

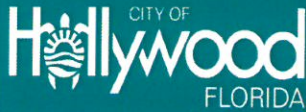
PLANNING DIVISION



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: 9/1/20

Location Address: 5623 MCKINLEY STREET
 Lot(s): 16 Block(s): 4 Subdivision: HOLLYWOOD COUNTRY ESTATES
 Folio Number(s): 514112101060
 Zoning Classification: RM-9 Land Use Classification: LM RES
 Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 840/1

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

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

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

Explanation of Request: SITE PLAN APPROVAL FOR 5 TOWNHOUSE UNITS, EACH TWO STORIES.

Number of units/rooms: 5 Sq Ft: 1420 SF

Value of Improvement: 1.5 MIL Estimated Date of Completion: 12/2021

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

Name of Current Property Owner: INFINITY RE INVESTMENTS LLC
 Address of Property Owner: 268 W MASHITA DR. KEY BISCAYNE FL
 Telephone: 786 534 9988 Fax: N/A Email Address: abornel@keyplatinum.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
 Address: 2417 HOLLYWOOD BLVD. Telephone: 954 920 5746
 Fax: N/A Email Address: Joseph@kallerandpartners.com

Date of Purchase: 10.13.17 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 www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: Alejandro Bernal Date: 9/1/20

PRINT NAME: Alejandro Bernal Janna Date: 9/1/20

Signature of Consultant/Representative: Joseph B. Keller Date: 9/1/20

PRINT NAME: JOSEPH B. KELLER Date: 9/1/20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

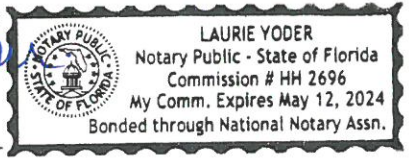
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Final TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Keller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Alejandro Bernal
Signature of Current Owner

Alejandro Bernal Janna
Print Name

Sworn to and subscribed before me this 1st day of September



Laurie Yoder
Notary Public
State of Florida

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

McKINLEY TOWNHOMES

5623 McKINLEY STREET
HOLLYWOOD FL 33021

PROJECT INFO:

5 UNIT TOWNHOUSE PROJECT EACH WITH
3 BEDROOMS AND 2 BATHROOMS

LAND DESCRIPTION:

THE EAST 90 FEET OF LOT 16, BLOCK 4, HOLLYWOOD COUNTRY
ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.



KallerArchitecture

GENERAL CRITERIA STATEMENT
MCKINLEY STREET TOWNHOMES
5623 MCKINLEY STREET
HOLLYWOOD, FL 33020
TAC# 20-DP-17
June 17, 2020

1. **Architectural and Design Components.** Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Project is located at 5623 McKinley Street. It consists of Five (5), Two Story Townhomes, each with three bedrooms and two baths.

The Architectural Style of the Project is modern with clean lines and textures and color that add a touch of warmth. A relationship to the street is obtained by orienting the first unit to have the front door face the street. This provides pedestrians easy access to and from the Site to the right-of-way. A Walkway along the length of the building also provided a safe pedestrian access to each of the units.

2. **Compatibility.** The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The Project is located in a multi-family zoning district where there are mainly single-family residences. The existing buildings are one story in height and were built in the 1950's. The single-family residences are mainly ranch homes. The Project fits the scale, simplicity and orientation of the rest of the neighborhood. The Project Site is much larger than that of the single-family homes across the street, so five units on this large lot would not seem out of scale with its surroundings.

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

Strong horizontal Architectural elements, the use of textured accent walls and simple forms in massing describe the existing built environment and also describes the proposed Townhome Project.

Minimal decorative elements and simple fenestration are prominent throughout the neighborhood, and flat roofs exists on most of the single-family homes. The Proposed Project will fit seamlessly into the neighborhood because the size of the land allows the multiple units not to overwhelm the existing scale.

4. **Landscaping.** Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

Plantings, both large and small are made up of a majority of native species. The landscape design seeks to accentuate the Architecture of the Townhomes. The type and location of the plantings will promote xeriscape design to ensure that the grounds will always remain beautiful.

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

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

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

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

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Infinity R.E. Investments
2. Project Name: McKinley Street Townhomes
3. Project Address: 5623 McKinley Street
4. Contact person: Joseph B. Kauer - Architect
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 5 townhomes
8. Unit Fee per residential dwelling based on sq. ft.: \$ 2175.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$ 10,875.00 Date: 5/21/20

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

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

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

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

January 21, 2020

Community Development Department
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022
Attn: Leslie DelMonte

Re: 5623 McKinley Street
Ownership and Encumbrance Report

Dear Ms. DelMonte:

Please accept this letter as the Ownership and Encumbrance Report for the following property, which report was conducted from the time of beginning onward through January 20, 2020 and applies to the property which is legally described as follows:

The Est 90 feet of Lot 16, Block 4, HOLLYWOOD COUNTRY ESTATES, according to the Plat thereof, as recorded in Plat Book 24, Page 9 of the Public Records of Broward County, Florida.

Ownership:

Current Owner: Infinity R.E. Investments, II, LLC, a Florida limited liability company by virtue of that Warranty Deed recorded in Instrument No. 114692712 of the Broward County Public Records

Mortgage Holder: None

Mortgages: None

Other Encumbrances or Instrument:

1. Matters as contained on the Plat of Hollywood Country Estates, recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida.

2. That certain Claim of Lien in favor of the City of Hollywood for lot mowing services recorded in Instrument No. 114678469 of the Public Records of Broward County, Florida.

Thank you for your attention to this matter. If you have any questions or require any additional information, please feel free to contact me.

Very truly yours,



ROD A. FEINER
For the Firm

RAF:yt

c: Client
Kaller & Associates

Jesus F. Bujan
Attorney at Law
Jesus F. Bujan, P.A.
782 Northwest 42 Avenue Suite 537
Miami, FL 33126
305-442-1439
File Number: 17-18705
Will Call No.:

Parcel Identification No. 51-41-12-10-1060

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13th day of **October, 2017** between **Robert Musser, a married man** whose post office address is **10400 Griffin Rd., #204, Cooper City, FL 33328** of the County of **Broward**, State of **Florida**, grantor*, and **Infinity R.E. Investments II, LLC** whose post office address is **268 W. Mashta Drive, Key Biscayne, FL 33149** of the County of **Miami-Dade**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

The East 90 feet of Lot 16, Block 4, of Hollywood Country Estates, according to the plat thereof as recorded in Plat Book 24, Page 9, Public Records of Broward County, Florida.

grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 10400 Griffin Rd., Apt. 204, Cooper City, FL 33328


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

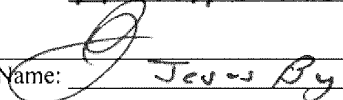
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: MIRTA BUJAN


 (Seal)
Robert Musser


Witness Name: Jesus Bujan

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Robert Musser, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

Commission Expires: _____



Jesus F. Bujan
Attorney at Law
Jesus F. Bujan, P.A.
782 Northwest 42 Avenue Suite 537
Miami, FL 33126
305-442-1439
File Number: 17-18705
Will Call No.:

Parcel Identification No. 51-41-12-10-1060

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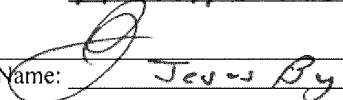
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 (Seal)
Robert Musser


Witness Name: Jesus Bujan

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Robert Musser, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

Commission Expires: _____



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Hollywood Country Estates, Inc., a Florida Corporation, owner of the lands hereinafter described, has caused the land to be surveyed, subdivided and platted as shown on the attached plat to be known as "HOLLYWOOD COUNTRY ESTATES" and described as the N. 1/2 of the S.E. 1/4 and the S. 30' of the N.E. 1/4 of Section 12, Township 51 South, Range 41 East, Broward County, Florida.

The said Hollywood Country Estates, Inc., does hereby dedicate the Streets, Avenues and Highway as shown on the attached plat, to the perpetual use of the Public for proper purposes, reserving to themselves, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.

In witness whereof, the said Hollywood Country Estates Inc. has caused these presents to be signed by its Vice-President and attested by its Secretary and its Corporate Seal affixed hereto this 2nd day of February, A. D. 1948.

HOLLYWOOD COUNTRY ESTATES INC.

Attest: Estelle Rubin Secretary

Alexander Rubin Vice-President

STATE OF FLORIDA COUNTY OF BROWARD S.S.

I hereby certify that on this day, personally appeared before me, an officer duly authorized to take acknowledgements, Alexander Rubin and Estelle Rubin, Vice-President and Secretary respectively of Hollywood Country Estates Inc., a Florida Corporation, and they, each of them, acknowledged to me the execution of the foregoing instrument of dedication by and with the authority of the Board of Directors of said Corporation, and they also acknowledged that the attached seal is the seal of said Corporation and was affixed by and with the authority of said Board of Directors for the purposes therein expressed.

In witness whereof, I have hereunto set my hand and seal this 2nd day of February, A.D. 1948, at Fort Lauderdale, Broward County, Florida.

My Commission expires 2/2/49 Dorothy E. Adams Notary Public, State of Florida at Large

CERTIFICATE

This is to certify that I, John O. Brendla, a Civil Engineer and Land Surveyor duly registered in the State of Florida, have caused a survey to be made, under my direction, of the property described and shown on the attached plat, and have set Permanent Reference Markers (P.R.M.) as shown. The survey and plat are correct to the best of my knowledge and belief.

2 Feb., 1948 Dated.

John O. Brendla Registered Engineer No. 1885. Registered Surveyor No. 369 State of Florida.

Approved for Record this 17th day of February, A.D., 1948.

STATE OF FLORIDA COUNTY OF BROWARD S.S.

H.C. Davis, County Engineer - Reg. No. 48

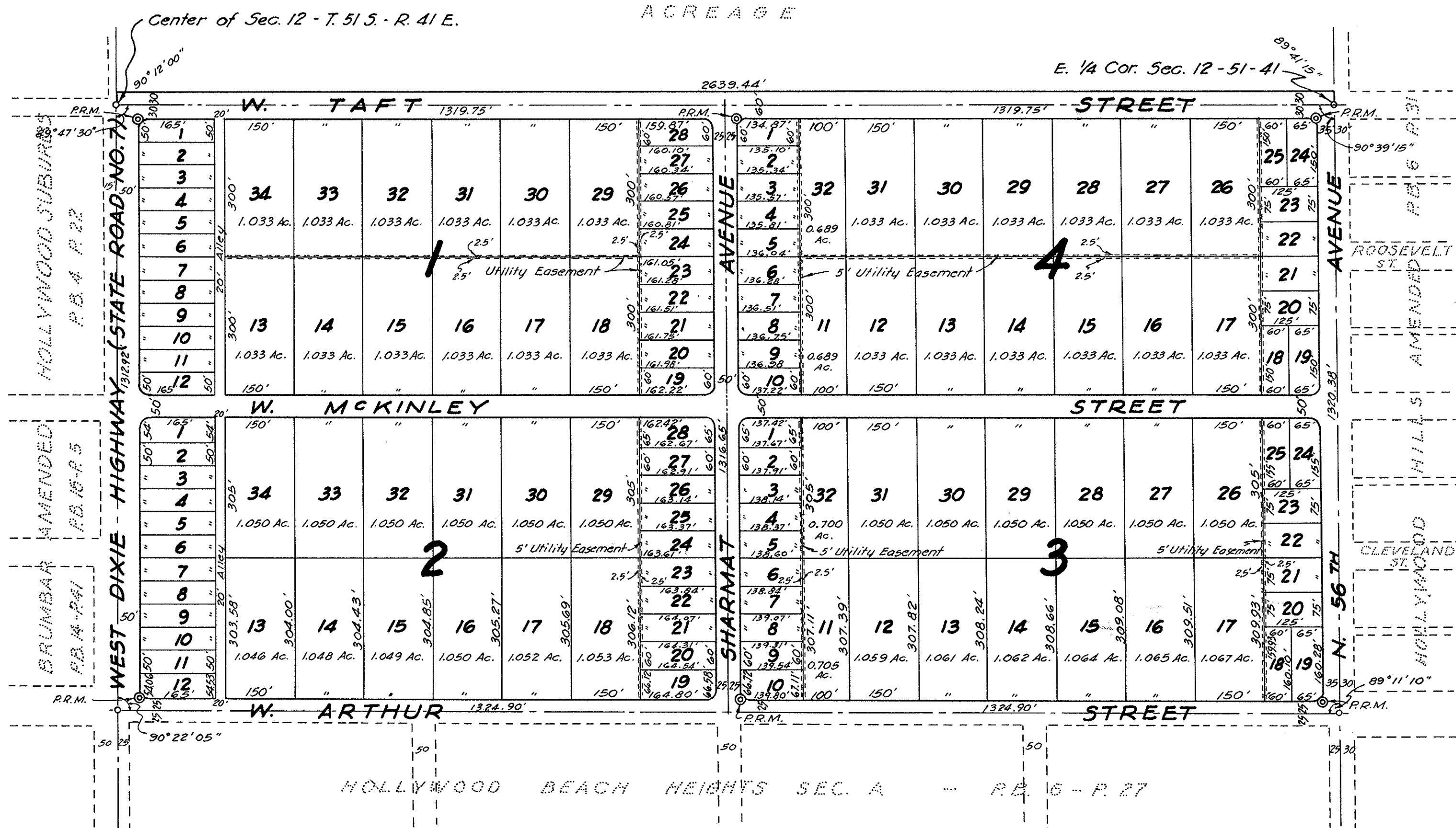
I hereby certify that the attached plat complies with the provisions of "An Act to Regulate the Making and Filing for Record of Maps and Plats in the State of Florida," approved by the Governor on the 11th day of June, A.D. 1925.

Attest: Ted Cabot Clerk of Circuit Court

STATE OF FLORIDA COUNTY OF BROWARD S.S.

This instrument was filed for Record this 17th day of Feb. A.D. 1948 and recorded in Book 24 of Plats at Page 9. Record verified.

Ted Cabot - Clerk of Circuit Court, Broward County, Florida. Deputy Clerk



NOTES: BLOCK CORNER RADII ARE 20'. CORNER LOT DIMENSIONS ARE TO INTERSECTION OF TANGENTS PRODUCED.

HOLLYWOOD COUNTRY ESTATES

A SUBDIVISION OF THE N. 1/2 OF THE S.E. 1/4 AND THE S. 30' OF THE N.E. 1/4 OF SECTION 12, TWP. 51 S., RGE. 41 E. BROWARD COUNTY, FLORIDA.

JOHN O. BRENDLA - CIVIL ENGINEER & LAND SURVEYOR STATE OF FLORIDA

SCALE: 1" = 200' 0 200 400 600 800 1000 JANUARY, 1948.

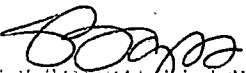
CITY OF HOLLYWOOD, FLORIDA CLAIM OF LIENS

STATE OF FLORIDA }SS:
 COUNTY OF BROWARD }

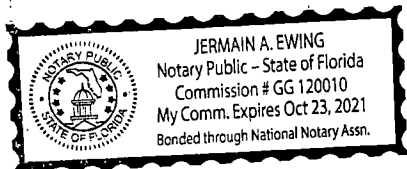
Shawn Burgess, City Treasurer of the CITY OF HOLLYWOOD, a Municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, attests that the City of Hollywood, Florida, has furnished one or more of the following services to the property owners listed below: LOT MOWING, DEBRIS REMOVAL, COMMINGLED WASTE REMOVAL, REMOVAL OF OVERGROWTH AND/OR OBSTRUCTIONS (FROM THE ALLEY AND/OR THE ADJACENT RIGHT-OF-WAY), SWIMMING POOL SERVICES, SECURING OF PROPERTY AND/OR DEMOLITION OF PROPERTY, THE REMOVAL OF ANY SALVAGE, CONTENTS, DEBRIS AND ABANDONED PROPERTY FROM THE PREMISES AND CONSTRUCTION OR REPAIR OF SIDEWALK UNDER 50/50 SHARED COST SIDEWALK PROGRAM. Said sums are due and owing the City of Hollywood, Florida on the described properties which are located in the City of Hollywood, Broward County, Florida:


LOT	BLOCK	SUBDIVISION	OWNER/ ADDRESS	ORIGINAL AMOUNT \$	DATE OF SERVICE
24,25	35	NEW LIBERIA 6-43 B 514204021160	THIGPEN,JOHNNIE M EST 2235 CHARLESTON ST	170.08	08/04/17
13	2	HOLLYWOOD TERRACE 3-12 B 51420903120	ERNEST WILLIAM PRATT TR 2213 GRANT ST A-C	151.40	08/04/17
10	22	HOLLYWOOD PARK 4-19 B 514209052930	VERANES,JORGE 2237 TAFT ST	148.83	08/18/17
3	10	LIBERIA 1-34 B 514204012470	BRICE,LORENZO R & ROBINSON,LINDA & COUNCIL,AUDREY 2211 GREENE ST	290.00	09/01/17
22	35	NEW LIBERIA 6-43 B 514204021140	DESILMA,LINDA 2227 CHARLESTON ST	140.47	09/01/17
9	3	HOLLYWOOD COUNTRY ESTATES 24-9 B 514112100820	INFINITY R E INVESTMENTS II LLC 1305 N 58 AVE	283.56	09/01/17
5	9	DRIFTWOOD ACRES NO 20 42-18 B 514111111010	GODFREY,VIRGINIA 2341 N 70 AVE	395.07	09/01/17
12	63	HOLLYWOOD HILLS NORTH SEC ONE 66-20 B 514206074920	ONORATI,EVELINA 3520 N 34 AVE	201.92	09/01/17
9W1/2	26	HOLLYWOOD LITTLE RANCHES 1-26 B 514216021490	NARGISO,ELIZABETH EST 2719 ADAMS ST	187.63	09/01/17

The City of Hollywood, Florida, claims a Lien for each of the above amounts, as provided for in the Municipal Code of Ordinances, Chapter 50, Sections 50.04(A) and 50.09; Chapter 101, Sections 101.05(E) and 101.05(G); Chapter 158, Section 158.06; Chapter 151, Section 151.201 and Chapter 155, Section 155.39. The above amounts shall bear interest as provided for in Section 55.03 of the Florida Statutes. IN WITNESS WHEREOF, the CITY OF HOLLYWOOD, a Municipal Corporation, has caused these amounts to be attested to and executed by it's City Treasurer this 23rd day of October 2017 .

By: 
 Shawn Burgess, City Treasurer

SWORN TO AND SUBSCRIBED before me this 23rd day of October 2017 is Shawn Burgess City Treasurer, who is personally known to me.




 Notary Public

Jesus F. Bujan
Attorney at Law
Jesus F. Bujan, P.A.
782 Northwest 42 Avenue Suite 537
Miami, FL 33126
305-442-1439
File Number: 17-18705
Will Call No.:

Parcel Identification No. 51-41-12-10-1060

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

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and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: MIRTA BUJAN

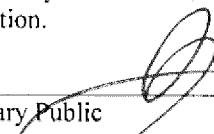
 (Seal)
Robert Musser


Witness Name: Jesus Bujan

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Robert Musser, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____



Commission Expires: _____



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

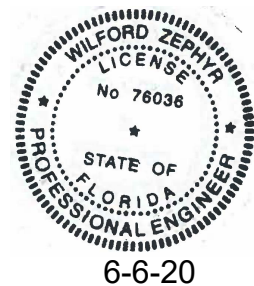
June 1, 2020

McKinley Townhomes 5623 McKinley Street Hollywood, FL 33020

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	3.76' NAVD88
25 YEAR - 3 DAY	10.00' NAVD88	9.73' NAVD88
100 YEAR - 3 DAY	10.27' NAVD88	10.02' NAVD88

Prepared by:



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

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

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

Project Name: McKinley Townhouses
Project Address: 5623 McKinley Street
Hollywood, FL 33020
ZE Project #: 2020-25

Date: 06/01/20
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.62 AC	
Pavement Area:	0.189 AC	
Building Area:	0.115 AC	
Grass Area (Pervious):	0.316 AC	
Lake Area:	0.00 AC	
Total Pervious Area:	0.316 AC	50.97%
Total Impervious Area:	0.304 AC	49.03%

Design Parameters

Water Table Elevation:	2.00 ft
Exist. Crown of Road Elev.:	9.09 ft
Average Finished Grades:	8.50 ft
Prop. Finished Floor Elev.:	10.60 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.316 (0.60) + 0.189 (.90)}{0.505} = 0.71$$

Storm Event Information

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

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 2.00 ft

Average Finished Grade = 8.50 ft

Average Depth to Water Table (DWT) = 6.50 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

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

3.44

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 74.40

Water Quality Retention/Detention Calculations

Water Quality Calculations

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

1 IN Over Entire Site

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

1" X .62 acres = 0.62 acre-inches (0.052 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.62 acres - 0.115 acres = 0.505 acres

0.505 acres - 0.316 acres (pervious area) = 0.189 acres

0.189 acres / 0.505 acres X 100% = 37.43% impervious

2.5" X 0.3743 = 0.936" to be treated

0.936" X 0.62 acres = 0.58 acre-inches (0.048 acre-feet)

0.052 acre-ft of storage required for water quality.

**Water quality storage provided in proposed
exfiltration trench system and retention area.**

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 3.44 (inches)

A = 0.62 (acre)

Q = 14.12 (inches)

V = 0.73 (ac-ft)

Corresponding Stage = 10.02 ft

Set minimum finished floor elevation at 10.60' NAVD88.

Perimeter Control Elevation

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

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

S = 3.44 (inches) (see "Soil Storage" sheet

A = 0.62 (acre) for calculating "S")

Q = 10.84 (inches)

V = 0.56 (ac-ft)

Corresponding Stage = 9.73 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour Storm Event

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

S= 3.44 (inches)

A= 0.62 (acre)

Q = 1.11 (inches)

V = 0.06 (ac-ft)

Corresponding Stage = 3.76 ft

Set minimum parking lot elevation at 8.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.505 AC

(0.316 AC) *(0.189 AC)*
(Lin. 8.50'-9.50') *(Lin. from 8.50'-9.70')*

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
2.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
2.50'	0.000 AC-FT	0.000 AC-FT	0.017 AC-FT	0.017 AC-FT
3.00'	0.000 AC-FT	0.000 AC-FT	0.034 AC-FT	0.034 AC-FT
3.50'	0.000 AC-FT	0.000 AC-FT	0.051 AC-FT	0.051 AC-FT
4.00'	0.000 AC-FT	0.000 AC-FT	0.068 AC-FT	0.068 AC-FT
4.50'	0.000 AC-FT	0.000 AC-FT	0.085 AC-FT	0.085 AC-FT
5.00'	0.000 AC-FT	0.000 AC-FT	0.101 AC-FT	0.101 AC-FT
5.50'	0.000 AC-FT	0.000 AC-FT	0.118 AC-FT	0.118 AC-FT
6.00'	0.000 AC-FT	0.000 AC-FT	0.135 AC-FT	0.135 AC-FT
6.50'	0.000 AC-FT	0.000 AC-FT	0.152 AC-FT	0.152 AC-FT
7.00'	0.000 AC-FT	0.000 AC-FT	0.169 AC-FT	0.169 AC-FT
7.50'	0.000 AC-FT	0.000 AC-FT	0.169 AC-FT	0.169 AC-FT
8.00'	0.000 AC-FT	0.000 AC-FT	0.169 AC-FT	0.169 AC-FT
8.50'	0.000 AC-FT	0.000 AC-FT	0.169 AC-FT	0.169 AC-FT
9.00'	0.079 AC-FT	0.047 AC-FT	0.169 AC-FT	0.295 AC-FT
9.50'	0.158 AC-FT	0.093 AC-FT	0.169 AC-FT	0.420 AC-FT
10.00'	0.348 AC-FT	0.205 AC-FT	0.169 AC-FT	0.722 AC-FT
10.50'	0.506 AC-FT	0.298 AC-FT	0.169 AC-FT	0.973 AC-FT

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H₂

Design Water Table (WT) = 2.00 ft
 Lowest Catch Basin Elevation = 8.50 ft
 Bottom of Exfiltration Trench = 2.00 ft
 Top of Exfiltration Trench = 7.00 ft
 EL_{inv.} = N/A

H₂ = 6.50 ft

Calculating Exfiltration Trench Length

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

L_R = length of trench required (ft)

L_P = length of trench provided (ft)

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

FS = factor of safety

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

H₂ = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

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

V_{exft.} = 2.03 (0.169 ac-ft)

FS = 2

K = 0.00022 (assumed value)

H₂ = 6.5

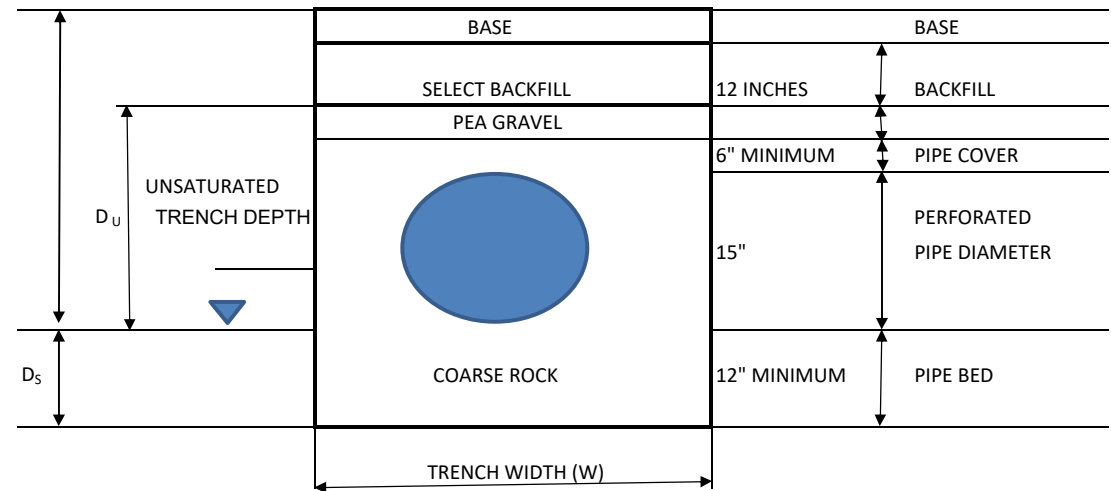
W = 10

D_U = 5

D_S = 0

L_R = 135.11' of exfiltration trench required.

L_P = 140' of exfiltration trench provided.



▼ : WATER TABLE

Project Name: McKinley Townhouses
Project Address: 5623 McKinley Street
Hollywood, FL 33020
ZE Project #: 2020-25

Date: 06/01/20
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.62 AC	
Pavement Area:	0.016 AC	
Building Area:	0.020 AC	
Grass Area (Pervious):	0.584 AC	
Lake Area:	0.00 AC	
Total Pervious Area:	0.584 AC	94.19%
Total Impervious Area:	0.036 AC	5.81%

Design Parameters

Water Table Elevation:	2.00 ft
Exist. Crown of Road Elev.:	9.09 ft
Average Finished Grades:	9.00 ft
Exist. Finished Floor Elev.:	10.35 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.584 (0.60) + 0.016 (.90)}{0.6} = 0.61$$

Storm Event Information

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

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 2.00 ft

Average Finished Grade = 9.00 ft

Average Depth to Water Table (DWT) = 7.00 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

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

6.36

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 61.13

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 6.36 (inches)

A = 0.62 (acre)

Q = 11.81 (inches)

V = 0.61 (ac-ft)

Corresponding Stage = 10.27 ft

Perimeter Control Elevation

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

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

S = 6.36 (inches) (see "Soil Storage" sheet

A = 0.62 (acre) for calculating "S")

Q = 8.73 (inches)

V = 0.45 (ac-ft)

Corresponding Stage = 10.00 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.60 AC

(0.584 AC) (0.016 AC)
 (Lin. 9.00'-9.50') (Lin. from 9.00-9.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
8.50 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
9.00 '	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
9.50 '	0.146 AC-FT	0.004 AC-FT	0.000 AC-FT	0.150 AC-FT
10.00 '	0.438 AC-FT	0.012 AC-FT	0.000 AC-FT	0.450 AC-FT
10.50 '	0.730 AC-FT	0.020 AC-FT	0.000 AC-FT	0.750 AC-FT



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

June 1, 2020

FIRE FLOW CALCULATIONS

McKinley Townhomes

5623 McKinley Street
Hollywood, FL 33020

These calculations are for a two-story building, with a total area of 9,904 SF.

Fire Flow Area = 9,621 SF

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

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

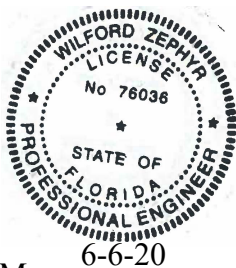
$(1,500 \text{ GPM}) \times 0.75 = 1,125 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

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

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

Therefore, fire flow required=1,000 GPM

Prepared by:



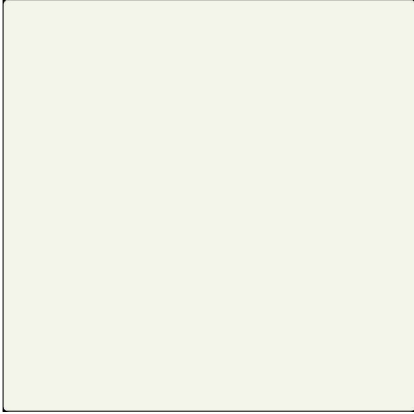
Wilford Zephyr, P.E., LEED AP, CFM

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

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

McKINLEY TOWNHOMES

5623 McKINLEY STREET
HOLLYWOOD FL 33021



MAIN BUILDING COLOR
BENJAMIN MOORE
CLOUD NINE 96T



ACCENT WALL COLOR
SCORED TEXTURED CONCRETE

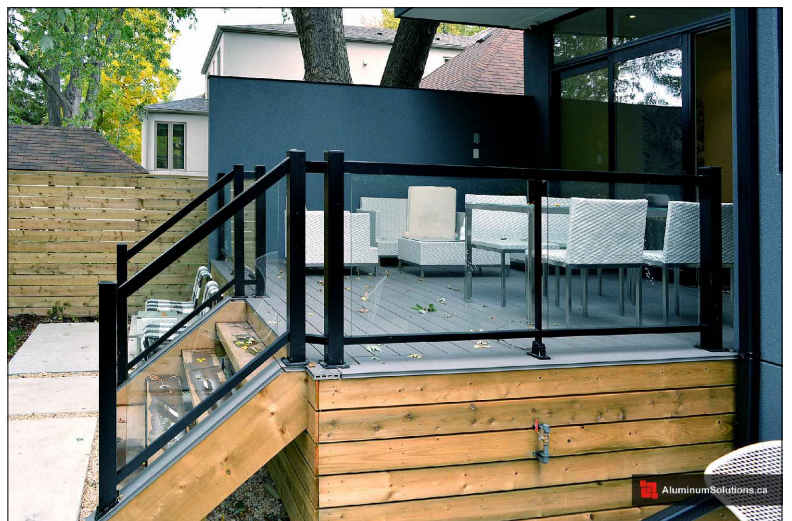
McKINLEY TOWNHOMES

5623 McKINLEY STREET
HOLLYWOOD FL 33021

MAIN ENTRY DOOR
IMPACT RESISTANT
SOLID CORE MAPLE



MAIN ENTRY CANOPY
POWDER COATED MATTE BLACK ALUMINUM



GUARD RAILING
MATTE BLACK FRAME WITH
IMPACT RESISTANT TEMPERED GLAZING

McKINLEY TOWNHOMES

5623 McKINLEY STREET
HOLLYWOOD FL 33021



5620 McKINLEY STREET

SOUTH OF SITE



5626 McKINLEY STREET

SOUTH OF SITE

McKINLEY TOWNHOMES

5623 McKINLEY STREET
HOLLYWOOD FL 33021



5619 McKINLEY STREET

EAST OF SITE



5633 McKINLEY STREET

WEST OF SITE

McKINLEY TOWNHOMES

5623 McKINLEY STREET
HOLLYWOOD FL 33021



5619 McKINLEY STREET
PROJECT SITE



KallerArchitecture

May 21, 2020

City of Hollywood
Department of Development Services
2600 Hollywood Boulevard
Hollywood, Florida 33020

Reference: Townhouses at:
5623 McKinley Street
Hollywood, Florida 33020
TAC #20-DP-17
Architect's Project #18103

The following are our responses to your Preliminary TAC Comments for the above referenced Project.

A. Application Submittal – Carmen Diaz

1. Ownership & Encumbrance Report:
 - a. Attorney Rod Feiner says this is an acceptable format.
 - b. Noted. See revised O&E attached.
 - c. Noted.
2. ALTA Survey:
 - a. Survey now references O & E Report.
 - b. Noted.
3. Site Plan:
 - a. Note Added.
 - b. Land Use Designation revised.
 - c. See Sheet SP-1 for parking space widths.
 - d. See Civil and Landscape Plans attached.
 - e. See Unit Blow-Up Plans, Sheets A-4 & A-5.
 - f. Unit Square Footage presented per floor and exterior/interior in Site Data.
 - g. Parking Table revised.
 - h. The pervious area has been revised.
4. Not applicable
5. Application to School Board has been submitted.
6. Plat Determination letter has been requested.
7. A meeting with Hollywood Gardens West is being coordinated.
8. Noted.
9. Noted.

B. Zoning – Carmen Diaz

1. Noted. Landscape Plans now submitted.
2. Mail Boxes shown on Site Plan.

C. Architecture and Urban Design – Carmen Diaz

1. See Sheet SP-2 for Trash Enclosure Detail.
2. Fence Detail on Sheet SP-2.
3. Window has been removed to maintain kitchen upper cabinets.
4. Not sure what this comment means. There is no balcony.
5. Finishes are per Owner's request.
6. Noted.

D. Signage – Carmen Diaz

1. There is a note on Sheet SP-1.
2. No signs are being proposed at this time.

E. Lighting – Carmen Diaz

1. Note revised regarding light levels. See Sheet SP-1.

F. Green Building & Environmental Sustainability – Elaine Franklin 954-921-3201

1. Noted.

G. Engineering – Azita Behmard – 954-921-3251, Clarissa Ip – 954-921-3915, Jose Garcia – 954-921-3900, Rick Mitinger – 954-921-3990

1. See Civil Engineering Plans and Responses attached.
2. See Civil Engineering Plans and Responses attached.
3. See Civil Engineering Plans and Responses attached.
4. All parking stalls have been dimensioned.
5. Impact Fee Application attached.

H. Landscape – Guillermo Salazar

1. See Landscape Architect's Plans and Responses attached.

I. Utilities – Alecia Vereza-Ferra 954-921-3302

- 1-13. See Civil Engineering Plans and responses.

J. Building – Russell Long – 954-921-3490

1. Substantially compliant.

K. Fire – Jorge Castano 954-967-4404

1. Fire Flow Test now attached.
2. See Civil Plans attached.
3. See Civil Plans attached.
4. Townhouses will be protected by an automatic sprinkler system.
5. Townhomes will be protected by an automatic sprinkler system.

- L. **Public Works – Charles Lassiter 954-967-4207**
 - 1. Substantially compliant.

- M. **Parks, Recreation and Cultural Arts – David Vasquez 954-921-3404**
 - 1. Substantially Compliant.

- N. **Community Development – Liaiana Beltran 954-921-2923**
 - 1. Noted. Tried to arrange presentation.

- O. **Economic Development – Raelin Storey 954-924-2922**
 - 1. A meeting has been set for September 15th.

- P. **Police Department – Christine Adancik 954-967-7437, Steve Bolger 954-967-4500, Doreen Auitabile 954-967-7437**
 - 1. Substantially Compliant.

- Q. **Downtown & Beach CRA – Jorge Canejo & Susan Goldberg 054-924-2980**
 - 1. Not Applicable.

- R. **Parking – Harold King 954-921-3549**
 - 1. Substantially Compliant.

- S. **Additional Comments – Carmen Diaz**
 - 1. Noted

If you should have any questions, please feel free to contact our office.
Sincerely,
Kaller Architecture

Michele Sherlock
Senior Associate

FILE NUMBER: SUBJECT: 20 -DP-17

Preliminary Site Plan review for a 5 unit residential development.

A. ENGINEERING

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

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

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

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

1. Provide cross-section details for the parking, drive aisles, proposed swales, etc. Be sure to include swale grading slopes.

RESPONSE: Please see sheet C-2.

2. Provide cross-section details along property lines, drainage retention areas, parking, drive aisles, proposed swales, etc. Be sure to include swale and retention area side slopes.

RESPONSE: Please see sheet C-2.

3. Provide civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, curbing, all vehicle turning radii, pavement marking and signage plans and details as well as change in elevations. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way.

RESPONSE: Please see attached civil engineering plans by Zephyr Engineering.

B. UTILITIES

Alicia Vereas-Feria, Engineer (avereas-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans indicating existing and proposed water, sewer and drainage for initial review.

RESPONSE: Please see attached civil engineering plans by Zephyr Engineering.

2. Show Water and Sewer demand calculations on proposed utilities plans.

RESPONSE: Please see sheet C-5.

3. This property is currently serviced by private septic system. Sewer service must be addressed.

RESPONSE: Please see sheet C-5 for septic tank and drainfield plans.

4. Include the City's latest applicable standard water and sewer details. The details and the Utility Atlas can be requested from Mike Zaske via email at mzaske@hollywoodfl.org.

RESPONSE: Please see sheets C-5 and C-6.

5. This site remains within FEMA Flood Zone X per Preliminary 12/31/2019 maps. The Finished Floor Elevations (FFE) must conform with section 154.50 of the City's Code of Ordinances where the minimum FFE for residential shall be, at a minimum, 18-inches above the highest adjacent crown of the road elevation.

RESPONSE: Please see plans by Zephyr Engineering for proposed finished floor elevation.

6. Indicate FFE for all enclosed areas on ground floor.

RESPONSE: Please see plans by Zephyr Engineering.

7. Show perimeter cross sections across all property limits including transition areas meeting adjacent property grades.
RESPONSE: Please see sheet C-2.
8. Ensure all stormwater is retained onsite.
RESPONSE: Please see PGD plan sheet C-2.
9. Indicate how roof drainage will be collected and connected to the on-site drainage system..
RESPONSE: Please see sheet C-2.
10. Provide preliminary drainage calculations.
RESPONSE: Please see enclosed drainage calculations.
11. Permit approval from outside agencies will be required.
RESPONSE: Acknowledged.
12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.
RESPONSE: Understood.
13. Additional comments may follow upon further review of requested items.

C. FIRE

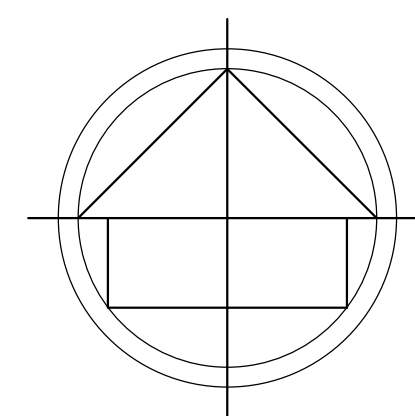
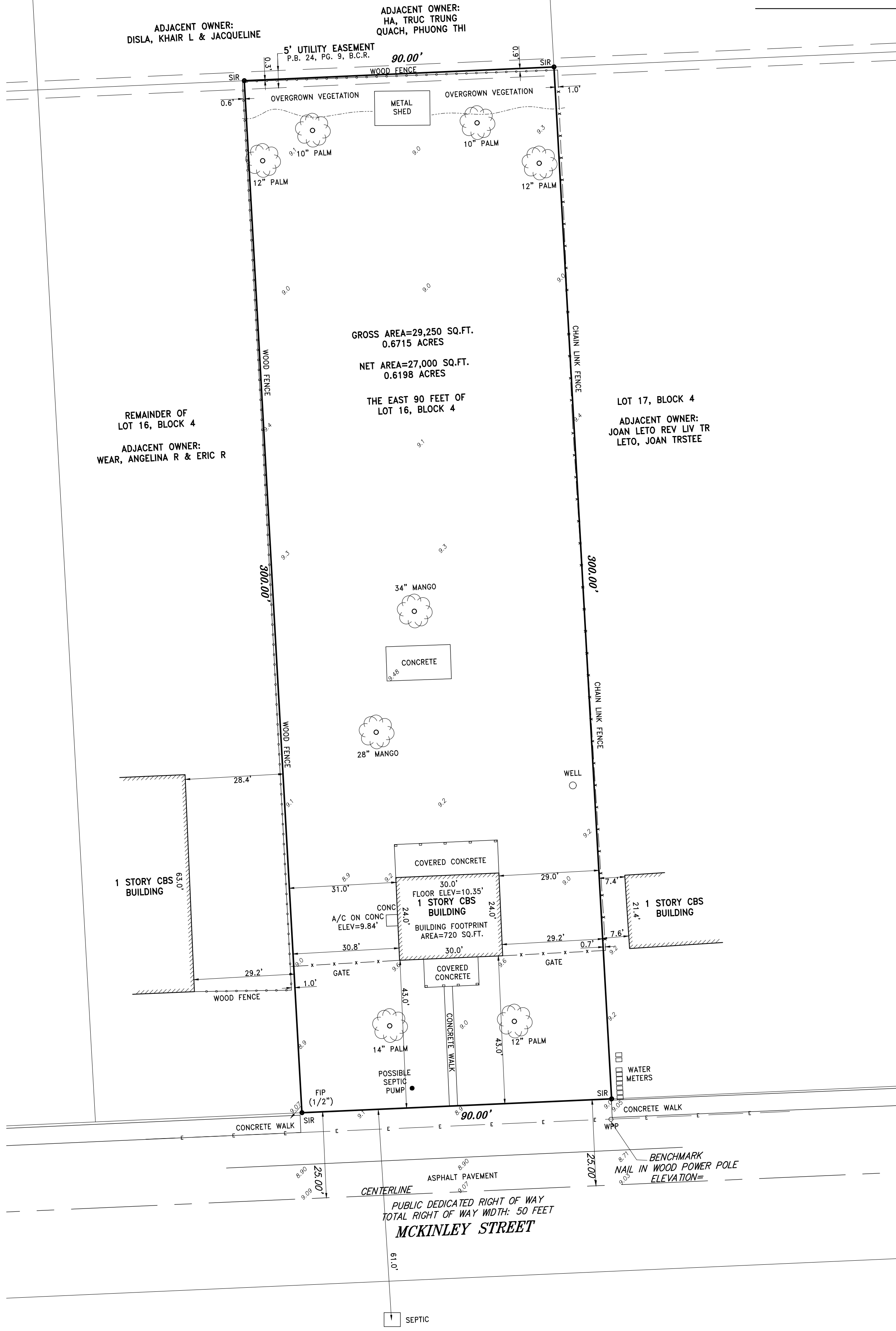
Jorge Castano, Deputy Fire Marshal I Battalion Chief (jcastano@hollywoodff.org } 954-967-4404

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

1. Water supply must meet NFPA 1, 18.4.5 .3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.
RESPONSE: Please see enclosed fire flow calculations.
2. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.
RESPONSE: Please see sheet C-5 for existing fire hydrant.
3. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.
RESPONSE: Please see note on sheet C-5.
4. Per 18.2.3.2 .1, a fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. Per 18.2.3.2.1.1, where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft. (46 m).
RESPONSE: Please see note on sheet C-5.
5. Per 18.2.3.4.4, dead-end fire department access roads in excess of 150 ft. (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

ALTA/NSPS LAND TITLE SURVEY

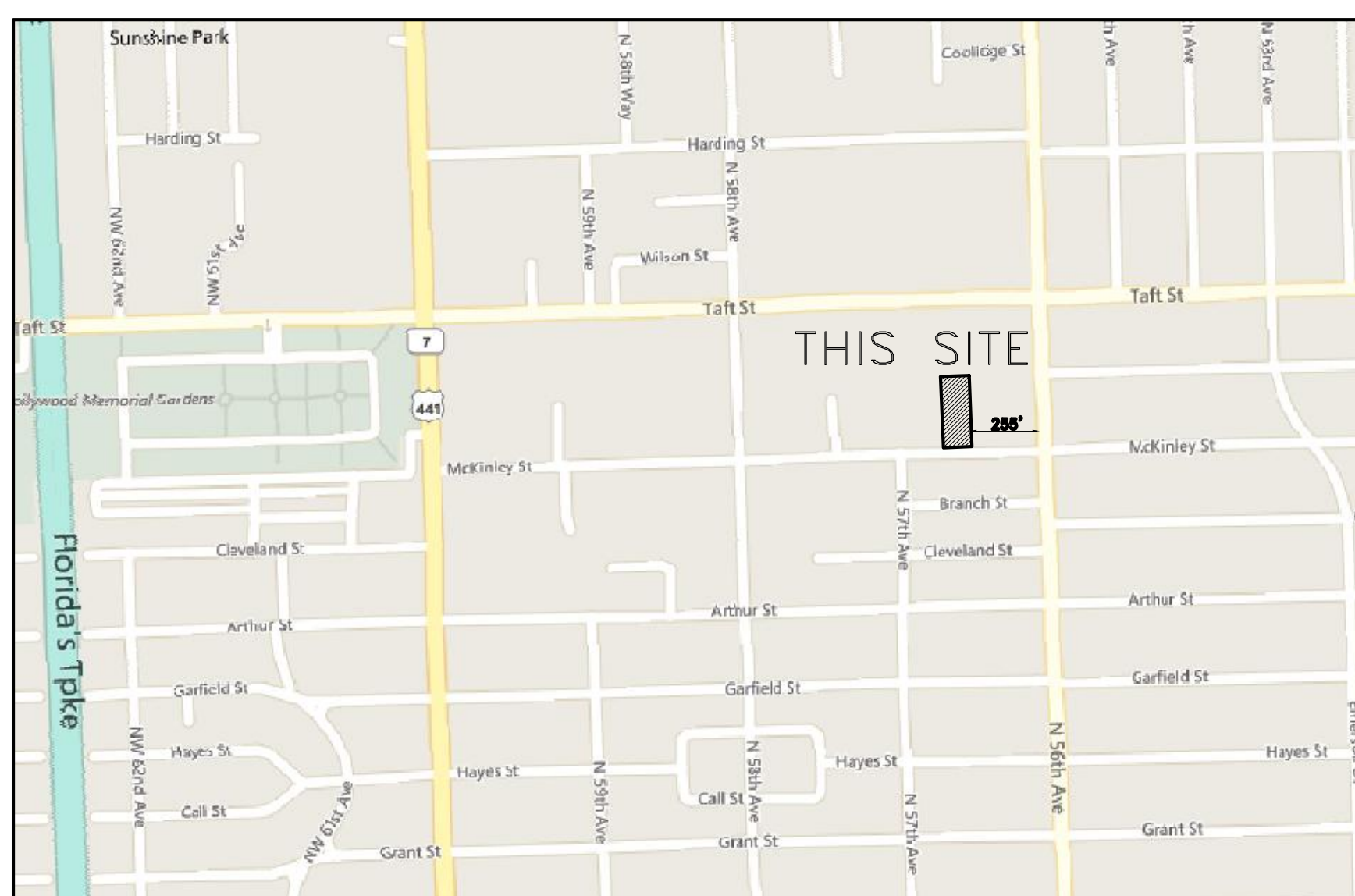
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0564 H
ZONE	0.2PCT
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14



OTHER ENCUMBRANCES OR INSTRUMENT:

1. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD COUNTRY ESTATES, RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

THAT CERTAIN CLAIM OF LIEN IN FAVOR OF THE CITY OF HOLLYWOOD FOR LOT MOWING SERVICES RECORDED IN INSTRUMENT NO. 114678469 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AFFECTS/NOT PLOTTABLE)



LOCATION MAP (NTS)

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- CBS CONCRETE BLOCK STRUCTURE
- A/C AIR CONDITIONER
- WM WATER METER
- WV WATER VALVE
- CO CLEAN OUT
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- PM PARKING METER
- MLP METAL LIGHT POLE
- EB ELECTRIC BOX
- 5.40 ELEVATIONS
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 0166 ELEVATION=8.86' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY THE LAW OFFICES COKER & FEINER, WHICH REPORT WAS CONDUCTED FROM THE TIME OF BEGINNING ONWARD THROUGH JANUARY 20, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO MCKINLEY STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 24, PAGE 9, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. THERE ARE NO WELLS, SEPTIC TANKS, DRAINFIELDS, OR BODIES OF WATER WITHIN 75 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN.

LAND DESCRIPTION:

THE EAST 90 FEET OF LOT 16, BLOCK 4 OF "HOLLYWOOD COUNTRY ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

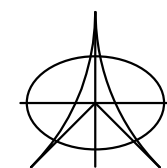
SURVEYOR'S CERTIFICATION

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 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2019.

FOR THE FIRM BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

ALEJANDRO BERNAL

5623 MCKINLEY STREET
HOLLYWOOD, FLORIDA 33021

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	09/28/19	SKETCH	AM	REC
REVISED O & E REPORT	05/21/20	-----	AM	REC

PROJECT NUMBER : 9070-19

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET

McKINLEY TOWNHOMES

5623 McKINLEY STREET HOLLYWOOD FLORIDA

PACO - OCTOBER 1, 2019
 PRELIMINARY T.A.C. - MARCH 16, 2020
 FINAL T.A.C. - SEPTEMBER 21, 2020

PROJECT TEAM

ARCHITECT JOSEPH B. KALLER AND ASSOCIATES, P.A. CONTACT: MR. JOSEPH B. KALLER ADDRESS: 2411 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 PHONE: (954) 920-5746 FAX: (954) 926-7841 EMAIL: joseph@kallerarchitects.com	OWNER INFINITY RE INVESTMENTS II LLC OWNERS: INFINITY RE INVESTMENTS II LLC CONTACT: ALEX BERNAL ADDRESS: 268 W MASHTA DR. KEY BISCAYNE, FL 33149 TEL: (786) 534-9500 EMAIL: abernal@keyplatinum.com
SURVEYOR COUSINS SURVEYORS AND ASSOCIATES, INC. CONTACT: RICHARD COUSINS ADDRESS: 3921 SW 4TH AVENUE, SUITE 1011 DAVIE, FL 33314 PHONE: (954) 620-3885 EMAIL: RECSurvey@aol.com	CIVIL ZEPHYR ENGINEERING CONTACT: WILFORD ZEPHYR ADDRESS: HOLLYWOOD FL PHONE: (786) 302-7693 EMAIL: wzephyr@gmail.com
LANDSCAPE THE MIRROR OF PARADISE CONTACT: GABRIELA FOUT ADDRESS: 3924 N. OCEAN BLVD. FORT LAUDERDALE, FL 33308 PHONE: (954) 478-3064 EMAIL: gabriela@mirrorofparadise.com	

PROJECT DATA

CODES:
 FLORIDA BUILDING CODE 2011 ED.
 FLORIDA FIRE PREVENTION CODE 6TH ED.
 NFPA 1 & 101 2019 ED.

JURISDICTION:
 CITY OF HOLLYWOOD
 BROWARD COUNTY
 STATE OF FLORIDA

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	A-3 ELEVATIONS
	A-4 UNIT FLOOR PLANS
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LOCATION MAP

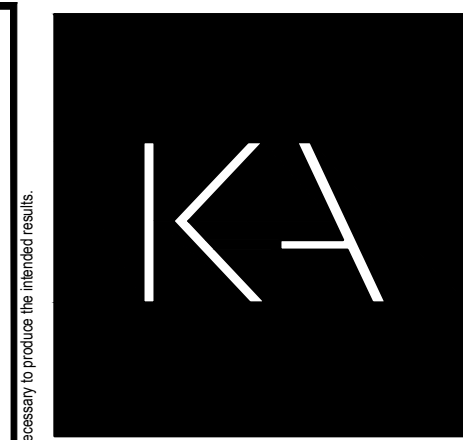
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NORTH

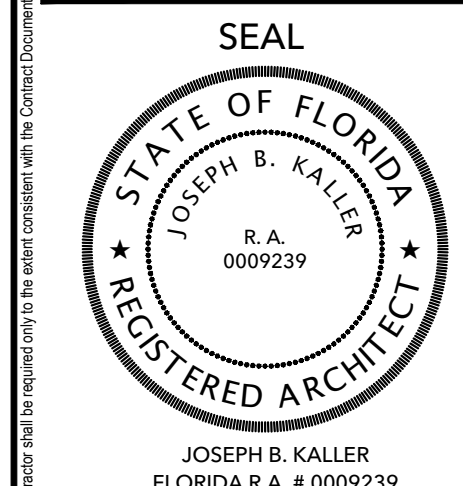
AERIAL

SITE

NORTH



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PROJECT TITLE
McKINLEY TOWNHOMES
 5623 McKINLEY STREET
 HOLLYWOOD FLORIDA 33021

SHEET TITLE
TITLE SHEET
T.A.C.

REVISIONS		
No.	DATE	DESCRIPTION
1	3-16-20	PRELIM TAC

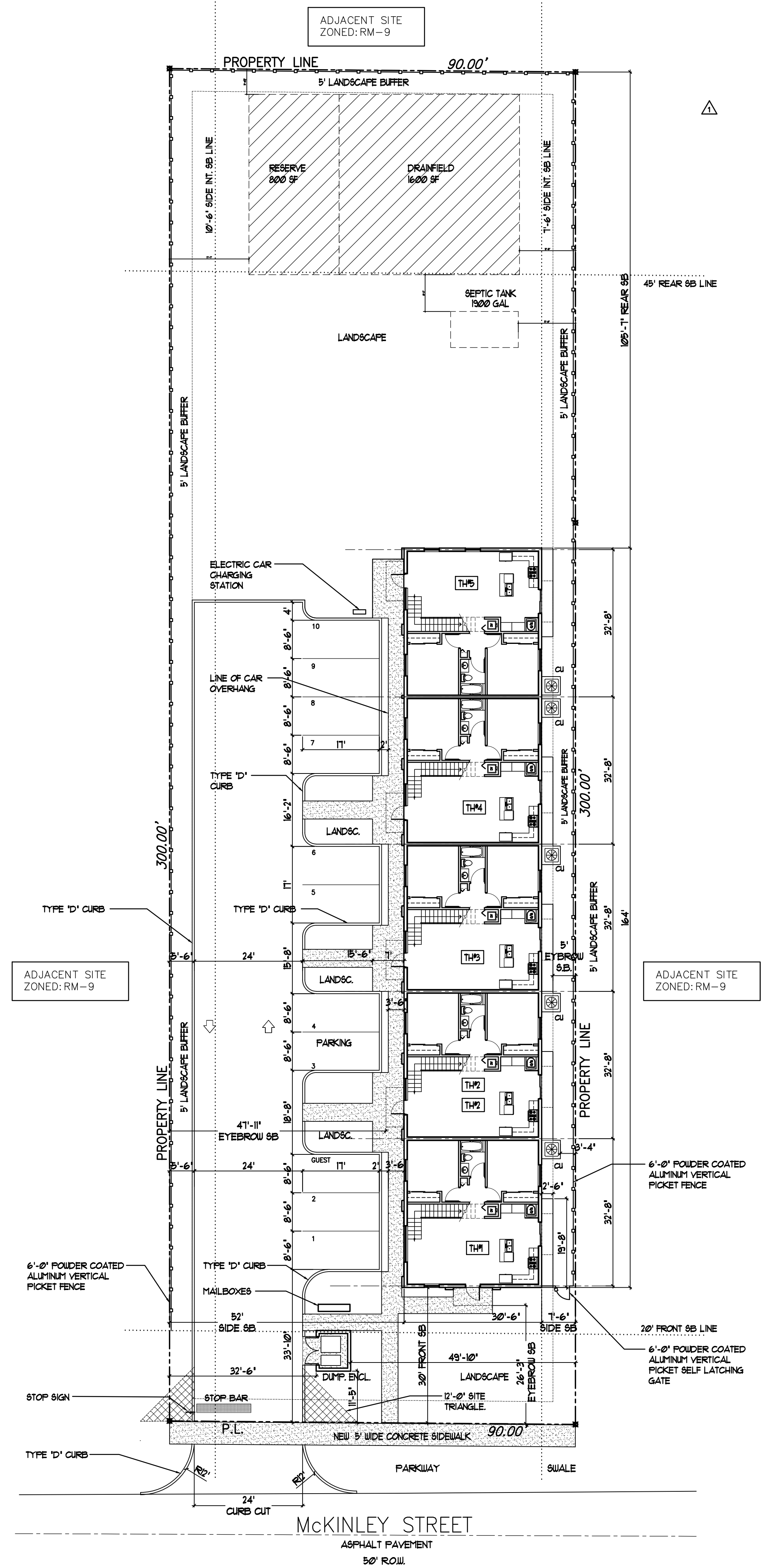
PROJECT No.: 18103
 DATE: 9-10-19
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET

T-1

SHEET 1 OF 4

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SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT ALL PROPERTY LINES.

CURB CUT:
MAX. WIDTH OF CURB CUT ALLOWED = 30' X 90.0' = 2700'
WIDTH OF CURB CUT PROVIDED = 24'-0"

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE RM-9 (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

NOTE:
PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.

NOTE:
DUMPSTER ENCLOSURE IS REQUIRE TO HAVE SEPERATE SUB PERMIT.

NOTE:
ROOFING IS REQUIRED TO HAVE SEPERATE PERMIT APPLICATION AND A HIGH VELOCITY ROOFING FORM FILLED OUT.

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

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW MAY BE SUBJECT TO BOARD APPROVAL.

GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06

- RADIANT BARRIER
ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE.
WALLS - AL-FOIL REFLECTIVE
- WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25
- DOORS
INSULATED AND FIRE RATED
- ENERGY STAR ROOFING
SEALOFLEX COOL ROOF - REFLECTO WHITE.
- PROGRAMMABLE THERMOSTATS
- OCCUPANCY SENSORS
- DUAL FLUSH TOILETS
- 80% OF PLANT MATERIAL NATIVE
- ENERGY EFFICIENT OUTDOOR LIGHTING
- INSULATED PIPING
- RECYCLING AREA
- ENERGY STAR APPLIANCES
- ONE LOW FLOW SHOWERHEAD
- ENERGY EFFICIENT OUTDOOR LIGHTING
- ENERGY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE.
- MERV 8 AC FILTERS

ADDITIONAL PRACTICES

- 8" REINFORCED CONCRETE ROOF STRUCTURE
- ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION

LEGAL DESCRIPTION:
THE EAST 90 FEET OF LOT 16, BLOCK 4, HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
5623 McKINLEY ST
HOLLYWOOD, FL 33021

SITE INFORMATION/ BUILDING SUMMARY
SITE INFORMATION:

1)- ZONING:	RESIDENTIAL MULTI-FAMILY DISTRICT RM-9	
LAND USE DESIGNATION:	LM RES	
2)- NET LOT AREA:	27,000.0 S.F. (0.62 ACRES)	
3)- GROSS LOT AREA:	29,250.0 S.F. (0.67 ACRES)	
4)- DENSITY:	ALLOWED 9 UNITS PER AC: 0.67 X 9 = 6 UNITS	PROVIDED 5 UNITS
5)- PARKING:	REQUIRED 2 PER UNIT = 10 1 GUEST/ 5 UNITS = 1	PROVIDED 10 1 11
6)- SETBACKS:	REQUIRED	PROVIDED
(a) FRONT (MCKINLEY)	20'-0"	30'-0"
(b) SIDE INTERIOR (EAST)	7'-6"	7'-6"
(c) SIDE INTERIOR (WEST)	10'-6"	52'-0"
(d) REAR	45'-0"	105'-7"
7)- PERVIOUS AREA:	REQUIRED 27,000 (40%) = 10,800.0 S.F.	PROVIDED 13,762.0 S.F. (50.97%)
- LANDSCAPED AREA AT 5' BUFFER =		3,571.0 S.F.
- VEHICULAR PAVED AREA =		6,241.0 S.F.
- PROVIDED LANDSCAPING = (NOT INCLUDING 5' BUFFER)		10,191.0 S.F.
8)- IMPERVIOUS AREA:		
- BUILDING FOOTPRINT =		5,016.0 S.F.
- CONCRETE WALKWAYS AND PADS =		1,981.0 S.F.
- VEHICULAR USE AREA =		6,241.0 S.F.
- TOTAL =		13,238.0 S.F.

BUILDING SUMMARY:

1)- BUILDING HEIGHT:	ALLOWED 2 STORIES 30'-0"	PROVIDED 2 STORIES 24'-0"
2)- BUILDING AREAS:		
FIRST FLOOR	5002 S.F.	
SECOND FLOOR	4619 S.F.	
TOTAL	9621 S.F.	
2)- UNIT AREA:		
	INTERIOR	PATIO/ BALCONY
1ST FLOOR	996 S.F.	49 S.F.
2ND FLOOR	430 S.F.	76 S.F.
TOTAL	1426 S.F.	125 S.F.
	= 1551 S.F.	



1 SITE PLAN
SCALE: 1/16" = 1'-0"

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PROJECT TITLE
McKINLEY TOWNHOMES
5623 McKINLEY STREET
HOLLYWOOD FLORIDA 33021

SHEET TITLE
SITE PLAN

REVISIONS

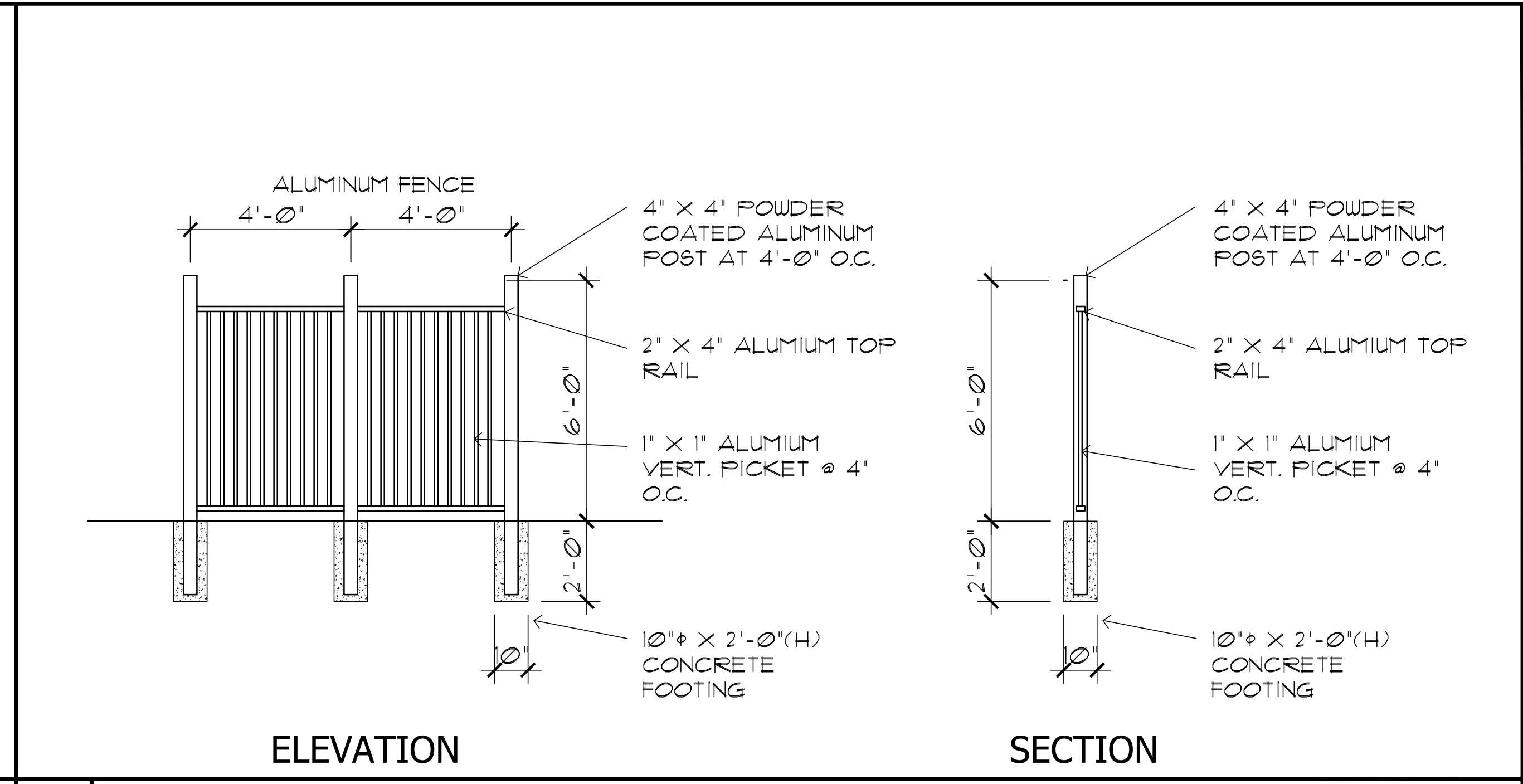
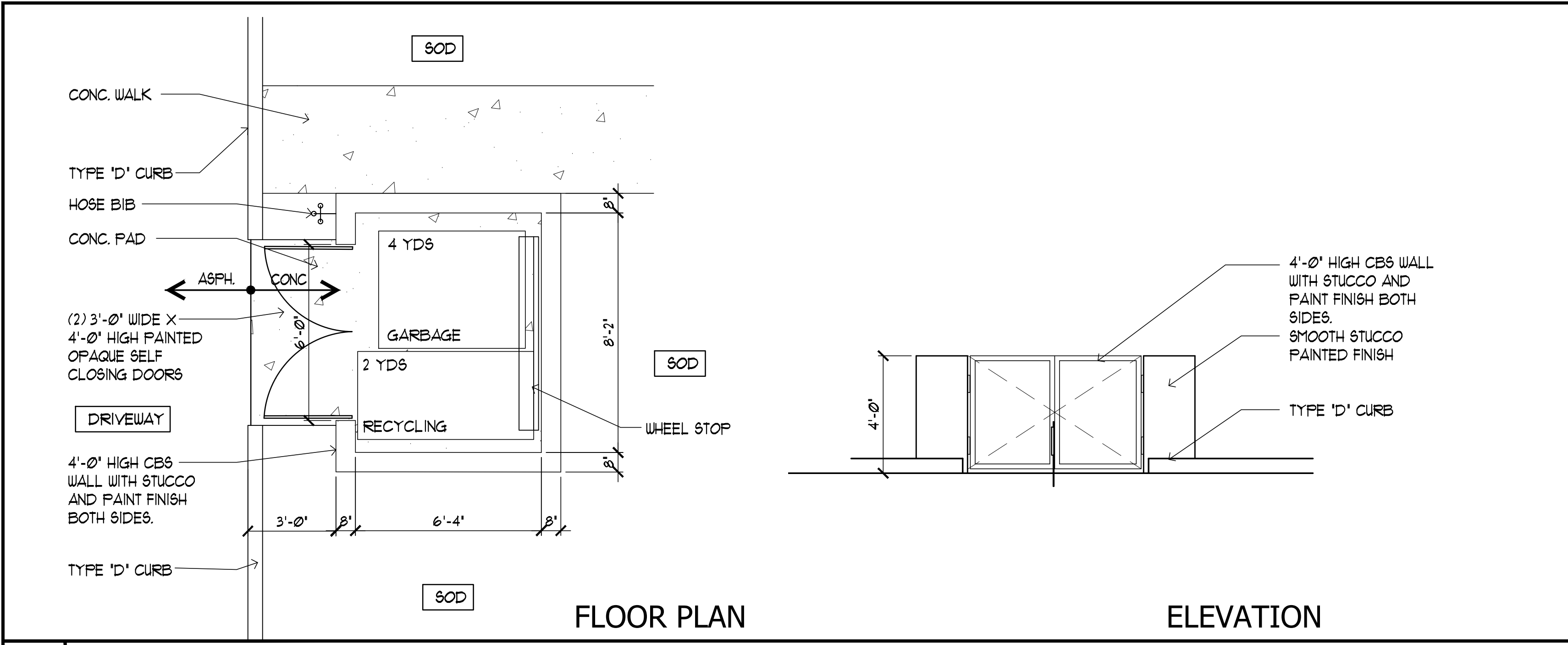
No.	DATE	DESCRIPTION
1	5-18-20	PRELIM TAC

PROJECT No.: 18103
DATE: 9-10-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1

SHEET 1 OF 4



1 REFUSE ENCLOSURE DETAIL (NTS)

2 FENCE DETAIL 3/8" = 1'-0"

ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH - 1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR. 2. RAMP THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR.

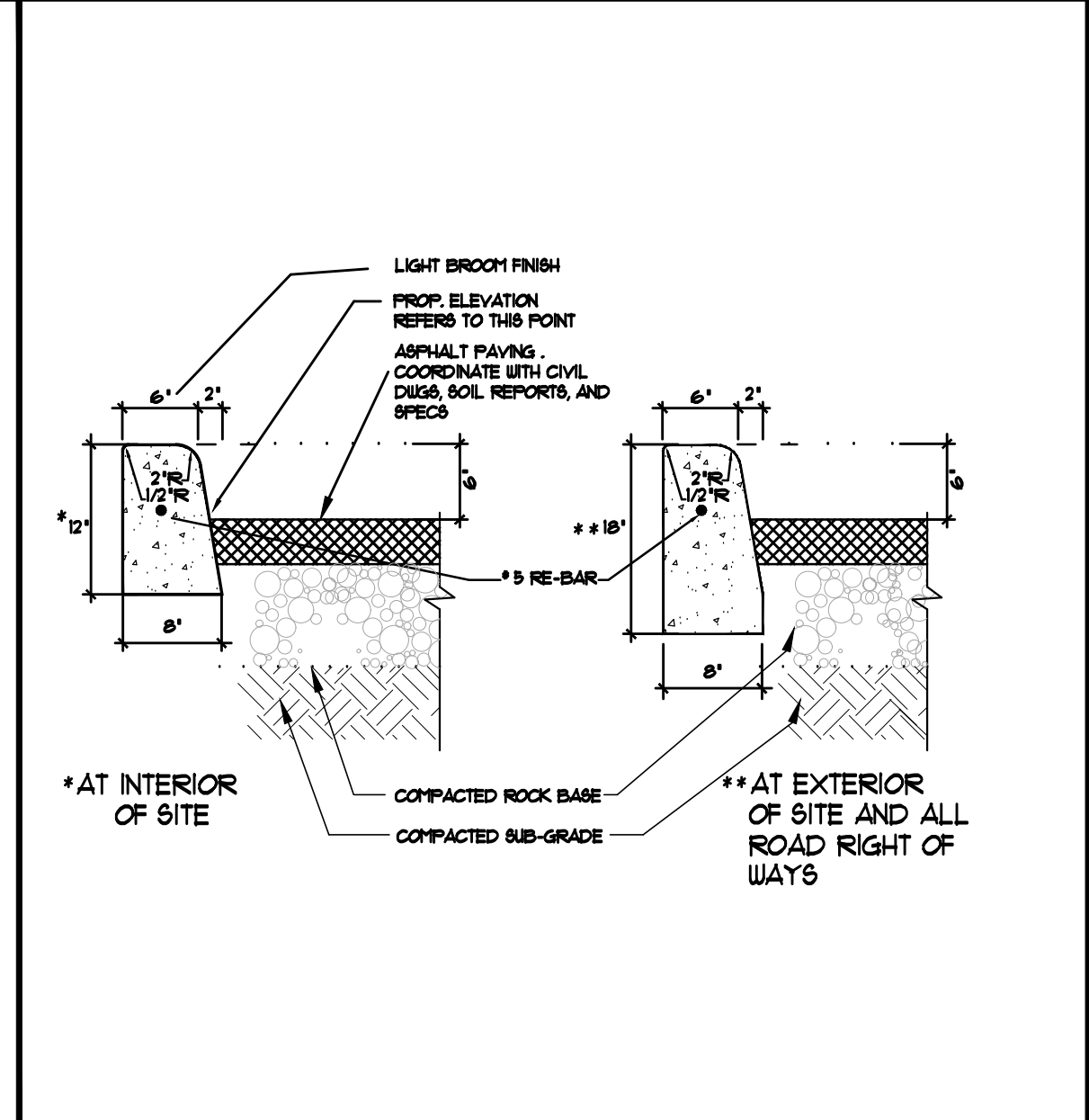
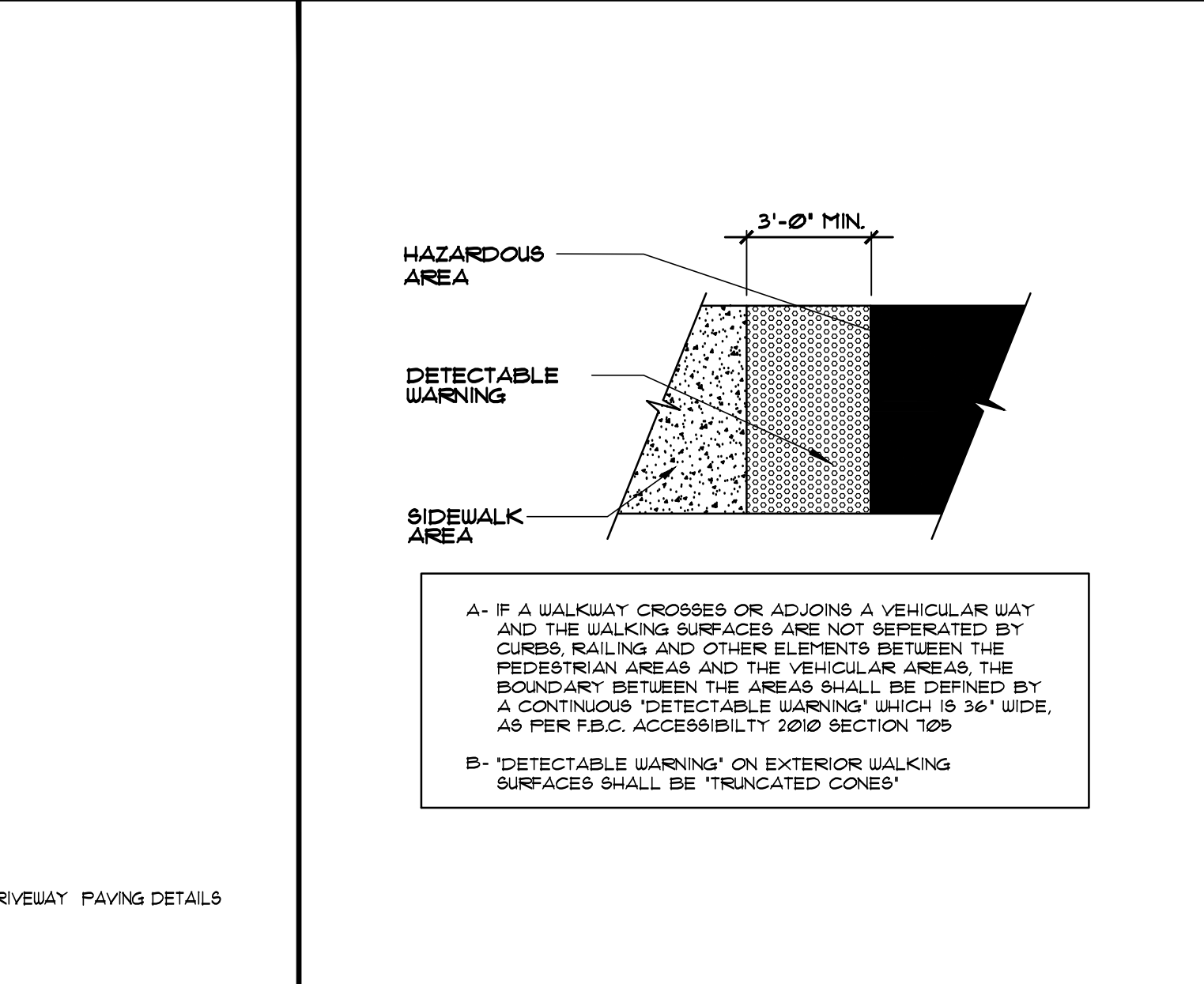
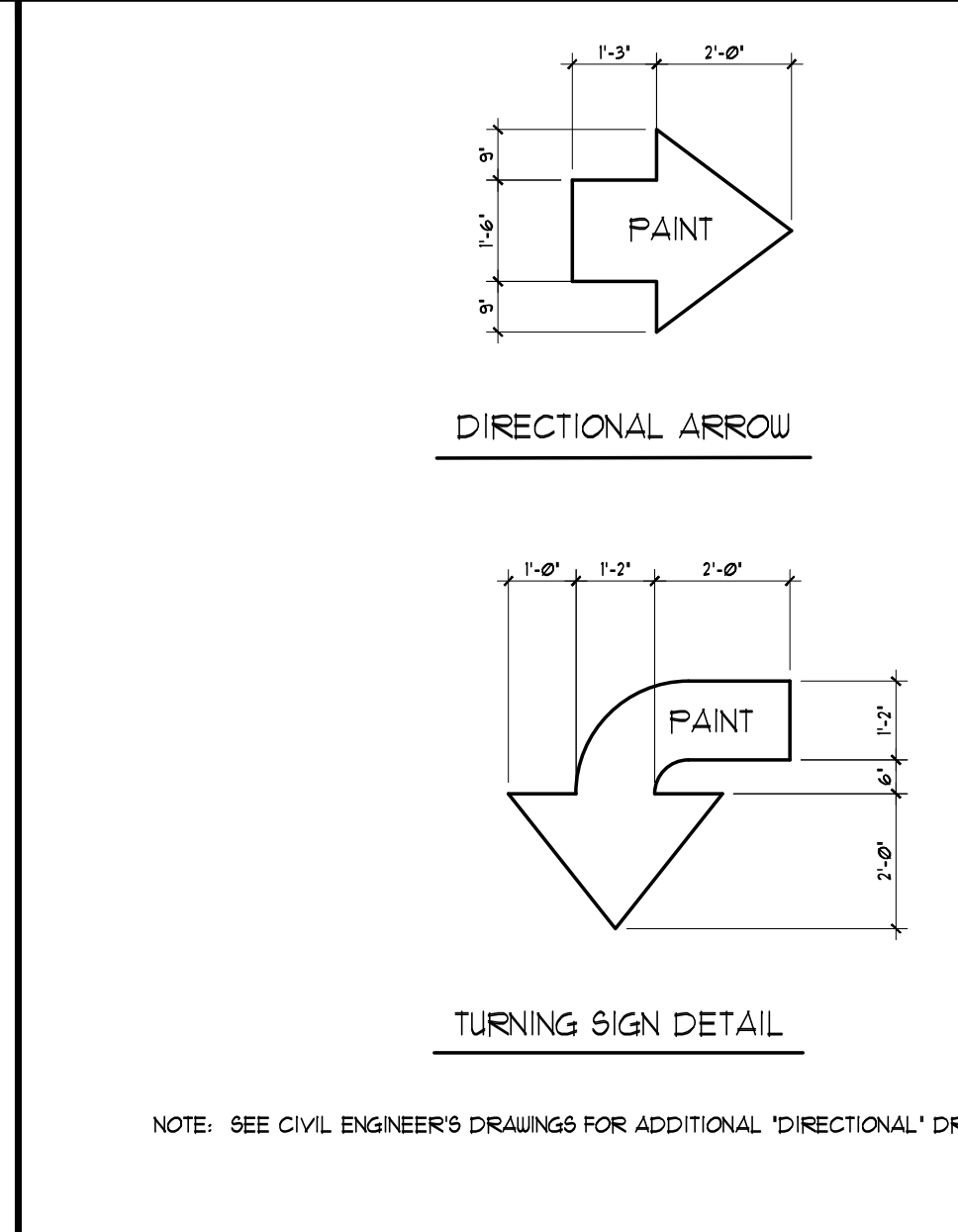
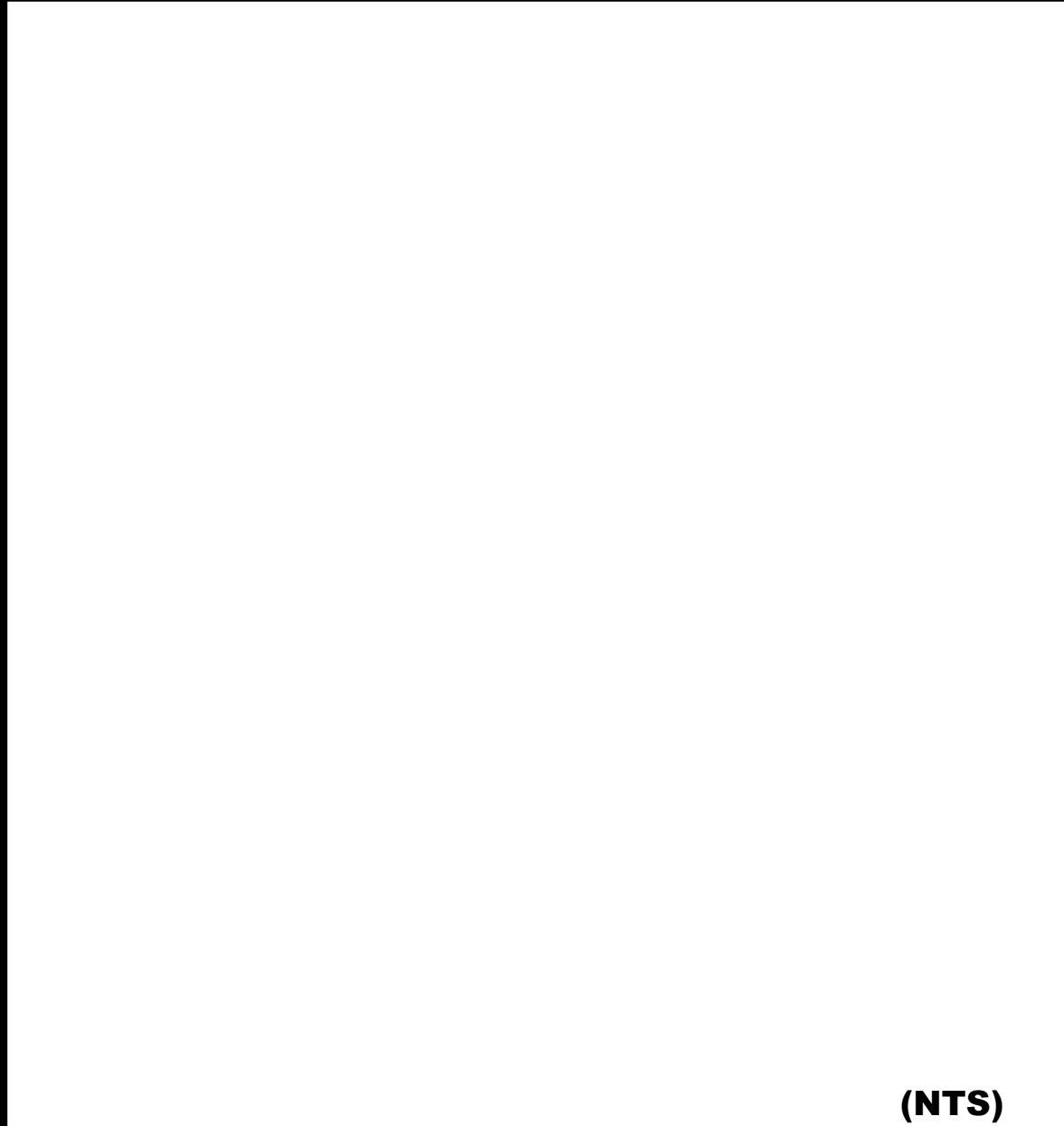
LANDINGS - RAMP SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES: 1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT. 2. IF RAMP CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES. 3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 2010.

HANDRAILS - IF A RAMP RUN HAS A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 4.26 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES: 1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS, THE INSIDE HANDRAIL ON SWITCHBACK OR DOUBLE RAMPS SHALL ALWAYS BE CONTINUOUS. 2. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 18" BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE. 3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1/2" HIGH. 4. GRIPPING SURFACES SHALL BE CONTINUOUS. 5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES. 6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SHOOTILY TO FLOOR, WALL OR POST. 7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES - THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO GREATER THAN 1:50. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF THE ADA CODE.

EDGE PROTECTION - RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH.

OUTDOOR CONDITIONS - OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



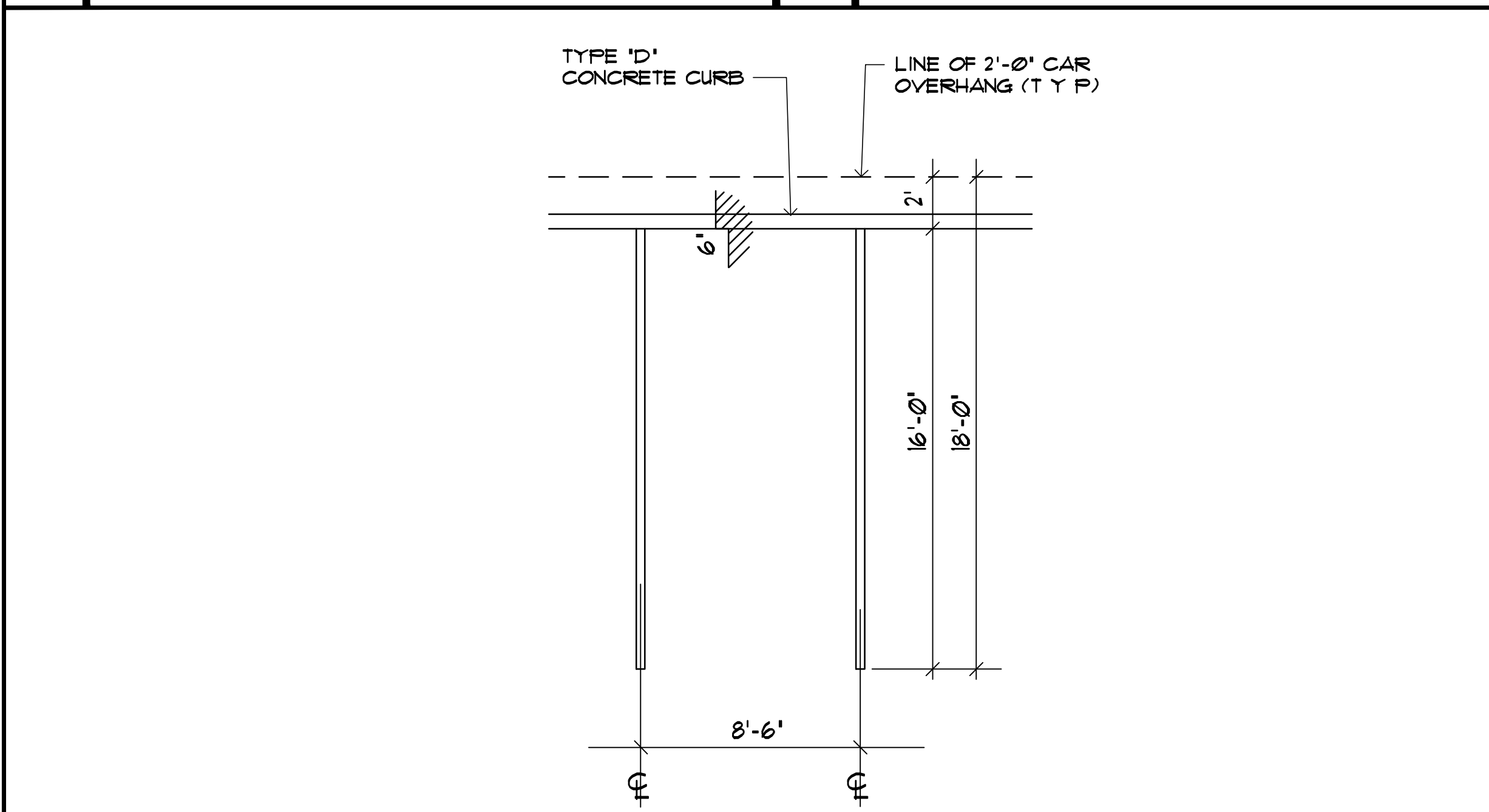
3 SITE ACCESSIBILITY NOTES

4 NOT USED

5 NOT USED (NTS)

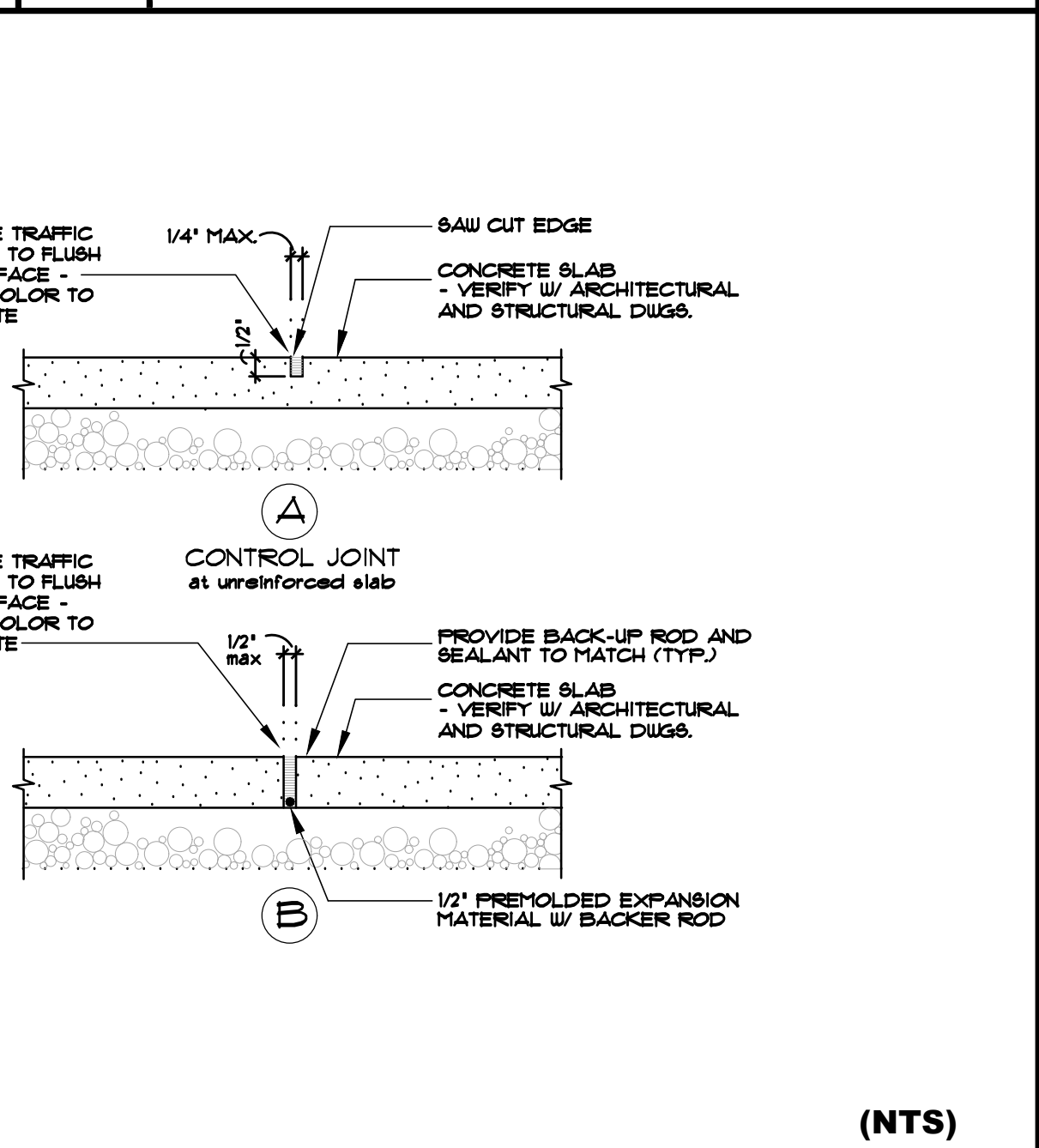
6 DETECTABLE WARNING

7 TYP. TYPE D CONCRETE CURB



8 TYP. PARKING SPACE DETAILS (NTS)

9 NOT USED



10 TYP. CONC. SLAB JOINTS

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SEAL
 STATE OF FLORIDA
 JOSEPH B. KALLER
 R.A.
 0009239
 REGISTERED ARCHITECT
 JOSEPH B. KALLER
 FLORIDA R.A. # 0009239

PROJECT TITLE
McKINLEY TOWNHOMES
 5623 MCKINLEY STREET
 HOLLYWOOD FLORIDA 33020

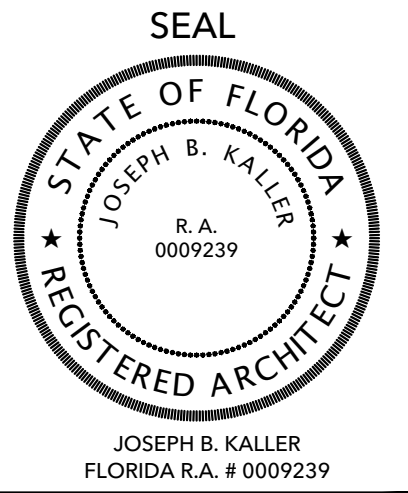
SHEET TITLE
SITE DETAILS

REVISIONS		
No.	DATE	DESCRIPTION
1	5-17-20	PRELIM TAC
2		

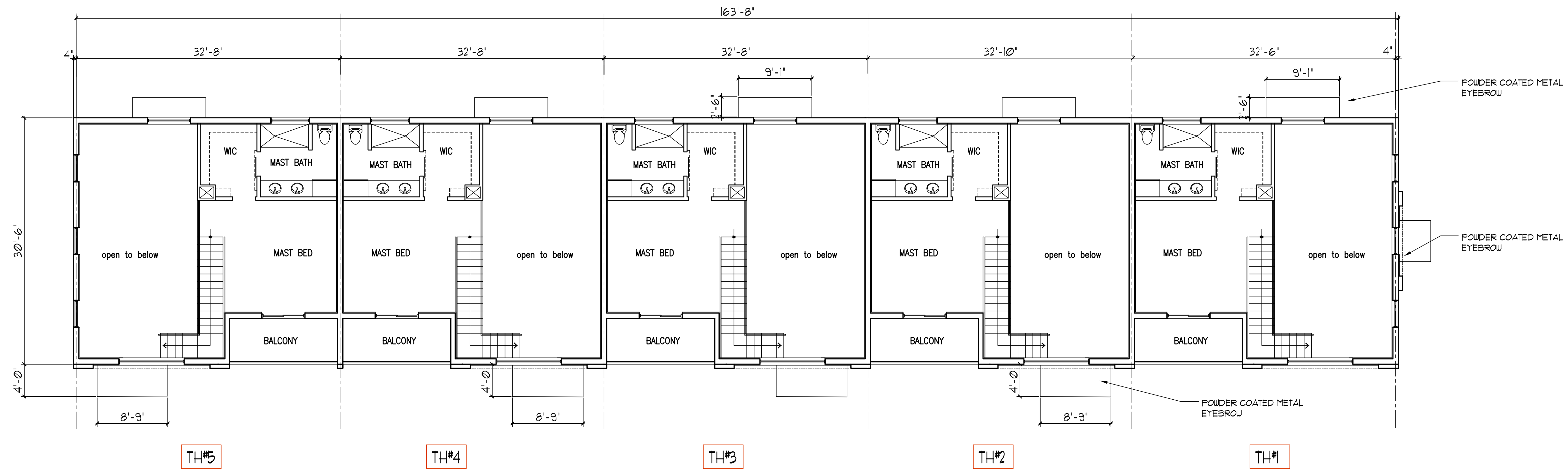
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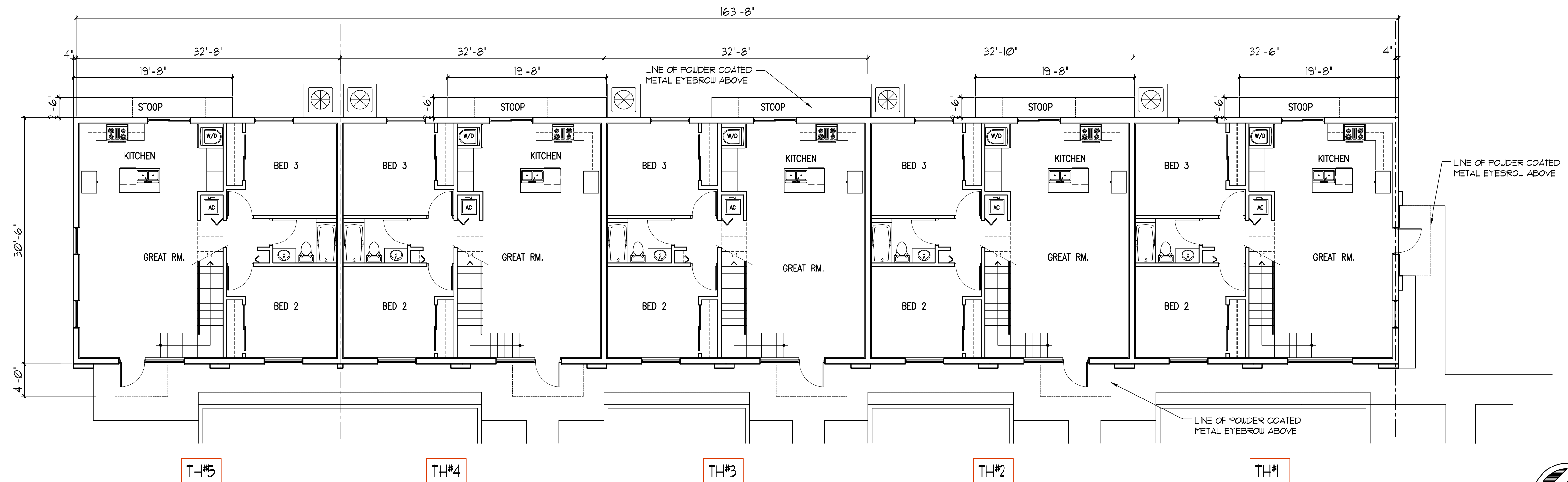
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 HOLLYWOOD FLORIDA 33020



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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

SHEET TITLE
 FLOOR PLANS

REVISIONS

No.	DATE	DESCRIPTION
1	5-18-20	PRELIM TAC

PROJECT No.: 18100
 DATE: 7-1-19
 DRAWN BY: TMS
 CHECKED BY: JBK

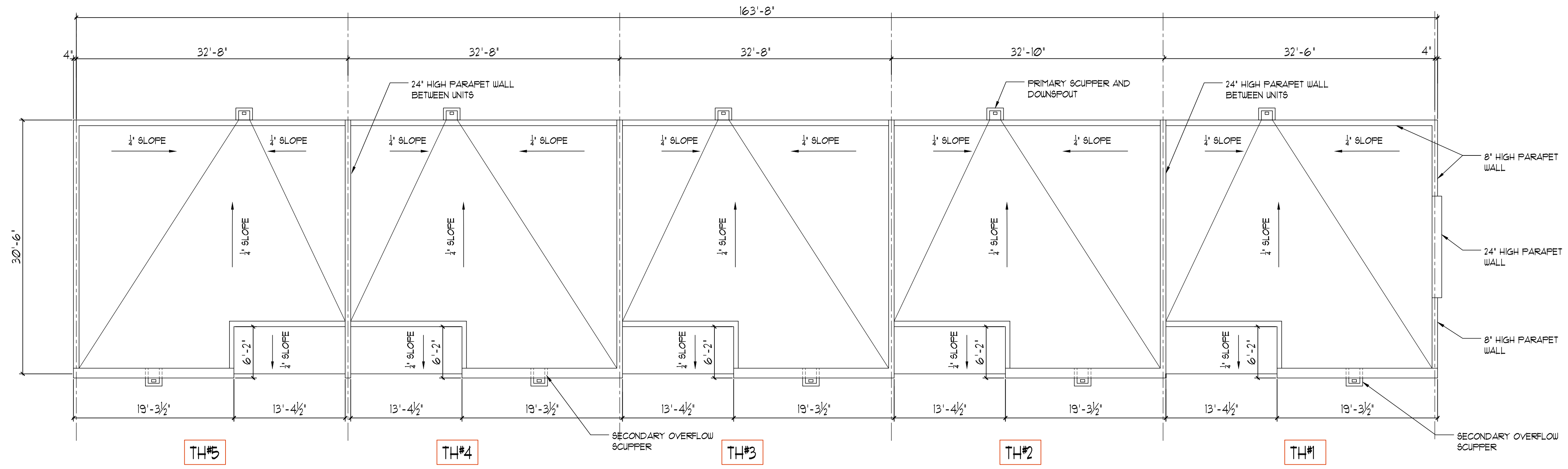
SHEET

A-1

SHEET 1 OF 6

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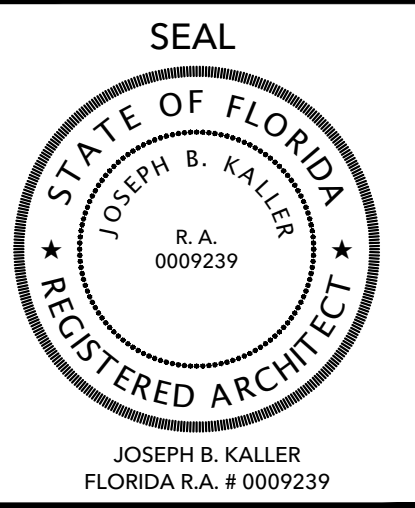
ROOF PLAN



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



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McKINLEY TOWNHOMES
5623 McKinley Street
HOLLYWOOD FLORIDA 33020

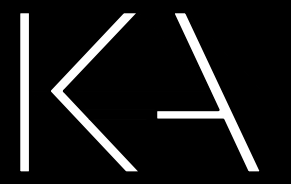
SHEET TITLE
ROOF PLAN

REVISIONS	No.	DATE	DESCRIPTION
1	5-18-20	PRELIM TAC	
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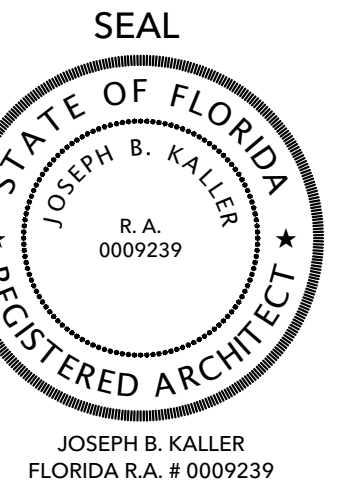
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SHEET
A-2
SHEET 2 OF 6

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Kaller Architecture
 AIA# 26001212
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McKINLEY TOWNHOMES
 5623 MCKINLEY STREET
 HOLLYWOOD FLORIDA 33020

PROJECT TITLE
 SHEET TITLE
 ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	5-18-20	PRELIM TAC

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PROJECT No.: 18100
 DATE: 7-1-19
 DRAWN BY: TMS
 CHECKED BY: JBK

SHEET

A-3

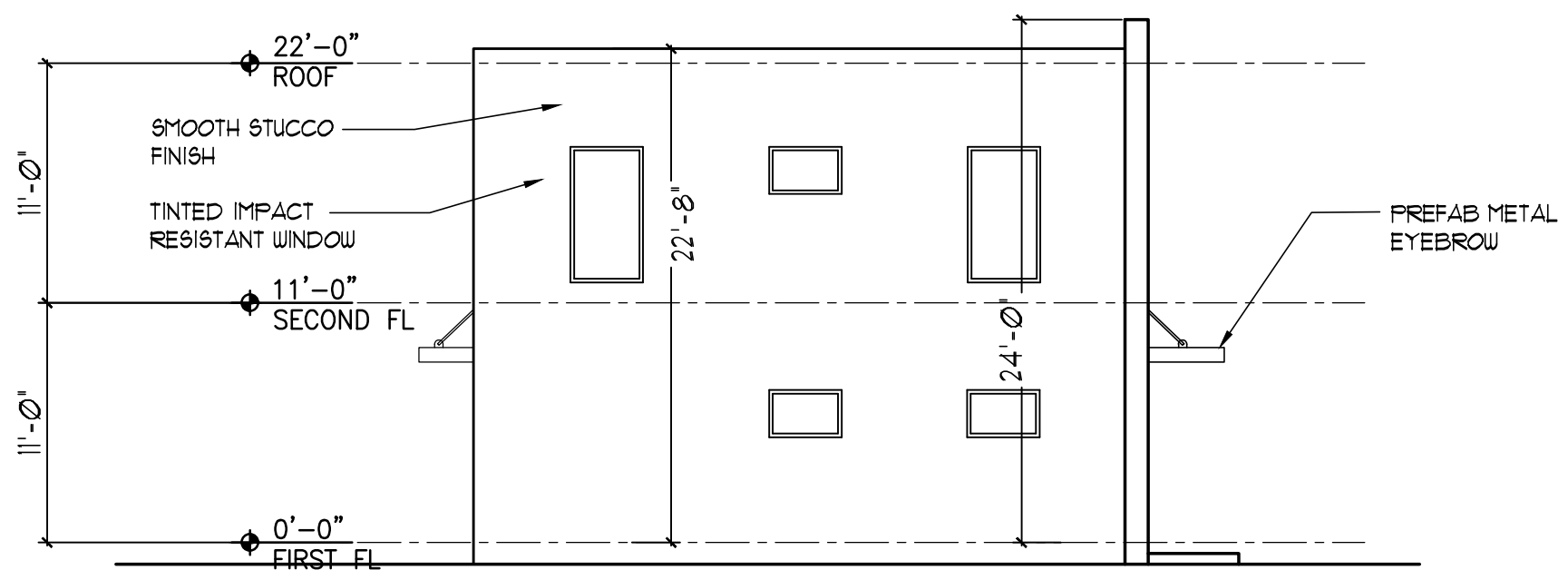
SHEET 3 OF 6



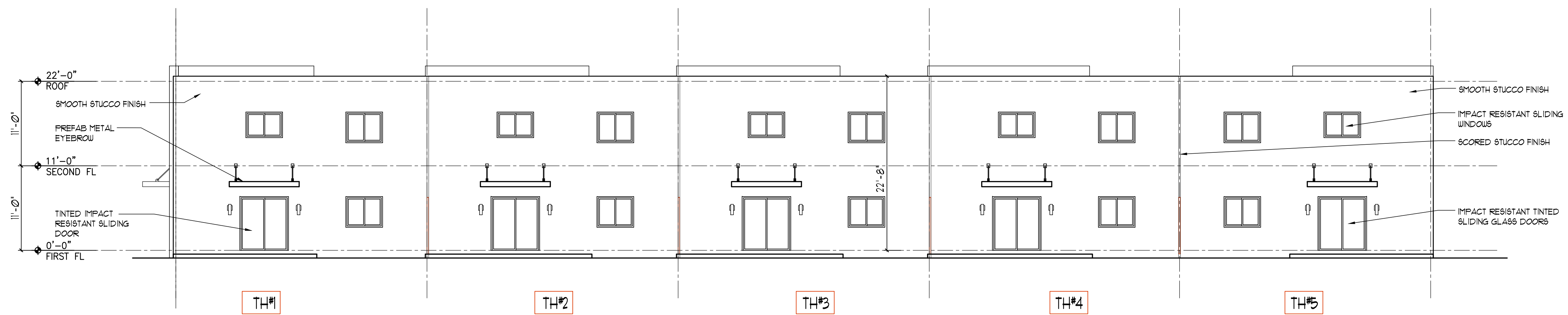
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

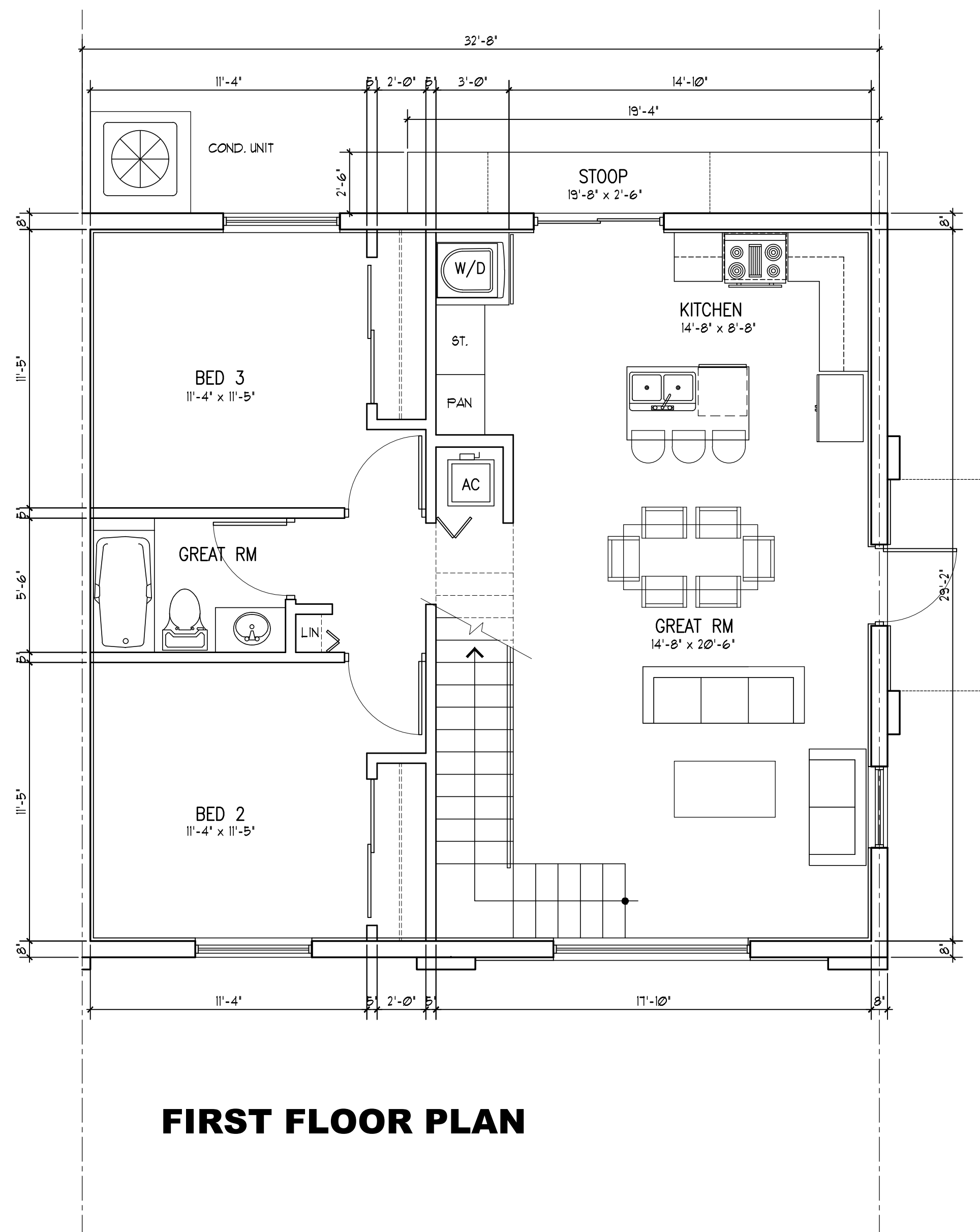


EAST ELEVATION

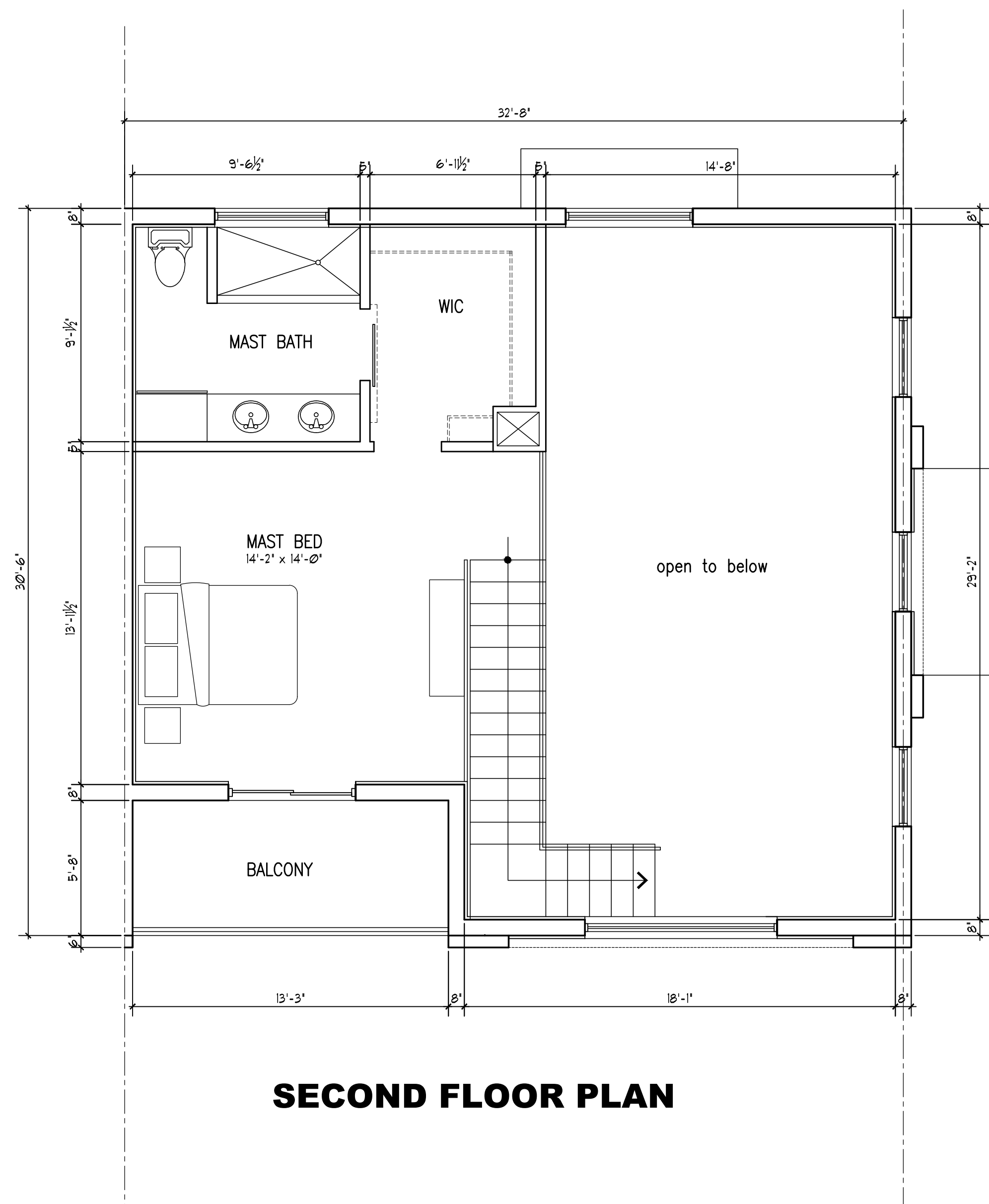
1 ELEVATIONS
 SCALE: 1/8" = 1'-0"

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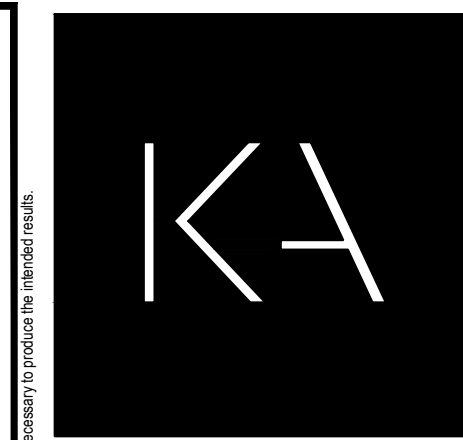
FIRST FLOOR PLAN



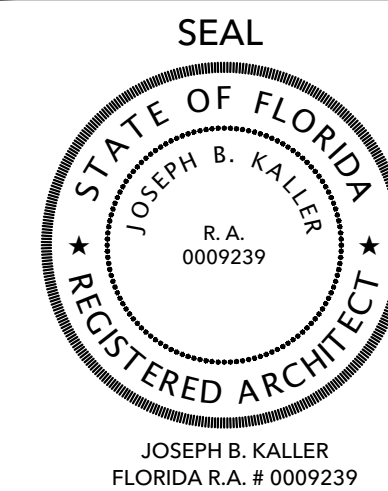
SECOND FLOOR PLAN



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



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PROJECT TITLE
McKINLEY TOWNHOMES
5623 McKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
UNIT FLOOR PLANS
STREET END UNIT

REVISIONS
No. DATE DESCRIPTION

No.	DATE	DESCRIPTION
1	5-18-20	PRELIM TAC

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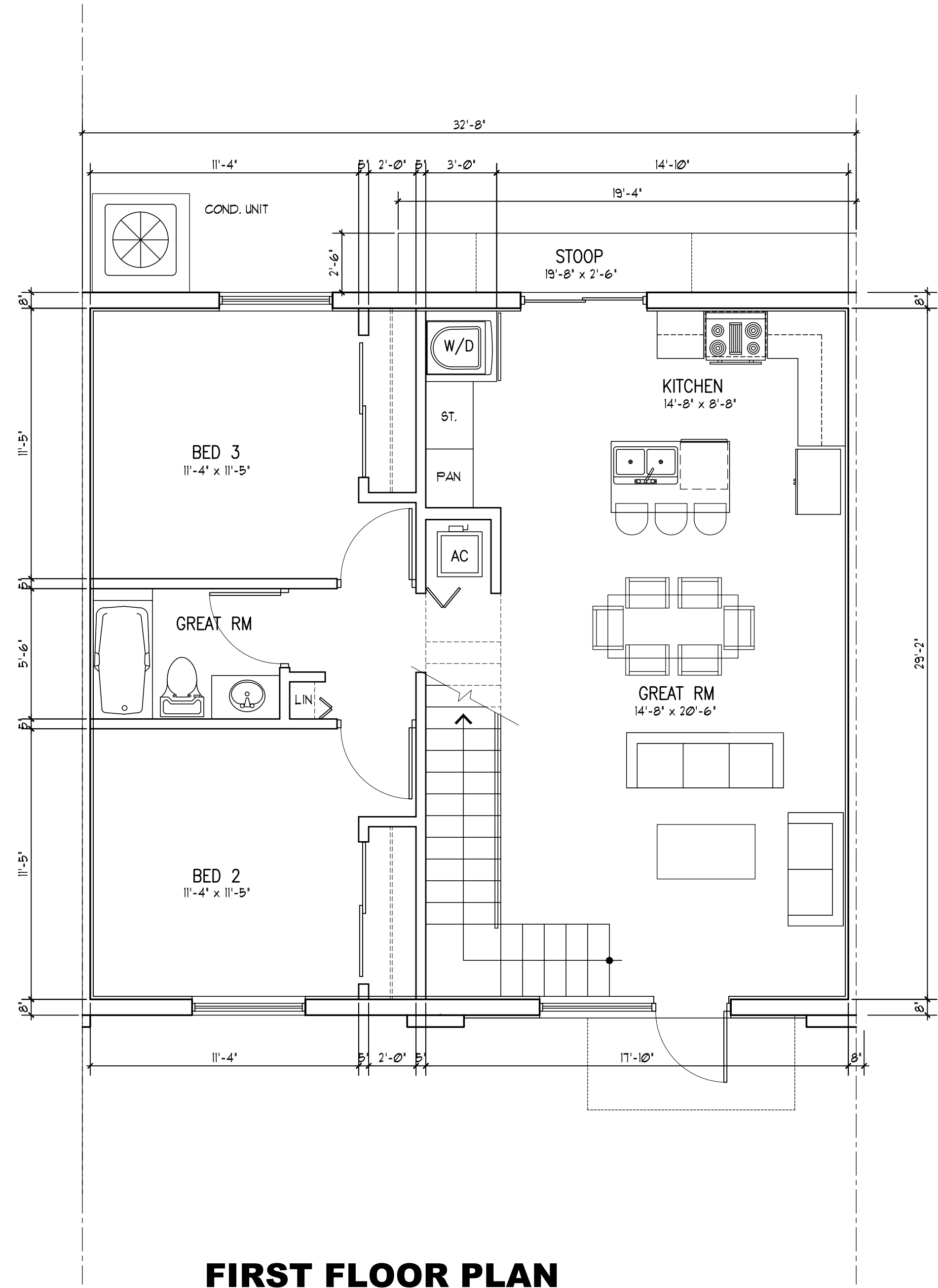
PROJECT No.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

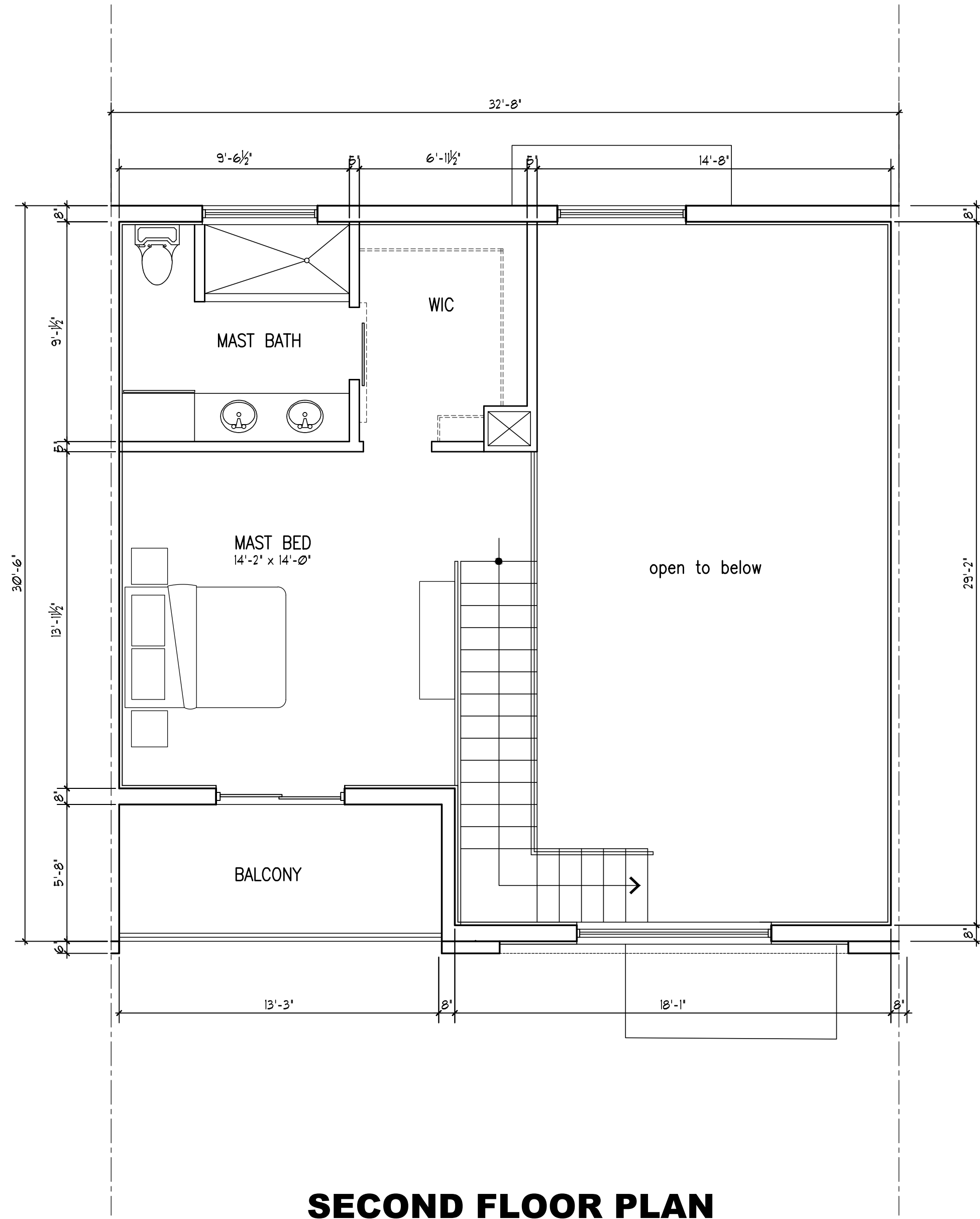
A-4

SHEET 4 OF 6

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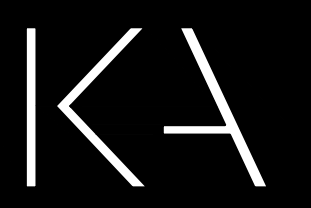
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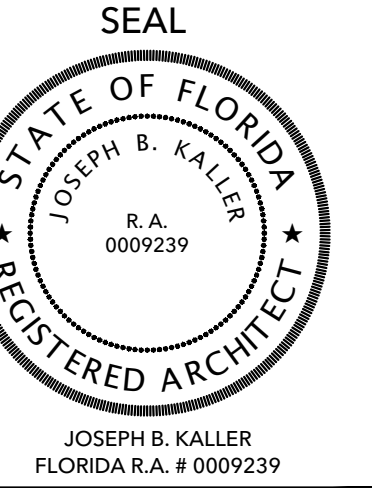
SECOND FLOOR PLAN



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



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PROJECT TITLE
McKINLEY TOWNHOMES
5623 McKINLEY STREET
HOLLYWOOD FLORIDA 33020

SHEET TITLE
UNIT FLOOR PLANS
TYPICAL UNIT

REVISIONS

No.	DATE	DESCRIPTION
1	5-18-20	PRELIM TAC

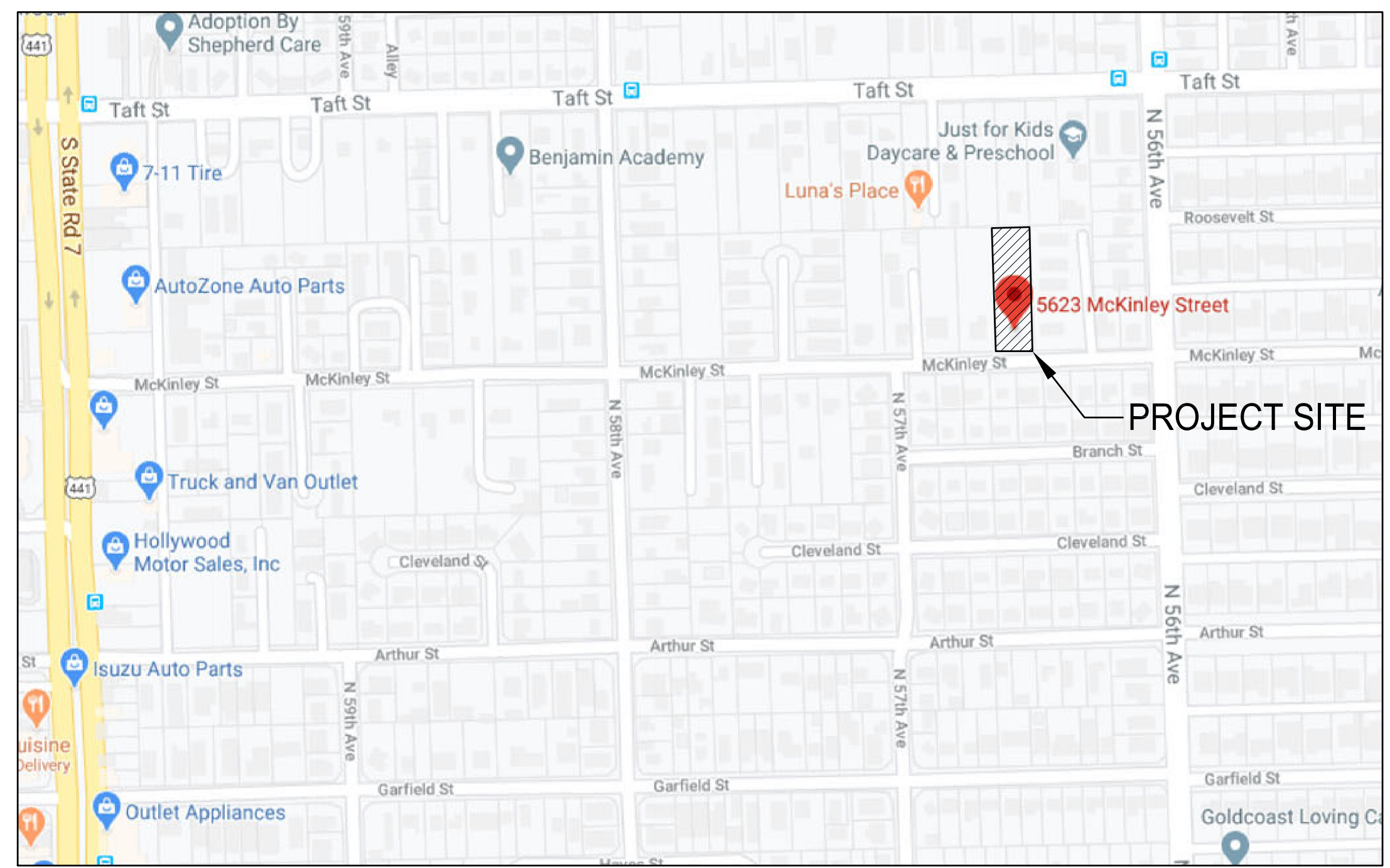
PROJECT No.: 18100
DATE: 7-1-19
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

A-5

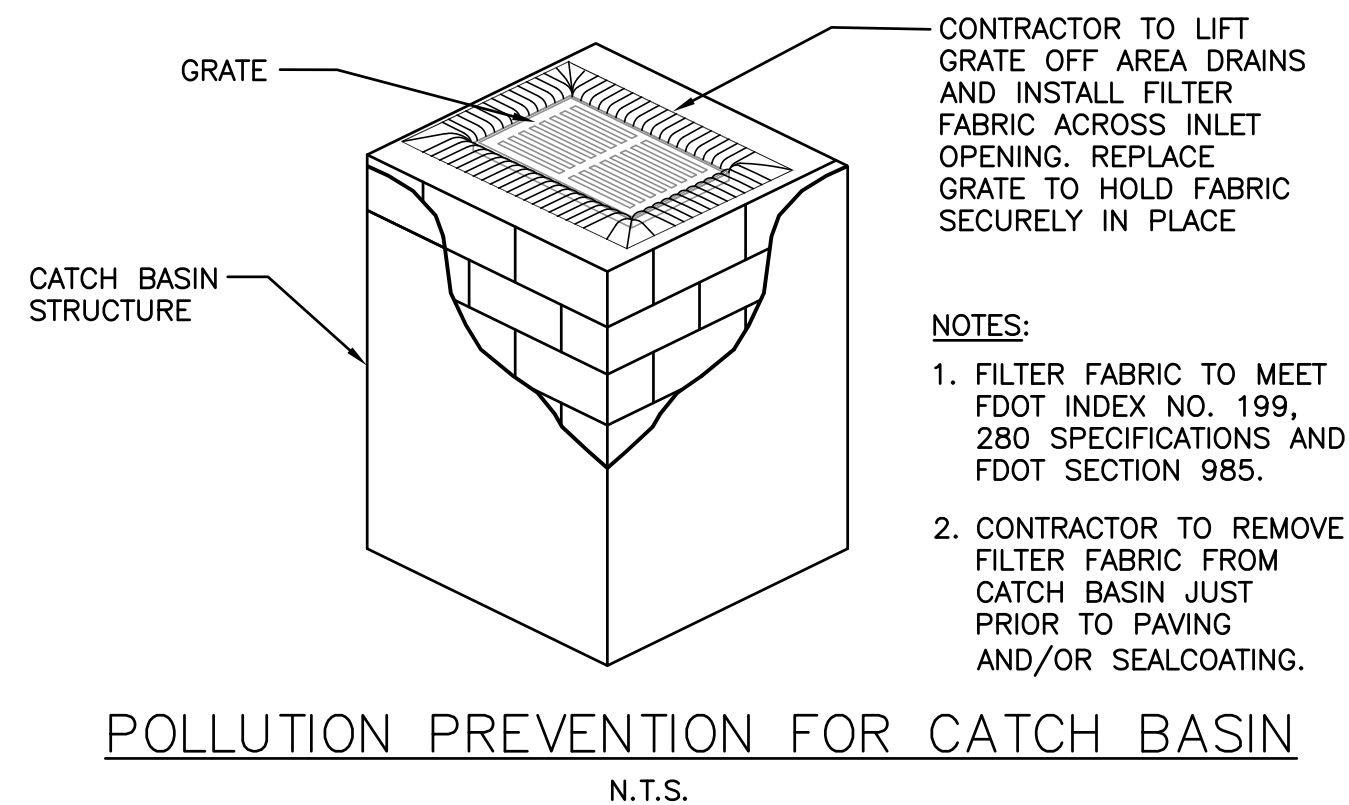
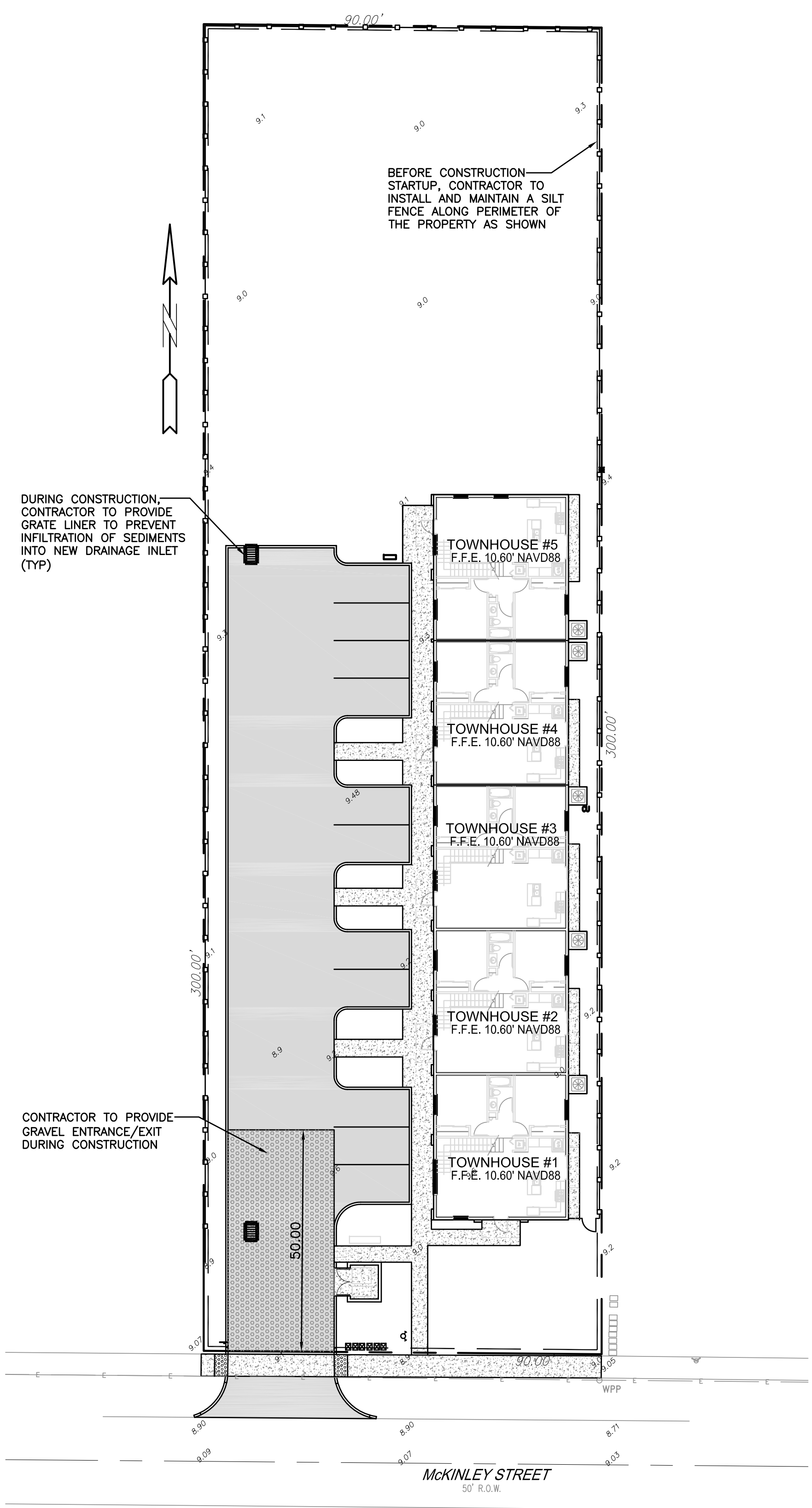
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ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE

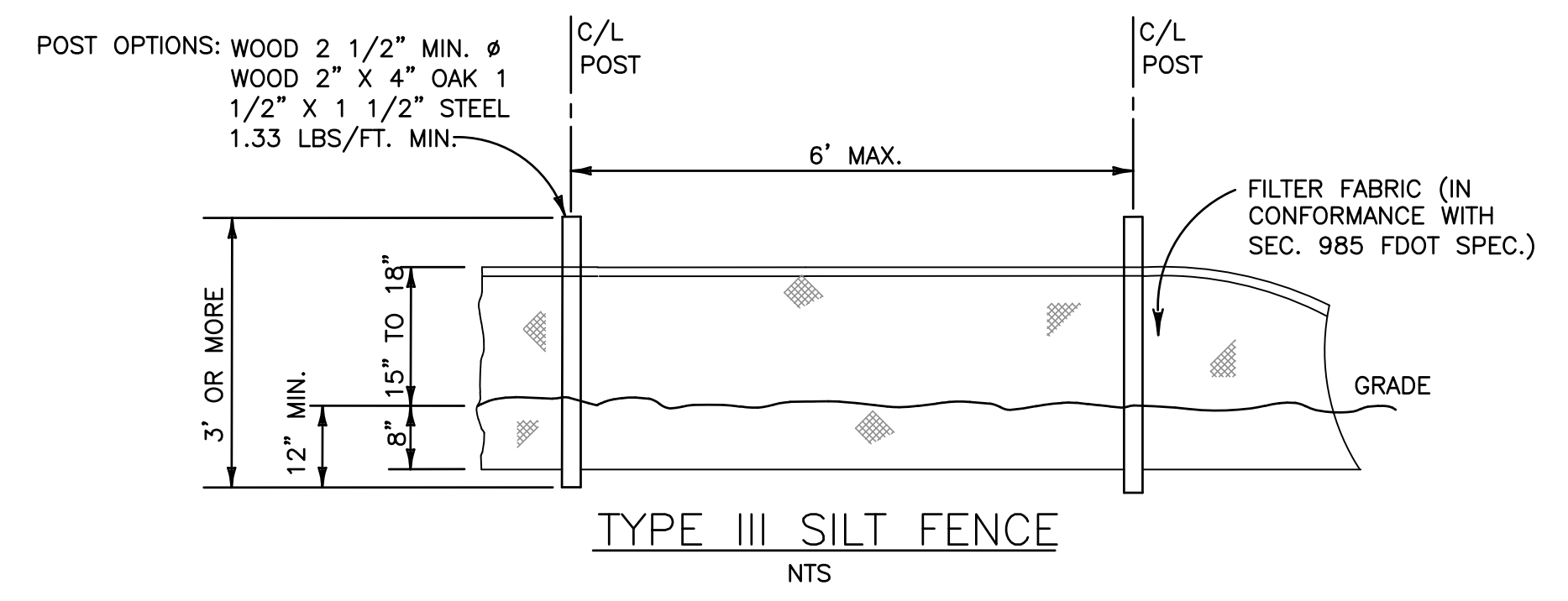
LEGAL DESCRIPTION:
THE EAST 90 FEET OF LOT 16, BLOCK 4, HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

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

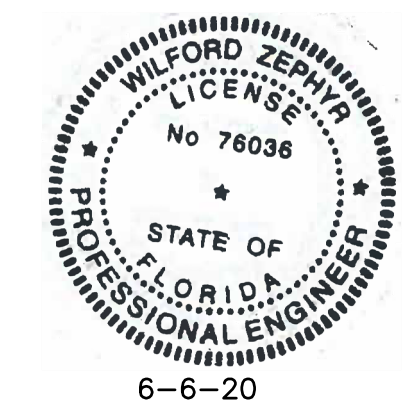
- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



TYPE III SILT FENCE
N.T.S.

EROSION & SEDIMENT CONTROL PLAN

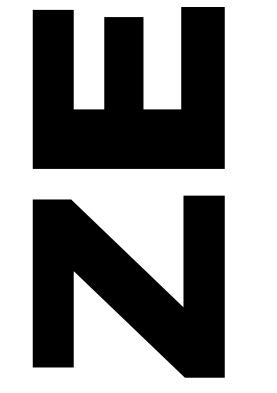
SCALE: 1"=20'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	DESCRIPTION

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



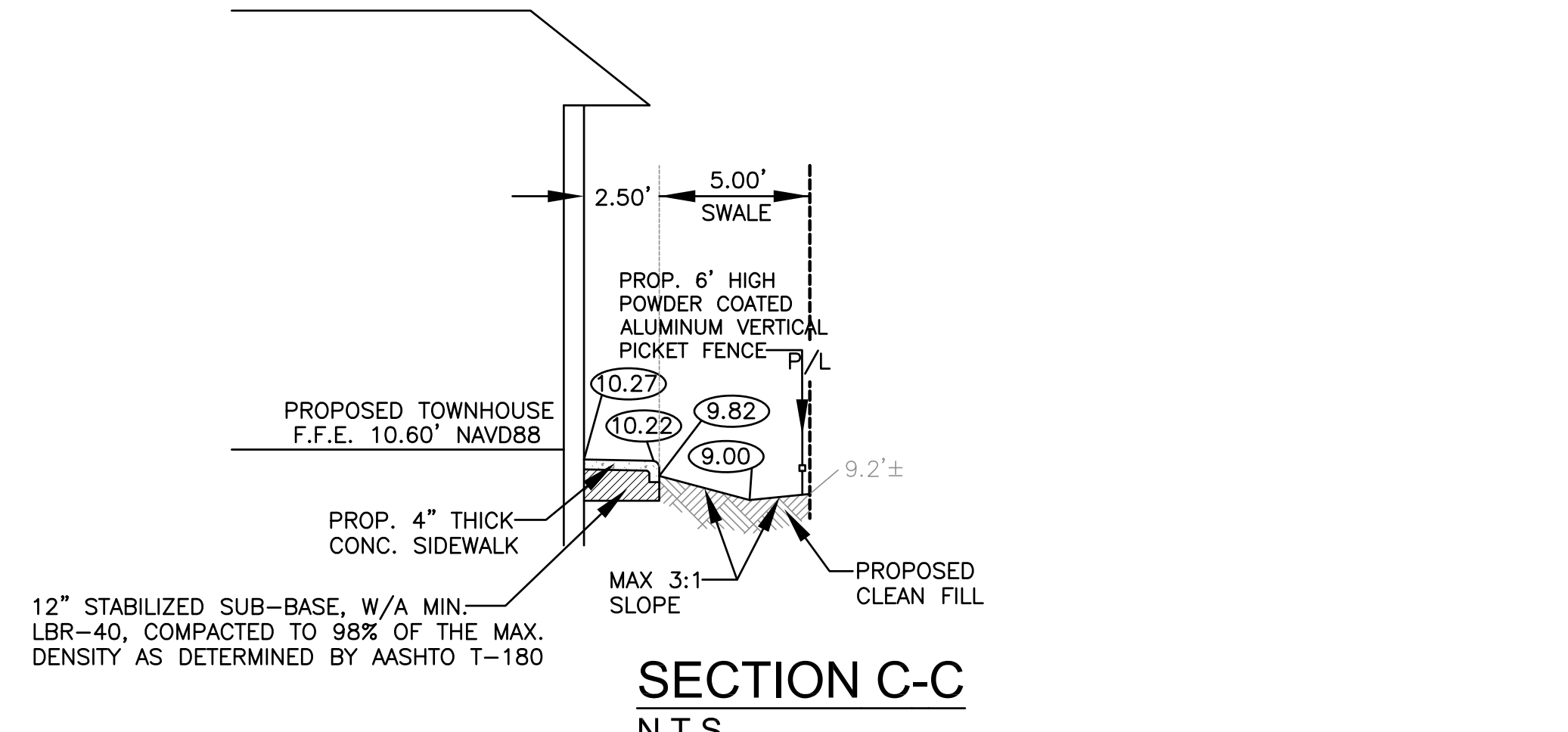
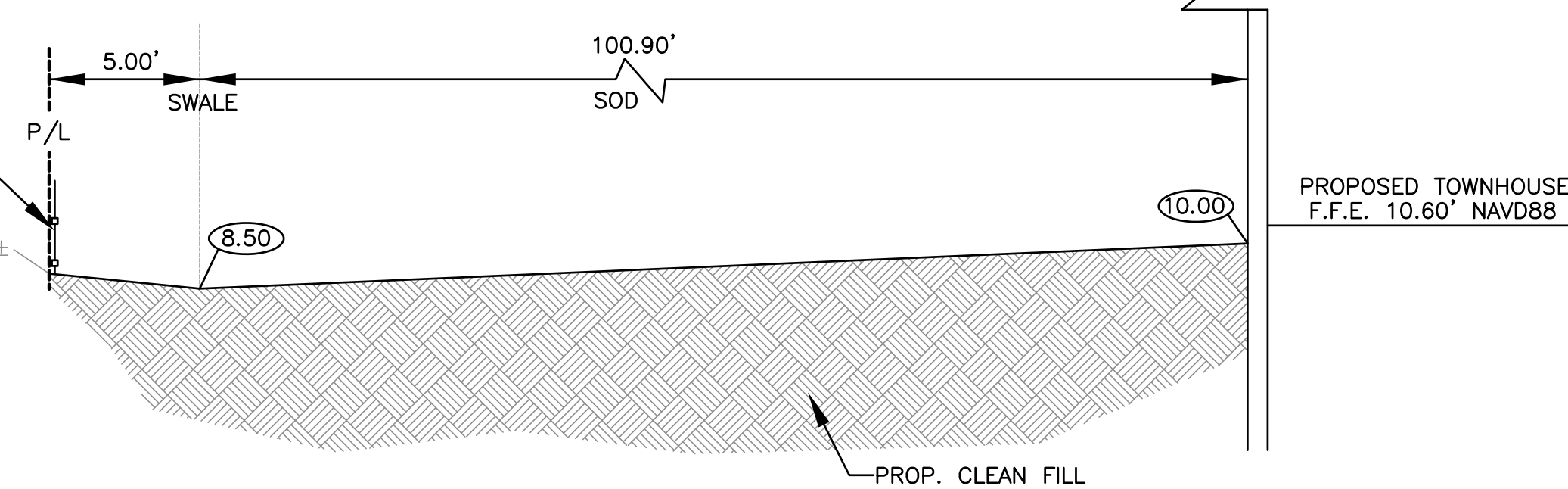
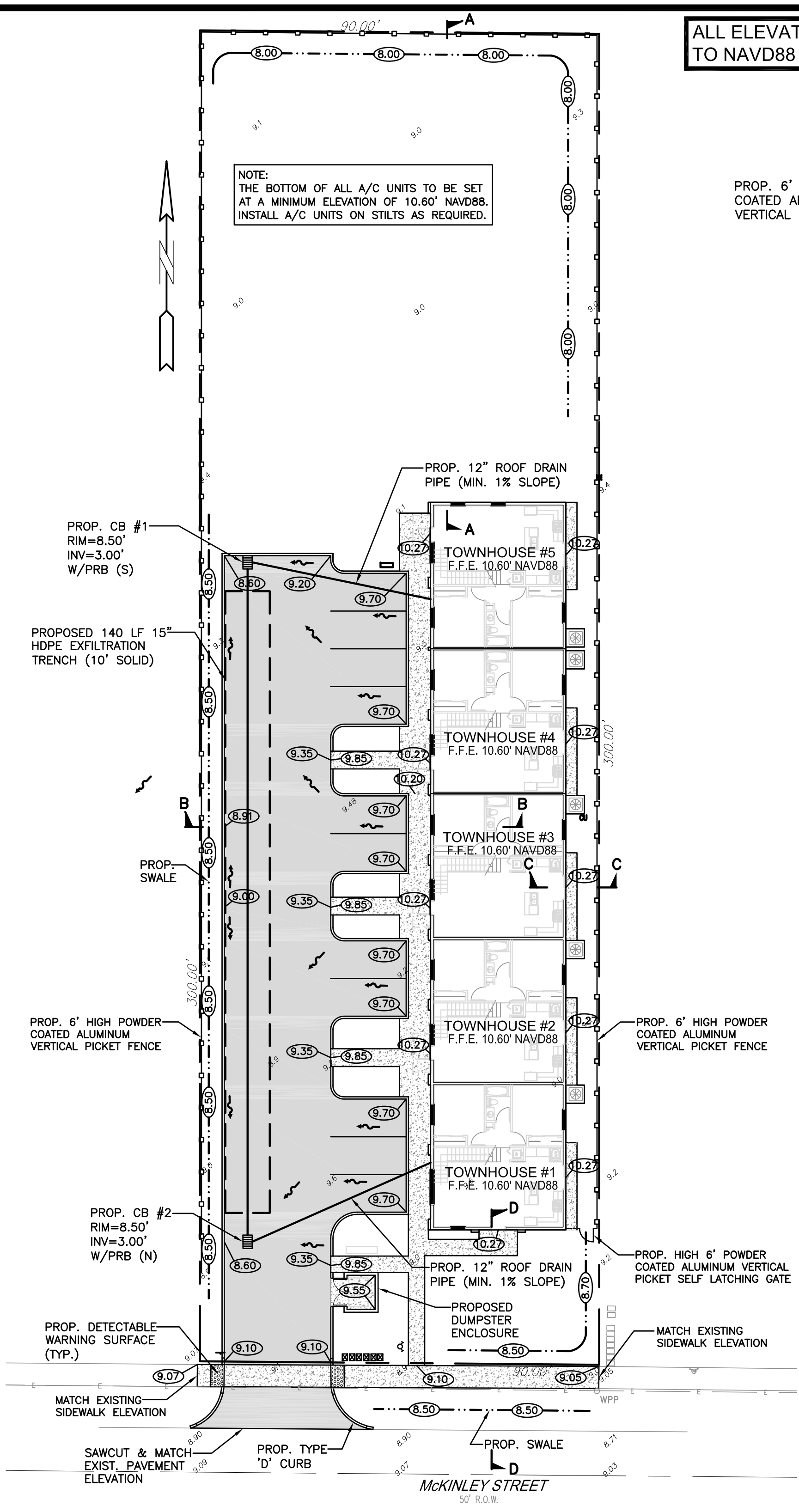
McKINLEY TOWNHOMES
5623 McKINLEY STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 5/28/20
SCALE: 1"=20'
SHEET NO.: C1
1 OF 6
PROJECT NO.: 20-25

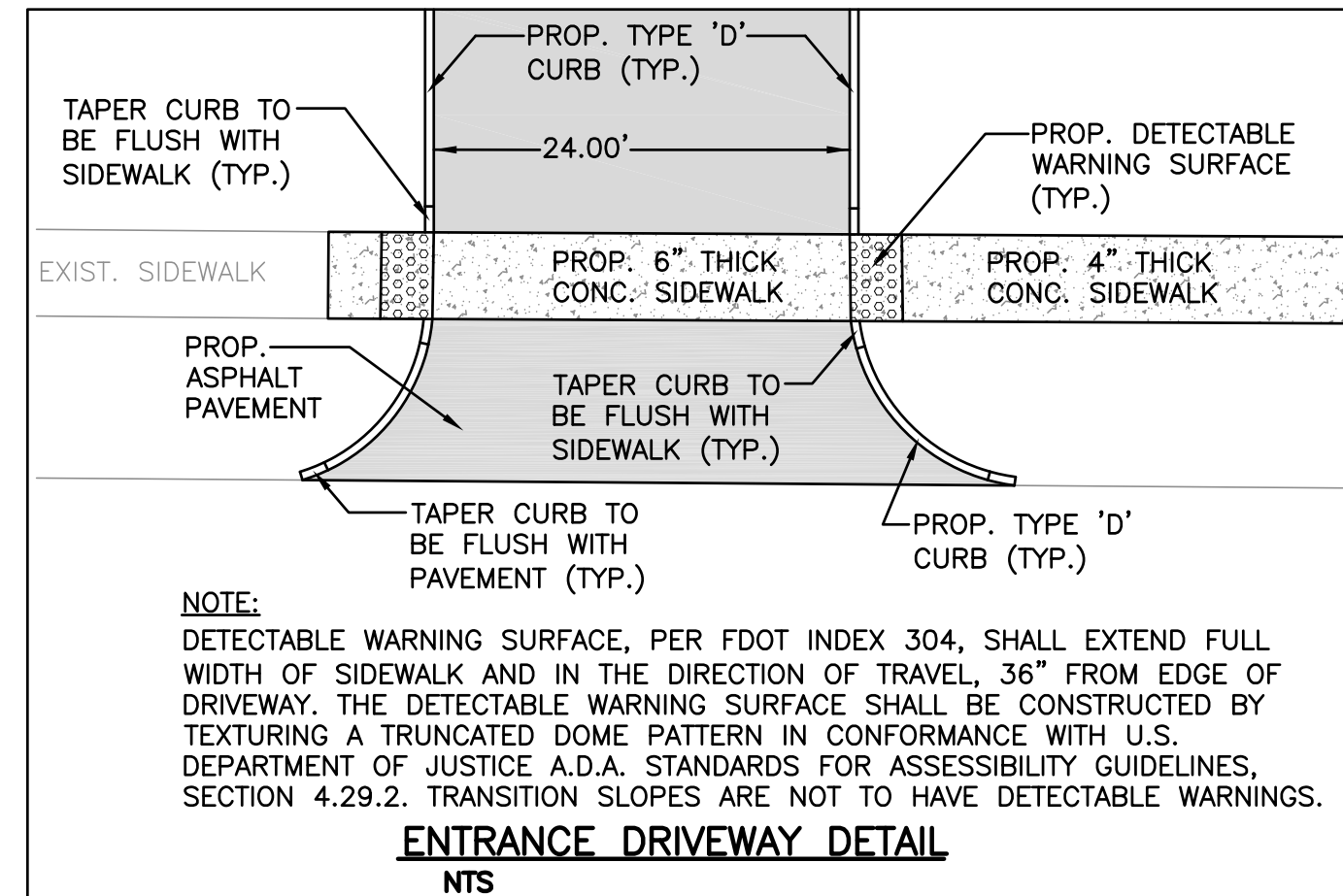
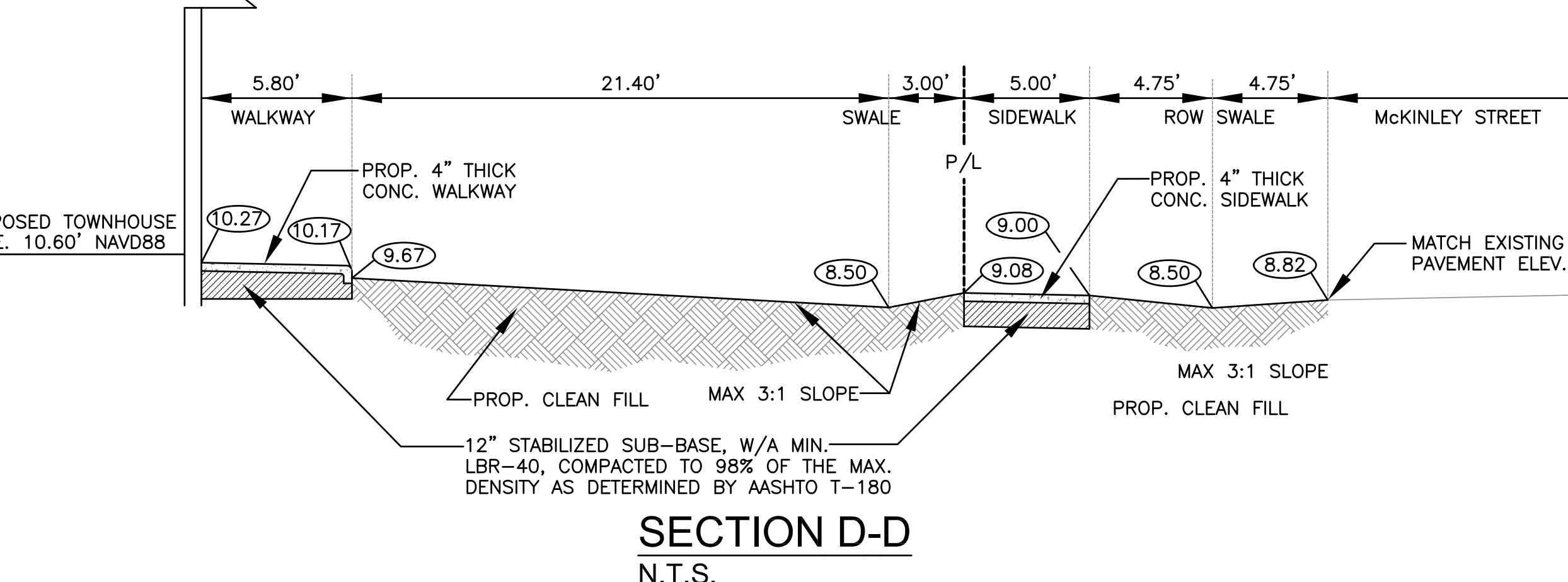
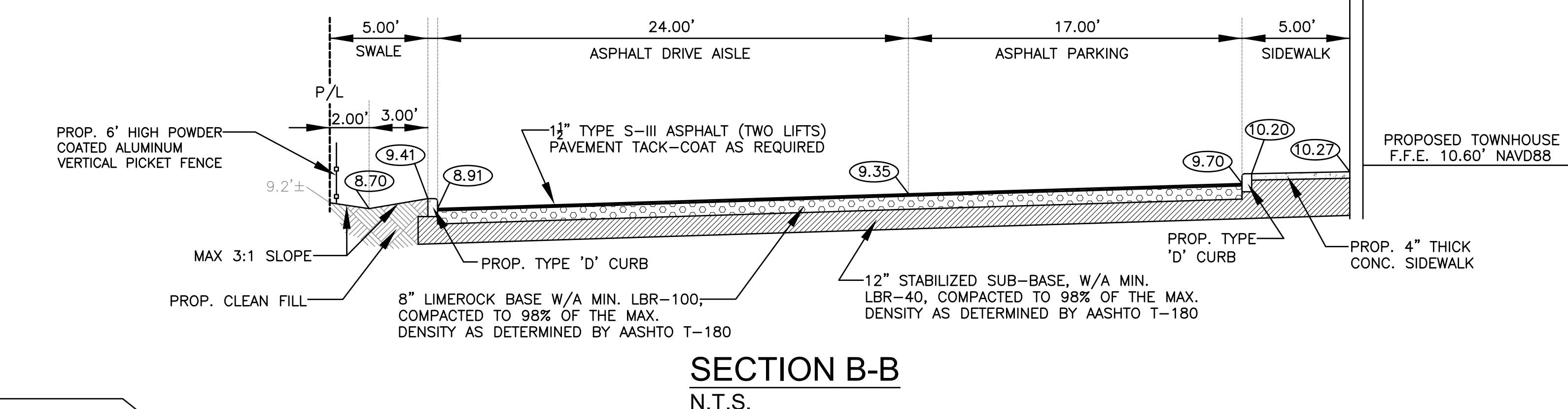
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM
 WATER TABLE ELEVATION=2.0' NAVD88 (PER BROWARD COUNTY FUTURE WATER TABLE MAP)

LEGEND

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



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



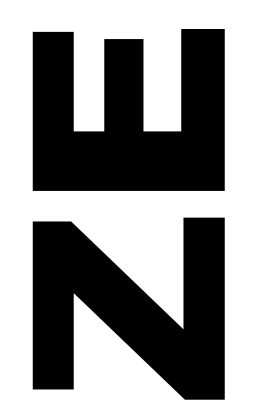
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PAVING, GRADING & DRAINAGE PLAN
 SCALE: 1"=20'

NO.	DATE	DESCRIPTION

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 HOLLYWOOD, FL 33020

P.E.#:76036
 DATE: 5/28/20
 SCALE: 1"=20'
 SHEET NO.: C2
 2 OF 6
 PROJECT NO.: 20-25

GENERAL CONDITION NOTES :

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
 FLORIDA POWER & LIGHT CO., CONSTRUCTION
 BELLSOUTH
 COMCAST
 TECO
 LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
 UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

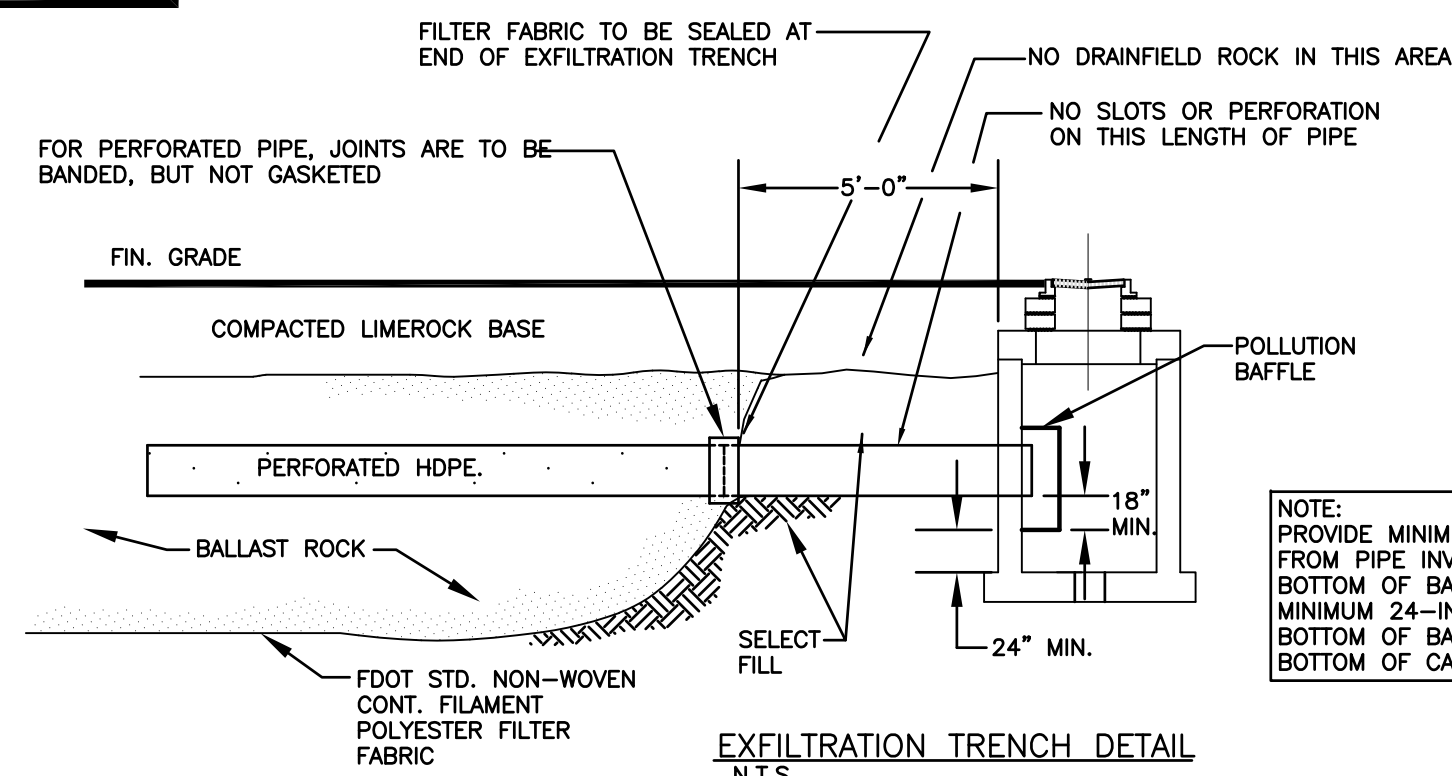
- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT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

- ASPHALT -
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

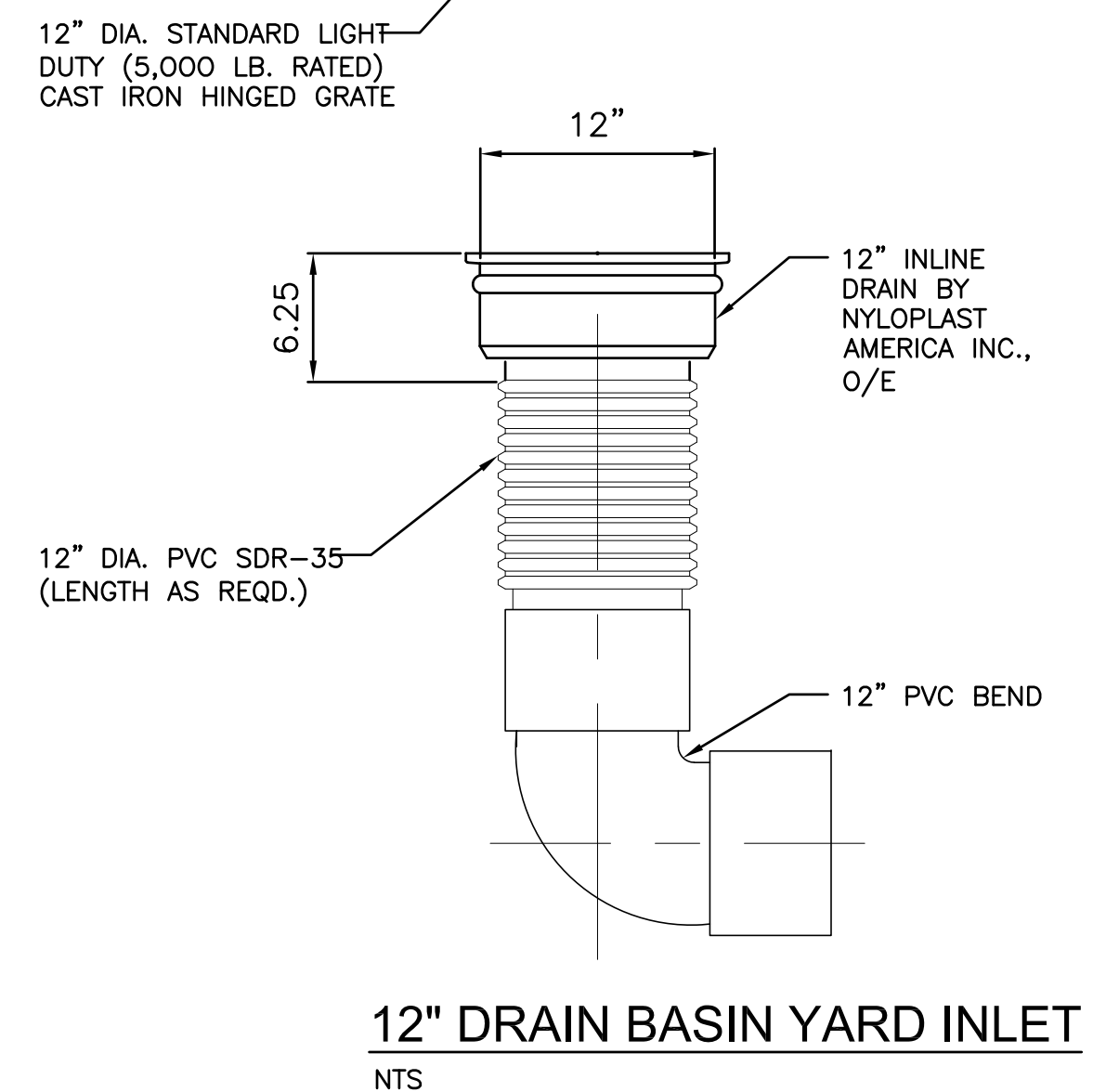
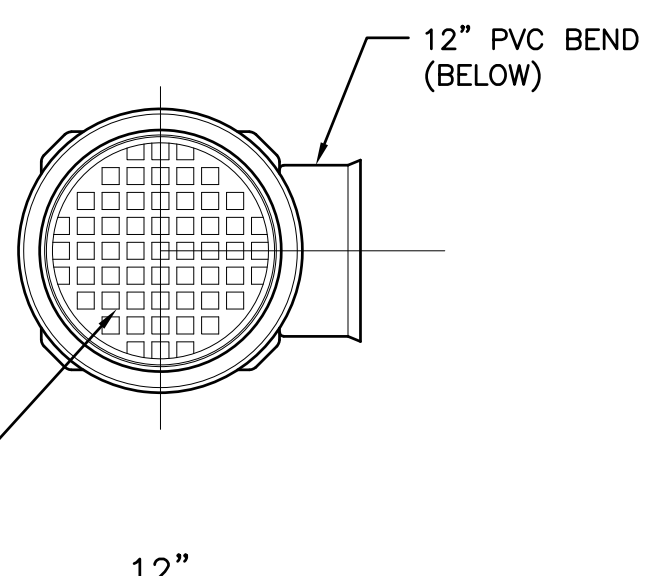
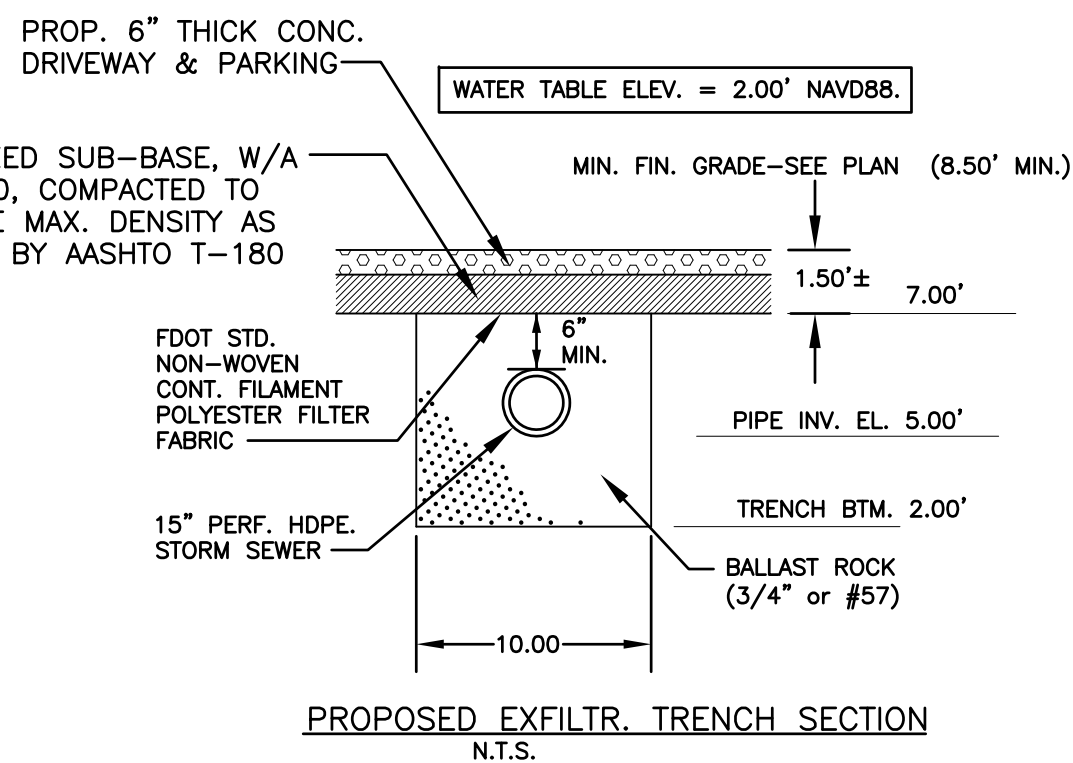
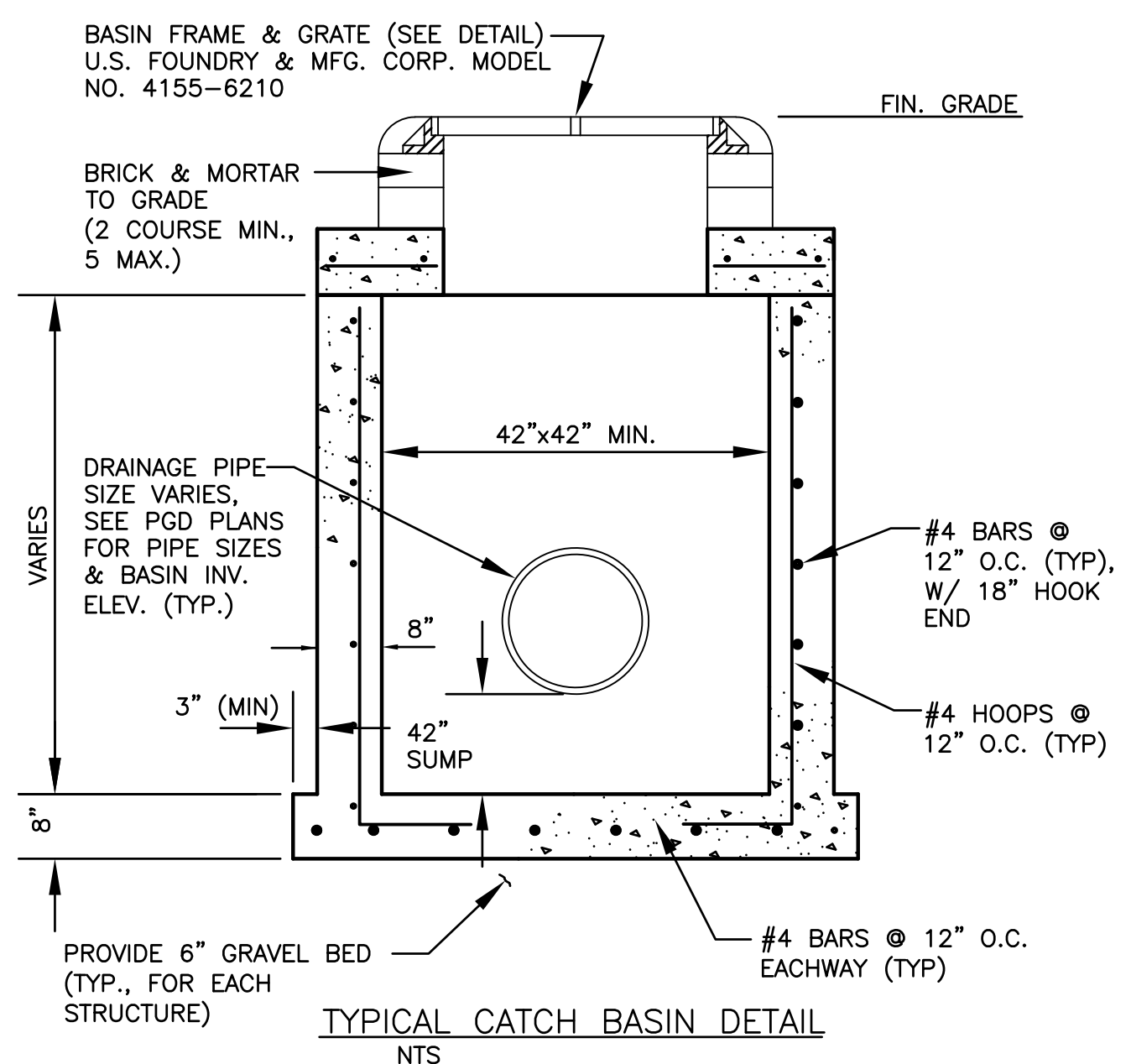
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

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

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



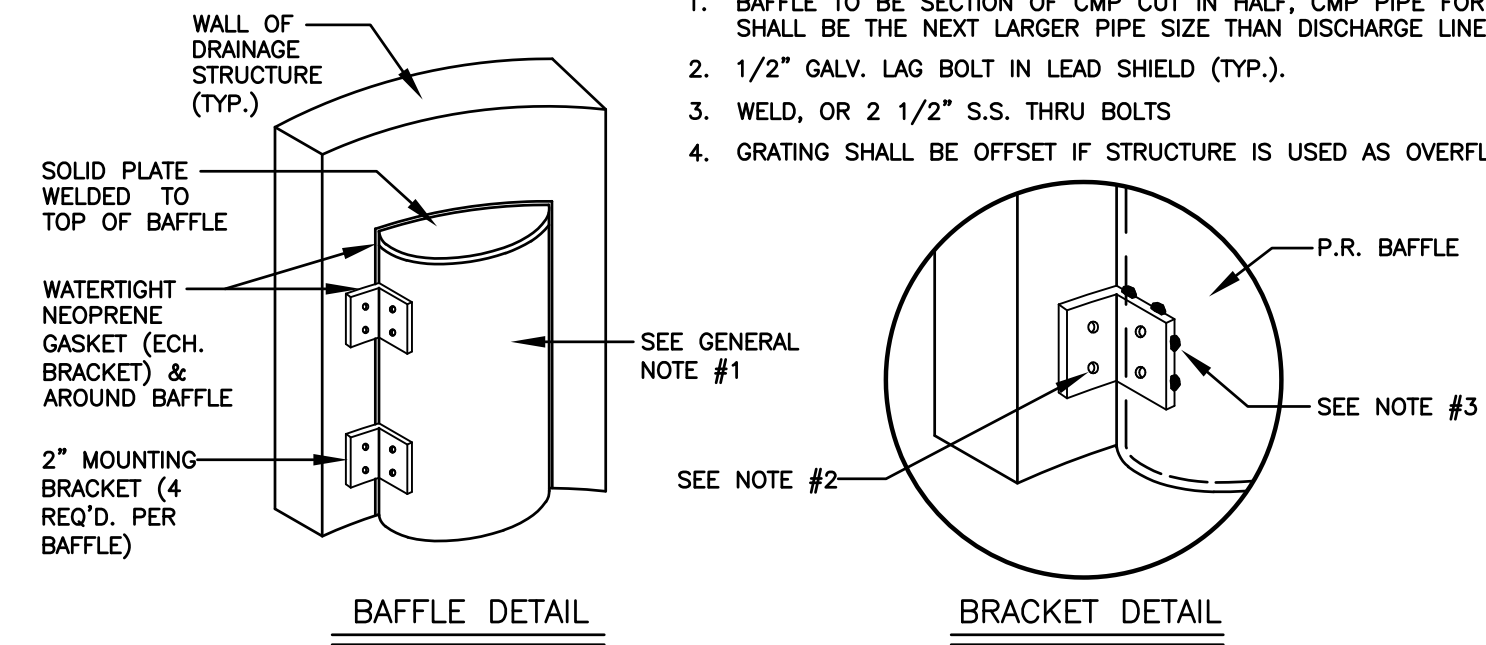
NOTE: PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE, PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



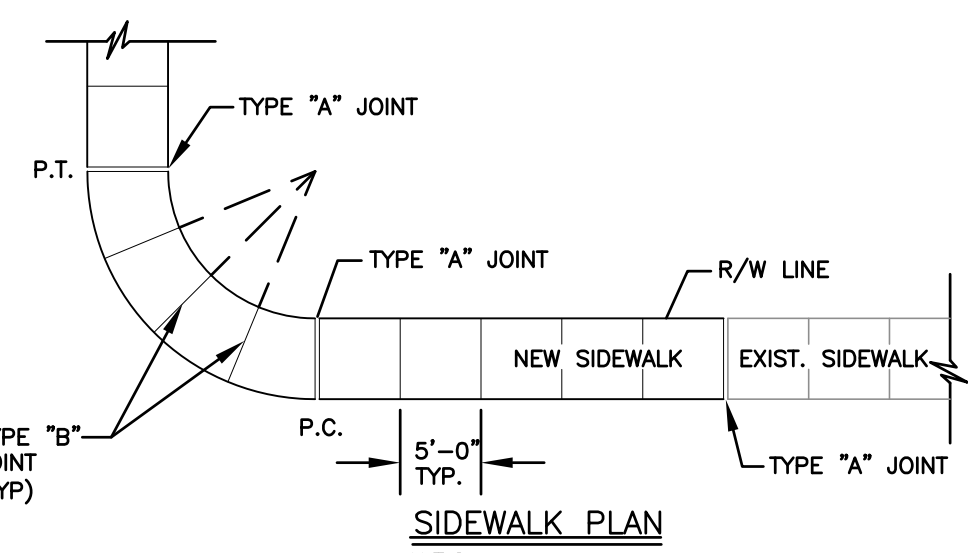
12" DRAIN BASIN YARD INLET N.T.S.

GENERAL NOTES :

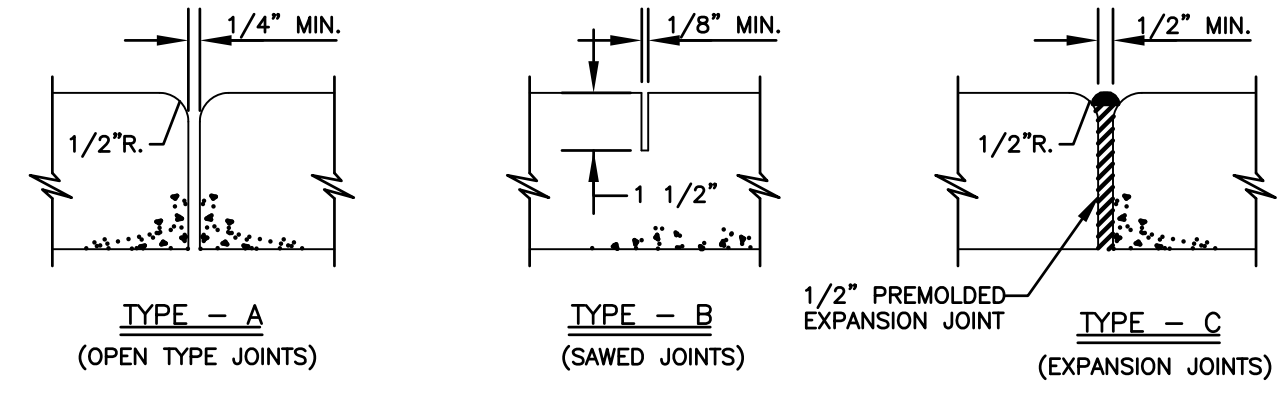
- BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
- 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
- WELD, OR 2 1/2" S.S. THRU BOLTS
- GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



POLLUTION RETARDANT BAFFLE DETAIL N.T.S.



SIDEWALK PLAN N.T.S.



TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

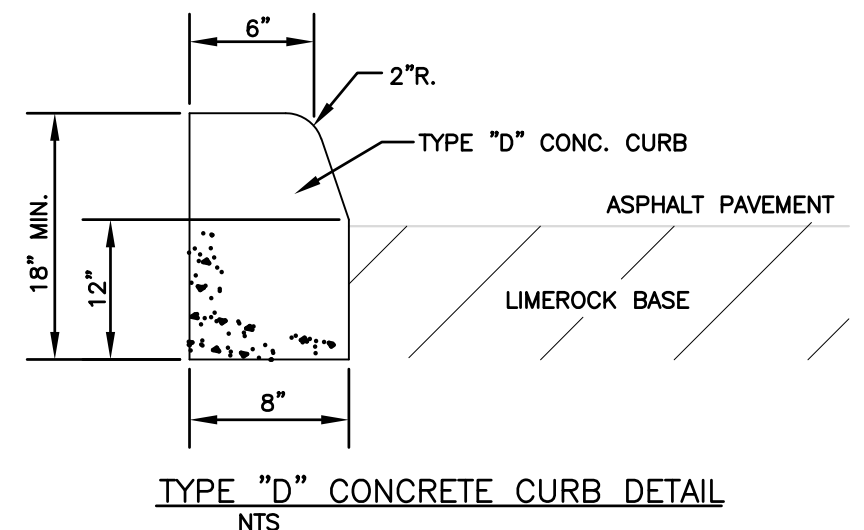
SIDEWALK JOINTS N.T.S.

TABLE OF SIDEWALK JOINTS

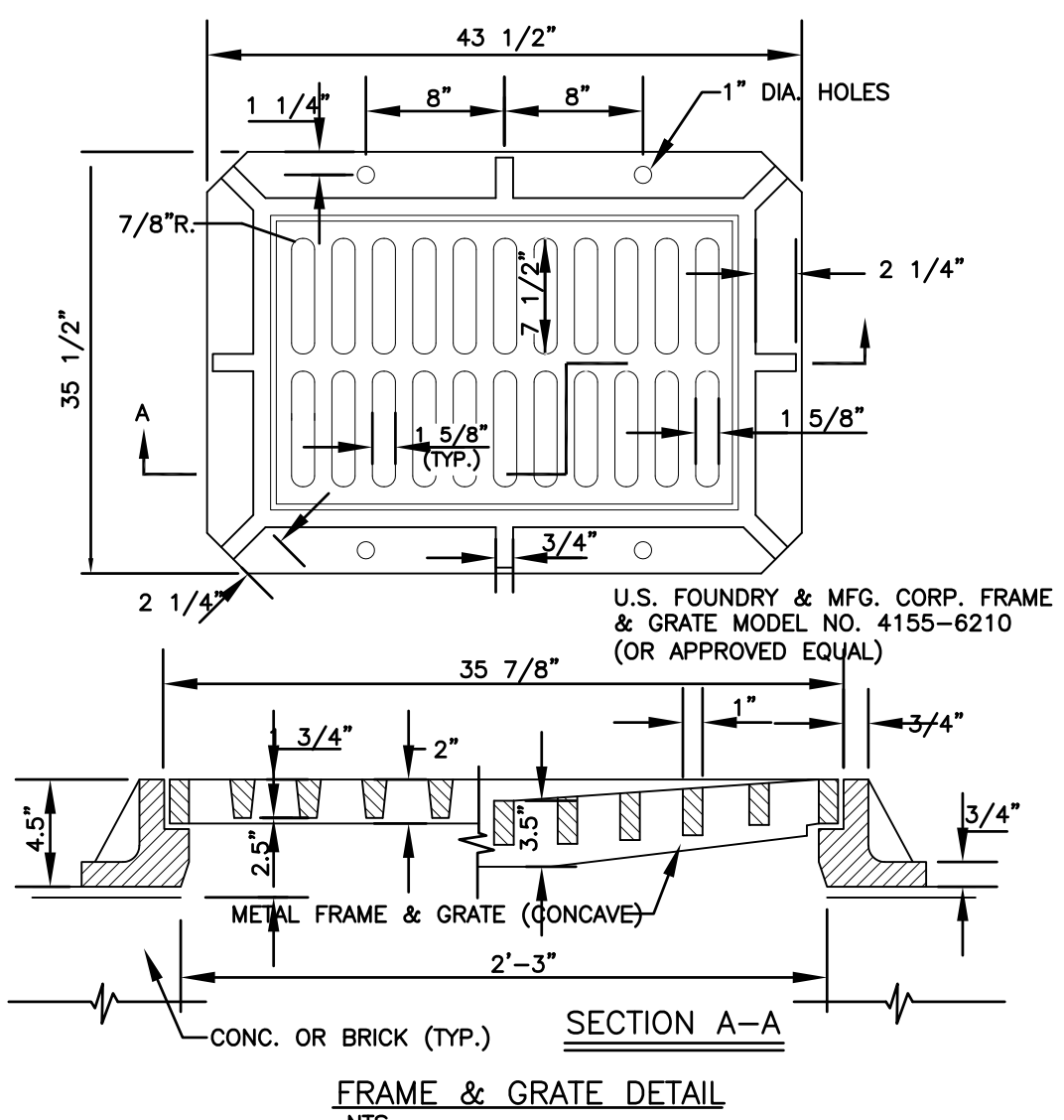
TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

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

SIDEWALK DETAIL N.T.S.



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



FRAME & GRATE DETAIL N.T.S.



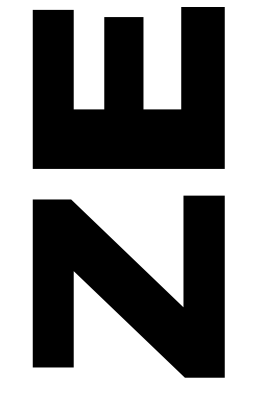
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CIVIL DETAILS
SCALE: N.T.S.

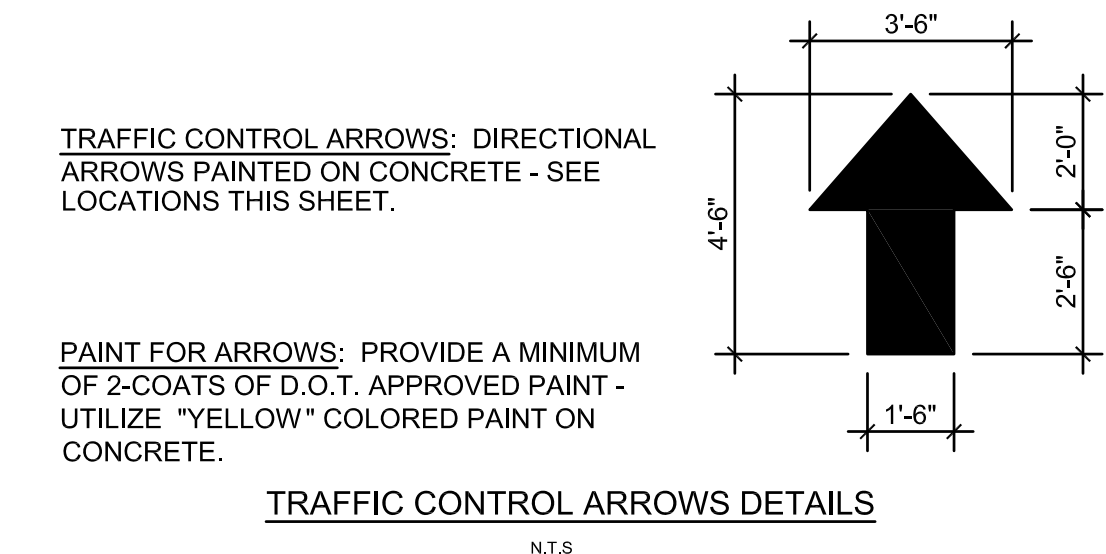
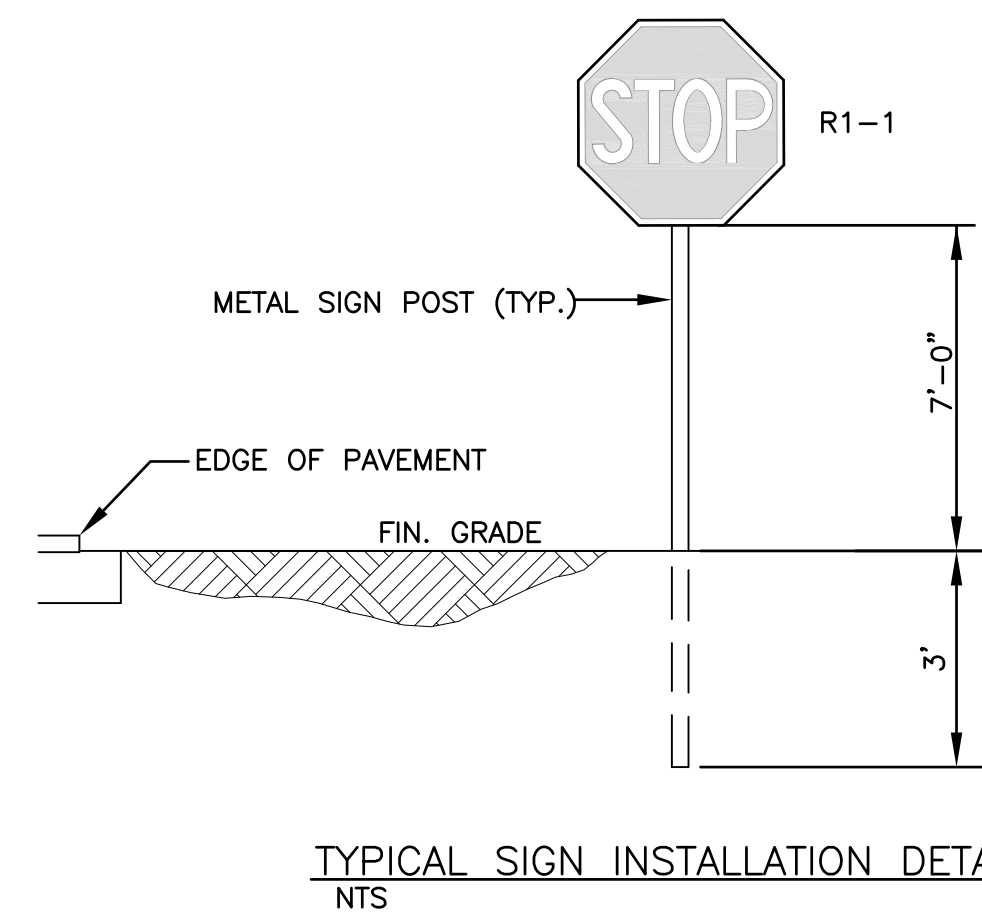
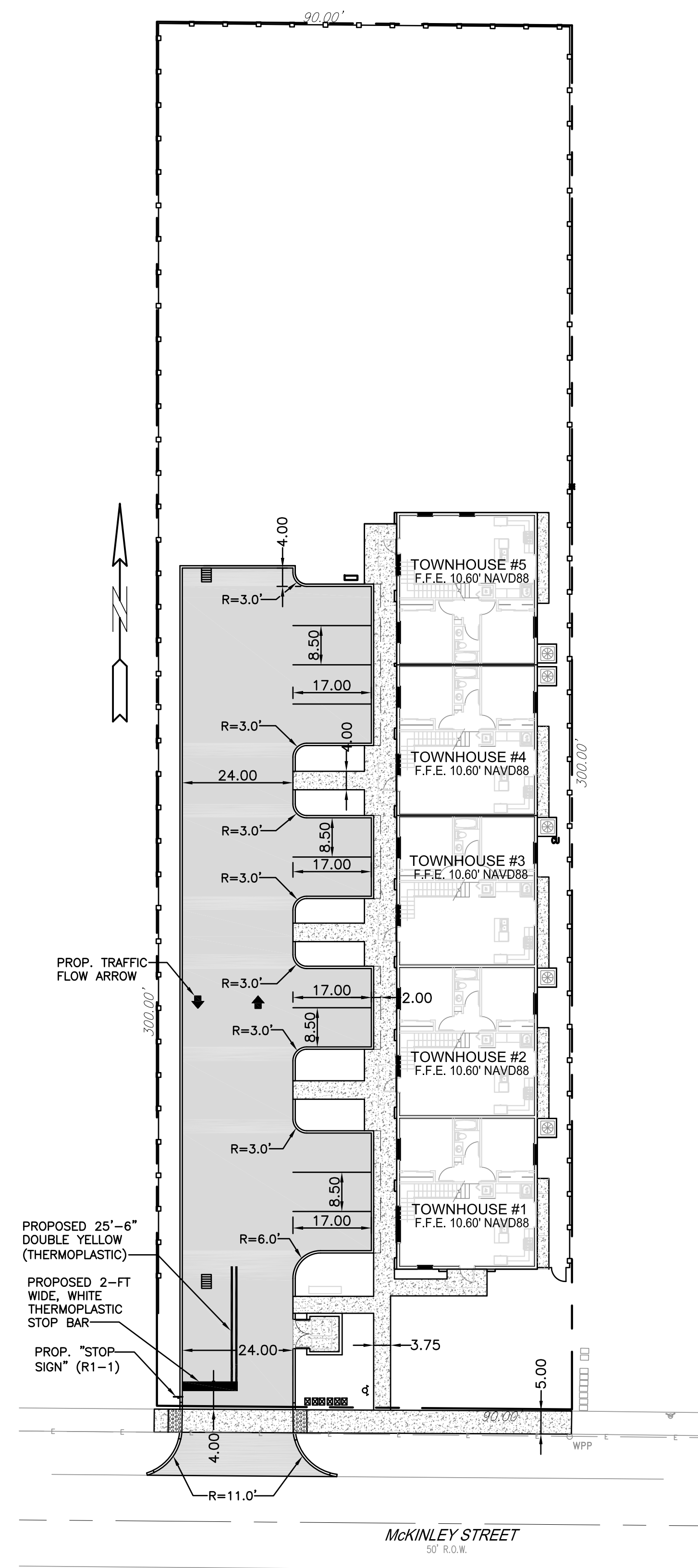
NO.	DATE	DESCRIPTION

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 wzephyr@zeng.com
 CA#: 31158



McKINLEY TOWNHOMES
 5623 McKINLEY STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 5/28/20
 SCALE: N.T.S.
 SHEET NO.: C3
 3 OF 6
 PROJECT NO.: 20-25

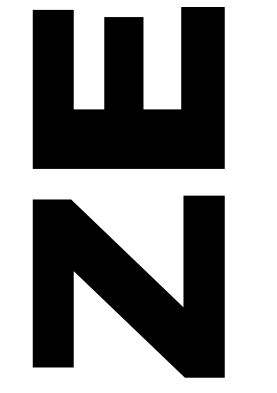


LEGEND

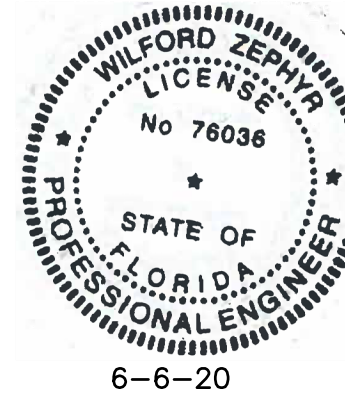
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING BFP DEVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

REVISIONS	
NO.	DESCRIPTION

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 wzephyreng@gmail.com
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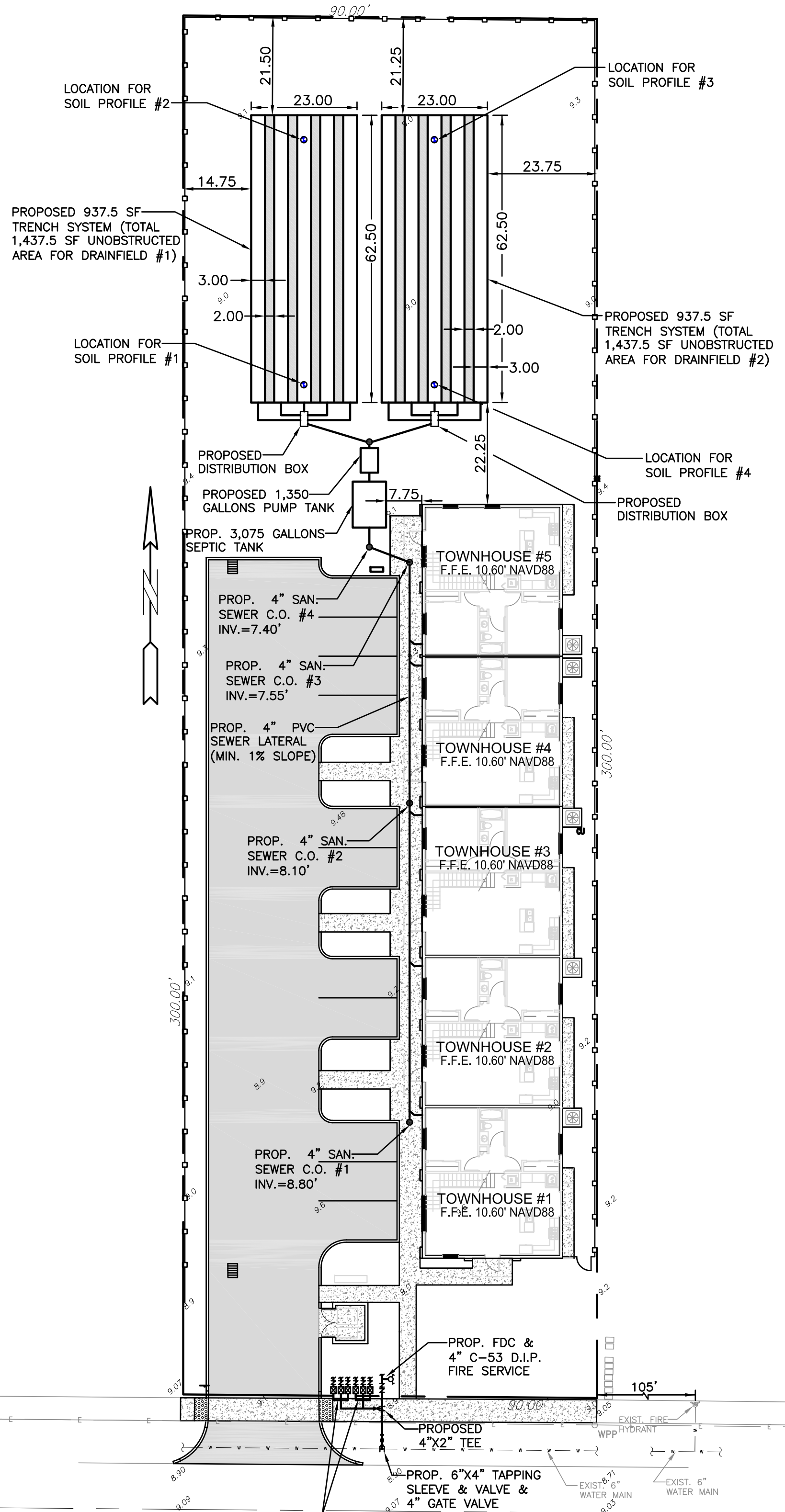
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PAVEMENT MARKINGS & SIGNAGE PLAN
 SCALE: 1"=20'

P.E.#: 76036
 DATE: 5/28/20
 SCALE: 1"=20'
 SHEET NO.: **C4**
 4 OF 6
 PROJECT NO.: 20-25



PROP. (3) METER INSTALLATION PER DETAIL W-06. METER SCHEDULE AS FOLLOWS:

- (5) 1" DOMESTIC METERS W/ DUAL IN-LINE CHECK VALVE (FOR TOWNHOUSE UNITS)
- (1) 1" IRRIGATION METER W/ PVB

LEGEND

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

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

SEPTIC TANK & DRAINFIELD NOTES:

- ON-SITE SEWAGE DISPOSAL SYSTEM INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 64E-6 OF FLORIDA ADMINISTRATIVE CODE (FAC) STANDARDS FOR ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
- THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES OR ACROSS THE STREET THAT MAY AFFECT THE ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM INSTALLATION.
- PROVIDE MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND PROPOSED SEWER LATERALS & DRAINFIELD.
- PROVIDE MINIMUM 10' SEPARATION FROM EDGE OF PROPOSED DRAINFIELD TO ANY ON-SITE SWALES OR RETENTION AREAS.
- THIS DESIGN ASSUMES EXISTING LOAMY SAND, SANDY LOAM, COARSE SANDY LOAM & FINE SAND AT DRAINFIELD & RESERVE AREA. AT DRAINFIELD & DRAINFIELD RESERVE AREA, CONTRACTOR TO REMOVE EXISTING SOIL TO THE DEPTH OF THE WATER TABLE, AND REPLACE WITH LOAMY SAND, SANDY LOAM, COARSE SANDY LOAM & FINE SAND. THE REPLACED FILL MUST BE COMPACTED TO THE COMPACTION OF THE EXISTING SURROUNDING SOIL. CONSULT WITH GEOTECHNICAL ENGINEER AS REQUIRED FOR FILL SELECTION.
- DRAINFIELD SYSTEM MUST BE INSTALLED A MINIMUM OF 100' FROM EXISTING WATER WELLS.

SITE DATA:

- SITE AREA: 27,000 SF = 0.62 ACRES
- FIVE 3-BEDROOM DWELLING UNITS. EACH DWELLING UNIT HAS AN UNDER AIR AREA OF 1,426 SF

SEPTIC TANK & DRAINFIELD CALCULATIONS:

- 300 GPD FOR EACH DWELLING UNIT
- ADD 60 GPD PER ADDITIONAL BEDROOM OR ADDITIONAL 750 SF, OR FRACTION THEREOF
- ADD 75 GPD PER DWELLING UNIT FOR SEPTIC TANK SIZING (TWO DWELLING UNITS PROPOSED)

DESIGN FLOW = 5X(300 GPD/DWELLING UNIT) = 1,500 GPD

TOTAL FLOW FOR DRAINFIELD SIZING = 1,500 GPD

SEPTIC TANK SIZING:

2,700 GALLON TANK REQUIRED FOR THE PROPOSED FLOW OF 1,500 GPD.

ADD 75 GAL./DWELLING UNIT FOR MULTIPLE DWELLING UNITS: 5X(75 GAL.) = 375 GAL.

REQUIRED SEPTIC TANK SIZE = 2,700 GAL. + 375 GAL. = 3,075 GAL.

(USE MINIMUM 3,075 GALLON CAPACITY SEPTIC TANK)

DRAINFIELD (TRENCH SYSTEM):

- (1,500 GPD) X (SF/0.8 GPD) = 1,875 SF (USE TWO 937.5 SF DRAINFIELD - TRENCH SYSTEM. EACH WITH UNOBSTRUCTED AREA OF 1,437.5 SF)

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

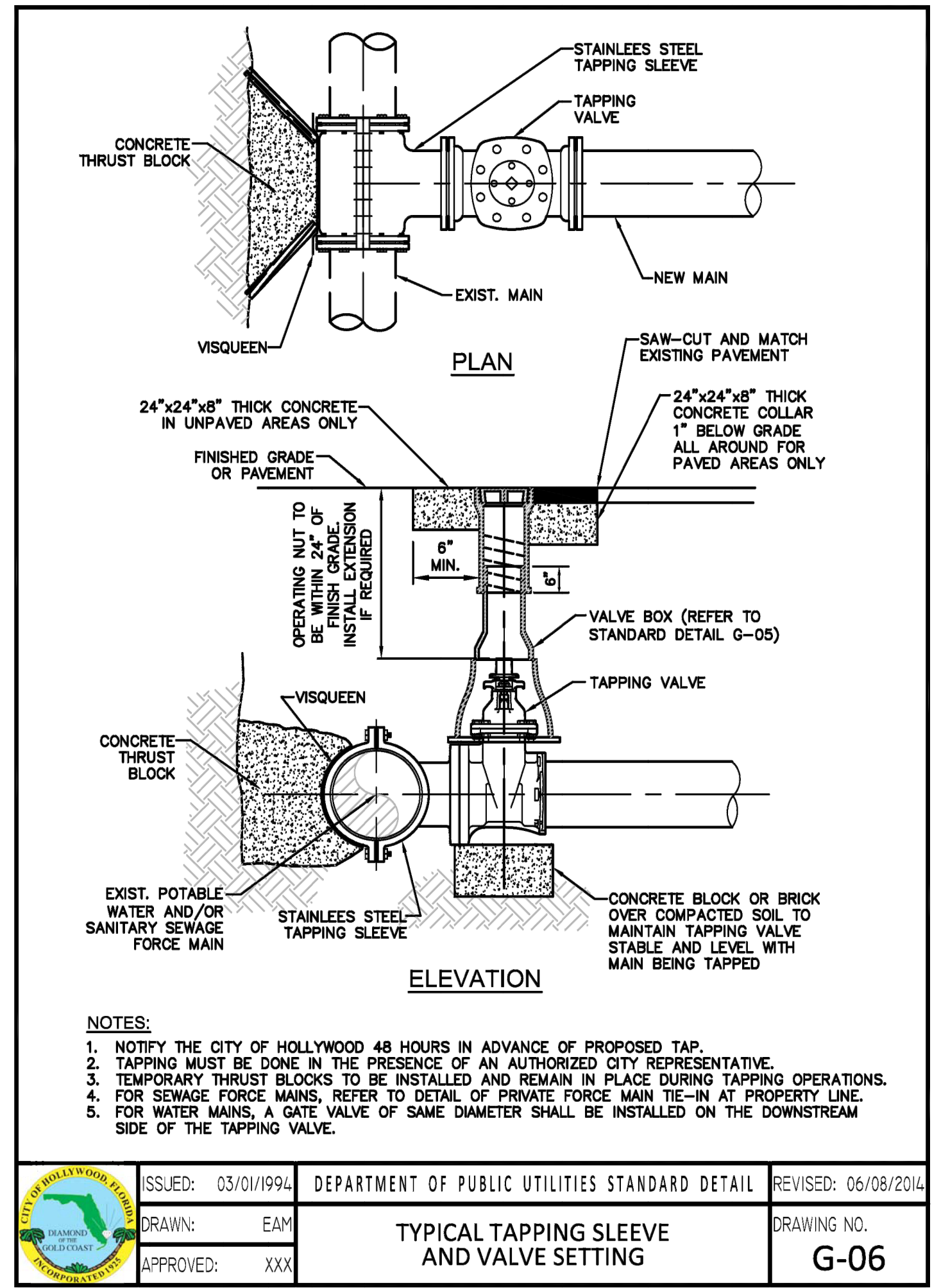
- 5 RESIDENTIAL UNITS

WATER DEMAND
(5 RESIDENTIAL UNITS) X (141 GPD/UNIT) = 705 GPD

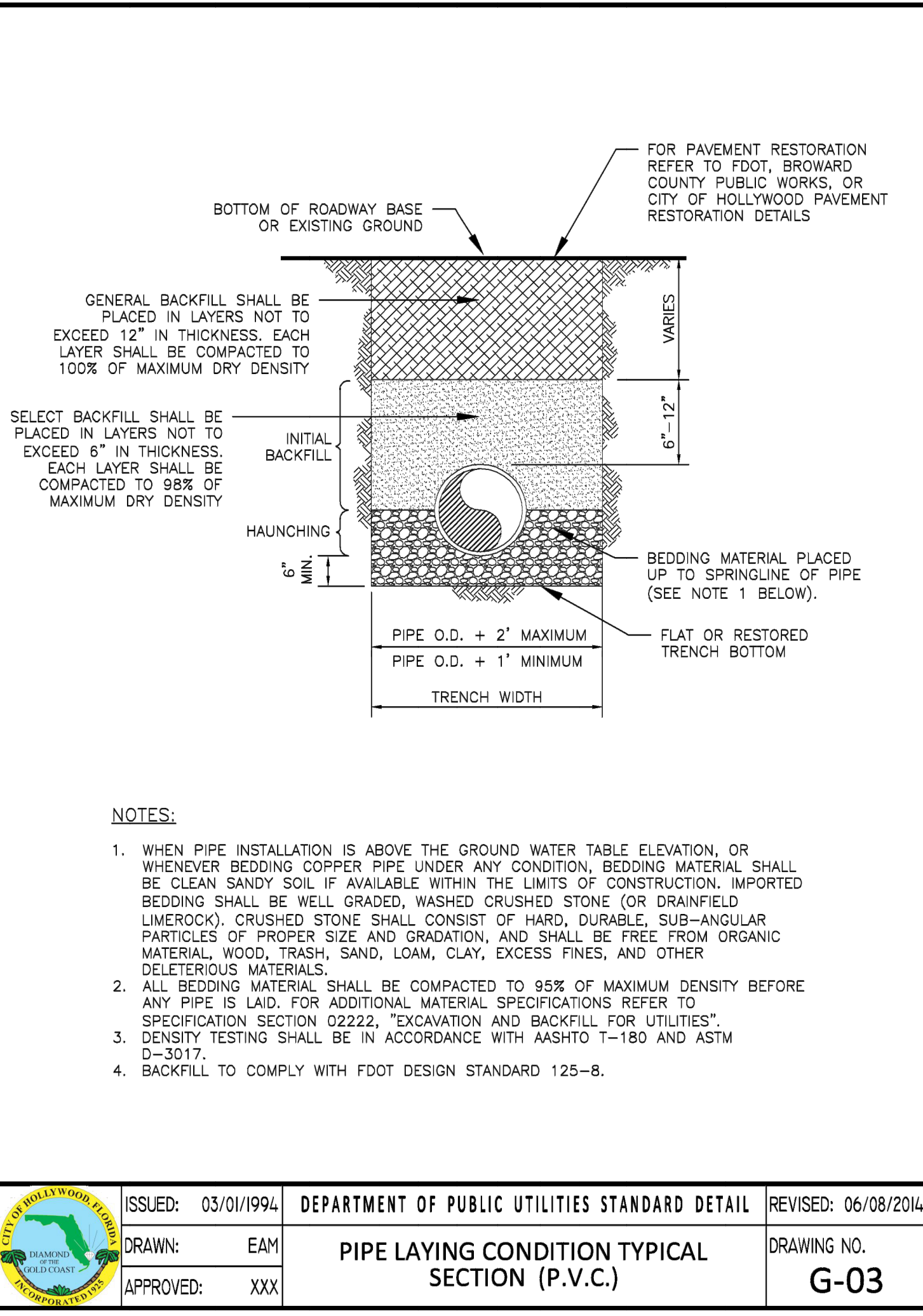
WASTEWATER DEMAND
(5 RESIDENTIAL UNITS) X (100 GPD/UNIT) = 500 GPD

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

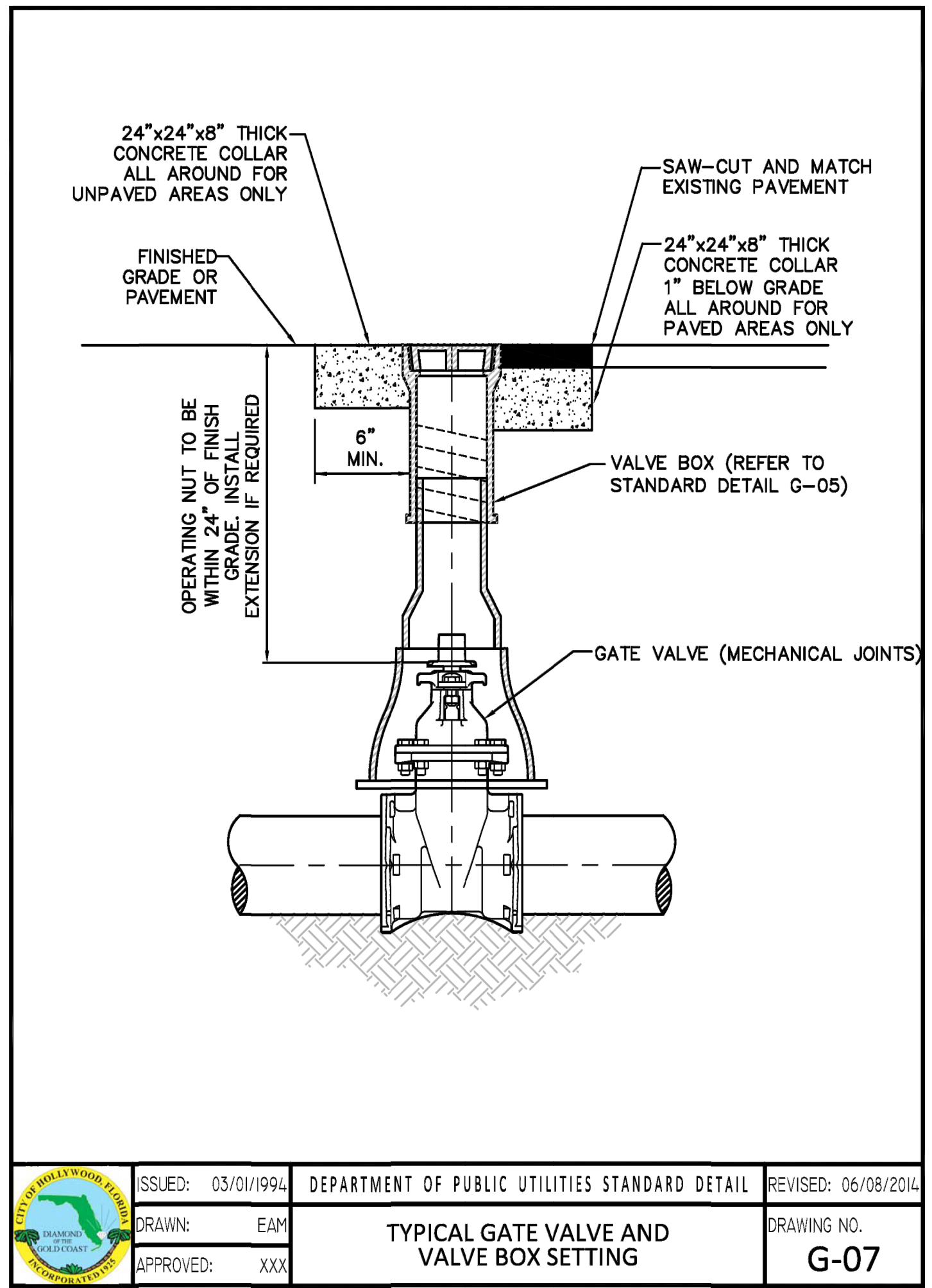
NOTE: UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.



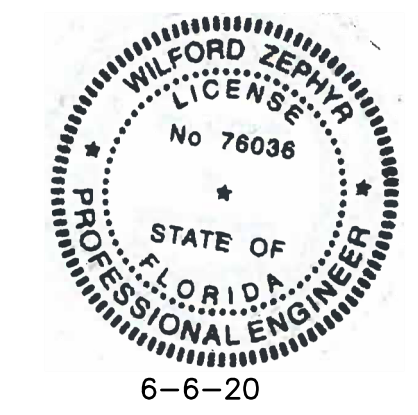
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		



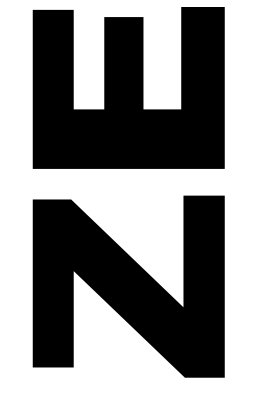
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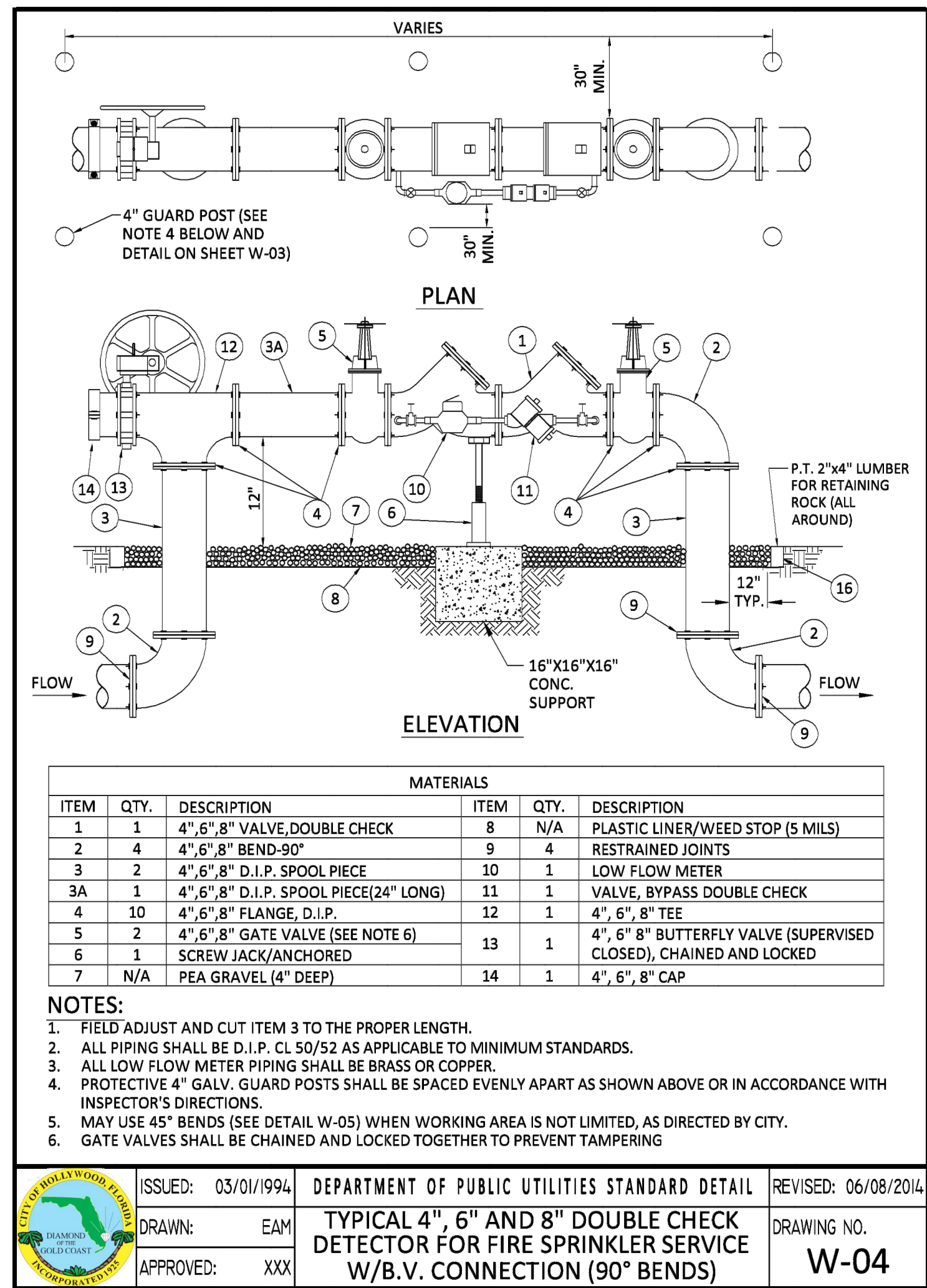
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 wzephyr@zephyr.com
 CA#: 31158



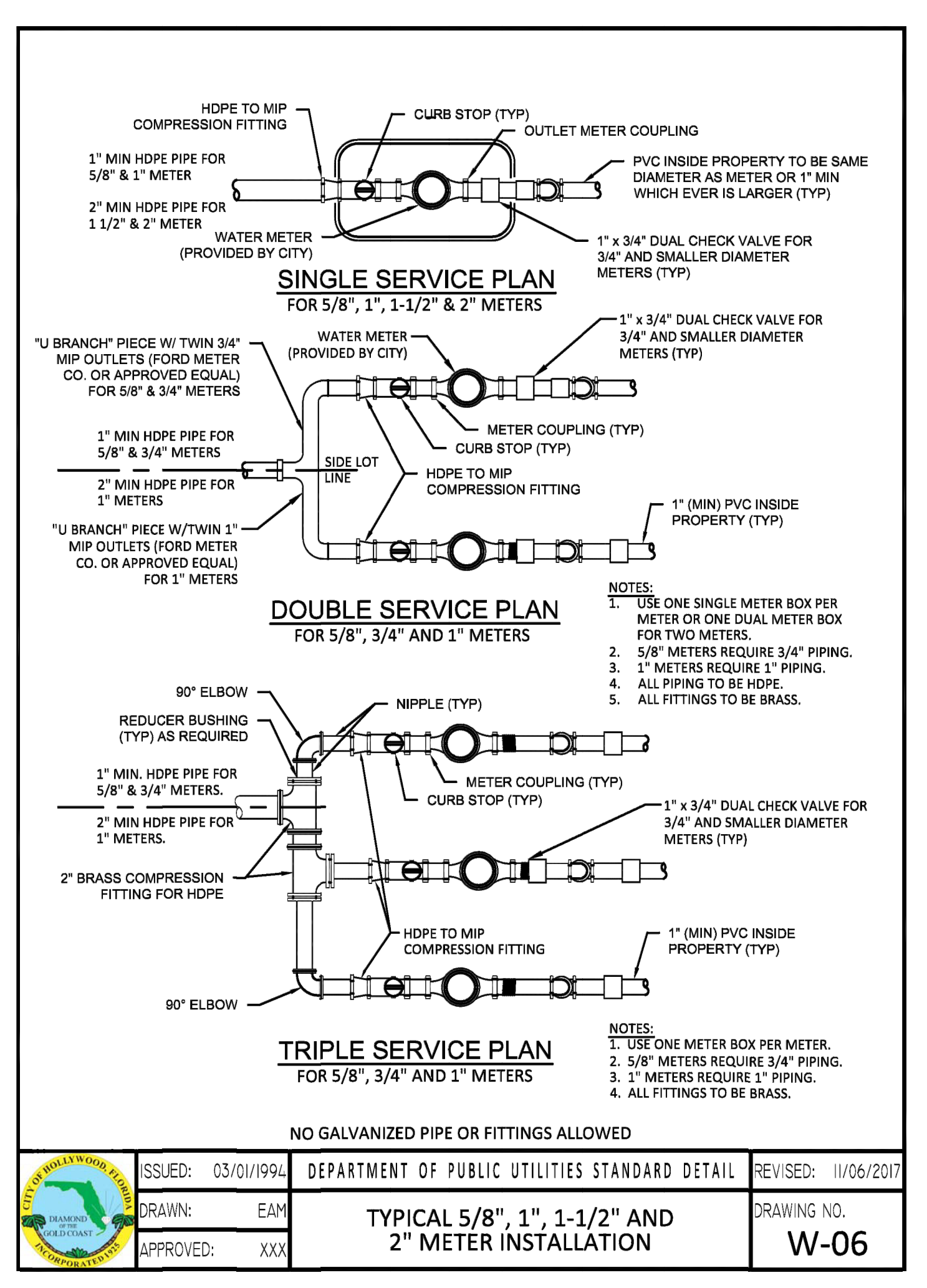
McKINLEY TOWNHOMES
 5623 McKINLEY STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 5/28/20
 SCALE: 1"=20'
 SHEET NO.: C5
 5 OF 6
 PROJECT NO.: 20-25

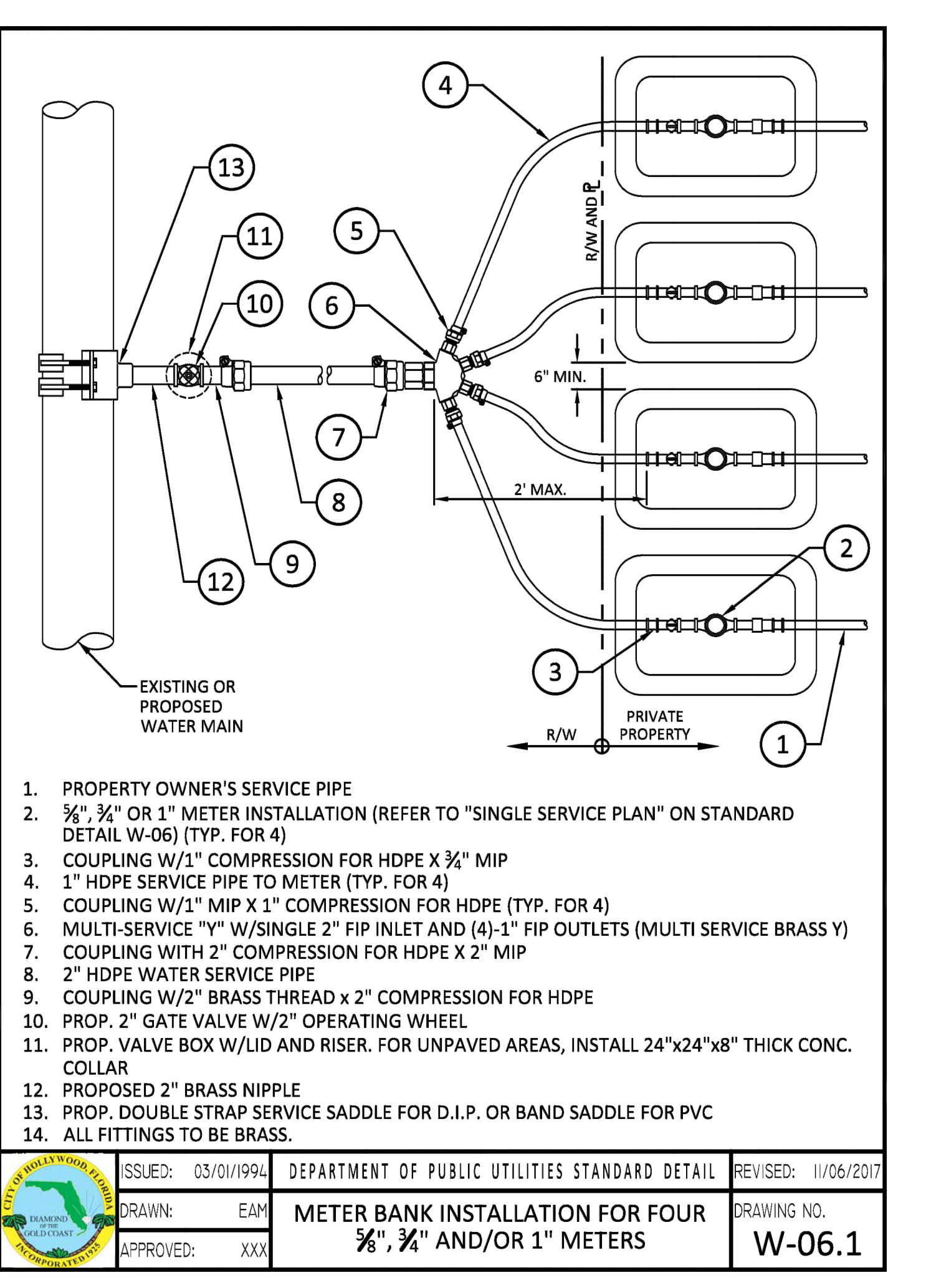
WATER & SEWER PLAN & DETAILS
 SCALE: 1"=20'



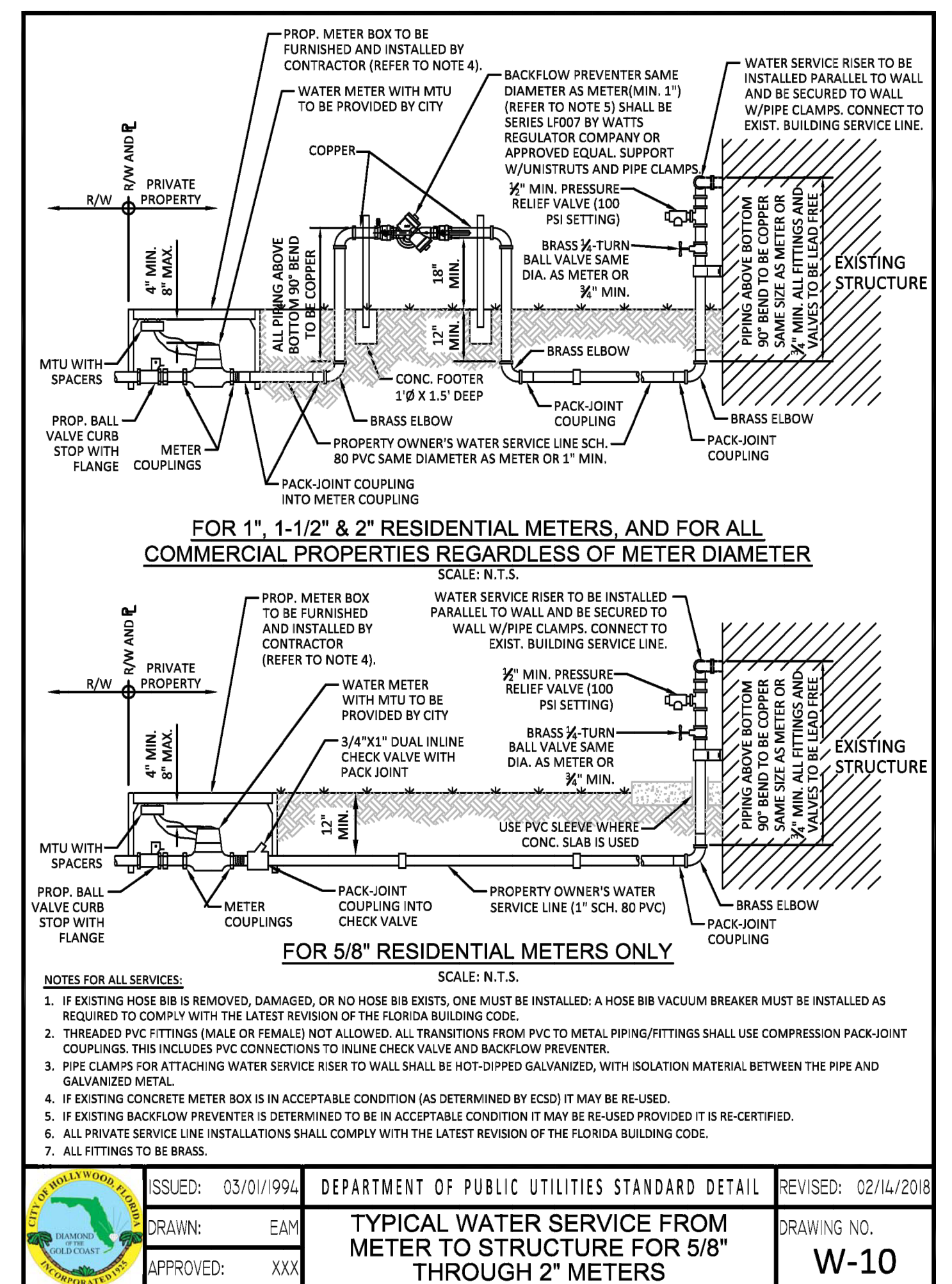
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



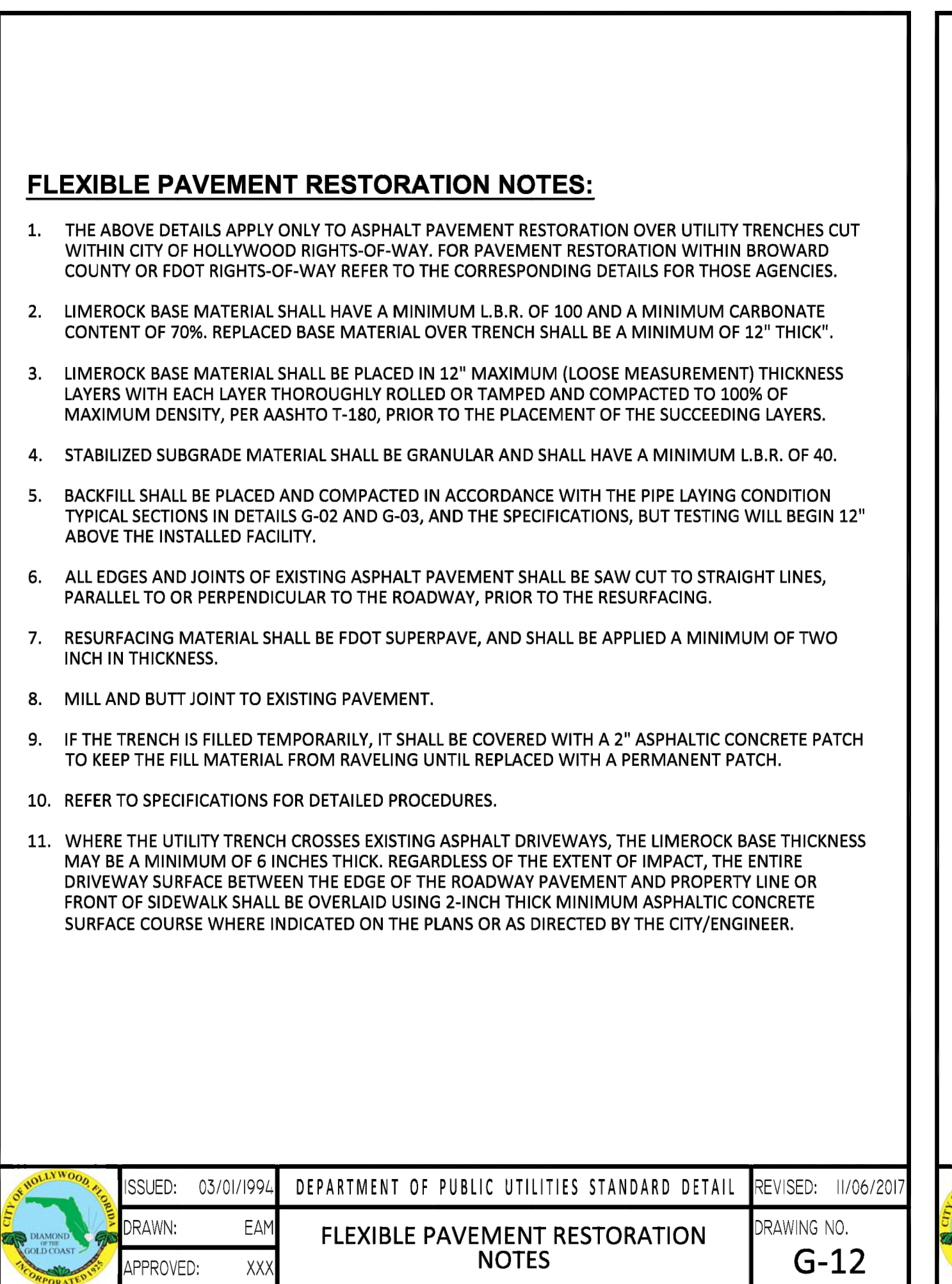
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



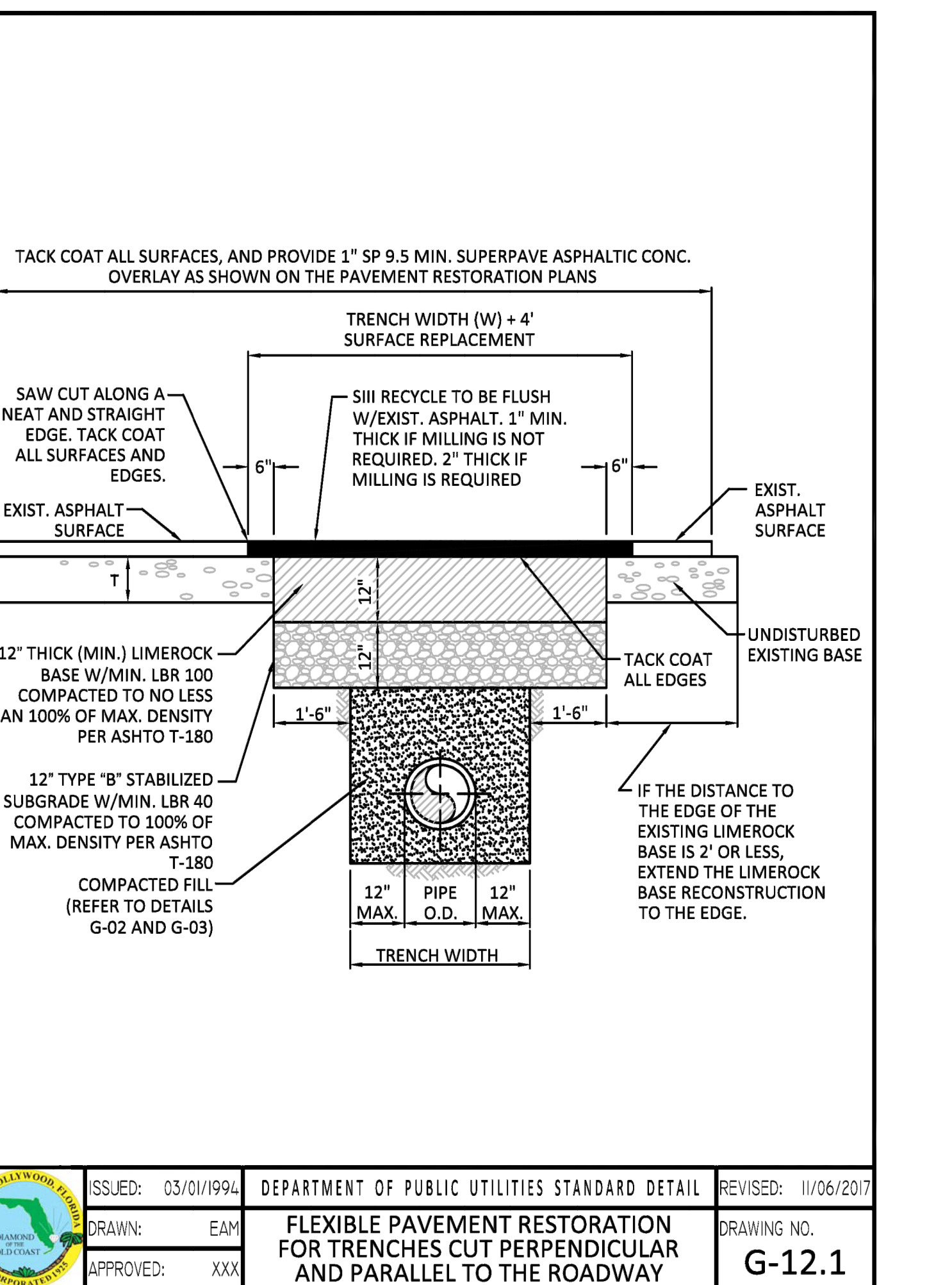
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR 5/8", 3/4" AND/OR 1" METERS	DRAWING NO. W-06.1
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



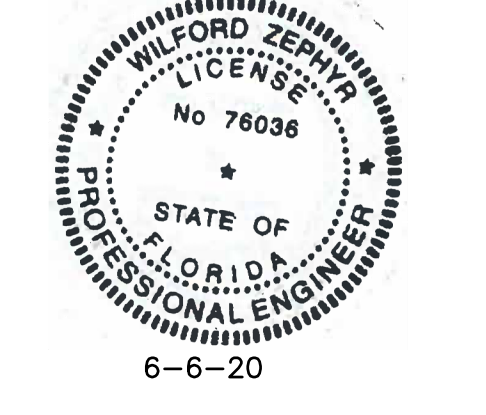
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

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WATER & SEWER DETAILS
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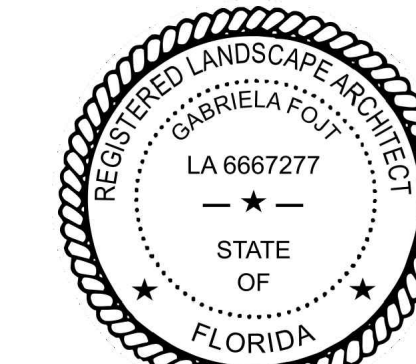
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NO.	DATE	DESCRIPTION

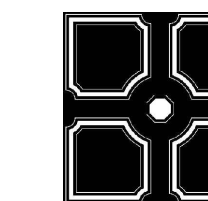
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CA#: 31158

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HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 5/28/20
SCALE: N.T.S.
SHEET NO.: C6
6 OF 6
PROJECT NO.: 20-25



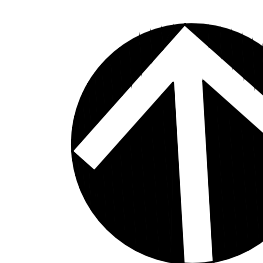
Gabriela Fojt



The Mirror of Paradise

Gabriela Fojt
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LC 26000628

3900 Galt Ocean Dr
Fort Lauderdale
FL 33308
Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE 1/16" = 1'-0"

DESIGNED BY GF

DRAWN BY GF

CHECKED BY GF

CAD DWG.

DATE 06.22.20

REVISIONS

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTAN
Ac	18	Adonia merrillii single / Christmas Palm single	8'CT matched	AS SHOWN	NO	HIGH
Co	2	Cananga odorata / Ylang-Ylang	16' OA	AS SHOWN	NO	HIGH
Cd	10	Coccoloba diversifolia / Pigeon Plum	12' OA 2" DBH	AS SHOWN	YES	HIGH
Cu	6	Coccoloba uvifera / Sea Grape	12' OA 2" DBH	AS SHOWN	YES	HIGH
Cn	12	Cocos nucifera / Coconut Palm	8'CT	AS SHOWN	NO	HIGH
Ps	1	Phoenix sylvestris / Wild Date Palm	8'CT	AS SHOWN	NO	HIGH
Pe	9	Ptychosperma elegans / Alexander Palm	8'10'OA single	AS SHOWN	NO	MODERATE
Sk	7	Senna surattensis / Glossy Shower	12' OA 2" DBH	AS SHOWN	NO	HIGH
EXISTING PALMS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTAN
eCn	2	Cocos nucifera / Coconut Palm	see DT-1			
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTAN
ci	319	Chrysobalanus icaco / Coco Plum	3 gal	24" O.C.	YES	HIGH
Fm2	34	Podocarpus macrophyllus 'Maki' / Maki Shrubby Yew Podocarpus	7 gal	24" O.C.	NO	HIGH
Zf	5	Zamia furfuracea / Cardboard Palm	15gal, 3'x3'	AS SHOWN	NO	HIGH
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTAN
Ag	534	Arachis glabrata / Perennial Peanut	1 gal	18" O.C.	NO	HIGH
Ad	234	Asparagus densiflorus 'Myers' / Foxtail Asparagus Fern	3 gal	18" O.C.	NO	HIGH
Pa	29	Plumbago auriculata / Blue Plumbago	3 gal	24" O.C.	NO	HIGH
Sb	112	Spartina bakeri / Sand Cordgrass	3 gal	30" O.C.	YES	HIGH

CODE REQUIREMENTS

Code letter	Code requirement	Required	Existing	Proposed	Provided
A	Street front trees - 1 small tree each 25' lf (90'/25=2) - under OHL	4 small trees		3 small trees (OHL) + 1 Sylvester palm	provided
B	Open space landscaping - 1 tree each 1,000 sq.ft of pervious area (13,762 sq.ft/1,000=14 trees)	14 trees	2 Coconut palms	6 palms 3/1 (=2 trees)+10 shade trees	provided
C	VUA landscaping - 1 tree each island - 5' buffer with hedge 2' high - equivalent of 25% of paved VUA should be planted	5		2 shade trees + 9 palms counted 3/1=5 trees	provided provided
	Min. number of species	3			provided
	60% of required trees to be native (23 x .6)	14		15	provided
	max. 50% of required trees to be palms (palms counted 3/1) (23 x .5)	11		9 palms counter3/1	provided
D	Mitigation trees	3 palms, 62" dbh (=31 trees)		15 coconut p. 1/1+ 1 Sylv p. 1/1 + 4 trees+18 Alexanders(=6 trees)	26 provided*

*remaining 5 trees mitigation trees to be payed to the city tree found

LETTERS REFER TO CODE REQUIREMENT SEE THE CHART ABOVE

IRRIGATION PLAN WILL BE PROVIDED WITH THE LAST SUBMITTAL



IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE OCEALING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

UB 18-2 Specifications

18" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier wall root deflector used to prevent tree roots from damaging landscapes and hardscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter around applications in varying sizes.

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product UB 18-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (05/04/2016).

2. Root barrier shall be recyclable, black, injection molded panels with 0.75" (19.0 mm) wall thickness in modules 24" (609 mm) long and 18" (457 mm) deep.

3. Root barrier shall be manufactured with 700-recessed protrusions with closed extruded interlocks.

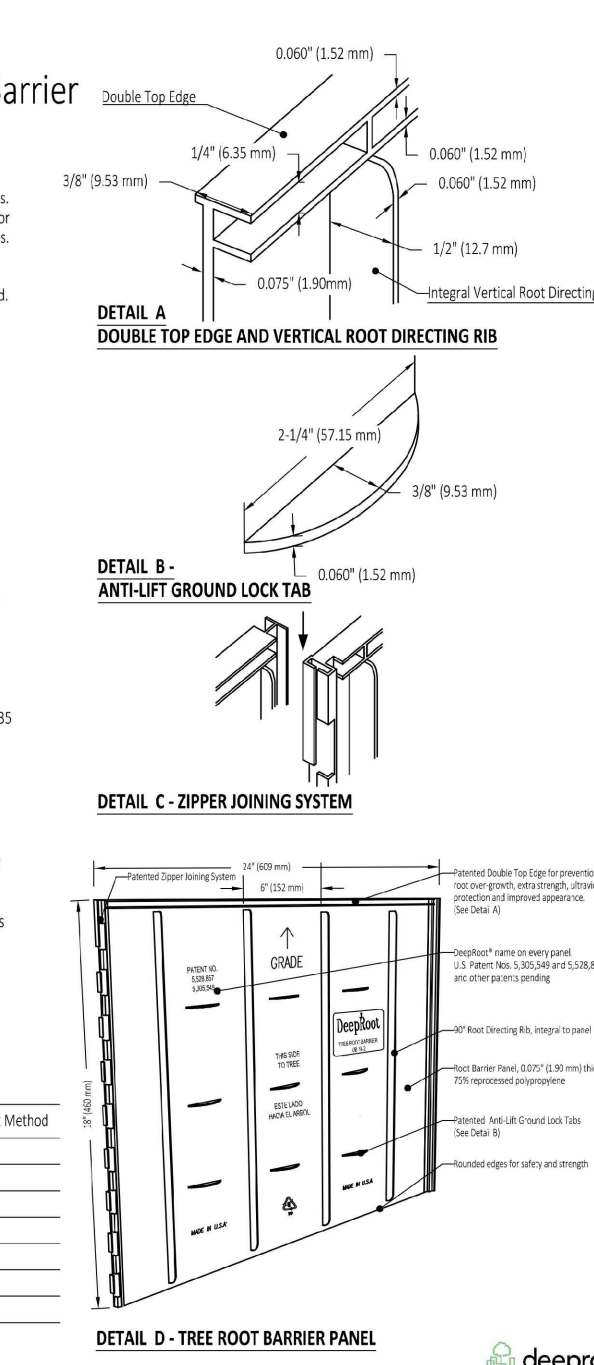
4. Root barrier shall be constructed of 24" (609 mm) panels. Each panel shall have no less than four (4) Maled Integrate Vertical Root Directing Ribs (a minimum 0.002" (0.52 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & C).

5. Root barrier shall have a Double Top Edge consisting of two parallel, integral horizontal ribs at the top of the panel at 0.002" (0.52 mm) thickness, 3/8" (9.5 mm) wide and 1/4" (6.35 mm) high with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

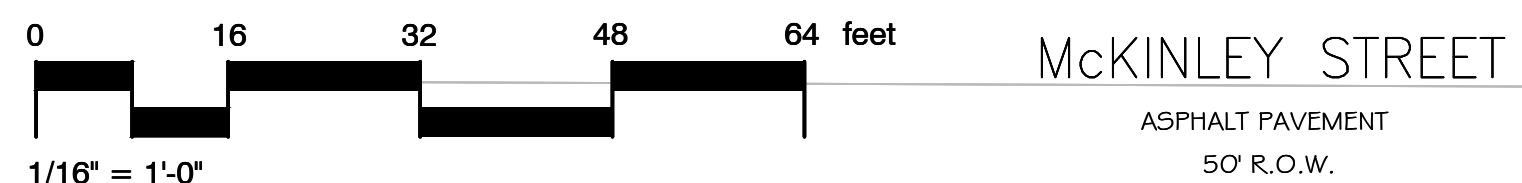
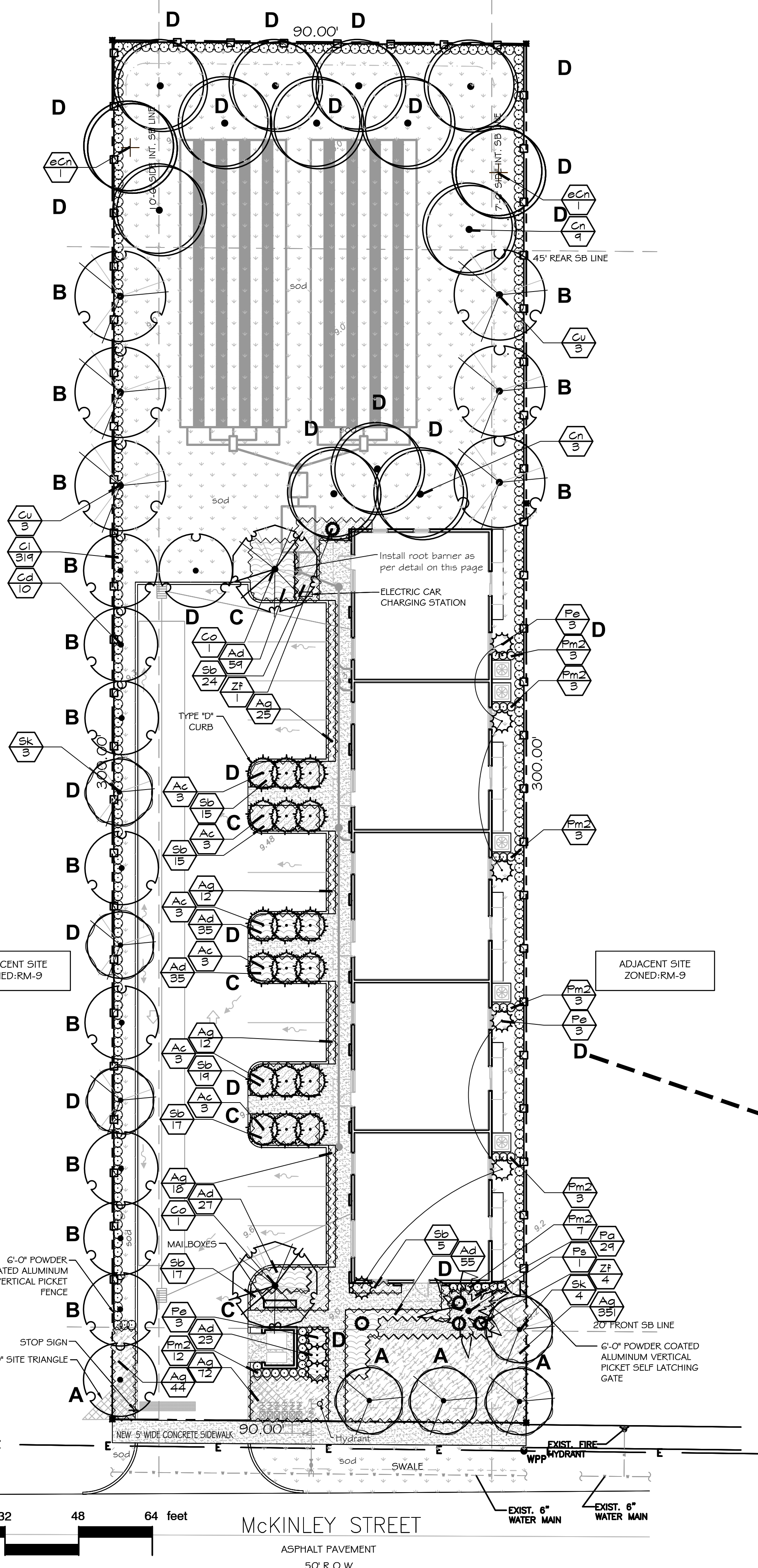
6. Root barrier shall have a minimum of nine (9) Anti-Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.002" (0.52 mm) thickness in the shape of a segment of a circle, the 2 1/4" (57.15 mm) chord of the segment joining the panel wall and the segment protruding 1/8" (3.18 mm) from the panel. The ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (See Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,545 and 5,528,857. Other Patents Pending.



Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,848 PSI	D638
Yield elongation - Wall	2.4%	D638
Yield elongation - Hinge	7.02%	D638
Flower Modulus	119,435 PSI	D790
Rockwell C hardness - Wall	136 (90 Rock)	D794
Rockwell C hardness - Hinge	34.4	D794

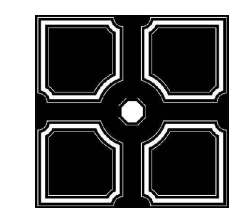


5623 MCKINLEY STREET
HOLLYWOOD
FLORIDA

LANDSCAPE PLAN, PLANT SCHEDULE, AND CODE



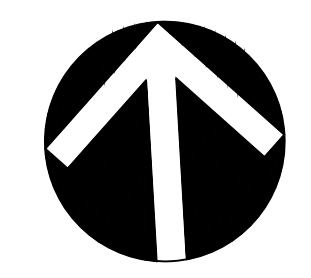
Gabriela Fojt



The Mirror of Paradise

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SCALE	1/16"=1'-0"
DESIGNED BY	GF
DRAWN BY	GF
CHECKED BY	GF
CAD DWG.	
DATE	06.22.20
REVISIONS	

IF YOU DIG FLORIDA... CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

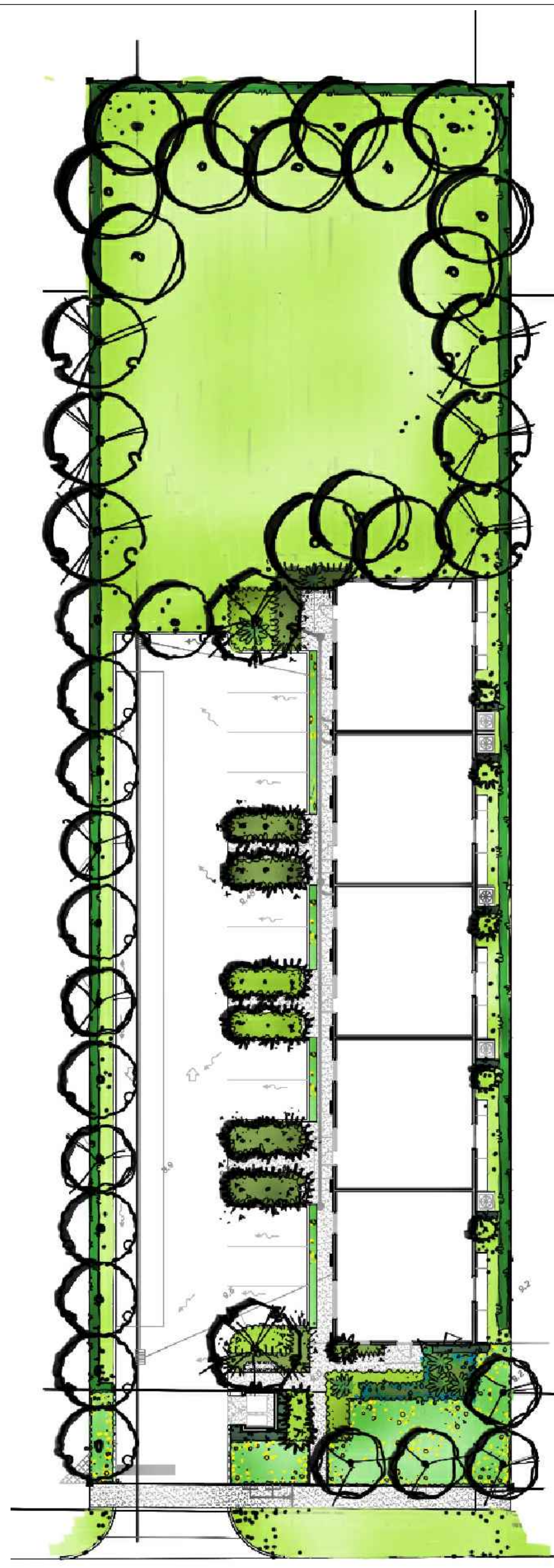
NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDRGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.



JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia carabba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4". Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves. 10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable. Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height. Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION:

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of a fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

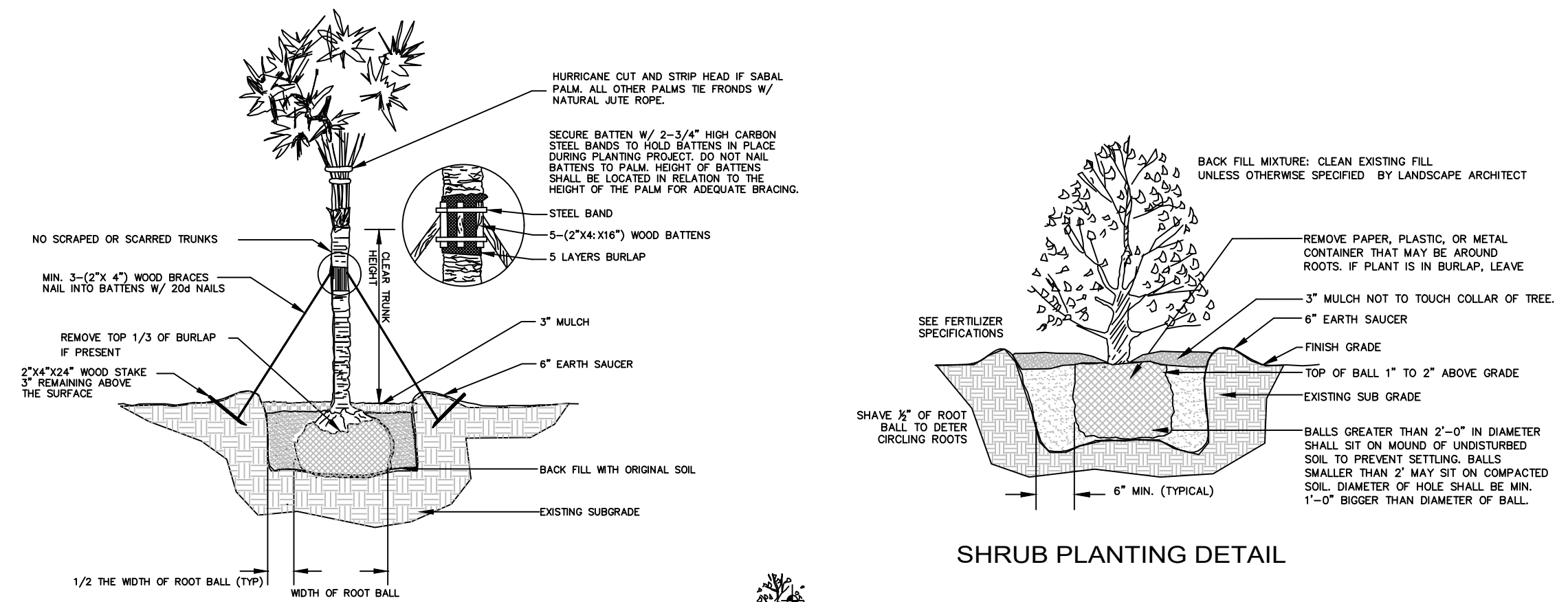
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

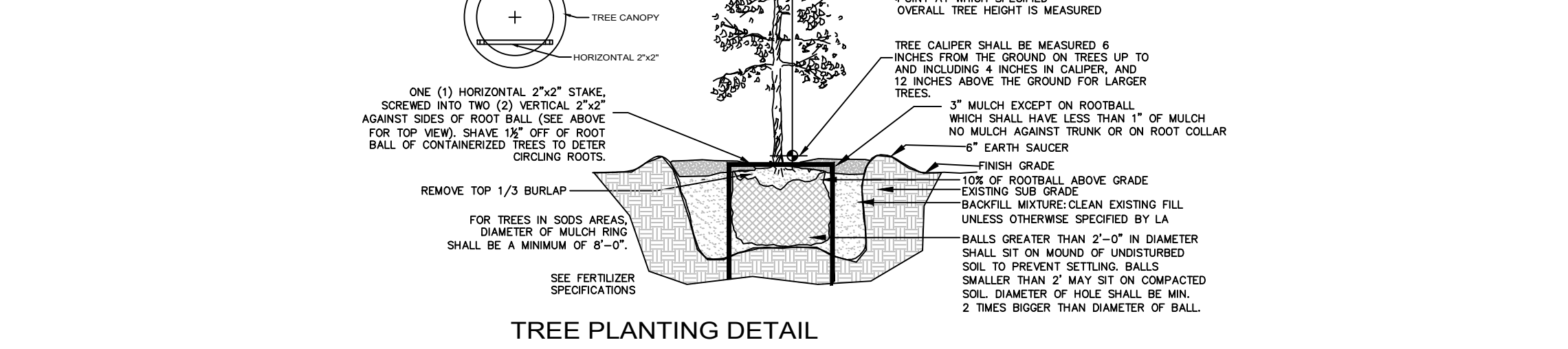
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

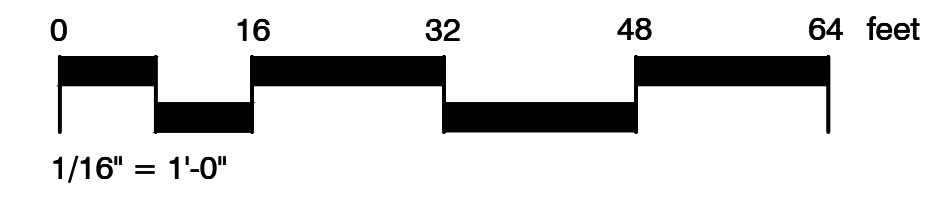
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



PALM PLANTING DETAIL



TREE PLANTING DETAIL



5623 MCKINLEY STREET
HOLLYWOOD
FLORIDA

COLORED PLAN, DETAILS, AND NOTES

