

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

# GENERAL APPLICATION



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

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

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

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

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

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

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



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 08/23/2021

Location Address: 307 S. 24 Ave

Lot(s): 12 Block(s): 5 Subdivision: HOLLYWOOD LITTLE RANCHES

Folio Number(s): 5142 16 01 2560

Zoning Classification: DH-2 Land Use Classification: R.A.C

Existing Property Use: SINGLE-FAMILY Sq Ft/Number of Units: 1

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: Developing 12-unit Multi-Family Apartments

Number of units/rooms: 12 Sq Ft: 11,326 S.F.

Value of Improvement: 1,600,000 Estimated Date of Completion: DEC. 2022

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

Name of Current Property Owner: VANBUREN 18 LLC

Address of Property Owner: 19720 NE 22 AVE MIAMI FL 33180

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa-Architect

Address: \_\_\_\_\_ Telephone: 786-543-0851

Fax: \_\_\_\_\_ Email Address: llarosa@larosaarchitects.com

Date of Purchase: 06/07/2021 Is there an option to purchase the Property? Yes ( ) No (X)

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

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

Signature of Current Owner: \_\_\_\_\_

Date: 08/22/2021

PRINT NAME: \_\_\_\_\_

Salomon Sternthal

Date: 08/22/2021

Signature of Consultant/Representative: \_\_\_\_\_

[Signature]

Date: 8/22/2021

PRINT NAME: \_\_\_\_\_

Luis La Rosa

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

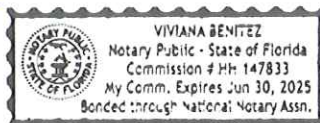
Date: \_\_\_\_\_

### Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Luis La Rosa to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 22 day of August

Notary Public  
State of Florida



Signature of Current Owner

Print Name

Salomon Sternthal

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





JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRLANDSURVEYORS.COM

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



# ALTA/NSPS Land Title Survey AND TOPOGRAPHIC RIGHT OF WAY

GRAPHIC SCALE

(IN FEET)  
1 INCH = 20 FEET

### ABBREVIATIONS

A = ARC  
AC = AIR CONDITIONER PAD  
A.E. = ANCHOR EASEMENT  
AR = ALUMINUM ROOF  
AS = ALUMINUM SHED  
ASPH = ASPHALT  
C.C. = BLOCK CORNER  
BLDG = BUILDING  
B.M. = BENCH MARK  
B.C.R. = BROWARD COUNTY RECORDS  
B.O.B. = BASIS OF BEARING  
B.S.L. = BUILDING SETBACK LINE  
(C) = CALCULATED  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.B.W. = CONCRETE BLOCK WALL  
CH = CHORD  
C.H.B. = CHORD BEARING  
C.H.L. = CHORD LENGTH  
C.L. = CLEAR  
C.O. = CLEAN OUT  
C.W. = CHAIN LINK FENCE  
C.M.E. = CANAL MAINTENANCE EASEMENT  
CONC. = CONCRETE  
C.U.P. = CONCRETE UTILITY POLE  
C.P. = CONCRETE PORCH  
C.S. = CONCRETE SLAB  
C.W. = CONCRETE WALK  
D.E. = DRAINAGE EASEMENT  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
D.R.W. = DRIVEWAY  
D.S. = DEGREES  
E.B. = ELECTRIC BOX  
E.T.P. = ELECTRIC TRANSFORMER PAD  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
F.F.E. = FOUND FLOOR ELEVATION  
F.N.D. = FOUND NAIL & DISK  
F.T. = FEET  
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM  
F.N. = FOUND NAIL  
H. = HIGH OR (NEAR)  
H.B. = MEASURED DISTANCE  
H.S. = MAIL BOX  
H.D.C.R. = HAWAIIAN DEED RECORDS  
M.E. = MAINTENANCE EASEMENT  
M.V. = MARKER  
N.A.P. = NOT A PART OF  
N.O.D. = NATIONAL GEODETIC DATUM  
N.T.S. = NOT TO SCALE  
B.M. = BENCH MARK  
O.S. = OFFSET  
O.H. = OVERHEAD  
O.U.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORDS BOOK  
O.V. = OVERHAND  
P.M.T. = PERMIT  
P.L. = PLASTER  
P.L. = PROPERTY LINE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C. = POINT OF CURVATURE  
P.O. = POINT OF TANGENCY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.R.C. = POINT OF REVERSE CURVATURE  
P.W. = PARKWAY  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
P.P. = POWER POLE  
P.P.S. = PUMP PUMP SLAB  
P.U.E. = PUBLIC UTILITY EASEMENT  
(R) = RECORD DISTANCE  
R.D. = RAILROAD  
RES. = RESIDENCE  
R.O.F. = RIGHT-OF-WAY  
RAD. = RADIUS OF RADIAL  
R.O.E. = ROOF OVERHANG EASEMENT  
SEC. = SECTION  
STY. = STORY  
SWK. = SIDEWALK  
S.U.P. = SET IRON PIPE  
S. = SOUTH  
S.P. = SCREENED PORCH  
S.V. = SEWER VALVE  
S.V. = SEWERS  
T. = TANGENT  
T.B. = TELEPHONE BOOTH  
T.B.M. = TEMPORARY BENCHMARK  
T.U.E. = TEMPORARY UTILITY EASEMENT  
T.S.B. = TRAFFIC SIGNAL BOX  
T.S.P. = TRAFFIC SIGNAL POLE  
TWP. = TOWNSHIP  
UTL. = UTILITY  
U.E. = UTILITY EASEMENT  
U.P. = UTILITY POLE  
U.P. = UTILITY POLE  
W.F. = WOOD FENCE  
W.P. = WOOD PORCH  
W.R. = WOOD ROOF  
W.V. = WATER VALVE  
M. = MONUMENT LINE  
C.L. = CENTER LINE  
E.L.T. = ELEVATION

### SURVEYOR'S CERTIFICATE:

1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;"

2. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-2, DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.

3. THE SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(DH-2) MINIMUM PRIMARY FRONTAGE SETBACK = 15 FEET  
MINIMUM SIDE SETBACK = 10 FEET  
MINIMUM REAR SETBACK = 20 FEET

4. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

5. THE SUBJECT PROPERTY DOES SERVE ALLOWING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

6. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0569, SUFFIX "H," BEARING AN EFFECTIVE DATE OF 08/14/2014.

7. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL 18,000 SQUARE FEET OR ± 0.41 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

8. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INCLUDING USABLE FLOOR SPACE) IS ± 1,494 SQUARE FEET.

9. THERE ARE 2 REGULAR PARKING SPACES AND NON MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK # BM 1996 ELEVATION 10.93 FEET OF NGVD 1929, CONVERTED TO NAVD 1988 BY USING VERTCON, CONVERSION FORMULA = (10.93 (NGVD 29) - 1.60 = 9.33 (NAVD 1988) LOCATED @ N 21ST AVENUE BETWEEN HOLLYWOOD BLVD. & FILMORE STREET

11. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

12. FLOOR ELEVATION OF EXISTING BUILDING IS 13.10 FEET N.A.V.D. 1988.

13. THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 25.37 FEET N.A.V.D. 1988.

14. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

15. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 80 FEET OF LOT 12, BLOCK 5, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING AND ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

### TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-4 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT LETTER NUMBER 101031, ISSUING OFFICE FILE NUMBER 21-0078, DATED APRIL 29, 2021, AT 11:00 P.M.

ITEM NO. 5 ALL MATTERS CONTAINED ON THE PLAT OF AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, LOT LINES, ROAD LINES AND EASEMENTS AS PER SHOWN ON PLAT.

ITEM NO. 7 ORDINANCE NO. 2005-19 RECORDED IN O.R. BOOK 40082, PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE.

ITEM NO. 8 ORDINANCE NO. 2005-19 RECORDED IN O.R. BOOK 40082, PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE.

### OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT

ISSUER: ATTORNEYS' TITLE FUND SERVICE, LLC. RECIPIENT: BRIGHT TITLE SERVICES, FUND FILE NUMBER 108729, EFFECTIVE DATES FROM JULY 14, 1983 TO AUGUST 23, 2021, AT 11:00 P.M.

FEDERAL TAX LIEN AGAINST ANDREW KATZ, OR SIMILAR NAME, RECORDED IN INSTRUMENT NUMBER 11232026, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### LEGEND

- O.H. = OVERHEAD UTILITY LINES
- X-X-X-X = CONCRETE BLOCK WALL
- - - - - = CHAIN LINK FENCE
- - - - - = IRON FENCE
- - - - - = WOOD FENCE
- - - - - = BUILDING SETBACK LINE
- - - - - = UTILITY EASEMENT
- - - - - = LIMITED ACCESS RW
- - - - - = NON-VEHICULAR ACCESS RW
- - - - - = EXISTING ELEVATIONS

## INVERTS:

#	UTILITY TYPE	PIPE SIZE	PIPE MATERIAL	INVERT DIRECTION	DISTANCE FROM RIM	DISTANCE FROM RIM TO BOTTOM
1	SANITARY MH	15"	CLAY	WEST	5.18	5.2
		10"	CLAY	EAST	5.3	
2	SANITARY MH	15"	CLAY	WEST	4.93	4.95
		15"	CLAY	EAST	5.03	
3	CATCH BASIN	18"	PVC	EAST	3.05	7.12
		18"	PVC	NORTH-WEST	6.32	
4	CATCH BASIN	SQUARE 17"x30"	CONC.	SOUTH, EAST (CANT MEASURE, HAS BAFFLE)	6.83	8.54
5	SANITARY MH	10"	CLAY	WEST	4.75	4.77
		10"	CLAY	EAST	7.82	
6	DRAIN BOX	8"	ALUMINUM	NORTH	2.1	4.75
		18"	ALUMINUM	EAST	4.68	

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	OAK	0.80	25	18
2	UNKNOWN	1.30	11	6
3	FICUS	1.20	8	6
4	FICUS	0.50	7	5
5	UNKNOWN	0.95	27	13
6	BLACK OLIVE	1.80	38	20
7	OAK	1.00	18	20
8	OAK	1.00	18	20
9	UNKNOWN	1.05	18	6
10	UNKNOWN	1.25	30	22
11	UNKNOWN	0.70	18	12
12	UNKNOWN	1.35	28	17
13	PALM	0.40	30	6
14	PALM	0.30	16	6
15	PALM	0.40	30	6
16	PALM	0.25	12	6
17	PALM	0.40	30	6

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
18	PALM	0.40	30	6
19	PALM	0.35	28	6
20	AVOCADO	2.25	40	25
21	PALM	0.40	30	6
22	PALM	0.40	30	6
23	JUMBO LIMBO	0.90	27	16
24	MAHOGANY	1.20	25	20
25	UNKNOWN	1.35	20	13
26	PALM	1.75	20	12
27	PALM	1.75	20	12
28	OAK	0.95	20	20

SURVEYOR'S NOTE:  
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES.  
LAND SURVEYORS ARE NOT ARBORIST.

NOTE: NUMBER OF CONTIGUOUS AREAS IN THE GROUP OF TREES.  
1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CENTER POINT OF THE GROUP OF TREES. THE FENCE SHALL BE PLACED AT THE CENTER POINT OF THE GROUP OF TREES. THE FENCE SHALL BE PLACED AT THE CENTER POINT OF THE GROUP OF TREES. THE FENCE SHALL BE PLACED AT THE CENTER POINT OF THE GROUP OF TREES.  
2. TREATMENT OF ROOTS DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIAMETER DURING CONSTRUCTION SHALL BE AS FOLLOWS: (A) IF THE ROOT IS IN THE PATH OF THE FOUNDATION OR OTHER STRUCTURE, IT SHALL BE CUT AND REMOVED. (B) IF THE ROOT IS IN THE PATH OF THE FOUNDATION OR OTHER STRUCTURE, IT SHALL BE CUT AND REMOVED. (C) IF THE ROOT IS IN THE PATH OF THE FOUNDATION OR OTHER STRUCTURE, IT SHALL BE CUT AND REMOVED. (D) IF THE ROOT IS IN THE PATH OF THE FOUNDATION OR OTHER STRUCTURE, IT SHALL BE CUT AND REMOVED.  
3. NO DISPOSITION OF MATERIAL, VEHICLES, TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIAL SHALL BE ALLOWED WITHIN THE AREA OF THE PROJECT. EXCESS MATERIAL SHALL BE REMOVED OR STORED AS APPROVED BY THE CITY PLANNING OFFICIAL. BEFORE ANY CONSTRUCTION SHALL BE DONE, A WRITTEN ORDER OF THE CITY PLANNING OFFICIAL SHALL BE OBTAINED AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.  
4. CHECKING SHOWN AS STRUCK-OUT SHALL BE REJECTED EVERY OTHER DAY DURING THE PROJECT.

VAN BUREN 18 LLC  
307 S. 24TH AVE, HOLLYWOOD, FL 33020

BASED UPON TITLE COMMITMENT CUSTOMER REFERENCE NO. 1070531  
ISSUING OFFICE FILE NUMBER: 21-0078.  
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF APRIL, 2021 AT 11:00 PM

**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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 3.4.5, 7(A), 7(B)-1, 8.9, 13, 16, 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 8, 2021.

08/23/2021  
(DATE OF SURVEY)  
JOHN IBARRA  
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA  
REVISED SURVEY:

HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLETES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5-1.17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 475.127, FLORIDA STATUTES.

Project Address:  
307 SOUTH 24TH AVENUE, HOLLYWOOD, FL FL, 33020

Project Location: BROWARD COUNTY

SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 514216012560

DRAWN BY: AP

Job Number: 21-002037-1

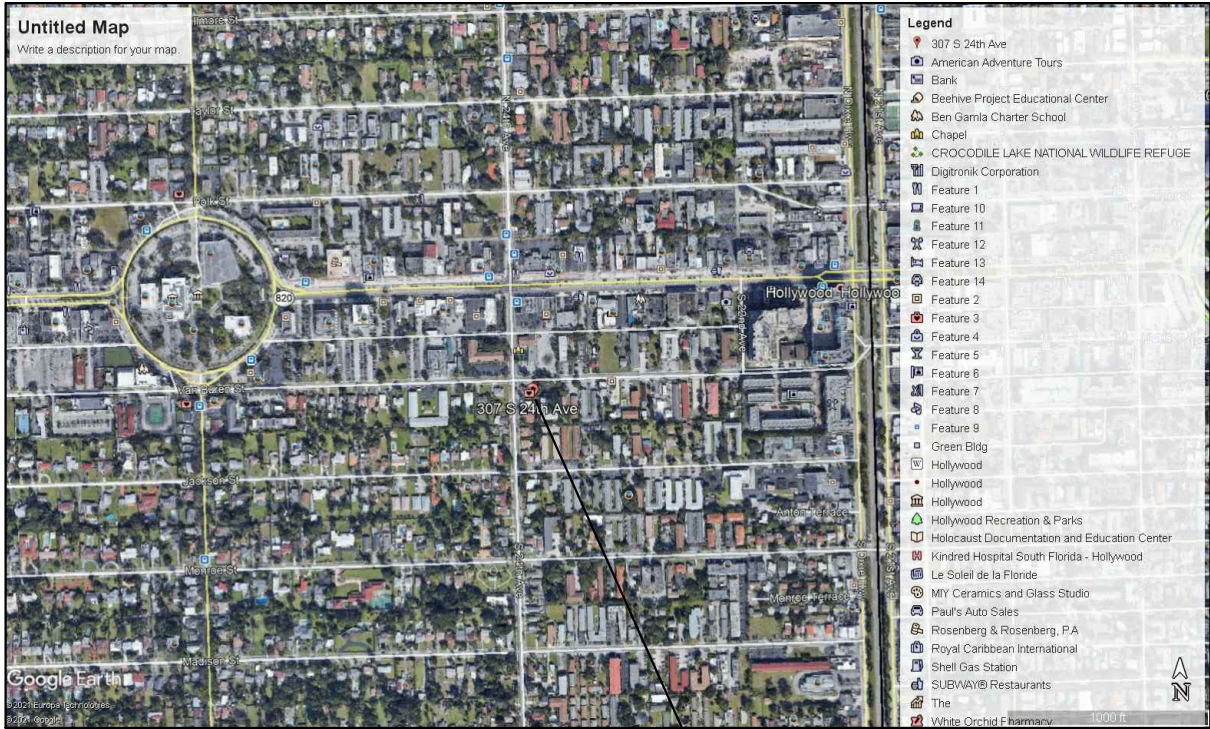
777 N.W. 72nd AVENUE, SUITE 3025  
MIAMI, FLORIDA 33126  
TELEPHONE: (305) 262-0400 FAX (305) 262-0401  
www.ibarrlandsurveyors.com

John Ibarra  
And Assoc., Inc.  
LAND SURVEYORS  
L.B.# 7806

SEAL



PROPOSED 12-UNIT MULTI-FAMILY DEVELOPMENT FOR:  
VANBUREN LLC- BUREN LOFTS  
307 SOUTH 24TH AVENUE  
HOLLYWOOD, FL 33020



LOCATION MAP

PROPOSED AREA OF WORK



SHEET INDEX

COVER SHEET  
ALTA SURVEY

C-1.1 PAVING, GRADING, WATER & SEWER PLAN  
GENERAL DETAILS  
C-1.2 GENERAL NOTES & DETAILS  
CIVIL PAVING MARKINGS PLAN  
CIVIL PAVING MARKINGS DETAILS

1 OF 3 LANDSCAPE PLAN  
LANDSCAPE NOTES  
LANDSCAPE DATA  
PLAN SCHEDULE DETAILS  
2 OF 2 LANDSCAPE NOTES & DETAILS  
3 OF 3 LANDSCAPE MITIGATION PLAN

1 OF 1 IRRIGATION PLAN

SP-1.1 SITE PLAN  
SITE DATA  
BUILDING CALCULATION  
GENERAL NOTES  
SP-1.2 SITE DETAILS

A-1.1 FIRST FLOOR PLAN  
A-1.2 2ND. FLOOR PLAN  
A-1.3 3RD. FLOOR PLAN  
A-1.4 4TH. FLOOR PLAN  
A-1.5 ROOF PLAN  
A-2.1 WEST ELEVATION  
A-2.2 SOUTH ELEVATION  
A-2.3 EAST ELEVATION  
A-2.4 NORTH ELEVATION

TAC-1 meeting date: 09.13.2021

**BÜREN**  
**LOFTS**



**LLR Architects, Inc.**

ARCHITECTURE & PLANNING

12980 SW 52 STREET  
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926  
(F)- 305-403-7928  
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

AYLWARD ENGINEERING  
CIVIL ENGINEERING

3222 RIDGE TRACE  
DAVIE, FLORIDA 33328

(O)- 954-424-5852

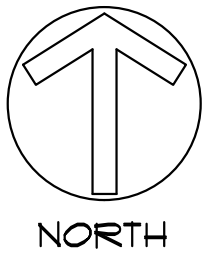
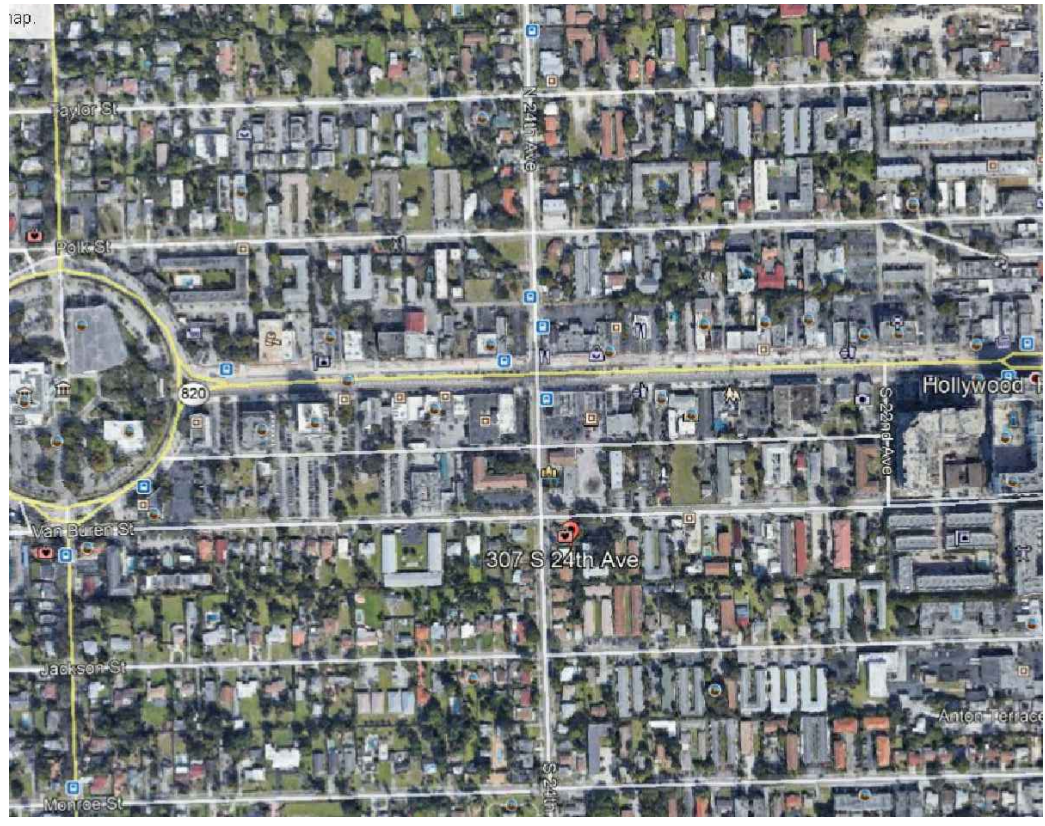
E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA  
LANDSCAPE ARCHITECTURE

1708 sw JOY HAVEN ST  
PORT ST. LUCIE, FL 34983  
(O)- 772-834-1357







## 1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020-1th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (1TH EDITION), WITH BROWARD COUNTY AMENDMENTS. ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OUNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

## 2 GENERAL NOTES

THE NORTH 80 FEET OF LOT 12, BLOCK 5 AN AMENDED FLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR FLAT THEREOF AS RECORDED IN FLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## 3 LEGAL DESCRIPTION

### SITE CALCULATIONS:

TOTAL SITE AREA:	8,000 SF. OR .18 ACRES
BUILDING FOOTPRINT AREA	4,048 SF.
DRIVEWAY	930 SF.
CONC. SLAB	285 SF.
TOTAL IMPERVIOUS AREA=	5,263 SF. (65.8%)
TOTAL PERVIOUS AREA=	2,737 SF. (34.2%)

(REFER TO 9/SP12 FOR DIAGRAM)

### F.A.R. CALCULATIONS:

8,000 SF. X 1.75=	14,000 SF.
1ST. FLOOR	325 SF.
2ND-4TH FLOOR TYPICAL 3,661 SF. X 3=	11,001 SF.
F.A.R. PROVIDED (REFER TO 8/SP12 FOR DIAGRAM)	11,326 SF.
F.A.R. ALLOWED 8,000 X 1.75=	14,000 SF.

### PARKING CALCULATIONS:

	REQUIRED	PROVIDED
9-(1) BEDROOM= 9X1= 9 PARKING SPACE	9	
3-(2) BEDROOM= 3X15= 4.5 PARKING SPACE	4.5	
2 GUEST PARKING SPACES= 2 PARKING SPACE	2	
TOTAL PARKING SPACES	15.5	17

### SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
ALL-FRONTAGES	15'	15'
REAR	10'	15'-2"
SIDE	15'	15'
SIDE INTERIOR	10'	10'
AT GRADE PARKING SETBACKS	10'	N- 17'-0" S- 5'-0" E- 6'-8" W- 22'-4"

### HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	4 STORIES/NOT TO EXCEED 45'	45'-0"
LAND. USE DESIGNATION:	RAC	

ZONING DESIGNATION: DH-2

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA I, 1110 AND BROWARD AMENDMENT 1182
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

### GREEN BUILDING PRACTICE

- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (H) PROGRAMMABLE THERMOSTATS.
- (N) DUAL FLUSH TOILETS.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
- (R) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION)
- (T) ALL HOT WATER PIPES INSULATED.
- (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
- (V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

## 4 SITE DATA

### BUILDING CALCULATION

	UNIT # 1 (TWO BED.)	UNIT # 2 (ONE BED.)	UNIT # 3 (ONE BED.)	UNIT # 4 (ONE BED.)		
1ST. FLOOR COMMON AREA=	384 SF.	-	-	-		384 SF. **
2ND. -4TH FLOOR LIVING AREA=	-	998 SF.	654 SF.	641 SF.	712 SF.	
BALCONY=		130 SF.	50 SF.	113 SF.	88 SF.	
TOTAL UNITS AREA=	1,128 SF.	704 SF.	754 SF.	800 SF.	3,386 SF.	3,386 SF. X 3 FLOORS= 10,158 SF.
COMMON AREA=					662 SF.	662 SF. X 3 FLOORS= 1,986 SF.
TOTAL AREA=					4,048 SF.	4,048 SF. X 3 FLOORS= 12,144 SF. **
TOTAL GROSS AREA=						12,528 SF.

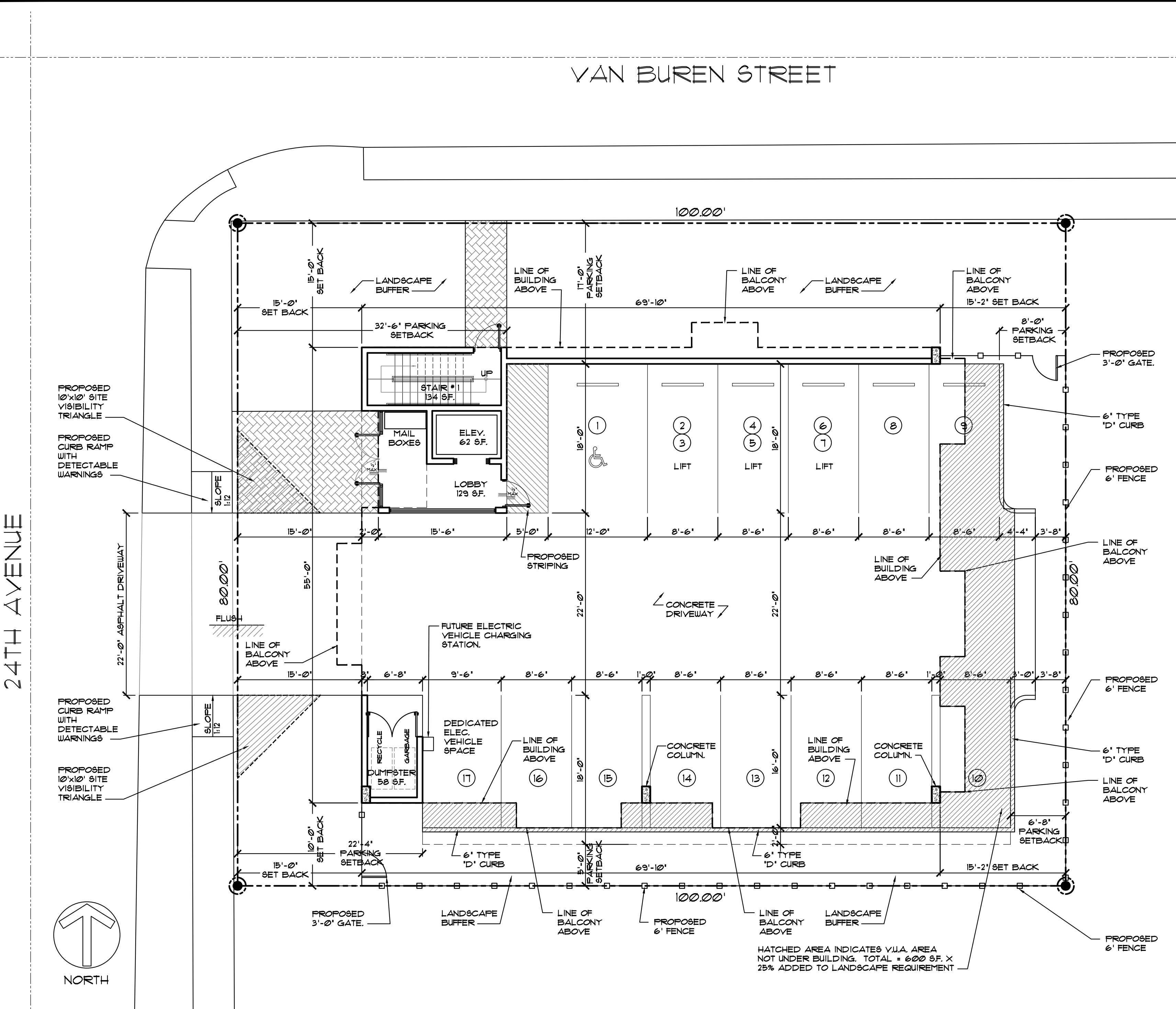
2ND. -4TH FLOOR-TYPICAL	TOTAL UNITS
9-UNITS (1 BED.)	12 UNITS
3-UNITS (2 BED.)	

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE		
	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 SF.	641 SF.
MIN. CUMULATIVE AVERAGE/ UNIT SIZE	650 SF.	751 SF.

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

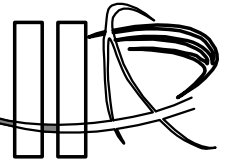
2. AT-GRADE PARKING SHALL BE SCREENED WITH BOTH ARCHITECTURAL TREATMENT AND LANDSCAPE BUFFER.

## 5 BUILDING CALCULATION



## 6 PROPOSED SITE PLAN

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



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REVISION:	BY:

PROPOSED 12-UNIT MULTI FAMILY DEVELOPMENT FOR:

VANBUREN 18 LLC- BUREN LOFTS

307 SOUTH 24TH AVENUE  
HOLLYWOOD, FL 33020

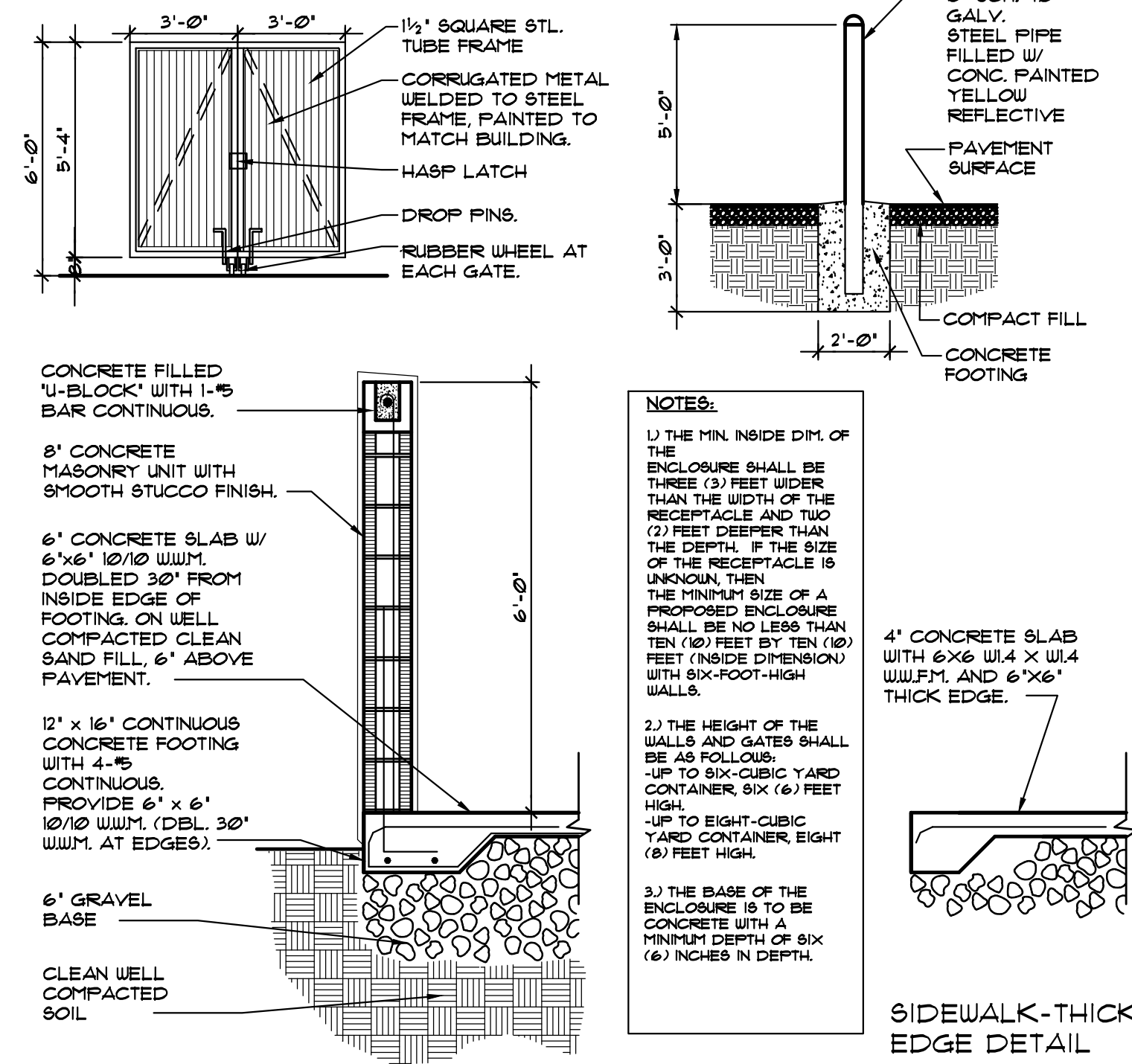
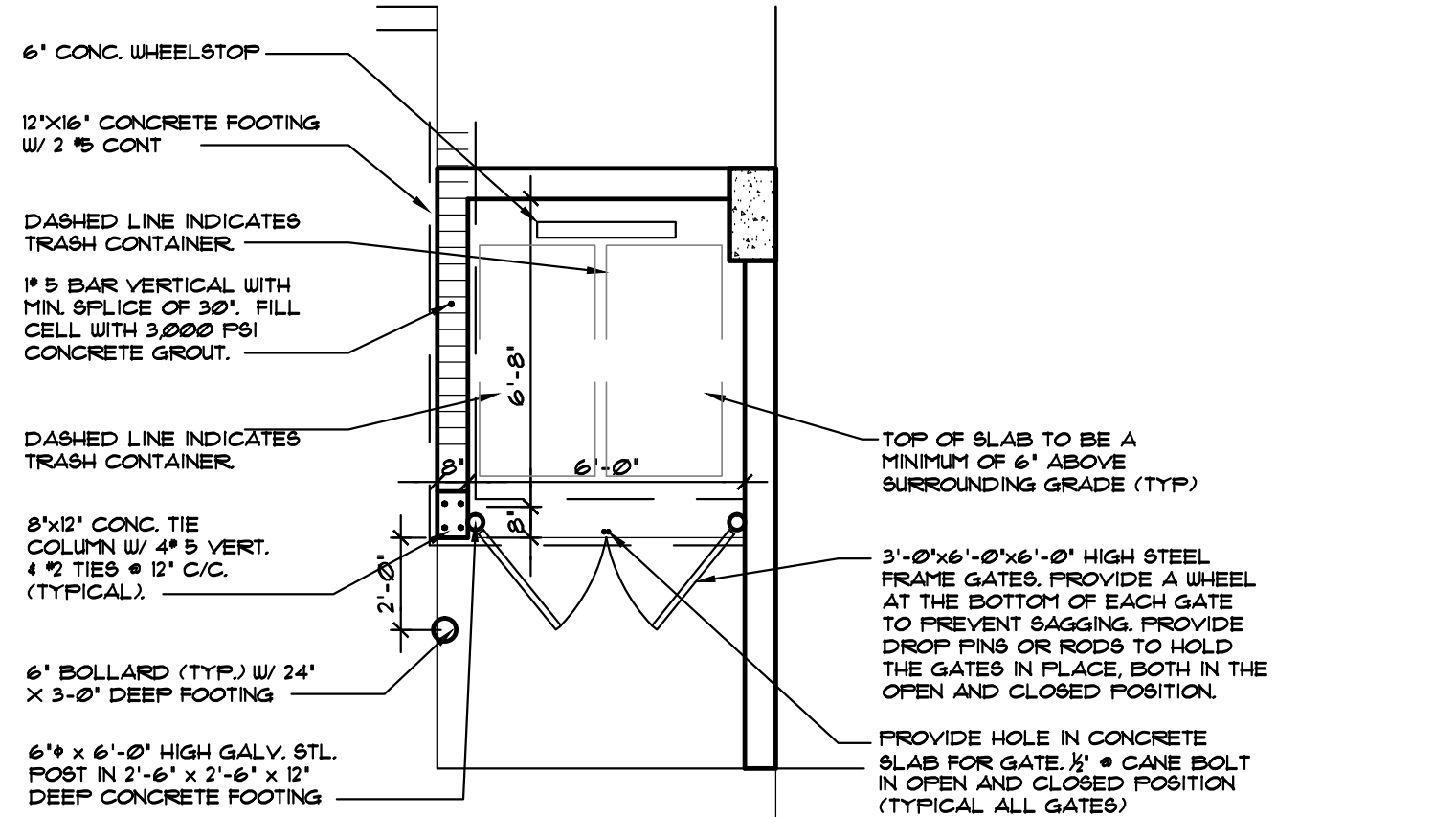
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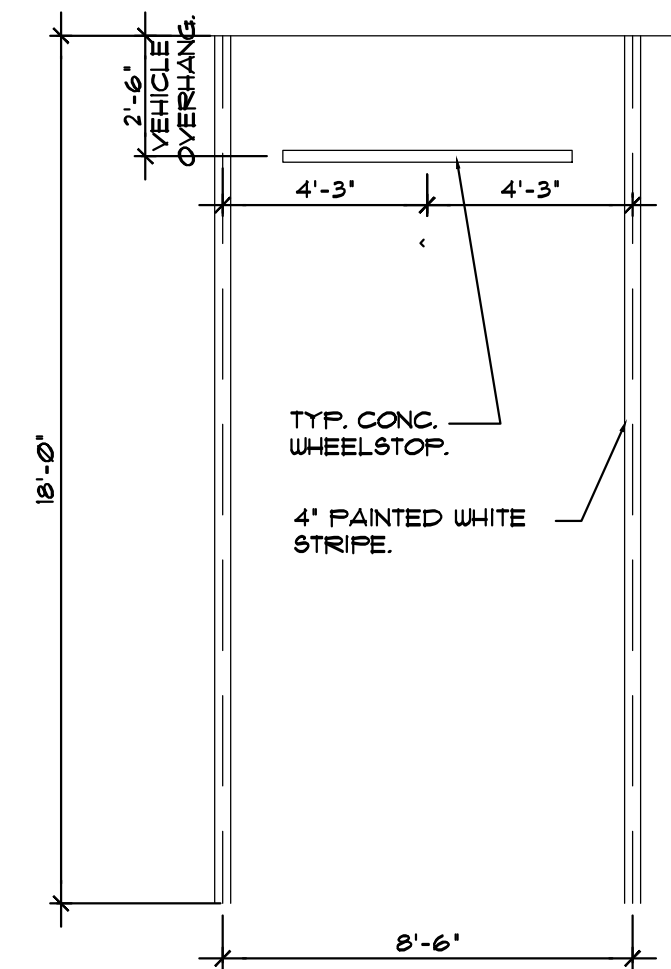
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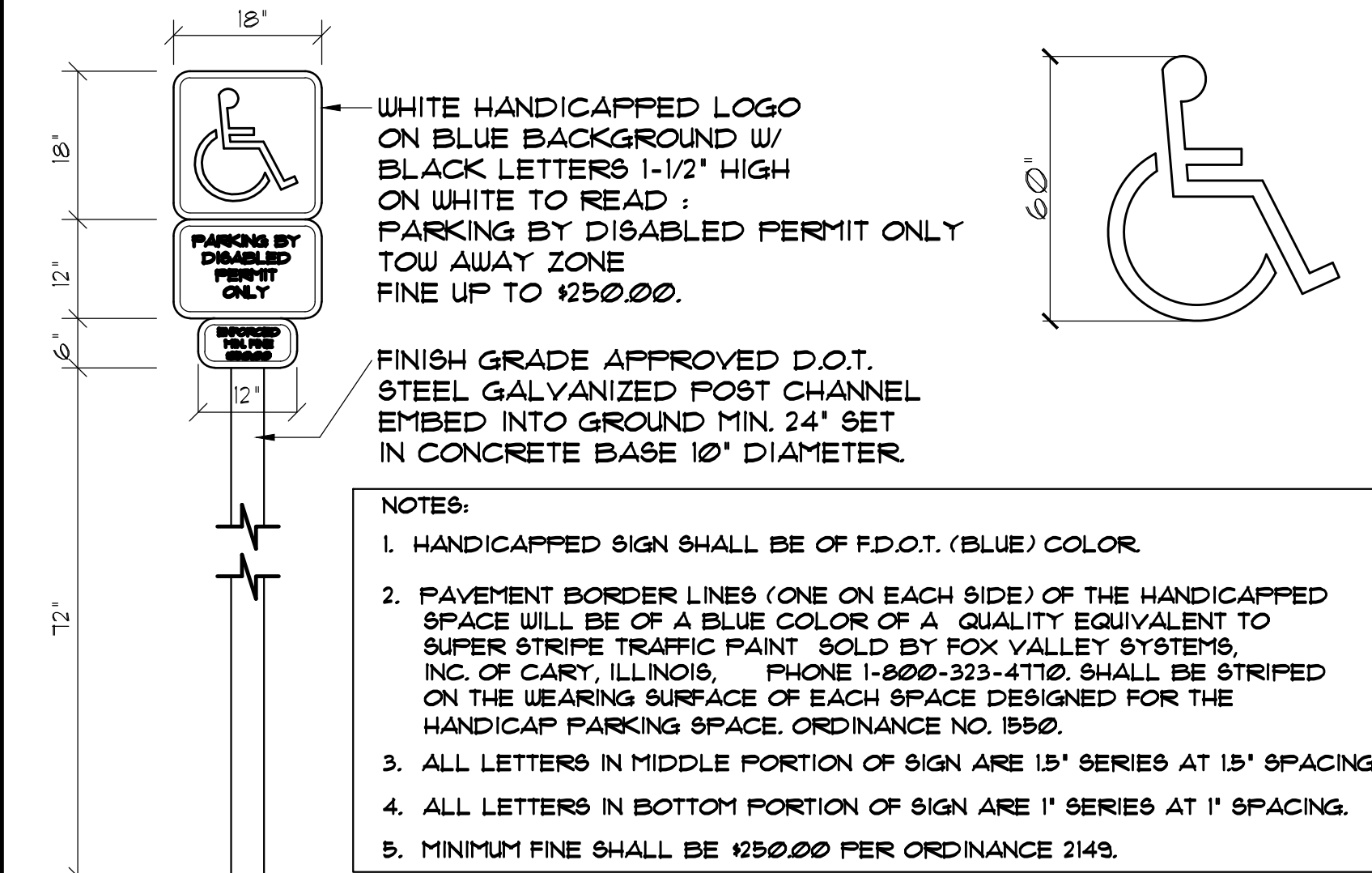




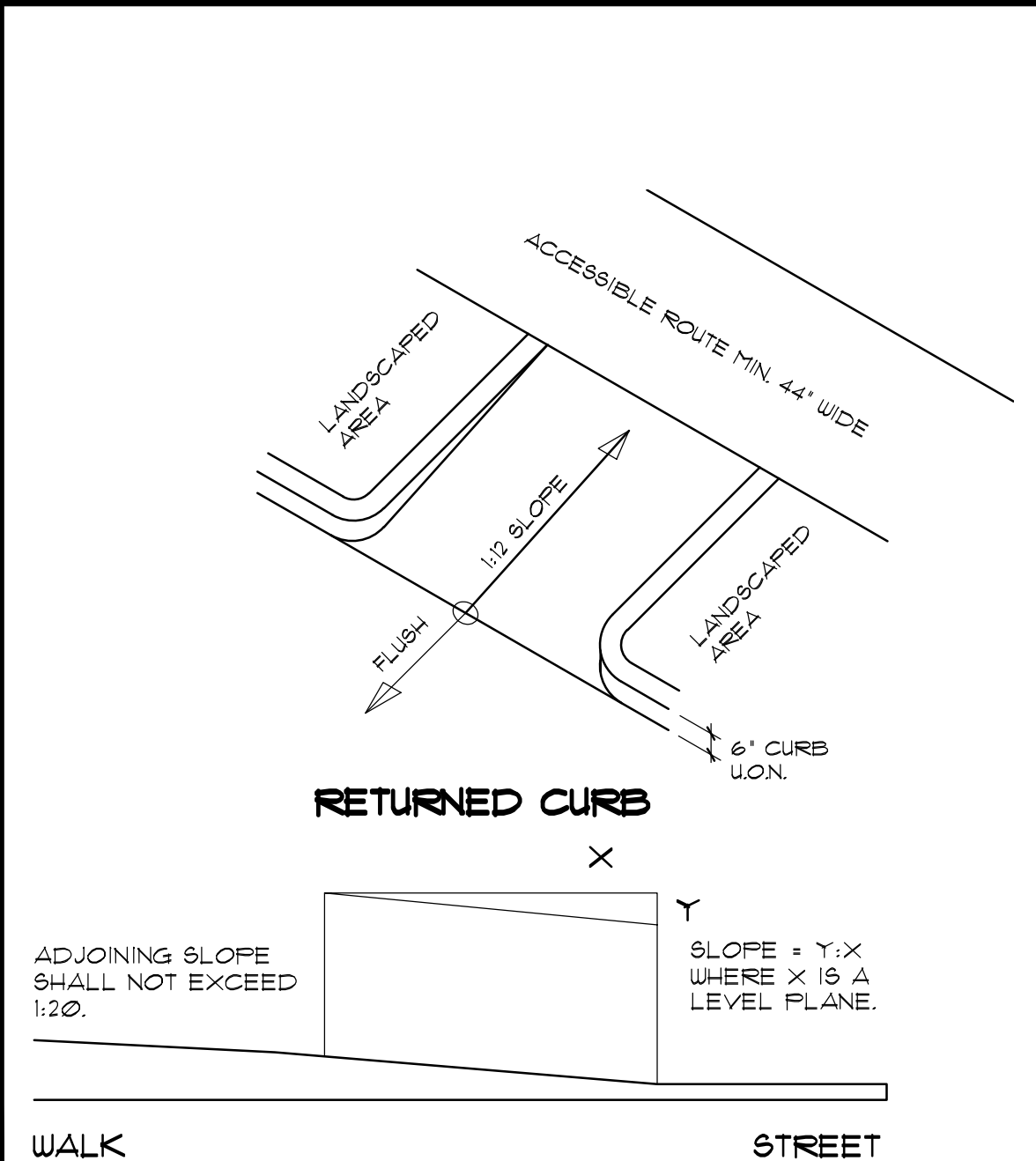
2 | TYP. PARKING HANDICAP STALL DETAIL  
SCALE: N.T.S.



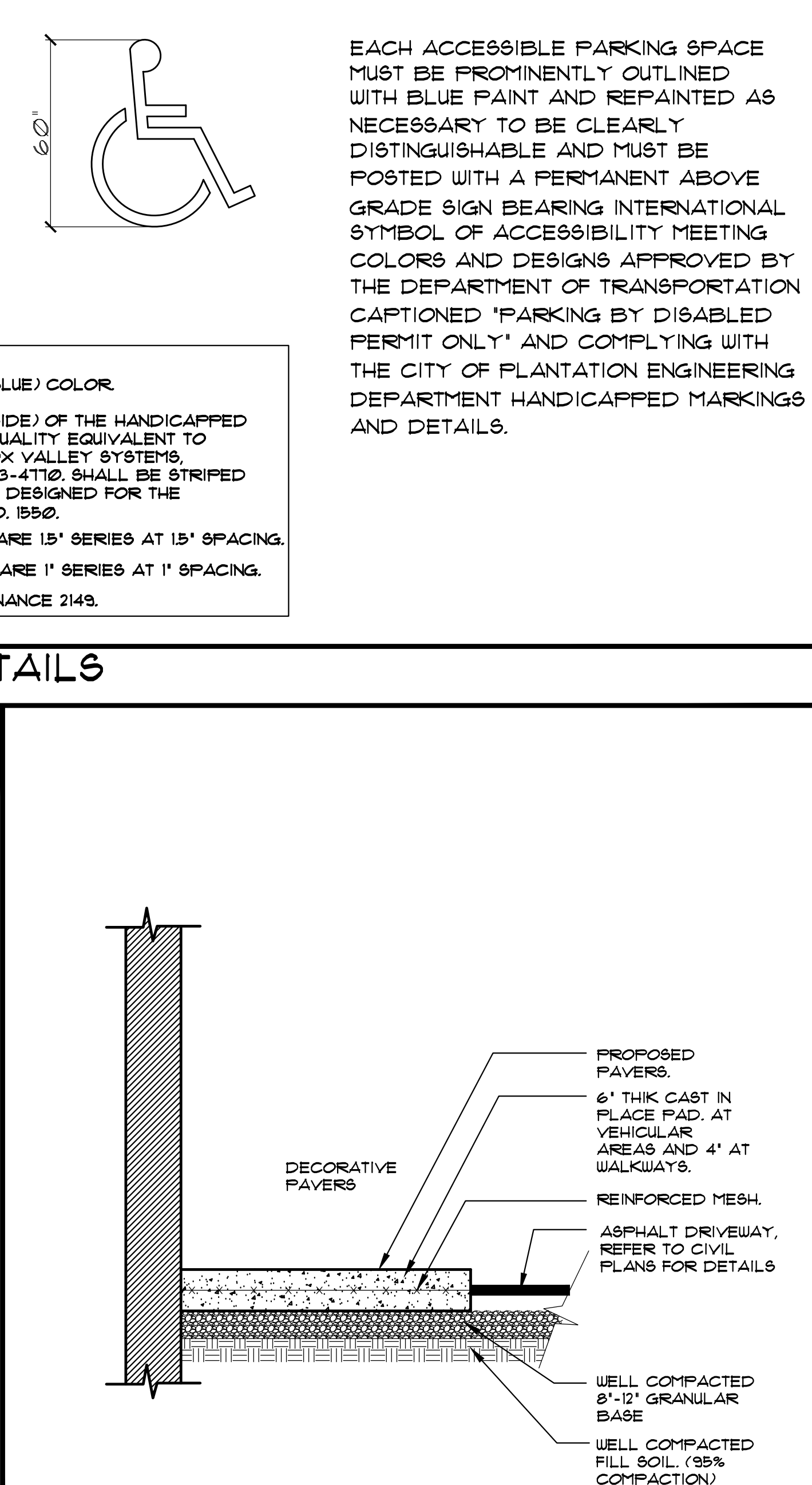
3 | TYP. PARKING STALL DETAIL  
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4 | HANDICAP PARKING SIGN DETAILS

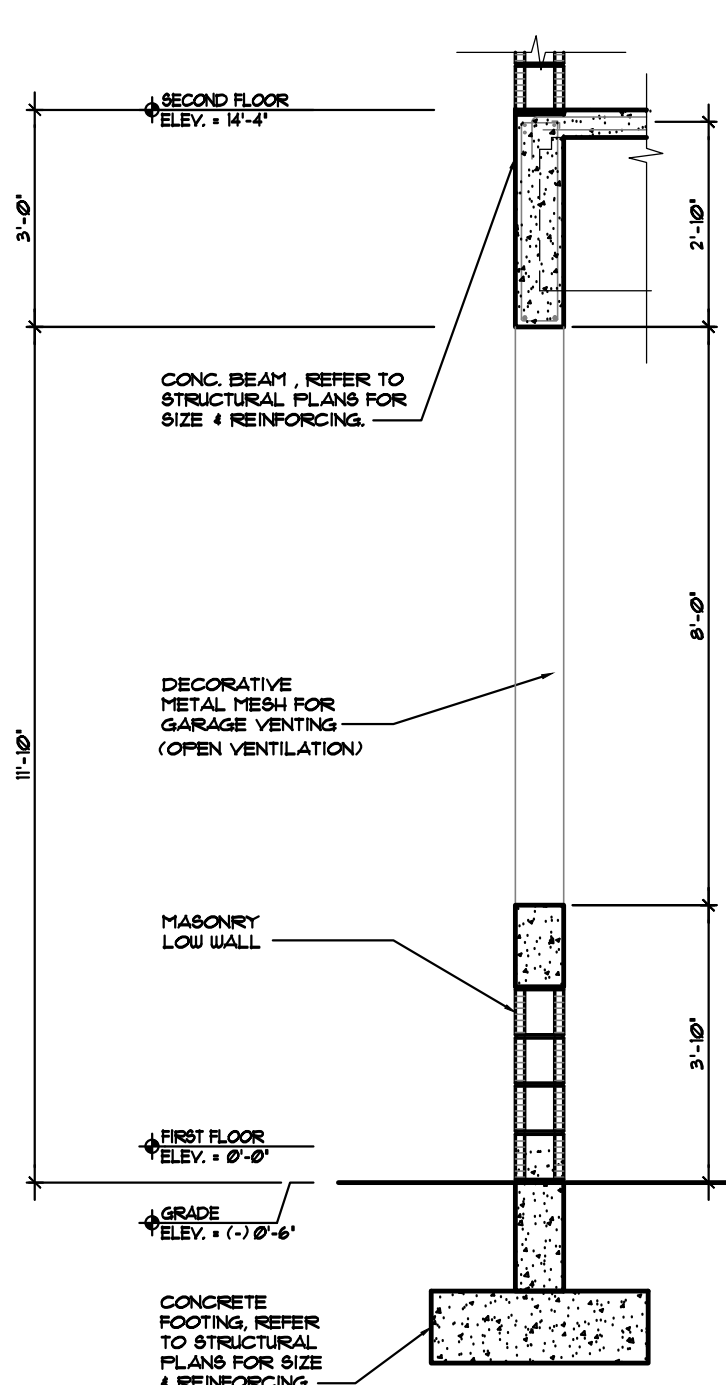


5 | ACCESSIBLE CURB RAMP  
NOT TO SCALE

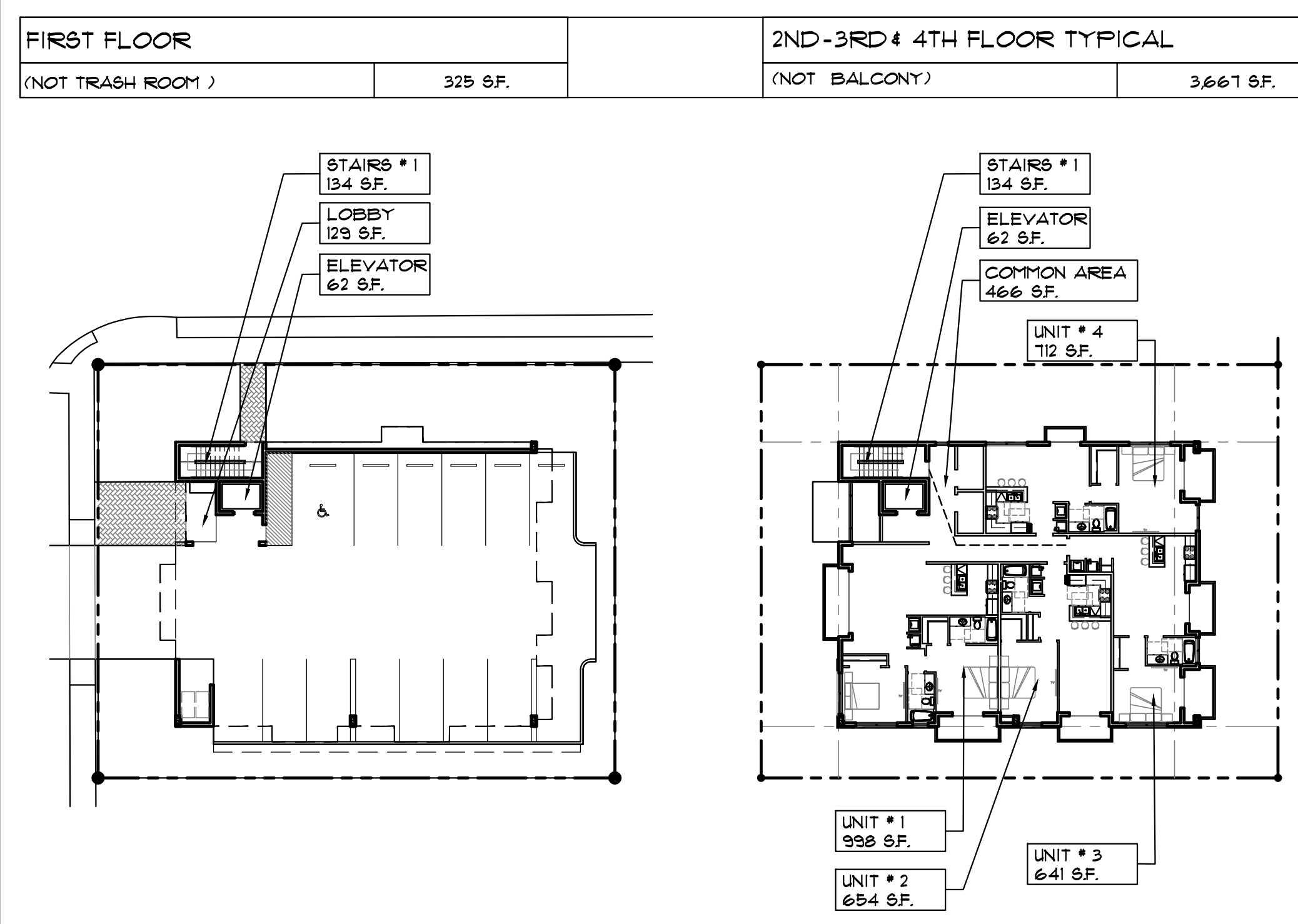


6 | WALKWAY DETAIL  
SCALE: N.T.S.

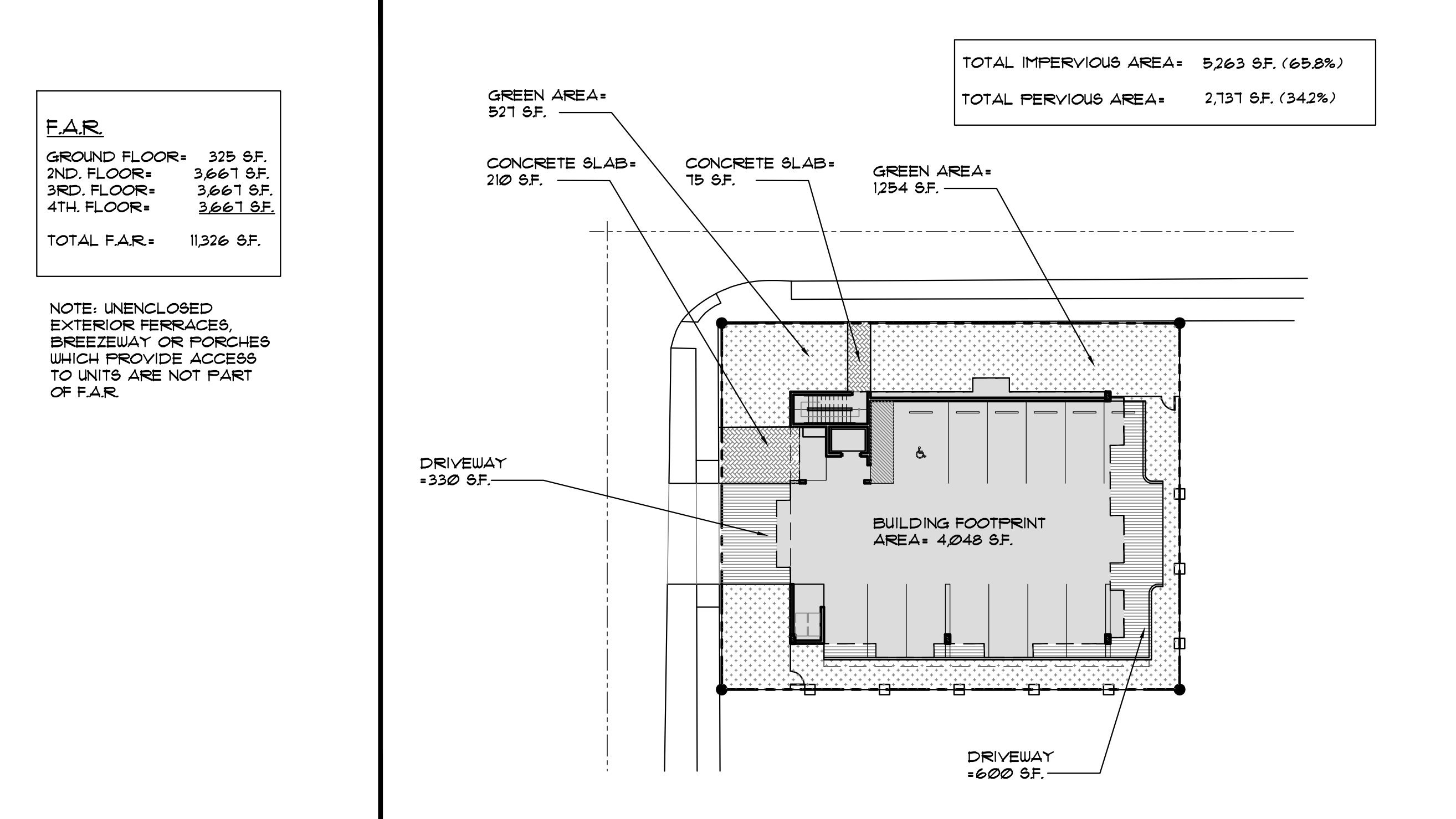
1 | DUMPSTER ENCLOSURE DETAIL  
SCALE: 1/4\"/>



7 | DET. OF SCREEN WITH WALL  
SCALE: N.T.S.



8 | DIAGRAM (F.A.R. CALCULATIONS)  
SCALE: N.T.S.

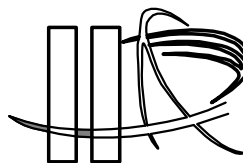


9 | DIAGRAM (PERVIOUS & IMPERVIOUS)  
SCALE: N.T.S.

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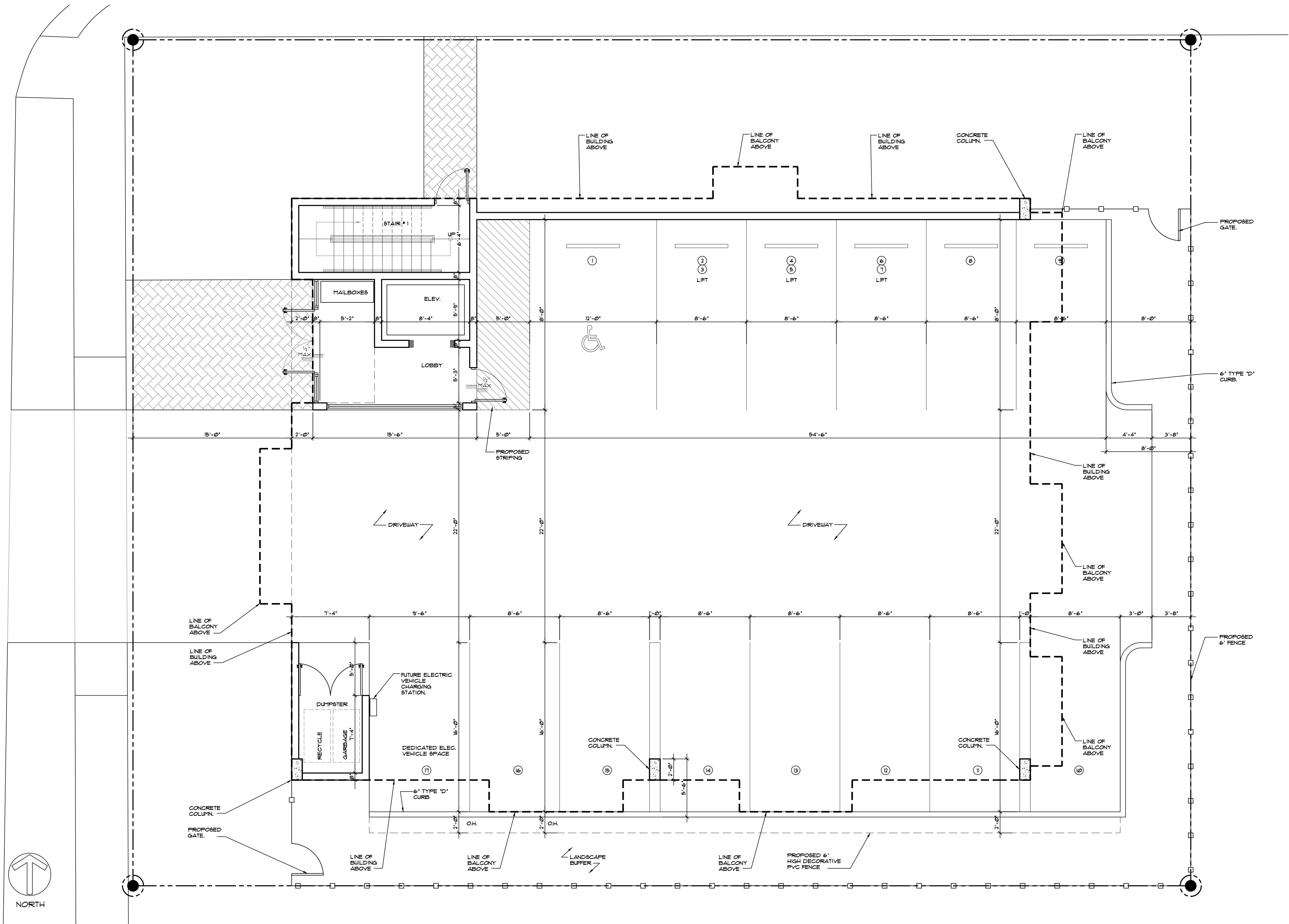
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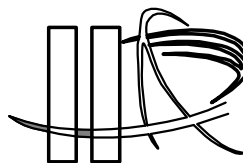
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1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4\"/>





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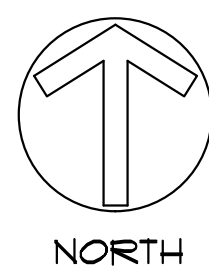
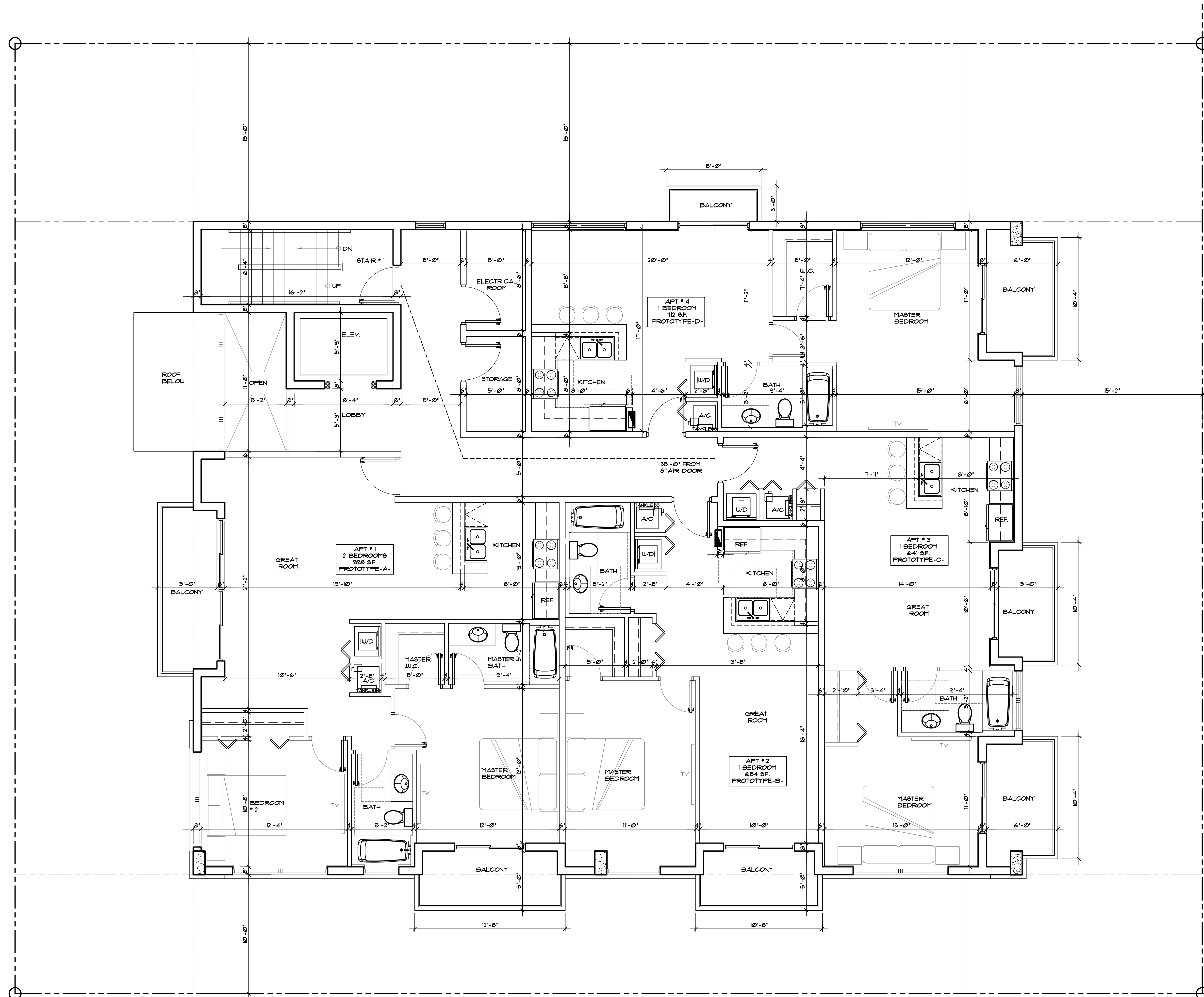
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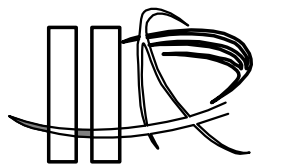
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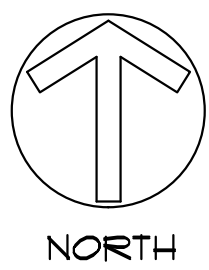
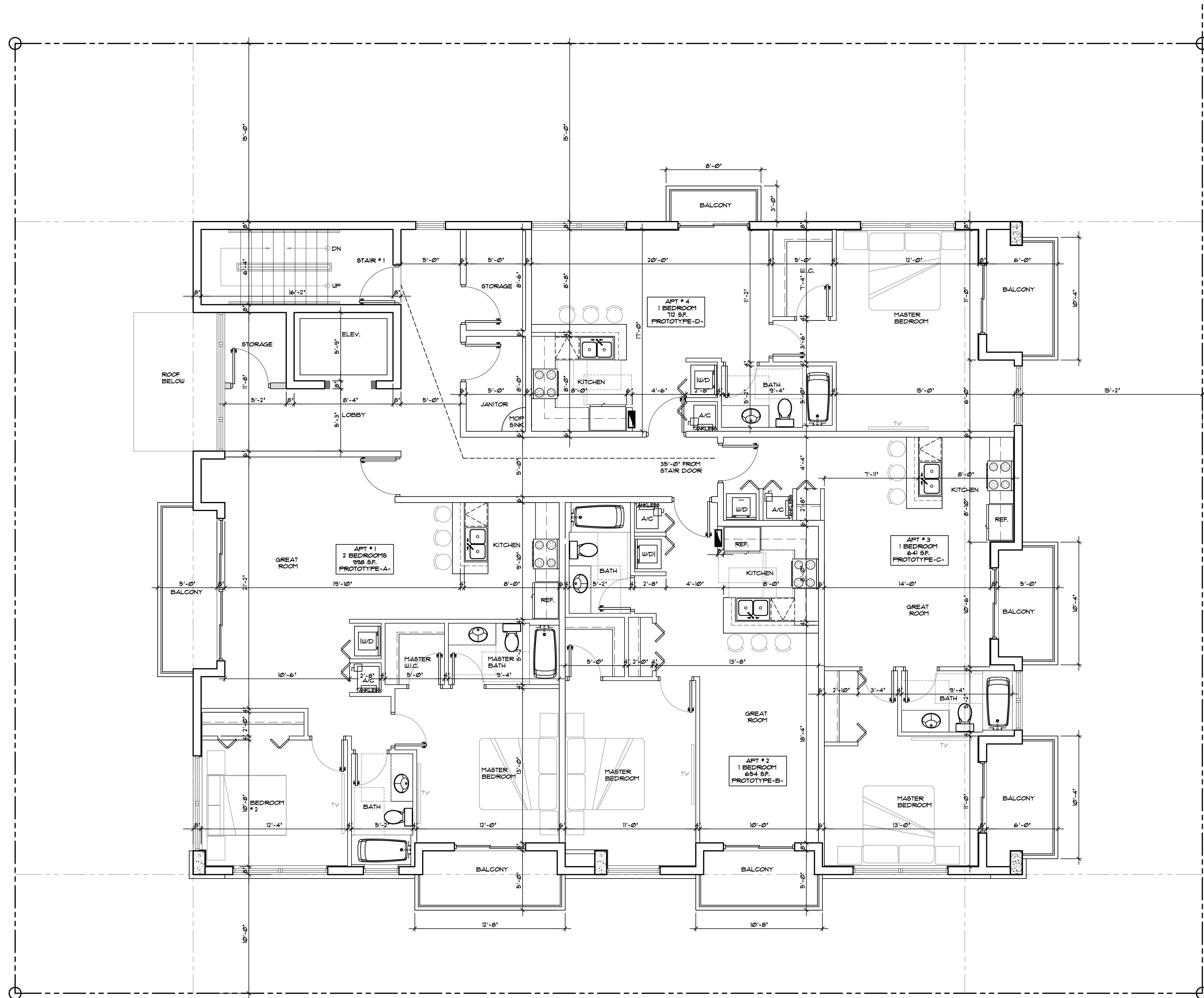
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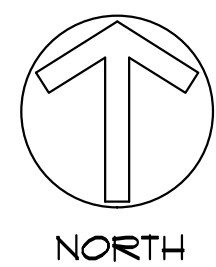
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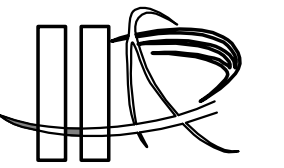
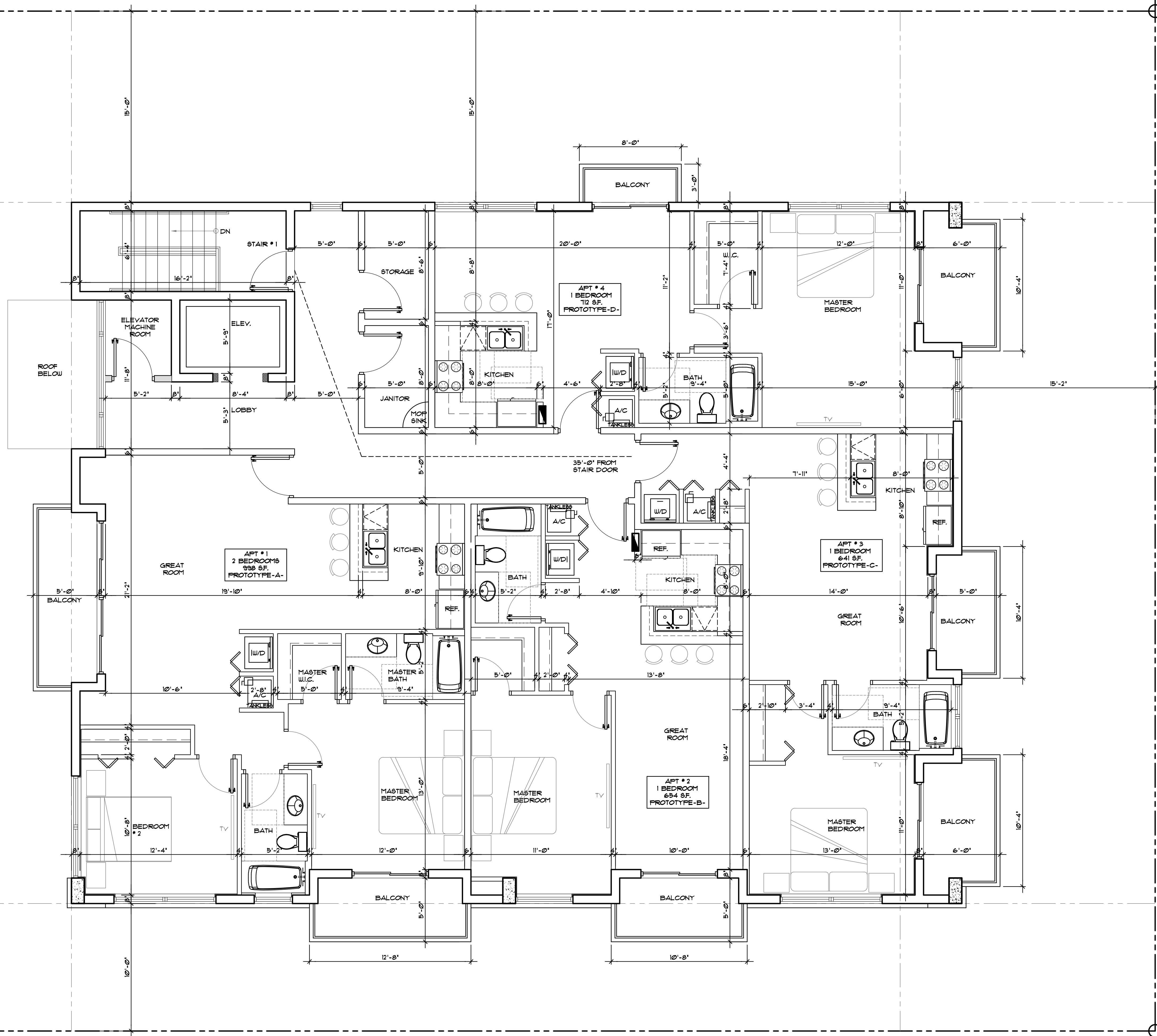




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# PROPOSED 4TH FLOOR PLAN

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



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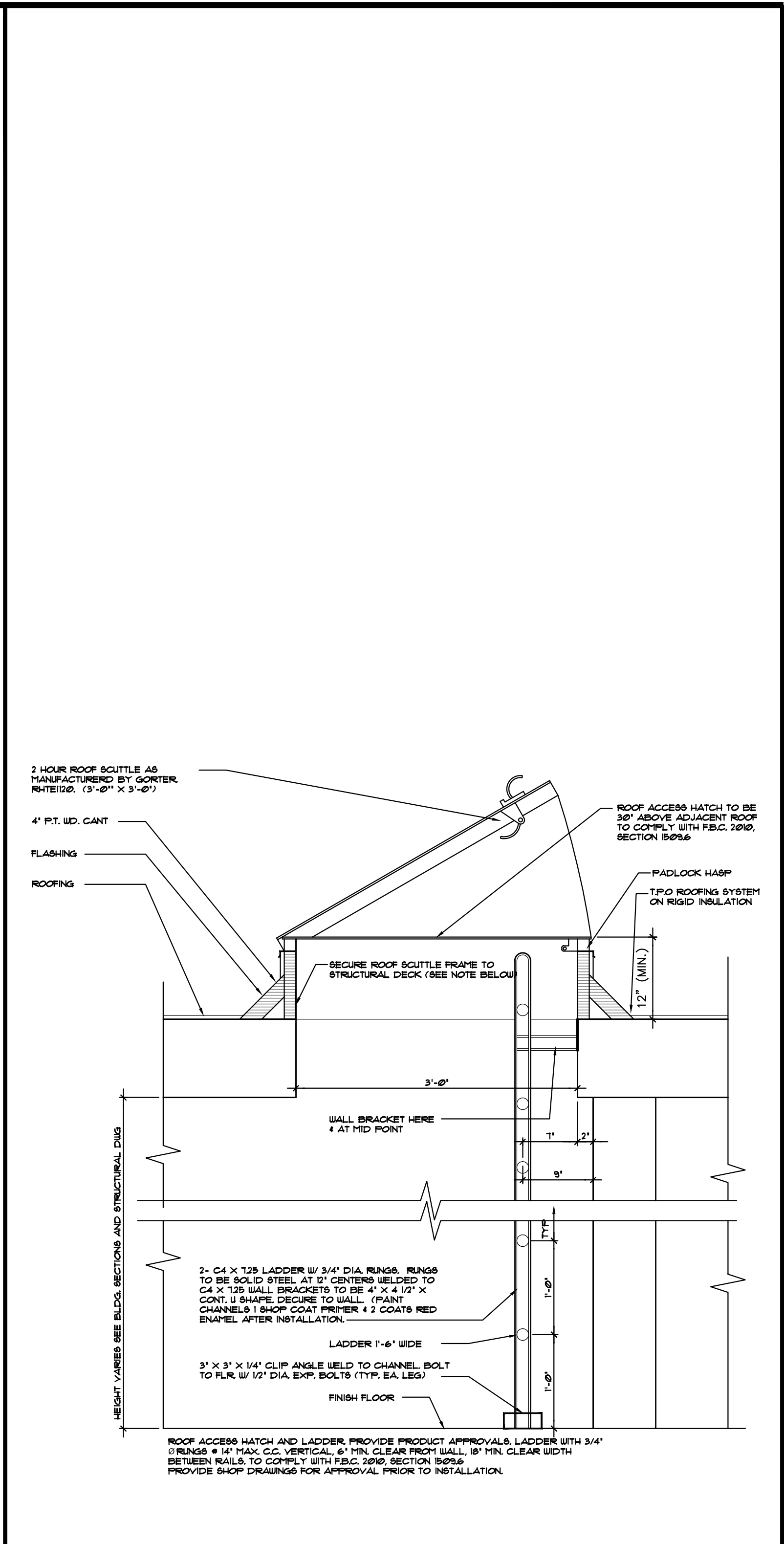
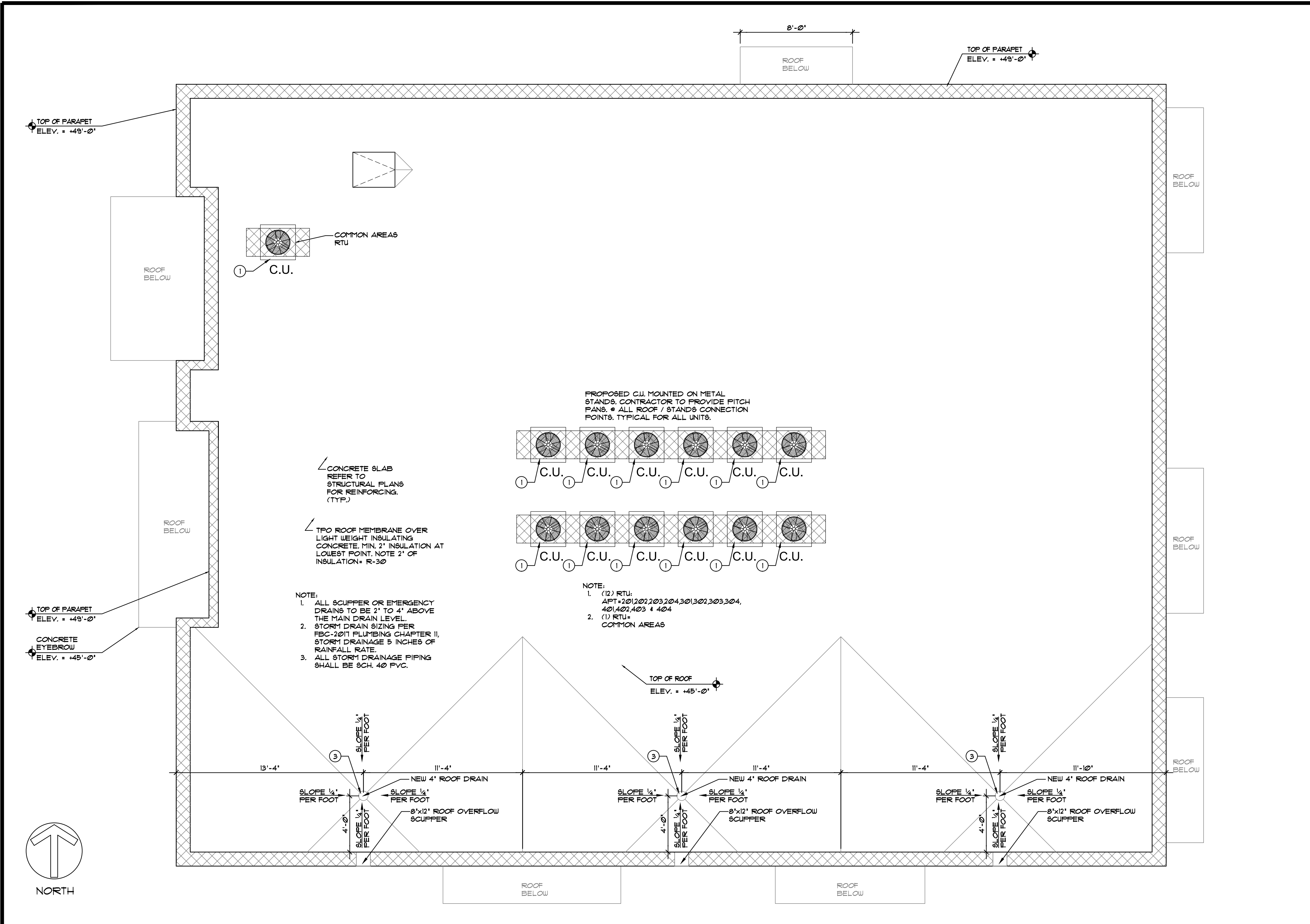
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**1 PROPOSED ROOF PLAN**  
SCALE: 1/4"=1'-0"

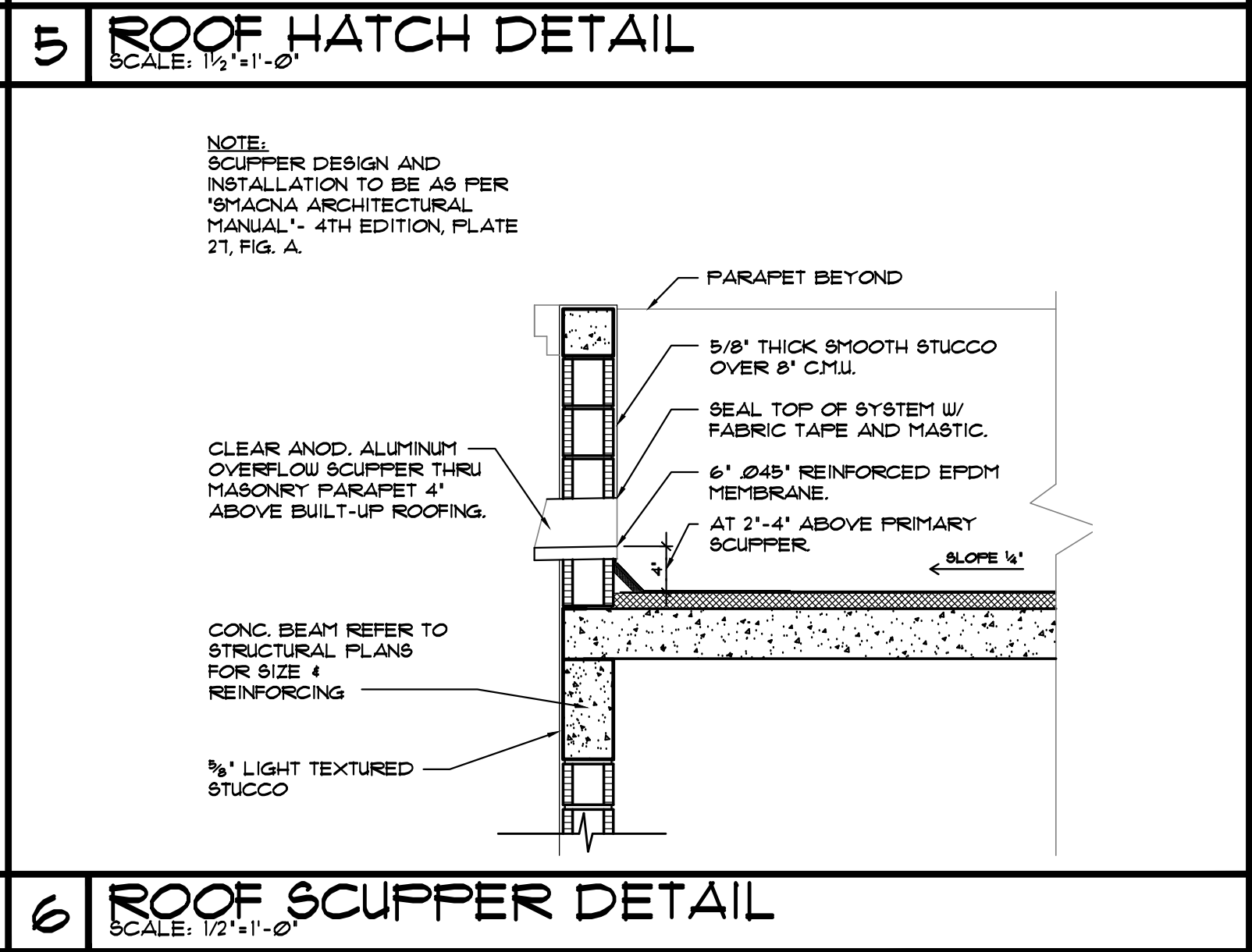
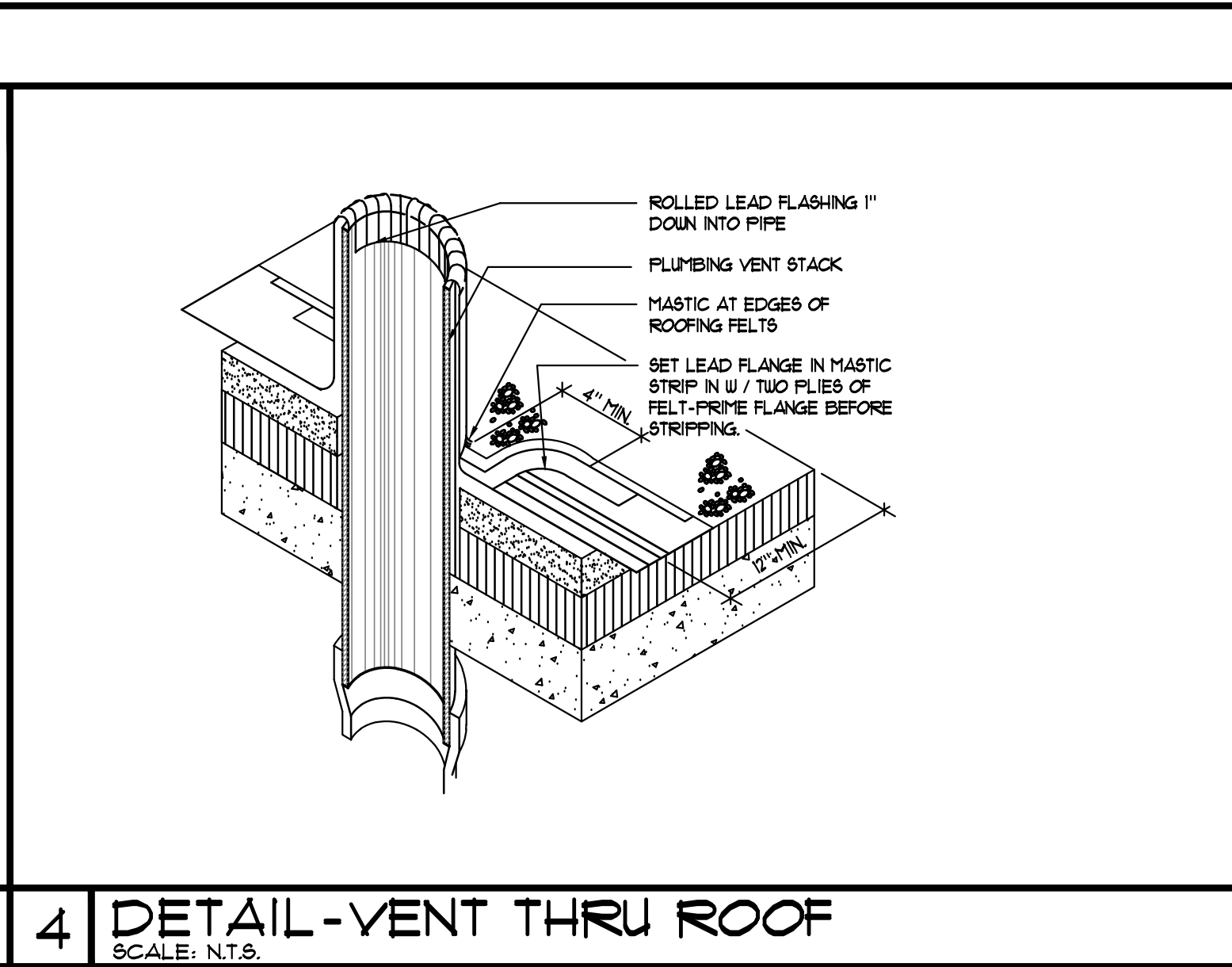
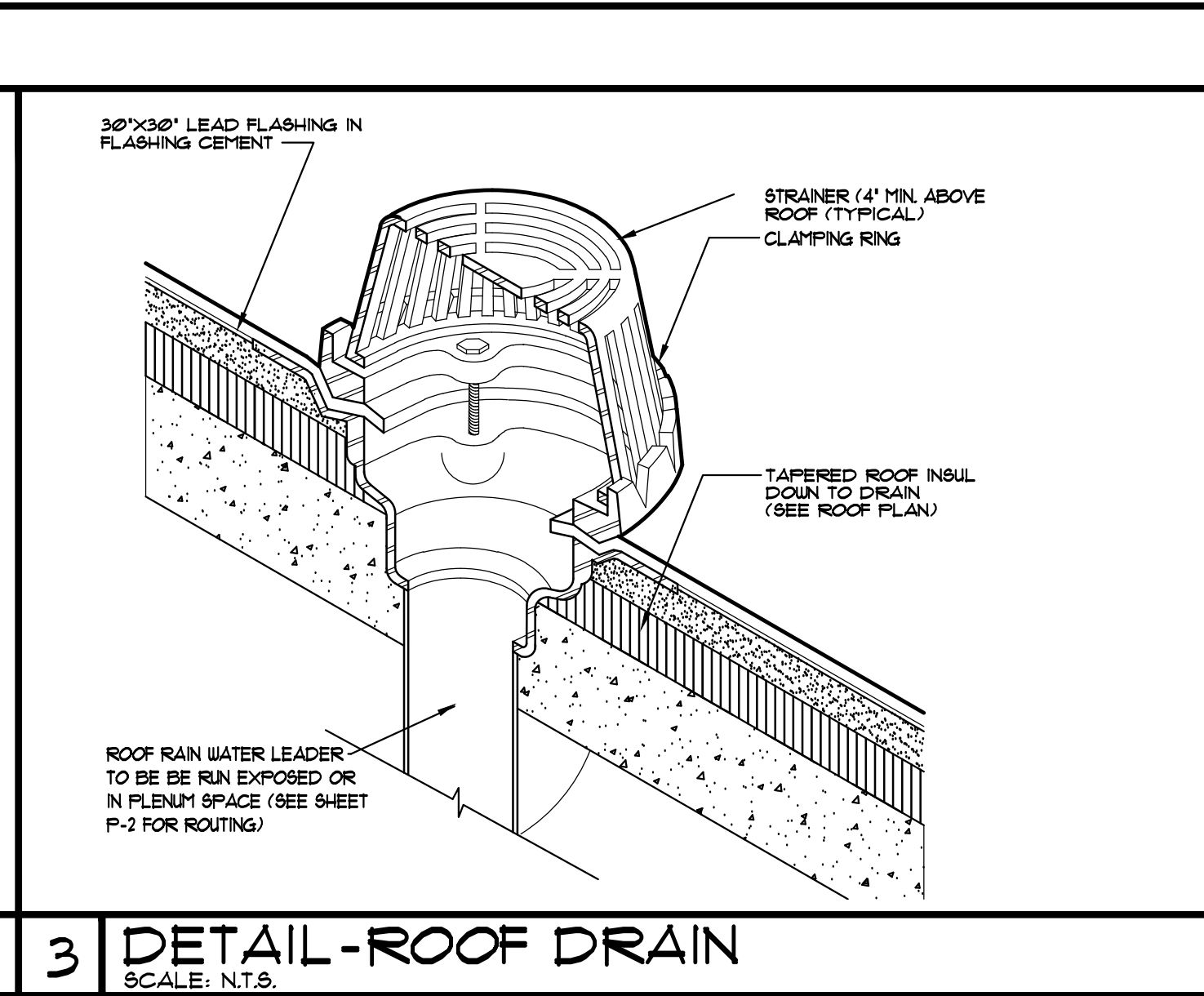
**ROOF PLAN KEY NOTES:**

1. A/C COMPRESSOR (SEE MECH. DIAG'S)
2. ROOF ACCESS HATCH (SEE DETAIL 5/A-15 AND STR. DIAG'S)
3. RULL. (SEE DETAIL 2/A-5). (SEE PLUMBING DIAG'S)
4. N/A.
5. EMERGENCY OVER FLOW SCUPPERS, F.B.C. SECTION 1506.1 (5' RAINFALL RATE) 1" HEAD X 12" WEIR = 692 SQ. FT. PROVIDE 2" PER AREA = 1384 SQ. FT. (MAX. ROOF AREA PER RULL. = 1290 SQ. FT.)

**NOTE:** ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1515.2.2.

AS PER F.B.C. 5TH EDITION (2014) BUILDING 1503.4.2.1 OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2' NOR MORE THAN 4' ABOVE LOWEST POINT OF ROOF LEVEL.

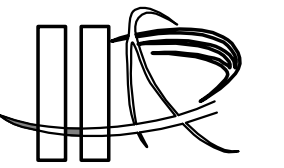
ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.4.2.1 1616.3



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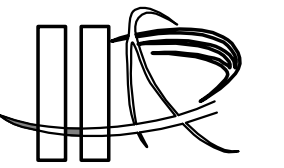
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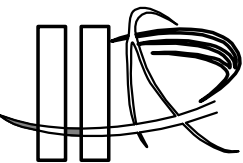
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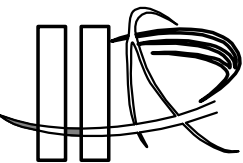
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SEAL:	AR 0017852 LUIS LA ROSA
DRAWN	C.C.
CHECKED	LLR
DATE	08/23/21
SCALE	AS NOTED
JOB. NO.	021-022
SHEET	
A-2.3	
OF	SHEETS







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E-MAIL: LLAROSA@LLRARCHITECTS.COM  
Luis LaRosa-Registered Architect  
AR#-0017852  
AA#-26003693

REVISION:	BY:

PROPOSED 12-UNIT MULTI FAMILY DEVELOPMENT FOR:  
VANBUREN 18 LLC- BUREN LOFTS  
301 SOUTH 24TH AVENUE  
HOLLYWOOD, FL 33020

SEAL:	AR 0017852 LUIS LA ROSA
DRAWN	CC.
CHECKED	LLR
DATE	08/23/21
SCALE	AS NOTED
JOB. NO.	021-022
SHEET	
A-2.4	
OF	SHEETS



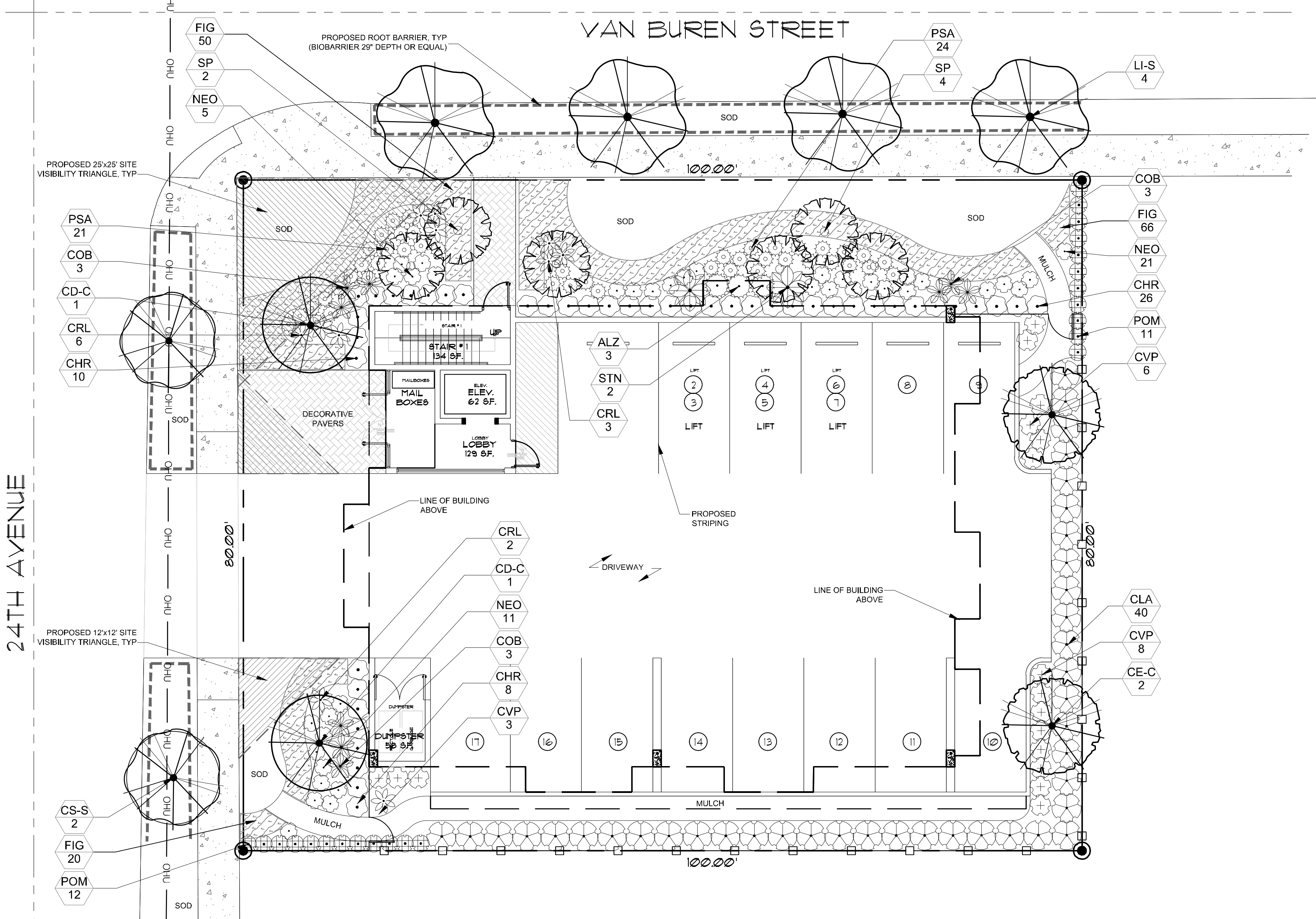


Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.



Landscape Data:

DH-2 – Dixie Highway Medium Intensity Multi-Family District	Required	Provided
<b>Perimeter Landscape</b> One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	6 Trees (180.00'/30)	6 Trees (See Plant Schedule)
<b>Interior Landscape for At-Grade Parking Lots and Vehicular Use Area</b> Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	1,082 sf Landscape (4,328 sf x .25)  3 Trees (3 Islands)	2,876 sf Landscape   3 Trees (See Plant Schedule)
<b>Open Space</b> A minimum of 20 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc. A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.	1,600 sf Landscape (8,000 sf x .20)  3 Trees (2,876 SF)	2,876 sf Landscape   3 Trees (See Plant Schedule)
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	7 Trees (60%)	8 Trees (67%)

Plant Schedule:

CODE TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CD-C	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	2	
CE-C	Conocarpus erectus	Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	2	
SP	Sabal palmetto	Sabal Palm	FG, 8'-18' CT HT, HV CAL, SP	Yes	6	
STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
CS-S	Conocarpus erectus `Sericeus`	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	2	
LI-S	Lagerstroemia indica `Natchez`	White Crape Myrtle	FG, 12' HT, 2" DBH MIN, STD, SP	No	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	QTY	
ALZ	Alpinia zerumbet `Variegata`	Variegated Shell Ginger	3G, 24" HT, 3PP, F	No	3	
CHR	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" HT x 18" SPR, F, 30" OC	Yes	44	
CLA	Clusia guttifera	Small-Leaf Clusia	7G, 42" HT, FTB, SP	No	40	
CVP	Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No	17	
COB	Cordyline terminalis `Black Magic`	Black Magic Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP, AS	No	9	
CRL	Crinum	Green Crinum Lily	15G, 2'-3' OA, F, SP	No	11	
NEO	Nerium Oleander `Ice Pink`	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No	37	
PSA	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3G, 18" OA, F,	No	45	
POM	Podocarpus macrophyllus	Podocarpus	7G, 4' HT, FTB	No	23	
STN	Strelitzia nicolai	White Bird of Paradise	15G, 5'-6' HT, 5PP, F, SP	No	2	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING	QTY
FIG	Ficus microcarpa `Green Island`	Green Island Ficus	3G, 12" HT x 15" SPR, F,	No	24" o.c.	136

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner  
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Paul Goulas | Owner  
772-631-8400 | paul@las-fl.com  
1708 SE Jay Haven Street  
Port St. Lucie, FL 34983

Architect:

LLR Architects, Inc.

ARCHITECTURE & PLANNING  
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MIRAMAR, FLORIDA 33027  
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:

VAN BUREN LLC

301 South 24th Avenue, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init	Description
08.20.21	BW	Initial Submittal

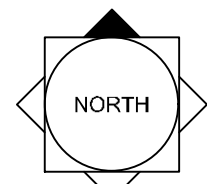


Drawn By: BW


Checked By: PG

Municipal Project:

Scale:

  
NORTH

SCALE: 1" = 8'



LS-1





LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:

- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:

- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of the written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

- B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:

- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
  2. A listing of not less than (3) completed projects of similar scope and nature.
  3. Permanent name and address of place of business.
  4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:

- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:

- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION:

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B. Plants with broken, damaged or insufficient rootballs will be rejected.

- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:

- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:

- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:

- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C. Tabletted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be evenly spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

3.01 DIGGING:

- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:

- A. Planting shall take place during favorable weather conditions.

- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil.
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.  
3 Gallon material (3 gal.): 20" x 20" x 18" min.  
Lemo material (7 gal.): 30" x 30" x 24" min.  
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J. All flagging ribbon shall be removed from trees and shrubs before planting.

- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C. Trees shall not be poled or topped.

- D. Remove all trimmings from site.

3.05 GUYING:

- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling girths apart.

- D. Stake & Brace all trees larger than 12" oa. See detail.  
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:

- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

- B. See General Notes of Landscape Plan for water source.

3.07 SOD:

- A. The Landscape Contractor shall sod all areas indicated on the drawings.

- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.

- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

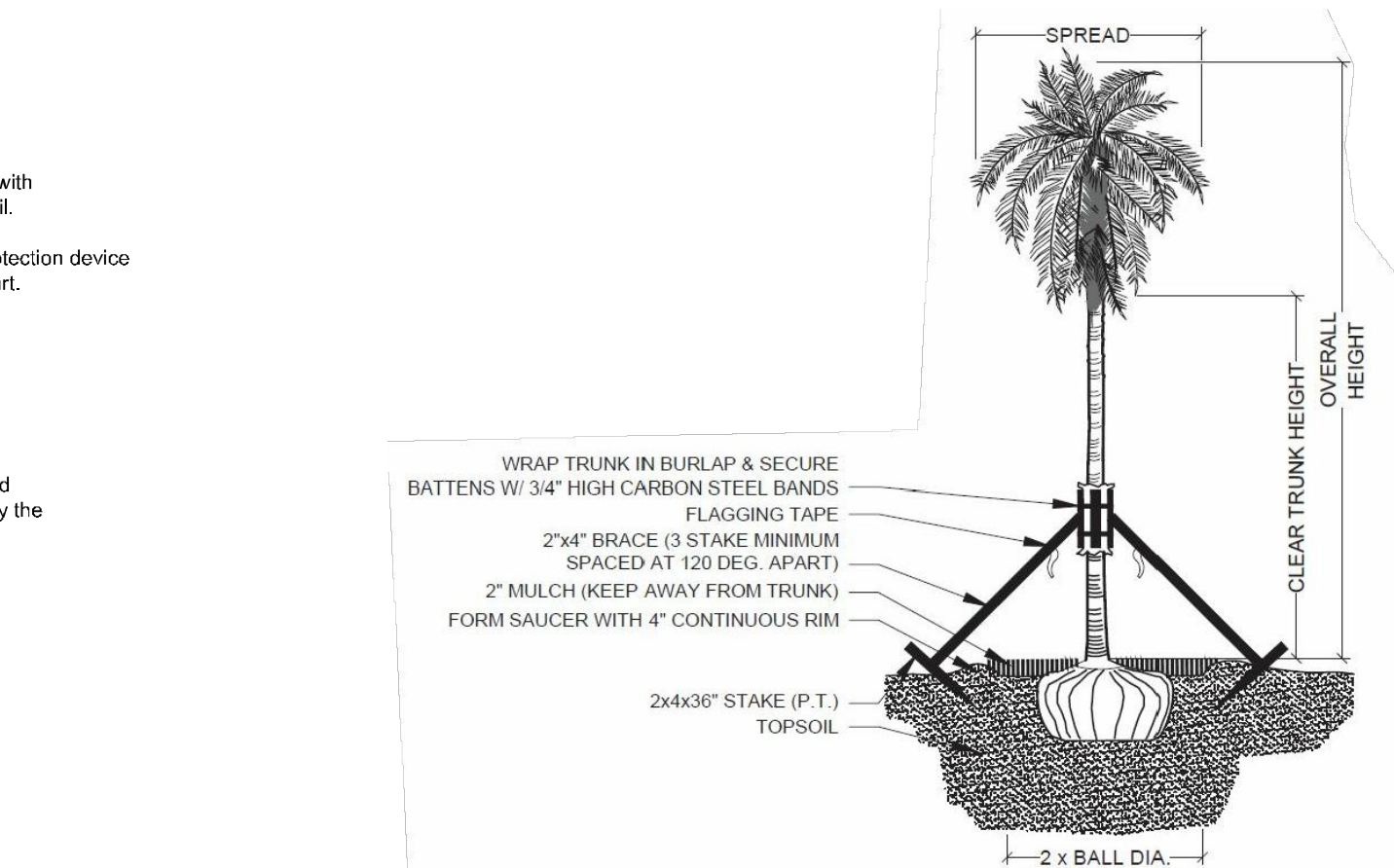
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

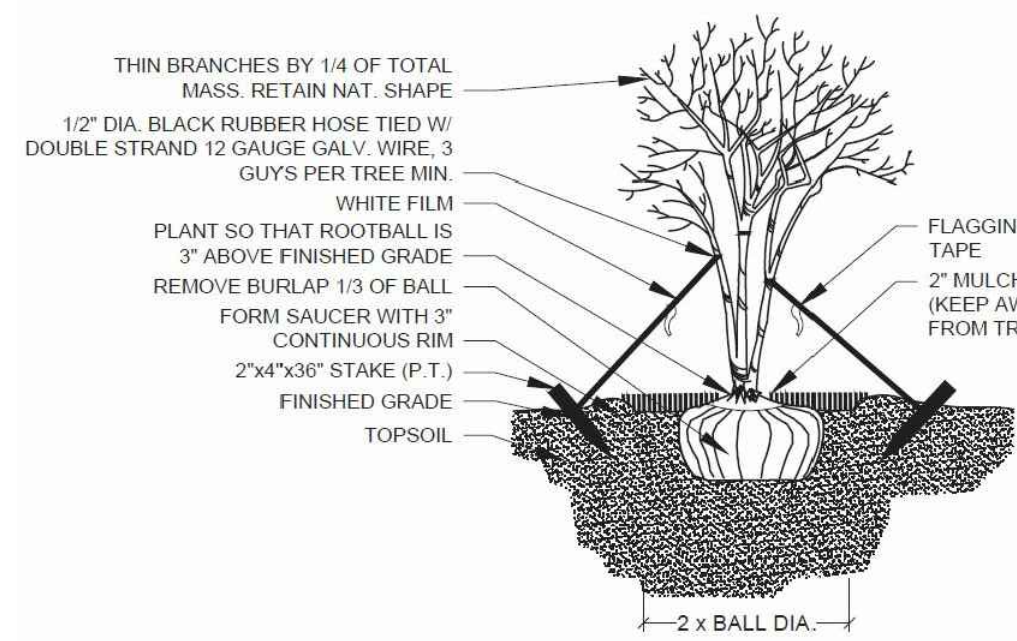
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

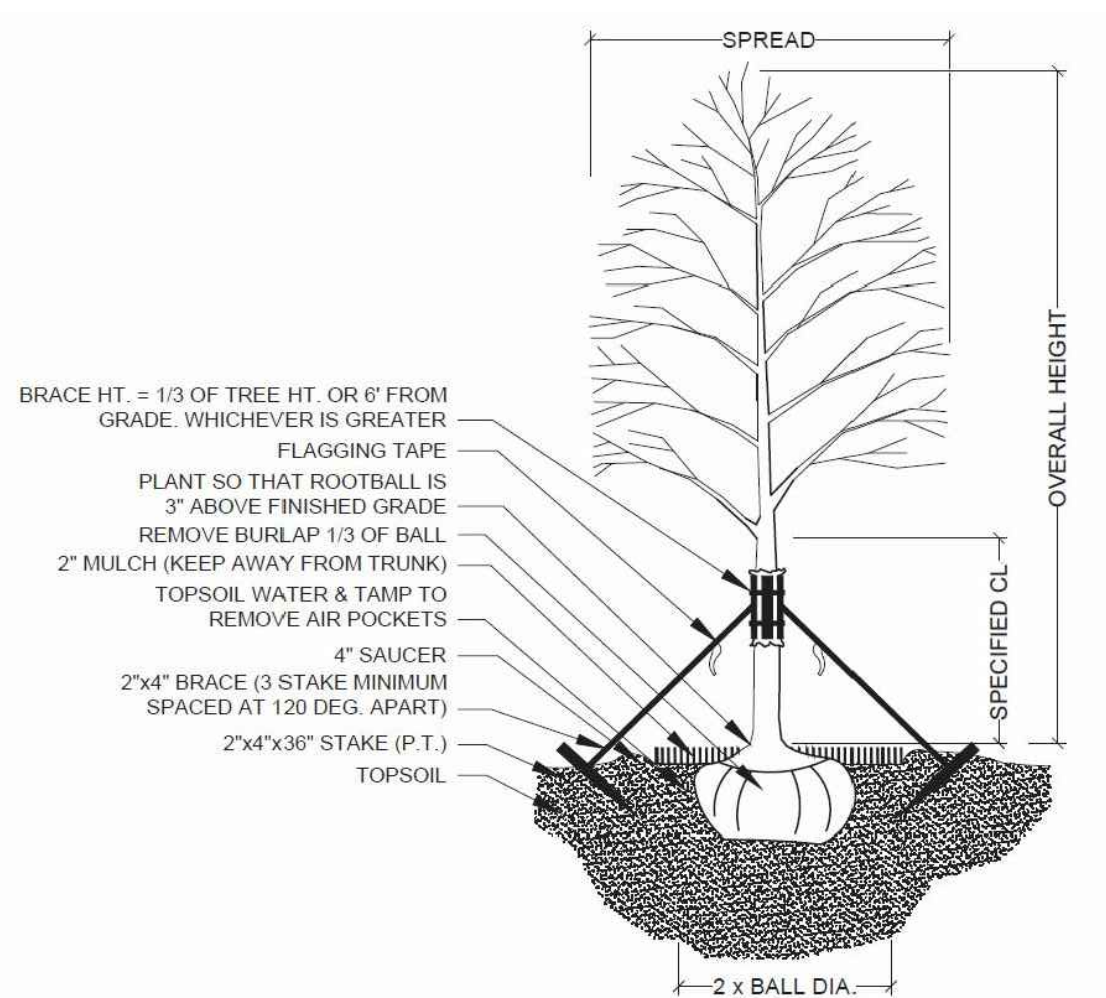
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



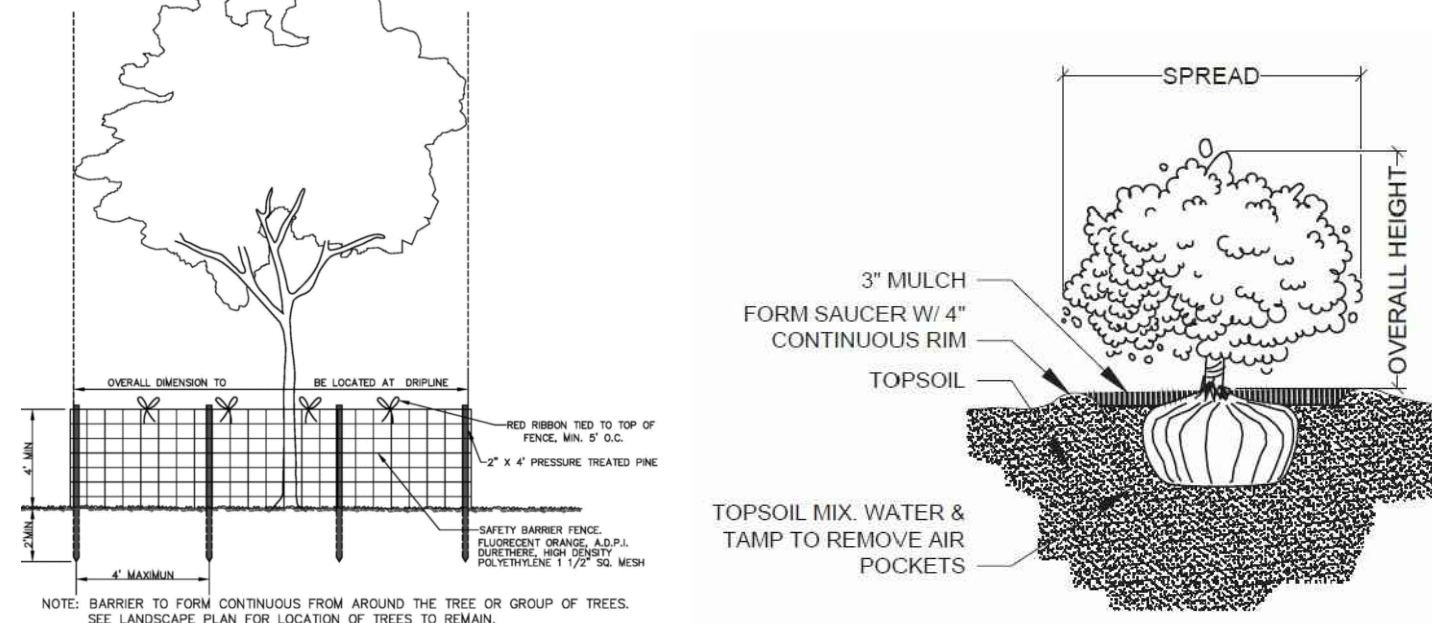
PALM PLANTING - ANGLE STAKE  
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING  
NOT TO SCALE

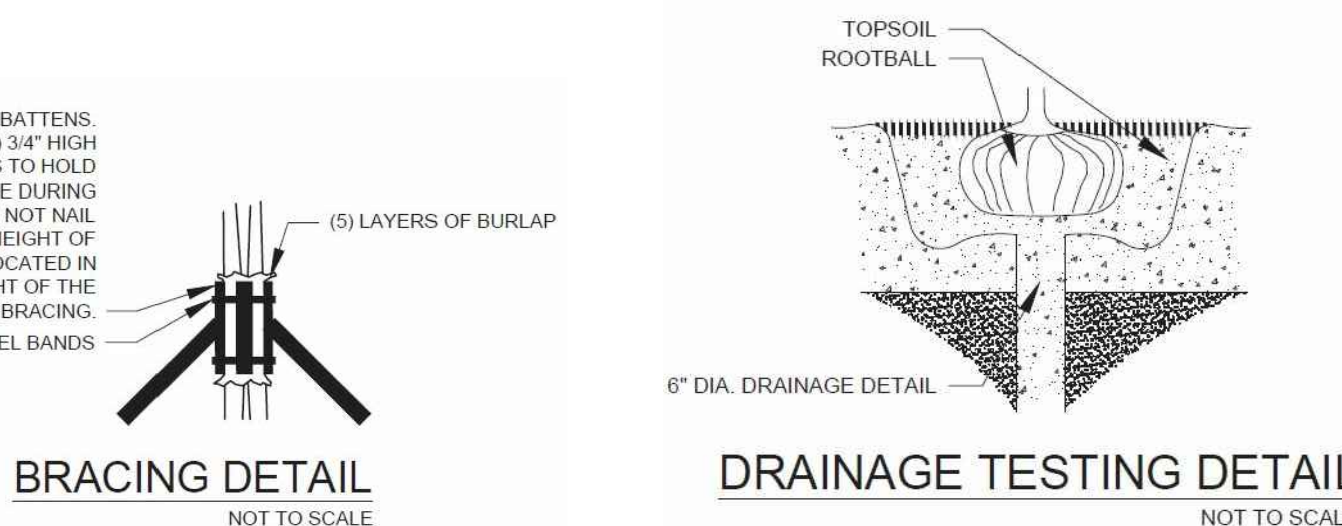


TREE PLANTING & STAKING  
NOT TO SCALE

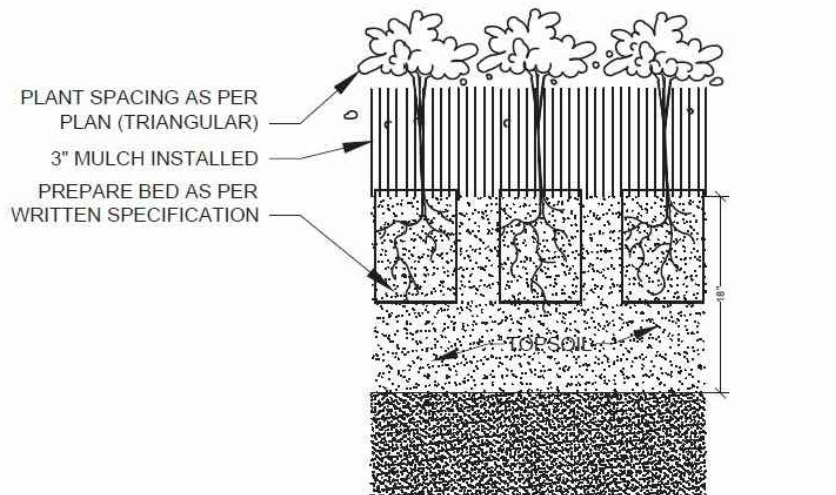


SHRUB PLANTING  
NOT TO SCALE

TREE PROTECTION DETAIL  
NOT TO SCALE



DRAINAGE TESTING DETAIL  
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE

Project Team

Landscape Architect:

**LS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner  
772-834-1357 | brandon@las-fl.com  
Paul Goulas | Owner  
772-631-8400 | paul@las-fl.com  
1708 SE Jay Haven Street  
Port St. Lucie, FL 34983

Architect:

**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
1280 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027  
OFFICE: 305-453-7526  
CELL: 786-543-2891  
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

**VAN BUREN LLC**

301 South 24th Avenue, Hollywood, FL 33020

**Details & Specifications**

Revisions		
Date	Init.	Description
08.20.21	BW	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6668807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6668807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

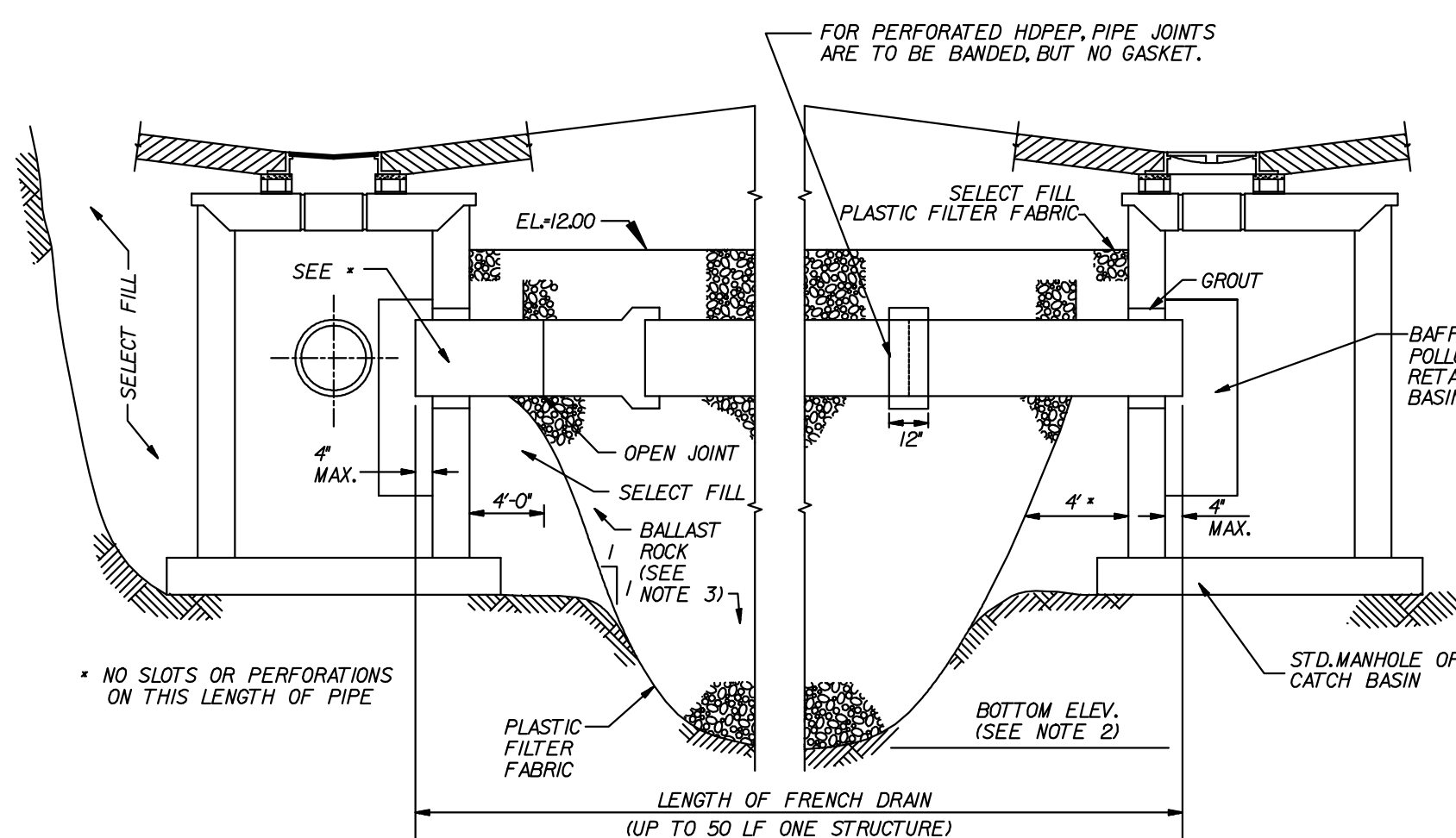
NORTH

SCALE: 1" = NTS

0 0 0 0

**LS-2**



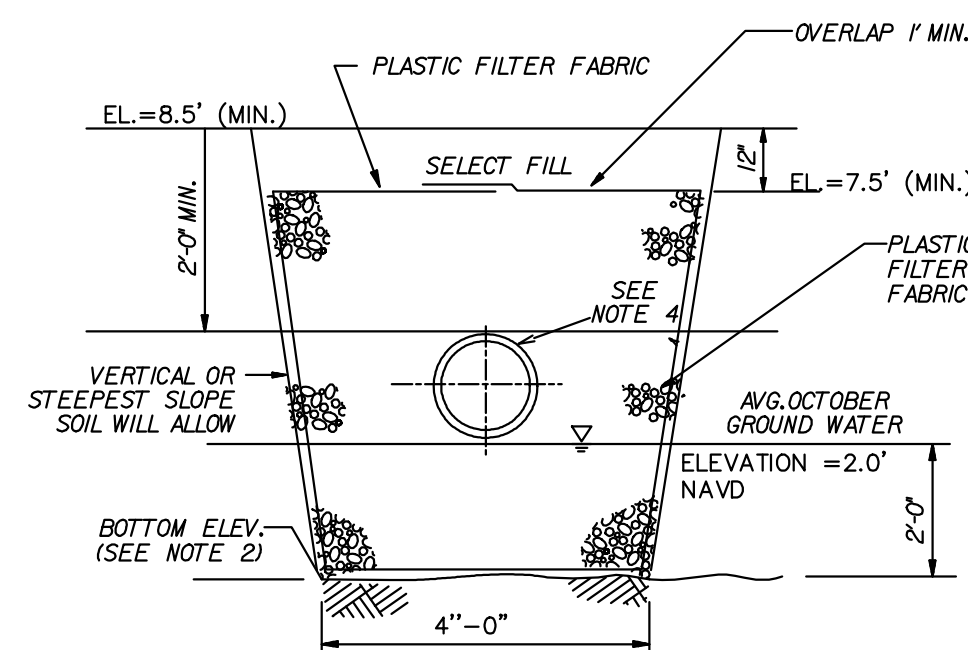


LONGITUDINAL SECTION

NOTES:

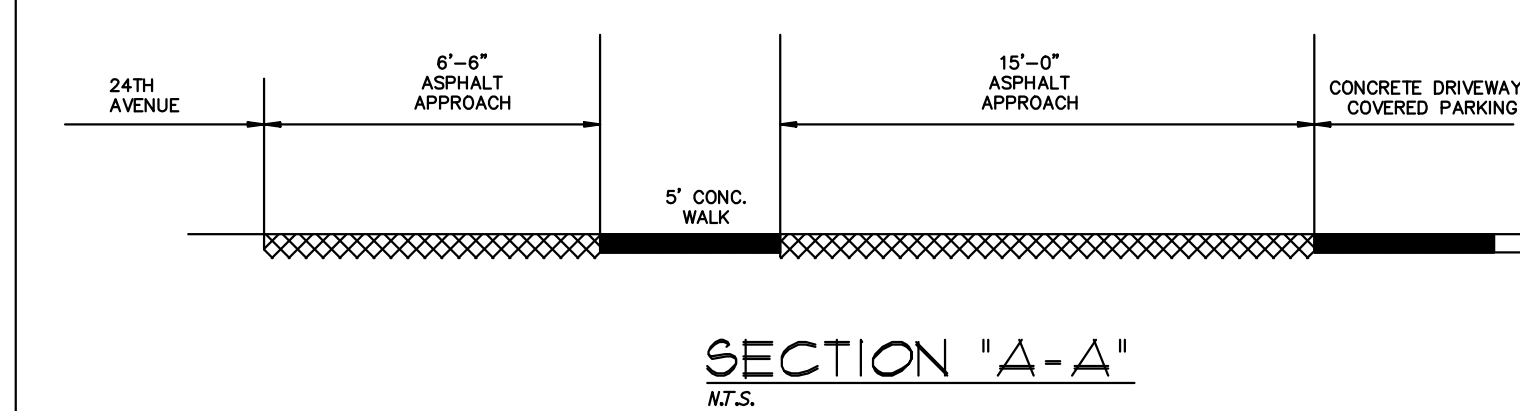
1. PLASTIC FILTER FABRIC (AT E.A.SIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 2.00' NAVD AS SHOWN IN W.C.2-2.
5. PLUG STUB PIPES WITH \*10"x1" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE)

NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C.2-2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C.2-2.

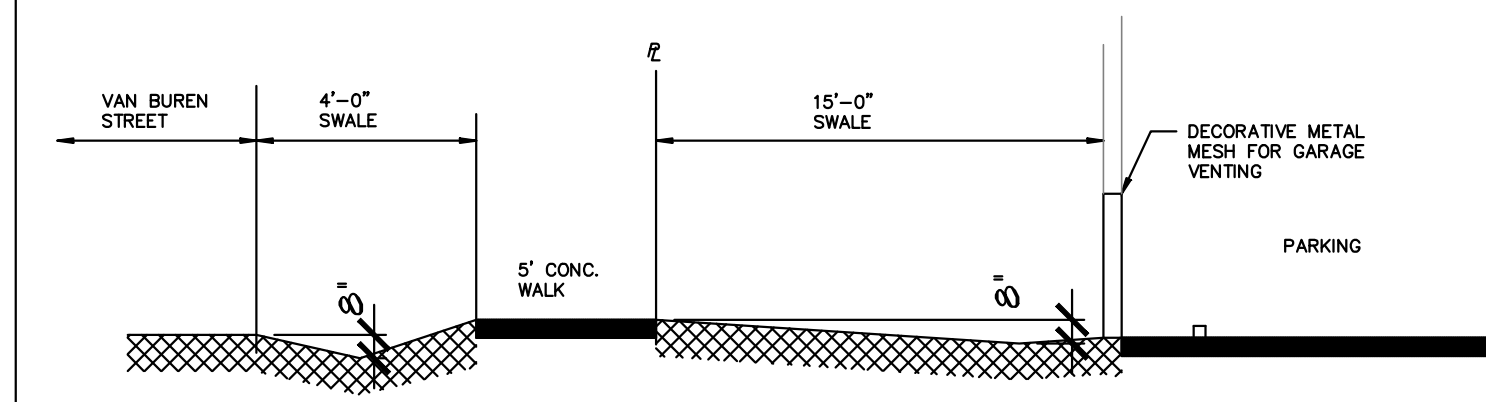


TRANSVERSE SECTION

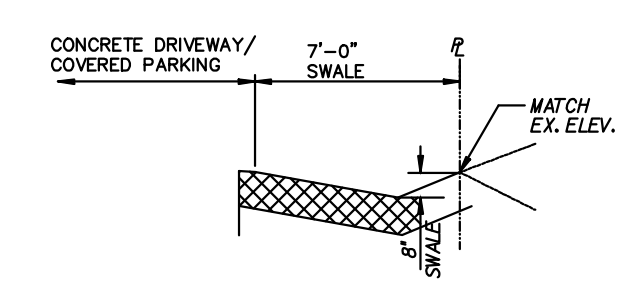
LEGEND: (note all values are N.A.V.D.88)	
	DENOTES EXISTING GRADE
	DENOTES PROPOSED GRADE



SECTION "A-A"

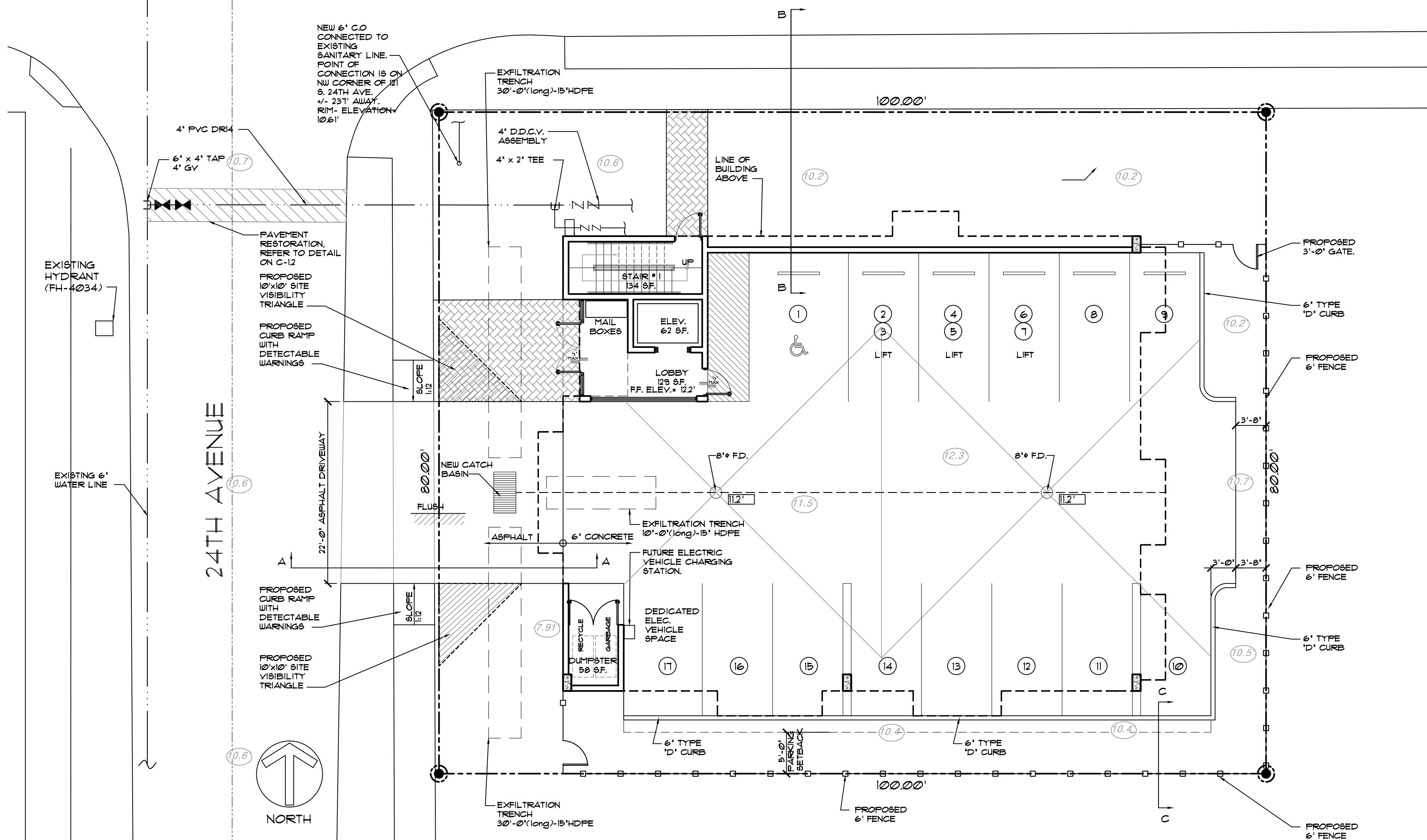


SECTION "B-B"



SECTION "C-C"

VAN BUREN STREET



WATER & SEWER DEMAND

12 UNITS X 250 GPD/UNIT = 3,000 GPD

FIRE NOTES:

1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER FS 633.102

2). NO FIRE PUMP IS REQUIRED

3). PER NFPA 1, 12.3.2, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

FIRE FLOW CALCULATION:

CODE: F.F.P.C. 2011 EDITION & NFPA 220

BUILDING TYPE: - I

TOTAL AREA: 11,512 SF.

TYPE OF OCCUPANCY: APARTMENT BUILDING AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

TABLE 18.4.5.12 - 0-22,000 SF. = 1,500 GPM FOR A DURATION OF 2 HOURS  
A REDUCTION OF 75% SHALL BE PERMITTED TO BE APPLIED  
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

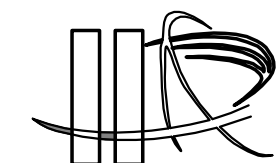
1,500 GPM X 25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @20PSI)

FLOW TEST RESULTS:  
STATIC = 55 PSI  
RESIDUAL = 52 PSI

TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM

AYLWARD ENGINEERING & SURVEYING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
465 Archaic Drive, Winter Haven, Florida 33880  
954-424-5852 or 305-827-2216

EB/LB No. 5183



LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
12880 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926  
(CELL.) - 786-543-0851  
E-MAIL: LLR@LLRARCHITECTS.COM

Luis LaRosa-Registered Architect  
AR#-0017852  
AA#-26003693

REVISION:	BY:

PROPOSED 12-UNIT MULTI FAMILY DEVELOPMENT FOR:

VANBUREN 18 LLC- BUREN LOFTS

301 SOUTH 24TH AVENUE  
HOLLYWOOD, FL 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	08/23/21
SCALE	AS NOTED
JOB. NO.	021-022
SHEET	

C-1.1

OF SHEETS



## Hydrant Flow Test Procedure


### Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

#### Legend:

**F1 & F2**      Designation shall represent first and second flowed hydrants respectively  
**P**              Designation shall represent test hydrant for static and residual distribution system pressures.

### Van Buren 18 LLC

Date: 7/28/2021	Time: 9:46am	Static Pressure - 	55
Residual/Static Hydrant	Address/Location	Residual Pressures	
<b>P - Hydrant</b> <b>FH004034</b>	2402 Vanburen St	<b>F-1 Only</b>	<b>F-2 Only</b>
		55psi	55psi
		<b>F-1 &amp; F-2</b>	52psi
Flow Hydrants	Address/Location	Flow Rate	
<b>F-1 Hydrant</b> (Individual) <b>FH004043</b>	2402 Hollywood Blvd	GPM	
		1130	
<b>F-2 Hydrant</b> (Individual) <b>FH004026</b>	402 S. 24th Ave	GPM	
		1190	
<b>F-1 Hydrant</b> (Both Flowing)		GPM	
		1130	
<b>F-2 Hydrant</b> (Both Flowing)		GPM	
		1190	



# DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, June 8, 2021

Mr. Salomon Sternthal  
307 S. 24<sup>th</sup> Avenue  
Hollywood, FL 33020

Re: Proposed 4-Story Building @  
307 S. 24<sup>th</sup> Avenue  
Hollywood, FL 33020

Dear Mr. Sternthal:

Pursuant to your request, DYNATECH ENGINEERING CORP. (D.E.C.) completed a Subsoil Investigation on June 8, 2021 at the above referenced project. The purpose of our investigation was to help determine subsoil conditions relative to foundation design of the proposed structures.

It is our opinion that the subsurface conditions in the explored areas are favorable for supporting the proposed structure on shallow foundation systems as provided in our recommendations. Enclosed find copies of our field testing, findings and recommendations.

This report was provided to you as a preliminary aid in the evaluation of the site and to assist in the designing of the project and MUST be read in its entirety. D.E.C. was not provided any structural design parameters during the development of this report. Therefore, it is requested that upon preliminary or final structural designs and specifications, D.E.C. be provided the opportunity to review to the final design. Review of the final design drawings and specifications will be noted in writing by the geotechnical engineer to reflect the applicability of this report. With various available proprietary ground modification techniques, value engineering shall be considered once final designs are provided.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,

Wissam Naamani, P. E.  
DYNATECH ENGINEERING CORP.  
Florida Reg. No. 39584  
Special Inspector No. 757  
Certificate of Authorization No.: CA 5491



“This item has been electronically signed and sealed by Wissam Saad Naamani, P.E. on the date adjacent to the seal using a IdenTrust authentication code. Printed copies of this document are not considered signed & sealed and the IdenTrust authentication code must be verified on any electronic copies”.





# REPORT OF SUBSOIL INVESTIGATION

FOR

Proposed 4-Story Building @  
307 S. 24<sup>th</sup> Avenue  
Hollywood, FL 33020

Prepared For:

Mr. Salomon Sternthal  
307 S. 24<sup>th</sup> Avenue  
Hollywood, FL 33020

Prepared By:

DYNATECH ENGINEERING CORP.  
750 West 84<sup>th</sup> Street  
Hialeah, FL 33014  
(305) 828-7499

Miami, June 8, 2021



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## **INTRODUCTION**

Pursuant to the written request of Mr. Salomon Sternthal., DYNATECH ENGINEERING CORP. (DEC) completed a foundation investigation for the proposed development on June 8, 2021. The site of the planned construction is located at 307 S. 24<sup>th</sup> Avenue, Hollywood, FL 33020

The foundation investigation had a three fold purpose:

(1) Explore the subsurface of the site to determine the nature, sequencing and condition of the in-place materials. (2) Evaluate the Geotechnical engineering impact of the in-place materials on the planned construction, and (3) Provide recommendations for foundation design and related construction. Enclosed find copies of our field boring logs and site plan.

The scope of our investigation consisted of the following:

- Conduct a total of (3) Standard Penetration Test Borings (SPT) at the locations requested by the client, to a depth of 40' below existing land surface.
- Preparation of this report to document our findings and recommendations.

Information regarding the proposed structure was provided by Mr. Sternthal. Structural plans and land elevation surveys were not provided to us as of the completion date of this report.

We estimate that the actual boring locations were within 10 feet of the locations shown on the attached plans. If boring locations need to be more accurate; a registered land surveyor must be retained to mark exact locations. Land elevation was not provided to us as of the completion date of this report. Existing and proposed final grades must be verified by a Florida registered land surveyor prior to bidding. The boring data reflects conditions at the specific test location only, and at the time the borings were drilled.

Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. The soil samples were taken to our laboratory where they were visually classified by our engineer. The soil classifications and other pertinent data from our explorations are reported on the boring logs in the appendix.

The site is presently occupied by an existing residence.



### PROJECT CONSIDERATION

It is our understanding that the planned construction will consist of a 4-story mixed buildings and surrounding parking areas. Construction plans or drawings are not yet available for our review. However; based on our experience with similar projects, the following are estimates of anticipated loads. These loads and our recommendations will need to be adjusted upon final design of the project if loading conditions are significantly different from the following:

- Shallow Foundation : 2500 PSF
- Estimated Total Settlement : 1"
- Estimated Differential Settlement : ½"
- Soil Compaction : 95% of Modified Proctor
- Below Grade Basement Excavation : None  
(In the event a basement or parking garage is proposed our recommendations must be adjusted accordingly).
- Slabs : Slabs on grade
- Multi-level Parking Garage : None

It is further our understanding that interior roadways will be provided & must meet Broward County Transportation Department for grading and drainage. Interior roadways will consist of parking & driving areas as well as delivery & truck wells.

The south Florida region is not considered seismically active; therefore liquefaction, ground shaking and lateral spreading are generally not a factor in foundation design.

If the above project considerations change; we must be notified so that we can evaluate the potential impact the changes may have on our design and adjust our recommendations accordingly.

### SURFACE CONDITION OF SITE

Topography throughout the parcel varies. Ground surface elevation was Not reported to us at this time. Access to the site was only provided to the areas of the soil borings. All contractors MUST familiarize themselves with site conditions prior to bidding. Once an elevation survey is performed, depths shall be adjusted accordingly.

### SUBSURFACE CONDITIONS OF SITE

A total of (3) Standard Penetration Soil Boring tests were performed at the locations indicated by the attached sketch, to explore the subsurface conditions. The borings were arranged as shown on the attached site plan. The borings were performed according to ASTM D-1586 down to an average depth of 40' B.E.L.S. Drilling was performed using rotary hollow stem augers techniques. Split spoon sampling was typically performed continually the top 8 to 10 feet and at 5 feet intervals thereafter.

Based on our field boring logs; the following graph was developed as a general condition for the subject site from existing ground level: (**Subsoil conditions are non-homogenous** refer to field boring logs for exact soil conditions at various locations). Average depths are approximate and will vary on site.

<u>Average Depth</u>		<u>Soil Description</u>
<u>From</u>	<u>To</u>	
0'-0"	0'-6"	Topsoil
0'-6"	6'-0"	White medium sand
6'-0"	7'-0"	Dark brown sand w/organic stain
7'-0"	37'-0"	Tan medium sand
37'-0"	40'-0"	Tan sand limerock



## DISCUSSIONS AND RECOMMENDATIONS

### SITE GEOTECHNICAL SUITABILITY

Results of the foundation investigation confirm that the site is generally suitable from a Geotechnical engineering perspective for shallow foundation system of the planned construction. Therefore, the proposed structures may be supported on shallow foundations, pursuant to our foundation recommendations. Detailed recommendations for site preparation, foundation design and related construction are presented in the following sections of this report.

### CLEARING, GRUBBING, AND STRIPPING

Strip the entire building parking and paving construction areas plus 5 feet outside perimeter of all topsoil, muck, vegetation, tree stumps, former construction debris, underground structures, trees and water retention areas wherever encountered down to clean granular material. Any former underground structures, utilities, former pools, root systems and drainage trenches, etc... must be removed in its entirety from beneath the proposed construction area.

All excavations must be backfilled and compacted as indicated in our foundation recommendation section prior to construction. **All site contractors must familiarize themselves with site conditions prior to bidding.** Site elevations and final grades were not provided to us and must be verified prior to bidding.

An arborist must be consulted prior to any land clearing to verify compliance with local codes.



## FOUNDATION RECOMMENDATIONS

Based on our understanding of the proposed structures and our field boring logs; the following are our recommendations for foundation design:

- A- Excavate the entire building, construction areas plus 5' outside perimeter of all topsoil, grass, muck, black sand w/organics, pavements, tree stumps & construction debris down to clean granular material wherever encountered an average depth of 3' below existing ground surface (see field boring logs).** Any underground structures, former pools, septic tanks, utilities, root systems & drainages trenches, etc...must be removed in their entirety from beneath the proposed construction area.
- B- Compact all construction areas with a heavy self propelled roller to a minimum of 95% of ASTM D-1557 but not less than 10 passes in each direction.** Localized areas of loose materials, if present, will become evident during site clearing, grubbing and proof rolling, and must be removed and replaced with clean gravel prior to filling operations. Backfill construction areas if needed to required elevation using clean granular homogenous material placed in lifts not to exceed 12 inches in thickness and compact as indicated in items B.
- C- Excavate footing areas only to a minimum depth of 2' below finished land surface and recompact as indicated above. Footings must be cast as soon as possible after excavation to minimize potential damage to bearing soils from exposure to the element, construction activities and soil creep.**
- D- Care should be taken not use vibration in case of existing structures in the vicinity of the construction area.** If vibration cannot be used for compaction, static compaction may be applied. However, in this case, the compacted layer should not exceed 6 inches in thickness.
- E- All construction fill material above the water table shall consist of clean granular homogenous soil, free of organics or other deleterious material, and shall contain no more than 12% fines passing a U.S. standard #200 sieve and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, or SW. No particle size greater than 3" shall be in the top 12" of the building pad.** Fill material below the water table shall consist of washed free draining gravel to about 12" above the water table. (ie: FDOT #57 stone or equivalent) unless dewatering is employed. When dewatering is employed, fill material shall consist of clean, granular homogenous soil, free of organics or other deleterious material, and shall contain no more than 5 percent fines passing a US standard #200 sieve.





- F- Verify all compaction efforts by taking an adequate number of field density tests in each layer of compacted material and in each footing pad.
- G- Representative samples of the on-site and proposed fill material shall be collected and tested to determine the classification and compaction characteristics prior to delivery to the project.
- H- All Geotechnical work must be performed under the supervision of our geotechnical engineer or his representative to verify compliance with our specifications and the Florida Building Code.
- I- In case of existing structures, existing footings new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations.

The above foundation recommendations being achieved and verified, it is our opinion that the proposed structures be designed for a shallow foundation system with a net static permissible soil bearing pressure not to exceed 2500 P.S.F. All footings bottom shall be placed at a depth of not less than 24 inches below the lowest adjacent grade. Design computations for thickness should utilize a coefficient of subgrade reaction of 150 pci, friction angle  $\Theta$  of 30° and moist unit weight of 115 pcf.

The allowable bearing pressure applies to all dead and permanent live loads which act on the foundations. Allowable bearing pressure reflects a net increase in pressure over and above that due to the soil overburden, the weight of normal size foundation concrete or soil backfill may be neglected in the sizing computations. All wind loads shall be in compliance with the Florida Building Code.

**Higher bearing capacities can be achieved using soil modification techniques (ie: Vibro Replacement, stone column, piles, etc...) if needed.**

Wind forces which act on the structure may be resisted by earth pressure mobilized on the vertical foundations faces (normal to the direction of applied load) and base shearing forces acting on the foundation bottoms. The paragraph presented here after may be used for the lateral force design.

<u>Component of Resistance</u>	<u>Recommended Value</u>
Earth Pressure (moist soil above water table)	130 PSF per foot depth
Friction Factor (concrete on fine to medium sand)	0.4

Resistance values determined from the above should be considered available rather than allowable. Therefore, the design for sliding should include a factor-of safety, and we recommend that this be 1.5 or somewhat higher.

#### Estimated Settlement Analysis:

Detailed settlement analysis of the building is a function of the loading, building materials and soil conditions. We have compared the field test data obtained in this exploration with our experience with structures similar to those proposed for this project and published empirical relationships between the field data and the compressibility characteristics of the soils and rocks. The estimated magnitude of these post construction settlements in the range of ½ inch differential and 1 inch total settlements. The most heavily loaded column footings in the building are expected to sustain total settlements in the range of one inch and a differential settlement of one-half inch. Due to the granular nature of the subsurface bearing materials, the foundation settlements should occur as the loads are applied during construction and for a short period following substantial completion. Additional settlements could occur after structural completion as interior finishes are applied.



Provisions shall be made by the architect, engineer of record and contractor to address vibration / dynamic loading; differential settlements when tying in new to existing structures. Mixing of different foundations shall not be used unless provided with expansion joints to address differential settlements and vibration transfer.

If dynamic loading is proposed (ie: parking garage, etc...) this condition **MUST** be brought to our attention to re-evaluate the applicability of our recommendations.

Also note that as a common engineering practice for existing and new construction; outside ground surfaces must be sloped away from the structure as to avoid water accumulation and ponding. Rain gutters shall be installed and all rain water shall be discharged over splash guards a minimum of 5 feet away from building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundations.

Dynatech Engineering Corp. DEC must be provided the opportunity to inspect the final construction for the above conditions. It is further recommended that prospective buyers be advised of these issues through their sales contract so as not to cause damage to their structures.

## PROOF ROLLING

The material which mantle the building area are comparatively moderate to firm and should be densified as part of the site preparation process as described earlier. Densification of the surface soils should be accomplished by proof rolling from the present ground surface using a self propelled vibratory compactor which imparts a dynamic drum force of not less than 40,000 pounds. The proof rolling operations should be performed under engineering surveillance so that the subgrade may indicate the extent of weak and compressible materials in the surface soils. Such conditions, if encountered, will require correction by excavation/replacement filling or by other suitable means.

## BUILDING PAD FILL

All construction areas receiving additional building pad fill should be moisture-conditioned and compacted to not less than 95 percent of the ASTM D-1557 maximum dry density. Fill for the building pad should be in compliance with our foundation recommendations.



The fill should be placed at a moisture content within two percent of optimum and uniformly compacted to 95 percent of the ASTM D-1557 maximum dry density. All fill material shall be placed in lifts not to exceed 12 inches in thickness and compacted as stated above. Compaction tests shall be performed every 2,500 Sq. Ft. to verify compaction efforts. Representative samples of the on-site and proposed fill material should be collected and tested to determine the classification and compaction characteristics.

#### RETAINING WALLS AND ELEVATOR PIT EXCAVATIONS:

In the event that the buildings are provided with below grade walls, the walls of these features should be designed to withstand lateral earth, hydrostatic and surcharge pressures. The pressure intensity to be used in the design will be dependent upon the wall deflection characteristics. Flexible walls (i.e., those able to deflect 0.1 percent or more of their height). Rigid walls (i.e., those that are unable to deflect).

The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist: 115 pcf. Submerged: 53 pcf.
- Angle of internal friction: 30°
- Earth pressure coefficient Ka: 0.33 Kp: 3.0
- Angle of wall friction: 30° for steel, 20° for concrete or brick walls, 15° uncoated steel.

In addition the footings of such walls shall be proportioned for a permissible soil bearing pressure of 2000 psf in the event footings are below ground water level.

Excavations shall not extend within 1 foot of the angle of repose, next to existing footings or structures, unless shoring & under pinning is provided. All trenching & shorings work shall be in compliance with the Florida Building, OSHA's Trench Safety. All excavation/ shorings shall be designed & inspected by a specialty support of excavation S.O.E. Florida licensed professional engineer. Vibration levels shall be monitored to verify compliance with local & state regulations during construction.

### GROUND FLOOR SLABS

The floor slabs of the structures may be safely supported on the compacted granular engineered building pad fill. The thickness of the floor slabs and their reinforcing should be selected based upon anticipated loadings. Design computation for thickness should utilize a modulus of subgrade reaction of 250 pci. Friction angle  $\phi$  of  $30^\circ$  and moist unit weight of 115 pcf.

The ground floor slabs shall be liberally jointed and reinforced to control cracks caused by expansion/contraction and differential loadings. Additionally, the slabs shall be isolated from the building walls and columns to allow maximum freedom for differential movement.

To minimize adverse impacts of the settlements of the building; delayed ground floor slab placement should be considered to reduce settlement related cracking; we recommend that ground floor slabs construction be delayed until the building has been substantially completed.

### TRUCK WELLS (Optional)

Due to the proximity of the water table to the existing ground level and depending on the final design elevation of the Truck Wells; dewatering of the construction excavation might be needed. Additional investigation and testing may be required when final design is completed to provide adequate foundation and construction recommendations for Truck Wells if needed.

The Truck Wells shall be supported on the modified soils. Any disturbed material shall be compacted as stated in the building pad fill section. Excavated material is acceptable as fill material when approved by our field engineer. We further recommend that the Truck Wells be designed to withstand hydrostatic uplift pressure.



## GROUNDWATER

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 9' to 10' below existing ground surface at the time of drilling. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.

## ROADWAYS AND PARKING AREAS

For parking and driving areas that are not supported on piles, pavement recommendations shall consist of either flexible or rigid pavement design, based on the design traffic volumes, types and use. Based on our experience in the area, the following typical pavement section thickness are acceptable:

Type of Pavement	Type of acceptable material	Layer thickness (inches)		Minimum limerock bearing ratio test
		Light duty	Heavy duty	
Flexible Pavement	Asphaltic Concrete	1.0	2.0	N/A
	Crushed limerock base course	6.0	8.0	100
	Stabilized subgrade	12.0	12.0	40
Rigid Pavement	Portland concrete	6.0	8.0	N/A
	Crushed limerock base course	N/A	8.0	100
	Stabilize subgrade	12.0	12.0	40

The wearing course shall consist of either asphaltic concrete or Portland concrete as indicated above.

The base course shall consist of crushed limerock having a minimum carbonates content of 70%, liquid limit shall not exceed 35; the material shall be non-plastic, with an L.B.R. value of 100 or greater. The material shall be well graded with 97% (by weight) of the material passing the 3 inch sieve and less than 5% passing the No. 200 sieve. The base course shall be placed in lifts not to exceed 6 inches in thickness.

The subgrade should be stabilized to a minimum depth of 12 inches below the base course. The stabilized subgrade material shall be clean granular soil, free of organic or other deleterious materials, and shall contain no more than 5 percent fines passing a U.S. Standard No. 200 sieve. (classified as GW/SW). The L.B.R. value shall be 40 or greater.

Both the base course and the stabilized subgrade shall be compacted to a minimum of 98% of ASHTO.180.C.

Pavement site work preparation shall be compliance with the recommendations outlined in our geotechnical report. In the event the silt is not removed settlements and future maintenance issues will be required.

Due to the lack of information pertaining to the site traffic, the pavement recommendations are based on assumed traffic volumes. These volumes include automobiles and occasional truck and trailer on the access roads.



Actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The above sections represent minimum thickness representative of typical local construction practices and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.



## SUMMARY & LIMITATIONS

This report was prepared in compliance with the 2020 Florida Building Code, 7<sup>th</sup> edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples & interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DEC. does not guarantee any subsoil conditions between the bore test holes. In accepting & using this report the client understands & accepts that all data from the borings are strictly for foundation analysis only & are not to be used for excavation or back filling estimates & pricing. Owner & site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands & accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II. As a mutual protection to clients, the public & ourselves, all reports are submitted as the confidential property of clients, & authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, & use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely & should be reported to us for our evaluation. All work shall be conducted in compliance with the FBC & OSHA workers protection rules & all applicable Federal, State, County & City rules & regulations. In the event, changes, challenges & other value engineering opportunities occur without our knowledge, our recommendations may become compromised & geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations, since, adequate participation of our geotechnical engineer during construction, which often leads to opportunities to recognize unexpected conditions in a timely manner, & would allow implementation of corrective action at minimum cost compared to remedial measures after construction.





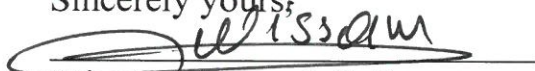
All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation.

Dynatech Engineering Corp. (DEC) cannot assume responsibility for the use of this report without our further involvement during the design and construction of this project.

All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



Wissam Naamani, P. E.  
DYNATECH ENGINEERING CORP.  
Florida Reg. No. 39584  
Special Inspector No. 757  
Certificate of Authorization No.: CA 5491



"This item has been electronically signed and sealed by Wissam Saad Naamani, P.E. on the date adjacent to the seal using a IdenTrust authentication code. Printed copies of this document are not considered signed & sealed and the IdenTrust authentication code must be verified on any electronic copies".

# APPENDIX





# **DRILLING APPENDIX**

### TEST BORING FIELD LOG

CLIENT : MR. SALOMON STERNTHAL  
 PROJECT : Property @  
 ADDRESS : 307 S. 24<sup>th</sup> Avenue, Hollywood, FL  
 LOCATION : See attached sketch

DATE: 6-8-2021  
 HOLE NO.: B-1  
 DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
		0-2	Hand	H
0'-0" to 0'-6"	GRASS AND BROWN FINE SAND	2-4	2 5 4 5	9
0'-6" to 2'-6"	GRAY MEDIUM SAND W/ROOTS	4-6	3 6 3 7	9
2'-6" to 3'-6"	GRAVEL ROCKS AND SAND	6-8	5 6 7 6	13
3'-6" to 6'-0"	WHITE MEDIUM SAND	8-10	A	A
6'-0" to 7'-0"	BROWN SAND W/TRACES OF ORGANIC STAIN SLIGHTLY SILTY	10-12	A	A
7'-0" to 8'-0"	TAN VERY SANDY LIMEROCK	12-14	A	A
8'-0" to 10'-0"	TAN SANDY LIMEROCK	14-16	8 7 8 6	15
10'-0" to 12'-0"	TAN VERY SANDY LIMEROCK	16-18	A	A
12'-0" to 16'-0"	TAN MEDIUM SAND	18-20	A	A
16'-0" to 25'-0"	TAN MEDIUM SAND W/ROCK FRAGMENTS	20-22	A	A
25'-0" to 38'-0"	TAN MEDIUM SAND W/TRACES OF ROCK	22-24	9 10 11 11	21
25'-0" to 40'-0"	TAN SANDY LIMEROCK	24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	9 10 11 11	21
		32-34	A	A
		34-36	A	A
		36-38	A	A

**Water Level: 10'** Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.



### TEST BORING FIELD LOG

CLIENT : MR. SALOMON STERNTHAL  
 PROJECT : Property @  
 ADDRESS : 307 S. 24<sup>th</sup> Avenue, Hollywood, FL  
 LOCATION : See attached sketch

DATE: 6-8-2021  
 HOLE NO.: B-2  
 DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
		0-2	Hand	H
0'-0" to 0'-6"	GRASS AND BROWN FINE SAND	2-4	5 4 3 5	7
0'-6" to 2'-0"	GRAY W/WHITE MEDIUM SAND	4-6	4 6 4 7	9
2'-0" to 6'-6"	WHITE MEDIUM SAND	6-8	6 4 4 5	8
6'-6" to 7'-0"	BROWN W/TAN SAND	8-10	A	A
7'-0" to 12'-0"	TAN MEDIUM SAND	10-12	A	A
12'-0" to 15'-0"	TAN MEDIUM SAND W/TRACES OF ROCK	12-14	A	A
15'-0" to 37'-6"	TAN MEDIUM SAND	14-16	8 6 7 6	13
37'-6" to 40'-0"	TAN SANDY LIMEROCK	16-18	A	A
		18-20	A	A
		20-22	A	A
		22-24	9 6 8 9	14
		24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	12 10 8 8	18
		32-34	A	A
		34-36	A	A
		36-38	A	A

**Water Level: 10'-6"** Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

## TEST BORING FIELD LOG

CLIENT : MR. SALOMON STERNTHAL  
 PROJECT : Property @  
 ADDRESS : 307 S. 24<sup>th</sup> Avenue, Hollywood, FL  
 LOCATION : See attached sketch

DATE: 6-8-2021  
 HOLE NO.: B-3  
 DRILLER: N.V.

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
0'0" to 0'-6"	ASPHALT AND TAN MEDIUM SAND W/SOME ROCK FRAGMENTS	0-2	Hand	H
		2-4	4 5 3 4	7
		4-6	5 4 3 5	7
0'-6" to 6'-0"	WHITE MEDIUM SAND	6-8	6 5 7 6	12
6'-0" to 7'-0"	WHITE MEDIUM SAND W/DARK BROWN MEDIUM SAND	8-10	A	A
7'-0" to 13'-0"	TAN VERY SANDY LIMEROCK	10-12	A	A
13'-0" to 18'-0"	TAN MEDIUM SAND	12-14	A	A
18'-0" to 24'-0"	TAN MEDIUM SAND W/TRACES OF ROCK	14-16	8 5 6 5	11
24'-0" to 37'-6"	TAN MEDIUM SAND	16-18	A	A
37'-6" to 40'-0"	TAN SANDY LIMEROCK	18-20	A	A
		20-22	A	A
		22-24	7 9 8 8	17
		24-26	A	A
		26-28	A	A
		28-30	A	A
		30-32	9 8 10 11	18
		32-34	A	A
		34-36	A	A
		36-38	A	A

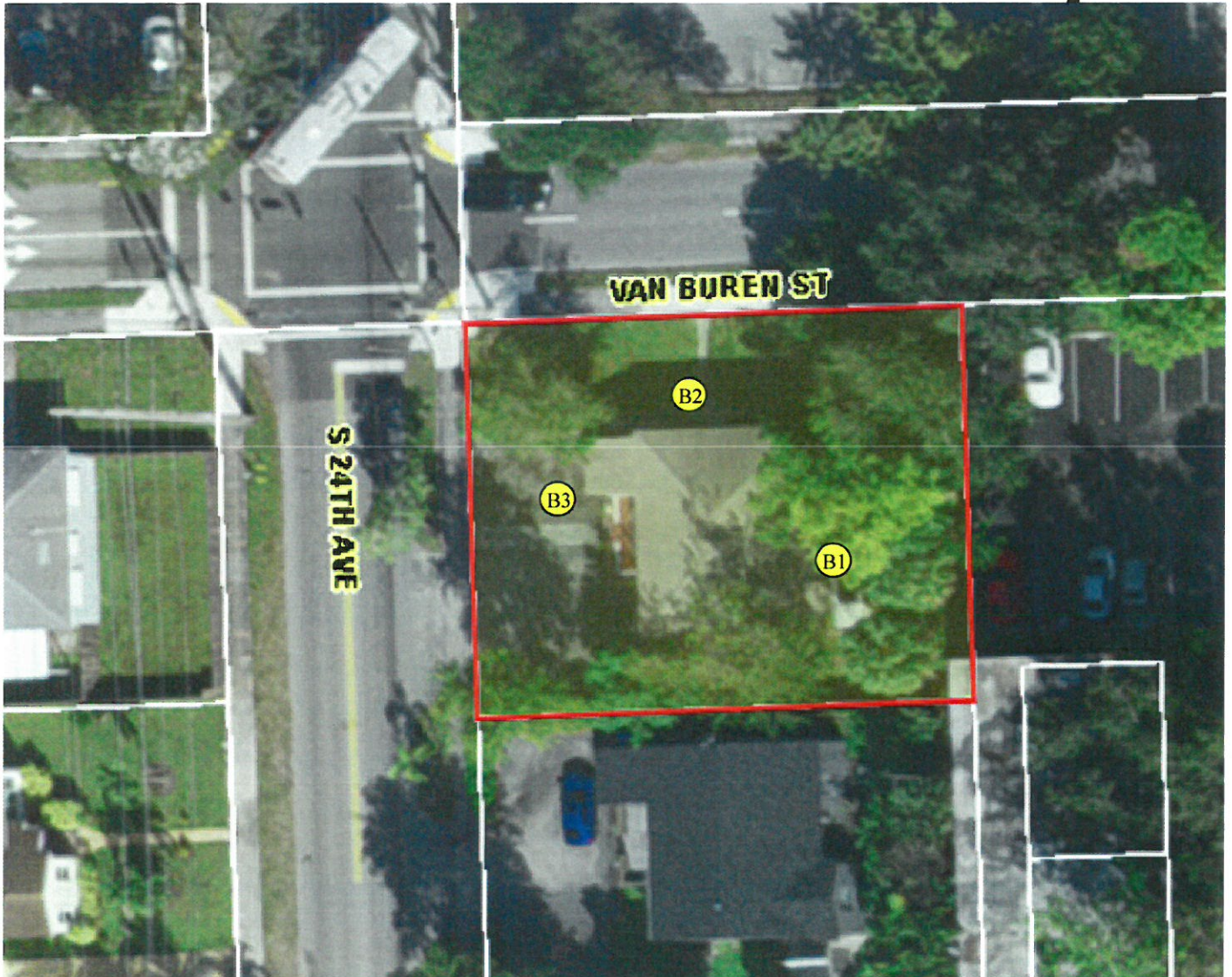
**Water Level: 10'-0"** Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.



# **SITE PLAN**

**B#** : Boring Test Location

N



## DYNATECH ENGINEERING CORP.

Client: Mr. Salomon Sternthal

Scale: N.T.S.

Project: 307 S 24 Avenue, Hollywood, FL 33120

Date: June 3, 2021



## GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring (s) to be drilled after building pad(s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings would need to be performed after the structure(s) has been demolished and proposed new building staked out.

As mutual protection to clients, the public and ourselves, all reports are submitted as confidential property of clients. Authorization for publication of statements, conclusions, extracts from or regarding our reports is reserved pending our written approval.

## KEY CLASSIFICATION & SYMBOLS

### **CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY**

	CONE PENETRATION TESTS (Kg./Cm <sup>2</sup> )	STANDARD PENETRATION (BLOWS/Ft.)	RELATIVE DENSITY
<b>SANDS</b>	0-16	0-4	VERY LOOSE
	17-40	5-10	LOOSE
	41-80	11-20	FIRM
	81-120	21-30	VERY FIRM
	OVER 120	31-50	DENSE
<b>SILTS &amp; CLAY</b>	0-3	0-2	VERY LOOSE
	4-9	3-4	SOFT
	10-17	5-8	FIRM
	18-31	9-15	STIFF
	32-60	16-30	VERY STIFF
	OVER 60	31-50	HARD

	PARTICLE SIZE
<b>BOULDERS</b>	>12 in.
<b>COBBLE</b>	3 in. to 1 in.
<b>GRAVEL</b>	4.76 mm to 3 in.
<b>SAND</b>	0.07 mm to 4.67 mm
<b>SILT</b>	0.005 mm to 0.074 mm
<b>CLAY</b>	<0.005 mm

	MODIFIERS
5%-10%	Slightly Silty or Clayey
10%-30%	Silty or Clayey
30%-50%	Very Silty or Very Clayey
0% - 5%	Slight Trace
6%-10%	Trace
11%-20%	Little
21%-35%	Some
>35%	And

	ROCK HARDNESS DESCRIPTION
<b>Soft</b>	Rock core. Crumbles when handled
<b>Medium</b>	Can break with your hands.
<b>Moderate Hard</b>	Thin edges or rock core. Can be broken with fingers.
<b>Hard</b>	Thin edges or rock core. Can be broken with fingers.
<b>Very Hard</b>	Rock core. Rings when struck with hammer (cherts).