

#### **PLANNING DIVISION**



File No. (internal use only):\_\_\_\_\_

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

#### **GENERAL APPLICATION**



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):
☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board
Date of Application: 07-29-2020
Location Address, 4026-29 Josephoon St
Location Address: 1936-38 Jackson St
Lot(s): 25 & 26 Block(s): 28 Subdivision: Hollywood Folio Number(s): 514215015600 & 514215015590
Zoning Classification: P53 Land Use Classification: RAC
Existing Property Use: Residential Multifamily Sq Ft/Number of Units: 600Sq Ft/6 Units
Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violatio
Has this property been presented to the City before? If yes, check all that apply and provide F Number(s) and Resolution(s): 19-DP-71
☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board ☐ City Commission ☐ Planning and Development
Explanation of Request:
Number of units/rooms: 22 Units Sq Ft: 1,000 (Average)
Value of Improvement: \$5,500,000.00 Estimated Date of Completion: July 2021
Will Project be Phased? ( ) Yes (X)No If Phased, Estimated Completion of Each Phase
Name of Current Property Owner:Aesthetic Apartments, INC
Address of Property Owner: 12280 Miramar Blvd, #4, Miramar, FL 33025
Telephone: <u>(305)</u> 883-6442 Fax: <u>(855)</u> 668-8773 Email Address: sgarciam@caucelpartners.com
Name of Consultan Representative/ Fenant (circle one): Rolando Genera
Address: 1940 Wilson St, Hollywood, FL 33020 Telephone: (754) 422-4778
Fax: Email Address: rgenera@gdrus.com
Date of Purchase: 3/31/2016 Is there an option to purchase the Property? Yes ( ) No (
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing:
Address: Email Address:

#### **PLANNING DIVISION**



File No. (internal use only):\_

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

#### **GENERAL APPLICATION**

#### **CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at <a href="https://www.hollywoodfl.org">www.hollywoodfl.org</a>. 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:07/29/2020
PRINT NAME: Santiago Garcia Menendez	Date: 07/29/2020
Signature of Consultant/Representative:	Date: 07/29/2020
PRINT NAME: Rolando Genera	Date: 07/29/2020
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney	
I am the current owner of the described real property and that I am aware of to my property, which is hereby made a management of the my legal representative before the Committee) relative to all matters concerning this application.	to by mo or I am haraby antharist
Sworn to and subscribed before me this 29 day of	ignature of Current Owner
Notary Public Hills of GG 294413	Santiago Garcia Menendez
State of Florida  My Commission Expires: 4 / 3 / 3 (Check One) Personally known to me; OR Pro	oduced Identification



July 31<sup>st</sup>, 2020

City of Hollywood

**Development Services Planning Division** 

Planning & Zoning Board

FILE NUMBER: 19-DP-71

**SUBJECT:** Legal Description & Project Information



#### LEGAL DESCRIPTION: <u>514215015590</u>

HOLLYWOOD 1-21 B LOT 25 BLK 28

#### 514215015600

HOLLYWOOD 1-21 B LOTS 26 BLK 28

#### **PROJECT INFORMATION:**

The proposed development is located on a 0.25-acre property at 1936-1938 Jackson St. City of Hollywood, FL 33020.

The property is zoned Regional Activity Center (RAC) – Subdistrict PS – 3 – Parkside High Intensity Mixed – Use District and The Site is currently occupied by a One-Story Residential Building.

The Development proposed includes a Five Story Multifamily Building with a Parking Garage, Building Services and the Residential Entrance Lobby at the Ground Floor and Four (4) Stories above including 22 Residential Units.



August 3, 2020

Planning & Development Board C/O
Department of Planning and Development Services
2900 Hollywood Boulevard, 3rd Floor
Hollywood FL 33020

RE: Criteria Statement 1936-38 Jackson Street, Hollywood, FL 33020

Dear Board Members,

Our firm is the architect of record for the owner of the property. We submit this application kindly requesting the support from the City and the Planning and Development Board for this new development of 22 dwelling units. We believe this new building will enhance the Property and collaborate in the development of this multi-family neighborhood.

The Subject Property is located at 1936-1938 Jackson Street, near the Young Circle Park, just to the West of Federal Hwy/US1 and surrounded by multiple unit Residential developments. The property is zoned regional activity center (RAC) - Subdistrict PS-3 – Parkside High Intensity Mixed-Use District.

The existing lot at 1936 Jackson Street is currently empty and the adjacent lot at 1938 Jackson Street is occupied by a small, 1 story, 3 unit building. The existing building is currently unoccupied and includes a small parking area (not to code) & limited landscaping.

The building now proposed will be 5 stories and 22 dwelling units adding up to 21,750 sq.ft. of AC area and a total of 24,600 sq.ft. including balconies. No variances are being requested with this application.

#### **Design Criteria:**

#### 1. Architectural & Design Components:

We feel that we have developed a well thought out design solution for this project. The Architectural style for this 5-story, 38,800 SF multi-family residential building is proposing a classic, but modern style. The large unit windows & angled balconies provide a contemporary look and feel while allowing an excellent natural light for every unit. The fiber cement board cladding highlighting the building entrance is also highly resistant to harsh weather and easy to maintain.

#### 2. Compatibility:

The existing neighborhood consists of single story and multi-story buildings. We believe that this new development will be compatible with the residential neighborhood and the aesthetics of the RAC district. The proposed building addresses the Architecture of several buildings in the area and collaborates in enhancing the street and pedestrian areas.

#### 3. Scale/ Massing:

This new structure is proportionate to the scale of the neighborhood in a variety of ways. Building Mass – Our design reflects a rectangular composition articulated by architectural elements and pleasing proportions in relation to length, width & height. The side building façades Planning & Development Board C/O Department of Planning and Development Services August 3, 2020 Page 2

are recessed above the 2<sup>nd</sup> level acknowledging the adjacent neighbors and breaking down the mass of the building. Some independent elements such as stairs/elevator are allowed to extend beyond the façade to further articulate the design. See the street context elevations profile on Sheet A020.

Details – The design provides architectural details throughout the façade including vertical & horizontal elements. The railings are horizontal aluminum bands that relate to the cladding and horizontal stucco bands collaborating with the overall balance of the composition. Other architectural details may be discovered throughout the building.

#### 4. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street and alley. Planters on the 2<sup>nd</sup> level side edge will allow a smooth transition with the neighbors property while providing privacy to the units. The landscape will be installed in accordance with the City's landscaping and recommendations from the sustainability third party consultant. The landscape design includes both native & a variety of other compatible plant types to be enjoyed by pedestrian neighbors.

#### Conclusion:

We believe that this new 22 unit development on Jackson Street will help to improve the neighborhood while allowing for a better dwelling offer for all the residents in the area. We feel that our plans demonstrate commitment to the neighborhood of Jackson Street and the City of Hollywood. We have worked hard to provide a design that will meets the City's Development & design review criteria.

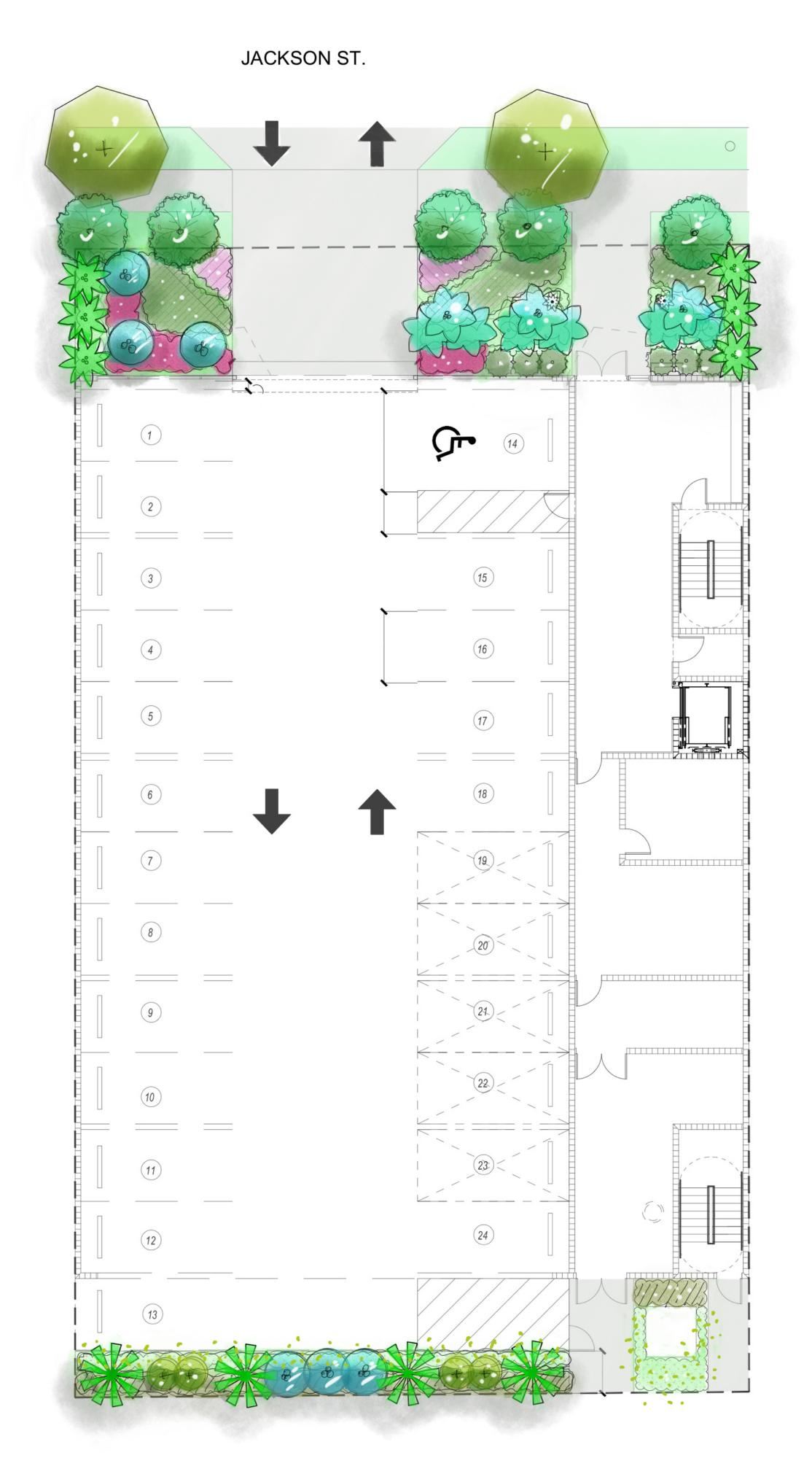
Thank you for your time and consideration.

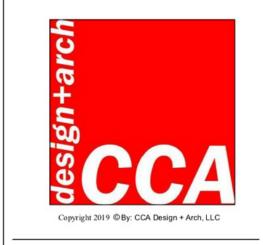
Sincerely,

Jorge Castro-Calou

Registered Architect #AR97469

Leed AP





## CENTER FOR COLLABORATIVE ARCHITECTURE

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

ARCHITECT SEAL: JORGE CASTRO-CALOU - AR97469

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

NO. DRAWING ISSUE DATE

#1 P&D Board Meeting 9-15-2020

MULTIFAMILY
36-1938 Jackson St.
City of Hollywood

PROJECT

DERICK LANGEL LANDSCAPE ARCHITECT FL LICENSE #LA6667045

LANDSTONE DESIGN TEL. 818-856-9556 LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7138

INFO:

WRITTEN DMMSISONS SHALL HAVE PRECEDENCE OVER SCALED DIME CONTRACTORS SHALL VERIEY, AND BIE RESPONSIBILED AND THIS OFFICE MUST BE NOTIFIED O VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE DRAWINGS.

SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVALE

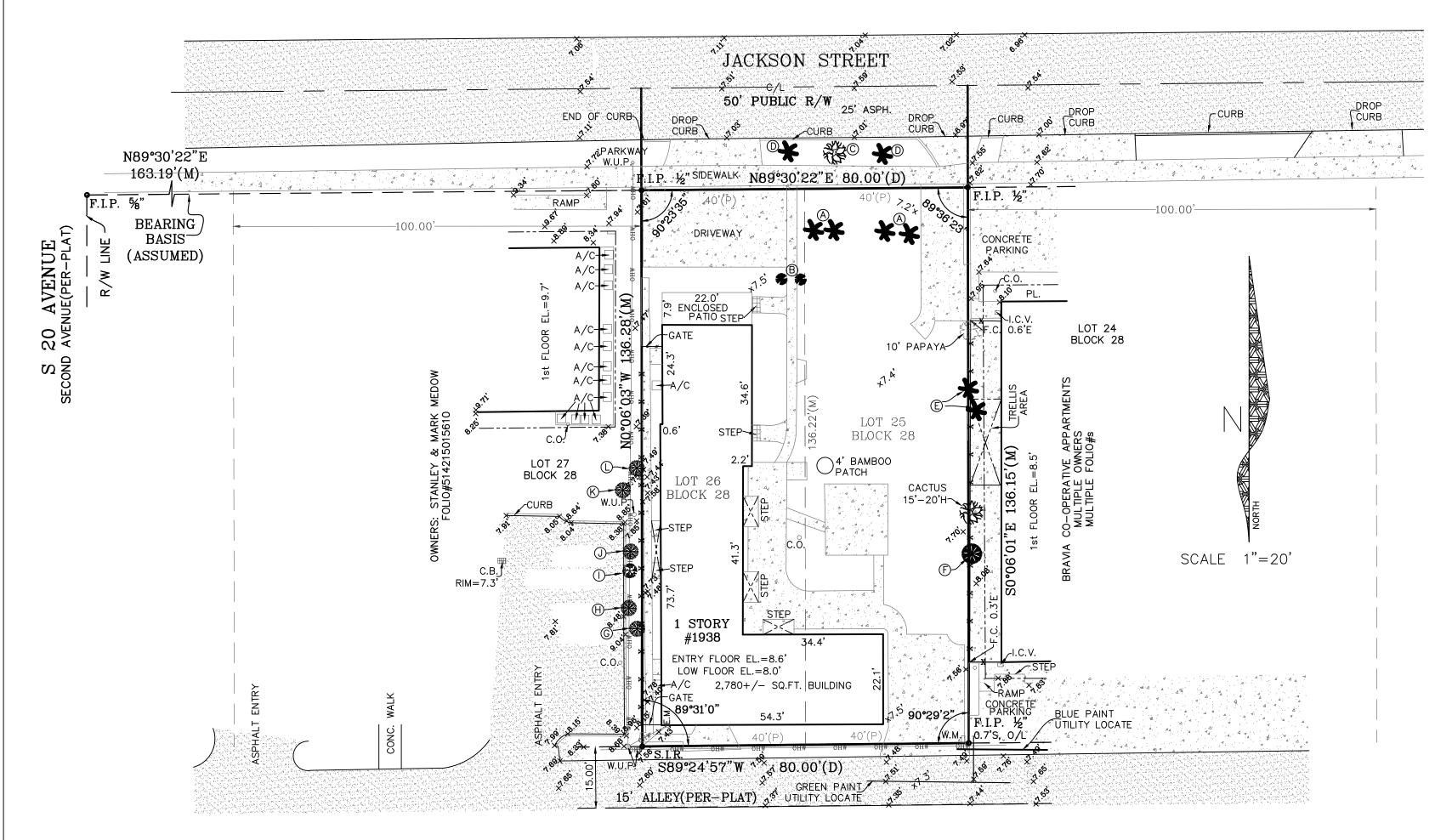
Date 07-31-2020

Drawn by FP

Scale 1/8" = 1'-0"

LR-1
PROPOSED LANDSCAPE PLAN





#### LEGAL DESCRIPTION (FOLIO#s 514215015590, 514215015600): LOTS 25 AND 26, BLOCK 28, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1,

PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LEGEND AND ABBREVIATIONS A/C = AIR CONDITIONER ASPH. = ASPHALT C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT COL. = COLUMN CONC. = CONCRETE (D) = DEED E.F. = END FENCE EL. = ELEVATION E.M. = ELECTRIC METER F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION F.I.P. = FOUND IRON PIPE F.I.R. = FOUND IRON ROD G.P.S. = GLOBAL POSITIONING SYSTEM H = HEIGHT I.C.V. = IRRIGATION CONTROL VALVE **ASPHALT** (M) = MEASUREDO/L = ON-LINE O.R.B. = OFFICIAL RECORDS BOOK CONCRETE (P) = PLAT P.B. = PLAT BOOK PG. = PAGE PL. = PLANTER TILE R/W = RIGHT-OF-WAYR/W = RIGHI-UF-WAI

S.I.R. = SET 5/8" IRON ROD LB7689

TELE. = TELECOMMUNICATIONS UTILITY
W.H. = WATER HEATER STORAGE ROOM
WALL OR COLUMN STRUCTURE W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE CHAIN LINK FENCE =  $\frac{x}{x}$ ROOFED OR OVERHANG = ------OVERHEAD WIRE = PLASTIC FENCE =

GROSS 13,497+/- SQ.FT. TO C/L ROAD AND C/L ALLEY NET 10,897+/- SQ.FT. 0.25+/- ACRE ZONING INFORMATION: ZONING: RMCRA-76 LAND USE: TOD CITY OF HOLLYWOOD ZONING AND LAND USE MAP DATED APRIL 11, 2011 (THIS MAP IS THE CURRENT MAP AVAILABLE ONLINE)



1)THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTIED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS. 2)THIS IS NOT A BOUNDARY SURVEY AND IN NO WAY PURPORTS TO BE ONE 3) MEASUREMENTS SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.05' 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT PROVIDED IN THE TITLE POLICY GIVEN AS SHOWN HEREON, AND MAY NOT BE SHOWN ON THIS SKETCH 5) FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WERE THEY ARE LOCATED 6)SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY 7)SUBSURFACE UTILITY FEATURES WERE NOT LOCATED FOR THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES 9)THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER 10) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE 11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN FOR DESIGN AND PRELIMINARY PERMIT ACQUISITION PURPOSES FOR THE CERTIFIED HEREON. NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTEI

#### **MAP OF ALTA/ACSM SURVEY**

LAST DATE OF FIELD WORK 1/13/20

#### **PROPERTY ADDRESS:**

1936-1938 JACKSON STREET HOLLYWOOD, FL 33020

#### NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

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

#### **ELEVATION NOTES:**

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND REFERENCED FROM STANDARD SURVEYING G.P.S. EQUIPMENT TIED INTO THE F.D.O.T. G.P.S NETWORK FOR A 6 MINUTE READING CYCLE

SPOT ELEVATION = \_\\*,\*\*\*

THE TREES AND INFORMATION ABOUT SUCH TREES, ARE LABELED HEREON TO THE BEST KNOWLEDGE OF THE SURVEYOR SHOWN HEREON, THE SURVEYOR IS NOT A LANDSCAPE ARCHITECT, BOTANIST, OR ARBORIST AND INFORMATION ABOUT SUCH TREES SHOULD BE VERIFIED BY A QUALIFIED INDIVIDUAL

19' CANOPY

 $\triangle$  = CHRISTMAS PALM 5'-10' HEIGHT

B = JUNIPER

10' HEIGHT

 $\mathbb{O}$  = 10" GUMBO LIMBO 15' HEIGHT 11' CANOPY

 $\bigcirc$  = EUREKA PALM

4.5' & 7' HEIGHT

 $\bigcirc$  = 6" XMAS PALM 15'-20' HEIGHT

15'-20' HEIGHT 7' CANOPY

 $\bigcirc$  = 7" GUMBO

15'-20' HEIGHT

11' CANOPY  $\Theta = 5$ " GUMBO

12' HEIGHT

8' CANOPY  $\bigcirc$  = 22" MAHOGANY

25-30' HEIGHT  $\bigcirc$  = 5" GUMBO

12' HEIGHT 13' CANOPY

 $\bigcirc$  = 2.5" GUMBO

12' HEIGHT 3' CANOPY

 $\square$  = 14" GUMBO

13' CANOPY 20'-25' HEIGHT

#### TITLE INFO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNER AND ENCUMBRANCE REPORT FILE# C19121432 DATED OCT. 16, 2019 (OWNER AND LEGAL VERIFIED)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE POLICY REPOT ORT FILE#16024655 DATED APRIL 8, 2016

SCHEDULE B INFO NO EASEMENTS SHOWN ON PLAT

NO ADDITIONAL EASEMENTS OR SERVITUDES PROVIDED

#### To: AESTHETIC APARTMENTS, INC. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ONE CONQUEST TITLE AND ESCROW, LLC This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items (NO CHECKLIST PROVIDED) of Table A thereof. The last date of fieldwork was completed on \_\_\_\_1/13/20

Date of Plat or Map: 2/20/20

ZONING/AREA 4-29-20

1/13/20

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



## SITE PLAN REVIEW JACKSON STREET MULTIFAMILY

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

PLANNING & DEVELOPMENT BOARD - SEPT. 15, 2020



OWNER: **AESTHETIC APARTMENTS INC** 

1825 MAIN ST #8 WESTON FL 33024 Ph: 305-814-8668

Contact: Victor E Taurizano,

ARCHITECT: CCA Design + Arch, LLC 1424 SW 23 St

Miami, Florida 33145 PH: 786-487-3724

CONTACT: Jorge Castro, RA

LANDSCAPE ARCHITECT: **Landstone Design Inc.** 

15438 SW 25th Ter., Miami, Fl. 33185 PH: 305.778.7136

CONTACT: Fabio Perez

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

Contact: Juan J. Bedoya, P.E.

#### <u>ARCHITECTURE</u>

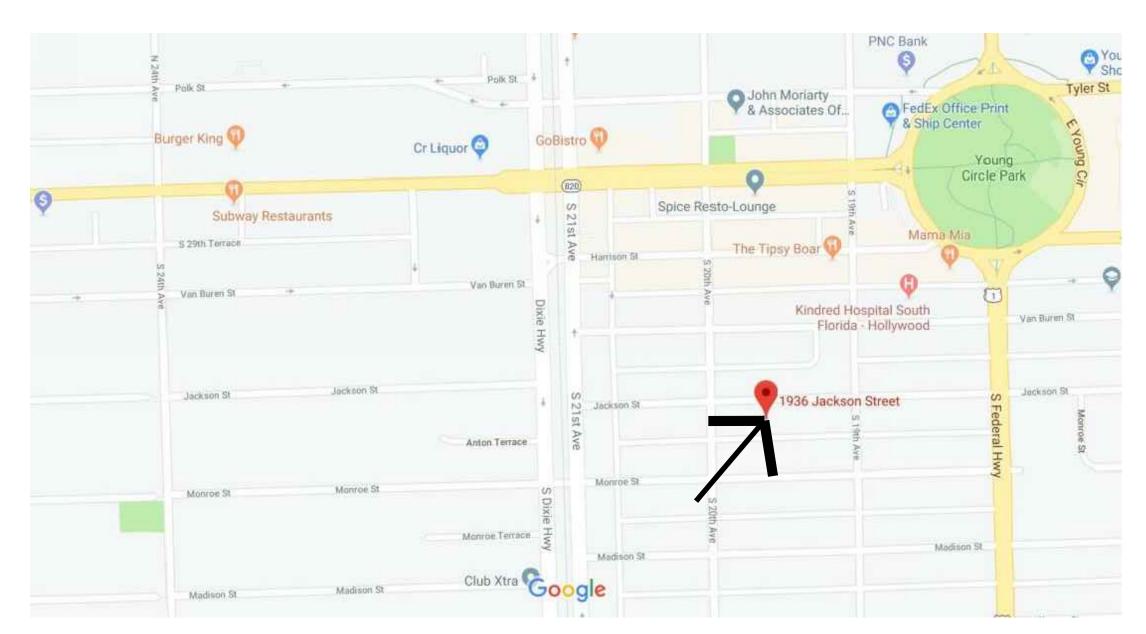
A0.00	COVER, DWG LIST AND MAPS
A0.10	PROPERTY SURVEY
A0.20	STREET PHOTOS & PROFILE
A0.30	PROJECT RENDERINGS
A0.40	PROJECT RENDERINGS
A1.01	SITE PLAN & ZONING DATA
A1.02	2ND & 3RD LEVEL PLANS
A1.03	4TH AND 5TH LEVEL PLANS
A1.04	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A7.01	ENLARGED UNIT A
A7.02	ENLARGED UNIT B
A7.03	ENLARGED UNIT C
A7.04	ENLARGED UNIT D & E
A7.05	ENLARGED UNIT F & G
A8.01	DETAILS

#### LANDSCAPE

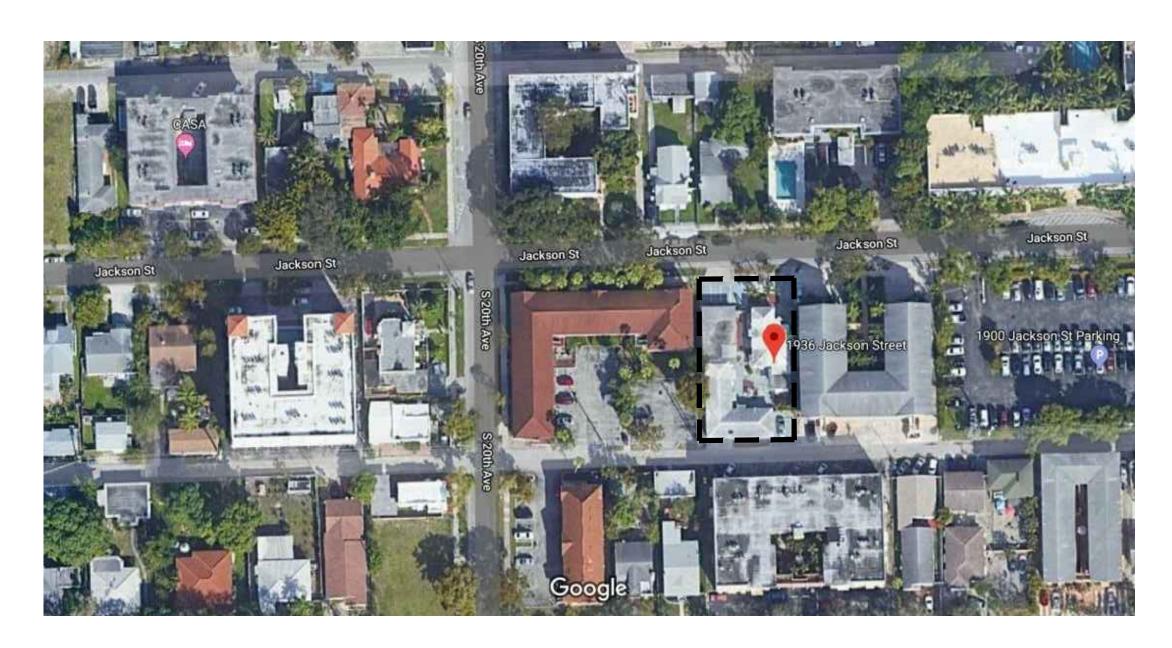
L-1	TREE DISPOSITION PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
L-4	LANDSCAPE NOTES
C   V   L	

CIVIL		
COVER	INDEX OF DRAWINGS	
TPPI-1	TEMP. POLLUTION PREV. PLAN	
TPPI-2	TPP - NOTES & DETAILS	
TPPI-3	TPP - DETAILS	
D-1	DEMOLITION PLAN	
PD-1	PAVING & DRAINAGE PLAN	
PD-2	PD - SECTIONS AND DETAILS	
PD-3	PD - DETAILS	
PM-1	PAVING MARKINGS AND SIGNAGE	
WS-1	WATER, FIRE & SEWER	
WS-2	WATER DIST & SEWAGE DETAILS	
WS-3	WATER DIST & SEWAGE DETAILS	
0S-1	OFF SITE WATERMAIN PLAN	

### DRAWING LIST SCALE: AS NOTED



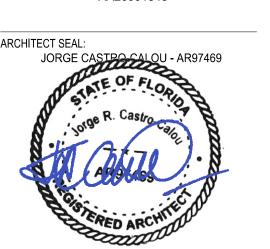
14 AREA MAP SCALE: AS NOTED



PROPERTY AERIAL PHOTO
SCALE: AS NOTED



#### CENTER FOR **COLLABORATIVE** ARCHITECTURE

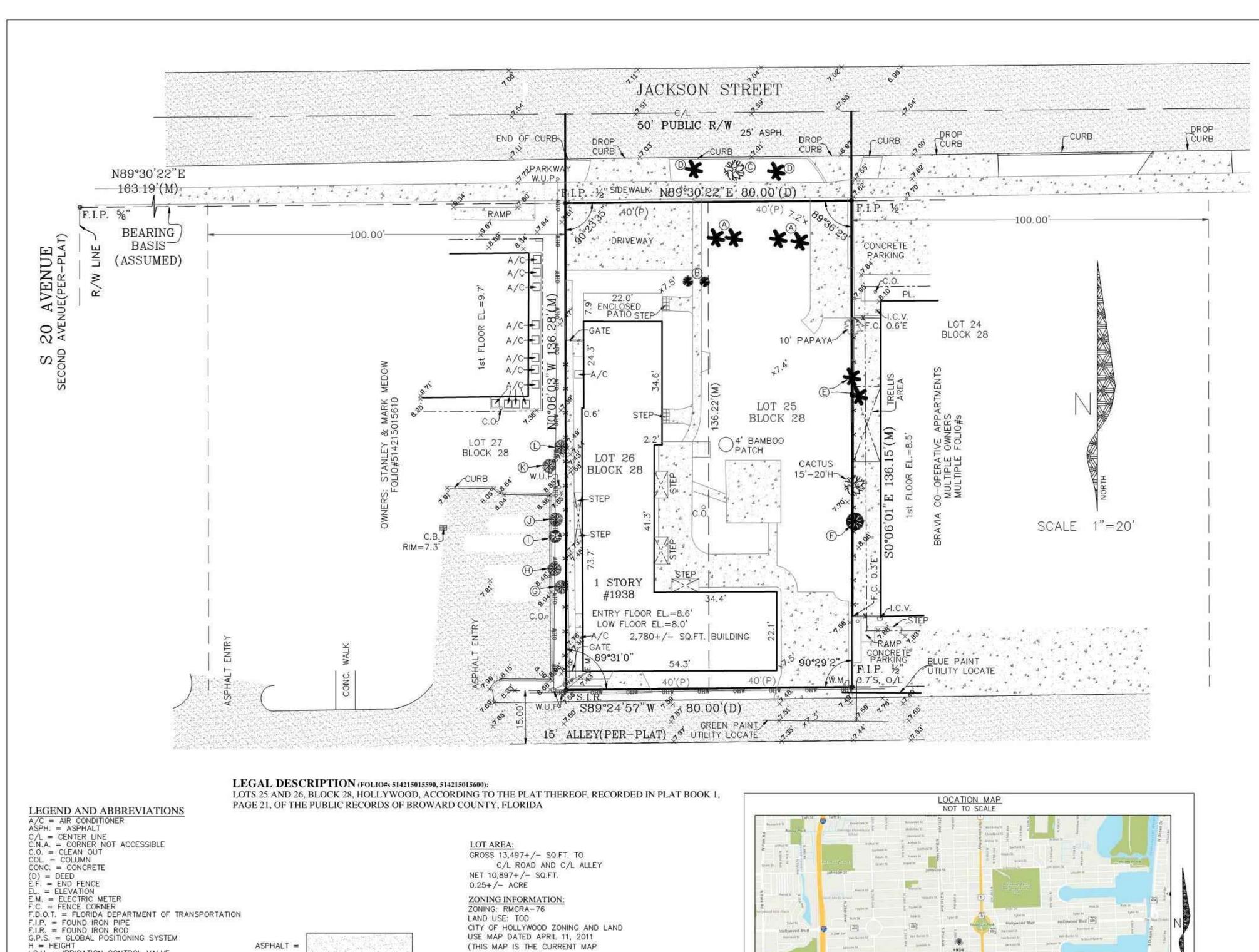


NO.	DRAWING ISSUE	DATE
	P&D BOARD MEETING	09-15-20

PROJECT INFO:

Drawn by Scale

A0.00



USE MAP DATED APRIL 11, 2011

AVAILABLE ONLINE)

(THIS MAP IS THE CURRENT MAP

ASPHALT :

CONCRETE =

CHAIN LINK FENCE = X X

OVERHEAD WIRE = OHW OHW

PLASTIC FENCE = -0-0-0-0-

WOOD FENCE = \_\_\_\_//\_\_//\_\_\_

ROOFED OR OVERHANG = --- - - - - - -

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#### MAP OF **ALTA/ACSM SURVEY**

LAST DATE OF FIELD WORK 1/13/20

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

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SPOT ELEVATION = 14.48

HE TREES AND INFORMATION ABOUT SUCH TREES, ARE LABELED HEREON TO THE BEST KNOWLEDGE OF THE SURVEYOR SHOWN HEREON, THE SURVEYOR IS NOT A LANDSCAPE ARCHITECT, BOTANIST, OR ARBORIST AND INFORMATION ABOUT SUCH TREES SHOULD BE VERIFIED BY A QUALIFIED INDIVIDUAL

A = CHRISTMAS PALM 5'-10' HEIGHT

(B) = JUNIPER

10' HEIGHT © = 10" GUMBO LIMBO

15' HEIGHT 11' CANOPY D = EUREKA PALM

4.5' & 7' HEIGHT

D = 6" XMAS PALM

15'-20' HEIGHT © = 16" UMBRELLA TREE

15'-20' HEIGHT 7' CANOPY

 $\bigcirc$  = 7" GUMBO

15'-20' HEIGHT 11' CANOPY

 $\Theta = 5$ " GUMBO 12' HEIGHT 8' CANOPY

□ = 22" MAHOGANY

25-30' HEIGHT 19' CANOPY  $\bigcirc$  = 5" GUMBO

12' HEIGHT

 ⊕ = 2.5" GUMBO 12' HEIGHT 3' CANOPY

 □ = 14" GUMBO 20'-25' HEIGHT 13' CANOPY

13' CANOPY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNER AND ENCUMBRANCE REPORT FILE# C19121432 DATED OCT. 16, 2019 (OWNER AND LEGAL VERIFIED)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE POLICY REPOT ORT FILE#16024655 DATED APRIL 8, 2016 SCHEDULE B INFO

NO EASEMENTS SHOWN ON PLAT NO ADDITIONAL EASEMENTS OR SERVITUDES PROVIDED

TEE EAL APPEARING ON

RIZED BY HENRY

TH OCUMENT WAS

JOHNSTON FL PLS#6843

2020.04.30 15:19:31 -04'00'

To: AESTHETIC APARTMENTS, INC. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ONE CONQUEST TITLE AND ESCROW, LLC This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items (NO CHECKLIST PROVIDED) of Table A thereof. The last date of fieldwork was completed on \_\_1/13/20\_ Date of Plat or Map: 2/20/20

ZONING/AREA 4-29-20



and Surveying Services Inc. WEB: WWW.JJSURVEYING.COM JOB#17-12-010ALTA2

PRINTING ELECTRONICALLY SIGNED DOCUMENT: IN ORDER FOR THIS DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 18"x24" "ARCH C" SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANOR.

CENTER FOR **COLLABORATIVE** ARCHITECTURE

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



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

DRAWING ISSUE

P&D BOARD MEETING 09-15-20

PROJECT INFO:

DRAWING INFO:

Project number Drawn by

Scale

I.C.V. = IRRIGATION CONTROL VALVE

R/W = RIGHT-OF-WAY
S.I.R. = SET 5/8" IRON ROD LB7689
TELE. = TELECOMMUNICATIONS UTILITY
W.H. = WATER HEATER STORAGE ROOM
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE

O/L = ON-LINE O.R.B. = OFFICIAL RECORDS BOOK

(M) = MEASURED

(P) = PLAT P.B. = PLAT BOOK

PG. = PAGE

PL. = PLANTER



1990 JACKSON STREET
SCALE: NTS



03 1990 JACKSON STREET SCALE: NTS



05 1900 VAN BUREN STREET
SCALE: NTS



1930 JACKSON STREET
SCALE: NTS



1900 JACKSON STREET
SCALE: NTS



1959 JACKSON STREET
SCALE: NTS





CENTER FOR COLLABORATIVE ARCHITECTURE

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

ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC

1825 MAIN ST #8 WESTON FL 33024

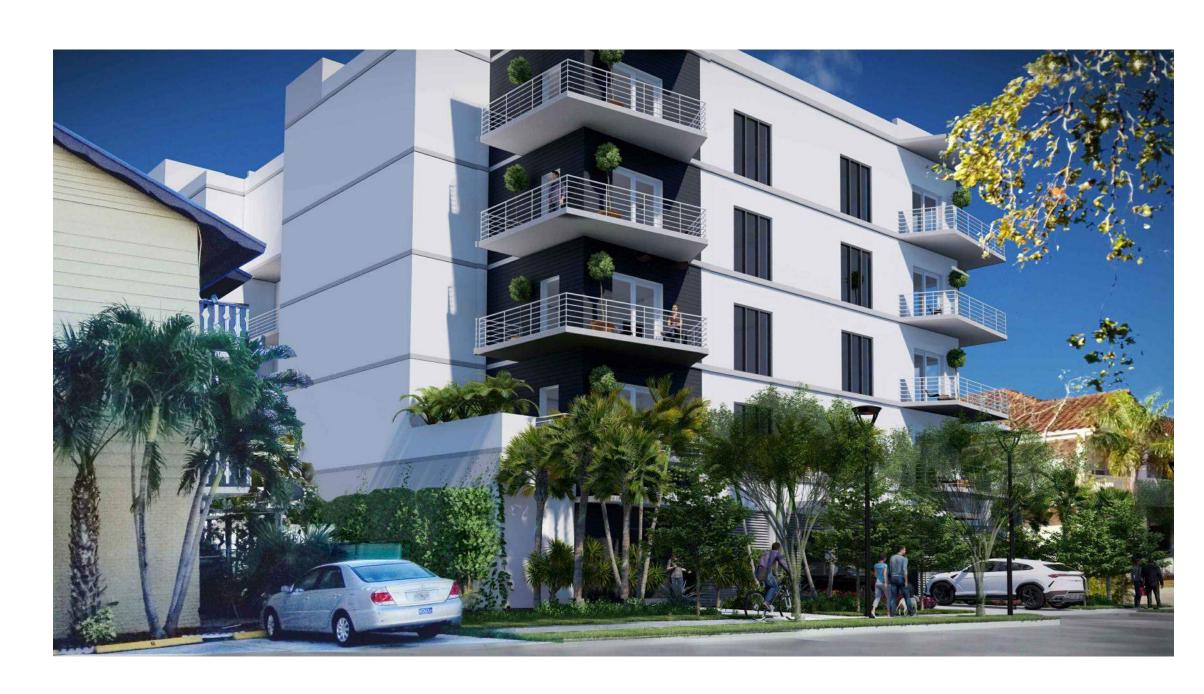
P&D BOARD MEETING 09-15-20

PROJECT INFO:

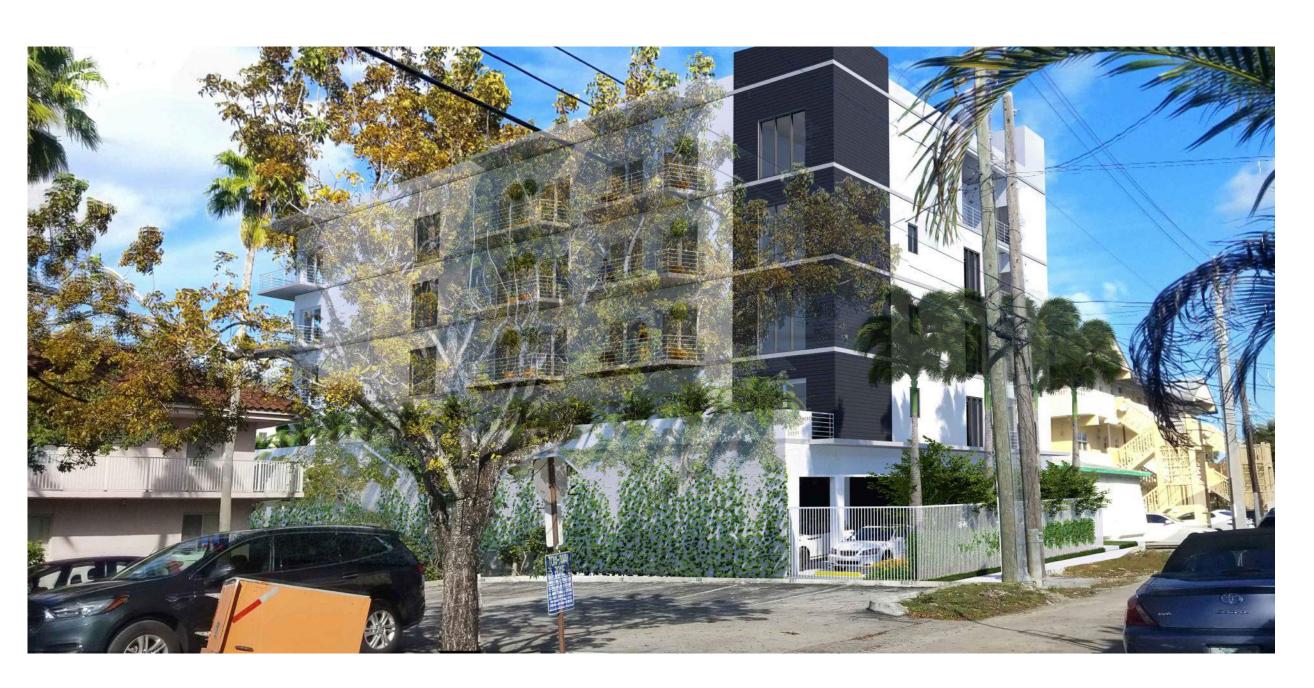
JACKSON STREET PROFILE & PHOTOS

Project number

Drawn by Scale



06 STREET VIEW WITH ADJACENT PROPERTIES
SCALE: NTS



08 ALLEY VIEW WITH ADJACENT PROPERTIES
SCALE: NTS





18 PARKING ENTRANCE CLOSE UP VIEW SCALE: NTS

#### CENTER FOR COLLABORATIVE ARCHITECTURE

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

ARCHITECT SEAL: JORGE CASTRO-CALOU - AR97469

#### OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

WESTON FL 33024

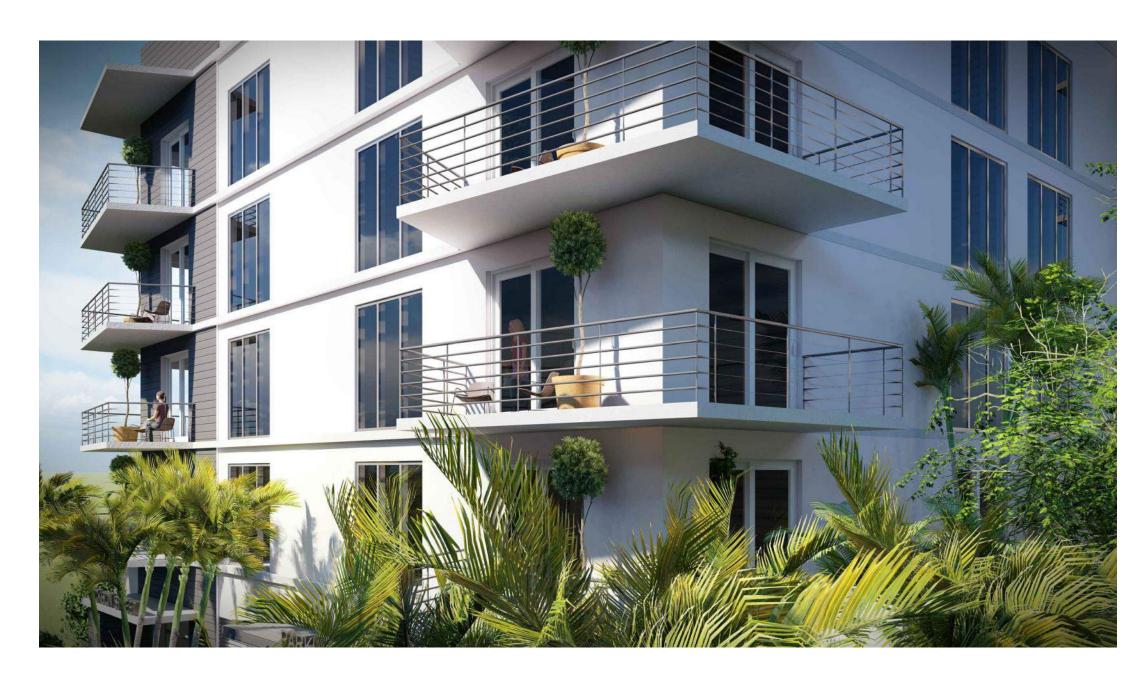
P&D BOARD MEETING 09-15-20

PROJECT INFO:

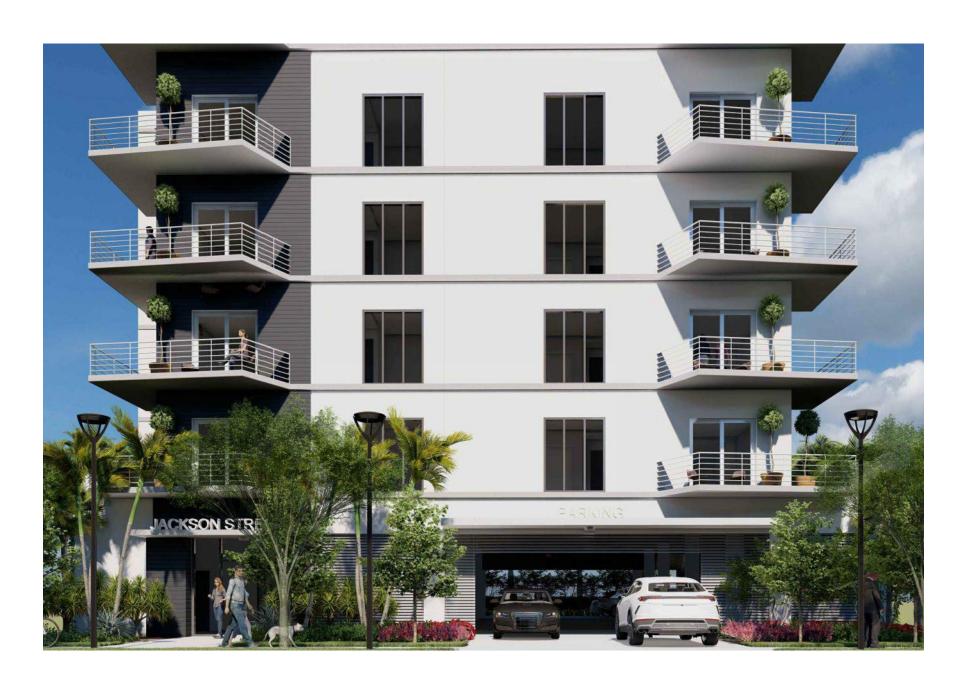
RENDERINGS

Scale

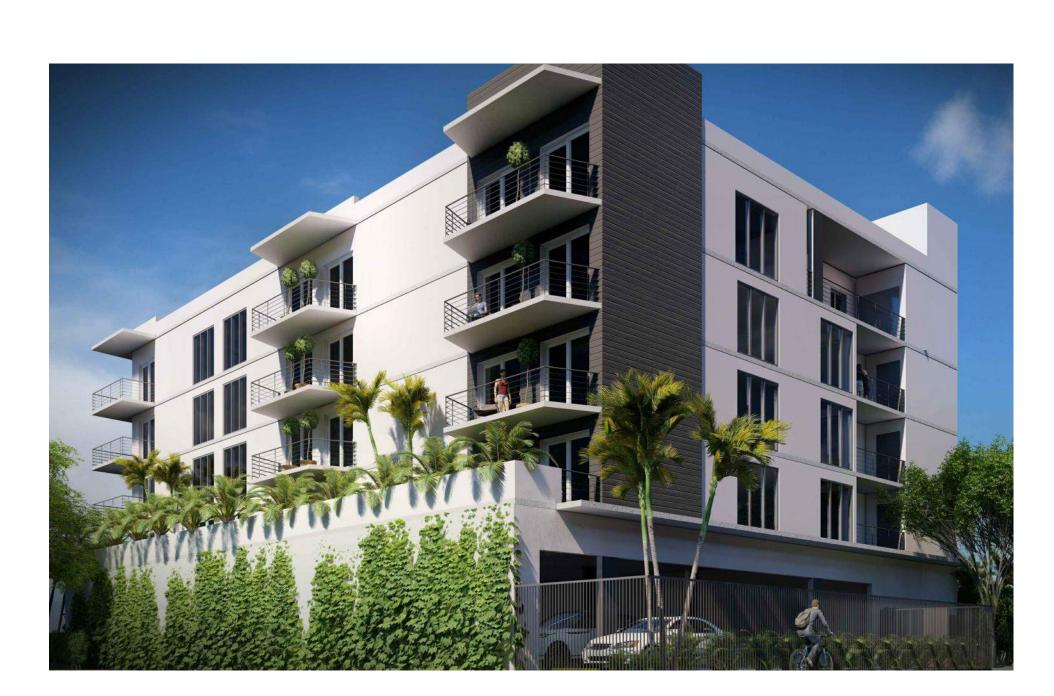
A0.30



06 N.W. CORNER VIEW SCALE: NTS



08 NORTH (FRONT) VIEW





18 EAST SIDE VIEW SCALE: NTS

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ARCHITECT SEAL: JORGE CASTRO-CALOU - AR97469

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

DRAWING ISSUE

P&D BOARD MEETING 09-15-20

PROJECT INFO:

RENDERINGS

Drawn by Scale

A0.40

#### SITE INFORMATION

ZONING DISTRICT: PS-3 - Parkside High Intensity Mixed-Use District <u>LAND USE</u>: Regional Activity Center (RAC) — RMCRA—76

13,497 S.F. <u>GROSS LOT AREA:</u> 10,897 S.F. NET LOT AREA:

BUILDING HEIGHT

FLOOR AREA RATIO <u>ALLOWED</u> <u>PROVIDED</u> MAX. 3.00 = 32,748 SF. 27,411 SF.

REQUIRED PROVIDED <u>Parking</u> UNITS= 22 SPACES 22 SPACES (1SP/UNIT) GUESTS=2 SPACES 2 SPACES (1SP/10 UNITS)

TOTAL=24 SP

PROVIDED

5 STORIES / 57'-6"

<u>SETBACKS</u> REQUIRED PROVIDED FRONT 15'-0**"** 15'-0" 0'-0" SIDE 0'-0" REAR (ALLEY) 5'-0" 5'-0"

TOTAL=24 SP

PROVIDED REQUIRED <u>LANDSCAPE AREA</u> N/A 880 S.F.

10 STORIES/MAX. 140'-0"

#### UNIT MIX INFORMATION

ALLOWED

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

#### UNIT AREA INFORMATION

Floor	Unit #	2B/2B	1B/1B	Tot. Balc.	Total
5th Level	А	1,236		128	1,364
	В	1,714		244	1,958
	С		1,052	128	1,180
	D		724	81	805
4TH Level	А	1,236		128	1,364
	С		1,052	128	1,180
	D		724	81	805
	E		854	128	982
	F		975	81	1,056
	G		834	70	904
3rd Level	А	1,236		128	1,364
	С		1,052	128	1,180
	D		724	81	805
	E		854	128	982
	F		975	81	1,056
	G		834	70	904
2nd Level	А	1,236		330	1,566
	С		1,052	166	1,218
	D		724	145	869
	Е		854	128	982
	F		975	197	1,172
	G		834	70	904
Ground Floor					
Ground Proof					
Total		6,658	15,093	2,849	24,600

#### BUILDING AREA PER LEVEL

Floor	Total Apts	Terr/Balc	Corridor	LOBBY	Stair & Elev	Mech. Rm.	Storage	Garage	
Roof					164				164
5th FL	4,726	581	714		435	45	280		6,781
4th FL	5,675	616	714		435	45	159		7,644
2	F 675	C15	74.4		425	45	150		7.64
3rd FL	5,675	616	714		435	45	159		7,644
2nd FL	5,675	1,036	714		435	45	159		8,064
CDOLIND FI				C02	202	705	2.45	C 222	0.535
GROUND FL				683	392	785	345	6,322	8,527
Total	21,751	2,849	2,856	683	2,296	965	1,102	6,322	38,824

#### PROPERTY INFORMATION

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

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

#### PROJECT NARRATIVE

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

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

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

#### EXTERIOR LIGHTING NOTES

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

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

#### SIGNAGE NOTES

1) ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LÁND DEVELOPMENT REGULATIONS. 2) ALL SIGNAGE, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.

#### GREEN BUILDING NOTES

1) IN COMPLIANCE WITH 151.158 LARGE DEVELOPMENTS, CITY OF HOLLYWOOD CODE, THE PROJECT SHALL BE CERTIFIED BY THE FGBC.

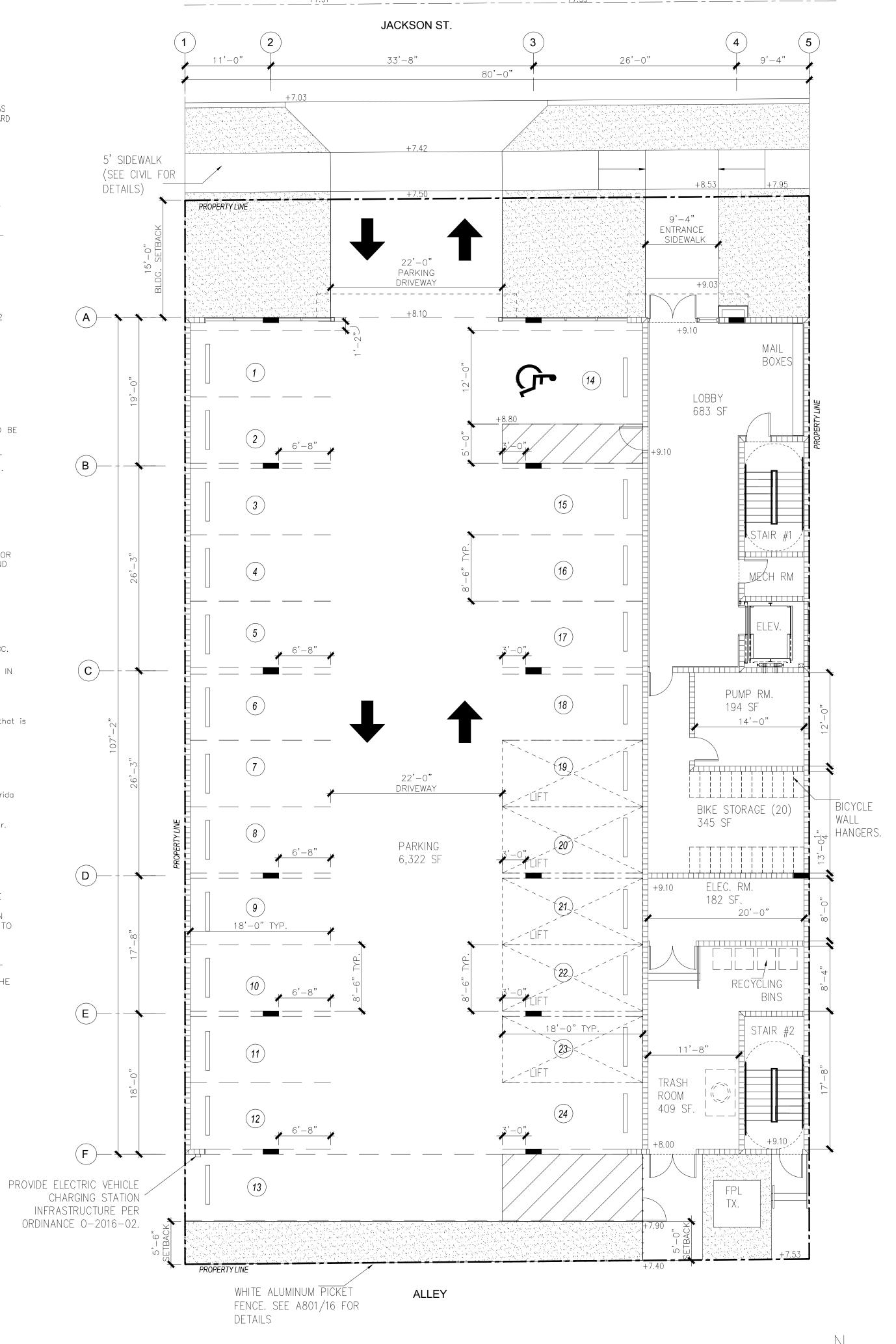
2) THE FOLLOWING GREEN BUILDING PRACTICES WILL BE PROVIDED IN THIS PROJECT:

- Bicycle storage and changing room for a minimum of 5% of
- Recycling, A dedicated area for collecting recycled materials that is
- accessible to all occupants • Energy efficient (Low e) windows.
- Energy efficient doors.
- Energy Star approved roofing materials. Programmable thermostats.
- Dual flush toilets.
- At least 80% of plants, trees and grasses per the South Florida Water Management District
- All energy-efficient outdoor lighting.
- Tankless water heater in lieu of a standard tank water heater. • Electric vehicle—charging—station infrastructure.

#### STREET LIGHTING NOTES

1) THE EXISTING ACORN PEDESTRIAN LIGHTING AND FPL POLE LOCATED ALONG THE NORTHWEST CORNER OF THE PROPERTY LINE WILL BE PROTECTED AT ALL TIME DURING CONSTRUCTION AND, IF DAMAGED, THEY WILL BE REPAIR OR REPLACE BACK TO THEIR ORIGINAL CONDITIONS.

2) IF THE EXISTING ACORN PEDESTRIAN LIGHTING AND/OR FPL PÓLE ARE IN CONFLICT WITH THE NEW CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE OF PROPERLY RELOCATING THE

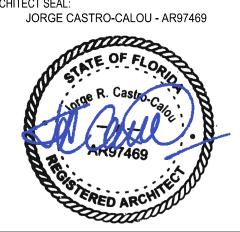




#### CENTER FOR **COLLABORATIVE** ARCHITECTURE

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

ARCHITECT SEAL:



#### OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

WESTON FL 33024 DRAWING ISSUE

P&D BOARD MEETING 09-15-20

# STR M M

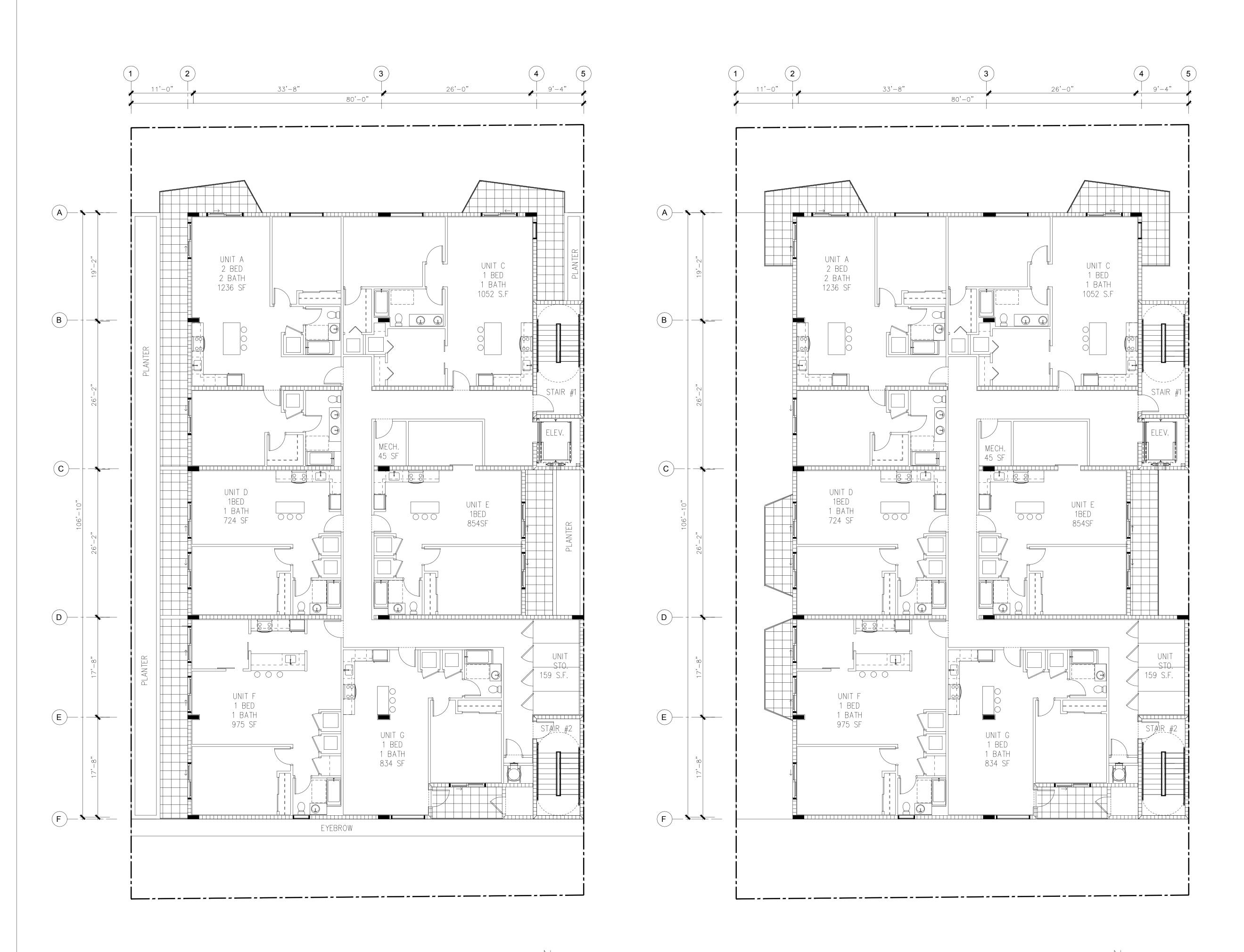
PROJECT INFO:

SITE

DRAWING INFO:

Project number Drawn by

Scale





CENTER FOR COLLABORATIVE ARCHITECTURE

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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

WESTON FL 33024

DRAWING ISSUE

P&D BOARD MEETING 09-15-20

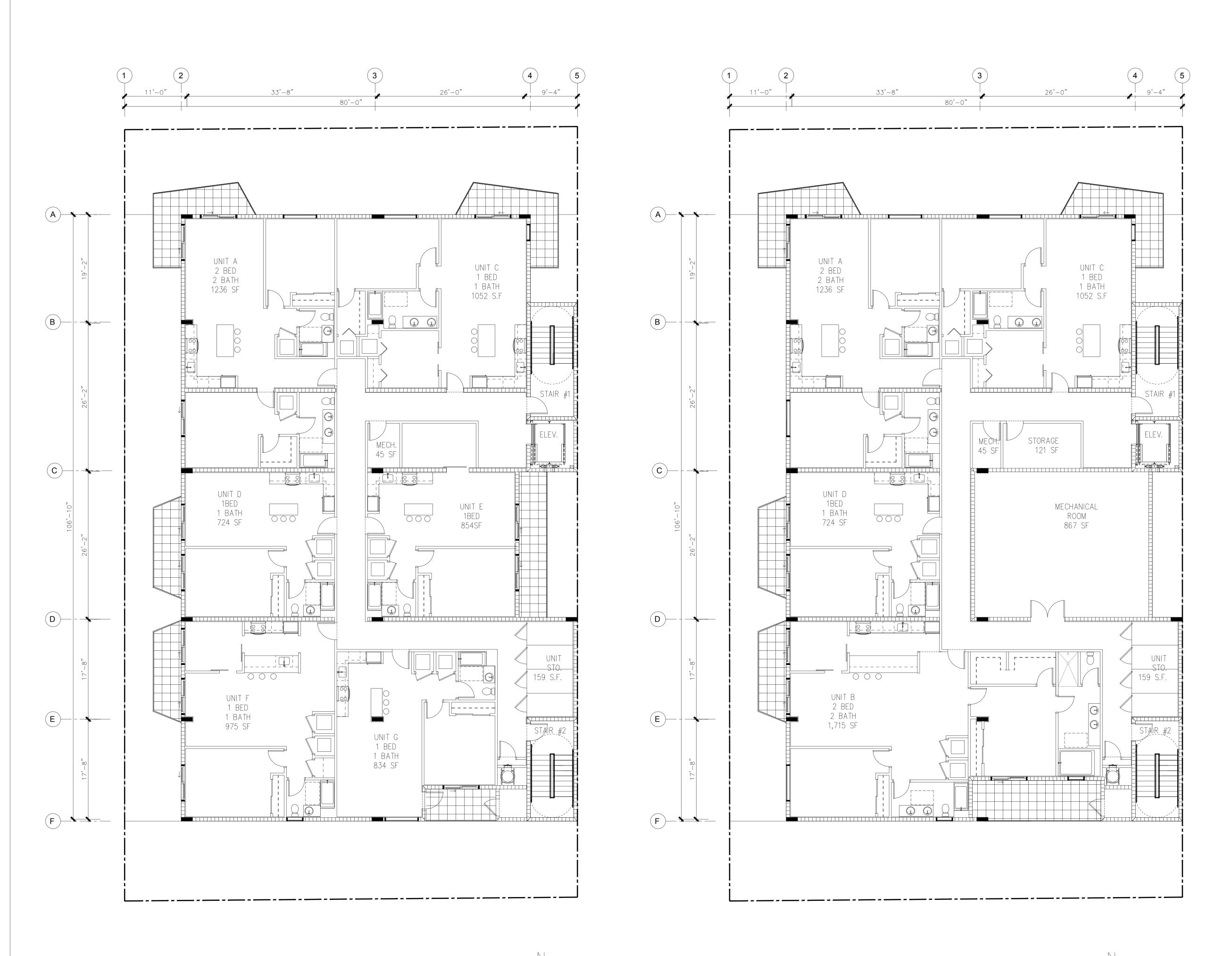
PROJECT INFO:

FLOOR PLAN LEVELS 2-3

Drawn by

Scale

A1.02





CENTER FOR COLLABORATIVE ARCHITECTURE

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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

R. Casyo.
AR97469

OWNER: AESTHETIC APARTMENTS INC
1825 MAIN ST #8

WESTON FL 33024

IO. DRAWING ISSUE DATE

P&D BOARD MEETING 09-15-20

STREET MILY ckson St.

MULTIFAMIL
1936-1938 Jackso
City of Hollywoo

PROJECT INFO:

FLOOR PLANS LEVELS 4-5

DRAWING INFO

NOTE:

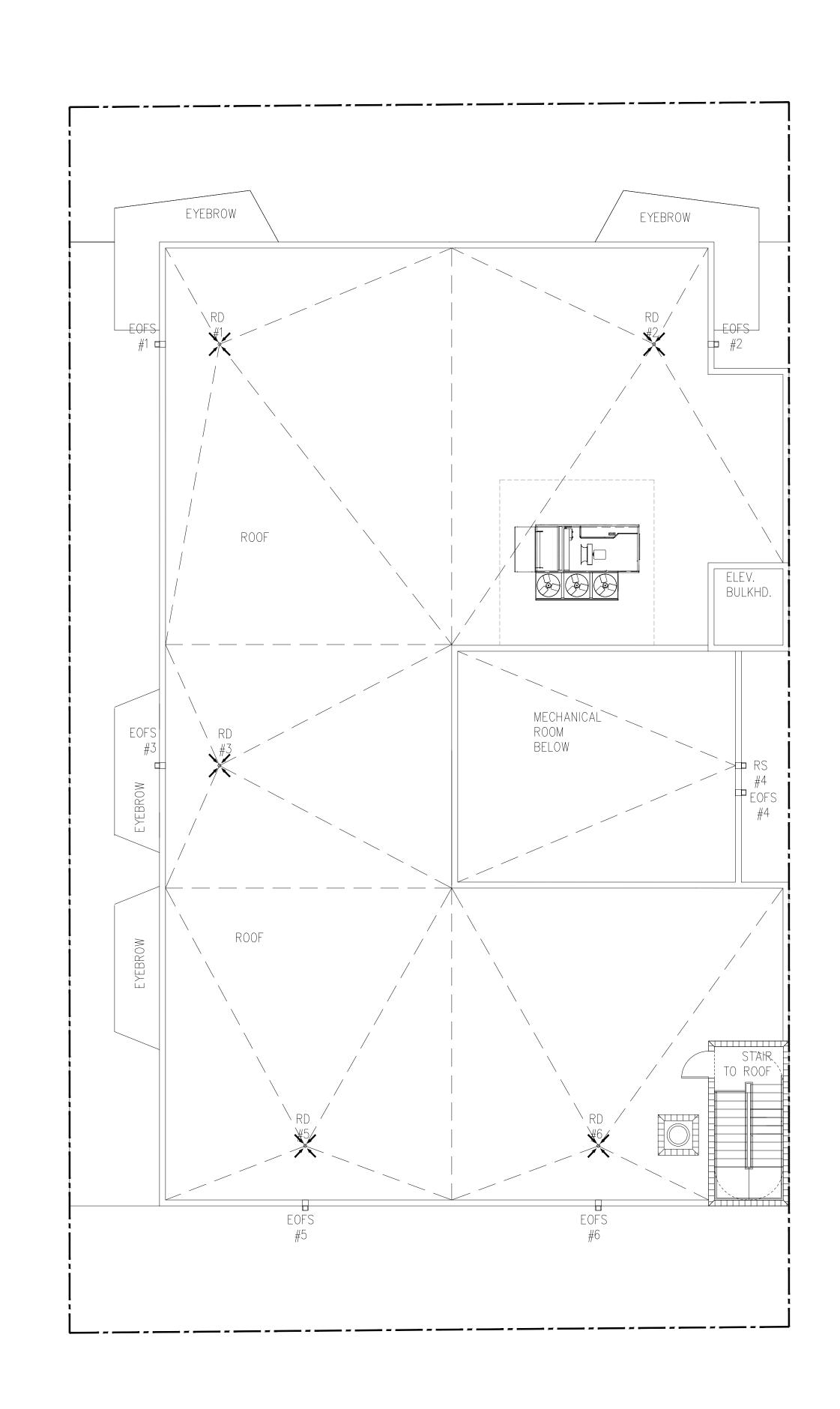
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS
AND CONDITIONS ON THE JOB; AND THIS OFFICE MUST BE NOTIFIED OF
VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE
DRAWINGS.

SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORECEDING WITH

Project number

Drawn by

Scale





## CENTER FOR COLLABORATIVE ARCHITECTURE

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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

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

NO. DRAWING ISSUE DATE

P&D BOARD MEETING 09-15-20

F&D BOARD WEETING 09-13-20

CKSON STREET
MULTIFAMILY
336-1938 Jackson St.
City of Hollywood

PROJECT INFO:

ROOF PLAN

DRAWING INF

NOTE:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENS:

CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENS:
AND CONDITIONS ON THE JOB; AND THIS OFFICE MUST BE NOTHFIED
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DRAWINGS.

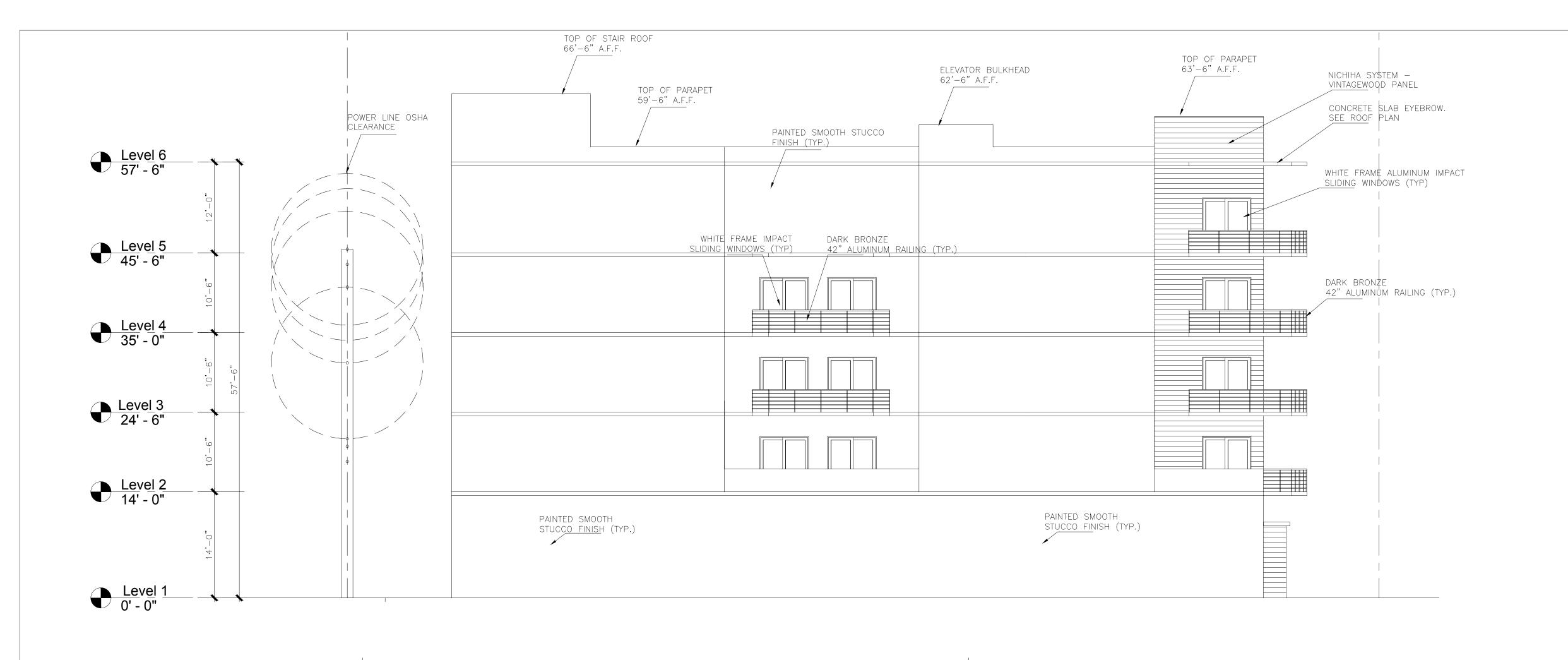
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PROCEEDING WITH

Project number

Drawn by

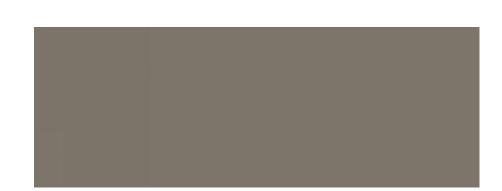
Scale

A1.04





NICHIHA VINTAGEWOOD BARK



ANODIZE FRAME MEDIUM BRONZE



ANODIZE HANDRAIL DARK BRONZE



STUCCO BAND BENJAMIN MOORE GOTHAM



STUCCO WALL 25 BENJAMIN MOORE C. LACE MULTIFAMILY
1936-1938 Jackson St.
City of Hollywood
FLORIDA 33020

CENTER FOR

COLLABORATIVE

ARCHITECTURE

1424 SW 23 St, Miami, FL 33145

Ph: 786-487-3724

Email: general @ccadesign.net AA26001348

OWNER: AESTHETIC APARTMENTS INC

DATE

1825 MAIN ST #8 WESTON FL 33024

DRAWING ISSUE

P&D BOARD MEETING 09-15-20

ARCHITECT SEAL: JORGE CASTRO-CALOU - AR97469

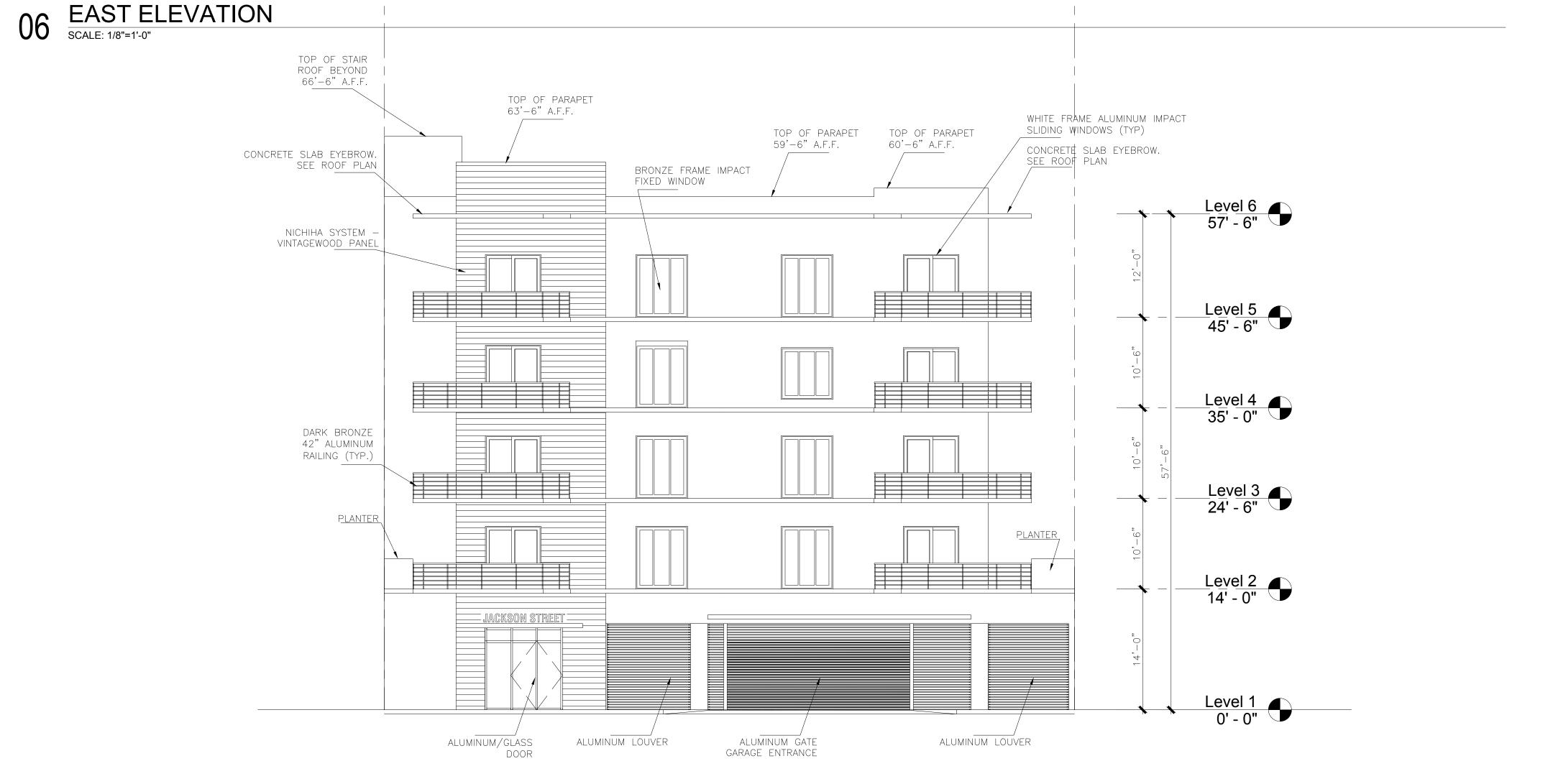
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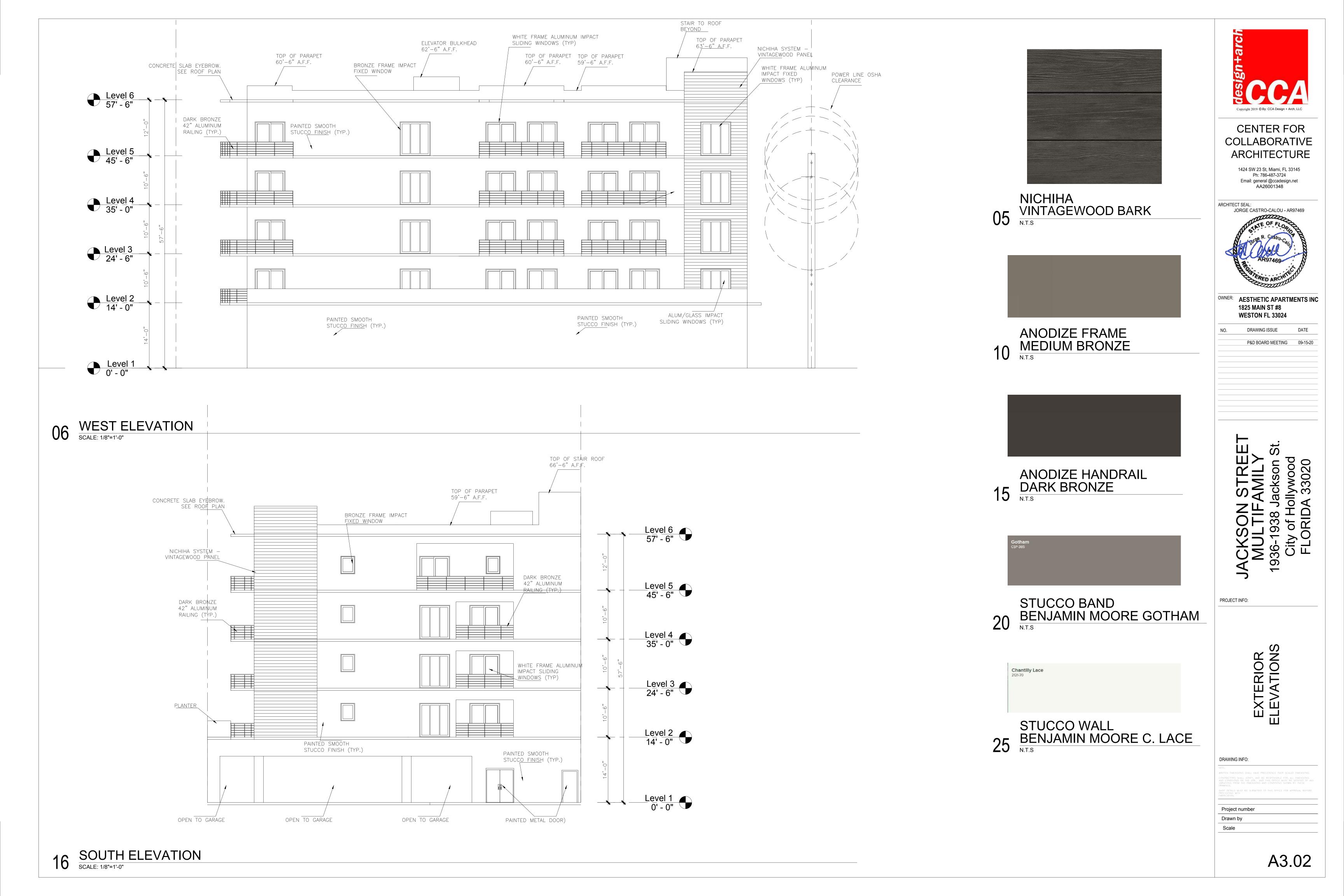
EXTERIOR ELEVATIONS

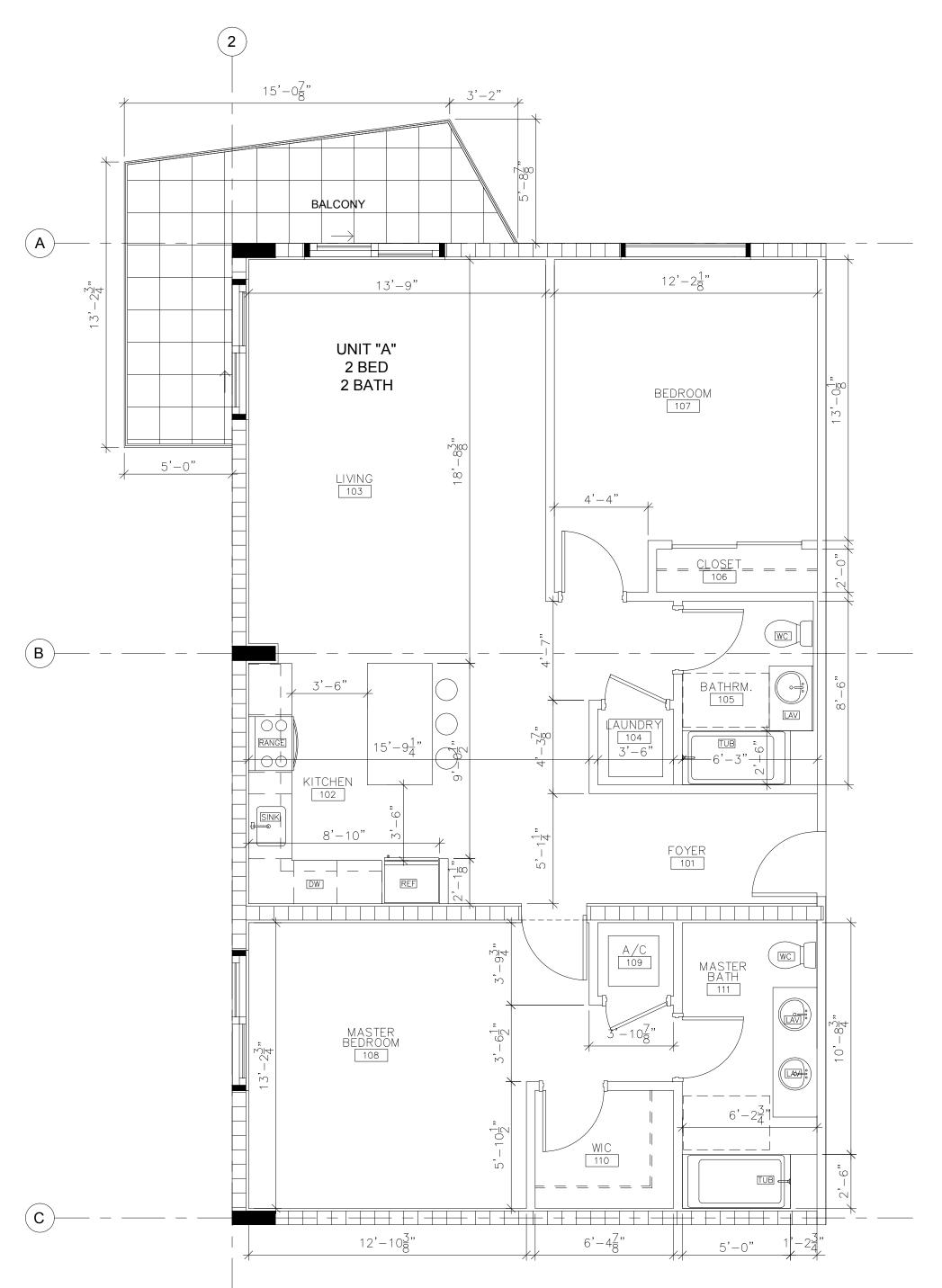
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Project number Drawn by Scale

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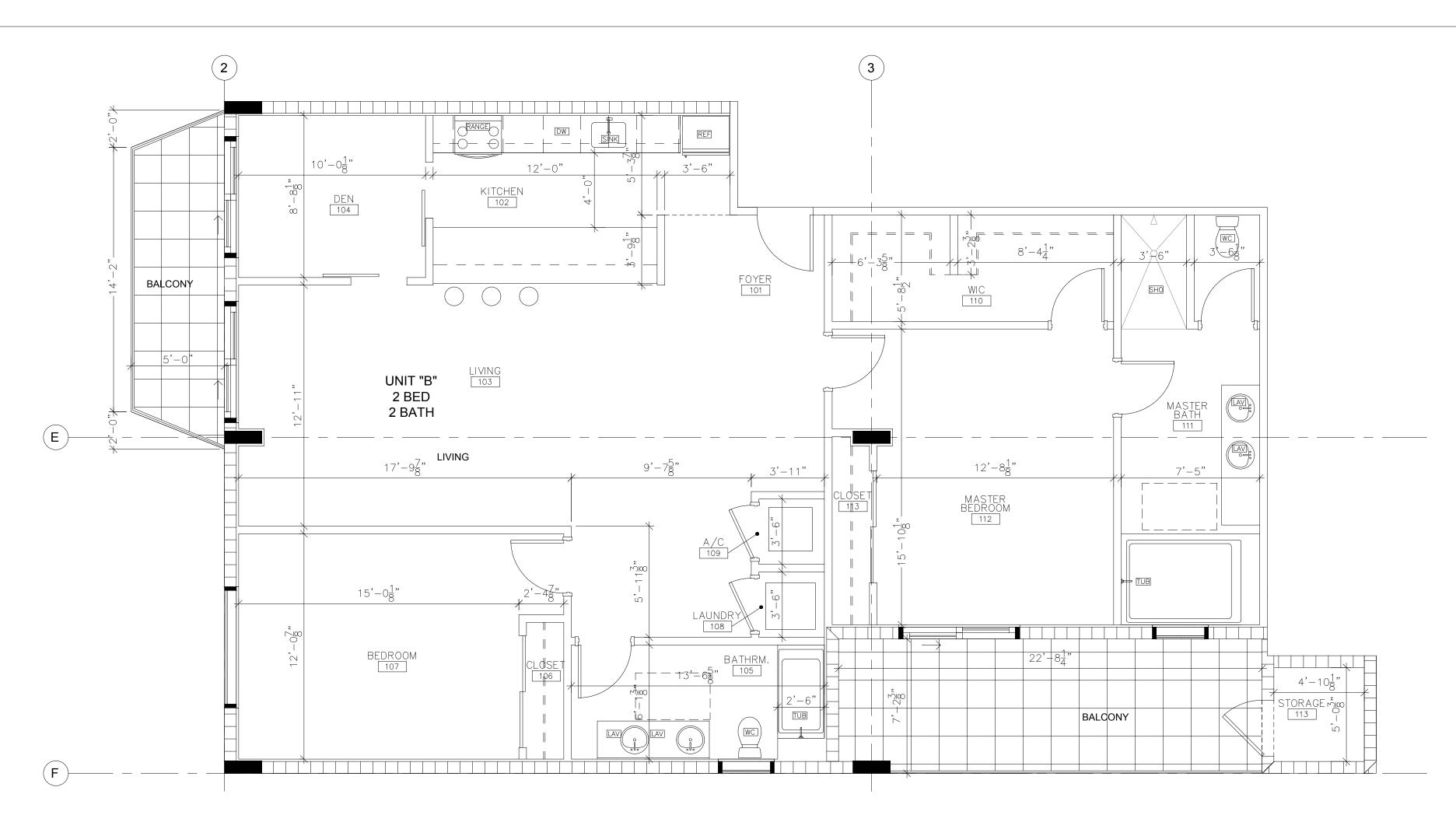




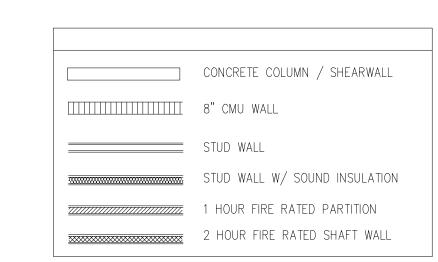


ENLARGED FLOOR PLAN - UNIT A
SCALE: 1/4"=1'-0"





ENLARGED FLOOR PLAN - UNIT B
SCALE: 1/4"=1'-0"



#### FINISH NOTES

- 1. ALL FINISHES SHALL COMPLY WITH NFPA 101 SECTION 18.3.3 INTERIOR FINISHES, 18.3.3.2 INTERIOR WALL AND CEILING FINISHES. INTERIOR FINISH ON WALLS AND CEILINGS IN ACCORDANCE WITH SECTION 6-5 ARE AS FOLLOWS: (a) EXIT ENCLOSURES— CLASS A (b) LOBBIES AND CORRIDORS-CLASS A OR B (c) ALL OTHER SPACES-CLASS A, B, OR C
- 2. ALL GWB & PLASTER FINISHES SHALL BE SMOOTH FINISH, PRIMED AND
- 3. ALL INTERIOR FINISHES IN APARTMENTS SHALL BE A MINIMUM OF CLASS 'C' IN ACCORDANCE WITH ASTM-E-84 4. STUD GAUGE SHALL BE AS SPECIFIED, EXCEPT AT BATHROOMS, A MIN 20 GAUGE AT 16" O C SHALL BE USED WHERE CABINETS OR PLUMBING
- FIXTURES ARE HUNG 5. VINYL SHELVING TO BE PROVIDED AT ALL CLOSETS. LINEN CLOSETS AND PANTRY CLOSETS TO HAVE (5) SHELVES EACH
- 6. CLOSETS TO HAVE ROD 12" OFF BACK WALL AT 6' A F F WITH 12" SHELF
- ABOVE 4" ABOVE ROD
- 7. IN LINEN, PANTRIES AND SHALLOW CLOSETS, 12" SHELVING FIRST SHELF AT 2' AFF THEN 14" EACH ONE ABOVE 8. SOUNDPROOF MEMBRANE TO BE PROVIDED AT KITCHEN AND BATHROOMS
- UNDER TILES.
- 9. GLASS SHOWER ENCLOSURES TO BE CATEGORY II SAFETY GLASS



#### CENTER FOR COLLABORATIVE ARCHITECTURE

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#### OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

WESTON FL 33024 DRAWING ISSUE P&D BOARD MEETING 09-15-20

## STR

PROJECT INFO:

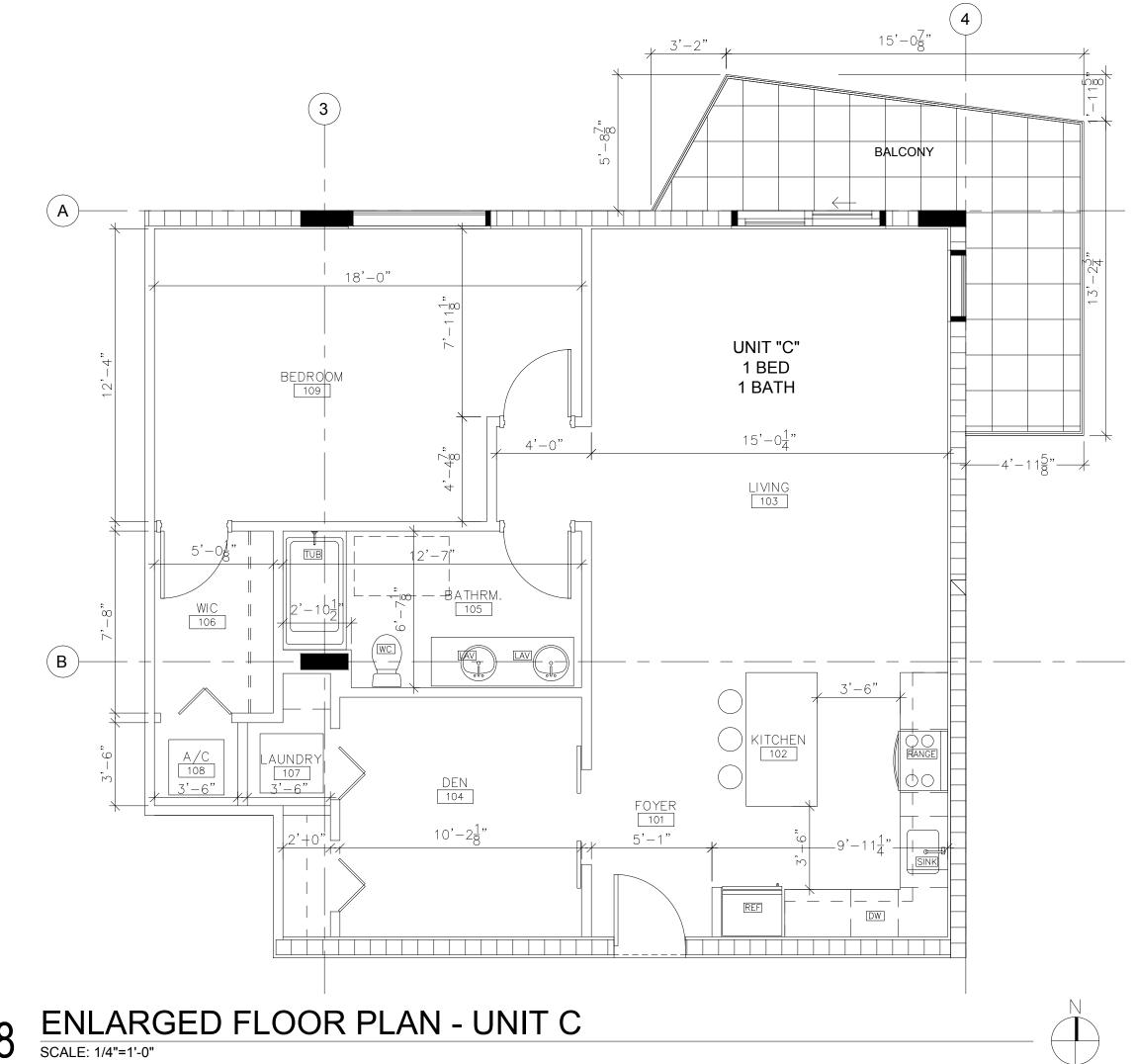
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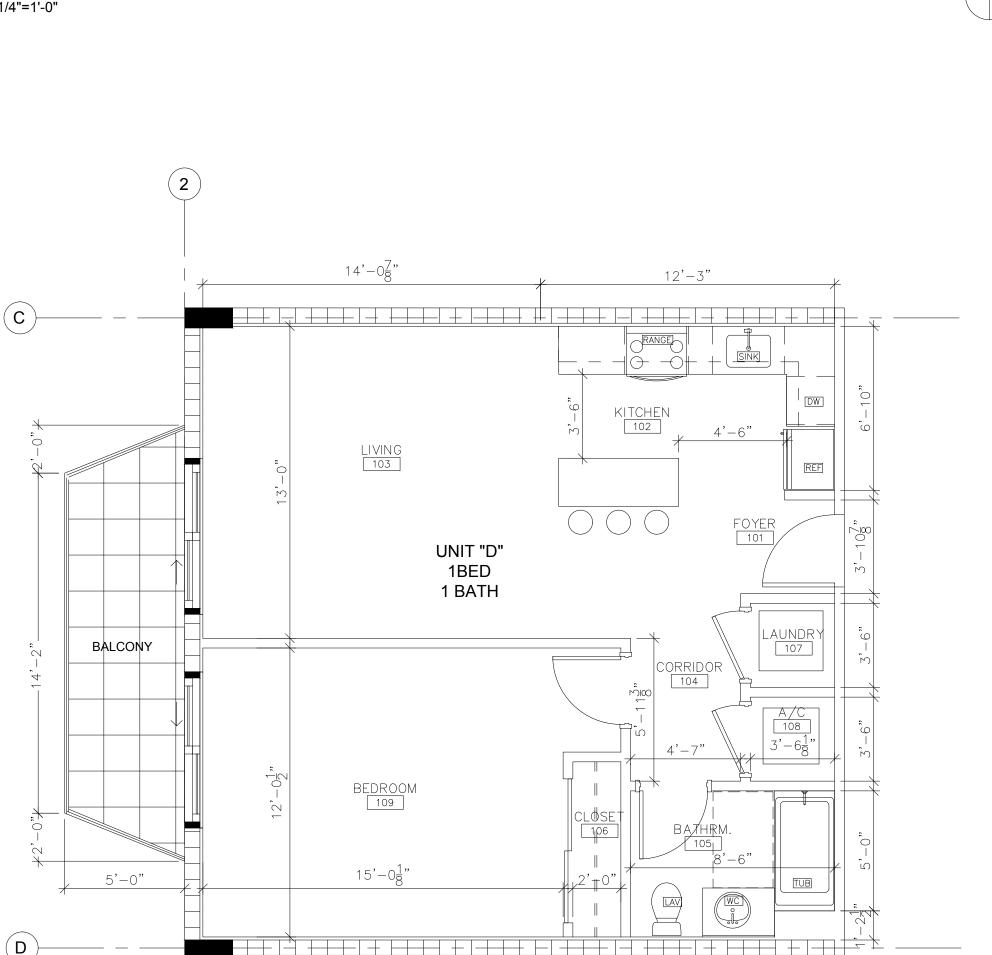
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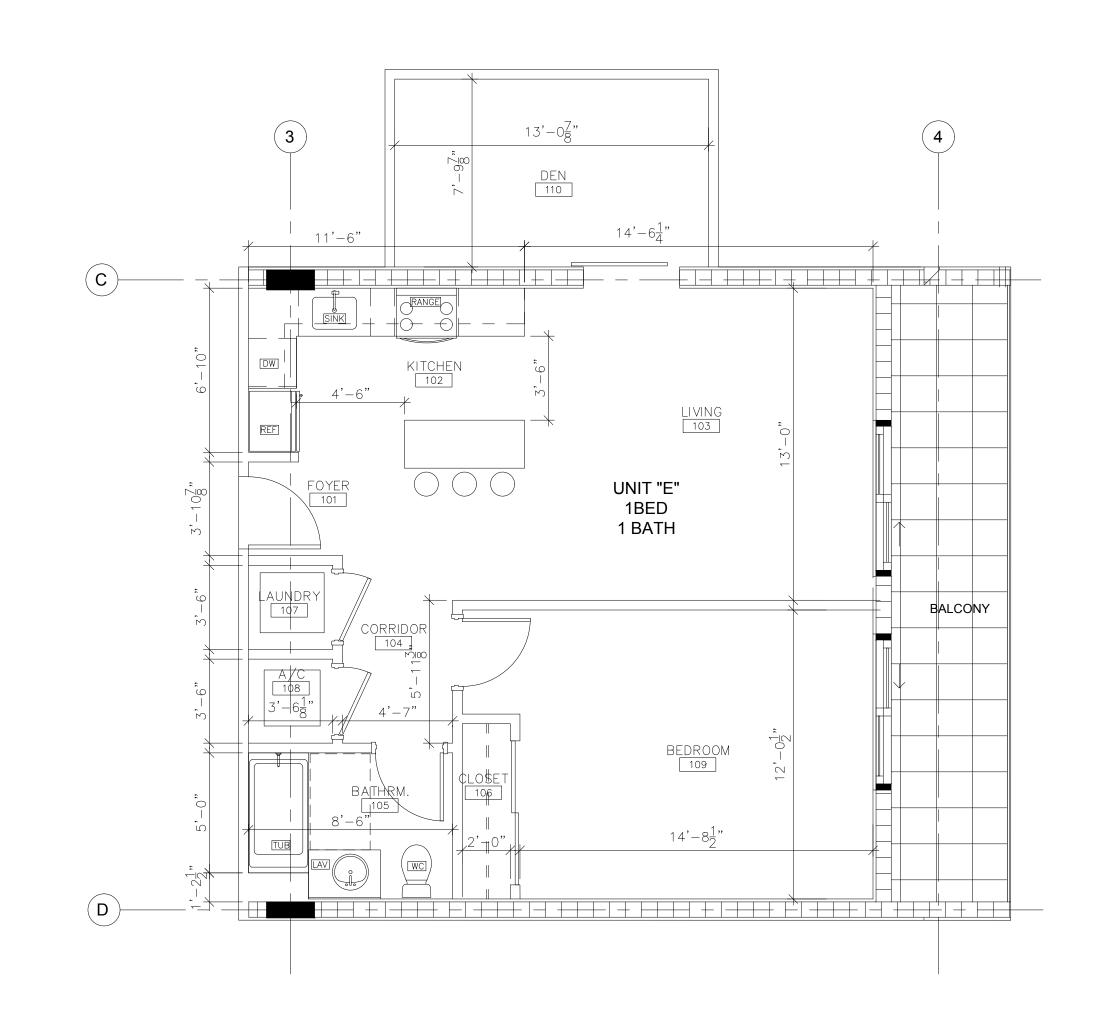
Project number Drawn by

Scale

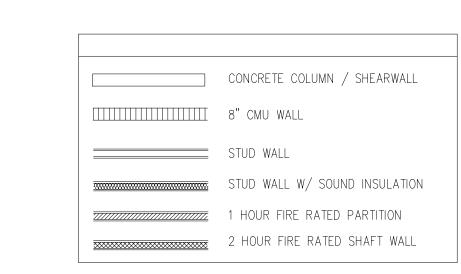
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ENLARGED FLOOR PLAN - UNIT E
SCALE: 1/4"=1'-0"



#### FINISH NOTES

- 1. ALL FINISHES SHALL COMPLY WITH NFPA 101 SECTION 18.3.3 INTERIOR FINISHES, 18.3.3.2 INTERIOR WALL AND CEILING FINISHES. INTERIOR FINISH ON WALLS AND CEILINGS IN ACCORDANCE WITH SECTION 6-5 ARE AS FOLLOWS: (a) EXIT ENCLOSURES— CLASS A (b) LOBBIES AND CORRIDORS-CLASS A OR B (c) ALL OTHER SPACES-CLASS A, B, OR C 2. ALL GWB & PLASTER FINISHÈS SHALL BE SMOOTH FINISH, PRIMED AND
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- 'C' IN ACCORDANCE WITH ASTM-E-84 4. STUD GAUGE SHALL BE AS SPECIFIED, EXCEPT AT BATHROOMS, A MIN 20 GAUGE AT 16" O C SHALL BE USED WHERE CABINETS OR PLUMBING FIXTURES ARE HUNG
- 5. VINYL SHELVING TO BE PROVIDED AT ALL CLOSETS. LINEN CLOSETS AND PANTRY CLOSETS TO HAVE (5) SHELVES EACH
- 6. CLOSETS TO HAVE ROD 12" OFF BACK WALL AT 6' A F F WITH 12" SHELF ABOVE 4" ABOVE ROD
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- 9. GLASS SHOWER ENCLOSURES TO BE CATEGORY II SAFETY GLASS



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

DRAWING ISSUE P&D BOARD MEETING 09-15-20

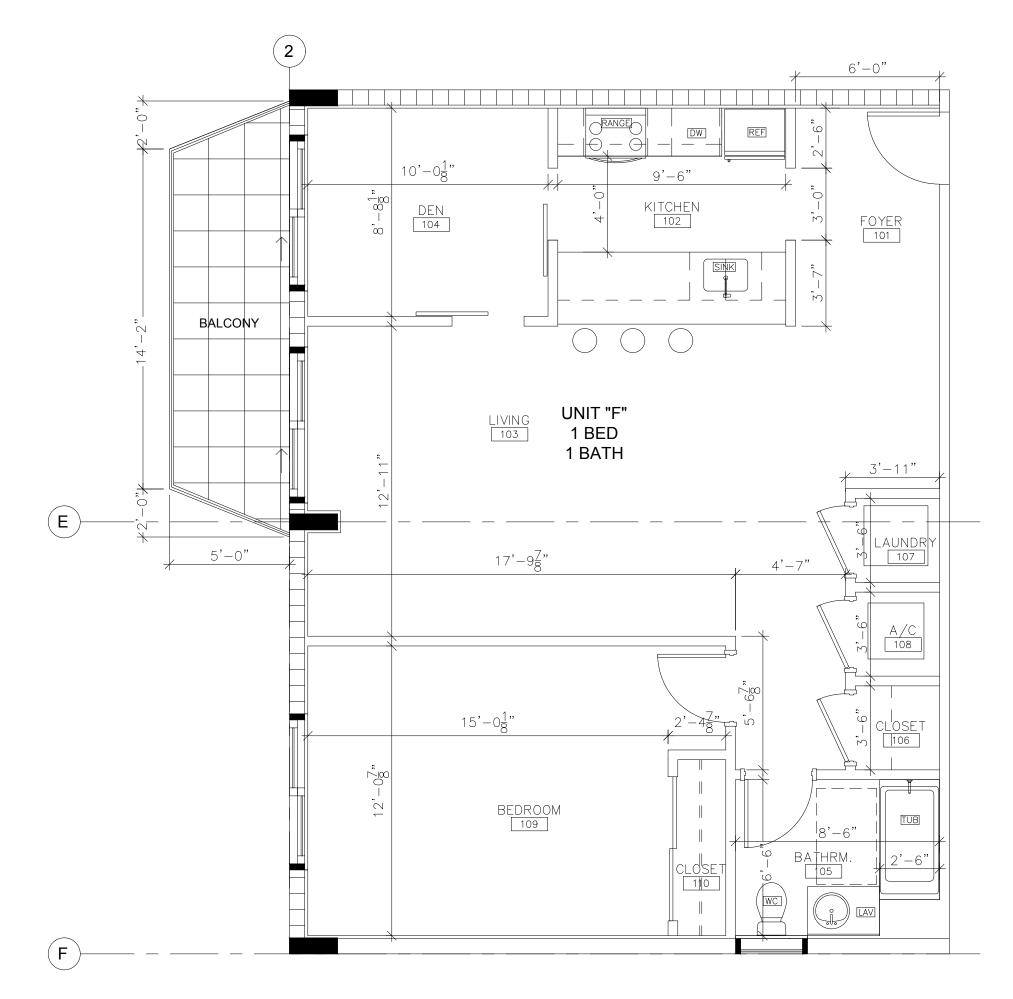
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ENLARGED UNIT TOORPLANS

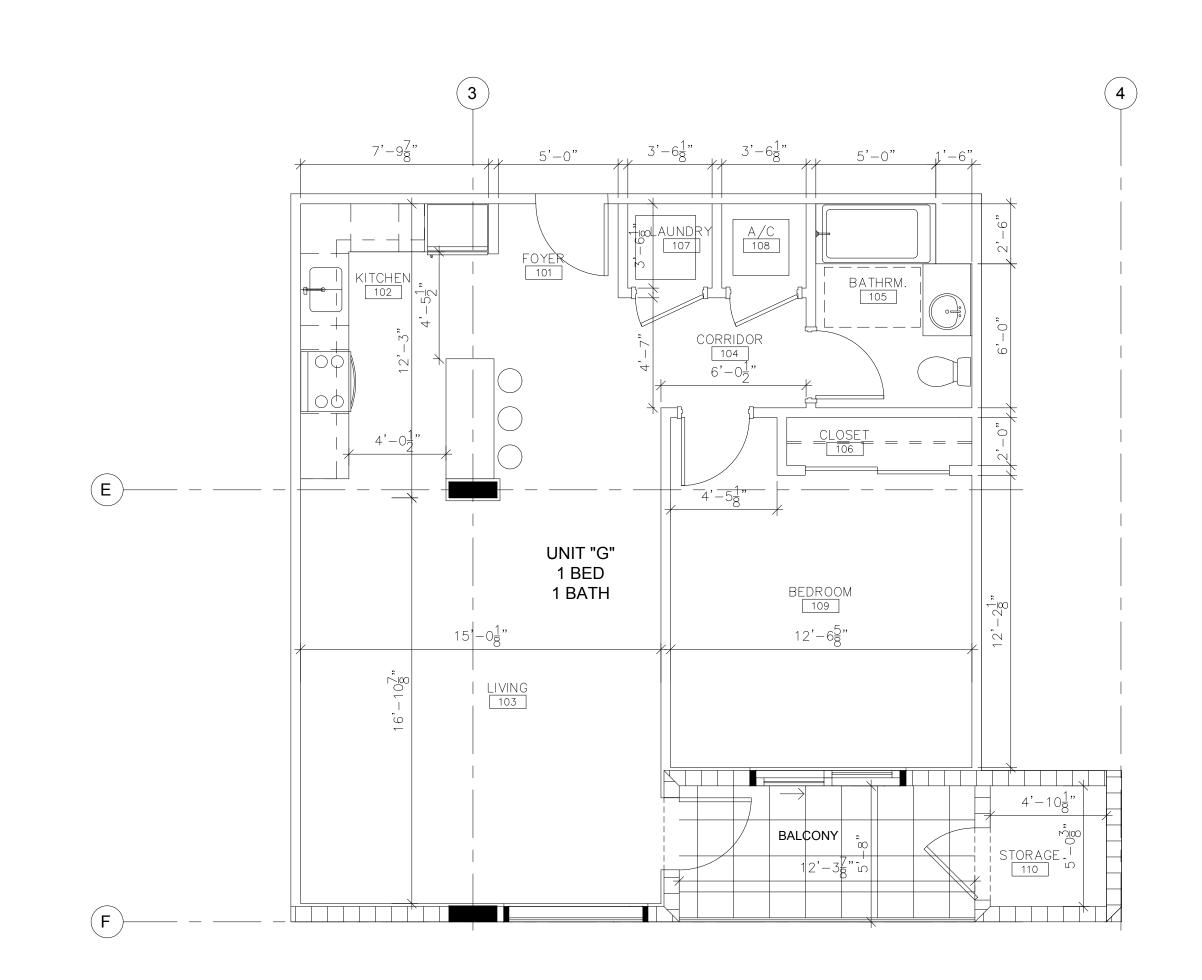
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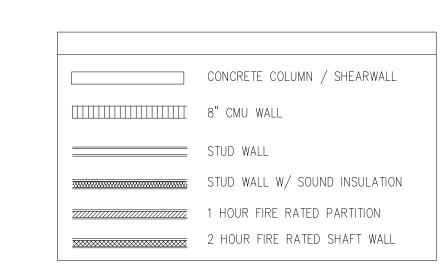
Scale



06 ENLARGED FLOOR PLAN - UNIT F
SCALE: 1/4"=1'-0"



09 ENLARGED FLOOR PLAN - UNIT G
SCALE: 1/4"=1'-0"



#### FINISH NOTES

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- PAINTED

  3. ALL INTERIOR FINISHES IN APARTMENTS SHALL BE A MINIMUM OF CLASS

  22 IN ACCORDANCE MITH ASTM F. 84
- 'C' IN ACCORDANCE WITH ASTM-E-84

  4. STUD GAUGE SHALL BE AS SPECIFIED, EXCEPT AT BATHROOMS, A MIN 20
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ARCHITECT SEAL:
JORGE CASTRO-CALOU - AR97469

R. Castro-Ca

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

NO. DRAWING ISSUE DATE

P&D BOARD MEETING 09-15-20

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

PROJECT INFO:

ENLARGED UNIT FLOORPLANS

DRAWING INFO:

NOTE:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

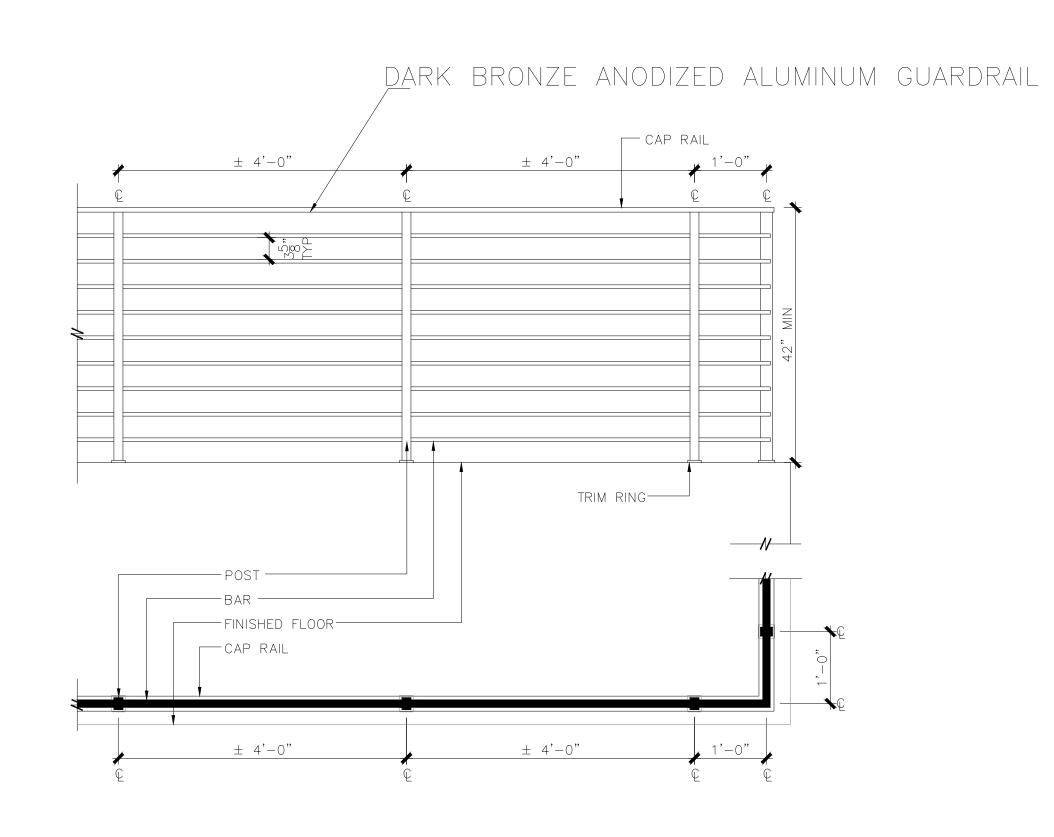
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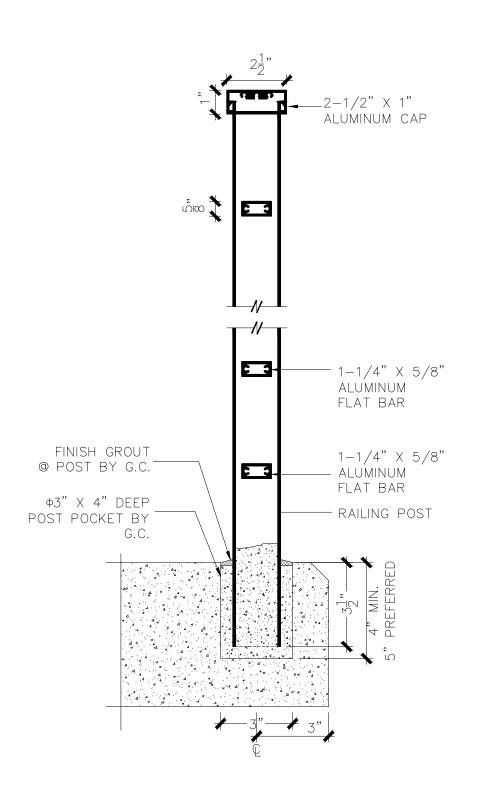
Project number

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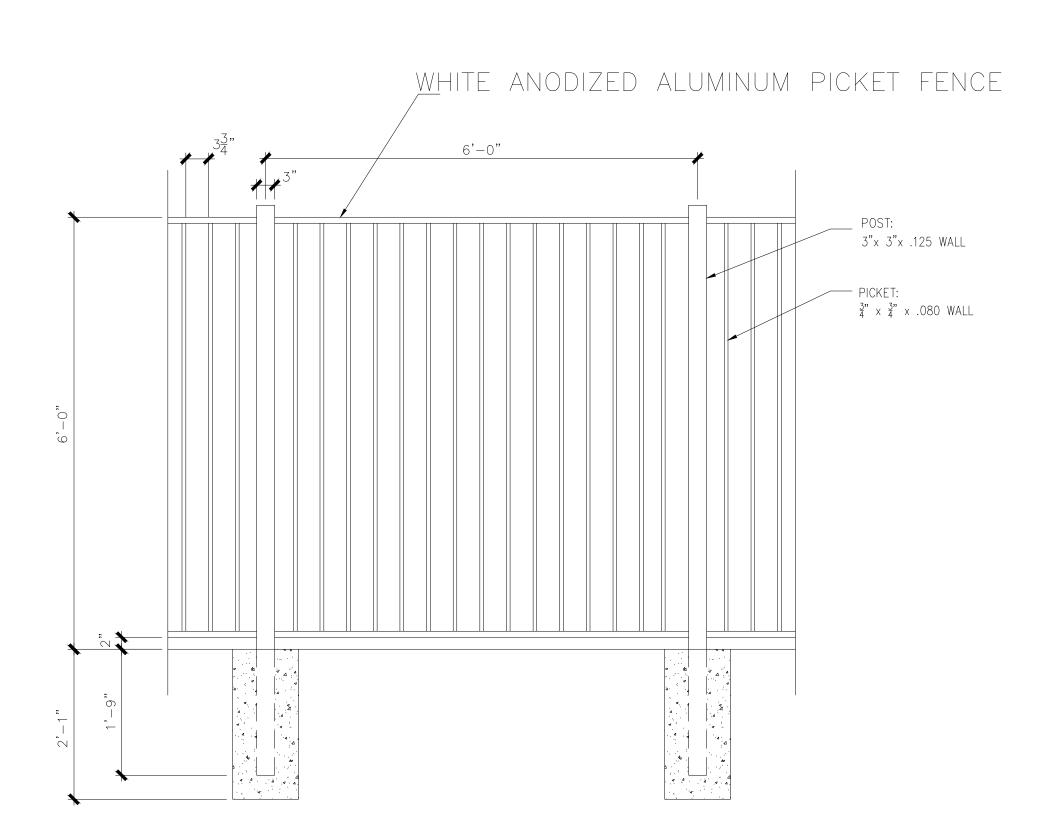
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Scale

A7.03





### 06 BALCONY HANDRAIL PLAN & ELEVATION (TYP) SCALE: 3/4" = 1'-0"



HANDRAIL SECTION
SCALE: 3" = 1'-0"

CENTER FOR COLLABORATIVE ARCHITECTURE

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ARCHITECT SEAL: JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

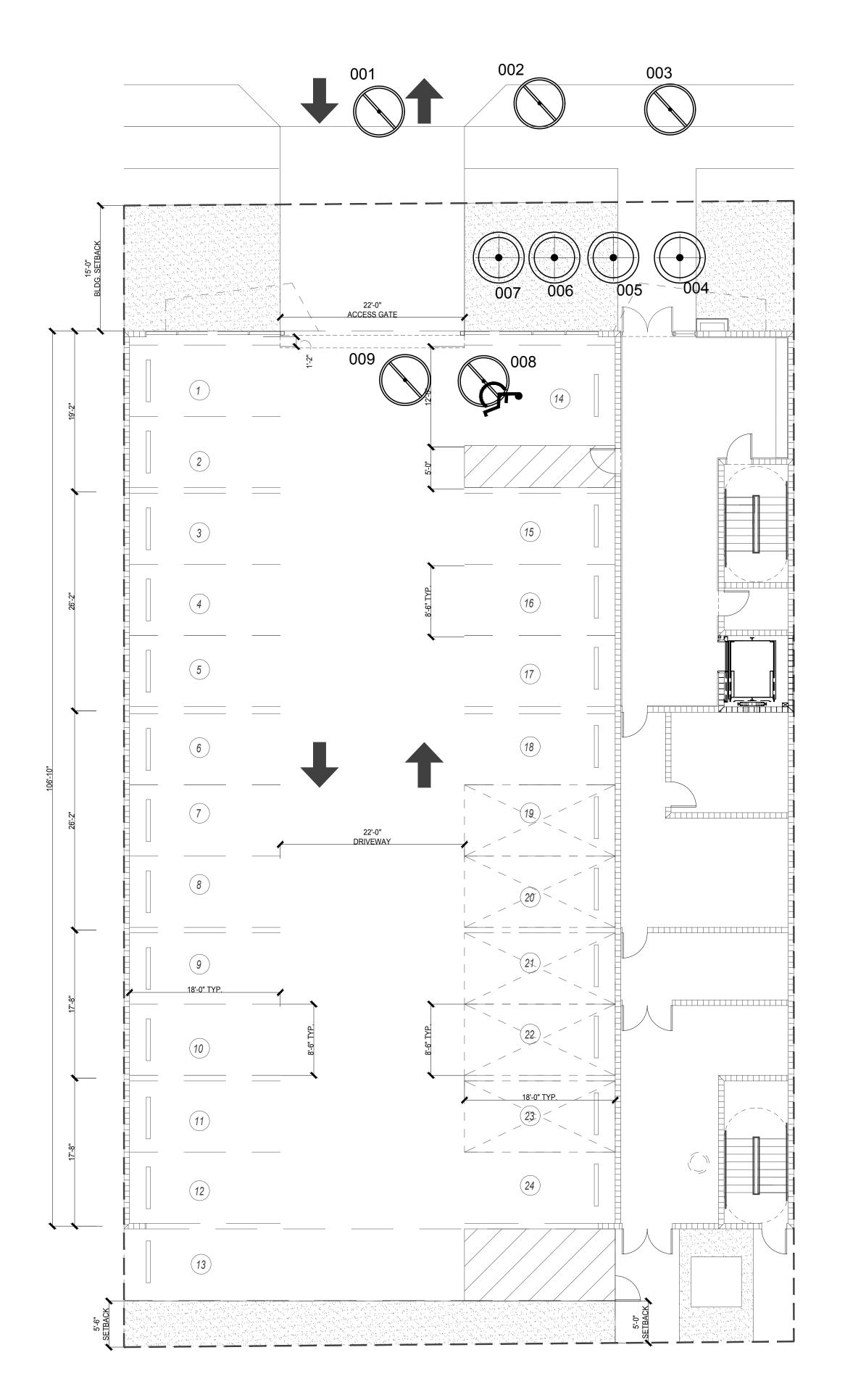
WESTON FL 33024 DRAWING ISSUE

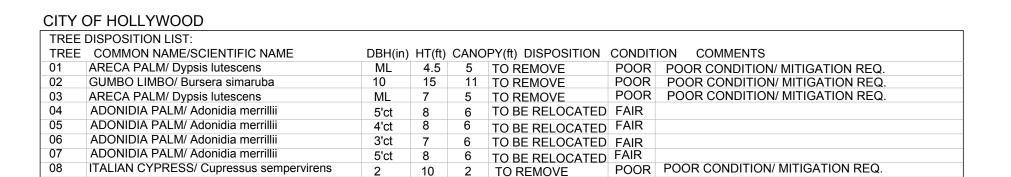
P&D BOARD MEETING 09-15-20

PROJECT INFO:

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Scale





TO REMOVE

POOR POOR CONDITION/ MITIGATION REQ.

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

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

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

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

(4) palm trees at 8' CT equals 1:1 replacement.

09 ITALIAN CYPRESS/ Cupressus sempervirens

Proposed mitigation:

(4) palms trees at 8' CT (4 Royal palms proposed, see sheet L2)

Trees with a minimum of 2" DBH min. or greater and 12' Ht. or greater equals (10") dbh mitigation

(5) Silver Buttonwood trees with 2" dbh = 10" dbh provided for replacement/ see sheet L2.

#### TREE DISPOSITION LEGEND:

Existing T



Existing TREE/PALM TO BE RELOCATED

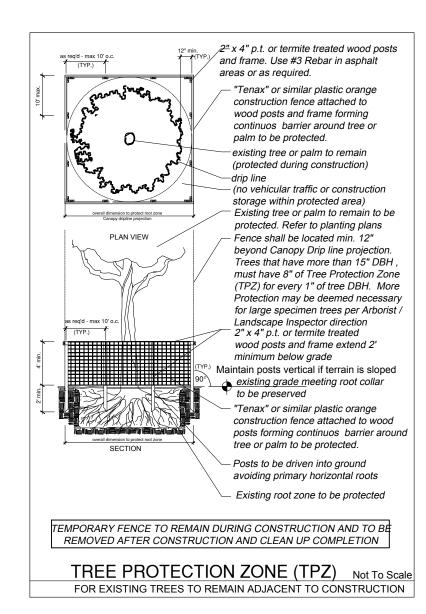
Refer To Landscape Plan for new location
(All Sabal Palms on site in conflict with proposed development will be relocated)
Whether noted on plans or not.



Existing TREE/PALM TO BE REMOVED

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

Symbol may be enlarged to include more than one tree



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

#### TREE REMOVAL NOTES:

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

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

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

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

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



2. EXISTING TREES TO REMAIN SHALL





## CENTER FOR COLLABORATIVE ARCHITECTURE

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

ARCHITECT SEAL: JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

WESTON FL 33024

NO. DRAWING ISSUE DATE

#1 P&D Board Meeting 9-15-2020

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

PROJECT



LANDSTONE DESIGN TEL. 818-856-9556 LANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136

DRAWING INFO:

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB; AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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

abrication.

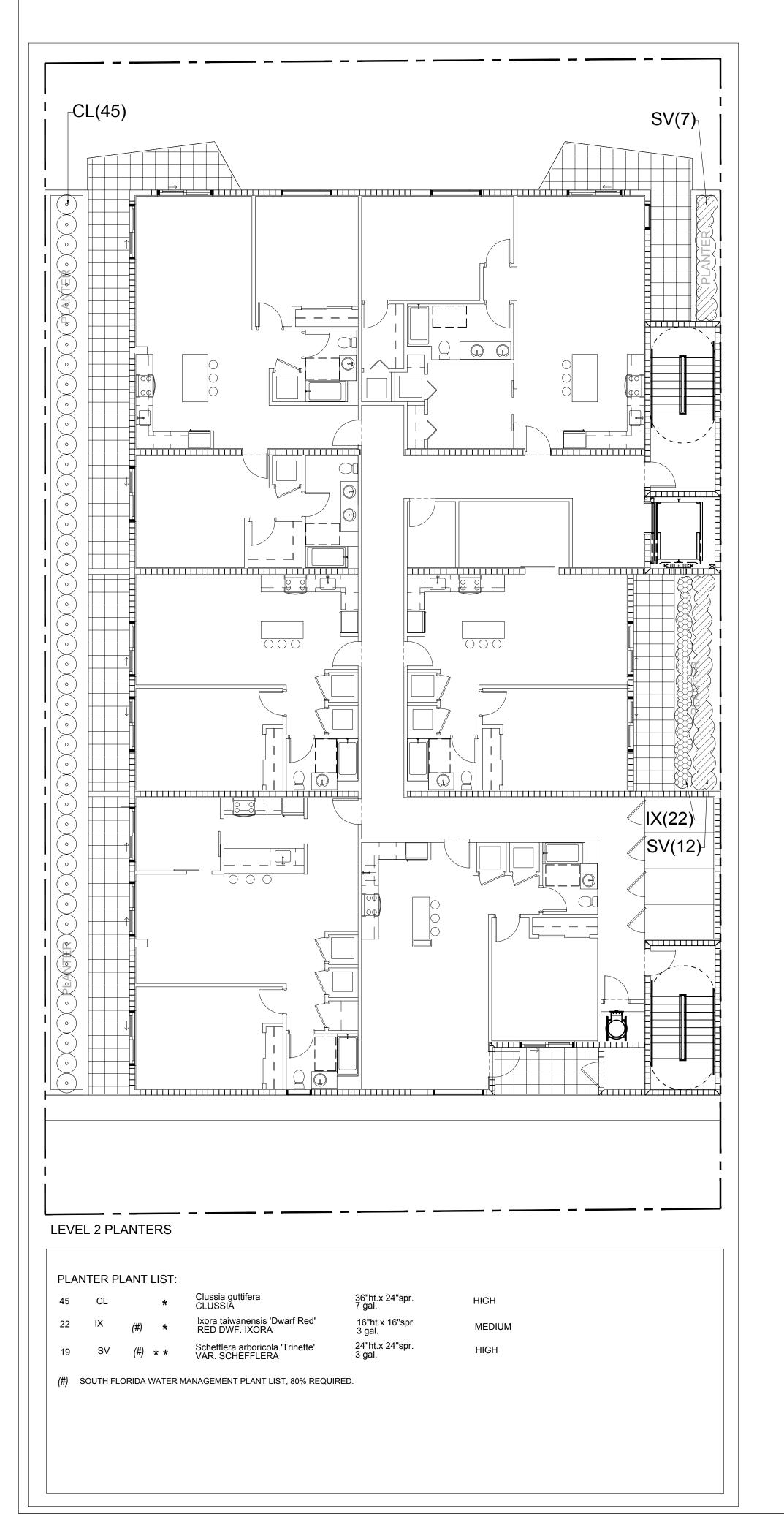
Date 02-17-2020

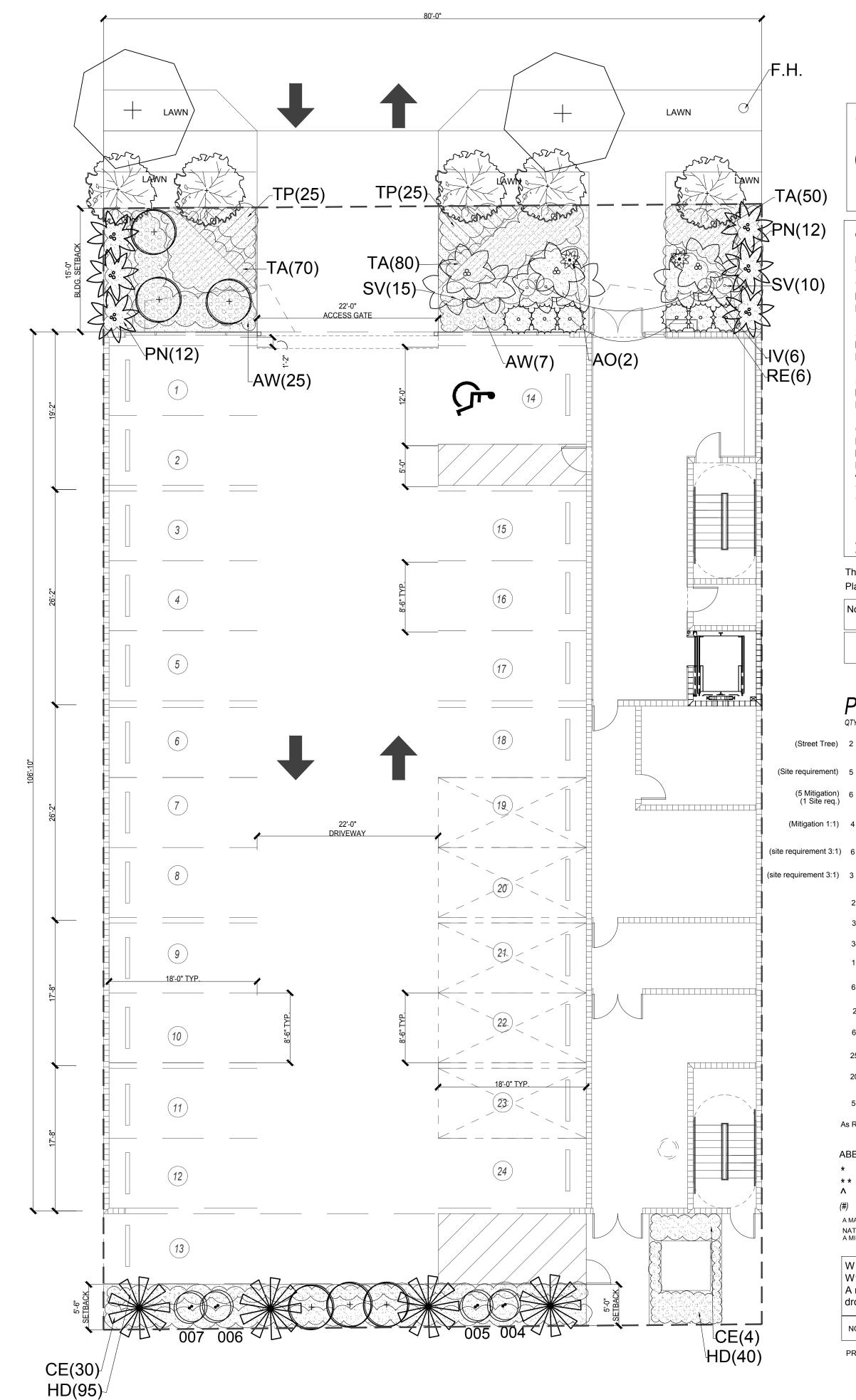
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Scale 1/8" = 1'-0"

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TREE DISPOSITION







#### SYMBOL KEY

RELOCATED TREE SEE DETAILS ON SHEET L1

City of Hollywood Zoning: PS-3 Net Lot Area \_\_\_10,916\_ s.f.

Perimeter Landscape

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

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

PROV.: 4 Trees

5. At grade parking lot buffer, 1 tree for every 20 linear feet. 80 l.f. REQ.: 4 PROV.: 4 Trees

Minimum of one tree per 1,000 s.f. of pervious area of property.(1,038sf)

PROV.: 1 Tree

A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES. TOTAL TREES REQUIRED: 11

TOTAL TREES PROVIDED: 11 (ADDITIONAL TREES FOR MITIGATION)

A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES. A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES.

The safe sight distance triangle area provide unobstructed cross visibility at a level between 2 feet and 6.5 feet. Plant material shall not be planted in the root balls of any tree.

Note: PROJECT SHALL COMPLY OR MEET WITH GREEN BUILDING CERTIFICATION REQUIREMENTS. NO INVASIVE PLANT SPECIES SHALL BE PLACED ON SITE.

AS PER CITY OF HOLLYWOOD, GREEN BUILDING PRACTICES, AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMENDATIONS.

BOTANICAL/COMMON NAME Bursera simaruba 12' ht. x 5' spr., 2" DBH Chrysophyllum oliviforme 12' ht. x 5' spr., 2" DBH HIGH SATIN LEAF Conocarpus erectus 'Sericeus' SILVER BUTTONWOOD STD 12' ht. x 5' spr., 2" DBH \* \* A Roystonea elata ROYAL PALM 8' C.T. min., matched hts. MEDIUM HV, f.g. 16' o.a. ht.,8' CT min. BTD, f.g. (#) \*\* A Sabal palmetto CABBAGE PALM MEDIUM Veitchia montgomeryana 16' ht., 8' C.T. min., matched MEDIUM MONTGOMERY PALM triple trk., f.g. Alcantarea odorata 10 gal. GREY BROMELIAD 24"ht.x 24"spr. 3 gal. (#) \* \* A Acalypha wilkesiana 'Blaze'
COPPERLEAF 'BLAZE' MEDIUM

36"ht.x 24"spr. HIGH GREEN BUTTONWOOD 1 gallon, Full 20"ht.x 20"spr. 3 gal. MEDIUM 24"ht.x 24"spr. 3 gal. MEDIUM 4' ht., F MEDIUM 15 gál. 24"ht.x 24"spr. 3 gal. Schefflera arboricola 'Trinette' VAR. SCHEFFLERA 12" o.c., F 1 gal. Trachelospermum asiaticum ASIATIC JASMINE MEDIUM Tradescantia pallida 1 gallon, Full PURPLE QUEEN

solid even sod

ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN

- \* MODERATE DROUGHT TOLERANCE \* \* VERY DROUGHT TOLERANT
- NATIVE SPECIES

(#) SOUTH FLORIDA WATER MANAGEMENT PLANT LIST, 80% REQUIRED.

A MAXIMUM OF 50% OF REQUIRED TREES MAY BE PALM SPECIES. PALMS SHALL BE COUNTED AS 3:1 FOR TREES. A MINIMUM OF 60% OF REQUIRED TREES AND 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES.

St. Augustine ' Floratam'

W 1 INSTALLED LANDSCAPE

W1.1 PLANTS/TREES FROM DROUGHT TOLERANT LIST A minimum of 80% of the plants and trees incorporated into the landscape are from a local drought tolerant list.

NOTE: NO LAWN PROPOSED INSIDE PROPERTY LINES.

PROVIDED: 90% DROUGHT TOLERANT TREES/PALMS - 80% DROUGHT TOLERANT SHRUBS/ GROUNDCOVERS.





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DRAWING ISSUE DATE

P&D Board Meeting 9-15-2020

wood 3020 Jackson JACKSON STI MULTIFAMI 1936-1938 Jack City of Hollyw FLORIDA 33

PROJECT



LANDSTONE DESIGN TEL. 818-856-9556 ANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136

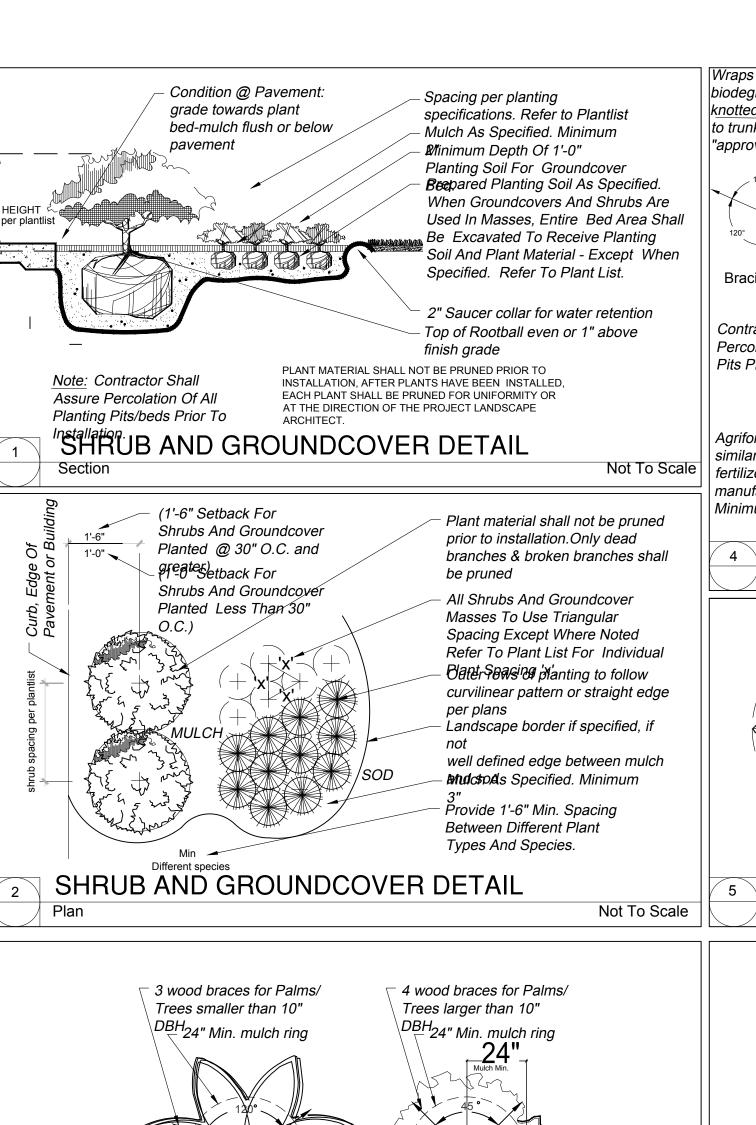
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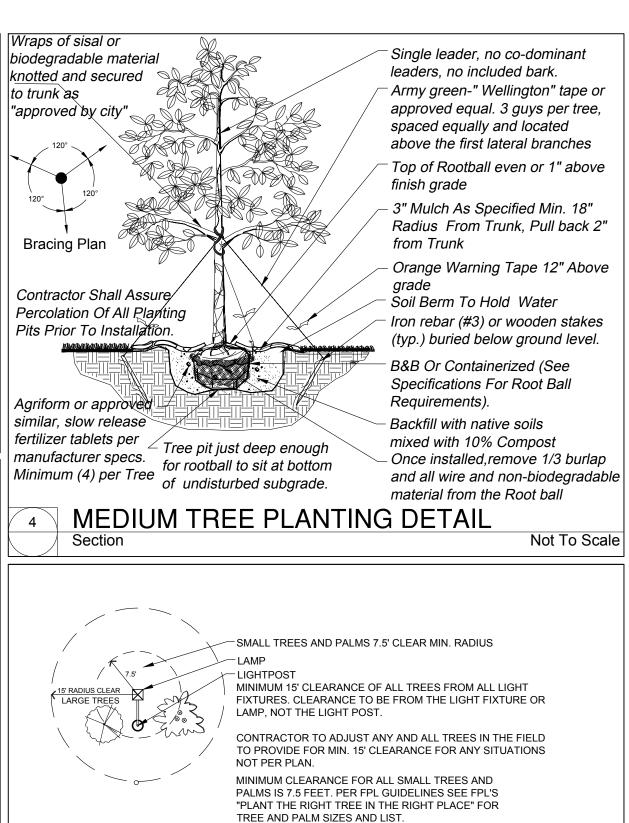
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Date 02-17-2020 Drawn by FP

Scale 1/8" = 1'-0"

LANDSCAPE PLAN





LIGHT POST FIXTURE CLEAR ZONE

2" Top Soil

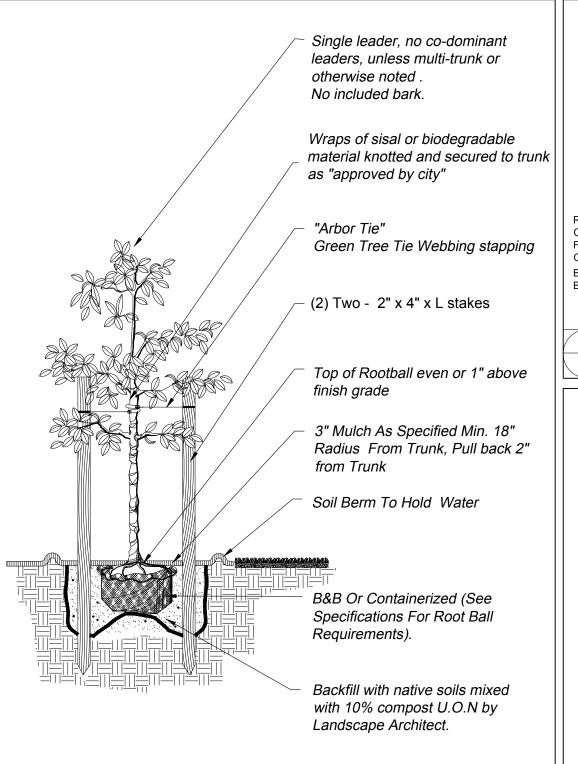
Finish Grade 1" Below

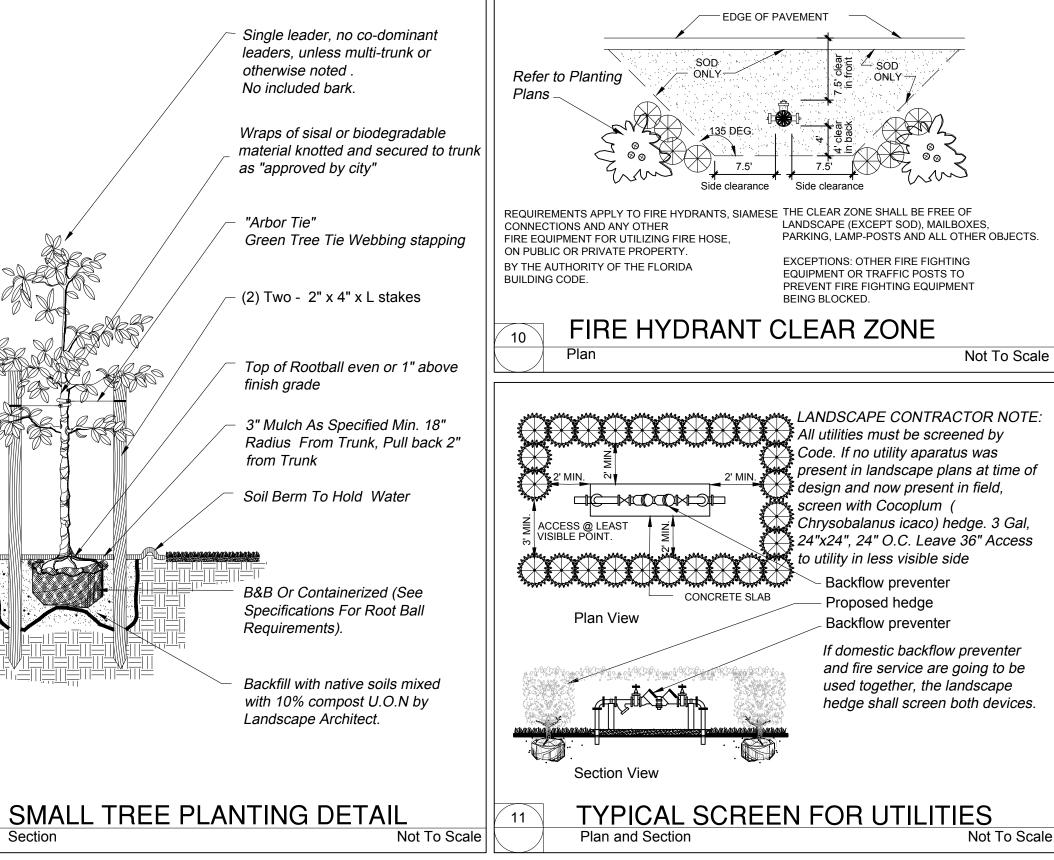
Top of Pavemant

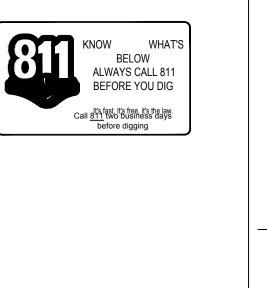
Sod - laid with staggered joints

Bio-barrier under at least 3" under

Not To Scale









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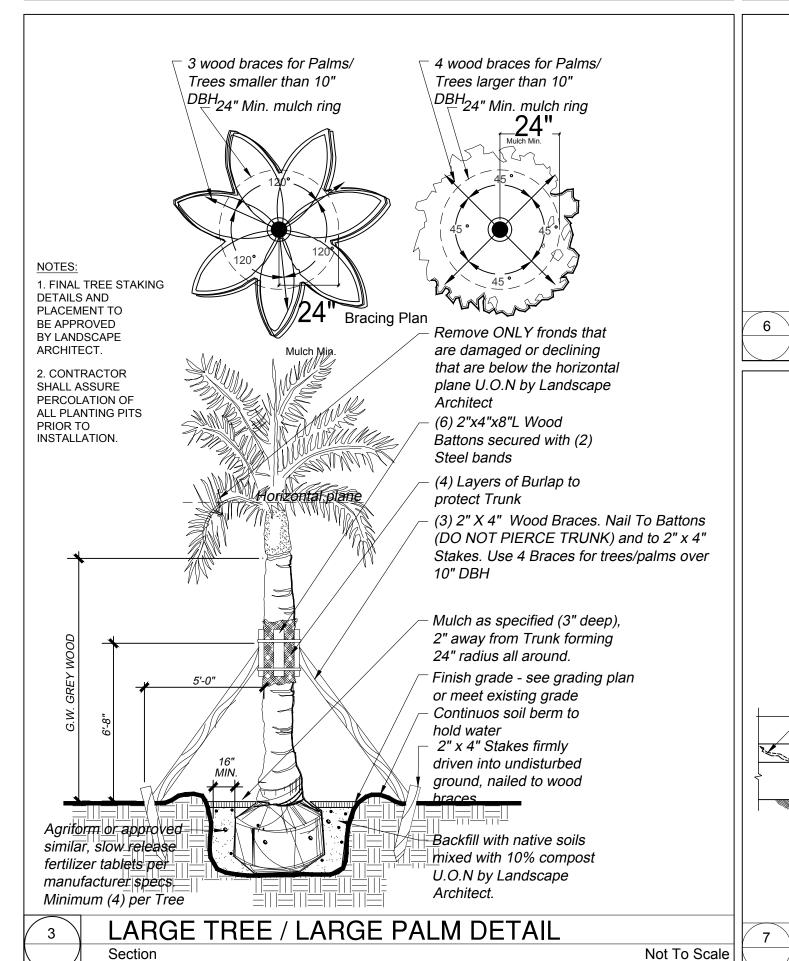
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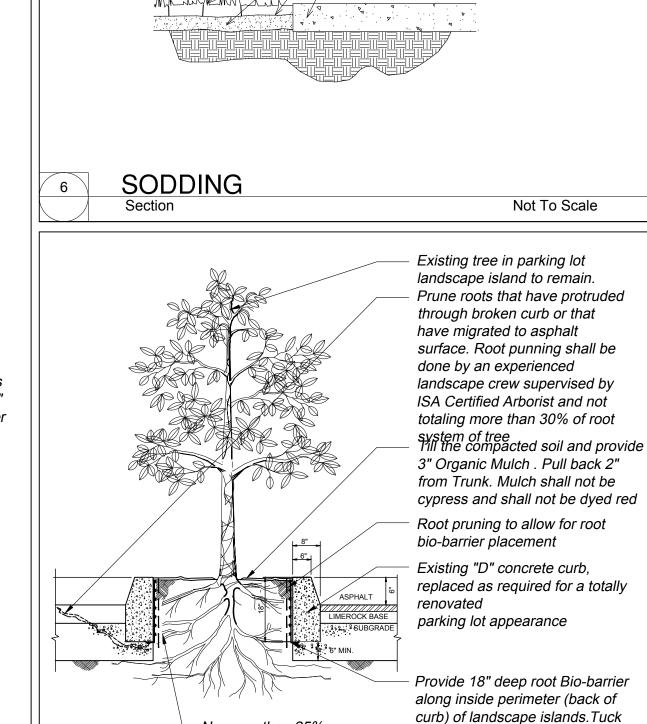
DRAWING INFO:

Date 02-17-2020 Drawn by FP

Scale 1/8" = 1'-0"

PLANTING DETAILS



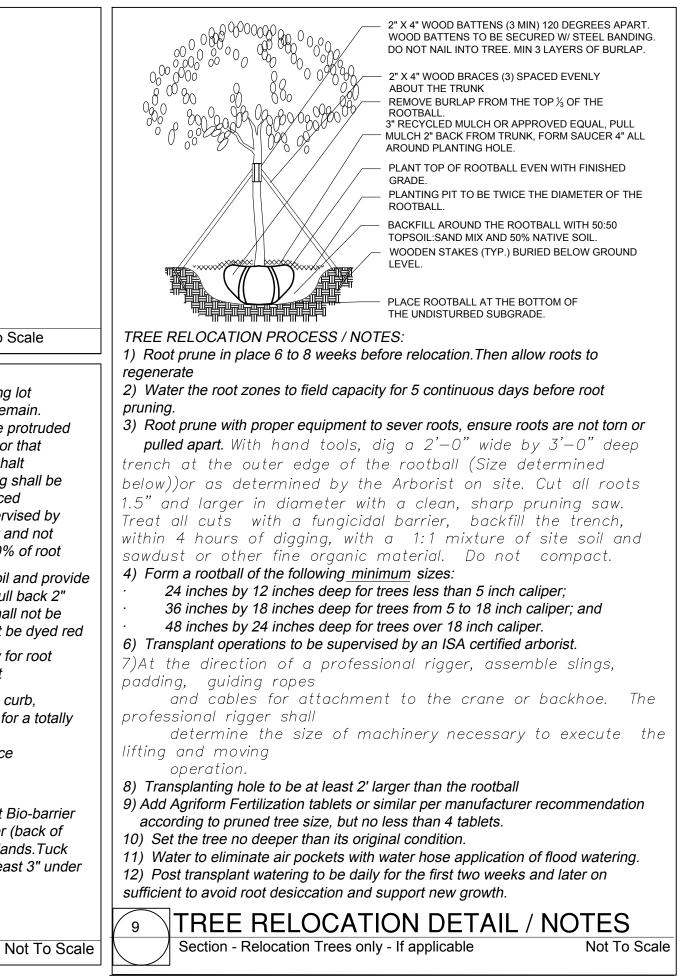


No more than 25%

**ROOT PRUNE DETAIL** 

Section - Existing Tree

removal on one side alone





#### **GENERAL LANDSCAPE NOTES:**

1. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.

1. See typical planting details sheet for additional planting details and

2. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting his bid. Planting plan to take precedence over plant list. 3. Pre-inspections of site required prior to bidding.

4. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and plant list the quantities on the plan shall be held valid.

5. All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material, shall be included in the contractor's bid to perform the work represented in this plan set. . Bid shall be itemized for possible value engineering.

7. Sod shall include price per square foot.

C. GENERAL LANDSCAPE NOTES

1. All landscaping shall be installed according to sound nursery practices. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground. A layer of mulch to a minimum depth of three inches shall be installed in plant beds and around individual trees in turf

2. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen.

3. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of LANDSTONE DESIGN and may not be duplicated without authorization or used

for other projects than the intended. 4. Where there is a discrepancy either in quantities, plant names or specifications between the plan & or plant list, the plan takes

5. The Landscape Contractor shall exercise caution to protect all existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the

6. Tree, palm, accent and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to installation. 7. All trees must be pruned as per landscape architect's direction.

D. PERMITS & REGULATIONS

Contractor(s) must obtain separate landscape, irrigation & tree relocation/removal permits from the city prior to the issuance of the first building permit for the project. 2. Landscape contractor to call the city Landscape Inspector to

schedule a pre-construction meeting prior to installation if required.

1. Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit.

F. EXISTING TREES & RELOCATION

1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs scarred or destroyed designated to remain will be replaced at the contractor's expense,

with same species, size and quality. 2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees & plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.

and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.

4. Prune existing shrubs to remove damaged branches & improve

3. Prune trees to remove damaged branches, improve natural shape

5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to insure quality work.

6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use

7. Prune trees as required / Indicated in walk—through to provide

8. The plans call for relocation of several plants. High level of care should be exercised to assure that plants are not damaged or traumatized in the process and that they are promptly replanted upon being dug up.

G. SITE PREPARATION & GRADING

1. Landscape contractor shall loosen & till compacted soils in entire planting areas of the project to provide for proper soil aeration for plant establishment.

2. Planted areas shall be cleared of underground rocks, construction

debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. Plant area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be removed and replaced with native soil having a ph range of 6.5 -

7.5, or modified as approved by Landscape Architect. 3. Site preparation shall include the eradication & removal of any

weeds, clean—up of any dead material, debris, and rubbish. 4. General site and berm grading to  $\pm -1$  inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the Landscape

5. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All lime rock

shall be removed/cleaned down to the native soils. 6. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials. Grade shall be per plans, if not indicated, in any event drainage shall be directed away

from structures U.O.N. 7. Site preparation shall include the eradication and removal of any weeds, clean—up of any dead material and finish grading as per

8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.

9. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.

10. All planting beds shall be shaped and sloped to provide proper drainage.

1. The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds 2. Landscape contractor to retro—fit automatic lawn irrigation system

guaranteeing 100% coverage & maintain a 50% min. overlap to all landscaped areas. There shall be no over spray onto sidewalks. 3. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting. Plant material that is installed prior to the irrigation system being operational shall be

watered by the contractor at his expense. Water for plant

establishment should be included in the cost of the plant. 4. All guidelines as outlined by the South Florida Water Management District (SWFMD) or water management district with jurisdiction shall be strictly adhered.

5. Existing irrigation system shall be retrofitted to comply with those specifications as outlined above.

I. HARDSCAPE & OTHER MATERIALS

1. Face of trees and palms to be located a minimum of 2' - 0''setback from all walkways, walls, and paved surfaces, unless otherwise indicated on the plans.

J. UTILITIES/CLEARANCES

1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. 2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape architect

and Owner. 3. All shade trees to be planted min. of 15' from light poles. Unless otherwise approved in writing by Landscape architect and Owner.

4. Landscape contractor shall contact the county, city and/or utility companies to locate all underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.

5. All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.

6. If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the City's Utilities/Public Works Department. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

7. Above & below ground utilities shall be verified & located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans & confirm conflicts between indicated or located utilities & landscape work. The contractor shall then notify the Project Engineer of said conflicts & the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.

8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done

9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.

10. Root barriers shall be installed where required by local utility company or other regulating agencies. 11. If / clearance and access shall be provided around all above

ground or at grade meters and equipment. 12. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines. 13. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures,

etc. Bring the attention of Landscape Architect any conflicts.

K. LANDSCAPE BACKFILL & SOIL AMENDMENT

1. 6" top soil required around & beneath all root ball. 2. All building construction material and foreign material shall be removed from the planting areas and void replaced with 50/50 mix fill soil or as per specifications on plans.

3. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds and top 2" of all sodded areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative.

4. Planting soil to be weed free.

Groundcover planting beds: 6" depth planting soil spread in place —

Shrub and hedge planting areas: 12" depth planting soil spread in place —

Trees, palms, specimen plant material: 30" depth planting soil spread in place —or— to the depth of the root ball or container, whichever is greatest, throughout.

Building foundations shall be the same for a width of 36" from the

6. Do not allow air pockets to form when backfilling. All trees shall be spiked in utilizing water and a tree bar.

L. PLANT SIZE & QUALITY

1. Plant material shall conform to the standards for grade # 1 or better as given in the latest grades and standards for nursery plants, parts i and ii by the Florida Department of Agriculture and consumer services or to the standards as given in the latest American Standard for Nursery Stock by the American National Standard Institute.

2. All perimeter hedge material shall meet the minimum specified heights at the time of planting. 3. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification

governs over container size spread if both specifications given and

4. All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be single trunked, unless

otherwise noted on the plans. 5. All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be

6. Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".

7. All plant material must meet or exceed the minimum size requirements as specified on the plant list.

8. All substitutions must be approved by the Architect and Owner.

9. Trees, palms, shrubs, ground covers: Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 & 2 latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the landscape architect. The plants furnished shall be normal for the variety and Florida number 1. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

10. All containers grown material shall be healthy, vigorous, well—rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

11. Field grown trees and palms previously root pruned shall obtain root ball with sufficient roots for continued growth without resulting

12. Root suckers on any tree are not acceptable and must be properly 13. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of

all palms and any trees of more than 6 feet in height.

M. PLANTING NOTES

1. All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are back filled.

2. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design. 3. Set trees no deeper than it was in its original growing condition

with the top of the root ball even with, or slightly higher (+/-1")than the finished grade. 4. All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the root balls before planting. Remove all

bamboo and metal nursery stakes. Remove all tagging tape. 5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding

6. All trees and palms shall be staked per accepted standards by the Florida Nurserymen & Growers Association (FNGA) Nailing into trees and palms for any reason is prohibited and the material will be

rejected. Please refer to the planting details. 7. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.

8. All trees, new or relocated, to be staked and guyed as detailed. 9. Layout shrubs to create a continuous smooth front line and fill in

10. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch.

12. Groundcover and shrubs to be spaced in a uniform and consistent 13. All mechanical equipment, irrigation pumps, FPL transformers, pool

pumps, etc. shall be screened on a minimum of three sides by 14. Contractor shall not mark or scar trunks in any fashion.

4. All areas disturbed during construction shall be sodded with St. Augustine 'Floratam' unless otherwise noted. Landscape Contractor to supply & install 2" soil layer 50/50 mix blanket for all new sod 5. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All s.f. if noted shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

6. Sod shall be of the species indicated on the plans (St. Augustine "Floratam" if not indicated, strongly rooted, free from weed, fungus, insects and disease. Contractor shall sod all areas as indicated on the plans or as directed. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).

cracks between pieces of sod and remove excess soil deposits from

sodded areas. Sod on slopes greater than 3:1 shall be immediately

7. Sod type specified on plant list shall be machine stripped no more than 24 hours prior to laying. 8. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor

O. INSPECTION & ACCEPTANCE

staked after planting.

1. A mandatory inspection of the planting bed layout is required before planting 2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection & approval

by the Landscape Architect prior to final installation. 3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall insure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.

4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape 5. No substitution of plant material, type or sizes will be permitted

without prior written authorization from the Landscape Architect 6. To obtain final payment, Contractor must provide release of all

mechanic's liens and materiel men's liens. P. FERTILIZING

1. All landscape materials shall be fertilized upon installation. See 2. Fertilizer in backfill mixture for all plants shall consist of Milorganite activated sludge mixed with the backfill at a rate of not less than

50 lbs. per cubic vard. 3. Fertilizer for trees and shrubs may be tablet form or granular. Granular fertilizer shall be uniform in composition, dry and free-flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the manufacturer's statement of analysis, and shall meet the following minimum requirements: 16% nitrogen, 7% phosphorus, 12% potassium, plus iron. Tablet fertilizer (agriform or equal) in 21 gram size shall be applied at the following rates

16-7-12 Plant size agriform tablets (21 grams) 1 gal. 1/4 lb. 3 gal. 1/3 lb. 7-15 gal. 1/2 lb. 1"-6" caliper 2 lbs. /1" caliper

6" and larger

2 per 1" caliper 4. "Florida east coast palm special" shall be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk unless otherwise specified.

3 lbs. /1" caliper

1. All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental

contaminants. 2. Shredded approved organic mulch to be used beyond trunk in all directions & throughout all hedges & plant material.

3. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. Cypress, red, gold and green mulch is prohibited. 4. All proposed trees located within grassed areas shall have a minimum three foot mulch ring with a three inch separation from the trunk of the tree.

R. WATERING

All plant material shall be watered in thoroughly at the time of planting. It is the sole responsibility of the Landscape Contractor to insure that all new plantings receive adequate water during the installation and until completion of contract. Deep

watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided by Contractor as a part of this contract.

The Landscape Contractor is responsible for maintaining all landscape planting areas

until final acceptance of the owner. 2. The contractor is responsible for mowing the entire project during planting & establishment periods, based on mowing project once a month from October to April, &

twice a month from April to October. 3. Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work

progresses. 4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work. Upon completion of the work, the contractor shall

promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

T. MAINTENANCE

1. Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.

3. Trees and shrubs shall be maintained to keep clearance of stop

2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

signs, safety clearance for visibility at intersection traffic. U. GUARANTEE & REPLACEMENT

Architect and/or Owner.

by Owner in writing in advance.

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and workmanship for a period of not less than (12) months from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such 180 days with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, and other plants provided or planted by Contractor. All lawn areas shall be warranted for 60 days after final acceptance by the owner or owner's representative. Failure to

1. Contractor shall be responsible for obtaining and cost of all 2. Contractor to have liability insurance including Owner and

Landscaper as insured's in excess of \$10,000 as well as workmen's

comply with any of the above will result in landscape removal.

insurance. 3. All work to be done in a professional and workmanlike manner. 4. Contractor understands that an important element of the design of this project is symmetry and shall use care and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with

5. No change order shall be valid, due or paid unless it is approved

6. These notes shall be an integral part of the contract of Contractor

notes, the terms of this document shall control.

and shall be deemed incorporated therein by reference. In the

event of a conflict among the terms among the plans and these

SEAL: JORGE CASTRO-CALOU - AR97469

OWNER: AESTHETIC APARTMENTS INC 1825 MAIN ST #8

**CENTER FOR** 

**COLLABORATIVE** 

**ARCHITECTURE** 

1424 SW 23 St, Miami, FL 33145

Ph: 786-487-3724

Email: general @ccadesign.net

AA26001348

WESTON FL 33024 DRAWING ISSUE DATE

P&D Board Meeting 9-15-2020

N STREE FAMILY Jackson Hollywood )A 33020

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ACKSON MULTIFA 36-1938 Ja City of Ho FLORIDA

**PROJECT** 



FL LICENSE #LA6667045 LANDSTONE DESIGN TEL. 818-856-9556

ANDSCAPE PROJECT MANAGER: FAVIO PEREZ / 305.778.7136

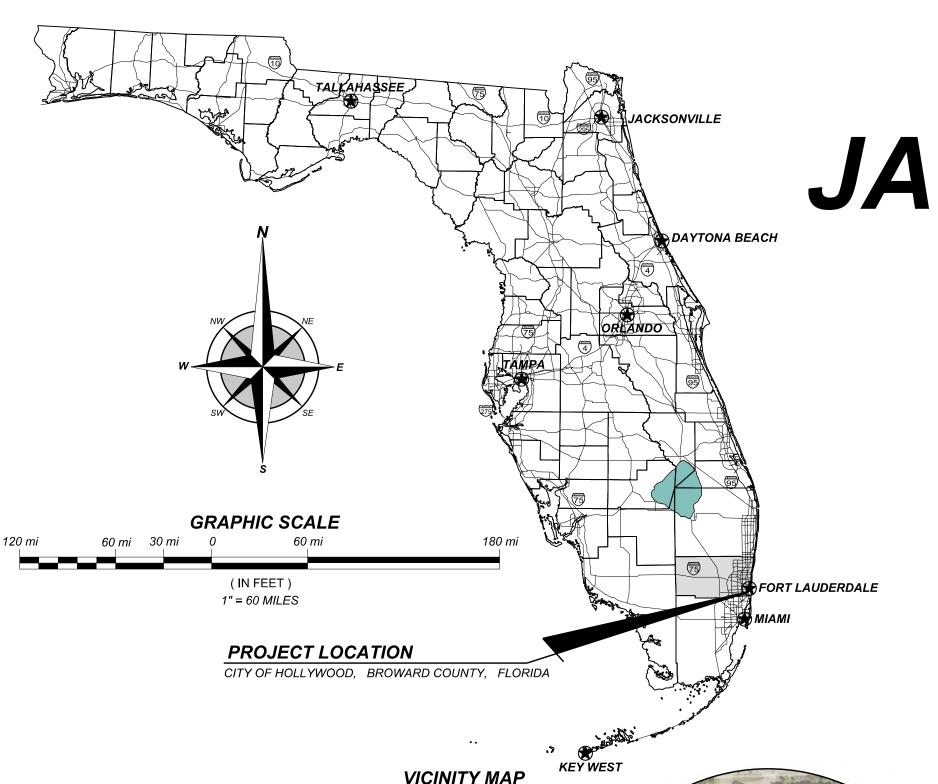
DRAWING INFO:

SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE

Date 02-17-2020 Drawn by **FP** 

Scale 1/8" = 1'-0"

PLANTING NOTES



## JACKSON STREET MULTIFAMILY

1936 - 1938 JACKSON STREET, HOLLYWOOD, FL 33020 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AESTHETIC APARTMENTS INC.

#### PROJECT GENERAL NOTES:

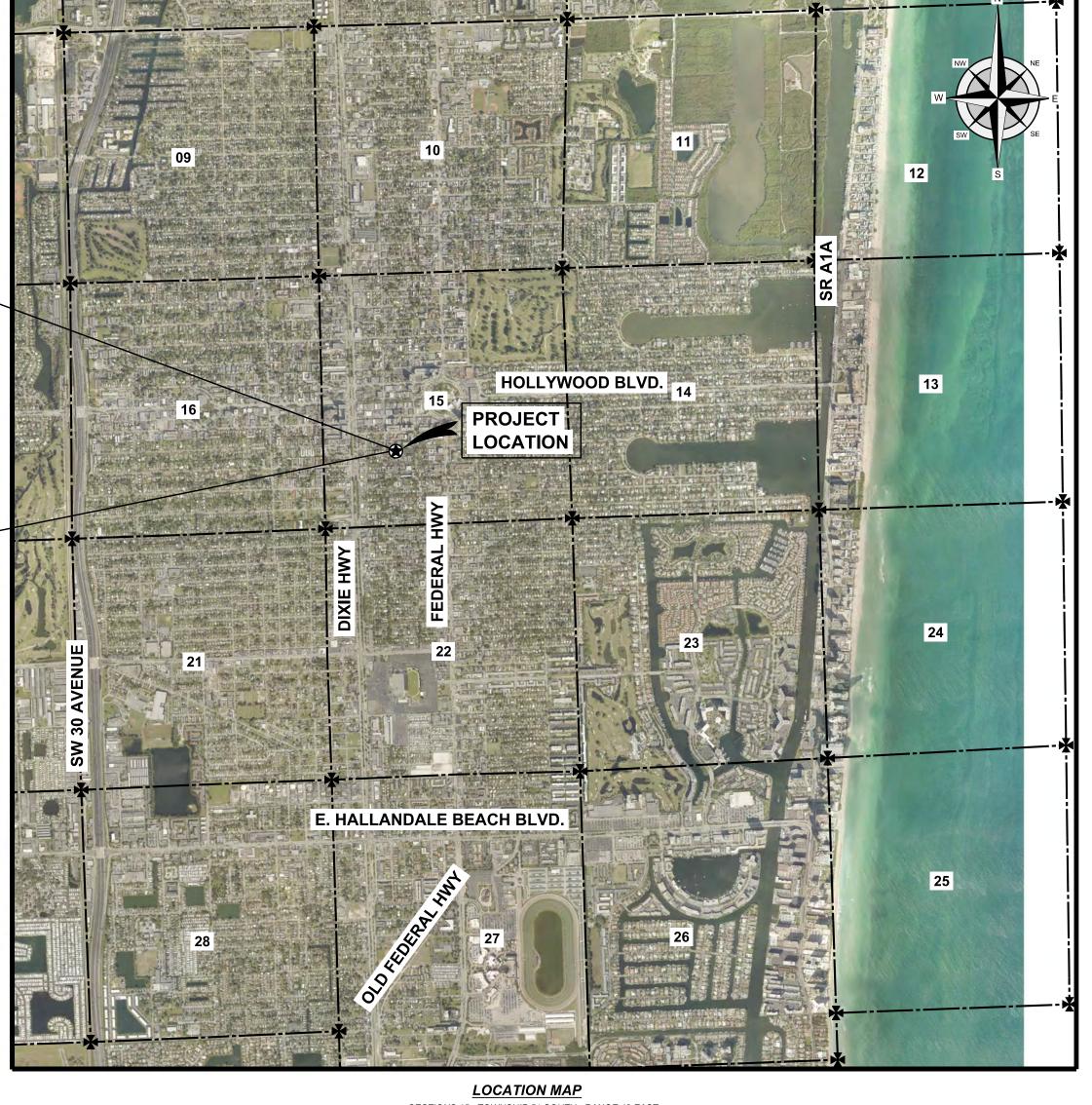
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD FLORIDA, BROWARD COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 2. PRIOR TO COMMENCING CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED BETWEEN THE CITY OF HOLLYWOOD, BROWARD COUNTY, OWNER, CONTRACTOR AND ENGINEER.
- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH
- 4. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE AS-BUILT RECORDS AND ALTA/ACSM SURVEY BY JOHNSTON & JOHNSTON LAND SURVEYING SERVICES, DATE OCTOBER 17, 2019, JOB No. 17-12-010ALT.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE LOCATION AND SIZE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- 6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS, AND SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF ANY DAMAGE.
- 7. ALL ELEVATIONS ON THESE PLANS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- 8. THE CONTRACTOR SHALL RESTORE ALL EXISTING IRRIGATION SYSTEM COMPONENTS IMPACTED DURING CONSTRUCTION.
- 9. THERE WILL BE NO INCREASE OR DECREASE IN THE CONTRACT PRICE DUE TO THE EXISTING SOIL CONDITIONS, AS IT RELATES TO EXCAVATION, DEMOLITION, OR INSTALLATION OF EXISTING OR PROPOSED FACILITIES.
- 10. CONTRACTOR SHALL USE EXTREME CAUTION WHEN PERFORMING ALL WORK AND COORDINATE AS REQUIRED WITH ALL UTILITY COMPANIES IN THE AREA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC PLAN AND BE RESPONSIBLE FOR ALL SEDIMENT AND EROSION CONTROL MEASURES.
- 12. THE CONTRACTOR AND/OR THEIR SUPERINTENDENT SHALL MAINTAIN A MINIMUM OF ONE (1) COPY OF EACH OF THE FOLLOWING PUBLICATIONS ON THE JOB SITE DURING CONSTRUCTION OF THIS PROJECT:
  - a. F.D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - b. F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
- c. U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION.
- d. CITY OF HOLLYWOOD STANDARD DETAILS, LATEST EDITION.
- e. BROWARD COUNTY, WATER & WASTEWATER SERVICES, ENGINEERING DIVISION STANDARD DETAILS, LATEST EDITION.

#### LEGAL DESCRIPTION:

LOTS 25 & 26, BLOCK 28 HOLLYWOOD ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

#### FLOOD INFORMATION:

- 1. ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN DATUM OF 1988 (N.A.V.D.)
- 2. FEMA FLOOD MAP No. 12011C0214F, FLOOD ZONE X



LOCATION MAP

SECTIONS 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST

SCALE: 1"= 3000'

(FOR 8.5" x 11" DRAWING)

## PAVING & DRAINAGE SYSTEM PAVEMENT MARKINGS & SIGNAGE WATER DISTRIBUTION & SEWAGE COLLECTION TEMPORARY POLLUTION PREVENTION

#### INDEX TO SHEETS

DESCRIPTION	SHEET NUMBER
TEMPORARY POLLUTION PREVENTION - PLAN	TPP1 OF 3
TEMPORARY POLLUTION PREVENTION - GENERAL NOTES & DETAILS	TPP2 OF 3
TEMPORARY POLLUTION PREVENTION - DETAILS	TPP3 OF 3
DEMOLITION - PLAN	D1 OF 1
PAVING & DRAINAGE SYSTEM - PLAN	PD1 OF 3
PAVING & DRAINAGE - SECTIONS & DETAILS	PD2 OF 3
PAVING & DRAINAGE - DETAILS	PD3 OF 3
PAVEMENT MARKINGS & SIGNAGE - PLAN & DETAILS	PM1 OF 1
WATER, FIRE & SEWER SERVICES - PLAN	WS1 OF 3
WATER DISTRIBUTION & SEWAGE COLLECTION SYSTEM - DETAILS	WS2 OF 3
WATER DISTRIBUTION & SEWAGE COLLECTION SYSTEM - DETAILS	WS3 OF 3
OFF-SITE WATERMAIN PLAN	OS1 OF 1

PERMITTING AGENCIES	SUBMITTED	APPROVED	PERMIT No.	EXPIRES
CITY OF HOLLYWOOD	03/16/20			
BROWARD COUNTY E.P.G.M.D SURFACE WATER MANAGEMENT - GENERAL LICENSE	05/10/20			
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.)				
BROWARD COUNTY ENV. PROTECTION & GROWTH MANAGEMENT - WASTEWATER	EXEMPTION	-	-	-
FLORIDA DEPARTMENT OF ENV. PROTECTION - WATER MAIN EXTENSION		-	-	-
NOTE: IF ALL THE ABOVE INFORMATION HAS NOT BEEN PROVIDED, THIS SET OF DRAWING	S SHOULD NOT	BE USED FOR	CONSTRUCTION.	

UTILITY COMPANIES	SUBMITTED	COMMENTS	DATE
CITY OF HOLLYWOOD (WATER & SEWER)	11/11/19		
AT&T (TELEPHONE)	11/11/19		
FLORIDA POWER & LIGHT	11/11/19	NO BURIED FACILITIES	11/13/19
FLORIDA POWER & LIGHT - FIBEROPTIC	11/11/19	ASBUILTS PROVIDED	11/26/19
TECO PEOPLES GAS	11/11/19	ASBUILTS PROVIDED	11/26/19
NOTE: IF ALL OF THE ABOVE INFORMATION HAS NOT BEEN PROVIDED,	NO INFORMATION FROM UTILITY CO	DMPANY WAS AVAILABLE.	

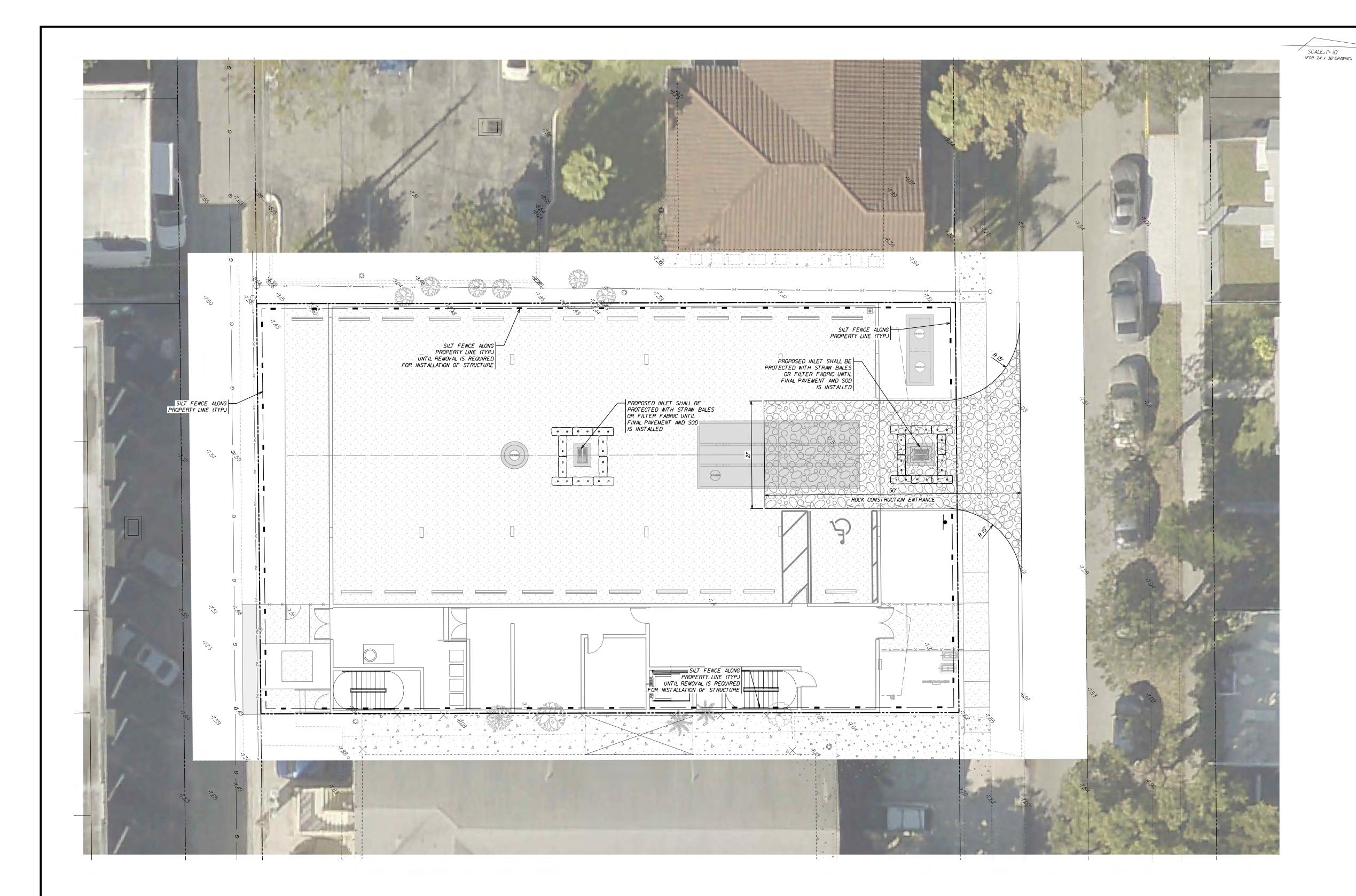




NO.	DRAWING ISSUE	DATE	PUBLIS
1	P&D BOARD MEETING	09/15/2020	PROJE

 NUMBER
 DATE

 9042
 NOV 2019



**ABBREVIATIONS** 

POLLUTION RETARDANT BAFFLE

PLAT BOOK

FINISHED FLOOR ELEVATION NORTH AMERICAN VERTICAL DATUM

BROWARD COUNTY RECORDS

DUCTILE IRON PIPE

CORRUGATED ALUMINUM PIPE

TYPICAL

CONCRETE EXISITNG

FLORIDA DEPARTMENT OF TRANSPORTATION

WOOD POWER POLE MEET EXISTING GRADE

CENTERLINE

LEGEND

PROPOSED PAVEMENT

CONCRETE

PROPOSED HEADER CURB OR CONCRETE PROPOSED TYPE "D" CURB

PROPOSED DRAINAGE INLET/ MANHOLE

PROPOSED SILT FENCE

EXISTING PAVEMENT EXISTING DRAINAGE PIPE

EXISTING CURB EXISTING CURB & GUTTER EXISTING DRAINAGE INLET

PROPERTY LINE \_\_\_\_\_ RIGHT OF WAY LINE SECTION LINE

EASEMENT LINE FENCING

FLOW LINE OR WARP LINE

EXISTING GRADE

TEMPORARY POLLUTION PREVENTION NOTES:

CONTRACTOR SHALL INSTALL FILTER FABRIC IN ALL INLET GRATES AT THE TIME OF CONSTRUCTION. FABRIC SHALL BE MAINTAINED ON GRATES UNTIL SOD IS INSTALLED WITHIN THE VICINITY OF THE INLETS WHICH THE ENGINEER OF RECORD DETERMINES TO BE SUFFICIENT TO ELIMINATE SEDIMENTATION DEPOSITING.

2. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THEY ARE NO LONGER IN USE.AT THAT TIME, THE TEMPORARY ROCK AND OTHER STABILIZING MATERIAL SHALL BE REMOVED AND DISPOSED OF.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY AND ALL MATERIAL THAT MAY BE DEPOSITED WITHIN THE LIMITS OF PRIVATE PROPERTY,THE RIGHT OF WAY OF JACKSON STREET,THE REAR ALLEY,OR ANY OTHER PUBLIC STREET THAT IS USED BY THE CONSTRUCTION EQUIPMENT ENTERING OR LEAVING THE SITE.

4. CONTRACTOR SHALL BE PREPARED TO INSTALL ADDITIONAL SILT FENCES ON THE SITE AS DIRECTED BY THE CITY OR ENGINEERING INSPECTOR IN ORDER TO REDUCE WIND BLOWN EROSION ON THE SITE.WATER APPLICATION MAY BE REQUIRED TO REDUCE WIND BLOWN SAND.

5. SPILL KIT MUST BE PROVIDED ON-SITE DURING THE ENTIRE DURATION OF THE PROJECT OR UNTIL REMOVAL IS APPROVED BY THE CITY.

TEMPORARY POLLUTION PREVENTION PLAN

JACKSON STREET MULTIFAMILY AESTHETIC APARTMENTS INC.

									EY, INC. URVEYORS 1998 www.winnfrad.com
			DESIGNED:	TPM	DATE:	11/2019	APPROVED.		EB-0002995 LB-0002995
			DRAWN:	WF/	DATE:	11/2019			LD 0002333
			CHECKED:	WTV	DATE:	02/2020	000,1507		SHEET
NO.	REVISIONS	DATE	PUBLISHED;	7/31/2020,	12:02:35 F	PM	PROJECT NUMBER	19042	TPPI OF 3

#### COUNTY REQUIREMENTS

#### CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF, AN FROSION AND TURRIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS, IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO 'CONTRACTORS RESPONSIBILITY' FOR A VERBAL DESCRIPTION OF CONTROLS THAT MAY BE IMPLEMENTED.

#### STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY S.F.W.M.D. STORM WATER RUNOFF WILL BE COLLECTED BY SWALE SYSTEM AND DISCHARGED INTO MASTER STORM WATER SYSTEM VIA OVERLAND FLOW.

#### TIMING OF CONTROLS/MEASURES

REFER TO 'CONTRACTORS RESPONSIBILITY' FOR THE TIMING OF CONTROL/MEASURES

#### CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS THE PERMITS ARE SHOWN ON THE COVER PAGE OF THESE CONSTRUCTION PLANS.

#### POLLUTION PREVENTION PLAN CERTIFICATION

ICERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

(SEE SIGNATURE BLOCK AT BOTTOM OF PAGE)

#### CONTRACTOR'S REQUIREMENTS

#### GENERAL

THE CONTRACTOR SHALL AT A MINIMUM, IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN, IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION, THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULENT TO RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

#### SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: I. INSTALL STABILIZED CONSTRUCTION ENTRANCE.

2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED.

3. CLEAR AND GRUB FOR DIVERSION SWALE/DIKES AND SEDIMENT BASIN.

4. CONSTRUCT SEDIMENTATION BASIN.

5. CONTINUE CLEARING AND GRUBBING. 6. STOCK PILE TOP SOIL IF REQUIRED.

7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.

8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.

9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTERS

II. APPLY BASE TO PROJECT.

12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.

13. REMOVE ACCUMULATED SEDIMENT FROM BASINS.

14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALE/DIKES AND RESEED/SOD AS

#### TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL

#### CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN.IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE, AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES,

#### EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

I. HAY BALE BARRIERS: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING

A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.

B IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.

D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE. E. BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT.IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:

A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING

DRAINAGE AREA IS NO GREATER THAN 2 ACRES. 3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH

4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

RESIDUE MATERIAL IS AVAILABLE ON SITE.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED IO ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREA WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION :INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9, TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER TEMPORARY GRASSING IN THE CONTRACT SPECIFICATIONS.

II. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 15 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED

13. PERMANENT EROSION CONTROL: THE CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILLAS A MINIMUM BE SEEDED THE SEEDED MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR

#### STRUCTURAL PRACTICES

I. TEMPORARY DIVERSION DIKES: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:

A. BLOCK & GRAVEL SEDIMENT FILTER-THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

B. GRAVEL SEDIMENT TRAP-THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURE & UNPROTECTED AREAS.

C. DROP INLET SEDIMENT TRAP-THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SC5%) AND WHERE SHEET OR OVERLAND FLOW (q 05 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASIN, THESE SEDIMENT BASIN MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINAGE UNTIL FINAL STABILIZATION OF THE SITE. THE 3.600 CUBIC FEFT OF STORAGE AREA PER DRAINAGE DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN, ANY TEMPORARY SEDIMENT BASIN CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL.ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

#### OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL.ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

#### <u>HAZARDOUS WASTE</u>

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURE.SITE PFRSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS WILL BE WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE.THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER SYSTEMS.

OFFSITE VEHICLE TRACKING A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.DUMP TRUCKS HAULING MATERIAL FROM THE SITE WILL BE COVERED WITH A TARPAULIN. (SEE DETAILS THIS SHEET)

INVENT. FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

□ CONCRETE ☐ ASPHALT

☐ TAR

□ DETERGENTS ☐ FERTILIZER

□ WOOD

☐ PETROLEUM BASED PRODUCTS

☐ MASONRY BLOCKS ☐ CLEANING SOLVENTS

☐ PAINTS ☐ ROOFING MATERIALS

☐ METAL STUDS

#### <u>SPILL PREVENTION</u>

MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS

AND SUBSTANCES TO STORM WATER RUNOFF. GOOD HOUSEKEEPING

HAZARDOUS PRODUCTS

THE FOLLOWING HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ONSITE WILL BE IN A NEAT,ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER

PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL

SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE

DISPOSING OF THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL

THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

THESE PRACTICES ARE USE TO REDUCE THE RISKS ASSOCIATED WITH

PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT

ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED IF THEY

CONTAIN IMPORTANT PRODUCT INFORMATION. F SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC WILL BE FOLLOWED ONSITE:

ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

PETROLEUM PRODUCTS ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURED.ONCE APPLIED.FERTILIZER WILL BE WORKFD INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER, STORAGE WILL BE IN A COVERED AREA THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH ON THE SITE.

SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE

FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE.EQUIPMENT AND MATERIALS WILL BE INCLUDED BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES.LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL). SAND SAWDUST. AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WILL VENTULATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE.A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP.THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER

#### MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE

PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE

APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND

FENCE POSTS ARE FIRMLY IN THE GROUND.

REPAIRED.

FOLLOWING ANY STORM EVENT OF 025 INCHES OR GREATER. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER, IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT

THE SEDIMENT BASIN WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY

TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.

THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER

A REPORT SHALL BE COMPLETED BY HIS/HER INSPECTOR OR ENGINEER OF RECORD.

MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED.THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-

THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT, THEY WILL BE TRAINED IN ALL INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD

NON-STORM WATER DISCHARGES

WORKING ORDER.

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: WATER FROM WATER LINE FLUSHING

PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

UNCONTAMINATED GROUND WATER (FROM DEWATERING EXCAVATION).

ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE

IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR'S CERTIFICATION ICERTIFY UNDER PENALTY OF LAW THAT IUNDERSTAND THE TERMS AND CONDITIONS OF GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES

#### OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN SUPPLY WATER TO WASH AS REQUIRED. WHEELS IF NECESSARY 2"-3" COURSE *AGGREGATE*

DIVERSION RIDGE REQUIRED

WHERE GRADE EXCEEDS 2%

SECTION A-A

- FILTER FARRIC

USE SANDBAGS, STRAW BALES

6" OF COURSE →SUT FENCE OR *AGGREGATE* FARTHEN DAM OVER FILTER FABRIC POSTED SIGN THAT READS "CONCRETE WASH OUT AREA" (TYP.) OVER FILTER FABRIC ELEVATION CONCRETE WASH OUT AREA

#### TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

- DIVERSION RIDGE

EXISTING PAVED ROADWAY

SEDIMENT BARRIER ⊢

(STRAW BALE TYPE SHOWN)

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

#### GENERAL NOTES

I. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer & city at preconstruction meeting for point of earess from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers flagging, or other positive means shall be used as required to limit and direct vehicular egress

2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.

3. All materials spilled dropped or tracked onto public roads (including the STPD agaregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.

4. Aggregates shall be as described in Section 90l excluding 90l-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are

5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement: 15' x 50' = 100 ft3 30' x 50' = 200 ft3 As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned,

When a swale is used, hay bales or silt fence shall be placed

along the entire length.

6. The swale ditch draining the STPD shall have a 0.2% minimum and a I.O% maximum grade along the STPD and to the sediment pit.

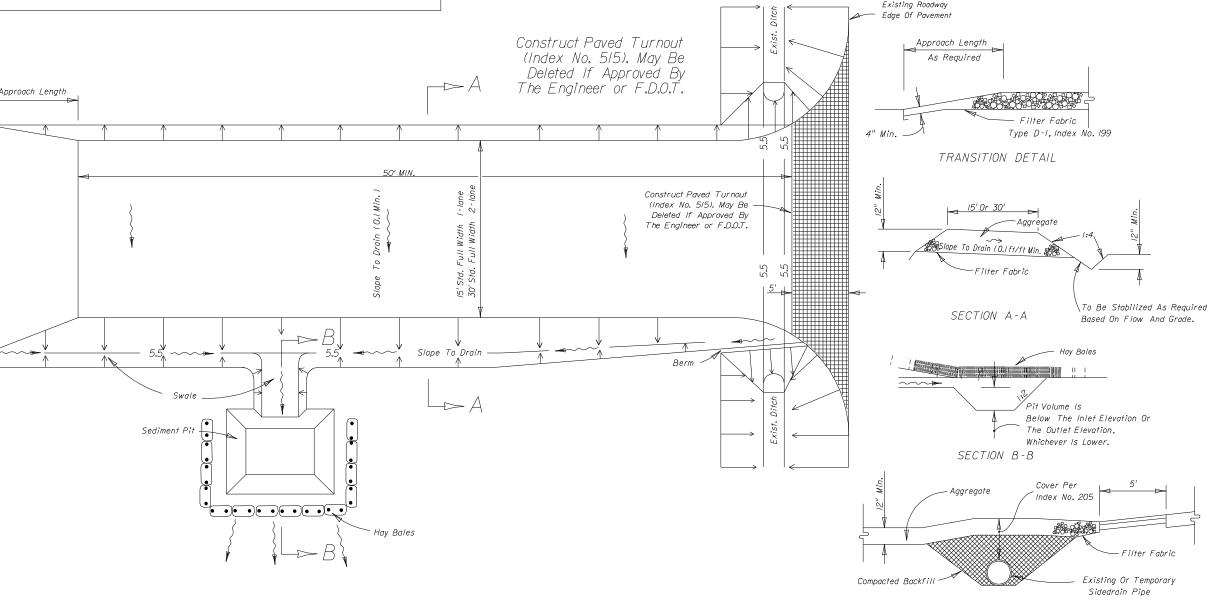
satisfies the clear zone requirements. 8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the

7. Mitered end sections are not required when the sidedrain pipe

9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials removal and restoration of the area utilized for the STPD: including but not limited to excavation, aradina, temporary pipe (includina MES when required),filter fabric.aaareaate paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Hay bales shall be paid for under the contract unit price for Hay or Straw Baled, EA, Silt fence shall be paid for under the contract unit price for Staked

IO. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans, if the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Enaineer. When a double width (30') STPD is used, the pay

quantity shall be 2 for each location.



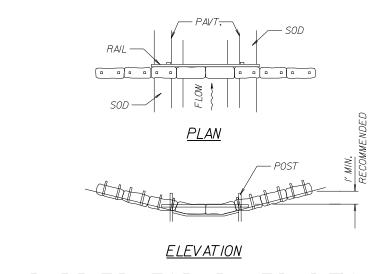
SOIL TRACKING PREVENTION DEVICE

TEMPORARY POLLUTION PREVENTION GENERAL NOTES & DETAILS

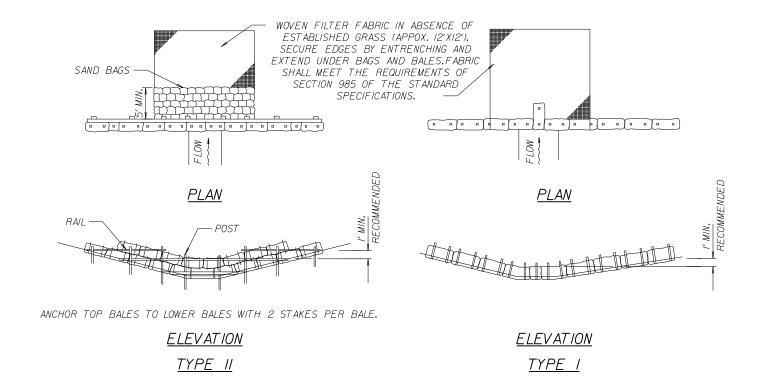
JACKSON STREET MULTIFAMILY AESTHETIC APARTMENTS INC.

RURAL CONNECTION DETAII WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS DESIGNED: WFI DATE: 11/2019 1 B-000299 DRAWN: TPM DATE: 11/2019 HECKED: WTV DATE: 02/2020 NUMBER 19042 PLOT FILE CREATED: 7/31/2020,12:06:13 PM REVISIONS

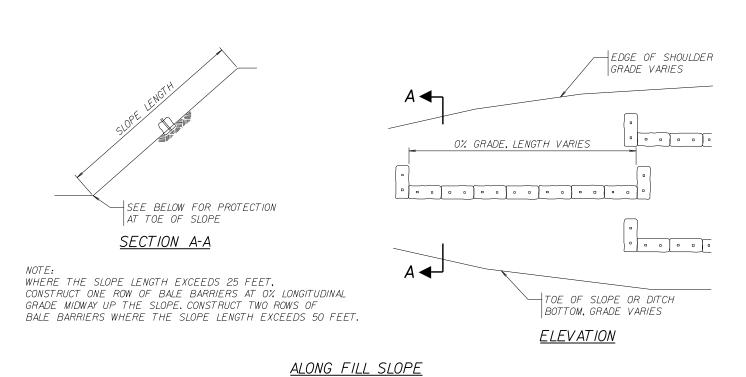
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BARRIER FOR PAVED DITCH



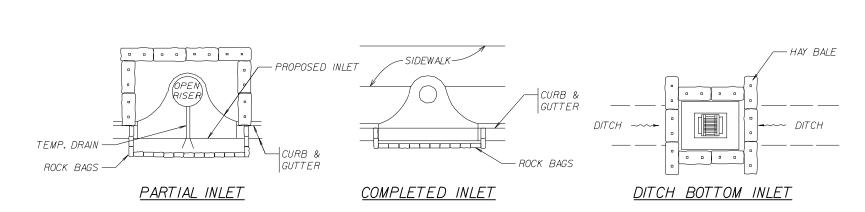
BARRIERS FOR UNPAVED DITCHES



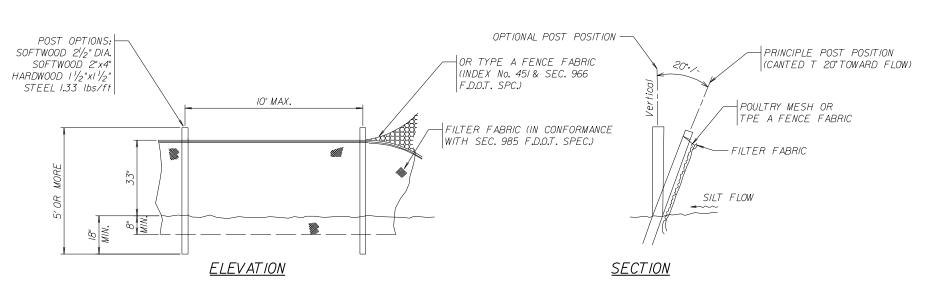
- OVERLAP ENDS <u>ELEVATION</u> <u>ELEVATION</u> TO BE USED WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE TO BE USED WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

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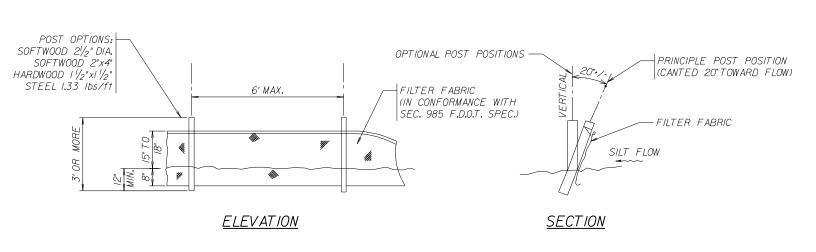
#### BARRIERS FOR FILL SLOPES



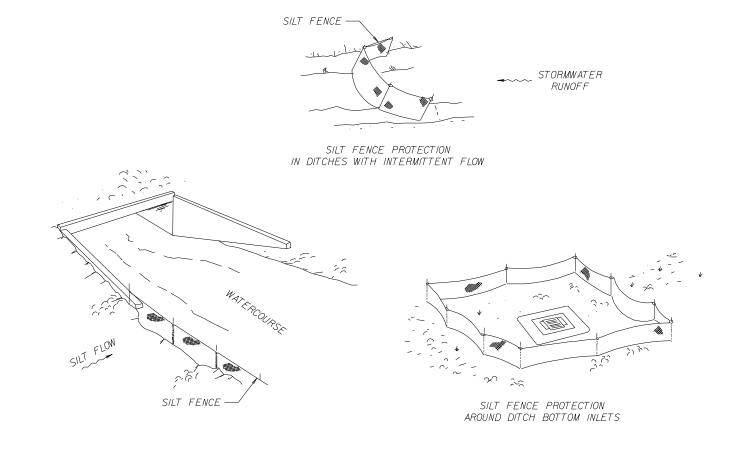
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



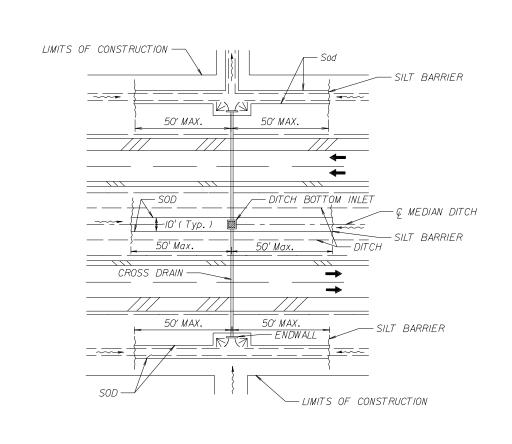
TYPE IV SILT FENCE



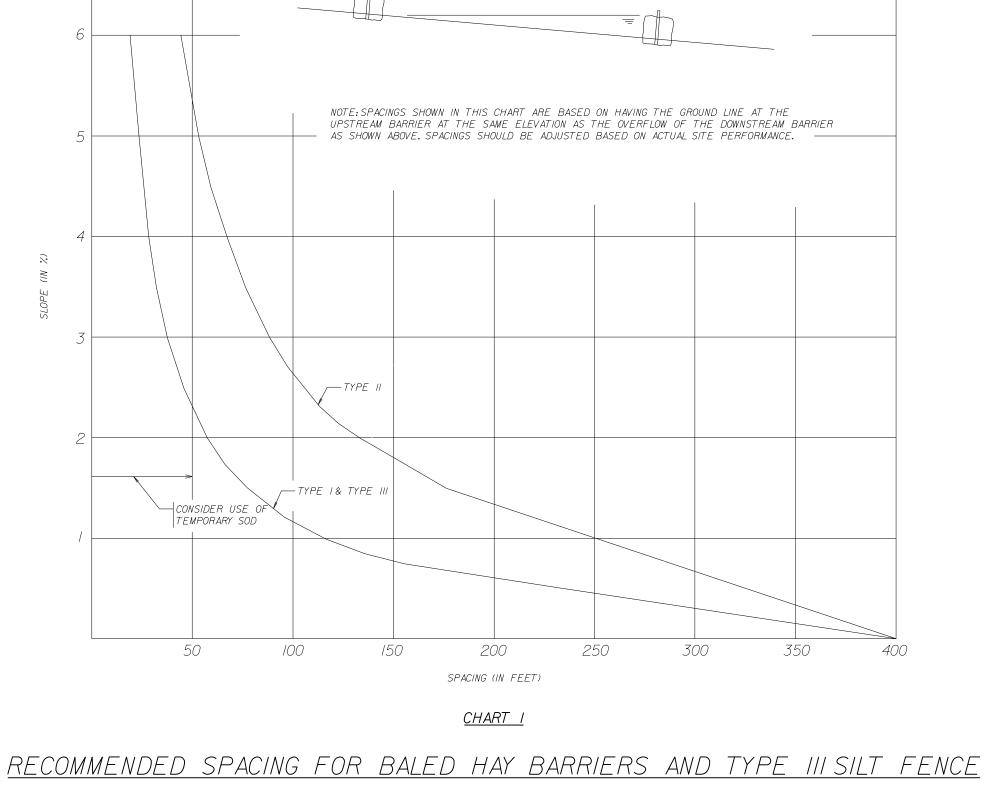
TYPE III SILT FENCE



SILT FENCE APPLICATIONS



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



- NOTES FOR SILT FENCES
- I. TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES. THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART I.
- 2. TYPE N SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED.
  SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OF STEEPER AND LENGTH OF SLOPE EXCEEDS
  25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF
- 3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT
- 4. WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL
- GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE. 5. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, (LF).
- NOTES FOR BAILED HAY OR STRAW BARRIERS
- HAY BALES SHALL BE UTILIZED AT ALL DRAINAGE INLETS UNTIL INSTALLATION OF ROAD ROCK. 2. HAY BALES SHALL BE TRENCHED 3"TO 4" AND ANCHORED WITH 2 - I"x2" (OR I" DIA.)x 4'WOOD STAKES, STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER, STAKES OTHER THAN

WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

TYPE I AND II BARRIERS SHOULD BE SPACED IN ACCORDANCE WITH CHART I.

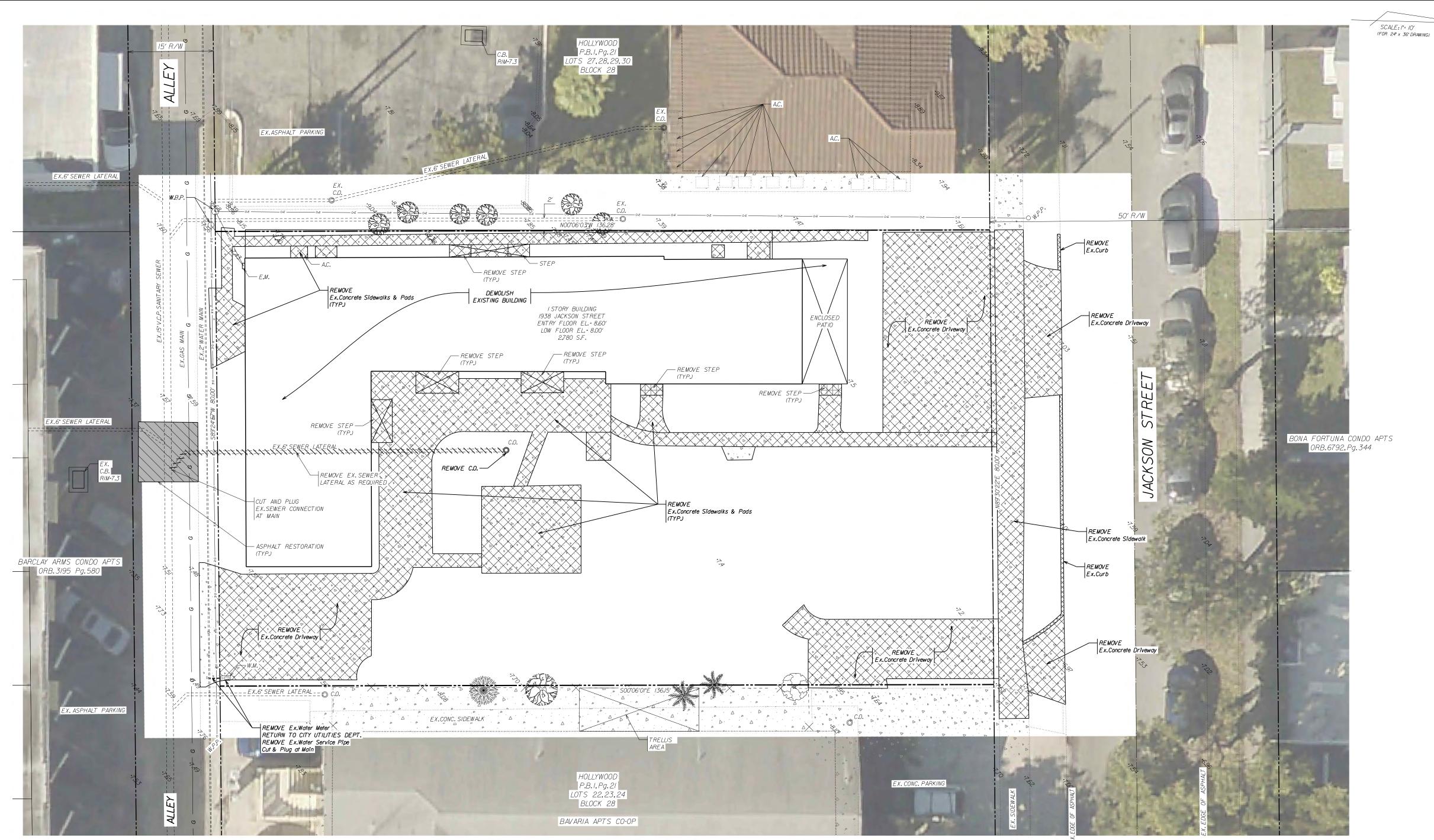
- 3. RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER.
- 4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
- 5. WHERE USED IN CONJUCTION WITH SILT FENCE, HAY BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.
- 6. BALES TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR BALED HAY OR STRAW, EA. THE UNIT PRICE SHALL INCLUDE THE COST OF FILTER FABRIC FOR TYPE I AND II BARRIERS. SAND BAGS SHALL BE PAID FOR UNDER THE UNIT PRICE FOR SANDBAGGING, CY. ROCK BAGS TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR ROCK BAGS, EA.



DETAILS
JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

TEMPORARY POLLUTION PREVENTION

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(TAKEN FROM THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAILS) CONTRACTOR SHALL INCLUDE THESE ITEMS WITHIN BASE BID.ANY ITEMS NOT REQUIRED WILL BE DETERMINED BY CITY AT THE TIME OF PRE-CONSTRUCTION MEETING AND A CONTRACT DEDUCTION WILL BE PROVIDED TO OWNER.

I. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK.THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.

- 2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES,ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD),AND ALL OTHER LOCAL,STATE AND NATIONAL CODES,WHERE APPLICABLE.
- 3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT.ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY.THE CONTRACTOR SHALL VERIFY THE IOCATIONS.FLEVATIONS.AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION.AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED.THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS, THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK).EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- 4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC.AS NECESSARY TO COMPLETE THE WORK.
- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
- 6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- 7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- 8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- IO. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- II. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA.CONTRACTOR SHALL SECURE STAGING /STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- 13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY, NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT NOR ON ADJACENT PROPERTIES.
- 14. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUESTED BY THE ENGINEER OR CITY INSPECTOR.
- 15. CONTRACTOR SHALL PROTECT CATCH BASINS WITH IN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- 16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.

- I7. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS.NO SEPARATE PAY ITEM FOR THIS WORK,INCLUDE COST IN OTHER ITEMS.
- 19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE

18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- 20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES.THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY.THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CLIENT.
- 22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- 23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- 24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE REGULATORY AUTHORITY. 25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD
- BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY. 26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.ANY
- DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES,CONDUITS,CURBS,CABLES,ETC.,WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- 28. WHERE NEW PAVEMENT MEETS EXISTING,CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO
- 29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN /VEHICULAR TRAFFIC.
- 30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS,OR 20,000 LB. 32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- 33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- 34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.

- 35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT,OR THE ENGINEER'S INSPECTOR WILL SHUT THE JOB
- 36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED. 37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN
- ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES. 38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- 39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING.
- 40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILIIY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- 41. WHEN PVC PIPE IS USED,A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE.THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES
- 42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
- 43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION.AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER OF RECORD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT.THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID.THE AS-BUILT SURVEY SHALL INCLUDE:
- A. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
- B. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN.THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
- C. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO

DEMOLITION

PLAN & GENERAL NOTES

**ABBREVIATIONS** 

OFFICIAL RECORDS BOOK

FINISHED FLOOR ELEVATION

BROWARD COUNTY RECORDS VITRIFIED CLAY PIPE

NORTH AMERICAN VERTICAL DATUM

FLORIDA DEPARTMENT OF TRANSPORTATION

DEMOLITION LEGEND

EXISTING BUILDING FOR DEMOLITION

ASPHALT RESTORATION

EX.CONCRETE DEMOLITION

EX.CURB DEMOLITION

EX.UTILITY DEMOLITION

EXISTING DRAINAGE INLET

EXISTING PAVEMENT

EXISTING CURB

EXISTING GAS MAIN

PROPERTY LINE

RIGHT OF WAY LINE

EASEMENT LINE

EXISTING FENCING

EXISTING GRADE

EXISTING WATER MAIN

EXISTING DRAINAGE PIPE

EXISTING CURB & GUTTER

PLAT BOOK

RIGHT-OF-WAY

NUMBER

CONCRETE

EXISTING

—— G ———

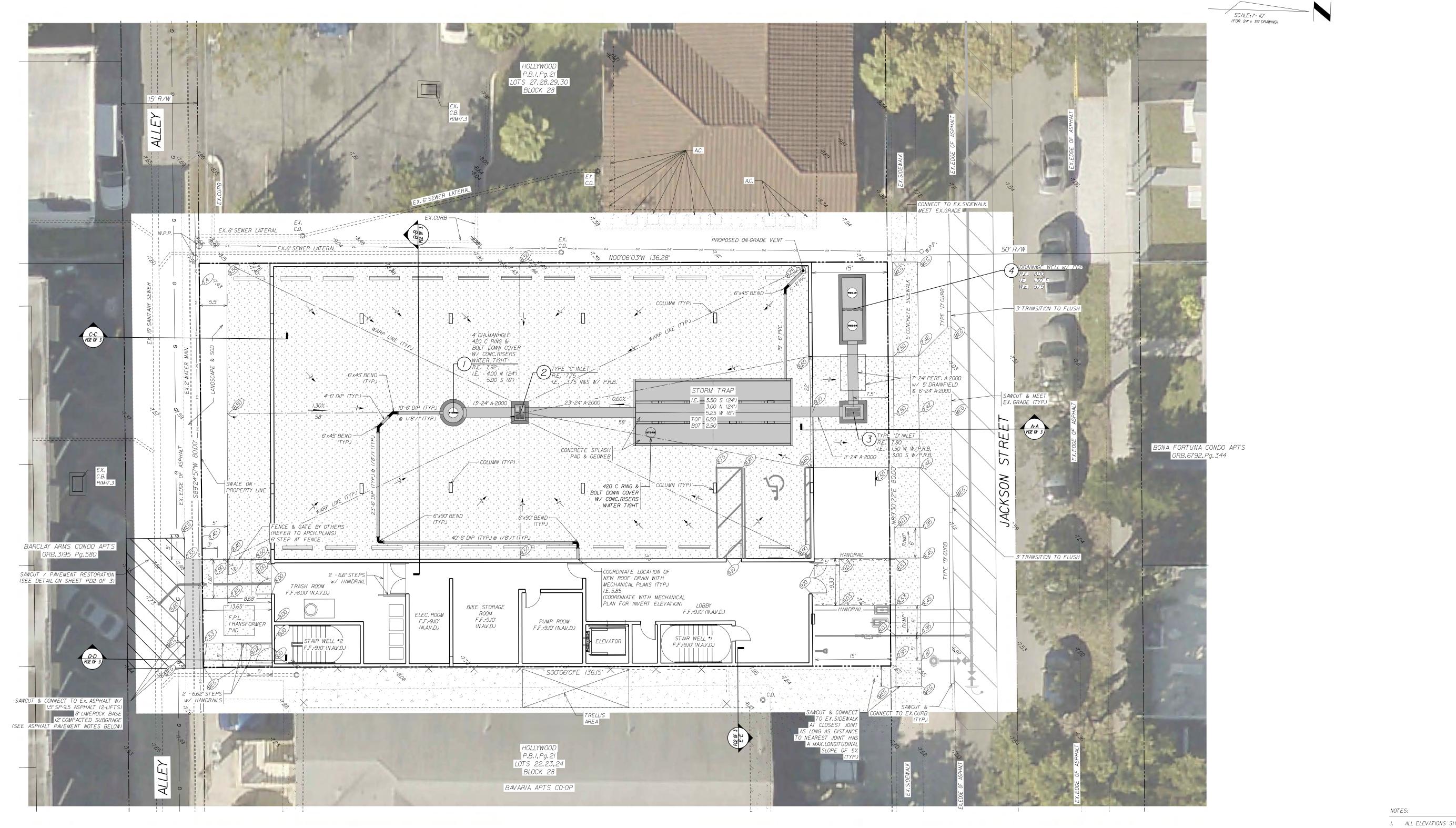
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WOOD POWER POLE INVERT ELEVATION RIM ELEVATION

JACKSON STREET MULTIFAMILY AESTHETIC APARTMENTS INC.

						IGHAN RS• PL RK, FL 33334			EY, INC. URVEYORS 298 www.winnfrad.com
			DESIGNED:	TPM	DATE:	11/2019	APPROVED.	:	EB-0002995 I B-0002995
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			CHECKED:	WTV	DATE:	02/2020			T
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I. ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN DATUM OF 1988 (N.A.V.D.)

2. REFER TO SHEET PD3 FOR WELL & STORMTRAP DETAILS.

#### ASPHALT PAVEMENT NOTES:

- I. THE WEARING SURFACE SHALL BE INSTALLED IN TWO LIFTS. THE FIRST LIFT SHALL BE 3/4 "OF YPE SP-9.5 ASPHALTIC CONCRETE OVER PRIME COAT AND SAND SEAL. THE SECOND LIFT SHALL BE 3/4 "OF TYPE SP-9.5 ASPHALTIC CONCRETE (APPLY TACK COAT BETWEEN LIFTS). SECOND LIFT TO BE INSTALLED AFTER FINAL LANDSCAPING.
- 2. THE BASE COURSE SHALL BE LIMEROCK (70%, CALCIUM MIN.) CONSTRUCTED TO THE THICKNESS INDICATED AND SHALL HAVE A MINIMUM LBR OF 100. THE BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TRACT COAT FOR BASE SHALL COMPARED TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 3001 THROUGH 3007 OF FORT CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATION.
- 3. ALL ORGANIC AND YIELDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL. THE SUB-BASE SHALL EXTEND 12" BELOW THE BASE COURSE, SHALL HAVE A MINIMUM LBR OF 40 AND SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180.
- 4. INDEX No.'s REFER TO THE FLORIDA DEPARTMENT OF TRANSPORTATION-ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.

OVERALL SITE DATA - JAC			VIIL Y 
PERVIOUS/IMPE		DATA	
IMPE	RVIOUS		
AREA	SQ. FT.	ACRES	
TOTAL GROSS SITE AREA	10,897	0.250	100,00
BUILDING GROUND COVERAGE	8,601	0.197	78.93%
CONCRETE SIDEWALK / CURB	1,217	0.028	11.179
PER	VIOUS		
GREEN SPACE	1,079	0.025	9.90%
TOTAL IMPERVIOUS	9,818	0.225	90.109
TOTAL PERVIOUS	1,079	0.025	9.90%
TOTAL NET SITE AREA (SAME AS GROSS-NO DEDICATION	v) 10,897	0.250	100.00%

PAVING & DRAINAGE SYSTEM PLAN

**ABBREVIATIONS** 

POLLUTION RETARDANT BAFFLE

FINISHED FLOOR ELEVATION NORTH AMERICAN VERTICAL DATUM

BROWARD COUNTY RECORDS

CORRUGATED ALUMINUM PIPE

FLORIDA DEPARTMENT OF TRANSPORTATION

LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED TYPE "D" CURB

PROPOSED FINISHED GRADE

PROPOSED RAMP (F.D.O.T.)

MEET EX.GRADE

PROPOSED FINISHED SOD GRADE

PROPOSED DRAINAGE INLET/ MANHOLE

PROPOSED DIRECTION OF OVERLAND FLOW

PROPOSED EXFILTRATION TRENCH

PROPOSED ROOF OVERHANG

EXISTING DRAINAGE PIPE

EXISTING CURB & GUTTER

EXISTING DRAINAGE INLET

FLOW LINE OR WARP LINE

EXISTING PAVEMENT

EXISTING CURB

PROPERTY LINE

SECTION LINE

FENCING

EASEMENT LINE

EXISTING GRADE

PROPOSED HEADER CURB OR CONCRETE

PROPOSED DRAINAGE IDENTIFICATION

DUCTILE IRON PIPE

WOOD POWER POLE MEET EXISTING GRADE WEIR ELEVATION INVERT ELEVATION

RIM ELEVATION

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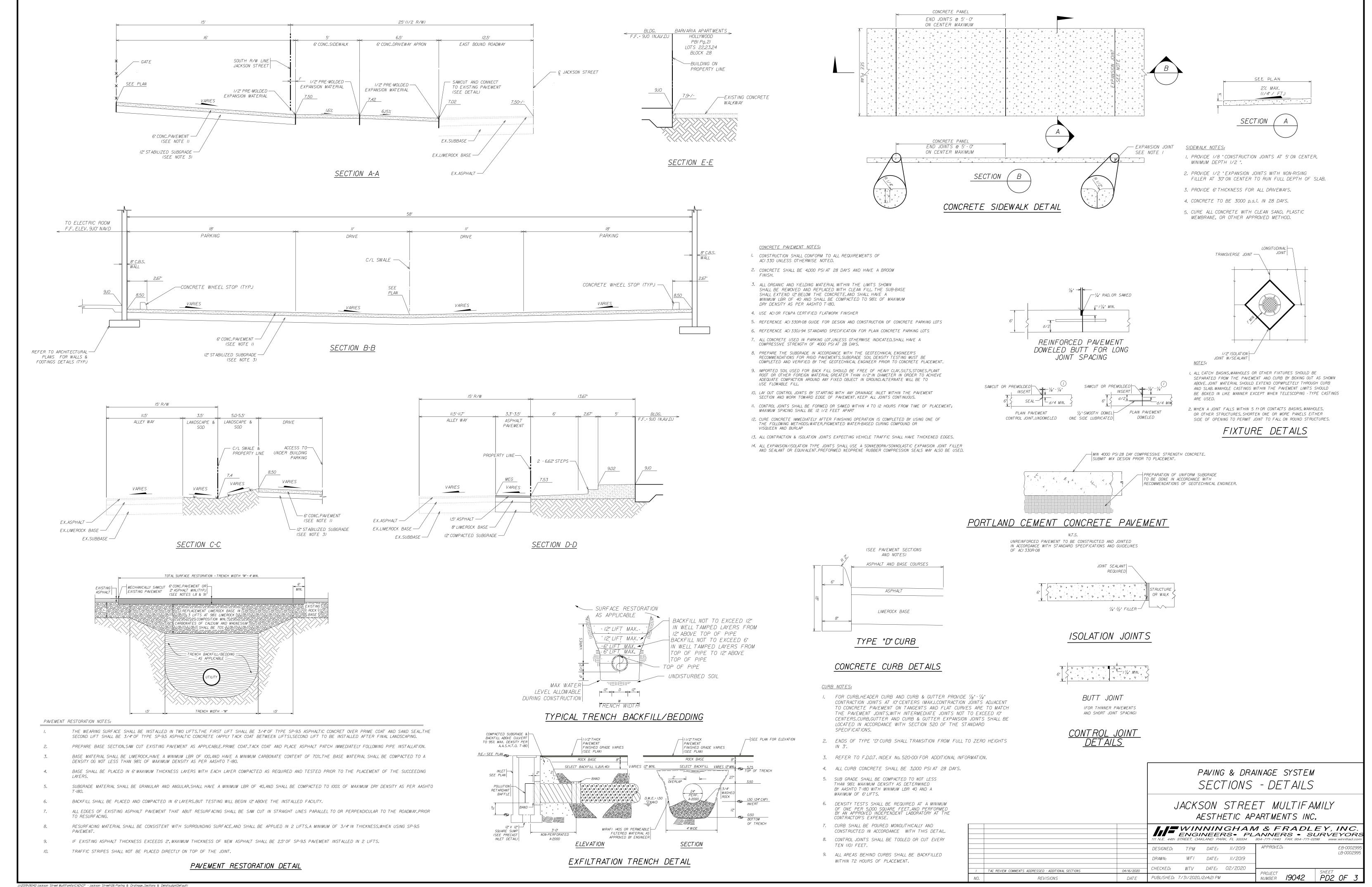
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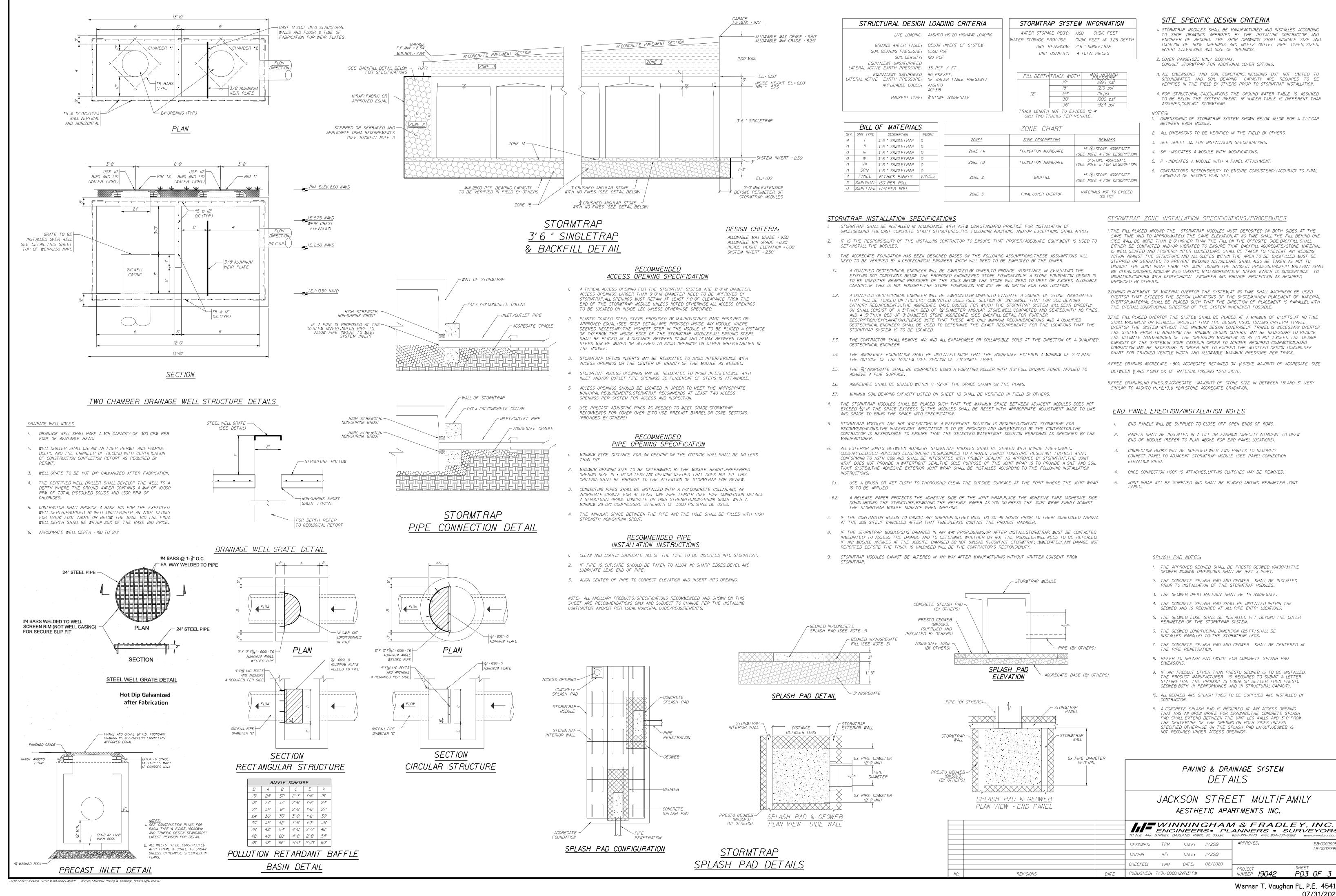
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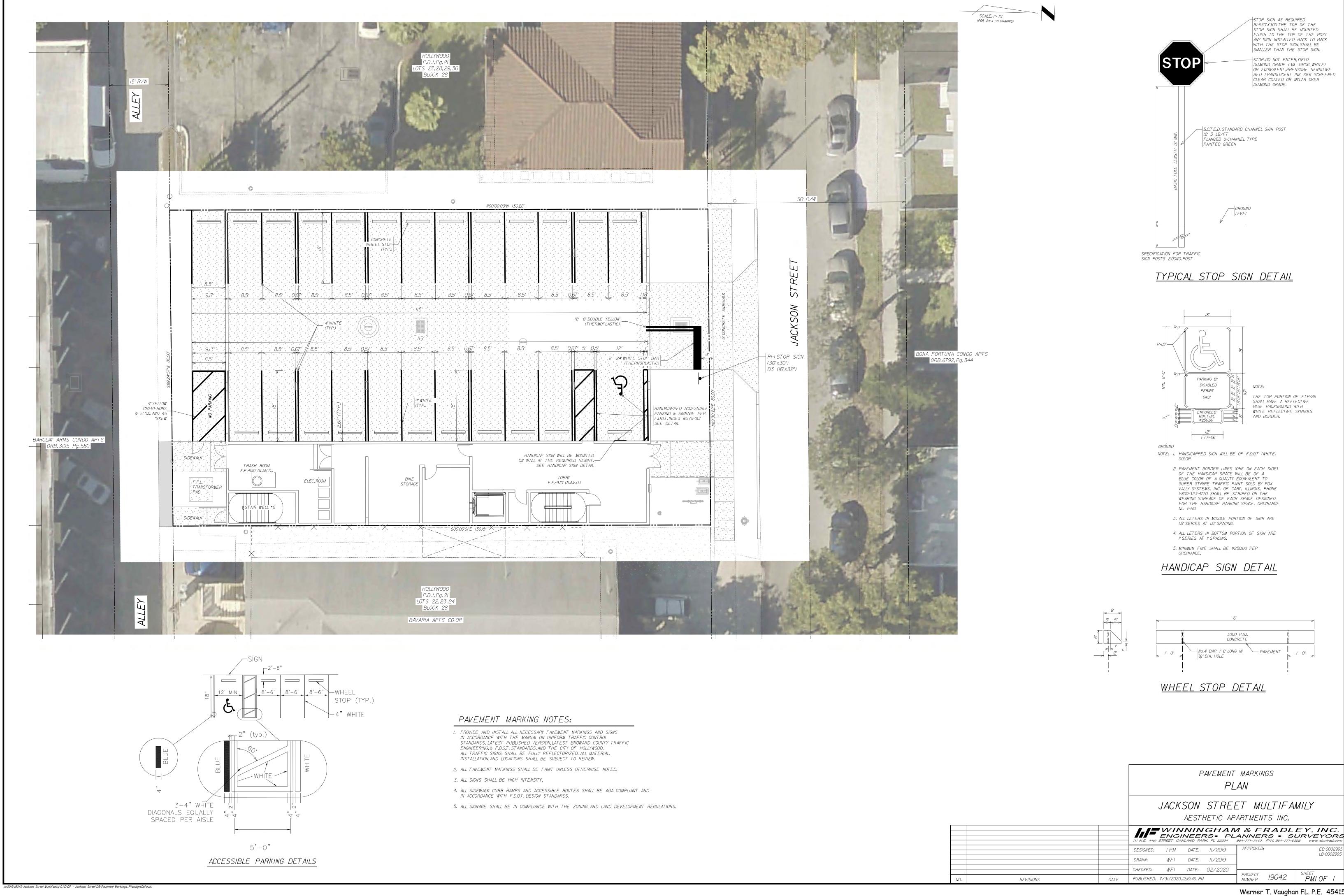
RIGHT-OF-WAY

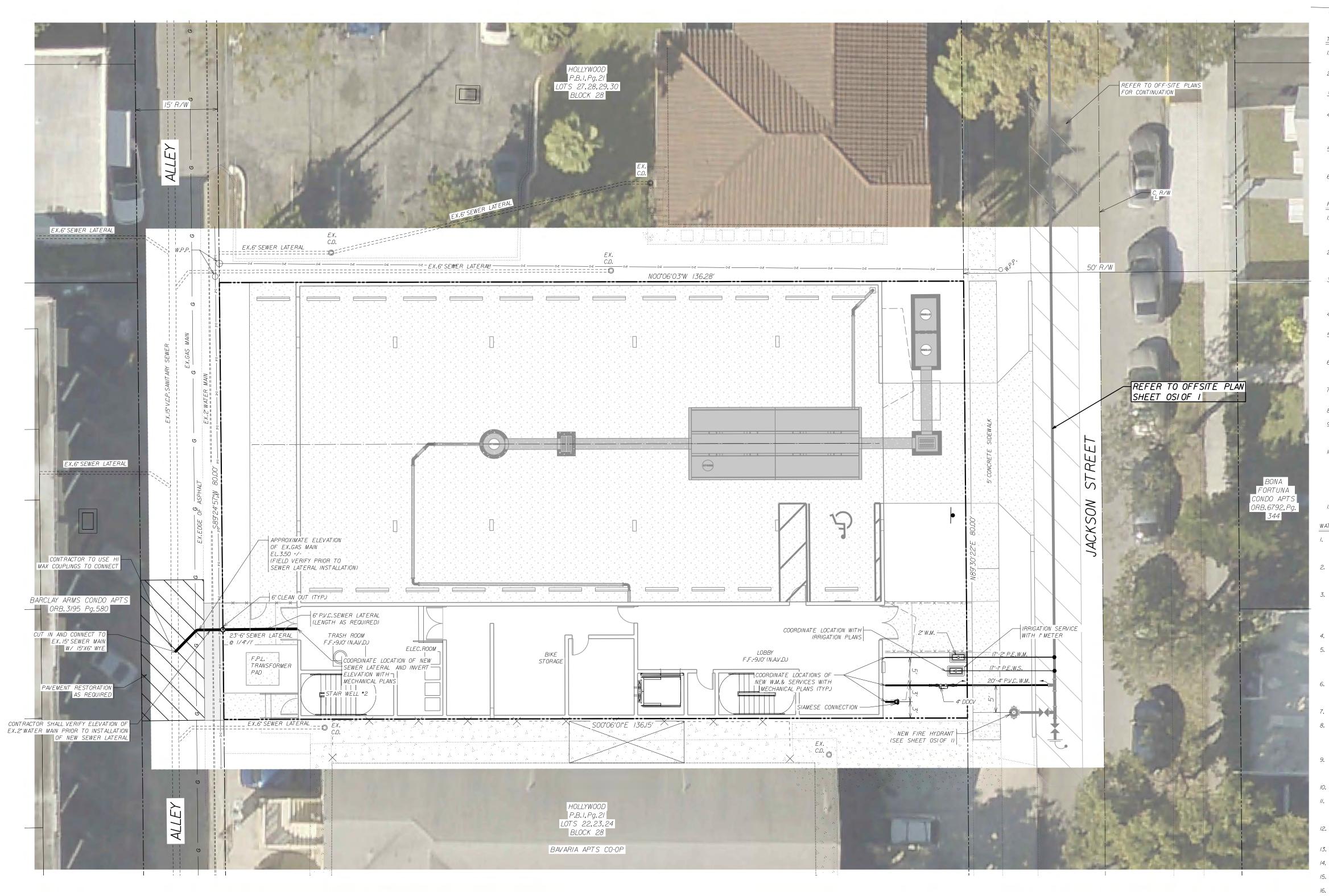
JACKSON STREET MULTIFAMILY AESTHETIC APARTMENTS INC.

						GHAN RS• PL RK, FL 33334			EY, INC. JRVEYORS 98 www.winnfrad.com
			DESIGNED:	TPM	DATE:	11/2019	APPROVED:		EB-0002995 LB-0002995
			DRAWN:	WF/	DATE:	11/2019			<i>EB</i> 0002333
2.	REVISE PER ARCHITECTUARL PLANS	07/16/2020	CHECKED:	WTV	DATE:	00.40000			
/.	TAC REVIEW COMMENTS ADDRESSED - ADDITIONAL SECTIONS	04/16/2020	CIILCNED:	VV / V	DAI E:	02/2020	PROJECT		SHEET
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#### SEWAGE COLLECTION SYSTEM NOTES:

I. 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. 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.

#### SCALE: |"= |0' (FOR 24" x 36" DRAWING)

#### THRUST RESTRAINT NOTES:

I. ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE

MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL.

- 2. MECHANICAL THRUST RESTRAINTS FOR D.I.P.FITTINGS ON D.I.P.OR P.V.C.PIPE SHALL BE MEGALUG AS MANUFACTURED BY EBAA IRON,INC.,OR APPROVED EQUAL.
- 3. DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY
- 4. DUCTILE IRON FITTINGS 24-INCH IN DIAMETER AND ABOVE SHALL BE RESTRAINED BY MECHANICAL MEANS,I.E.,MEGALUGS OR APPROVED EQUAL,WITH THE ADDITION OF THRUST BLOCKS AND CONCRETE ANCHORS AT THE DISCRETION OF THE ENGINEER
- ANY THRUST BLOCKS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD.SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED TO THE CITY
- 6. THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.

#### FLEXIBLE PAVEMENT RESTORATION NOTES:

FOR APPROVAL PRIOR TO INSTALLATION.

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY.FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR F.D.O.T RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- 2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R.OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12"THICK".
- 3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- 4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R.OF 40.
- 5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- 6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- 7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- 8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
- 9. IF THE TRENCH IS FILLED TEMPORARILY,IT SHALL BE COVERED WITH A 2"
  ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL
  REPLACED WITH A PERMANENT PATCH.
- 10. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.
- II. FULL LANE WIDTH RESTORATION IS REQUIRED WHERE PAVEMENT RESTORATION

#### WATER DISTRIBUTION SYSTEM NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE
- 2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.[FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- 3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE,ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE,OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS,STORM SEWERS,STORM WATER FORCE MAINS,OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.,AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS,WASTEWATER FORCE MAINS,OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.,FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- 4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (DJ.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- . POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA CIOS, METHOD A.THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- 6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM.IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- 7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- 8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL, GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE.THE LID SHALL HAVE CAST IN THE METAL
  THE WORD "WATER" FOR THE WATER LINES.ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE.
  THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- 10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- CLASS 350,WITH WALL THICKNESS COMPLYING WITH CLASS 52.ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA CI5I/A2I.5I-O2 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA CI04/A2I.4-O3.

ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18.ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE

- 12. FITTINGS SHALL BE DUCTILE IRON,MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS,WITH 350 PSI MINIMUM WORKING PRESSURE.FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- I3. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS,WRAPPED IN POLY.ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- 14. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- 15. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- 16. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- 17. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- 18. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER.IN CASE OF CONFLICT,WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION.NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- 20. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80.TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES.THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM,WITH A MINIMUM SAFETY FACTOR OF 2:1,AND SHALL BE EBAA IRON INC.,MEGALUG OR APPROVED EQUAL.JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- 21. WHENEVER IT IS NECESSARY,IN THE INTEREST OF SAFETY,TO BRACE THE SIDES OF A TRENCH,THE CONTRACTOR SHALL FURNISH,PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY,AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES.THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE,METHODS AND MEANS OF CONSTRUCTION,AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.
- 22. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR HOLDING A CLASS I,II,OR V LICENSE PER F.S.633.JO2

water,fire & sewer services PLAN

**ABBREVIATIONS** 

PLAT BOOK

RIGHT-OF-WAY

FINISHED FLOOR

NORTH AMERICAN

POLY VINYL CHLORIDE

WOOD POWER POLE

POLYETHYLENE

CLEAN OUT

WATER MAIN

EXISTING

NUMBER BLOW OFF

LEGEND

BROWARD COUNTY RECORDS

PROPOSED WATER MAIN / SERVICE

PROPOSED SEWER MAIN / LATERAL

EXISTING WATER / FORCE MAIN

EXISTING SEWER MAIN &

EXISTING SANITARY MANHOLE

WATER METER BOX, METERS

& BACKFLOW PREVENTOR

PROPOSED SANITARY CLEAN OUT

EXISTING FIRE HYDRANT

PRPOSED SIAMESE CONNECTION

EXISTING GATE VALVE

PROPOSED GATE VALVE

EX. SANITARY CLEAN OUT

PROPOSED BLOW OFF

PAVEMENT RESTORATION

PROPOSED DDCV

PROPOSED TEE

DIRECTION OF FLOW

RIGHT OF WAY LINE

EASEMENT LINE

PROPERTY LINE

VERTICAL DATUM

PAGF

R/W

F.F.

N.A.V.D.

B.C.R.

P.V.C.

P.E.

C.O.

W.P.P.

W.M.

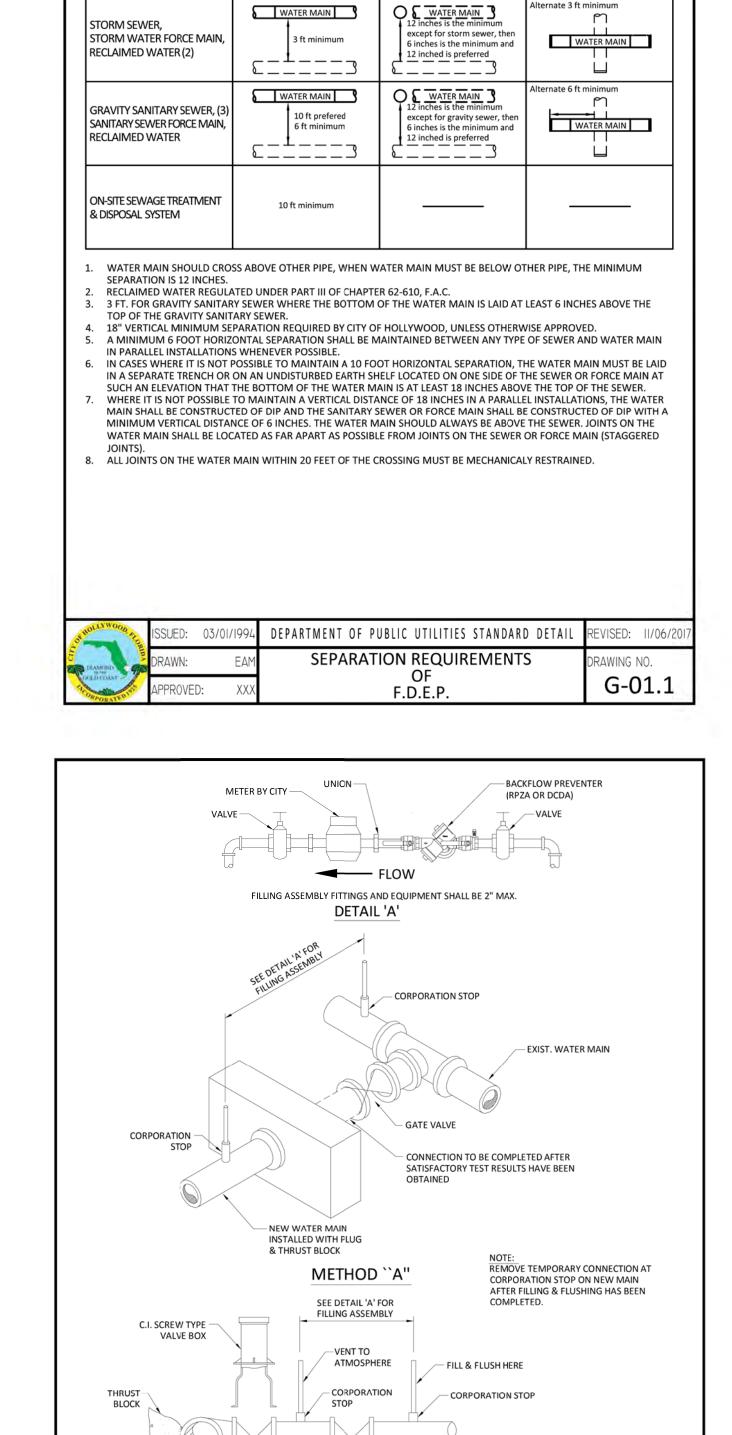
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OFFICIAL RECORD BOOK

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.

						GHAN RS• PL RK, FL 33334			EY, INC. URVEYORS 298 www.winnfrad.com
			DESIGNED:	TPM	DATE:	11/2019	APPROVED:		EB-0002995 LB-0002995
			DRAWN:	WF/	DATE:	11/2019			<i>EB</i> 000 <i>E333</i>
			CHECKED:	WTV	DATE:	02/2020	DDO ICCT		SHEET
NO.	REVISIONS	DATE	PUBLISHED;	7/31/2020,	12:22:19 PI	И	PROJECT NUMBER	19042	WSI OF 3

07/31/2020



— NEW WATER MAIN

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/20

DRAWING NO.

W-15

- NEW GATE VALVE

FILLING AND FLUSHING DETAILS

— LIMITS OF TEST

METHOD "B"

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

CROSSING

(1), (4)

HORIZONTAL

SEPARATION

OTHER PIPE

EXIST. OR -

EXIST. OR NEW -

GATE VALVE

JOINT SPACING

@ CROSSING

(FULL JOINT CENTERED)

ernate 3 ft minimum

-4" GUARD POST (SEE

NOTE 4 BELOW AND

DETAIL THIS SHEET)

DESCRIPTION

NOTES:

4",6",8" BEND-90°

4",6",8" VALVE,DOUBLE CHECK

4",6",8" GATE VALVE (SEE NOTE 6)

4",6",8" D.I.P. SPOOL PIECE (24" LONG) 10 1

4",6",8" D.I.P. SPOOL PIECE

4",6",8" FLANGE, D.I.P.

SCREW JACK/ANCHORED

. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.

4" DIA. GALV.

STEEL GUARD

POST FILLED

W/CONC.

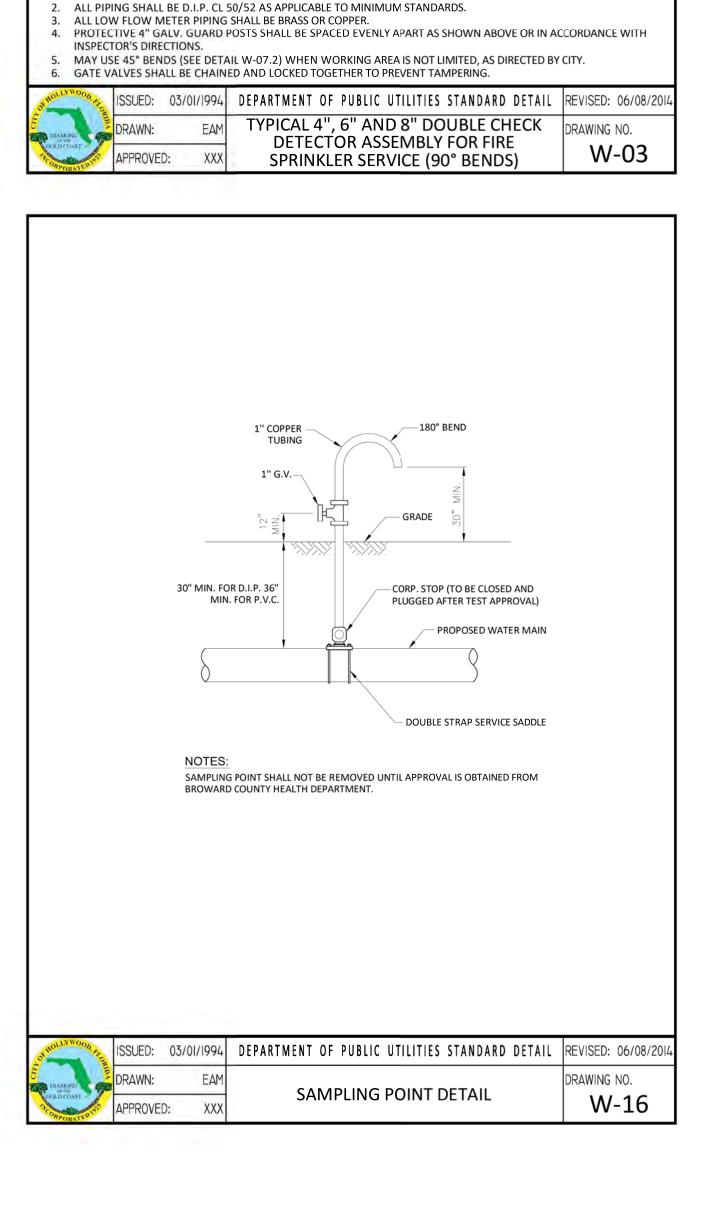
GRADE

CONC

→ MIN. →

**GUARD POST** 

- 3000 PS



**ELEVATION** 

**MATERIALS** 

ITEM QTY. DESCRIPTION

N/A PEA GRAVEL (4" DEEP)

N/A PLASTIC LINER/WEED STOP (5 MILS)

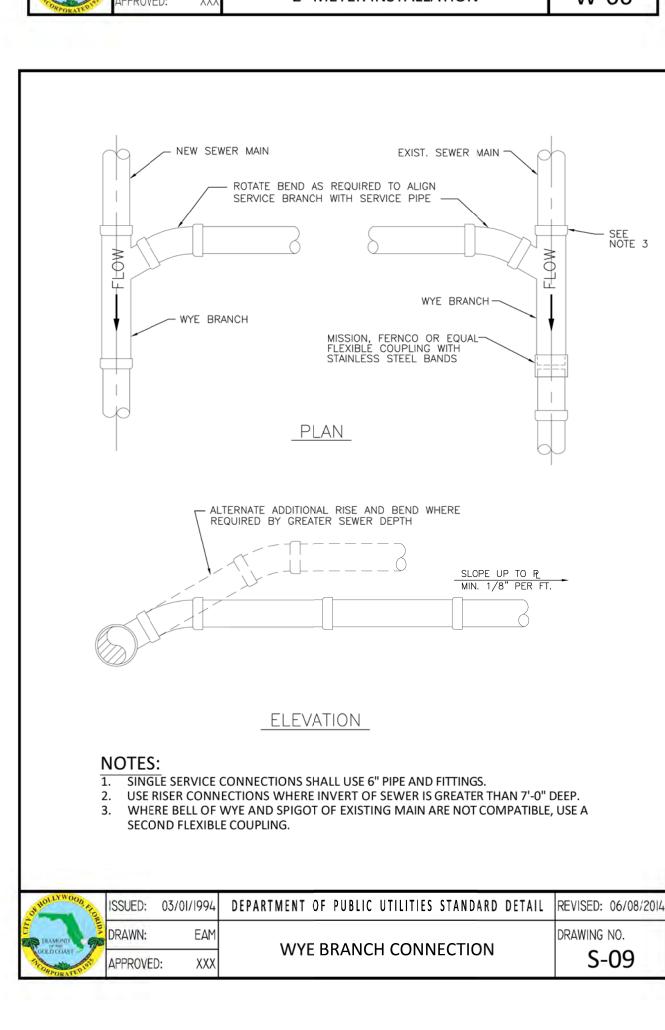
VALVE, BYPASS DOUBLE CHECK

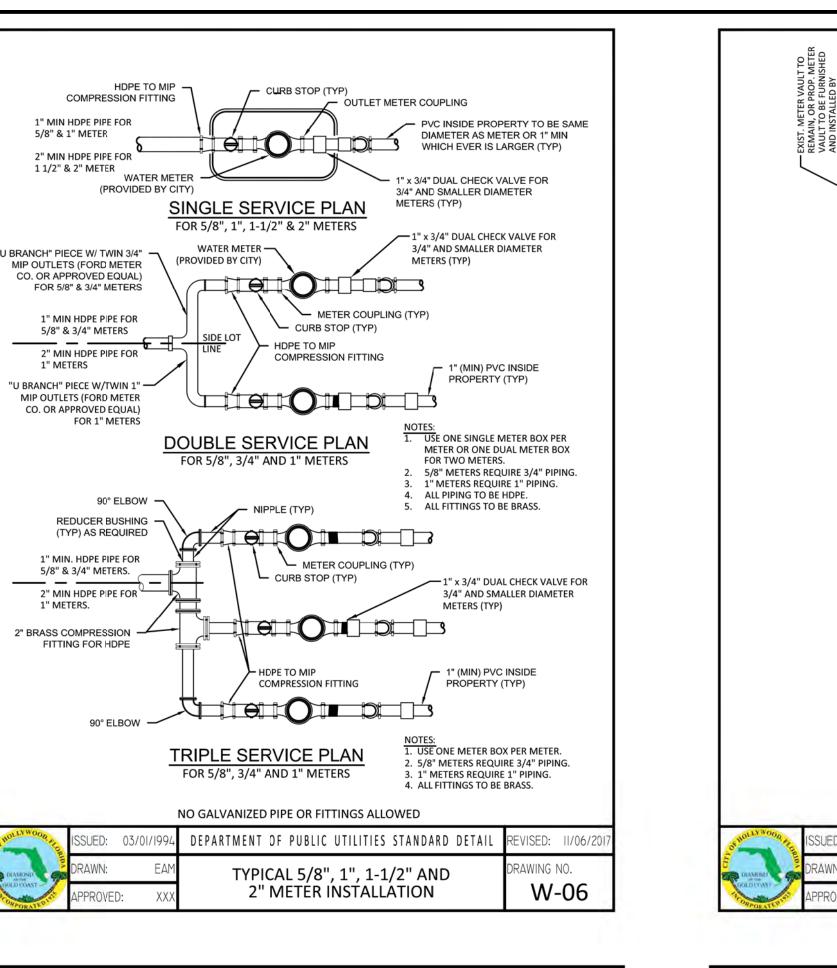
16"X16"X16" CONC. SUPPORT

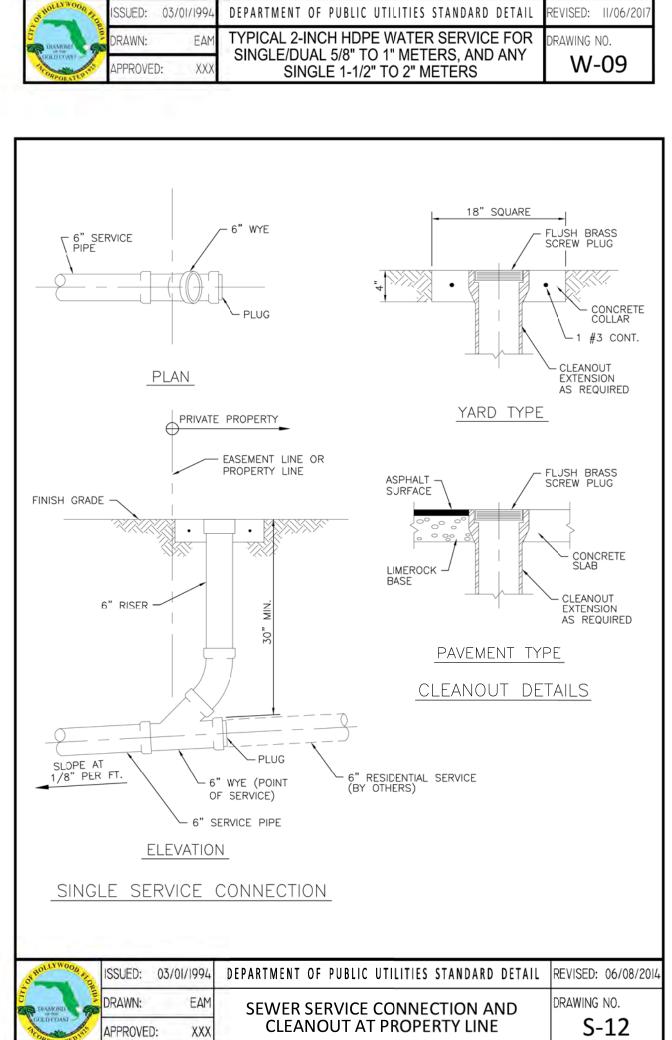
RESTRAINED JOINTS

LOW FLOW METER

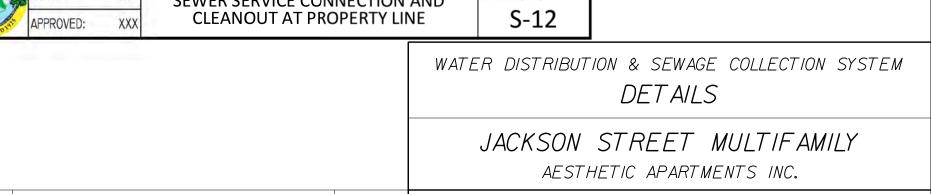
13 1 P.T. 2X4 LUMBER ALL AROUND



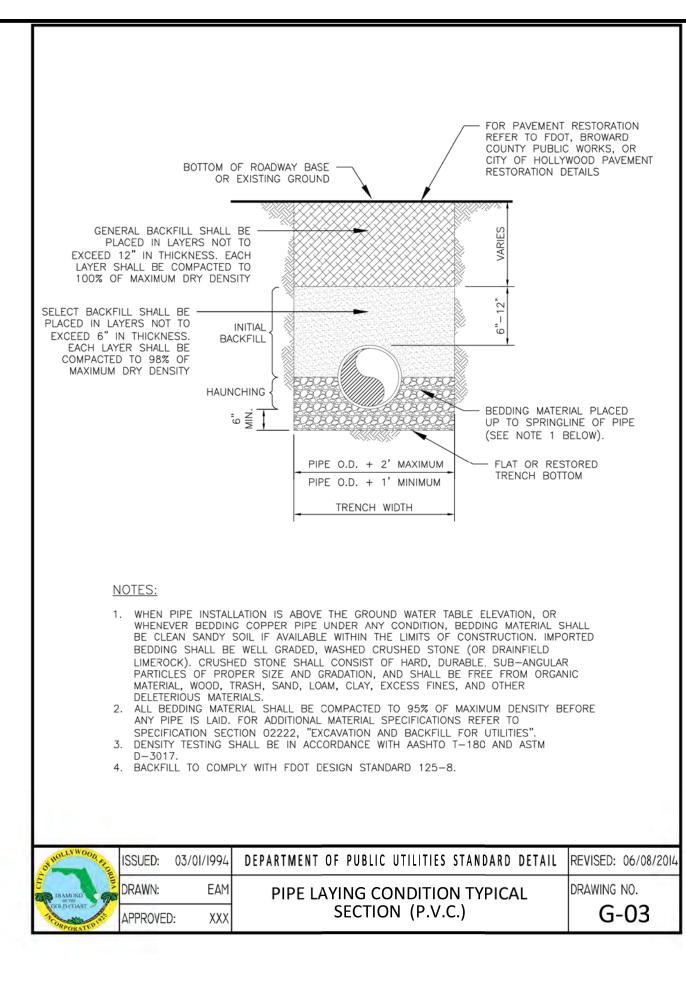


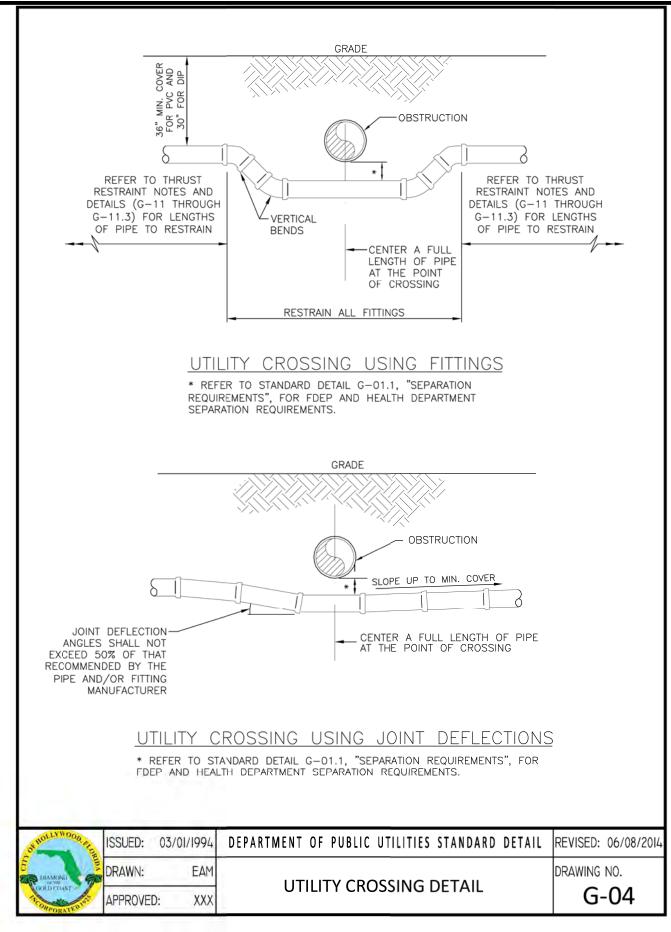


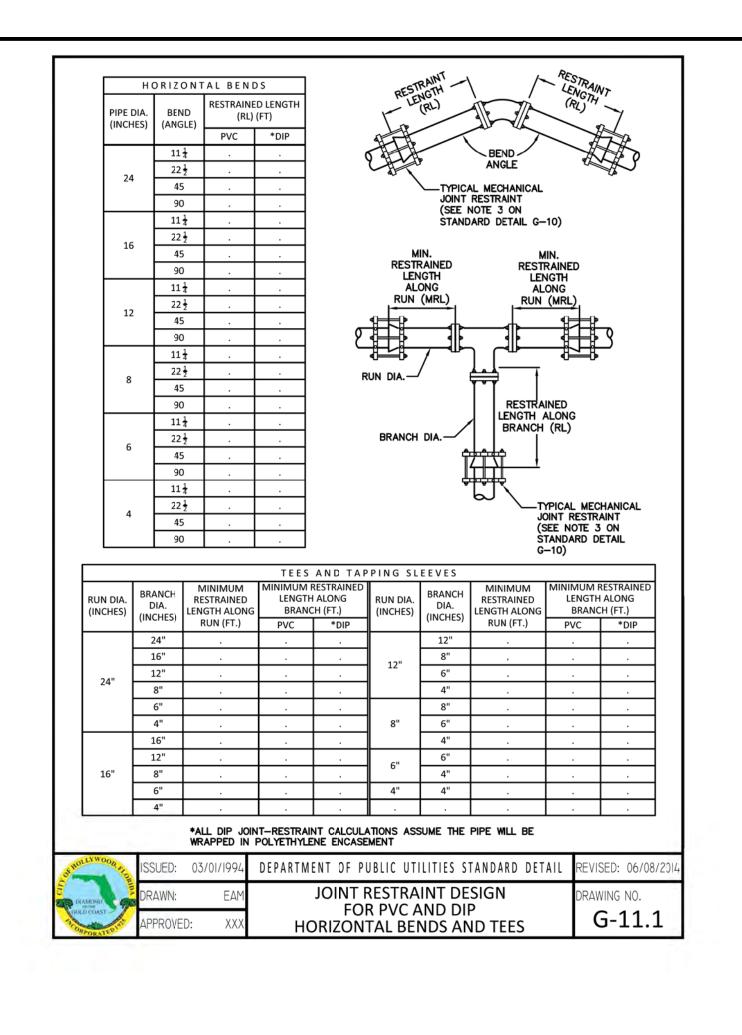
24" MIN. COVER

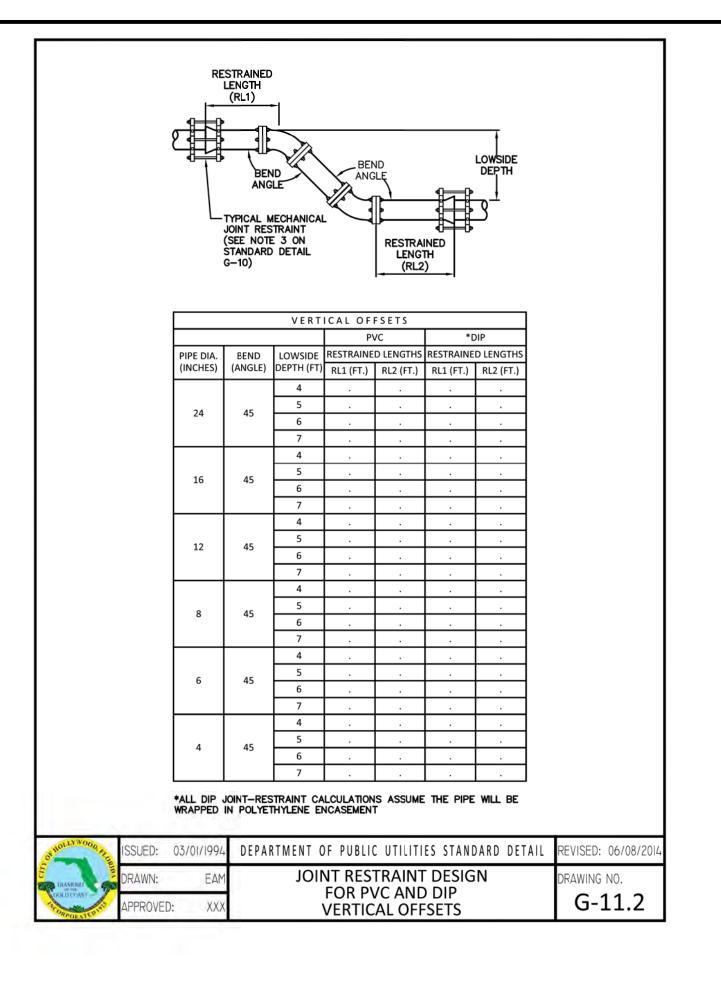


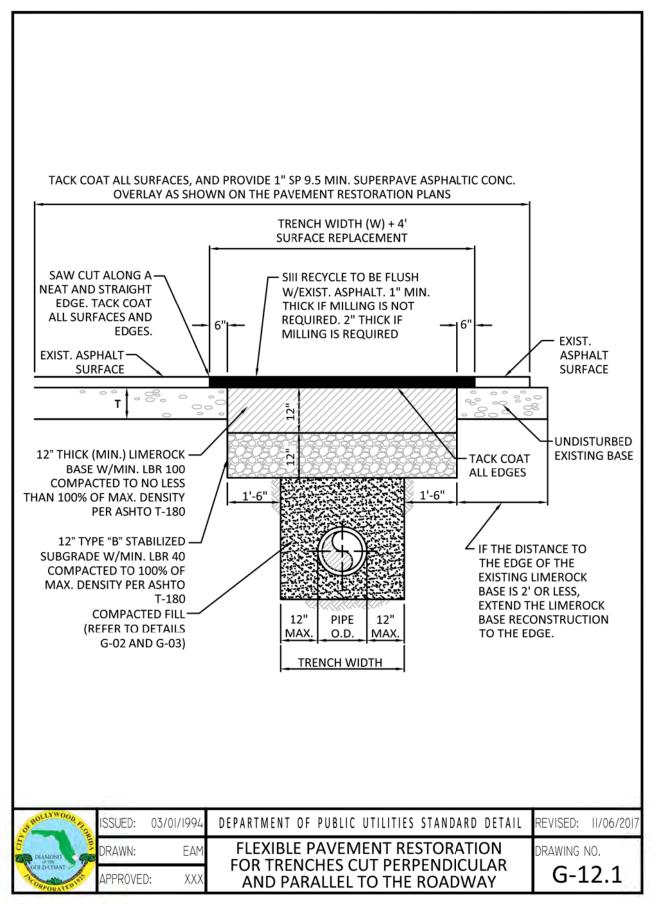
			AESTHETIC APARTMENTS INC.
			WINNINGHAM & FRADLEY, INC. ENGINEERS PLANNERS SURVEYORS 111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winnfrad.com
			DESIGNED: WFI DATE: 11/2019 APPROVED: EB-0002995
			DRAWN: TPM DATE: 11/2019
			CHECKED: WTV DATE: 02/2020
NO.	REVISIONS	DATE	PUBLISHED: 7/31/2020,12:27:47 PM PROJECT NUMBER 19042 WS2 OF 3



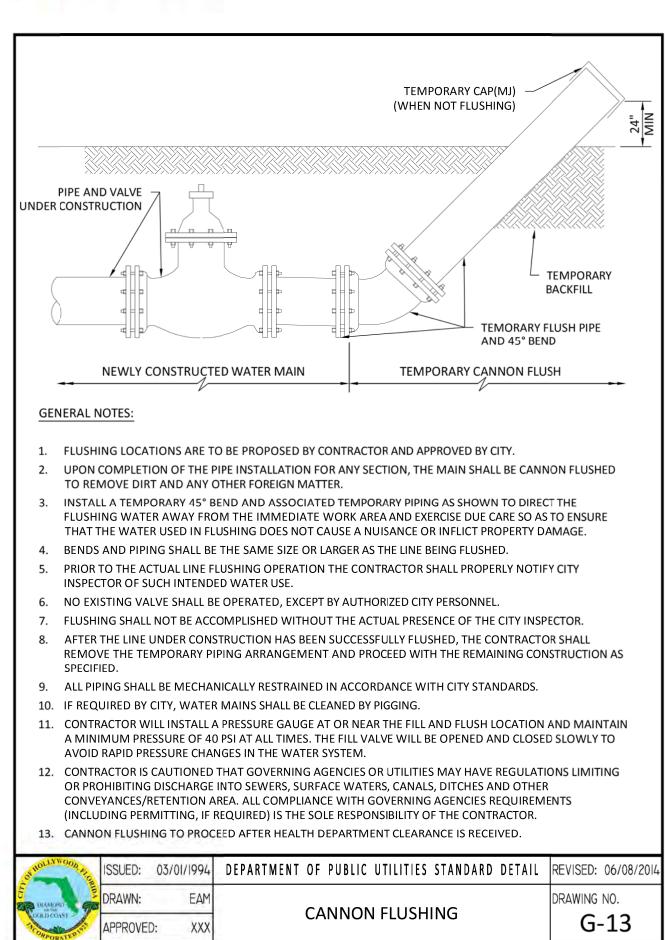








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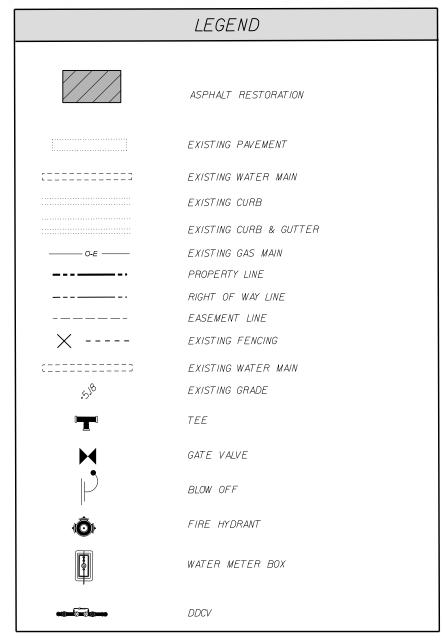




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								RADL RS - SU FAX: 954-771-02	EY, INC. URVEYORS www.winnfrad.com
			DESIGNED:	WF/	DATE:	11/2019	APPROVED:		EB-0002995 LB-0002995
			DRAWN:	TPM	DATE:	11/2019			<i>EB</i> 0002333
			CHECKED:	WTV	DATE:	02/2020	PROJECT		SHEET
NO	RFVISIONS	DATE	PUBLISHED:	7/31/2020,	.12:38:15 PI	<u></u>	NUMBER	19042	WS3 0F 3







offsite water main PLAN

JACKSON STREET MULTIFAMILY
AESTHETIC APARTMENTS INC.