DESCRIPTION:

ALL OF BLOCKS 4, 5, 6 AND 7 AND A PORTION OF BLOCK 3, TOGETHER WITH PORTIONS OF THE ADJACENT RIGHTS-OF-WAY AND ALLEYWAYS, ALL ACCORDING TO THE PLAT OF HOLLYWOOD GOLF HEIGHTS AS RECORDED IN PLAT BOOK 11, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH ALL OF LOTS 12 THROUGH 31 AND A PORTION OF LOTS 1 THROUGH 11, TOGETHER WITH PORTIONS OF ADJACENT RIGHTS-OF-WAY AND ALLEYWAYS, ALL ACCORDING TO THE PLAT OF HOLLYWOOD GOLF HEIGHTS FIRST ADDITION AS RECORDED IN PLAT BOOK 11, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST;

TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST;

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST (NW1/4), NORTH 88°04'26" EAST 33.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 88°04'26" EAST 635.46 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, SOUTH 01°43'03" EAST 671.17 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, NORTH 87°58'57" EAST 666.79 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, SOUTH 01°40'03" EAST 620.10 FEET TO A LINE PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 87°53'28" WEST 666.25 FEET TO THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20; THENCE ALONG SAID EAST LINE, NORTH 01°43'03" WEST 3.00 FEET; THENCE SOUTH 87°53'21" WEST 30.00 FEET; THENCE SOUTH 01°43'03" EAST 3.00 FEET; (THE FOLLOWING THREE (3) COURSES FOLLOW THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD) (1) PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, SOUTH 87°53'21" WEST 126.59 FEET; (2) NORTH 87°55'07" WEST 150.47 FEET; (3) SOUTH 87°53'21" WEST 58.22 FEET; THENCE PARALLEL WITH AND 30 FEET WEST OF THE EAST LINE OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 20, NORTH 01°42'09" WEST 149.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 210.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4), SOUTH 87°53'21" WEST 158.64 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, NORTH 07°21'18" WEST 1139.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 1,127,213 SQUARE FEET (25.877 ACRES) MORE OR LESS.

OVERALL SITE DATA TABLE

Site Location:		1447 S. Park Road, Hollywood, FL 33021	
Current Zoning Designation		TD (Trailer District)	
Current Land Use Designation		Medium (16) Residential	
Gross Site Area:		1,249,431 SQFT.	28.68 Acres (including proposed expansion)
Net Site Area:		1,127,766 SQFT.	25.89 Acres (including proposed expansion)
Max. Allowable Units:		458 Units	(28.68 total ac. x 16 units per ac.)
Number of Units:	*Existing:*	247 Units	
	Proposed:	5 new	
	Total:	252 Units	See sheet SP-1 for proposed improvements
Existing Use:		Mobile Home Park	

SETBACK TABLE:

	Required	Provided
Front (S. Park Road)	25'	±15' to existing structures (legal nonconforming)
Front (Pembroke Road)	25'	±7' to existing structures (legal nonconforming) 25' to new Clubhouse/Maintenance Building
Side (east)	10'	±0' to existing structures (legal nonconforming) 10' to new Clubhouse
Rear (north)	15'	±1' to existing structures (legal nonconforming)

SCALE: 1" = 60'

Know what's below. Call before you dig.

DATE:	01-08-21
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

DESCRIPTION:	BY:	DATE:

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3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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ORANGEBROOK MOBILE HOME ESTATES

3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

EXISTING & OVERALL SITE PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
April 12, 2021

PROJECT NO.
19-0039

OSP

SHEET 1 OF 2

R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-OSP.DWG [OSP-1] Apr 12, 2021 5:03pm NPASTRE

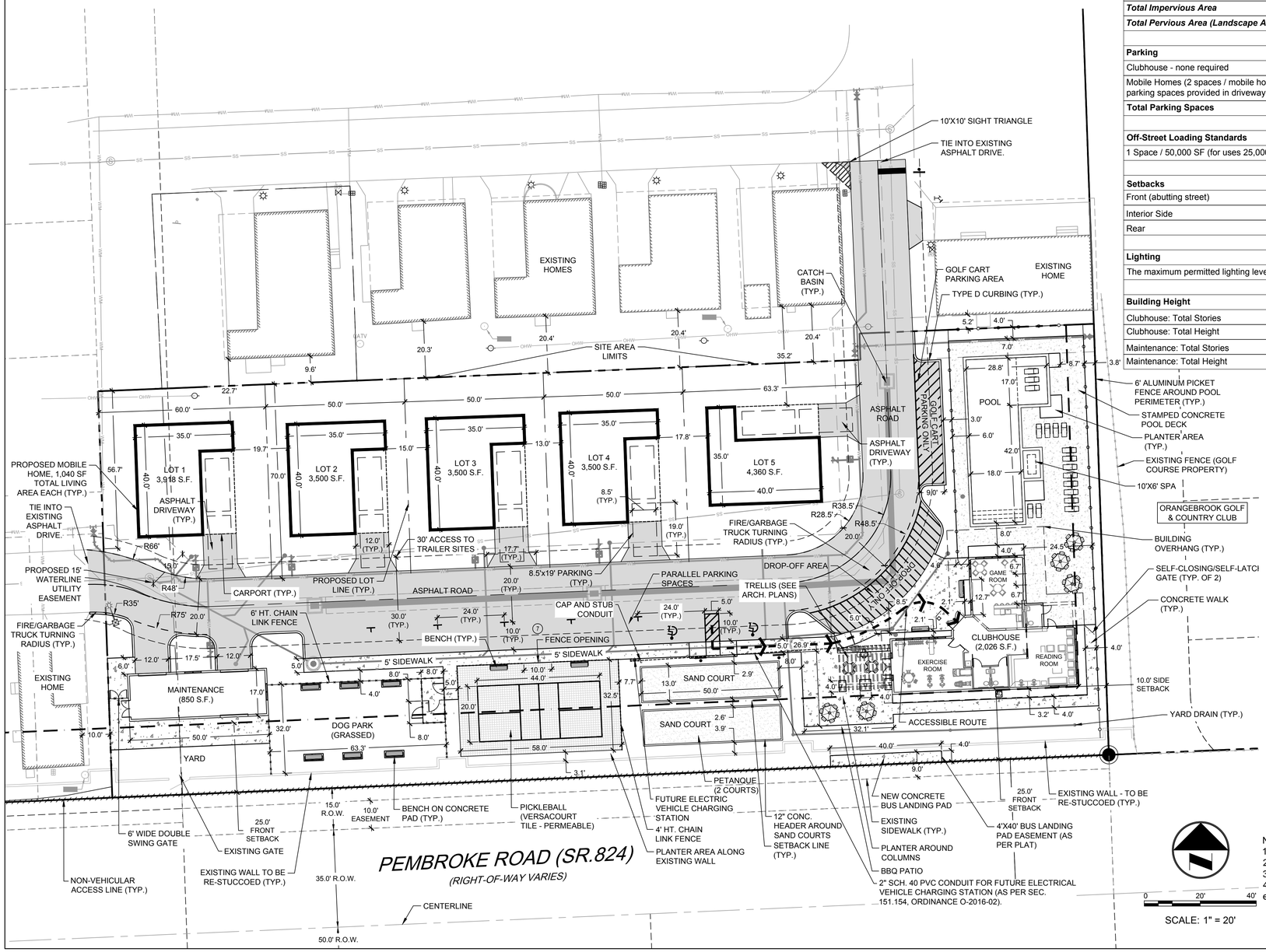
LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE NORTH 02˚01'53" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 50.00 FEET; THENCE NORTH 87˚32'11" EAST ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 333.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02˚55'04" WEST ALONG THE WEST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18777, PAGE 244 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 146.12 FEET; THENCE NORTH 87˚38'19" EAST ALONG A NORTH BOUNDARY OF SAID PARCEL OF LAND AND IT'S WESTERLY EXTENSION, A DISTANCE OF 251.14 FEET; THENCE NORTH 02˚01'11" WEST, A DISTANCE OF 9.48 FEET; THENCE NORTH 87˚38'19" EAST, A DISTANCE OF 84.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 20, THE LAST TWO (2) COURSES LYING ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND; THENCE SOUTH 02˚00'04" EAST ALONG SAID EAST LINE, A DISTANCE OF 155.00 FEET; THENCE SOUTH 87˚32'11" WEST ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE, A DISTANCE OF 333.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 49,529 SQUARE FEET (1.137 ACRES) MORE OR LESS.

CHAPTER 151 GREEN BUILDING ORDINANCE
The Proposed Site and Buildings Shall Meet the Following 11 Green Building Practices (min. 10 required):
1. Central air conditioner of 18 SEER or higher
2. Energy efficient doors (all doors shall conform to the Energy Star rating criteria for South Florida)
3. Energy Star approved roofing materials
4. Programmable thermostats
5. Occupancy/vacancy sensors
6. Dual flush toilets
7. At least 80% of plants, trees and grasses per the SFWMD recommendations
8. All energy-efficient outdoor lighting
9. All hot water pipes insulated
10. MERV of air filters on all air conditioning units at least 8 with anti-microbial agent
11. Electric vehicle-charging-station infrastructure



SITE DATA TABLE		
Site Location:	1447 S. Park Road, Hollywood, FL 33021	
Current Zoning Designation	TD (Trailer District)	
Current Land Use Designation	Medium (16) Residential	
Gross Site Area:	53,870 SQFT.	1.24 Acres
Net Site Area:	53,053 SQFT.	1.22 Acres
Max. Allowable Units:	19 Units	(1.24 total ac. x 16 units per ac.)
Existing Number of Units:	0 Units	
Proposed Number of Units:	5 Units	
Existing Use:	Mobile Home Lots - Vacant	
Proposed Use:	Mobile Home Lots	

Site Data	SQFT.	Acres	Required %	Percent
Total Net Site Area	53,053 SQFT.	1.22	--	100.00%
Clubhouse Building Area	2,026 SQFT.	0.05	--	3.82%
Maintenance Building Area	850 SQFT.	0.02	--	1.60%
Mobile Home Building Area Total (5 Homes)	5,200 SQFT.	0.12	--	9.80%
Pool & Spa Area	1,540 SQFT.	0.04	--	2.90%
Concrete Area	5,704 SQFT.	0.13	--	10.75%
Asphalt Drive & Parking Area	12,418 SQFT.	0.29	--	23.41%
Total Impervious Area	***27,738 SQFT.***	***0.64***	***60% Max.***	***52.28%***
Total Pervious Area (Landscape Area + Pervious Hardscape)	***25,315 SQFT.***	***0.58***	***40% Min.***	***47.72%***

Parking	Required	Provided
Clubhouse - none required	N/A	N/A
Mobile Homes (2 spaces / mobile home, each home 1,040 sf) parking spaces provided in driveways, see SP-1	10 Space(s)	10 Space(s)
Total Parking Spaces	**10 Space(s)**	**10 Space(s)**

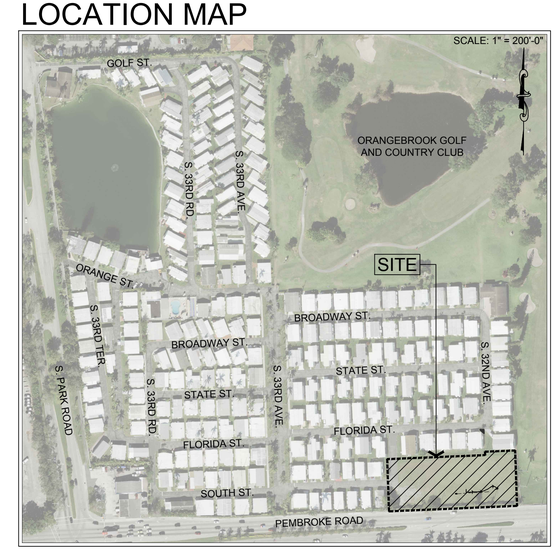
Off-Street Loading Standards	Required	Provided
1 Space / 50,000 SF (for uses 25,000 - 500,000 SF in size)	None (below size threshold)	N/A

Setbacks	Required	Proposed	Existing
Front (abutting street)	25'-0"	25'-0"	25'-0"
Interior Side	10'-0"	10'-0"	10'-0"
Rear	15'-0"	N/A	N/A

Lighting	Required	Provided
The maximum permitted lighting level at all property lines is 0.5 footcandles	0.5 Max.	0.5 Max.

Building Height	Required	Provided
Clubhouse: Total Stories	2 Stories Max.	1 Story
Clubhouse: Total Height	30'-0" Max.	15'-0" (Mean Height)
Maintenance: Total Stories	2 Stories Max.	1 Story
Maintenance: Total Height	30'-0" Max.	10'-0" (Top of New Tie Beam)

LOCATION MAP



Notes:
1. New mailboxes to be added to existing mailbox location to serve new mobile homes.
2. All changes to the design will require planning review and may be subject to Board approval.
3. All signage shall be in conformance with the zoning and land development regulations.
4. All signs which are electronically illuminated by neon or other means shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Know what's **below.** **Call** before you dig.

DATE:	01-08-21
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

BY:	DATE:	DESCRIPTION:

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ENGINEERS • PLANNERS • SURVEYORS
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ORANGEBROOK MOBILE HOME ESTATES

3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

SITE PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
April 13, 2021

PROJECT NO.
19-0039

SP-1

SHEET 2 OF 2

R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-SP.DWG [SP-1] Apr 13, 2021 4:33pm NPASTRE

TREE LIST:

No.	Botanical Name	Common Name	DBH (in.)	OAH/CT (ft.)	Canopy (Dia.)	Canopy s.f.	Condition	Disposition
181	Bursera simaruba	Gumbo Limbo	7 in.	24 ft.	12 ft.	113 ft.	Good	Remain/Protect
182	Bursera simaruba	Gumbo Limbo	6 in.	22 ft.	14 ft.	154 ft.	Good	Remain/Off-Site
183	*Unknown*	Unknown	6 in.	18 ft.	10 ft.	79 ft.	Dead	Remain/Off-Site
184	*Ptychosperma elegans*	Alexander Palm	4 in.	15 ft. CT	8 ft.	50 ft.	Good	Remain/Protect
185	***Bulnesia arborea***	**Verawood**	**10 in.**	**25 ft.**	**12 ft.**	**113 ft.**	**Poor/Dead**	**REMOVE**
186	*Delonix regia*	Royal Poinciana	14 in.	20 ft.	30 ft.	707 ft.	Good	Remain/Protect
187	*Citrus spp.*	Citrus Tree	18 in.	20 ft.	23 ft.	415 ft.	Good	Remain/Off-Site
188	*Delonix regia*	Royal Poinciana	8 in.	18 ft.	22 ft.	380 ft.	Good	Remain/Protect
189	*Ptychosperma elegans*	Alexander Palm	4 in.	15 ft. CT	6 ft.	28 ft.	Good	Remain/Protect
190	*Ptychosperma elegans*	Alexander Palm	3 in.	8 ft. CT	6 ft.	28 ft.	Good	Remain/Protect
191	*Ptychosperma elegans*	Alexander Palm	3 in.	11 ft. CT	6 ft.	28 ft.	Good	Remain/Protect
356	***Cocos nucifera***	**Coconut Palm**	**12 in.**	**24 ft. CT**	**20 ft.**	**314 ft.**	**Good**	**REMOVE**
357	***Persea americana***	**Avocado**	**14 in.**	**25 ft.**	**23 ft.**	**415 ft.**	**Good**	**REMOVE**
358	***Bulnesia arborea***	**Verawood**	**18 in.**	**30 ft.**	**30 ft.**	**707 ft.**	**Poor**	**REMOVE**
359	*Juniperus virginiana*	Eastern Redcedar	14 in.	16 ft.	14 ft.	154 ft.	Good	Remain/Protect
360	*Sabal palmetto*	Cabbage Palm	18 in.	15 ft. CT	8 ft.	50 ft.	Good	Remain/Off-Site
361	*Phoenix roebelenii*	Pygmy Date Palm	4 in.	8 ft. CT	6 ft.	28 ft.	Good	Remain/Off-Site
362	*Ptychosperma elegans*	Alexander Palm (triple trunk)	12 in.	14 ft. CT	12 ft.	113 ft.	Good	Remain/Off-Site
363	*Cocos nucifera*	Coconut Palm	9 in.	17 ft. CT	18 ft.	254 ft.	Good	Remain/Off-Site

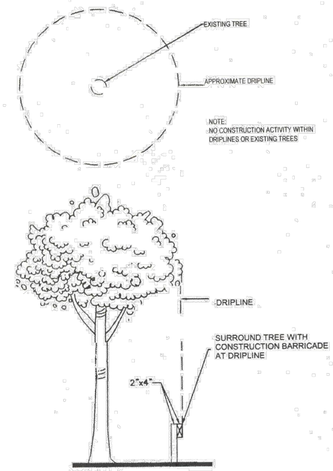
MITIGATION CALCULATIONS:

TOTAL TREES REMOVED:	3 TREES
TOTAL PALMS REMOVED:	1 PALM
TOTAL INCHES REMOVED (EXCLUDES TREE #185 - DEAD):	32 in.

REQUIRED MITIGATION:

PALMS (1:1):	SIZE	QUANTITY	TOTAL REPLACED @ 3:1 BASIS	
Wild Date Palm	8' CT	3	1 palm	
TREES:	**SIZE**	**INCHES EA.**	**QUANTITY**	**TOTAL INCHES**
Pigeon Plum	2" DBH, 12' Ht.	2 in.	12	24 in.
Live Oak	2" DBH, 12' Ht.	2 in.	4	8 in.
		TOTAL PALMS NEEDED:		**1 palm**
		TOTAL PALMS REPLACED:		**1 palm**
		TOTAL INCHES NEEDED:		**32 in.**
		TOTAL INCHES REPLACED:		**32 in.**

SEE LANDSCAPE PLAN FOR PROPOSED TREES/PALMS BEING USED TO SATISFY MITIGATION REQUIREMENTS.



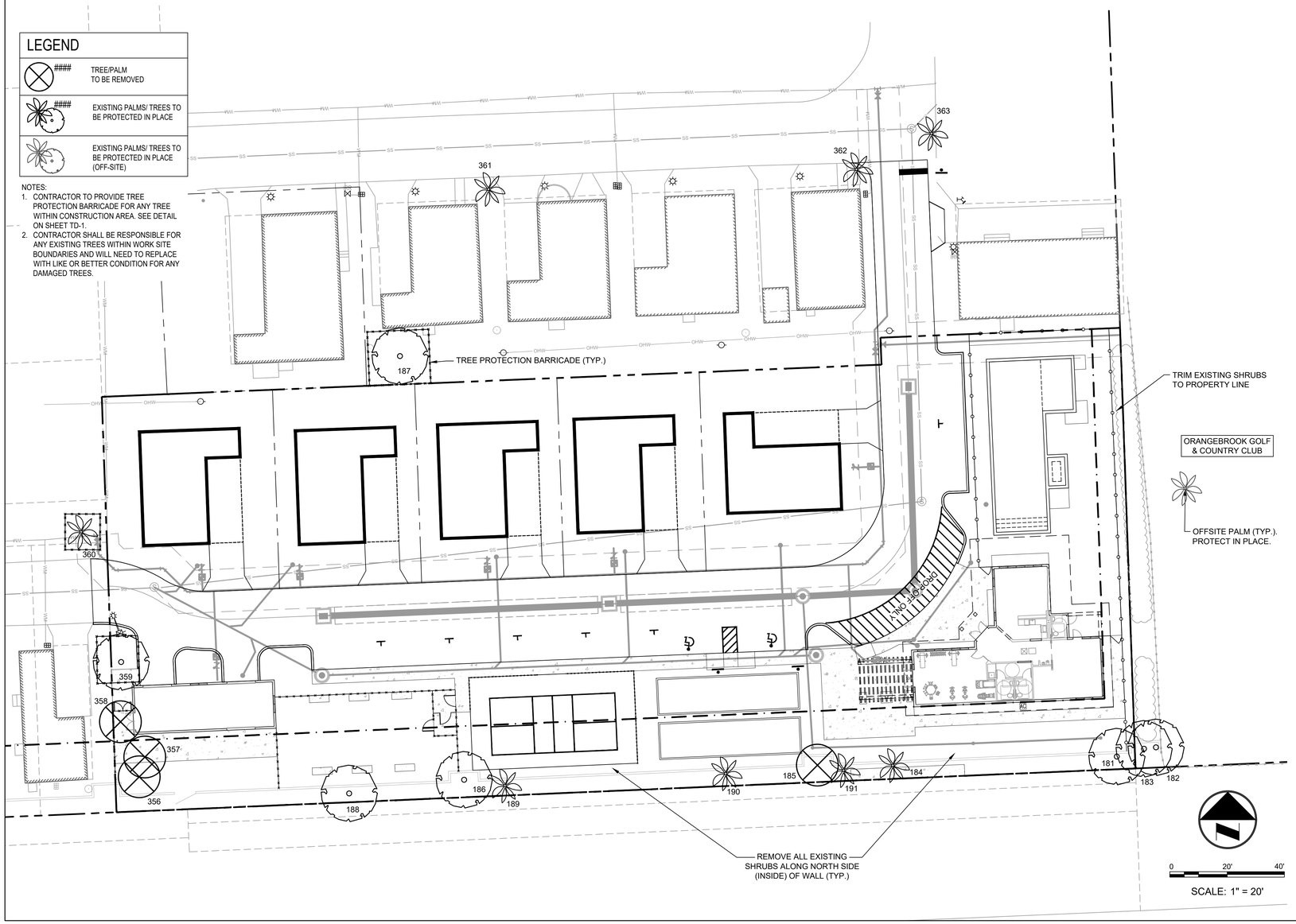
TEMPORARY CONSTRUCTION BARRICADE

SCALE: NOT TO SCALE

LEGEND

####	TREE/PALM TO BE REMOVED
####	EXISTING PALMS/ TREES TO BE PROTECTED IN PLACE
	EXISTING PALMS/ TREES TO BE PROTECTED IN PLACE (OFF-SITE)

NOTES:
1. CONTRACTOR TO PROVIDE TREE PROTECTION BARRICADE FOR ANY TREE WITHIN CONSTRUCTION AREA. SEE DETAIL ON SHEET TD-1.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING TREES WITHIN WORK SITE BOUNDARIES AND WILL NEED TO REPLACE WITH LIKE OR BETTER CONDITION FOR ANY DAMAGED TREES.



LOCATION MAP

Know what's **below.** **Call** before you dig.

DATE:	01-08-21
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

BY:	DATE:	DESCRIPTION:

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ORANGEBROOK MOBILE HOME ESTATES

3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

TREE DISPOSITION PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
March 22, 2021

PROJECT NO.
19-0039

TD-1

SHEET 1 OF 2

R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-TD.DWG [TD-1] Mar 22, 2021 10:17am NPASTRE

GENERAL

Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the CITY. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the CITY.

REFERENCES

A. Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:

1. American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).

2. National Arborist Association, ~537 Stratford Rd., Wantagh, NY 11793 (NAA): Ref. 1 Transplanting of Trees and Shrubs in the Southeastern United States.

3. Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION

A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the CITY.

B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Miami-Dade County.

C. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".

D. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.

E. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE

A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.

B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.

C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.

D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.

E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.

F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL

A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.

For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.

C. CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the CITY. In addition to CITY permits, a "Tree Removal License" shall be required by DERM for all trees to be removed or relocated.

D. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.

E. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.

F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.

G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

GUARANTEE

A. Relocated plant material shall fall under the standard 12 month guarantee.

B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the CITY. This also includes, but is not limited to, damage of curbs, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.

C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING _ GENERAL

A. Transplanting shall consist of on_site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent positions as shown on Drawings.

B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.

C. Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1

TAGGING

A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and CITY prior to root pruning and/or digging.

ROOT PREPARATION

A. Trees to be relocated shall be root pruned at least 120 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1.	Caliper	Minimum Ball Diameter
	3 1/2 - 4:	28"
	4 - 4 1/2"	30"
	4 1/2 - 5"	32"
	5 - 5 1/2"	34"
	Larger Sizes	Increase proportionally
2.	Ball Diameter	Medium Ball Diameter
	Less than 20"	Not less than 75% of diameter
	20" to 30"	Not less than 65% of diameter
	30" to 48"	Not less than 60% of diameter

CROWN PREPARATION

A. Shade Trees:

1. Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.

2. Hand strip selected species of all leaves following pruning and prior to moving.

HAND DIGGING

A. Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02900-Landscape Work.

HANDLING AND TRANSPORTATION

A. Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:

1. Properly prune dead, dying, or damaged branches with clean, sharp equipment.

2. Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.

3. Inspect and treat wound for insect and disease.

4. Seal wounds with bituminous base wound paint for all limbs greater than 3" diameter.

B. Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.

C. Root ball should be kept moist during all phases of relocation.

D. Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.

E. Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.

F. Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

PLANTING

A. Relocated Material

1 Relocated trees shall be planted according to procedures described for new material, Section 02900-Landscape Work. Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.

5. CONTRACTOR shall continue watering and caring for relocated material as described in paragraph 3.09.

6. Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.

7. Brace trunk and leave in place until trees/ palms are wind firm. (1± year)

8. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain through at least one growing season, and through cold season.

9. Feed with a diluted solution of N_P_K in solution form with a soil needle, providing water, air, and nutrients.

10. Where foliage is retarded, spray with one of the soluble types of foliage feeders.

11. At time of planting, use soil needles for watering new transplant to fill air pockets and to keep roots (especially feeder roots) moist, live, and healthy. Direct fine spray at foliage to help harden_off new leaves.

STAKING AND GUYING

Designated material shall be staked and guyed according to planting details.

WATERING

A. CONTRACTOR shall be responsible for the manual watering of relocated plant materials for 90 days. If utilized, all temporary watering system installations shall be completely removed by the CONTRACTOR after the watering period.

B. Following transplanting, CONTRACTOR shall water trees daily for the first two weeks, every other day for the next two weeks. Soaking then shall continue on a twice weekly basis for another period of eight (8) weeks. Such watering shall thoroughly saturate the root ball to its full depth and is in addition to the underground irrigation system.

MAINTENANCE

A. All relocated plant materials shall be maintained immediately after each item is planted and continued until 90 day watering period is completed or until final acceptance whichever is latest, at which time the Property Owner, will assume responsibility for maintenance of the landscaping materials, following the procedures and recommendations of the CONTRACTOR.

B. During this maintenance period, all relocated plant materials shall be maintained in accordance with the procedures described in Section 02900-Landscape Work.

CLEAN UP

A. Upon completion of the work, the CONTRACTOR shall thoroughly clean the landscaped area, removing all equipment, unused materials, rubbish and surplus excavated material, and shall fine grade all disturbed areas, including areas adjacent to the transplanted materials, to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

Know what's below. Call before you dig.

DATE:	01-08-21
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

DESCRIPTION:	BY:	DATE:

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ORANGEBROOK MOBILE HOME ESTATES
3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

TREE DISPOSITION NOTES

Nicole D. Pastre
Florida R.L.A. No. 6667397
March 22, 2021

PROJECT NO.
19-0039

TD-2

SHEET 2 OF 2

R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-TD.DWG [TD-2] Mar 22, 2021 10:17am NPASTRE

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CD	Pigeon Plum
	QV	Live Oak
PALM TREES	**CODE**	**COMMON NAME**
	PHX	Wild Date Palm
	PEX	Alexander Palm
	PTX	Alexander Palm
	VEX	Montgomery Palm
	WBX	Foxtail Palm
SHRUBS	**CODE**	**COMMON NAME**
	CRS	Red Sister Ti Plant

PLANT SCHEDULE

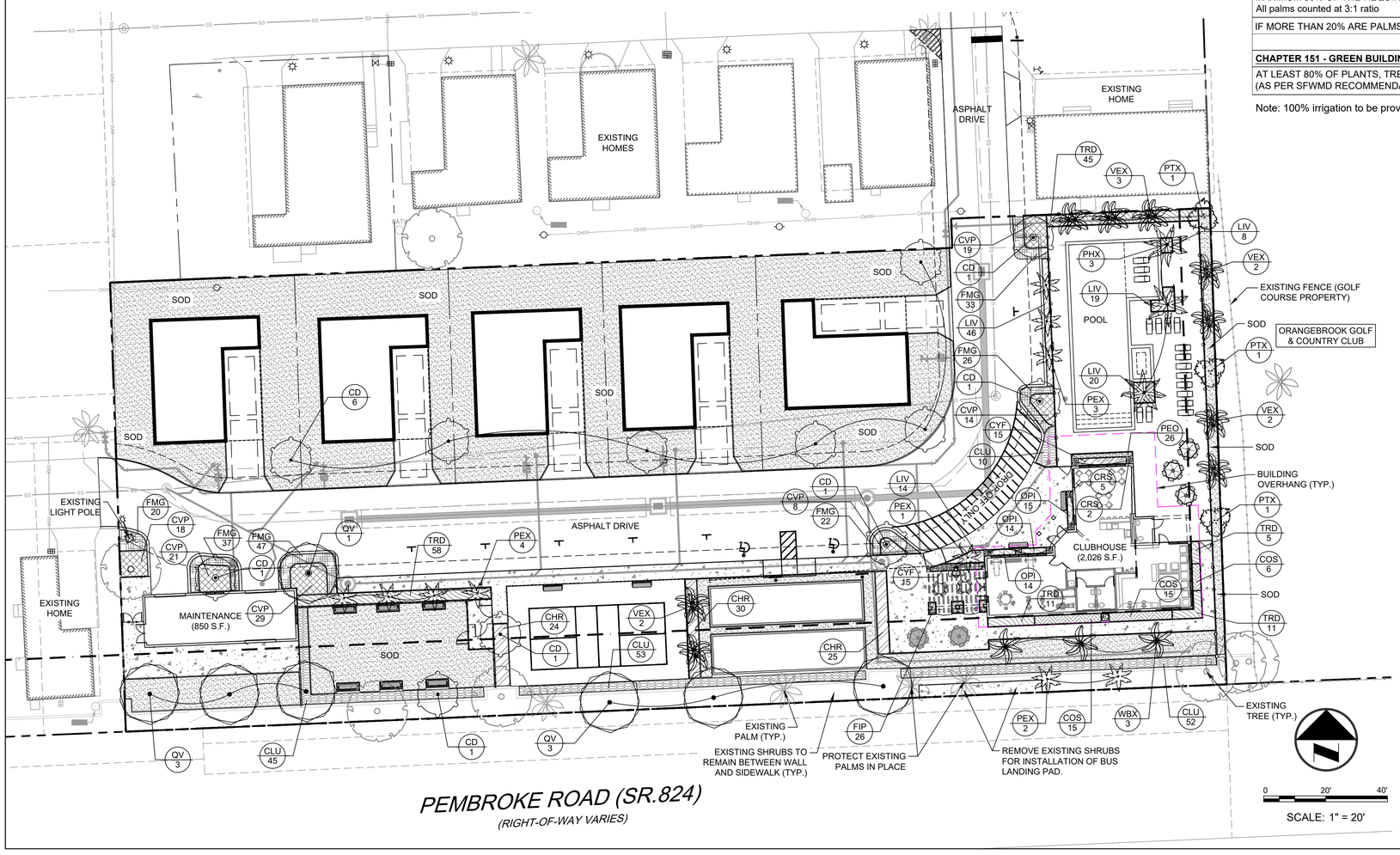
SHRUB AREAS	CODE	COMMON NAME
	CHR	Red Tip Cocoplum
	CLU	Dwarf Clusia
	CVP	Petra Croton
	COS	Silver Buttonwood
	CYF	Holly Fern
	FMG	Green Island Ficus
	FIP	Creeping Fig
	LIV	Variegated Lilyturf
	OPI	Aztec Grass
	PEO	Baby Rubber Plant
	TRD	Dwarf Fakahatchee Grass
SOD/SEED	**CODE**	**COMMON NAME**
	SOD	Palmettto St. Augustine Sod

SEE FULL SCHEDULE ON SHEET LD-1.

LANDSCAPE CODE DATA

	AREA (SF)	PERCENTAGE
SITE AREA	53,053	--
IMPERVIOUS AREA	27,738	52.28%
PERVIOUS HARDSCAPE (RECREATION AREAS - VERSACOURT & SAND)	3,443	6.49%
LANDSCAPED OPEN SPACE (MIN. 40% REQUIRED)	21,872	41.23%
VEHICULAR USE AREA LANDSCAPE	**REQUIRED**	**PROVIDED**
TOTAL VEHICULAR USE AREA (VUA)	--	12,418
REQUIRED VUA LANDSCAPE AREA (25% OF TOTAL PAVED VUA)	3,105 SF	5,572
		44.87%
ONE TREE PER TERMINAL ISLAND	4 TREES	4 TREES
PERIMETER LANDSCAPE	**REQUIRED**	**PROVIDED**
ONE STREET TREE PER 50 L.F. OF STREET FRONTAGE (358.28 LF / 50 = 8 Trees)	8 TREES	8 TREES
		(3 ex. trees + 3 new trees + 2 palms (4 ex. + 2 new @ 3:1)
OPEN SPACE	**REQUIRED**	**PROVIDED**
NONE REQUIRED FOR TD ZONING	0 TREES	26 TREES
TREE SPECIES REQUIREMENT	**REQUIRED**	**PROVIDED**
MIN. 4 SPECIES OF TREES (21-40 REQUIRED TREES ON SITE)	4 SPECIES	6 SPECIES
NATIVE PLANT REQUIREMENTS	**REQUIRED**	**PROVIDED**
MIN. 60% OF REQUIRED TREES (12 Required Trees * 0.6 = 7 Trees)	7 TREES	10 TREES (83.3%)
MIN. 50% OF REQUIRED SHRUBS (NO REQUIRED SHRUBS FOR TD ZONING)	N/A	N/A
PALMS	**REQUIRED**	**PROVIDED**
MAXIMUM 50% OF THE REQUIRED TREES MAY BE PALMS (12 Required Trees x 0.5 = 6) All palms counted at 3:1 ratio	6 PALMS MAX.	2 PALMS (16.7%)
IF MORE THAN 20% ARE PALMS ALL OTHER SHADE TREES MUST BE NATIVE	N/A	N/A
CHAPTER 151 - GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY	**REQUIRED**	**PROVIDED**
AT LEAST 80% OF PLANTS, TREES AND GRASSES ARE DROUGHT TOLERANT (AS PER SFWMD RECOMMENDATIONS)	80%	94%

Note: 100% irrigation to be provided for all landscape areas. Refer to Irrigation Notes on sheet LD-2.



LOCATION MAP

Know what's below. Call before you dig.

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SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

BY:	DATE:	DESCRIPTION:

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ORANGEBROOK MOBILE HOME ESTATES

3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

LANDSCAPE PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
March 22, 2021

PROJECT NO.
19-0039

LP-1

SHEET 1 OF 1

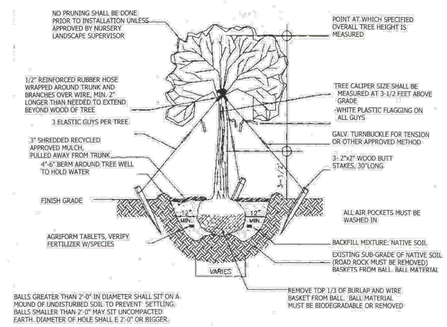
R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-LP.DWG [LP-1] Mar 22, 2021 10:17am NPASTRE

PLANT SCHEDULE

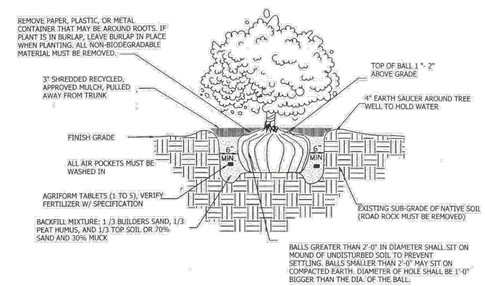
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	DROUGHT TOLERANT	NATIVE	
	CD	12	Coccoloba diversifolia	Pigeon Plum	2" DBH, 12` Ht. x 6` Sprd.	High	Yes	
	QV	7	Quercus virginiana	Live Oak	2" DBH, 12` Ht. x 6` Sprd.	High	Yes	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	DROUGHT TOLERANT	NATIVE	
	PHX	3	Phoenix sylvestris	Wild Date Palm	8` CT, Diamond Cut	High	No	
	PEX	10	Ptychosperma elegans	Alexander Palm	14` CT, Matched	High	No	
	PTX	3	Ptychosperma elegans	Alexander Palm	18` Ht., Triple Trunk	High	No	
	VEX	9	Veitchia montgomeryana	Montgomery Palm	18` Ht., Double Trunk	High	No	
	WBX	3	Wodyetia bifurcata	Foxtail Palm	14` CT, Matched	High	No	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	DROUGHT TOLERANT	NATIVE	
	CRS	7	Cordyline fruticosa `Red Sister`	Red Sister Ti Plant	18" Ht, Full	Med.	No	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	DROUGHT TOLERANT	NATIVE	SPACING
	CHR	79	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	24" Ht. x 24" Sprd.	Med.	Yes	24" o.c.
	CLU	160	Clusia guttifera nana	Dwarf Clusia	24" Ht. x 24" Sprd.	High	Yes	30" o.c.
	CVP	109	Codiaeum variegatum `Petra`	Petra Croton	18" Ht. x 18" Sprd.	High	Yes	24" o.c.
	COS	36	Conocarpus erectus sericeus	Silver Buttonwood	24" Ht. x 24" Sprd.	High	Yes	24" o.c.
	CYF	30	Cyrtomium falcatum	Holly Fern	12" Ht. x 12" Sprd.	Med.	No	18" o.c.
	FMG	185	Ficus microcarpa `Green Island`	Green Island Ficus	18" Ht. x 18" Sprd.	High	No	18" o.c.
	FIP	26	Ficus pumila	Creeping Fig	15" Ht., Staked	High	No	12" o.c.
	LIV	96	Liriope muscari `Variegata`	Variegated Lilyturf	12" Ht. x 12" Sprd.	Med.	No	18" o.c.
	OPI	43	Ophiopogon intermedius	Aztec Grass	9" Ht. x 9" Sprd.	Med.	No	12" o.c.
	PEO	26	Peperomia obtusifolia	Baby Rubber Plant	12" Ht. x 12" Sprd.	Med.	No	12" o.c.
	TRD	130	Tripsacum floridana	Dwarf Fakahatchee Grass	24" Ht. x 24" Sprd.	Med.	Yes	24" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	DROUGHT TOLERANT	NATIVE	SPACING
	SOD	14,003 sf	Stenotaphrum secundatum `Palmetto`	Palmettto St. Augustine Sod	SOD			

SECTION 8: LANDSCAPE DESIGN DETAILS

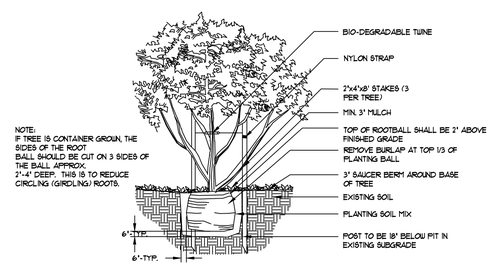
The detail drawings are for the purpose of guiding the homeowner, not for specification of landscape manual projects. For projects larger than 11,000 square feet a register landscape architect should be contacted.



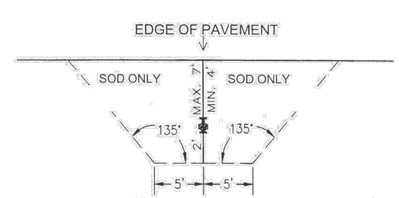
1 TREE PLANTING
SECTION NTS



3 SHRUB PLANTING
SECTION NTS

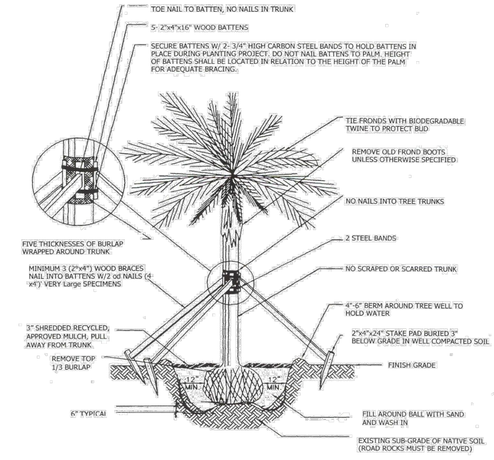


5 SMALL TREE
SECTION NTS



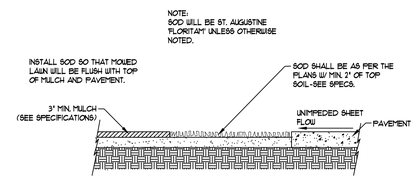
The clear zone shall be free of landscape material (except sod), mailboxes, parking, lampposts and all other objects. Exceptions: other fire equipment, or traffic post to protect fire-fighting equipment.

7 FIRE HYDRANT CLEARANCE ZONE
DETAIL NTS

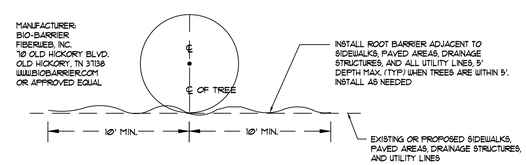


NOTE: PALMS WITH NAILS DRIVEN DIRECTLY INTO TRUNKD ARE NOT ACCEPTABLE.

2 PALM STAKING (TYPICAL)
SECTION NTS



4 SOD INSTALLATION
SECTION NTS



6 ROOT BARRIER INSTALLATION
SECTION NTS

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ORANGEBROOK MOBILE HOME ESTATES

3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

LANDSCAPE DETAILS

Nicole D. Pastre
Florida R.L.A. No. 6667397
March 22, 2021

PROJECT NO.
19-0039

LD-1
SHEET 1 OF 2

R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-LP.DWG [LD-1] Mar 22, 2021 10:17am NPASTRE

GENERAL NOTES

1. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

2. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.

3. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES TO OBTAIN PERMIT INFORMATION, BY CALLING (954) 921-3900 OR GO TO WWW.HOLLYWOODFL.ORG.

4. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.

5. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.

   SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF HOLLYWOOD.

8. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.

9. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.

10. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.

11. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE OWNER.

12. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING

13. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.

14. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.

15. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.

16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.

17. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.

18. MULCHING:
   A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   C. CYPRESS MULCH SHALL NOT BE USED.
   D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.

21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

22. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.

23. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

24. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LANDSCAPE QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

25. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE WITH SUPERVISION OF THE LANDSCAPE ARCHITECT.

26. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."

27. THE CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.

28. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

29. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT.

30. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.

31. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.

32. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.

33. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE CONTRACTOR AND ONGOING CONSTRUCTION ACTIVITIES.

34. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE LANDSCAPE ARCHITECT.

35. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.

36. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.

37. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.

38. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.

39. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.

40. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.

41. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.

42. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH BROWARD COUNTY LAND USE POLICY 9.03.03 AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.

2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR DBH, HEIGHT, AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND CITY OF HOLLYWOOD PRIOR TO PLANTING.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.

4. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE. CONTRACTOR TO VERIFY ALL QUANTITIES, INCLUDING SOD AREAS.

5. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS.

6. CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWERS AND/OR SITE INSPECTION CERTIFICATE FOR PLANT MATERIALS TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.

7. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

8. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.

9. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

10. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

11. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A FULL YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

12. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

13. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK LANDSCAPE WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE FINAL ACCEPTANCE. FINAL ACCEPTANCE CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.

14. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

15. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.

16. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.

17. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.

18. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.

19. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

20. "BRANCH TOUCHING BRANCH" PROVIDED AT TIME OF INSTALLATION. ALL HEDGES - BOTH COCOPLUM AND SILVER BUTTONWOOD TO BE MIN. 24" AT PLANTING AND 36" HIGH WITHIN ONE YEAR.

21. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.

23. LANDSCAPE CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.

24. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

25. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

26. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND SHALL MEET ALL CODE REQUIREMENTS.

LANDSCAPE SOIL PREPARATION, SOIL MIX, FERTILIZER, + MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.

4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 20% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 70% SAND

5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL

6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.

7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.

8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.

9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.

11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH.

12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS. CONTRACTOR TO GRADE AREAS ACCORDINGLY SO THAT WHEN SOD IS LAID IT DOES NOT SIT ABOVE ADJACENT SURFACES.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.

2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.

3. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.

4. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.

5. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.

6. SEE IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

Know what's below. Call before you dig.

DATE:	01-08-21
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

DESCRIPTION:	BY:	DATE:

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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ORANGEBROOK MOBILE HOME ESTATES
3318 ORANGE STREET
HOLLYWOOD, FLORIDA 33021

LANDSCAPE NOTES

Nicole D. Pastre
Florida R.L.A. No. 6667397
March 22, 2021

PROJECT NO.
19-0039

LD-2
SHEET 2 OF 2

R:\Landscape\2019\19-0039 Orangebrook\Drawings\19-0039-001-03-LP.DWG [LD-2] Mar 22, 2021 10:17am NPASTRE

CONSTRUCTION NOTES:

1. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. CONSULTANTS DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS CHECK WITH ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/ INSTALLATION OF ANY MECHANICAL, PLUMBING, AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE DESIGNERS ATTENTION FOR IMMEDIATE CLARIFICATION.
3. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL (GYP.BD., LAMINATE, ETC.) UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE DRAWINGS.
4. ALL GYP.BD TO BE 5/8" TYPE 'X', UNLESS OTHERWISE NOTED.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
6. THE GENERAL CONTRACTOR SHALL PAY ALL FEES, LICENSES, PERMITS, AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.
7. THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.
8. CUTTING AND PATCHING: WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT NEW CONSTRUCTION AND/ OR INSTALLATION, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION/FINISH.
9. ALL INTERIOR AND EXTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK.
10. UNLESS NOTED OTHERWISE, THE SUBCONTRACTORS SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE WORK.
11. THE SUBCONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.
12. THE SUBCONTRACTORS SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBSTANTIAL COMPLETION.
13. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY CODE.
14. ALL BLOCKING INSIDE WALLS TO BE FIRE RETARDANT TREATED OR NON COMBUSTIBLE
15. ALL PIPING UNDER SLAB TO BE PROTECTED, INSULATED, AND/OR HEAT TAPED AS REQ'D. BY CODE.

NOTE:

PROVIDE WATERPROOF MEMBRANE IN ALL AREAS PERIMETER WALLS WHERE WATER IS USED. DEMO PERIMTER TILE IF NECESSARY

VERTICAL EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS B	CLASS C

WINDOW S AND DOORS NOTES:
-ALL EXTERIOR WINDOWS AND DOORS TO BE ALUMINUM FRAME, IMPACT RESISTANT GLASS AS PER FBC 2020 7 EDITION U.N.O.
- ALL OUTDOOR DOORS TO HAVE PANIC HARDWARE INSTALLED AS PER FBC
- ALL INTERIOR DOORS TO HAVE ADA (LEVER TYPE) HARDWARE AS PER FBC

WALL TYPES:

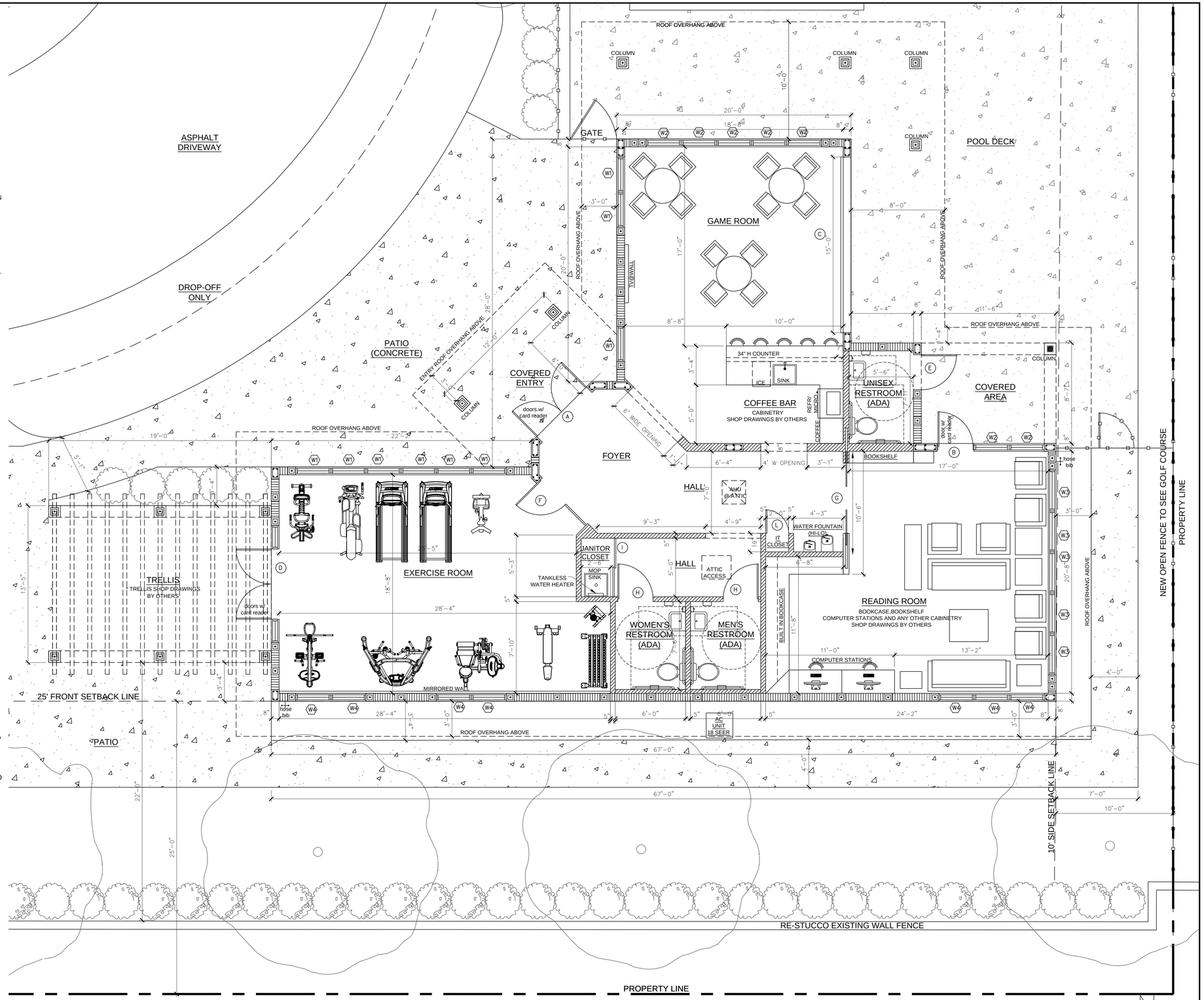
WT-1 — UL 905 — NEW CMU WALLS 2 HR FIRE RATED UL 905

WT-2 — NEW INTERIOR PARTITION. ONE LAYER 5/8" TYPE "X" FIRE CODE G.W.B. AT EXPOSED SIDES OF 3-5/8" MTL. STUDS, 20 GA. @ 16" O.C. TO HDR ABOVE. GYP. BD. AND FIRE TAPE ALL WALLS TO STRUCTURE ABOVE, SEAL ALL PENETRATIONS. FINISH WALLS PER FINISH SCHEDULE & ELEVATIONS. SEE DETAIL 2 SHEET A4.1

NOTE: SEE STRUCTURAL SHEETS FOR COLUMNS AND FILLED CELLS

NOTE: SEE WINDOWS AND DOORS SCHEDULES AT SHEET A-2.4

GREEN BUILDING PRACTICES NOTES:
1- ALL TOILETS TO BE DUAL FLUSH
2-ALL HOT PIPE TO BE INSULATED.ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES
3-PROVIDE PROGRAMMABLE THERMOSTATS
4- ALL ROOFING MATERIAL TO BE ENERGY STAR APPROVED
5-MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION
6- PROVIDE OCCUPANCY/VACANCY SENSORS
7- ALL OUTDOOR LIGHTING TO BE ENERGY-EFFICIENT
8- AC TO BE 18 SEER
9- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE- SEE SITE PLAN BY OTHERS.
10- TANKLESS WATER HEATER
11- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION)- LANDSCAPE BY OTHERS



NOTE: ALL EXTERIOR DOORS TO BE LOCKED AFTER BUSINESS HOURS. DOORS TO REMAIN OPEN DURING BUSINESS HOURS SOME DOORS TO HAVE CARD READERS- SEE PLAN FOR LOCATION

CLUBHOUSE

NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS		
REF.	DATE	BY

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AA 26002488

C.WAYNE FERRELL, RA

AR 14,855

NEW CLUBHOUSE & MAINTENANCE BUILDING
ORANGEBROOK PARK
3318 ORANGE STREET
HOLLYWOOD,FL 33021

DESIGN	CWF
DESIGN DWG	BC
WORKING DWG	O
BID REVIEW	O
PERMIT REVIEW	O
ISSUE DATE	4-14-21
SCALE	AS NOTED
JOB NO.	20201101

SHEET
A-2•2

CONSTRUCTION NOTES:

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10. UNLESS NOTED OTHERWISE, THE SUBCONTRACTORS SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE WORK.
11. THE SUBCONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.
12. THE SUBCONTRACTORS SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBSTANTIAL COMPLETION.
13. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY CODE.
14. ALL BLOCKING INSIDE WALLS TO BE FIRE RETARDANT TREATED OR NON COMBUSTIBLE
15. ALL PIPING UNDER SLAB TO BE PROTECTED, INSULATED, AND/OR HEAT TAPED AS REQ'D. BY CODE.

NOTE:

PROVIDE WATERPROOF MEMBRANE IN ALL AREAS PERIMETER WALLS WHERE WATER IS USED. DEMO PERIMTER TILE IF NECESSARY

VERTICAL EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS B	CLASS C

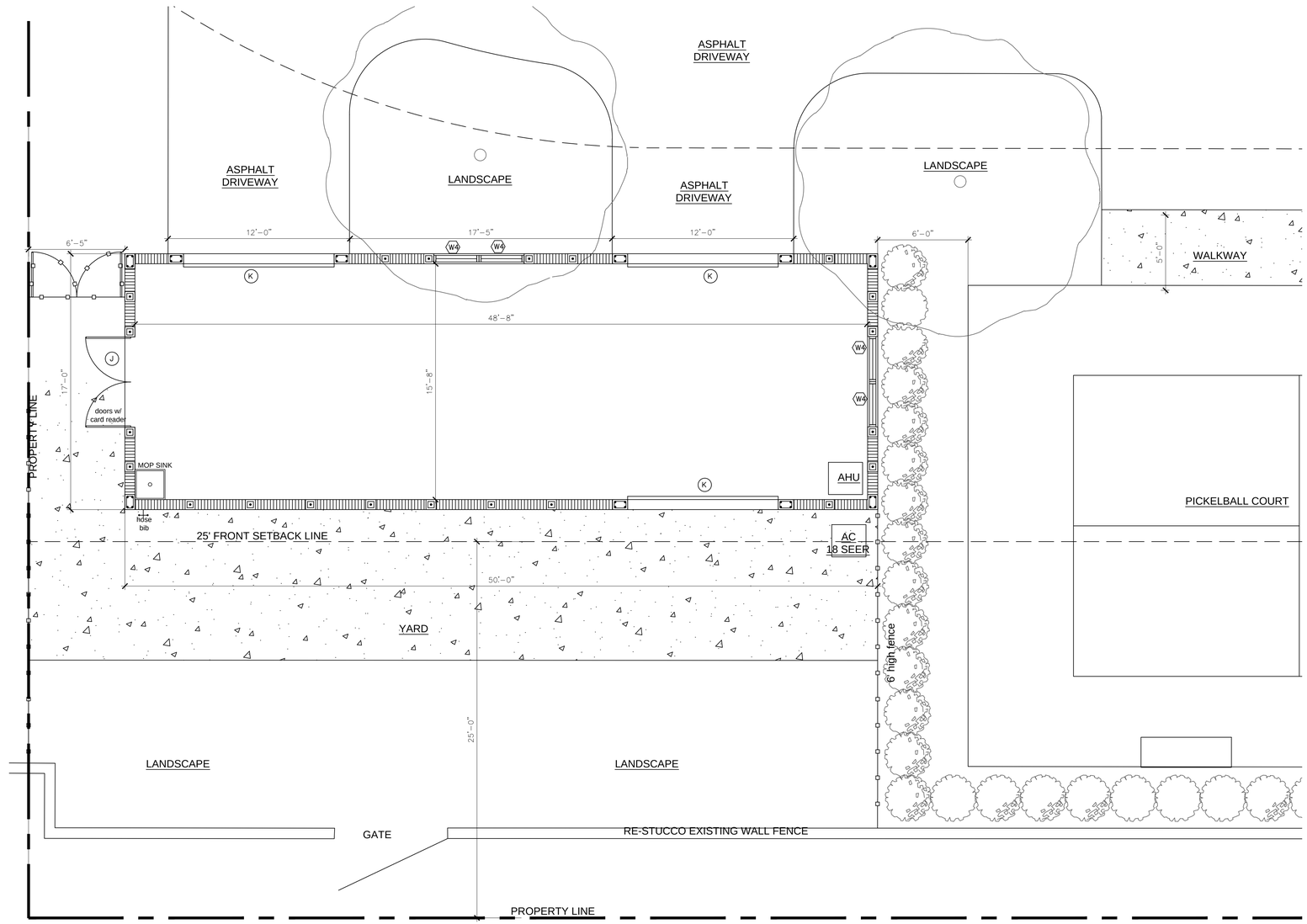
WINDOW S AND DOORS NOTES:
-ALL EXTERIOR WINDOWS AND DOORS TO BE ALUMINUM FRAME, IMPACT RESISTANT GLASS AS PER FBC 2020 7 EDITION U.N.O.
- ALL OUTDOOR DOORS TO HAVE PANIC HARDWARE INSTALLED AS PER FBC
- ALL INTERIOR DOORS TO HAVE ADA (LEVER TYPE) HARDWARE AS PER FBC

WALL TYPES:

WT-1 — UL 905 — NEW CMU WALLS 2 HR FIRE RATED UL 905

WT-2 — NEW INTERIOR PARTITION. ONE LAYER 5/8" TYPE "X" FIRE CODE G.W.B. AT EXPOSED SIDES OF 3-5/8" MTL. STUDS, 20 GA. @ 16" O.C. TO HDR ABOVE. GYP. BD. AND FIRE TAPE ALL WALLS TO STRUCTURE ABOVE, SEAL ALL PENETRATIONS. FINISH WALLS PER FINISH SCHEDULE & ELEVATIONS. SEE DETAIL 2 SHEET A4.1

NOTE: SEE STRUCTURAL SHEETS FOR COLUMNS AND FILLED CELLS
NOTE: SEE WINDOWS AND DOORS SCHEDULES AT SHEET A-2.4



MAINTENANCE BUILDING

NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

NOTE: ALL EXTERIOR DOORS TO BE LOCKED AFTER BUSINESS HOURS. DOORS TO REMAIN OPEN DURING BUSINESS HOURS SOME DOORS TO HAVE CARD READERS- SEE PLAN FOR LOCATION

REVISIONS

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NEW CLUBHOUSE & MAINTENANCE BUILDING
ORANGEBROOK PARK
3318 ORANGE STREET
HOLLYWOOD,FL 33021

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DESIGN DWG	BC
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SHEET

A-2•3

DOOR SCHEDULE

NO.	SIZE WIDTH	SIZE HGT.	SIZE THICK	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
A	(2)3'-0"	8'-0"	1- 3/4"	SC DOUBLE STOREFRONT DOORS W/ TRANSOM ABOVE	ALUM/ GLASS	WHITE	MAX 1/2"	ALUM	IMPACT RESISTANT W/ HARDWARE TYPE 1 TRANSOM SIZE: (2)36"W X 24" H
B	3'-0"	8'-0"	1- 3/4"	SC SINGLE STOREFRONT DOOR W/ TRANSOM ABOVE	ALUM/ GLASS	WHITE	MAX 1/2"	ALUM	IMPACT RESISTANT W/ HARDWARE TYPE 1 TRANSOM SIZE: 36"W X 24" H
C	15'-0"	8'-0"	--	INSULATED STEEL FULL VIEW OVERHEAD DOOR	STEEL/ GLASS	WHITE	MAX 1/2"	PER MANUF	IMPACT RESISTANT
D	(2)3'-0"	8'-0"	1- 3/4"	SC DOUBLE STOREFRONT DOORS W/ (2) SIDELITES AND TRANSOM ABOVE	ALUM/ GLASS	WHITE	MAX 1/2"	ALUM	IMPACT RESISTANT W/ HARDWARE TYPE 1 SIDELITES SIZE: (2) 2' W X 8' H TRANSOM SIZE: (2)36"W X 24" H (ABOVE DOORS) (2) 24"W X 24" H (ABOVE SIDELITES)
E	3'-0"	8'-0"	1- 3/4"	SC METAL DOOR	STEEL	WHITE	MAX 1/2"	PER MANUF	IMPACT RESISTANT W/ HARDWARE TYPE 2
F	3'-0"	8'-0"	--	FRAMELESS GLASS DOOR W/ SIDELITE	FRAMELESS GLASS	--	--	--	TEMPERED SAFETY GLASS W/ HARDWARE TYPE 2 SIDELITE SIZE: 30" W X 8' H
G	(2)3'-0"	8'-0"	--	SC DOUBLE POCKET DOORS	WOOD	CHOSEN BY OWNER	--	--	W/ HARDWARE TYPE 2
H	3'-0"	8'-0"	1- 3/8"	SC WOOD DOOR	WOOD	CHOSEN BY OWNER	--	WOOD	W/ HARDWARE TYPE 2
I	(2)2'-6"	8'-0"	--	SC WOOD BYPASS DOORS (SLIDING DOORS)	WOOD	CHOSEN BY OWNER	--	--	W/ HARDWARE TYPE 2 WITH LOCK
J	(2)3'-0"	8'-0"	1- 3/4"	SC METAL DOUBLE DOORS	STEEL	WHITE	MAX 1/2"	PER MANUF	IMPACT RESISTANT W/ HARDWARE TYPE 1
K	10'-0"	8'-0"	--	INSULATED STEEL PARTIAL VIEW OVERHEAD DOOR	STEEL/ GLASS	WHITE	MAX 1/2"	PER MANUF	IMPACT RESISTANT NOTE: GLASS ONLY AT TOP
L	2'-0"	8'-0"	1- 3/8"	SC WOOD DOOR	WOOD	CHOSEN BY OWNER	--	WOOD	W/ HARDWARE TYPE 2 PROVIDE LOCK

DOOR HARDWARE GROUP#1

LATCH SET
ADVANTEX 10 SERIES OR EQUAL RIM TYPE DEVICE
PROVIDE DOUBLE KEYED LOCK

CLOSER
NORTON 1600 SERIES OR EQUAL- PUSH SIDE

CONTRACTOR MUST VERIFY FINAL HARDWARE SELECTION WITH OWNER PRIOR TO INSTALLATION. ALL DOOR HARDWARE AND OPERATING MECHANISMS MUST MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER LOCAL AND STATE CODES.

DOOR HARDWARE GROUP#2

LEVER TYPE HARDWARE

CLOSER
NORTON 1600 SERIES OR EQUAL- PUSH SIDE

CONTRACTOR MUST VERIFY FINAL HARDWARE SELECTION WITH OWNER PRIOR TO INSTALLATION. ALL DOOR HARDWARE AND OPERATING MECHANISMS MUST MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER LOCAL AND STATE CODES.

WINDOW SCHEDULE

MARK	DESCRIPTION	DIMENSION (W X H)	FRAME MATERIAL	FRAME FINISH	REMARKS
W1	FIXED GLASS WINDOW W/ TRANSOM ABOVE	36" X 72"	ALUM	WHITE	TRANSOM SIZE: 36" W X 24" H IMPACT RESISTANT
W2	FIXED GLASS WINDOW W/ TRANSOM ABOVE	36" X 96"	ALUM	WHITE	TRANSOM SIZE: 36" W X 24" H IMPACT RESISTANT
W3	FIXED GLASS WINDOW W/ TRANSOM ABOVE	42" X 72"	ALUM	WHITE	TRANSOM SIZE: 42" W X 24" H IMPACT RESISTANT
W4	FIXED GLASS WINDOW (HIGH WDO)	36" X 24"	ALUM	WHITE	IMPACT RESISTANT

DOOR & WINDOW NOTES

1. FABRICATION & INSTALLATION OF ALL NEW DOORS & WINDOWS TO BE IN FULL COMPLIANCE WITH ALL WITH ALL APPLICABLE SECTIONS AND AMENDMENTS OF THE "FLORIDA BUILDING CODE 2020 7TH EDITION".

2. ALL NEW DOORS & WINDOWS TO BE MIAMI-DADE APPROVED "IMPACT CERTIFIED". CONTRACTOR SHALL SUBMIT TESTING REPORTS & SHOP DRAWINGS OF ALL APPROVED DOORS & WINDOWS.

3. ALL INTERIOR FRENCH DOORS, SLIDING GLASS DOORS, & ANY OTHER DOORS WITH GLASS PANELS SHALL HAVE CATEGORY II SAFETY GLAZING AS PER "FLORIDA BUILDING CODE 2020 7TH EDITION".

4. ALL INTERIOR GLASS PANELS (SIDE LITES) ADJACENT TO DOORS WITH SHALL HAVE CATEGORY II SAFETY GLAZING AS PER "FLORIDA BUILDING CODE 2020".

5. CONTRACTOR SHALL VERIFY ALL REQUIRED ROUGH OPENINGS SIZES WITH SPECIFIED DOOR & WINDOW MANUFACTURER'S PRIOR TO START OF CONSTRUCTION OR INSTALLATION & ADJUST ROUGH OPENINGS SHOWN ON PLANS AS REQUIRED.

6. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS OF NEW WINDOWS AND DOORS AND ADJUST ROUGH OPENING DIMENSIONS SPECIFIED IN THESE PLANS TO ACCOMMODATE PROPER INSTALLATION.

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AR 14,855

NEW CLUBHOUSE & MAINTENANCE BUILDING
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HOLLYWOOD,FL 33021

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DESIGN DWG	BC
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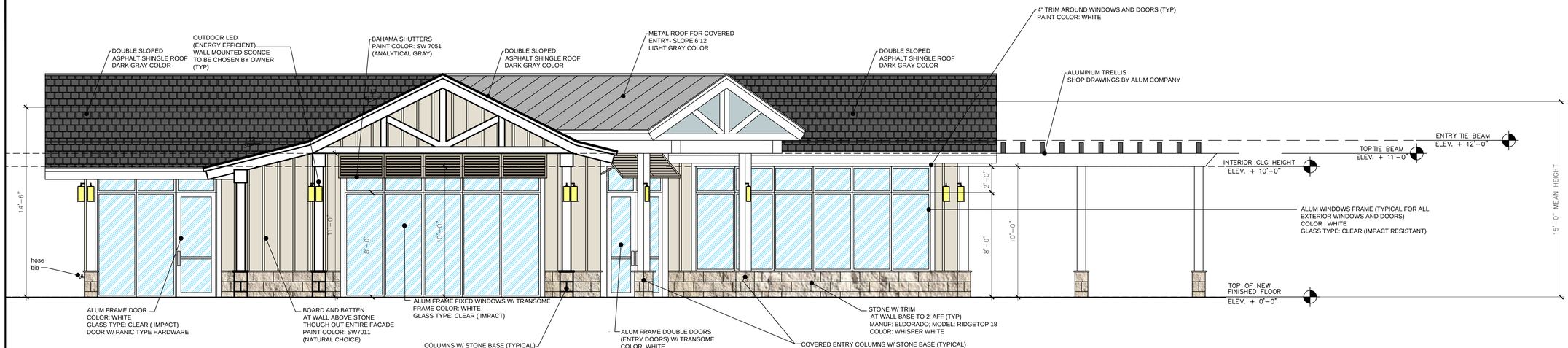
PERMIT REVIEW	O
ISSUE DATE	4-14-21
SCALE	AS NOTED
JOB NO.	20201101

SHEET

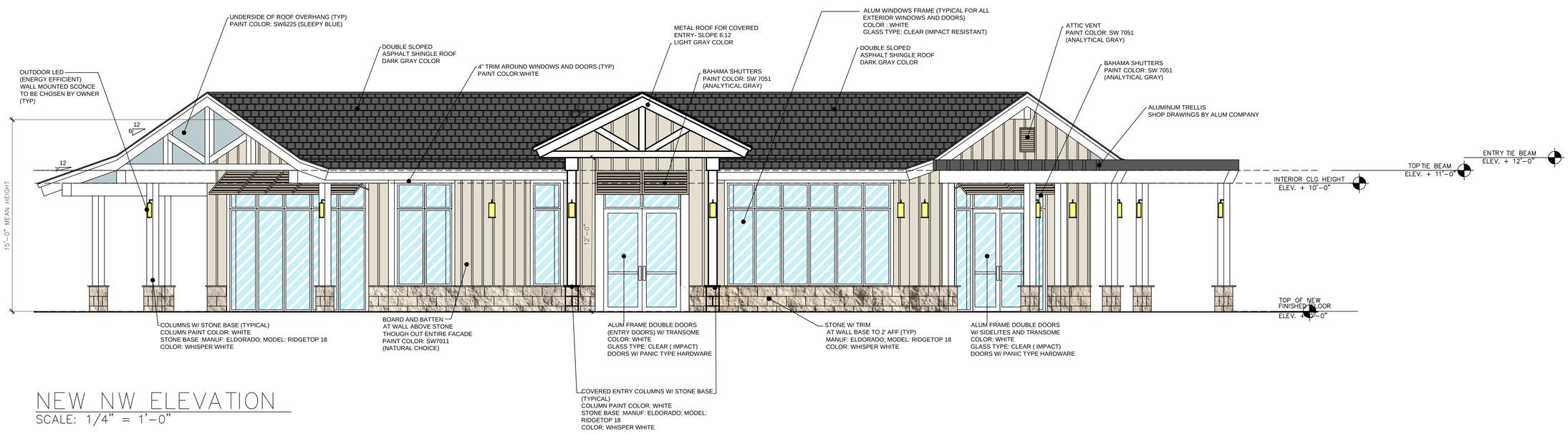
A-2.4

CLUBHOUSE ELEVATIONS



NEW NORTH ELEVATION

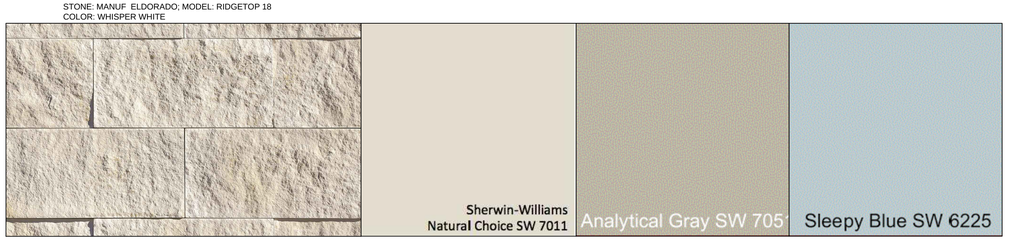
SCALE: 1/4" = 1'-0"



NEW NW ELEVATION

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

STONE: MANUF ELDORADO; MODEL: RIDGETOP 18
COLOR: WHISPER WHITE



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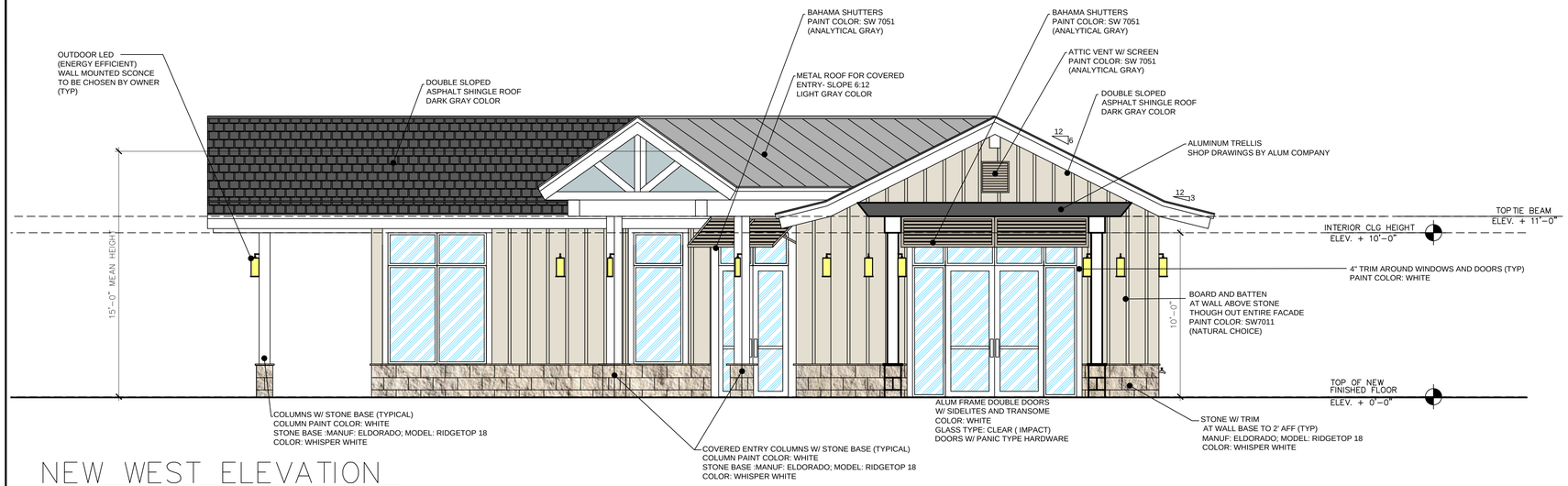
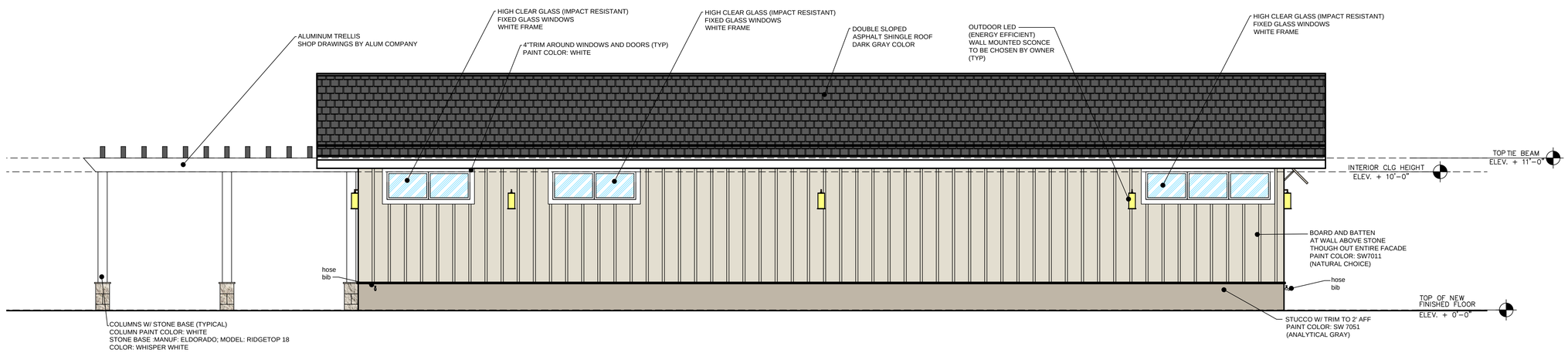
A-3•0

CLUBHOUSE ELEVATIONS



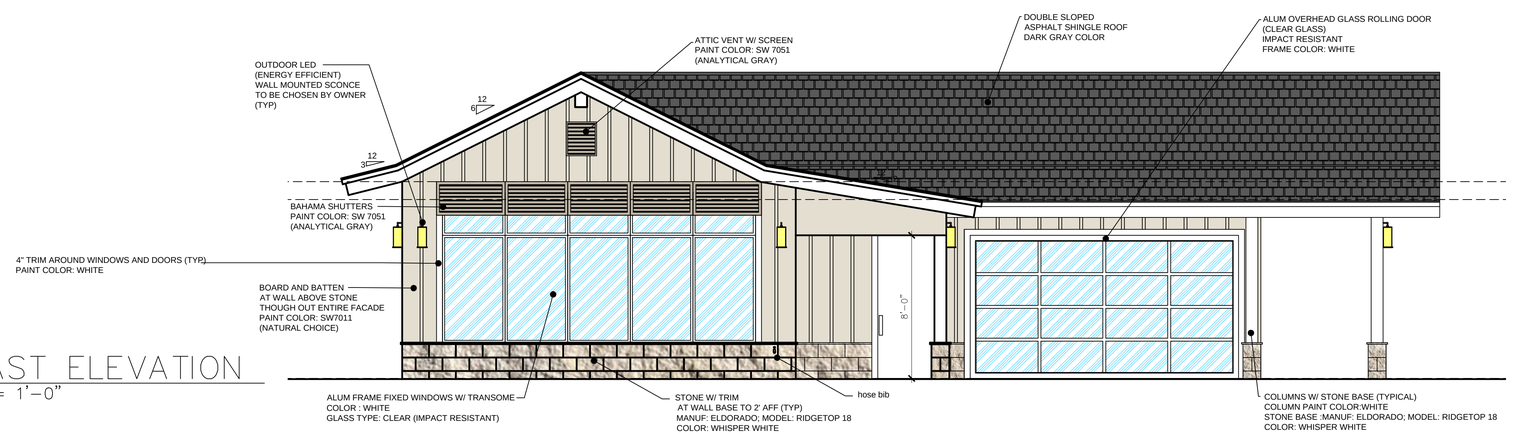
NEW WEST ELEVATION

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



NEW SOUTH ELEVATION

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



NEW EAST ELEVATION

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

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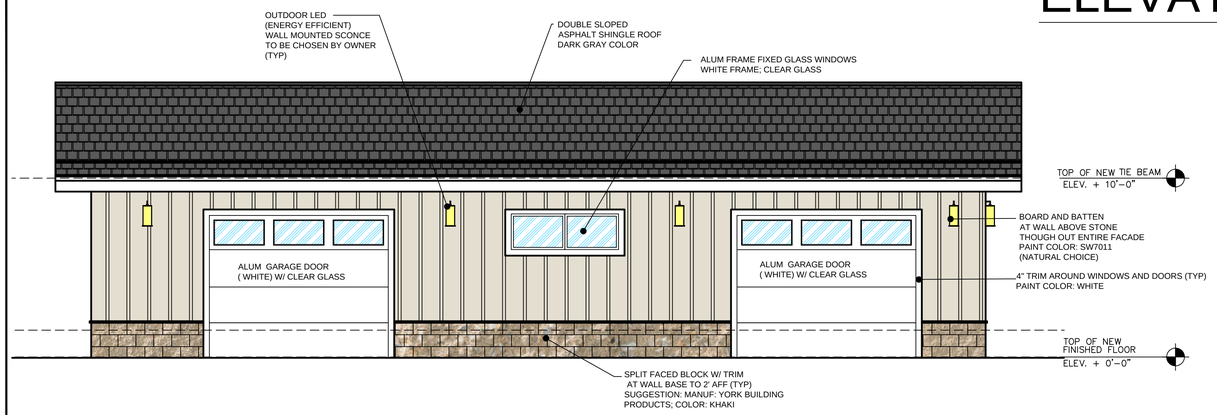
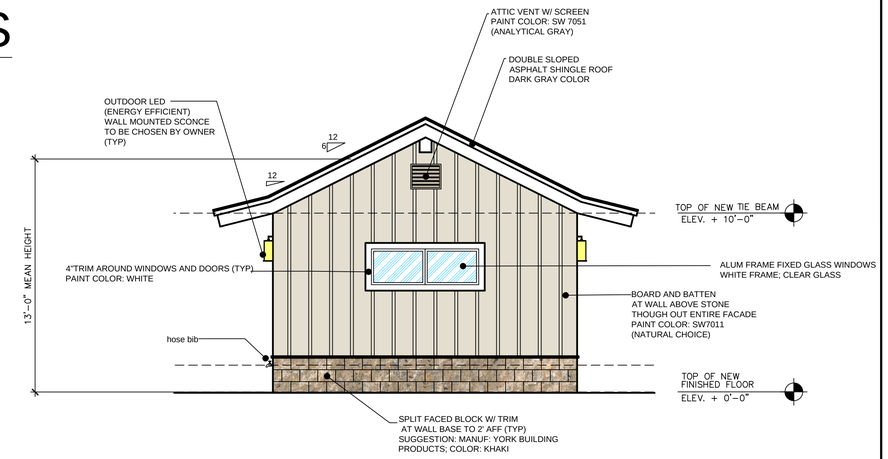
A-3.1

MAINTENANCE BUILDING ELEVATIONS



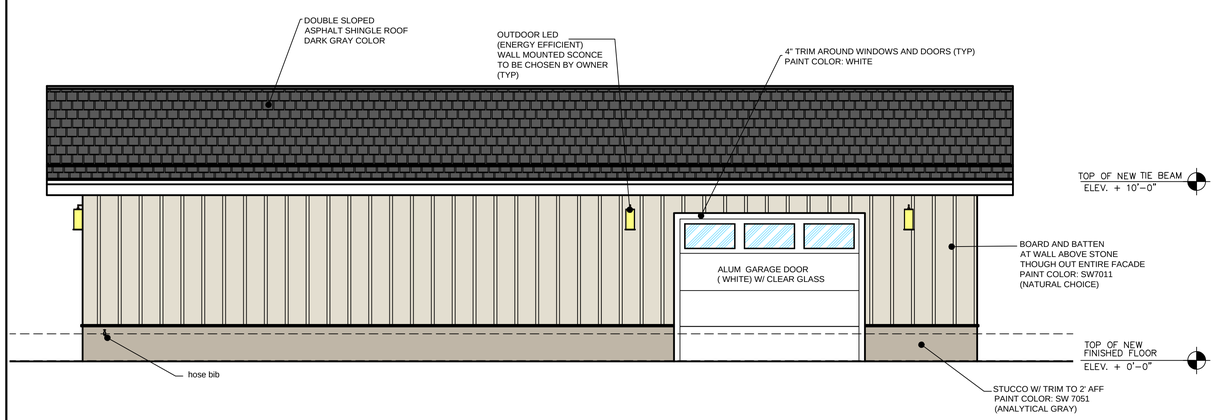
NEW NORTH ELEVATION

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



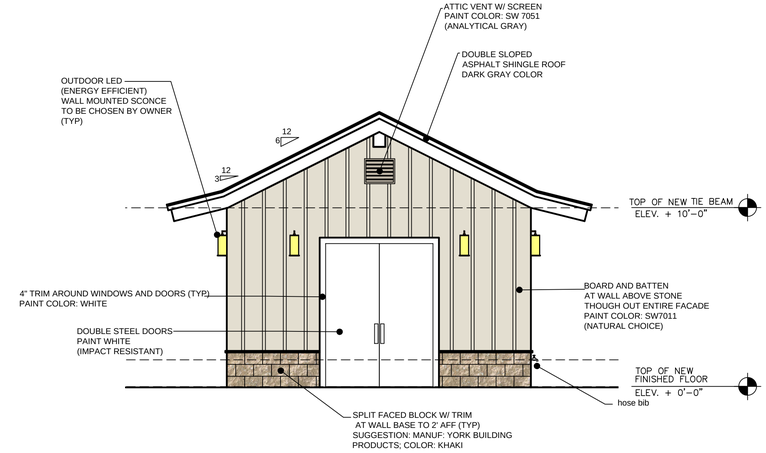
NEW EAST ELEVATION

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



NEW SOUTH ELEVATION

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



NEW WEST ELEVATION

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

SPLIT FACED BLOCK
SUGGESTION: MANUF: YORK BUILDING PRODUCTS; COLOR: KHAKI

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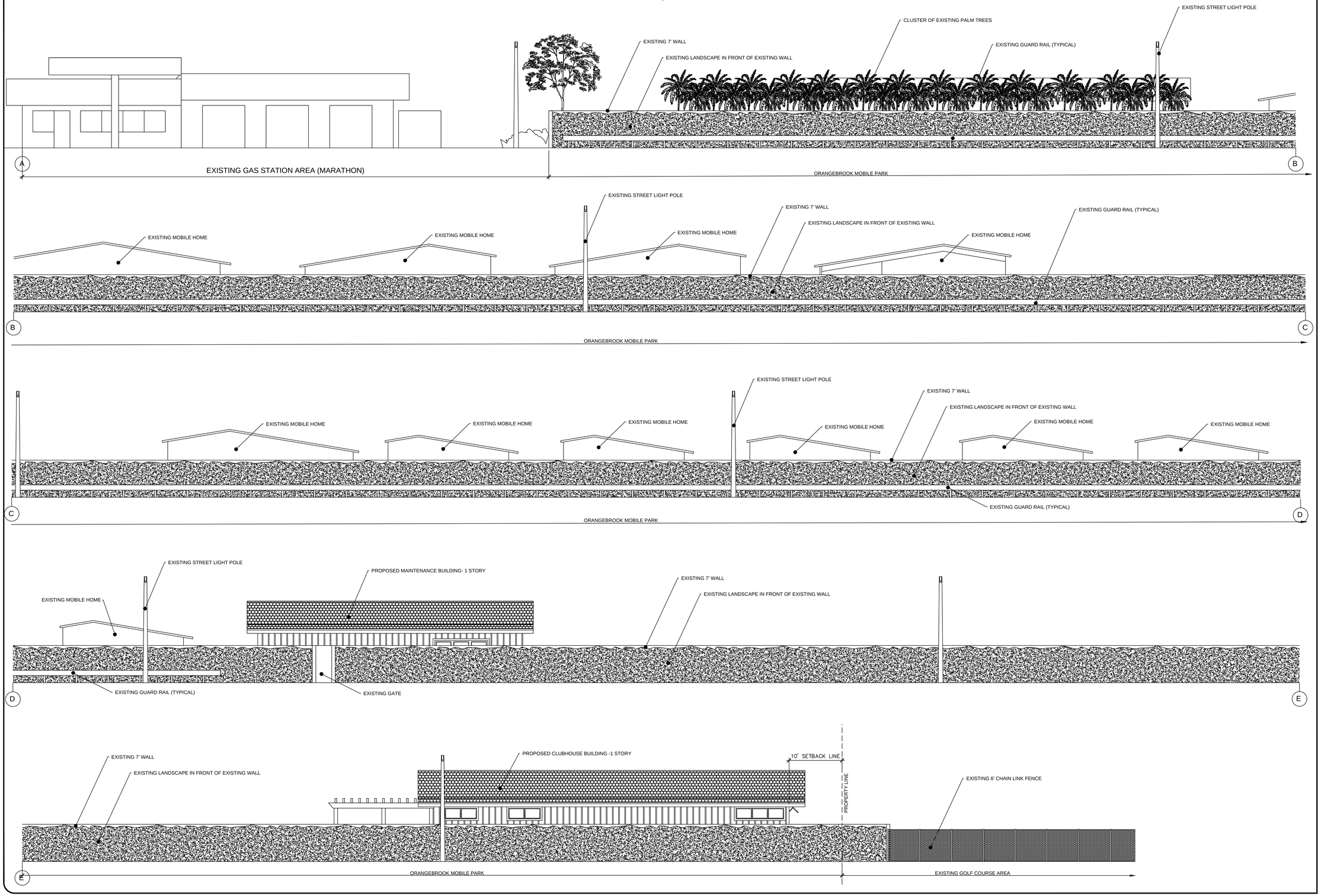
A-3.2

STREET PROFILE ELEVATION

(PEMBROKE RD FROM CORNER OF S PARK RD (MARATHON GAS STATION) TO GOLF COURSE

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



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A-4•0