert end into hole located on opposite cross rail, taking care to run rod through rod guide located under ramp.
- STEP 23.** Thread jam nuts onto ends of handle rod and T-rod. Attach the handle rod to the T-rod using the rod coupling. Adjust coupling to take the slack out of the rods. The rods should remain free enough to move with no slack. Do not tighten coupler or lock nuts at this time.
- STEP 24.** Locate the two long rods and remove one end from each rod and slide off the eye bolt. Attach eye bolts to center of cross rails by threading ½ of the way in and tighten jam nut.
- STEP 25.** Attach short rod on the T side lock and to the bottom of the T and hand tighten. Slide long rod through the eye bolt and attach one end to the top side of T. Attach the other end of the long rod to the lock on the other side. Repeat this process for the other end of the lift. The locking rods should be in perfect alignment since the lift is still sitting in the locked position. Tighten all jam nuts, making sure the linkage does not bind.
- STEP 26.** Go back to the coupler that attaches the T rod to the handle rod and tighten the jam nuts. Do not adjust coupler, only tighten the jam nuts.

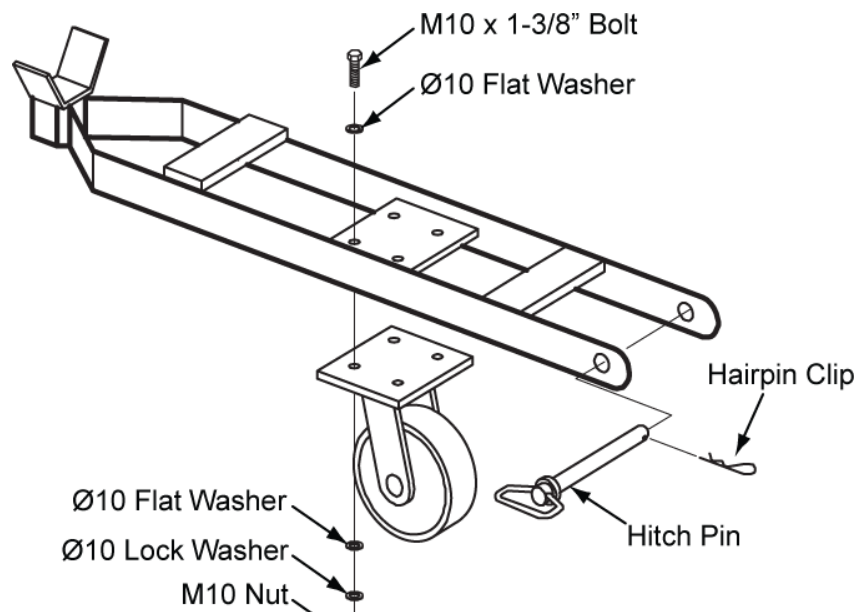
FINAL ADJUSTMENTS

- STEP 27.** Fill the tank with three gallons of R & O, ISO32 Hydraulic Oil (Available at any auto supply store).
- STEP 28.** Check over cables and make sure they are all in their pulleys. Press the up switch on the power unit and the fluid will start to pump into the cylinder. The lift will eventually rise after the cylinder fills up. Once the lift is raised of the locks, release the up switch and pull the lock lever to disengage the locks and lower the lift with the lowering lever on the power unit. Hold the lever after the lift reaches the very bottom until you hear all the air escape.
- STEP 29.** Raise the lift up to the point where the square blocks above the lock aligns with the second column lock, and stop. Look at each column lock to determine the highest point. Adjust the cable on the highest point column until three threads pass through the nylock nut. Now adjust the other three cables to match this height.
NOTE: There will be some initial stretching of the cables in the beginning. It will be necessary to readjust the cables a week after first use, then every six months thereafter. Run the lift up and down a few times to ensure that the locks are engaging uniformly and that the safety release mechanisms are functioning properly. Readjust if necessary.
- STEP 30.** After the cables are installed and adjusted, unbolt the sheave covers (Item # 69), Figure # 2. Slide the sheave covers up the cable until you can access the cable sheave. Install the 8mm cable retention bolts into the threaded holes by the sheaves at the end of the crossbeams (Item # 101 and 102) Figure # 2. Assure they extend across the width of the sheaves and the bolt heads do not interfere with the sheaves. Install the 8mm lock nuts to the end of the bolts to lock them into position. Re-install sheave covers.

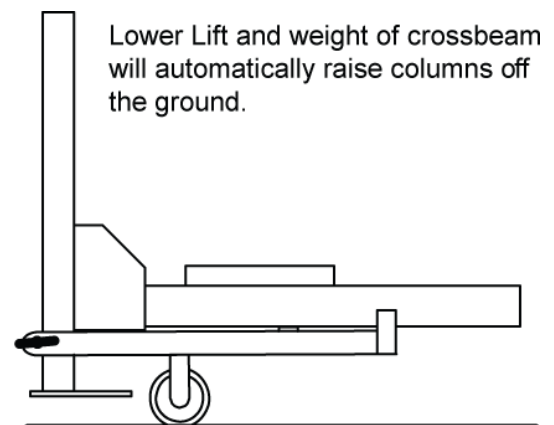
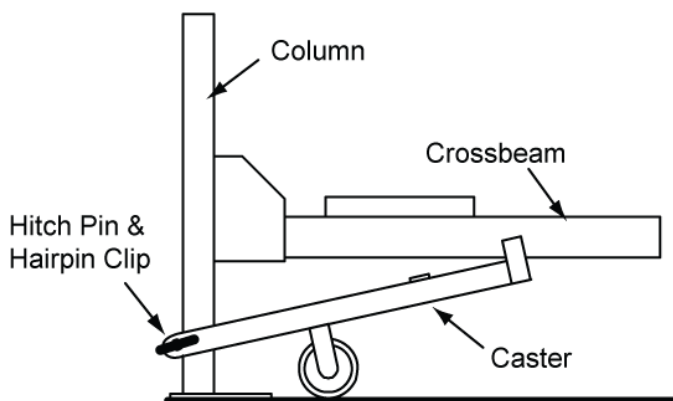
CASTER KIT

1. Install caster wheels to caster frames as shown.

NOTE: Hitch Pin and Hairpin Clip will be used to attach casters to lift in following steps. DO NOT install at this time.



1. Raise lift 2' – 3' high.
2. Place caster assemblies under crossbeams as shown. Secure with Hitchpin and Hairpin Clip.
3. Lower lift and the columns will automatically raise off the floor.



FOUNDATION REQUIREMENTS

Concrete shall have compression strength of at least 3,000 PSI and a minimum thickness of 4".
CAUTION!! DO NOT use on asphalt or similar unstable surfaces.

SPECIAL NOTE:

**This Lift does not require bolting to the floor
(BUT)**

**If you choose the option to anchor the Lift to the floor please follow
the detailed instructions and criteria below.**

FOUNDATION and ANCHORING REQUIREMENTS

1. Concrete shall have compression strength of at least 3,000 PSI and a minimum thickness of 4" in order to achieve a minimum anchor embedment of 3 1/4".

NOTE: When using (3/4" x 5 1/2") long anchors; if the top of the anchor exceeds 2 1/4" above the floor grade, you **DO NOT** have enough embedment.

2. Maintain a 6" minimum distance from any slab edge or seam. Hole to hole spacing should be a minimum 6 1/2" in any direction. Hole depth should be a minimum of 4".
3. Shim each column base as required until each column is plumb. If one column has to be elevated to match the plane of the other column, full size base shim plates should be used. Torque anchors to 85 ft-lbs. Shim thickness **MUST NOT** exceed 1/2" when using the 5 1/2" long anchors with the lift. Adjust the column extensions plumb.
4. If anchors do not tighten to 85 ft-lbs. installation torque, replace the concrete under each column base with a 4' x 4' x 6" thick 3,000 PSI minimum concrete pad keyed under and flush with the top of existing floor. Allow concrete to cure before installing lifts and anchors (typically 2 to 3 weeks).

CAUTION!!

LUBRICATE ALL CABLE SHEAVES, BEARINGS, AND SHAFTS WITH GREASE PRIOR TO OPERATING THE LIFT. LUBRICATE ALL ON AN ANNUAL BASIS.

Motors and all electrical components are not sealed against the weather and moisture.

Install this lift in a protected indoor location. Failure by the owner to provide the recommended shelter could result in unsatisfactory lift performance, property damage, or personal injury.

LIFT LOCKOUT/TAGOUT PROCEDURE

Purpose

This procedure establishes the minimum requirements for the lockout of energy that could cause injury to personnel by the operation of lifts in need of repair or being serviced. All employees shall comply with this procedure.

Responsibility

The responsibility for assuring that this procedure is followed is binding upon all employees and service personnel from outside service companies (i.e., Authorized Installers, contactors, etc.). All employees shall be instructed in the safety significance of the lockout procedure by the facility owner/manager. Each new or transferred employee along with visiting outside service personnel shall be instructed by the owner/manager (or assigned designee) in the purpose and use of the lockout procedure.

Preparation

Employees authorized to perform lockout shall ensure that the appropriate energy isolating device (i.e., circuit breaker, fuse, disconnect, etc.) is identified for the lift being locked out. Other such devices for other equipment may be located in close proximity of the appropriate energy isolating device. If the identity of the device is in question, see the shop supervisor for resolution. Assure that proper authorization is received prior to performing the lockout procedure.

Sequence of Lockout Procedure

- 1) Notify all affected employees that a lockout is being performed and the reason for it.
- 2) Unload the subject lift. Shut it down and assure the disconnect switch is "OFF" if one is provided on the lift.
- 3) The authorized lockout person operates the main energy isolation device removing power to the subject lift.
 - a. If this is a lockable device, the authorized lockout person places the assigned padlock on the device to prevent its unintentional reactivation. An appropriate tag is applied stating the person's name, at least 3" x 6" in size, an easily noticeable color, and states not to operate device or remove tag.
 - b. If this device is a non-lockable circuit breaker or fuse, replace with a "dummy" device and tag it appropriately as mentioned above.
- 4) Attempt to operate lift to assure the lockout is working. Be sure to return any switches to the "OFF" position.
- 5) The equipment is now locked out and ready for the required maintenance or service.

Restoring Equipment to Service

- 1) Assure the work on the lift is complete and the area is clear of tools, vehicles, and personnel.
- 2) At this point, the authorized person can remove the lock (or dummy circuit breaker or fuse) and tag and activate the energy isolating device so that the lift may again be placed into operation.

Rules for Using Lockout Procedure

Use the Lockout Procedure whenever the lift is being repaired or serviced, waiting for repair when current operation could cause possible injury to personnel, or for any other situation when unintentional operation could injure personnel. No attempt shall be made to operate the lift when the energy isolating device is locked out.

Operating Conditions

Lift is not intended for outdoor use and has an operating ambient temperature range of 41°-104°F (5°-40°C).

IMPORTANT SAFETY INSTRUCTIONS

When using your garage equipment, basic safety precautions should always be followed, including the following:

1. Read all instructions
2. Care must be taken as burns can occur from touching hot parts.
3. Do not operate equipment with a damaged cord or if the equipment has been dropped or damaged - until it has been examined by a qualified service person.
4. Do not let a cord hang over the edge of the table, bench, or counter or come in contact with hot manifolds or moving fan blades.
5. If an extension cord is necessary, a cord with a current rating equal to or more than that of the equipment should be used. Cords rated for less current than the equipment may overheat.
6. Always unplug equipment from electrical outlet when not in use. Never use the cord to pull the plug from the outlet. Grasp plug and pull to disconnect.
7. Let equipment cool completely before putting away. Loop cord loosely around equipment when storing.
8. To reduce the risk of fire, do not operate equipment in the vicinity of open containers of flammable liquids (gasoline).
9. Adequate ventilation should be provided when working on operating internal combustion engines.
10. Keep hair, loose clothing, fingers, and all parts of body away from moving parts.
11. To reduce the risk of electric shock, do not use on wet surfaces or expose to rain.
12. Use only as described in this manual. Use only manufacturer's recommended attachments.
13. ALWAYS WEAR SAFETY GLASSES. Everyday eyeglasses only have impact resistant lenses, they are not safety glasses.

SAVE THESE INSTRUCTIONS

SAFETY PROCEDURES

- Never allow unauthorized persons to operate lift. Thoroughly train new employees in the use and care of lift.
- Caution - the power unit operates at high pressure.
- Remove passengers before raising vehicle.
- Prohibit unauthorized persons from being in shop area while lift is in use.
- Total lift capacity is 8,000-lbs. Do not exceed this capacity.
- Prior to lifting vehicle, walk around the lift and check for any objects that might interfere with the operation of lift and safety latches; tools, air hoses, shop equipment.
- When approaching the lift with a vehicle, make sure to center the vehicle between the columns. Slowly drive the vehicle up with someone outside the vehicle guiding the driver.
- Prior to lowering vehicle, walk around the lift and check for any objects that might interfere with the operation of lift and safety latches; tools, air hoses, shop equipment.
- Slowly drive the vehicle on and off of the lift. Have someone outside the vehicle guide the driver.

OPERATION INSTRUCTIONS

NOTE: ALWAYS CHOCK WHEELS AND SET PARKING BRAKE BEFORE LIFTING VEHICLE!

Only authorized personnel are to operate lift.

- Properly maintain and inspect lift in accordance to owner's manual.
- Do not operate a lift that is damaged or in need of repair.
- Allow only authorized personnel in the lift bay.
- Stay clear of lift when raising or lowering (no riders).
- Keep hands and feet away from pinch points at all times.
- Never override the lift operating and safety controls.
- If a vehicle is suspected of falling, clear area immediately.
- Do not rock vehicle while positioned on lift.
- Always use safety jack stands when removing or installing heavy components.

Vehicle Loading:

- Position vehicle on lift runways by having another person guide you onto the runways. Check for proper weight distribution (center of gravity should be evenly distributed between columns).
- Set vehicle parking brake and chock tires to prevent vehicle movement.
- Use caution before lifting pickup trucks, SUV's and other vehicles. The individual axle weight capacity should not exceed 1/2 of lift capacity.
- Make sure vehicle is neither front nor rear heavy.

Raising Lift:

- Push up switch to raise lift until platform runways clear floor.
- Stop and check for vehicle movement and vehicle weight distribution. If secure raise to desired height.
- Always lower the lift to the nearest lock position by pressing the lower lever to relieve the hydraulic pressure and let the latch set tight in a lock position.
- Never work under a lift that is not in the locked position.

Lowering Lift:

- Clear all obstacles from under lift and vehicle, and ensure only lift operator is in the lift area.
- Stay clear of lift and raise the lift off the safety locks.
- Pull safety latch releases and press the lower lever to begin descent.
- Ensure lift is fully lowered, and having another person guide you, carefully unload the lift by driving off of the lift runways.

CAUTION

PAY ATTENTION TO THE LOWERING SPEED OF ALL FOUR CORNERS. MAKE SURE THEY ARE MOVING DOWN AT THE SAME SPEED.
STOP LOWERING THE LIFT BY RELEASING THE LOWERING LEVER ON THE POWER UNIT AND MOVING THE LOCK LEVER TO THE LOCK POSITION IF ANY CORNER STOPS MOVING OR IS SLOWER IN DESCENT. ALWAYS LOCK THE LIFT BEFORE GOING UNDER THE VEHICLE. NEVER

PREVENTIVE MAINTENANCE SCHEDULE

The periodic Preventive Maintenance Schedule given is the suggested minimum requirements and minimum intervals; accumulated hours or monthly period, whichever comes sooner.

Periodic maintenance is to be performed on a daily, weekly, and yearly basis as given in the following paragraphs. In the event you need replacement parts

WARNING!
!

Occupational Safety and Health Administration (OSHA) and the American National Standards Institute (ANSI) requires users to inspect lifting equipment at the start of every shift. These and other periodic inspections are the responsibility of the user.

Failure to perform the daily pre-operational check can result in expensive property damage, lost production time, serious personal injury, and even death. The safety latch system must be checked and working properly before the lift is put to use.

Failure to heed this warning can result in death or serious injury, or damage to equipment. If you hear a noise not associated with normal lift operation, or, if there are any indications of impending lift failure - **CEASE OPERATION IMMEDIATELY!** - Inspect, correct and/or replace parts as required.

Daily Pre-Operation Check (8-Hours)

- Check safety lock audibly and visually while in operation
- Check safety latches for free movement and full engagement with rack.
- Check hydraulic connections, and hoses for leakage.
- Check cables connections bends, cracks-and for loose fittings.
- Check for frayed cables in both raised and lowered position.
- Check snap rings at all rollers and sheaves.
- Check bolts, nuts, and screws and tighten if needed.
- Check wiring & switches for damage.
- Check floor for stress cracks near columns.
- Check Lubrications on cable sheaves and shafts.

Weekly Maintenance (every 40-Hours)

- **IF LIFT IS ANCHORED TO FLOOR** - Check anchor bolts torque to **50 ft-lbs** for the $\frac{3}{4}$ in. anchor bolts. Do not use an impact wrench to tighten anchor bolts.
- Check floor for stress cracks near columns
- Check hydraulic oil level.
- Check and tighten bolts, nuts, and screws.
- Check all cable sheaves/assembly for free movement or excessive wear on cable sheave shaft.

Yearly Maintenance

- Lubricate the cable sheave shaft by using grease gun at least once a year after the lift is in service.
- Check for excessive wear of cable. Replace them if necessary.
- Change the hydraulic fluid - good maintenance procedure makes it mandatory to keep hydraulic fluid clean. No hard-fast rules can be established; - operating temperature, type of service, contamination levels, filtration, and chemical composition of fluid should be considered. If operating in dusty environment shorter interval may be required.

Special Maintenance Tasks

NOTE: The following items should only be performed by a trained maintenance expert:

- Replacement of hydraulic hoses.
- Replacement of cables and sheaves.
- Replacement or rebuilding air and hydraulic cylinders as required.
- Replacement or rebuilding pumps / motors as required.
- Checking of hydraulic cylinder rod and rod end (threads) for deformation or damage.

CAUTION

Relocating or changing components may cause problems. Each component in the system must be compatible; an undersized or restricted line will cause a drop-in pressure. All valve, pump, and hose connections should be sealed and/or capped until just prior to use. Air hoses can be used to clean fittings and other components. However, the air supply must be filtered and dry to prevent contamination. Most important is cleanliness; Contamination is the most frequent cause of malfunction or failure of hydraulic equipment.

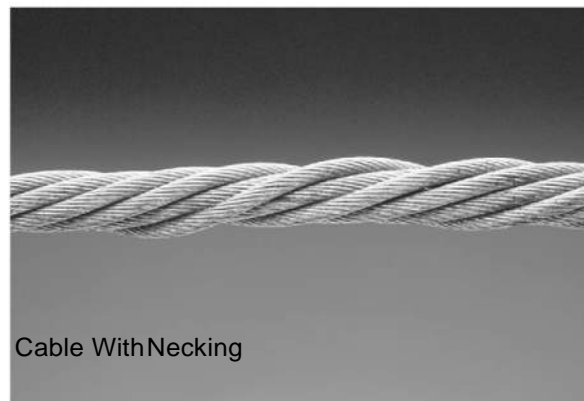
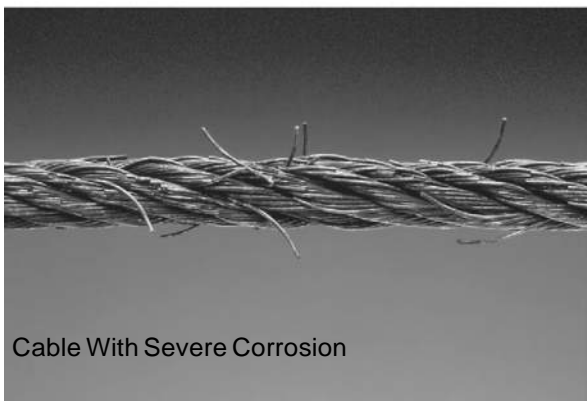
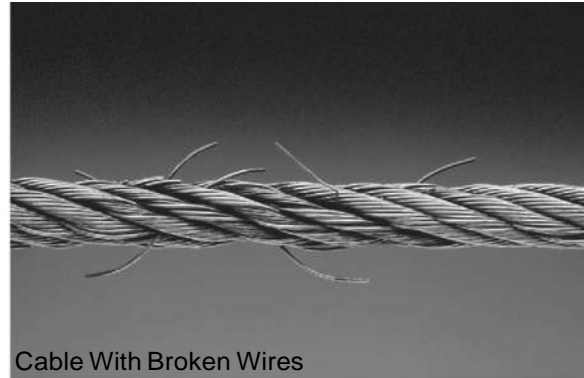
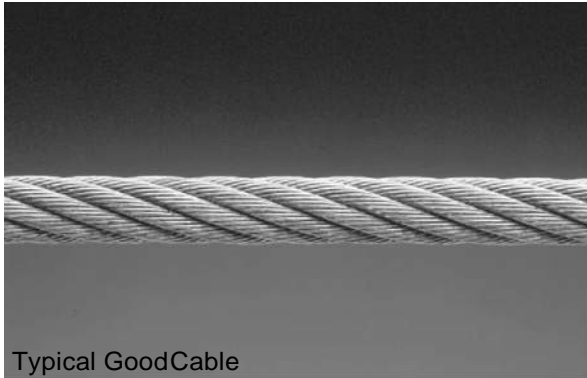
TROUBLESHOOTING

The common problems that may be encountered and their probable causes are covered in the following paragraphs:

PROBLEM	SOLUTION
Motor Does Not Operate	<p>Failure of the motor to operate is normally caused by one of the following:</p> <ol style="list-style-type: none"> 1. Breaker or fuse blown. 2. Faulty wiring connections; call electrician. 3. Defective up button; call electrician for service.
Motor Functions but Lift Will Not Rise	<p>If the motor is functioning, but the lift will not rise do the following in the order given:</p> <ol style="list-style-type: none"> 1. A piece of trash is under check valve. Push handle down and push the up button at the same time. Hold for 10-15 seconds. This should flush the system. 2. Check the clearance between the plunger valve of the lowering handle. There should be 1/16" clearance. 3. Remove the check valve cover and clean ball and seat. <div style="background-color: black; color: white; padding: 5px; text-align: center;"> WARNING! ! </div> <p>Failure to properly relieve pressure in the following step can cause injury to personnel. This lift uses ISO Grade 32 or other good grade non-detergent hydraulic oil at a high hydraulic pressure. Be familiar with its toxicological properties, precautionary measures to take, and first aid measures as stated in the Safety Summary before performing any maintenance with the hydraulic system.</p> <ol style="list-style-type: none"> 4. Oil level too low. Oil level should be just under the vent cap port when the lift is down. Relieve all hydraulic pressure and add oil as required.
Oil Blows out Breather of Power Unit	<p>If oil blows out of the breather of the power unit, take the following actions:</p> <ol style="list-style-type: none"> 1. Oil reservoir overfilled. Relieve all pressure and siphon out hydraulic fluid until at a proper level 2. Lift lowered too quickly while under a heavy load. Lower the lift slowly under heavy loads.
Motor Hums and Will Not Run	<p>If the motor hums but fails to run, take the following actions:</p> <ol style="list-style-type: none"> 1. Lift overloaded. Remove excessive weight from lift <div style="background-color: black; color: white; padding: 5px; text-align: center;"> WARNING! ! </div> <p>The voltages used in the lift can cause death or injury to personnel. In the following steps, make sure that a qualified electrician is used to perform maintenance</p> <ol style="list-style-type: none"> 2. Faulty wiring Call electrician 3. Bad capacitor Call electrician 4. Low voltage Call electrician
Lift Jerks Going Up and Down	<ol style="list-style-type: none"> 1. If the lift jerks while going up and down, it is usually a sign of air in the hydraulic system. Raise lift all the way to top and return to floor. Repeat 4-6 times. Do not let this overheat power unit.
Oil Leaks	<p>Oil leak causes at the power unit and cylinders are normally caused by the following:</p> <ol style="list-style-type: none"> 1. Power unit: if the power unit leaks hydraulic oil around the tank-mounting flange check the oil level in the tank. The level should be two inches below the flange of the tank. A screwdriver can be used as a "dipstick". 2. Cylinder - Piston Rod: the rod seal of the cylinder is out. Rebuild or replace the cylinder. 3. Cylinder - Vent: the piston seal of the cylinder is out. Rebuild or replace the cylinder.
Lift makes excessive noise / vibrates	<p>Excessive noise from the lift is normally caused by the following:</p> <ol style="list-style-type: none"> 1. Cross beam ends are rubbing the columns. Readjustment needed. 2. Cylinder too tight, load lift half capacity and cycle up and down a few times to break in. Lift cylinder should quiet down with use. If not contact your Distributor to purchase an Oil Additive. 3. May have excessive wear on cable sheaves or shafts. Replace them.

CABLE INSPECTION GUIDE

Maximum Allowable Cable Necking	
Nom. Cable Diameters	Max. Reduction in Diameter
Up to 5/16"	1/64"
3/8" to 1/2"	1/32"
9/16" to 3/4"	3/64"
7/8" to 1-1/8"	1/16"
1-1/4" to 1-1/2"	3/32"



Daily Inspection & Maintenance

1. Cleanliness: Cables, Columns, Runways and other lift parts should be kept free of corrosive agents, solvents, and road salts. If such agents are spilled or splashed on any lift component, immediately rinse thoroughly with water and wipe down with a clean rag. Spray wire rope cables as required with Penetrating Oil and wipe down.

Failure to keep lift free of corrosive agents and solvents will lead to reduced component service life, cable failure, etc., which could result in property damage and/or personal injury.

2. Fasteners: Check all the attaching bolts and nuts for tightness.
3. Cables: Check wire rope cables for wear or damage. Any cable with broken wires, severe corrosion, excessive stretch, deformed strands, variations in diameter (necking), or any change from its normal appearance, must be replaced. If any cable is found to be in need of replacement, the entire cable set must be replaced immediately. Refer to figures below.
4. Sheaves: Check sheaves (pulleys) for wear or damage, i.e. wobble (tilt), cracks, loose on pin, or excessive noise during operation.
5. Sheave Pins: Check for loose or missing sheave (pulley) pins.
6. Locking Latches and Slack Cable Devices: Watch locking latches and slack cable devices during lift operation to ensure that latches work properly and line up with slots in latch plate located in columns.

Monthly Inspection & Maintenance

1. Cables
 - a. Clean wire rope cables with lift in both lowered and raised position by spraying with Penetrating Oil and wiping the cable down.
 - b. Adjust cables using procedures on following pages.
2. Slack Cable Device: Inspect slack cable devices using procedure on page 5.
3. Column Anchor Bolts: Check column anchor bolts for tightness. Re-torque anchors bolts to 65 ft/lbs. If anchors do not tighten to the required installation torque, replace concrete under each column base per installation instructions. Let concrete cure before installing lifts and anchors.
4. Columns: Look for corrosion, giving special attention to the area at the base of the column. Check severely corroded areas by pecking with an awl or welder's chipping hammer. If column is corroded through at any point it must be replaced immediately. If not corroded through, remove old paint and rust scale, then coat with a high-quality corrosion resistant paint.

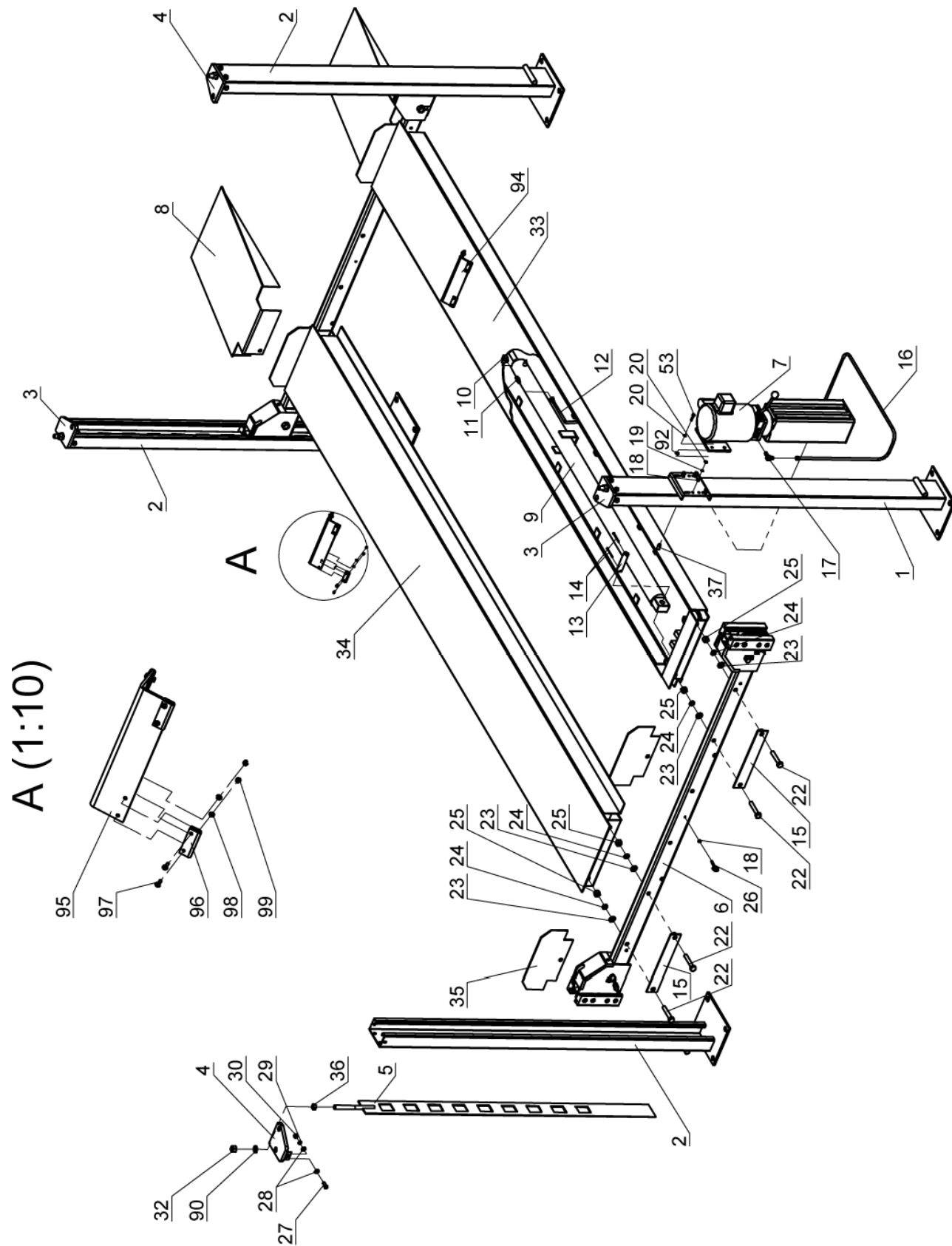
NOTE: A thorough inspection of the lifting system must be performed quarterly by qualified lift service personnel; more frequently (monthly) under extreme service conditions such as outside installations or high usage (10 or more cycles per day, etc.).

Quarterly Inspection & Maintenance

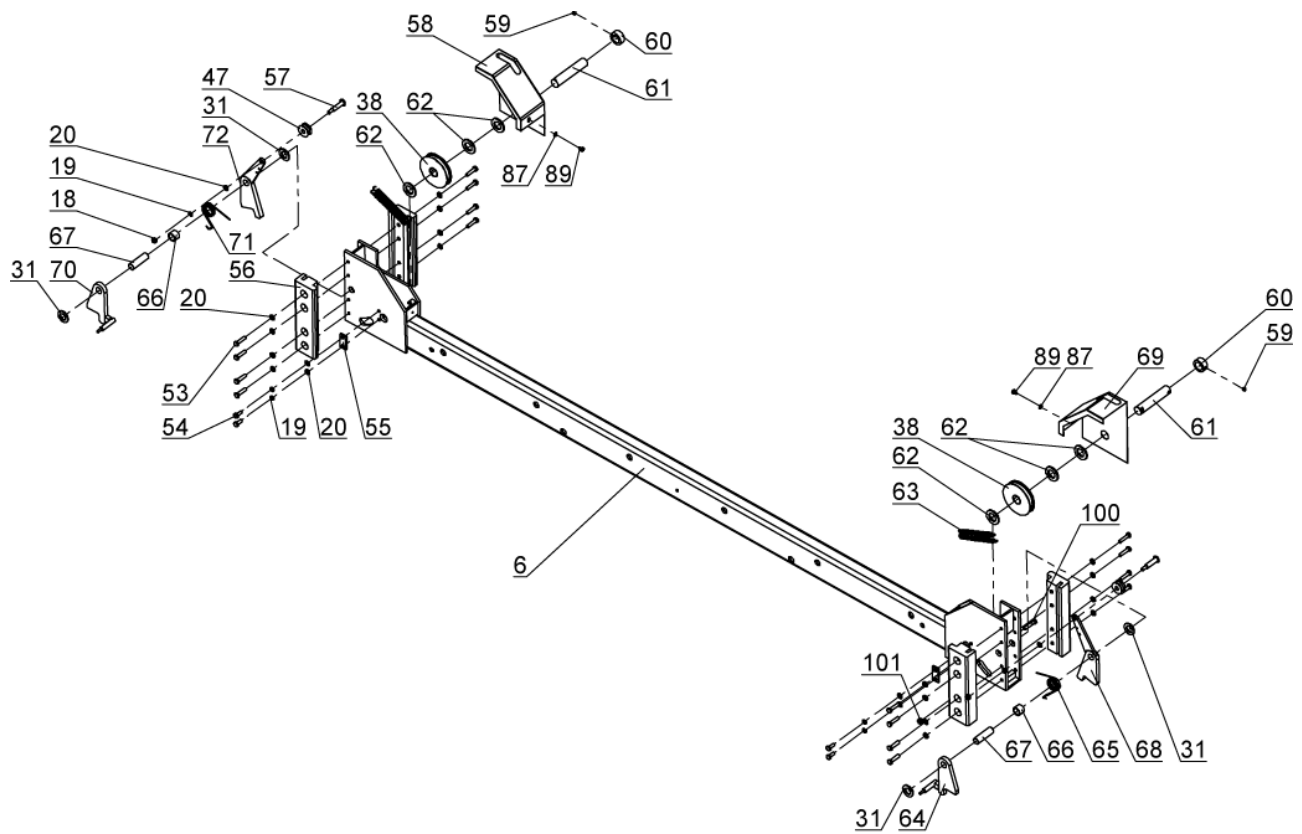
1. Cables
 - a. Inspect cables in both lowered and raised position. The cables may also be viewed through various inspection holes and openings in yokes and runways. Check all the following:
 - i. That cables have no broken wires visible, reference Daily Inspection & Maintenance.
 - ii. That cables are free of severe corrosion and pitting, reference Daily Inspection & Maintenance. A light surface corrosion on exposed outer wires is normal. Penetrating Oil should be applied during monthly periodic inspection.
 - iii. That there are no areas on the cable that have a greatly reduced diameter or "necking", reference Daily Inspection & Maintenance. When any cable is found with excessive necking, all cables must be replaced immediately.
 - iv. That cables do not have excessive stretch. It is normal for new cable to require adjustment during "break-in", after which small periodic adjustments may be required. However, if a cable that has been in service for 6 months should suddenly require frequent adjustments or has used all the cable adjustment available, all cables must be replaced immediately.
 - v. If any cable is found to be in need of replacement, the entire cable set must be replaced immediately.
 - vi. Cables are expendable items and should be replaced as a set every 20,000 cycles (estimated) or every 6 years, unless earlier replacement is indicated during inspection.
2. Sheaves and Pins
 - a. Inspect sheaves and pins in yokes and runways. Sheaves are expendable items. Sheaves and pins should be replaced when worn. Use of sheaves and pins with excessive wear will lead to reduced service life of cables.
 - b. Inspect sheaves (pulleys) in yoke ends with lift in lowered position or resting on the locking latches.
 - i. Hold lowering handle down and pull on cable in column to create slack in cables.
 - ii. Check for excessive side to side wobble. Grasp rim of sheave and attempt to wobble (tilt) side to side. If sheaves wobble (tilt) more than 3/16" (4.8 mm) side to side or move up and down on shaft more than 1/32" (0.8 mm), the sheave and pin (shaft) should be replaced, refer figures below.
 - iii. Check sheaves and replace if cracks are found.
 - iv. Check for ease of rotation. If sheaves do not turn freely, the sheave and sheave pin should be removed, inspected, lubricated, and reinstalled or replaced.
 - c. Fully raise lift. Inspect sheaves (pulleys) in runway ends with lift in raised position.
 - i. Visually inspect alignment of sheaves, see figure above. Misalignment of sheave(s) indicates excessive wear; the sheave(s) and sheave pin should be removed and inspected. Replace as required.
 - ii. Hold lowering handle down to lower lift onto latches. Pull on cables under runway to create cable slack.
 - iii. Check for excessive side to side wobble. Grasp rim of sheave and attempt to wobble (tilt) side to side, refer to figures above. If sheaves wobble (tilt) more than 1/16" (1.6 mm) side to side, or move in and out more than 1/32" (0.8 mm), the sheave and sheave pin (shaft) should be replaced, refer to figures above.
3. Hydraulic Cylinder Inspect the hydraulic cylinder mounting to the runway. Inspect cylinder and hydraulic hoses for leaks. Repair or replace as required.
 - a. Check and tighten the hydraulic cylinder rod nuts holding the cable pull bar.
4. TRACKS for Rolling Jack and Oil Drain Pan

- a. Inspect rolling jack/oil drain pan tracks for cleanliness, corrosion, excessive wear or damage.
 - b. Clean dirty tracks.
 - c. Worn or damaged tracks must be repaired immediately. Failure to do so will lead to reduced service life which could result in property damage and/or personal injury.
- 5. Latch Inspection and Adjustment**
- a. Check locking latches for proper operation. Inspect for worn or missing parts. Replace worn or damaged parts and adjust as required.
 - b. Latches - Check latch operation on all four corners.
 - c. Latch and Latch Bar Line-Up - Observe locking latches during lift operation to ensure that all latches line up with slots in latch bar located in all four columns. If not, relocate and/or re-shim columns.
 - i. Check slack cable devices for proper operation. Inspect for worn or missing parts. Replace worn or damaged parts as required.
 - ii. Observe both locking latches and slack cable devices during lift operation to ensure that all latches line up with slots in latch bar located in all four columns.
- 6. Cable Adjustment**
- a. Initial Adjustment
 - i. Adjust cable with lift fully lowered. Loosen jam nut and tighten nut on cable stud on top of column until yoke end is raised 1/4" (6.4 mm) and back off nut one turn. Retighten jam nut. Repeat for all four cables.
 - b. Final Adjustment
 - i. Load a typical vehicle on lift.
 - ii. Raise lift as high as it will travel (full height). You should hear the locking latches click through all latch slots simultaneously.
 - iii. Lower lift onto top latch position.
 - iv. Check clearance:
 - v. Starting with the right front column, use a straight edge to mark the position of the yoke bottom on the column.
 - vi. Raise lift to full height again. Mark second position. If gap between two marks is less than 2", adjust locking latch bar to reach clearance of 2". Repeat for the other three columns.
 - vii. Adjust locking latch bar adjusting nut so that the bottom of the topmost latch bar slot is at least 2" below locking latch. After adjustment, tighten jam nut underneath column top plate, Fig. 11.
 - viii. If entire 2" clearance cannot be attained by adjusting the locking latch bar, adjust the cable. Turn cable adjusting nut to raise the locking latch 2" above bottom of latch bar slot. Tighten cable jam nut.
 - ix. Lower lift and remove vehicle.
 - x. Raise the lift to full height. LISTEN and WATCH as the first locking latch clicks into place. Synchronize the other three columns with this column by adjusting their cables so all four latches click at same time. Tighten jam nuts. When making changes to adjustment nuts on cable end or latch bar stud, always leave at least two threads showing between nut and stud end. Latches may not click in at the same time when vehicle is being raised. They should be close. Be sure all four corners have passed the locking latch bar slot before lowering lift on locking latches

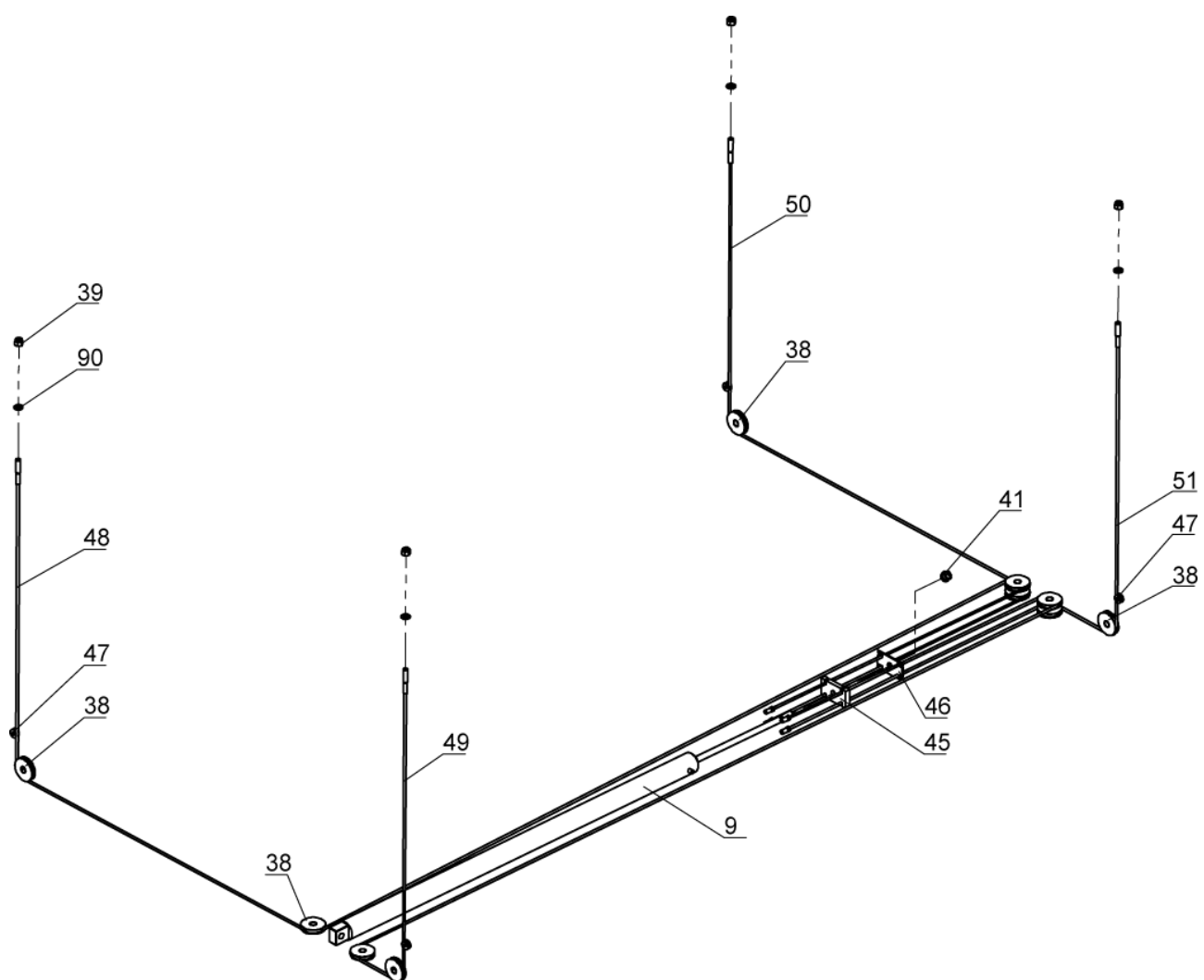
ILLUSTRATED PARTS BREAKDOWN



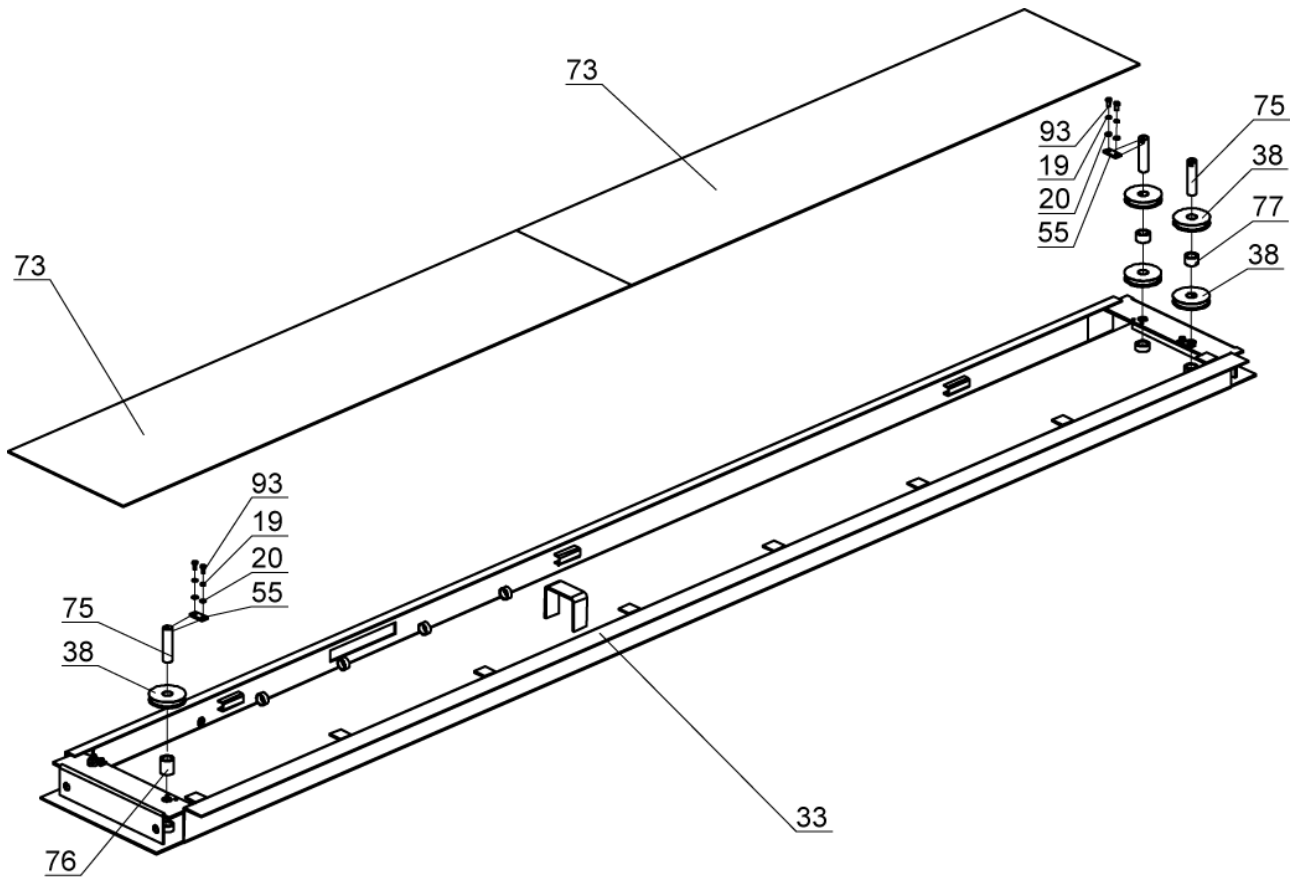
GENERAL ILLUSTRATED PARTS LIST – FIGURE #1



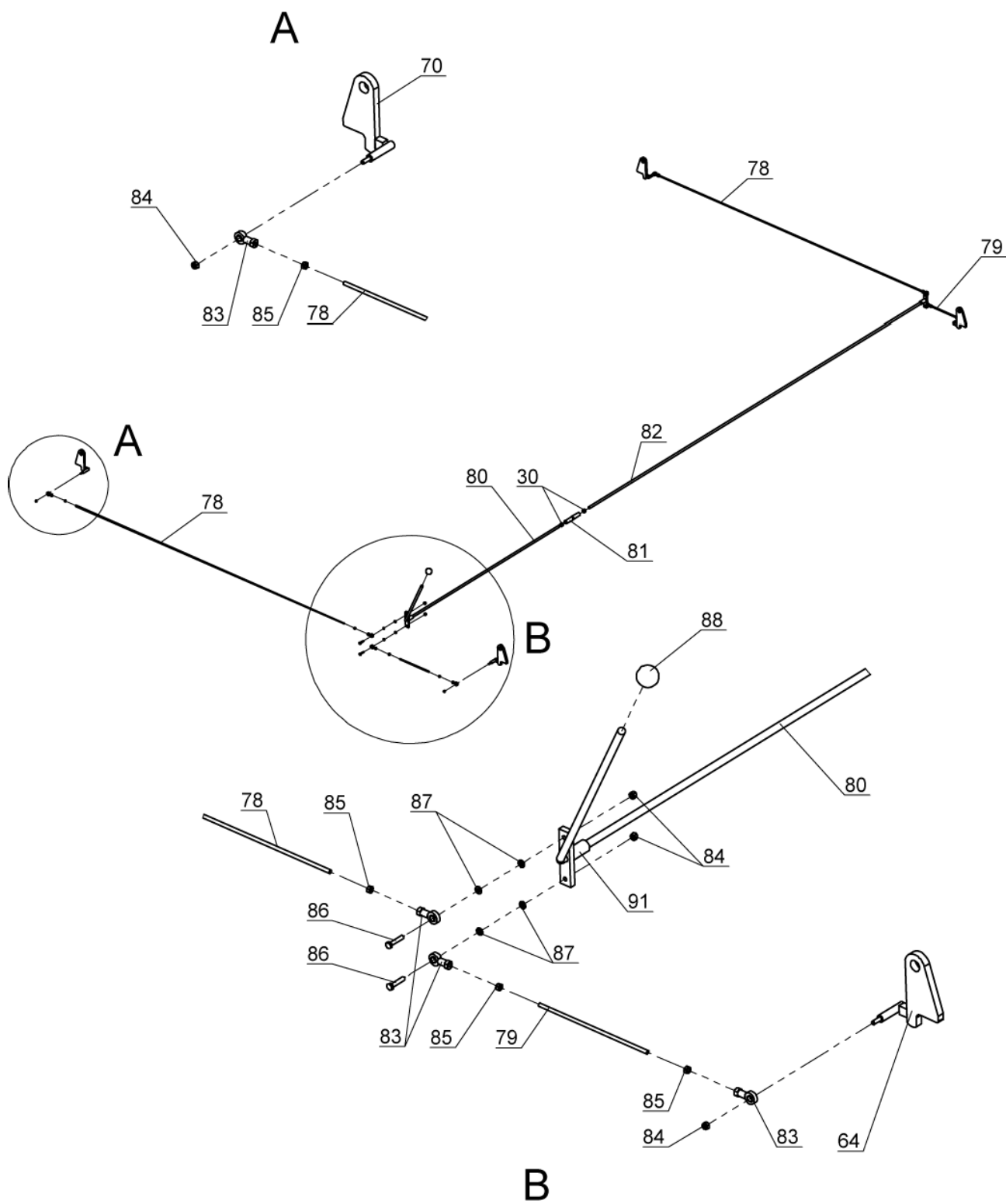
CROSSBEAM ASSEMBLY – FIGURE # 2



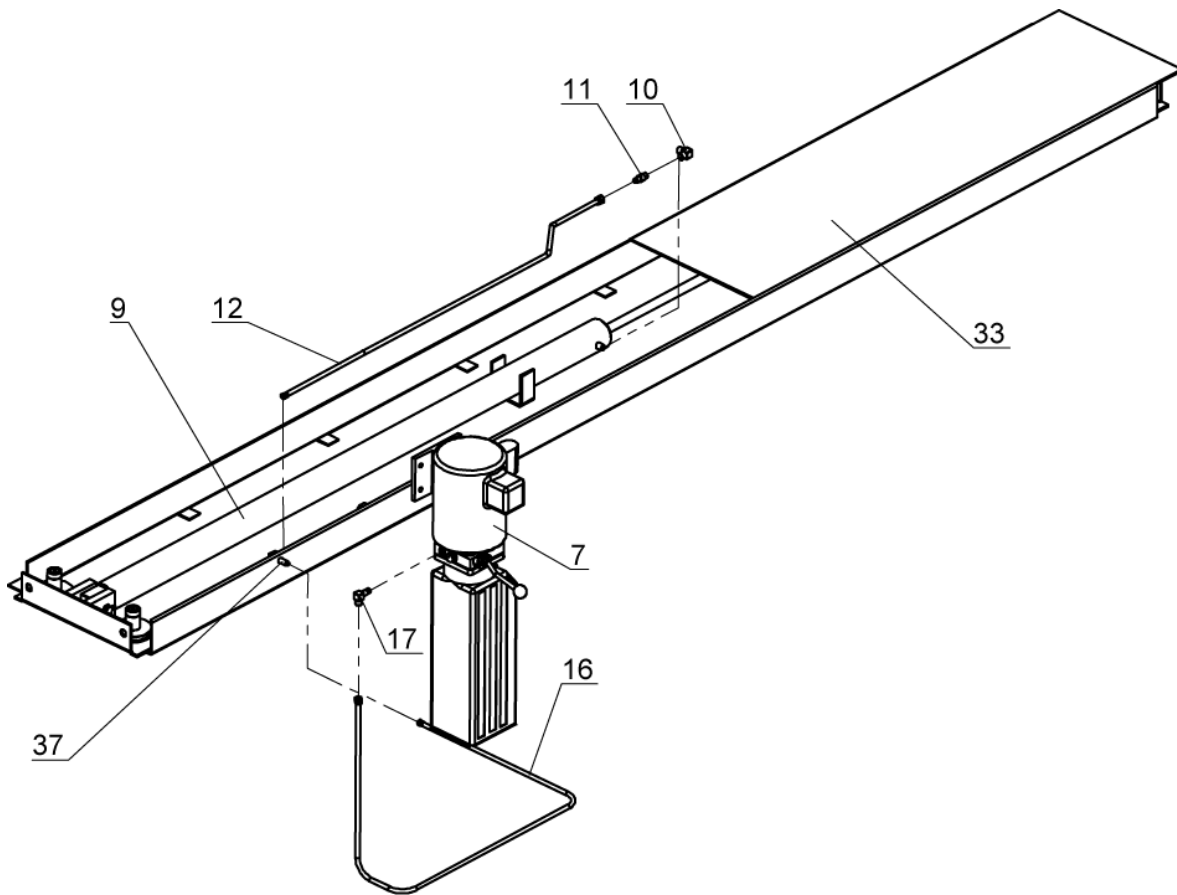
CABLE COMPONENTS & ROUTING – FIGURE # 3



RUNWAY AND SHEAVE COMPONENTS - FIGURE # 4



SAFETY LATCH & LINKAGE COMPONENTS – FIGURE # 5



HYDRAULIC & CYLINDER COMPONENTS - FIGURE # 6

Four Post 8000 lb Lift

Items	Drawing #	Description	QTY
1	PP8S-1000	Column Weldment A	1
2	PP8S-1100	Column Weldment B	3
3	DP8-1200	Column Top Caps	2
4	DP8-1200DC	Column Top Caps	2
5	PP8S-1210	Latchbar Weldment	4
6	DP8-2100	Crossbeam Weldment	2
7	P/U	Power Unit	1
8	DP8-5000	Ramp Weldment	2
9	YG02-9100G	Hydraulic Cylinder	1
10	PP7-9802-2	Pipe Fitting	1
11	PP7-9200	Throttle	1
12	1WB-04	Hydraulic Hose	1
13	H4D-5005	Hydraulic Cylinder Pin	1
14	B52-5x60	Cotter Pin Ø 5x60	2
15	H4D-5000	Link Frame	4
16	1WB-05	Hydraulic Hose	1
17		90 Degree Fitting	1
18	B30-8	Nut M8	10
19	B40-8	Lock Washer Ø 8	24
20	B41-8	Flat Washer Ø 8	60
22	B10-18x100	Hex Head Bolt M18 x 100	8
23	B41-18	Flat Washer Ø 18	8
24	B40-18	Lock Washer Ø 18	8
25	B30-18	Nut M18	8
26	H4D-7001-07	Bolts M8x50	2
27	B10-12x30	Hex Head Bolt M12x30.	16
28	B41-12	Flat Washer Ø 12	32
29	B40-12	Lock Washer Ø 12	16
30	B30-12	Nut M12	18
31	DP8-2013	Flat Washer Ø 20	8
32	B30-20	Nut M20	4
33	PP8S-3100	Runway Weldment, Driving Side	1
34	DP8-3200	Runway Weldment, Slave Side	1
35	H4D-5001	Car Stop Plates	4
36	NH4D-3303	Nut	4
37	H4D-Y003	90 Degree Fitting	1
38	DP8-2012	Cable Pulley	10
39	B33-3/4"-16	Nylon Lock Nut 3/4"-16	4
41	B33-24x2	Nylon Lock Nut M24x2	1
45	H4D-5003	Cable Lock PlateA	1

46	H4D-5004	Cable Lock Plate B	1
47	DP8-2004	Small Cable Pulley	4
48	PP7-2004	Cable	1
49	PP7-2003	Cable	1
50	PP7-2002	Cable	1
51	PP7-2001	Cable	1
53	B10-8x35	Hex Head Bolt M8x35	36
54	B10-8x20	Hex Head Bolt M8x20	8
55	NH4D-2005	Lock Plate	8
56	DP8-2003	Slider	8
57	DP8-2009	Shaft	4
58	DP8-2001	Pulley Cover	2
59	B22-8x10	Set Screw M8x10	4
60	DP8-2007	Bushings	4
61	DP8-2006	Cable Pulley Pin	4
62	DP8-2014	Flat Washer Ø 24C Level	12
63	NH4D-1011	Spring	8
64	DP8-2011DC	Work Lock	2
65	NH4D-1004	Spring	2
66	DP8-2008	Spacer	4
67	DP8-2005	Lock Shaft	4
68	DP8-2010DC	Safety Lock	2
69	DP8-2002	Pulley Cover	2
70	DP8-2011	Work Lock	2
71	NH4D-1004DC	Spring	2
72	DP8-2010	Safety Lock	2
73	H4D-5007	Plastic Plate	2
75	PP7-3001	Cable Pulley Shaft	4
76	PP7-3003	Spacer	2
77	PP7-3002	Spacer	2
78	DP8-4301	Long Rod	2
79	DP8-4401	Short Rod	2
80	DP8-4210	Joy Stick B	1
81	H4D-7000-03	Coupler	1
82	DP8-4110	Joy Stick A	1
83	B72-6	Bearing M6	8
84	B33-6	Nylon Lock Nut M6	8
85	B30-6	Nut M6	8
86	B10-6x30	Hex Head Bolt M6x30	4
87	B41-6	Flat Washer Ø 6	12
88	B84-35	Plastic Knob for Handle Ø35xM10	1
89	B23-6x10	Discal Head Screw M6x10	4
90	B41-20	Flat Washer Ø 20	8
91	H4D-7000-05	Steel Spacer	2
92	30400-1999	Washer	4

93	B10-8x16	Hex Head Bolt M8x16	8
94	H4P-R3100	Wheel Chock	2
95	H4P-R3101	Angle Iron	2
96	H4P-R3102	Rubber	8
97	B23-5x16	Discal Head Screw M5x16	8
98	B41-5	Flat Washer Ø 5	8
99	B30-5	Nut M5	8
100	B10-8x40	Hex Head Bolt M8x40	4
101	B33-8	Nylon Lock Nut M8	4

Accessories for Four Post 8000 lb Lift

	PP8S-2000CK	Caster Kit - Assembly	4
1	PP8S-2000	Caster Kit - Frame Weldment	4
2	B80-6x2	Caster Kit - Caster Wheel Assembly 6"x2"	4
3	PP8S-2100	Caster Kit - Hitch Pin	4
4	H4D-5006-03	Caster Kit - Hairpin Clip	4
5	B30-10	Hex Nut - M10	16
6	B40-10	Lock Washer Ø10	16
7	B41-10	Flat Washer -Ø10	32
8	B10-10x35	Hex Bolt - M10x35	16
	DP7PNBKD-DT	Drip Tray	3
	H4D-6000	Jack Tray / Tool Box	1

This item is warranted for five (5) years on structural components and one (1) year on air or electric hydraulic power units, pneumatic power units, and major components from date of invoice. Wear items are covered by 6 months. Hydraulic cylinder is covered for 2-year warranty.

This LIMITED warranty policy **does not include** a labor warranty.

NOTE: ALL WARRANTY CLAIMS MUST BE PRE-APPROVED BY THE MANUFACTURER TO BE VALID.

The Manufacturer shall repair or replace at their option for this period those parts returned to the factory freight prepaid, which prove after inspection to be defective. This warranty will not apply unless the product is installed, used and maintained in accordance with the Manufacturers installation, operation and maintenance instructions.

This warranty applies to the ORIGINAL purchaser only, and is non-transferable. The warranty covers the products to be free of defects in material and workmanship but, does not cover normal maintenance or adjustments, damage or malfunction caused by: improper handling, installation, abuse, misuse, negligence, carelessness of operation or normal

wear and tear. In addition, this warranty does not cover equipment when repairs or alterations have been made or attempted to the Manufacturer's products.

THIS WARRANTY IS EXCLUSIVE AND IS LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OR MERCHANTABILITY OR ANY IMPLIED WARRANTY OF FITNESS FROM A PARTICULAR PURPOSE, AND ALL SUCH IMPLIED WARRANTIES ARE EXPRESSLY EXCLUDED.

THE REMEDIES DESCRIBED ARE EXCLUSIVE AND IN NO EVENT SHALL THE MANUFACTURER, NOR ANY SALES AGENT OR OTHER COMPANY AFFILIATED WITH IT OR THEM, BE LIABLE FOR SPECIAL CONSEQUENTIAL OR INCIDENTAL DAMAGES FOR THE BREACH OF OR DELAY IN PERFORMANCE OF THIS WARRANTY. THIS INCLUDES, BUT IS NOT LIMITED TO, LOSS OF PROFIT, RENTAL OR SUBSTITUTE EQUIPMENT OR OTHER COMMERCIAL LOSS.

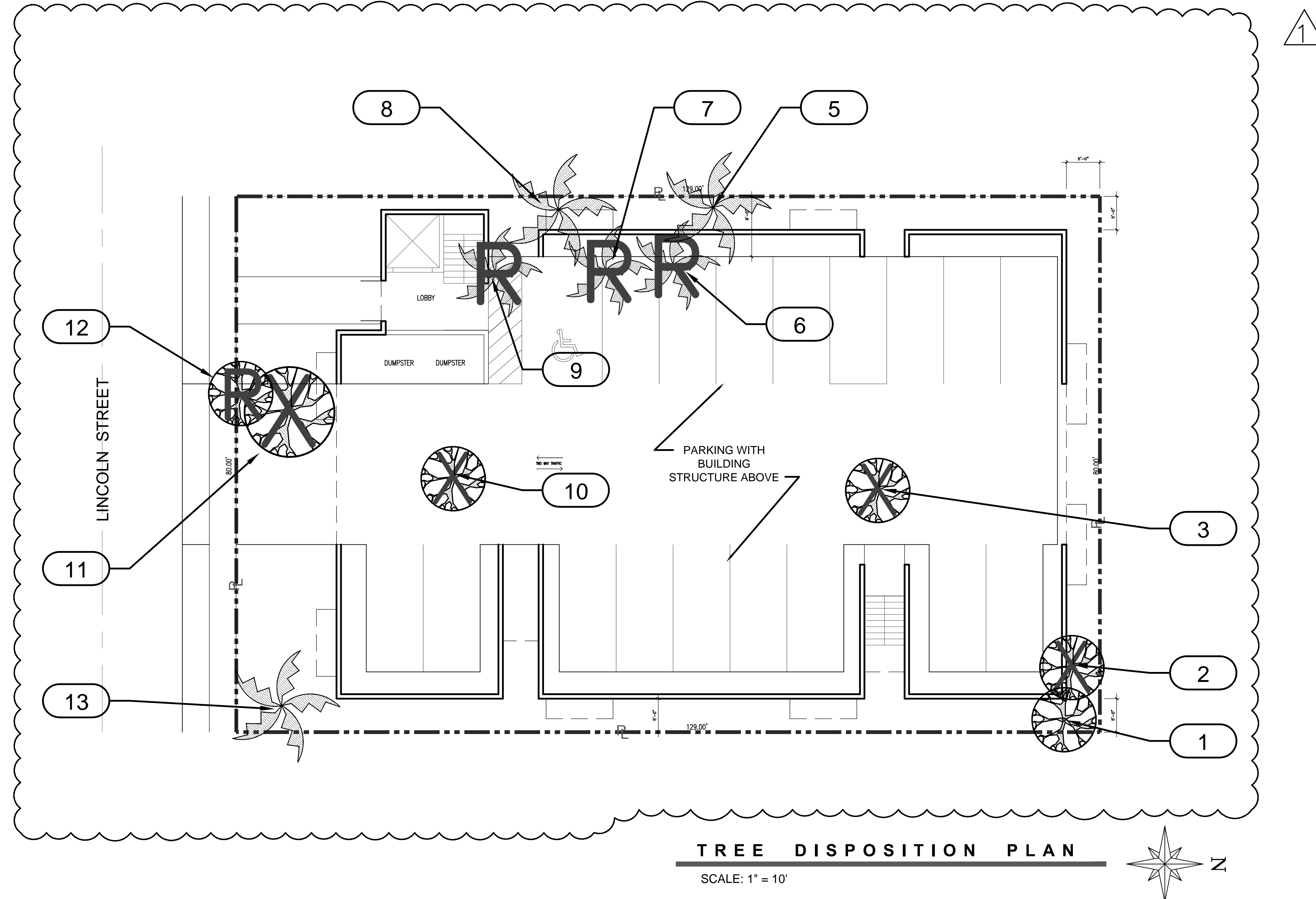
PRICES: Prices and specifications are subject to change without notice. All orders will be invoiced at prices prevailing at time of shipment. Prices do not include any local, state or federal taxes.

RETURNS: Products may not be returned without prior written approval from the Manufacturer.

DUE TO THE COMPETITIVENESS OF THE SELLING PRICE OF THESE LIFTS, THIS WARRANTY POLICY WILL BE STRICTLY ADMINISTERED AND ADHERED TO.




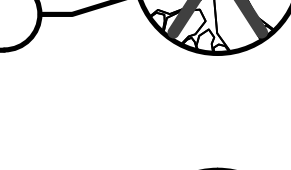
ALUMINUM RAILLING

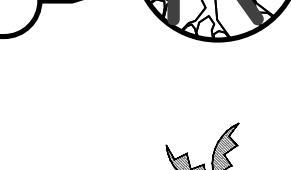



No.	LATIN NAME	COMMON NAME	DBH	SIZE	DISPOSITION
1	Persea americana	Avocado Tree	6"	18' X 20	REMAIN
2	Tilia x europaea	Lime Tree	4"	18' X 20'	REMOVE
3	Averrhoa carambola	Starfruit Tree	6"	18' X 10'	REMOVE
4	Unused				
5	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	15' Grey Wood	24' X 18'	REMAIN
6	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	16' Grey Wood	24' X 18'	RELOCATE
7	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	16' Grey Wood	24' X 18'	RELOCATE
8	Cocos nucifera 'Green Malayan'	Green Malayan Coconut Palm	16' Grey Wood	24' X 18'	REMAIN
9	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	16' Grey Wood	24' X 18'	RELOCATE
10	Averrhoa carambola	Starfruit Tree	4"	14' X 10'	REMOVE
11	Ficus nitida	Laurel Fig	36"	30' X 20'	REMOVE
12	Bursera simaruba	Gumbo Limbo	5"	12' X 6'	RELOCATE
13	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	15' Grey Wood	24' X 18'	REMAIN
TOTAL DBH INCHES (NON-EXEMPT SPECIES) TO BE MITIGATED: 14"					
TOTAL REPLACEMENT PALMS TO BE MITIGATED: 0					


TREE SYMBOL LEGEND

- 

- EXISTING TREE TO REMAIN
SEE TREE PROTECTION FENCING
DETAIL FOR FENCING TO BE ERECTED
AND MAINTAINED DURING ENTIRE
CONSTRUCTION PERIOD
 - 

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

- EXISTING TREE TO BE RELOCATED
SEE NOTES FOR RELOCATION AND CARE THIS
SHEET AND NEW LOCATIONS ON SHEET L-200
 - 

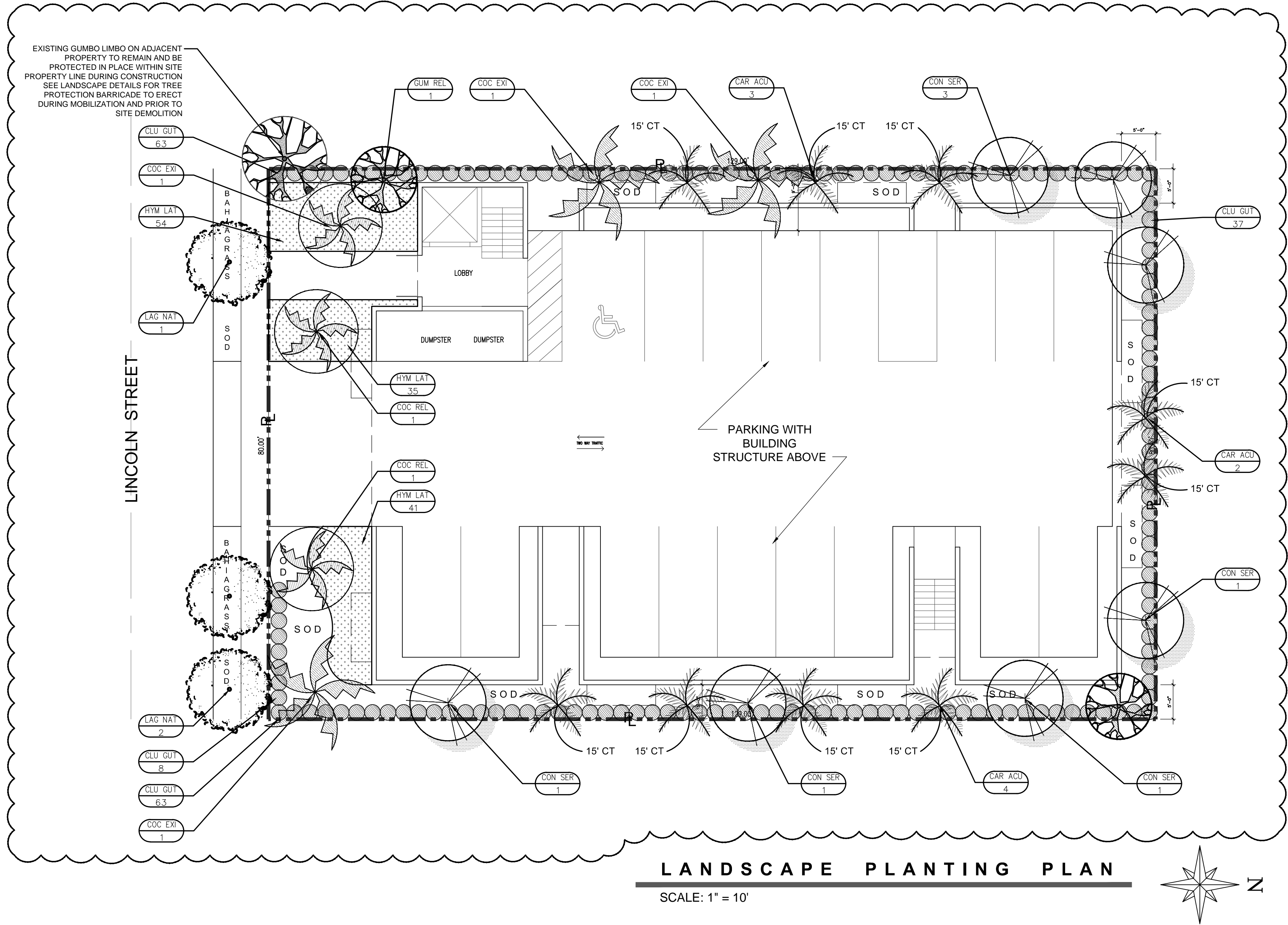
- EXISTING PALM TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR
FENCING TO BE ERECTED AND MAINTAINED
DURING ENTIRE CONSTRUCTION PERIOD
 - 

- EXISTING PALM TO BE RELOCATED
SEE NOTES FOR RELOCATION AND CARE THIS
SHEET AND NEW LOCATIONS ON SHEET L-200

TREE DISPOSITION NOTES

1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL. BY PLACING A BID OR SUBMITTING A PROPOSAL TO DO THE WORK HEREIN CONTRACTOR ACKNOWLEDGES HE HAS REVIEWED THE PLANS, VISITED THE SITE AND FOUND NO MAJOR CONFLICTS.
2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION.
4. THE TREE REMOVAL WORK HEREIN WILL REQUIRE MITIGATION IN ACCORDANCE WITH CITY OF HOLLYWOOD ARTICLE 9 TREE MITIGATION REQUIREMENTS.
5. CONTRACTOR TO COMPLETELY REMOVE ALL PARTS OF TREES SPECIFIED FOR REMOVAL ON THE TREE DISPOSITION PLAN. GRIND ALL TRUNKS/ROOT SYSTEMS OR TREES TO BE REMOVED A MINIMUM OF 18" DEPTH IN THEIR ENTIRETY AND FILL AND COMPACT WITH SUITABLE CLEAN SOIL TO FINAL GRADE.
6. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
7. IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
8. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
9. CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS. CONTRACTOR TO REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
10. FOR ALL TREES TO BE REMOVED, CONTRACTOR TO TAKE PROPER CARE IN REMOVAL TO NOT CAUSE DAMAGE TO EXISTING SITE FEATURES, CONDITIONS, INFRASTRUCTURE, OR THE GENERAL PUBLIC AND PASSERSBY. COMPLETELY REMOVE TREES AND PROPERLY DISPOSE OF REMAINS OFF-SITE.
11. NO TREES SHALL BE REMOVED OR RELOCATED UNTIL A CITY OF HOLLYWOOD TREE REMOVAL PERMIT IS ISSUED. APPLICATIONS ARE AVAILABLE IN ROOM 308 OF CITY HALL OR VIA WEBSITE DOWNLOAD AT WWW.HOLLYWOODFL.ORG > DEPARTMENTS > ENGINEERING > ENGINEERING SERVICES
12. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE BY A TREE PROTECTION BARRIER FENCE ERRECTED TO THE EXTENTS OF THE CANOPY DRUPLINES. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL INFORMATION. FAILURE TO MAINTAIN THE BARRIERS MAY RESULT IN DAMAGE TO TREES SPECIFIED TO REMAIN, ESPECIALLY ONES CLOSE TO ACTIVE CONSTRUCTION, WHICH MAY RESULT IN TREE MITIGATION COSTS, ADDITIONAL PERMITTING TIME AND COSTS, OR REJECTION OF TREES AT TIME OF FINAL INSPECTION. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE, TO THE EXTENTS OF THE TREE DRUPLINES FOR THE ENTIRE DURATION OF CONSTRUCTION.
13. ALL COCONUT PALMS PROPOSED FOR RELOCATION ARE TO BE ROOT PRUNED AND CARED FOR AS FOLLOWS PRIOR TO, DURING, AND AFTER RELOCATION:
 - PRUNE ROOTS AND TO A DEPTH OF 18" AROUND ENTIRE PERIMETER OF PALMS TO CREATE A 4" DIAMETER TRENCH AND PRUNE LOWER FRONDS A MINIMUM OF 2 WEEKS PRIOR TO RELOCATION
 - FILL TRENCH WITH MULCH OR OTHER MEDIUM TO RETAIN MOISTURE; INSURE THAT ROOTS REMAIN MOIST AT ALL TIMES
 - IN PREPARATION FOR RELOCATION DIG ROOTBALL TO A MINIMUM 36"-66" DEPTH BY 36-48" DIAMETER DEPENDING ON SIZE OF PALM. TIGHTLY WRAP ROOTBALL IN BIO-DEGRADABLE BURLAP AND SECURE OPEN ENDS TOGETHER SECURELY FOR SAFE MOVEMENT TO NEW PLANTING LOCATIONS
 - RELOCATE PALMS TO NEW LOCATIONS PER LANDSCAPE PLAN L-200 TO COINCIDE WITH FINAL GRDES AND PAVING
 - BACKFILL WITH 5% AMENDED SOIL. RATIO BY VOLUME PREMIX COMPRISED OF 50% TOPSOIL, 50% CLEAN SAND AND BRACE WITH WOOD STAKED BATTONS PER DETAIL ON SHEET L-201
 - IMMEDIATELY AFTER PLANTING, ERECT TREE PROTECTION BARRIER AND WATER DAILY FOR 30 DAYS AT A MINIMUM OF 5 GALLONS PER OCCURRENCE PER PALM. BEYOND 30 DAYS, WATER AT LEAST 3 TIMES PER WEEK FOR THE NEXT 3 MONTHS OR UNTIL SUBSTANTIALLY ACCUMATE; FAILURE TO DO THIS MAY RESULT IN REPLACEMENT WITH LIKE KIND/SIZES AND POSSIBLY ADDITIONAL REQUIRED MITIGATION TREES OR PALMS BE PLANTED AS REQUIRED BY BROWARD COUNTY AT THE CONTRACTOR'S EXPENSE

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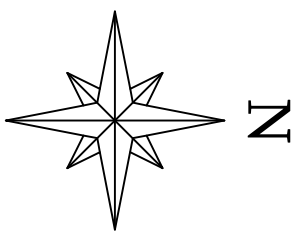


PLANT LIST AND SPECIFICATIONS						
TREE AND PALMS						
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
CAR ACU	9	Carpentaria acuminata	CARPENTARIA PALM	15' CT	8'	FULL CROWNS, STRAIGHT EVEN TRUNKS
CON SER	7	Conocarpus erectus 'Sericeus'	SILVER BUTTONWOOD	2" DBH/12' HT.	5'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING
LAG NAT	3	Lagerstroemia x 'Natchez'	NATCHEZ CRAPE MYRTLE	3" DBH/14' HT.	7'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING
AVA EXI	1	Persea americana (EXISTING)	EXISTING AVACADO	5"	18'X20'	SEE TREE PROTECTION DETAIL SHEET L-201
COC REL	3	Cocos nucifera (relocated)	RELOCATED COCONUT PALM	N/A	VARIES	SEE RELOCATION NOTES SHEET L-100
COC EXI	3	Cocos nucifera (EXISTING)	EXISTING COCONUT PALM	N/A	VARIES	SEE TREE PROTECTION DETAIL SHEET L-201
GUM REL	1	Bursera simaruba (relocated)	RELOCATED GUMBO LIMBO	5"	12'X6'	SEE RELOCATION NOTES SHEET L-100
SHRUBS AND GROUND COVER						
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
CLU GUT	171	Clusia guttifera	LITTLELEAF CLUSIA	24" HT	24"	FULL, SPACE 24" ON CENTER
HYM LAT	130	Hymenocallis latifolia	SPIDER LILY	18" HT	18"	FULL, SPACE 24" ON CENTER
WHERE 'SOD' IS INDICATED SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY AND 'BAHIAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD						
*N - ABOVE DENOTES FLORIDA NATIVE SPECIES - SEE NATIVE PERCENTAGE CALCULATIONS IN TABULAR DATA CHART BELOW						
*E - ABOVE DENOTES EXISTING TREES AND PALMS TO REMAIN OR BE RELOCATED. SEE SHEET L-100 FOR MORE INFORMATION.						
NOTE: ALL SPECIES ARE SUBJECT TO APPROVED ALTERNATIVES DEPENDING ON AVAILABILITY IN THE REQUIRED SIZES AT THE TIME OF INSTALLATION.						

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GENERAL NOTES & SPECIFICATIONS

- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY AND ALL DISCREPANCIES, CONFLICTS, SHORTAGES, OR OTHER SCOPE/QUANTITY/ TIME RELATED ISSUES, INCOMPLETENESS OR CONSISTENCY WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL OR BASED ON THE SCOPE OF WORK.
- THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND AS PROVIDED. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO REMAIN DURING CONSTRUCTION.
- SEE TREE PROTECTION DETAIL ON LANDSCAPE DETAILS SHEET FOR TREE PROTECTION TO BE ERECTED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN FOR TREES AND PALMS TO REMAIN, AND TO REMAIN INTACT AS ERECTED UNTIL FINAL COMPLETION OF PROJECT.
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ADJUST IF NECESSARY TO AVOID CONFLICTS OR SAFETY HAZARDS.
- ALL WORK TO BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND ONLY DURING THOSE TIMES PERMITTED BY THE CITY OF HOLLYWOOD. PROTECT THE PUBLIC AND GENERAL PASSERSBY AT ALL TIMES AND PROTECT ALL TREES SPECIFIED TO REMAIN.
- ALL NEW PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLICATION BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. ALL TREES OR PLANTS NOT MEETING THIS MINIMUM SPECIFICATION AS DEFINED IN THE PUBLICATION WILL BE REJECTED.
- ALL TREES AND PALMS MUST BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLARE, AND FIRST ORDER ROOTS ARE SLIGHTLY ABOVE THE FINAL GRADE (ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS).
- ALL SYNTHETIC BURLAP, SYNTHETIC STRING, CORDS OR OTHER NON-BIODGRADABLE MATERIALS SHALL BE **COMPLETELY REMOVED** IN THEIR ENTIRETY FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED.
- FOR BIODEGRADABLE BURLAP, REMOVE THE TOP PORTION OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE REMOVED. THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- ALL SYNTHETIC TAPE (I.E., TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHED, ETC. BEFORE INSPECTION. REMOVE ALL BAMBOO AND METAL STAKES FROM THE TREES.
- TREES SHALL HAVE A MULCH RING WITH A MINIMUM DIAMETER OF 4'. MULCH WILL BE A GRADE B SHREDDED WOOD HARVESTED FROM EXISTING MELALEUCA OR EUCALYPTUS STANDS (STERILIZED TO DESTROY ANY SEEDS) OVER HEAVY WEED BARRIER FABRIC, SECURED IN PLACE USING METAL SOD STAPLES, AND APPROXIMATELY 3" DEPTH WHEN SETTLED. USE COMMERCIAL GRADE BLACK PLASTIC EDGING FOR SHAPE AND CONTAINMENT OF SHRUBS & GROUNDCOVER LANDSCAPE PLANTING AREAS, STAKED IN PLACE.
- ALL TREES AND PALMS SHALL BE GUYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. DO NOT USE WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL FOR THE DIRECT STAKING OF TREES. PLEASE USE BIODEGRADABLE MATERIAL FOR STAKING DIRECTLY AROUND TRUNKS SUCH AS SISAL TWINE. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED. ALL PERVIOUS LANDSCAPED AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE, AS DEFINED BY CITY OF HOLLYWOOD, SFWMD AND INDUSTRY STANDARDS (BEING 'HEAD-TO-HEAD' ARC THROW WITH 50% OVERLAP), BY MEANS OF AN AUTOMATIC, FULLY PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM UTILIZING PVC PIPE, RAINBIRD 1800 SERIES POP-UP SPRAY TYPE HEADS, REMOTE ELECTRONIC ZONE VALVES, A PROGRAMMABLE AUTOMATIC CONTROLLER WITH INTEGRATED RAIN SENSOR, BACKFLOW PREVENTION DEVICE, SCHEDULE 80 PVC SLEEVES FOR PIPING BENEATH PAVEMENT, ETC. ADDITIONALLY, ALL NEWLY PLANTED TREES AND PALMS WILL RECEIVE A MINIMUM OF ONE (1) BUBBLER NOZZLE TO WATER THE ROOT SYSTEMS FOR ESTABLISHMENT. ADJUST SET SCREW TO EMIT NO MORE THAN .25 GPM FLOW EACH. THIS PLAN IS NOT COMPLETE WITHOUT IRRIGATION PLAN, IRRIGATION DETAILS SHEETS L-300 AND L-301. IRRIGATION CONTRACTOR INSURE THAT FINAL SYSTEM AND ANY REQUIRED ADJUSTMENTS PROVIDE 100% COVERAGE AND ADDITIONAL ZONES OR HEADS MAY NEED TO BE ADDED TO ACHIEVE THIS. ALL WORK SHALL COMPLY WITH MUNICIPAL AND COUNTY ORDINANCES, SFWMD REGULATIONS AND RESTRICTIONS AND THE STATE OF FLORIDA.
- FOLLOW APPROVED LANDSCAPE PLANS FOR SPECIES, SIZES, LOCATIONS, QUANTITIES, QUALITY, ETC. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL AT REQUIRED SPECIFICATIONS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO ANY CHANGES OR SUBSTITUTIONS BEING ASSUMED, ORDERED, OR MADE.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IF DISCREPANCIES EXIST BETWEEN PLANT TABLE AND PLAN, PLAN DRAWING AND ON-CENTER SPACING SHALL TAKE PRECEDENCE.
- ALL TREES ARE TO HAVE PROTECTIVE LAYER OF BURLAP OR SIMILAR HEAVY WOVEN PROTECTIVE FABRIC AROUND THE TRUNKS WHEN LOADING AND UNLOADING WITH MACHINE EQUIPMENT. NO SCARRING OF TRUNKS WILL BE ACCEPTED AND MATERIALS THAT ARE SCARRED WILL BE REJECTED.
- ALL MATERIALS AND WORKMANSHIP WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM FAILURE, DEATH, TERMINAL DECLINE, ETC.. THE WARRANTY PERIOD MAY BE EXTENDED BEYOND THAT TIMEFRAME IF, AT THE END OF ONE YEAR, ANY PLANTS ARE NOT IN A THRIVING STATE, INDICATIVE OF HEALTHY PLANTS OF EACH SPECIES.
- BEGIN WATERING ALL PLANT MATERIALS IMMEDIATELY AFTER INSTALLATION OR RELOCATION. FOR RELOCATIONS SEE CARE AND WATERING SCHEDULE ABOVE. FOR ALL NEW PLANTS, WATER ACCORDING TO SFWMD, BROWARD COUNTY AND CITY OF HOLLYWOOD REGULATIONS FOR NEW LANDSCAPE INSTALLATIONS UP TO 90 DAYS AND BEGIN PHASE II WATER RESTRICTION SCHEDULE FOLLOWING THAT. A SUMMARY IS: LANDSCAPING FROM 0-30 DAYS AFTER INSTALLATION WATERING CAN OCCUR ON ALL DAYS EXCEPT ON FRIDAYS. FROM 30-90 DAYS, WATERING FOR NEW LANDSCAPING CAN OCCUR ON MONDAY, WEDNESDAY, THURSDAY, AND SATURDAY. FOR BOTH ESTABLISHMENT WATERING PERIODS AND FINAL ESTABLISHED PERIOD, NO WATERING SHALL OCCUR BETWEEN 10 A.M. IN THE MORNING AND 4 P.M. IN THE AFTERNOON.
- ALL WORK WITHIN THESE PLANS TO BE DONE IN A SOUND, WORKMANLIKE MANNER, INDICATIVE OF THE PROFESSIONAL STANDARDS REGULATING EACH DISCIPLINE AND THE PERTINENT DIVISION OF THE CONSTRUCTION SPECIFICATIONS INSTITUTE, THE CITY OF HOLLYWOOD, AND ANY OTHER REGULATING OR GOVERNING AUTHORITY. WORK WILL ONLY OCCUR WITHIN THE DAYS AND HOURS SPECIFIED WITHIN THE CODES AND ORDINANCES AND SUB-CONTRACTORS SHALL PERFORM WORK IN A SAFE, PROFESSIONAL MANNER WITHOUT UNNECESSARY DISTURBANCE TO THE SURROUNDING COMMUNITY, OTHER ON-SITE WORKERS OR PASSERSBY.
- ANY DAMAGE TO EXISTING CONDITIONS INCLUDING EXISTING LAWN AREA WILL BE RESTORED TO A CONDITION EQUAL TO OR EXCEEDING THE CONDITION AT TIME OF WORK COMMENCEMENT. EXISTING LAWN REPAIR WILL BE DONE COMPLETE FOR ANY AND ALL DAMAGED AREAS AFFECTED BY WORK. THIS INCLUDES MATCHING OF EXISTING GRASS SPECIES WITH WHOLE, CERTIFIED SOD LAID OVER 2" BLANKET OF HAND-RAKED, FINELY-GRADED TOPSOIL AFTER ANY NECESSARY EXCAVATION REQUIRED SO THAT NEW SOD MATCHES EXISTING OR PREVIOUS SOD IN APPEARANCE, ELEVATION, EXTENT, WITH CLEAN AND TIGHT JOINTS AND CUT IN PROPERLY SO THAT NEW AND EXISTING EDGES MEET SEAMLESSLY. STAGGER JOINTS OF ALL NEW SOD. SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY CERTIFIED TRUE TO NOMENCLATURE BY THE SUPPLIER ON RECEIPT. IF EXISTING PLANTING BEDS ARE DAMAGED, RESTORE TO SAME CONDITION WITH SAME MATERIALS.
- ANY REFERENCE, MENTION OR INFERENCE OF 'PLANTING SOIL', 'AMENDED SOIL', 'SOIL MIX' OR THE LIKE SHALL MEAN A SPECIFIC SOIL MIX AS FOLLOWS: 50-50 PERCENTAGE-BY-VOLUME RATIO, PRE-MIXED OFF-SITE, AND COMPRISED OF 50% CLEAN, SCREENED SILICA SAND, AND 50% PULVERIZED FLORIDA MUCK, ALSO REFERRED TO AS TOPSOIL, FREE FROM ANY WEEDS, NEMATODES, SEEDS, AGGREGATE (OTHER THAN SPECIFIED SAND) OR OTHER DELETERIOUS MATERIALS AND PREPARED SPECIFICALLY FOR USE AS A SOIL AMENDMENT IN LANDSCAPING APPLICATIONS. AN AMENDED ORGANIC OF COW MANURE OR ORGANIC PEAT IS ACCEPTABLE UP TO 10% OF THE TOTAL VOLUME OF THE MIX.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK BASED ON THESE PLANS.
- ALL BEDLINES FOR SHRUBS AND GROUNDCOVER TO HAVE FLOWING ARCS AS SHOWN CREATING AN ATTRACTIVE, ORGANIC AESTHETIC. MULCHED BEDLINE EDGES WITH FLAT OR 'DEAD' AREAS THAT BREAK FROM THE CURVILINEAR NATURE WILL BE REJECTED.
- UNLESS OTHERWISE NOTED, ALL PERVIOUS AREAS NOT COVERED WITH TREES, SHRUBS, OR GROUNDCOVER SHALL BE PLANTED WITH SOD GRASS. ALL SOD SHALL BE WHOLE SOLID SQUARE PIECES, CERTIFIED TO SPECIES AND CULTIVAR, LAID OVER 2" BLANKET OF HAND-RAKED, FINELY-GRADED TOPSOIL AFTER ANY NECESSARY EXCAVATION REQUIRED SO THAT NEW SOD MATCHES EXISTING ELEVATIONS OF CURBS, WALKS AND OTHER SURROUNDING HARDSCAPE PAVEMENT. SOD SHALL BE LAID WITH TIGHT JOINTS, STAGGER JOINTS ONE WAY SO THAT EDGES MEET SEAMLESSLY WITH NO GAPS GREATER THAN 1/8" IN WIDTH. USE COARSE CONCRETE SAND TO FILL ANY JOINTS. WHERE 'SOD' IS INDICATED SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY AND 'BAHIAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD.
- ALL AREAS BENEATH BUILDING STRUCTURE AND BEHIND WALLS TO HAVE ORNAMENTAL WHITE MARBLE CHIP AGGREGATE MULCH OVER 6 MIL BLACK PLASTIC STAPLED IN PLACE.
- SPECIES SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION IN THE REQUIRED.



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TABULAR DATA CODE CHART

REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS		
ZONING/LAND USE: RAC (REGIONAL ACTIVITY CENTER)		
ARTICLES 4 AND 9 (CROSS-REFERENCE LANDSCAPE MANUAL)	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS 1 TREE/30LF STREET FRONTAGE @ 80LF	3 TREES	3 TREES
OPEN SPACE REQUIREMENTS 1 TREE/1,000 SF OF REQUIRED OPEN SPACE AREA @ 2,522 SF	3 TREES	8 TREES = 1 EXISTING AVACADO, 1 RELOCATED GUMBO LIMBO, 3 EXISTING COCONUT PALMS (1:1), 3 RELOCATED COCONUT PALMS (1:1)
AT-GRADE PARKING LOTS (CROSS-REFERENCE LANDSCAPE MANUAL 2.12)	MINIMUM 24" DURABLE LANDSCAPE BUFFER	24" CONTINUOUS HEDGE + 9 CARPENTARIA PALMS
ARTICLE 9.5.E: NATIVE SPECIES REQUIREMENTS	60% TREES/50% SHRUBS	62% TREES/58% SHRUBS
ARTICLE 9.9: TREE MITIGATION REQUIREMENTS MITIGATION ON AN INCH-PER-INCH CALIPER BASIS FOR NON-EXEMPT SPECIES @ 14 INCHES DBH	7 TREES @ 2" DBH	7 SILVER BUTTONWOOD @ 2" DBH

PROJECT #
19-116
DATE
08-02-19
SCALE
AS NOTED
DESIGNED BY
WDB
CHECKED BY
WDB
DRAWN BY
WDB
REVISIONS
No.
DATE
BY
REVISIONS
No.
DATE
BY

14 UNIT APARTMENTS
2135 LINCOLN ST.
HOLLYWOOD, FL
FLORIDA
BROWARD COUNTY

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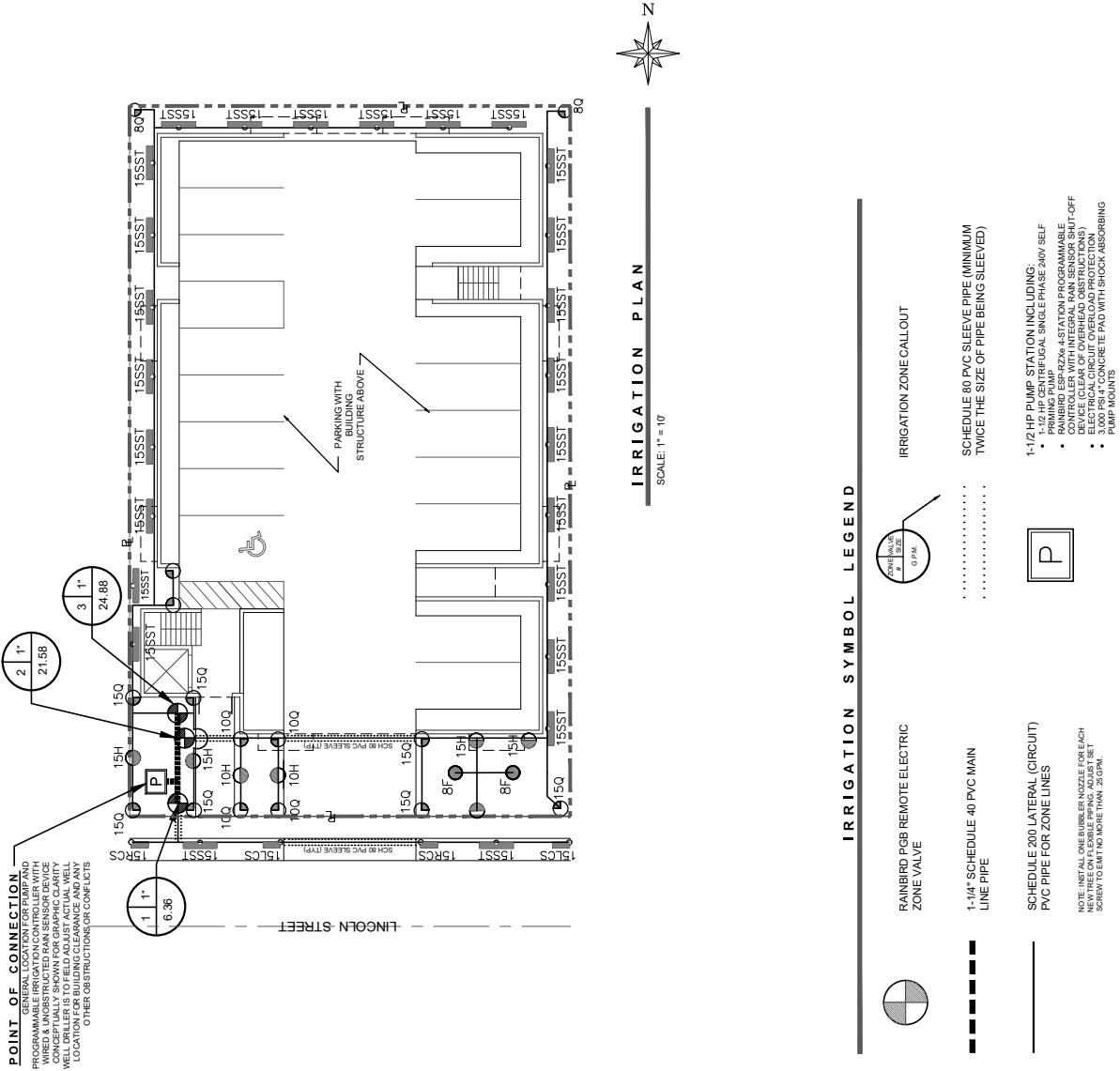
14 UNIT APARTMENTS
2135 LINCOLN ST.
HOLLYWOOD, FL
FLORIDA
BROWARD COUNTY

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAIL: dale.bryant@greeneearth.com
PHONE: 352-634-9425

LANDSCAPE
PLANTING PLAN
SHEET NUMBER
L-200

IRRIIGATION NOTES & SPECIFICATIONS

1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. AND SHALL BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL.
2. THE PLANS SHALL BE BASED ON THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
3. THE TIME OF DESIGN SHALL BE BASED ON THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
4. THE PLANS SHALL BE BASED ON THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
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15. THE PLANS SHALL BE BASED ON THE FIELD SURVEY AND THE INFORMATION CONTAINED THEREIN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
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POINT OF CONNECTION
GENERAL LOCATION FOR PUMP AND
PROGRAMMABLE CONTROLLER SHALL BE
WIRED & UNOBSTRUCTED RAIN SENSOR DEVICE
CONCEPTUALLY SHOWN FOR GRAPHIC CLARITY
WHICH REFLECTS THE FIELD SURVEY AND
LOCATION FOR BUILDING CLEARANCE AND ANY
OTHER OBSTRUCTIONS OR CONFLICTS

IRRIIGATION SYMBOL LEGEND

- RAINBIRD PGB REMOTE ELECTRIC ZONE VALVE
- RAINBIRD ESP-AZ26 4-STATION PROGRAMMABLE CONTROLLER
- RAINBIRD ESP-AZ26 4-STATION PROGRAMMABLE CONTROLLER (OFF)
- ELECTRICAL CIRCUIT OVERLOAD PROTECTION
- PUMP MOUNTS
- SCHEDULE 80 PVC SLEEVE PIPE (MINIMUM TWICE THE SIZE OF PIPE BEING SLEEVED)
- 1-1/4" SCHEDULE 40 PVC MAIN LINE PIPE
- SCHEDULE 200 LATERAL (CIRCUIT) PVC PIPE FOR ZONE LINES

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

IRRIGATION DETAILS

NOTE: CONTRACTOR MAY INSTALL PIPE TO SIZE OF SINKING SPRINKLER SYSTEM

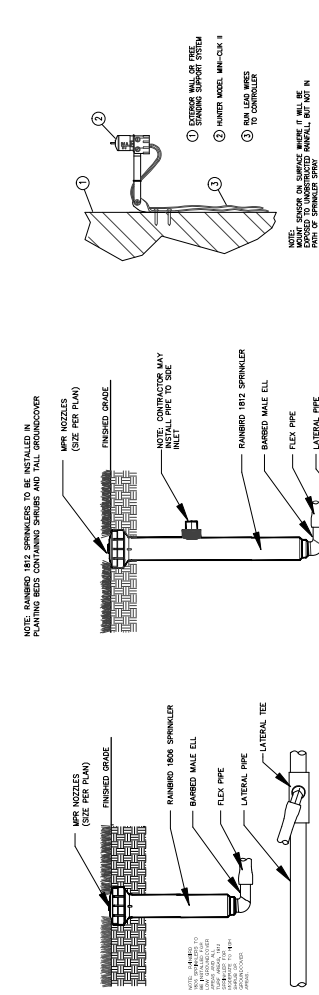
1. SINKING SPRINKLER SYSTEM

2. HANDED MODEL: MNC-CLK 1

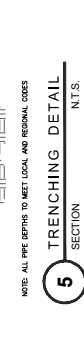
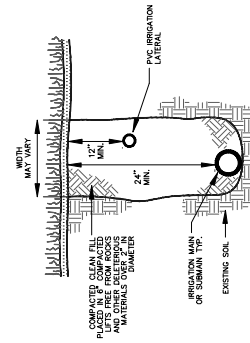
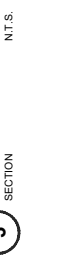
3. NEW LEAD WIPES TO CONTROLLER

NOTE: SINKING SPRINKLER ON SURFACE WHERE IT WILL BE PLANTED. SINKING SPRINKLER MUST BE PLANTED TO SINKING SPRINKLER, BUT NOT IN SINKING SPRINKLER.

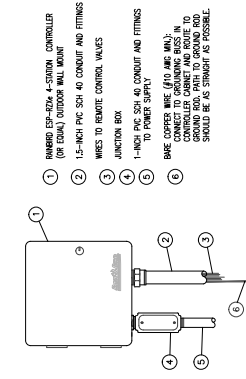
IRRIGATION DETAILS



3 RAIN SENSOR DEVICE



ANCHORING DETAIL



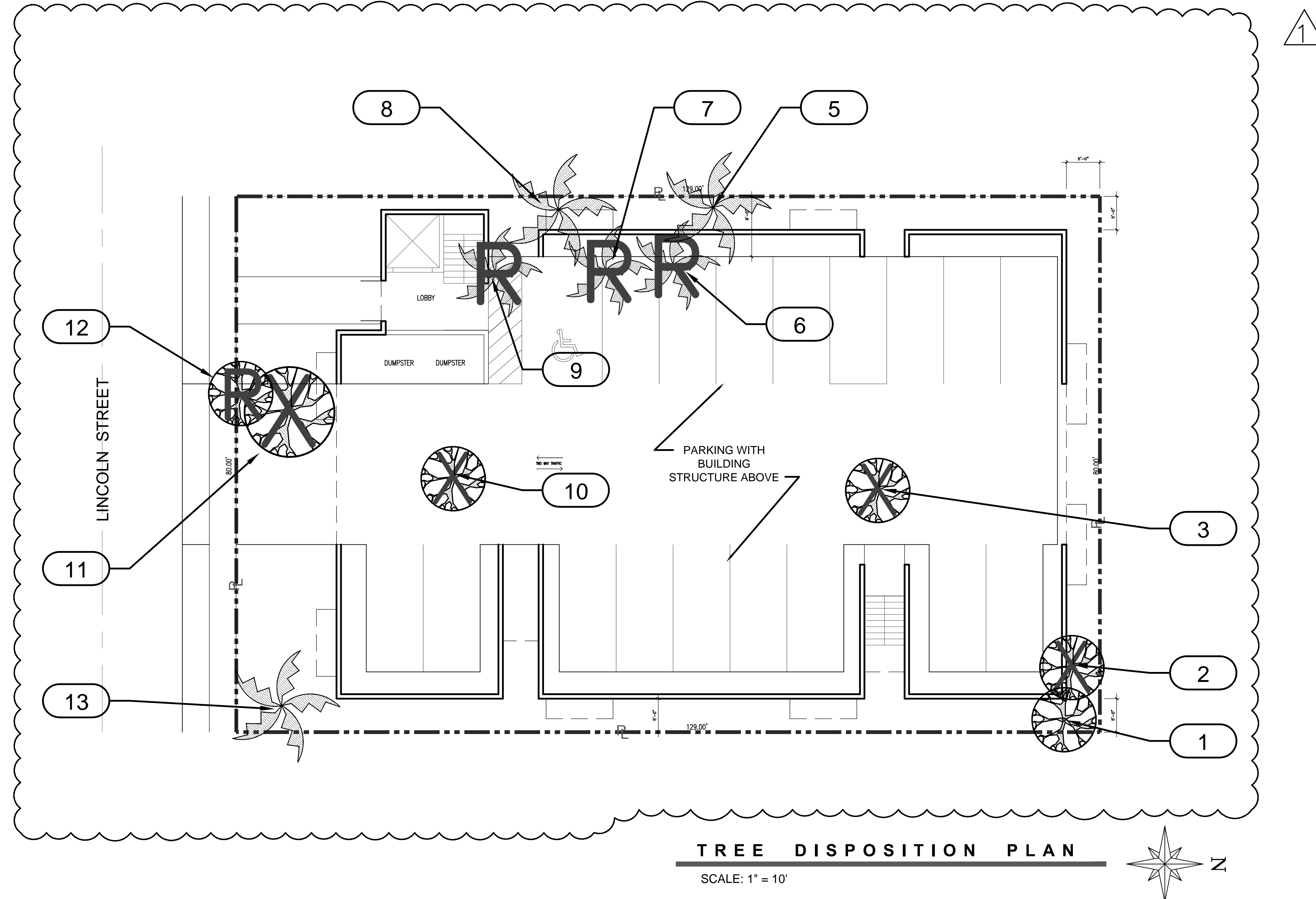
RAINBIRD PROGRAMMABLE CONTROLLER



RAINBIRD PGB ZONE VALVE




RAINBIRD PGB ZONE VALVE

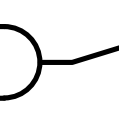


No.	LATIN NAME	COMMON NAME	DBH	SIZE	DISPOSITION
1	Persea americana	Avocado Tree	6"	18' X 20	REMAIN
2	Tilia x europaea	Lime Tree	4"	18' X 20'	REMOVE
3	Averrhoa carambola	Starfruit Tree	6"	18' X 10'	REMOVE
4	Unused				
5	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	15' Grey Wood	24' X 18'	REMAIN
6	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	16' Grey Wood	24' X 18'	RELOCATE
7	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	16' Grey Wood	24' X 18'	RELOCATE
8	Cocos nucifera 'Green Malayan'	Green Malayan Coconut Palm	16' Grey Wood	24' X 18'	REMAIN
9	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	16' Grey Wood	24' X 18'	RELOCATE
10	Averrhoa carambola	Starfruit Tree	4"	14' X 10'	REMOVE
11	Ficus nitida	Laurel Fig	36"	30' X 20'	REMOVE
12	Bursera simaruba	Gumbo Limbo	5"	12' X 6'	RELOCATE
13	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut Palm	15' Grey Wood	24' X 18'	REMAIN
TOTAL DBH INCHES (NON-EXEMPT SPECIES) TO BE MITIGATED: 14"					
TOTAL REPLACEMENT PALMS TO BE MITIGATED: 0					


TREE SYMBOL LEGEND

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- EXISTING TREE TO REMAIN
SEE TREE PROTECTION FENCING
DETAIL FOR FENCING TO BE ERECTED
AND MAINTAINED DURING ENTIRE
CONSTRUCTION PERIOD
 - 


#

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

#

- EXISTING TREE TO BE RELOCATED
SEE NOTES FOR RELOCATION AND CARE THIS
SHEET AND NEW LOCATIONS ON SHEET L-200
 - 

#

- EXISTING PALM TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR
FENCING TO BE ERECTED AND MAINTAINED
DURING ENTIRE CONSTRUCTION PERIOD
 - 

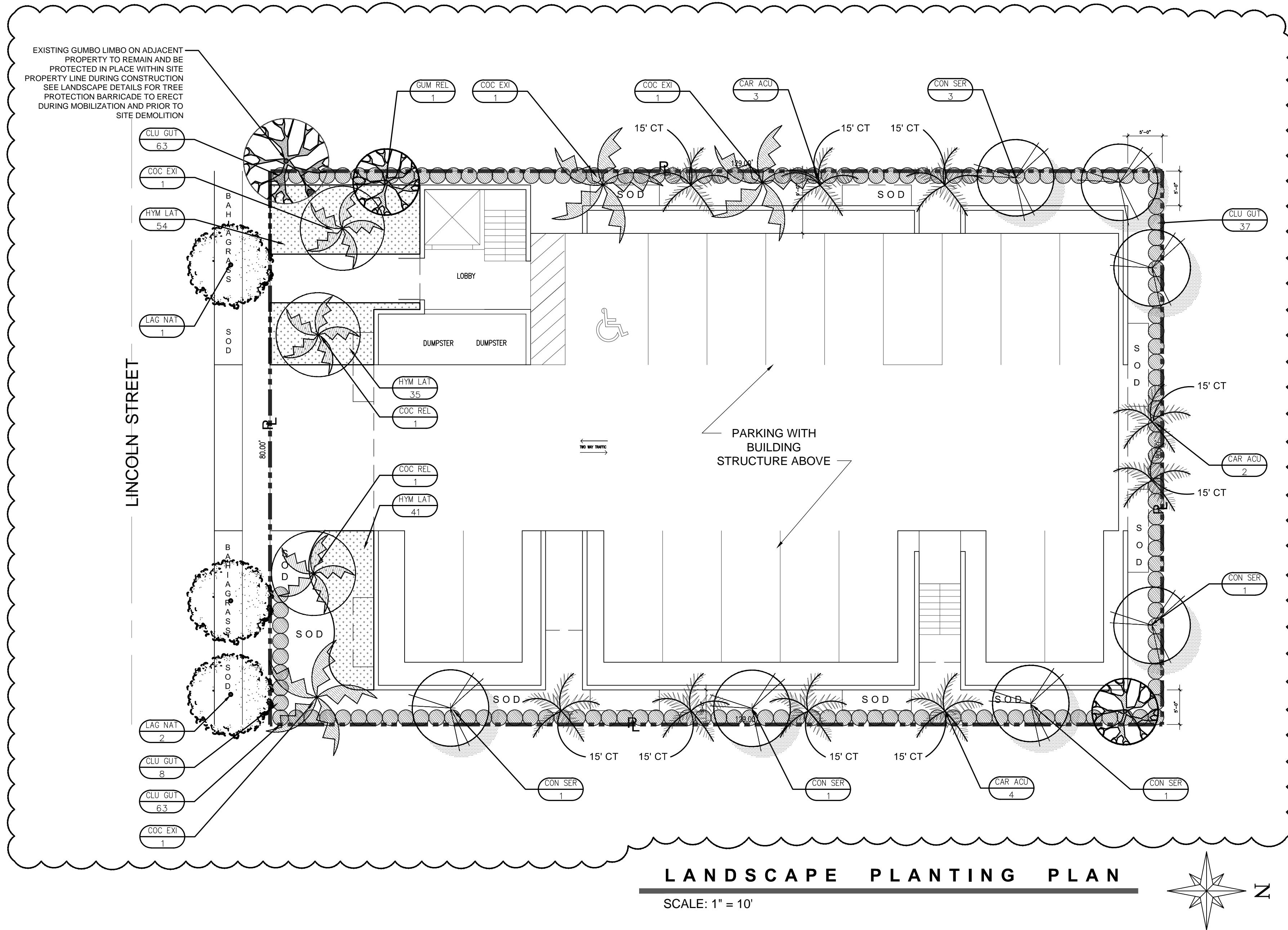
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- EXISTING PALM TO BE RELOCATED
SEE NOTES FOR RELOCATION AND CARE THIS
SHEET AND NEW LOCATIONS ON SHEET L-200

TREE DISPOSITION NOTES

1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL. BY PLACING A BID OR SUBMITTING A PROPOSAL TO DO THE WORK HEREIN CONTRACTOR ACKNOWLEDGES HE HAS REVIEWED THE PLANS, VISITED THE SITE AND FOUND NO MAJOR CONFLICTS.
2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION.
4. THE TREE REMOVAL WORK HEREIN WILL REQUIRE MITIGATION IN ACCORDANCE WITH CITY OF HOLLYWOOD ARTICLE 9 TREE MITIGATION REQUIREMENTS.
5. CONTRACTOR TO COMPLETELY REMOVE ALL PARTS OF TREES SPECIFIED FOR REMOVAL ON THE TREE DISPOSITION PLAN. GRIND ALL TRUNKS/ROOT SYSTEMS OR TREES TO BE REMOVED A MINIMUM OF 18" DEPTH IN THEIR ENTIRETY AND FILL AND COMPACT WITH SUITABLE CLEAN SOIL TO FINAL GRADE.
6. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
7. IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
8. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
9. CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS. CONTRACTOR TO REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
10. FOR ALL TREES TO BE REMOVED, CONTRACTOR TO TAKE PROPER CARE IN REMOVAL TO NOT CAUSE DAMAGE TO EXISTING SITE FEATURES, CONDITIONS, INFRASTRUCTURE, OR THE GENERAL PUBLIC AND PASSERSBY. COMPLETELY REMOVE TREES AND PROPERLY DISPOSE OF REMAINS OFF-SITE.
11. NO TREES SHALL BE REMOVED OR RELOCATED UNTIL A CITY OF HOLLYWOOD TREE REMOVAL PERMIT IS ISSUED. APPLICATIONS ARE AVAILABLE IN ROOM 308 OF CITY HALL OR VIA WEBSITE DOWNLOAD AT WWW.HOLLYWOODFL.ORG > DEPARTMENTS > ENGINEERING > ENGINEERING SERVICES
12. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE BY A TREE PROTECTION BARRIER FENCE ERRECTED TO THE EXTENTS OF THE CANOPY DRUPLINES. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL INFORMATION. FAILURE TO MAINTAIN THE BARRIERS MAY RESULT IN DAMAGE TO TREES SPECIFIED TO REMAIN, ESPECIALLY ONES CLOSE TO ACTIVE CONSTRUCTION, WHICH MAY RESULT IN TREE MITIGATION COSTS, ADDITIONAL PERMITTING TIME AND COSTS, OR REJECTION OF TREES AT TIME OF FINAL INSPECTION. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE, TO THE EXTENTS OF THE TREE DRUPLINES FOR THE ENTIRE DURATION OF CONSTRUCTION.
13. ALL COCONUT PALMS PROPOSED FOR RELOCATION ARE TO BE ROOT PRUNED AND CARED FOR AS FOLLOWS PRIOR TO, DURING, AND AFTER RELOCATION:
 - PRUNE ROOTS AND TO A DEPTH OF 18" AROUND ENTIRE PERIMETER OF PALMS TO CREATE A 4" DIAMETER TRENCH AND PRUNE LOWER FRONDS A MINIMUM OF 2 WEEKS PRIOR TO RELOCATION
 - FILL TRENCH WITH MULCH OR OTHER MEDIUM TO RETAIN MOISTURE; INSURE THAT ROOTS REMAIN MOIST AT ALL TIMES
 - IN PREPARATION FOR RELOCATION DIG ROOTBALL TO A MINIMUM 36"-66" DEPTH BY 36-48" DIAMETER DEPENDING ON SIZE OF PALM. TIGHTLY WRAP ROOTBALL IN BIO-DEGRADABLE BURLAP AND SECURE OPEN ENDS TOGETHER SECURELY FOR SAFE MOVEMENT TO NEW PLANTING LOCATIONS
 - RELOCATE PALMS TO NEW LOCATIONS PER LANDSCAPE PLAN L-200 TO COINCIDE WITH FINAL GRDES AND PAVING
 - BACKFILL WITH 5% AMENDED SOIL. RATIO BY VOLUME PREMIX COMPRISED OF 50% TOPSOIL, 50% CLEAN SAND AND BRACE WITH WOOD STAKED BATTONS PER DETAIL ON SHEET L-201
 - IMMEDIATELY AFTER PLANTING, ERECT TREE PROTECTION BARRIER AND WATER DAILY FOR 30 DAYS AT A MINIMUM OF 5 GALLONS PER OCCURRENCE PER PALM. BEYOND 30 DAYS, WATER AT LEAST 3 TIMES PER WEEK FOR THE NEXT 3 MONTHS OR UNTIL SUBSTANTIALLY ACCUMATE; FAILURE TO DO THIS MAY RESULT IN REPLACEMENT WITH LIKE KIND/SIZES AND POSSIBLY ADDITIONAL REQUIRED MITIGATION TREES OR PALMS BE PLANTED AS REQUIRED BY BROWARD COUNTY AT THE CONTRACTOR'S EXPENSE

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PLANT LIST AND SPECIFICATIONS

TREE AND PALMS							
	SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
*N	CAR ACU	9	Carpentaria acuminata	CARPENTARIA PALM	15' CT	8'	FULL CROWNS, STRAIGHT EVEN TRUNKS
	CON SER	7	Conocarpus erectus 'Sericeus'	SILVER BUTTONWOOD	2" DBH/12' HT.	5'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING
	LAG NAT	3	Lagerstroemia x 'Natchez'	NATCHEZ CRAPE MYRTLE	3" DBH/14' HT.	7'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING
*E	AVA EXI	1	Persea americana (EXISTING)	EXISTING AVACADO	5"	18'X20'	SEE TREE PROTECTION DETAIL SHEET L-201
*E	COC REL	3	Cocos nucifera (relocated)	RELOCATED COCONUT PALM	N/A	VARIES	SEE RELOCATION NOTES SHEET L-100
*E	COC EXI	3	Cocos nucifera (EXISTING)	EXISTING COCONUT PALM	N/A	VARIES	SEE TREE PROTECTION DETAIL SHEET L-201
*E *N	GUM REL	1	Bursera simaruba (relocated)	RELOCATED GUMBO LIMBO	5"	12'X6'	SEE RELOCATION NOTES SHEET L-100
SHRUBS AND GROUND COVER							
	SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
*N	CLU GUT	171	Clusia guttifera	LITTLELEAF CLUSIA	24" HT	24"	FULL, SPACE 24" ON CENTER
	HYM LAT	130	Hymenocallis latifolia	SPIDER LILY	18" HT	18"	FULL, SPACE 24" ON CENTER
WHERE 'SOD' IS INDICATED SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY AND 'BAHIAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD							

*N - ABOVE DENOTES FLORIDA NATIVE SPECIES - SEE NATIVE PERCENTAGE CALCULATIONS IN TABULAR DATA CHART BELOW

*E - ABOVE DENOTES EXISTING TREES AND PALMS TO REMAIN OR BE RELOCATED. SEE SHEET L-100 FOR MORE INFORMATION

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

TABULAR DATA CODE CHART

REGULATING DOCUMENT: ARTICLE 9 LAND DEVELOPMENT & ZONING REGULATIONS		
ZONING/LAND USE: RAC (REGIONAL ACTIVITY CENTER)		
ARTICLES 4 AND 9 (CROSS-REFERENCE LANDSCAPE MANUAL)	REQUIRED	PROVIDED
STREET TREE REQUIREMENTS 1 TREE/30LF STREET FRONTAGE @ 80LF	3 TREES	3 TREES
OPEN SPACE REQUIREMENTS 1 TREE/1,000 SF OF REQUIRED OPEN SPACE AREA @ 2,522 SF	3 TREES	8 TREES = 1 EXISTING AVACADO, 1 RELOCATED GUMBO LIMBO, 3 EXISTING COCONUT PALMS (1:1), 3 RELOCATED COCONUT PALMS (1:1)
AT-GRADE PARKING LOTS (CROSS-REFERENCE LANDSCAPE MANUAL 2.12)	MINIMUM 24" DURABLE LANDSCAPE BUFFER	24" CONTINUOUS HEDGE + 9 CARPENTARIA PALMS
ARTICLE 9.5.E: NATIVE SPECIES REQUIREMENTS	60% TREES/50% SHRUBS	62% TREES/58% SHRUBS
ARTICLE 9.9:TREE MITIGATION REQUIREMENTS MITIGATION ON AN INCH-PER-INCH CALIPER BASIS FOR NON-EXEMPT SPECIES @ 14 INCHES DBH	7 TREES @ 2" DBH	7 SILVER BUTTONWOOD @ 2" DBH

GENERAL NOTES & SPECIFICATIONS

- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY AND ALL DISCREPANCIES, CONFLICTS, SHORTAGES, OR OTHER SCOPE/QUANTITY/TIME RELATED ISSUES, INCOMPLETENESS OR CONSISTENCY WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CORRECTION PRIOR TO SUBMITTING A FINAL BID. NO BIDDING AROUND THE SCHEDULED ON-SITE MEETING. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION AND AS PROVIDED. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND UTILITIES AND EXISTING CONDITIONS REMAIN DURING CONSTRUCTION.
- SEE TREE PROTECTION DETAIL ON PLANS FOR TREE PROTECTION TO BE ERECTED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN FOR TREES AND PALMS TO REMAIN, AND TO REMAIN INTACT AS REQUIRED UNTIL FINAL COMPLETION OF PROJECT
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ADJUST IF NECESSARY TO AVOID CONFLICTS OR SAFETY HAZARDS.
- ALL WORK TO BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND ONLY DURING THOSE TIMES PERMITTED BY THE CITY OF HOLLYWOOD. PROTECT THE PUBLIC AND GENERAL PASSERSBY AT ALL TIMES AND PROTECT ALL TREES SPECIFIED TO REMAIN.
- ALL NEW PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLICATION BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. ALL TREES OR PLANTS NOT MEETING THIS MINIMUM SPECIFICATION SHALL BE REPLANTED AT THE CONTRACTOR'S EXPENSE.
- ALL TREES AND PALMS MUST BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLARE, AND FIRST ORDER ROOTS ARE SLIGHTLY ABOVE THE FINAL GRADE (ADVENTUITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS).
- ALL SYNTHETIC BURLAP, SYNTHETIC STRING, CORDS OR OTHER NON-BIODEGRADABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM THE ROOTBALLS OF ANY TREES THAT ARE NOT BEING PLANTED.
- FOR BIODEGRADABLE BURLAP ROOTBALL CONTAINMENT THE TOP PORTION OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS, THE TOP 1/3RD OF WIRE BASKETS SHALL BE REMOVED, THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
- ALL SYNTHETIC TAPE (IE, TAGGING TAPES, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHED, ETC. BEFORE INSPECTION. REMOVE ALL BAMBOO AND METAL STAKES FROM THE TREES.
- TREES SHALL HAVE A MULCH RING WITH A MINIMUM DIAMETER OF 4'. MULCH WILL BE A GRADE B SHREDDED WOOD HARVESTED FROM EXISTING MALVACEA OR EUCALYPTUS STUMPS (STERILIZED TO DESTROY ANY SEEDS) OVER HEAVY WEED BARRIER FABRIC. SEEDS IN PLACE SHALL BE REMOVED. MULCH, FERTILIZER, AND ANTIWIND NETTING SHALL BE SETTLED - USE COMMERCIAL GRADE BLACK PLASTIC EDGING FOR SHAPE AND CONTAINMENT OF SHRUB & GROUND COVER LANDSCAPINGS. STAKING AREA, STAKED IN PLACE.
- ALL TREES AND PALMS SHALL BE GUYYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. DO NOT USE WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL FOR THE DIRECT STAKING OF TREES. PLEASE USE BIODEGRADABLE STRAPPING FOR STAKING OF TREES. ALL STAKES AND STRAPS SHALL BE REMOVED FROM TREES AND PALMS FOR ANY REASON IS PROHIBITED. ALL STAKING MATERIAL SHALL BE REMOVED ONCE TREES ARE ESTABLISHED.
- ALL PERVIOUS LANDSCAPED AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE, AS DEFINED BY CITY OF HOLLYWOOD, SFWMF AND INDUSTRY STANDARDS (BEING HEAD-TO-HEAD ARC THROW WITH 50% OVERLAP), BY MEANS OF AN AUTOMATIC, FULLY PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM UTILIZING PVC PIPE, RAIRBIRD 1800 SERIES POP-UP SPRAY TIPS, REMOTE ELECTRONIC ZONE VALVES, A PROGRAMMABLE AUTOMATIC CONTROLLER WITH INTEGRATED RAIN SENSOR, BACKFLOW PREVENTION DEVICE, SCHEDULE 90 PVC SLEEVES FOR PIPING BENEATH PAVEMENT, ETC.. ADDITIONALLY, ALL NEWLY PLANTED TREES AND PALMS WILL RECEIVE A MINIMUM OF ONE (1) BUBBLER NOZZLE TO WATER THE ROOT SYSTEMS FOR INITIAL ESTABLISHMENT. THE SYSTEM SHALL EMIT NO MORE THAN .25 GPM FLOW EACH. THIS PLAN IS NOT COMPLETE WITHOUT IRRIGATION PLAN AND IRRIGATION DETAILS SHEETS L-300 AND L-301. IRRIGATION CONTRACTOR TO INSURE THAT FINAL SYSTEM AND ANY REQUIRED ADJUSTMENTS PROVIDE 100% COVERAGE AND ADDITIONAL ZONES OR HEADS MAY NEED TO BE ADDED TO ACHIEVE THIS. ALL WORK SHALL COMPLY WITH MUNICIPAL AND COUNTY ORDINANCES, SFWMF REGULATIONS AND RESTRICTIONS OF THE STATE OF FLORIDA.
- FOLLOW APPROVED LANDSCAPE PLANS FOR SPECIES, SIZE, LOCATIONS, QUANTITIES, QUALITY, ETC. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL AT REQUIRED SPECIFICATIONS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO ANY CHANGES OR SUBSTITUTIONS BEING ASSUMED, ORDERED, OR MADE.
- IF THERE ARE DISCREPANCIES BETWEEN PLANT TABLE AND PLAN DRAWINGS AND/OR CENTER SPACING SHALL TAKE PRECEDENCE.
- ALL TREES ARE TO HAVE PROTECTIVE LAYER OF BURLAP OR SIMILAR HEAVY WOVEN PROTECTIVE FABRIC AROUND THE TRUNKS WHEN LOADING AND UNLOADING WITH MACHINE EQUIPMENT. NO SCARRING OF TRUNKS WILL BE ACCEPTED AND MATERIALS THAT ARE DAMAGED WILL BE REPLACED.
- ALL MATERIALS AND WORKSMANSHIP WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM FAILURE, DEATH, TERMINAL DECLINE, ETC.. THE WARRANTY PERIOD MAY BE EXTENDED BEYOND THAT TIMEFRAME IF, AT THE END OF ONE YEAR, ANY PLANTS ARE NOT IN A THRIVING STATE, INDICATIVE OF HEALTHY PLANTS OF EACH SPECIES.
- WATERING SCHEDULE: THE CONTRACTOR SHALL OBTAIN A PERMITS FOR NEW IRRIGATION INSTALLATION. SCHEDULING INCLUDE CARE AND WATERING SCHEDULE ABOVE. FOR ALL NEW PLANTS, WATER ACCORDING TO SFWMF, BROWARD COUNTY AND CITY OF HOLLYWOOD REGULATIONS FOR NEW LANDSCAPE INSTALLATIONS UP TO 90 DAYS AND BEGIN PHASE II WATER RESTRICTION SCHEDULE FOLLOWING THAT. A SUMMARY IS LANDSCAPING FROM 0-30 DAYS AFTER INSTALLATION WATERING CAN OCCUR ON ALL DAYS EXCEPT MONDAY THROUGH FRIDAY. WATERING FOR NEW PLANTS IS REQUIRED ON MONDAY, WEDNESDAY, THURSDAY, FRIDAY AND SATURDAY. FOR BOTH ESTABLISHMENT WATERING PERIODS AND FINAL ESTABLISHED PERIOD, NO WATERING SHALL OCCUR BETWEEN 10 A.M. IN THE MORNING AND 4 P.M. IN THE AFTERNOON.
- ALL WORK WITHIN THESE PLANS TO BE DONE IN A SOUND, WORKMANLIKE MANNER, INDICATIVE OF THE PROFESSIONAL STANDARDS OF THE LANDSCAPE ARCHITECT. ALL NECESSARY PERMITS AND NECESSARY CONSTRUCTION SPECIFICATIONS INSTITUTE THE CITY OF HOLLYWOOD, AND ANY OTHER REGULATING OR GOVERNING AUTHORITY. WORK WILL ONLY OCCUR WITHIN THE DAYS AND HOURS SPECIFIED WITHIN THE CODE OF ORDINANCES AND CONTRACTORS AND SUB-CONTRACTORS SHALL PERFORM WORK IN A SAFE, PROFESSIONAL MANNER WITHOUT UNNECESSARY DISTURBANCE TO THE SURROUNDING COMMUNITY, OTHER ON-SITE WORKERS OR NEIGHBORS.
- ANY DAMAGE TO EXISTING CONDITIONS INCLUDING EXISTING LAWN AREA WILL BE RESTORED TO A CONDITION EQUAL TO OR EXCEEDING THE CONDITION AT TIME OF WORK COMMENCEMENT. EXISTING LAWN REPAIR WILL BE DONE COMPLETE FOR ANY AND ALL DAMAGED AREAS AFFECTED BY WORK. THIS INCLUDES MATCHING OF EXISTING GRASS SPECIES WITH WHOLE, CERTIFIED SOD PATCHES 2' BY 2' IN SIZE. ALL DAMAGE TO EXISTING GRASS AND LAWN SHALL BE REPAIRED USING SAME TYPE AND VARIETY OF GRASS SOD MATCHES EXISTING OR PREVIOUS SOD IN APPEARANCE, ELEVATION, EXTENT, WITH CLEAN AND TIGHT JOINTS AND CUT IN PROPERLY SO THAT NEW AND EXISTING EDGES MEET SEAMLESSLY. STAGGER JOINTS OF ALL NEW SOD. SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY CERTIFIED TRUE TO NOMENCLATURE BY THE SUPPLIER ON RECEIPT. IF EXISTING PLANTING BEDS ARE DAMAGED, THEY SHALL BE REPAIRED TO ORIGINAL CONDITION.
- ANY REFERENCE, MENTION OR INFERENCE OF 'PLANTING SOIL', 'AMENDED SOIL', 'SOIL MIX' OR THE LIKE SHALL MEAN A SPECIFIC SOIL MIX AS FOLLOWS: 50-50 PERCENTAGE BY-VOLUME RATIO, PRE-MIXED OFF SITE, AND COMPRISED OF 50% CLEAN, SCREENED SILICA SAND, AND 50% PULVERIZED FLORIDA MUCK, ALSO REFERRED TO AS 'TOPSOIL', FREE FROM ANY WEEDS, NEMATODES, SEEDS, RODENTS OR OTHER ORGANISMS CAPABLE OF CAUSING DAMAGE TO PLANTS. SUCH MIXTURE SHALL BE USED FOR ALL SOIL AMENDMENT IN LANDSCAPING APPLICATIONS. AN AMENDED ORGANIC OF COW MANURE OR ORGANIC PEAT IS ACCEPTABLE UP TO 10% OF THE TOTAL VOLUME OF THE MIX.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK BASED ON THESE PLANS.
- ALL EXPOSED EDGELINES FOR SHRUBS AND GROUNDCOVERS SHALL BE ALLOWING FACCS TO SHOW AS ATTRACTIVE, ORGANIC, AESTHETIC. MULCHES, BEDLINE EDGES WITH FLAT OR 'DEAD' AREAS THAT BREAK FROM THE CURVILINEAR NATURE WILL BE REJECTED.
- UNLESS OTHERWISE NOTED, ALL PERVIOUS AREAS NOT COVERED WITH TREES, SHRUBS, OR GROUNDCOVER SHALL BE PLANTED WITH SOD GRASS. ALL SOD SHALL BE WHOLE SOLID SQUARE PIECES, CERTIFIED TO SPECIES AND CULTIVAR, LAID OVER 2" BLANKET OF ARGENTINE BAHIA BUILDING STRUCTURE AND BEHIND WALLS TO HAVE ORNAMENTAL WHITE MARBLE CHIP AGGREGATE MULCH OVER 6" BLACK PLASTIC STAPLED IN PLACE.
- SPECIES SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION IN THE ORDINAL.

LICENSED PROFESSIONAL

William Dale Bryant

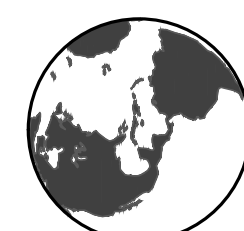
FL LICENSE NUMBER
LA6666943

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

14 UNIT APARTMENTS
2135 LINCOLN ST.
HOLLYWOOD, FL
BROWARD COUNTY FLORIDA

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
PHONE: 954-638-9825
E-MAIL: date.bryant@greeneearthla.com

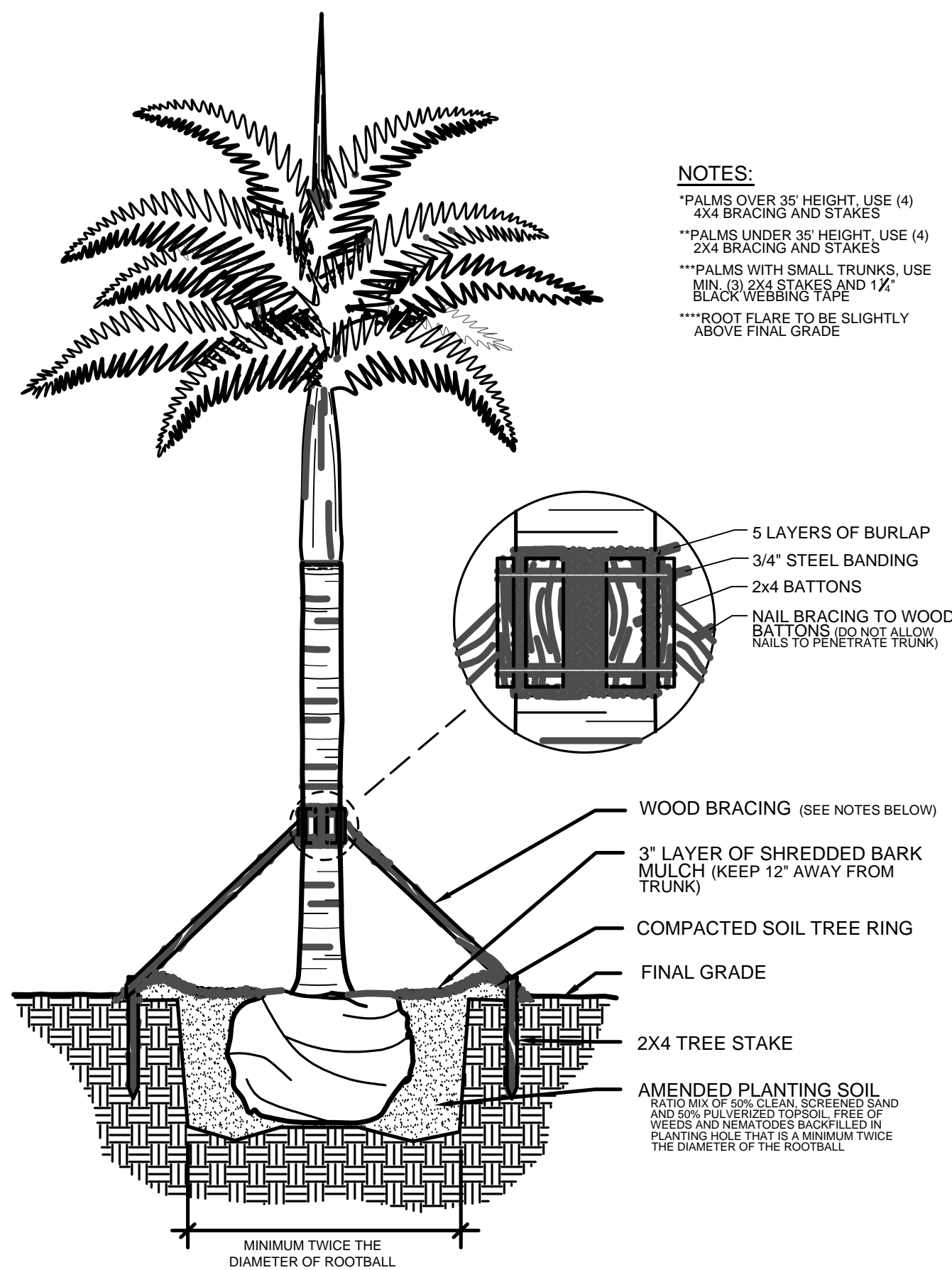


LANDSCAPE
PLANTING PLAN

SHEET NUMBER

L-200

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NOTES:
*PALMS OVER 36" HEIGHT, USE (4) 4X4 BRACING AND STAKES
**PALMS UNDER 36" HEIGHT, USE (4) 2X4 BRACING AND STAKES
***PALMS WITH SMALL TRUNKS, USE MIN. (3) 2X4 STAKES AND 1 1/2" BLACK WEBBING TAPE
****ROOT FLARE TO BE SLIGHTLY ABOVE FINAL GRADE

5 LAYERS OF BURLAP
3/4" STEEL BANDING
2X4 BATTONS
NAIL BRACING TO WOOD
BATTONS (DO NOT ALLOW
NAILS TO PENETRATE TRUNK)

WOOD BRACING (SEE NOTES BELOW)

3" LAYER OF SHREDDED BARK
MULCH (KEEP 12" AWAY FROM
TRUNK)

COMPACTED SOIL TREE RING

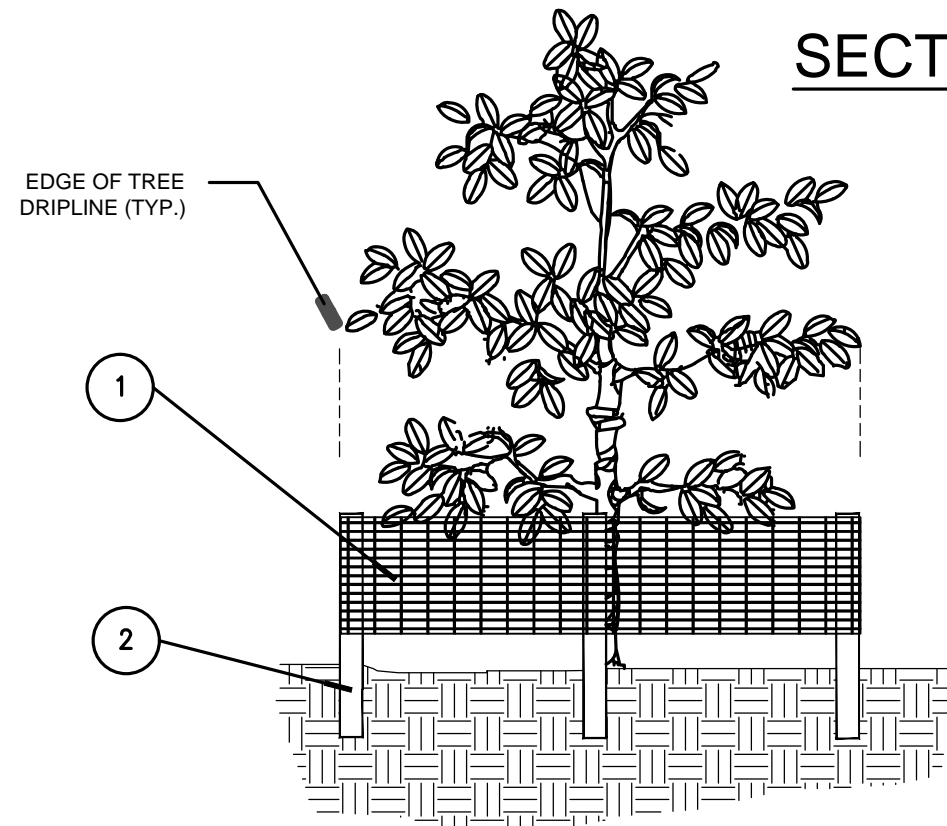
FINAL GRADE

2X4 TREE STAKE

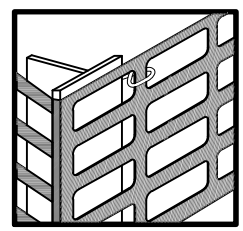
AMENDED PLANTING SOIL
(50-50 RATIO MIX CLEAN, SCREENED SILICA
SAND AND CLEAN ORGANIC TOPSOIL)

MINIMUM TWICE THE
DIAMETER OF ROOTBALL

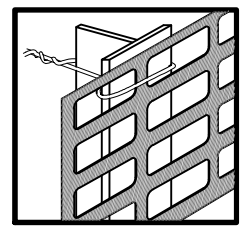
1 PALM PLANTING DETAIL
SECTION N.T.S.



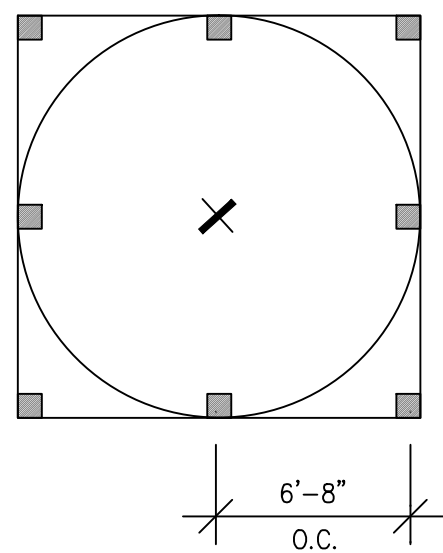
SECTION



CORNER
CONNECTION



CONNECTION



PLAN

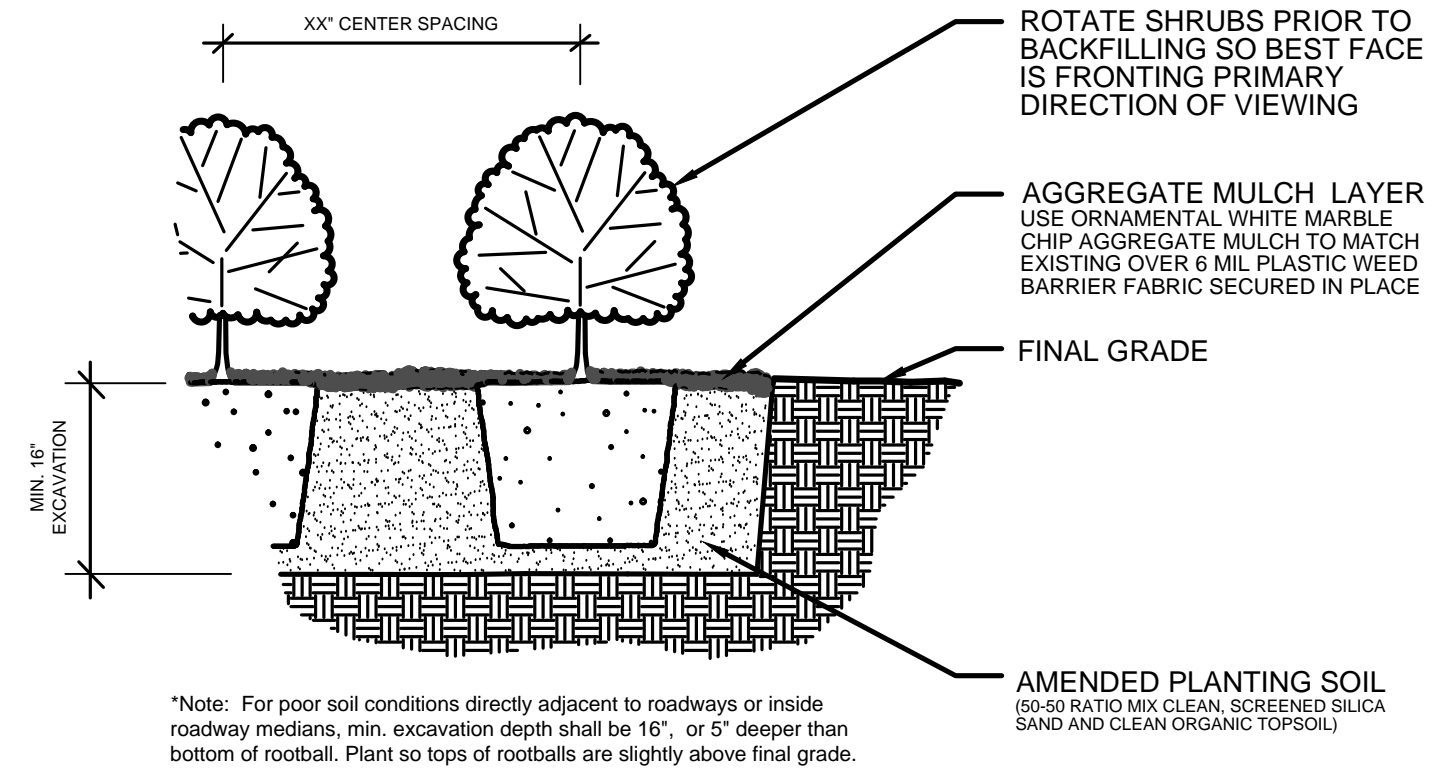
6'-8"
O.C.

- 1 ORANGE PLASTIC UTILITY
BARRIER FABRIC
- 2 8" TALL METAL "T" POSTS OR 2"
X 4" X 8" PRESSURE TREATED
WOOD POSTS A MINIMUM OF
30" BURIAL BELOW GRADE

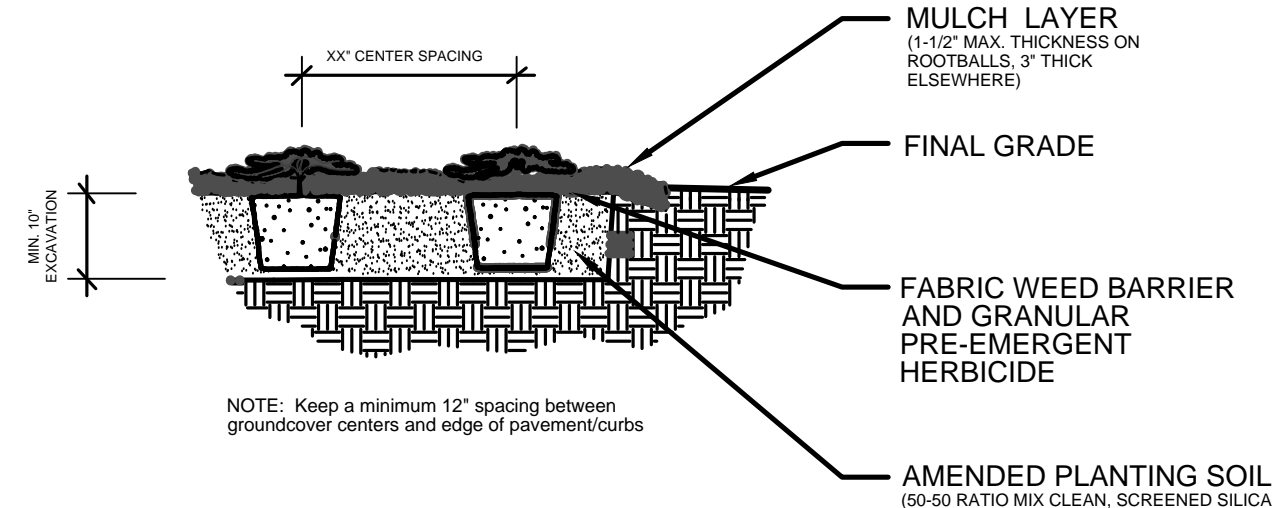
INSTALLATION NOTES:

- A. POST SELECTION SHOULD
BE BASED ON EXPECTED
STRENGTH NEEDS AND THE
LENGTH OF TIME FENCE
WILL BE IN PLACE
- B. POSTS SHOULD BE DRIVEN
INTO THE GROUND TO A
DEPTH OF 1/2 THE HEIGHT OF
THE POST BUT NEVER LESS
THAN 30" DEPTH
- C. SPACE POSTS EVERY 6-8'
APART
- D. SECURE FENCING TO POST
WITH NYLON CABLE TIES
WOOD STRIPS MAY ALSO BE
USED TO PROVIDE
ADDITIONAL SUPPORT AND
PROTECTION BETWEEN TIES
AND POSTS

NOTE: IF WIRE TIES ARE
USED, AVOID DIRECT
CONTACT WITH PLASTIC
FENCE FABRIC AS WIRE MAY
WEAR THROUGH OVER TIME

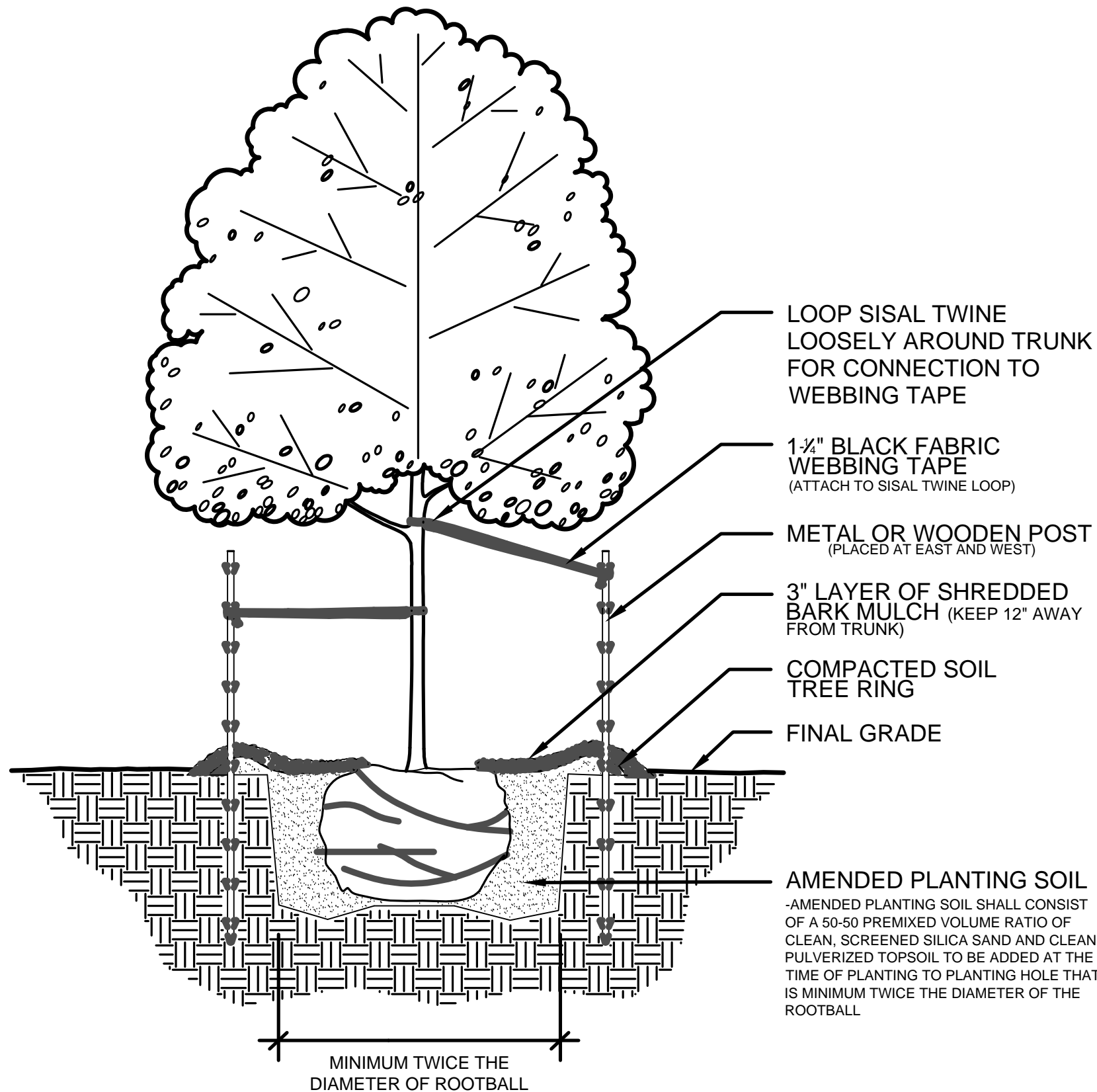


SHRUB



GROUND COVER

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



LOOP SISAL TWINE
LOOSELY AROUND TRUNK
FOR CONNECTION TO
WEBBING TAPE

1 1/2" BLACK FABRIC
WEBBING TAPE
(ATTACH TO SISAL TWINE LOOP)

METAL OR WOODEN POST
(PLACED AT EAST AND WEST)

3" LAYER OF SHREDDED
BARK MULCH (KEEP 12" AWAY
FROM TRUNK)

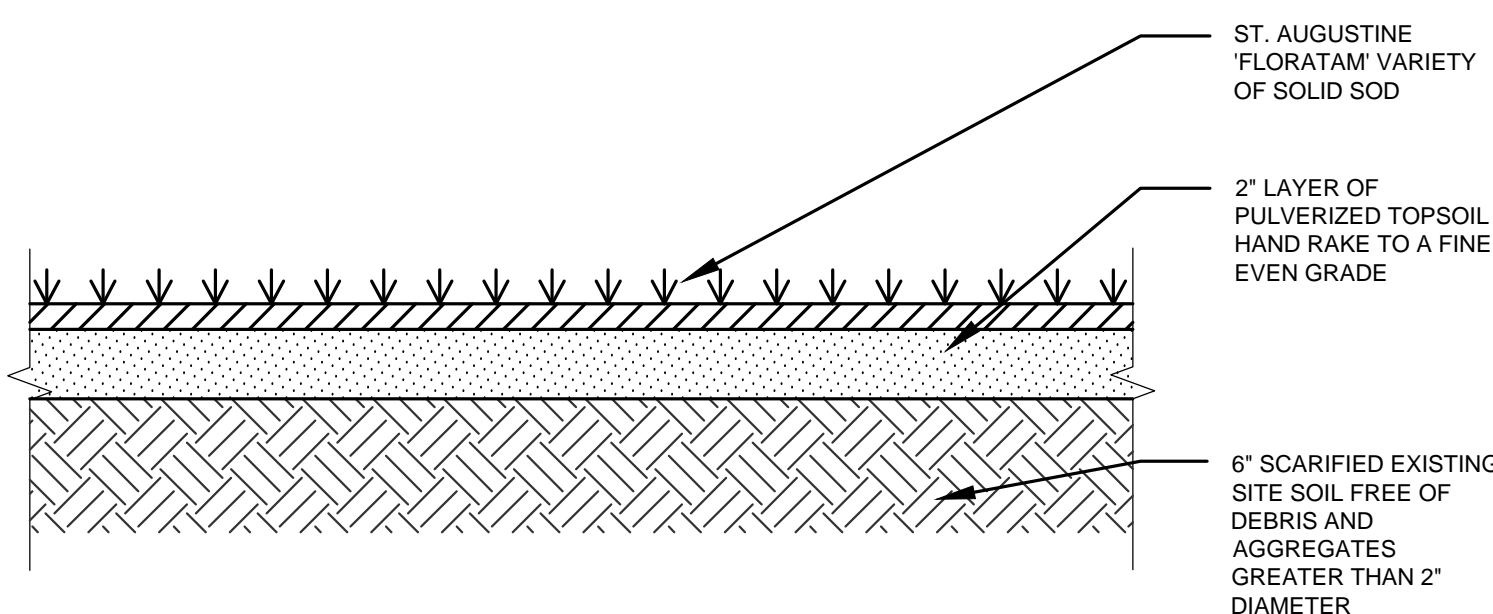
COMPACTED SOIL
TREE RING

FINAL GRADE

AMENDED PLANTING SOIL
*AMENDED PLANTING SOIL SHALL CONSIST
OF A 50-50 PREMIXED VOLUME RATIO OF
CLEAN, SCREENED SILICA SAND AND CLEAN,
PULVERIZED TOPSOIL TO BE ADDED AT THE
TIME OF PLANTING TO PLANTING HOLE THAT
IS MINIMUM TWICE THE DIAMETER OF THE
ROOTBALL

MINIMUM TWICE THE
DIAMETER OF ROOTBALL

4 TREE PLANTING DETAIL
SECTION N.T.S.



ST. AUGUSTINE
'FLORATAM' VARIETY
OF SOLID SOD

2" LAYER OF
PULVERIZED TOPSOIL
HAND RAKE TO A FINE
EVEN GRADE

6" SCARIFIED EXISTING
SITE SOIL FREE OF
DEBRIS AND
AGGREGATES
GREATER THAN 2"
DIAMETER

5 SOD PLANTING DETAIL
SECTION N.T.S.

LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA6666943

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

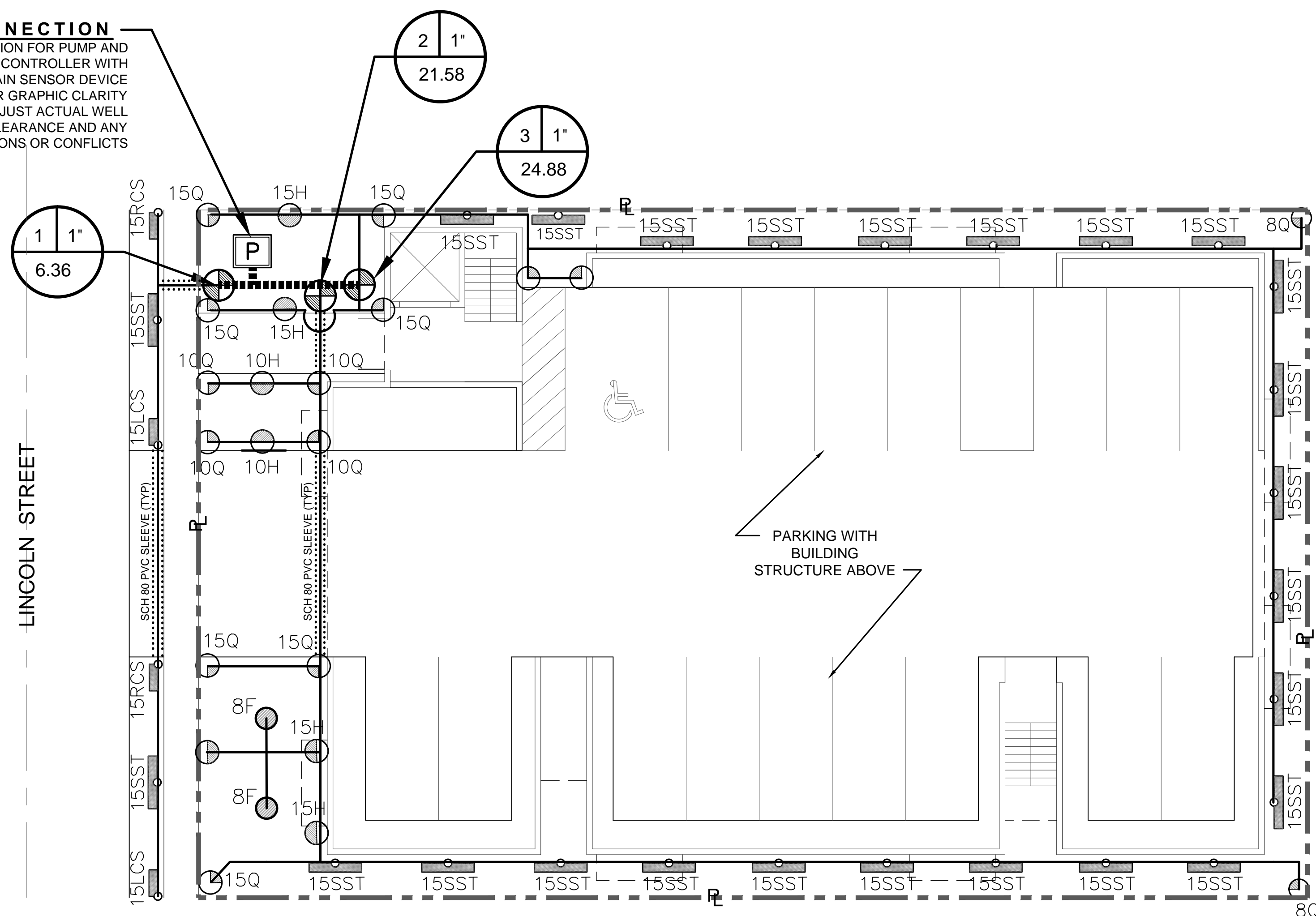
14 UNIT APARTMENTS
2135 LINCOLN ST.
HOLLYWOOD, FL
BROWARD COUNTY
FLORIDA

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAIL: dale.bryant@greeneearthla.com PHONE: 954-638-3825

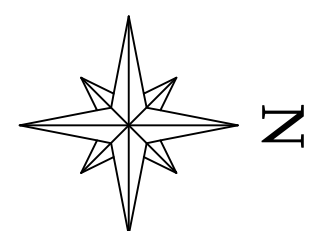
LANDSCAPE
DETAILS

SHEET NUMBER
L-201

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



SCALE: 1" = 10'



A diagram of a circle divided into three sections. The top-left section is labeled 'ZONE #', the top-right section is labeled 'VALVE SIZE', and the bottom section is labeled 'G.P.M.'. A line extends from the right side of the circle.

P

1-1/2 HP PUMP STATION INCLUDING:

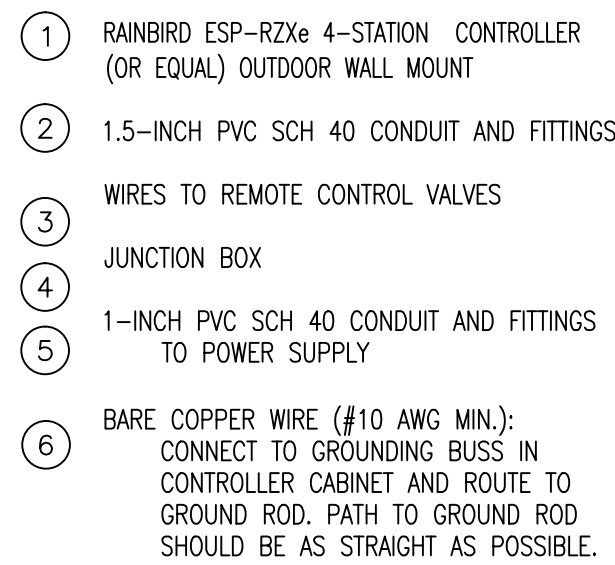
- 1-1/2 HP CENTRIFUGAL SINGLE PHASE 240V SELF PRIMING PUMP
- RAINBIRD ESP-RZX^e 4-STATION PROGRAMMABLE CONTROLLER WITH INTEGRAL RAIN SENSOR SHUT-OFF DEVICE (CLEAR OF OVERHEAD OBSTRUCTIONS)
- ELECTRICAL CIRCUIT OVERLOAD PROTECTION
- 3,000 PSI 4" CONCRETE PAD WITH SHOCK ABSORBING PUMP MOUNTS

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

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A technical diagram of a submersible pump assembly. The pump unit is shown above a horizontal line representing the ground surface. It consists of a motor (1) connected to a pump head (2). A discharge pipe (3) extends upwards from the pump head. A suction pipe (4) extends downwards from the pump head, passing through a coupling (5) and another coupling (6). The suction pipe (7) is shown extending into a shaded area representing the water. A return pipe (8) is shown extending downwards from the pump head, also passing through a coupling (5) and another coupling (6), and extending into the water. The diagram is labeled with numbers 1 through 8 in circles, corresponding to the following parts: 1. Motor, 2. Pump head, 3. Discharge pipe, 4. Suction pipe, 5. Coupling, 6. Coupling, 7. Suction pipe (in water), 8. Return pipe (in water).

- ① FLO-TEC (OR EQUAL) FP5172 ELECTRIC CENTRIFUGAL SELF-PRIMING, 1-1/2" HP SINGLE PHASE CENTRIFUGAL IRRIGATION PUMP
- ② QUICK DISCONNECTING COUPLING
- ③ 1-1/2" PVC ADAPTER
- ④ 230 VOLT MAIN POWER PLUG WITH QUICK DISCONNECTING PIGGY-TAIL CORD
- ⑤ QUICK DISCONNECTING COUPLING
- ⑥ 4" FIBER REINFORCED CONCRETE PAD
- ⑦ 1-1/2" DISCHARGE LINE
- ⑧ 2" SUCTION LINE



8 RAINBIRD 1400 SERIES BUBBLER

DENSITY CALCULATION:
F.A.R. = 3.00 MAX
3.00 X 10,320 S.F. = 30,960 S.F. ALLOWED
15,080 S.F. PROVIDED

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

SITE CALCULATIONS

SITE:	10,320.00 S.F.
BLDG FOOTPRINT	238.00 S.F. 2.88 %
INTERIOR WALKWAYS AND STAIRS	250.00 S.F. 2.42 %
PARKING AND DRIVES	5,750.00 S.F. 55.71 %
LANDSCAPE	4,022.00 S.F. 38.97 %

SECOND FLOOR

LIVING AREAS	6,200.00 S.F.
WALKWAYS	940.00 S.F.
ELEVATOR AND STAIRS	220.00 S.F.
BALCONIES	180.00 S.F.
TOTAL FLOOR	7,540.00 S.F.

UNIT-A (1 BEDROOM 687 S.F.) TOTAL 2 UNITS

UNIT-B (2 BEDROOM 785 S.F.) TOTAL 4 UNITS

UNIT-C (2 BEDROOM 845 S.F.) TOTAL 2 UNITS

THIRD FLOOR

LIVING AREAS	6,200.00 S.F.
WALKWAYS	940.00 S.F.
ELEVATOR AND STAIRS	220.00 S.F.
BALCONIES	180.00 S.F.
TOTAL FLOOR	7,540.00 S.F.

UNIT-A (1 BEDROOM 687 S.F.) TOTAL 2 UNITS

UNIT-B (2 BEDROOM 785 S.F.) TOTAL 4 UNITS

UNIT-C (2 BEDROOM 845 S.F.) TOTAL 2 UNITS

GREEN BUILDING REQUIREMENTS (151.153)
USGBC'S LEED CERTIFICATION OR FGBC ARE MINIMUM STANDARDS

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS, VARY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MEV OR AIR FILTERS ON ALL AIR CONTINUING UNITS AT LEAST THE MECHANICAL VENTILATION ON SITE AT FINAL INSPECTION.
5. ALL OUTDOOR LIGHTS INCLUDING FLUORESCENT BALLS AND FIXTURES WITH ELECTRONIC BALLAST SHALL BE ENERGY STAR CERTIFIED. PROVIDE LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER, ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE ENERGY STAR CERTIFIED.
6. AT LEAST ROOF OF PLANTS, TREES AND GRASSES PER SO TL WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. ALL WINDOWS TO BE ENERGY STAR RATED
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANT
11. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)

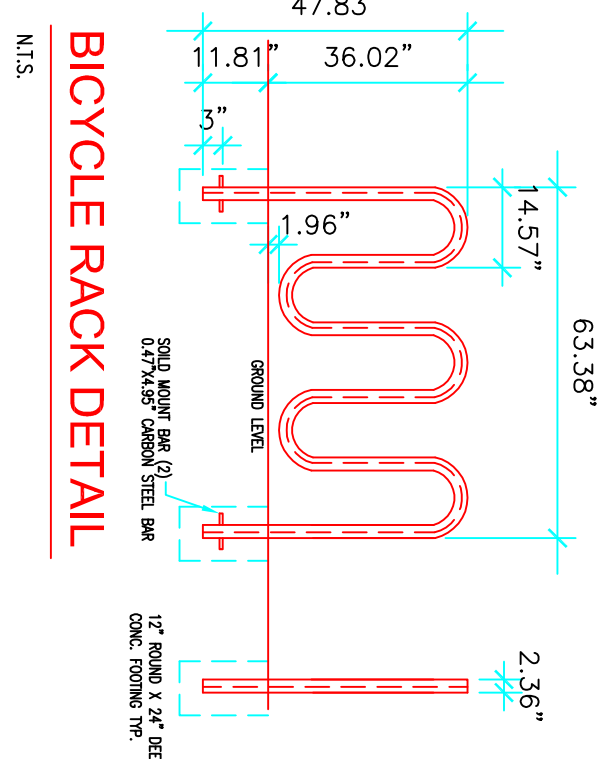
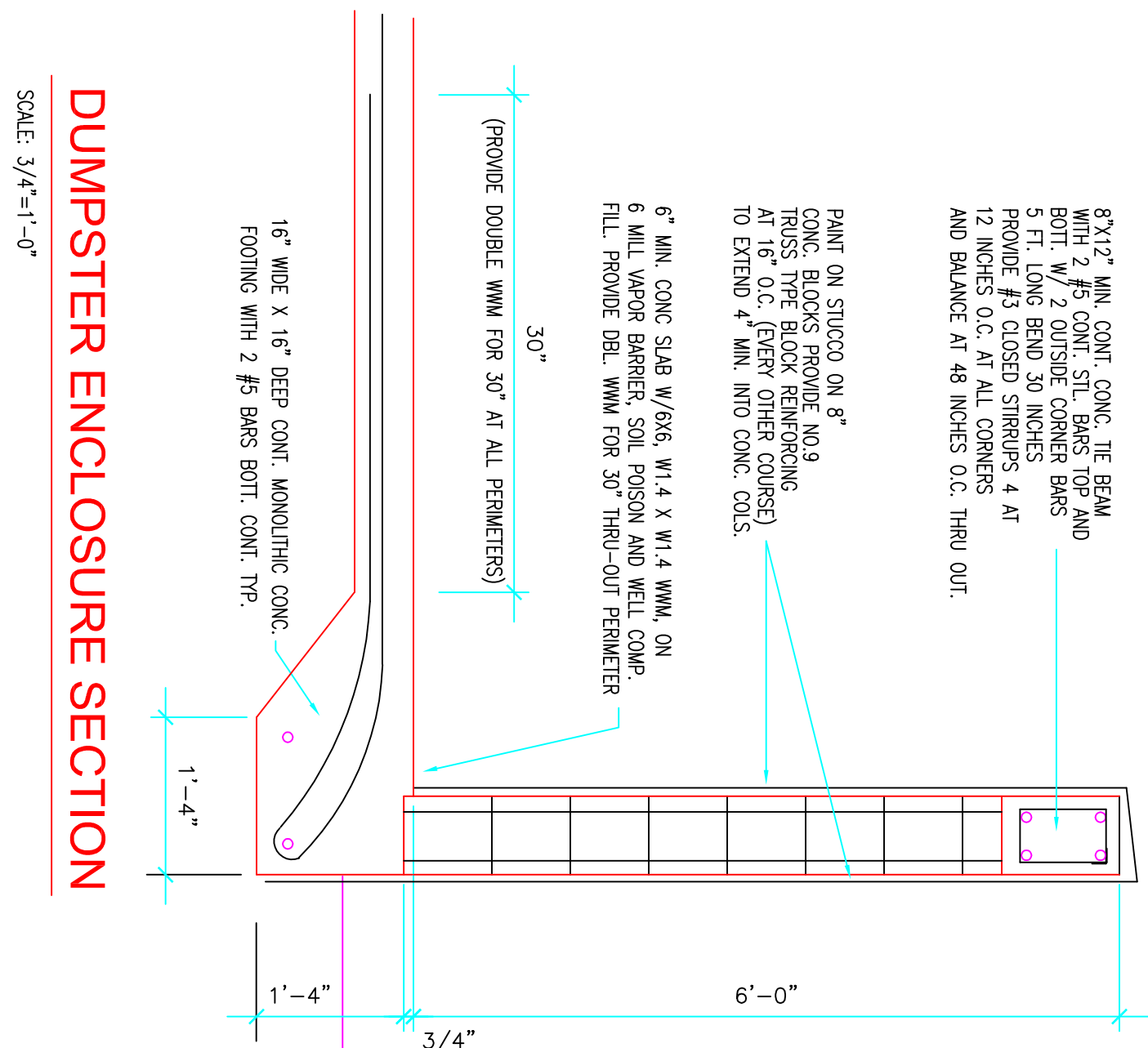
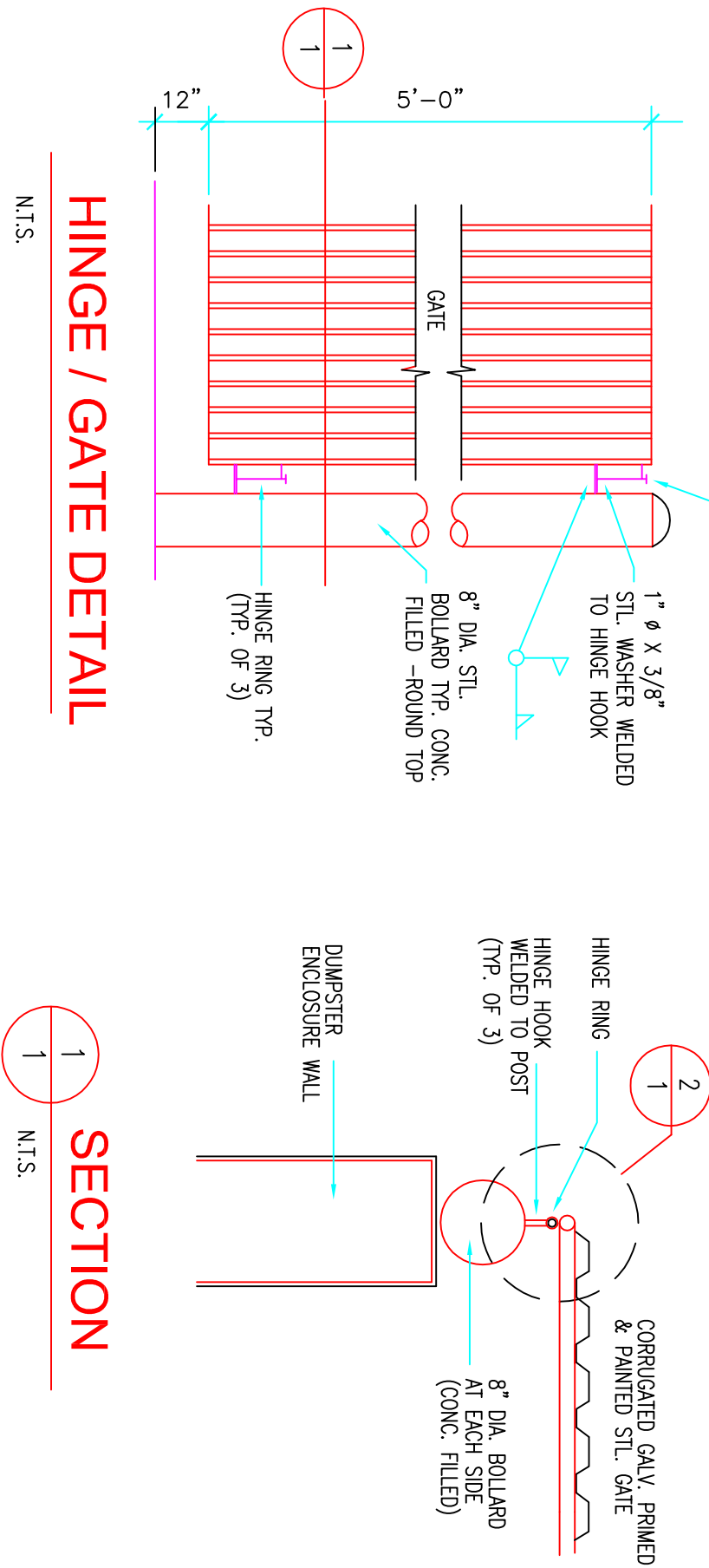
NOTE:

1. NO SPRINKLE ON SITE
2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
3. 13,264 TOTAL S.F. / 12 = 61,105 AVERAGE CUMULATIVE SQ. FT. FOR DWELING UNITS
4. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.
5. BALUNES AT BALCONIES TO BE ALUMINUM AND SLAB TO BE CONCRETE

SETBACKS	
REQUIRED	PROVIDED
FRONT	15'-0"
REAR	5'-0"
EAST SIDE	5'-0"
WEST SIDE	0'-0"
MINST SIDE	2'-0"
BLDG HEIGHT	40'-0"

PARKING CALCULATIONS:

- 4 ONE BEDROOM UNITS
- 4 SPACES REQUIRED
- 12 TWO BEDROOM UNITS
- 24 SPACES REQUIRED
- AND TWO GUEST
- 5 PARKING REGULAR SPACES PROVIDED
- 12 STACKED PARKING SPACES PROVIDED (24 SPACES)
- 1 DISABLE SPACE
- TOTAL 30 SPACES PROVIDED



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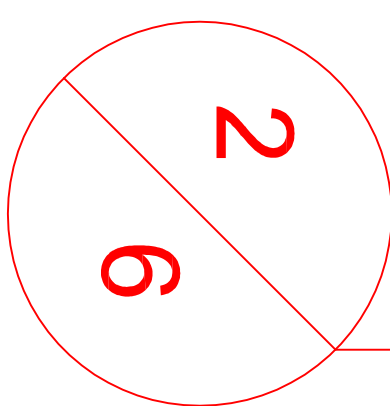
No.	Date	Revision	By

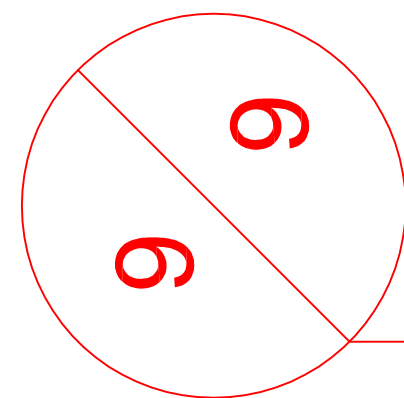
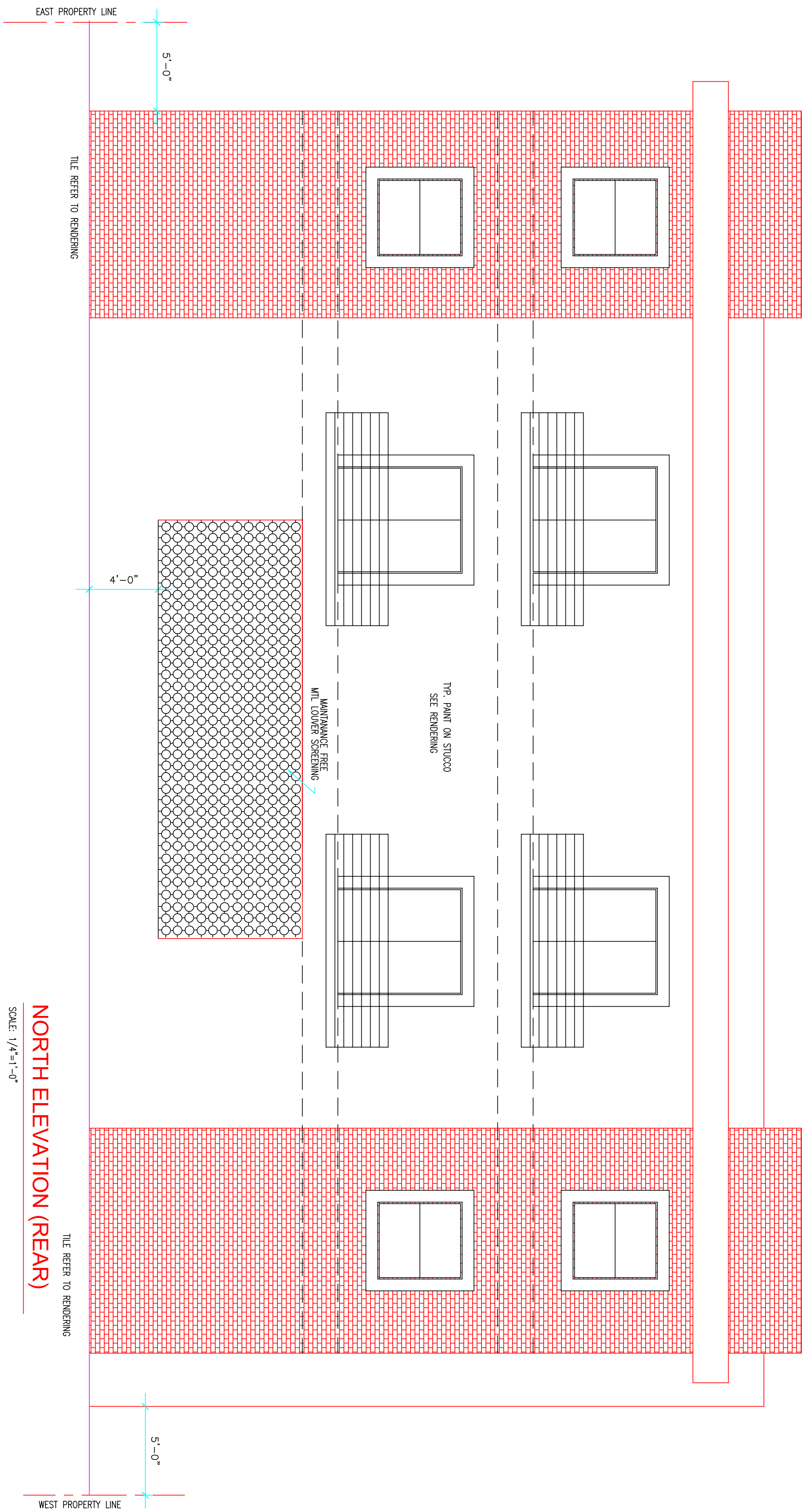
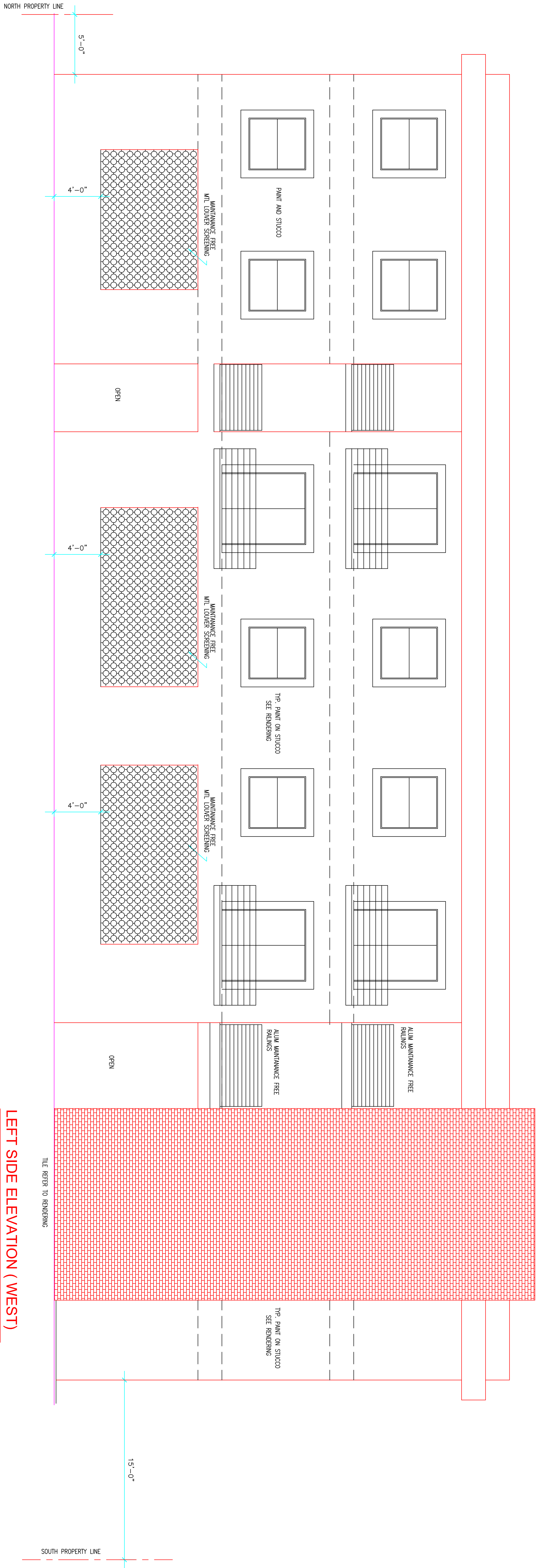
16 UNIT APARTMENTS
SITE DESIGN
2135 LINCOLN STREET
HOLLYWOOD, FLORIDA
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

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

CHECKED	
DRAWN	
DATE	7-8-2019
CDMA NO.	19-131

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





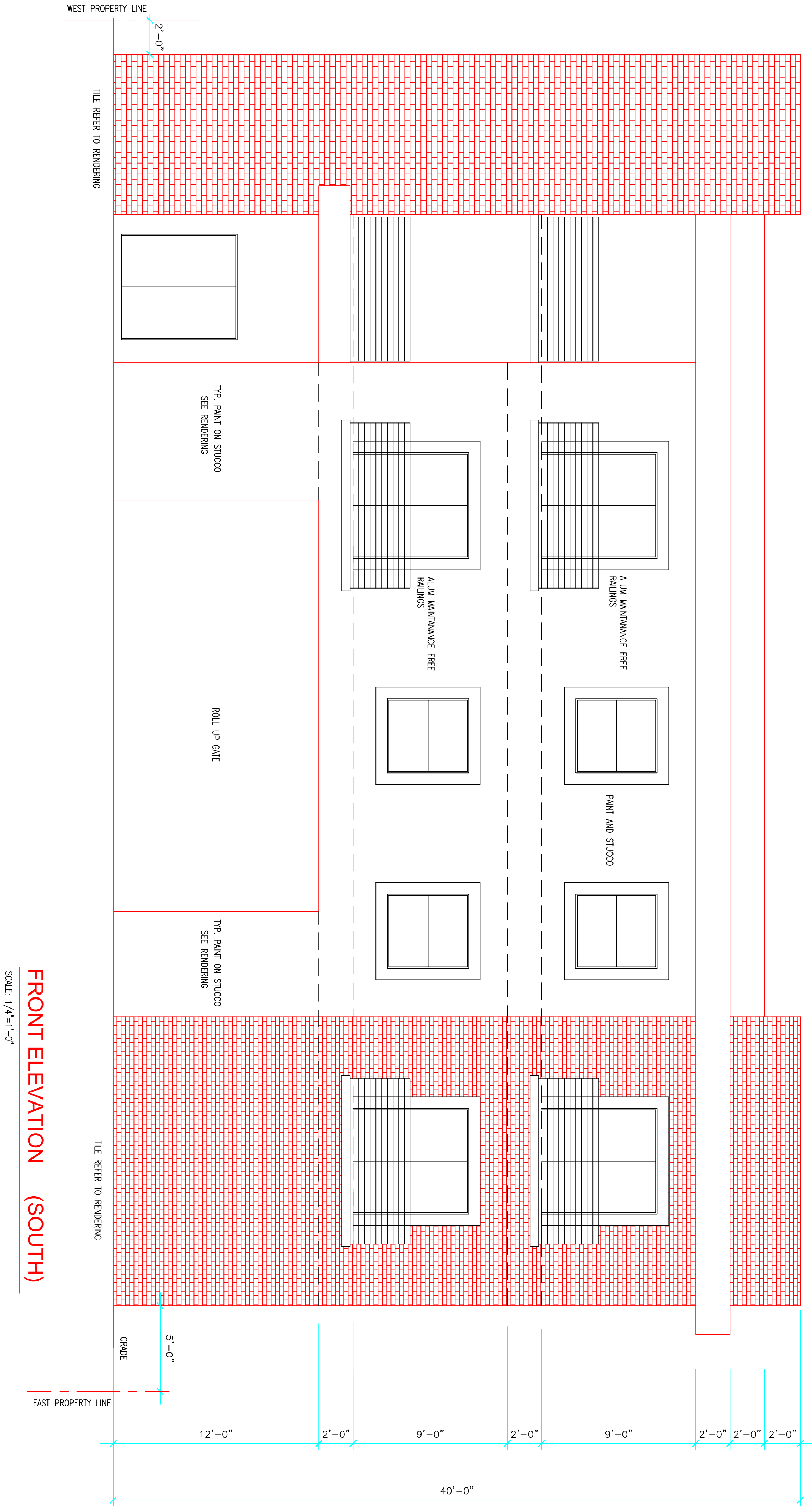
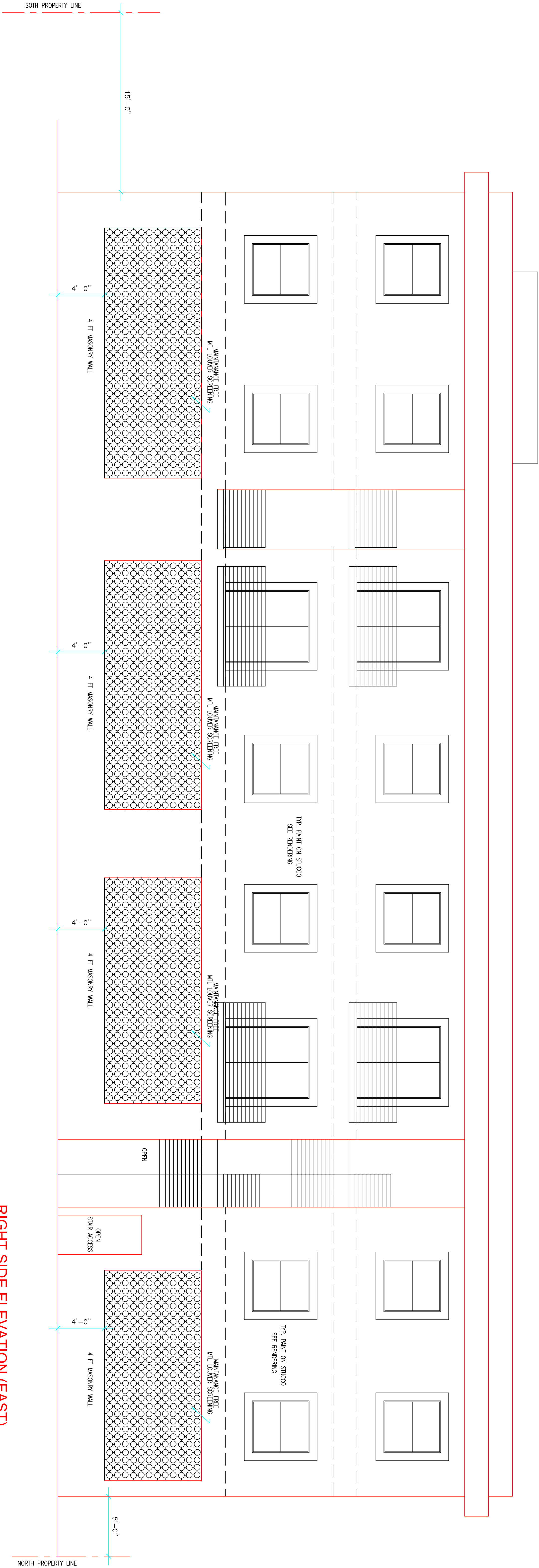
Miguel de Diego
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
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**16 UNIT APARTMENTS
SITE DESIGN
2135 LINCOLN STREET
HOLLYWOOD, FLORIDA**
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No.	Date	Revision	By

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RIGHT SIDE ELEVATION (EAST)

FRONT ELEVATION (SOUTH)

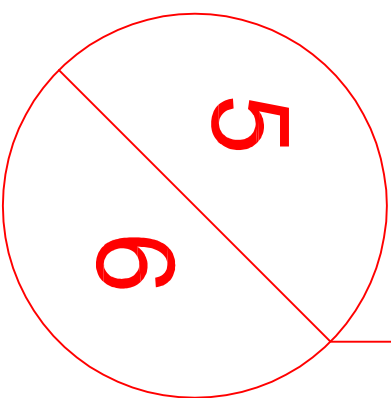
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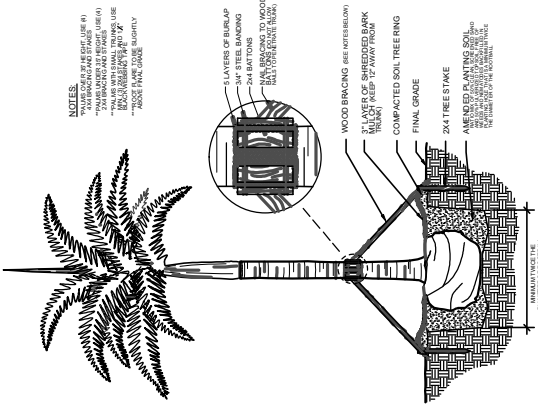
Miguel de Diego
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1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
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16 UNIT APARTMENTS
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HOLLYWOOD, FLORIDA
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No.	Date	Revision	By

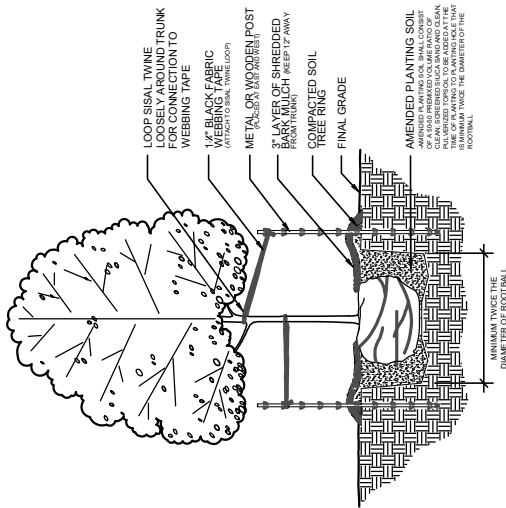
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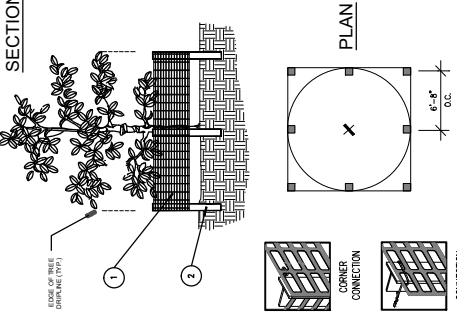


NOTES:
 1. TRUNK BRACING (SEE REFERENCE)
 2. 3' LAYER OF SHREDDED BARK MULCH (KEEP 12" AWAY FROM TRUNK)
 3. 3' LAYER OF AMENDED PLANTING SOIL (SEE REFERENCE)
 4. 2x4 TREE STAKE (SEE REFERENCE)
 5. 2x4 BATTENS (SEE REFERENCE)
 6. 1" LAYERS OF BURLAP (SEE REFERENCE)

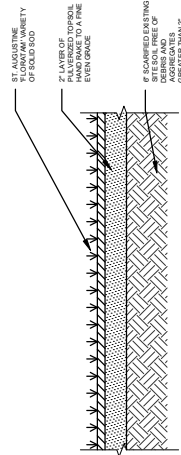
1 PALM PLANTING DETAIL
 N.T.S.



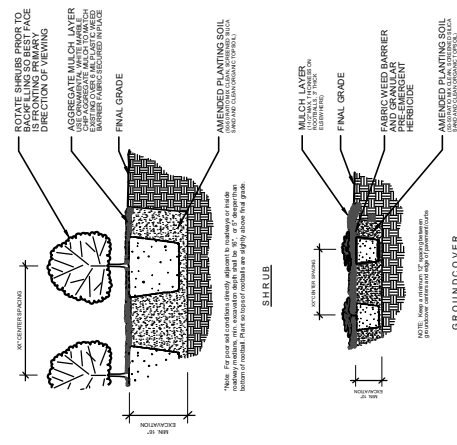
2 TREE PLANTING DETAIL
 N.T.S.



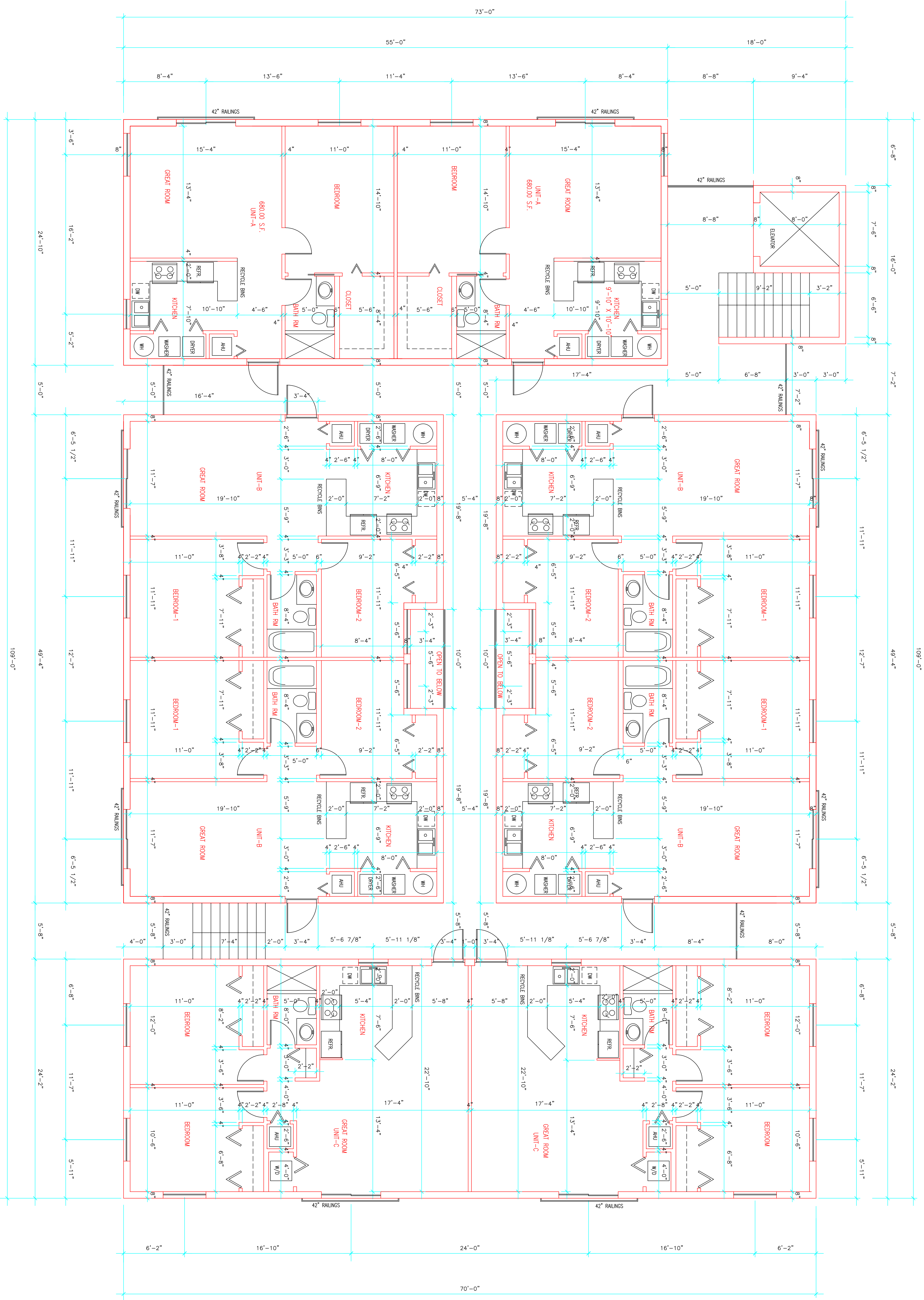
3 POOR DRAINAGE DETAIL
 N.T.S.



4 SOD PLANTING DETAIL
 N.T.S.

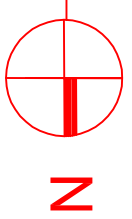


5 SHRUB/GROUNDCOVER PLANTING DETAIL
 N.T.S.



TYP. SECOND AND THIRD FLOOR PLAN

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



Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378

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

16 UNIT APARTMENTS
SITE DESIGN
2135 LINCOLN STREET
HOLLYWOOD, FLORIDA

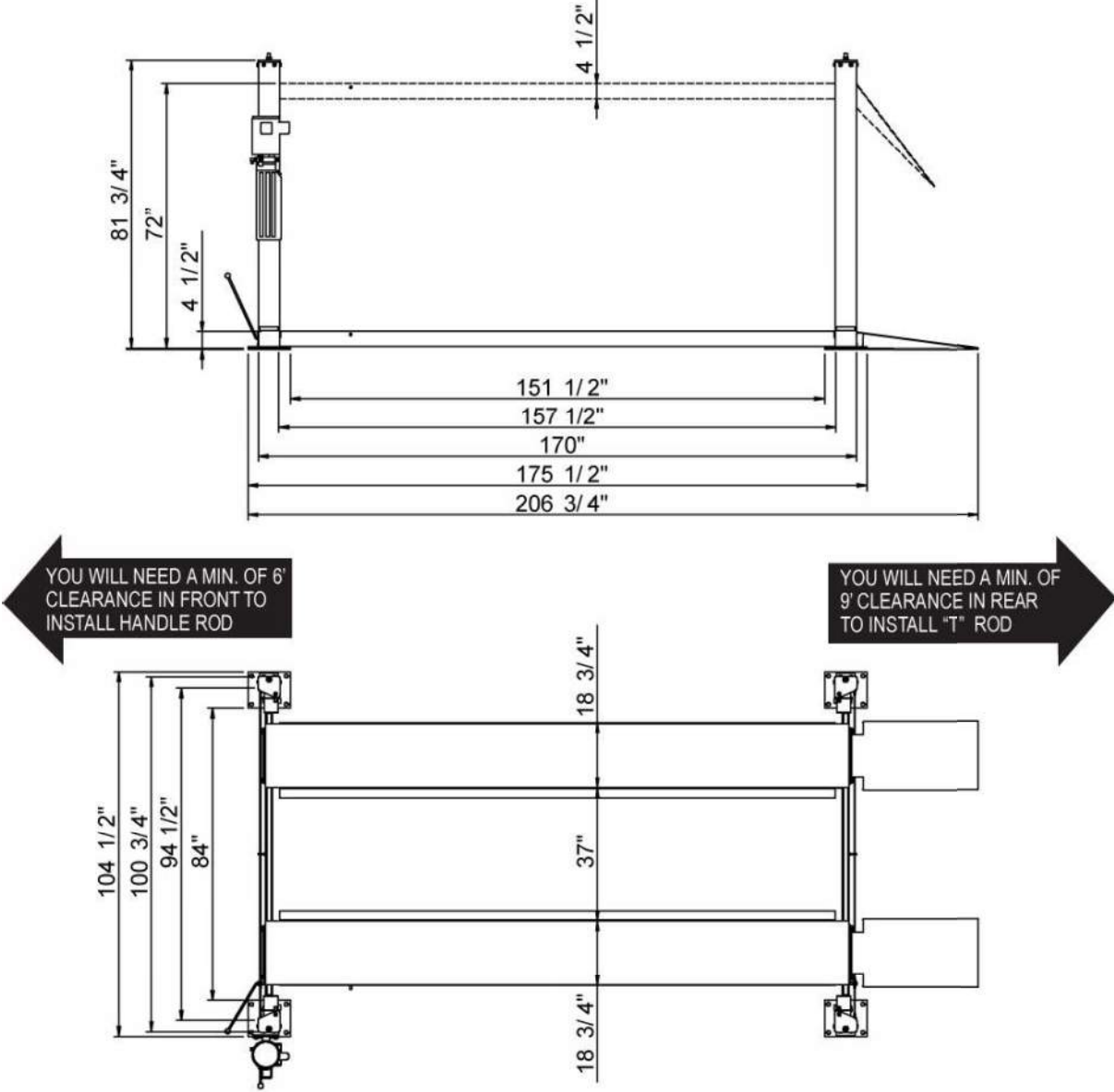
CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

No.	Date	Revision	By

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS THERETO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

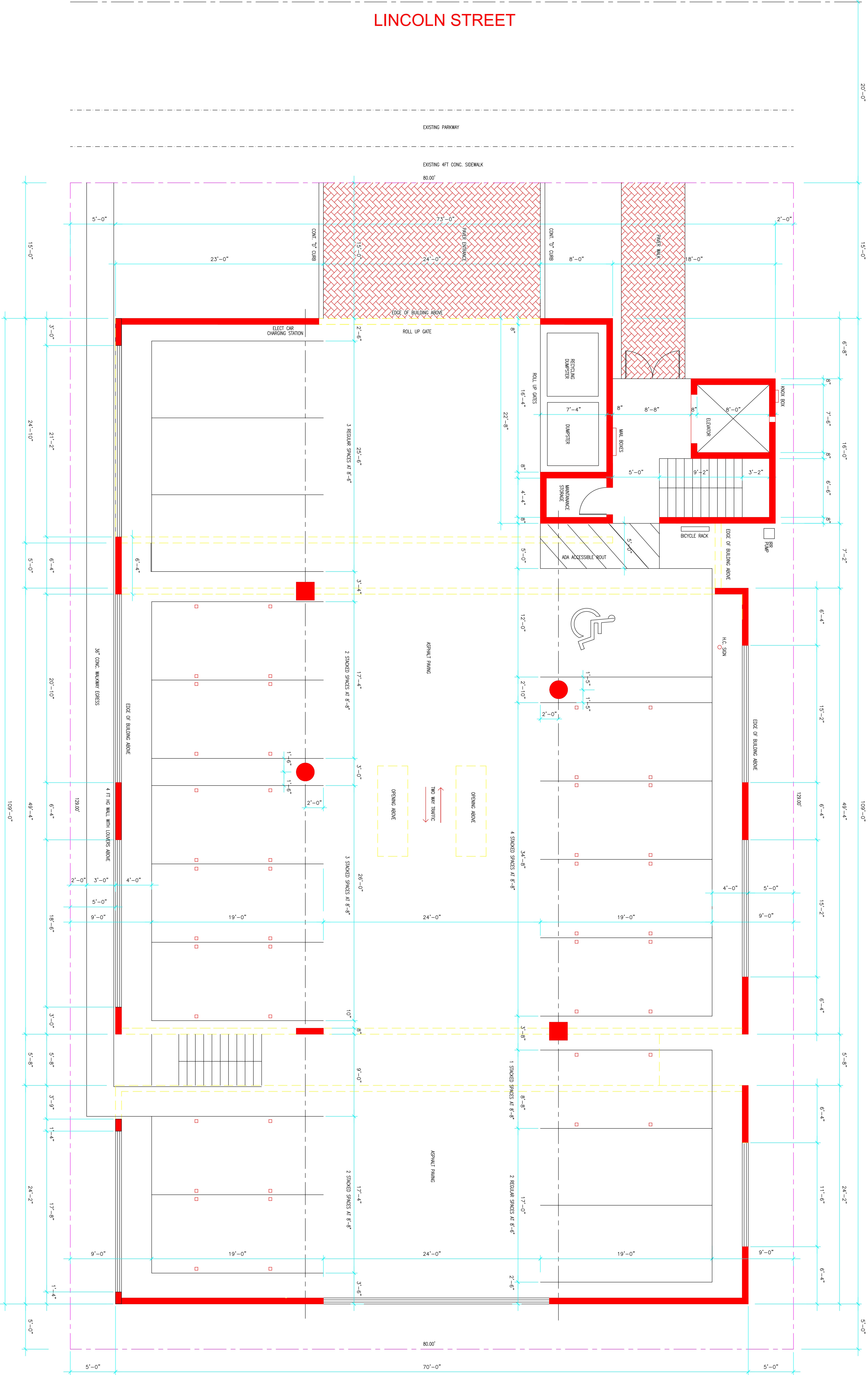
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

LIFT SPECIFICATIONS & FLOOR PLAN

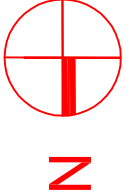


Technical Data	
Lifting Height	72"
Overall Length with Ramps	206-3/4"
Overall Length without Ramps	175-1/2"
Overall Width	104-1/2"
Height Of Columns	81-3/4"
Runway Width	18-3/4"
Runway Height	4-1/2"
Clearance Between Runways	37"
Capacity	8000 lbs.

LINCOLN STREET



SITE PLAN



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

ZONED SH-3 MULTIFAMILY

PAR. 30

LEGAL DESCRIPTION:

LOTS 8 AND 9, SECTION 14, TOWNSHIP 14 N, RANGE 14 E, COUNTY OF BROWARD, FLORIDA

TOGETHER WITH THE SOUTH 1/4 FEET

240 FEET OF LOT 5, BLOCK 14, HOLLYWOOD LITTLE PINES, PB 1, PG 26, BROWARD COUNTY, FLORIDA

ELECTRIC VEHICLE CHARGING

PROVIDE TWO DEDICATED 3.4' CONDO. IN EACH GARAGE TO A ONE, TWO, AND THREE CAR GARAGE. PROVIDE AS PER NEC AND SEC 11772 TO A TWO CAR GARAGE BOX WITH DOWN POLE.

NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL. ALL 4/4 CONDENSERS ARE ROOF MOUNTED.

Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378

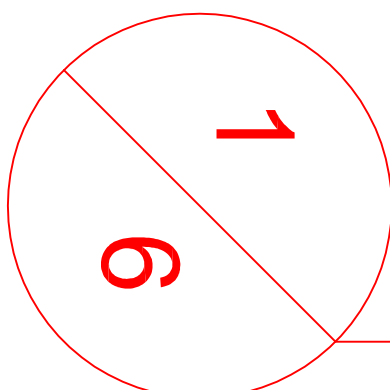
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CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.

December 10, 2019

Pablo J. Fernandez, Manager Member
Wilferz Company, LLC
2239 Jackson Street
Hollywood, Florida 33020

Dear Mr. Fernandez:

Re: Platting requirements for a parcel legally described as Lots 8 and 9, "Hosbein Subdivision," according to the Plat thereof, as recorded in Plat Book 5, Page 9, of the Public Records of Broward County, Florida; together with the South 14 feet of the East 80 feet of the West 240 feet of Lot 3, Block A, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Lincoln Street, between North 24 Avenue and Dixie Highway, in the City of Hollywood.

This letter is in response to your correspondence 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 development, 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.

Pablo J. Fernandez
December 10, 2019
Page Two

The subject parcel is less than 10 acres (approximately 0.24 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.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 8 and 9, Hosbein Subdivision) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. portion of Lot 3, Block A, Hollywood Little Ranches) or vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

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











The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-2878-2020
County No: N/A
Monroe Apartments

June 1, 2020 7:24:27



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: June 1, 2020 7:24:27	Single-Family:		Elementary: 0
Name: Monroe Apartments	Townhouse:		
SBBC Project Number: SBBC-2878-2020	Garden Apartments:		Middle: 0
County Project Number: N/A	Mid-Rise: 16		
Municipality Project Number: TBD	High-Rise:		High: 0
Owner/Developer: Hallandale Beach Homes LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 16		Total: 0

Comments

According to the information provided, this site plan application proposes 16 (two or more bedroom) mid-rise 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 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 site plan, 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

6/1/2020

Date

Reviewed By:

Lisa Wight

Signature

Lisa Wight

Name

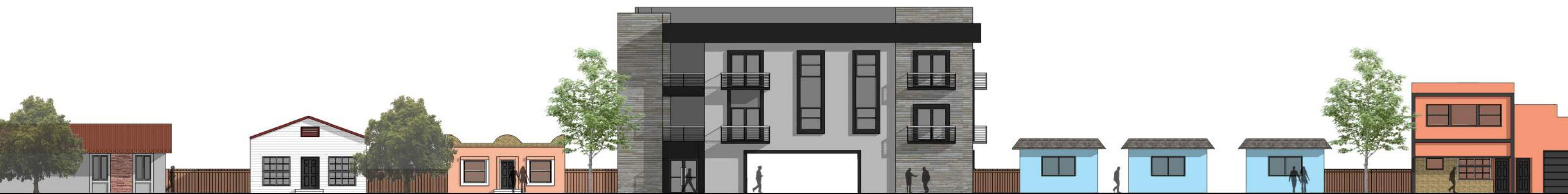
Planner

Title





STREET PROFILE
2135 LINCOLN STREET

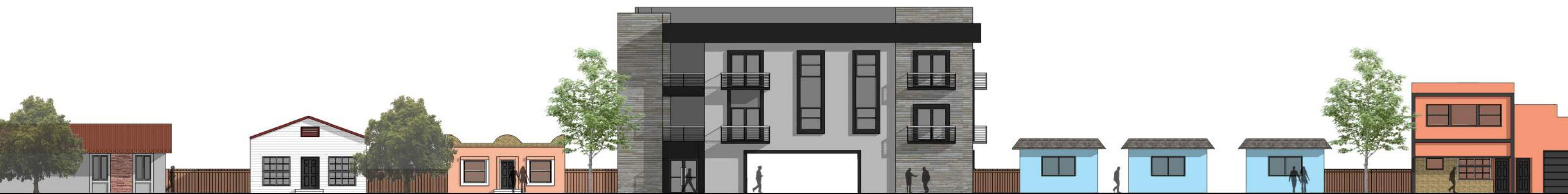


2135 LINCOLN STREET

L I N C O L N S T R E E T



STREET PROFILE
2135 LINCOLN STREET



2135 LINCOLN STREET

L I N C O L N S T R E E T

