Technical Advisory Committee

Monday, May 6, 2024
1:30 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 215

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar and selecting the meeting's date.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Committee Chair prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal
Comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. **Roll Call**

B. **Approval of Minutes**

Attachments: 2024_0415_Minutes_DRAFT.pdf

C. **Preliminary Site Plan Review**

1. 2024_0506

FILE NO.: 24-DP-34
APPLICANT: Giltor 36 LLC.
LOCATION: 2101-2111 N 16th Avenue
REQUEST: Site Plan review for a 22-unit residential development in the Regional Activity Center

Attachments: 2434_P_Application Package_2024_0506.pdf

2. 2024_0506

FILE NO.: 24-DP-31
APPLICANT: Oakwood Plaza LP & Oakwood Business Center LP
LOCATION: 2800 Oakwood Boulevard
REQUEST: Site Plan review for new commercial development with approximately 125,000 sq. ft. of retail space and relocation of parking in the Oakwood Activity Center (Oakwood Plaza South Retail Project, Phase I)

Attachments: 2431_P_Application Package_2024_0506.pdf

3. 2024_0506

FILE NO.: 24-DP-38
APPLICANT: South Broward Hospital District
LOCATION: 3501 Johnson Street
REQUEST: Site Plan review for renovations and expansion to an existing hospital of approximately 409,000 sq. ft. in the HD zoning district (Memorial Regional Hospital)

Attachments: 2438_P_Application Package_2024_0506.pdf

D. **Final Site Plan Review**

4. 2024_0506

FILE NO.: 23-DP-04
APPLICANT: Quds Investments LLC/Baktier Khan.
LOCATION: 5730 Johnson Street
REQUEST: Site Plan review for a mixed-use development consisting of 4,250 sq. ft. of commercial space and 4 residential units in the C-3 zoning district (Quads Plaza).

Attachments: 2304_F_Application Package_2024_0506.pdf

5. 2024_0506

FILE NO.: 23-DP-97
APPLICANT: MEC INVESTMENTS INC.
LOCATION: 1938-1942 Taylor Street
REQUEST: Site Plan review for an 18-unit residential development in the Regional Activity Center (Urbinia).

Attachments: 2397_F_Application Package_2024_0506.pdf

6. 2024_0506

FILE NO.: 23-DP-16
APPLICANT: Conkreta QOZB, LLC.
LOCATION: 950 South Federal Highway, 1813-1815 Dewey Street
REQUEST: Site Plan review for a 113-unit residential development in the Regional Activity Center (The George).

Attachments: 2316_F_Application Package_2024_0506_Part 1.pdf
2316_F_Application Package_2024_0506_Part 2.pdf

E. Old Business

F. New Business

G. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

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Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 5/6/2024 **Agenda Number:**

To: Technical Advisory Committee

Title:

SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:33 p.m. on April 15, 2024, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco Webex, with the following members present:

Andria Wingett	Director of Development Services
Cameron Palmer	Planning Division – Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Natnael Jowhar	Parking Operation Superintendent
Rick Mitinger	Engineering Division – Transportation Engineer
Alicia Verea-Feria	Public Utilities – Utilities Permit Review Administrator
Favio Perez	Landscape Inspector/Plans Examiner
Francisco Diaz-Mendez	CRA – Project Manager
Herbert Conde-Parlato	CMED – Economic Development Manager
Chris Clinton	Fire Rescue and Beach Safety – Fire Marshall
Giselle Hipolito	Structural Plans Examiner

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Carmen Diaz	Planning Administrator
Reginald White	Planning Administrator
Tasheema Lewis	Associate Planner
Daniela Solange Baquero-Meza	Development Review Coordinator
Margaret Smart	Administrative Assistant I

B. APPROVAL OF MINUTES

Motion for approval of the March 18, 2024, minutes was made by Tasheema Lewis and seconded by Alicia Verea-Feria. (Approved).

C. PRELIMINARY SITE PLAN REVIEW

There were no Items discussed.

D. FINAL SITE PLAN REVIEW

1. **FILE NO.:** 24-DP-24
   APPLICANT: Grace Harrison
   LOCATION: 6013 Rodman Street
   REQUEST: Site Plan Review for an approximately 2,490 sq. ft. warehouse development

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment, no comments were submitted or made. Cameron Palmer closed public comment portion.

Cameron Palmer, Planning staff will follow up with Public Works regarding Garbage Carts.

Daisy Acevedo, the Architect, and Anthony Harrison, the Applicant, asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

2. **FILE NO.:** 24-DP-27
   APPLICANT: Plunkett Apt LLC/Silvia Llorca
   LOCATION: 2011 Plunkett Street
   REQUEST: Site Plan Review for a 16-unit residential development

Cameron Palmer asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Cameron Palmer opened public comment, no comments were submitted or made. Cameron Palmer closed public comment portion.

Silvia Llorca, the Architect, and Isaac Bachar, the Applicant, asked questions to the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

E. OLD BUSINESS

Nothing was discussed.

F. NEW BUSINESS

Cameron Palmer spoke about the Marriott- Downtown amendment request.
Cameron Palmer mentioned the projects on the priority lists for Planning and Building.

The next TAC Meeting is scheduled for May 6, 2024, and comments are due by May 01, 2024.

G. ADJOURNMENT

The meeting was adjourned at 2:15 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

There were no Items for discussion.

DRAFT

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1. 2024_0506

Agenda Date:	5/6/2024	**Agenda Number:**	
To:	Technical Advisory Committee		
Title:	FILE NO.: 24-DP-34 APPLICANT: Giltor 36 LLC. LOCATION: 2101-2111 N 16th Avenue REQUEST: Site Plan review for a 22-unit residential development in the Regional Activity Center		

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 4/17/2024

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- [x] Technical Advisory Committee
- [ ] Art in Public Places Committee
- [ ] Variance
- [ ] Planning and Development Board
- [ ] Historic Preservation Board
- [ ] Special Exception
- [ ] City Commission
- [ ] Administrative Approval

PROPERTY INFORMATION

Location Address: 2101-2111 N. 16TH AVE. HOLLYWOOD, FL 33020

Lot(s): 9 Block(s): 2 Subdivision:

Folio Number(s): 514210210110, 514210210100

Zoning Classification: FH-1 Land Use Classification: RAC

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: N/A

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 al that apply and provide File Number(s) and Resolution(s): N/A

DEVELOPMENT PROPOSAL

Explanation of Request: PRELIMINARY TAC REVIEW FOR A NEW 4-STORY MULTI FAMILY APARTMENT WITH 22 DWELLING UNITS

Phased Project: Yes [ ] No [x] Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 22 #Rooms
Proposed Non-Residential Uses	N/A S.F.)
Open Space (% and SQ.FT.)	Required %: 20 (Area: 4,080 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 34)
Height (# of stories)	(# STORIES) 4 (45 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (23,617 FT.)

Name of Current Property Owner: GIL OVADIA

Address of Property Owner: 21304 ROCKRIDGE DRIVE BOCA RATON, FL 33428

Telephone: 786-262-3955 Email Address: gilovadia@usa.com

Applicant JOSEPH B. KALLER Consultant [x] Representative [ ] Tenant [ ]

Address: 2417 HOLLYWOOD BLV. HOLLYWOOD, FL Telephone: 954-920-5746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2:

Date of Purchase: N/A Is there an option to purchase the Property? Yes [ ] No [x]

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : TBD

E-mail Address: TBD

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 4-11-24

PRINT NAME: Ciel Ovadia Date: 4-11-24

Signature of Consultant/Representative: Joseph B Kaller Date: 4-11-24

PRINT NAME: JOSEPH B. KALLER Date: 4-11-24

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 Preliminary TAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 11th day of April 2024

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 2696
My Comm. Expires May 12, 2024
Bonded through National Notary Assn.

_____
Signature of Current Owner

Ciel Ovadia
Print Name

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

SKETCH OF SURVEY

SCHEDULE B–II REVIEW:

8. RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), COVENANTS, EASEMENT(S), SETBACK(S), IF ANY, AS MAY BE SHOWN ON THE PLAT OF HOLLYWOOD HOMESITES, REVISED PLAT OF FIRST UNIT, RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 7, 8, 9 AND 10, BLOCK 2 (AFFECTS/PLOTTED).
9. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND ALL EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORDS BOOK 22801, PAGE 974, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BUT DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(a). AS TO LOTS 7 AND 8, BLOCK 2 (AFFECTS/NOT PLOTTABLE).
10. TERMS AND CONDITIONS CONTAINED IN ORDINANCE NO. 2002–61, BY THE DEPARTMENT OF COMMUNITY AFFAIRS, BROWARD COUNTY, FLORIDA, AND ALL EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORDS BOOK 34145, PAGE 1891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 7, 8, 9 AND 10, BLOCK 2 (AFFECTS/NOT PLOTTABLE).
11. TERMS AND CONDITIONS CONTAINED IN RESOLUTION NO. 07–SE–58, BY THE CITY OF HOLLYWOOD, PLANNING AND ZONING BOARD, RECORDED IN OFFICIAL RECORDS BOOK 45005, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 9 AND 10, BLOCK 2 (AFFECTS/NOT PLOTTABLE).
12. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF UNITY OF TITLE, RECORDED IN OFFICIAL RECORDS BOOK 46948, PAGE 655, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AS TO LOTS 9 AND 10, BLOCK 2 (AFFECTS/NOT PLOTTABLE).

LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
FPL	FLORIDA POWER & LIGHT
–X–	CHAIN LINK FENCE
–E–	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
DDCV	DOUBLE DETECTOR CHECK VALVE
CO	CLEAN OUT
A/C	AIR CONDITIONER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ELEV	ELEVATION
GV	GAS VALVE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
NTS	NOT TO SCALE

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS–OF–WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 25, 2023. (ORT FILE NO. 23109523)
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #1895, ELEVATION = 9.56' (NAVD88)

LAND DESCRIPTION :

LOTS 7 AND 8, BLOCK 2, "HOLLYWOOD HOMESITES REVISED PLAT OF FIRST UNIT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 9 AND 10, BLOCK 2, "HOLLYWOOD HOMESITES REVISED PLAT OF FIRST UNIT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MARCH, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

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

SURVEY DATE : 03/03/23

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689–7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 9956–23

CLIENT :
GIL OVADIA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/03/23	SKETCH	AM	REC
UPDATE SURVEY	10/30/23	SKETCH	JD	REC

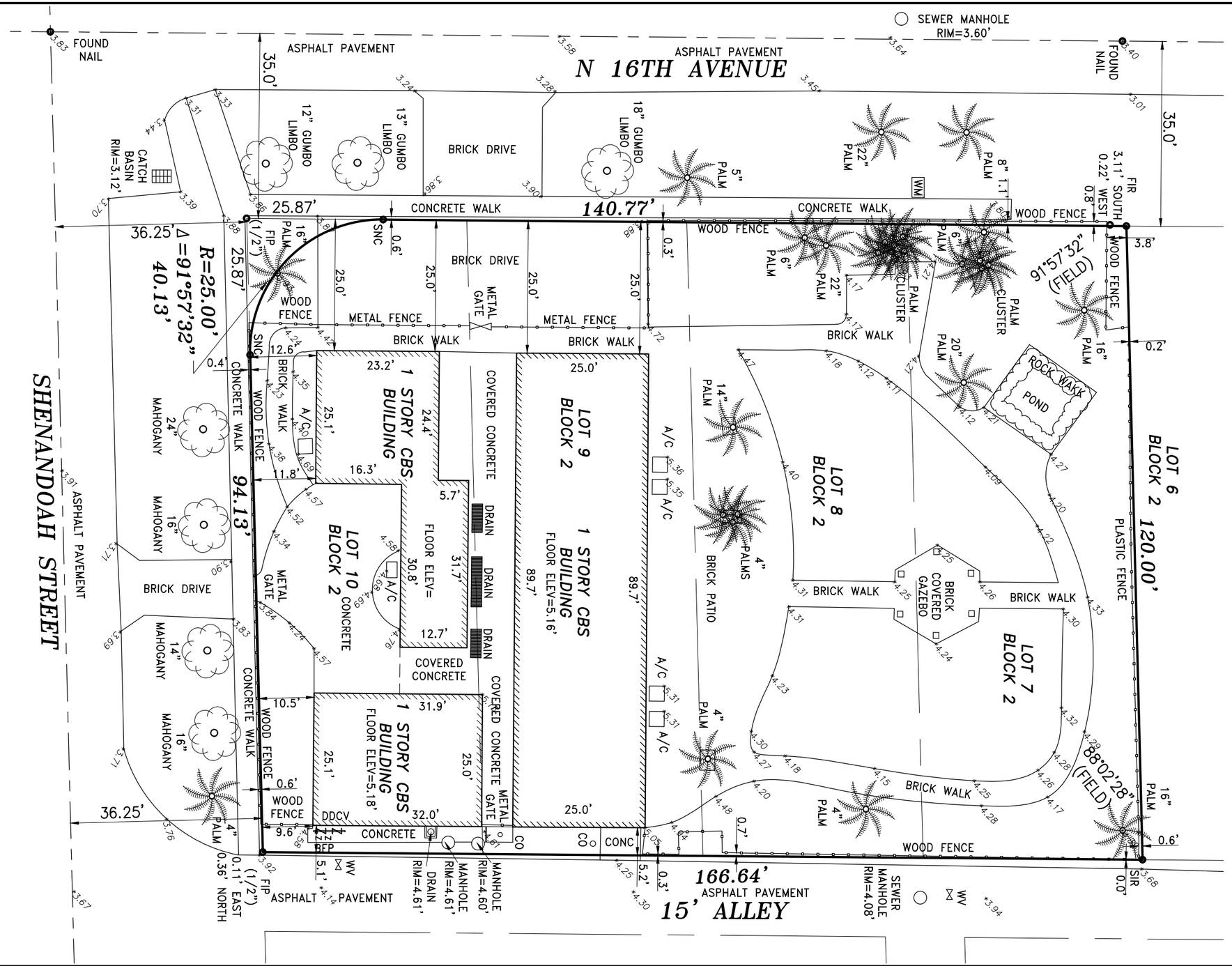
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	AE
BASE FLOOD ELEV	5
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2101 N 16TH AVENUE

SCALE: 1"= 20'

SHEET 1 OF 2

SKETCH OF SURVEY



LEGEND:

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CONC	CONCRETE
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SIR	SET 5/8"IRON ROD & CAP #6448
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WM	WATER METER
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BFP	BACK FLOW PREVENTER
DDCV	DOUBLE DETECTOR CHECK VALVE
CO	CLEAN OUT
A/C	AIR CONDITIONER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
0.00	ELEVATIONS
ELEV	ELEVATION
GV	GAS VALVE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
NTS	NOT TO SCALE

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PROJECT NUMBER : 9956-23

CLIENT : GIL OVADIA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	03/03/23	SKETCH	AM	REC
UPDATE SURVEY	10/30/23	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	AE
BASE FLOOD ELEV	5
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS : 2101 N 16TH AVENUE

SCALE: 1"= 20'

SHEET 2 OF 2

2101 NORTH 16TH AVE
HOLLYWOOD, FL. 33020

Parcel ID:	514210210110
Lot Area - Public Records:	20,400 SF
Legal Description:	HOLLYWOOD HOMESITES REV PLAT FIRST UNIT 11-9 B LOT 9,10 BLK 2

BASIC ZONING

Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	FH-1
Existing Building Use:	Assisted Living
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center

ADDITIONAL ZONES

FEMA Flood Zone:	AE
Future Conditions 100-Year	
Flood Elevation (Feet NAVD88)	6.5'

BUILDING INTENSITY	ALLOWED	PROPOSED
Maximum Building Height:	45 ft	TBD
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.25 (25,500)	23,950 SF
Minimum Open Space:	20%	26%

SETBACKS AT GROUND LEVEL	ALLOWED	PROPOSED
Minimum Primary Frontage Setback:	20'-0"	20'-0"
Minimum Side Setback:	10'-0"	10'-0"
Minimum Rear Setback:	20'-0"	20'-0"

EXTERNAL LIGHTING

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- -Parking Lots 3-5 foot candles
- -Walking Surfaces 3 foot candles
- -Recreational Areas 2-3 foot candles
- -Building Entryways 5 foot candles
- -Maximum 0.5 foot candle level at all property lines

UNIT TYPE INFORMATION

UNIT TYPE	QUANTITY
STUDIO	0
ONE BED	13
TWO BED	9
TOTAL	**22 UNITS**

NOTE:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

PARKING REQUIREMENTS		REQUIRED	PROVIDED
ONE BED UNIT	(13 UNITS x 1)	13 SPACES	13 SPACES
TWO BED	(9 UNITS x 2)	18 SPACES	18 SPACES
VISITORS	(22 UNITS / 10)	3 SPACES	3 SPACES
	TOTAL:		**34 SPACES**

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
	2 SPACES	2 SPACES

PARKING BREAKDOWN	PROVIDED
REGULAR SPACES:	16
TANDEM SPACES	(9) = 18
TOTAL:	**34 SPACES**

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

MULTI-FAMILY APARTMENTS
2101 NORTH 16TH AVE, HOLLYWOOD, FL 33020

SHEET TITLE

SITE PLAN

REVISIONS

No.	Description	Date

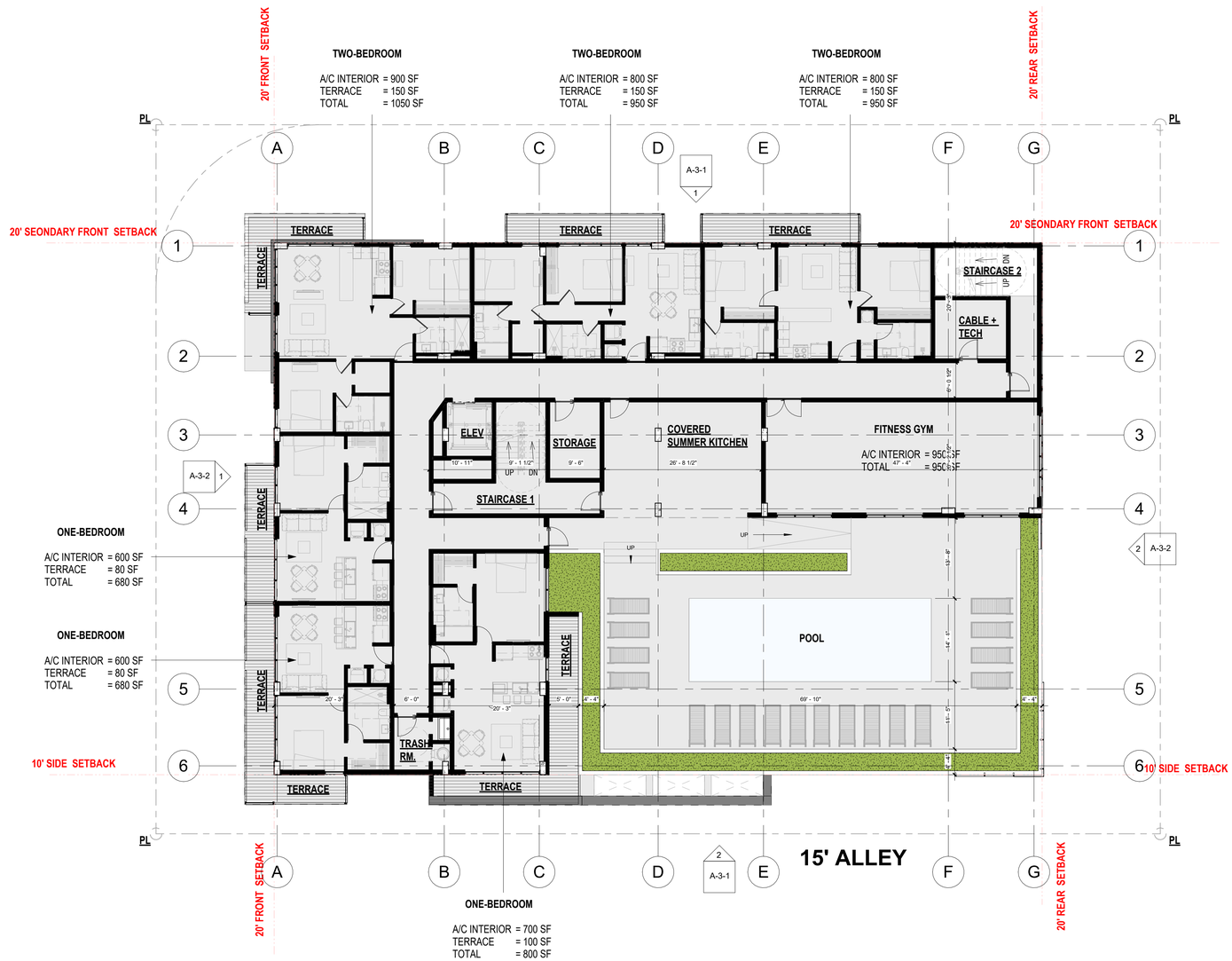
This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	22-263
DATE:	6-8-2023
DRAWN BY:	MF
CHECKED BY:	JBK

SHEET

SP-1

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2022



1 02.SECOND LEVEL
3/32" = 1'-0"

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

MULTI-FAMILY APARTMENTS
2101 NORTH 16TH AVE. HOLLYWOOD, FL 33020

SHEET TITLE

SECOND LEVEL

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 22-263
DATE: 6-8-2023
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-1

Notice to sub-con ractors and Building Officials - notice the Owner or Architect assumes responsibility for errors or misinterpretation resulting from the use of Incomplete or preliminary sets of Building Documents. The owner of the Contract Documents is to include all items necessary to the proper execution and completion of the work by the Contractor. The Contractor shall be responsible only to the extent contained within the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

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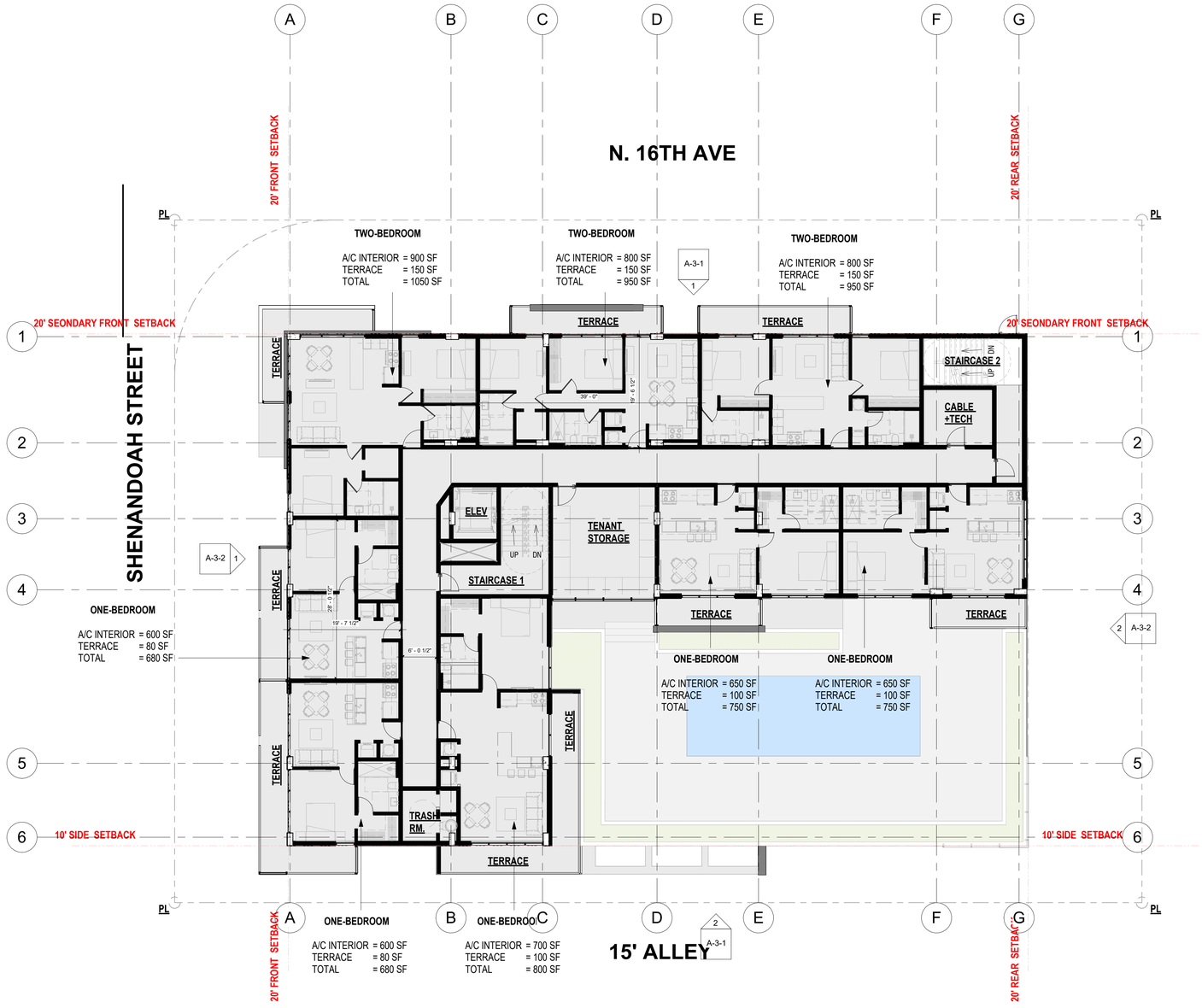

1 03.THIRD FLOOR
3/32" = 1'-0"

Kaller Architecture
AA#26001212
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33020

SHEET TITLE

THIRD LEVEL

REVISIONS

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SHEET

A-2

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1 04.FOUR FLOOR
3/32" = 1'-0"

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MULTI-FAMILY APARTMENTS

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SHEET TITLE

FOURTH LEVEL

REVISIONS

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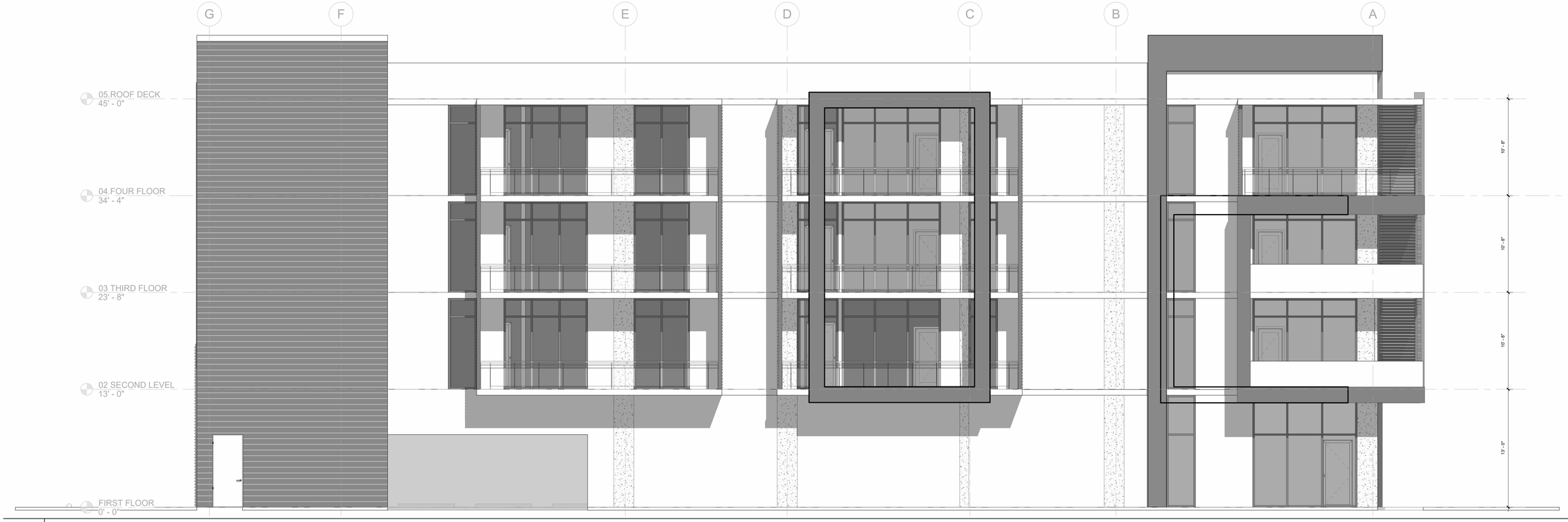
SHEET

A-3



1 **ELEVATION NORTH**
3/16" = 1'-0"

2 **ELEVATION SOUTH**
3/16" = 1'-0"

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

MULTI-FAMILY APARTMENTS
2101 NORTH 16TH AVE. HOLLYWOOD, FL 33020

SHEET TITLE

ELEVATION NORTH/SOUTH

REVISIONS

No.	Description	Date

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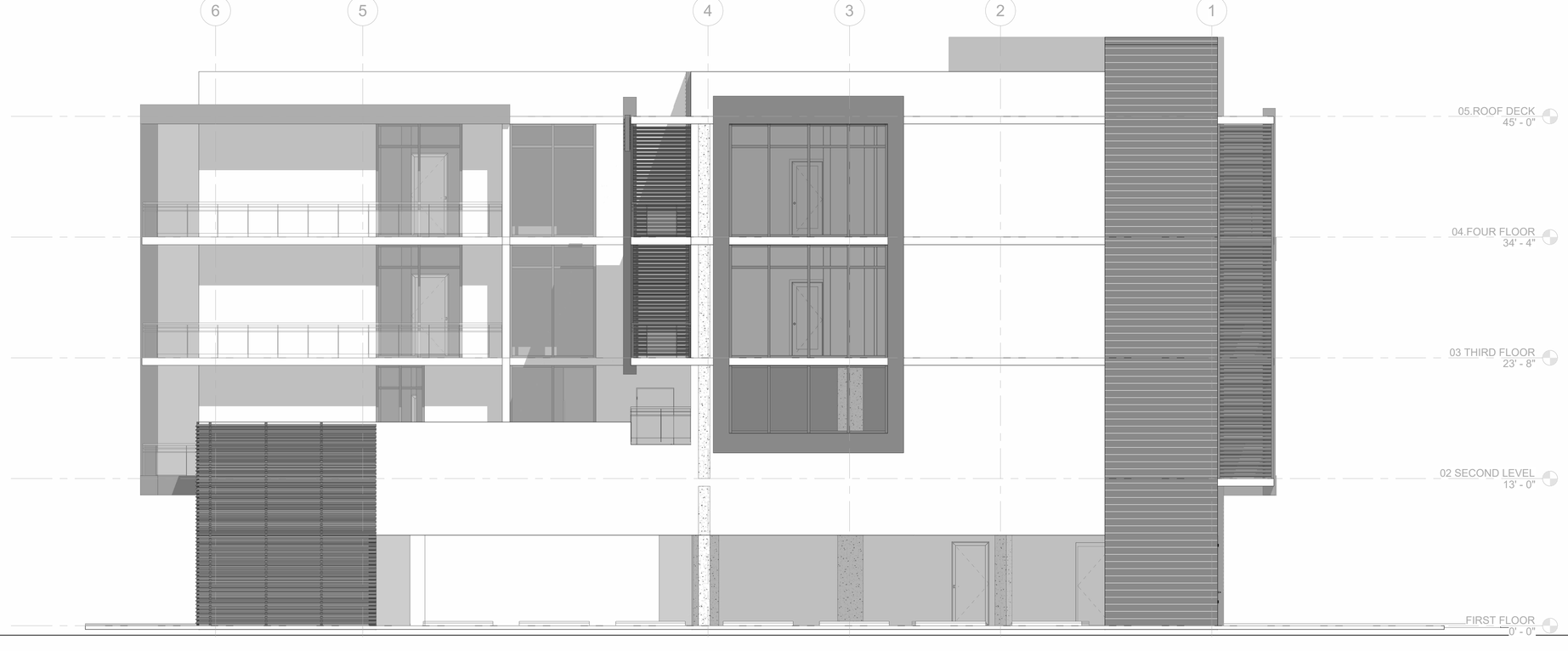
SHEET

A-3-1

3 **ELEVATION EAST**
3/16" = 1'-0"



4 **ELEVATION WEST**
3/16" = 1'-0"

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2101 NORTH 16TH AVE. HOLLYWOOD, FL 33020

SHEET TITLE

ELEVATION EAST / WEST

REVISIONS

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SHEET

A-3-2

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2. 2024_0506

Agenda Date:	5/6/2024	**Agenda Number:**	
To:	Technical Advisory Committee		
Title:	FILE NO.: 24-DP-31 APPLICANT: Oakwood Plaza LP & Oakwood Business Center LP LOCATION: 2800 Oakwood Boulevard REQUEST: Site Plan review for new commercial development with approximately 125,000 sq. ft. of retail space and relocation of parking in the Oakwood Activity Center (Oakwood Plaza South Retail Project, Phase I)		

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: APRIL 15, 2024

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- [x] Technical Advisory Committee
- [ ] Art in Public Places Committee
- [ ] Variance
- [ ] Planning and Development Board
- [ ] Historic Preservation Board
- [ ] Special Exception
- [ ] City Commission
- [ ] Administrative Approval

PROPERTY INFORMATION

Location Address: 2800 Oakwood Blvd., Hollywood, FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142 04 12 0620 AND 5142 04 12 0627

Zoning Classification: Oakwood Plaza PD Land Use Classification: Oakwood Activity Center

Existing Property Use: Shopping Center Sq Ft/Number of Units: 739,936 (Main Parcel)

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 al that apply and provide File Number(s) and Resolution(s): 20-L-32 and 23-Z-57

DEVELOPMENT PROPOSAL

Explanation of Request: Current Regal Movie Theater will be demolished to make way for a new 2-story commercial bldg. spanning @120,00 SF.

Phased Project: Yes [x] No [ ] Number of Phases: 2

Project	Proposal
Units/rooms (# of units)	# UNITS: ____ #Rooms ____
Proposed Non-Residential Uses	120,000 S.F.)
Open Space (% and SQ.FT.)	Required %: 10% (Area: 35,710 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 477)
Height (# of stories)	(# STORIES) 2 (64 FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (739,936 FT.)

Name of Current Property Owner: Oakwood Plaza LP & Oakwood Business Center L P

Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023

Telephone: (954) 598-1450 Email Address: breynolds@kimcorealty.com

Applicant Greg Wilfong, Kimley-Horn Consultant [x] Representative [x] Tenant [ ]

Address: 445 24th St., Ste 200, Vero Beach, FL 32960 Telephone: 772-794-4119

Email Address: greg.wilfong@kimley-horn.com

Email Address #2: _____

Date of Purchase: 1993 Is there an option to purchase the Property? Yes [ ] No [x]

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 4/8/2024

PRINT NAME: **Brandon Reynolds, Authorized Agent** Date: 4/8/2024

Signature of Consultant/Representative: _____ Date: 4/8/2024

PRINT NAME: Greg Wilfong Date: 4/8/2024

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 this retail shopping center **Oakwood Plaza** to my property, which is hereby made by me or I am hereby authorizing **Kimley-Horn and Greenspoon Marder** to be my legal representative before the **TAC and PBD** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8th day of **April, 2024**

Notary Public
State of Florida

ROSE OSBORNE
NOTARY PUBLIC
MY COMMISSION
EXPIRES 10-4-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 406653

Signature of Current Owner

Brandon Reynolds, Authorized Agent
Print Name

My Commission Expires: 10-4-2027 (Check One) [X] Personally known to me; OR [ ] Produced Identification _____

Ownership and Encumbrance Report

First American Issuing Office: First American Title Insurance Company National Commercial Services
666 Third Avenue, 5th Floor
New York, NY 10017

File No.: **3020-1209874**

Prepared For: Kimco Realty®
6060 Piedmont Row Dr S Ste 200
Charlotte, NC 28287-3888

Legal Description:

PARCEL 1:
(LUPA EAST PARCEL)
A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th. /AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

PARCEL 2:
(LUPA SOUTH PARCEL)
A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAYLINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF- WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF

62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

PARCEL 3:
(LUPA NORTH PARCEL)
A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS: ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4; THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET; THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET; THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET; THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET; THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET; THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS); THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK"; THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK"; THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4; THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A; THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B; THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

1. ***Grantee(s) In Last Deed of Record:***
   Oakwood Plaza Limited Partnership, a Delaware limited partnership (as to Parcels 1, 2 and 3) and Oakwood Business Center Limited Partnership, a Delaware limited partnership (as to a portion of Parcel 2)

2. ***Encumbrances/Matters Affecting Title*** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary), (unless such document is released or satisfied of record):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument	**O.R. Book**	**Page or Instrument No.**
01. Plat of The Aqua Park	Plat Book 109	8
02. Plat of John L.A. Bond	Plat Book 111	38
03. Plat of Colonial Square	Plat Book 114	32
04. Plat of Hollywood Commercial Center	Plat Book 117	36
05. Plat of Oakwood Hills	Plat Book 120	45
06. Reservations contained in Deed	Deed Book 557	261
07. Easement	4601	627
08. Easement	4608	618
09. Easement contained in Quit Claim Deed	7551	141
10. Easement	8829	842
11. Utility Easement Deed	8999	601
12. Declaration of Covenants and Restrictions	9114	125
13. Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	12859	669
14. Grants of Easements	12859	681
15. Easement Agreement	13526	14
16. Easement Agreement	14009	994
17. Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	15169	915
18. Agreement for Amendment of Notation on Plat	15201	55
19. Amendment to Easement	15731	442
20. Assignment of Easement	15809	463
21. Assignment of Permits, Licenses or Approvals in Existence with Respect to, Pertaining to, or in Connection with, that Certain Bridge Traversing the C-10 Canal	15809	473
22. Assignment	15809	488
23. Notice	16117	366
24. Assignment of Easements contained in Quit-Claim Deed	16239	887
25. Assignment of Easements contained in Quit-Claim Deed	16773	803
26. Ordinance No. 90-25	17737	179
27. Agreement	17762	553
28. Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	18061	313

29. Notice of Preliminary Development Agreement	19477	917
30. Declaration of Restrictive Covenants	19601	446
31. Notice of Adoption of a Development Order	19683	124
32. Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center	19965	661
33. Amendment to Agreement	20099	254
34. Agreement	20099	289
35. Agreement Relating to Nonvehicular Access Lines	20193	599
36. Agreement to Place a Notation on Plat	20295	259
37. Agreement to Place a Notation on Plat	20295	263
38. Agreement Relating to Nonvehicular Ingress and Egress Lines	20295	329
39. Agreement to Place a Notation on Plat	20295	340
40. Memorandum of Lease	20319	779
41. Memorandum of Lease	20543	906
42. Declaration of Easement	20553	360
43. Resolution 93-338	20553	369
44. Amendment to Second Concurrency Agreement	20744	757
45. Memorandum of Lease	20795	328
46. Grant of Easement	20818	58
47. Declaration of Unity of Title	20917	691
48. Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	21017	944
49. Memorandum of Lease	21018	457
50. Memorandum of Lease	21082	290
51. Agreement for Amendment of Notation on Plat	21256	299
52. Agreement for Amendment of Notation on Plat	21769	708
53. Agreement for Amendment of Notation on Plat	21769	720
54. Memorandum of Lease	21877	301
55. Agreement for Easements, Covenants and Restrictions Affecting Land	21877	304
56. Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center	21906	202
57. Notice of Sewer Easement Relocation and Partial Easement Release	21906	211
58. Estoppel Certificate	21906	216
59. Amendment to Declaration of Covenants and Restrictions	21990	352
60. Easement	22125	731
61. Traffic Maintenance Easement	22633	916
62. Agreement for Amendment of Notation on Plat	22692	606

63. Corrective Easement	22874	929
64. Easement	22874	942
65. Declaration of Easement	22874	952
66. Declaration of Easement	22874	972
67. Agreement for Amendment of Notation on Plat	23121	383
68. Third Traffic Concurrency Agreement Third Traffic Concurrency Agreement	23193	441
69. Short Form of Lease	23370	50
70. Declaration of Restrictive Covenant, Shopping Center	23370	61
71. Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	23447	317
72. Easement	23465	172
73. Conservation Easement	23586	751
74. Non-Exclusive Deed of Utility Easement	23657	771
75. Notice of Permit	23745	201
76. Agreement Relating to Nonvehicular Access Lines	23799	58
77. Conservation Easement	24126	431
78. Agreement for Amendment of Notation on Plat	24145	948
79. Agreement for Amendment of Notation on Plat	24145	989
80. Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County	25011	312
81. Real Estate Mortgage, Assignment of Security and Loan Agreement	25213	722
82. Assignment of Rents and Leases	25213	758
83. Modification of Mortgage, Assignment, Security and Loan Agreement	25443	664
84. Conveyance Agreement	25505	667
85. Easement	25505	692
86. Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	26083	857
87. Easement	26358	858
88. Declaration of Easements	26400	285
89. Non-Exclusive Easement for Passenger Vehicular Parking	26400	298
90. Declaration of Restrictions	26400	304
91. Non-Exclusive Right, License and Privilege	26400	318
92. Amendment of Declaration of Easement	26560	263
93. Memorandum of Lease	26637	506
94. Agreement for Amendment of Notation on Plat	26914	319
95. Memorandum of Lease	27208	840

96. Short Form Lease Agreement	27347	805
97. Assignment of Lease	27528	24
98. Assignment of Lease and Memorandum of Lease	27924	53
99. First Amendment to Memorandum of Lease	27924	57
100. First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	27924	65
101. Amended and Restated Memorandum of (Sub) Lease Interests	28017	560
102. Assignment of Lease	28226	330
103. Amended and Restated Memorandum of (Sub) Lease Interests	28641	606
104. Assignment of Lease	28869	1920
105. Assignment of Note, Mortgage, and Other Loan Documents	29177	898
106. Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	29177	901
107. Assignment of Rents and Leases	29177	927
108. Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	29181	1
109. Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	29190	1547
110. First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	29352	1050
111. First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	29352	1058
112. Memorandum of Lease	29466	1271
113. Assignment of Lease	29466	1279
114. Memorandum of Assignment of Lease	29466	1285
115. First Amendment to Memorandum of Lease	29466	1291
116. Collateral Assignment of Lease	29466	1296
117. Assignment of Assignment of Leases and Rents	29789	1671
118. Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	29789	1677
119. Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	29796	1689
120. Memorandum of Lease	29839	1176

121. Corrective Declaration of Restrictions	29960	1832
122. Memorandum of Sublease	31217	1708
123. Amendment to Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	32379	1557
124. Partial Release of Easement	32389	1328
125. Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	32573	1589
126. Affidavit	33011	220
127. Agreement for Amendment of Notation on Plat	33030	27
128. Amendment to Short Form Lease Agreement	33257	334
129. Lease	33652	1991
130. Amended Memorandum of Lease	34028	1195
131. Easement	34412	234
132. Memorandum of Lease	34469	646
133. Amendment to Nonvehicular Access Lines	36832	1502
134. Memorandum of Lease	41358	1770
135. Amendment to Declaration of Restrictions	44865	313
136. Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	45922	1929
137. Assignment of Note and Mortgage	46282	980
138. Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	47023	1132
139. Resolution No. 11-DP-22	48209	1733
140. Resolution No. 11-DP-22a	48536	1517
141. Easement	48646	476
142. Resolution No. 11-DP-22a (Re-recorded)	48775	611
143. Resolution No. 11-DP-22b	48810	343
144. Memorandum of Shopping Center Lease	49101	1398
145. Transportation Concurrency Agreement relating to Plats and Unplatted Land within the Rescinded Oakwood Plaza DRI	49303	1500
146. Amendment to Memorandum of Lease	Instrument No.	112915953
147. Assignment and Assumption of Lease	Instrument No.	113010183
148. Assignment of Leases and Rents	Instrument No.	113439895
149. Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No.	113555356
150. Agreement for Amendment of Notation on Plat Instrument No. 113749591 Third Amended and Restated	Instrument No.	113749591

Mortgage, Security		
151. Memorandum of Lease	Instrument No.	114601597
152. Memorandum of Lease	Instrument No.	115061672
153. Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No.	115022132
154. Agreement for Termination of Sublease	Instrument No.	117805200
155. Ordinance No. 2022-06	Instrument No.	117929776
156. Ordinance No. 2022-07	Instrument No.	117930016
157. Easement	Instrument No.	118510903
158. Assignment and Assumption of Leases	Instrument No.	118528001
159. Memorandum of Lease	Instrument No.	118528002
160. Memorandum of Lease	Instrument No.	118528003
161. Notice of Commencement 02-08-2023	Instrument No.	118666284
162. Notice of Commencement 02-27-2023	Instrument No.	118700131
163. Claim of Lien	Instrument No.	118705879
164. Notice to Contest Lien	Instrument No.	118752396
165. Declaration of Restrictive Covenants	Instrument No.	118771001
166. Notice of Commencement 05-10-2023	Instrument No.	118846538
167. Notice of Commencement 06-22-2023	Instrument No.	118937173
168. Notice of Commencement 08-08-2023	Instrument No.	119028710
169. Notice of Commencement 08-09-2023	Instrument No.	119030258
170. Notice of Commencement 08-28-2023	Instrument No.	119069154
171. Notice of Commencement 09-12-2023	Instrument No.	119097746
172. Notice of Commencement 09-12-2023	Instrument No.	119097747
173. Notice of Commencement 09-26-2023	Instrument No.	119125144
174. Notice of Commencement 10-06-2023	Instrument No.	119149502
175. Notice of Commencement 10-27-2023	Instrument No.	119196815
176. Assignment and Assumption of Easements	Instrument No.	199299909
177. Notice of Commencement 12-22-2023	Instrument No.	119300382
178. Notice of Commencement 01-08-2024	Instrument No.	119321051
179. Notice of Commencement 01-09-2024	Instrument No.	119326122
180. Notice of Commencement 02-05-2024	Instrument No.	119374247
181. Claim of Lien 02-20-2024	Instrument No.	119399825
182. Notice of Commencement 02-22-2024	Instrument No.	119408155

Copies of the Encumbrances/Matters Affecting Title (X) are ( ) are not included with this Report.

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0590 (As to Parcel 1) for tax year 2023
Gross Tax: $14,772.44 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0594 (As to Parcel 1) for tax year 2023
Gross Tax: $20,021.92 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0600 (As to Parcel 1) for tax year 2023
Gross Tax: $531.20 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0610 (As to Parcel 1) for tax year 2023
Gross Tax: $279.67 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0710 (As to Parcel 1) for tax year 2023
Gross Tax: $330.48 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0620 (As to Parcel 2) for tax year 2023
Gross Tax: $222,966.36 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0622 (As to Parcel 2) for tax year 2023
Gross Tax: $93,064.45 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0623 (As to Parcel 2) for tax year 2023
Gross Tax: $166,858.77 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0624 (As to Parcel 2) for tax year 2023
Gross Tax: $160,643.58 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0625 (As to Parcel 2) for tax year 2023
Gross Tax: $190.53 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0627 (As to Parcel 2) for tax year 2023

Gross Tax: $129,965.00 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0628 (As to Parcel 2) for tax year 2023
Gross Tax: $51,529.42 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0629 (As to Parcel 2) for tax year 2023
Gross Tax: $188,793.38 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0631 (As to Parcel 2) for tax year 2023
Gross Tax: $111,990.98 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0650 (As to Parcel 2) for tax year 2023
Gross Tax: $43,757.45 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0660 (As to Parcel 2) for tax year 2023
Gross Tax: $38,560.22 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0670 (As to Parcel 2) for tax year 2023
Gross Tax: $48,639.44 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-00-0150 (As to Parcel 3) for tax year 2023
Gross Tax: $150,053.87 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-00-0170 (As to Parcel 3) for tax year 2023
Gross Tax: $161.31 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0010 (As to Parcel 3) for tax year 2023
Gross Tax: $266,338.28 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0020 (As to Parcel 3) for tax year 2023
Gross Tax: $215,491.90 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0030 (As to Parcel 3) for tax year 2023
Gross Tax: $326,626.45 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0040 (As to Parcel 3) for tax year 2023
Gross Tax: $328,761.87 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0041 (As to Parcel 3) for tax year 2023

Gross Tax: $31,351.61 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0050 (As to Parcel 3) for tax year 2023
Gross Tax: $1,867.35 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0060 (As to Parcel 3) for tax year 2023
Gross Tax: $186.09 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0070 (As to Parcel 3) for tax year 2023
Gross Tax: $135,898.38 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-09-0010 (As to Parcel 3) for tax year
Gross Tax: $634,950.33 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-10-0030 (As to Parcel 3) for tax year 2023
Gross Tax: $145,378.29 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-11-0020 (As to Parcel 3) for tax year 2023
Gross Tax: $29,043.28 (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years (if none, state "none"): None

Certificate

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from September 10, 1946 to March 05, 2024 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of $1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

First American Title Insurance Company

By: _____

Dated: March 13, 2024

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Kimley»Horn

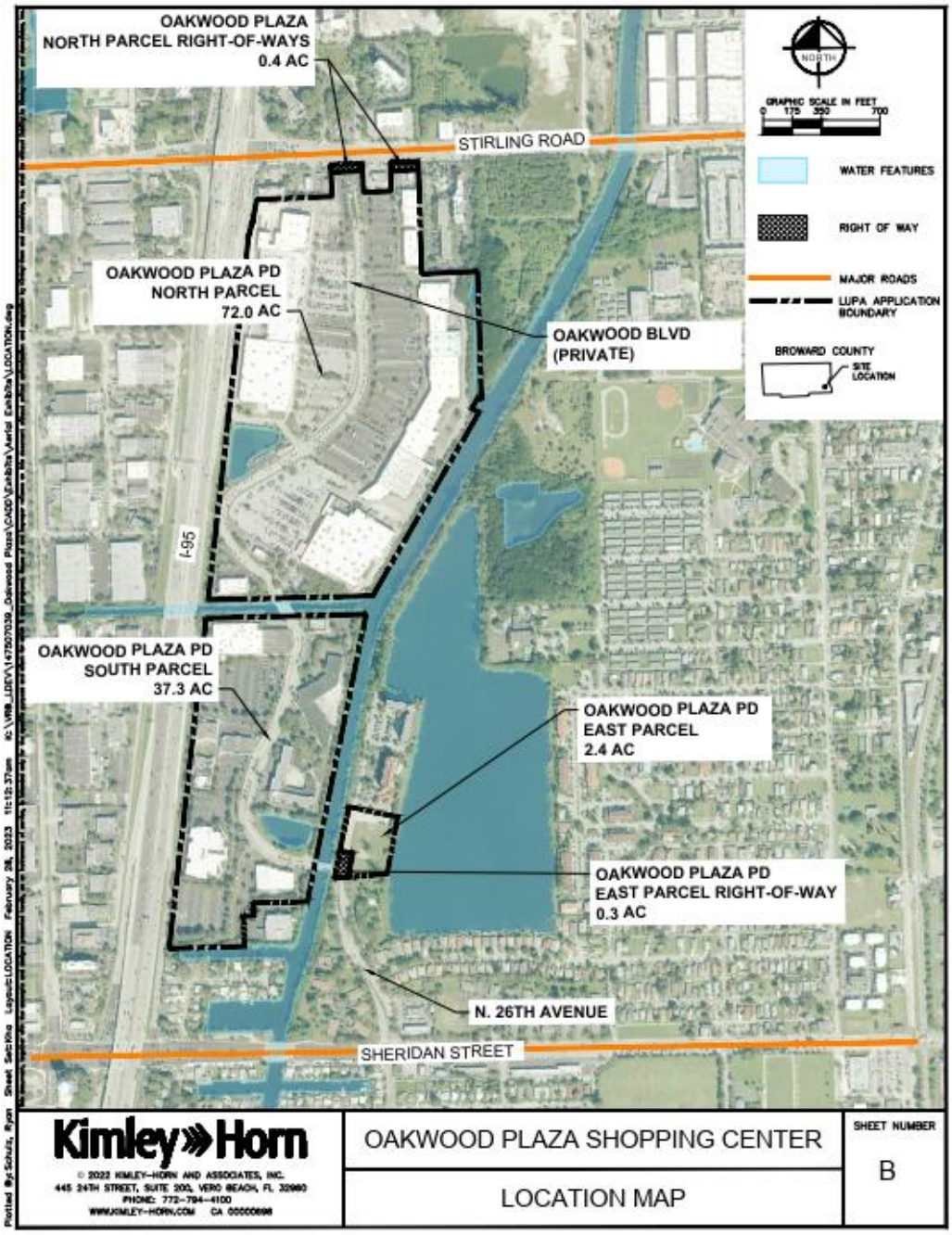
Oakwood Plaza

OAKWOOD PLAZA
PLANNED DEVELOPMENT (PD)
ZONING DISTRICT
DESIGN GUIDELINES
FOR
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER

kimley-horn.com | 477 South Rosemary Avenue, Suite 215, West Palm Beach, FL 33401 | 561-840-0848

LOCATION

The Oakwood Plaza South Shopping Center Project is located within the Oakwood Plaza PD within the southwest 37.3 acre parcel as shown below.



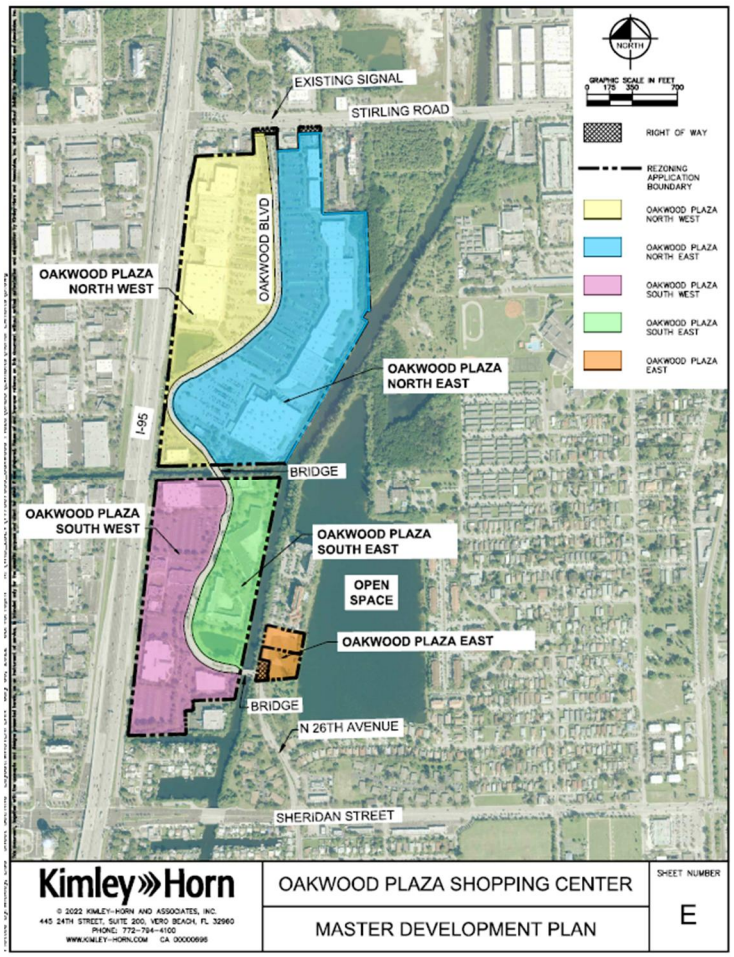
OAKWOOD PLAZA PLANNED DEVELOPMENT PURPOSE AND INTENT

This project is intended to:

- Integrate uses.
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle).
- Complementary to the surrounding areas.

MASTER DEVELOPMENT PLAN

This project is located within the southwest portion of the master development plan as shown below.



PERMITTED USE

Permitted Uses for the Oakwood Plaza Planned Development shall be as consistent with the provisions of Section 4.15 D. Permitted Uses include (permit) the following:

(1) Retail/Commercial

Specific uses include the following:

(1) Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery story, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores, free-standing stores less than 10,000 square feet are permitted.

DENSITY/INTENSITY

The following table further identifies the location, type, and maximum amount of development within each area (block) which may be developed providing that the maximum amount of 1.2 M SF of Retail, 1.89 M SF of Office, 3,800 Residential Units and 625 Hotel Rooms is not exceeded within the overall PD. Each block below shows a maximum amount for each use. This is shown to provide flexibility for each block. As development proceeds within each of the five blocks the ranges for retail, office, residential units, and hotel rooms will fluctuate, but will not be over the maximum shown. The areas for retail, office, residential and hotel rooms if totaled together would be over the maximum entitled development amounts, but the intent is just to provide larger amounts for the individual blocks for flexibility but will not exceed the maximum entitled amounts as adopted in the LUPA.

Block Description	Retail (SF) Maximum	Office (SF) Maximum	Residential (Units) Maximum	Hotel (Rooms) Maximum
Oakwood South West	1,000,000	1,750,000	3,000	625

BUILDING/LOT COVERAGE/LOT SIZE STANDARDS

(1) Lot Size Standards (acreage/sq. ft.): No minimum lot size is required.
(2) Lot Width/Depth: No minimum lot width and/or depth is required.
(3) The maximum lot (building) coverage shall be 90 percent.
    - This standard shall not be applied to lease areas which tend to reflect the building pad site only and not the full lot in which the building may be located.
(4) The maximum impervious coverage shall be 90 percent.

BUILDINGS

General Building Comments and Notes:

(1) Building Height. Maximum: 30 stories/300'; this provides flexibility considering the different uses proposed and the possible variety in floor-to-floor height requirements. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
(2) There shall be no minimum and or maximum building floorplate within the PD.
(3) Buildings shall comply with the Florida Building Code, latest edition.

BUILDING TYPE

The following table provides a representative list of potential building types. Ancillary uses as noted below in Table 2 are understood to supportive in nature and include up to 49 percent of the floor area.

Table 2: Building types and Uses

Building Type	Primary Use
Type 1. Commercial	Commercial

Building Type 1 – Commercial

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or lifestyle center. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.

Setbacks

Except as provided below, Front or side street: zero feet (0'); Side Interior and Rear: zero feet (0)'. Setbacks are measured from current and or proposed property lines.

Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD.

Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.

Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements, and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.

Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.

Building Attachments

Building Attachments are generally defined as any feature secured to the façade of the building, such as awnings, loggias, arcades, or similar. Awnings, canopies, or similar shade structures may be provided and may encroach into prescribed building setbacks provided they do not interfere with pedestrian, landscaping materials, and/or vehicular movements. Graphics, including signage may be affixed to building attachments as regulated by the PD. Encroachments by awnings, overhangs, and other building features into vehicular and pedestrian-ways are allowed within the PD to the extent limited by the vertical clearance standards within the development. Encroachments can include awnings, overhangs, accessory buildings, etc. and will be designed in accordance with the standards established in these PD.

Building Architecture

Design Intent

i. The buildings within the PD are to be designed to create a high-quality signature character.

Building Design

ii. Building facades shall be designed to continue the character established by the front or primary building façade.

Building Materials

iii. The building materials will serve as a reinforcement to the objective of creating a high-quality signature character for the PD and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile.

iv. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.

v. Glass used as an exterior material shall be clear or lightly tinted.

Building Colors

i. The color palette for the exterior building materials shall compliment the architectural style and shall be neutral tones with accent colors. An accent color may be used to emphasize architectural form or material texture.

ii. Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

LOADING/UNLOADING SPACES

Loading shall be visually screened from public view as practical. Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access. Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of the PD, no minimum number of loading/unloading spaces shall be required.

SERVICE STRUCTURES AND USES

These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.

Building Mechanical, Electrical, Communication and Service Equipment

- Wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area.
- Rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require screening include air conditioning units, large vents, heat pumps and mechanical equipment.

Building Refuse Collection

- Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are constructed using materials as listed in the code, complementary material as the adjacent building; landscaping can be provided to screen these areas as well in addition to required wall. Dumpsters, compactors, and similar uses shall be enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.
- Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas.
- There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required except for residential users. Trucks accessing dumpsters are not allowed to back into public roadways or private Roadways, as where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the roadway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic. Dumpsters shall follow the same setback requirements as principal structures.

Vehicular service areas for multiple buildings shall be consolidated whenever practical.

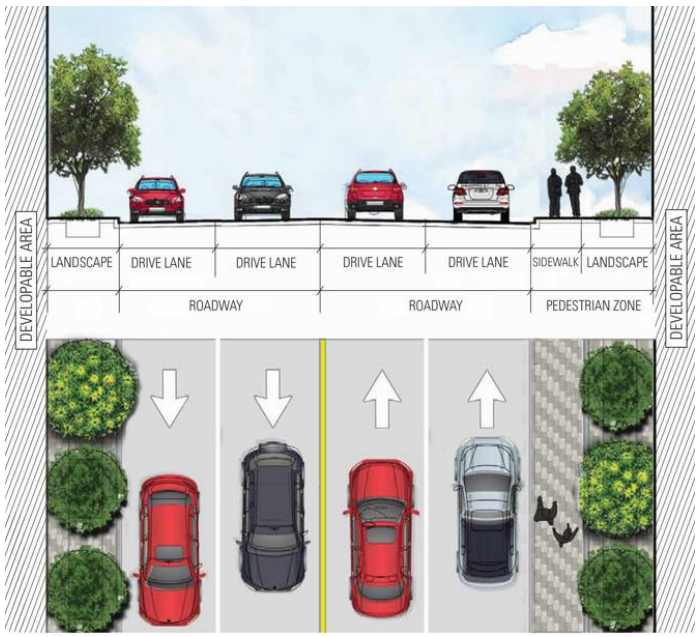
CONNECTIVITY

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Oakwood Plaza Planned Development project including incorporating internal multi-modal opportunities. The boulevards, streets and drives (collectively referred to as the "Roadways") throughout the PD will create the framework of redevelopment by providing new developable building areas with both vehicular and pedestrian connectivity. The roadway and sidewalk networks within the PD will be privately owned and maintained. There currently is a sidewalk that connects to Stirling Road and NW 26th Avenue that will remain for the future development.

The existing Primary roadway as well as any existing parking and development along the existing roadway shall be grandfathered into the PD.

Existing Oakwood Boulevard:

- The existing four lane boulevard has two lanes in each direction with a sidewalk and landscaping as shown below. The boulevard may be used for this development.



SIDEWALKS

Sidewalks as referenced above serve as the main pedestrian facilities and shall be designed to create a comfortable, outdoor public space to accommodate a range of active and passive pedestrian activities. Sidewalks and pedestrian corridors within the PD shall maintain a clear unobstructed width and maximum slopes as required by the latest Florida Accessibility Code.

Sidewalks can be attached to curbs or detached.

“Squeeze” points along sidewalks and pathways shall meet ADA requirements.

PUBLIC SPACES

A public space would include open space, plazas, arcades, courtyards, multipurpose fields. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project.

Site Amenities/Hardscape

Pedestrian-scale site amenities and hardscape features may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, tables, and chairs. Site Amenities listed below are the recommended materials; materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan: It is understood that Master Developer branded items and featues, i.e., those including the Master Developer’s logo, brand and or name, may be used throughout the Project and shall not count towards or be considered as signage.

a. Tree Grate –Chinook (or other product that is ADA compliant)
b. Bike Rack (Ring or FGP)
c. Bench (Parc Vue or SCB 1600)
d. Litter Bin (Chase Park or MLWR200)
e. Lounge Furniture (Madagascar)
f. Permanent and Retractable Bollard (Stainless)
g. Additional Items include but not limited to (materials to be determined at Site Plan):
h. Public Art
i. Fountains
j. Statuary
k. Accent Lighting Landscape planters

TRANSIT

Oakwood Plaza Planned Development proposes to maintain the current location and number of transit stop locations including improvements.

PARKING

The Oakwood Plaza Planned Development has the ability to share parking facilities, surface, structured and on-street within and between individual uses including the respective mixed-use areas. In addition, parking facilities shall be subject to the following:

General:

- Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/ unparked without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services.
- No parking space may encroach, hinder, or otherwise block a public roadway, internal Boulevard, or Avenues.
- Combined loading areas. Collective, joint, or combined provisions for loading areas for two or more buildings or uses may be made.
- Parking spaces may be located within required building setbacks.
- Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking.
    i. 90-degree stalls with a minimum dimension of eight feet six inches (8.5') feet wide by eighteen (18) feet deep with a minimum drive-aisle of twenty-four (24) feet wide; a one-way drive aisle may be a minimum fifteen feet (15') wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.
    ii. Accessible spaces shall meet latest ADA requirements.
- Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16')

feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed.

- The use of wheel stops is discouraged. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials, or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Planned Development Master Developer's approval.
- Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of the Oakwood Plaza Planned Development.
- Parking spaces / areas may also be used for short-term pickup of people, goods or services including ride-share and mobile delivery services. Where provided, these spaces shall count towards the overall parking provided within the PD and not be excluded.

Required Number of Spaces for Parking. Due to the nature of the Oakwood Plaza PD incorporating commercial/retail, office, hotel, residential and related open spaces, it is understood that mixed use projects are intended to provide for shared infrastructure including parking facilities whether in the form of surface parking and or parking garages. The required minimum number of parking spaces for each use shall be:

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office:

3.5 spaces per 1,000 square feet Gross Leasable Area (GLA) using Building Owners and Managers Association (BOMA) Industry standards (includes retail, restaurant, financial, fitness & spa, entertainment; no additional parking is required for outdoor dining area/seating)

Bicycle parking:

i. Bicycle racks will be provide based on minimum code requirements or what is appropriate based on users whichever is less stringent.

Electric Vehicle (EV) Charging Parking (if proposed):

i. EV parking stalls are counted as part of the overall required number of parking spaces. Within mixed-use or non-residential areas, electric vehicle charging kiosks shall be allowed where parking spaces are provided.

LANDSCAPING-BUFFERING

Landscaping, including vehicular use areas shall be integrally designed to enhance the high-quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. There shall be no required landscape buffers or yards between any structure, property line, lease line, boundary line and similar demising lines internal to the PD, except for the typical street and roadway cross-sections guidelines provided. Buffers along public right of way shall be grandfathered if no changes are proposed. Additional Buffering Standards:

Fences, walls, and hedges are allowed along the interior edge of the buffers as well as throughout the development. The maximum height of fences and walls is eight feet (8) based on code for non-residential zone. Barbed wire fences are prohibited. Site visibility triangles requirements shall be met.

- General Landscape Standards:
    1. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings, or signs.
    2. Landscape and Irrigation Plans are required and may be at a consistent scale as the site plans provided as part of specific submittals to the city.
    3. Root Barriers:
        a. Trees installed within five feet (5’) of utilities, or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7’-6”) of a tree.
    4. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
        a. Five (5) Large Palms from approved list may count as 1 canopy tree. All other palms shall have eight feet (8’) CT and counted as 3:1.

b. A grouping of three (3) palm trees with a typical DBH at maturity of less than twelve inches (12”) shall be the equivalent of one (1) canopy tree.

c. Palms with typical DBH at maturity of less than twelve inches (12”) that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.

5. Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.

6. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.

7. Mitigation requirements as outline under section 106.29 will be followed except for item (C) remuneration in lieu of replacement. We are proposing that if any replacement costs are required for removing trees required prior to building permit, these costs would be allowed to be used for public art, pedestrian walkway enhancements, building façade enhancements for the public, open space amenities or other similar items for this particular project. Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:

9. Boulevard street trees: One (1) Canopy tree, intermediate tree, or palm at fifty feet (50’) on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.

- Landscaping within non-buffer areas shall be consistent with the following:

1. Parking structures and garages shall be exempt from landscaping requirements.
2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall PD. and is not required for each block, parcel, or individual development. Furthermore, the VUA standard only applies to surface parking and or driveways serving such areas; no VUA is required for parking garages or similar.
3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:
   a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety

zones), grass amphitheaters, stormwater treatment areas, swales, or similar.

4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of seven feet (7') wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of seven feet (7') wide for a Canopy tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
7. A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.

- Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these PDs.

- Plants

    1. The plant palette used for the Oakwood Plaza PD shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Hollywood Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Oakwood Plaza Planned Development, applying the design precedence observed for previously approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Hollywood Landscape Technical Manual shall be utilized for at least 75% of all plantings per landscape plan application.

- Open Space: The Design Guidelines will comply with the standards from the LUPA. Approximately 2.50 acres of open space will be incorporated

into the overall 112.50 gross acres as a wet pond/dry pond or other allowed use.

SIGNAGE

The proposed monument sign will meet current sign program approved as part of the PD.

LIGHTING

The proposed lighting system will meet current PD requirements.

UTILITIES

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Hollywood. Utilities are intended to be designed and developed as public infrastructure. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as required by the respective agency; co-location is encouraged.

Easements will be dedicated to the City via a separate instrument; a plat shall not be required.

Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

STORMWATER

Stormwater design shall meet the requirements as approved as part of the Oakwood Activity Center Land Use Plan Amendment.

SITE PLAN SUBMITTALS

Site Plan review shall follow City Article 6.22 Site Plan review process using these established PD Guidelines.

OTHER PROVISIONS

- Sustainability

  SFA Atlantis Associates, LP & Oakwood Business Center Ltd. Prt. (Master Developer) is committed to the long-term success of the Oakwood Plaza PD. Environmental, Social and Governance (ESG) principles are embedded into Master Developer's design & construction process. The Master Developer will also comply with Chapters 151.150 through 151.160 of the City's Code regarding Mandatory Green Building Practices.

- Temporary easements for construction shall be permitted on-site by the Master Developer.
- Due to the nature of PD and its improvements (private), a maintenance and responsible party agreement shall be provided with each respective Site Plan. The Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
- Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
- Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.
- Redevelopment. Existing uses including those located within the PD may continue as currently approved and or developed including but not limited to building height, signage, parking, buffers, roadway networks, driveway locations, landscaping areas or other changes can be made if less than 50 percent of the total structure value and land values are made within the existing parcel areas within the redevelopment. If this requirement is met the PD Guidelines would not have to be adhered to.

BROWARD COUNTY GOALS, OBJECTIVES AND POLICIES

This PD has established Goals, Objectives and Policies that have been adopted under the Land Use Planned Amendment. The PD is consistent with regional issues and goals, objectives, and policies of the County Land Use Plan as outlined below:

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e., quarter mile) walk and/or within approximately quarter mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e., quarter mile) walk or transit corridor may be included within one Activity Center. The municipality shall

include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g., retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees, and lighting, and should incorporate designs which discourage high speed traffic.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility.

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

CITY OF HOLLYWOOD GOALS, OBJECTIVES AND POLICIES

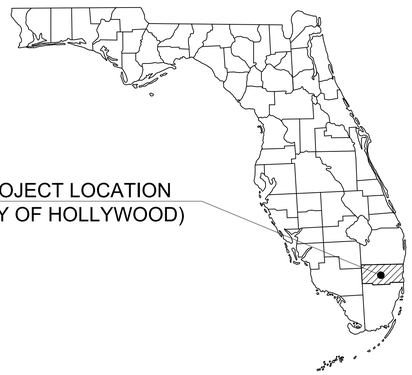
The PD is consistent with the goals, objectives, and policies of the City Land Use Plan as outlined below:

GOAL: Promoted a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.

Objective 7: Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's Land Use Element, by references, from other elements of the City's Comprehensive Plan.

Policy 7.24 To ensure through coordination with the South Florida Water Management District (SFWMD), the Broward County Water Resources Management Division (WRMD), and the Broward County Environmental Protection Department in the development review process to ensure that new development is required to provide adequate drainage measures to service itself and to neutralize any deficiencies which would be created by such new development.

Policy 7.41 Coordinate traffic circulation with future land use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.



PRELIMINARY TAC SUBMITTAL

FOR

OAKWOOD SOUTH RETAIL SHOPPING CENTER

PRELIMINARY TAC MEETING DATE: 5/6/24

LOCATED IN

CITY OF HOLLYWOOD, FL

SECTION 4, TOWNSHIP 51 S, RANGE 42 E

VICINITY
N.T.S.

NORTH

PREPARED BY:
Kimley»Horn

PROJECT TEAM

OWNER/ DEVELOPER
BRANDON REYNOLDS
KIMCO REALTY
(954) 598-1450

CIVIL ENGINEER
GREG D. WILFONG, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4119

SURVEYOR
JAMES D. STONER, PSM
STONER SURVEYORS
4341 S.W. 62ND AVENUE
DAVIE, FLORIDA 33314
(954) 585-0997

LANDSCAPE ARCHITECT
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GEOTECHNICAL CONSULTANT
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UNIVERSAL ENGINEERING SCIENCES
1215 WALLACE DRIVE
DELRAY BEACH, FLORIDA 33444
(561) 347-0070

LIST OF CONTACTS

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GIOVANNI CONDE
BROWARD COUNTY ENVIRONMENTAL
PERMITTING DIVISION
1 NORTH UNIVERSITY DRIVE, MAIL BOX 201
PLANTATION, FLORIDA 33324-2038
(954) 519-1473

BUILDING DIVISION
CITY OF HOLLYWOOD BUILDING DIVISION
2600 HOLLYWOOD BOULEVARD | ROOM 320
HOLLYWOOD, FLORIDA 33020
(954) 921-3335

WATER AND SEWER
CITY OF HOLLYWOOD PUBLIC UTILTIES
1621 N. 14 AVENUE
HOLLYWOOD, FLORIDA 33022
(954) 967-4455

PLANNING AND ZONING
CITY OF HOLLYWOOD PLANNING DIVISION
2600 HOLLYWOOD BOULEVARD | ROOM 3150
HOLLYWOOD, FLORIDA 33020
(954) 921-3471

ROADWAY
CITY OF HOLLYWOOD PUBLIC WORKS
1600 SOUTH PARK ROAD
HOLLYWOOD, FLORIDA 33020
(954) 967-4526

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
SHEET 1 OF 6	ALTA SURVEY
SHEET 2 OF 6	ALTA SURVEY
SHEET 3 OF 6	ALTA SURVEY
SHEET 4 OF 6	ALTA SURVEY
SHEET 5 OF 6	ALTA SURVEY
SHEET 6 OF 6	ALTA SURVEY
C-001	GENERAL NOTES
C-150	DEMOLITION PLAN
C-200	SITE PLAN
C-201	SITE DETAILS
C-202	TRUCK TURN PLAN
C-400	UTILITY PLAN
L-100	TREE DISPOSITION PLAN
L-101	TREE SCHEDULE
L-150	TREE DISPOSITION DETAILS
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A-100	FIRST FLOOR PLAN
A-101	SECOND FLOOR PLAN
A-102	ROOF PLAN
A-103	ELEVATIONS

LEGAL DISCRIPTION

PARCEL 2:

(LUPA SOUTH):

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 147507131
DATE 2/26/2024
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

COVER SHEET

OAKWOOD SOUTH RETAIL SHOPPING CENTER
CITY OF HOLLYWOOD FL

SHEET NUMBER
C-000

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S REFERENCES:

1. FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 3020-1209874, DATED MARCH 5th. 2024 @ 8:00 AM.
2. OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
3. F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
4. F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
5. LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
9. HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
10. OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
11. GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
12. "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
13. DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
14. DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRITION:

(LUPA SOUTH):

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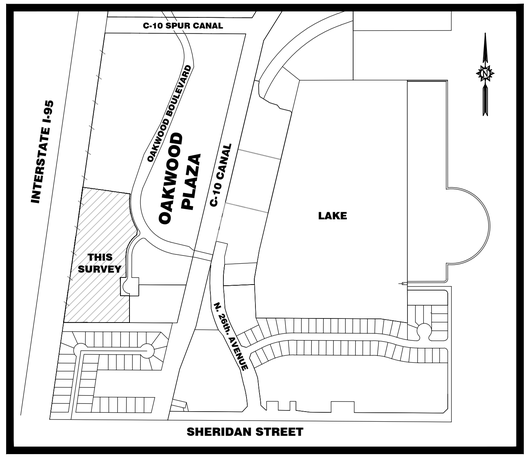
TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
5. THE LOCATION OF TREES IS LIMITED TO THOSE TREE LOCATED WITHIN THE SURVEY LIMITS SHOWN HEREON.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
3. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th. 2020.
4. THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.
5. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
7. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF THE N.E 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.266'.
9. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
   a. NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
   b. COUNTY NAME: BROWARD COUNTY
   c. STATE OF FLORIDA
   d. MAP/PANEL NUMBER: 12011C0566
   e. SUFFIX: H
   f. FIRM INDEX DATE: 8/18/14
   g. FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/14
   h. FLOOD ZONE: X, AH 7, AE 5, AE 3
   i. BASE FLOOD ELEVATION: X, AH 7, AE 5 AND AE 3
   j. THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
10. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
11. THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
12. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
13. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
14. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
15. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
16. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
17. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
18. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
19. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
20. THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
21. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
22. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
23. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
24. ALL RECORDINGS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED IN THE DRAWING.
25. ALL LEASE PARCELS ARE SHOWN GRAPHICALLY AND ARE NOT DIMENSIONED.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 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, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2021.

DATE OF PLAT OR MAP: 4/10/2024
DATE OF SIGNATURE: 4/11/2024

James D Stoner

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

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ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

NO.	REVISION	DATE	BY :
1.	UP-DATE SURVEY ADD TREE LIST	3/26/24	DRL

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY: 1/04/2021
DRAWN: DWS
CHECKED: JDS/LAS
BOOK/PAGE(S): 109/01-57
& DATA COLLECTOR

JAMES D. STONER LICENSE No. 4039 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

PROJECT
18-8637
RETAIL S.

SHEET NO.
1 OF 6

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 3020-1209874, DATED MARCH 05, 2024 @ 8:00AM

OWNERSHIP AND ENCUMBRANCE REPORT

No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO LUPA NORTH
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO LUPA NORTH
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	AS TO LUPA NORTH
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO LUPA NORTH, LOT 1-B
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO LUPA SOUTH AND EAST
6	Reservations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4601	Page 627	YES	YES	AS TO LUPA NORTH
8	Easement	O.R. Book 4608	Page 618	YES	YES	AS TO LUPA NORTH
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141	NO	YES	AS TO LUPA NORTH
10	Easement	O.R. Book 8829	Page 842	YES	YES	AS TO LUPA NORTH
11	Utility Easement Deed	O.R. Book 8999	Page 601	YES	YES	AS TO LUPA NORTH
12	Declaration of Covenants and Restrictions	O.R. Book 9114	Page 125	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12859	Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 12859	Page 681	YES	BLANKET IN NATURE	AS TO LUPA NORTH, SOUTH AND EAST
15	Easement Agreement	O.R. Book 13526	Page 14	YES	YES	AS TO LUPA NORTH
16	Easement Agreement	O.R. Book 14009	Page 994	YES	YES	AS TO LUPA NORTH
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center, Broward County, Florida	O.R. Book 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
19	Amendment to Easement	O.R. Book 15731	Page 442	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
20	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
21	Assignment of Permits, Licenses or Approvals in E	O.R. Book 15809	Page 473	YES	NOT SPECIFICALLY PLOTABLE	MISSING EXHIBIT "C"
22	Connection with, that Certain Bridge Traversing the C-10 Canal Assignment	O.R. Book 15809	Page 488	YES	YES	AS TO LUPA SOUTH
23	Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	
24	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887	YES	YES	AS TO LUPA NORTH
25	Agreement Regarding Oakwood Center DRI	O.R. Book 16773	Page 803	YES	BLANKET IN NATURE	
26	Ordinance No. 90-25	O.R. Book 17737	Page 179	YES	BLANKET IN NATURE	
27	Agreement	O.R. Book 17762	Page 553	YES	BLANKET IN NATURE	
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
29	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
30	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446	YES	BLANKET IN NATURE	
31	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124	YES	BLANKET IN NATURE	
32	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
33	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
34	Agreement	O.R. Book 20099	Page 289	NO	NO	
35	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20193	Page 599	YES	YES	AS TO LUPA EAST
36	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259	YES	NO	
37	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 263	YES	NO	
38	Agreement Relating to Nonvehicular Ingress and Egress Lines	O.R. Book 20295	Page 329	NO	NO	CHANGED IN O.R.B. 23799, PG. 58
39	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTABLE	
40	Memorandum of Lease	O.R. Book 20319	Page 779	YES	NO	
41	Memorandum of Lease	O.R. Book 20543	Page 906	YES	NO	
42	Declaration of Easement	O.R. Book 20553	Page 360	YES	YES	AS TO LUPA EAST
43	Resolution 93-338	O.R. Book 20553	Page 369	YES	YES	AS TO LUPA EAST
44	Amendment to Second Concurrency Agreement	O.R. Book 20744	Page 757	YES	NO	
45	Memorandum of Lease	O.R. Book 20795	Page 328	YES	NO	
46	Grant of Easement	O.R. Book 20818	Page 58	NO	YES	
47	Declaration of Unity of Title	O.R. Book 20917	Page 691	YES	YES	AS TO LUPA NORTH
48	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21017	Page 944	YES	NO	
49	Memorandum of Lease	O.R. Book 21018	Page 457	YES	NO	
50	Memorandum of Lease	O.R. Book 21082	Page 290	YES	NO	
51	Agreement for Amendment of Notation on Plat	O.R. Book 21256	Page 299	YES	NO	
52	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 708	YES	BLANKET IN NATURE	
53	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 720	YES	BLANKET IN NATURE	
54	Memorandum of Lease	O.R. Book 21877	Page 301	YES	NO	
55	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
56	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Buisness Center, Broward County, Florida	O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
57	Notice of Sewer Easement Relocation and Partial Easement Release	O.R. Book 21906	Page 211	YES	YES	AS TO LUPA NORTH
58	Estoppel Certificate	O.R. Book 21906	Page 216	NO	NO	
59	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352	YES	NO	
60	Easement	O.R. Book 22125	Page 731	YES	YES	AS TO LUPA NORTH
61	Traffic Maintenance Easement	O.R. Book 22633	Page 916	YES	YES	AS TO LUPA NORTH
62	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 606	NO	YES	
63	Corrective Easement	O.R. Book 22874	Page 929	YES	YES	AS TO LUPA NORTH
64	Easement	O.R. Book 22874	Page 942	YES	YES	AS TO LUPA NORTH
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	YES	AS TO LUPA NORTH
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	YES	AS TO LUPA EAST
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurrency Agreement	O.R. Book 23193	Page 441	YES	NO	
69	Short Form of Lease	O.R. Book 23370	Page 50	YES	YES	AS TO LUPA NORTH
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	Page 61	YES	YES	AS TO LUPA NORTH
71	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 23447	Page 317	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	Easement	O.R. Book 23465	Page 172	YES	YES	AS TO LUPA NORTH
73	Conservation Easement	O.R. Book 23586	Page 751	YES	YES	AS TO LUPA NORTH
74	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 771	YES	YES	AS TO LUPA NORTH
75	Notice of Permit	O.R. Book 23745	Page 201	YES	NO	NOT A MATTER OF SURVEY
76	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58	YES	YES	AS TO LUPA NORTH
77	Conservation Easement	O.R. Book 24126	Page 431	YES	YES	AS TO LUPA NORTH
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948	YES	NO	
79	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 989	YES	NO	AS TO LUPA SOUTH

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 3020-1209874, DATED MARCH 05, 2024 @ 8:00AM

OWNERSHIP AND ENCUMBRANCE REPORT

No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
80	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	Assignment of Rents and Leases	O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
83	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
84	Conveyance Agreement	O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	YES	AS TO LUPA SOUTH
86	Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Easement	O.R. Book 26358	Page 858	YES	YES	AS TO LUPA EAST
88	Declaration of Easements	O.R. Book 26400	Page 285	YES	YES	AS TO LUPA EAST
89	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298	YES	YES	AS TO LUPA EAST
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO LUPA EAST
91	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	YES	AS TO LUPA EAST
92	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO LUPA EAST
93	Memorandum of Lease	O.R. Book 26637	Page 506	YES	YES	AS TO LUPA SOUTH
94	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319	YES	NO	
95	Memorandum of Lease	O.R. Book 27208	Page 840	YES	YES	AS TO LUPA SOUTH
96	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO	CHEVY'S LEASE EXSPIRED
97	Assignment of Lease	O.R. Book 27528	Page 24	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
100	First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 27924	Page 65	YES	YES	AS TO LUPA NORTH AND SOUTH
101	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 28017	Page 560	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
102	Assignment of Lease	O.R. Book 28226	Page 330	YES	YES	CHEVY'S LEASE
103	Amended and Restated Memorandum of (Sub)Lease Interests	O.R. Book 28641	Page 606	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
104	Assignment of Lease	O.R. Book 28869	Page 1920	YES	YES	AS TO LUPA NORTH
105	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
106	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29177	Page 901	YES	NO	NOT A MATTER OF SURVEY
107	Assignment of Rents and Leases	O.R. Book 29177	Page 927	YES	BLANKET IN NATURE	
108	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
109	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 29190	Page 1547	YES	BLANKET IN NATURE	
110	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Page 1050	YES	BLANKET IN NATURE	
111	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Page 1058	YES	NO	NOT A MATTER OF SURVEY
112	Memorandum of Lease	O.R. Book 29466	Page 1271	NO	NO	BUILDER'S SQUARE
113	Assignment of Lease	O.R. Book 29466	Page 1279	NO	NO	
114	Memorandum of Assignment of Lease	O.R. Book 29466	Page 1285	NO	NO	
115	First Amendment to Memorandum of Lease	O.R. Book 29466	Page 1291	YES	YES	BUILDER'S SQUARE TRANSFER TO KMART
116	Collateral Assignment of Lease	O.R. Book 29466	Page 1296	YES	YES	BJ'S AND KMART LEASES
117	Assignment of Assignment of Leases and Rents	O.R. Book 29789	Page 1671	YES	BLANKET IN NATURE	
118	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29789	Page 1677	YES	BLANKET IN NATURE	
119	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29796	Page 1689	YES	BLANKET IN NATURE	
120	Memorandum of Lease	O.R. Book 29839	Page 1176	YES	YES	
121	Corrective Declaration of Restrictions	O.R. Book 29960	Page 1832	YES	YES	AS TO LUPA EAST
122	Memorandum of Sublease	O.R. Book 31217	Page 1708	YES	NO	ILLEGIBLE
123	Amendment to Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379	Page 1557	YES	BLANKET IN NATURE	AS TO ALL PARCELS
124	Partial Release of Easement	O.R. Book 32389	Page 1328	YES	NO	VACATES A PORTION OF O.R.B. 23657, PG. 771
125	Notice of Adoption of Development Order for the Oakwood Plaza Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 32573	Page 1589	YES	BLANKET IN NATURE	AS TO ALL PARCELS
126	Affidavit	O.R. Book 33011	Page 220	YES	NO	
127	Agreement for Amendment of Notation on Plat	O.R. Book 33030	Page 27	YES	NO	
128	Amendment to Short Form Lease Agreement	O.R. Book 33257	Page 334	YES	YES	CHEVY'S FORMER LEASE
129	Lease	O.R. Book 33652	Page 1991	YES	NO	AS TO LUPA NORTH
130	Amended Memorandum of Lease	O.R. Book 34028	Page 1195	YES	NO	DAVE AND BUSTER'S LEASE INFO
131	Easement	O.R. Book 34412	Page 234	YES	YES	AS TO LUPA NORTH, WENDY'S LEASE PARCEL
132	Memorandum of Lease	O.R. Book 34469	Page 646	YES	YES	WENDY'S LEASE PARCEL
133	Amendment to Nonvehicular Access Lines	O.R. Book 36832	Page 1502	NO	NO	
134	Memorandum of Lease	O.R. Book 41358	Page 1770	YES	NO	
135	Amendment to Declaration of Restrictions	O.R. Book 44865	Page 313	YES	YES	AS TO LUPA EAST
136	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 45922	Page 1929	YES	BLANKET IN NATURE	AS TO ALL PARCELS
137	Assignment of Note and Mortgage	O.R. Book 46282	Page 980	YES	BLANKET IN NATURE	
138	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023	Page 1132	YES	BLANKET IN NATURE	
139	Resolution No. 11-DP-22	O.R. Book 48209	Page 1733	NO	NO	
140	Resolution No. 11-DP-22a	O.R. Book 48536	Page 1517	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK, MISSING EXHIBIT "B"
141	Easement	O.R. Book 48646	Page 476	YES	YES	AS TO LUPA NORTH
142	Resolution No. 11-DP-22a (Re-recorded)	O.R. Book 48775	Page 611	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK
143	Resolution No. 11-DP-22b	O.R. Book 48810	Page 343	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK
144	Memorandum of Shopping Center Lease	O.R. Book 49101	Page 1398	NO	NO	NOT THIS LOCATION
145	Transportation Concurrency Agreement relating to Plats and Unplatted Land within the Rescinded Oakwood Plaza DRI	O.R. Book 49303	Page 1500	YES	BLANKET IN NATURE	AS TO ALL PARCELS
146	Amendment to Memorandum of Lease	Instrument No. 112915953		YES	BLANKET IN NATURE	AS TO ALL PARCELS

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 3020-1209874, DATED MARCH 05, 2024 @ 8:00AM

OWNERSHIP AND ENCUMBRANCE REPORT

No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
147	Assignment and Assumption of Lease	Instrument No. 113010183		YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
148	Assignment of Leases and Rents	Instrument No. 113439895		YES	BLANKET IN NATURE	AS TO ALL PARCELS
149	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113555356		NO	YES	
150	Agreement for Amendment of Notation on Plat	Instrument No. 113749591		YES	BLANKET IN NATURE	
151	Memorandum of Lease	Instrument No. 114601597				
152	Memorandum of Lease	Instrument No. 115061672				
153	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115022132		YES	NOT SPECIFICALLY PLOTTABLE	
154	Agreement for Termination of Sublease	Instrument No. 117805200		NO	NO	
155	Ordinance No. 2022-06	Instrument No. 117929776		NO	NO	
156	Ordinance No. 2022-07	Instrument No. 117930016		NO	NO	
157	Easement	Instrument No. 118510903		YES	YES	
158	Assignment and Assumption of Lease	Instrument No. 118528001		NO	NO	
159	Memorandum of Lease	Instrument No. 118528002		NO	NO	
160	Memorandum of Lease	Instrument No. 118528003		NO	NO	
161	Notice of Commencement 02-08-2023	Instrument No. 118666284		NO	NO	
162	Notice of Commencement 02-27-2023	Instrument No. 118700131		NO	NO	
163	Claim of Lien	Instrument No. 118705879		NO	NO	
164	Notice to Contest Lien	Instrument No. 118752396		NO	NO	
165	Declaration of Restrictive Covenants	Instrument No. 118771001		NO	NO	
166	Notice of Commencement 05-10-2023	Instrument No. 118846538		NO	NO	
167	Notice of Commencement 06-22-2023	Instrument No. 118937173		NO	NO	
168	Notice of Commencement 08-08-2023	Instrument No. 119028710		NO	NO	
169	Notice of Commencement 08-09-2023	Instrument No. 119030258		NO	NO	
170	Notice of Commencement 08-28-2023	Instrument No. 119069154		NO	NO	
171	Notice of Commencement 09-12-2023	Instrument No. 119097746		NO	NO	
172	Notice of Commencement 09-12-2023	Instrument No. 119097747		NO	NO	
173	Notice of Commencement 09-26-2023	Instrument No. 119125144		NO	NO	
174	Notice of Commencement 10-06-2023	Instrument No. 119149502		NO	NO	
175	Notice of Commencement 10-27-2023	Instrument No. 119196815		NO	NO	
176	Assignment and Assumption of Easement	Instrument No. 199299909		NO	NO	
177	Notice of Commencement 12-22-2023	Instrument No. 119300382		NO	NO	
178	Notice of Commencement 01-08-2024	Instrument No. 119321051		NO	NO	
179	Notice of Commencement 01-09-2024	Instrument No. 119326122		NO	NO	
180	Notice of Commencement 02-05-2024	Instrument No. 119374247		NO	NO	
181	Claim of Lien 02-20-2024	Instrument No. 119399825		NO	NO	
182	Notice of Commencement 02-22-2024	Instrument No. 119408155		NO	NO	

CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

THIS SITES ZONING INFORMATION IS BASED ON THE CITY OF HOLLYWOOD, FLORIDA ZONING MAP. A ZONING REPORT MAP WAS NOT PROVIDED BY THE CLIENT. ALL INFORMATION RELATING TO ZONING AND LAND USE SHOULD BE CONFIRM BY CONTACTING THE APPROPRIATE CITY OF HOLLYWOOD, FLORIDA GOVERNMENTAL DEPARTMENT.

§ 4.4 IM Industrial and Manufacturing Districts.

A. IM-1 Low Intensity Industrial and Manufacturing District.

1. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide suitable standards for development and maintenance of office; heavy commercial; and light manufacturing uses.	Commercial; Consignment Shop; Hotels and motels; Light Industrial and Manufacturing; Offices; Pawn Shop; Self-Storage Facility; Thrifty Shop; Warehouse.	Oil and/or gasoline storage tanks; Outdoor commercial amusement facilities; Service Station	Residential; Institutional; Heavy industrial and manufacturing; Motor freight terminals; Hazardous Industries; Paint or varnish manufacture; Uses which produce effects upon contiguous property in the form of noise, odor, vibration, smoke, particulate matter, glare, heat, fire or explosive hazard; All uses which are incompatible with the approved land use designation of the property pursuant to the City of Hollywood's future land use map.

2. Development regulations:

Setbacks	Maximum Height	Maximum Lot Coverage
Front or street side - Pursuant to the performance standards of the industrial street landscape buffers (§ 4.4.E). Side interior and Rear - 0 feet. Whenever the IM-1 District abuts a residential district, 20 ft setback +1 additional ft per 1 ft increase over 15 ft of height. A 5 ft. wide approved landscaped buffer must be included and maintained pursuant to the industrial landscape buffers (§ 4.4.E).	35 feet	90%

Setbacks are measured from the Base Building Line pursuant to Article 3.

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

LAST DATE OF: FIELD SURVEY 1/04/2021
DRAWN: DWS
CHECKED: JDS/LAS
BOOK/PAGE(S): 1097/01-57 & DATA COLLECTOR

SEAL

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT 18-8637 RETAIL S.

SHEET NO. 2 OF 6

DATE: Apr 11, 2024 - 10:32am EST
FILE: F:\Draw\KIMLEY-HORN\18-8637 Oakwood Plaza\01-Drawing\Oakwood Plaza South Retail Center\01-Drawing\18-8637 Oakwood South Retail Ctr.dwg

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

ABBREVIATIONS

A	ARC LENGTH
B.C.R.	BROWARD COUNTY RECORDS
B.O.S.E.	BOTTOM OF STRUCTURE ELEVATION
CA	CENTRAL ANGLE
℄	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DIAM.	DIAMETER
EL.	ELEVATION
ELEC.	ELECTRIC
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER & LIGHT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.E.	INGRESS/EGRESS EASEMENT
I.E.	INVERT ELEVATION
IP	IRON PIPE
IPC	IRON PIPE AND CAP
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MH	MANHOLE
N/D	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PCP	PERMANENT CONTROL POINT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK.	SIDEWALK
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
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TR19392	TREE NUMBER (REFER TO TREE LIST)

UTILITY LINES

	METAL GUARD RAIL
	NON-VEHICULAR ACCESS LINE
	TREE/HEDGE LINE
	FLOOD ZONE BOUNDARY

LEGEND

A/C	AIR CONDITIONER
ACC	ANCHOR
	KEYPAD
	ANTENNA
	GATE ARM
	AERIAL TARGET
	BACK FLOW PREVENTER
	BORE HOLE
	BENCH
CALL	BOLLARD
	CALL BOX / INTERCOMM
TV	CABLE TV BOX
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CATV	CABLE TV VAULT
	CATCH BASIN
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	CONCRETE POWER LIGHT POLE
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	CONCRETE POST
	DRINKING FOUNTAIN
DBV/RPD	DOUBLE VALVE ASSEMBLY
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E	ELECTRIC VAULT
	FAUCET / SPIGOT
	FILL CAP
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
FO	FIBER OPTIC VAULT
	FLAG POLE
G	GAS VALVE BOX
GEN	GENERATOR
	GUTTER INLET
	GROUND LIGHT
	GRILL
	HANDICAP PARKING
	HIGH MAST LIGHT POLE
	HIGH TRANSMISSION VOLTAGE POLE
IRR	IRRIGATION BOX
IRR	IRRIGATION PUMP
IRR	IRRIGATION WELL
	LAMP POST
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G	GAS METER
	MANHOLE
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LEGEND

	TRASH - GARBAGE BIN
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	WOOD POWER POLE
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1	ENCROACHMENT NUMBER
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LEGEND

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FAA	FAA MANHOLE
FO	FIBER OPTIC MANHOLE
G	GAS MANHOLE
G	GREASE TRAP MANHOLE
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	ORNAMENTAL PLANT
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	PALM
	PAY PHONE
	PEDESTRIAN CROSSING SIGNAL
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	STUMP
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	TELEPHONE POLE
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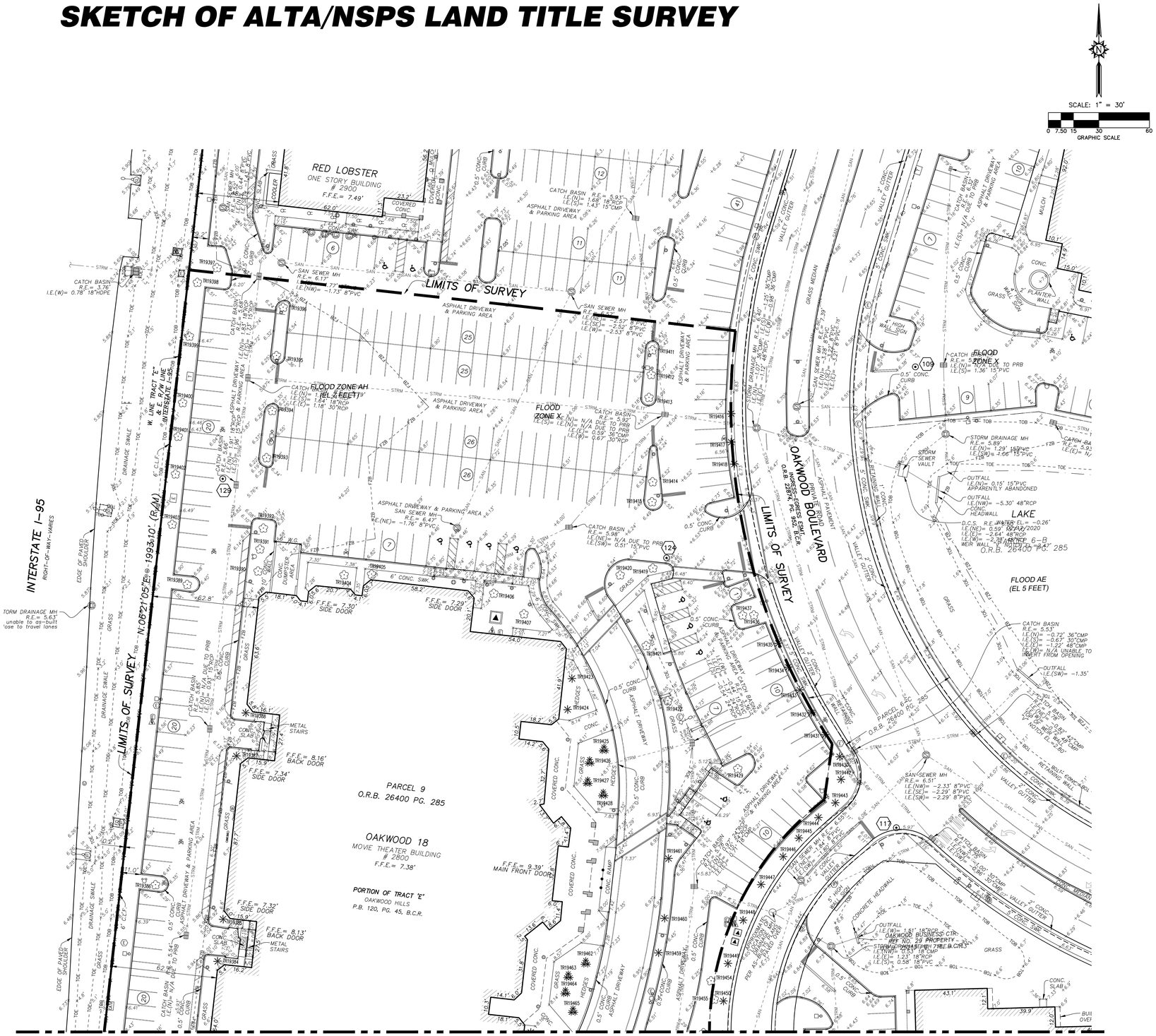

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SHEET NO.
3 OF 6

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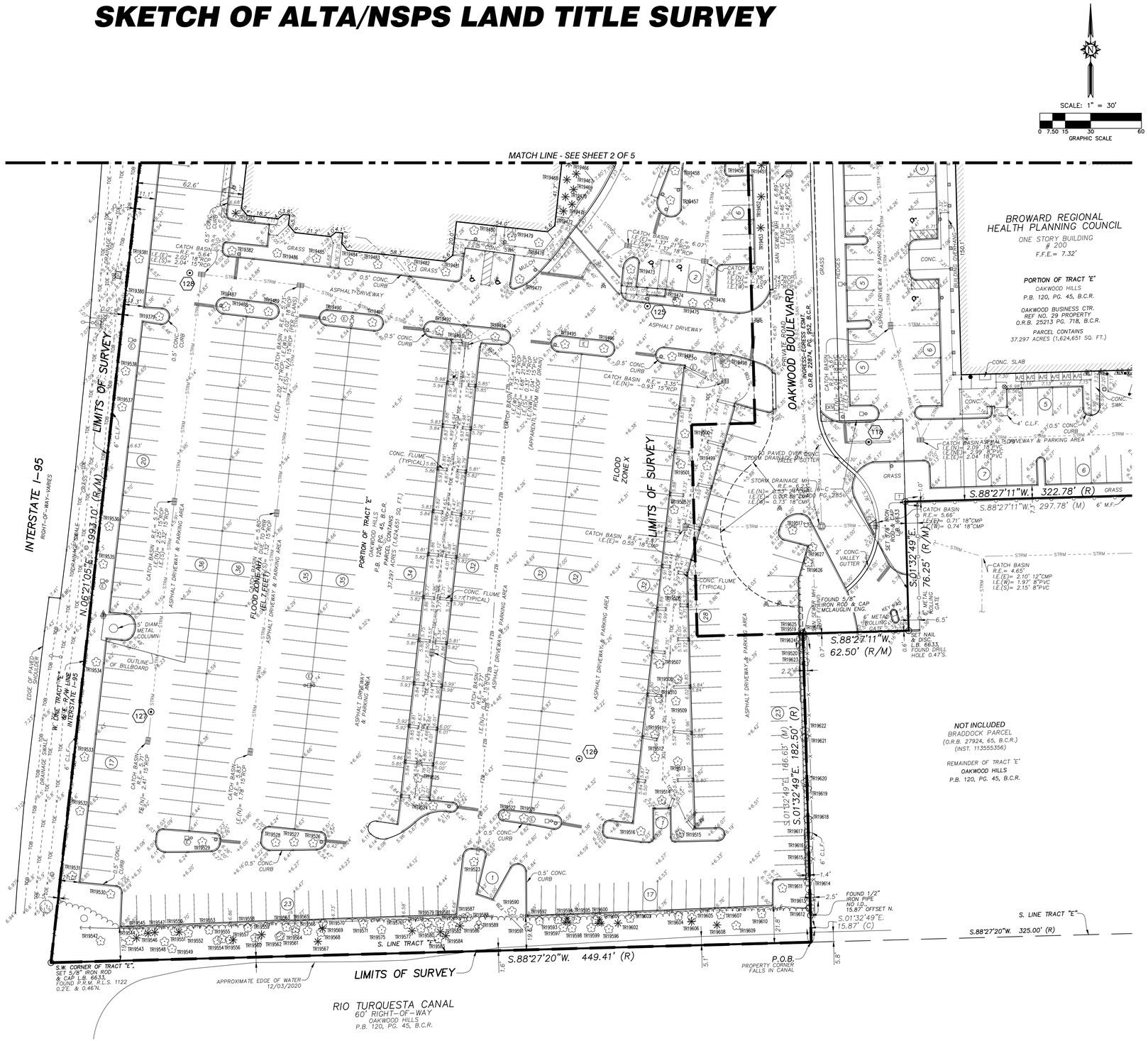

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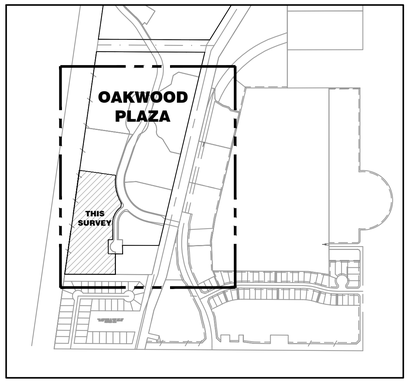
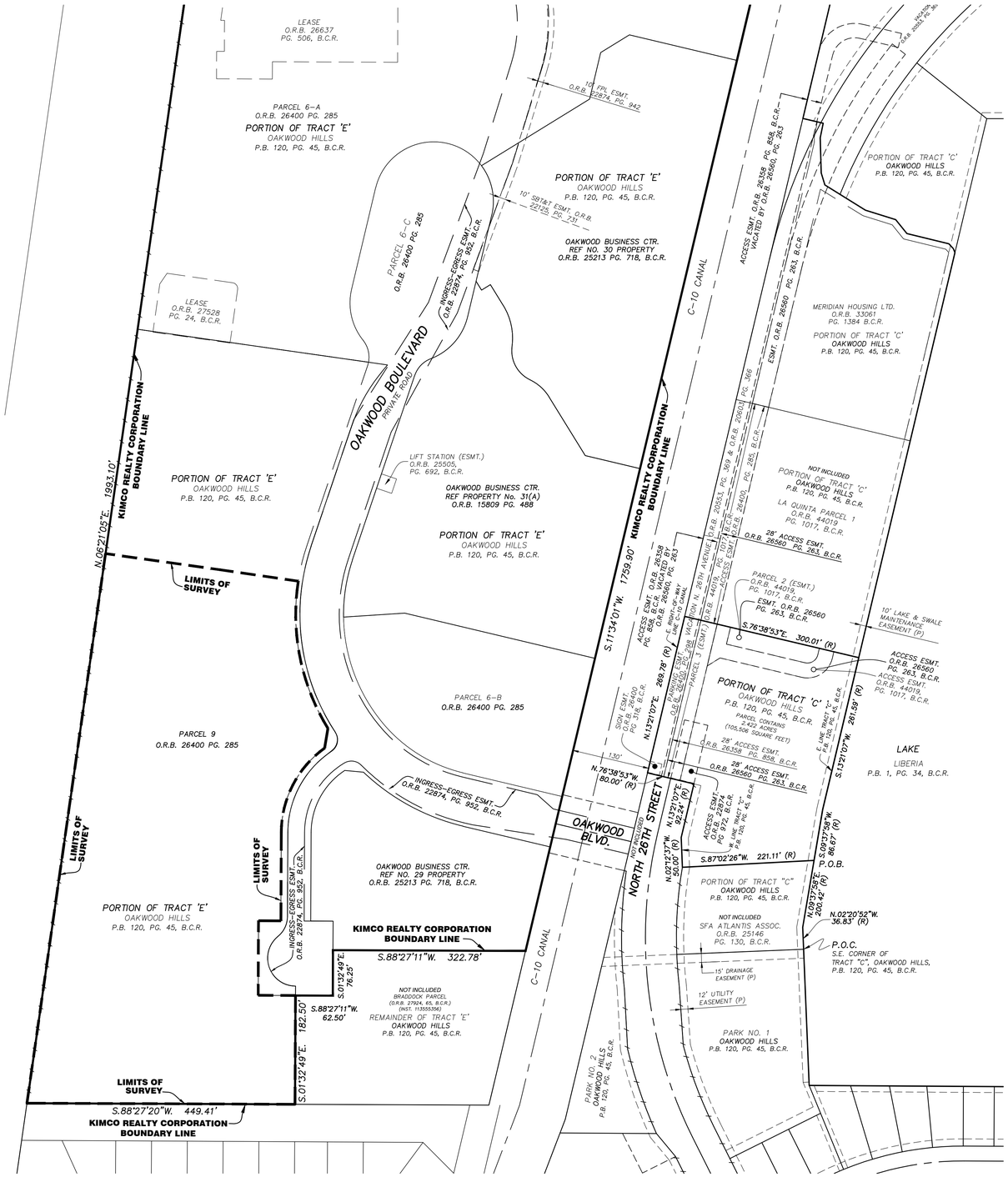
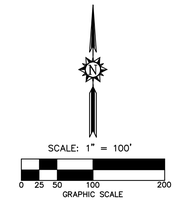
SKETCH OF ALTA/NSPS LAND TITLE SURVEY

EXHIBIT OF PARCELS AND EASEMENTS



KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE





ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SBT&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
—/—/—/—	NON-VEHICULAR ACCESS LINE

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY: 1/04/2021
DRAWN: DWS
CHECKED: JDS/LAS
BOOK/PAGE(S): 1097/01-57
& DATA COLLECTOR

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RETAIL S.

SHEET NO.
5 OF 6

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

TREE LIST

TREE #	COMMON NAME	DIAMETER IN INCHES
19379	BUTTONWOOD TREE	36
19380	OAK TREE	24
19381	BUTTONWOOD TREE	24
19382	BUTTONWOOD TREE	28
19383	SABAL PALM	16
19384	WASHINGTONIA PALM	12
19385	WASHINGTONIA PALM	12
19386	BUTTONWOOD TREE	28
19387	SABAL PALM	12
19388	WASHINGTONIA PALM	12
19389	BUTTONWOOD TREE	36
19390	BUTTONWOOD TREE	26
19391	BUTTONWOOD TREE	24
19392	BUTTONWOOD TREE	24
19393	BUTTONWOOD TREE	24
19394	BUTTONWOOD TREE	24
19395	BUTTONWOOD TREE	20
19396	BUTTONWOOD TREE	14
19397	BUTTONWOOD TREE	24
19398	OAK TREE	14
19399	OAK TREE	18
19400	OAK TREE	14
19401	OAK TREE	16
19402	OAK TREE	24
19403	OAK TREE	18
19404	BUTTONWOOD TREE	14
19405	BUTTONWOOD TREE	36
19406	UNKNOWN TREE	12
19407	UNKNOWN TREE	14
19411	BUTTONWOOD TREE	26
19412	UNKNOWN TREE	4
19413	UNKNOWN TREE	6
19414	BUTTONWOOD TREE	26
19415	BUTTONWOOD TREE	24
19416	WASHINGTONIA PALM	20
19417	WASHINGTONIA PALM	12
19418	WASHINGTONIA PALM	12
19419	BUTTONWOOD TREE	36
19420	UNKNOWN TREE	4
19421	UNKNOWN TREE	8
19422	BUTTONWOOD TREE	24
19423	WASHINGTONIA PALM	12
19424	WASHINGTONIA PALM	12
19425	PHOENIX ROEBELENII PALM CLUSTER	3
19426	PHOENIX ROEBELENII PALM CLUSTER	4
19427	PHOENIX ROEBELENII PALM CLUSTER	3
19428	PHOENIX ROEBELENII PALM CLUSTER	3
19429	BUTTONWOOD TREE	30
19430	WASHINGTONIA PALM	12
19431	WASHINGTONIA PALM	12
19432	WASHINGTONIA PALM	12
19433	WASHINGTONIA PALM	12
19434	WASHINGTONIA PALM	12
19435	WASHINGTONIA PALM	12
19436	OAK TREE	14
19437	OAK TREE	14
19442	PHOENIX ROEBELENII PALM	4
19443	WASHINGTONIA PALM	18

TREE LIST

TREE #	COMMON NAME	DIAMETER IN INCHES
19444	WASHINGTONIA PALM	12
19445	WASHINGTONIA PALM	12
19446	WASHINGTONIA PALM	10
19447	WASHINGTONIA PALM	12
19448	WASHINGTONIA PALM	12
19449	WASHINGTONIA PALM	12
19450	WASHINGTONIA PALM	12
19451	WASHINGTONIA PALM	12
19452	WASHINGTONIA PALM	14
19453	WASHINGTONIA PALM	12
19454	OAK TREE	16
19455	OAK TREE	12
19456	OAK TREE	18
19457	UNKNOWN TREE	10
19458	UNKNOWN TREE	12
19459	WASHINGTONIA PALM	12
19460	WASHINGTONIA PALM	12
19461	WASHINGTONIA PALM	12
19462	PHOENIX ROEBELENII PALM CLUSTER	4
19463	PHOENIX ROEBELENII PALM CLUSTER	3
19464	PHOENIX ROEBELENII PALM CLUSTER	4
19465	PHOENIX ROEBELENII PALM CLUSTER	4
19466	WASHINGTONIA PALM	12
19467	WASHINGTONIA PALM	12
19468	WASHINGTONIA PALM	10
19469	WASHINGTONIA PALM	12
19470	WASHINGTONIA PALM	10
19471	WASHINGTONIA PALM	10
19472	WASHINGTONIA PALM	10
19473	UNKNOWN TREE	6
19474	BUTTONWOOD TREE	24
19475	BUTTONWOOD TREE	18
19476	BUTTONWOOD TREE	36
19477	BUTTONWOOD TREE	30
19478	UNKNOWN TREE	4
19479	UNKNOWN TREE	12
19480	UNKNOWN TREE	14
19481	BUTTONWOOD TREE	14
19482	BUTTONWOOD TREE	16
19483	BUTTONWOOD TREE	18
19484	BUTTONWOOD TREE	18
19485	BUTTONWOOD TREE	24
19486	BUTTONWOOD TREE	24
19487	BUTTONWOOD TREE	8
19488	BUTTONWOOD TREE	12
19489	BUTTONWOOD TREE	10
19490	BUTTONWOOD TREE	14
19491	BUTTONWOOD TREE	24
19492	BUTTONWOOD TREE	36
19493	BUTTONWOOD TREE	36
19494	BUTTONWOOD TREE	30
19495	BUTTONWOOD TREE	30
19496	BUTTONWOOD TREE	26
19497	BUTTONWOOD TREE	42
19498	UNKNOWN TREE	4
19499	OAK TREE	14
19500	OAK TREE	18
19501	OAK TREE	18

TREE LIST

TREE #	COMMON NAME	DIAMETER IN INCHES
19505	OAK TREE	18
19506	UNKNOWN TREE	20
19507	OAK TREE	12
19508	OAK TREE	20
19509	OAK TREE	10
19510	OAK TREE	14
19511	OAK TREE	12
19512	OAK TREE	14
19513	OAK TREE	30
19514	OAK TREE	16
19515	OAK TREE	14
19516	OAK TREE	20
19517	OAK TREE	18
19518	FICUS CLUSTER	4
19519	FICUS	6
19520	FICUS	8
19521	UNKNOWN TREE	8
19522	UNKNOWN TREE	8
19523	OAK TREE	48
19524	UNKNOWN TREE	8
19525	UNKNOWN TREE	8
19526	BUTTONWOOD TREE	26
19527	BUTTONWOOD TREE	36
19528	BUTTONWOOD TREE	36
19529	BUTTONWOOD TREE	48
19530	BUTTONWOOD TREE	48
19531	BUTTONWOOD TREE	24
19532	OAK TREE	20
19533	OAK TREE	28
19534	OAK TREE	28
19535	OAK TREE	36
19536	OAK TREE	18
19537	BUTTONWOOD TREE	36
19538	BUTTONWOOD TREE	30
19542	UMBRELLA TREE	10
19543	UMBRELLA TREE	8
19544	CHRISTMAS PALM	3
19545	OAK TREE	12
19546	SABAL PALM	12
19547	CHRISTMAS PALM	4
19548	UMBRELLA TREE	6
19549	UMBRELLA TREE	6
19550	OAK TREE	6
19551	CHRISTMAS PALM	3
19552	ALMOND TREE	12
19553	OAK TREE	10
19554	UMBRELLA TREE	10
19555	UMBRELLA TREE	10
19556	UMBRELLA TREE	6
19557	CHRISTMAS PALM	6
19558	OAK TREE	12
19559	CHRISTMAS PALM	3
19560	UMBRELLA TREE	8
19561	UNKNOWN TREE	12
19562	UNKNOWN TREE	6
19563	OAK TREE	12
19564	UNKNOWN TREE	8
19565	UNKNOWN TREE	8

TREE LIST

TREE #	COMMON NAME	DIAMETER IN INCHES
19566	UMBRELLA TREE	8
19567	SABAL PALM	14
19568	UMBRELLA TREE	3
19569	CHRISTMAS PALM	4
19570	OAK TREE	12
19571	OAK TREE	12
19575	UNKNOWN TREE	8
19576	OAK TREE	16
19577	SABAL PALM	14
19578	UMBRELLA TREE	3
19579	UMBRELLA TREE	3
19580	UMBRELLA TREE	4
19581	UMBRELLA TREE	6
19582	UNKNOWN PALM	4
19583	OAK TREE	14
19584	UNKNOWN PALM	3
19585	UNKNOWN TREE	8
19586	SABAL PALM	12
19587	SILVER BUTTONWOOD TREE	4
19588	SILVER BUTTONWOOD TREE	4
19589	UMBRELLA TREE CLUSTER	4
19590	BUTTONWOOD TREE	12
19591	UMBRELLA TREE	3
19592	OAK TREE	6
19593	OAK TREE	6
19594	UNKNOWN PALM CLUSTER	3
19595	OAK TREE	8
19596	BUTTONWOOD TREE	30
19597	BUTTONWOOD TREE	20
19598	BUTTONWOOD TREE	24
19599	BUTTONWOOD TREE	20
19600	UMBRELLA TREE	6
19601	UNKNOWN PALM CLUSTER	3
19602	UNKNOWN PALM	3
19603	OAK TREE	8
19604	OAK TREE	20
19605	UMBRELLA TREE	6
19606	SABAL PALM	8
19607	OAK TREE	16
19608	SABAL PALM	18
19609	UMBRELLA TREE	6
19610	OAK TREE	12
19611	OAK TREE	16
19612	FICUS	6
19613	FICUS	6
19614	FICUS CLUSTER	6
19615	FICUS CLUSTER	6
19616	FICUS	4
19617	FICUS CLUSTER	6
19618	FICUS	4
19619	FICUS	3
19620	FICUS	6
19621	FICUS	4
19622	FICUS	6
19623	FICUS	4
19624	UNKNOWN TREE	8
19625	FICUS	4
19626	FICUS	6
19627	FICUS	6

TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
5. THE LOCATION OF TREES IS LIMITED TO THOSE TREE LOCATED WITHIN THE SURVEY LIMITS SHOWN HEREON.

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18-8637
RETAIL S.

SHEET NO.
6 OF 6

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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No.	REVISIONS	DATE	BY

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

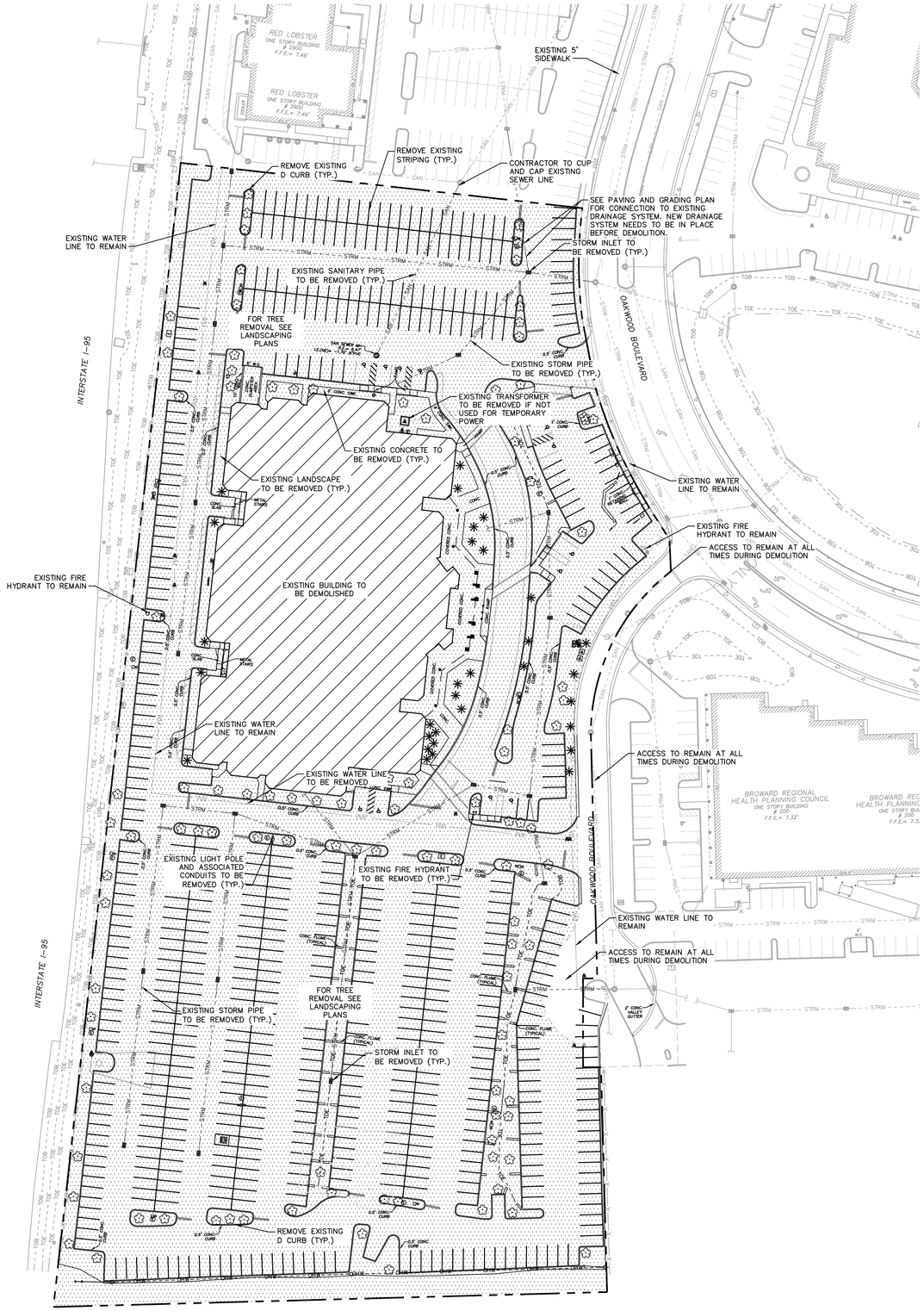
GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 147507131
DATE 2/26/2024
SCALE AS SHOWN
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

GENERAL NOTES

OAKWOOD SOUTH RETAIL SHOPPING CENTER
CITY OF HOLLYWOOD FL

SHEET NUMBER
C-001



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

UTILITY LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- WATER MAIN (WM)
- SANITARY MAIN
- ELECTRIC
- GAS
- EXISTING STORM PIPE
- FDC
- GATE VALVE
- 90° BEND
- 45° BEND
- 22.5° BEND
- 11.25° BEND
- TEE
- TRANSFORMER
- EXISTING SEWER MANHOLE
- PARKING LOT AREA TO BE DEMOLISHED AND CLEARED. DEMOLITION INCLUDES BUT IS NOT LIMITED TO PAVEMENT, SUBBASE , UTILITIES, STORM DRAINAGE, CONDUIT, LIGHT POLES, AND TREES UNLESS OTHER SPECIFIED.

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
13. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
14. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.

(ALTERNATE NOTES)

15. INGRESS AND EGRESS, AS WELL AS SUFFICIENT PARKING SHALL BE MAINTAINED, TWENTY-FOUR HOURS A DAY, SEVEN DAYS A WEEK, THROUGHOUT ALL PHASES OF CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.
17. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEMOLISHING ALL EXISTING IRRIGATION. THE CONTRACTOR SHALL ASSURE THAT THE INTEGRITY OF THE IRRIGATION SYSTEM FOR THE REMAINING DEVELOPMENT IS MAINTAINED.

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GREGORY D. WILFONG
LICENSE No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 147507131

DATE	4/12/24
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

DEMOLITION PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-150

Plotted By:Bischoff, Samantha Sheet Set:OAKWOOD PLAZA Layout:C-150 DEMOLITION PLAN April 12, 2024 01:53:58pm K:\VRB_LDEV\147507131-Dicks House of Sports\CAD\PlanSheets\C-150 DEMOLITION PLAN.dwg
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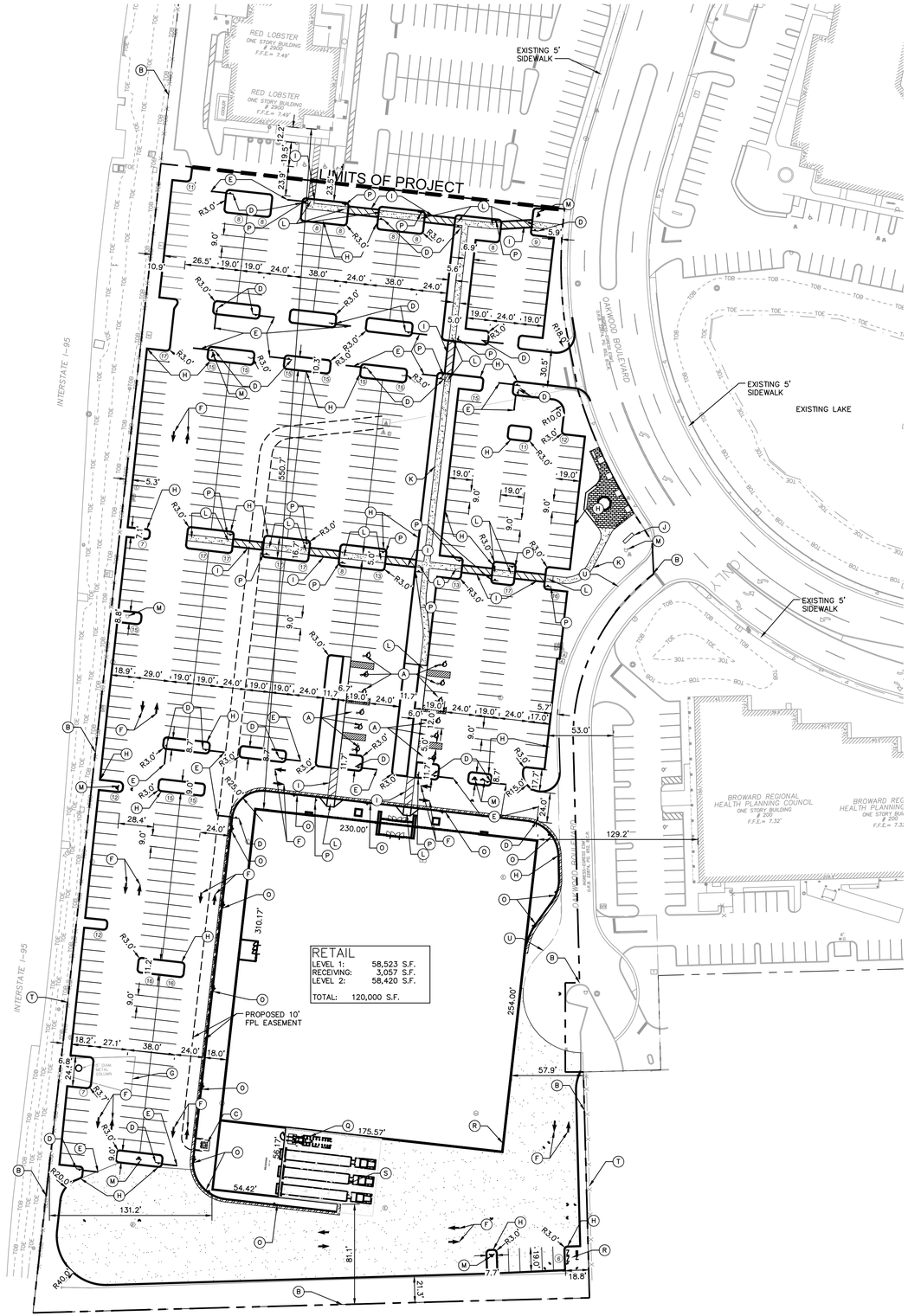

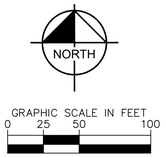

SITE LEGEND

- (A) ACCESSIBLE PARKING SPACE (TYP.) SEE SHEET DP3.1 FOR DETAIL. WITH ADA SIGN
- (B) PROPERTY LINE
- (C) CONCRETE TRANSFORMER PAD AND TRANSFORMER. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (D) "STOP" SIGN
- (E) STOP BAR
- (F) PAINTED DIRECTIONAL ARROW (TYP.)
- (G) EXISTING FREEWAY SIGN TO REMAIN
- (H) 6" TYPE 'D' CURB
- (I) INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPING PERPENDICULAR TO DIRECTION OF TRAFFIC
- (J) PROPOSED MONUMENT SIGN
- (K) STANDARD DUTY CONCRETE SIDEWALK
- (L) ACCESSIBLE CURB RAMP
- (M) PROPOSED OR EXISTING FIRE HYDRANTS
- (N) FIRE LANE STRIPING
- (O) "NO PARKING FIRE LANE" SIGN 60' O.C.
- (P) PEDESTRIAN CROSSING SIGN
- (Q) COMPACTOR
- (R) WATER/ FIRE EQUIPMENT
- (S) LOADING DOCK
- (T) EXISTING FENCE TO REMAIN
- (U) EXISTING ACCESS EASEMENT

SITE DATA

PROJECT DESCRIPTION:

PARCEL ID: 514204120620 514204120627

LOCATION: HOLLYWOOD, FL

ADDRESS: 2800 OAKWOOD BLVD HOLLYWOOD FL 33020

LAND USE: OAKWOOD ACTIVITY CENTER

ZONING DISTRICT: OAKWOOD PLAZA PD

FLOOD ZONE: ZONE AE AND ZONE X

SITE AREA:

SITE COVERAGE:	PROVIDED	
BUILDING AREA:	1.41 A.C.	
OPEN SPACE:	1.00 A.C.	
IMPERVIOUS AREA:	5.78 A.C.	
TOTAL:	8.19 A.C.	357,100 S.F.

BUILDING SETBACKS:	REQUIRED	PROVIDED
EAST:	0	57.9'
SOUTH:	0	81.1'
WEST:	0	131.2'
NORTH:	0	550.7'

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH (FRONT):	0	0
EAST (SIDE):	0	5.7'
SOUTH (REAR):	0	21.3'
WEST (SIDE):	0	5.3'

BUILDING HEIGHT:	MAXIMUM	PROVIDED
	300'	64'
BUILDING STORIES:	30	2

PARKING SUMMARY:	REQUIRED	PROVIDED
(RETAIL: 3.5 / 1,000)		
ACCESSIBLE:	9	12
STANDARD:	411	465
FRONT:	420	477 (3.9/1000)

MAIL DELIVERY NOTE

MAIL DELIEVERY WILL BE INSIDE STORE

SITE LIGHTING CONFORMANCE NOTE

THE SIGHT LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED LIGHTING
WITH MAX FOOT CANDLE LEVEL AT PROPERTY LINE = 0.5 (ADJACENT TO RESIDENTIAL). A PHOTOMETRICS PLAN WILL BE PROVIDED TO THE CITY AT A LATER DATE

GREEN ORDINANCE NOTE

FLORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

MECHANICAL EQUIPMENT NOTE

ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

PHASING INFORMATION

SITE WILL BE CONSTRUCTED WITH PAD FOR BUILDING. BUILDING WILL BE CONSTRUCTED AFTER SITE IS CLOSE TO COMPLETE AND SIGNED OFF.

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- EXISTING EASEMENTS
- STANDARD DUTY PAVEMENET
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE

LEGAL DISCRIPTION

PARCEL 2:

(LUPA SOUTH):

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

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PROFESSIONAL ENGINEER

KHA PROJECT	147507131
DATE	4/12/24
SCALE	AS SHOWN
DESIGNED BY	GDW
DRAWN BY	RL
CHECKED BY	GDW

OVERALL SITE PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-200

Plotted By:Bischoff, Samantha Sheet Set:OAKWOOD PLAZA Layout:C-200 SITE PLAN April 12, 2024 01:54:13pm K:\WRB_LDEV\147507131-Dicks House of Sports\CAD\PlanSheets\C-200 SITE PLAN.dwg
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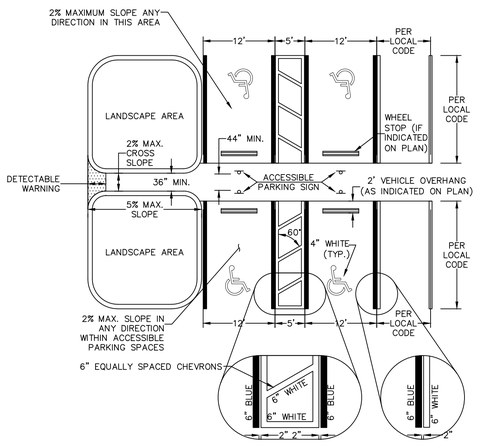
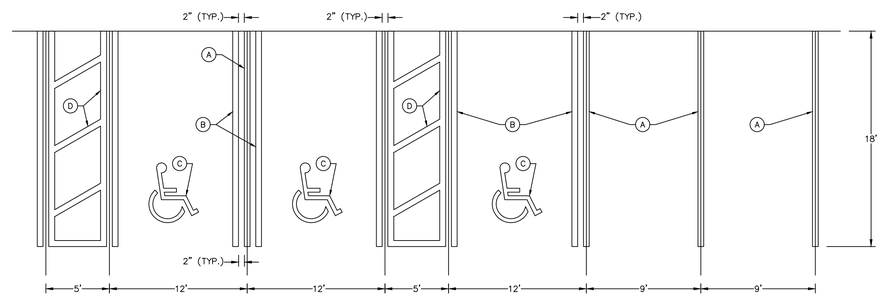
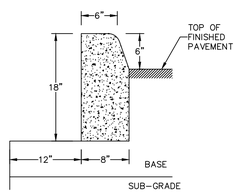


PARKING STALL LAYOUT
N.T.S

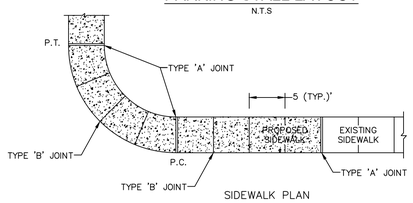


(A) 6" WHITE
(B) 6" BLUE
(C) 4" WHITE
(D) 6" WHITE @ 60° (EQUALLY SPACED)

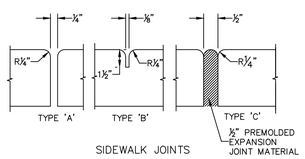
PARKING STALL STRIPING
N.T.S



TYPE "D" CURB
N.T.S

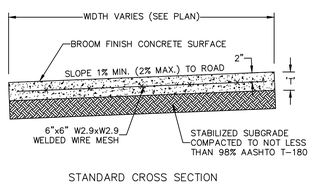


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



STANDARD CROSS SECTION

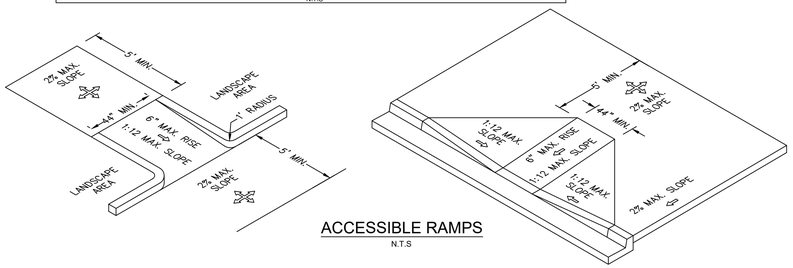
TABLE OF SIDEWALK THICKNESS	
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

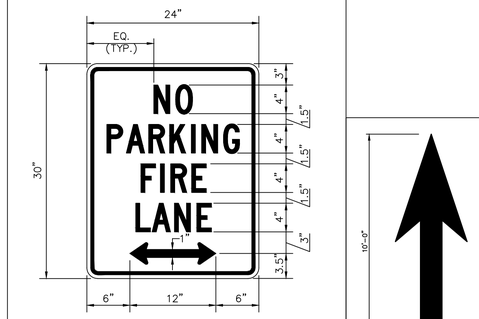
CONCRETE SIDEWALK
N.T.S

A) FIRE LANES SHALL BE IDENTIFIED WITH "NO PARKING FIRE-LANE" SIGNS AND PAVEMENT MARKINGS.
B) A MAXIMUM DISTANCE OF 60' SHALL BE BETWEEN SIGNS. PAVEMENT MARKINGS SHALL BE REQUIRED EVERY 100' ALONG THE ENTIRE LENGTH OF THE FIRE LANE.
C) SIGNS SHALL HAVE RED LETTERING, BETWEEN 2" AND 3" IN HEIGHT, ON A WHITE BACKGROUND. EACH SIGN SHALL BE 12" WIDE BY 18" IN HEIGHT, AND SHALL COMPLY WITH MUTCD STANDARDS.

FIRE LANE DETAIL
N.T.S

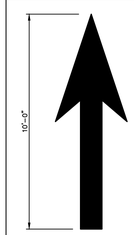


ACCESSIBLE RAMPS
N.T.S



ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

"NO PARKING – FIRE LANE" SIGN
N.T.S.



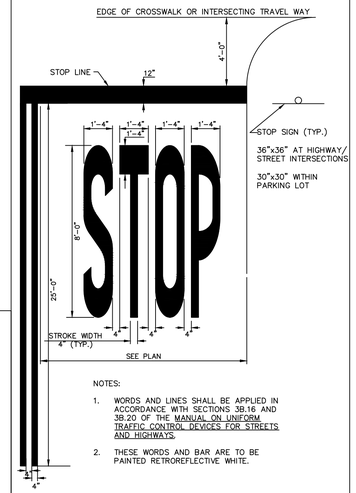
NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS
N.T.S.

DTRLTURN	04/28/14	

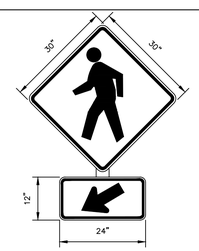


NOTES:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

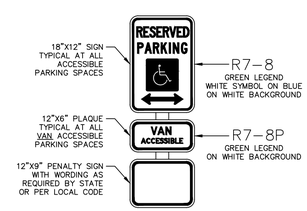
STOP SIGNAGE AND MARKING
N.T.S.

DETAIL MODIFIED BY KIMLEY-HORN		
DTSTOPBR	03/04/11	

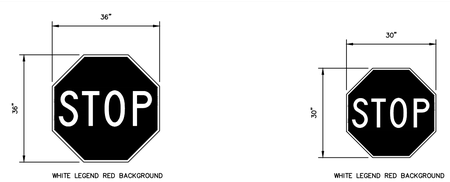


NOTES:
1. BOTH SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST MUTCD EDITION, WARNING SIGNS W11-2 (TOP) & W16-7P (BOTTOM) WITH A BLACK LEGEND ON A FLUORESCENT YELLOW-GREEN BACKGROUND

"PEDESTRIAN CROSSING" SIGN
N.T.S.



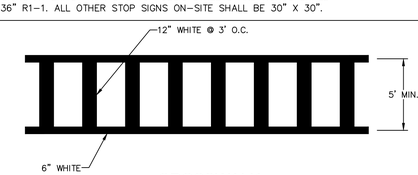
ACCESSIBLE PARKING SIGN
N.T.S.



R1-1
36"X36"
"STOP" SIGN
N.T.S.

R1-1
30"X30"
"STOP" SIGN
N.T.S.

STOP SIGN NOTES:
ALL STOP SIGNS AT EXITS FROM SITE TO PUBLIC STREETS AND ROADS SHALL BE 36" X 36" R1-1. ALL OTHER STOP SIGNS ON-SITE SHALL BE 30" X 30".



CROSSWALK
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No.	REVISIONS	DATE	BY

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 147507131	
DATE 2/26/2024	
SCALE AS SHOWN	
DESIGNED BY XXX	
DRAWN BY XXX	
CHECKED BY XXX	

SITE DETAILS

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-201

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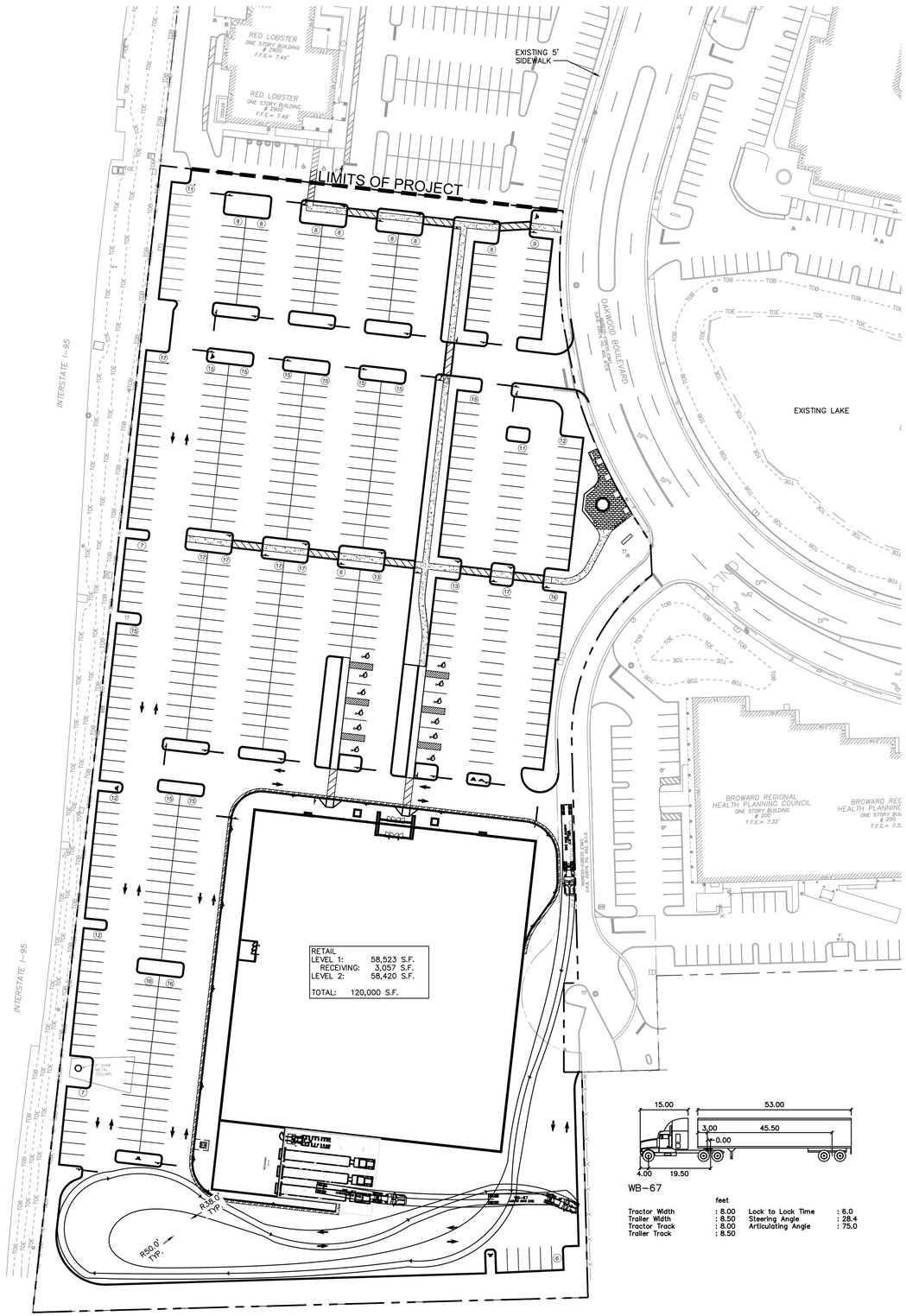
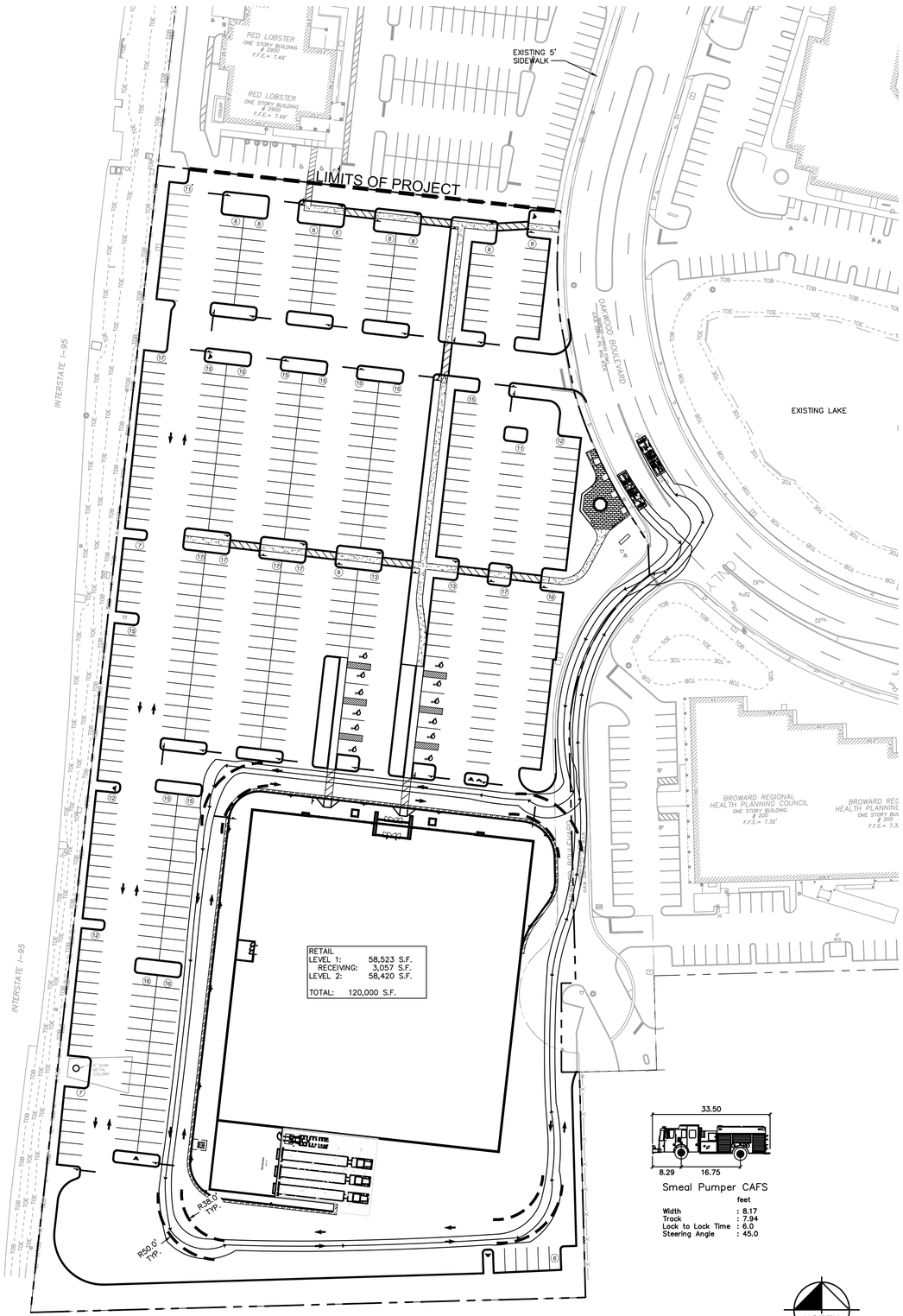


TRUCK TURN – WB67



TRUCK TURN – FIRE TRUCK

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

No.	REVISIONS	DATE	BY

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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GREGORY D. WILFONG
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 147507131

DATE	4/12/24
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

TRUCK TURN PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-202

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Plotted By:Bischoff, Samantha Sheet Set:OAKWOOD PLAZA Layout:C-202 TRUCK TURN PLAN April 12, 2024 01:54:39pm K:\VRB_LDEV\147507131-Dicks House of Sports\CAD\PlanSheets\C-202 TRUCK TURN PLAN.dwg
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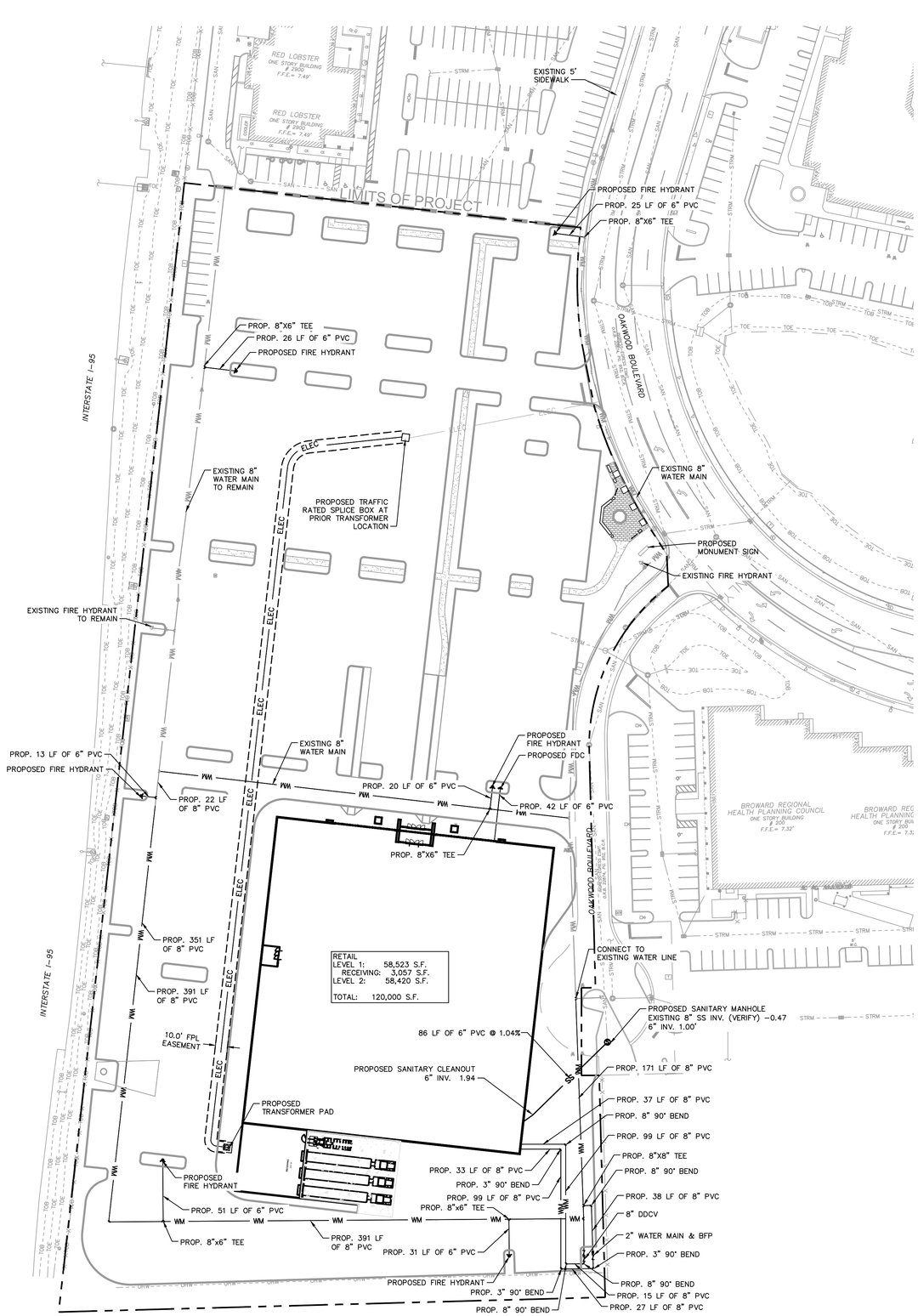

UTILITY LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- WATER MAIN (WM)
- SANITARY MAIN
- ELECTRIC
- GAS
- STORM PIPE
- FDC
- GATE VALVE
- 90° BEND
- 45° BEND
- 22.5° BEND
- 11.25° BEND
- TEE
- SEWER MANHOLE
- TRANSFORMER
- EXISTING SEWER MANHOLE

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAT 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

No.	REVISIONS	DATE	BY

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GREGORY D. WILFONG
LICENSE
No. 63166
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 147507131	
DATE	4/12/24
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

UTILITY PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-400

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Plotted By:Bischoff, Samantha; Sheet Set:OAKWOOD PLAZA, Layout:C-400 UTILITY PLAN, April 12, 2024 01:54:54pm K:\VRB_LDEV\147507131-Dicks House of Sports\CAD\PlanSheets\C-400 UTILITY PLAN.dwg
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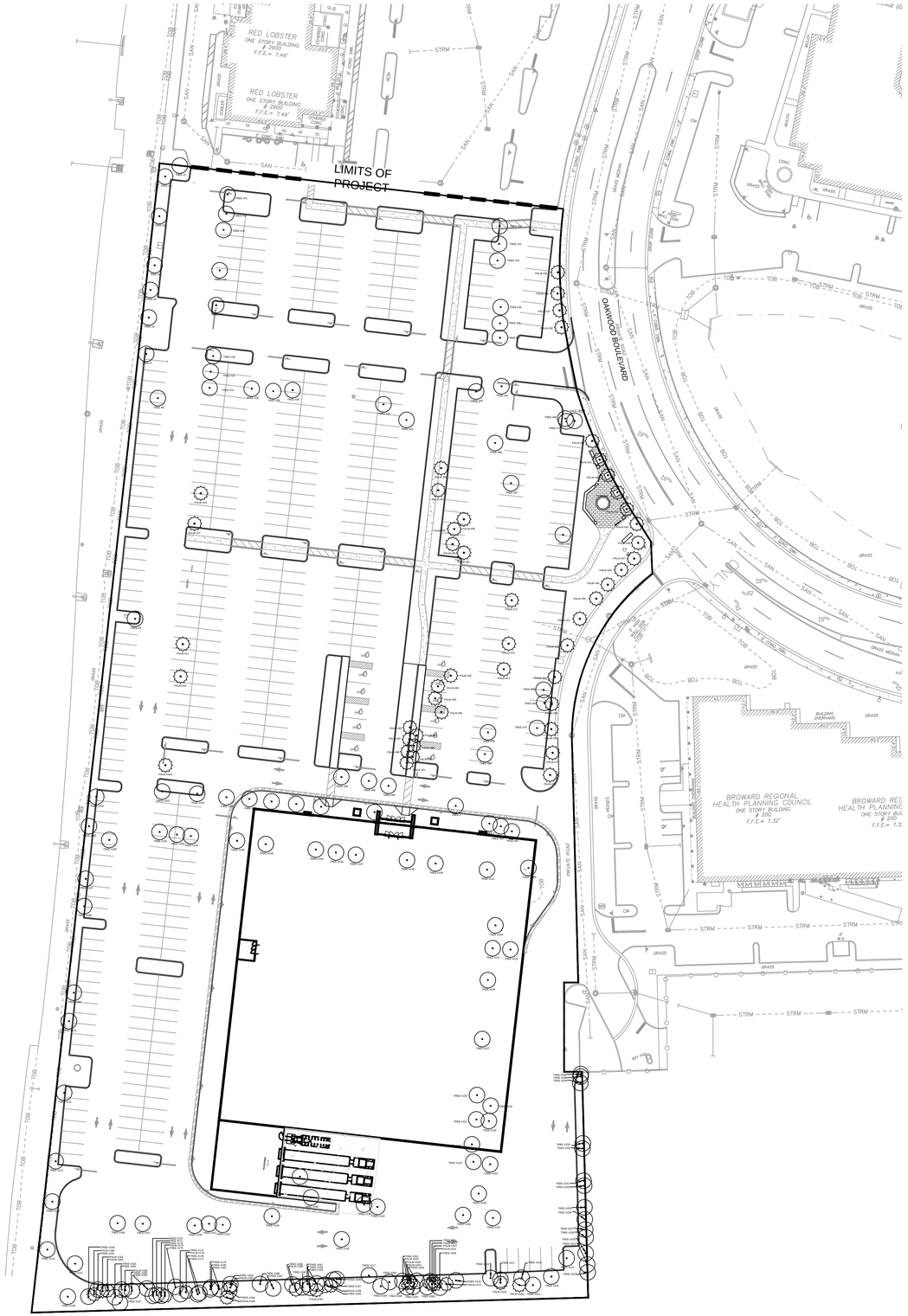

TREE INVENTORY GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	EXISTING TREE	PALM #	EXISTING PALM
TREE #	EXISTING TREE NOT IN SCOPE	PALM #	EXISTING PALM NOT IN SCOPE

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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PHONE: 772-794-4100
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BENJAMIN VAN JOHNSON
LICENSE
No LA6667524
DATE: 4/12/2024
STATE OF FLORIDA
PROFESSIONAL LANDSCAPE ARCHITECT

Benjamin V Johnson

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KHA PROJECT 147507131	
DATE	04/12/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

TREE DISPOSITION PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
L-100

Plotted By:Durham, Kyler Sheet Set:OAKWOOD PLAZA Layout:TREE DISPOSITION PLAN April 12, 2024 11:52:15am K:\VRB_LDEV\147507131-dicks house of sports\CAD\plansheets\LANDSCAPE\L-100 TREE DISPOSITION.dwg
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TREE DISPOSITION LIST

KHA TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (In.)
1	*Conocarpus erectus*	Green Buttonwood	38
2	*Quercus virginiana*	Live Oak	17
3	*Quercus virginiana*	Live Oak	22
4	*Quercus virginiana*	Live Oak	26
5	*Quercus virginiana*	Live Oak	19
6	*Quercus virginiana*	Live Oak	30
7	*Quercus virginiana*	Live Oak	19
8	*Conocarpus erectus*	Green Buttonwood	43
9	*Conocarpus erectus*	Green Buttonwood	35
10	*Washingtonia Palm*	Mexican Fan Palm	60
11	*Washingtonia Palm*	Mexican Fan Palm	60
12	*Washingtonia Palm*	Mexican Fan Palm	35
13	*Washingtonia Palm*	Mexican Fan Palm	60
14	*Conocarpus erectus*	Green Buttonwood	38
15	*Conocarpus erectus*	Green Buttonwood	25
16	*Conocarpus erectus*	Green Buttonwood	22
17	*Conocarpus erectus*	Green Buttonwood	30
18	*Conocarpus erectus*	Green Buttonwood	34
19	*Conocarpus erectus*	Green Buttonwood	31
20	Unknown	Unknown	
21	*Conocarpus erectus*	Green Buttonwood	26
22	*Conocarpus erectus*	Green Buttonwood	38
23	*Ilex cassine*	Holly	5
24	*Ilex cassine*	Holly	8
25	*Ilex cassine*	Holly	3
26	*Conocarpus erectus*	Green Buttonwood	17
27	*Conocarpus erectus*	Green Buttonwood	25
28	*Ilex cassine*	Holly	2
29	*Conocarpus erectus*	Green Buttonwood	25
30	*Conocarpus erectus*	Green Buttonwood	25
31	*Conocarpus erectus*	Green Buttonwood	14
32	*Conocarpus erectus*	Green Buttonwood	15
33	*Ilex cassine*	Holly	6
34	*Conocarpus erectus*	Green Buttonwood	55
35	*Washingtonia palm*	Mexican Fan Palm	50
36	*Washingtonia palm*	Mexican Fan Palm	50
37	*Washingtonia palm*	Mexican Fan Palm	50
38	Unknown	Unknown	50
39	*Washingtonia palm*	Mexican Fan Palm	50
40	*Washingtonia palm*	Mexican Fan Palm	50
41	*Washingtonia palm*	Mexican Fan Palm	50
42	*Washingtonia palm*	Mexican Fan Palm	50
43	*Washingtonia palm*	Mexican Fan Palm	50
44	*Washingtonia palm*	Mexican Fan Palm	50
45	*Washingtonia palm*	Mexican Fan Palm	50
46	*Washingtonia palm*	Mexican Fan Palm	50
47	*Washingtonia palm*	Mexican Fan Palm	50
48	*Washingtonia palm*	Mexican Fan Palm	50
49	*Washingtonia palm*	Mexican Fan Palm	50
50	*Washingtonia palm*	Mexican Fan Palm	50
51	*Washingtonia palm*	Mexican Fan Palm	50
52	*Washingtonia palm*	Mexican Fan Palm	50
53	*Washingtonia palm*	Mexican Fan Palm	50
54	*Quercus virginiana*	Live Oak	32
55	*Quercus virginiana*	Live Oak	12
56	*Washingtonia palm*	Mexican Fan Palm	60
57	*Washingtonia palm*	Mexican Fan Palm	60
58	*Phoenix robelenii*	Pygmy Date Palm	4
59	*Phoenix robelenii*	Pygmy Date Palm	8
60	*Phoenix robelenii*	Pygmy Date Palm	8
61	*Phoenix robelenii*	Pygmy Date Palm	8
62	*Phoenix robelenii*	Pygmy Date Palm	8
63	*Phoenix robelenii*	Pygmy Date Palm	8
64	*Phoenix robelenii*	Pygmy Date Palm	8
65	*Phoenix robelenii*	Pygmy Date Palm	8
66	*Ilex cassine*	Holly	11
67	*Tabebuia aurea*	Yellow Tabebuia	26
68	*Conocarpus erectus*	Green Buttonwood	54
69	*Quercus virginiana*	Live Oak	27
70	*Quercus virginiana*	Live Oak	21
71	*Quercus virginiana*	Live Oak	23
72	*Washingtonia palm*	Mexican Fan Palm	60
73	*Washingtonia palm*	Mexican Fan Palm	60
74	*Washingtonia palm*	Mexican Fan Palm	60
75	*Quercus virginiana*	Live Oak	25
76	*Washingtonia palm*	Mexican Fan Palm	30
77	*Washingtonia palm*	Mexican Fan Palm	30
78	*Washingtonia palm*	Mexican Fan Palm	30
79	*Tabebuia aurea*	Yellow Tabebuia	14
80	*Tabebuia aurea*	Yellow Tabebuia	11
81	*Ilex cassine*	Holly	9
82	*Conocarpus erectus*	Green Buttonwood	40
83	*Conocarpus erectus*	Green Buttonwood	22
84	*Conocarpus erectus*	Green Buttonwood	67
85	*Washingtonia palm*	Mexican Fan Palm	60
86	*Washingtonia palm*	Mexican Fan Palm	60
87	*Washingtonia palm*	Mexican Fan Palm	60
88	*Washingtonia palm*	Mexican Fan Palm	60
89	*Washingtonia palm*	Mexican Fan Palm	60
90	*Washingtonia palm*	Mexican Fan Palm	60
91	*Washingtonia palm*	Mexican Fan Palm	60
92	*Tabebuia aurea*	Yellow Tabebuia	6
93	*Conocarpus erectus*	Green Buttonwood	58
94	*Tabebuia aurea*	Yellow Tabebuia	12
95	*Tabebuia aurea*	Yellow Tabebuia	15
96	*Conocarpus erectus*	Green Buttonwood	19
97	*Conocarpus erectus*	Green Buttonwood	35
98	*Conocarpus erectus*	Green Buttonwood	24
99	*Conocarpus erectus*	Green Buttonwood	24
100	*Conocarpus erectus*	Green Buttonwood	38
101	*Conocarpus erectus*	Green Buttonwood	40
102	*Conocarpus erectus*	Green Buttonwood	31
103	*Sabal palmetto*	Sabal Palm	20
104	*Conocarpus erectus*	Green Buttonwood	35
105	*Quercus virginiana*	Live Oak	30
106	*Conocarpus erectus*	Green Buttonwood	45
107	*Conocarpus erectus*	Green Buttonwood	36
108	*Conocarpus erectus*	Green Buttonwood	46
109	*Quercus virginiana*	Live Oak	20
110	*Quercus virginiana*	Live Oak	33
111	*Quercus virginiana*	Live Oak	17
112	*Quercus virginiana*	Live Oak	29
113	*Quercus virginiana*	Live Oak	28
114	*Conocarpus erectus*	Green Buttonwood	29
115	*Conocarpus erectus*	Green Buttonwood	50
116	*Bucida buceras*	Black Olive	24
117	*Conocarpus erectus*	Green Buttonwood	12
118	*Quercus virginiana*	Live Oak	16
119	*Syzygium cumini*	Java Plum	13
120	*Quercus virginiana*	Live Oak	16
121	*Conocarpus erectus*	Green Buttonwood	15
122	*Conocarpus erectus*	Green Buttonwood	50
123	*Quercus virginiana*	Live Oak	23
124	*Quercus virginiana*	Live Oak	28
125	*Tabebuia aurea*	Yellow Tabebuia	16
126	*Quercus virginiana*	Live Oak	28
127	*Quercus virginiana*	Live Oak	24
128	*Quercus virginiana*	Live Oak	13
129	*Quercus virginiana*	Live Oak	27
130	*Quercus virginiana*	Live Oak	12
131	*Quercus virginiana*	Live Oak	12
132	*Quercus virginiana*	Live Oak	16
133	*Quercus virginiana*	Live Oak	15
134	*Quercus virginiana*	Live Oak	40
135	*Quercus virginiana*	Live Oak	20
136	*Quercus virginiana*	Live Oak	29
137	*Quercus virginiana*	Live Oak	20
138	*Conocarpus erectus*	Green Buttonwood	37
139	*Conocarpus erectus*	Green Buttonwood	43
140	*Conocarpus erectus*	Green Buttonwood	10
141	*Conocarpus erectus*	Green Buttonwood	14
142	*Conocarpus erectus*	Green Buttonwood	9
143	*Conocarpus erectus*	Green Buttonwood	10
144	*Conocarpus erectus*	Green Buttonwood	
145	*Conocarpus erectus*	Green Buttonwood	55
146	*Conocarpus erectus*	Green Buttonwood	59
147	*Conocarpus erectus*	Green Buttonwood	60
148	*Conocarpus erectus*	Green Buttonwood	41
149	*Conocarpus erectus*	Green Buttonwood	23
150	*Conocarpus erectus*	Green Buttonwood	51
151	*Conocarpus erectus*	Green Buttonwood	58
152	*Conocarpus erectus*	Green Buttonwood	53
153	*Conocarpus erectus*	Green Buttonwood	10
154	*Conocarpus erectus*	Green Buttonwood	20
155	*Conocarpus erectus*	Green Buttonwood	11
156	*Ilex cassine*	Holly	2
157	*Conocarpus erectus*	Green Buttonwood	60
158	*Quercus virginiana*	Live Oak	14
159	*Quercus virginiana*	Live Oak	20
160	*Quercus virginiana*	Live Oak	11
161	*Quercus virginiana*	Live Oak	11
162	*Quercus virginiana*	Live Oak	12
163	*Quercus virginiana*	Live Oak	12
164	*Quercus virginiana*	Live Oak	22
165	*Conocarpus erectus serceus*	Silver Buttonwood	3
166	*Quercus virginiana*	Live Oak	
167	*Quercus virginiana*	Live Oak	4
168	*Quercus virginiana*	Live Oak	8
169	*Quercus virginiana*	Live Oak	10
170	*Quercus virginiana*	Live Oak	10
171	*Quercus virginiana*	Live Oak	25
172	*Quercus virginiana*	Live Oak	21
173	*Quercus virginiana*	Live Oak	15
174	*Schefflera*	Umbrella Tree	8
175	*Adonudua merrillii*	Christmas Palm	6
176	Unknown	Unknown	6
177	Unknown	Unknown	12
178	Unknown	Unknown	6
179	Unknown	Unknown	8
180	Unknown	Unknown	8
181	*Schefflera*	Umbrella Tree	8
182	*Adonudua merrillii*	Christmas Palm	4
183	*Quercus virginiana*	Live Oak	12
184	*Schefflera*	Umbrella Tree	3
185	*Sabal palmetto*	Sabal Palm	14
186	*Quercus virginiana*	Live Oak	12
187	Unknown	Unknown	8
188	*Schefflera*	Umbrella Tree	3
189	*Sabal palmetto*	Sabal Palm	14
190	*Schefflera*	Umbrella Tree	3
191	*Schefflera*	Umbrella Tree	3
192		Unknown	8
193	*Schefflera*	Umbrella Tree	4
194	Unknown	Unknown	14
195	Unknown	Unknown	4
196	*Sabal palmetto*	Sabal Palm	14
197	*Conocarpus erectus serceus*	Silver Buttownwood	4
198	*Conocarpus erectus serceus*	Silver Buttownwood	4
199	*Conocarpus erectus*	Green Buttonwood	4
200	*Quercus virginiana*	Live Oak	6
201	*Schefflera*	Umbrella Tree	6
202	Unknown	Unknown	3
203	Unknown	Unknown	3
204	Unknown	Unknown	3
205	*Quercus virginiana*	Live Oak	8
206	*Conocarpus erectus*	Green Buttonwood	20
207	*Conocarpus erectus*	Green Buttonwood	24
208	*Conocarpus erectus*	Green Buttonwood	20
209	*Conocarpus erectus*	Green Buttonwood	30
210	*Schefflera*	Umbrella Tree	6
211	*Schefflera*	Umbrella Tree	6
212	Unknown	Unknown	3
213	Unknown	Unknown	3
214	Unknown	Unknown	3
215	*Quercus virginiana*	Live Oak	6
216	*Quercus virginiana*	Live Oak	20
217	*Schefflera*	Umbrella Tree	6
218	*Sabal palmetto*	Sabal Palm	8
219	*Quercus virginiana*	Live Oak	16
220	*Sabal palmetto*	Sabal Palm	18
221	*Schefflera*	Umbrella Tree	6
222	*Quercus virginiana*	Live Oak	12
223	*Quercus virginiana*	Live Oak	16
224	*Ficus auerea*	Ficus	6
225	*Ficus auerea*	Ficus	6
226	*Ficus auerea*	Ficus Cluster	6
227	*Ficus auerea*	Ficus Cluster	6
228	*Ficus auerea*	Ficus	4
229	*Ficus auerea*	Ficus Cluster	6
230	*Ficus auerea*	Ficus	4
231	*Ficus auerea*	Ficus	3
232	*Ficus auerea*	Ficus	4
233	Unknown	Unknown	8
234	*Ficus auerea*	Ficus	4
235	*Ficus auerea*	Ficus	6
236	*Ficus auerea*	Ficus	6

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

BENJAMIN VAN JOHNSON LICENSE No LA6667524 DATE: 4/12/2024 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

Benjamin V Johnson

KHA PROJECT 147507131
DATE 04/12/2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

TREE SCHEDULE

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
L-101

Plotted By:Durham, Kyler Sheet Set:OAKWOOD PLAZA Layout:TREE SCHEDULE April 12, 2024 11:52:15am K:\RB_LDEV\147507131-dicks house of sports\CAD\plansheets\LANDSCAPE\L-100 TREE DISPOSITION.dwg

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TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - DEFINITIONS

A. Natural Resource - Existing trees or palms.
B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
D. Preserved Trees - Trees that are to be saved/remain in place.
E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 2 - TREE BARRIER

A. Tree Protector Barrier Material.
1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
3. The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report
1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
2. All roots shall be cut by hand.
3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.

C. Tree Protector Barrier
1. See detail in this sheet.
2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

D. Tree Removals
1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
4. Burn pits are not allowed.

PART 4 - PENALTIES

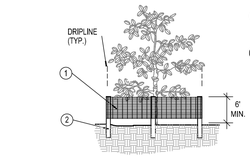
A. Repair of Damaged Trees To Remain
1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

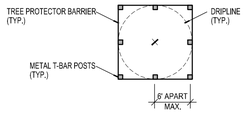
A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
D. There shall no be change in grade within the critical root zone as per ANSI Standards.
E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

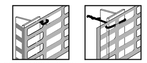
A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



ELEVATION



PLAN VIEW



1. SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

2. WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. EIGHT (8) FOOT TALL METAL T-BAR POSTS, 24" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER GREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 6' MAXIMUM ON CENTER.

C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM COWIED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER OVER TIME.

A TREE/SHRUB PROTECTOR
Barrier Detail
NTS

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811 Know what's below. Call before you dig.
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CHECKED BY KHA

TREE DISPOSITION DETAILS

OAKWOOD SOUTH RETAIL SHOPPING CENTER
CITY OF HOLLYWOOD FL

SHEET NUMBER
L-150

Plotted By:Durham, Kyler Sheet Set:OAKWOOD PLAZA Layout:TREE DISPOSITION DETAILS April 12, 2024 11:52:17am K:\VRB_LDEV\147507131-dicks house of sports\CAD\plansheets\LANDSCAPE\L-100 TREE DISPOSITION.dwg
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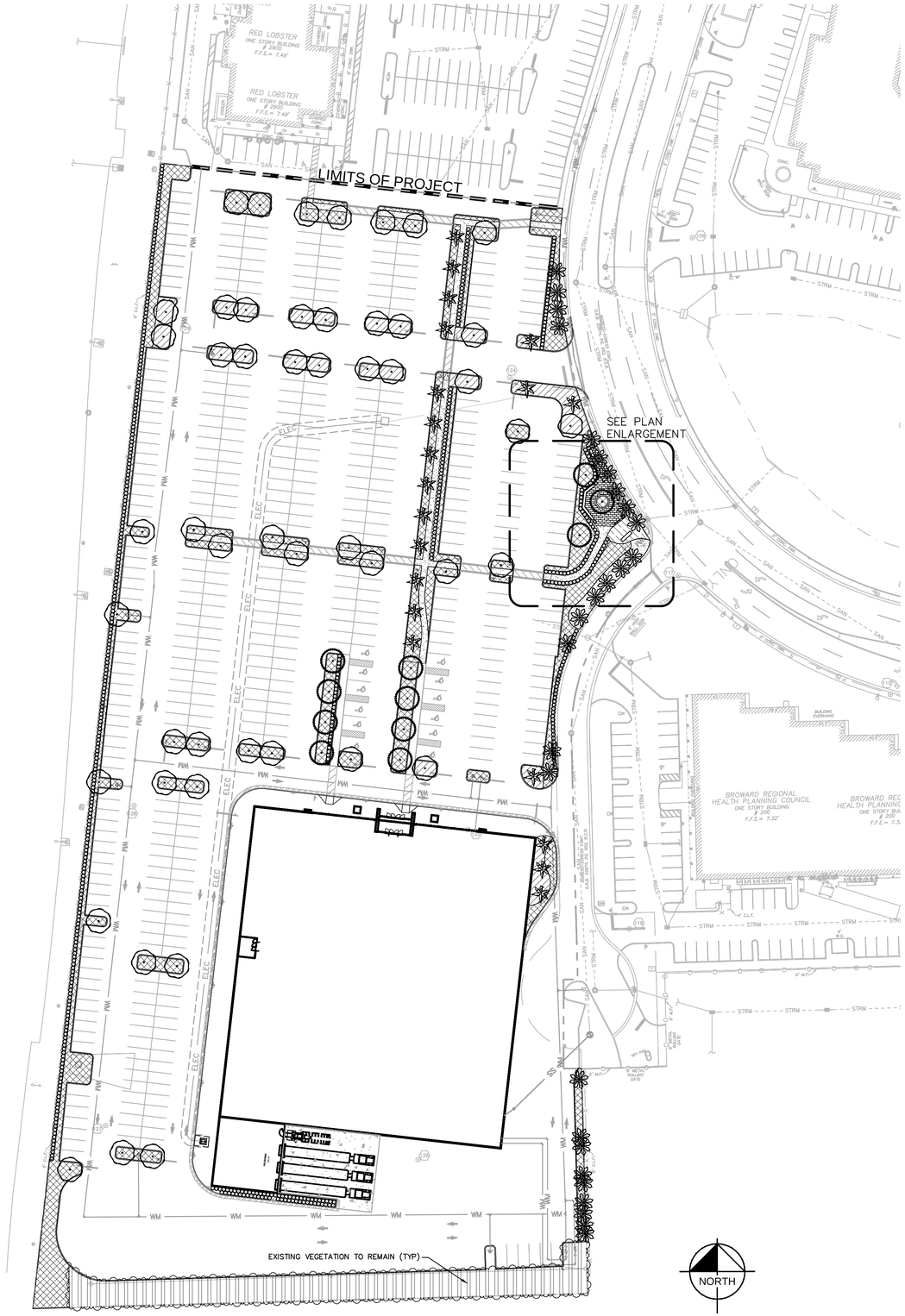
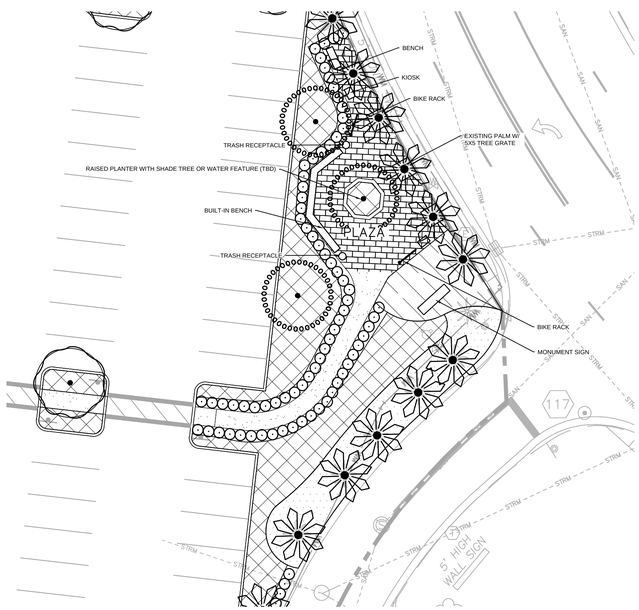


CONCEPT PLANT SCHEDULE

PARKING LOT TREES BURSERA SIMARUBA / GUMBO LIMBO CONOCARPUS ERECTUS / BUTTONWOOD MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	50
ACCENT TREES CEIBA SPECIOSA / FLOSS SILK TREE CORDIA SEBESTENA / ORANGE GEIGER TREE DELONIX POINCIANA / ROYAL POINCIANA LAGERSTROEMIA INDICA / CRAPE MYRTLE LIGUSTRUM JAPONICUM / JAPANESE PRIVET	11
PALMS COCCOTHRINAX ARGENTATA / FLORIDA SILVER PALM SABAL PALMETTO / CABBAGE PALMETTO THRINAX RADIATA / FLORIDA THATCH PALM	20
EXISTING PALM	27
SHRUBS CAPPARIS CYNOPHALLOPHORA / JAMAICA CAPER CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM CLUSIA GUTTIFERA / SMALL LEAF CLUSIA CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD MYRICA CERIFERA / WAX MYRTLE PSYCHOTRIA NERVOSA / WILD COFFEE	583
SHRUB AREAS CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CLUSIA GUTTIFERA NANA / DWARF CLUSIA FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG NEPHROLEPIS AURICULATA / SWORD FERN SERENOA REPENS / SAW PALMETTO TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS ZAMIA PUMILA / COONTIE CYCAD	5,726 SF
EXISTING PLANTING TO REMAIN	9,334 SF
GROUNDCOVERS ARACHIS GLABRATA ECOTURF' / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER LIRIOPE MUSCARI / EMERALD GODDESS LIRIOPE MICROSORUM SCOLOPENDRIA / WART FERN	22,306 SF
SEASONAL PLANTINGS ANNUALS - - / SEASONAL COLOR	465 SF
SOD STENOTAPHRUM SECUNDATUM 'FLORATAM' / FLORATAM ST. AUGUSTINE GRASS	1,105 SF



PLAN ENLARGEMENT

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
10. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
11. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
12. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
13. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
14. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
15. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
16. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
17. ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
18. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
19. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
21. ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
22. MULCHING:
    A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
    B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES AND PALMS.
    C. CYPRESS MULCH SHALL NOT BE USED.
    D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

BENJAMIN VAN JOHNSON LICENSE No LA6667524 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 4/12/2024
Benjamin V Johnson

KHA PROJECT 147507131
DATE 04/12/2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

LANDSCAPE PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
L-200

Plotted By:Durham, Kyler Sheet Set:OAKWOOD PLAZA Layout:L200 April 12, 2024 11:52:35am K:\VRB_LDEV\147507131-dicks house of sports\CAD\plansheets\LANDSCAPE\L-200 LANDSCAPE.dwg
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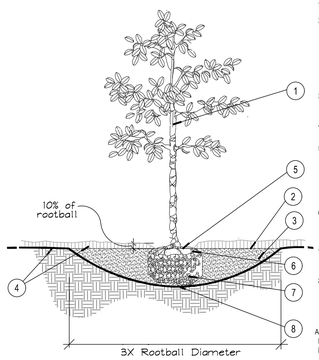
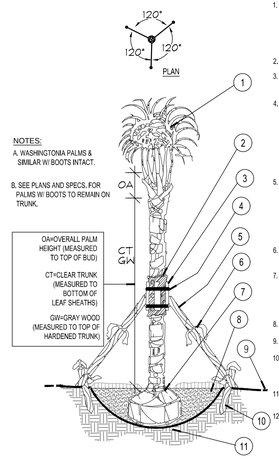


1. TRUNK.
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



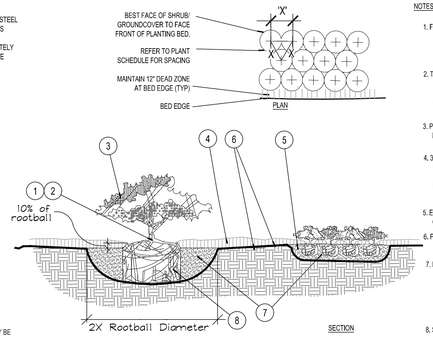
NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS. PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

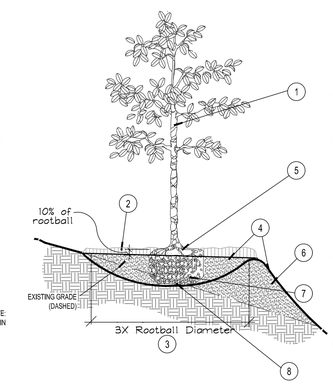
B Palm Planting and Staking
SECTION — NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS'. ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS

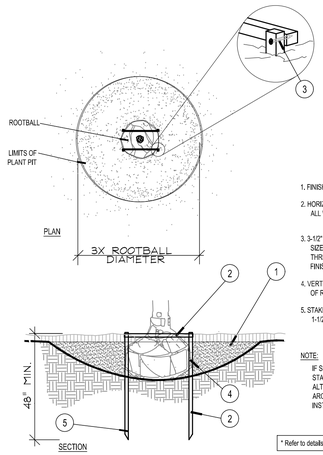


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWN-HILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

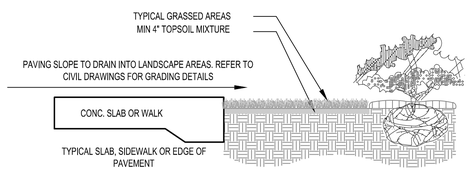
NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

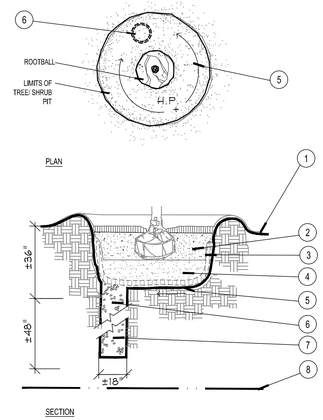
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS

SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 3" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION — NTS

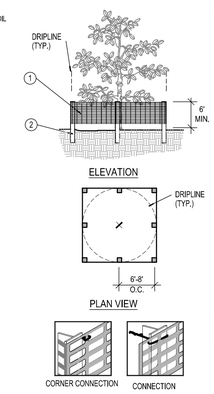


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

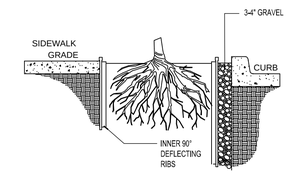
INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668

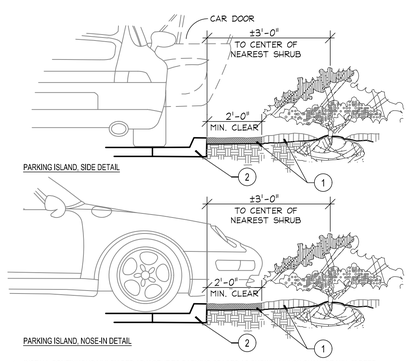
SIZE: 36" D, OR AS NOTED ON PLAN
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)



LINEAR APPLICATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CENTURY ROOT BARRIER OR APPROVED EQUAL.
4. ROOT BARRIER TO BE INSTALLED FOR ALL TREES WITHIN 5 FEET OF A SIDEWALK OR UTILITY.

I Root Barrier
Barrier Detail — NTS

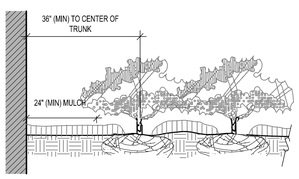


1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE

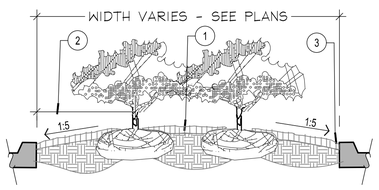
2. CURB OR PARKING LOT EDGE, BY OTHERS

J Parking Space/Curb Planting
SECTION — NTS



NOTES
* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

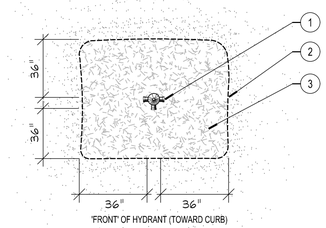
K Plantings Adjacent to Buildings
SECTION — NTS



PLANTER ISLAND NOTES
1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planted Parking Lot Islands / Medians
SECTION — NTS



1. FIRE HYDRANT
2. NO TREES SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

M Fire Hydrant Clear Zone
PLAN — NTS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

BENJAMIN VAN JOHNSON LICENSE No LA6667524 STATE OF FLORIDA
DATE: 4/12/2024
Benjamin V Johnson
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN VAN JOHNSON ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT	147507131
DATE	04/12/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

LANDSCAPE DETAILS

OAKWOOD SOUTH RETAIL SHOPPING CENTER
CITY OF HOLLYWOOD FL

SHEET NUMBER
L-250

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Plotted By:Durham, Kyler Sheet Set:OAKWOOD PLAZA Layout:L250 April 12, 2024 11:52:37am K:\PRB_LDEV\147507131-dicks house of sports\CAD\plansheets\LANDSCAPE\L-200 LANDSCAPE.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.

2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.

7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.

10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS); WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL, TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

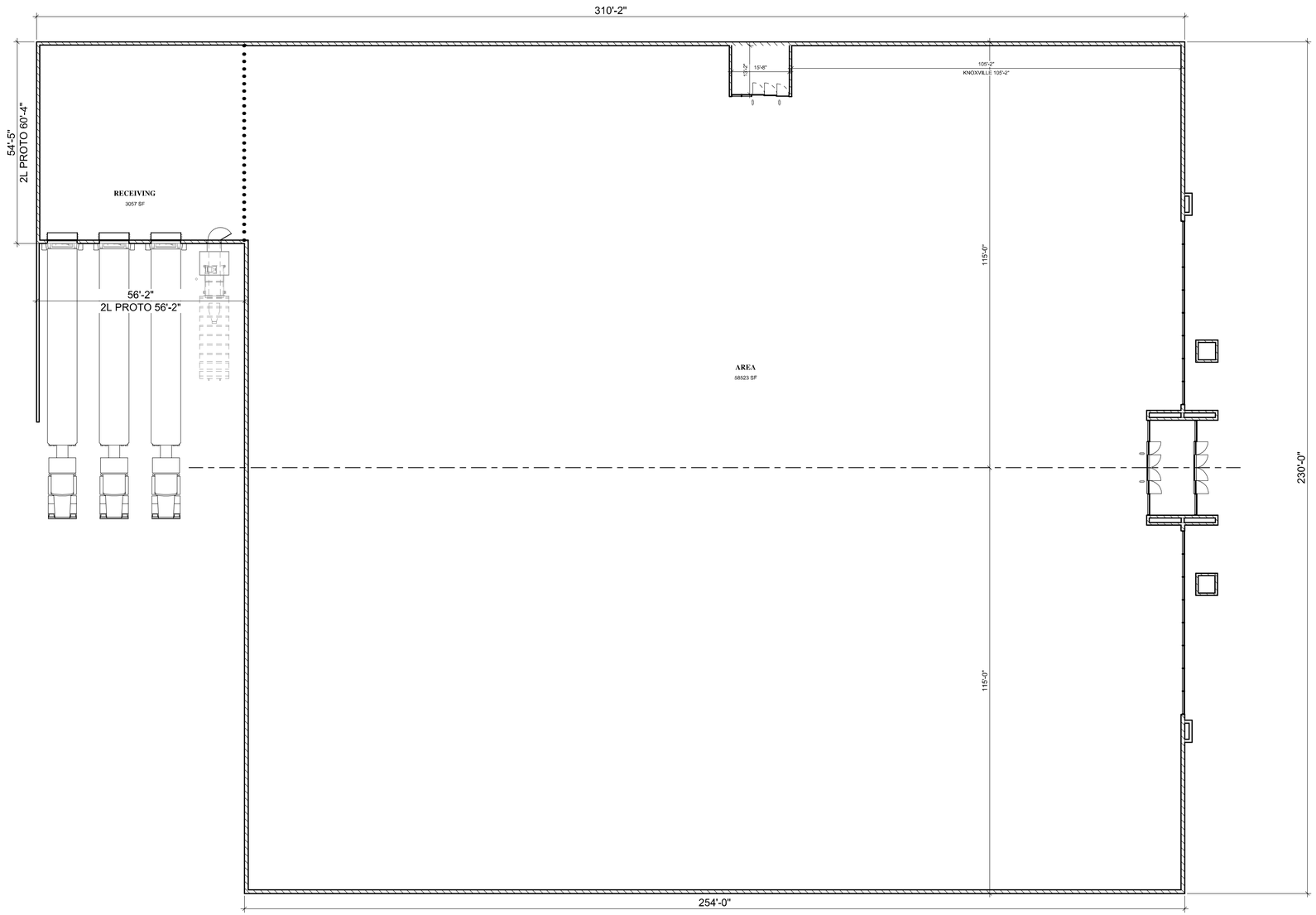
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTI



FIRST FLOOR

1 / F1.1S 1/16" = 1'-0"

No.	REVISIONS	DATE	BY

FIRST FLOOR PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER

A-100

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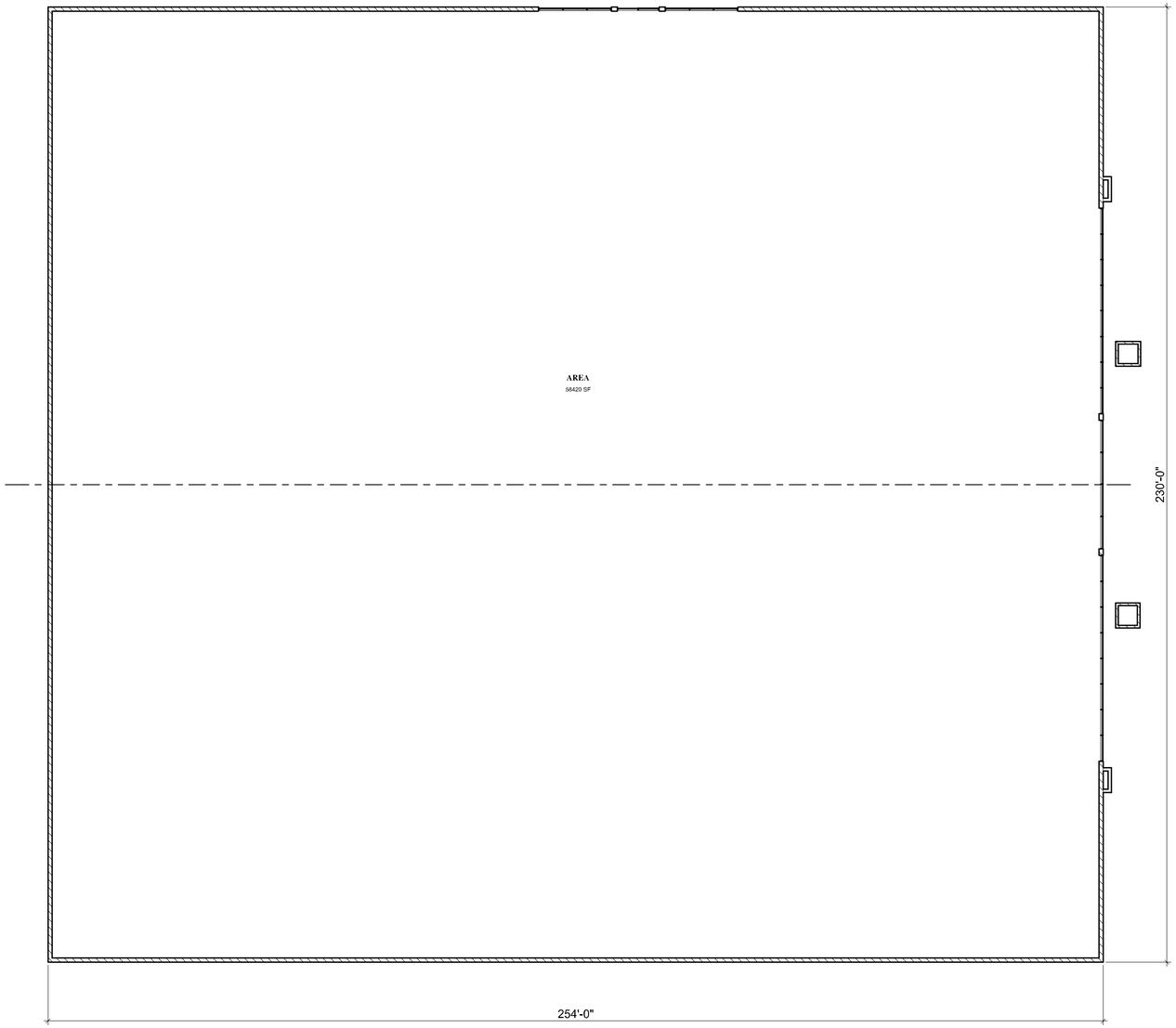


1 F1.2S **SECOND FLOOR**
1/16" = 1'-0"

No.	REVISIONS	DATE	BY

SECOND FLOOR PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER
CITY OF HOLLYWOOD FL

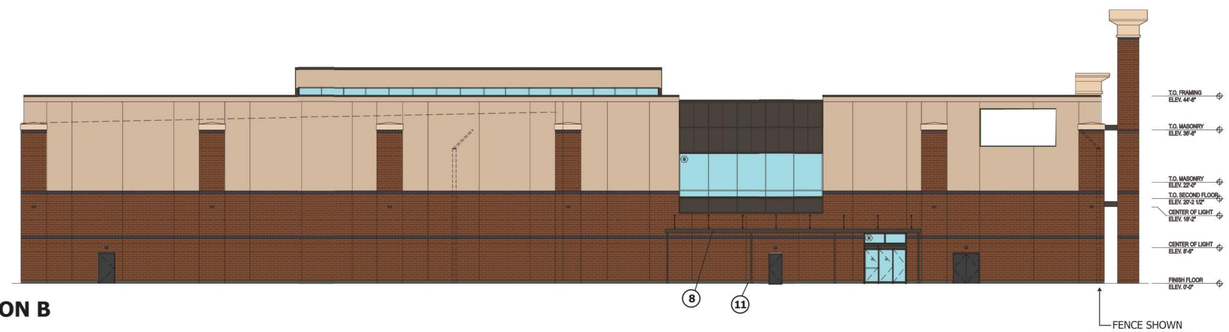
SHEET NUMBER
A-101

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

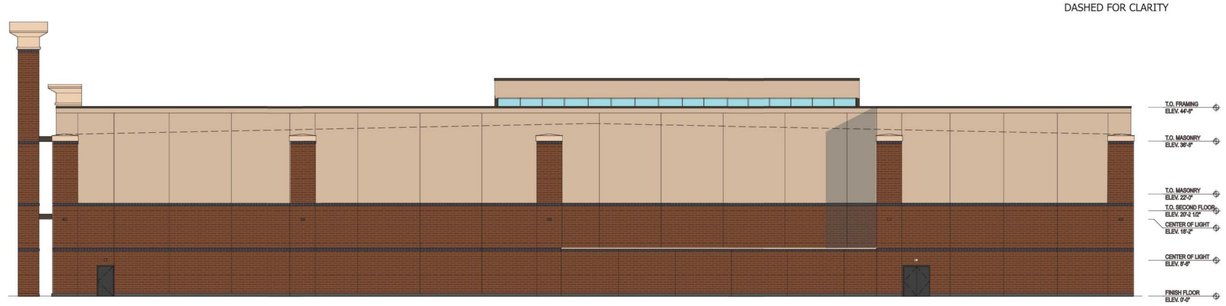
EXTERIOR MATERIALS

1	ACM-1	RAINSCREEN METAL PANEL SYSTEM MANUF: CITADEL OR EQUAL PRODUCT: ENVELOPE 2000 RS OR EQUAL COLOR: MATCH KAWNEER HARTFORD GREEN
2	ACM-3	ACM PANELS - ALPOLIC COLOR: TO MATCH KAWNEER DARK BRONZE
3	BRK-1	2" MODULAR THIN BRICK REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS MORTAR - ARGOS BLUSH (TO ORDER CALL: WESLEY ALBRIGHT @ 404-402-6386 -WALBRIGHT@ARGOS-US.COM)
4	BRK-2	2" MODULAR THIN BRICK BELDEN BRICK COLOR: BLACK DIAMOND VELOUR MORTAR - GLEN-GARY G-652
5	CAP-1	COLUMN CAPITAL SUPPLIED BY VENDOR #24, INSTALLED BY G.C. COLOR: MATCH BW 9928 CAEN STONE
6	CONC	CAST IN PLACE CONCRETE WITH PARGED HAND RUBBED FINISH
7	CMU-1	SMOOTH FACED, STANDARD GRAY DRYBLOCK, SEE SPEC. FINISH = POLYMER MODIFIED CEMENT PARGE, SEE SPEC
8	CNPY-3	MAPES PREFABRICATED METAL CANOPY W/ TIE RODS OR APPROVED EQUAL COLOR = TO MATCH KAWNEER DARK BRONZE
9	CPNG-2	PREFINISHED METAL COPING, SEE SPECIFICATIONS COLOR = TO MATCH KAWNEER DARK BRONZE
10	DOOR-3	ALUMINUM SLIDING DOOR, SEE SPECIFICATIONS - COLOR= KAWNEER DARK BRONZE
11	DS-1	PRE-FINISHED METAL DOWNSPOUT - COLOR: TO MATCH KAWNEER DARK BRONZE
12	EIFS-1	1 1/2" EXTERIOR INSULATION FINISH SYSTEM, SEE SPECIFICATIONS COLOR = MATCH COLOR #449 BUCKSKIN, PEBBLE FINE FINISH
13	GLAZ-1	EXTERIOR CURTAINWALL COLOR= KAWNEER DARK BRONZE
14	LIGHT	EXTERIOR LIGHT FIXTURE - REFER TO REFLECTED CEILING AND ELECTRICAL PLANS, TYP.
15	PAINT-2	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = MATCH CHARCOAL GRAY
16	PAINT-3	EXTERIOR PAINT, SEE SPECIFICATIONS COLOR = MATCH RED BRICK (P-52) DSG BELDON
17	SIGN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNALLY ILLUMINATED LETTERS, SUPPLIED AND INSTALLED BY VENDOR #8
18	FILM	WINDOW SECURITY FILM, REFER TO A5.2

ELEVATION A

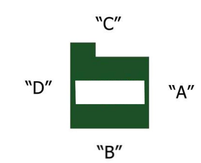


ELEVATION B



ELEVATION C

ELEVATION D



No.	REVISIONS	DATE	BY

ELEVATIONS

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
A-103

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City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 3. 2024_0506

Agenda Date:	5/6/2024	**Agenda Number:**	
To:	Technical Advisory Committee		
Title:	FILE NO.: 24-DP-38 APPLICANT: South Broward Hospital District LOCATION: 3501 Johnson Street REQUEST: Site Plan review for renovations and expansion to an existing hospital of approximately 409,000 sq. ft. in the HD zoning district (Memorial Regional Hospital)		

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE:_____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee (per review)

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ONE):

- ☑ Technical Advisory Committee
- ☐ City Commission
- ☐ Variance/Special Exception Requested
- ☐ Administrative Approvals
- ☐ Historic Preservation Board
- ☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 3501 Johnson Street (specific project fronts Hospital Drive)
Lot(s):_____ Block(s): 46-48,pts 82-85 Subdivision: Hwd Hills 6-22
Folio Number(s): 5142 07 02 1000
HD
Zoning Classification: HD Land Use Classification: Community Facilit
Existing Property Use: Hospital Sq Ft/Number of Units: 1,188,887 sq. ft.
Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.: Except paco,this project has not. Other projects on

DEVELOPMENT PROPOSAL

Explanation of Request: Expansion of surgical and bed facilities in a new 8
Curbside modification for patient drop off and pick up; hardscape elements
Phased Project: Yes / No ☑ Number of Phases:_____

Project	Proposal
Units/rooms (# of units)	(Area: S.F.)
Proposed Non-Residential Uses	Net increase of 292,662 sq. ft. of hospital S.F.
Open Space (% and SQ.FT.)	N/A (Area: S.F.)
Parking (# of spaces)	584 (Area: S.F.)
Height (# of stories)	8 (119.11 FT.)
Gross Floor Area (SQ. FT)	Demo 111, 830; New Construction 404,492

Name of Current Property Owner: South Broward Hospital District
Address of Property Owner: 3111 Stirling Road, Hollywood, Fl 33312-6566
Telephone: 954-265-8670 Email Address: Mgreenspan@mhs.net

Applicant Calvin Giordano & Assoc. A ☑ Consultant | ☐ Representative | ☐ Tenant (check one)
Address: 1800 Eller Drive, Suite 600 Telephone: 954-921-7781
Email Address: Hholden@cgasolutions.com; Jmessick@cgasolutions.com
Email Address #2: Mgreenspan@mhs.net; Hcalhoun@miskelbackman.com
Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐) No ☑)
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina Matthews of Cutro & A
E-mail Address: cutroplanning@yahoo.com

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: Kimberly Paez Date: 4/10/2024

PRINT NAME: Kimberly Paez Date: 4/10/2024

Signature of Consultant/Representative: _____ Date: 4/15/24

PRINT NAME: Jenna Martinetti Date: 4/15/24

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 Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing Calvin Giordano & Assoc. 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 10th day of April 2024

Alexandra J. Argueza

Notary Public
State of Florida

ALEXANDRA J. ARGUEZA
Notary Public - State of Florida
Commission # HH 356971
My Comm. Expires Mar 15, 2027
Bonded through National Notary Assn.

Kimberly Paez
Signature of Current Owner

Kimberly Paez
Print Name

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

Memorial Healthcare System

MEMORIAL REGIONAL HOSPITAL • MEMORIAL REGIONAL HOSPITAL SOUTH • JOE DIMAGGIO CHILDREN'S HOSPITAL
MEMORIAL HOSPITAL WEST • MEMORIAL HOSPITAL MIRAMAR • MEMORIAL HOSPITAL PEMBROKE

April 4, 2024

To Whom It May Concern:

Please be advised that the following employees are authorized to sign Permit Applications, Notices of Commencement, and other construction documents, as required for the Memorial Healthcare System:

Mark Greenspan, Vice President, Construction & Property Management
Carmen Gonzalez, Director, Construction Services
Marta McNab, Assistant Director, Construction Services
Kim Paez, Assistant Director, Construction Services
Michelle Acherman, Project Manager, Construction Services
Ines Castillo Maguina Senior Project Manager, Construction Services
Leetal Dana, Project Manager, Construction Services
Berna Espinoza, Senior Project Manager, Construction Services
Rebeca Kanakis, Senior Project Manager, Construction Services
Francisco Robles, Senior Project Manager, Construction Services
Rebecca Smith, Senior Project Manager, Construction Services
Adam Mayle, Administrative Director Facilities Management

If you have any questions, please feel free to contact me at 954-265-8673.

Sincerely,

Mark Greenspan
Vice President,
Construction & Property Management

ALEXANDRA J. ARGUEZA
Notary Public - State of Florida
Commission # HH 356971
My Comm. Expires Mar 15, 2027
Bonded through National Notary Assn.

Alexandra J. Argueza
Commission #HH 356971

MEMORIAL REGIONAL HOSPITAL SURGICAL & CRITICAL CARE TOWER EXPANSION

INDEX OF DRAWINGS

Sheet Number	SHEET NAME	04/15/2024 - PTAC
ARCHITECTURE		
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A03	LEVEL 01 OVERALL FLOOR PLAN	
A04	LEVEL 02 OVERALL FLOOR PLAN	
A05	LEVEL 03 OVERALL FLOOR PLAN	
A06	LEVEL 04 OVERALL FLOOR PLAN	
A07	LEVEL 05, 06, 07 & 08 OVERALL FLOOR PLAN	
A08	PENTHOUSE & ROOF OVERALL FLOOR PLAN	
A09	EXTERIOR SELECTIONS AND PERSPECTIVES	
A10	OVERALL BUILDING ELEVATIONS	
A11	OVERALL BUILDING ELEVATIONS	
A12	ELEVATION SIGHT LINES	
S01	ALTA ACSM LAND TITLE SURVEY MAP OF BOUNDARY SURVEY	
S02	ALTA ACSM LAND TITLE SURVEY MAP OF BOUNDARY SURVEY	
S03	ALTA ACSM LAND TITLE SURVEY MAP OF BOUNDARY SURVEY	
S04	ALTA ACSM LAND TITLE SURVEY MAP OF BOUNDARY SURVEY	
S05	ALTA ACSM LAND TITLE SURVEY MAP OF BOUNDARY SURVEY	
SP-100	OVERALL SITE PLAN	
SP-200	PROJECT AREA SITE PLAN	
SP-301	HARDSCAPE PAVING PLAN	
SP-302	HARDSCAPE PAVING DESIGN	
SP-401	ENLARGEMNT PLANS - CORNER PLAZA	
SP-402	ENLARGEMNT PLANS - CORNER PLAZA	
C06	UTILITY PLAN	
C07	UTILITY DETAILS	
C08	UTILITY DETAILS	
C09	UTILITY DETAILS	
C10	SIGNING AND PAVEMENT MARKING PLAN	
C11	STORMWATER POLLUTION PREVENTION PLAN	
C12	SIGNING AND PAVEMENT MARKING DETAILS	
C13	STORMWATER POLLUTION PREVENTION PLAN NOTES & SPECIFICATIONS	
C14	STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR FORMS	
LD-001	TREE AND PALM DISPOSITION NOTES AND SCHEDULES	
LD-002	TREE AND PALM DISPOSITION PLAN	
L-001	PROPOSED PLANTING NOTES AND SCHEDULE	
L-100	OVERALL PLANTING PLAN	
L-401	ENLARGEMENT PLANTING PLANS – CORNER PLAZA	

BUILDING SUMMARY

PROJECT INFORMATION

PROJECT NAME: MRH - SURGICAL & CRITICAL CARE TOWER EXPANSION
ADDRESS: 3501 JOHNSON STREET, HOLLYWOOD, FL. 33021
PROPOSED USE: HOSPITAL
OWNER-CONTACT PERSON: KIM PAEZ
PHONE: 954.265.8672

APPLICABLE CODES

- BUILDING CODE: FBC 2020 (7TH EDITION)
- MECHANICAL: FBC, MECHANICAL, 2020 (7TH EDITION)
- PLUMBING: FBC, PLUMBING, 2020 (7TH EDITION)
- ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE NFPA 70
- ENERGY CODE: FBC, ENERGY CONSERVATION, 2020 (7TH EDITION)
- LIFE SAFETY CODE: NFPA 101 - LIFE SAFETY CODE - 2012 AND 2015
- FIRE CODE:
  - -NFPA 1 - FLORIDA FIRE PREVENTION CODE 2020
  - -FIRE MARSHALL'S RULE 69A-3.012 F.A.C.
- STATE/CITY AMENDMENTS: HOLLYWOOD, FLORIDA, CODE OF ORDINANCES.
- ACCESSIBILITY CODE: FBC, ACCESIBILITY, 2020 (7TH EDITION)
- FGI GUIDELINES FOR DESIGN AND CONSTRUCTION OF HEALTHCARE FACILITIES, 2018 EDITION

BUILDING PLANNING

OCCUPANCY: I-2 INSTITUTIONAL (FBC) - HEALTHCARE (NFPA 101)
MIXED OCCUPANCY? NO
REQUIRED FIRE SEPARATION: 2 HOUR

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE: I-A / I-332 - UNLIMITED (NOT COMBUSTIBLE AND RATED)
STRUCTURAL FRAME AND FLOOR CONSTRUCTION 1 HOUR DEDUCTION FOR FULLY SPRINKLERED BUILDINGS

ESSENTIAL FACILITY (CHAPTER 16, IBC)

ESSENTIAL FACILITY? YES

GENERAL BUILDING LIMITATIONS

HIGH RISE? YES

ITEM	FBC	ACTUAL / PROVIDED
HEIGHT OF BUILDING	UNLIMITED	119'-11" (ROOF) - 105'-7" (OCC FLR)
NUMBER OF STORIES	UNLIMITED	8 STORIES
MAX SINGLE FLOOR AREA	UNLIMITED	289,595 SF
TOTAL AREA OF BUILDING	UNLIMITED	409,145 SF (NEW) 35,296 SF (MAJOR R(NOVATION) 11,288 SF (MINOR RENOVATION)
PENTHOUSE AND ROOF STRUCTURE	UNLIMITED	119'-11" (MECH PENTHOUSE)
PARKING SPACES	STD: N/A ACC: N/A TTL: N/A	STD: N/A ACC: N/A TTL: N/A

FIRE PROTECTION SYSTEMS

- FIRE EXTINGUISHING SYSTEM: YES
- STANDPIPE SYSTEM: YES
- SMOKE CONTROL:
  - POST-FIRE EVACUATION
  - STAIR SHAFT PRESSURIZATION
  - ELEVATOR HOISTWAY PROTECTION BY (RESSURIZATION - FBC SECTION 909.21

TYPE: APPROVED AUTOMATIC SPRINKLER SYSTEM (AASS)
CLASS: I

CITY OFFICIALS

MAYOR
JOSH LEVY

CITY MANAGER
GEORGE KELLER

COMMISIONERS
CARYL S. SHUMAN
LINDA HILL ANDERSON
TRACI L. CALLARI
ADAM GRUBER
KEVIN D. BIEDERMAN
IDELMA QUINTANA

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
HOLLYWOOD HILLS 6-22 B ALL OF BLKS 46,47,48,POR OF BLK 82,83,84,85 AS IN OR 46465/713 TOG W/STS & ALLEYS VAC IN DB 764/208 & 21384/16 & A POR OF ALLEY DESC'D IN OR 48015/989, TOG W/POR OF BLK 15,16,17 DESC AS BEG NW COR LOT 37 BLK 17, E 215,S 790,E 85,S 125,W 190, N 140,W 110,N 775 TO POB,TOG W/LOT 32 BLK 16

MEETING DATES

Board / Committee	Date
P.A.C.O.	05/22/2023
PRELIMINARY TAC SUBMITTAL	04/15/2024
PRELIMINARY TAC MEETING	05/06/2024
FINAL TAC SUBMITTAL	XX/XX/2024
FINAL TAC MEETING	XX/XX/2024
PLANNING DEVELOPMENT BOARD	XX/XX/2024

LEGEND

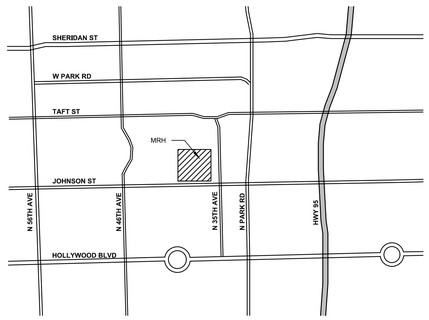
MATERIALS

- CONCRETE/ PRECAST CONCRETE
- SOIL
- SAND, EIFS FINISH COAT, OR CEMENT PLASTER
- CMU
- STONE
- GLASS MINERAL FIBER BATT INSULATION
- GLASS MINERAL FIBER SEMI RIGID INSULATION
- MINERAL WOOL SEMI RIGID INSULATION
- EXPANDED POLYSTYRENE RIGID INSULATION
- EXTRUDED POLYSTYRENE RIGID INSULATION
- POLYISOCYANURATE RIGID INSULATION
- GYPSUM BOARD
- EXTERIOR GYPSUM SHEATHING
- EXTERIOR CEMENT BOARD
- COATED GLASS MAT WATER RESISTANT GYP BD
- PLYWOOD
- COVER BOARD

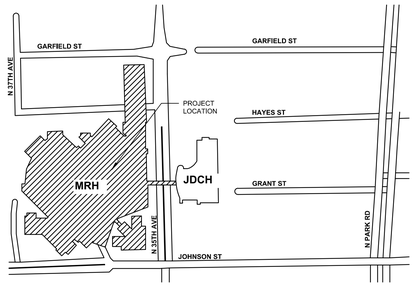
DRAWING SYMBOLS

- ROOM NAME XXXXX — ROOM NAME/NUMBER
- X — EXISTING COLUMN CENTERLINE
- X — COLUMN CENTERLINE
- 01 A0.XX — BUILDING WALL SECTION
- A0.XX — ELEVATION
- 01 A0.XX — SECTION DETAIL
- 01 A0.XX — PLAN, BLOW-UP DETAIL
- INTERIOR ELEVATION INDICATOR
- EDGE OF SLAB
- FACE OF BUILDING
- BUILDING EXPANSION JOINT
- CMU WALL
- NEW WALL
- EXISTING WALL
- DEMO WALL
- 1 HOUR FIRE WALL
- 2 HOUR FIRE WALL
- 3 HOUR FIRE WALL
- NON-RATED SMOKE WALL
- 1 HOUR SMOKE WALL
- 2 HOUR SMOKE WALL
- 1 HOUR SHAFT WALL
- 2 HOUR SHAFT WALL

VICINITY MAP



LOCATION MAP



SITE NOTES

1. LIGHTING FOOTCANDLES ARE NOT TO EXCEED 1fc AT ANY PROPERTY LINE. THIS IS FURTHER LIMITED TO 0.5fc WHERE ADJACENT TO RESIDENTIAL PROPERTY.
2. THIS PROJECT IS INTENDED TO COMPLY WITH THE CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE.

© 2023 HKS, INC.

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
225 EAST ROBINSON ST, SUITE #405
ORLANDO, FL 32801

CIVIL & LANDSCAPE
CGA SOLUTIONS
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS
14335 COMMERCE WAY
MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS, INC.
800 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

TELECOM & EQUIPMENT
SMITH SECKMAN REID, INC.
2995 SIDCO DRIVE
NASHVILLE, TN 37204

OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

Memorial Regional Hospital
SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET. HOLLYWOOD, FL 33021

STATE OF FLORIDA — JONATHAN G. BORRELL — LICENSED ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JONATHAN G. BORRELL ON 04/15/2024 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KEY PLAN

REVISION

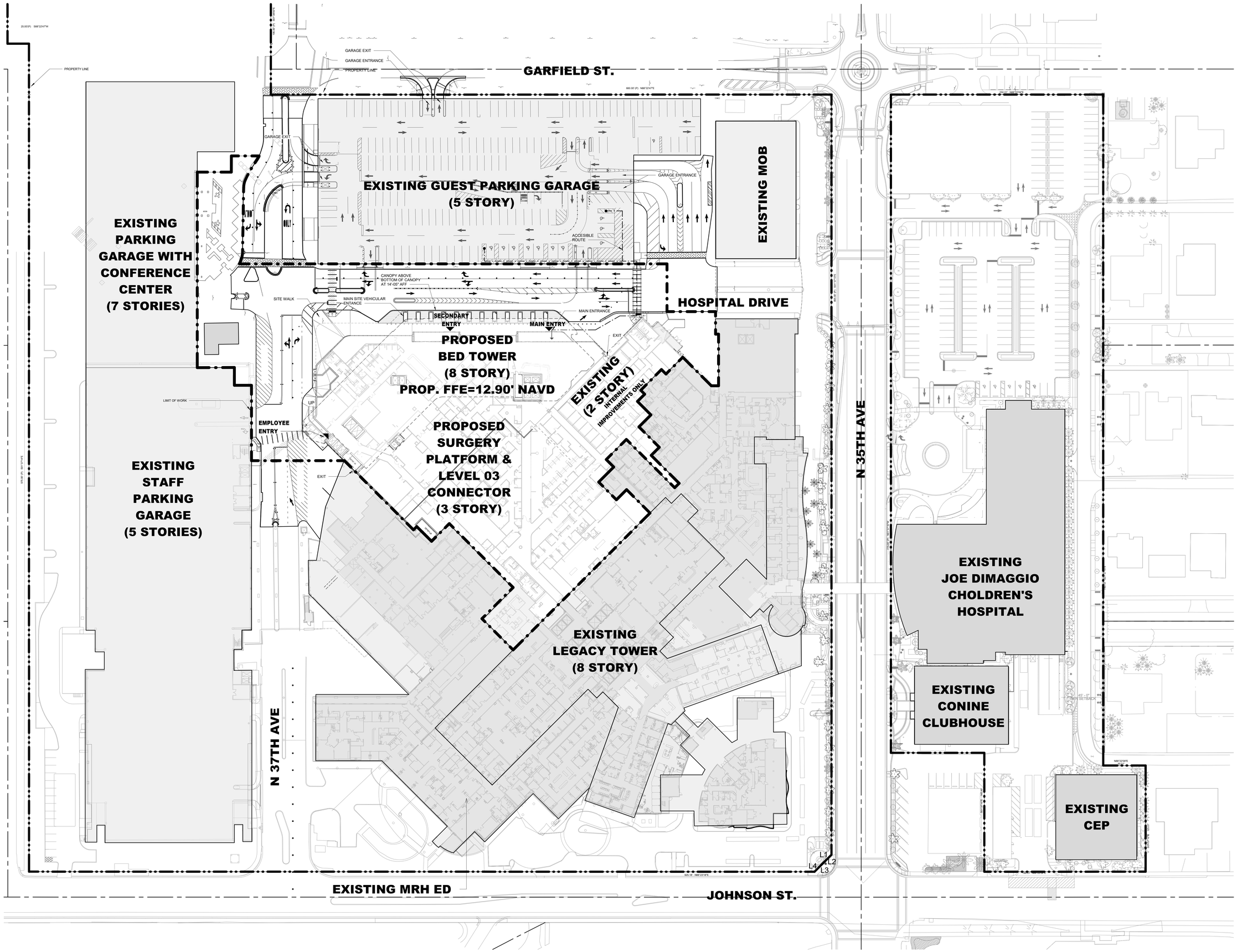
NO.	DESCRIPTION	DATE

AHCA CLIENT CODE/ FILE NO:
23/100038
AHCA PROJECT ID:
15005
HKS PROJECT NUMBER
23459.000
DATE
APRIL 15, 2024
ISSUE
PRELIMINARY TAC

SHEET TITLE
COVER, PROJ INFO, INDEX OF DRAWINGS

SHEET NO.
A01

TITLE BLOCK VERSION: 20210830
PRINT DATE: 4/11/2024 9:48:19 PM TEMPLATE VERSION: 21.0.0.20200831 MODEL: Autodesk Docs://23459.000_MRH Surgery ICU Tower 2023/A_MRH_SURGERY/CUTOWER_SHELL&CORE_2023.rvt



01 ARCHITECTURAL SITE PLAN
1" = 40'-0"

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HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
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ORLANDO, FL 32801

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SMITH SECKMAN REID, INC.
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NASHVILLE, TN 37204

OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

Memorial Regional Hospital

SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

STATE OF FLORIDA
JONATHAN G. BORRELL
AR99092
REGISTERED ARCHITECT

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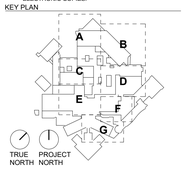
KEY PLAN



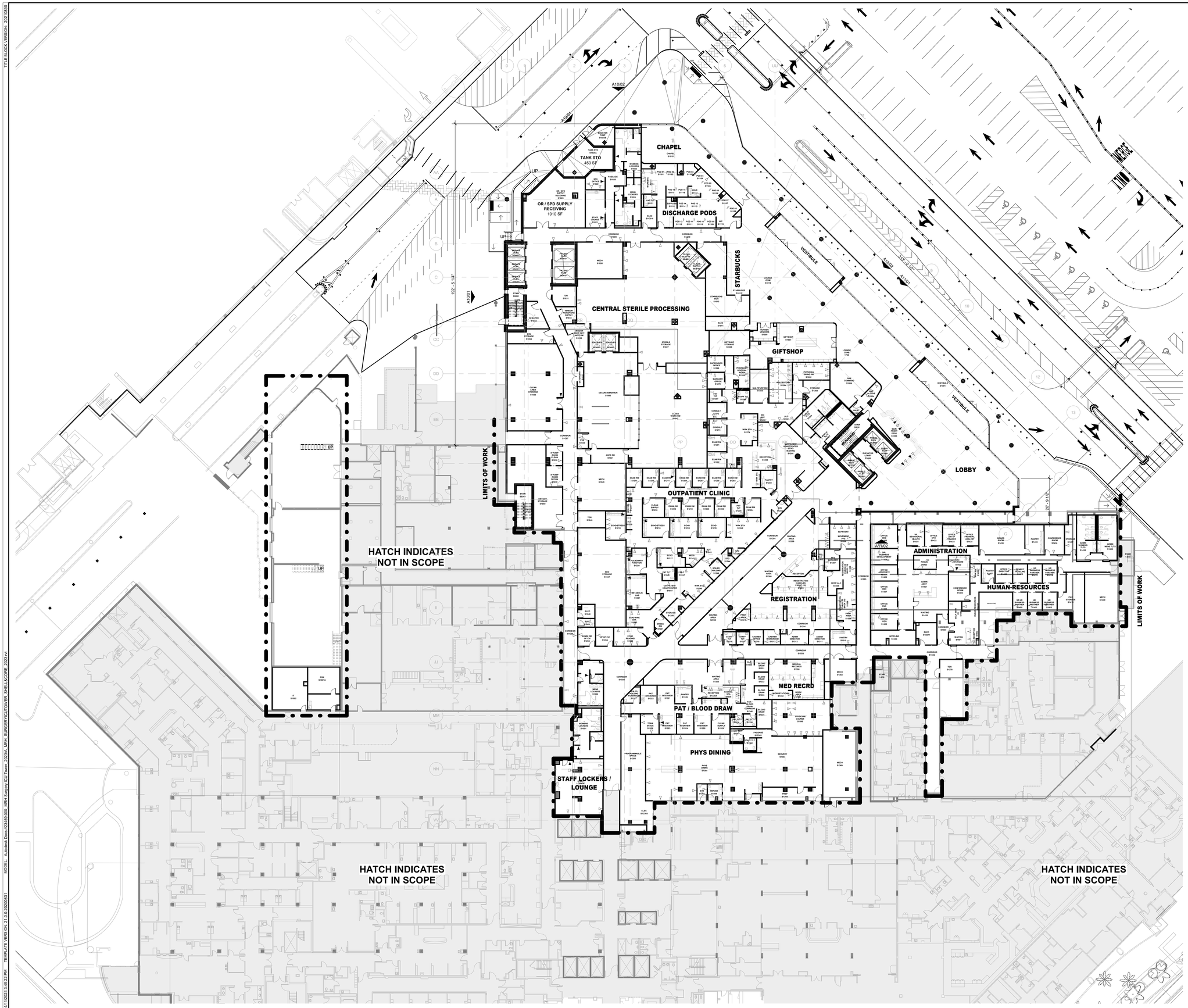
REVISION

NO.	DESCRIPTION	DATE

AHCA CLIENT CODE/ FILE NO:
23/100038
AHCA PROJECT ID:
15005
HKS PROJECT NUMBER
23459.000
DATE
APRIL 15, 2024
ISSUE
PRELIMINARY TAC

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.
A02



01 LEVEL 01 OVERALL FLOOR PLAN
3/64" = 1'-0"

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HKS

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2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

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14335 COMMERCE WAY
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Memorial Regional Hospital

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STATE OF FLORIDA
JONATHAN G. BORRELL
AR99092
REGISTERED ARCHITECT

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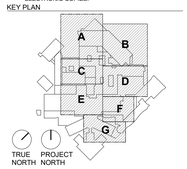
KEY PLAN



REVISION

NO.	DESCRIPTION	DATE

AHCA CLIENT CODE/ FILE NO:
23/100038

AHCA PROJECT ID:
15005

HKS PROJECT NUMBER
23459.000

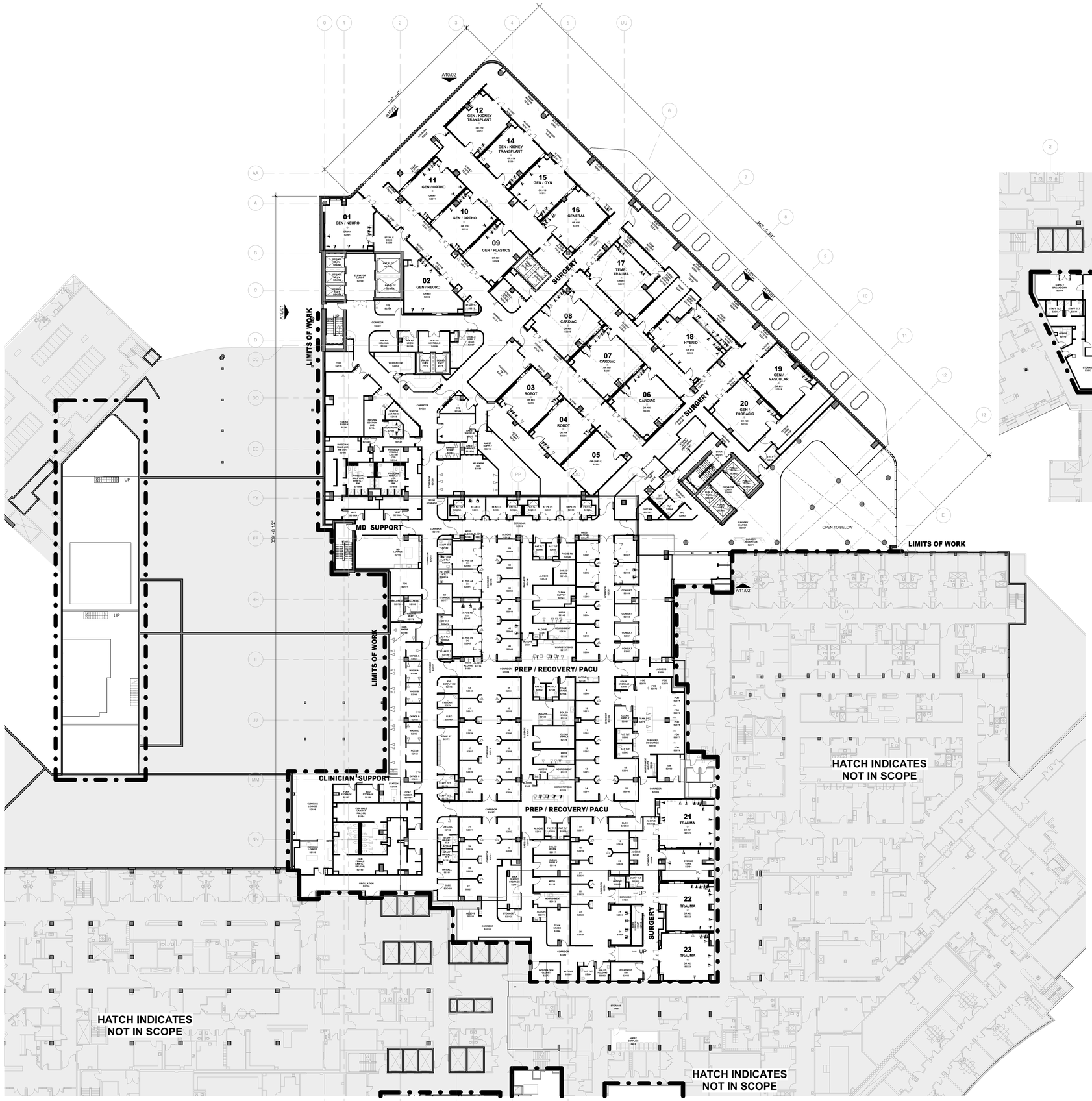
DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

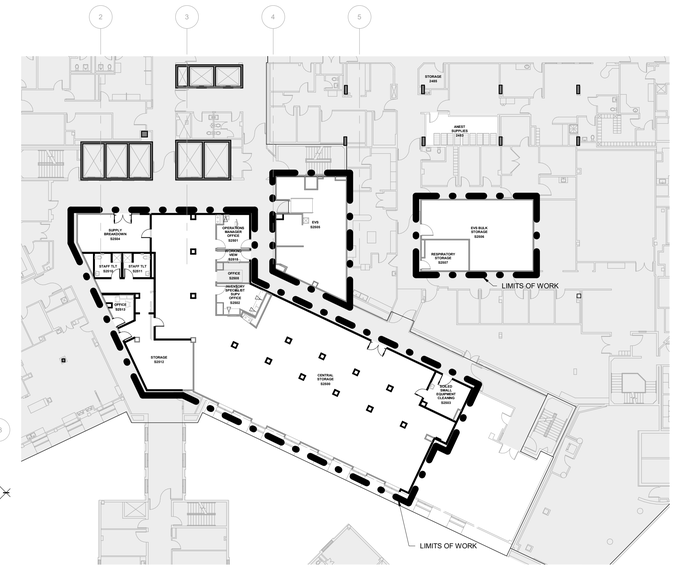
SHEET TITLE
LEVEL 01 OVERALL FLOOR PLAN

SHEET NO.
A03

TITLE BLOCK VERSION: 20210930
PRINT DATE: 4/11/2024 3:48:22 PM TEMPLATE VERSION: 21.0.0.20200831 MODEL: Autodesk Docs://23459.000_MRH Surgery/IQ1 Tower 2023A_MRH_SURGERYCUTOVER_SHELLSCORE_2023.rvt



01 LEVEL 02 OVERALL FLOOR PLAN
3/64" = 1'-0"



02 LEVEL 02 OVERALL DEPARTMENTAL FLOOR PLAN
3/64" = 1'-0"

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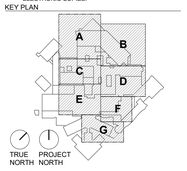

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SHEET TITLE
LEVEL 02 OVERALL FLOOR PLAN

SHEET NO.
A04

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01 LEVEL 03 OVERALL FLOOR PLAN

3/64" = 1'-0"

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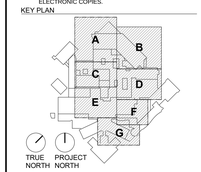

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HKS PROJECT NUMBER
23459.000

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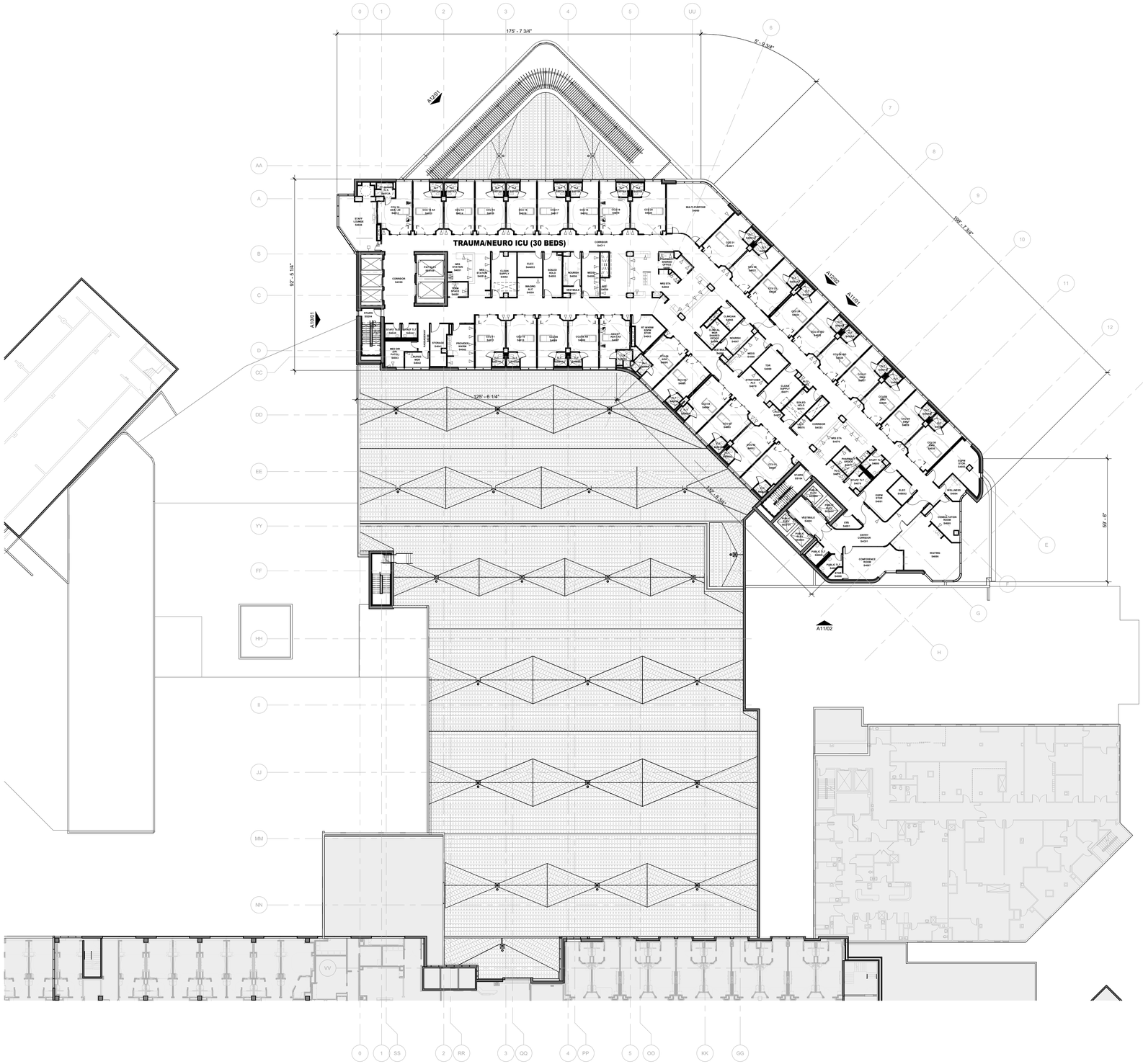
SHEET TITLE
LEVEL 03 OVERALL FLOOR PLAN

SHEET NO.
A05

TITLE BLOCK VERSION: 20210930
PRINT DATE: 4/11/2024 3:49:41 PM TEMPLATE VERSION: 21.0.0.20200831 MODEL: Autodesk Docs://23459.000 MRH Surgery ICU Tower 2023/A_MRH -SURGERYICUTOWER_SHELL&CORE_2023.rvt



01 LEVEL 04 OVERALL FLOOR PLAN
3/64" = 1'-0"

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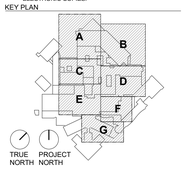

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23459.000
DATE
APRIL 15, 2024
ISSUE
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SHEET TITLE
LEVEL 04 OVERALL FLOOR PLAN

SHEET NO.
A06

TITLE BLOCK VERSION: 20210930
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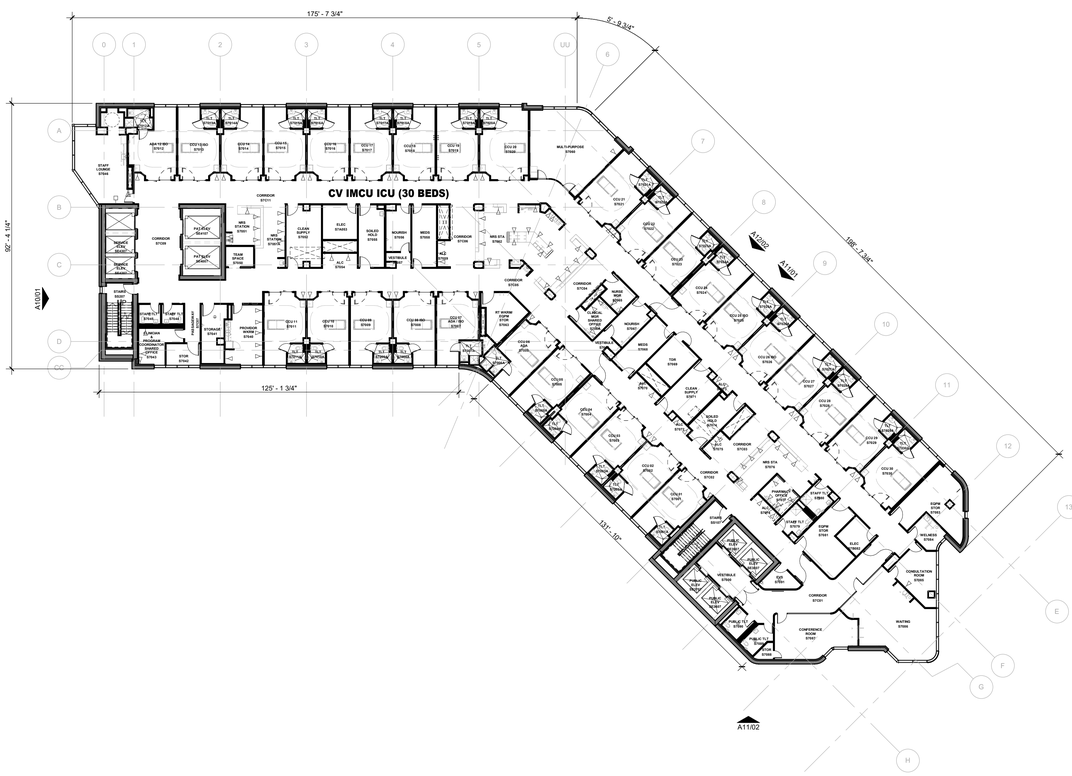
04 LEVEL 08 OVERALL FLOOR PLAN
3/64" = 1'-0"

02 LEVEL 06 OVERALL FLOOR PLAN
3/64" = 1'-0"



03 LEVEL 07 OVERALL FLOOR PLAN
3/64" = 1'-0"

01 LEVEL 05 OVERALL FLOOR PLAN
3/64" = 1'-0"

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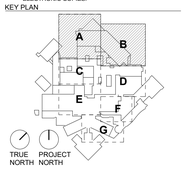

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AHCA PROJECT ID:
15005

HKS PROJECT NUMBER
23459.000

DATE
APRIL 15, 2024

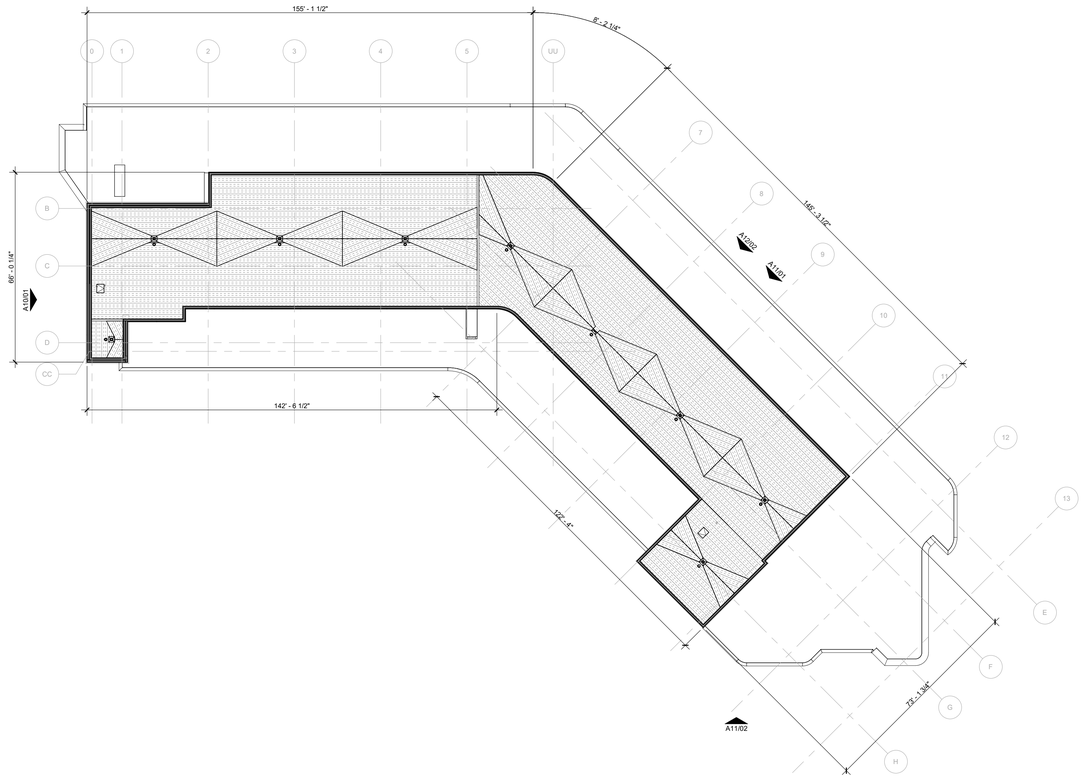
ISSUE
PRELIMINARY TAC

SHEET TITLE
LEVEL 05, 06, 07 & 08 OVERALL FLOOR PLAN

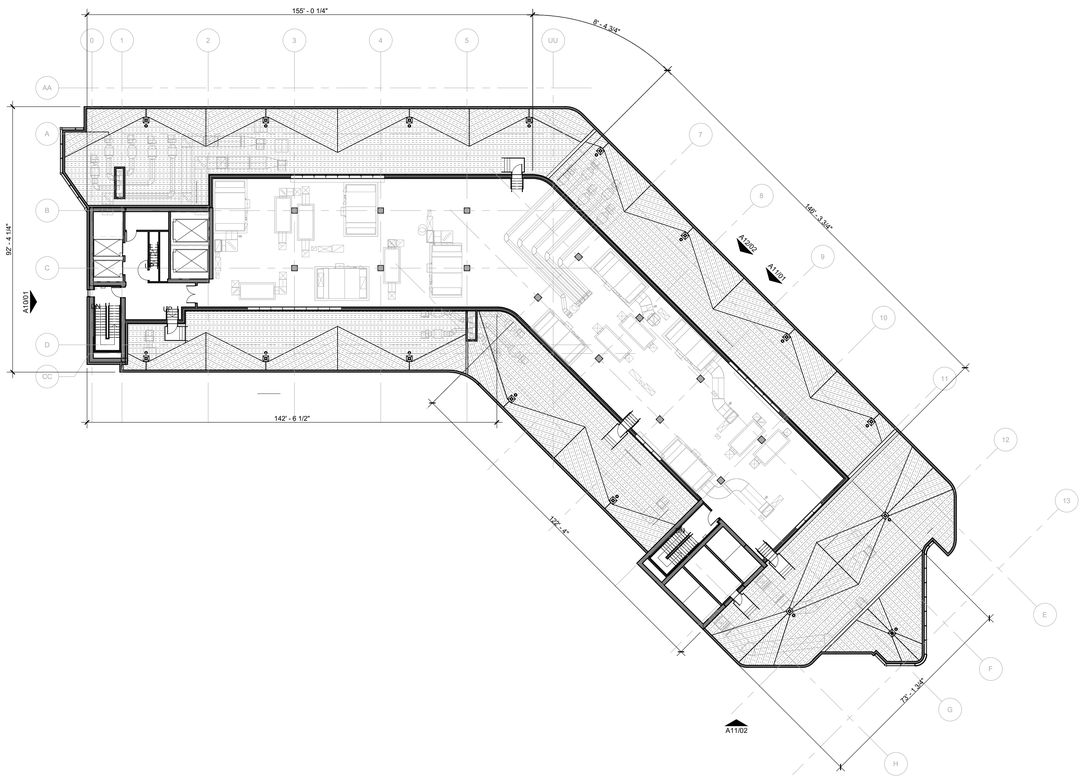
SHEET NO.
A07

TITLE BLOCK VERSION: 20210930

PRINT DATE: 4/11/2024 3:49:58 PM TEMPLATE VERSION: 21.0.0.20200831 MODEL: Autodesk Docs://23459.000_MRH Surgery (CL) Tower 2023/A_MRH_SURGERYCLTOWER_SHELLACORE_2023.rvt



02 PENTHOUSE ROOF OVERALL PLAN
3/64" = 1'-0"



01 PENTHOUSE LEVEL & ROOF OVERALL FLOOR PLAN
3/64" = 1'-0"

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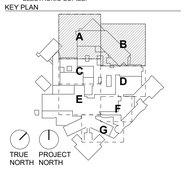

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23/100038
AHCA PROJECT ID:
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HKS PROJECT NUMBER
23459.000
DATE
APRIL 15, 2024
ISSUE
PRELIMINARY TAC

SHEET TITLE
PENTHOUSE & ROOF OVERALL FLOOR PLAN

SHEET NO.
A08

TITLE BLOCK VERSION: 20210930
PRINT DATE: 4/17/2024 5:00:02 PM TEMPLATE VERSION: 21.0.0.20200331 MODEL: Autodesk Docs://23459.000_MRH Surgery ICU Tower_2023/A_MRH_SURGERYICUTOWER_SHELL&CORE_2023.rvt

ABBREVIATIONS	EXTERIOR MATERIALS LEGEND												
	ARCHITECTURAL PRECAST CONCRETE	SOFFIT ASSEMBLIES	GLAZING			ROOFING SYSTEMS		ARCHITECTURAL METAL FINISHES	SILICONE ELASTOMERIC COATING	MANUFACTURED METAL CANOPIES	ALUMINUM COPINGS AND FLASHINGS	DIRECT BOND PLASTER SYSTEM	EXTERIOR PAINT COLORS	CAST IN PLACE CONCRETE	CEMENT PLASTER SYSTEM
CJ - CONTROL JOINT DJ - DEFLECTION JOINT EJ - EXPANSION JOINT PJ - PANEL JOINT	- PC01 - PC02 - PC03	- ESA01 - ESA02	- GL01 - GL02 - GL03 - GL04 - GL05			- ERA01 - ERA02		- AMF01 - AMF02	- SEC01	- MMC01	- CP01	- DBPS01	- XPT01	- CIPC01	- CPS01

03 EXTERIOR PERSPECTIVE 03
6" = 1'-0"

EXTERIOR MATERIAL MATRIX

REVISION	SPECIFICATION	MARK	BASIS OF DESIGN	MODEL/COLOR	PATTERN/TEXTURE	LOCATION	FPA / NOA	FPA / NOA EXP.	COMMENTS
ARCHITECTURAL METAL FINISH (AMF)									
	- GENERAL SELECTIONS	AMF01	PPG DURANAR	BONE WHITE UC43350	ORGANIC COATING - KYNAR 2 COAT	MULLIONS, ALUMINUM COPINGS, MULLION EXTENSION	NA	NA	
	- GENERAL SELECTIONS	AMF02	PPG DURANAR	DOVE GRAY UC109848	ORGANIC COATING - KYNAR 2 COAT	SHADOW BOX, TRIM, EDGE AND FRAME DETAIL ON BUILDING FACADE	NA	NA	
ARCHITECTURAL PRECAST CONCRETE									
	DIVISION 03	PC01	GATE PRECAST	3082	FLAT PANEL / TEXTURE: LIGHT SAND BLAST	LEVELS 01 AND 02	23-0802.01	09.24.2024	
	DIVISION 03	PC02	GATE PRECAST	3082	FLAT PANEL / TEXTURE: MEDIUM SAND BLAST	LEVELS 01 AND 02	23-0802.01	09.24.2024	
	DIVISION 03	PC03	GATE PRECAST	3082	FITZGERALD FORMLINER - 14385 PORTLAND RIB (NARROW PATTERN)	STAIR TOWER	23-0802.01	09.24.2024	
CAST IN PLACE CONCRETE									
	DIVISION 03	CIPC01	TBD	WHITE / CLASS A	LIGHT SAND BLAST	EXPOSED ROUND COLUMNS	NA	NA	TRAFFIC COATING TO BE APPLIED TO SKYWARD FACING SURFACE IF REQUIRED
CEMENT PLASTER SYSTEM									
	DIVISION 07	CPS-01	STO CORP - STO POWERWALL HI	COLOR TO MATCH PC-01 - STO 16071	SMOOTH FINISH	REFER TO DRAWINGS	23-0518.03	08.03.2028	
DIRECT BOND PLASTER SYSTEM									
	DIVISION 07	DBPS-01	STO CORP - STO POWERWALL HI	COLOR TO MATCH PC-01 - STO 16071	SMOOTH FINISH	REFER TO DRAWINGS	23-0518.03	08.03.2028	
EXTERIOR SOFFIT									
07 4293.16	DIVISION 07	ESA01	TAKTL	UHPC - PLATINUM 75	SMOOTH FINISH	MAIN ENTRANCE CANOPY	21-0408.05	06.22.2025	SEALER: MICROSEAL
07 4293	DIVISION 07	ESA02	LONGBOARD	ALUMINUM - WOODGRAIN	V-GROOVE SOFFIT SYSTEM	LEVEL 01 AND 03	22-0209.01	01.26.2028	
FORMED METAL WALL PANEL									
	DIVISION 07	FMWP01	LONGBOARD	GRAY PAINTED ALUMINUM	V-GROOVE WALL SYSTEM	LEVEL 01 AND 03	22-0209.01	01.26.2028	DOWSIL SILICONE - COLOR: GRAY/ COPING TO MATCH
ROOFING SYSTEMS									
	DIVISION 07	ERA01	SIPLAST POLY ISO INSULATION		TBD	LEVEL 03, 04, 09, PH ROOF	22-1020.11	05.13.2024	
	DIVISION 07	ERA02	WAUSAU TILE	HIDDEN LOK-DOWN SYSTEM	TBD	LEVEL 03 TERRACE	22-1020.09	04.14.2028	
SHEET METAL FLASHING AND TRIM									
	DIVISION 07	CP-01	OMG ROOFING PRODUCTS OR SIMILAR	AMF-01		AT PC-01 & PEIFS-01	NA	NA	
EXTERIOR ALUMINUM ENTRANCE DOOR									
	DIVISION 08	EXT01	CRL	SERIES BAL-350 HURRICANE RESISTANT MANUAL SWING DOORS - AMF01		REFER TO DRAWINGS	NA	NA	REFERENCE DRAWINGS FOR DIMENSIONS AND PROJECTIONS
	DIVISION 08	EXT02	TORMAX	TX9200 STORM IMPACT w/ IMOTION 2301 - AMF01		REFER TO DRAWINGS	20-0720.06	06.02.2025	REFERENCE DRAWINGS FOR DIMENSIONS AND PROJECTIONS
GLAZED ALUMINUM FRAMING SYSTEMS									
	DIVISION 08	GAFS01	CRAWFORD TRACEY CORPORATION	7SG		REFER TO DRAWINGS	NA	NA	GRAY GASKET, GRAY STRUCTURAL SILICONE JOINT, GRAY WEATHER SEAL, 1/2" MILL SPACER WITH GRAY SILICONE SEAL
	DIVISION 08	GAFS02	CRAWFORD TRACEY CORPORATION	9SG		REFER TO DRAWINGS	FL29520-R14	NA	GRAY GASKET, GRAY STRUCTURAL SILICONE JOINT, GRAY WEATHER SEAL, 1/2" MILL SPACER WITH GRAY SILICONE SEAL
	DIVISION 08	GAFS03	CRAWFORD TRACEY CORPORATION	45SG (INTERIOR USE ONLY)		INTERIOR VESTIBULE	FL29520-R14	NA	GRAY GASKET, GRAY STRUCTURAL SILICONE JOINT, GRAY WEATHER SEAL, 1/2" MILL SPACER WITH GRAY SILICONE SEAL
GLAZING									
	DIVISION 08	GL01	VITRO	1 7/16" INSULATING - LAMINATED VISION GLASS UNIT	SENTRYGLAS CLEAR	REFER TO DRAWINGS	NA	NA	
	DIVISION 08	GL02	VITRO	1 7/16" INSULATING - LAMINATED SHADOW BOX GLASS UNIT - AMF02	SENTRYGLAS CLEAR	REFER TO DRAWINGS	NA	NA	
	DIVISION 08	GL03	VITRO	1 7/16" INSULATING - LAMINATED VISION GLASS UNIT	GRADUATED WHITE - SENTRYGLAS EXPRESSIONS	PATIENT WAITING, MULTI-PURPOSE, STAFF LOUNGES ON TOWER	NA	NA	
	DIVISION 08	GL04	VITRO	1 7/16" INSULATING - LAMINATED SHADOW BOX GLASS UNIT - AMF02	GRADUATED WHITE - SENTRYGLAS EXPRESSIONS	PATIENT WAITING, MULTI-PURPOSE, STAFF LOUNGES ON TOWER	NA	NA	
	DIVISION 08	GL05	VITRO	1 7/16" INSULATING - LAMINATED VISION GLASS UNIT		RAILINGS	NA	NA	
STEEL DOORS									
	DIVISION 08	SD01	STEEL CRAFT	H SERIES DOUBLE FLUSH OUTSWING COMMERCIAL STEEL DOORS - L.M.I		REFER TO DRAWINGS	22-0427.02	05.05.2028	
	DIVISION 08	SD02	STEEL CRAFT	H SERIES SINGLE FLUSH OUTSWING COMMERCIAL STEEL DOORS - L.M.I		REFER TO DRAWINGS	22-0427.01	05.05.2028	
	DIVISION 08	SD03	STEEL CRAFT	H SERIES H16-4 FL 8080 DOUBLE OUTSWING COMMERCIAL STEEL LOUVERED DOORS - L.M.I		REFER TO DRAWINGS	20-1005.15	11.13.2023	
WALL LOUVERS									
	DIVISION 08	L101	CONSTRUCTION SPECIALTIES, INC.	DC-6174 / COLOR - AMF01		REFER TO DRAWINGS	23-0103.04	03.08.2027	
PAINTING									
	DIVISION 9 - 099100	XPT01	SHERWIN WILLIAMS	SW7016 MINDFUL GRAY		REFER TO DRAWINGS	NA	NA	
SILICONE ELASTOMERIC COATING									
	DIVISION 9 - 099653	SEC01	DOWSILL ALLGUARD SILICONE ELASTOMERIC COATING	TO MATCH SW7016 MINDFUL GRAY		TANK STORAGE ROOM	NA	NA	
MANUFACTURED METAL CANOPIES									
	DIVISION 10	MMC01	PERFECTION ARCHITECTURAL SYSTEMS (AVADEK SUB)	AMF01		LEVEL 03 TERRACE CANOPY	NA	NA	REFERENCE DRAWINGS FOR DIMENSIONS AND PROJECTIONS

02 EXTERIOR PERSPECTIVE 02
6" = 1'-0"

01 EXTERIOR PERSPECTIVE 01
6" = 1'-0"

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Memorial Regional Hospital
SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

STATE OF FLORIDA
JONATHAN G. BORRELL
AR99092
REGISTERED ARCHITECT

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AHCA CLIENT CODE/ FILE NO:
23/100038
AHCA PROJECT ID:
15005
HKS PROJECT NUMBER
23459.000
DATE
APRIL 15, 2024
ISSUE
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SHEET TITLE
EXTERIOR SELECTIONS AND PERSPECTIVES

SHEET NO.
A09

TITLE BLOCK VERSION: 20210930
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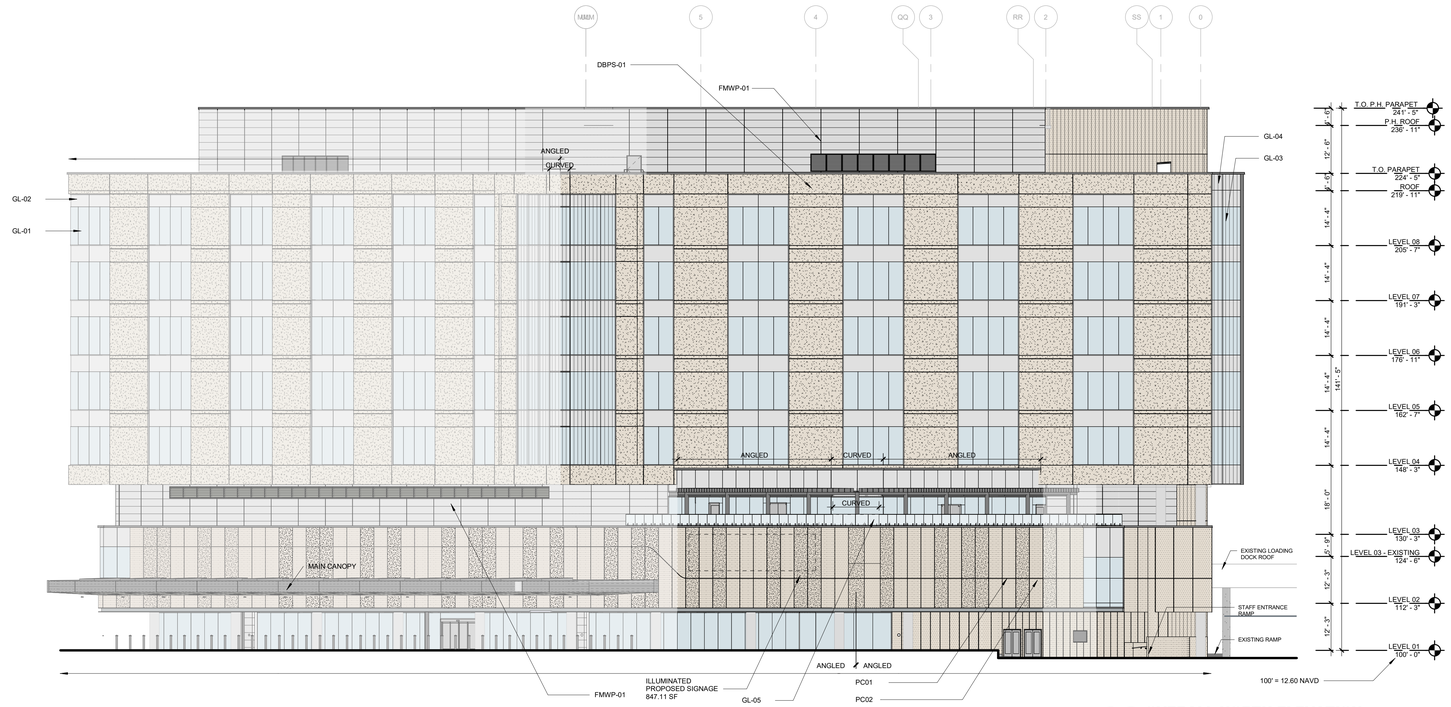
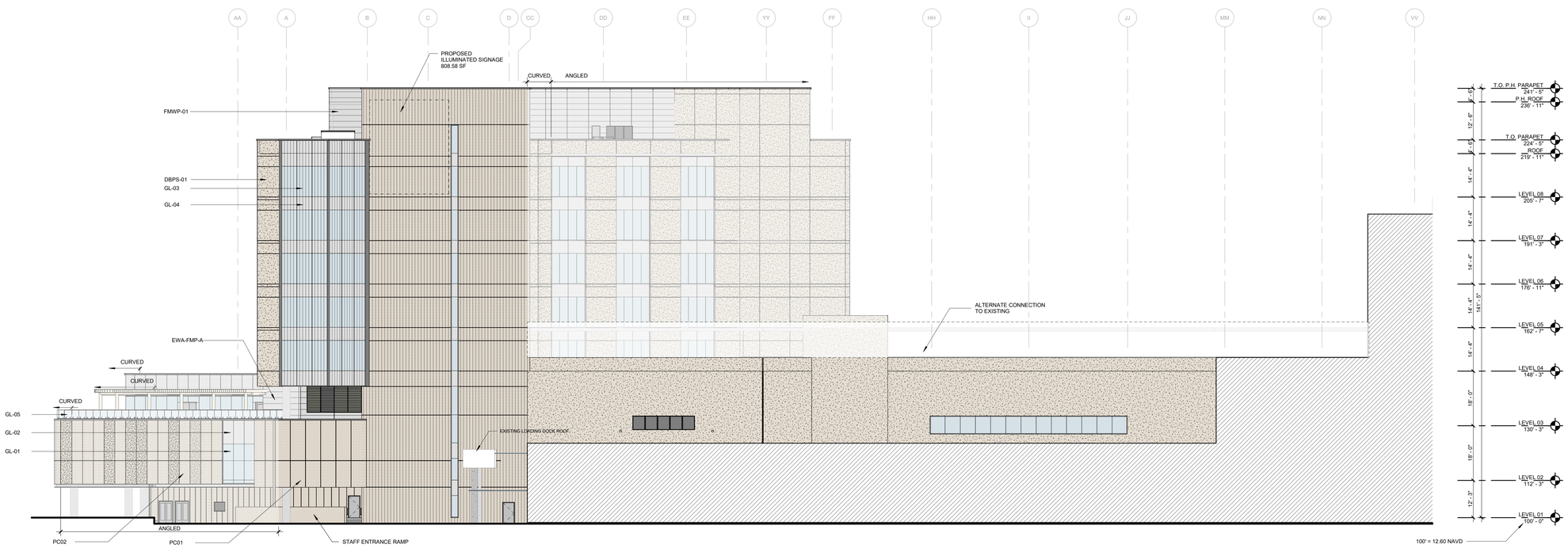
PRINT DATE: 4/11/2024 3:52:35 PM TEMPLATE VERSION: 21.0.0.20200831

ABBREVIATIONS	EXTERIOR MATERIALS LEGEND											
	ARCHITECTURAL PRECAST CONCRETE	SOFFIT ASSEMBLIES	GLAZING			ROOFING SYSTEMS		ARCHITECTURAL METAL FINISHES	SILICONE ELASTOMERIC COATING	MANUFACTURED METAL CANOPIES	ALUMINUM COPINGS AND FLASHINGS	DIRECT BOND PLASTER SYSTEM	EXTERIOR PAINT COLORS	CAST IN PLACE CONCRETE	CEMENT PLASTER SYSTEM
CJ - CONTROL JOINT DJ - DEFLECTION JOINT EJ - EXPANSION JOINT PJ - PANEL JOINT	- PC01 - PC02 - PC03	- ESA01 - ESA02	- GL01 - GL02 - GL03 - GL04 - GL05			- ERA01 - ERA02		- AMF01 - AMF02	- SEC01	- MMC01	- CP01	- DBPS01	- XPT01	- CIPC01	- CPS01



02 OVERALL NORTH ELEVATION
1/16" = 1'-0"



01 OVERALL WEST ELEVATION
1/16" = 1'-0"

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STATE OF FLORIDA
JONATHAN G. BORRELL
AR99092
REGISTERED ARCHITECT

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AHCA PROJECT ID:
15005
HKS PROJECT NUMBER
23459.000
DATE
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ISSUE
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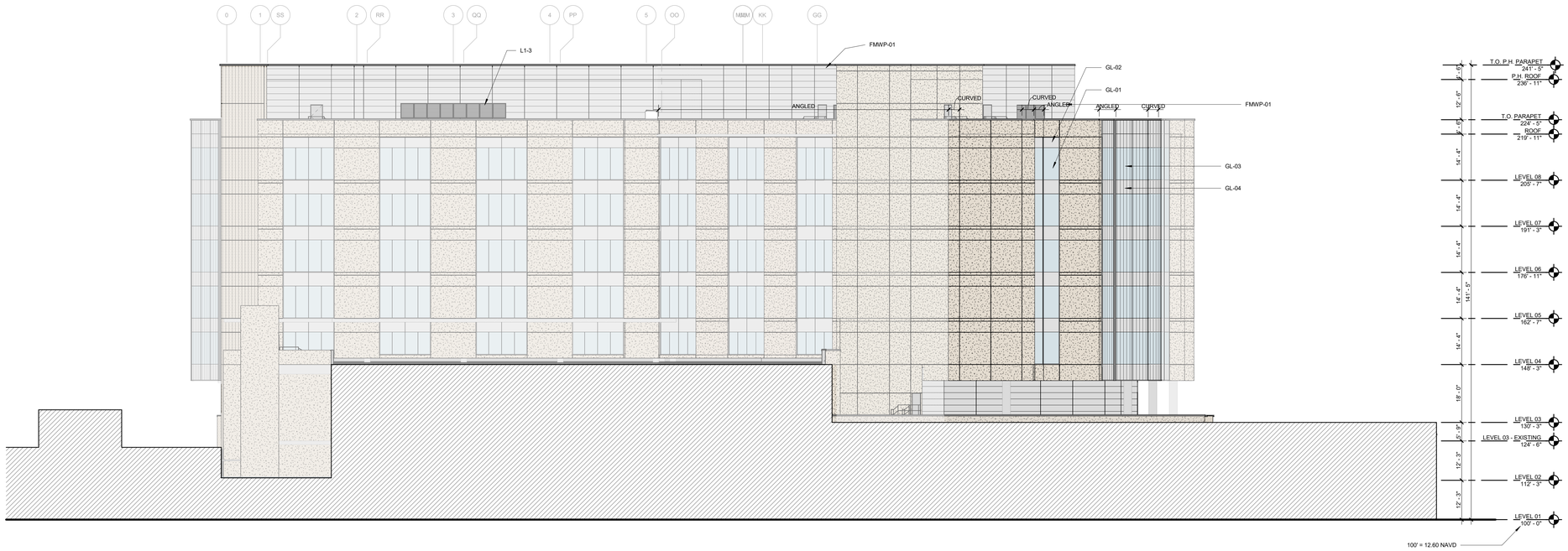
SHEET TITLE
OVERALL BUILDING ELEVATIONS

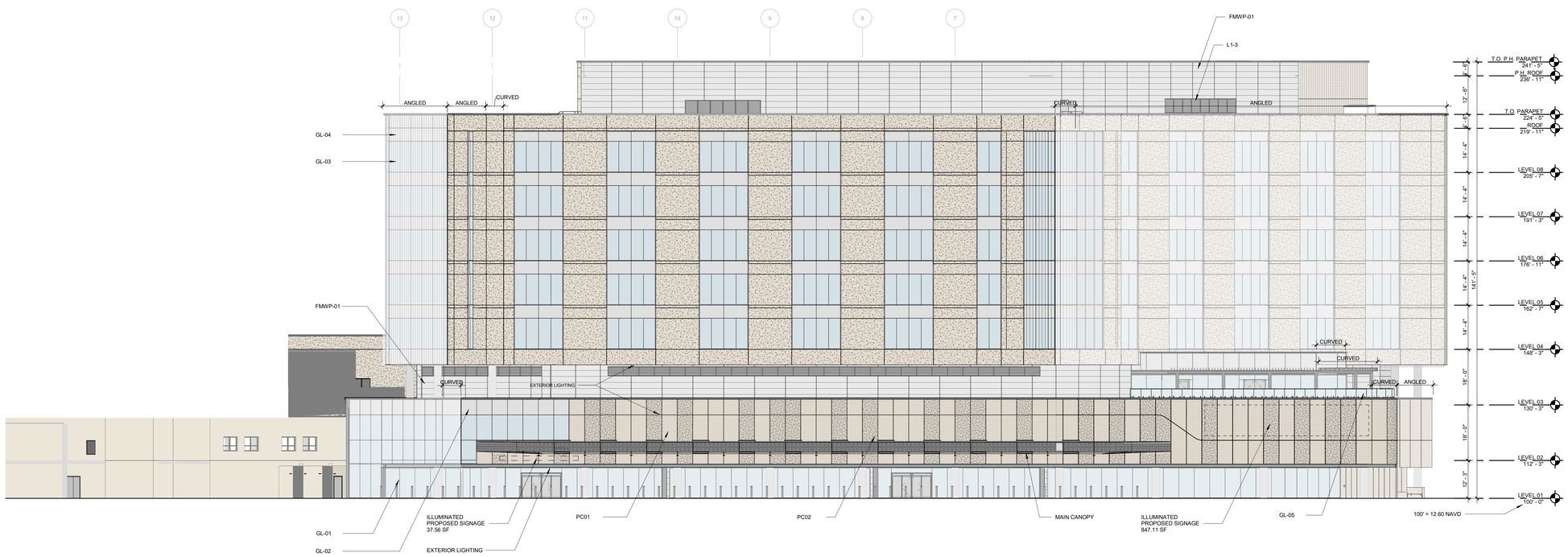
SHEET NO.
A10

TITLE BLOCK VERSION: 20210930
PRINT DATE: 4/17/2024 3:52:44 PM TEMPLATE VERSION: 21.0.0.20200331 MODEL - Autodesk Docs://2459.000_MRH Surgery/CU Tower_2023A_MRH_SURGERYCUTOWER_SHELLACORE_2023.rvt

ABBREVIATIONS	EXTERIOR MATERIALS LEGEND											
	ARCHITECTURAL PRECAST CONCRETE	SOFFIT ASSEMBLIES	GLAZING	ROOFING SYSTEMS	ARCHITECTURAL METAL FINISHES	SILICONE ELASTOMERIC COATING	MANUFACTURED METAL CANOPIES	ALUMINUM COPINGS AND FLASHINGS	DIRECT BOND PLASTER SYSTEM	EXTERIOR PAINT COLORS	CAST IN PLACE CONCRETE	CEMENT PLASTER SYSTEM
CJ - CONTROL JOINT DJ - DEFLECTION JOINT EJ - EXPANSION JOINT PJ - PANEL JOINT	- PC01 - PC02 - PC03	- ESA01 - ESA02	- GL01 - GL02 - GL03 - GL04 - GL05	- ERA01 - ERA02	- AMF01 - AMF02	- SEC01	- MMC01	- CP01	- DBPS01	- XPT01	- CIPC01	- CPS01



02 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



01 OVERALL NORTHEAST ELEVATION
1/16" = 1'-0"

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STATE OF FLORIDA
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15005
HKS PROJECT NUMBER
23459.000
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SHEET TITLE
OVERALL BUILDING ELEVATIONS

SHEET NO.
A11

TITLE BLOCK VERSION: 20210930
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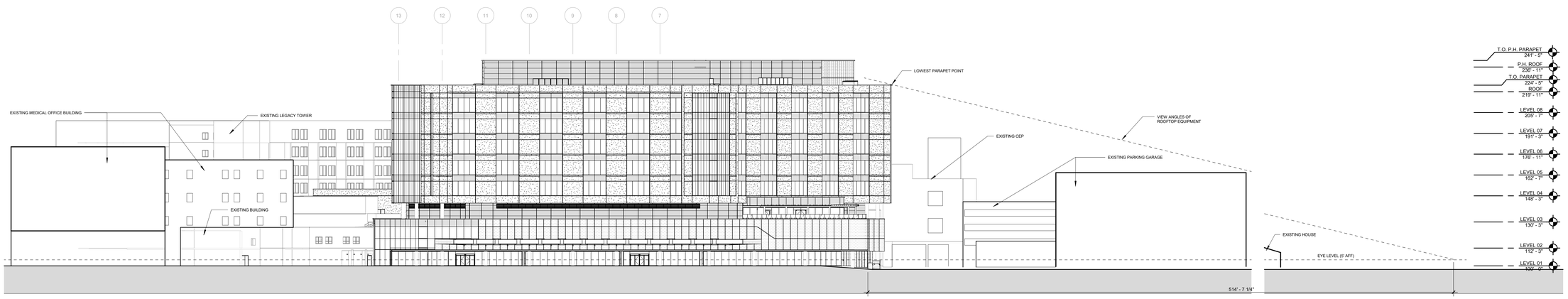
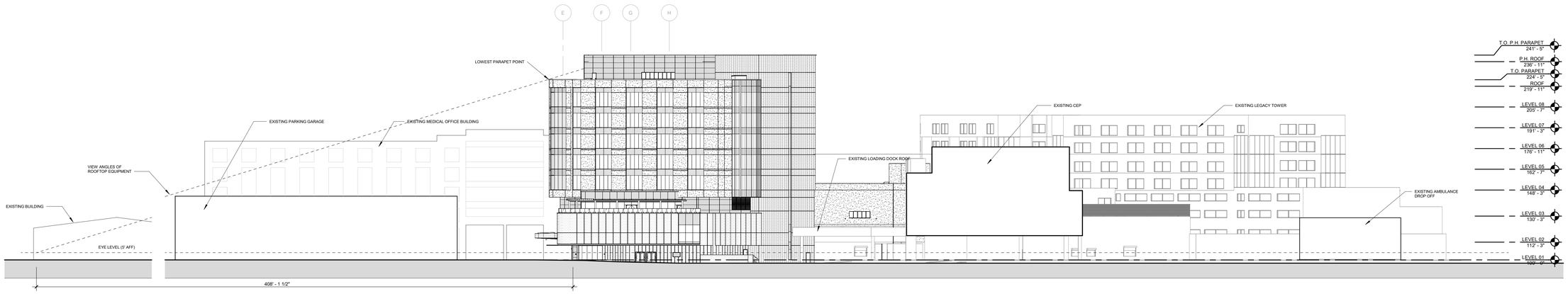


02 NORTH ELEVATION
1" = 30'-0"



01 WEST ELEVATION
1" = 30'-0"

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STATE OF FLORIDA
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AHCA PROJECT ID:
15005
HKS PROJECT NUMBER
23459.000
DATE
APRIL 15, 2024
ISSUE
PRELIMINARY TAC

SHEET TITLE
ELEVATION SIGHT LINES

SHEET NO.
A12

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TEMPLATE VERSION: 21.0.0.20200831
PRINT DATE: 4/11/2024 4:04:20 PM

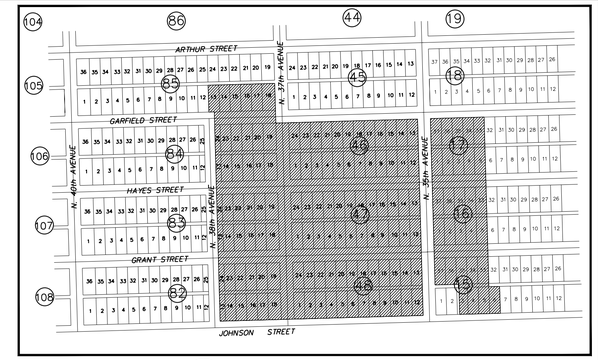
OWNERSHIP & ENCUMBRANCE REPORT

Paramount Title Services, Inc., Ownership and Encumbrance Report, Search No.: 23-803-1 Update 1, Dated: March 28th, 2024 at 11:00 P.M., Title Holder: South Broward Hospital District, a Florida body corporate and political subdivision of the State of Florida D/B/A Memorial Healthcare System, has been reviewed and the Encumbrances, as they pertain to survey matters are as follows:

1. *Easement, Restrictions, Reservations, Covenants and Conditions set forth on Plat of Hollywood Hills, Plat Book 6, Page 22, Public Records Broward County, Florida. "PLAT INFORMATION SHOWN HEREON"*
2. *DEED: Trustees of the Internal Improvement Fund of the State of Florida TO E.G. Everett, dated May 15, 1944, filed in Deed Book 453, Page 165.*
3. *DEED: Board of Commissioners of Everglades Drainage District TO Hollywood, Inc., dated September 14, 1945, filed September 17, 1945 in Deed Book 499, Page 213.*
4. *DEED: Trustees of the Internal Improvement Fund of the State of Florida TO Hollywood, Inc., dated September 14, 1945, filed October 3, 1945 in Deed Book 501, Page 112.*
5. *DEED: Board of Commissioners of Everglades Drainage District TO M.S. Rios, dated June 4, 1946, filed June 13, 1946 in Deed Book 542, Page 100.*
6. *DEED: Board of Commissioners of Everglades Drainage District TO Hollywood Investment Company, dated September 6, 1946, filed September 12, 1946 in Deed Book 553, Page 304.*
7. *DEED: Board of Commissioners of Everglades Drainage District TO Luther Dykes, dated September 6, 1946, filed September 12, 1946 in Deed Book 553, Page 329.*
8. *DEED: Trustees of the Internal Improvement Fund of the State of Florida TO Hollywood Investment Company, October 9, 1946, filed October 9, 1946 in Deed Book 557, Page 114.*
9. *DEED: Trustees of the Internal Improvement Fund of the State of Florida TO Luther Dykes, October 9, 1946, filed October 9, 1946 in Deed Book 557, Page 133.*
10. *COUNTY DEED: County of Broward, State of Florida TO A. Goodman, dated August 19, 1947, filed August 20, 1947 in Deed Book 597, Page 426.*
11. *DEED: Board of Commissioners of Everglades Drainage District TO Arthur E. Everett and Mary A. Everett, his wife and Emma B. Everett, dated October 10, 1951, filed in Deed Book 763, Page 611.*
12. *ORDINANCE: City Commission of the City of Hollywood, Florida TO the Public, dated November 13, 1951, filed February 17, 1952 in Deed Book 764, Page 208.*
13. *DEED: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated June 25, 1958, filed July 14, 1958 in O.R. Book 1266, Page 351.*
14. *EASEMENT: Hollywood, Inc. TO Florida Power & Light Company, dated September 3, 1958, filed September 3, 1958 in O.R. Book 1306, Page 114.*
15. *EASEMENT: Marvin Allen, Jean N. Allen, Cecil Hall and Nancy Hall, individually and as Trustee TO Florida Power & Light Company, dated September 27, 1968, filed November 8, 1968 in O.R. Book 3787, Page 91."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
16. *EASEMENT: Donald Sheffel, Victor Hochberg, Joseph M. Hopen, Jack Yeslow and Albert J. Kellert TO Florida Power & Light Company, dated November 9, 1970, filed November 30, 1970 in O.R. Book 4360, Page 279."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
17. *EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated July 26, 1972, filed August 21, 1973 in O.R. Book 5412, Page 365."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
18. *EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated June 27, 1973, filed August 21, 1973 in O.R. Book 5412, Page 380."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
19. *EASEMENT: Marvin Allen and Jean Allen, his wife, Joseph Angella and Diane Angella, his wife, Kent Butler and Gail Butler, his wife, Raul Winick and Dorothy Winick, his wife TO Florida Power & Light Company, dated October 18, 1976, filed December 10, 1976 in O.R. Book 6829, Page 389."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
20. *EASEMENT: Memorial Hospital TO Florida Power & Light Company, dated November 19, 1984, filed December 20, 1984 in O.R. Book 12209, Page 44."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
21. *EASEMENT: South Broward Hospital District, a Florida special taxing district TO Southern Bell Telephone and Telegraph Company, a Georgia corporation, dated September 6, 1989, filed September 29, 1989 in O.R. Book 16802, Page 985."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
22. *CERTIFICATION (City of Hollywood Regular City Commission Meeting): Martha S. Lambes, CMC, City Clerk TO the Public, dated April 9, 1993, filed September 4, 1993 in O.R. Book 21079, Page 7."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
23. *RESOLUTION: Board of County Commissioners of Broward County, Florida TO the Public, dated September 14, 1993, filed November 11, 1993 in O.R. Book 21384, Page 16."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
24. *MEMORANDUM OF LEASE: South Broward Hospital District, a political subdivision of the State of Florida AND McDonald's Corporation, a Delaware corporation, dated December 6, 1993, filed April 1, 1994 in O.R. Book 21948, Page 101."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON"*
25. *COVENANT NOT TO COMPETE: South Broward Hospital District, a political subdivision of the State of Florida TO the Public, dated January 3, 1994, filed April 1, 1994 in O.R. Book 21948, Page 107."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
26. *EASEMENT: Memorial Hospital TO Florida Power & Light Company, dated May 12, 1994, filed June 9, 1994 in O.R. Book 22243, Page 958.."AFFECTS, EASEMENT INFORMATION SHOWN HEREON.*
27. *ACKNOWLEDGEMENT OF EASEMENT FOR COMMON DRIVEWAY: Yale Citrin and Georgia Citrin, his wife AND Allan Wolfowitz, dated March 17, 1995, filed April 7, 1995 in O.R. Book 23316, Page 350.."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
28. *EASEMENT: South Broward Hospital District, a Florida independent special district TO City of Hollywood, a Florida municipal corporation TO City of Hollywood, a Florida municipal corporation, dated July 24, 1996, filed August 13, 1996 in O.R. Book 25258, Page 799.."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
29. *EASEMENT: South Broward Hospital District, a Florida special taxing district TO Florida Power & Light Company, dated May 15, 1996, filed September 19, 1996 in O.R. Book 25416, Page 973.."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
30. *DECLARATION OF UNITY OF TITLE: South Broward Hospital District, a Florida special taxing district TO City Commission of the City of Hollywood, dated August 19, 1996, filed October 28, 1996 in O.R. Book 25577, Page 88."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*

OWNERSHIP & ENCUMBRANCE REPORT (cont.)

31. *RESOLUTION: City Commission of the City of Hollywood, Florida TO the Public, dated August 4, 1996, filed June 16, 1997 in O.R. Book 26575, Page 280."AFFECTS, R/W TAKING SHOWN HEREON."*
32. *LIEN AND SECURITY AGREEMENT: South Broward Hospital District d/b/a Memorial Healthcare Systems, a Florida special district TO State of Florida Department of Health, dated January 15, 1999, filed January 15, 1999 in O.R. Book 29155, filed 910."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
33. *LIEN AND SECURITY AGREEMENT: South Broward Hospital District d/b/a Memorial Healthcare Systems, a Florida special district TO State of Florida Department of Health, dated January 9, 2001, filed February 1, 2001 in O.R. Book 31237, Page 927."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
34. *RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated June 26, 2003, filed July 9, 2003 in O.R. Book 35557, Page 1298."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
35. *EASEMENT AGREEMENT: Allen Family Limited Partnership, a Florida limited partnership AND South Broward Hospital District, a Florida special taxing district, dated January 12, 2005, filed February 8, 2005 in O.R. Book 39025, Page 642."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
36. *RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated August 4, 2006, filed August 15, 2006 in O.R. Book 42590, Page 1399."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON.*
37. *RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated February 13, 2007, filed February 19, 2007 in O.R. Book 43623, Page 445."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON.*
38. *RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated June 26, 2007, filed July 3, 2007 in O.R. Book 44283, Page 1069."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
39. *EASEMENT: South Broward Hospital District, a Florida independent special district TO Florida Power Light Company, dated May 19, 2008, filed May 29, 2008 in O.R. Book 45404, Page 321."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
40. *ORDINANCE: City Commission of the City of Hollywood, Florida TO the Public, dated January 7, 2009, filed February 5, 2009 in O.R. Book 45964, Page 1348."AFFECTS, R/W VACATIONS SHOWN HEREON."*
41. *RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated April 2, 2009, filed April 6, 2009 in O.R. Book 46111, Page 239."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
42. *CONVEYANCE AGREEMENT: City of Hollywood, a political subdivision of the State of Florida AND South Broward Hospital District, a Florida special taxing district, dated June 25, 2009, filed June 25, 2009 in O.R. Book 46332, Page 809."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
43. *DECLARATION OF UNITY OF TITLE: South Broward Hospital District, a Florida independent special taxing district and unit of local government TO City Commission of the City of Hollywood, dated August 17, 2009, filed August 19, 2009 in O.R. Book 46465, Page 713."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
44. *FIRST AMENDMENT TO INTERLOCAL AGREEMENT: South Broward Hospital District, a Florida independent special taxing district and unit of local government TO City of Hollywood, a Florida municipal corporation, dated August 24, 2009, filed September 1, 2009 in O.R. Book 46494, Page 91."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
45. *EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated October 6, 2009, filed October 8, 2009 in O.R. Book 46579, Page 428.*
46. *EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated October 6, 2009, filed October 8, 2009 in O.R. Book 46579, Page 433."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
47. *EASEMENT: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated November 11, 2009, filed December 10, 2009 in Book 46724, Page 747."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
48. *EASEMENT: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated November 11, 2009, filed December 10, 2009 in Book 46724, Page 752."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
49. *EASEMENT: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated November 11, 2009, filed December 10, 2009 in Book 46724, Page 757."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
50. *RECLAIMED WATER AGREEMENT: City of Hollywood, a Florida municipal corporation AND South Broward Hospital District, a Florida special tax district, dated December 7, 2010, filed December 17, 2010 in O.R. Book 47593, Page 1149."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
51. *RECLAIMED WATER LINE CONVEYANCE AGREEMENT: City of Hollywood, a Florida municipal corporation AND South Broward Hospital District, a Florida special tax district, dated December 7, 2010, filed December 17, 2010 in O.R. Book 47593, Page 1159."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
52. *PERMANENT EASEMENT: South Broward Hospital District TO City of Hollywood, a Florida municipal corporation, dated April 1, 2011, filed April 12, 2011 in O.R. Book 47841, Page 340.*
53. *UTILITY EASEMENT: South Broward Hospital District TO City of Hollywood, a political subdivision of the State of Florida, dated April 8, 2011, filed April 12, 2011 in O.R. Book 47841, Page 363."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
54. *UTILITY EASEMENT: 3449 Johnson Street, LLP, a Florida limited liability limited partnership TO City of Hollywood, a political subdivision of the State of Florida, dated June 1, 2011, filed June 8, 2011 in O.R. Book 47963, Page 572."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
55. *CORRECTIVE PERMANENT EASEMENT: South Broward Hospital District TO City of Hollywood, a Florida municipal corporation, dated June 30, 2011, filed June 30, 2011 in O.R. Book 48011, Page 374."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
56. *EASEMENT AGREEMENT: 3449 Johnson Street, LLP, a Florida limited liability limited partnership AND South Broward Hospital District, a Florida special tax district, dated June 30, 2011, filed June 30, 2011 in O.R. Book 48011, Page 389."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
57. *RESOLUTION: Planning and Development Board of the City of Hollywood, Florida TO the Public, dated March 30, 2016, filed April 11, 2016, Under Instrument No. 113621042."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
58. *RESOLUTION: Planning and Development Board of the City of Hollywood, Florida TO the Public, dated November 9, 2016, filed December 5, 2016, Under Instrument No. 114077074."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
59. *UNDERGROUND EASEMENT (BUSINESS): South Broward Hospital District d/b/a Memorial Healthcare System TO Florida Power & Light Company, dated June 21, 2017, filed June 2, 2017, Under Instrument No. 114461284."AFFECTS, EASEMENT INFORMATION SHOWN HEREON.*
60. *UTILITY EASEMENT: South Broward Hospital District d/b/a Memorial Healthcare System, a Florida independent special taxing district TO City of Hollywood, a political subdivision of the State of Florida, dated July 17, 2017, filed July 20, 2017, Under Instrument No. 114513873."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."*
61. *RESOLUTION: Planning and Development Board of the City of Hollywood, Florida TO the Public, dated March 15, 2018, filed March 30, 2018, Under Instrument No. 114982639."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."*
62. *NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Miami Wrecking, dated June 29, 2023, filed July 19, 2023, Under Instrument No. 118989453."DOES NOT AFFECT, NOTICE IS FOR WORK NOT WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."*
63. *NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Miami Wrecking, dated June 29, 2023, filed July 19, 2023, Under Instrument No. 118989471."DOES NOT AFFECT, NOTICE IS FOR WORK NOT WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."*
64. *NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Advanced Roofing, Inc., dated July 5, 2023, filed August 8, 2023, Under Instrument No. 119029017. "AFFECTS, NOTICE IS FOR WORK WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."*
65. *NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Advanced Roofing, Inc., dated October 19, 2023, filed October 19, 2023, Under Instrument No. 119177739."AFFECTS, NOTICE IS FOR WORK WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."*
66. *NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO US Asphalt, dated March 13, 2024, filed March 13, 2024, Under Instrument No. 119449229."AFFECTS, NOTICE IS FOR WORK WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."*



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

Parcel 1:

The East 40 feet of Lot 3 together with all of Lots 4 through 6 and 33 through 35 inclusive, Block 15 together with the adjoining 15 foot alley in said Block 15 and lying between the Northerly projection of the West line of said East 40 feet of Lot 3 and the Southerly projection of the East line of said Lot 33; together with all of Lots 1 through 5 and 33 through 37, inclusive, and the adjoining 15 foot alley, all in Block 16; together with all of Lots 1 through 5 and 33 through 37, inclusive, and the adjoining 15 foot alley, all in Block 17; together with portion of the adjoining rights-of-way for Grant Street and Hayes Street, all as shown on HOLLYWOOD HILLS, according to the map or plat thereof, as recorded in Plat Book 6, Page 22, Public Records of Broward County, Florida.

Containing 219,649 square feet (5.042 acres) more or less.

Parcel 2:

All of Blocks 46, 47, 48, the East ½ of Lot 13 and the East 1/2 of Lot 24 and all of Lots 14 through 23, inclusive, in Block 82, the East 1/2 of Lot 13 and the East 1/2 of Lot 24 and all of Lots 14 through 23, inclusive, in Block 83, the East 1/2 of Lot 13 and the East 1/2 of Lot 24 and all of Lots 14 through 23, inclusive, in Block 84, and Lots 13 through 18 inclusive, Block 85, of HOLLYWOOD HILLS, according to the map or plat thereof, as recorded in Plat Book 6, Page 22, Public Records of Broward County, Florida; together with those Streets and Alleys vacated by Broward County Deed Book No. 764, Page 208 of the Public Records of Broward County, Florida.

TOGETHER WITH air rights for aerial pedestrian bridge crossings as set forth in Ordinance recorded in Official Record Book 45964, Page 1375, Public Records of Broward County, Florida.

TOGETHER with vacated 110 foot portion of alley within Block 15 as set forth in Ordinance recorded in Official Record Book 48015, Page 989, Public Records of Broward County, Florida.

Containing 923,703 square feet (21.205 Acres) more or less.

REPORT OF BOUNDARY SURVEY

1. *The legal description, plats, rights-of-way, encumbrances and easements as shown hereon are per Paramount Title Services, Inc., Ownership and Encumbrance Report, Search No.: 23-803-1 Update 1, Dated: March 28th, 2024 at 11:00 P.M.*
2. *Address: South Broward Hospital District, Memorial Regional Hospital, 3501 Johnson Street, Hollywood, Florida and Joe DiMaggio Children's Hospital located at 1005 Joe DiMaggio Drive, Hollywood, Florida.*
3. *Not valid without the signature and seal of a Florida Professional Surveyor & Mapper.*
4. *Underground improvements and/or encroachments were not located as part of this survey task.*
5. *Unless otherwise noted hereon, record and measured values are in substantial agreement.*
6. *The horizontal features shown hereon are plotted to within 1/30 of the map scale.*
7. *Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.*
8. *Bearings shown hereon are are based on the State Plane Coordinate System Florida East Zone, NAD 1983, with 1990 adjustment as shown on the Eastern Broward County Secondary GPS Control Network as prepared by Broward County Engineering Division. Centerline of North 35th Avenue having a bearing of South 01°37'10" East.*
9. *Horizontal feature location is to the center of the symbol and may be altered for clarity.*
10. *The parcel of land as shown hereon has a Flood Zone Designated of AH 10', AH 11', X-0.2% and X, per the Flood Insurance Rate Map (FIRM), Map Number 12011C0568, Suffix: H, Community Number: 125113-City of Hollywood, Effective Map Date: 8/18/2014.*

CERTIFICATE

Certified To: South Broward Hospital District d/b/a Memorial Healthcare System;.

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association and National Society of Professional Surveyors on Surveying & Mapping.

I, Steven M. Watts, do hereby certify that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Date of Last Field Work: April 12, 2024

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature: _____.
Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY DATE MARCH 2024
DRAWN DATE APRIL 2024
CHECKED DATE APRIL 12, 2024

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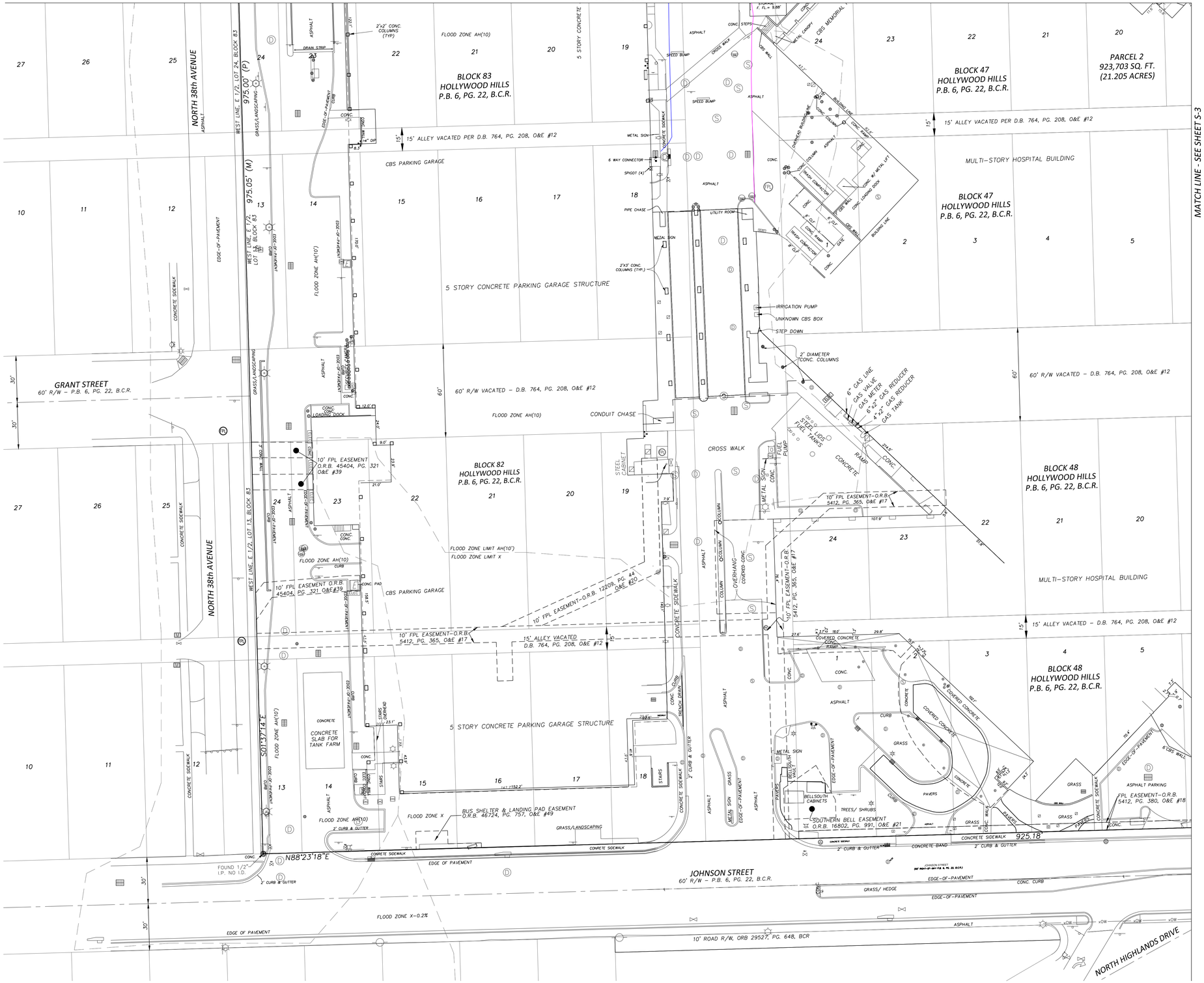
MAP OF BOUNDARY SURVEY
A PORTION OF HOLLYWOOD HILLS, P.B. 6, PG. 22, B.C.R.
SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM NO. 4588

STEVEN M. WATTS CERTIFICATE No. 4588 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SCALE 1" = 30'
PROJECT No 21-5560.1
CAD FILE SEE LEFT
SHEET: S-1

File Name: P:\Projects\2021\215560 MRH OR Expansion\215560.1 MRH OR Expansion Survey\Survey\21-5560.1-V-MRH-ALTA-SURVEY-2023 TITLE COMMITMENT.dwg - (Plotted by: Steve Watts on Monday, April 15, 2024 10:48:36 AM)



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FEET

SYMBOL LEGEND

- = BACKFLOW PREVENTOR
- = BOLLARD
- = CATCH BASIN
- = CLEANOUT
- = COLUMN
- = CONC. POWER POLE
- = CROSS WALK SIGNAL POLE
- = DRAINAGE MANHOLE
- = DOUBLE DETECTOR CHECK VALVE
- = ELECTRIC HANDHOLE
- = ELECTRIC METER\RACK
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D.B.	= DEED BOOK
E-O-P	= EDGE-OF-PAVEMENT
F.D.O.T.	= FLORIDA DEPT. OF TRANSPORTATION
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NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY DATE MARCH 2024
DRAWN DATE APRIL 2024
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ALTA/NSPS LAND TITLE SURVEY
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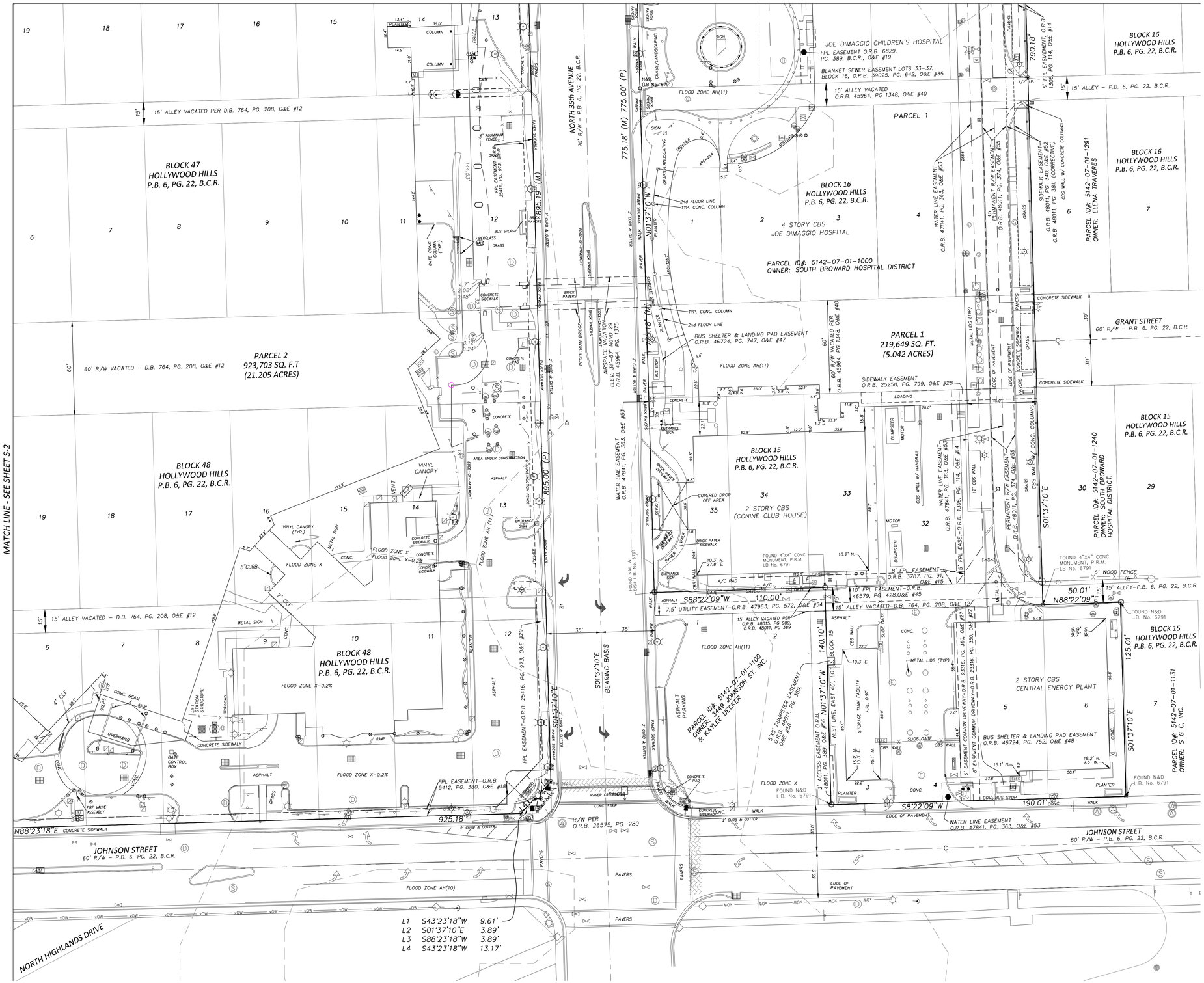
STEVEN M. WATTS
PSM NO. 4588

STEVEN M. WATTS No. 4588 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SCALE 1" = 30'
PROJECT No 21-5560.1
CAD FILE SEE LEFT
SHEET: S-2

File Name: P:\Projects\2021\215560 MRH OR Expansion\215560.1 MRH OR Expansion Survey\Survey\21-5560.1-V-MRH-ALTA-SURVEY-2023 TITLE COMMITMENT.dwg – (Plotted by: Steve Watts on Monday, April 15, 2024 10:49:51 AM)



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SCALE 1" = 30'
PROJECT No. 21-5560.1
CAD FILE SEE LEFT
SHEET: S-3

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MATCH LINE - SEE SHEET S-2

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SCALE 1" = 30'
PROJECT No 21-5560.1
CAD FILE SEE LEFT
SHEET: S-4

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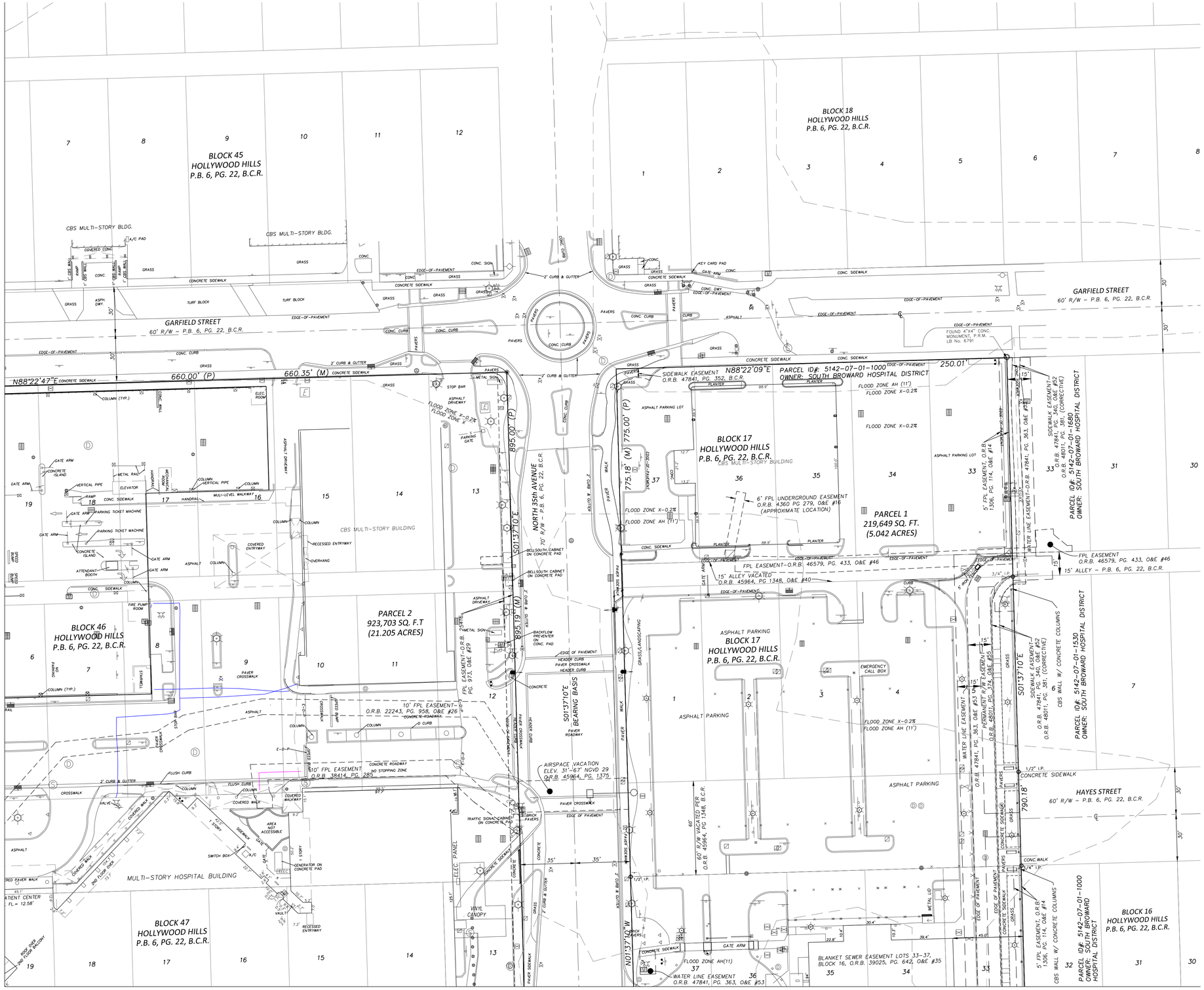

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CAD FILE SEE LEFT
SHEET: S-5

File Name: P:\Projects\2021\215560 MRH OR Expansion\215560.1 MRH OR Expansion Survey\Survey\21-5560.1-V-MRH-ALTA-SURVEY-2023 TITLE COMMITMENT.dwg – (Plotted by: Steve Watts on Monday, April 15, 2024 10:51:29 AM)

ABBREVIATION LEGEND

ARV	AIR RELEASE VALVE
BE	BURIED ELECTRIC
BFP	BACKFLOW PREVENTER
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BOP	BOTTOM OF PIPE
BSP	BACTERIOLOGICAL SAMPLING POINT
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
E	EAST
EL	ELEVATION
EOW	EDGE OF WATER
EXIST	EXISTING
EXFILT	EXFILTRATION
FF EL	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FM	FORCE MAIN
GALV	GALVANIZED
GV	GATE VALVE
HORZ	HORIZONTAL
H.P.	HIGH POINT
INV	INVERT
JB	JUNCTION BOX
LF	LINEAR FEET
MAX	MAXIMUM
M.E.G.	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NIC	NOT INCLUDED
NTS	NOT TO SCALE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
OE	OVERHEAD ELECTRIC
PCAP	PERFORATED CORRUGATED ALUMINUM PIPE
PRB	POLLUTION RETARDANT BAFFLE
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RED	REDUCER
R/W	RIGHT-OF-WAY
S	SOUTH
SAN	SANITARY
SB	SOIL BORING
STA	STATION
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP	TYPICAL
UE	UTILITY EASEMENT
VERT	VERTICAL
W	WEST
WM	WATER MAIN

LINE TYPE LEGEND

	LOT LINE
	SECTION LINE
	R/W LINE
	PROPERTY LINE
	CENTERLINE
	NVAL
X X	EXIST. CHAIN LINK FENCE
	GUARDRAIL
	PROPOSED CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING PICKET FENCE
xBSAN xBSAN	EXISTING SANITARY SEWER (8")
xBWM xBWM	EXISTING WATER MAIN (8")
xSTRM xSTRM	EXISTING STORM SEWER
xBFM xBFM	EXISTING FORCE MAIN (6")
A6FM A6FM	EXISTING ABANDONED FORCE MAIN (6")
x4FIRE x4FIRE	EXISTING FIRE MAIN (4")
xIRR xIRR	EXISTING IRRIGATION
xMEDGAS xMEDGAS	EXISTING MEDICAL GAS
xOXY xOXY	EXISTING OXYGEN
xFPL xFPL	EXISTING UNDERGROUND POWER
xNGAS xNGAS	EXISTING NATURAL GAS
xCD xCD	EXISTING CONDENSATION
xBFO xBFO	EXISTING BURIED FIBER OPTIC
xCOMCAST	EXISTING UNDERGROUND COMCAST
xCH xCH	EXISTING CHILLER
xATT xATT	EXISTING AT&T UNDERGROUND
xFUEL xFUEL	EXISTING FUEL LINE
xOE xOE	EXISTING OVERHEAD ELECTRIC
xUGE xUGE	EXISTING UNDERGROUND ELECTRIC
xUKN xUKN	EXISTING UNKNOWN UTILITY
xIRR	DEMOLISH IRRIGATION PIPE
xUGE	DEMOLISH UNDERGROUND ELECTRIC
xWM	DEMOLISH WATER
	EXISTING UTILITY TO BE GROUTED AND ABANDONED IN PLACE
	EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE REMOVED (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

HATCHING LEGEND

	EXISTING DECOMMISSIONED BURIED MASTER LIFT STATION TO BE REMOVED
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING PEDESTRIAN BRIDGE CANOPY WITH SIDEWALK TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED 30" MIN. DEPTH BELOW SURFACE
	EXISTING CONCRETE TO BE REMOVED
	EXISTING PAVERS TO BE REMOVED
	EXISTING STRIPING/MARKINGS TO BE REMOVED
	EXISTING LANDSCAPING TO BE REMOVED
	PROPOSED BUILDING
	DETECTABLE WARNING SURFACES
	PROPOSED MILLING AND RESURFACING
	PROPOSED FULL DEPTH RECONSTRUCTION
	PROPOSED CONCRETE SIDEWALK

PROPOSED SYMBOL LEGEND

	AIR RELEASE VALVE
B.S.P. No.	BACTERIOLOGICAL SAMPLE POINT
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	BACKFLOW PREVENTER
	DOUBLE DETECTOR CHECK VALVE
	BLOWOFF
	REDUCER
	GATE VALVE
	90°, 45°, 22.5° & 11.25° BENDS
	TEE
	CROSS
	PLUG
	BLOWOFF
	VERTICAL BENDS
	SEWER MANHOLE
	SANITARY FLOW DIRECTION
	SINGLE SANITARY LATERAL
	DOUBLE SANITARY LATERAL
1	CONFLICT ID
3	SUE POTHOLE ID
	DRAINAGE FLOW
0.00	SPOT GRADE
	SIGN
	CATCH BASIN
	STORM MANHOLE
	CLEANOUT
	SLOTTED DRAIN
	STORM YARD DRAIN
	P5 STORM INLET
	P6 STORM INLET
	EXFILTRATION TRENCH
	HEADWALL
	MITERED END – RCP
	MITERED END – HDPE
	HAY BALES
	ROCK BAGS W/ HAY BALES
	SILT BARRIER FENCE
	TURBIDITY BARRIER

EXISTING SYMBOL LEGEND

+ 8.75	EXISTING SPOT ELEVATION (FT)
	GUY ANCHOR
FPL	FPL MANHOLE
CLP	CONC. LIGHT POLE
	CONC. UTILITY POLE
CSP	CONC. SIGNAL POLE
	COMMUNICATION MH
	COMMUNICATION RISER
	CABLE TV MANHOLE
	CABLE TV RISER
EHH	ELEC. HANDHOLE
	FPL TRANSFORMER
	ELECTRICAL METER
	GAS METER
	LIGHT POLE
	TRAFFIC CONTROL BOX
WPP	WOOD POWER POLE
GV	GAS VALVE
SV	SEWER VALVE
WV	WATER VALVE
	GATE VALVE
	CLEANOUT
	FIRE HYDRANT
	REDUCER
	IRRIGATION VALVE
S	SEWER MANHOLE
D	STORM MANHOLE
	FIRE DEPARTMENT
	CATCH BASIN
	CURB INLET
	GROUND/LANDSCAPING LIGHTING
	SIGN
	SIGN TO BE REMOVED
	WATER METER
	EXFILTRATION TRENCH
	TREE TO BE REMOVED

PROJECT NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING, INSTALLING, AND ALL UTILITY BYPASS SYSTEMS FOR THE DURATION OF THE TEMPORARY SERVICES AND CONSTRUCTION ACTIVITIES. BYPASS SYSTEMS SHALL BE APPROVED BY OWNER AND HAVE ONE PRIMARY ELECTRIC PUMP AND ONE BACKUP DIESEL PUMP. PUMPS SHALL BE "HOSPITAL GRADE" AND SHALL NOT EXCEED 55dB(A) AT THE RIGHT-OF-WAY BOUNDARY.
2. THE CONTRACTOR SHALL BE GOVERNED BY THE APPLICABLE PORTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, DATED 2023/2024, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2023-24, AND SUPPLEMENTS THERETO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY AND GOVERNMENT AGENCY A MINIMUM OF TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION INVOLVING ITS UTILITIES AND IS TO COORDINATE FIELD VISITS WITH UTILITY REPRESENTATIVE DURING CONSTRUCTION.
4. ANY DAMAGE BY THE CONTRACTOR TO PUBLIC OR PRIVATE PROPERTY SHALL BE RESTORED TO PRE-EXISTING CONDITIONS OR BETTER AT NO EXPENSE TO THE OWNER.
5. THE LOCATIONS OF ALL UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND FIELD VERIFIED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL VERIFY IF OTHER UTILITIES NOT SHOWN IN THE PLANS EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD UTILITY CONFLICTS ARISE, THE CONTRACTOR SHALL INFORM THE ENGINEER AND CORRESPONDING UTILITY COMPANY OF THE CONFLICT.
7. PRE-CONSTRUCTION VIDEO OF EXISTING CONDITIONS SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AND SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW.
8. THE CONTRACTOR SHALL COORDINATE SELECTION AND REVIEW OF ANY PROPOSED STAGING AREA WITH THE OWNER AT LEAST 72 HOURS PRIOR TO USE. THE STAGING AREA SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.
9. ALL CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF OFFSITE.
10. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES, AS ESTABLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, FOR ALL WORK.
11. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH THE PERMIT REQUIREMENTS BEFORE AND DURING CONSTRUCTION.
12. ALL QUESTIONS CONCERNING MATERIALS OR CONSTRUCTION METHODS SHALL BE DIRECTED TO THE OWNER OR THE ENGINEER.
13. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
14. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH CURRENT FDOT DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DRIVEWAYS AND TRAVEL LANES SHALL REMAIN OPEN AT ALL TIMES. ANY AND ALL PROPOSED CLOSURES OR DETOUR ROUTES SHALL REQUIRE CITY (PUBLIC RIGHT-OF-WAY) OR OWNER (HOSPITAL CAMPUS) APPROVAL.
15. CONTRACTOR MUST PROVIDE LATERAL SUPPORT FOR ALL EXISTING WATER MAINS AND MAINTAIN SOIL DEVELOPMENT EQUAL TO OR GREATER THAN EXISTING TO PREVENT WATER MAIN SEPARATION.
16. ALL EXISTING UTILITIES MANHOLE COVERS, ELECTRICAL BOXES, VALVE BOXES, METER BOXES, DRAINAGE STRUCTURES, ETC. WITHIN PROPOSED AREAS OF IMPROVEMENTS SHALL BE ADJUSTED TO GRADE ELEVATION, UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL EMPLOY QUALIFIED ARBORIST TO REMOVE BRANCHES, AND TREAT ANY CUTS.
18. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING TREES NOTED ON THIS PLAN OR WITHIN CONSTRUCTION AREA BY USING 6' HIGH FLUORESCENT NYLON FENCING AS A TEMPORARY BARRIER. PRESERVED TREES SHALL BE BARRICADED BEFORE AND DURING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION ANY OF THE PROTECTED VEGETATION DIES, IT SHALL BE REPLACED AS REQUIRED BY THE LOCAL JURISDICTION BY THE CONTRACTOR WITH EQUAL SIZE AND CALIPER. THE TREES, WOODY SHRUBS (INCLUDING SAW PALMETTO'S) AND GROUND COVERS SHALL BE INCLUDED WITHIN THE PRESERVATION AREAS AND SHALL BE RETAINED. WHERE SUPPLEMENTAL LANDSCAPING INFRINGES ON THIS AREA, DISTURBANCE SHALL BE MINIMIZED.
19. CONTRACTOR SHALL USE SPECIAL CARE WHEN WORKING NEAR EXISTING CLAY SANITARY SEWER LINE.
20. CONTRACTOR TO AVOID DAMAGING EXISTING SEWER LATERALS. IF DAMAGE OCCURS TO EXISTING SEWER LATERALS, CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST TO THE OWNER.
21. CONTRACTOR IS TO RESTRAIN ALL FORCE MAIN PIPE JOINTS AND FITTINGS USING MEGALUG MECHANICAL JOINT RESTRAINT OR APPROVED EQUAL.
22. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL EXISTING UTILITIES, IRRIGATION, CABLES, ETC., DISTURBED DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
23. EXISTING SURFACE GRADES SHOWN IN PROFILE VIEWS ARE AT THE ALIGNMENT CENTERLINE.
24. MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS SHOWN ON THE PLANS ARE TO BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE.
25. SURVEY DATA: ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
26. CONTRACTOR TO FIELD ADJUST LOCATION OF THE PROPOSED WORK TO MEET THE MINIMUM SEPARATION REQUIREMENTS.
27. CONTRACTOR TO VERIFY LOCATIONS OF UTILITIES VIA SOFT DIG.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C01 **LEGENDS, ABBREVIATIONS AND GENERAL NOTES**
NOT TO SCALE

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INTERIM REVIEW ONLY
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Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.

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HKS PROJECT NUMBER
23459.000

DATE
APRIL 15, 2024

ISSUE
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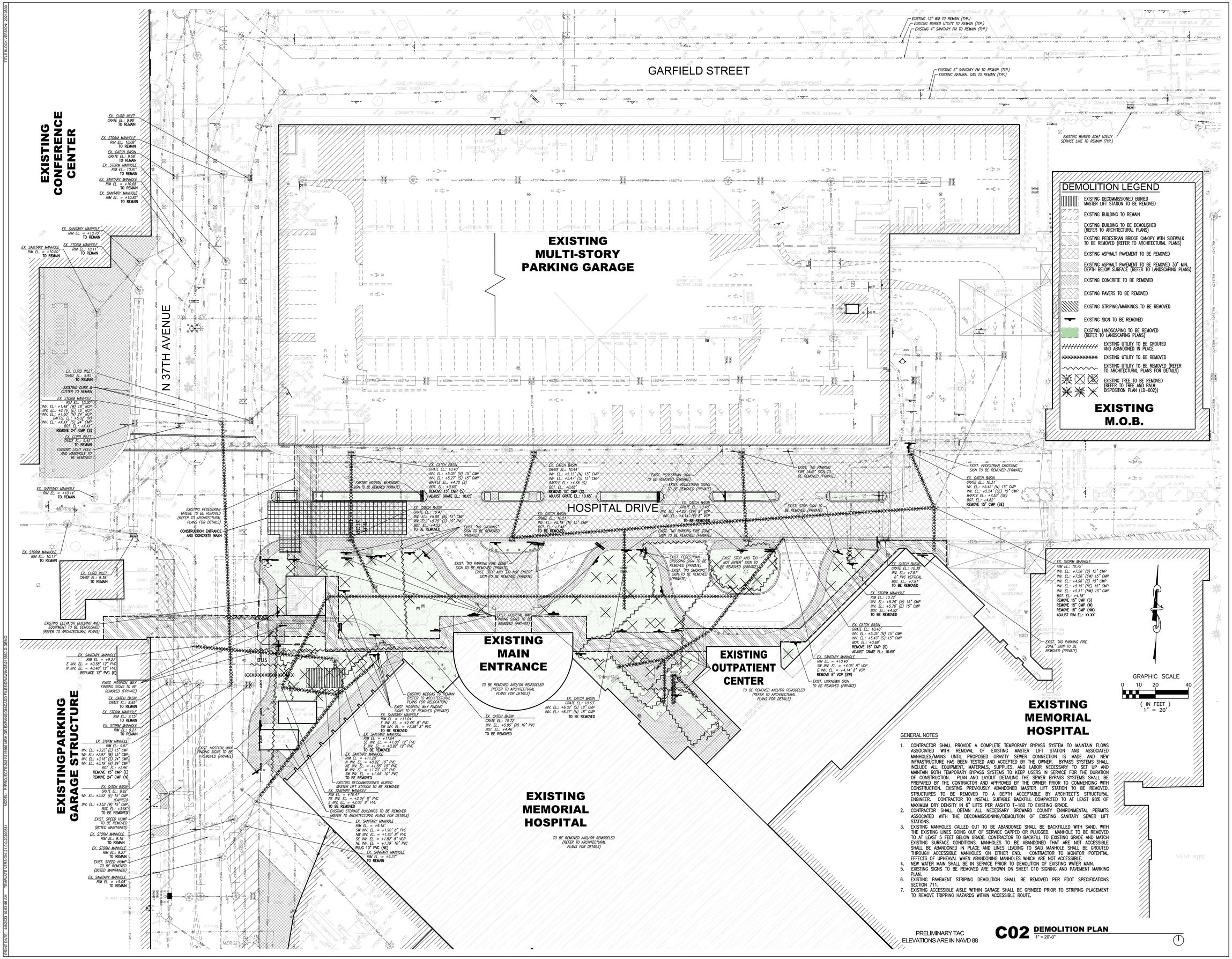
SHEET TITLE
LEGENDS, ABBREVIATIONS AND GENERAL NOTES

SHEET NO.
C01

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH-OR EXPANSION\CADD FILES\DRAWINGS\21560-C-LGND



GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE A COMPLETE TEMPORARY BYPASS SYSTEM TO MAINTAIN FLOWS ASSOCIATED WITH REMOVAL OF EXISTING MASTER LIFT STAITON AND ASSOCIATED MANHOLES/MAINS UNTIL PROPOSED GRAVITY SEWER CONNECTION IS MADE AND NEW INFRASTRUCTURE HAS BEEN TESTED AND ACCEPTED BY THE OWNER. BYPASS SYSTEMS SHALL INCLUDE ALL EQUIPMENT, MATERIALS, SUPPLIES, AND LABOR NECESSARY TO SET UP AND MAINTAIN BOTH TEMPORARY BYPASS SYSTEMS TO KEEP USERS IN SERVICE FOR THE DURATION OF CONSTRUCTION. PLAN AND LAYOUT DETAILING THE SEWER BYPASS SYSTEMS SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO COMMENCING WITH CONSTRUCTION. EXISTING PREVIOUSLY ABANDONED MASTER LIFT STATION TO BE REMOVED. STRUCTURES TO BE REMOVED TO A DEPTH ACCEPTABLE BY ARCHITECT'S STRUCTURAL ENGINEER. CONTRACTOR TO INSTALL SUITABLE BACKFILL COMPACTED TO AT LEAST 98% OF MAXIMUM DRY DENSITY IN 6" LIFTS PER AASHTO T-180 TO EXISTING GRADE.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY BROWARD COUNTY ENVIRONMENTAL PERMITS ASSOCIATED WITH THE DECOMMISSIONING/DEMOLITION OF EXISTING SANITARY SEWER LIFT STATIONS.
3. EXISTING MANHOLES CALLED OUT TO BE ABANDONED SHALL BE BACKFILLED WITH SAND, WITH THE EXISTING LINE'S GOING OUT OF SERVICE CAPPED OR PLUGGED. MANHOLE TO BE REMOVED TO AT LEAST 5 FEET BELOW GRADE. CONTRACTOR TO BACKFILL TO EXISTING GRADE AND MATCH EXISTING SURFACE CONDITIONS. MANHOLES TO BE ABANDONED THAT ARE NOT ACCESSIBLE SHALL BE ABANDONED IN PLACE AND LINE'S LEADING TO SAID MANHOLE SHALL BE GROUTED THROUGH ACCESSIBLE MANHOLES ON EITHER END. CONTRACTOR TO MONITOR POTENTIAL EFFECTS OF UPHEAVAL WHEN ABANDONING MANHOLES WHICH ARE NOT ACCESSIBLE.
4. NEW WATER MAIN SHALL BE IN SERVICE PRIOR TO DEMOLITION OF EXISTING WATER MAIN.
5. EXISTING SIGNS TO BE REMOVED ARE SHOWN ON SHEET C10 SIGNING AND PAVEMENT MARKING PLAN.
6. EXISTING PAVEMENT STRIPING DEMOLITION SHALL BE REMOVED PER FDOT SPECIFICATIONS SECTION 711.
7. EXISTING ACCESSIBLE AISLE WITHIN GARAGE SHALL BE GRINDED PRIOR TO STRIPING PLACEMENT TO REMOVE TRIPPING HAZARDS WITHIN ACCESSIBLE ROUTE.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C02 DEMOLITION PLAN
1" = 20'-0"

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Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

TRUE NORTH
PROJECT NORTH

REVISION

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DATE
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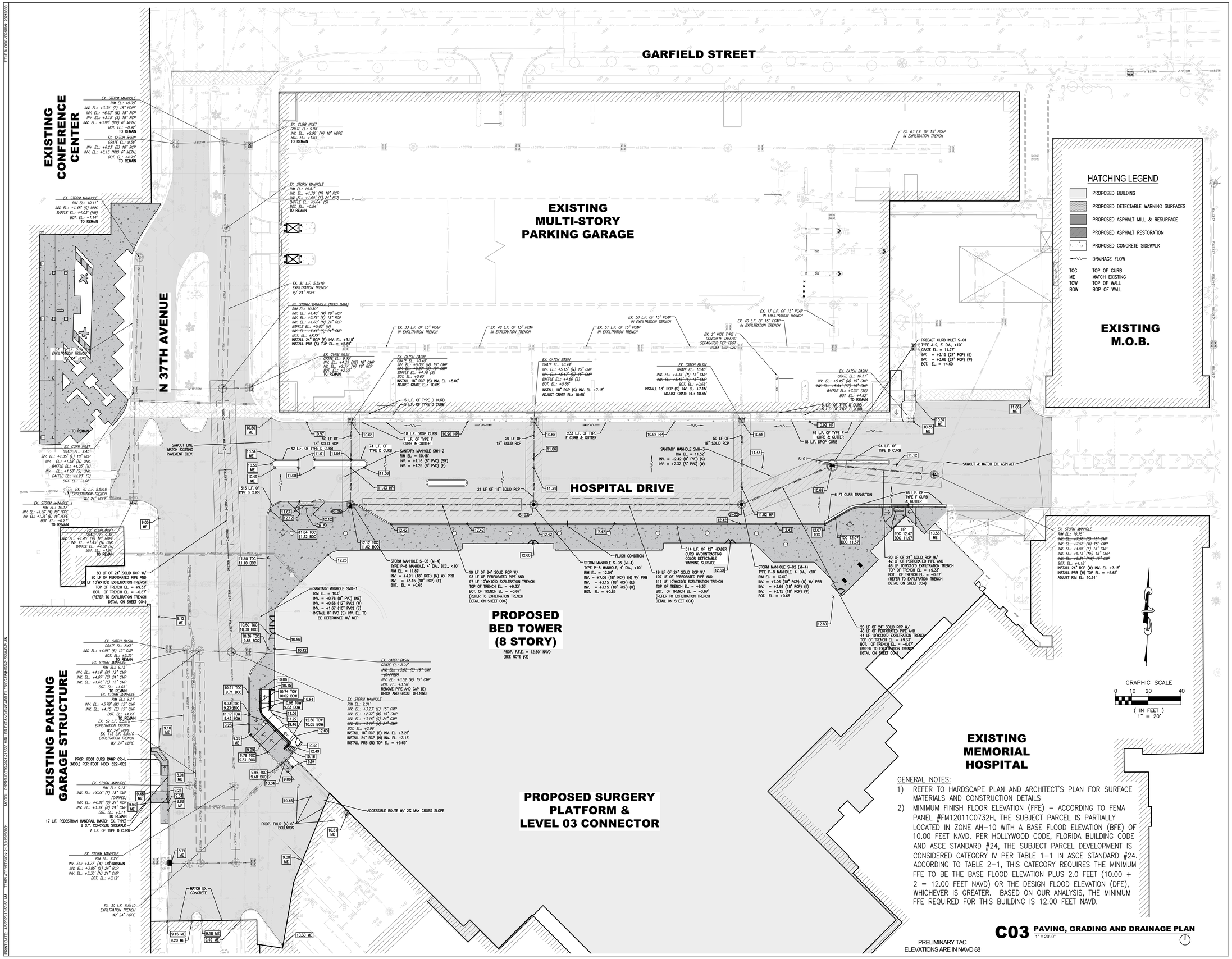
SHEET TITLE
DEMOLITION PLAN

SHEET NO.
C02

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH OR EXPANSION\CADD FILES\DRAWINGS\21560-D-DEMO



GENERAL NOTES:

1) REFER TO HARDSCAPE PLAN AND ARCHITECT'S PLAN FOR SURFACE MATERIALS AND CONSTRUCTION DETAILS
2) MINIMUM FINISH FLOOR ELEVATION (FFE) – ACCORDING TO FEMA PANEL #FM12011C0732H, THE SUBJECT PARCEL IS PARTIALLY LOCATED IN ZONE AH–10 WITH A BASE FLOOD ELEVATION (BFE) OF 10.00 FEET NAVD. PER HOLLYWOOD CODE, FLORIDA BUILDING CODE AND ASCE STANDARD #24, THE SUBJECT PARCEL DEVELOPMENT IS CONSIDERED CATEGORY IV PER TABLE 1–1 IN ASCE STANDARD #24. ACCORDING TO TABLE 2–1, THIS CATEGORY REQUIRES THE MINIMUM FFE TO BE THE BASE FLOOD ELEVATION PLUS 2.0 FEET (10.00 + 2 = 12.00 FEET NAVD) OR THE DESIGN FLOOD ELEVATION (DFE), WHICHEVER IS GREATER. BASED ON OUR ANALYSIS, THE MINIMUM FFE REQUIRED FOR THIS BUILDING IS 12.00 FEET NAVD.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C03 PAVING, GRADING AND DRAINAGE PLAN
1" = 20'-0"

HKS

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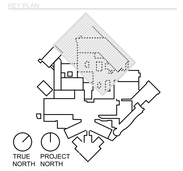
Date: 04/11/2024

KEY PLAN



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DATE
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ISSUE
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SHEET TITLE
PAVING, GRADING AND DRAINAGE PLAN

SHEET NO.
C03

TITLE BLOCK VERSION: 20210830

MODEL: P:\PROJECTS\2021\215560 MRH OR EXPANSION\CADD FILES\DRAWINGS\215560-C-PLAN

PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831

TITLE BLOCK VERSION: 20210630

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES		DRAWING NO. G-00
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.1
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.2
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

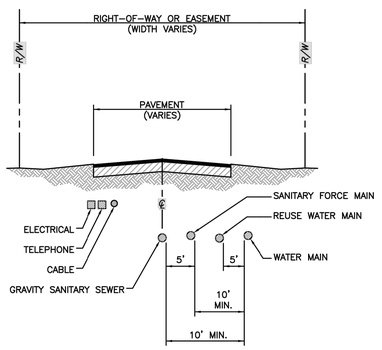
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig

Sunshine811.com

41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.3
APPROVED: XXX			



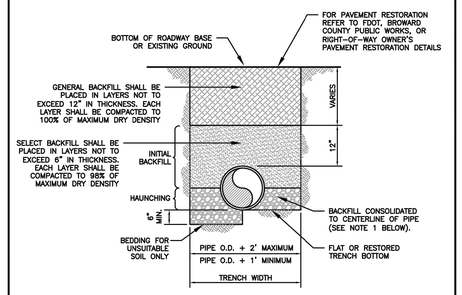
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL UTILITY ACCOMMODATION WITHIN RIGHT-OF-WAY OR EASEMENT		DRAWING NO. G-01
APPROVED: XXX			

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN; 3 ft minimum	WATER MAIN; 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum; WATER MAIN
GRAVITY SANITARY SEWER, (3), SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN; 10 ft prefered 6 ft minimum	WATER MAIN; 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum; WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	———	———

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT, FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALY RESTRAINED.

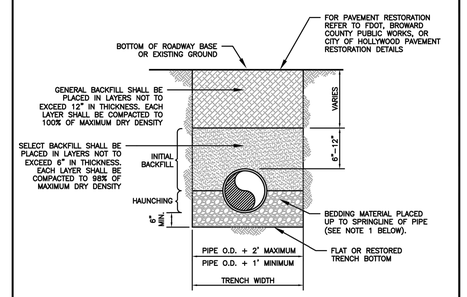
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.		DRAWING NO. G-01.1
APPROVED: XXX			



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)		DRAWING NO. G-02
APPROVED: XXX			



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1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
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ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)		DRAWING NO. G-03
APPROVED: XXX			

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C04 PAVING, GRADING AND DRAINAGE DETAILS
NOT TO SCALE

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
225 EAST ROBINSON ST, SUITE #405
ORLANDO, FL 32801

CIVIL & LANDSCAPE
CALVIN, GIORDANO & ASSOCIATES
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS
14335 COMMERCE WAY
MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS, INC.
800 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

TELECOM & EQUIPMENT
SMITH SECKMAN REID, INC.
2995 SIDCO DRIVE
NASHVILLE, TN 37204

OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

Memorial Regional Hospital

SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. MESSICK ON THE DATE INDICATED HERE.

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

HKS PROJECT NUMBER
23459.000

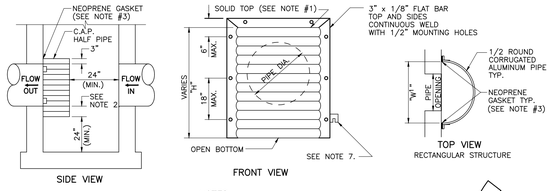
DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
PAVING, GRADING AND DRAINAGE DETAILS

SHEET NO.
C04

PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH OR EXPANSION\CADD FILES\DRAWINGS\21560-C-GE1L



PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

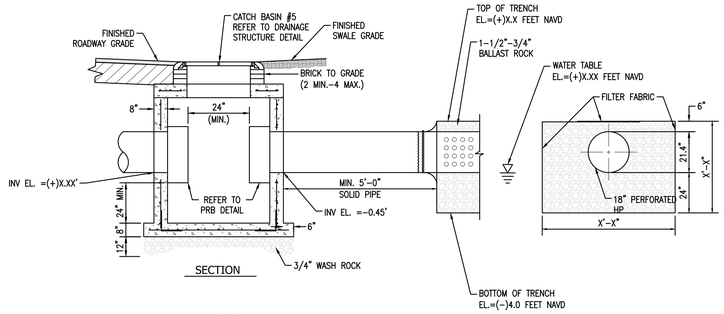
1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 6" BELOW PIPE INVERT.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE DETAIL

SCALE: N.T.S.

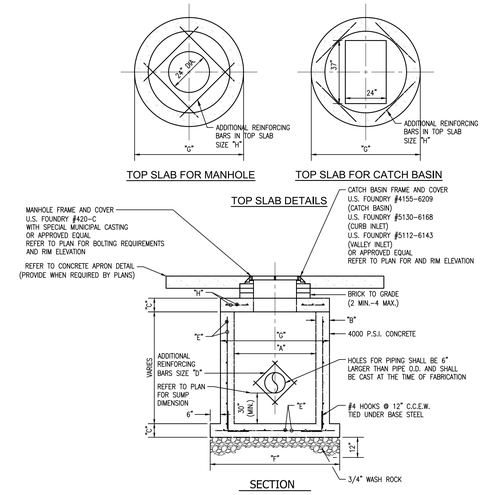


NOTES:

1. PIPES SHALL TERMINATE 2' FROM END OF TRENCH (CAP ENDS OF PIPE) OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. SIDES AND TOP OF TRENCH ONLY TO BE LINED WITH FILTER FABRIC. OVERLAP LINER A MINIMUM OF 2' AT THE TOP OF THE TRENCH.
3. BALLAST ROCK SHALL BE FROM FRESH WATER, WASHED AND FREE OF DELETERIOUS MATTER.
4. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE. (SEE POLLUTION RETARDANT BAFFLE (PRB) DETAIL)
5. GASKETS SHALL BE USED WITH RCP[a] IN EXFILTRATION TRENCH.
6. EXFILTRATION TRENCH SHALL BE CONSTRUCTED IN COMPLIANCE WITH FDOT SPECIFICATIONS SECTION 443.

EXFILTRATION TRENCH

SCALE: N.T.S. CURRENT

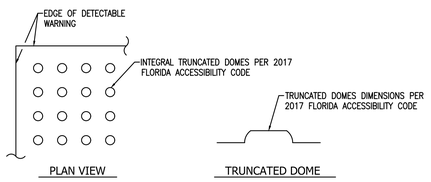


TYPE	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
C–4/M–4	4'–0"@	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'–4"@	5'–4"@	#4 @ 6" C.C.E.W.
C–5/M–5	5'–0"@	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7'–4"@	6'–4"@	#5 @ 8" C.C.E.W.
C–6/M–6	6'–0"@	8"	8"	#5 @ 6" C.C.E.W.	#5 @ 6" C.C.E.W.	8'–4"@	7'–4"@	#5 @ 6" C.C.E.W.

* STEEL DESIGN SHOWN HERE IS A MINIMUM, ALL STEEL DESIGN SHALL MEET OR EXCEED ASTM C478. ALL REBAR SHALL BE 60 KSI.

PRECAST CIRCULAR MANHOLE

SCALE: N.T.S. CURRENT

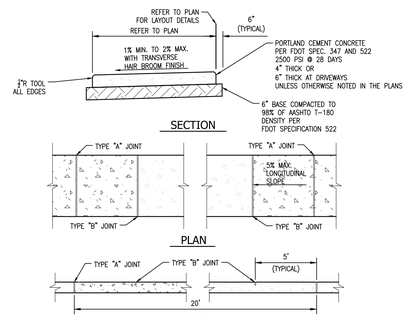


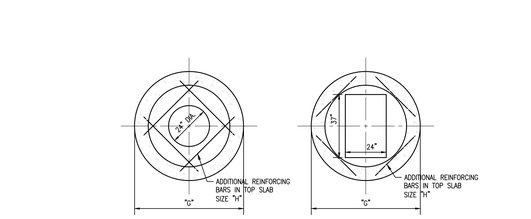
NOTES:

1. ALL FDOT CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES PLACED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 522
2. ROWS OF TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE STREET, ROADWAY, OR DRIVEWAY IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 522.
3. SIDEWALKS ABUTTING ROADWAYS SHALL BE INSTALLED WITH A DETECTABLE WARNING SURFACE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 522.
4. ALL DETECTABLE WARNINGS SHALL BE IN COMPLIANCE WITH FDOT SPECIFICATION SECTION 527.
5. ALL DETECTABLE WARNINGS SHALL BE PRE–FORMED CAST–IN–PLACE TYPE BY ACO OR EPOXY SYSTEM PRODUCTS APPROVED BY FDOT IN THE APPROVED PRODUCTS LIST (APL). STAMPED, MECHANICAL FASTENED, GLUED OR TORCH APPLIED WILL NOT BE ACCEPTED. SUBMIT SHOP DRAWINGS FOR APPROVAL.
6. COLOR SHALL BE SAFETY YELLOW PER FDOT SPECIFICATION SECTION 527.

DETECTABLE WARNING SURFACE

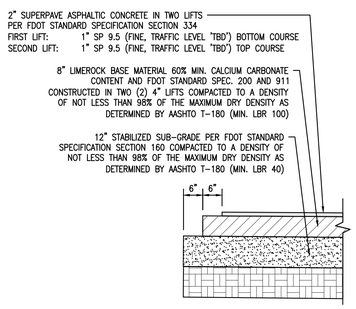
SCALE: N.T.S. CURRENT





TYPICAL TURF BLOCK AND HEADER CURB RESTORATION DETAIL

SCALE: N.T.S. CURRENT

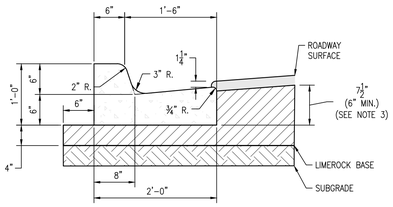


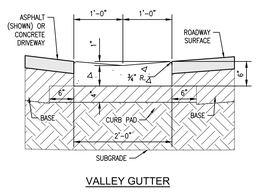
NOTES:

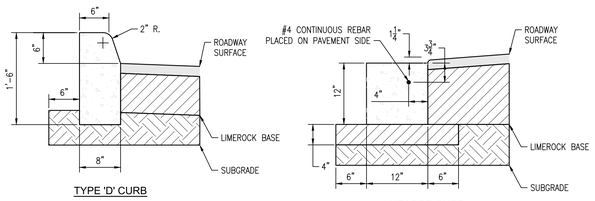
1. TACK AND PRIME COATS ARE REQUIRED AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 300.
2. ASPHALT INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 334.

ASPHALT ROADWAYDETAIL

SCALE: N.T.S. CURRENT





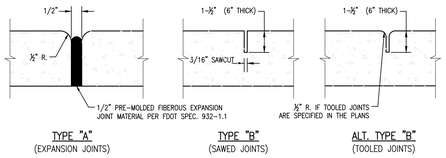


NOTES:

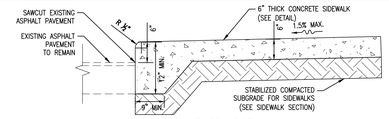
1. ALL CURBS, GUTTERS AND CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 520–001 AND SPECIFICATION 520.
2. CONCRETE SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION 346 HAVING A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE EDGE OF PAVEMENT SHALL MATCH THE LIP OF CURB ELEVATION. THE MINIMUM THICKNESS OF THE LIP SHALL BE 6".
4. REFER TO FLEXIBLE PAVEMENT RESTORATION DETAIL G–12.1 FOR BASE AND SUBGRADE MATERIAL AND INSTALLATION SPECIFICATIONS.
5. BACKFILL BEHIND CURBS TO 2" BELOW TOP OF CURB TO ALLOW FOR SOD OR AS SPECIFIED IN LANDSCAPE PLANS AND SPECIFICATIONS.

CURB AND CURB & GUTTER DETAILS

SCALE: N.T.S. CURRENT

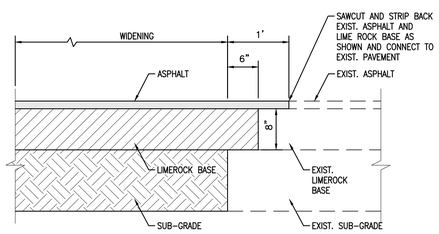


SIDEWALK JOINTS	
TYPE	LOCATION
"A"	20'–0" CENTER TO CENTER P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS. WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES OR AT THE DISCRETION OF THE ENGINEER.
"B"	5'–0" CENTER TO CENTER ON SIDEWALKS THROUGHOUT THE SITE.



CONCRETE SIDEWALK

Scale: NTS



CONNECTION WITH EXISTING PAVEMENT

SCALE: N.T.S.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C05 PAVING, GRADING AND DRAINAGE DETAILS
NOT TO SCALE

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
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ORLANDO, FL 32801

CIVIL & LANDSCAPE
CALVIN, GIORDANO & ASSOCIATES
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS
14335 COMMERCE WAY
MIAMI LAKES, FL 33016

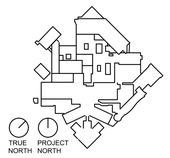
MEP & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS, INC.
800 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

TELECOM & EQUIPMENT
SMITH SECKMAN REID, INC.
2995 SIDCO DRIVE
NASHVILLE, TN 37204

OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

Memorial Regional Hospital
SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024



REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. MESSICK ON THE DATE INDICATED HERE.

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

HKS PROJECT NUMBER
23459.000

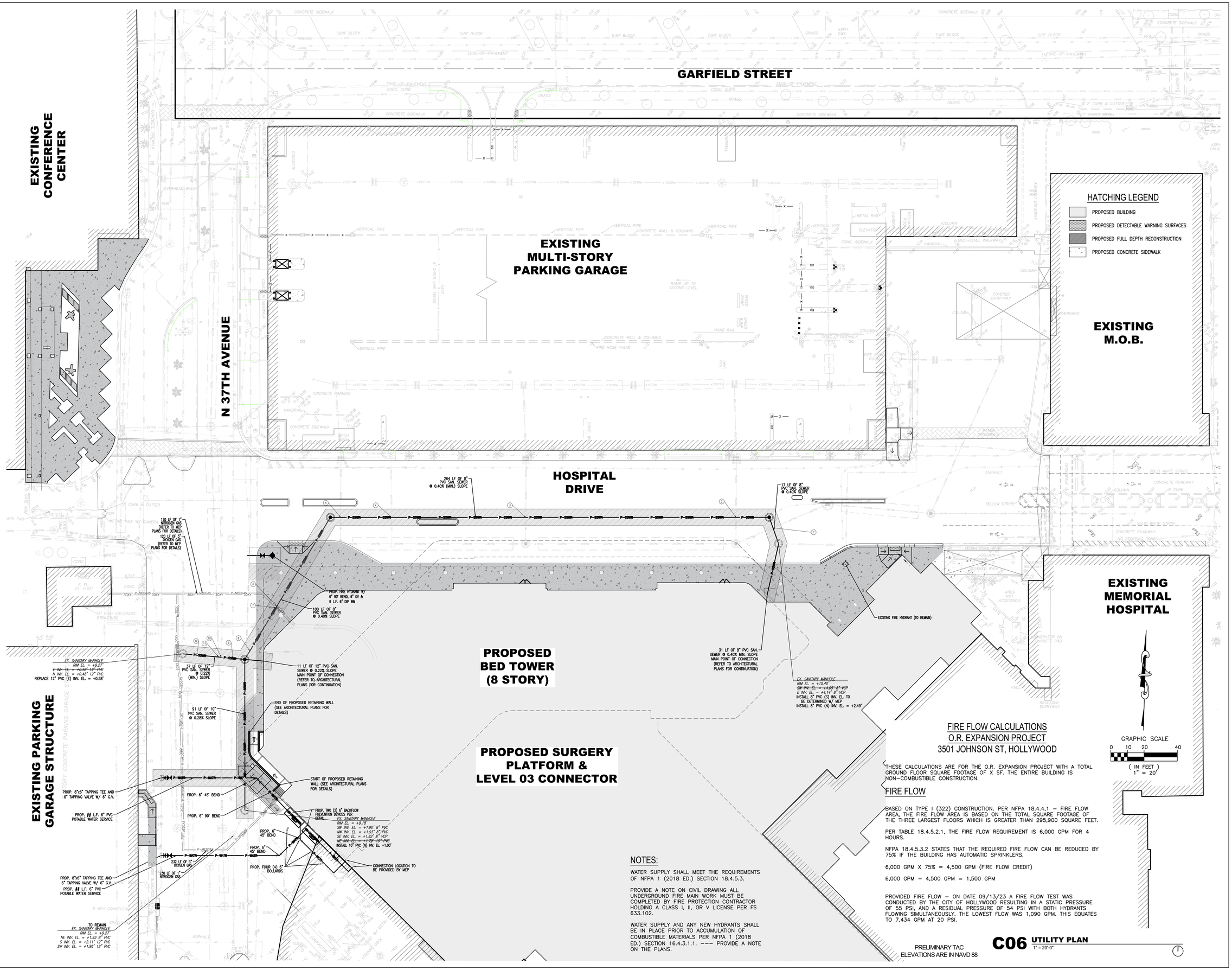
DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
PAVING, GRADING AND DRAINAGE DETAILS

SHEET NO.
C05

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH OR EXPANSION\CAD\ FILES\DRAWINGS\21560-C-DETL



NOTES:

WATER SUPPLY SHALL MEET THE REQUIREMENTS OF NFPA 1 (2018 ED.) SECTION 18.4.5.3.

PROVIDE A NOTE ON CIVIL DRAWING ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.) SECTION 16.4.3.1.1. --- PROVIDE A NOTE ON THE PLANS.

FIRE FLOW CALCULATIONS
O.R. EXPANSION PROJECT
3501 JOHNSON ST, HOLLYWOOD

THESE CALCULATIONS ARE FOR THE O.R. EXPANSION PROJECT WITH A TOTAL GROUND FLOOR SQUARE FOOTAGE OF X SF. THE ENTIRE BUILDING IS NON-COMBUSTIBLE CONSTRUCTION.

FIRE FLOW

BASED ON TYPE I (322) CONSTRUCTION. PER NFPA 18.4.4.1 – FIRE FLOW AREA, THE FIRE FLOW AREA IS BASED ON THE TOTAL SQUARE FOOTAGE OF THE THREE LARGEST FLOORS WHICH IS GREATER THAN 295,900 SQUARE FEET.

PER TABLE 18.4.5.2.1, THE FIRE FLOW REQUIREMENT IS 6,000 GPM FOR 4 HOURS.

NFPA 18.4.5.3.2 STATES THAT THE REQUIRED FIRE FLOW CAN BE REDUCED BY 75% IF THE BUILDING HAS AUTOMATIC SPRINKLERS.

6,000 GPM X 75% = 4,500 GPM (FIRE FLOW CREDIT)

6,000 GPM – 4,500 GPM = 1,500 GPM

PROVIDED FIRE FLOW – ON DATE 09/13/23 A FIRE FLOW TEST WAS CONDUCTED BY THE CITY OF HOLLYWOOD RESULTING IN A STATIC PRESSURE OF 55 PSI, AND A RESIDUAL PRESSURE OF 54 PSI WITH BOTH HYDRANTS FLOWING SIMULTANEOUSLY. THE LOWEST FLOW WAS 1,090 GPM. THIS EQUATES TO 7,434 GPM AT 20 PSI.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C06 UTILITY PLAN
1" = 20'-0"

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
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CIVIL & LANDSCAPE
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MEP & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS, INC.
800 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

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NASHVILLE, TN 37204

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Memorial Regional Hospital

SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

SEE PLAN

TRUE NORTH PROJECT NORTH

REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. MESSICK ON THE DATE INDICATED HERE.

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HKS PROJECT NUMBER
23459.000

DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
UTILITY PLAN

SHEET NO.
C06

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PRINT DATE: 4/5/2023 10:55:56 AM TEMPLATE VERSION: 210.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH-OR EXPANSION\CADD FILES\DRAWINGS\21560-C-UTIL

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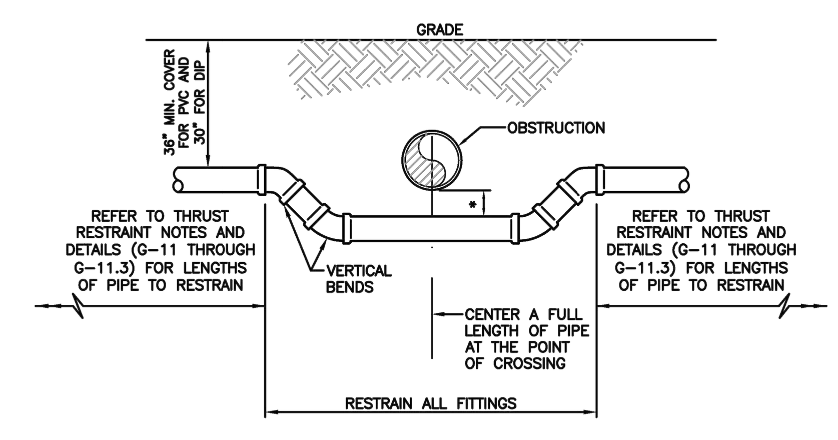
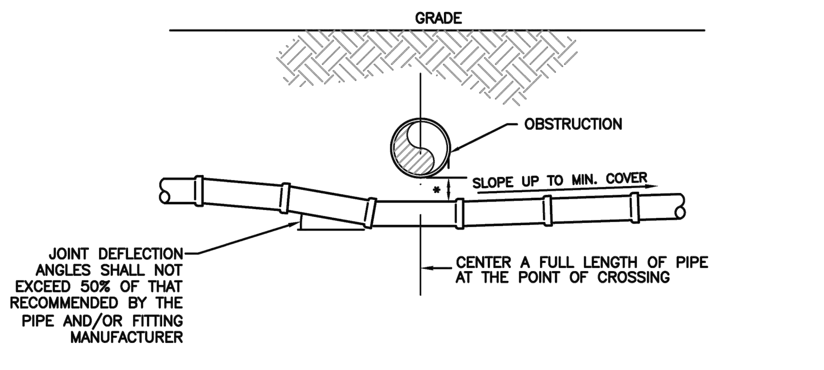


UTILITY CROSSING USING FITTINGS

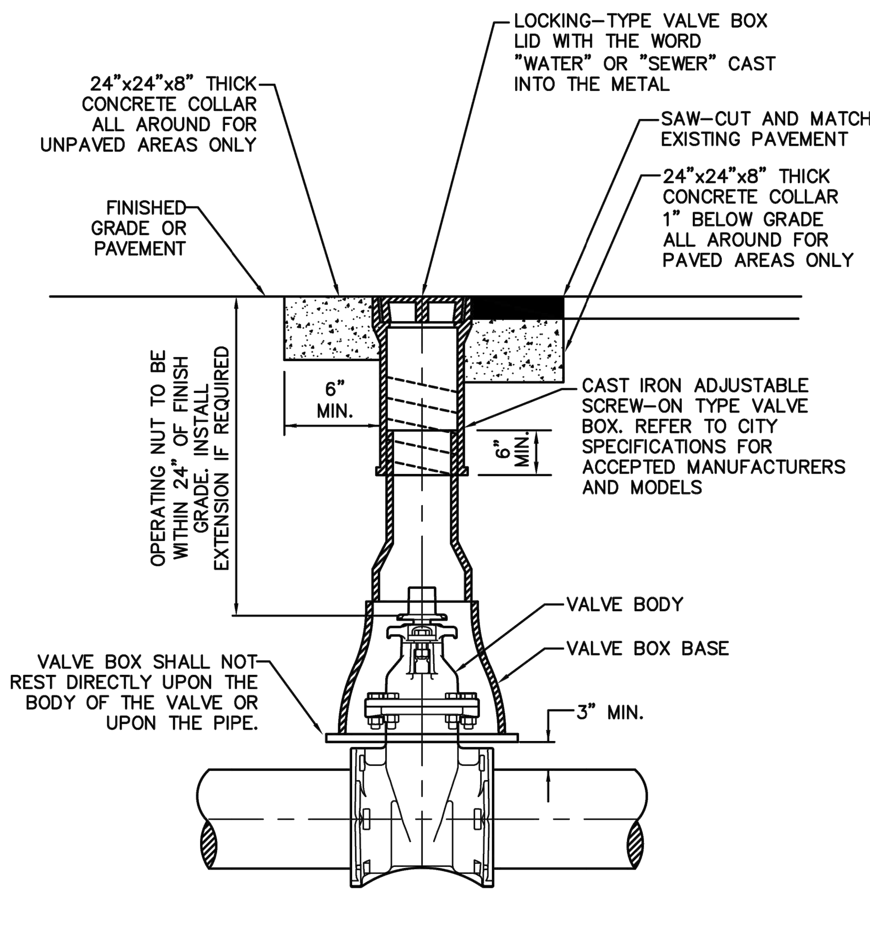
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



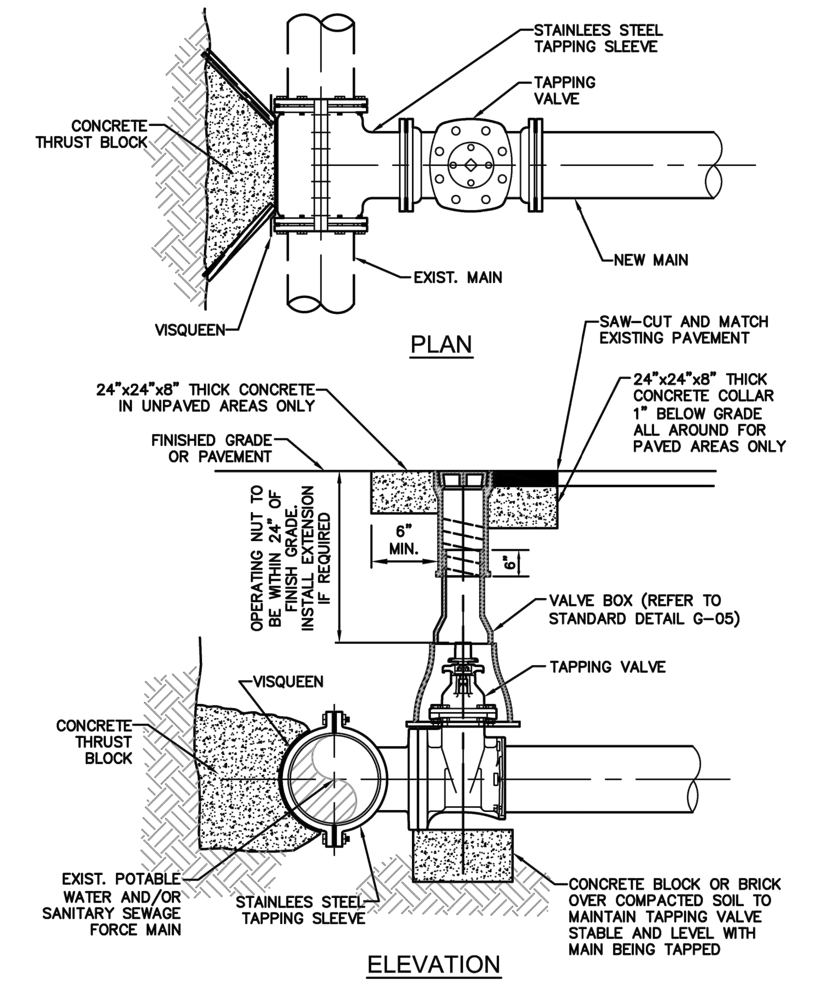
UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM / APPROVED: XXX	UTILITY CROSSING DETAIL	DRAWING NO. G-04



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM / APPROVED: XXX	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05



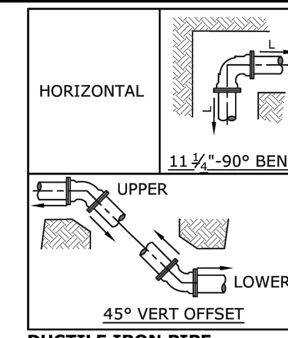
NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

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

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS. FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	1	2	4	10	7	20	9	4
6	2	3	6	14	15	28	12	5
8	2	4	8	17	23	37	16	7
10	2	5	9	21	30	44	19	8
12	3	5	10	24	38	52	22	9

PVC PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	2	3	5	12	11	32	14	5
6	2	4	7	16	23	45	19	6
8	3	5	9	21	37	59	25	8
10	3	5	11	25	48	71	30	9
12	3	6	12	29	61	83	35	11

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; NOMINAL SIZE EQUALS BRANCH SIZE; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%; VERTICAL LOW SIDE DEPTH EQUALS 3.5 FEET
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

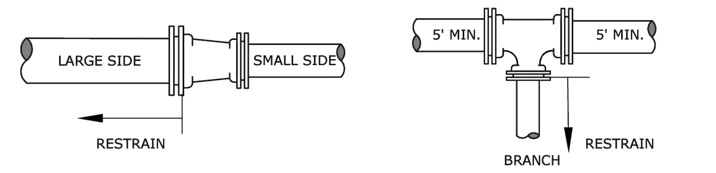
M:\PLANNING AND DEVELOPMENT SECTION\SHARED DATA STORAGE\WILSON\TSC\WWED STANDARD DETAILS 5-14-2018.DWG - 109 - PLOTTED: 8/14/2018 1:18:43 PM - BY: WILSON, ROBERT

REPLACES FORMER DWG NO.109 / REVISED 5/14/2018	RESTRAINED JOINT REQUIREMENTS SINGLE FITTING	FIGURE 109

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



STRAIGHT REDUCER

SMALL SIDE

DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'
PVC PIPE				
	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

TEE REDUCER

BRANCH SIZE

DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'
PVC PIPE				
	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		16'	8'	1'
8"			31'	25'
10"				44'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT;SAFETY FACTOR: 1.5;BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

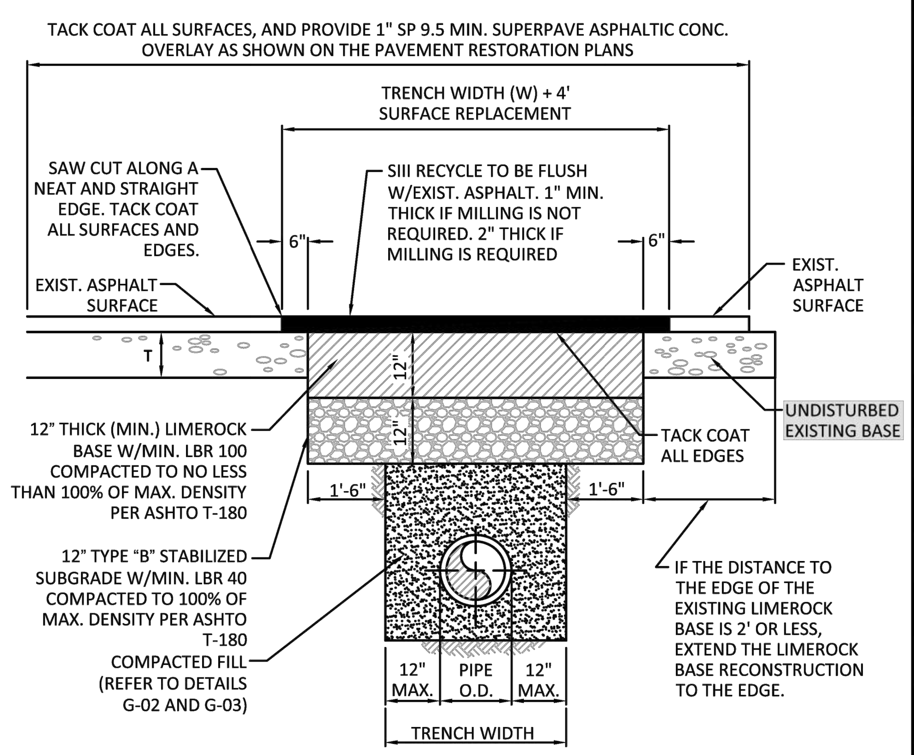
M:\PLANNING AND DEVELOPMENT SECTION\SHARED DATA STORAGE\WILSON\TSC\WWED STANDARD DETAILS 5-14-2018.DWG - 112 - PLOTTED: 8/14/2018 1:18:47 PM - BY: WILSON, ROBERT

REPLACES FORMER DWG NO.112 / REVISED 5/14/2018	RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS	FIGURE 112

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

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



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

SEWER NOTES:

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

$$L = \frac{S \times D \times \sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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

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ELEVATIONS ARE IN NAVD 88

C07 UTILITY DETAILS
NOT TO SCALE

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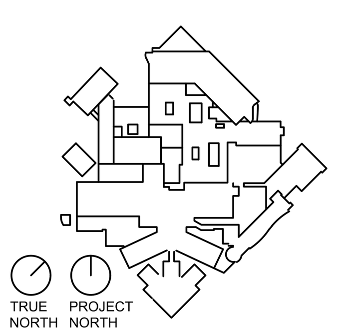
Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024



REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.
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HKS PROJECT NUMBER
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SHEET TITLE
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SHEET NO.
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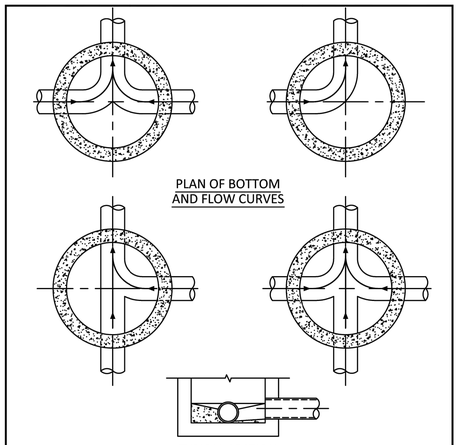
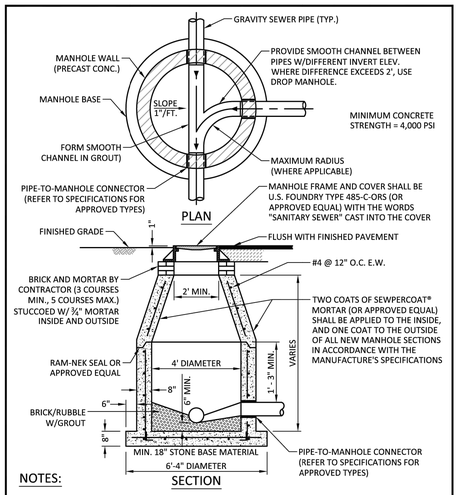


NOTES:

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

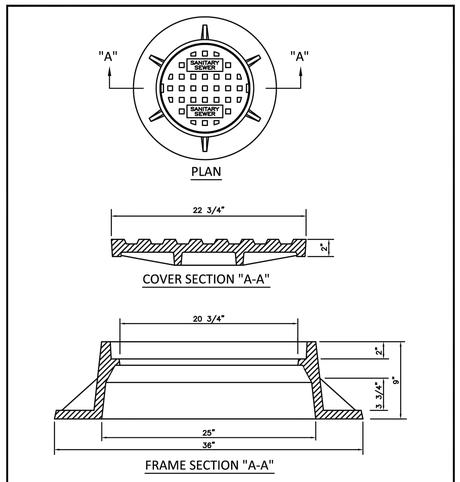
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS		DRAWING NO.
APPROVED: XXX			S-02



NOTES:

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

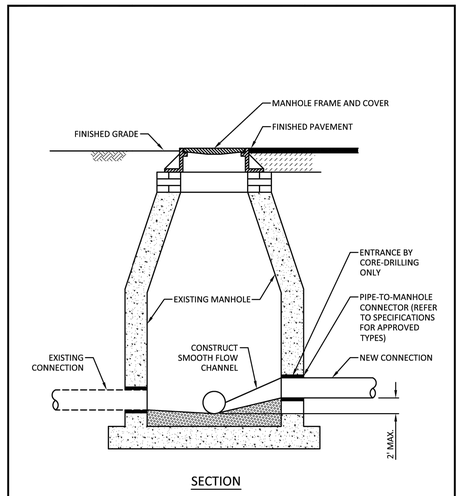
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 07/18/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE		DRAWING NO.
APPROVED: XXX			S-03



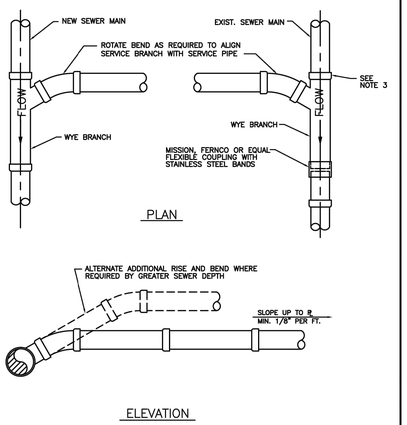
NOTES:

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

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



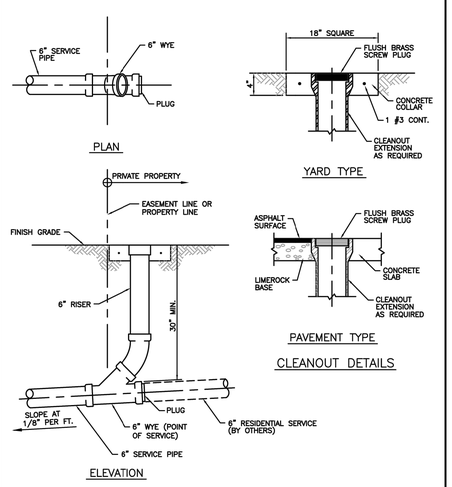
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	NEW CONNECTION TO EXISTING MANHOLE		DRAWING NO.
APPROVED: XXX			S-07



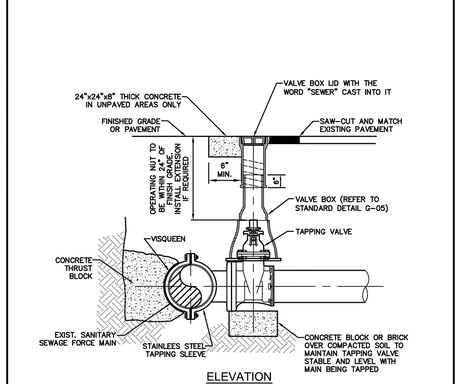
NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION		DRAWING NO.
APPROVED: XXX			S-09



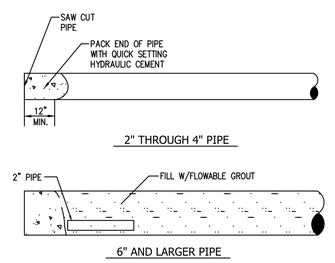
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO.
APPROVED: XXX			S-12



NOTES:

1. REFER TO STANDARD DETAIL GS-06, "TYPICAL TAPPING SLEEVE AND VALVE SETTING"
2. REFER TO STANDARD DETAIL S-14, "PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE".

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	FORCE MAIN CONNECTION		DRAWING NO.
APPROVED: XXX			S-13



NOTES:

1. INSTALL 2" PIPE AT BOTH ENDS OF LINE TO BE ABANDONED. GROUT IN PLACE WITH QUICK SETTING HYDRAULIC CEMENT.
2. PUMP FLOWABLE GROUT FROM ONE END, OR INTERMEDIATE POINTS ALONG THE PIPELINE, UNTIL PIPE IS FILLED AS WITNESSED BY THE DISCHARGE FROM 2" PIPE(S).

ABANDONED PIPE DETAIL

Scale: NTS

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C08 UTILITY DETAILS
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Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

REVISION

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HKS PROJECT NUMBER
23459.000

DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
UTILITY DETAILS

SHEET NO.
C08

TITLE BLOCK VERSION: 20210630
TEMPLATE VERSION: 210.0.20200831
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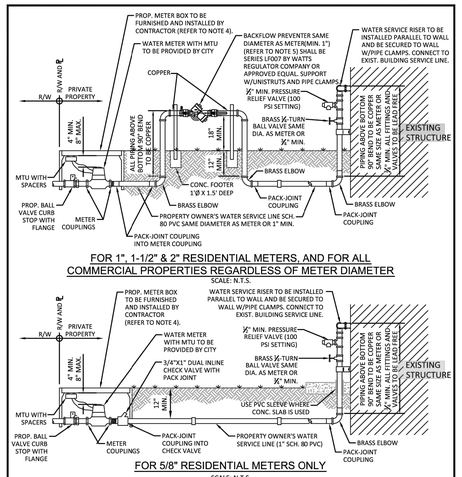


FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.

FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

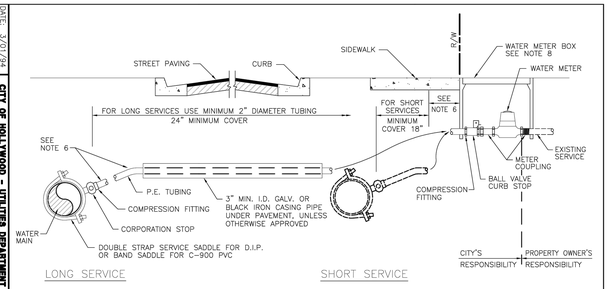
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS		DRAWING NO. W-10
APPROVED: XXX			

DATE: 3/01/94
DRAWN: EAM
APPROVED:

CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL

TYPICAL SERVICE CONNECTION (FOR P.E. TUBING)

REVISED:
DRAWING NO. W-11

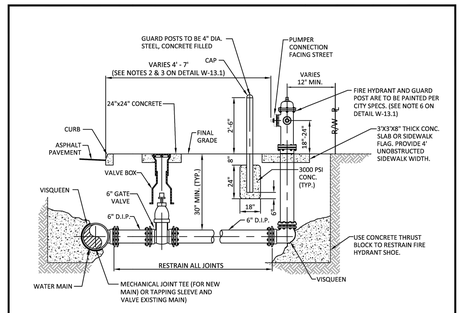


LONG SERVICE

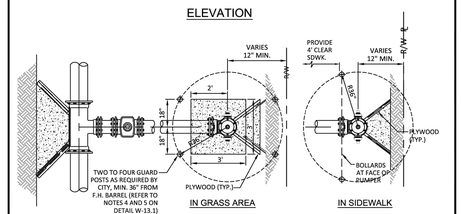
SHORT SERVICE

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH AWWA STANDARD C901, "POLYETHYLENE (P.E.) PRESSURE PIPE, TUBING, 1/2" THROUGH 3" FOR WATER".
3. SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1", AND PIPE CROSSING UNDER PAVEMENT MUST BE 2" MINIMUM.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. APPROVED TYPE COPPER TUBING MAY BE USED IN PLACE OF PLASTIC.
6. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14'. FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21'.
7. THE WATER METER, METER BOX AND COVER BY THE CITY OF HOLLYWOOD.
8. ELEVATION OF TOP OF WATER METER BOX SHALL BE SET AT THE SAME ELEVATION AS PROPOSED GRADE AT BACK OF SIDEWALK AND THE METER DIAL SHALL BE MAX. 6" BELOW METER COVER.

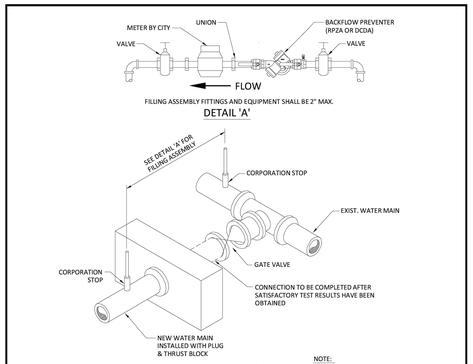


ELEVATION



PLAN VIEW

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 03/05/2019
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION		DRAWING NO. W-13
APPROVED: XXX			

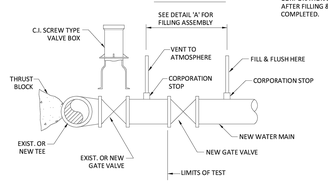


FILLING ASSEMBLY FITTINGS AND EQUIPMENT SHALL BE 2" MAX.

DETAIL 'A'

METHOD ``A"

NOTE:
REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN AFTER FILLING & FLUSHING HAS BEEN COMPLETED.



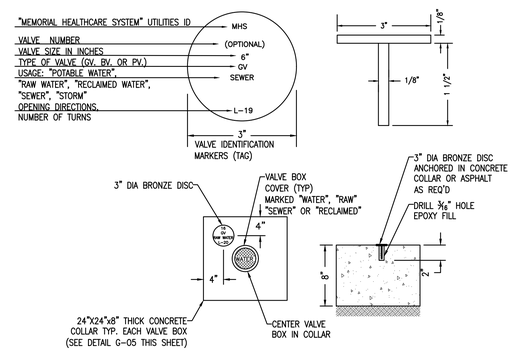
METHOD ``B"

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	FILLING AND FLUSHING DETAILS		DRAWING NO. W-15
APPROVED: XXX			

NOTES:

1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
4. GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6' LEFT/RIGHT OF ℄ OF THE FIRE HYDRANT.EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
5. FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
6. THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES		DRAWING NO. W-13.1
APPROVED: XXX			



VALVE COVER AND IDENTIFICATION MARKER DETAIL

SCALE: N.T.S.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C09 UTILITY DETAILS
NOT TO SCALE

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OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

Memorial Regional Hospital

SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.

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HKS PROJECT NUMBER
23459.000

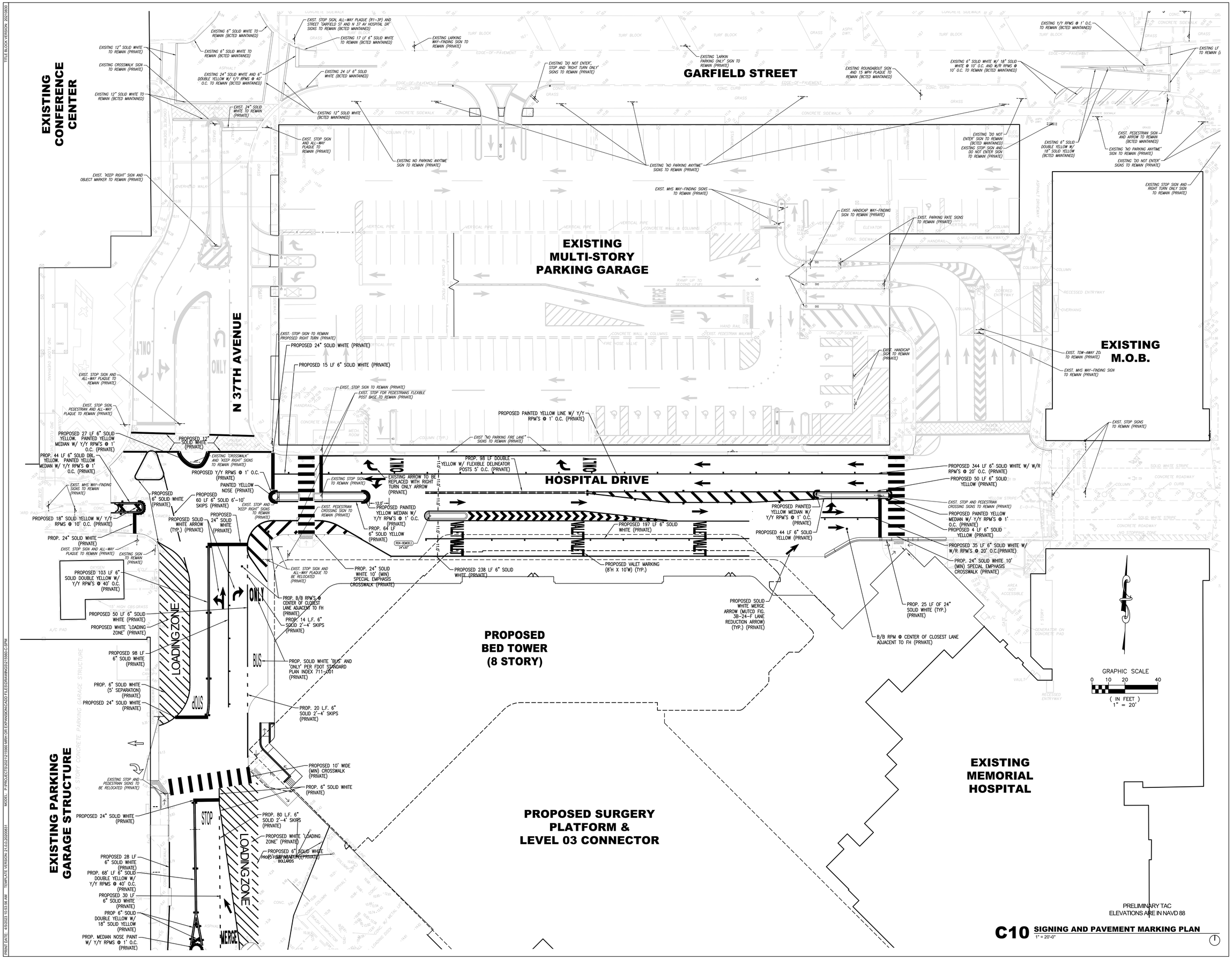
DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
UTILITY DETAILS

SHEET NO.
C09

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH OR EXPANSION\CADD FILES\DRAWINGS\21560-C-DET.L



C10 SIGNING AND PAVEMENT MARKING PLAN
1" = 20'-0"

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
225 EAST ROBINSON ST, SUITE #405
ORLANDO, FL 32801

CIVIL & LANDSCAPE
CALVIN, GIORDANO & ASSOCIATES
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316

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GMG STRUCTURAL ENGINEERS
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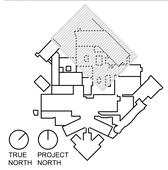
KEY PLAN



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DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
SIGNING AND PAVEMENT MARKING PLAN

SHEET NO.
C10

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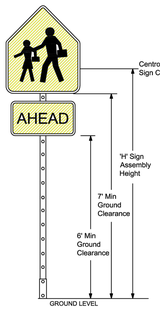
GUIDE TO USE THIS STANDARD:

1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

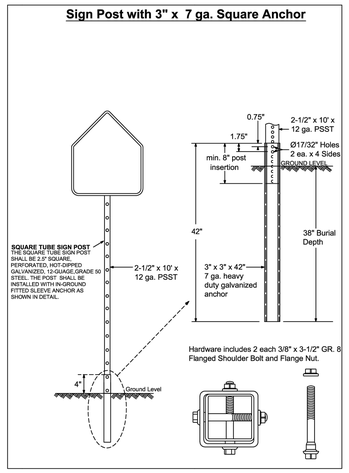


Post Size Table

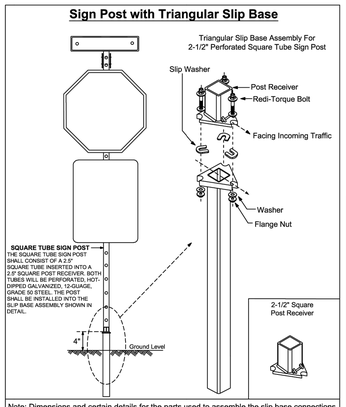
Total Panel Area (sf)	"H" Sign Assembly Height (ft) (measure from ground) 8	8.5	9	9.5	10
3					
4					
5	Sign Post with 3" x 7 ga. Square Anchor				
6					
7					
8					
9					
10					
11					
12					
13	Sign Post with Triangular Slip Base Assembly				
14					
15					
16					
17					
18	Two Post Installation Required with Triangular Slip Base				
19					
20*					

*REGARDLESS OF POST SIZE TABLE, IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

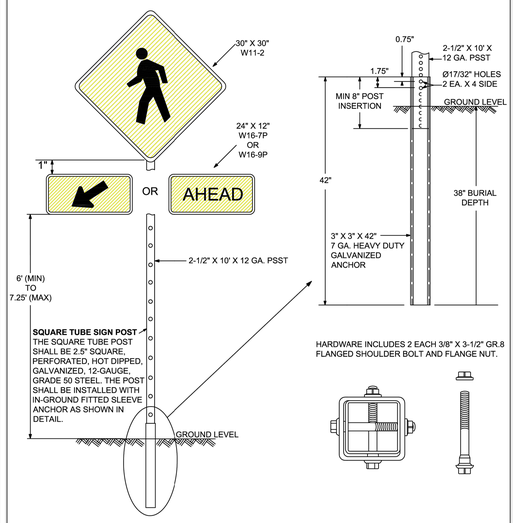
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY



1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12") SIGN ASSEMBLY	
REVISION: 11-15-18	SCALE: NTS
	DESIGN BY: YVES D'ANJOU, P.E.
	DRAWN BY: STEPHON RAMOUTAR
SHEET 1 OF 1	CHECKED BY: ANDREW SEBO, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

Broward County Traffic Engineering Division Communications Notes

To be placed within plan set

(Revised: 10/13/2015)

"Communications Notes"

The agency responsible for maintenance of the traffic signals and related equipment is Broward County Traffic Engineering Division (BCTED). All system communications equipment, cabling and related material shall comply with Broward County's latest edition of the minimum standards as expressed in the "Standards and Specifications - Communication Infrastructure" document. Please refer to (BCTED's) Communications Policies and Procedures for additional information. Broward County Traffic Engineering Division will not accept any projects that do not meet these standards and specifications. If fiber optic pull boxes already exist at an intersection, no additional fiber optic pull boxes will need to be installed. For a copy of these standards refer to the Broward County web site at www.BROWARD.ORG/TRAFFIC under publications.

If there are Copper Interconnect Cable/s within your project limits or within 1500 feet of your project limits, contact the Communications Manager at tecommunications@broward.org or 954-847-2745.

If there are Fiber Optic Cable/s within your project limits or within 1500 feet of your project limits contact the Communications Manager at tecommunications@broward.org or 954-847-2745.

If there are cellular communications within your project limits, contact the Communications Manager at tecommunications@broward.org or 954-847-2745

All BCTED communications cables/conduit shall be located a minimum of 48 hours in advance.

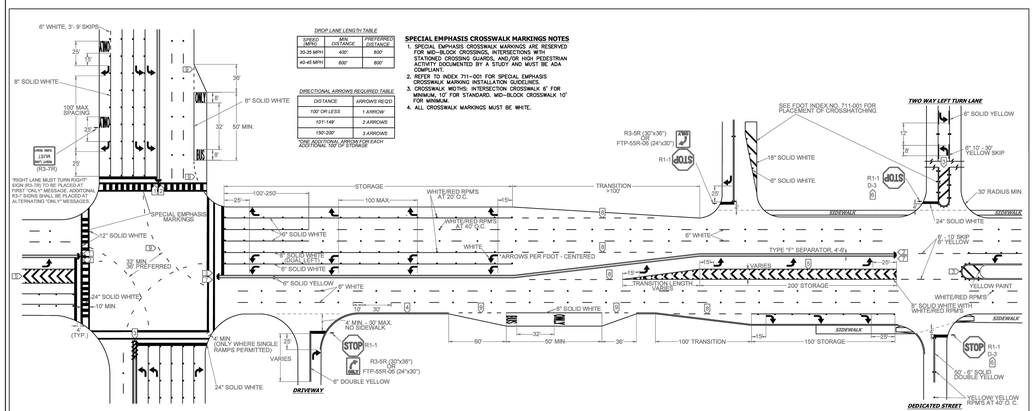
Broward County Traffic Engineering Division
Procedure for Notification of Communication Disruption

Copper Interconnect Cable Notification Contact Person
When communications to an intersection must be disrupted by a Contractor to perform work, the Contractor shall provide two day advance notice in writing to the Broward County Traffic Engineering Division. This notification shall be conveyed via electronic mail (email) to the Traffic Signal Technician III at tecommunications@broward.org. Notification shall include contact person, telephone number, purpose, location and duration. The disruption shall last for no more than 3 consecutive business days. Where possible, the disruption shall be during off peak hours beginning at 9:00am and ending at 3:00pm.

Fiber Optic Cable Notification Contact Person
When communications to an intersection must be disrupted by a Contractor to perform work, the Contractor shall provide two day advance notice in writing to the Broward County Traffic Engineering Division. This notification shall be conveyed via electronic mail (email) to the Communications Manager at tecommunications@broward.org. Notification shall include contact person, telephone number, purpose, location and duration. The disruption shall last for no more than 3 consecutive business days. Where possible, the disruption shall be during off peak hours beginning at 9:00am and ending at 3:00pm.

Include the following in any notice of utility ownership or within a "Utility Owners/Contact Person" table:

Interconnect Communications Cables - (Robert Blount) Broward County Traffic Engineering Division (BCTED) 954-847-2745



NOTES

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH PEO ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

1. YELLOW/YELLOW RPM DETAILS
2. MEDIAN NOSE PAINT DETAILS
3. PAINTED MEDIAN DETAILS
4. EDGE LINE DETAILS
5. CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS
6. STREET NAME BLADE DETAILS
7. TYPE IV SEPARATOR DETAILS
8. 6'-10' SKIP DETAILS
9. 2'-4' SKIP DETAILS

REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

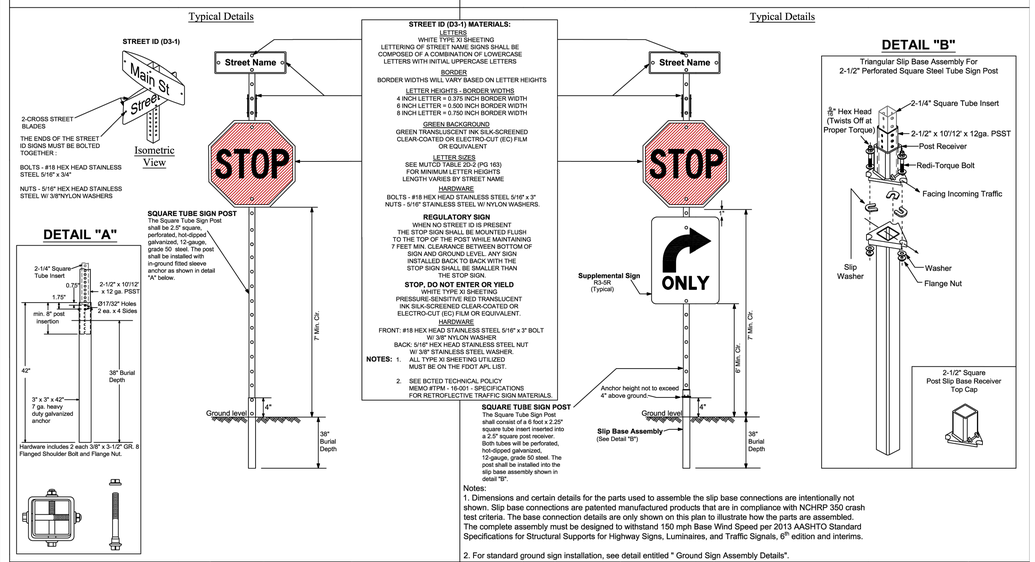
DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN



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2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C11 SIGNING AND PAVEMENT MARKING DETAILS
NOT TO SCALE

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
225 EAST ROBINSON ST, SUITE #405
ORLANDO, FL 32801

CIVIL & LANDSCAPE
CALVIN, GIORDANO & ASSOCIATES
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS
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MIAMI LAKES, FL 33016

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TLC ENGINEERING SOLUTIONS, INC.
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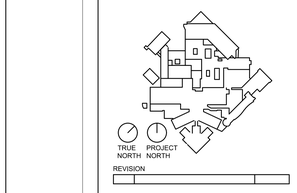

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SHEET NO.
C11

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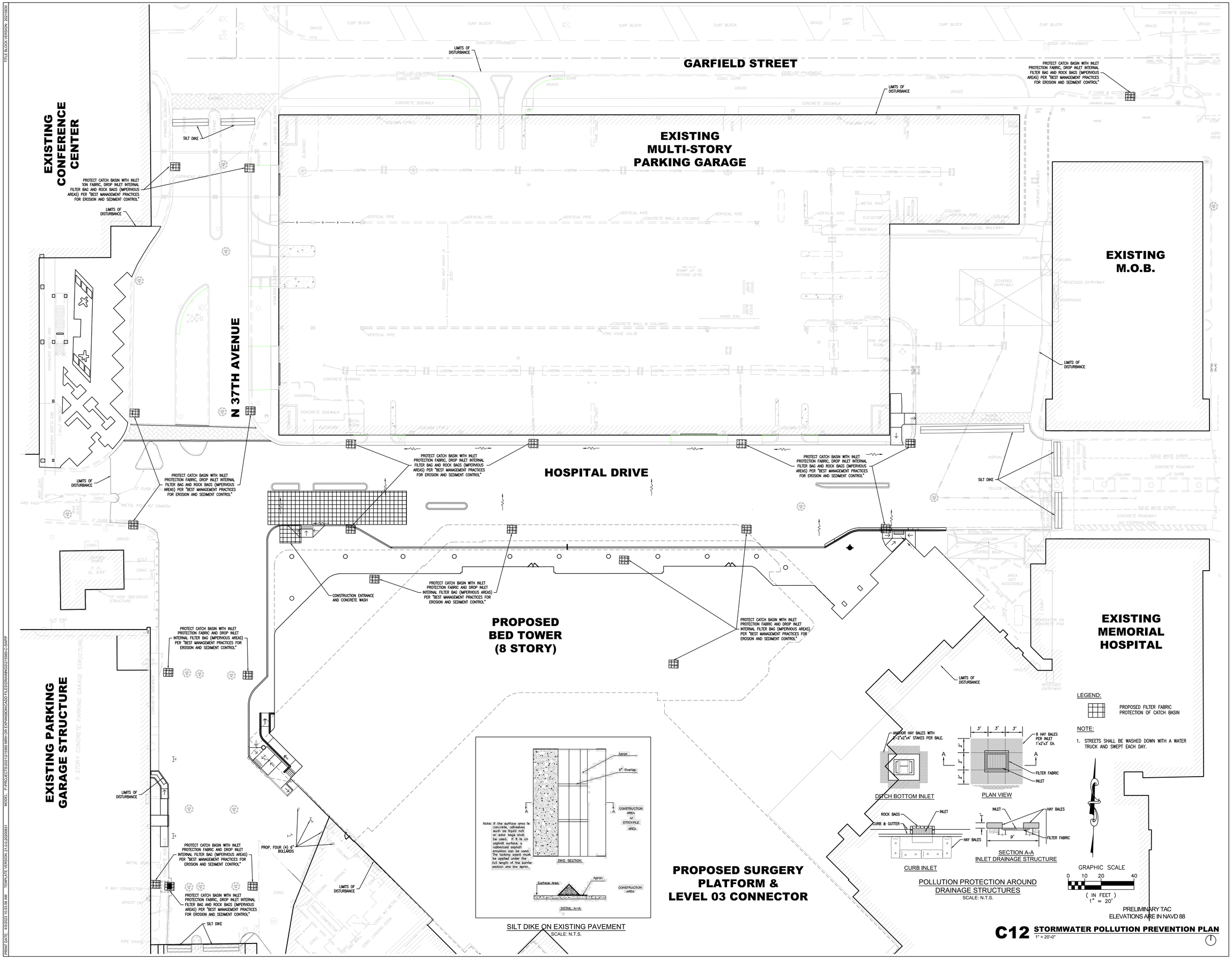

HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
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KEY PLAN

TRUE NORTH PROJECT NORTH

REVISION

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ISSUE
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SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

SHEET NO.
C12

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:58 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\21560 MRH OR EXPANSION\CADD FILES\DRAWINGS\21560-C-SWPP

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
MEMORIAL REGIONAL HOSPITAL – OPERATION ROOMS EXPANSION

OWNER NAME AND ADDRESS:
SOUTH BROWARD HOSPITAL DISTRICT
D/B/A MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON ST.
HOLLYWOOD, FL. 33021

DESCRIPTION:
PROJECT PROPOSES IMPROVEMENTS TO PAVING, GRADING, AND DRAINAGE, PAVEMENT MARKING AND SIGNAGE, STORMWATER POLLUTION PREVENTION, AND EXISTING UTILITY RELOCATION.

SOIL DISTURBING ACTIVITIES
SOIL DISTURBING ACTIVITIES WILL INCLUDE, CLEARING AND GRUBBING, INSTALLING DRAINAGE, UTILITY RELOCATION, ELECTRICAL LINES, SOD, CONCRETE AND PAVEMENT RESTORATION.

RUNOFF CURVE NUMBERS:	AREA
1. PRE-CONSTRUCTION	N/A
2. DURING CONSTRUCTION	N/A
3. POST-CONSTRUCTION	N/A

SOILS:
REFER TO GEOTECHNICAL REPORT

SITE MAPS:
REFER TO PLANS

SITE AREA:
1. TOTAL AREA OWNED: ~0.44 ACRES
2. AREA TO BE DISTURBED: ~0.44 ACRES (PROJECT AREA)

NAME OF RECEIVING WATERS:
RUNOFF TO BE CONTAINED ONSITE

CONTROLS

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

STORMWATER MANAGEMENT:
THE EXISTING STORMWATER SYSTEM CONVEYS STORMWATER RUNOFF VIA CATCH BASINS AND UNDERGROUND GRAVITY PIPING.

WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE ONSITE DRAINAGE SYSTEM. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY FEDERAL, STATE AND LOCAL REGULATIONS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

SFWMD PERMIT # _____

NPDES PERMIT #_____

POLLUTION PREVENTION PLAN CERTIFICATION

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

GENERAL

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

SEQUENCE OF MAJOR ACTIVITIES:

SEQUENCE OF MAJOR ACTIVITIES:
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. CLEAR AND GRUB SITE.
3. CONTINUE WITH E&S CONTROL MEASURES.
4. INSTALL DRAINAGE, RELOCATE UTILITIES AND ELECTRICAL LINES.
5. CONTINUE WITH E&S CONTROL MEASURES.
6. BACKFILL AND INSTALL SOD AND LANSCAPING. RESTORE ASPHALT PAVEMENT AND CONCRETE.
7. CONTINUE WITH E&S CONTROL MEASURES.
8. REMOVE ACCUMULATED SEDIMENTS FROM EXISTING STORMWATER MANAGEMENT SYSTEM.

TIMING OF CONTROLS/MEASURES

THE FILTER FABRIC AND HAY BALES WILL BE INSTALLED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED.

ENDANGERED SPECIES AND CRITICAL HABITAT

1. ARE THERE ENDANGERED SPECIES ON SITE? NONE KNOWN.
2. ARE THERE CRITICAL HABITAT ON SITE? NONE KNOWN.
   IF YES TO EITHER QUESTION, PLEASE EXPLAIN.

_____

_____

_____

CONTROLS

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

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES (IF APPLICABLE):

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR FOR PROPER LOCATION.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION.

STRUCTURAL PRACTICES (IF APPLICABLE):

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & SYTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS, THE PROPOSED STORMWATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 67 CUBIC YARDS OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE VOLUME OF THE BASIN AT CLEAN OUT SHALL BE 22 CUBIC YARDS PER ACRE.

THE 67 CUBIC YARDS OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

WASTE MATERIALS

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

HAZARDOUS WASTE

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

SANITARY WASTE

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

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

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

[X] Concrete	[X] Fertilizers	[X] Wood
[X] Asphalt	[X] Petroleum Based Products	[X] Masonry Blocks
[X] Tar	[X] Cleaning Solvents	[X] Roofing Materials
[X] Detergents	[X] Paints	[X] Metal Studs
[ ] _____	[ ] _____	[ ] _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

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

GOOD HOUSEKEEPING

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

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

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

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

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

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

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

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

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

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

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

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

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

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

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

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

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C13 STORMWATER POLLUTION PREVENTION PLAN NOTES & SPECIFICATIONS

HKS

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INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Engineer: James D. Messick
P.E. License No.: 70870
Date: 04/11/2024

REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. MESSICK ON THE DATE INDICATED HERE.

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HKS PROJECT NUMBER
23459.000

DATE
APRIL 15, 2024

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PRELIMINARY TAC

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN NOTES & SPECIFICATIONS

SHEET NO.
C13

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PROJECT: SURGICAL & CRITICAL CARE TOWER EXPANSION

INSPECTOR: _____ DATE: _____

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

	CONDITION

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PROJECT: SURGICAL & CRITICAL CARE TOWER EXPANSION

STORMWATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT: SURGICAL & CRITICAL CARE TOWER EXPANSION

STORMWATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 3 OF 4

PROJECT: SURGICAL & CRITICAL CARE TOWER EXPANSION

STORMWATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

REASONS FOR CHANGES:

_____

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

SIGNATURE: _____

DATE: _____

PAGE 4 OF 4

NOTE TO CONTRACTOR:
THIS IS THE CONTRACTOR'S CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORMWATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

C14 **STORMWATER POLLUTION PREVENTION PLAN**
CONTRACTOR FORMS

HKS

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CALVIN, GIORDANO & ASSOCIATES
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STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS
7205 CORPORATE CENTER DR.
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MEP & FIRE PROTECTION
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800 FAIRWAY DRIVE
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3501 JOHNSON STREET
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Memorial Regional Hospital

SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET. HOLLYWOOD, FL 33021

INTERIM REVIEW ONLY
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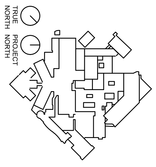
Engineer: James D. Messick
Reg. License No.: 70870
Date: 04/11/2024



REVISION

JAMES D. MESSICK, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 70870.
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23459.000
DATE
APRIL 15, 2024
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SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR FORMS

SHEET NO.
C14

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ALL NEW PLANT MATERIAL, IRRESPECTIVE OF PLANTING PHASE, SHALL HAVE AN ESTABLISHMENT PERIOD OF 12 MONTHS FROM THE TIME OF FINAL ACCEPTANCE AT SUBSTANTIAL COMPLETION. DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ITEMS: WATERING PER THE SCHEDULE ATTACHED, RE-SETTING OF PLANTS, REPLACEMENT OF SICK OR DEAD PLANTS, AND ALL OTHER CARE REQUIRED FOR PROPER GROWTH. ANY PLANT MATERIAL NOT IN HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. THE 12 MONTH WARRANTEE/ESTABLISHMENT PERIOD SHALL BE EXTENDED BY 45 DAYS FOR ALL REPLACEMENT PLANT MATERIAL. AT THE CLIENT'S EXPENSE, THE CONTRACTOR WILL REPLACE ANY PLANT MATERIAL DAMAGED AS A RESULT OF AUTOMOBILE ACCIDENTS OR "ACTS OF GOD" LIMITED TO HAIL, FREEZE, LIGHTNING, AND WINDS EXCEEDING 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER.

WATERING SCHEDULE (FIRST 6 MONTHS)

WEEKS	FREQUENCY
1-2	MON., TUES., THURS., SAT.
3-4	MON., TUES., THURS., SAT.
5-6	MON., TUES., THURS., SAT.
7-8	MON., TUES., THURS., SAT.
9-10	MON., THURS., SAT.
11-12	MON., THURS., SAT.
13-14	MON., THURS., SAT.
15-16	MON., THURS., SAT.
17-18	THURS., SUN.
19-20	THURS., SUN.
21-22	THURS., SUN.
23-24	THURS., SUN.

* WATERING CONTRACT SHALL BE INCLUDED IN CONTRACTORS BID FOR ANY PLANT MATERIAL THAT HAS BEEN ROOT PRUNED, DISTURBED BY CONSTRUCTION, OR WHERE PROPOSED OR EXISTING IRRIGATION SYSTEMS ARE NOT FUNCTIONAL. ALL WARRANTIES SHALL BE IN PLACE BY CONTRACTOR REGARDLESS OF NON-OPERATIONAL IRRIGATION SYSTEMS OR AREAS WHERE NO IRRIGATION IS PROPOSED.

PROPOSED PLANT LIST

Abbrev	Qty	Scientific Name	Common Name	Specifications
CANOPY TREES				
IC	5	Ilex cassine	Dahoon Holly	Field Grown, 10' Min. OAH, Single-trunk, 4' Min. CT, Florida No. 1
QV	2	Quercus virginiana	Live Oak	Field Grown, 16' Min. OAH, 5" Min. DBH, 6.5' Min. CT, Single Trunk, Florida No. 1, Matched
TH	9	Tabebuia Heterophylla	Pink Trumpt Tree	Field Grown, 12' Min. OAH, Single-trunk 2" Min. DBH, 6' Min. CT, Florida No. 1, Matched
PALMS				
PD	2	Phoenix dactylifera	Medjool Date Palm	Field Grown, 12' Min. Wood OAH, Florida Fancy, Matched
PE	28	Ptychosperma elegans	Alexander Palm	Field Grown, 12' Min. GW, Triple, Matched, Florida Fancy
SP	10	Sabal Palmetto	Sabal Palm	Field Grown, 10' Min. GW, Matched, Candle-cut, Booted
SHRUBS				
MUH	20	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal., Full to Base, 2' OA Ht x 2' Sprd, Max. 2' O.C.
NEB	40	Nephrolepis exaltata 'Bostoniensis'	Boston Fern	3 Gal., Full to Base, 2' OA Ht x 2' Sprd, Max. 12" O.C.
FGI	59	Ficus macrophylla 'Green Island'	Green Island Ficus	1 Gal., Full to Base, 2' OA Ht x 2' Sprd, Max. 12" O.C.
TDA	235	Tripsacum dactyloides	Fakahatchee Grass	3 Gal., Full to Base, 2' OA Ht x 2' Sprd, Max. 2' O.C.
SPG	121	Spathoglottis plicata	Ground Orchids	1 Gal., Full to Base, 2' OA Ht x 2' Sprd, Max. 12" O.C.
SOD	**SQFT**			
ZEM	586	Zoysia x 'Empire'	Empire Zoysia	1 Gal., Full to Base, 2' OA Ht x 2' Sprd, Max. 18" O.C.

Notes:
1. Contractor shall be responsible for verifying all quantities in accordance to the permitted plant list. Where discrepancies occur between the plans and the list, whichever quantity is higher shall prevail.
2. All shrubs shall be free of fungus, insects and from all disease.
3. All vegetation shall have root balls fully grown into the specified container - recently transplanted material into up-sized containers shall not be accepted.

GENERAL PLANTING NOTES

1. SEE TYPICAL PLANTING DETAILS SHEET FOR ADDITIONAL PLANTING SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE WHERE CALLED FOR & MAINTAINING A 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED. IRRIGATION SHALL ENSURE NO OVERSPRAY ONTO SIDEWALKS OR HARDSCAPE AREAS.
3. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 QUALITY OR BETTER. ALL PLANTS SHALL BE TRUE TO THE GROWTH HABIT OF THE SPECIES, AND ARE TO BE FULLY ROOTED IN THE CONTAINER, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED. PLANTS SHALL BE FREE FROM PHYSICAL DAMAGE, OR CONDITIONS THAT WOULD INTERFERE WITH THRIVING GROWTH, AND FREE OF DISEASE, INSECTS, OR INSECT EGGS AND LARVAE. THE OWNER AND/OR REPRESENTATIVE MAY INSPECT SOME/ALL PLANTS SUPPLIED BY THE CONTRACTOR AND MAY REJECT PLANTS THAT DO NOT MEET THESE SPECIFICATIONS.
4. ALL LANDSCAPE MATERIALS SHALL BE FERTILIZED AT THE TIME OF INSTALLATION WITH EVERRIS SUNCOAT 16-9-12 W MINORS 90-DAY RELEASE OR A PROPOSED EQUIVALENT, IF APPROVED BY THE OWNER. SEVEN (7) GRAMS (1 TEASPOON) SHALL BE PLACED INTO THE PLANTING HOLE OF PIONEER SPECIES BEFORE INITIAL WATERING. STRAND ZONE SPECIES SHALL BE FERTILIZED AT THE TIME OF PLANTING BY INCLUSION OF 210 GRAMS (ONE-HALF CUP), ONE-HALF INTO THE PLANTING HOLE BEFORE INSTALLATION OF THE PLANT AND ONE-HALF DISTRIBUTED IN A RING AROUND THE NURSERY ROOT-BALL AFTER BACKFILLING THE HOLE TO COVER TWO-THIRDS OF THE ROOT-BALL'S HEIGHT.
5. CONTRACTOR SHALL GUARANTEE ALL PLANTS, INCLUDING SHRUBS, TREES AND PALMS IN ACCORDANCE TO THE FOLLOWING TERMS. PLANTS NOT LIVING AT THE END OF 30 DAYS SHALL BE REJECTED AND SHALL BE REPLACED. PLANTS SHALL BE DEEMED SURVIVING IF THEY PRESENT VIGOROUS NEW LEAF GROWTH AND INSPECTION OF THE ROOT ZONE DEMONSTRATES THAT NEW ROOTS HAVE MIGRATED INTO THE SURROUNDING SOIL BY NO LESS THAN FOUR (4) INCHES.
6. THE OWNER MAY PERIODICALLY INSPECT ALL INSTALLED PLANTS AND NOTIFY THE CONTRACTOR IF IT IS DETERMINED THAT THE SURVIVAL RATE IS NOT ACCEPTABLE. MINIMALLY, INSPECTIONS WILL BE CONDUCTED APPROXIMATELY ONE (1) MONTH, THREE (3) MONTHS, AND TWELVE (12) MONTHS AFTER PLANTING. WITHIN THIRTY (30) DAYS OF RECEIPT OF NOTIFICATION BY THE COUNTY, THE CONTRACTOR SHALL REMOVE ANY DEAD OR DYING PLANTS AND SHALL INSTALL ADDITIONAL PLANTS TO ACHIEVE THE ACCEPTABLE LEVEL OF PLANT SURVIVAL.
7. XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S XERISCAPE PLANT GUIDE II", UPDATED EDITION RESPECTIVELY.
8. ALL PLANTING SHALL BE CLEAR 7 1/2 FT. IN FRONT & SIDES WITH 4 FT. IN REAR AROUND ALL FIRE HYDRANTS, CHECK VALVES, FIRE DEPT. EQUIPMENT, ETC. AS REQUIRED.
9. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING, PAYING, PROCESSING AND PERMITTING ANY TREE REMOVALS AND/OR MITIGATION CONSISTENT WITH ANY AND ALL APPLICABLE AGENCIES HAVING JURISDICTION. THESE SHALL BE REQUIRED PRIOR TO THE REMOVAL OF ANY PLANT MATERIAL OR FOR LANDSCAPE PLANTING INSTALLATIONS. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED WITHOUT APPROVALS FROM THE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR ANY MIAMI-DADE COUNTY CODE COMPLIANCE FEES.
10. THE OWNER SHALL BE NOTIFIED OF ANY POSSIBLE CHANGES FOR APPROVAL IN THE MATERIAL PRIOR TO INSTALLATION OF THE SAME.
11. LANDSCAPE CONTRACTOR TO CONTACT THE THE OWNER TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO INSTALLATION OF ANY TREES OR PALMS AS REQUIRED.
12. LANDSCAPE CONTRACTOR TO RETURN TO JOB SITE 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND REMOVE ALL TREE BRACES (IF ANY).
13. ALL SYNTHETIC BURLAP, SYNTHETIC STRINGS OR CORDS, OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE (I.E. TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREES ARE BACK FILLED.
14. CONTRACTOR TO SET TREES NO DEEPER THAN THEY WERE IN THEIR ORIGINAL GROWING CONDITIONS WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+/- 1"), THAN THE FINISHED GRADE.
15. ALL PLANTING AREAS WITHIN 24 INCHES OF ANY ABUTTING BUILDING WALL SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND REPLACED WITH SPECIFIED SOIL MIX. SOIL MIX SHALL BE FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES. WHERE A SOIL MIX IS NOT SPECIFIED, CONTRACTOR SHALL USE AN 70/30 MIX (ORGANIC:SAND RATIO)
16. ALL TREES AND PALMS SHALL BE INSTALLED A MINIMUM OF 3' FROM CURBS, SIDEWALKS, PROPOSED BOLLARDS, UNDERGROUND UTILITIES, AS WELL AS 3' FROM ANY HARDSCAPE OR PAVED SURFACE, PROPOSED OR EXISTING.
17. THE LANDSCAPE ARCHITECT OF RECORD MAY PROVIDE A CERTIFICATION LETTER TO THE COUNTY CERTIFYING THAT THE LANDSCAPING WAS INSTALLED IN ACCORDANCE TO THE PLANS AND SPECIFICATIONS. THIS SHALL REQUIRE THAT THE LANDSCAPE ARCHITECT, OR AN ASSIGNED REPRESENTATIVE OF THE LANDSCAPE ARCHITECT OF RECORD, BE PRESENT FOR THE MAJORITY OF THE TIME DURING LANDSCAPE CONSTRUCTION TO OBSERVE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR TO COMMUNICATE IN WRITING ANY EXPECTED OR ANTICIPATED CONSTRUCTION TO THE LANDSCAPE ARCHITECT WITH NO LESS THAN 1 WEEKS' TIME PRIOR TO THE COMMENCEMENT OF SAID ACTIVITY.
18. CONTRACTOR SHALL CONTACT THE COUNTY AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGES TO UNDERGROUND UTILITIES. ANY ADDITIONAL EXPENSES, INCLUDING DESIGN, ENGINEERING, CONSTRUCTION AND OWNER-MANDATED INSPECTIONS CAUSED BY CONTRACTOR-GENERATED DAMAGES, SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE AND SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING ANY BID - CHANGE ORDERS RESULTING FROM MIS-CALCULATIONS, OMISSIONS, OR DISCREPANCIES SHALL NOT BE ALLOWED. PLANTING LIST OR SCHEDULE SHALL TAKE PRECEDENCE OVER PLANTING PLAN.
20. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY THE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
21. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM.
22. SITE PREPARATION SHALL INCLUDE THE ERADICATION & REMOVAL OF ANY INVASIVE AND EXOTIC SPECIES (AS DEFINED BY MIAMI-DADE COUNTY), WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL, DEBRIS, AND RUBBISH.
23. UPON FINALIZATION OF THE PROJECT, CONTRACTOR SHALL FURNISH AND PROVIDE AT HIS/HER EXPENSE AS-BUILT DIGITAL FILES AND PDF AND HARDCOPY PRINTS AT THE SAME DIMENSIONAL DRAWING SCALE AND SHEET SIZE AS THE PROVIDED PLANS. AS-BUILT INFORMATION SHALL REFLECT ALL FINAL CONSTRUCTED CONDITIONS, INCLUDING HARDSCAPE, PLANTING (INCLUDING SPECIES AND LOCATIONS) AND ANY OTHER IMPROVEMENTS TO ITS NEAREST TRUE ON-SITE LOCATION AND CONDITION. AS-BUILT FILES AND PRINTS SHALL BE DISTRIBUTED TO BOTH THE OWNER AND THE ENGINEER/LANDSCAPE ARCHITECT OF RECORD.
24. CONTRACTOR SHALL INSTALL ALL NEW TREES WITH A MAX OF 72 HOURS OF RECEIPT OF DELIVERY TO THE PROJECT SITE. WHEN STORED ONSITE, CONTRACTOR SHALL PROTECT ALL ROOTBALLS FROM DIRECT EXPOSURE AND SHALL KEEP ALL ROOTBALLS PROPERLY HYDRATED, CONSISTENT WITH HORTICULTURAL BEST PRACTICES AND STANDARDS.
25. CONTRACTOR SHALL RESET AND/OR REPLANT ANY TREE IDENTIFIED FOR RELOCATION WITHIN A MAX OF 72 HOURS AFTER BEING UP-ROOTED. CONTRACTOR SHALL PROTECT ALL ROOTBALLS FROM DIRECT SUN EXPOSURE AND SHALL KEEP THEM HYDRATED CONSISTENT WITH HORTICULTURAL BEST PRACTICES AND STANDARDS.
26. SHRUBS, TREES AND PALMS WITH GIRDLING ROOTS SHALL NOT BE ACCEPTED.
27. ALL UNDERGROUND UTILITIES AND IMPROVEMENTS SHALL BE PLACED AND/OR INSTALLED OUTSIDE OF THE AREAS DEFINED BY ANY TREE PROTECTION BARRIERS.
28. CONTRACTOR IS ADVISED THAT ALL REQUIREMENTS AND STANDARDS EXPRESSED IN THE CITY OF HOLLYWOOD'S CODE OF GENERAL ORDINANCES SHALL BE ABIDED BY WITHOUT EXCEPTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE STANDARD PROCEDURES OF THE CITY AND COUNTY IN THE REMOVAL, RELOCATION AND PRESERVATION OF ANY AND ALL TREES.
29. CONTRACTOR SHALL NOT STAGE OR OPERATE EQUIPMENT WITHIN THE DRIP-LINE OF ANY TREES OR WITHIN THE TREE PROTECTION AREAS.
30. CONTRACTOR SHALL REVIEW ENVIRONMENTAL REQUIREMENTS OF ANY PROPOSED STAGING AREAS WITH THE OWNER AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO USE.
31. ANY MATERIAL TO BE STOCKPILED FOR PERIODS GREATER THAN 24 HOURS SHALL BE PROTECTED BY APPROPRIATE EROSION CONTROL DEVICES. COST TO BE INCLUDED IN THE RELATED BID ITEM.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

L-001 **PROPOSED PLANTING NOTES AND SCHEDULE**
1" = 20'-0"

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INTERIM REVIEW ONLY
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Landscape Architect: Dominic James Mack III, R.L.A.
License No.: LA6667598
Date: 04/12/2024

KEY PLAN

REVISION

DOMINIC JAMES MACK III, R.L.A., STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA6667598.

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SHEET TITLE
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SHEET NO.
L-001

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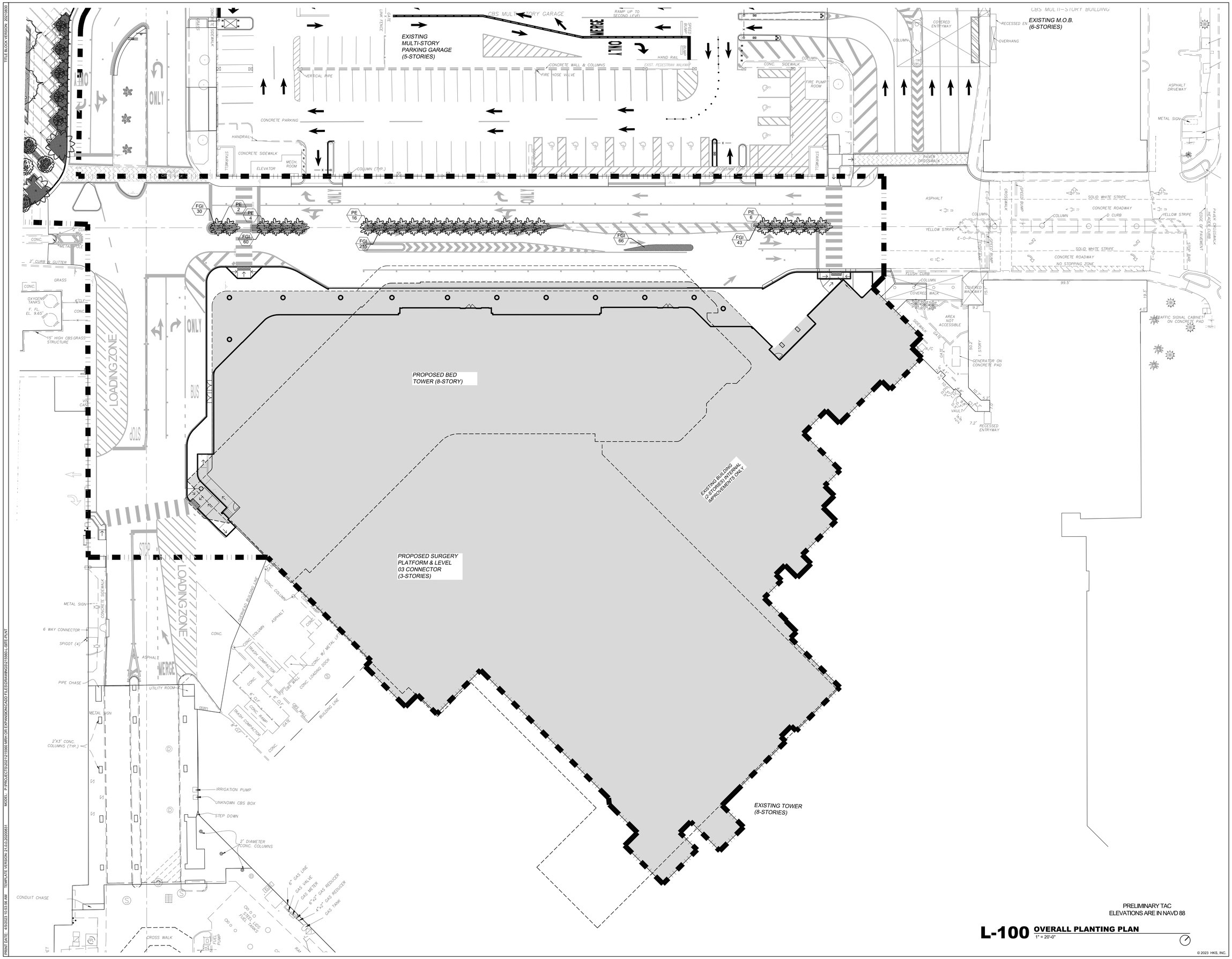

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L-100 **OVERALL PLANTING PLAN**
1" = 20'-0"

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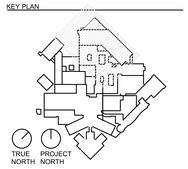

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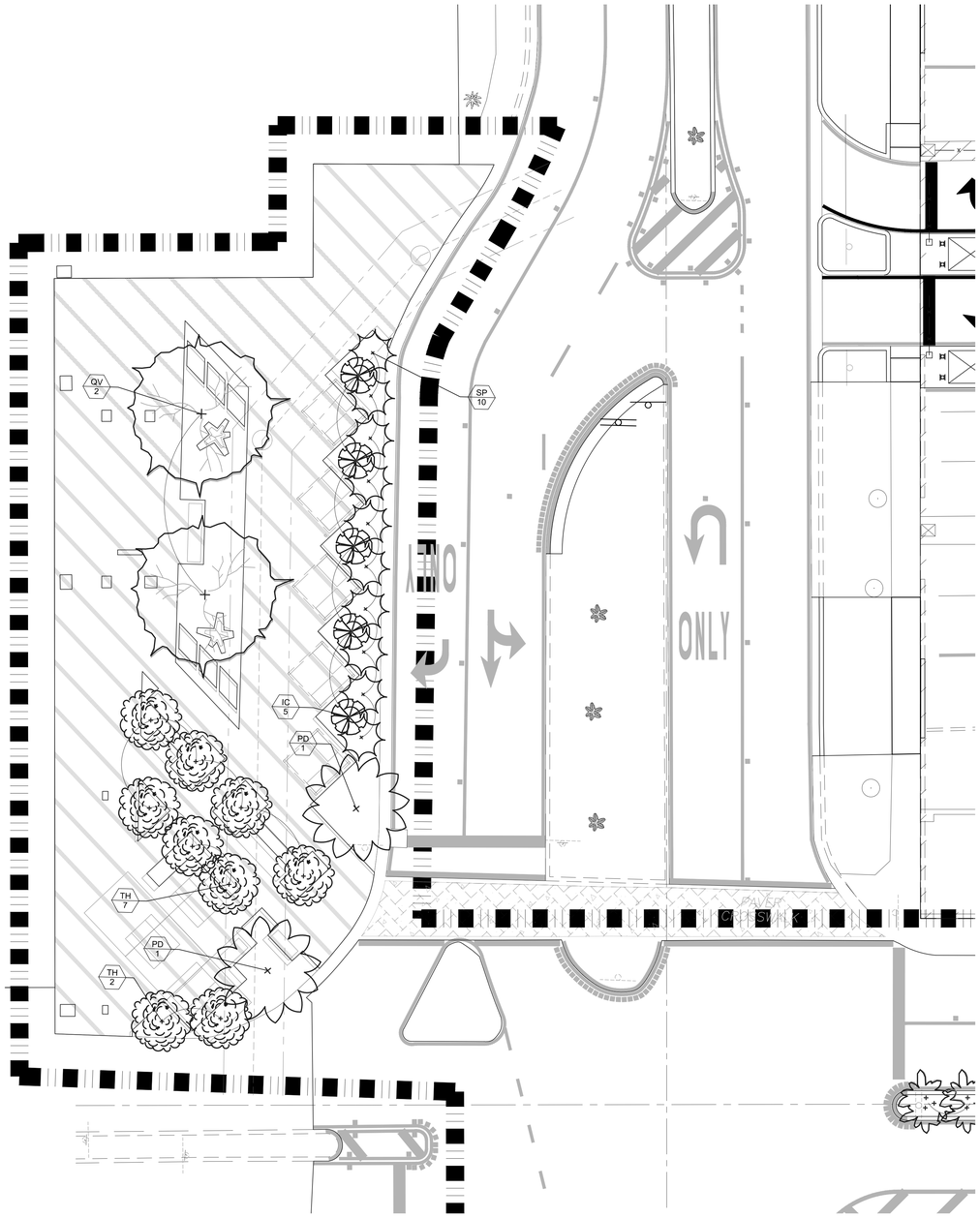
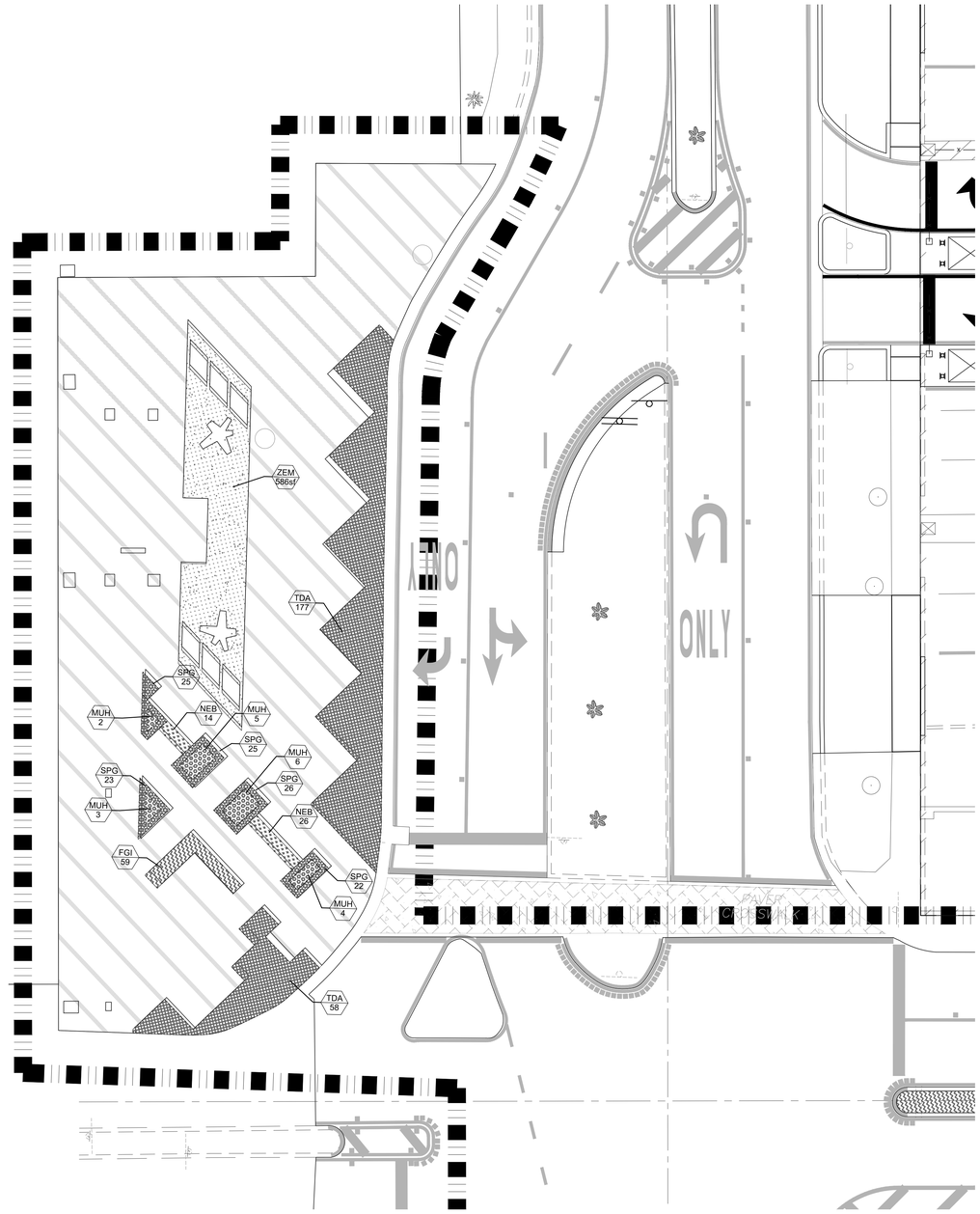


1 ENLARGEMENT PLAN: CORNER PLAZA - CANOPY PLAN 1:10



2 ENLARGEMENT PLAN: CORNER PLAZA - UNDERSTORY PLAN 1:10

PRELIMINARY TAC
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L-401 **ENLARGEMENT PLANTING PLANS - CORNER PLAZA**
1" = 20'-0"

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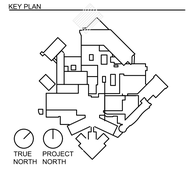

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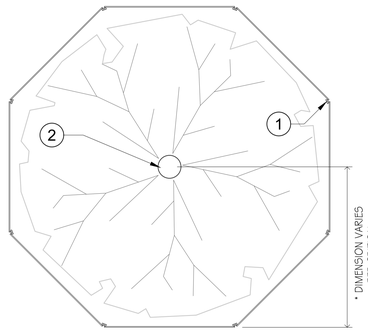
L-401

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\215560 MRH OR EXPANSION\CADD FILES\DRAWINGS\215560-L-SITE-PLNT

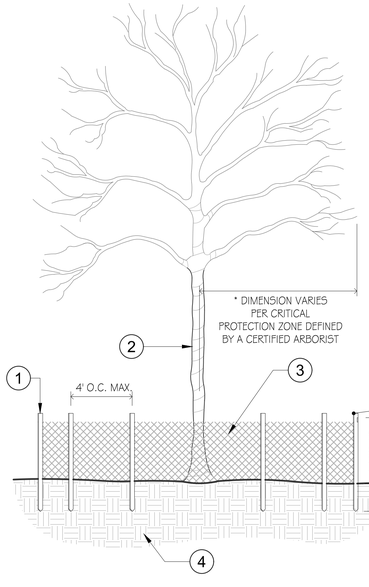


1. #5 REBAR, INSTALLED AT 4' O.C. INTERVALS OR LESS; INSTALL WITH SLEDGEHAMMER, NO DIGGING
2. TREE TRUNK
3. SAFETY - ORANGE NYLON OR POLYPROPYLENE TYPE FENCE (SECURELY AFFIX FENCE TO STRINGER WITH STAPLES OR NAILS).
4. EXISTING UNDISTURBED SOIL

NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

DETAIL NOTE:
1. NO PRUNING SHALL BE PERFORMED EXCEPT UNDER DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING DURING INSTALLATION AND REMOVAL.
3. FALLEN BARRIER FENCING SHOULD BE REPLACED IMMEDIATELY AND PRIOR TO ANY ADDITIONAL SITE WORK.
4. BARRIERS TO FORM CONTINUOUS PROTECTION AROUND EACH TREE OR GROUP OF TREES.
5. ROOT PRUNING TRENCH TO BE PERFORMED ON THE OUTSIDE BOUNDARY OF FENCE; ALL PRUNING SHALL BE PERFORMED PRIOR TO CONSTRUCTION UNDER THE DIRECT SUPERVISION OF AN APPROVED CERTIFIED ARBORIST.



EXTEND FENCE TO TREE DRIP LINE AS DETERMINED BY THE CERTIFIED ARBORIST. PER CITY ORDINANCE 106.02: FENCE LINE SHALL BE PLACED AT THE TREES' DRIP LINE UNLESS THIS PROCEDURE CREATES AN UNSAFE CONDITION OR IMPEDES TRAFFIC FLOW.

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON PLANS

1 TREE & PALM PROTECTIVE / FENCING BARRICADE DETAIL NTS

TREE MITIGATION CALCULATION	
Qnty.	Existing Canopy Area (sqft) proposed for removal
74	20,635.00

PROPOSED TREE CANOPY COUNTING TOWARDS MITIGATION					
Qnty.	Scientific Name	Common Name	Mitigation Tree Category No.	Canopy Area (sqft) Credit per Tree Category per Code	Total Mitigation Area
5	Ilex cassine	Dahoon Holly	2	150	750.00 sqft
2	Quercus virginiana	Live Oak	1	300	600.00 sqft
9	Tabebuia Heterophylla	Pink Trumpt Tree	1	300	2,700.00 sqft
				TOTAL MITIGATION CANOPY AREA	**4,050.00 sqft**
				REMAINING MITIGATION	**16,585.00 sqft**

Because the project site (Hospital Campus) does not have any other locations where tree planting can occur for mitigation purposes, we are respectfully requesting that the remaining balance of unmitigated canopy loss be satisfied either via:
1. Off-site planting within the vicinicty of the hospital campus, or
2. To be paid via the Tree Fund option.

TREE & PALM DISPOSITION SCHEDULE

No.	Scientific Name	Common Name	Existing Size Sprd.	DBH	x	Approx. OA Height	Action	Min. SQFT Mitigation Required
Trees								
T- 1	*Quercus virginiana*	Southern Live Oak	25 Ft. Sprd.	13.2 " DBH	x	30 ' OAH Ht.	**Remove**	491.00 sqft
T- 2	*Quercus virginiana*	Southern Live Oak	30 Ft. Sprd.	23.2 " DBH	x	35 ' OAH Ht.	**Remove**	707.00 sqft
T- 3	*Quercus virginiana*	Southern Live Oak	20 Ft. Sprd.	14.3 " DBH	x	30 ' OAH Ht.	**Remove**	315.00 sqft
T- 4	*Quercus virginiana*	Southern Live Oak	27 Ft. Sprd.	20.9 " DBH	x	30 ' OAH Ht.	**Remove**	573.00 sqft
T- 5	*Quercus virginiana*	Southern Live Oak	25 Ft. Sprd.	7.6 " DBH	x	25 ' OAH Ht.	**Remove**	491.00 sqft
T- 6	*Tababuia caraiba*	Yellow Tabebuia	26 Ft. Sprd.	16.1 " DBH	x	20 ' OAH Ht.	**Remove**	531.00 sqft
T- 7				*Omitted*				
T- 8	*Quercus virginiana*	Southern Live Oak	44 Ft. Sprd.	21.0 " DBH	x	30 ' OAH Ht.	**Remove**	1521.00 sqft
T- 9	*Lagestroemia indica*	Crape Myrtle	10 Ft. Sprd.	3.9 " DBH	x	14 ' OAH Ht.	**Remove**	79.00 sqft
T- 10	*Quercus virginiana*	Southern Live Oak	20 Ft. Sprd.	15.9 " DBH	x	25 ' OAH Ht.	**Remove**	315.00 sqft
T- 11	*Quercus virginiana*	Southern Live Oak	25 Ft. Sprd.	20.0 " DBH	x	25 ' OAH Ht.	**Remove**	491.00 sqft
T- 12	*Lagestroemia indica*	Crape Myrtle	10 Ft. Sprd.	3.3 " DBH	x	12 ' OAH Ht.	**Remove**	79.00 sqft
T- 13	*Quercus virginiana*	Southern Live Oak	38 Ft. Sprd.	24.2 " DBH	x	42 ' OAH Ht.	**Remove**	1135.00 sqft
T- 14	*Lagestroemia indica*	Crape Myrtle	15 Ft. Sprd.	40.1 " DBH	x	40 ' OAH Ht.	**Remove**	177.00 sqft
T- 15	*Lagestroemia indica*	Crape Myrtle	15 Ft. Sprd.	29.1 " DBH	x	40 ' OAH Ht.	**Remove**	177.00 sqft
T- 16	*Lagestroemia indica*	Crape Myrtle	15 Ft. Sprd.	21.9 " DBH	x	40 ' OAH Ht.	**Remove**	177.00 sqft
T- 17	*Lagestroemia indica*	Crape Myrtle	4 Ft. Sprd.	14.35 " DBH	x	9 ' OAH Ht.	**Remove**	13.00 sqft
T- 18	*Lagestroemia indica*	Crape Myrtle	4 Ft. Sprd.	5.9 " DBH	x	9 ' OAH Ht.	**Remove**	13.00 sqft
T- 19	*Lagestroemia indica*	Crape Myrtle	4 Ft. Sprd.	8.7 " DBH	x	9 ' OAH Ht.	**Remove**	13.00 sqft
T- 20	*Lagestroemia indica*	Crape Myrtle	4 Ft. Sprd.	9.4 " DBH	x	9 ' OAH Ht.	**Remove**	13.00 sqft
T- 21	*Lagestroemia indica*	Crape Myrtle	10 Ft. Sprd.	9.4 " DBH	x	42 ' OAH Ht.	**Remove**	79.00 sqft
T- 22	*Lagestroemia indica*	Crape Myrtle	10 Ft. Sprd.	8.5 " DBH	x	42 ' OAH Ht.	**Remove**	79.00 sqft
T- 23	*Quercus virginiana*	Southern Live Oak	17 Ft. Sprd.	10.1 " DBH	x	26 ' OAH Ht.	**Remove**	227.00 sqft
T- 24	*Jatropha integerrima*	Jatropha	3 Ft. Sprd.	2 " DBH	x	5 ' OAH Ht.	**Remove**	8.00 sqft
T- 25	*Jatropha integerrima*	Jatropha	3 Ft. Sprd.	2 " DBH	x	5 ' OAH Ht.	**Remove**	8.00 sqft
T- 26	*Jatropha integerrima*	Jatropha	3 Ft. Sprd.	2 " DBH	x	5 ' OAH Ht.	**Remove**	8.00 sqft
T- 27	*Jatropha integerrima*	Jatropha	3 Ft. Sprd.	2 " DBH	x	5 ' OAH Ht.	**Remove**	8.00 sqft
T- 28	*Jatropha integerrima*	Jatropha	3 Ft. Sprd.	2 " DBH	x	5 ' OAH Ht.	**Remove**	8.00 sqft
T- 29	*Jatropha integerrima*	Jatropha	3 Ft. Sprd.	2 " DBH	x	5 ' OAH Ht.	**Remove**	8.00 sqft
T- 30	*Ilex cassine*	Dahoon Holly	3 Ft. Sprd.	1.25 " DBH	x	7 ' OAH Ht.	To Remain	
T- 31	*Ilex cassine*	Dahoon Holly	3 Ft. Sprd.	1.25 " DBH	x	7 ' OAH Ht.	To Remain	
T- 32	*Ilex cassine*	Dahoon Holly	3 Ft. Sprd.	1.5 " DBH	x	7 ' OAH Ht.	To Remain	
T- 33	*Ilex cassine*	Dahoon Holly	3 Ft. Sprd.	1.25 " DBH	x	7 ' OAH Ht.	To Remain	
T- 34	*Ilex cassine*	Dahoon Holly	3 Ft. Sprd.	1.5 " DBH	x	7 ' OAH Ht.	To Remain	
T- 35	*Acer rubrum*	Maple Tree	17 Ft. Sprd.	9.0 " DBH	x	32 ' OAH Ht.	To Remain	
T- 36	*Acer rubrum*	Maple Tree	10 Ft. Sprd.	11.3 " DBH	x	28 ' OAH Ht.	**Remove**	79.00 sqft
T- 37	*Acer rubrum*	Maple Tree	20 Ft. Sprd.	8.9 " DBH	x	34 ' OAH Ht.	**Remove**	315.00 sqft
T- 38	*Acer rubrum*	Maple Tree	18 Ft. Sprd.	9.2 " DBH	x	28 ' OAH Ht.	To Remain	
T- 39	*Acer rubrum*	Maple Tree	17 Ft. Sprd.	8.4 " DBH	x	32 ' OAH Ht.	To Remain	
T- 40	*Swietenia mahogani*	Mahogany	36 Ft. Sprd.	33.4 " DBH	x	50 ' OAH Ht.	To Remain	
T- 41	*Swietenia mahogani*	Mahogany	32 Ft. Sprd.	24.3 " DBH	x	48 ' OAH Ht.	To Remain	
T- 42	*Swietenia mahogani*	Mahogany	32 Ft. Sprd.	26.6 " DBH	x	48 ' OAH Ht.	To Remain	
T- 43	*Swietenia mahogani*	Mahogany	10 Ft. Sprd.	12.4 " DBH	x	35 ' OAH Ht.	To Remain	
T- 44	*Lagestroemia indica*	Crape Myrtle	25 Ft. Sprd.	8.9 " DBH	x	20 ' OAH Ht.	**Remove**	491.00 sqft
T- 45	*Swietenia mahogani*	Mahogany	23 Ft. Sprd.	29.5 " DBH	x	45 ' OAH Ht.	To Remain	
T- 46	*Swietenia mahogani*	Mahogany	35 Ft. Sprd.	23.9 " DBH	x	48 ' OAH Ht.	To Remain	
T- 47	*Swietenia mahogani*	Mahogany	18 Ft. Sprd.	15.4 " DBH	x	45 ' OAH Ht.	To Remain	
T- 48	*Swietenia mahogani*	Mahogany	25 Ft. Sprd.	20.9 " DBH	x	48 ' OAH Ht.	To Remain	
T- 49	*Swietenia mahogani*	Mahogany	38 Ft. Sprd.	24.6 " DBH	x	45 ' OAH Ht.	To Remain	
T- 50	*Swietenia mahogani*	Mahogany	20 Ft. Sprd.	23.1 " DBH	x	47 ' OAH Ht.	To Remain	
T- 51	*Swietenia mahogani*	Mahogany	10 Ft. Sprd.	11.5 " DBH	x	45 ' OAH Ht.	To Remain	
T- 52	*Swietenia mahogani*	Mahogany	45 Ft. Sprd.	26.1 " DBH	x	55 ' OAH Ht.	To Remain	
T- 53	*Quercus virginiana*	Southern Live Oak	22 Ft. Sprd.	12.2 " DBH	x	35 ' OAH Ht.	To Remain	
T- 54	*Lagestroemia indica*	Crape Myrtle	15 Ft. Sprd.	8.5 " DBH	x	20 ' OAH Ht.	To Remain	
T- 55	*Quercus virginiana*	Southern Live Oak	15 Ft. Sprd.	5.1 " DBH	x	14 ' OAH Ht.	To Remain	
T- 56	*Quercus virginiana*	Southern Live Oak	12 Ft. Sprd.	10.2 " DBH	x	16 ' OAH Ht.	To Remain	
Palms								
P- 1	Hyophorbe lagenicaulis	Bottle Palm	10 Ft. Sprd.	10.1 " DBH	x	15 ' OAH Ht.	**Remove**	79.00 sqft
P- 2	Roystonea elata	Royal Palm	20 Ft. Sprd.	15.8 " DBH	x	35 ' OAH Ht.	**Remove**	315.00 sqft
P- 3	Phoenix roebelenii	Pygmy Date Palm	15 Ft. Sprd.	13.6 " DBH	x	8 ' OAH Ht.	**Remove**	177.00 sqft
P- 4	Roystonea elata	Royal Palm	20 Ft. Sprd.	15.7 " DBH	x	35 ' OAH Ht.	**Remove**	315.00 sqft
P- 5	Phoenix roebelenii	Pygmy Date Palm	15 Ft. Sprd.	13.6 " DBH	x	8 ' OAH Ht.	**Remove**	177.00 sqft
P- 6	Roystonea elata	Royal Palm	20 Ft. Sprd.	16.6 " DBH	x	35 ' OAH Ht.	**Remove**	315.00 sqft
P- 7	Hyophorbe lagenicaulis	Bottle Palm	10 Ft. Sprd.	6.7 " DBH	x	30 ' OAH Ht.	**Remove**	79.00 sqft
P- 8	Hyophorbe lagenicaulis	Bottle Palm	10 Ft. Sprd.	6.7 " DBH	x	30 ' OAH Ht.	**Remove**	79.00 sqft
P- 9	Hyophorbe lagenicaulis	Bottle Palm	10 Ft. Sprd.	6.8 " DBH	x	28 ' OAH Ht.	**Remove**	79.00 sqft
P- 10	Hyophorbe lagenicaulis	Bottle Palm	10 Ft. Sprd.	6.6 " DBH	x	30 ' OAH Ht.	**Remove**	79.00 sqft
P- 11	Phoenix roebelenii	Pygmy Date Palm	16 Ft. Sprd.	8.2 " DBH	x	10 ' OAH Ht.	**Remove**	202.00 sqft
P- 12	Roystonea elata	Royal Palm	22 Ft. Sprd.	17.6 " DBH	x	45 ' OAH Ht.	**Remove**	381.00 sqft
P- 13	Roystonea elata	Royal Palm	24 Ft. Sprd.	17.8 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 14	Roystonea elata	Royal Palm	22 Ft. Sprd.	17.5 " DBH	x	45 ' OAH Ht.	**Remove**	381.00 sqft
P- 15	Roystonea elata	Royal Palm	24 Ft. Sprd.	16.1 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 16	Roystonea elata	Royal Palm	22 Ft. Sprd.	17.4 " DBH	x	45 ' OAH Ht.	**Remove**	381.00 sqft
P- 17	Roystonea elata	Royal Palm	24 Ft. Sprd.	14.8 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 18	Roystonea elata	Royal Palm	24 Ft. Sprd.	17.5 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 19	Roystonea elata	Royal Palm	22 Ft. Sprd.	16.1 " DBH	x	45 ' OAH Ht.	**Remove**	381.00 sqft
P- 20	Roystonea elata	Royal Palm	24 Ft. Sprd.	17.5 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 21	Roystonea elata	Royal Palm	24 Ft. Sprd.	19.5 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 22	Roystonea elata	Royal Palm	24 Ft. Sprd.	18.7 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 23	Roystonea elata	Royal Palm	24 Ft. Sprd.	18.5 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 24	Roystonea elata	Royal Palm	24 Ft. Sprd.	16.9 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 25	Roystonea elata	Royal Palm	24 Ft. Sprd.	17.5 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 26	Roystonea elata	Royal Palm	24 Ft. Sprd.	19.2 " DBH	x	45 ' OAH Ht.	**Remove**	453.00 sqft
P- 27	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	24 ' OAH Ht.	**Remove**	114.00 sqft
P- 28	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	22 ' OAH Ht.	**Remove**	114.00 sqft
P- 29	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	18 ' OAH Ht.	**Remove**	114.00 sqft
P- 30	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	24 ' OAH Ht.	**Remove**	114.00 sqft
P- 31	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	22 ' OAH Ht.	**Remove**	114.00 sqft
P- 32	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	24 ' OAH Ht.	**Remove**	114.00 sqft
P- 33	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	25 ' OAH Ht.	**Remove**	114.00 sqft
P- 34	Sabal palmetto	Sabal Palm	12 Ft. Sprd.	11.5 " DBH	x	24 ' OAH Ht.	**Remove**	114.00 sqft
P- 35	Roystonea elata	Royal Palm	20 Ft. Sprd.	19.5 " DBH	x	48 ' OAH Ht.	**Remove**	315.00 sqft
P- 36	Roystonea elata	Royal Palm	20 Ft. Sprd.	20 " DBH	x	44 ' OAH Ht.	**Remove**	315.00 sqft
P- 37	Roystonea elata	Royal Palm	22 Ft. Sprd.	19.5 " DBH	x	44 ' OAH Ht.	**Remove**	381.00 sqft
P- 38	Roystonea elata	Royal Palm	20 Ft. Sprd.	20 " DBH	x	44 ' OAH Ht.	**Remove**	315.00 sqft
P- 39	Roystonea elata	Royal Palm	20 Ft. Sprd.	20 " DBH	x	44 ' OAH Ht.	**Remove**	315.00 sqft
P- 40	Roystonea elata	Royal Palm	20 Ft. Sprd.	19.5 " DBH	x	44 ' OAH Ht.	**Remove**	315.00 sqft
P- 41	Roystonea elata	Royal Palm	22 Ft. Sprd.	19.5 " DBH	x	44 ' OAH Ht.	**Remove**	381.00 sqft
P- 42	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	26 ' OAH Ht.	To Remain	
P- 43	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	34 ' OAH Ht.	To Remain	
P- 44	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	24 ' OAH Ht.	**Remove**	177.00 sqft
P- 45	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	28 ' OAH Ht.	To Remain	
P- 46	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	17 ' OAH Ht.	To Remain	
P- 47	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	29 ' OAH Ht.	To Remain	
P- 48	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	33 ' OAH Ht.	To Remain	
P- 49	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	33 ' OAH Ht.	To Remain	
P- 50	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	36 ' OAH Ht.	To Remain	
P- 51	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	32 ' OAH Ht.	To Remain	
P- 52	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	33 ' OAH Ht.	To Remain	
P- 53	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	33 ' OAH Ht.	To Remain	
P- 54	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	36 ' OAH Ht.	To Remain	
P- 55	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	32 ' OAH Ht.	To Remain	
P- 56	Ptychosperma elegans	Alexander Palm	15 Ft. Sprd.	4.5 " DBH	x	33 ' OAH Ht.	**Remove**	177.00 sqft
P- 57	Hyophorbe lagenicaulis	Bottle Palm	8 Ft. Sprd.	10.1 " DBH	x	10 ' OAH Ht.	To Remain	
P- 58	Roystonea elata	Royal Palm	22 Ft. Sprd.	16.5 " DBH	x	27 ' OAH Ht.	To Remain	
P- 59	Roystonea elata	Royal Palm	22 Ft. Sprd.	16.7 " DBH	x	29 ' OAH Ht.	To Remain	
P- 60	Roystonea elata	Royal Palm	22 Ft. Sprd.	16.5 " DBH	x	27 ' OAH Ht.	To Remain	
P- 61	Roystonea elata	Royal Palm	22 Ft. Sprd.	16.8 " DBH	x	29 ' OAH Ht.	To Remain	
P- 62	Roystonea elata	Royal Palm	22 Ft. Sprd.	16.5 " DBH	x	29 ' OAH Ht.	To Remain	
							TOTAL	**20635.00 sqft**

Note: Contractor shall coordinate and meet all necessary requirements for tree/palm removal established or required by all City's and County's Ordinances.

TREE PRESERVATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE CONDITION AND TAG ALL MATERIAL TO BE RELOCATED OR REMOVED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE VERIFIED BY THE OWNER'S PROJECT MANAGER.
2. CONTRACTOR SHALL BE REQUIRED TO STAKE PROPOSED IMPROVEMENTS AND IDENTIFY ALL TREES WITHIN 5 FEET OF THE PROPOSED IMPROVEMENTS THAT WILL REQUIRE EXTENSIVE ROOT-PRUNING FOR COORDINATION WITH OWNER'S PROJECT MANAGER PRIOR TO ANY EXCAVATION OR DEMOLITION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING TREES NOTED ON THIS PLAN BY USING 4 FOOT HIGH CONTINUOUS NYLON FENCE WITH REBAR FENCE POSTS AS A TEMPORARY BARRIER CONSISTENT WITH THE PROTECTIVE FENCING BARRICADE DETAIL, WHERE PROVIDED.
4. EXACT LOCATIONS FOR TREE PROTECTION FENCING SHALL BE MADE IN THE FIELD BY A CERTIFIED ARBORIST IN ORDER TO DETERMINE THE ACTUAL DRIP LINE LOCATIONS FOR THE EXISTING TREES NOTED TO REMAIN.
5. CONSULT THE OWNER DESIGNATED REPRESENTATIVE AND REMOVE AGREED-ON ROOTS AND BRANCHES WHICH INTERFERE WITH CONSTRUCTION WORK AREA PRIOR TO INITIATING ANY SITE CLEARING.
6. CONTRACTOR SHALL EMPLOY AN ISA-CERTIFIED ARBORIST TO REMOVE ANY BRANCHES GREATER THAN 3-INCHES IN CALIPER AND TREAT ANY CUTS.
7. PRESERVED TREES SHALL BE BARRICADED BEFORE AND DURING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION ANY OF THE PROTECTED VEGETATION DIES, IT SHALL BE REPLACED AS REQUIRED BY THE LOCAL JURISDICTION BY THE CONTRACTOR WITH EQUAL SIZE AND CALIPER. THE TREES, SHRUBS AND GROUND-COVERS SHALL BE INCLUDED WITHIN THE PRESERVATION AREAS AND SHALL BE RETAINED. WHERE SUPPLEMENTAL LANDSCAPING INFRINGES ON THIS AREA, DISTURBANCE SHALL BE MINIMIZED.
8. CRITICAL ROOT ZONES (CRZ) AND TREE PROTECTION ZONES (TPZ) SHALL BE DEFINED BY A CERTIFIED ARBORIST AND SHALL BE CONSISTENT WITH ANY LOCAL REGULATIONS THAT MAY DEFINE THEIR EXTENTS.
9. PROTECT ROOT ZONES OF TREES AND PLANTS TO REMAIN. DO NOT ALLOW TRAFFIC AND PARKING WITHIN ANY PROTECTED AREAS. DO NOT STORE MATERIALS OR PRODUCTS NEAR TREES. PREVENT DUMPING OF REFUSE OR CHEMICALLY INJURIOUS MATERIALS OR LIQUIDS NEAR PLANTS.
10. CONTRACTOR SHALL PREVENT PUDDLING OR CONTINUOUS RUNNING WATER THAT MAY ERODE OR IMPACT CONSTRUCTION SITE AND PLANTING AREAS.
11. CONTRACTOR SHALL CAREFULLY SUPERVISE ALL WORK TO PREVENT DAMAGE TO EXISTING VEGETATION.
12. CONTRACTOR SHALL COMPLETELY REMOVE BARRICADES WHEN CONSTRUCTION HAS PROGRESSED TO THE POINT THAT THEY ARE NO LONGER NEEDED AND WHEN APPROVED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
13. CONTRACTOR SHALL INCLUDE A FOLLOW-UP MAINTENANCE PLAN FOR A PERIOD OF 1 YEAR TO PREVENT RE-INVASION OF INVASIVE VEGETATION.
14. CONTRACTOR IS ADVISED THAT ALL REQUIREMENTS AND STANDARDS EXPRESSED IN THE COUNTY'S CODE OF ORDINANCES FOR TREE PRESERVATION AND PROTECTION SHALL BE ABIDED BY WITHOUT EXCEPTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL COUNTY-STANDARD PROCEDURES IN THE REMOVAL, RELOCATION AND PRESERVATION OF ANY AND ALL TREES.
15. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO, WHERE REASONABLE, PRUNE AND REMOVE ONLY THOSE PORTIONS OF EXISTING CANOPIES IN CONFLICT WITH PROPOSED IMPROVEMENTS IN A EFFORT TO KEEP AND PROTECT AS MUCH OF THE EXISTING CANOPY AS POSSIBLE. ALL PRUNING OF BRANCHES GREATER THAN 3" IN CALIPER SHALL BE SUPERVISED AND CONDUCTED BY AN ISA-CERTIFIED ARBORIST. NO MORE THAN 30% OF ANY CANOPY SHALL BE REMOVED AT ANY TIME.

TREE RELOCATION NOTES, IF APPLICABLE:

1. NOT APPLICABLE, NO TREES HAVE BEEN IDENTIFIED FOR RELOCATION.

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

LD-001 **TREE AND PALM DISPOSITION NOTES AND SCHEDULES**
1" = 20'-0"

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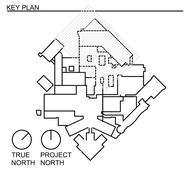
Landscape Architect: Dominic James Mack III, R.L.A.
License No.: LA6667598
Date: 04/12/2024

KEY PLAN



REVISION

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HKS PROJECT NUMBER
23459.000

DATE
APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
TREE AND PALM DISPOSITION NOTES AND SCHEDULES

SHEET NO.
LD-001

TITLE BLOCK VERSION: 20210630
MODEL: P:\PROJECTS\2021\21560 MRH OR EXPANSION\CADD FILES\DRAWINGS\21560-LD\SPOSITION PLANS
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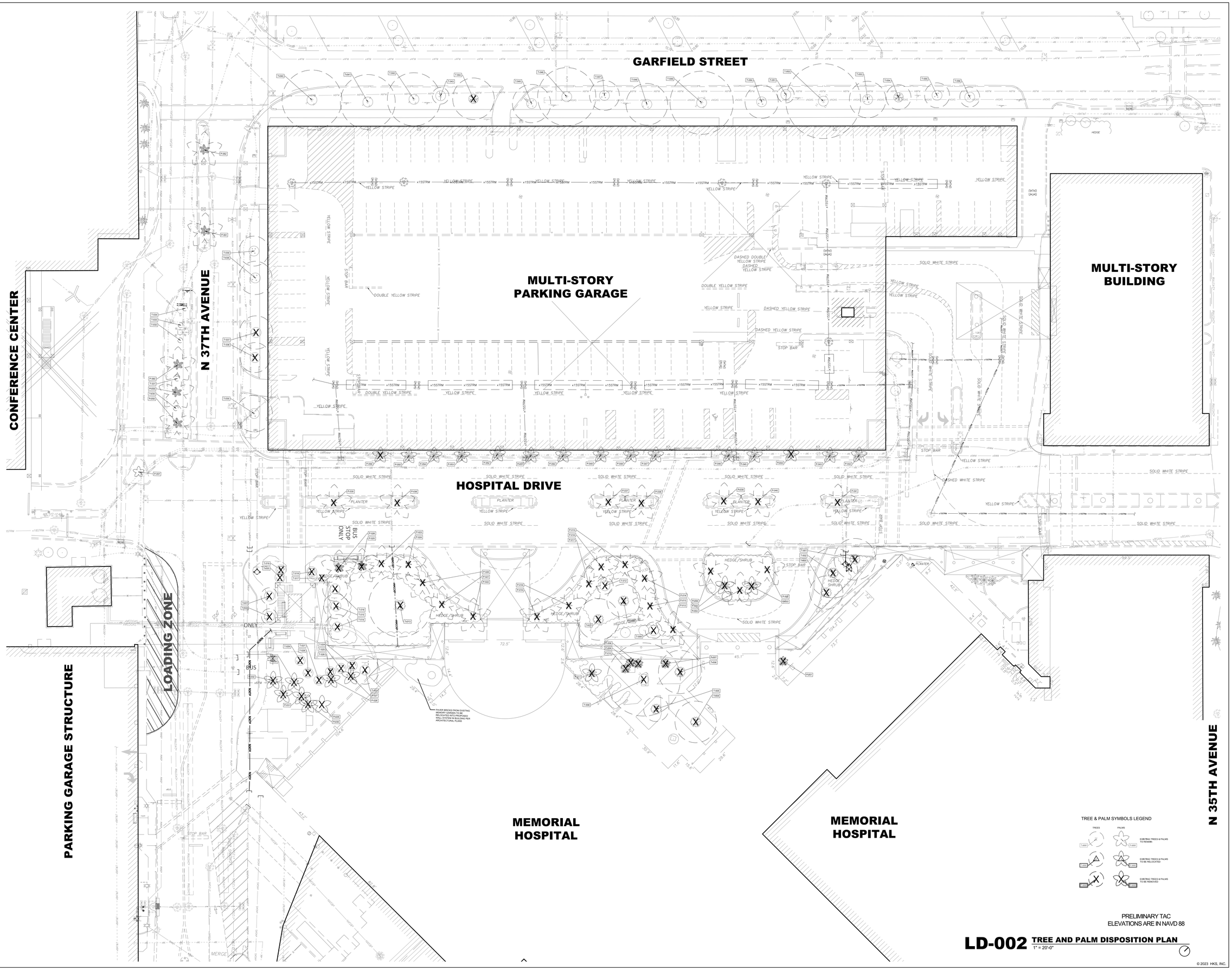

TREE & PALM SYMBOLS LEGEND

TREES — PALMS

EXISTING TREES & PALMS TO REMAIN

EXISTING TREES & PALMS TO BE RELOCATED

EXISTING TREES & PALMS TO BE REMOVED

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

LD-002 TREE AND PALM DISPOSITION PLAN

1" = 20'-0"

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KEY PLAN

TRUE NORTH — PROJECT NORTH

REVISION

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TREE AND PALM DISPOSITION PLAN

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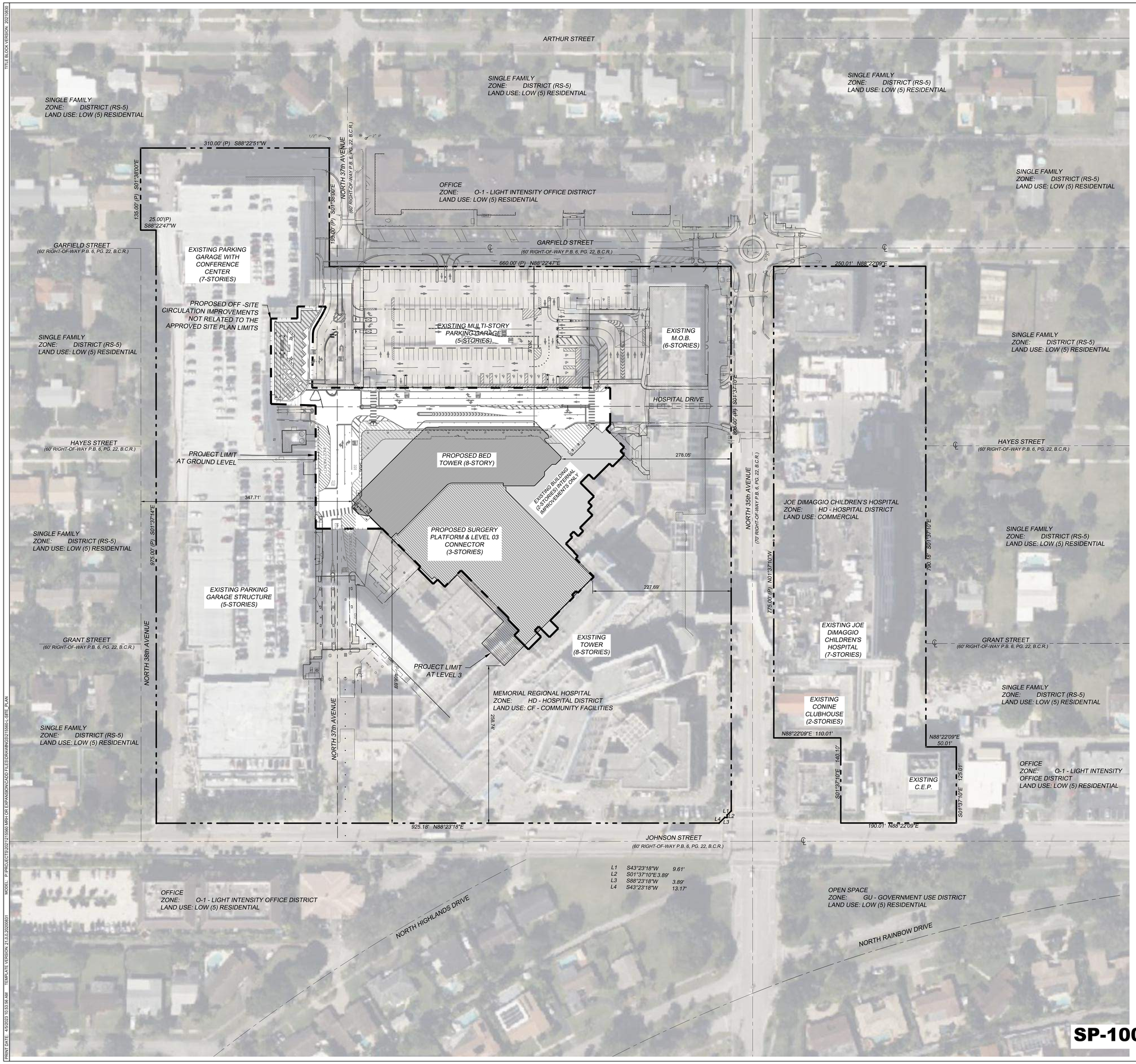

LEGAL DESCRIPTION:
HOLLYWOOD HILLS 6-22 B ALL OF BLKS 46,47,48,POR OF BLK 82,83,84,85 AS IN OR 46465/713 TOG W/STS & ALLEYS VAC IN DB 764/208 & 21384/16 & A POR OF ALLEY DESC'D IN OR 48015/989, TOG W/POR OF BLK 15,16,17 DESC AS BEG NW COR LOT 37 BLK 17, E 215,S 790,E 85,S 125,W 190, N 140,W 110,N 775 TO POB,TOG W/LOT 32 BLK 16

ZONING:
CURRENT LAND USE: CF - COMMUNITY FACILITIES
CURRENT ZONING: HD - HOSPITAL DISTRICT

BUILDING HEIGHT:(1)
PERMITTED BUILDING HEIGHT = 120' HT
PROPOSED BUILDING HEIGHT = 119'-11" HT (8 STORIES)

BUILDING SETBACKS:(1)
REQUIRED: 20' + 1' FOR EACH 5' ABOVE 65' HT. = 31'
PROVIDED: 174.33' (MIN)

NET PROPERTY AREA:
MEMORIAL REGIONAL HOSPITAL = 923,703 SF (21.2053 ACRES)
JOE DIMAGGIO CHILDREN'S HOSPITAL = 219,654 SF (5.0426 ACRES)
TOTAL PROPERTY AREA = 1,143,357 SF (26.2479 ACRES)

PROJECT AREA:(2)
PROJECT LIMIT AREA = 154,618 SF (3.5495 ACRES)

PERVIOUS AND IMPERVIOUS AREAS:

	EXISTING			PROPOSED		
ITEM	S.F.	ACRES	%	S.F.	ACRES	%
BUILDING	73,393	1.6849	47.47%	92,055	2.1133	59.54%
DRIVE/ROADS	45,256	1.0389	29.27%	42,673	0.9796	27.60%
WALKS	20,017	0.4595	12.95%	16,054	0.3685	10.38%
IMPERVIOUS	138,666	3.1833	89.68%	150,782	3.4615	97.52%
PERVIOUS	15,952	0.3662	10.32%	3,836	0.0881	2.48%

- *THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).*
- *REQUESTED VARIANCES: NONE.*

TOTAL GROSS FLOOR AREA OF NEW BUILDING:(3) 384,368 SF
TOTAL GROSS FLOOR AREA OF RENOVATION:(3) 46,677 SF

Summary of New Construction Areas	Totals	Code Required	Required Parking
Diagnostic & Treatment	75,111.00	1 per 200	376
Outpatient	11,593.00	1 per 200	58
Beds	150.00	1 for 1	150
Total Additional Parking Required			584
Existing Parking Requirements for Parcel II*		1580	
Additional Parking Required (new areas)		584	
Total Parking Required for Parcel II		2164	
Existing Parking for Parcel II*		2682	
Parking Reduction due to Improvements		2	
Total Parking Available		2680	
Accessible Parking Required	20 + 1/100 Spaces	42	
Accessible Parking Available		45	
*Existing and Provided Parking Counts are based on Resolution 17-DP-39, Page 8 adopted on March 15, 2018			

NOTES:
1. *PER THE EFFECTIVE INTERLOCAL AGREEMENT TERM # 4. SEE ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION.*
2. *PROJECT LIMIT AREA SHALL BE USED FOR CALCULATIONS OF PERVIOUS/IMPERVIOUS AREA PERCENTAGES.*
3. *SEE ARCHITECTURAL PLANS FOR BREAKDOWN OF BUILDING COMMON AREAS AND USES.*

MEETING DATES

Board / Committee	Date
P.A.C.O.	05/22/2023
PRELIMINARY TAC SUBMITTAL	04/15/2024
PRELIMINARY TAC MEETING	05/06/2024
FINAL TAC SUBMITTAL	XX/XX/2024
FINAL TAC MEETING	XX/XX/2024
PLANNING DEVELOPMENT BOARD	XX/XX/2024

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-100 **OVERALL SITE PLAN**
1" = 60'-0"

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Date: 04/12/2024

KEY PLAN

REVISION

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APRIL 15, 2024

ISSUE
PRELIMINARY TAC

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
SP-100

TITLE BLOCK VERSION: 20210630
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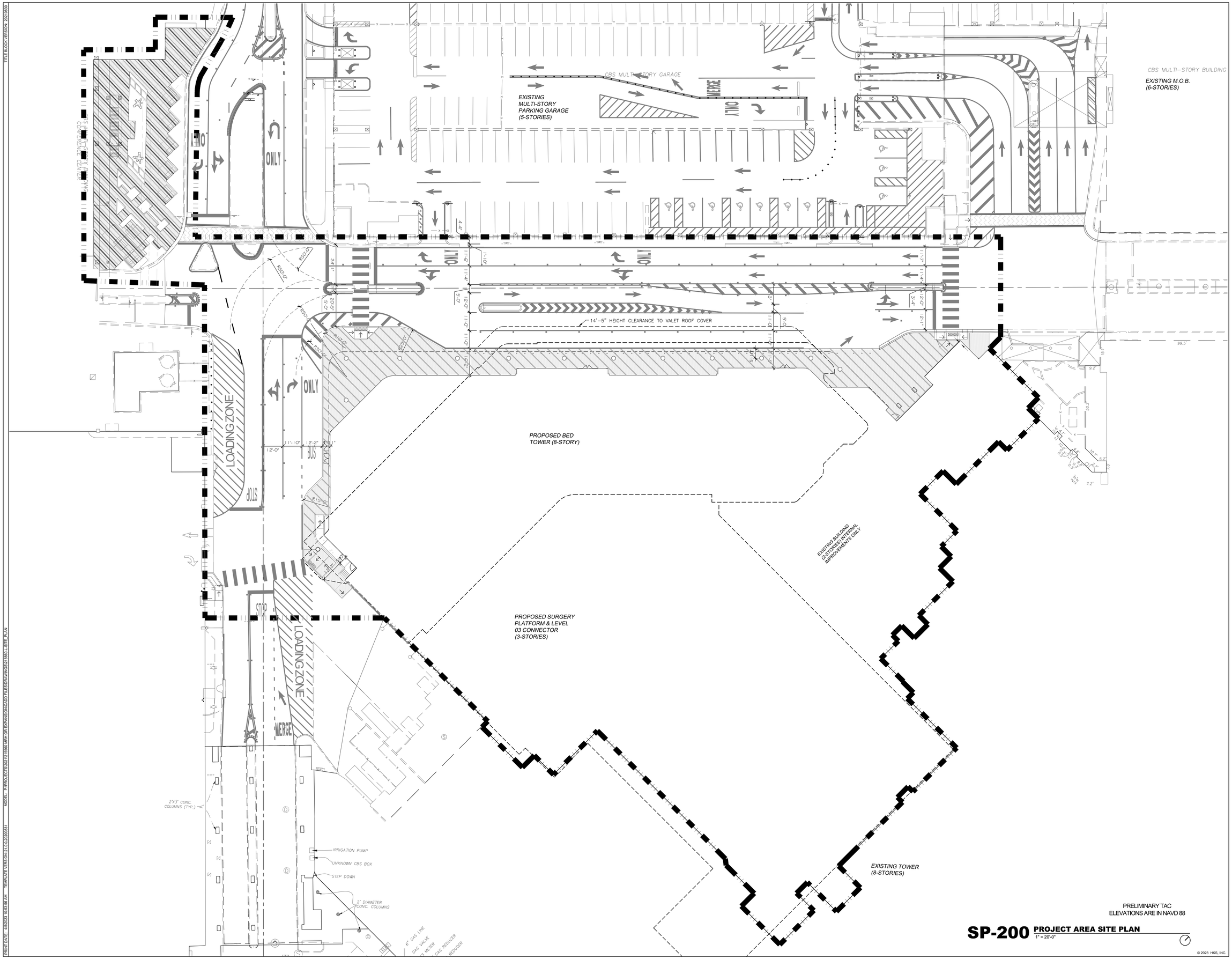

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-200 PROJECT AREA SITE PLAN
1" = 20'-0"

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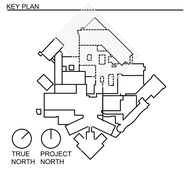

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SHEET TITLE
PROJECT AREA SITE PLAN

SHEET NO.
SP-200

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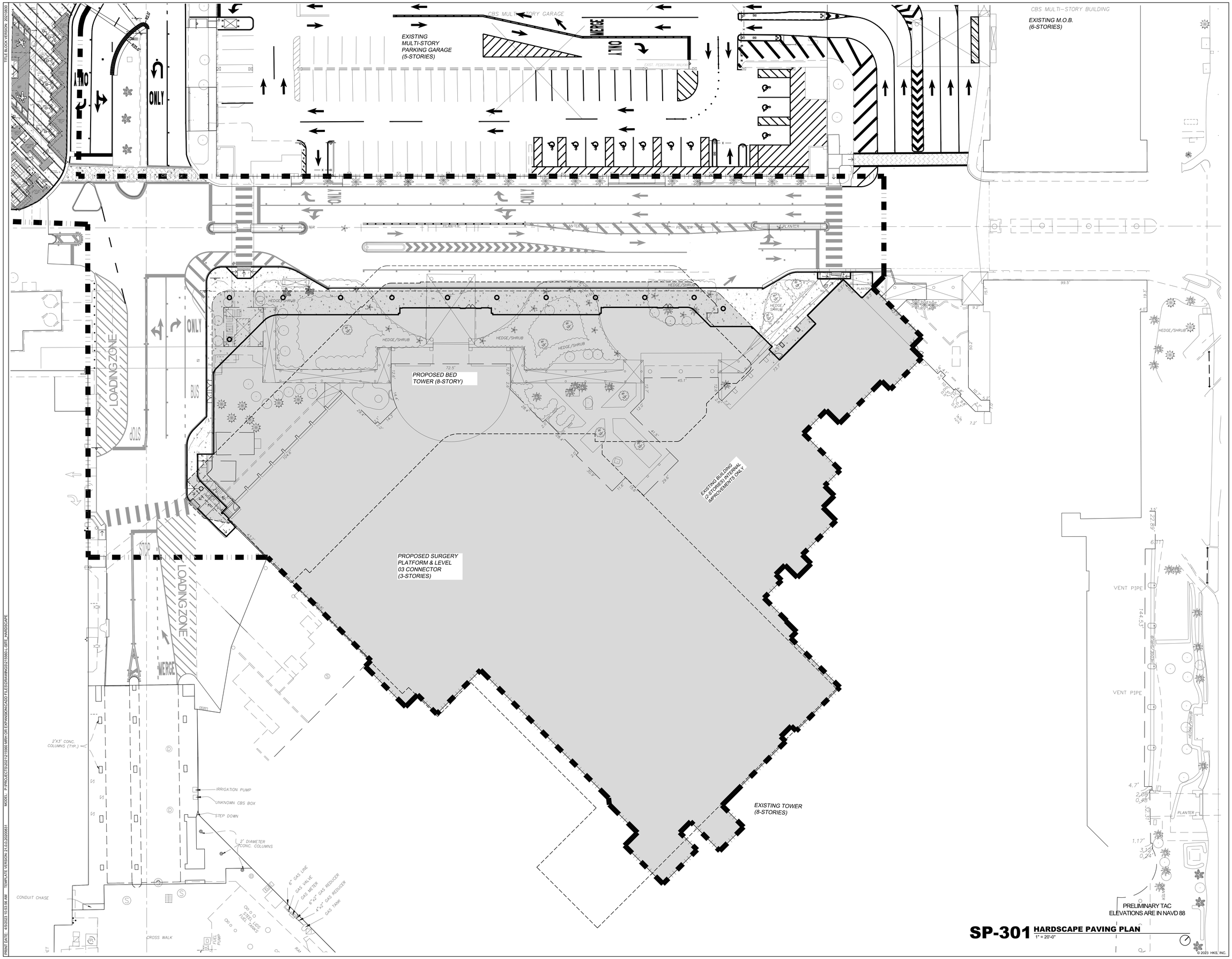

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-301 **HARDSCAPE PAVING PLAN**
1" = 20'-0"

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KEY PLAN

TRUE NORTH PROJECT NORTH

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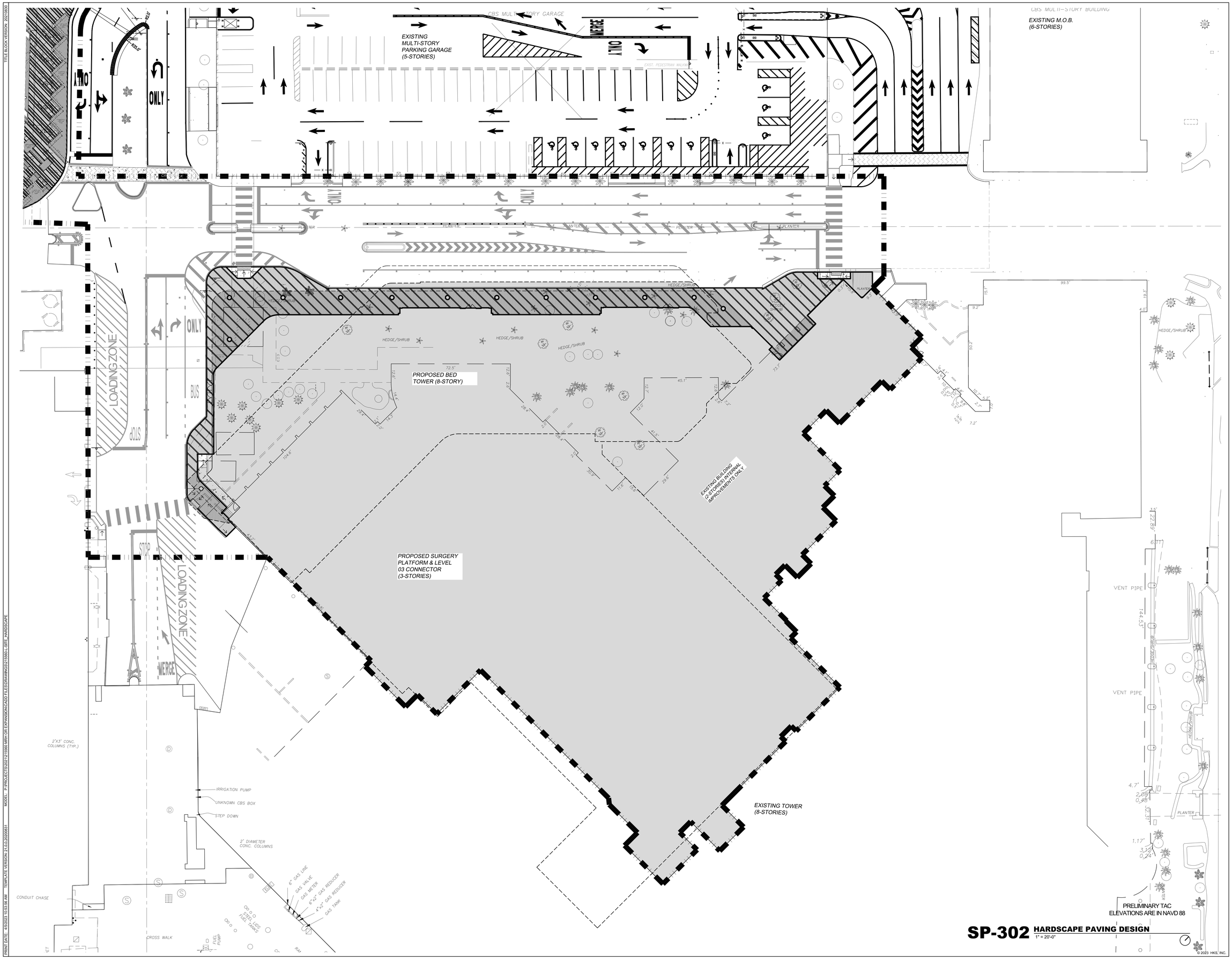

SP-302 HARDSCAPE PAVING DESIGN
1" = 20'-0"

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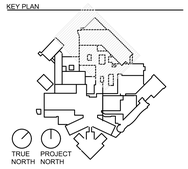

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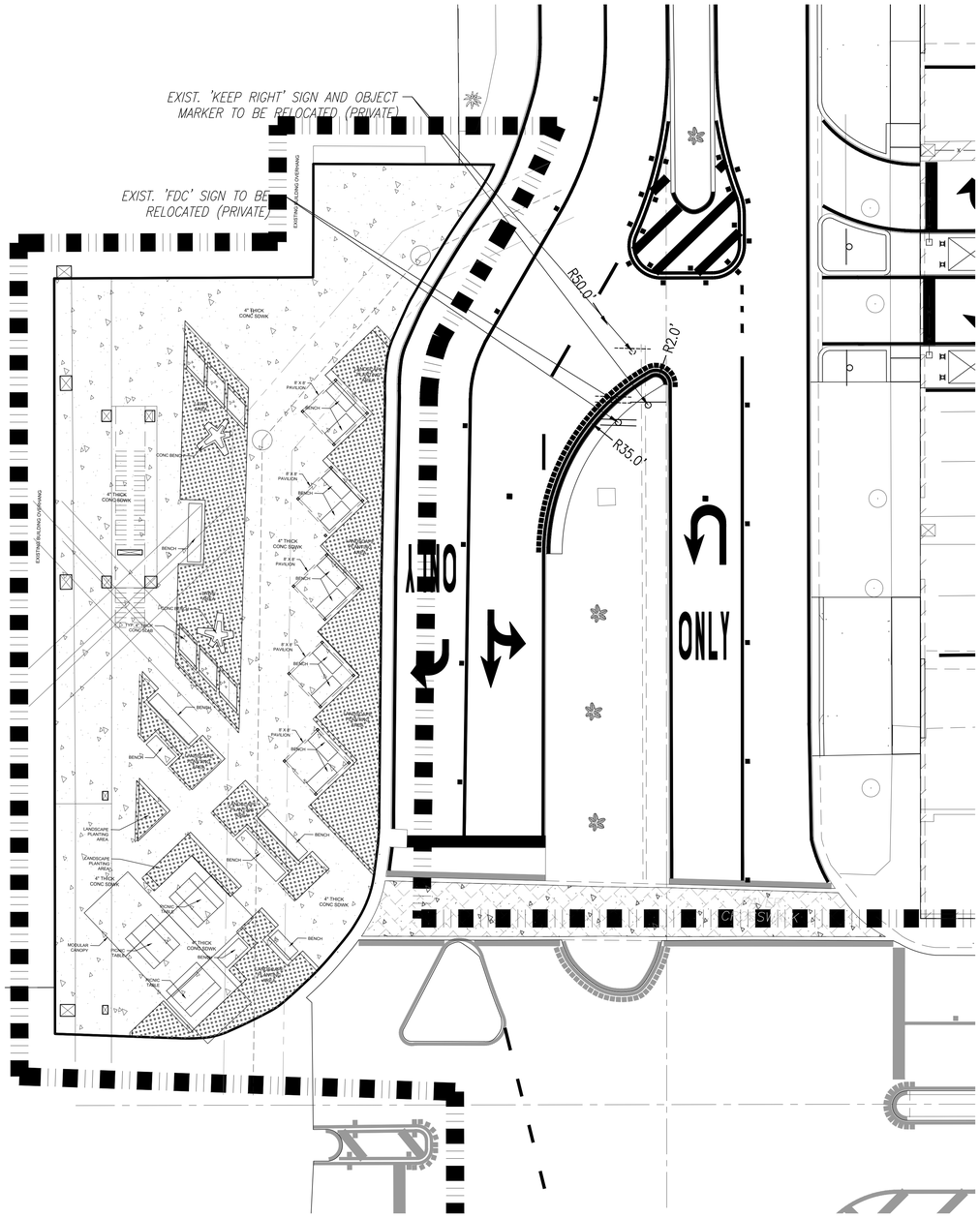
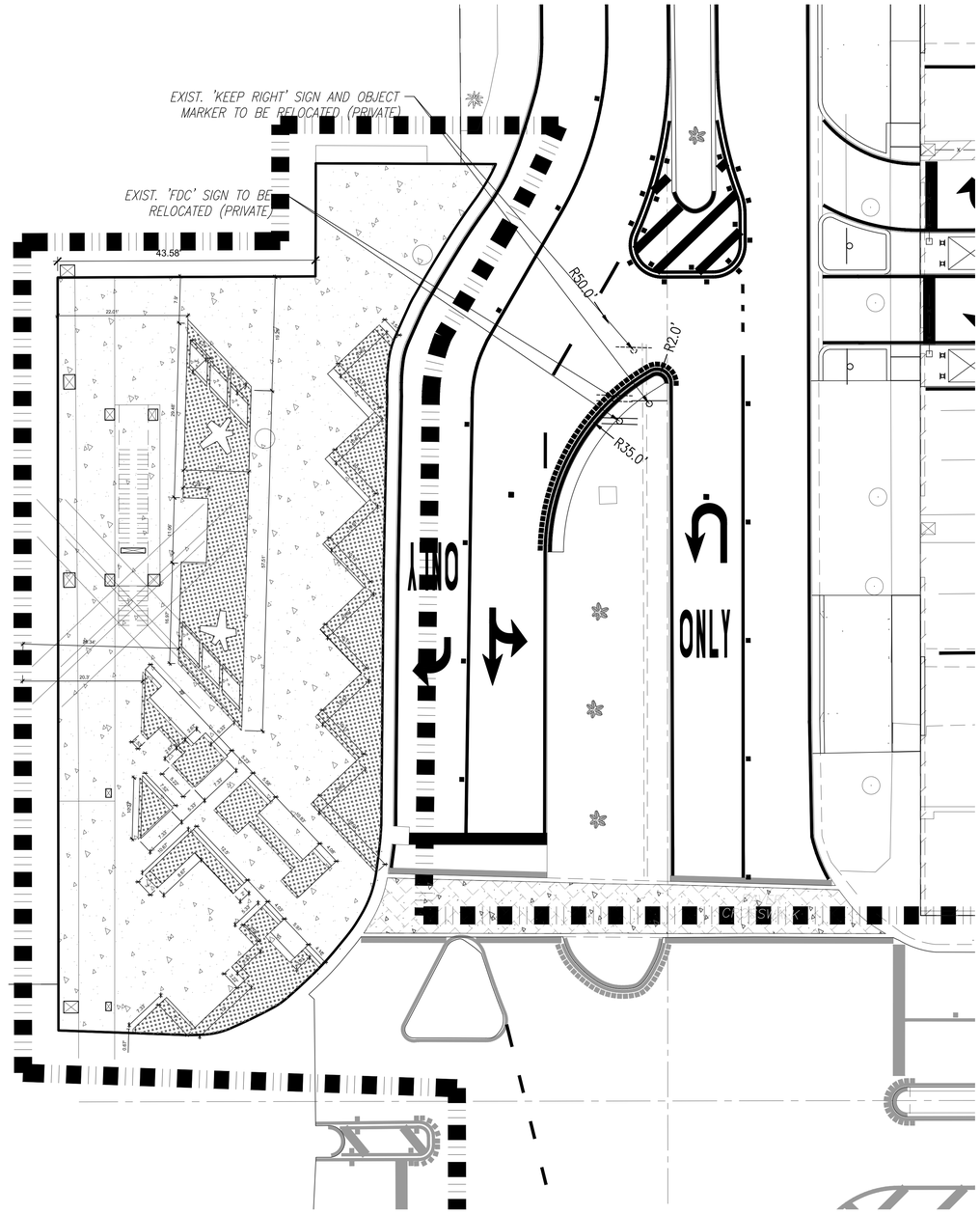


1 ENLARGEMENT PLAN: CORNER PLAZA - SITE PLAN

1:10



2 ENLARGEMENT PLAN: CORNER PLAZA - DIMENSIONS PLAN

1:10

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-401 **ENLARGEMENT PLANS - CORNER PLAZA**
1" = 20'-0"

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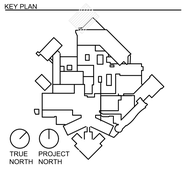

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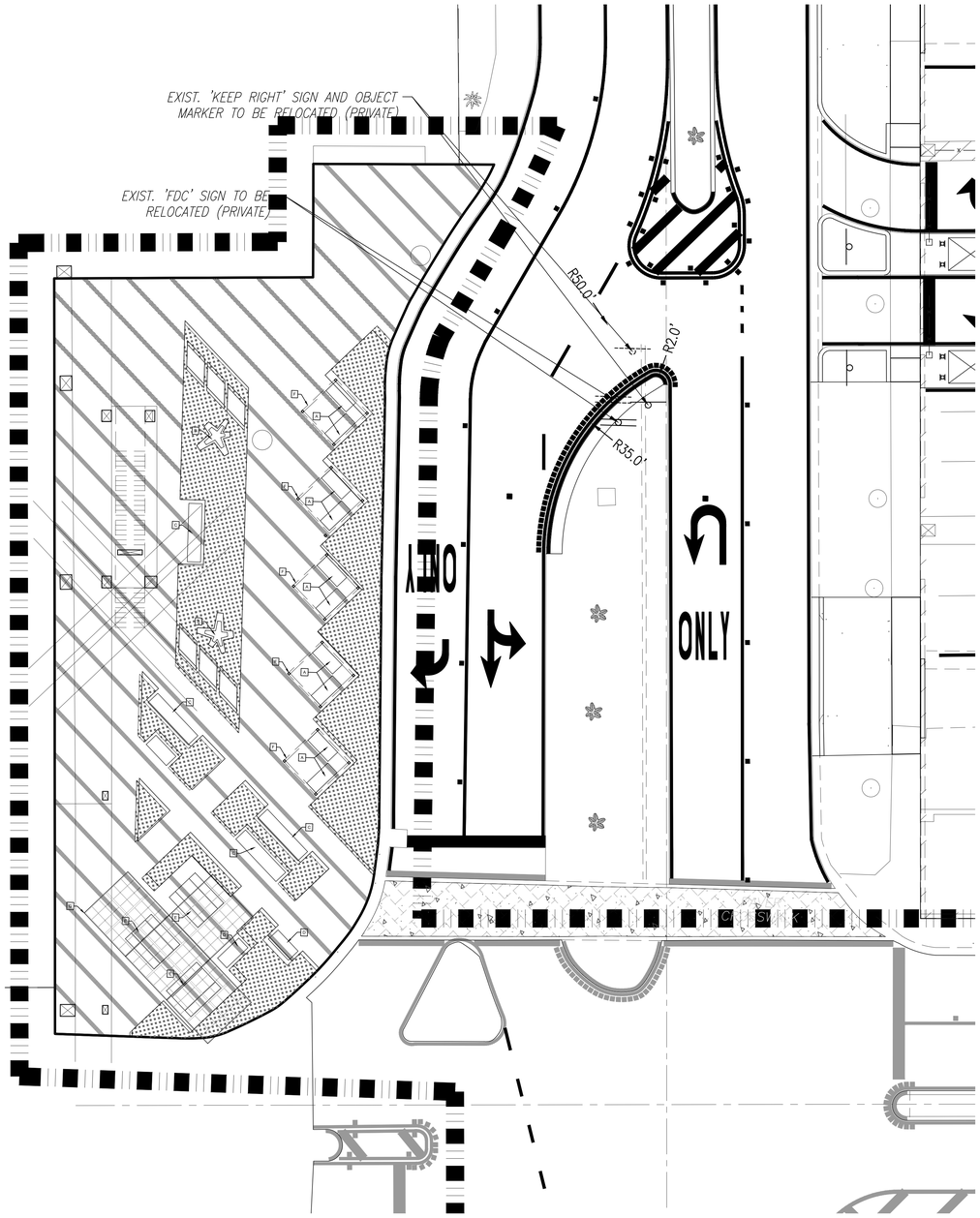
ISSUE
PRELIMINARY TAC

SHEET TITLE
ENLARGEMENT PLANS - CORNER PLAZA

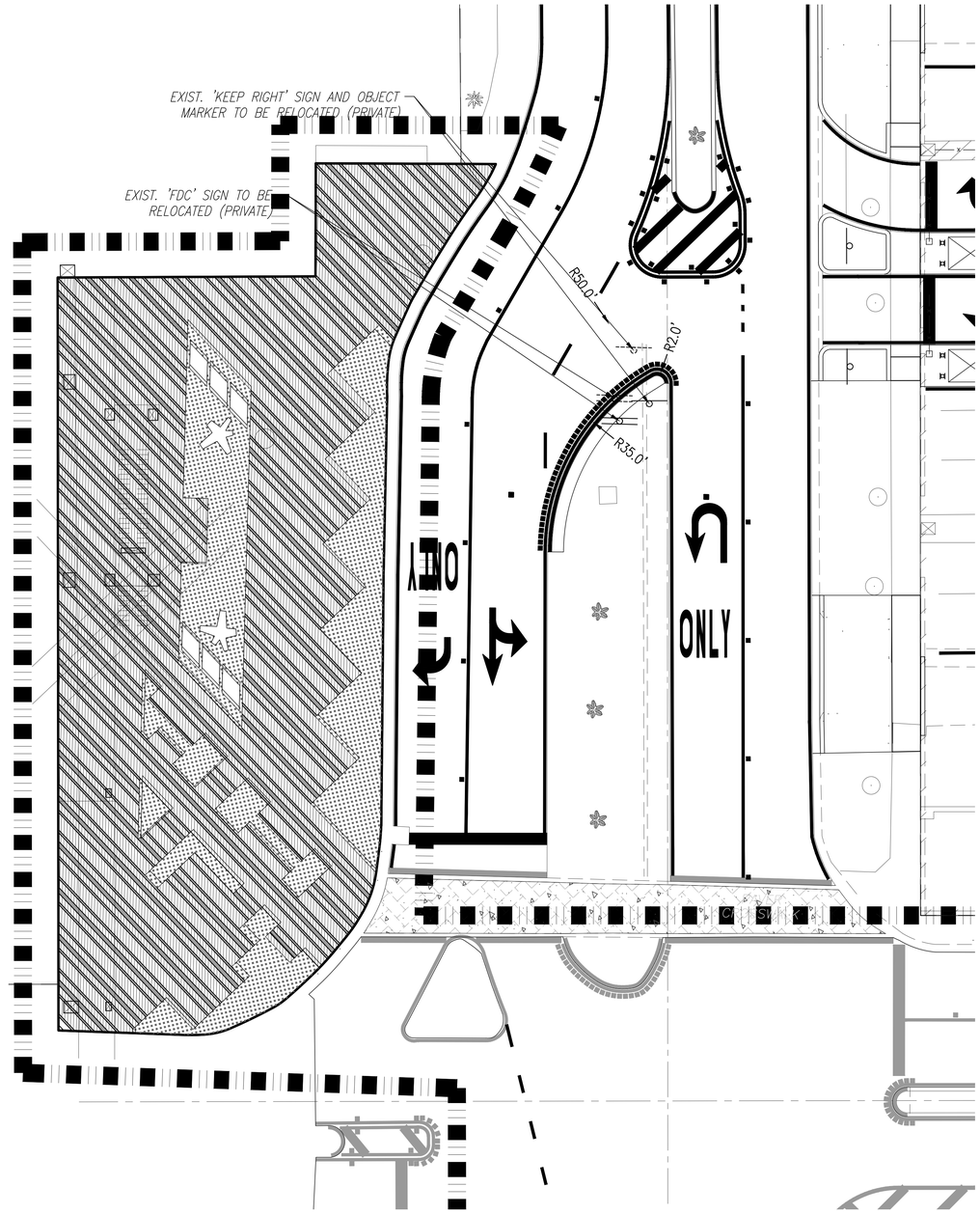
SHEET NO.
SP-401

© 2023 HKS, INC.

TITLE BLOCK VERSION: 20210630
PRINT DATE: 4/5/2023 10:53:56 AM TEMPLATE VERSION: 21.0.0.20200831 MODEL: P:\PROJECTS\2021\215501 MRH OR EXPANSION\CADD FILES\DRAWINGS\215501_SITE_HARDSCAPE



1 ENLARGEMENT PLAN: CORNER PLAZA - FURNISHINGS PLAN 1:10



2 ENLARGEMENT PLAN: CORNER PLAZA - PAVING DESIGN 1:10

FURNISHINGS SCHEDULE				
ID	DESCRIPTION	MANUFACTURER	MODEL	FINISHES
A	BENCH	MM CITE	RADIUM LRA160	POWDERCOATED STEEL, RESYSTA COMPOSITE
B	BENCH	ESCOFET - LANDSCAPE FORMS	FLOR SMALL	CAST STONE
C	BENCH	MM CITE	VERA LV151	STREEL FRAME, RESYSTA COMPOSITE
D	BENCH	MMCITE	VERA LV150	STREEL FRAME, RESYSTA COMPOSITE
E	PICNIC BENCH	MMCITE	VERA LVS111	STREEL FRAME, RESYSTA COMPOSITE
	PICNIC TABLE	MMCITE	VERA LVS911	STREEL FRAME, RESYSTA COMPOSITE
F	PERGOLA SHELTER	LUXURY PERGOLA	CUSTOM ORDER	ALUMINUM FRAME
G	CANOPY	MM CITE	PIN105	STEEL STRUCTURE, ROOF SAFETY GLASS

HATCH LEGEND

EXPOSED AGGREGATE HONED CONCRETE
TO MATCH LITHOCRETE SAMPLE 08-043
MODIFICATION: ADDITION OF COQUINA SHELLS

EXPOSED AGGREGATE HONED CONCRETE
TO MATCH LITHOCRETE SAMPLE 07-251
MODIFICATION: ADDITION OF COQUINA SHELLS

EXPOSED AGGREGATE HONED CONCRETE
TO MATCH LITHOCRETE SAMPLE 07-259
MODIFICATION: ADDITION OF COQUINA SHELLS

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-402 **ENLARGEMENT PLANS - CORNER PLAZA**
1" = 20'-0"

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HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS
225 EAST ROBINSON ST, SUITE #405
ORLANDO, FL 32801

CIVIL & LANDSCAPE
CGA SOLUTIONS
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS
14335 COMMERCE WAY
MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS, INC.
800 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441

TELECOM & EQUIPMENT
SMITH SECKMAN REID, INC.
2995 SIDCO DRIVE
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OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

Memorial Regional Hospital

SURGICAL & CRITICAL CARE TOWER EXPANSION
3501 JOHNSON STREET, HOLLYWOOD, FL 33021

INTERIM REVIEW ONLY

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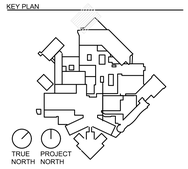
Landscape Architect: Dominic James Mack III, R.L.A.
License No.: LA6667598
Date: 04/12/2024

KEY PLAN



REVISION

DOMINIC JAMES MACK III, R.L.A., STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA6667598.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL CONNER ON THE DATE INDICATED HERE.

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HKS PROJECT NUMBER
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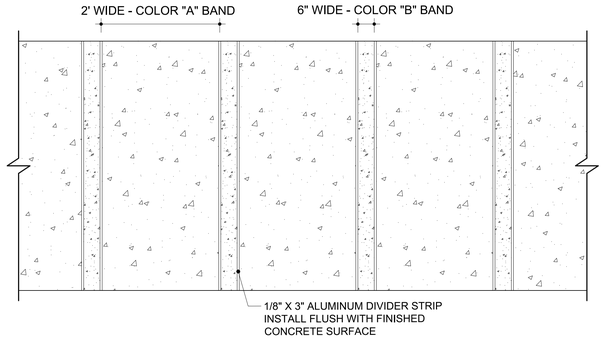
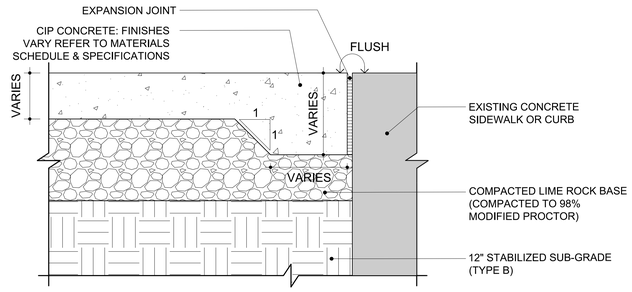
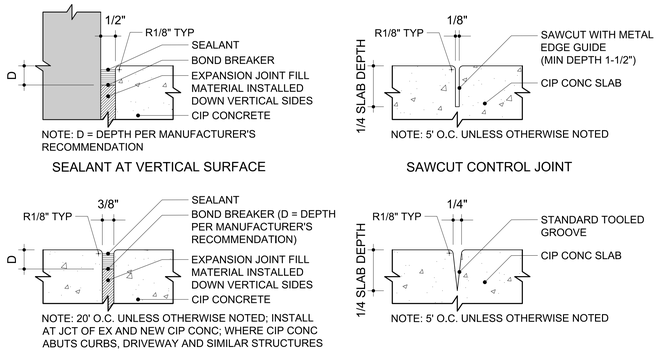


8 PAVING DESIGN TYPICAL GEOMETRY NTS



4 TYPICAL CONCRETE DROP-CURB DETAIL NTS



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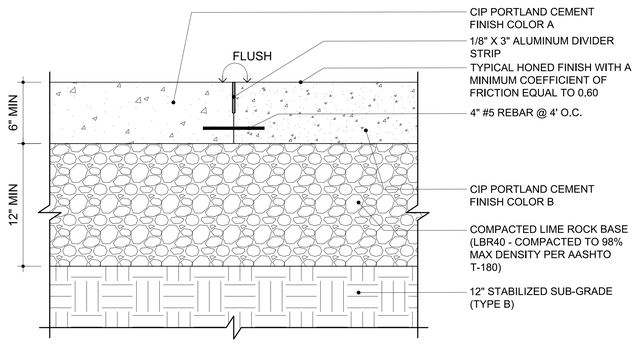
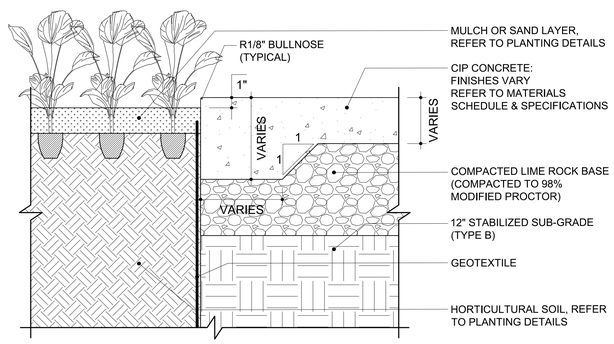
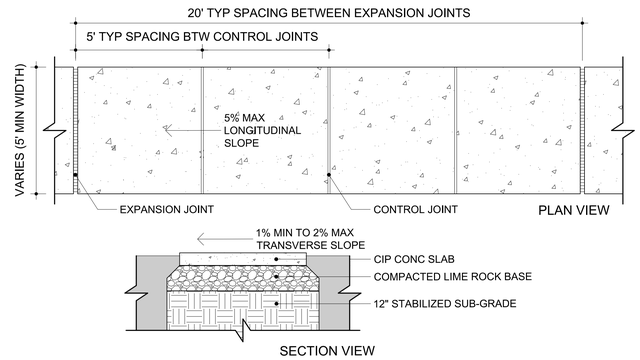


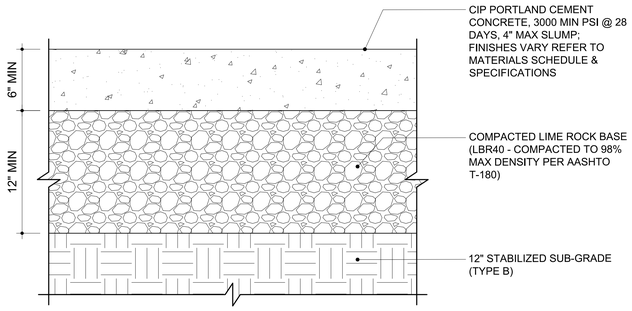
9 TYPICAL ALUM DIVIDER STRIP, HONED FINISHED CONCRETE NTS



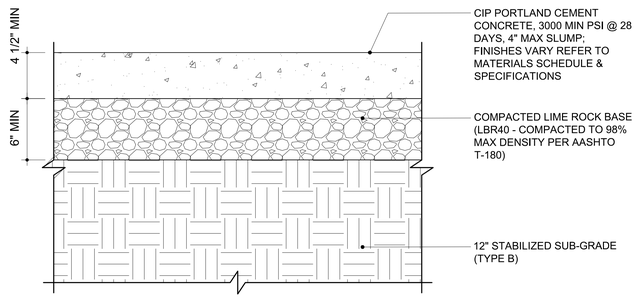
5 TYPICAL CONCRETE SLAB TO LANDSCAPE PLANTING DETAIL NTS



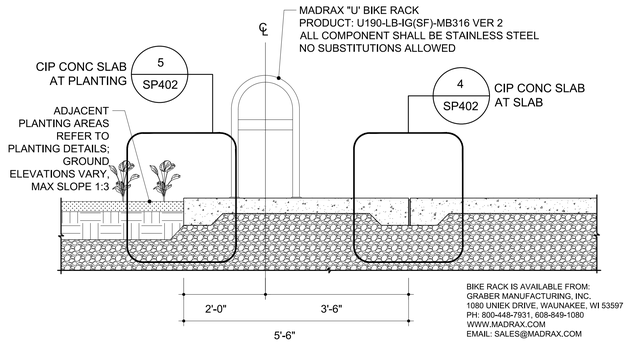
2 TYPICAL CONCRETE SIDEWALK DETAIL NTS



6 TYPICAL 6-INCH CONCRETE SLAB DETAIL NTS



3 TYPICAL 4.5-INCH CONCRETE SLAB DETAIL NTS



7 TYPICAL BICYCLE RACK DETAIL NTS

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-403 SITE DETAILS
1" = 20'-0"

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HKS

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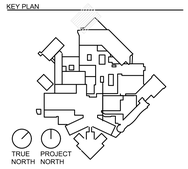
Landscape Architect: Dominic James Mack III, R.L.A.
License No.: LA6667598
Date: 04/12/2024

KEY PLAN



REVISION

DOMINIC JAMES MACK III, R.L.A., STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA6667598.

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SITE DETAILS
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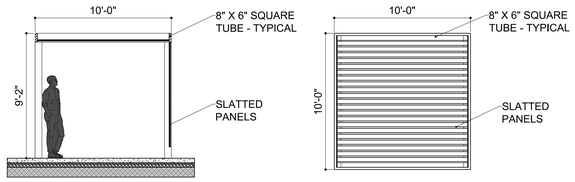
TITLE BLOCK VERSION: 20210630



FRONT ELEVATION

TOP ELEVATION

NOTE (TYP):
ALL METAL COMPONENTS ARE PREFERRED TO BE ALUMINUM. WHERE ALUMINUM IS UTILIZED, IT SHALL MEET BOTH ASTM B221 AND AMS-QQ-A 200/9 STANDARDS. WHERE STEEL IS UTILIZED, IT SHALL BE GALVANIZED ON ALL SURFACES (INTERIOR AND EXTERIOR) OF EACH COMPONENT. ALL STEEL SHALL BE POWDER-COATED AND FINISHED WITH A MIN. 10-YEAR WARRANTY ON ALL PAINT FINISHES.

F PERGOLA SHELTER

NTS

FRONT ELEVATION

SIDE ELEVATION

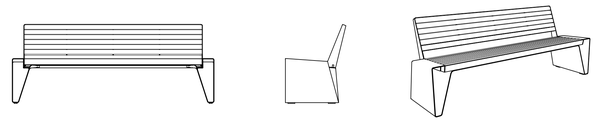
3D VIEW

TOP ELEVATION

MANUFACTURER: MMCITÉ
MODEL: VERA LV150
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

D BENCH

NTS



FRONT ELEVATION

SIDE ELEVATION

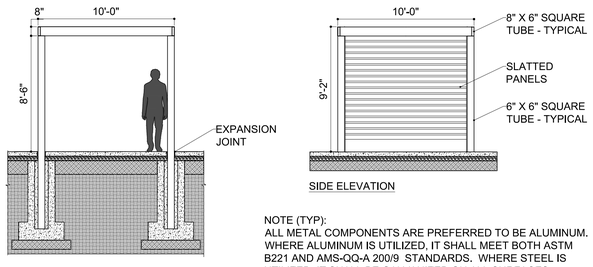
3D VIEW

TOP ELEVATION

MANUFACTURER: MMCITÉ
MODEL: RADIUM LRA160
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: OWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

A BENCH

NTS



FRONT SECTION

SIDE ELEVATION

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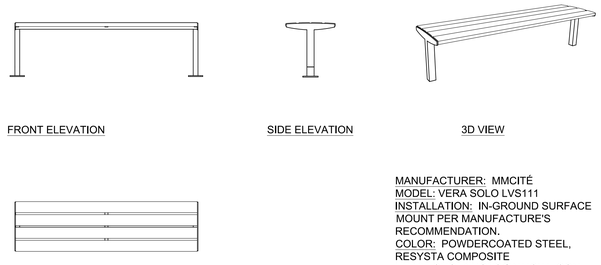
NTS



FRONT ELEVATION

SIDE ELEVATION

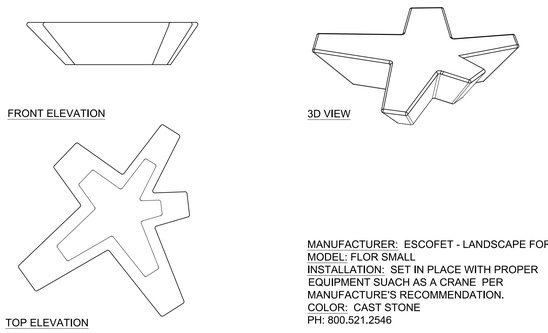
3D VIEW

TOP ELEVATION

MANUFACTURER: MMCITÉ
MODEL: VERA SOLO LVS111
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

E PICNIC BENCH

NTS



FRONT ELEVATION

3D VIEW

TOP ELEVATION

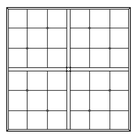
MANUFACTURER: ESCOFET - LANDSCAPE FORMS
MODEL: FLOR SMALL
INSTALLATION: SET IN PLACE WITH PROPER EQUIPMENT SUACH AS A CRANE PER MANUFACTURE'S RECOMMENDATION.
COLOR: CAST STONE
PH: 800.521.2546

B BENCH

NTS

FRONT ELEVATION

3D VIEW



TOP ELEVATION

MANUFACTURER: MMCITÉ
MODEL: PIN 105
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: STEEL STRUCTURE, ROOF SAFETY GLASS
EMAIL: QUOTATIONS@MMCITE.COM

G CANOPY

NTS

FRONT ELEVATION

SIDE ELEVATION

3D VIEW

TOP ELEVATION

MANUFACTURER: MMCITÉ
MODEL: VERA SOLO LVS911
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

E PICNIC TABLE

NTS

FRONT ELEVATION

SIDE ELEVATION

3D VIEW

TOP ELEVATION

MANUFACTURER: MMCITÉ
MODEL: VERA LV151
INSTALLATION: IN-GROUND SURFACE MOUNT PER MANUFACTURE'S RECOMMENDATION.
COLOR: POWDERCOATED STEEL, RESYSTA COMPOSITE
EMAIL: QUOTATIONS@MMCITE.COM

C BENCH

NTS

PRELIMINARY TAC
ELEVATIONS ARE IN NAVD 88

SP-404 **FURNISHING DETAILS**
1" = 20'-0"

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HKS

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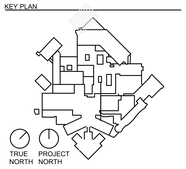

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City of Hollywood

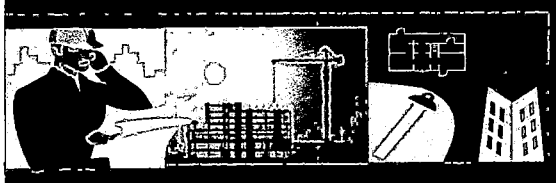
Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 4. 2024_0506

Agenda Date:	5/6/2024	**Agenda Number:**	
To:	Technical Advisory Committee		
Title:	FILE NO.: 23-DP-04 APPLICANT: Quds Investments LLC/Baktier Khan. LOCATION: 5730 Johnson Street REQUEST: Site Plan review for a mixed-use development consisting of 4,250 sq. ft. of commercial space and 4 residential units in the C-3 zoning district (Quads Plaza).		

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CITY OF Hollywood FLORIDA

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: 05/16/2023

Location Address: 5730 JOHNSON STREET, HOLLYWOOD,FLORIDA

Lot(s): 12-16 Block(s): 3 Subdivision: HOLLYWOOD BEACH GARDENS CORR

Folio Number(s): 5141 13 02 0190

Zoning Classification: C-3 Land Use Classification: Mixed Use

Existing Property Use: Vacant Sq Ft/Number of Units: First Floor Commercial 4250 SF, 2nd Floor Residential 4250 SF

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 al that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: _____

Number of units/rooms: First Floor- 4 Retails Units 2nd Floor-4 Residential Units Sq Ft: First Floor Commercial 4250 SF, 2nd Floor Residential 4250 SF

Value of Improvement: 1,500,000.00 Estimated Date of Completion: December 31, 2025.

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

_____

Name of Current Property Owner: BAKTIER KHAN, QUDS INVESTMENTS LLC

Address of Property Owner: 6720 JOHNSON ST HOLLYWOOD FL 33024

Telephone: 305-721-0211 Fax: _____ Email Address: bkkfc1@gmail.com

Name of Consultant/Representative/Tenant (circle one): Design-Max Engineering Consultant Inc

Address: 10400 Griffin Road, S-304B, Cooper City, FL Telephone: 754-715-1395

Fax: _____ Email Address: info@design-max.us

Date of Purchase: 11/10/2014 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION

File No. (internal use only):_____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 05/16/2023

PRINT NAME: Baktier Khan Date: 05/16/2023

Signature of Consultant/Representative: _____ Date: 05/16/2023

PRINT NAME: Maqsoood M. Nasir, P.E Date: 05/16/2023

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 16th day of MAY, 2023

_____
Notary Public
State of Florida
My Commission Expires:_____ (Check One) ✓ Personally known to me; OR ✓ Produced Identification KDL

Notary Public State of Florida
Mohammad S. Siddiqi
My Commission HH 019321
Expires 11/01/2024

_____
Signature of Current Owner

BAKTIER KHAN
Print Name

Response to comments:
Quads Plaza
5730 Johnson Street, Hollywood, Florida

A. APPLICATION SUBMITTAL

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Response: The plat determination letter is attached

2. Ownership & Encumbrance Report (O&E):

   a. Must indicate search from time of platting or 1953, whichever is earliest.

Response: Please find the revised Ownership & Encumbrance Report on the re-submittal.

3. Alta Survey:

   a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

Response: Please find the revised Alta Survey based on the revised Ownership & Encumbrance Report on the re-submittal.

4. Site Plan:

   a. Better emphasize the property line. Should carry a heavier line weight for easier distinction.

Response: The property line thickness has increase for better distinction. Please see the revised Site Plan SP-1.

   b. At-grade parking lot should be setback 10' from the front, side, and rear. Side setback is noncompliant.

   Response:
   - **The front parking spaces have 10' setback from the front property line. Please see the dimensions on the site plan SP-1.**
   - **The side setback requirements for the adjacent commercial property is 0 feet. We have proposed 5' side setback.**
   - **The rear setback is 15' for the first floor+10' for the 2nd floor. Total required 25' and provided 25' rear setback.**

   c. Show sight triangles and dimensions.
   Response: Please see the sight triangle on the revised site plan SP-1.

   d. Concrete pad/slab should be setback a minimum of 3'. Show setbacks on site plan.
   Response: Please see the 3' setback for the concrete pads on the revised site plan SP-1.

   e. Concrete sidewalk shall be setback a minimum of 3'. Show setbacks on site plan.
   Response: Please see the 3' setback for the concrete sidewalks on the revised site plan SP-1.

   f. Show walkway setbacks and dimensions. Walkways shall be setback a minimum of 3' from the property line.
   Response: Please see the 3' setback for the concrete sidewalks/walkways on the revised site plan SP-1.

g. Show and indicate curbing type for at-grade parking.
Response: Please see the curb type of the revised site plan SP-1.

h. Indicate what the areas hatched in yellow represent.
Response: The yellow hatches represent no parking. Please see the text/ label on the revised site plan SP-1.

i. Will parking spaces be designated for the apartment units?
Response: No, the residential units will be restricted on their permitted parking spaces during renting process. During non-business hours they can park anywhere.

j. Make door entry way for commercial unit #1 consistent with commercial unit #4. Show consistency on elevations sheet.
Response: unit#1's door has match with the unit#4's door. Please see the revised floor plan A-1 and elevation on the sheet A-3.

k. Label proposed elevations correctly. "Proposed Front (South)" should be "Rear."
Response: Elevations label is corrected. Please see the revised sheet A-3.

l. If fencing is proposed, indicate location, height, and material on the site plan.
Response: No fence has been proposed. Existing fence at the existing adjacent property to remain.

m. Provide VUA calculation on site plan. Shall not include the required 5' landscape buffer.
Response: VUA calculation is shown on the revised site plan. Please see the sheet SP-1.

5. Site Data:

a. Total required parking spaces is 25. Proposed project is 7 parking spaces short.

Response: Total first floor building area 4,250 sq. ft. The cumulative retail area on the first floor is 3294 sq. ft. which excludes common area (excluding meter room/it room/maintenance room/mail room/stairs). The parking area calculation excluded the common area from the parking requirements as the common area to be use for the building occupants.

Total parking required 21 and provided 21. See the revised parking calculation and parking layout.

6. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf

Response: The Broward County School Board an impact fee application **is in process. As soon as the letter is available will be forwarded to your attentions.**

7. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Please see the requested documents on the revised site plan SP-1.

8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

   The following Civic Association are located within 500 feet project site.

   a. Lawn Acres Civic Association
   b. Driftwood Civic Association
   c. Hollywood Hills Civic Association

   Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information.

Response: A proposed development will be presented at the town-hall meeting after TAC approval. Certified mailed written notice will be sent prior to the commission meeting.

9. Additional comments may be forthcoming.

Response: acknowledged.

10. Provide written responses to all comments with next submittal.

Response: acknowledged.

B. ZONING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide location of mechanical equipment.

   Response: The mechanical equipment's to be installed at the roof.

2. Roof plan not provided.

Response: Roofing plan to be provided during construction permitting. The roof access will be thru ladder at the both of the upper stairs.

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide color material legend on elevation sheets.

   Response: Please find the materials legends on the elevation sheet A-3 and A-4.

2. Consider making commercial door front entry way more distinguishable.

   Response: The door fronts are taller then the fix windows without any transom.

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided or make note on site plan that signs shall comply with the requirements of the Zoning and Land Development Regulations (ZLDR).

   Response: A note is added on the site plan SP-1 regarding the exterior signs.

E. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Note maximum foot-candle level.

   Response: The parking lot and all the emergency exit paths shall have minimum 1 foot candle illumination. A note is added on the site plan SP-1

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02). It is mentioned on Sheet 1/8. Please also indicate "EV" in the garage of the site plan.

   Response: The future EV charger location is shown on the site plan.

2. Provide green building requirements if applicable. Refer to Building.
   Response: All the green building requirements per 151.152 COMMERCIAL GREEN BUILDING PRACTICES. Shall be provided during construction permit.

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251
Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915
Stanislav Tsysar, Development Review Engineering Manager (stsysar@hollywoodfl.org) 954-921-3900
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

Revision Procedure:
-Any revisions applied to the plans shall be numbered and bubbled/clouded.
-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

1. ALTA survey provided is not signed and sealed. Please provide signed and sealed survey from licensed Florida land surveyor.

   Response: Please find the signed and sealed survey on the re-submittal.

2. Provide survey showing full and centerline right-of-way widths along Johnson Street (both sides). Survey provided shows for a 30' wide centerline along the south side of Johnson Street. Per Broward County Property Appraiser's records, which is consistent with the plat to the north, Hollywood Beach Heights Plat (Plat Book 6, Page 27), the existing full right-of-way width on Johnson Street is 50'. Please verify.
   Response: Existing R/W is 30' wide centerline and 60' for the both side. Please see the signed and sealed survey.

3. Upon verification of existing Johnson Street right-of-way width, provide and show on plans for a right-of-way dedication along Johnson Street for an ultimate right-of-way width of 80' as per the Broward County Trafficways Plan. Identify the current property line and the property line after the dedication on plans. All features of the proposed development shall begin from the proposed property line after the right-of-way dedication.
   Response: Existing R/W is 30' wide centerline and 60' for the both side. A 10' R-W dedication is shown on the plan. Both side of the property owner dedicates 10 feet each side makes total 80' R/W. Please see the dimensions on the revised site plan SP-1.

4. Provide plat determination letter from the Broward County Planning Council.
   Response: The plat determination letter is in process. As soon as the letter is available will be forwarded to your attentions.

5. Please provide a site plan for the project including and dimensioning all features of City streets and alleys within full City right-of-way from property line to adjacent property lines. (Swales, sidewalks, gutters along entire property frontage, and any adjacent features such as neighboring driveways etc. both sides of the street within full right-of-way width on Johnson Street).
   Response: Please see the revised site plan SP-1.

6. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans.

   Response: The property line is 10' far from the edge of the street. A 5' sidewalk and 5' park way is between the property line and edge of the street. A 12" x12' sight triangle is shown on the site plan.

7. Please identify the apron radius flares. Flares are to be on both sides of the apron, semi circular in shape and a minimum of 3 feet wide.
   Response: please find the apron radius flare dimension on the revised plan SP-1.

8. Please clearly identify material for the parking lot, the driveway and the driveway apron. Sheet SP-1 is calling out parking lot as driveway.

   Response: Asphalt driveway and parking lot.

9. Ensure the following material requirements are identified on the plans and show in the associated details to be provided. Asphalt is to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.
   Response: A note is added on the site plan about the minimum requirements of the driveway. The civil plan will be provide the materials details.

10. On Sheet SP-1, Applicant shows two (1'-3" and 1'-1" wide) strips parallel to the entrance/exit driveway. Please clarify what these are, identify material and if they are raised and above ground features. Provide height and any applicable details as needed.
    Response: Both of the 6" raised traffic separator concrete curb to be 1'-3" in wide and 6" above the ground. The curb details will be provide on the civil plan during construction permit.

11. For parking stalls with obstruction on one side, minimum stall width shall be 9.5' and 10.5' with obstruction on both sides.
    Response: according to the city's ordinance the minimum parking shall be 8.5', which we have proposed.

12. Demonstrate how vehicles will be able to turn around to exit the parking lot if parking is full. Provide vehicular wheel path and maneuverability using AutoTurn. A designated vehicle turnaround space may be provided as an alternate.
    Response: The driveway is 24' wider. Vehicle will be easily turn around within the 24' driveway clearance. Vehicular wheel path and maneuverability using Auto Turn will be provided during construction permit.

13. Please dimension all parking stalls and stripped areas.
    Response: please see the revised parking orientation and dimensions.

14. Please identify all curbing to be proposed on site.
    Response: D –curb to be proposed. See the information on the site plan.

15. Parking lot setback shall be measured from outside of curb to the property lines. A separate dimension shall be provided for the curb width.
    Response: Response: Please see the revised site plan and new dimension on the revised sheet SP-1.

16. Please identify new and existing sidewalk, including width and thickness.
    Response: Please see the label of the existing and proposed sidewalks with thickness. Existing sidewalks thickness unknown. Driveway crossing sidewalk to be replaced with 6". (v.i.f)

17. Please provide detectable warnings in compliance with FDOT. Provide FDOT standard detectable warning detail in plans.
    Response: Detectable warning is shown on the plan. The details plan will be provided during construction permitting plans.
18. Show on plans for existing 5' sidewalk along Johnson Street to be replaced. Sidewalk shall be flush through driveway.
    Response: Please see the label of the existing and proposed sidewalks with thickness. Existing sidewalks thickness unknown. Driveway crossing sidewalk to be replaced with 6" thick concrete sidewalk.

19. Please ADA accessible route for all ADA accessible parking stalls. Minimum ADA accessible route width is 5' with ADA compliant pavement marking. Show on site plan how ADA accessibility requirements are being met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way (Sidewalk) show routes on plans. Show any change in elevation along the route on the plan if the transition is flush identify the transition as flush on the plans, provide ramp slopes as applicable. Please add a note on the site plan and Civil plans stating any lip from 1/4" but not greater than ½" will be beveled to meet ADA requirements.

    Response: Please see the pavement marking dimension on the revised plan. The ADA requirements to be full fit. More details will be provided on the construction plans.

20. Please provide a detail for the proposed ADA ramp. Include items such as but not limited to all widths, lengths, slope, and the critical clear width between the two handrails. Identify the ADA turning radius at all landings. All landings shall be minimum of 5'x5'.

    Response: please see the dimensions the site plan. Ramp details will be provided during construction permitting plan.

21. All walkways shall be dimensioned with length, width, and thickness.
    Response: All the walkway shall be 6" thick and the dimension is shown on the plan.

22. All setbacks shall be provided for all walkways and slabs.
    Response: Please see the setback dimension on the revised plan SP-1.

23. Dumpster Enclosures: All dumpsters are to be enclosed. Please design and submit City Standards as per Code

50.02 for type of dumpster enclosure being proposed (type A, B or C). Dumpster enclosure gates and doors shall not open into or encroach into the rights-of-way. Dumpster enclosure information can be found on City website at http://www.hollywoodfl.org/1092/Dumpster-Enclosure-Requirements.

Response: Dumpster enclosure is not proposed. 4 x 3 CU yard portable container to be use for the waste management.

24. Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. https://hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan

    Response: Civil plan, drainage plan, drainage details to be provided during construction permitting plan.

25. Please provide a pavement marking plan for both on and off-site as applicable. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. All off-site pavement marking within public right-of-way requires review and approval from Broward County Traffic Engineering.

    Response: PGD and pavement marking plans are to be provided during construction permitting plan.

26. Alley is misspelled on the Site Plan.
    Response: The spelling is corrected.

27. All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the Site plan and Civil plans provide hatching to show limitations.
    Response: disturbed area to be milled and resurface per city's standard details. See the note on the site plan.
    Response: disturbed area to be milled and resurface per city's standard details. See the note on the site plan.

28. MOT plans required at the time of City Building Permit review.

    Response: A MOT permit to be applied construction permitting phase.

29. All outside agency permits are required at the time of City building permit review.
    Response: All the outside agency (Broward County) will be obtain prior to apply for the construction permit to the city.

30. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

Response: Acknowledge

More comments may follow upon review of the requested information.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997
Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

1. No landscape plan submitted on set.

   Response: No landscape plan was requested during pre-application meeting. A complete landscape plans to be provided during construction permitting phase.

2. Satellite images show existing trees/palms. .

Response: there was not any tree existed since the current owner purchased the property. Please see the google street view afor any earlier date.

3. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate.

   Response: Tree disposition plan is not required as there wasn't any tree existed at the property.

4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree.

Response: Please see the landscape plan L-1.

5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

   Response: Please see the sight triangle o the revised sheet SP-1.

6. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

Response: Please see the landscape plan L-1.

7. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

   Response: Please see the landscape plan L-1.

8. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

Response: there wasn't any tree existed since the current owner purchased the property. Please see the google street view a t any earlier date.

9. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

Response: Please see the landscape plan L-1.

10. All landscaping shall be warranted for 1 year after final inspection.

Response: Please see the note on the landscape plan L-1.

11. Provide site requirements as per C-3 zoning. Sec. 2.4.

    Response: Please see the information on the site plan SP-1.

12. Provide note indicating: 100% irrigation coverage shall be provided.

    Response: Please see the note on the landscape plan L-1

Additional comments may follow upon further review of requested items and information provided.

A. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

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

   Response: Please find the civil plans on the resubmittal.

2. Show Water and Sewer demand calculations on proposed utilities plans.
   Response: please see the water and sewer demand calculation summary at the sheet C-7.
3. Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices .
   Response: A note is provided on the utility plan sheet C-7. All the details to be provided during construction permitting phase.

4. This site resides currently within FEMA Flood Zone X and AH with Base Flood Elevation 10' NAVD88. The proposed Finished Floor Elevations (FFE) requirements shall comply with the greatest of the following three (3) conditions, as applicable.
   Response: Proposed building's finished floor elevation is 12.0' NAVD.

5. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
   Response: Proposed building's finished floor elevation is 12.0' NAVD, which is more than 18" above the crown of the road elevations.

6. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link: https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e; OR
   Response: Proposed building's finished floor elevation is 12.0' NAVD, which is 2' above the based flood elevation.

7. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following
   link:
   https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380

   Response: Acknowledged.

8. Indicate FFE for all enclosed areas on the ground floor.
   Response: Proposed building's finished floor elevation is 12.0' NAVD. Please see the information on the sheet SP-1 and C-1.

9. Sheet SP-1 indicates FFE = 12.00' NAVD88 and Sheet A-3 indicates the finished floor at 11.25' NGVD29. Ensure all elevations reference NAVD88.
   Response: Proposed building's finished floor elevation is 12.0' NAVD. Please see the revised elevation on the sheet A-3.

10. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.
    Response: proposed grade elevations are shown on the grading plan. The cross sections to be provided during construction permitting phase.

11. Note how roof drainage will be collected and connected to the on-site drainage system.
    Response: Roof water to be collected thru scrapper and to be collected using yard drain and to be percolated thru the exfiltration trenches to the front yard.

12. Provide preliminary drainage calculations including pre and post development ensuring all stormwater runoff is retained on site.
    Response: Please find the calculation on the re-submittal.

13. Submit Erosion Control Plan and details.
    Response: Please see the civil sheet C-6.

14. Permit approval from outside agencies will be required.
    Response: Acknowledged.

15. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

    Response: A conceptual landscape plan is provided.

Additional comments may follow upon further review of requested items.

A. <u>FIRE</u>

Chris Clinton, CFPE, Fire Marshal/Division Chief (clinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Fire Prevention Officer III (mhofle@hollywoodfl.org) 954-967-4404

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

1. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. --- Show this measurement on the plans.

Response: All the exit doors are out swing door. The fire department access will be thru the 27.5' wider driveway and can be park at the parking lot. Front public right of way is 71' far from the building.

2. In addition to providing code compliant FD access to the commercial spaces as stated above, it appears per the plans submitted that the only way to access the second floor dwelling units is via the emergency stairs on the east and west ends of the structure.
   Response: There will be two roof access from the 2nd floor staircase. Beside the two emergency stairs the roof access is another way to get inside the 2nd floor residential units. All each of the bedrooms are having egress windows.

3. Provide a complete FD Access route on the plans which is compliant with NFPA 1 (2018 Ed.) Chapter 18 in its entirety. --- The minimum width for FD access roads is 20' unobstructed as per NFPA 1 (2018 Ed.) Section 18.2.3.5.1.1, and as per NFPA 1 (2018 Ed.) Section 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m). --- Lastly, as per NFPA 1 (2018 Ed.) Section 18.2.3.5.3.1, the turning radius for fire trucks access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.

Response: A 27.5' wider driveway has been proposed.

4. There is a discrepancy with regard to the construction type proposed. --- Page A-1 states "VI" while page SP-1 states "III (B)." --- Clarify and correct on the plans.
   Response: Sheet A-1 is corrected.

5. Ensure that fire wall separations (both horizontally and vertically) are shown on the plans in hours and complies with NFPA 101 (2018 Ed.) Tables 6.1.14.4.1(a) and (b).
   Response: All the unit separation will have min. 1 hr. fire rating. Fire rated wall details to be provided during construction permitting phase.

6. Water supply shall meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.
   Response: An existing fire hydrant is available within 5' of the North West corner of the property. New Sprinkler system to be tested per the Broward county ordinances.

7. Provide civil drawings for the underground fire main. Provide such including the location of the fire department connection, DDCV, and size of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections.
   Response: a fire department connection is to be the east wall as shown on the plan. Please see the sheet C-7.

8. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.
   Response: a note is added on the sheet SP-1.

9. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.

   Response: An existing fire hydrant is available within 5' of the North West corner of the property's till the

   note is provided on the sheet SP-1.

B. <u>ECONOMIC DEVELOPMENT</u>

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. What types of users are envisioned for the retail spaces?
   Response: CBD store, Cafeteria, offices, mailing services, take out fast food/deli shop, convenient store.

2. How many jobs are anticipated as a result of this project?
   Response: 7-10 propositions/ jobs are anticipated as a result of this project.

3. Would've liked to have seen a rendering of the project.

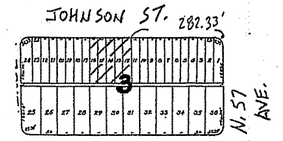
Response: A 3d rendering can be prepared at the last stage of the TAC review process.

ALTA/NSPS LAND TITLE SURVEY

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS – PLANNERS
15358 S.W. 140 ST. MIAMI, FLORIDA 33196
PH: 305.772.0766 E-MAIL: NUTHOUSEJM @COMCAST.NET

LEGAL DESCRIPTION

LOTS 12, 13, 14, 15 AND 16, BLOCK 3 OF CORRECTED PLAT OF HOLLYWOOD BEACH GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION SKETCH NOT TO SCALE

0' 10' 30' 50'

GRAPHIC SCALE 1"= 20'

SURVEYORS NOTES:

1). Legal description provided by client.
2). Right of way information obtained from record plat.
3). Only record plat easments are shown.
4). In Federal Flood Zone X & AH Elev. 10', Panel 0564 last revised 8-18-14.
5). Benchmark used-Broward County BM# 166 Elev. 10.366' NGVD1929.
6). Elevations are referenced to NAVD1988 Datum.

ZONING C-3

SETBACKS

FRONT 0'

SIDE 0'

REAR N/A

First American Title Insurance Company

Policy Number 5011412-023657e

November 20, 2014 at 1:25 pm

First American Title | Commitment for Title Insurance
First American Title Insurance Company

Schedule BII

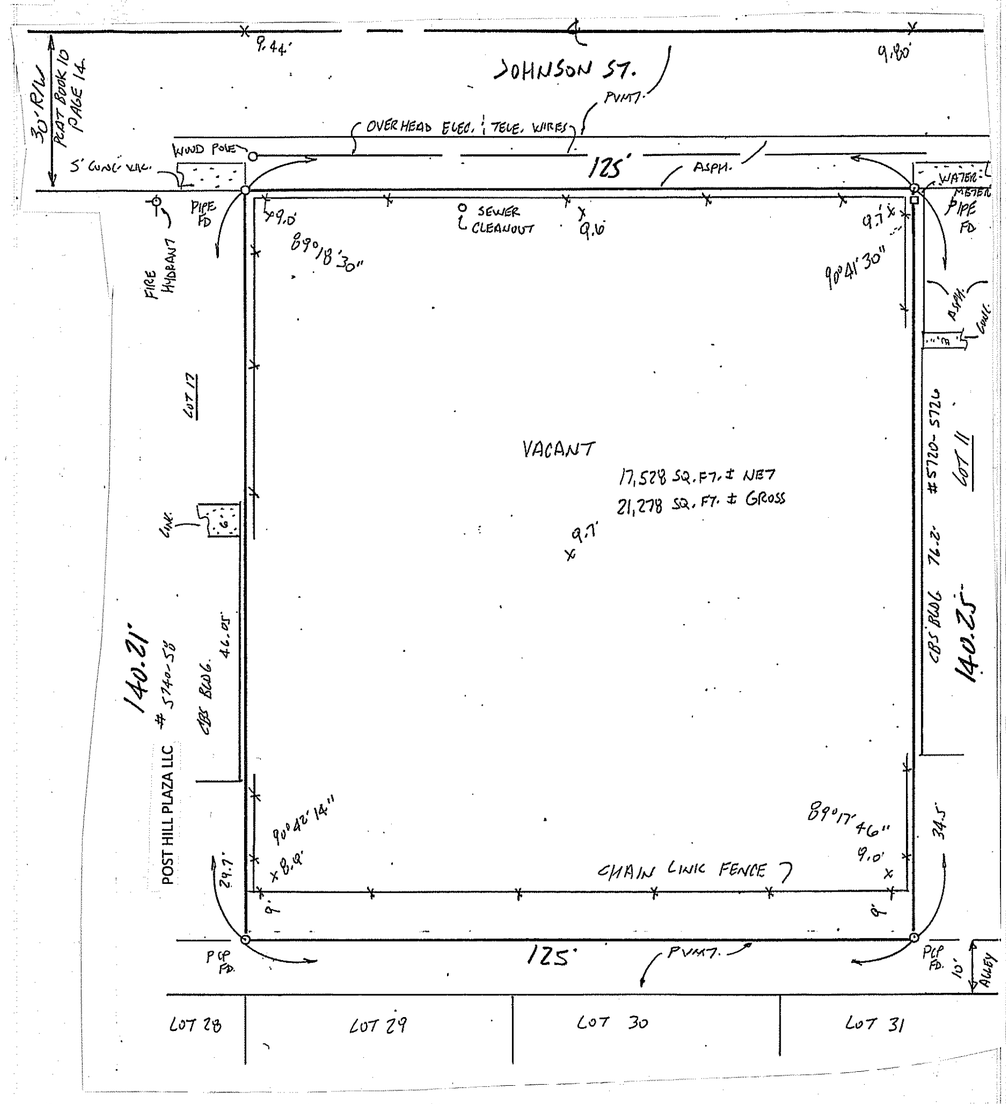
File No.: 14-09480

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit, establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.
10. Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.
11. Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.
12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CORRECTED PLAT OF HOLLYWOOD BEACH GARDENS, as recorded in Plat Book 10, Page(s) 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
14. Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the lands described herein.
15. Terms and provisions of all agreements and franchises pertaining to the cost, installation, operation and maintenance of gas, water, sewerage and electrical facilities.
16. NOTE. Taxes for the year 2014 have been assessed in the gross amount of $4,363.09, under Folio No.: 514113-02-0190, and are DUE.

Item 12 does not have any easements.



SURVEYORS CERTIFICATION

TO: QUDS INVESTMENTS LLC

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 ESTALISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,11,13,14,16,17,18,AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 11, 2023.

DATE OF PLAT OR MAP MARCH 15, 2023

BY:_____

JOSEPH L. MARTIN

P.S.M. # 4368

STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4368 ON THE DATE ADJACENT TO THE SEAL.

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

FOR: QUDS INVESTMENTS LLC

SCALE: 1"20'	APPROVED BY:	DRAWN BY JLM
DATE: 3-11-2023		REVISED 5-7-2023
ALTA/NSPS LAND TITLE SURVEY		
5730 JOHNSON ST. HOLLYWOOD, FL. 33021		DRAWING NUMBER

PROPOSED TWO STORY MIXED USE BUILDING

5730 JOHNSON STREET
HOLLYWOOD,FL-33021

C-0 COVER SHEET
SURVEY

LANDSCAPING:

LP-1 LANDSCAPE PLAN
LP-2 GENERAL LANDSCAPE PLAN
LI-1 IRRIGATION PLAN
LI-2 IRRIGATION DETAILS

CIVIL:

C-1 DRAINAGE PLAN
C-2 DRAINAGE CONSTRUCTION DETAILS
C-3 DRAINAGE CONSTRUCTION DETAILS
C-4 PAVING AND GRADING PLAN
C-5 PAVING AND GRADING DETAILS
C-6 EROSION AND SEDIMENT CONTROL PLAN

ARCHITECTURAL:

SP-1 SITE PLAN
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 SOUTH AND NORTH ELEVATIONS
A-4 EAST AND WEST ELEVATIONS

LS-1 FIRST FLOOR LIFE SAFETY PLAN
LS-2 SECOND FLOOR LIFE SAFETY PLAN

STRUCTURAL ENGINEERING:
S-1 FOUNDATION PLAN
S-2 FLOOR PLANS
S-3 ROOF PLANS
S-4 SECTIONS
S-5 GENERAL NOTES

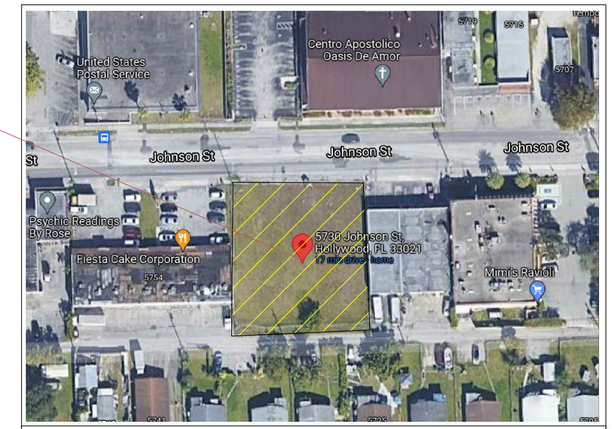
MECHANICAL ENGINEERING:
M-1 MECHANICAL 1ST & 2ND FLOOR PLAN
M-2 SCHEDULES, NOTES & DETAILS
M-3 MECHANICAL ROOF PLAN

ELECTRICAL ENGINEERING:
E-1 1ST & 2ND FLOOR POWER PLANS
E-2 1ST & 2ND FLOOR LIGHTING PLAN
E-3 ELECTRICAL ROOF PLAN, SCHEDULES
E-4 ELECTRICAL SITE PLAN
E-5 SCHEDULES, NOTES & DETAILS

PLUMBING ENGINEERING:
P-1 1ST & 2ND FLOOR SANITARY PLAN
P-2 1ST & 2ND FLOOR WATER PLANS
P-3 SCHEDULES, NOTES AND DETAILS
P-4 WATER & SANITARY ISOMETRICS
P-5 PLUMBING ROOF PLAN

DRAWING INDEX
NTS

PROJECT LOCATION



AERIAL III (B)EW
NTS

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB – CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF BROWARD COUNTY.

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS , THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS – USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY ON REPRODUCIBLE SEPIA AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

GENERAL NOTES
NTS

PROJECT INFORMATION:

ADDRESS:
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

PROPERTY OWNER:
QUDS INVESTMENTS LLC
6720 JOHNSON ST
HOLLYWOOD FL 33024

FOLIO NUMBER:
5141 13 02 0190

LEGAL DESCRIPTION:
HOLLYWOOD BEACH GARDENS CORR PLAT 10-14 B LOTS 12 TO 16 BLK 3

BUILDING CODES:
FLORIDA BUILDING CODE, 2020 7TH EDITION
NFPA 101 LIFE SAFETY CODE, 2021
NFPA 1 FLORIDA FIRE PREVENTION CODE, 2020 7TH EDITION

PRINCIPLE BUILDING SETBACKS AND SPACING

1)- BUILDING HEIGHT:

	ALLOWED	PROVIDED
	5 STORIES 60'-0" HEIGHT	2 STORIES 26'-6" T.O. ROOF (30'-0" HEIGHT T.O. TOP OF THE PARAPET)

2)- LOT FRONTAGE 125 FEET

3)- SETBACKS

		REQUIRED	PROVIDED
(FRONT)	(NORTH)	0'-0"	76'-0"
(REAR)	(SOUTH)	25'-0"	25'-0"
(SIDE)	(EAST)	0'-0"	7'-0"
(SIDE)	(WEST)	0'-0"	7'-0"

4)- BUILDING AREAS:

FIRST FLOOR	(4250 SQ FT)
SECOND FLOOR	(4250 SQ FT)
BUILDING (A/C SPACE)	(4250+4250 =8,500 SQ FT)

5)- PARKING CALCULATION:

		REQUIRED
COMMERCIAL USE 1 SPACE PER 220 SF (SHOPPING CENTER)	(770+540+540+770)/220 = (2820/220)	=11.9
RESIDENTAL USE 1.5 SPACE PER UNITS (APARTMENTS)	4 APTS * 1.5	= 6

(PER C-3 ZONING DISTRICT ARTICLE 7)
TOTAL REQUIRED = (6+11.9) = 17.9 SPACES
TOTAL PROW (B)DED = 18 SPACES (INCLUDING 1 HANDICAP)

1ST FLOOR (COMMERCIAL USE):

	GROSS AREA
UNIT -1	770 SQ FT
UNIT -2	540 SQ FT
UNIT -3	540 SQ FT
UNIT -4	770 SQ FT

2ND FLOOR APT SIZES:

APT#201	920 SQ FT
APT#202	835 SQ FT
APT#203	700 SQ FT
APT#204	760 SQ FT

DENSITY CALCULATION:
ALLOWED: (APTS) = 18 UNITS PER ACRE.

TOTAL LAND =0.4023 ACRE.
TOTAL ALLOWABLE UNITS= (18* 0.4023)=7.24 UNITS
PROW (B)DED = 4 UNITS

PROJECT INFORMATION
NTS

Call 48 hours before you dig
It's the Law!
Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER SEAL, SIGN AND DATE:

PERMITTING METINGS

NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1

REVISIONS

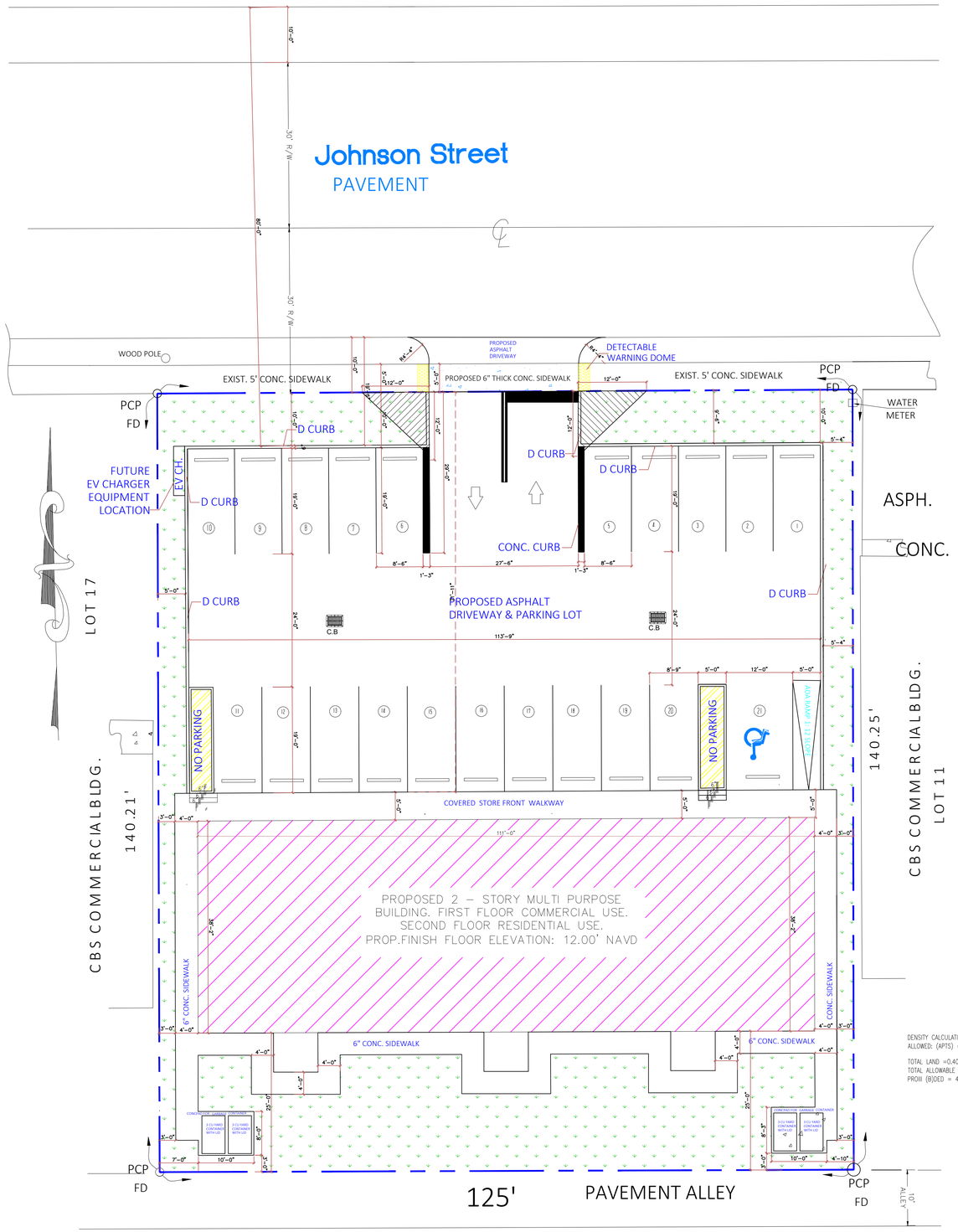
△		
△		
△		
△		

GENERAL CONTRACTOR NOTES
THIS SHEET OF DRAWING AND SPECIFICATIONS IS A PART OF THE CONTRACT DOCUMENT, PLEASE VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET IN ORDER TO COMPLETE THE SCOPE OF WORK YOU ARE HIRED TO DO. FAILURE BY THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ENGINEER.COORDINATION OF THE WORK, AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITYOF THE GENERAL CONTRACTOR.

DESIGN-MAX ENGINEERING
CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAVIE (B)E,FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE: 09/10/2022
DRAWN BY DM
PROJECT NO. 2022-00129
REVISED BY MN
SHEET NO. **C-0**



PROPERTY INFORMATION:

1. ZONING: C–3 MEDIUM INTENSITY COMMERCIAL DISTRICT.
2. EXISTING : VACANT LAND : 17,528 SQUARE FEET
   FLOOD ZONE : X
   AH ELEVATION : 10' NGVD
3. PROPOSED USE: FIRST FLOOR –BUSINESS – RETAIL/TAKEOUT RESTAURANT/OFFICE (B–OCCUPANCY)
   SECOND FLOOR–(RESIDENTIAL APARTMENTS)
4. PROPERTY AREA: 17,528 sq.ft. (0.4023 ACRE)
   PROPOSED BUILDING AREA FIRST FLOOR COMMERCIAL (4250 SQ FT)
   SECOND FLOOR RESIDENTIAL (4250 SQ FT)
   TOTAL OCCUPIED AREA (4250+4250 =8500 SQ FT)
5. FLOOR AREA RATIO

	REQUIRED	PROVIDED	
1ST FLOOR COMMERCIAL	50% BUILDING	(4250 SQ FT)	50%
2ND FLOOR RESIDENTIAL	50% BUILDING	(4250 SQ FT)	50%

6. IMPERVIOUS AREA

BUILDING	4250 SQ FT
DRIVEWAY & PARKING	6970 SQ FT
SIDEWALK& OTHERS PAD	2025 SQ FT

TOTAL IMPERIII (B)OUS AREA = 13,245 SQ FT (75.5% OF THE LOT AREA)

7. PERIII (B)OUS AREA = 4,283 SQ FT (24.4% OF THE LOT AREA)
8. CONSTRUCTION TYPE: TYPE III (B) SPRINKLER'D BUILDING

PRINCIPLE BUILDING SETBACKS AND SPACING

1)– BUILDING HEIGHT:

ALLOWED	PROVIDED
5 STORIES	2 STORIES
60'–0" HEIGHT	26'–6" T.O. ROOF (30'–0" HEIGHT T.O. TOP OF THE PARAPET)

2)– LOT FRONTAGE 125 FEET

3)– SETBACKS

		REQUIRED	PROVIDED
(FRONT)	(NORTH)	0'–0"	76'–0"
(REAR)	(SOUTH)	25'–0"	25'–0"
(SIDE)	(EAST)	0'–0"	7'–0"
(SIDE)	(WEST)	0'–0"	7'–0"

4)– BUILDING AREAS:

FIRST FLOOR	(4250 SQ FT)
SECOND FLOOR	(4250 SQ FT)
BUILDING (A/C SPACE)	(4250+4250 =8,500 SQ FT)

5)– PARKING CALCULATION:

COMMERCIAL USE PER 220 SF

TOTAL FIRST FLOOR BUILDING AREA 4,250 SF, BESIDE AREA 3294 SQ FT (INCLUDING WATER PROOF, C. ROOM/MAINTENANCE ROOM/MAIL ROOM/STAIRS) 3294/220 =14.9

RESIDENTIAL USE (SHORT TERM RENTALS) 1 PARKING SPACE PER UNITS 4 APTS * 1.5 = 6

(FOR D & E ZONING DISTRICTS, RULE 7)

TOTAL REQUIRED = (14.9+6) = 20.9 =21 SPACES

TOTAL PROIII (B)DED = 21 SPACES (INCLUDING 1 HANDICAP)

REQUIRED

1ST FLOOR (COMMERCIAL USE):

	GROSS AREA
UNIT –1	770 SQ FT
UNIT –2	540 SQ FT
UNIT –3	540 SQ FT
UNIT –4	770 SQ FT

2ND FLOOR APT SIZES:

APT#201	920 SQ FT
APT#202	835 SQ FT
APT#203	700 SQ FT
APT#204	760 SQ FT

DENSITY CALCULATION:
ALLOWED: (APTS) = 18 UNITS PER ACRE.

TOTAL LAND =0.4023 ACRE.
TOTAL ALLOWABLE UNITS= (18* 0.4023)=7.24 UNITS
PROIII (B)DED = 4 UNITS

VEHICULAR USE AREA (VUA) CALCULATION:
REQUIREMENTS:
LOTS WITH A WIDTH OF MORE THAN 50 FT.: 25% OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.
PROPOSED PARKING LOT WITH DRIVEWAY/PAVED VEHICULAR USE AREA = 6,805 SQ FT
LANDSCAPE AREA REQUIRED 25% * 6,805 = 1,701 SQ FT.

PROIII (B)DED FRONT GREEN/LANDSCAPE AREA =1,975 SQ FT.
OVERALL GREEN/ LANDSCAPE AREA PROIII (B)DED = 4,173 SQ FT.

NOTES:
1. ALL THE SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR).
2. THE PARKING LOT AND ALL THE EMERGENCY EXIT PATHS SHALL HAVE MINIMUM 1 FOOT CANDLE ILLUMINATION.
3. ASPHALT DRIVEWAY AND PARKING LOT SHALL BE A MINIMUM 6–INCH LIMEROCK BASE, TACK COAT, AND 1–INCH LAYER OF S–III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.
4. ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED IF DAMAGED DURING CONSTRUCTION
5. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.
6. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.) SECTION 16.4.3.1.1

PROPOSED SITE PLAN

SCALE: 3/32" = 1'–0"

Call 48 hours before you dig.
It's the Law!
Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

PERMITTING METINGS

NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING–1

REVISIONS

GENERAL CONTRACTOR NOTES
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DESIGN-MAX ENGINEERING
CONSULTANT INC. CA-32192
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DAIII (B)E,FLORIDA-33328

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DATE: 09/10/2022
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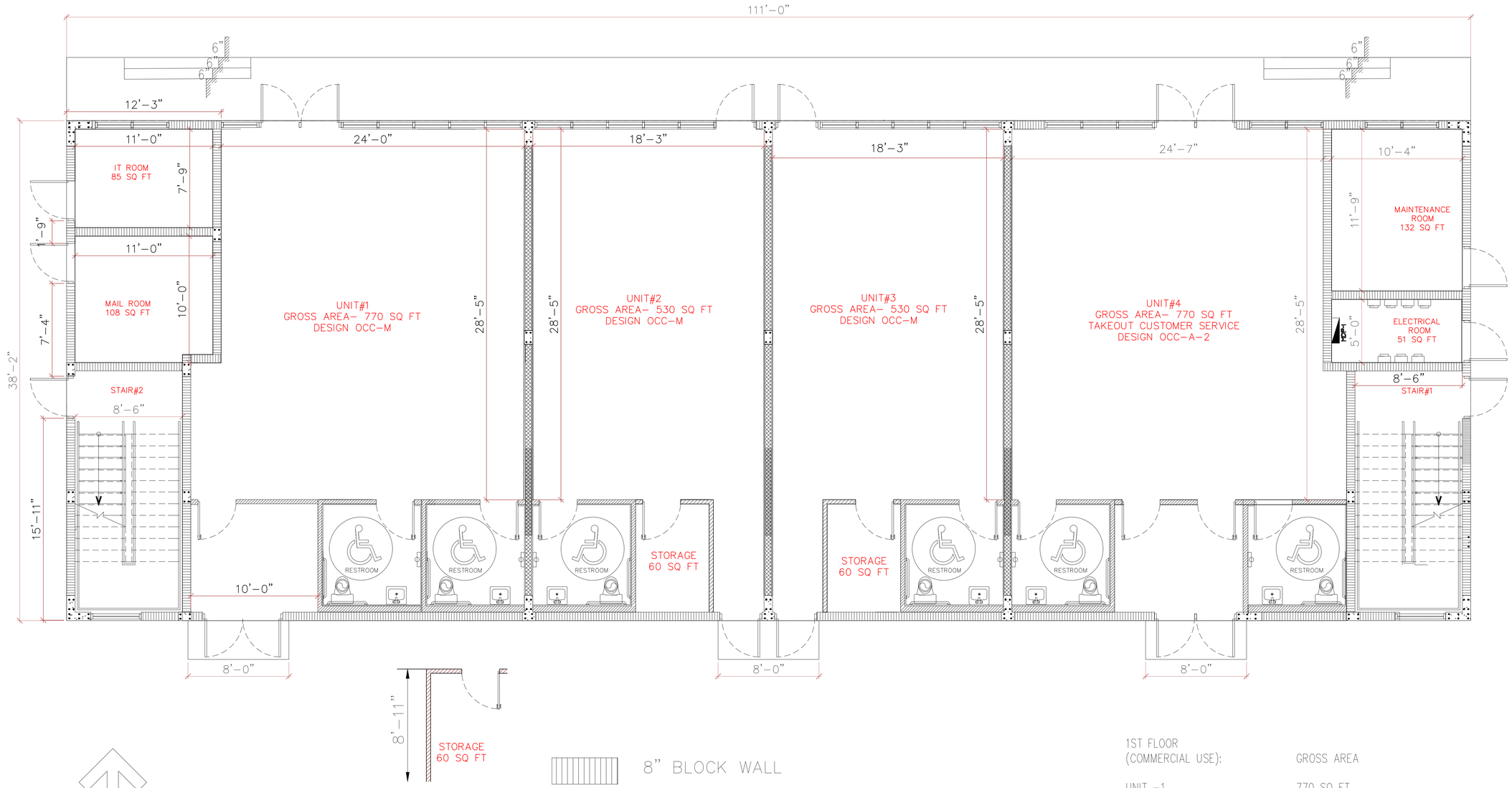
PROJECT NO. 2022–00129
REVISED BY MN
SHEET NO. **SP-1**



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PROPOSED FLOOR PLAN

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

8" BLOCK WALL

4" PARTITION WALL

6" FIRE PARTITION WALL

1ST FLOOR (COMMERCIAL USE):	GROSS AREA
UNIT -1	770 SQ FT
UNIT -2	540 SQ FT
UNIT -3	540 SQ FT
UNIT -4	770 SQ FT

FBC 2020 - 7TH EDITION
OCCUPANCY -M
TYPE OF CONSTRUCTION = VI

BUILDING INSULATION:

1. EXTERIOR WALL ASSEMBLY @ CMU WALL: R = 5 (MIN)
2. ROOF ASSEMBLY (CONCRETE SLAB) R = 30 (MIN)

Call 48 hours before you dig.
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Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

PERMITTING METINGS

NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1

REVISION

△		
△		
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GENERAL CONTRACTOR NOTES
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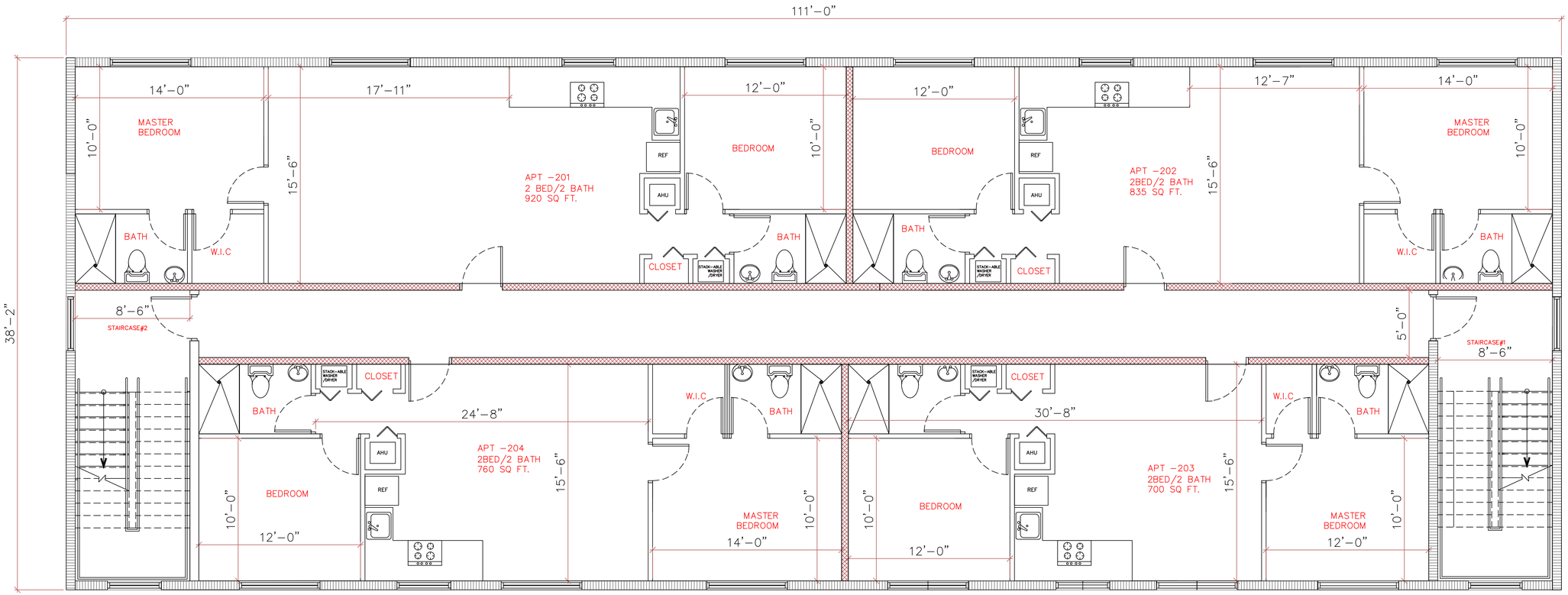
DESIGN-MAX ENGINEERING
CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAVIE,FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULHUSE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE: 09/10/2022
DRAWN BY DM
PROJECT NO. 2022-00129
REVISED BY MN
SHEET NO. **A-1**



PROPOSED SECOND FLOOR PLAN

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

N

FBC 2020 - 7TH EDITION
OCCUPANCY -R-3
TYPE OF CONSTRUCTION = VI

8" BLOCK WALL

4" PARTITION WALL

6" FIRE PARTITION WALL

2ND FLOOR APT SIZES:

APT#201	920 SQ FT
APT#202	835 SQ FT
APT#203	700 SQ FT
APT#204	760 SQ FT

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Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

PERMITTING METINGS

NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1

REVISION

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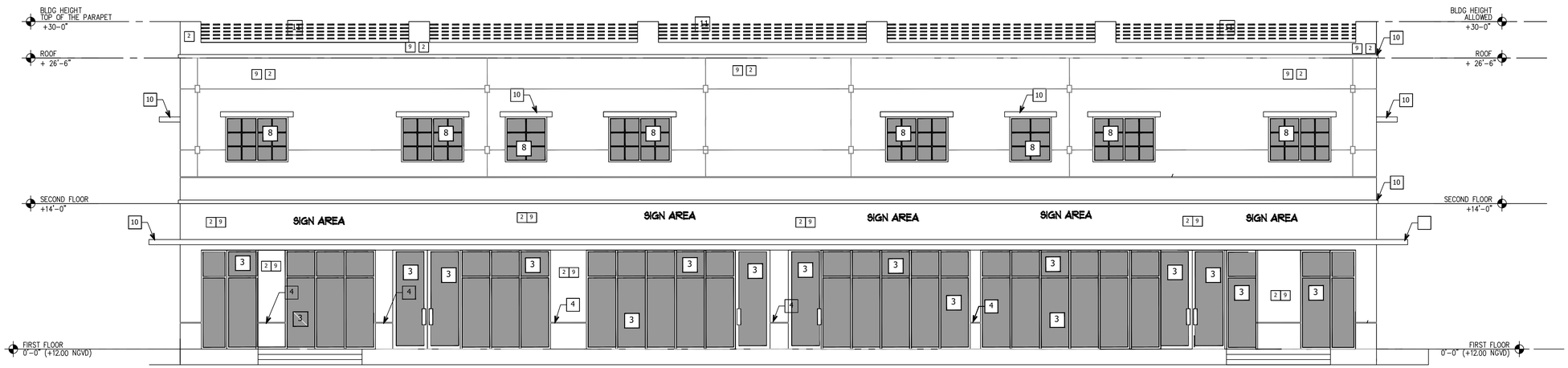
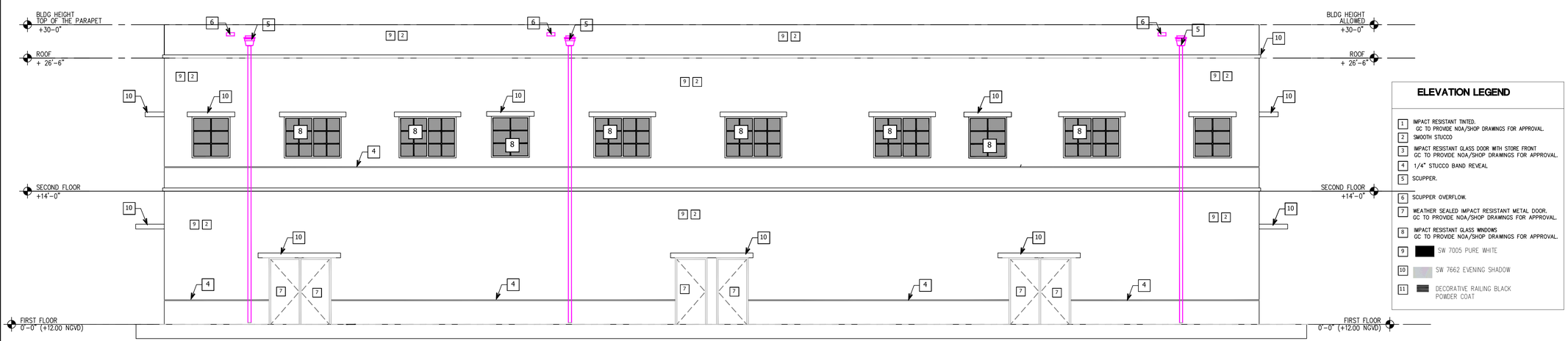
SHEET NO. **A-2**



PROPOSED FRONT (SOUTH) ELEVATION



PROPOSED FRONT (NORTH) ELEVATION

SCALE: 3/16"= 1'-0"

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CONSULTANT INC. CA-32192
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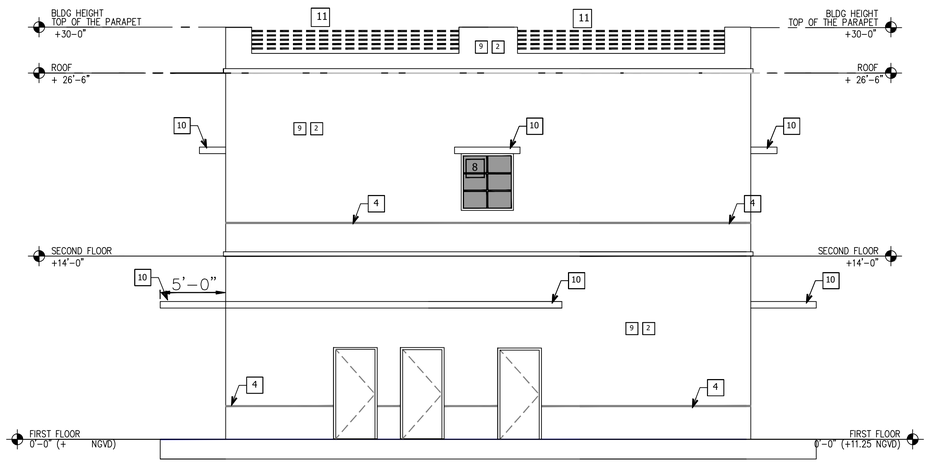
DAIII (B)E,FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE: 09/10/2022
DRAWN BY DM
PROJECT NO. 2022-00129
REVISED BY MN
SHEET NO. **A-3**

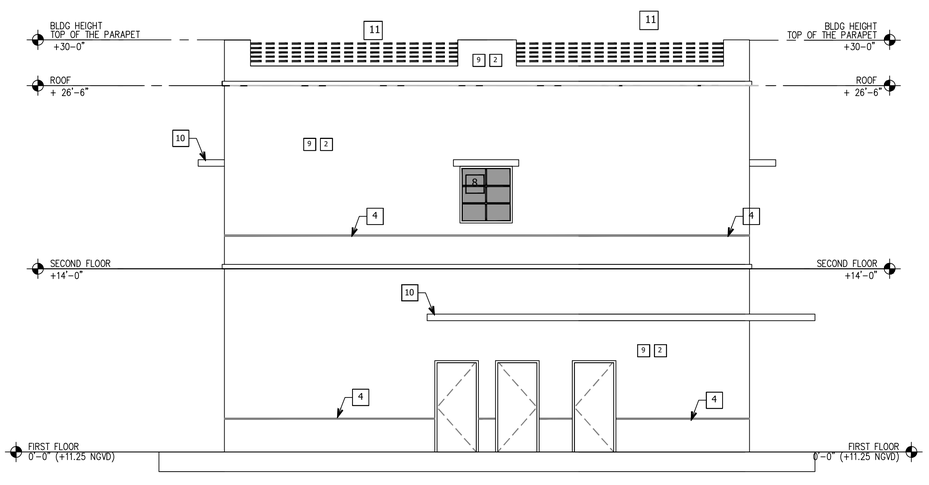


PROPOSED SIDE (WEST) ELEVATION

SCALE: 3/16"= 1'-0"

ELEVATION LEGEND

1. IMPACT RESISTANT TINTED. GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
2. SMOOTH STUCCO
3. IMPACT RESISTANT GLASS DOOR WITH STORE FRONT GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
4. 1/4" STUCCO BAND REVEAL
5. SCUPPER.
6. SCUPPER OVERFLOW.
7. WEATHER SEALED IMPACT RESISTANT METAL DOOR. GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
8. IMPACT RESISTANT GLASS WINDOWS GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL.
9. SW 7005 PURE WHITE
10. SW 7662 EVENING SHADOW
11. DECORATIVE RAILING BLACK POWDER COAT



PROPOSED SIDE (EAST) ELEVATION

SCALE: 3/16"= 1'-0"

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PROFESSIONAL ENGINEER
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NO.	DATE	DESCRIPTION
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DATE: 09/10/2022	
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PROJECT NO. 2022-00129	
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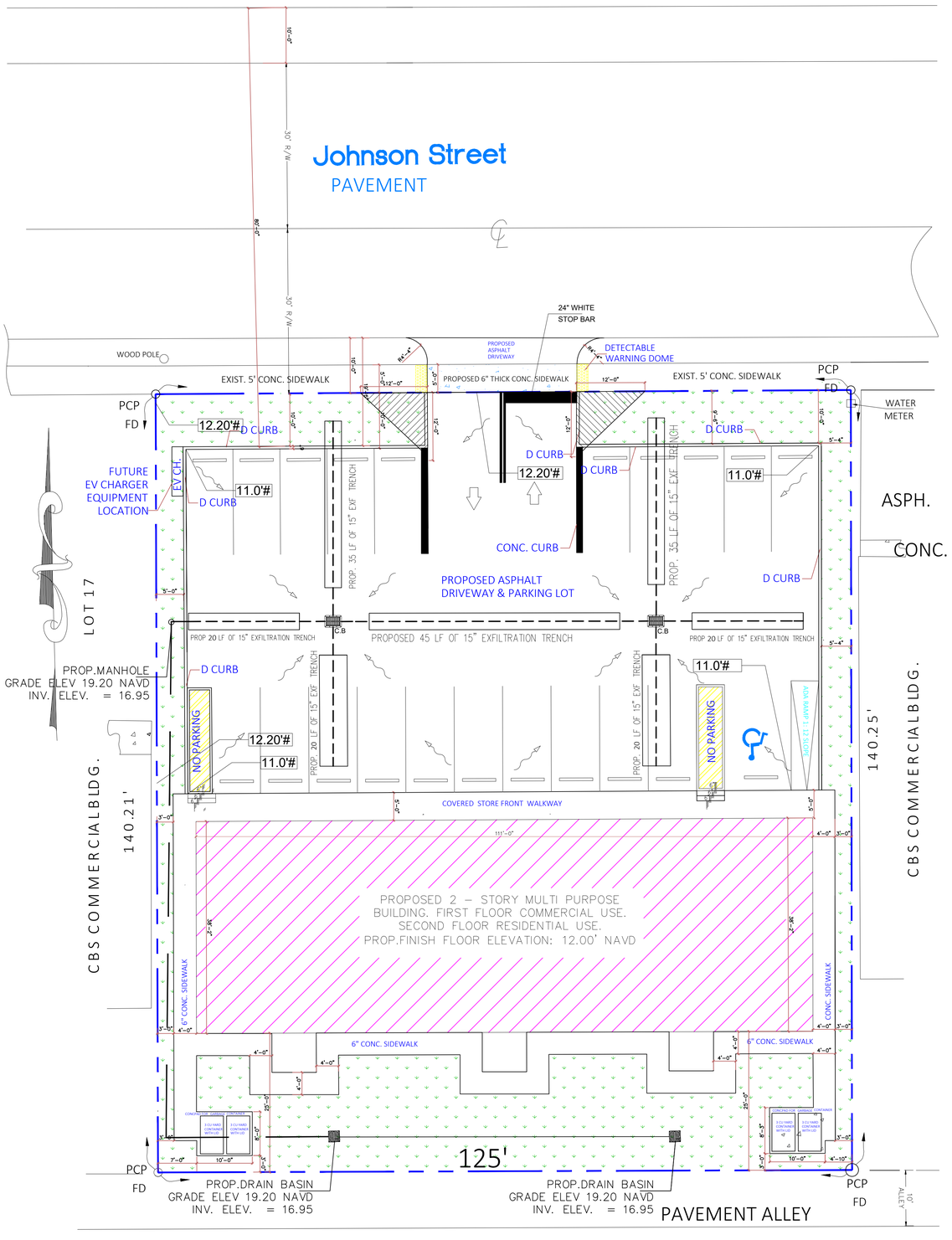
SHEET NO.	**A-4**



PROPERTY INFORMATION:

1. ZONING: C-3 MEDIUM INTENSITY COMMERCIAL DISTRICT.

2. EXISTING : VACANT LAND : 17,528 SQUARE FEET
FLOOD ZONE : X
AH ELEVATION : 10' NGVD

3. PROPOSED USE: FIRST FLOOR –BUSINESS – RETAIL/TAKEOUT
RESTAURANT/OFFICE (B-OCCUPANCY)
SECOND FLOOR–(RESIDENTIAL APARTMENTS)

4. PROPERTY AREA: 17,528 sq.ft. (0.4023 ACRE)
PROPOSED BUILDING AREA FIRST FLOOR COMMERCIAL (4250 SQ FT)
SECOND FLOOR RESIDENTIAL (4250 SQ FT)
TOTAL OCCUPIED AREA (4250+4250 =8500 SQ FT)

5. FLOOR AREA RATIO

	REQUIRED		PROVIDED	
1ST FLOOR COMMERCIAL	50% BUILDING	(4250 SQ FT)	50%	
2ND FLOOR RESIDENTIAL	50% BUILDING	(4250 SQ FT)	50%	

6. IMPERVIOUS AREA
BUILDING 4250 SQ FT
DRIVEWAY & PARKING 6970 SQ FT
SIDEWALK& OTHERS PAD 2025 SQ FT
TOTAL IMPERIII (B)OUS AREA = 13,245 SQ FT (75.5% OF THE LOT AREA)

7. PERIII (B)OUS AREA = 4,283 SQ FT (24.4% OF THE LOT AREA)

8. CONSTRUCTION TYPE: TYPE III (B) SPRINKLER'D BUILDING

PROPOSED DRAINAGE PLAN

SCALE: 3/32" = 1'-0"

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DATE: 09/10/2022	
DRAWN BY DM	
PROJECT NO. 2022–00129	
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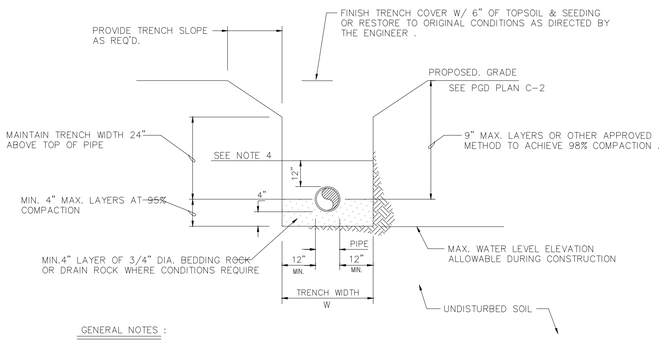
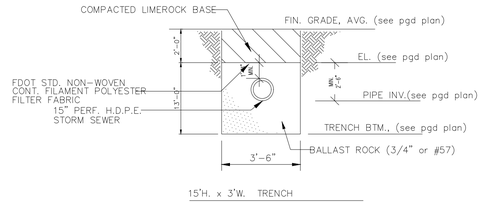
SHEET NO.	**C-1**

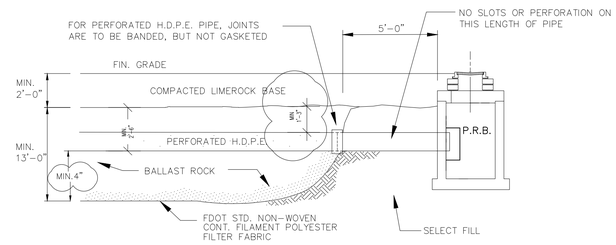


GENERAL NOTES :

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION .
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD .
3. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180 .
4. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL) .
5. PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL) .

STANDARD TRENCH DETAIL





EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. 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. (BALLAST ROCK - 3/4" or #57)

EXFILTRATION TRENCH DETAIL

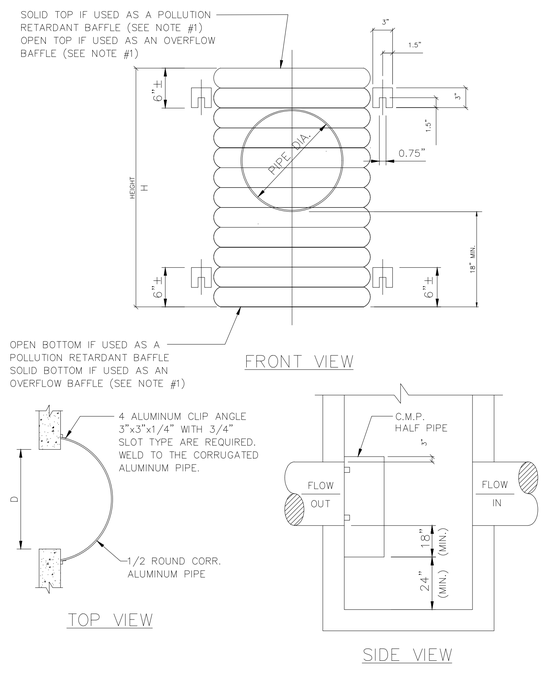
STANDARD DIMENSIONS		
PIPE DIA.	D (INCHES)	T (GAUGE)
10"	15"	16
15"	24"	16
18"	30"	16
24"	36"	16
30"	42"	14
36"	48"	14
42"	54"	14

NOTES:

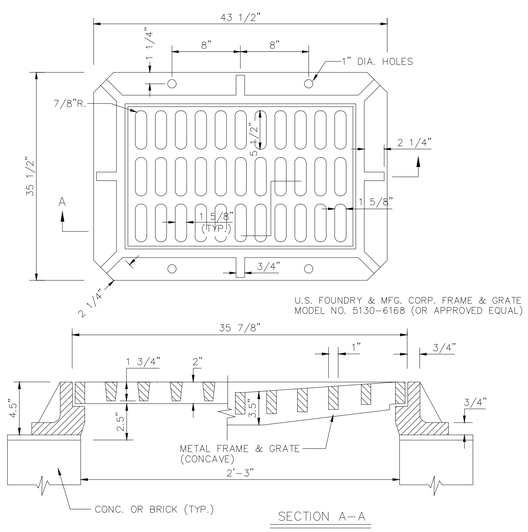
1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8"x 2") SHALL BE INSTALLED AT ALL BAFFLES.
4. ANCHOR W/ 1/2" GALV. LAG-BOLT IN LEAD SHIELD (TYP.)
5. GRATING SHALL BE OFFSET, IF STRUCTURE IS USED AS OVERFLOW

NOTE:

18"MIN. FROM PIPE INVERT TO BOTTOM OF BAFFLE,, AND
24"MIN. FROM BOTTOM OF BAFFLE TO BOTTOM OF DRAINAGE STRUCTURE



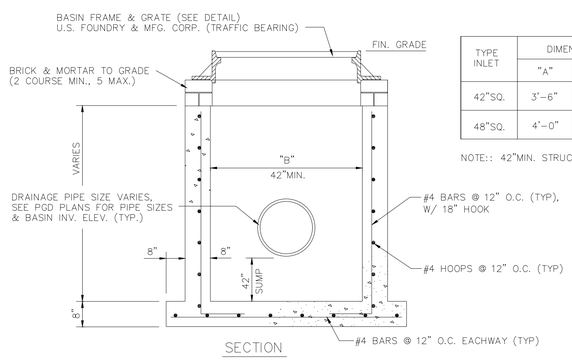
POLLUTION RETARDANT BAFFLE



FRAME & GRATE DETAIL

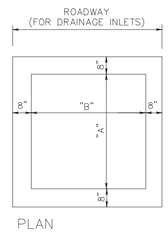
N.T.S.

FRAME / GRATE DETAIL



TYPE INLET	DIMENSIONS		MAX. DIA. PIPE	
	"A"	"B"	"A"	"B"
42"SQ.	3'-6"	3'-6"	30"	30"
48"SQ.	4'-0"	4'-0"	36"	36"

NOTE:: 42"MIN. STRUCTURE FOR (2)PR.B. & (1)P.R.B



PLAN

DRAINAGE INLET GENERAL NOTES :

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

GRATES: CAST IRON AS INDICATED & IN ACCORDANCE WITH F.D.O.T. SPEC'S.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E MOD." IS A TYPE "E" TURNED 80° TO RECIEVE R.C.P. UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201, & 232.

MATERIAL: INLET WALLS AND BASES SHALL BE PRECAST CONC., CLASS II INLETS, 4000 P.S.I. CONCRETE.

POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND CORR. ALUM. PIPE, OPEN AT THE BOTTOM, WELDED CLOSED AT TOP

LOCKDOWN: PROVIDE EYEBOLT PER F.D.O.T. STANDARD, INDEX 201. (U.O.N.)

CATCH BASIN DETAIL

SIDEWALK CONSTRUCTION DETAILS

SCALE: SCALE

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MAQSOOD M. NASIR
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PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

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5730 JOHNSON STREET
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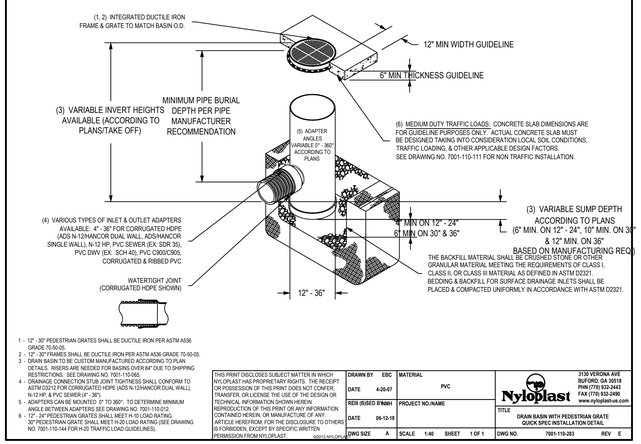
DATE: 09/10/2022	
DRAWN BY DM	
PROJECT NO. 2022-00129	
REVISED BY MN	
SHEET NO.	C-2

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL).
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

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DRAWN BY	EBC	MATERIAL	PVC
DATE	4-20-07		
REIR (B)SED B'NMH		PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

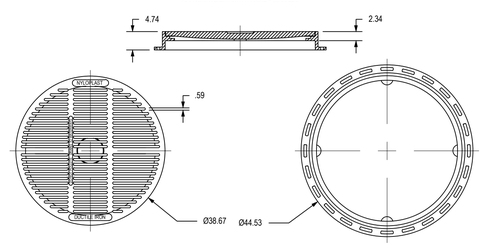
Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-203 REV E

2499CGP

APPROX. DRAIN AREA = 164.10 SQ.IN
APPROX. WEIGHT WITH FRAME = 99.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEIII (B)CE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-023

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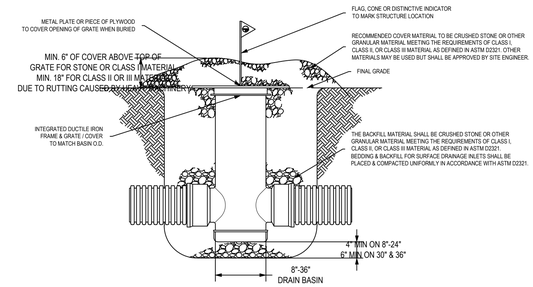
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	3-8-06		
REIR (B)SED B'EBC		PROJECT NO./NAME	
DATE	3-13-10		
DWG SIZE	A	SCALE 1:10	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 24 IN PEDESTRIAN GRATE ASSEMBLY - TYPE B

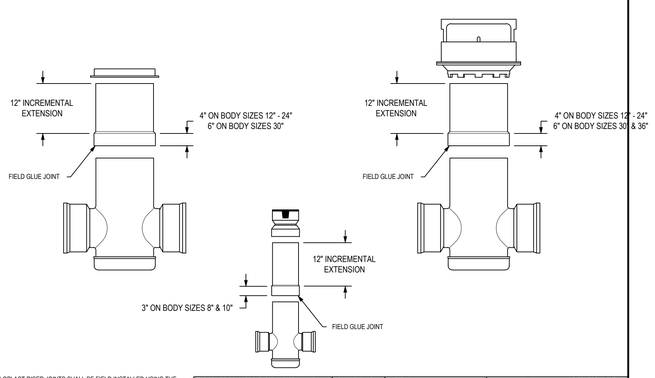
DWG NO. 7001-110-216 REV C



NYLOPLAST DRAIN BASIN CONSTRUCTION PROTECTION DETAIL

(BURIED STRUCTURE DETAIL)

NYLOPLAST RISER EXTENSION:



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656.

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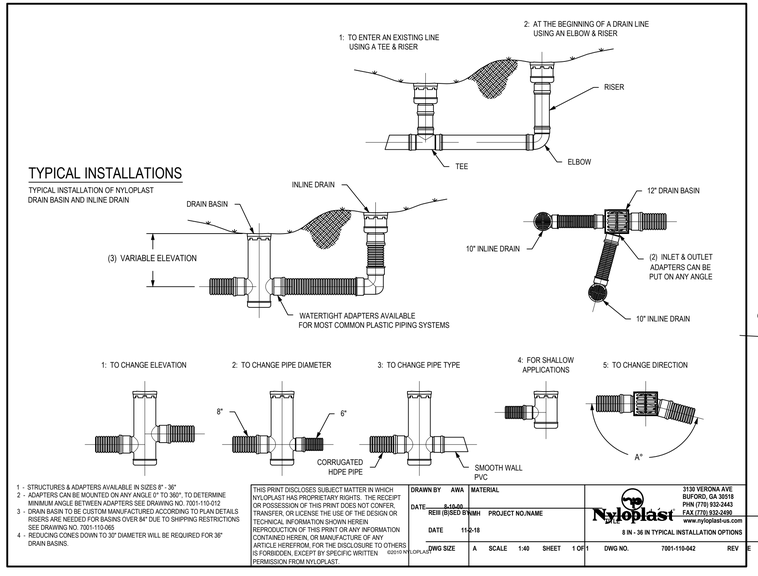
DRAWN BY	CJA	MATERIAL	
DATE	9-18-00		
REIR (B)SED B'NMH		PROJECT NO./NAME	
DATE	3-22-18		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 8 IN - 36 IN RISER EXTENSION

DWG NO. 7001-110-065 REV E



1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

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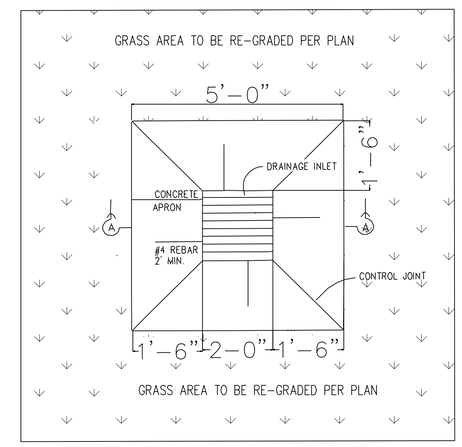
DATE	8-10-00		
REIR (B)SED B'NMH		PROJECT NO./NAME	
DATE	11-2-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

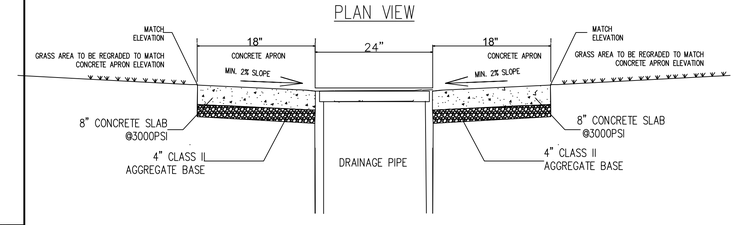
Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: 8 IN - 36 IN TYPICAL INSTALLATION OPTIONS

DWG NO. 7001-110-042 REV E



PLAN VIEW



SECTION-A

(TYP.) CONCRETE APRON AROUND DRAINAGE INLET (NTS)

DRAINAGE DETAILS
NOT TO SCALE

Call 48 hours before you dig.
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Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

PERMITTING METINGS		
NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1
REVISIONS		
△		
△		
△		
△		

GENERAL CONTRACTOR NOTES
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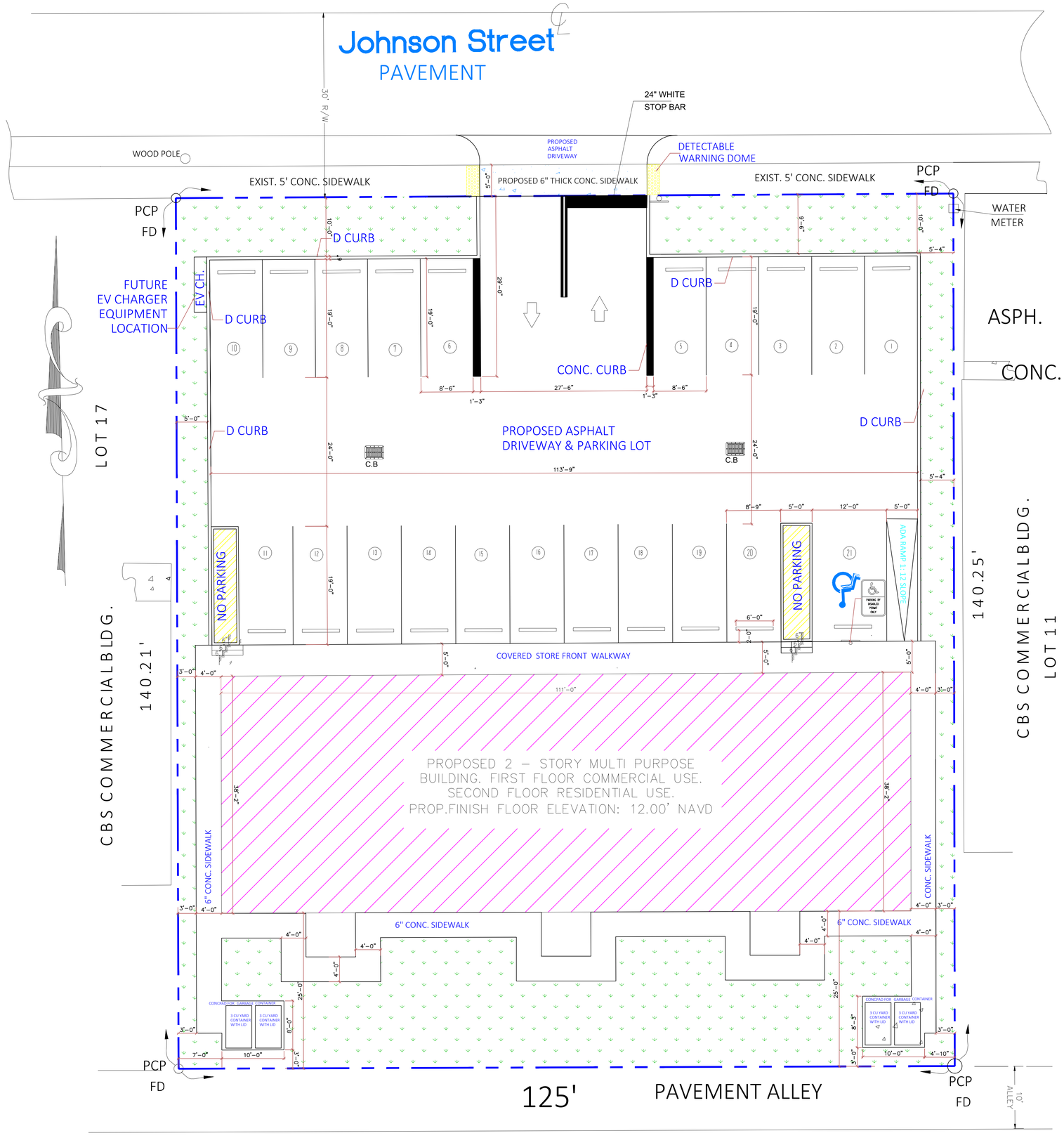
DESIGN-MAX ENGINEERING CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAIII (B)E,FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE: 09/10/2022	
DRAWN BY DM	
PROJECT NO. 2022-00129	
REVISED BY MN	
SHEET NO.	C-3



LEGEND:

- TRAFFIC FLOW
- R6-1L ONE WAY
- R5-1 DO NOT ENTER SIGN
- R1-1 STOP SIGN
- PARKING BY DISABLED PERMIT ONLY
- NO PARKING SIGN

PROPOSED PAVING AND GRADING PLAN

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

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MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER SEAL, SIGN AND DATE:

PERMITTING METINGS

NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1

REVISIONS

GENERAL CONTRACTOR NOTES
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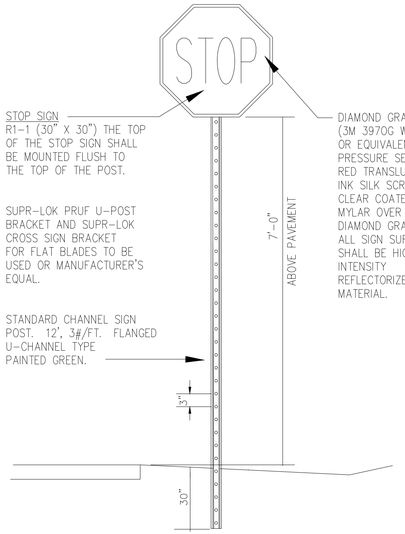
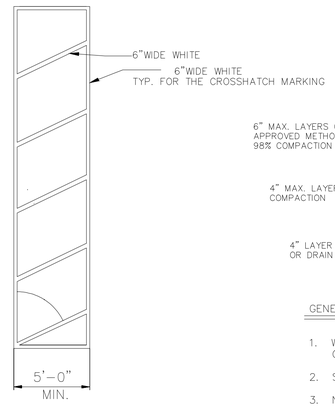
DESIGN-MAX ENGINEERING CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAVIE (B)EL,FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULTI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

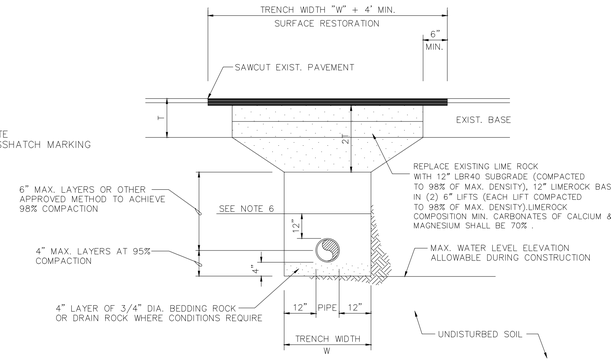
DATE: 09/10/2022
DRAWN BY DM
PROJECT NO. 2022-00129
REVISED BY MN
SHEET NO. **C-4**



STOP SIGN DETAILS
(NOT TO SCALE)



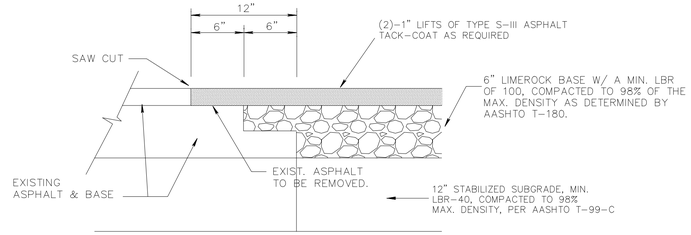
CROSSHATCHING AND CROSSWALK
STRIPING (NOT TO SCALE)



GENERAL NOTES :

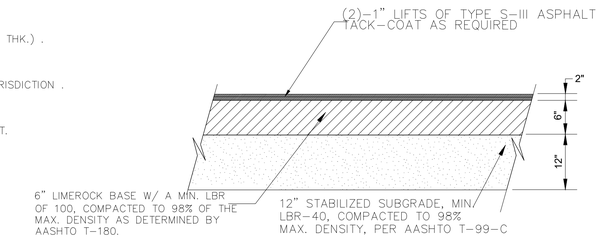
1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION .
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD .
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.) .
4. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180 .
5. ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION .
6. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL) .
7. DENSITY TESTS – MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT . CITY ENGINEERING DEPT. RECIEVES 2 COPIES OF RESULTS .

ASPHALT RESTORATION DETAIL

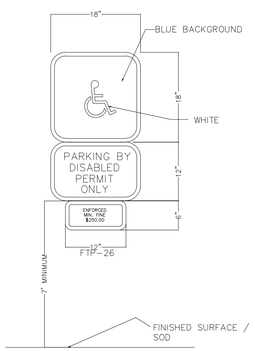


NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

ASPHALT CONNECTION DETAIL



TYPICAL PAVEMENT SECTION
N.T.S.



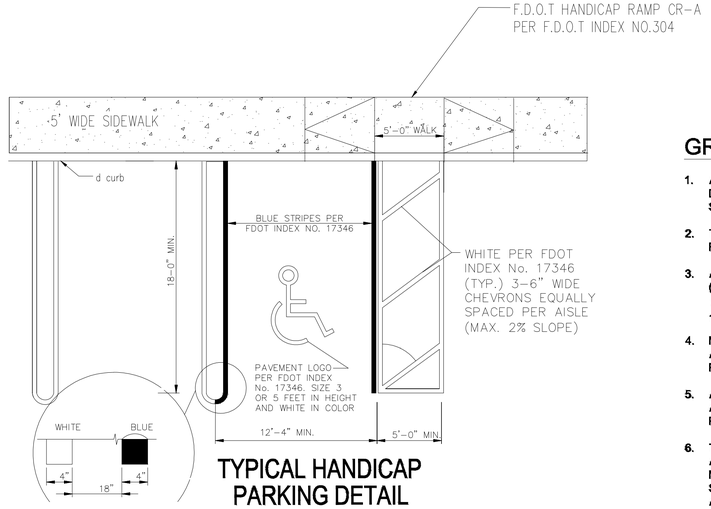
NOTES:

THE TOP PORTION OF FTP-26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER

NOTES:

1. DISABLED SIGN WILL BE OF F.D.O.T. (BLUE) COLOR.
2. PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE DISABLE SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS, INC. OF CARY, ILLINOIS, PHONE 1800-323-4770, SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE DISABLE PARKING SPACE. ORDINANCE NO. 1550
3. ALL LETTERS IN MIDDLE PORTION OF SIGN ARE 1.5" SERIES AT 1.5" SPACING.
4. ALL LETTERS IN BOTTOM PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.
5. MINIMUM FINE SHALL BE $250.00 PER ORDINANCE 2149.

ACCESSIBLE PARKING SIGN DETAIL
SCALE: NOT TO SCALE



TYPICAL HANDICAP
PARKING DETAIL

NOTE:
THE AISLE IS TO BE FLUSHED WITH THE SIDEWALK. F.D.O.T HANDICAP RAMP CR-A PER F.D.O.T INDEX NO.304

GRADING AND DRAINAGE NOTES

1. ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF MIAMI GARDENS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
3. ALL NEW WALKWAYS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS: WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN 2 % PERCENT AND THE RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL) OF 1:20 OR 5%.
4. MINIMUM SLOPE ON ALL WALKWAYS WILL BE 1:100 OR 1% TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
5. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
6. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/PRIVATE STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AND AT THE END OF THE PROJECT.
7. WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
8. WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.
9. RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED UNLESS OTHERWISE NOTED.
10. WHERE NEW IMPROVEMENTS MEET EXISTING CONDITIONS, MEET LINE AND GRADE OF EXISTING ADJACENT PAVEMENTS, TYPICAL.

PAVING AND GRADING DETAILS
SCALE: SCALE

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Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

PERMITTING METINGS		
NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1
REVISIONS		
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GENERAL CONTRACTOR NOTES
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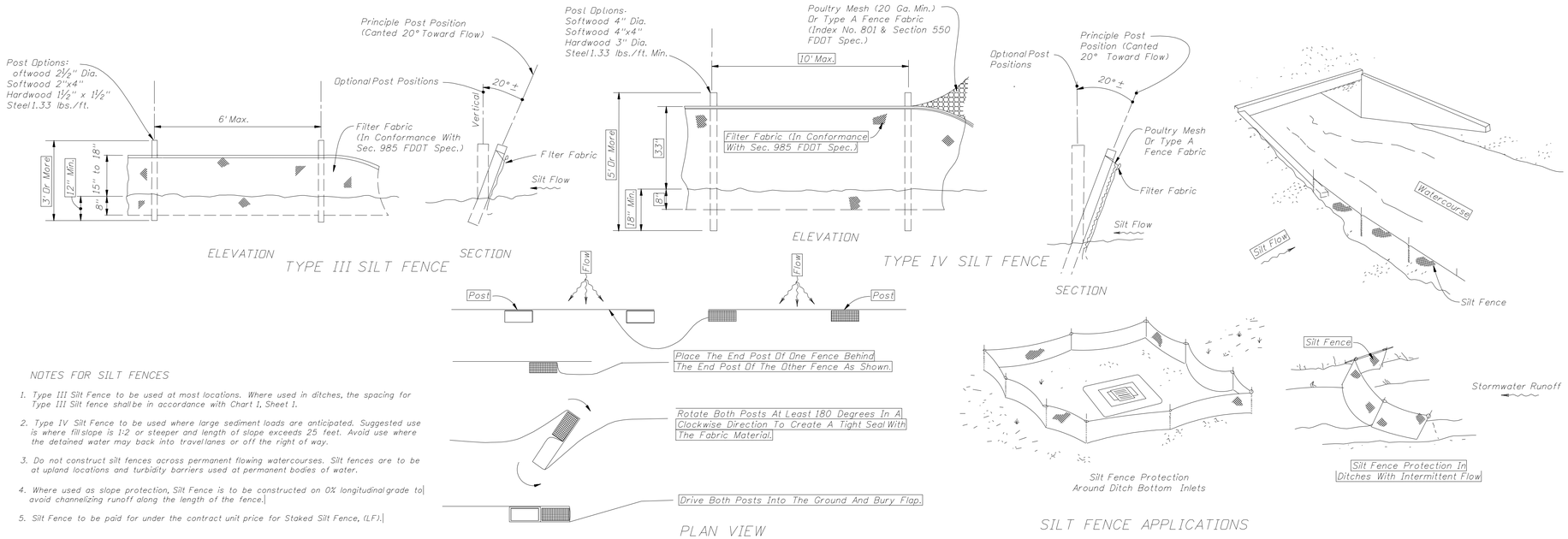
DESIGN-MAX ENGINEERING
CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAIII (B)FLORIDA-33328

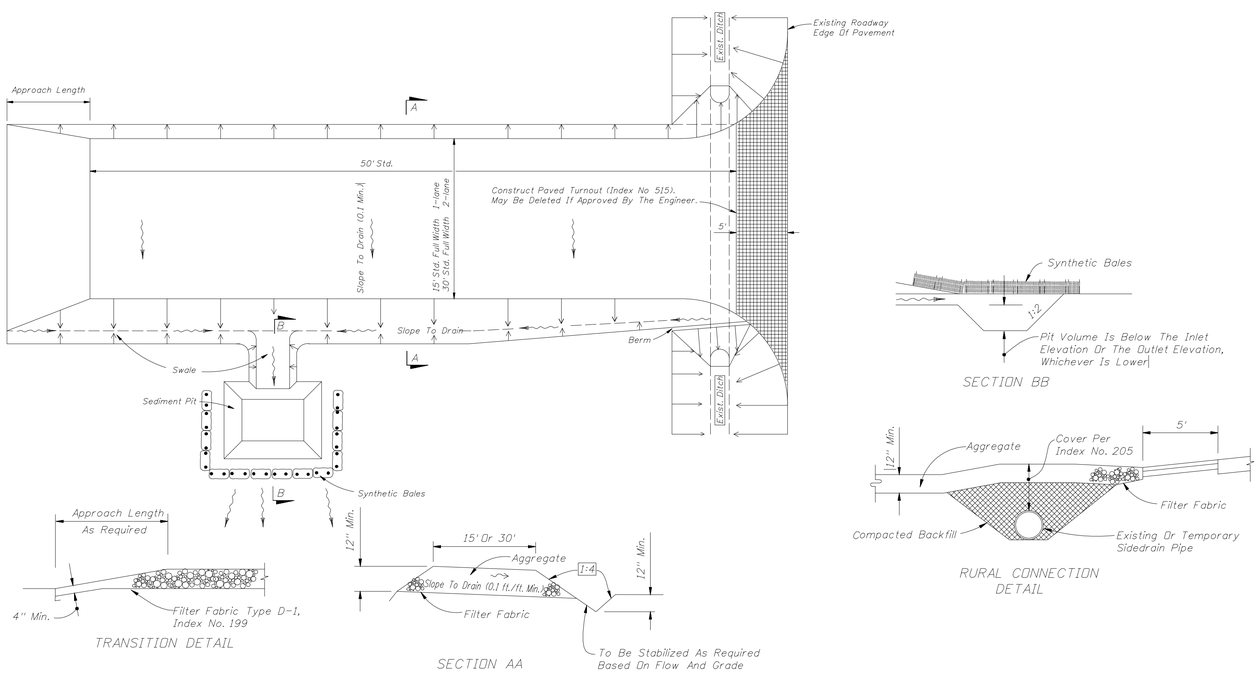
QUADS PLAZA
PROP. 2 STORY MULTI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE: 09/10/2022	
DRAWN BY DM	
PROJECT NO. 2022-00129	
REVISED BY MN	
SHEET NO.	C-5



NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart 1, Sheet 1.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travellanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).



SOIL TRACKING PREVENTION DEVICE

GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit.
   When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.³ 30' x 50'=200 ft.³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
0. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

TEMPORARY EROSION AND SEDIMENT CONTROL

SCALE: SCALE

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MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER
SEAL, SIGN AND DATE:

PERMITTING METINGS		
NO.	DATE	DESCRIPTION
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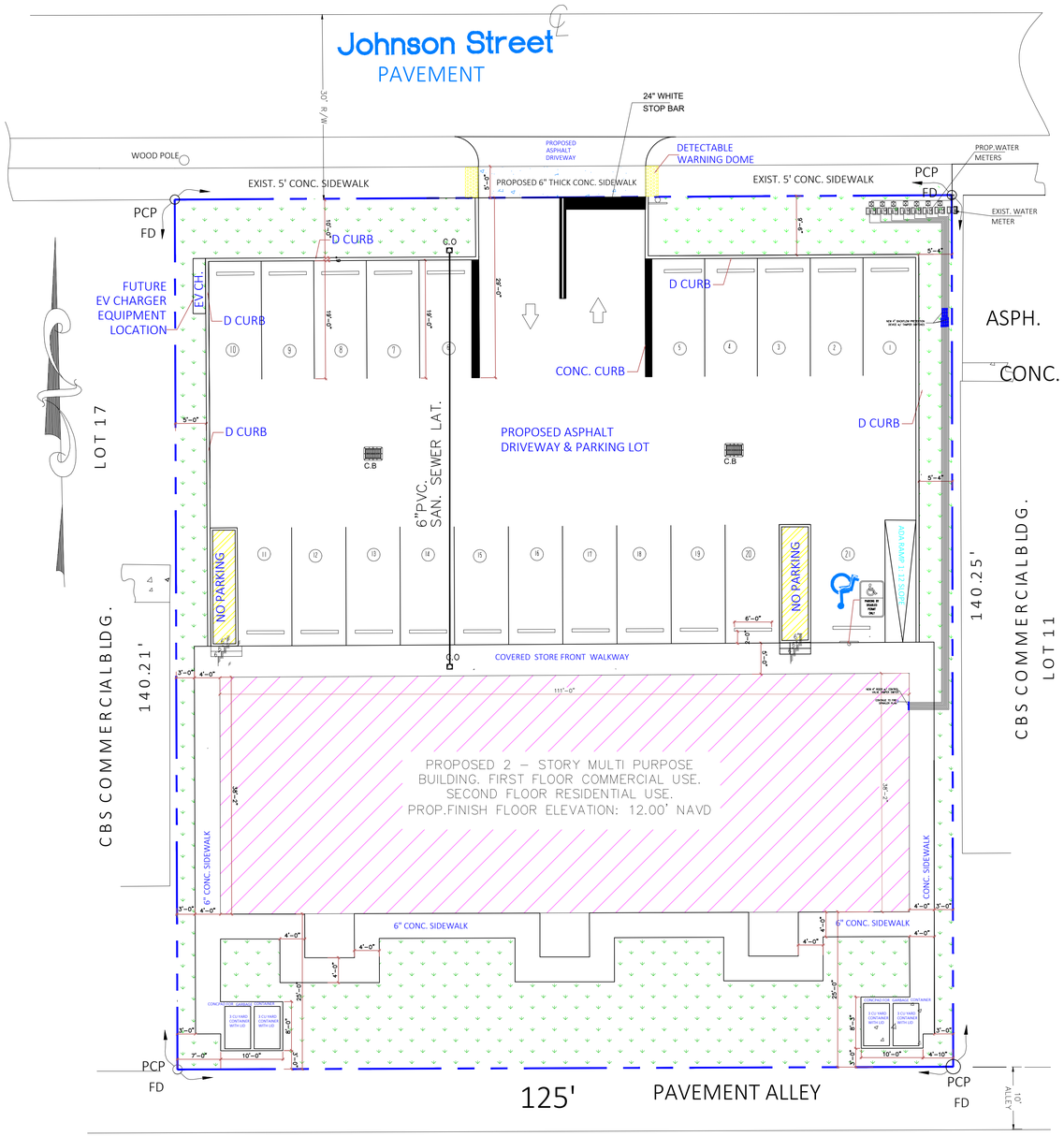
DESIGN-MAX ENGINEERING
CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAIII (B)E,FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE: 09/10/2022	
DRAWN BY DM	
PROJECT NO. 2022-00129	
REVISED BY MN	
SHEET NO.	**C-6**



WATER AND SEWER DEMAND CALCULATION

Size of Dwelling	Average Demand (gpd)	Peak Demand (Ave Demand x 3) (gpd)
Water Demand		
Residential	640	1920
Non-residential	531.25	1593.75
Totals	1171.25	3513.75

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR PAVING, STABILIZED EARTH, DRIVEWAYS, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING THE CONSTRUCTION TO THE SATISFY CITY REQUIREMENTS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS IS DISCOVERED DURING THE COURSE OF CONSTRUCTION.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.

5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL AT 1-800-432-4770

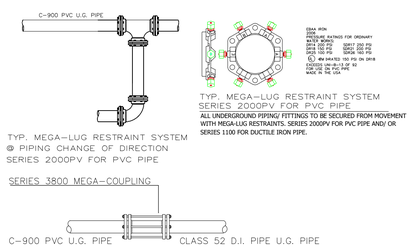
6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE INDICATED AND SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. BUILDING CODE REQUIREMENTS.

7. DURING ALL UNDERGROUND CONSTRUCTION , THE CONTRACTOR SHALL BE RESPONSIBLE R PROVIDING THE APPROPRIATE CLEARANCES FROM ANY PROPOSED OR EXISTING UTILITIES OR STRUCTURES, AS REQUIRED BY THE PLANS, SPECIFICATIONS, UTILITY AUTHORITY, AND ANY GOVERNING AGENCY. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IF THE APPROPRIATE CLEARANCE IS NOT AVAILABLE.

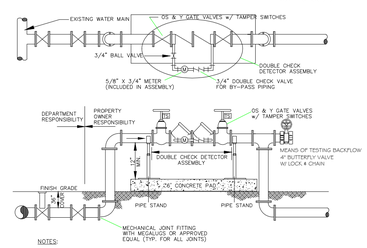
8. CONTRACTOR SHALL ADJUST ELEVATION OF ALL EXISTING MANHOLE RIMS, CATCH BASIN RIMS, UTILITY VAULT ACCESS RIMS, VALVE BOXES AND METER EQUIPMENT VAULT RIMS TO E FLUSH WITH PROPOSED FINISH GRADE.

9. LENGTHS OF PIPES SHOWN ARE APPROXIMATE.

10. PLACE BRMs FOR FIRE HYDRANT AND GATE VALVE PER CITY REQUIREMENTS.



C-900 PVC – CLASS 52 D.I. TRANSITION
Not To Scale



NOTES:
1. THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY THE DEPARTMENT PRIOR TO SERVICE ACTIVATION.
2. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE ON THE APPROVED LIST OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.).
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINT-ENANCE AND SUBSEQUENT TESTING OF THE DOUBLE CHECK DETECTOR ASSEMBLY BY A CERTIFIED BACKFLOW TECHNICIAN .

Backflow Prevention Device Detail
Not To Scale

NOTE:
WATER AND SEWER CONNECTION SHALL BE COMPLY PER CITY OF HOLLYWOOD'S STANDARD ENGINEERING DETAILS.

WATER CONNECTION DETAILS
SCALE: NTS

Call 48 hours before you dig.
It's the Law!
Sunshine State One Call Of Florida, Inc.

MAQSOOD M. NASIR
LICENCE NUMBER
63916

PROFESSIONAL ENGINEER SEAL, SIGN AND DATE:

PERMITTING METINGS		
NO.	DATE	DESCRIPTION
1	June 20, 2023	TAC MEETING-1
REVISIONS		
△		
△		
△		
△		

GENERAL CONTRACTOR NOTES
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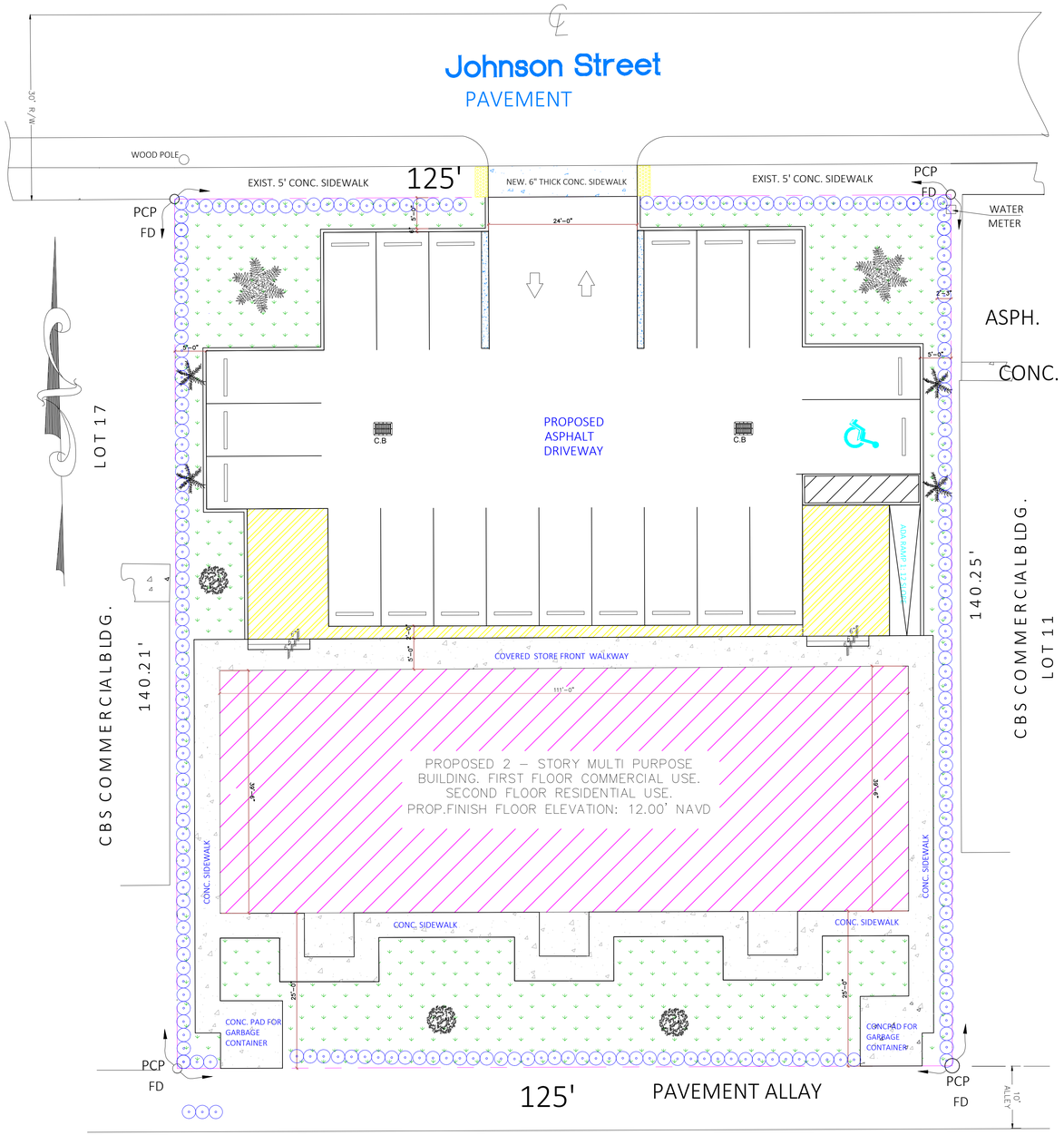
DESIGN-MAX ENGINEERING CONSULTANT INC. CA-32192
4791 SW 82ND AVE,#43
DAIII (B)FLORIDA-33328

QUADS PLAZA
PROP. 2 STORY MULI-USE BUILD.
AT
5730 JOHNSON STREET
HOLLYWOOD,FLORIDA

DATE:	09/10/2022
DRAWN BY	DM
PROJECT NO.	2022-00129
REVISED BY	MN
SHEET NO.	**C-6**



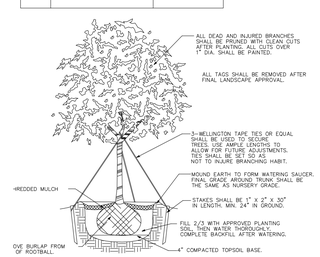
PLANT LIST			
SIMBOL	BOTANICAL NAME/COMMON NAME	SIZE & SPECIFICATION	QTY
DR	QUERCUS VIRGIANA PIN OAK	12" HT X 5" SPR 2.5" CAL DBH	03
CC-I	CHRYSOBALANUS ICACO"RED TRIP" -COCOPLUM	24" HT X 24" SPR 24" O.C SPACING	270
CP	TUSKEGEE CRAPE MYRTLE	10' HT X 6' SPR 6" C1.5 TRUNKS MIN 1.5" CAL. PER TRUNK	02
RP	ROYSTONEA REGIA FLORIDA PALM TREE	12' HT X 6' SPR 2.5" CAL DBH	04
SOD	ST. AUAGUSTINE GRASS	SOLID SOD TIGHT JOINS, WEED FREE	AS NEEDED

PLANT LEGEND		
SIMBOL	BOTANICAL NAME/COMMON NAME	LEGEND
DR	QUERCUS VIRGIANA PIN OAK	
CP	TUSKEGEE CRAPE MYRTLE	
RP	ROYSTONEA REGIA FLORIDA PALM TREE	
CC-I	CHRYSOBALANUS ICACO"RED TRIP" -COCOPLUM	

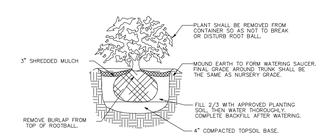
LANDSCAPE NOTES:

All plant material to be Florida 1 or better.
Sod to be St. Augustine 'Floratam', contractor to determine quantity.
All sod and landscape to receive 100 coverage from automatic irrigation system using approved water source with 100 coverage and 50 overlap with rain sensor.
Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.
Mulch, topsoil, and fertilizer to be applied according to specifications.

SPECIFICATIONS
NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards, and shall be Florida Grade 1 or better. Plants which do not meet specifications will not be accepted.
PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.
SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.
PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50 muck, 50 sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.
FERTILIZER: Milorganite fertilizer shall be applied after planting and prior to mulching at the manufacturers recommended application rates. In addition, agriform tablets (formula 20-10-5) shall also be applied at the manufacture's recommended rates to all plants larger than 3 gal. size.
MULCH: All trees shall be mulched with 3" of shredded cypress in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of shredded cypress in beds shown on plan or in beds 3' wide for hedges.
PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.
WATERING: All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.
GUYING: All trees 6' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect; however, Contractor shall still be responsible for all trees and palms remaining staight and true throughout the guarantee period.
SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectional grasses, diseases, or infurious insects. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.
GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



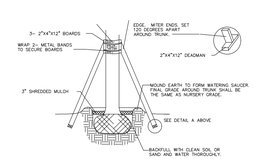
PLANTING AND STAKING DETAIL–UP TO 6" CALIPER



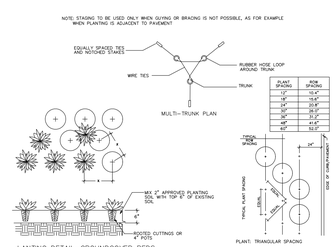
PLANTING DETAIL–CONTAINER GROWN SHRUBS

SHRUB PLANTING DETAIL

PLANTING DETAILS



PLANTING AND STAKING DETAIL–PALMS



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

LANTING DETAIL–GROUNDCOVER BEDS

LANDSCAPE PLAN

SCALE: (3/32" = 1'-0")

Call 48 hours before you dig
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LICENCE NUMBER
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DATE: 09/10/2022	
DRAWN BY DM	
PROJECT NO. 2022–00129	
REVISED BY MN	
SHEET NO.	L-1

DRAINAGE REPORT

For the design of

Quads Plaza at Hollywood
5730 Johnson St
Hollywood, FL 33021
Broward County, Florida

November 20,2023

Maqsood M. Nasir, P.E.
P.E. License# 63916

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2. PROJECT LOCATION 1

3. SURFACE WATER MANAGEMENT SYSTEM DESIGN….…… .. 2

4. CONCLUSION / RECOMMENDATION 4

EXHIBITS

- Exhibit 1 Average Yearly Highest Ground Water Level (W.C.2.1)
- Exhibit 2 Average October Ground Water Level (W.C.2.2)
- Exhibit 3 SFWMD- 25 year 3 day rainfall map
- Exhibit 4 SFWMD- 10 year 1 day rainfall map
-

TABLES

- Table-1: French/ Exfiltration Calculation
- Table-2: Tail water table (For Drainage Model Development)
- Table-3: Rating Curve Calculation (For Drainage Model Development)

APPENDICES

- Appendix-A: ICPR Model for Proposed Surface Water Management Systems

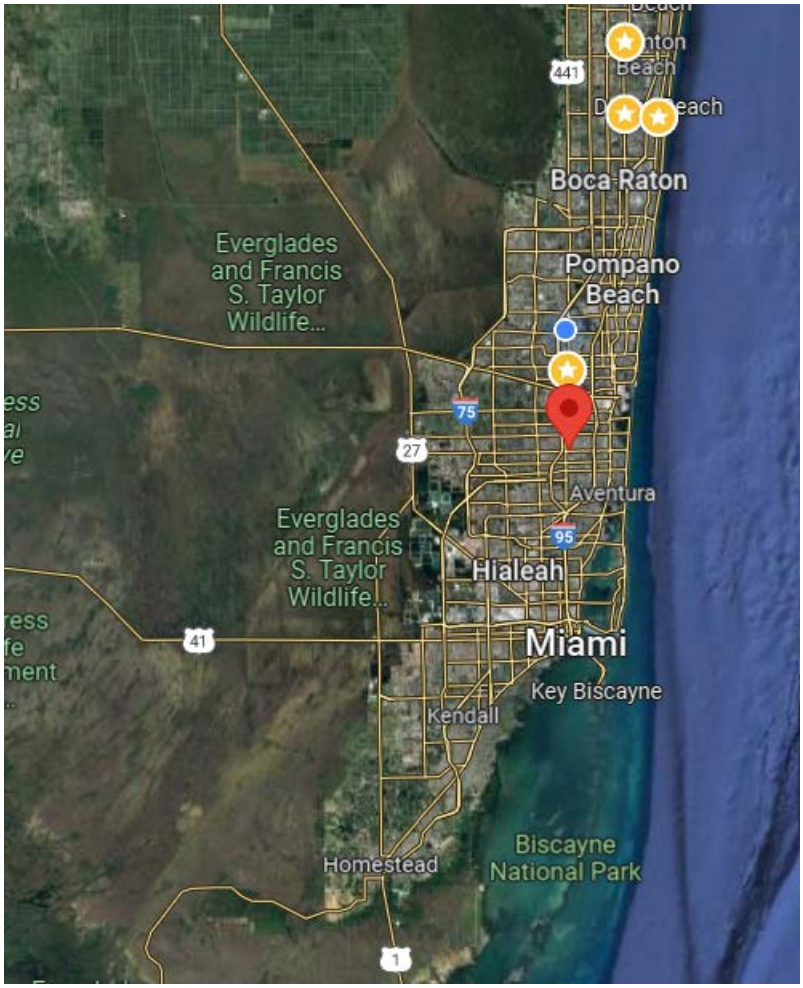
  - ICPR Network Diagram
  - ICPR Input Data
  - Node Maximum report

- Appendix-B: Geotechnical Report

1.0 INTRODUCTION

The proposed project is located at 5730 Johnson St, Hollywood, FL 33021 Broward County, Florida (see project location map). The property encompasses an area of approximately0.4026 ± acre. There is one proposed building in the property. Twenty one (21) parking spots are proposed with 195 LF of proposed Exfiltration Trench/ French drain. This property is relatively flat.

2.0 PROJECT LOCATION



3.1 SURFACE WATER MANAGEMENT SYSTEM DESIGN

The proposed surface water management system has been designed based on applicable South Florida Water Management District (SFWMD), Broward County Department

of Environmental Resources Management (DERM). This goal to try to achieve the following criteria.

- During the 10-year, 24-hours design storm event, flooding should not exceed the crown of roadway/parking lot.
- During the 25-year, 72-hours design storm event, no off-site discharge.

3.1 Proposed Drainage System

The proposed drainage system shall consist of baffled catch basins (inlets), with exfiltration trenches/ French drain.

3.2 Wet Season Water Table/ Control Elevation/DHW elevation

The Broward County Public Works Department Design Standard W.C. 2.2 indicates that the average October groundwater level within the project limit 2.25 feet NGVD. The Broward County Public Works Department Design Standard W.C. 2.1 indicates that the average yearly highest groundwater level within the project limit is approximately 3.25 feet NGVD.

3.3 Design Storms

The following critical design storm events have been utilized to analyze and design the proposed stormwater management systems:

- 10 year 24 hour
- 25 year 72 hour

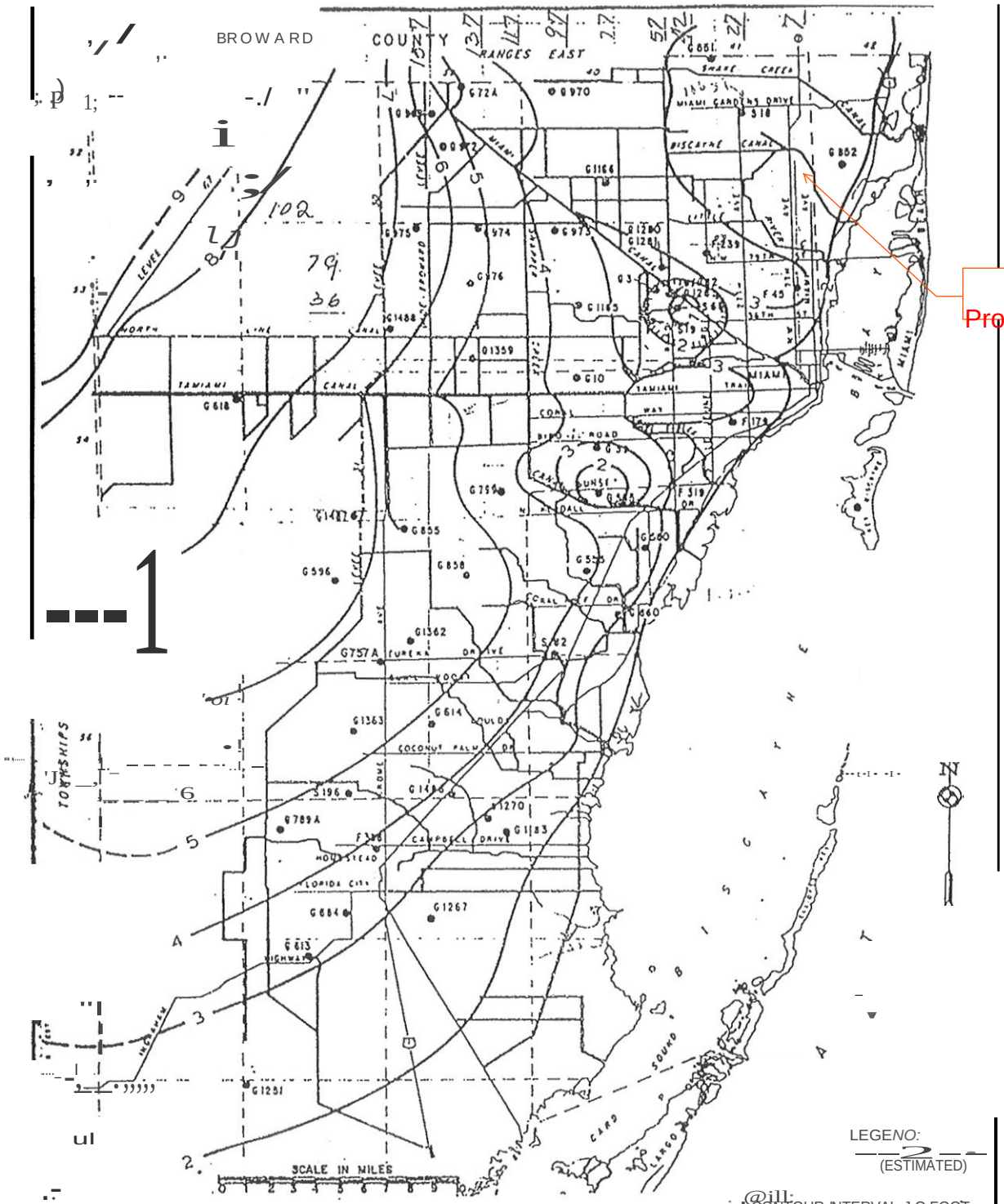
3.4 Variable DHW/ Tailwater for French Drains

According to the SFWMD, and DERM, French drain exfiltration can only be accounted for the first one hour of the rainfall event for stormwater attenuation purposes, when using a constant control or groundwater elevation. However, FDOT District 6 has reached an agreement with the SFWMD to allow for accounting French drain exfiltration throughout the entire rainfall event, only if the control elevation is varied throughout the storm event duration. Below is the approved approach for establishing the variable groundwater elevations for accounting French drain exfiltration throughout the duration of the design storm event, for storm events with duration of 24 and 72 hour.

4.1 CONCLUSION / RECOMMENDATION

The drainage analysis indicates that the proposed drainage system can protect the site during design storm event and fulfill the water quality criteria. The modeling report (please refer to attached ICPR storm water model reports in Appendix “A”) indicates that the critical storm event should not cause any potential pounding to surrounding properties.

EXHIBITS

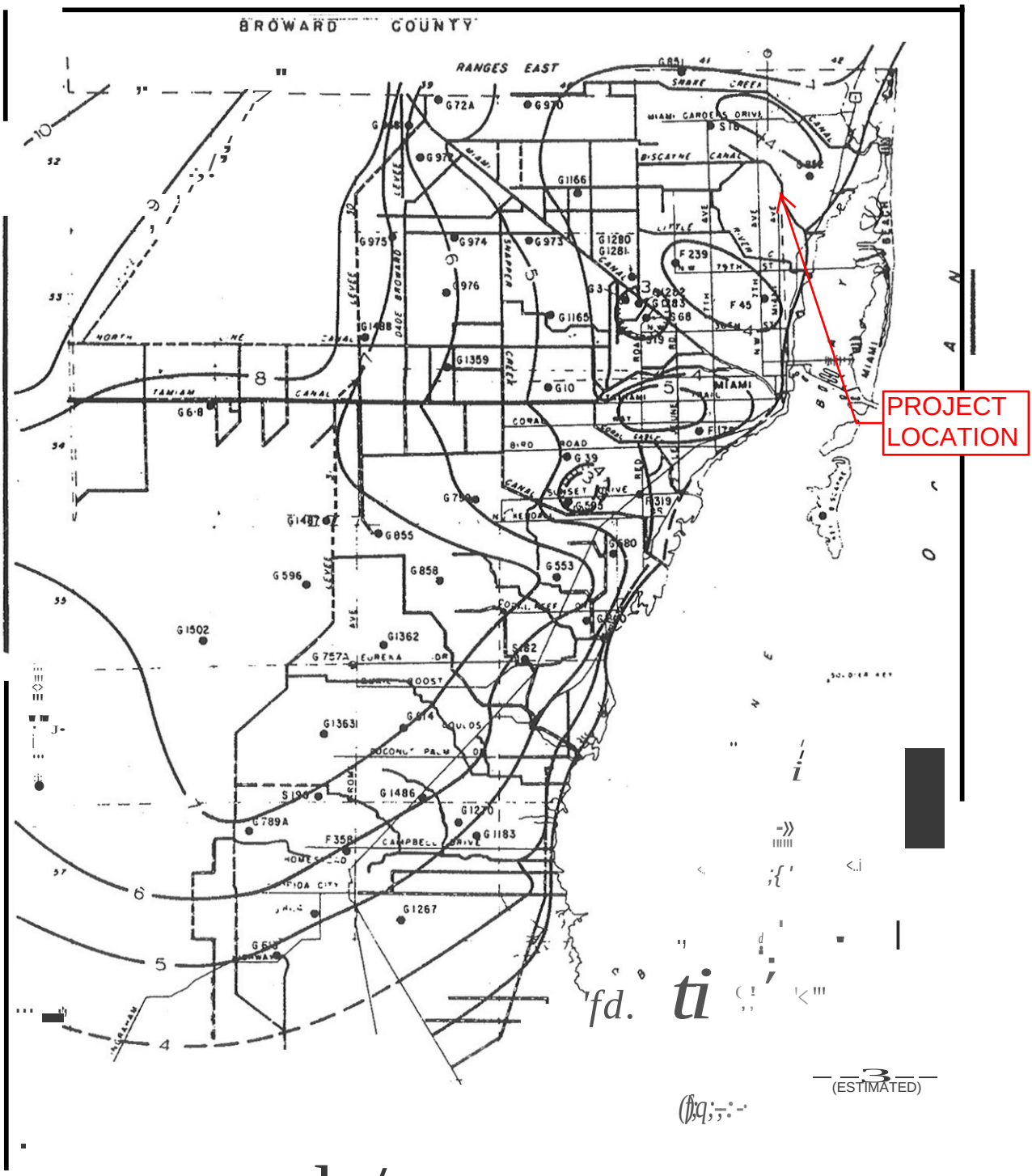


LEGEND:
(ESTIMATED)

1. CONTOUR INTERVAL J.O FOOT.
(Exceptos Indicated)
2. DATUM IS MEAN SEA LEVEL.

NOTE: PREPARED FROM US.G.S.
SURVEY DATA

METROPOLITAN DADE COUNTY PUBUC WORKS DEPARTMENT	4/5/72	RtVIS(O _w_t.r-- 1/14/71	DESIGN STANDARDS AVERAGE OCTOBER GROUND WATER LEVEL 1960-75	W.C. 2.2 SHEET J_ OF J_



!:!QIli:
ICONTOUR INTERVAL 1.0 FOOT
(Except os indicoteol
2. DATUM IS MEAN SEA LEVEL.

SCALE IN MILE!

NOTE• PREPARED FROM USG.S. SURVEY DATA

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	AI'I'llOVt:D 4c'.:il'.7	R!VIS!D 2/19/75 4l'.Jt:'.71	DESIGN STANDARDS AVERAGE YEARLY HIGHEST GROUND WATER LEVEL 1960-75	W.C. 2.1 SH ET ıOf' J.

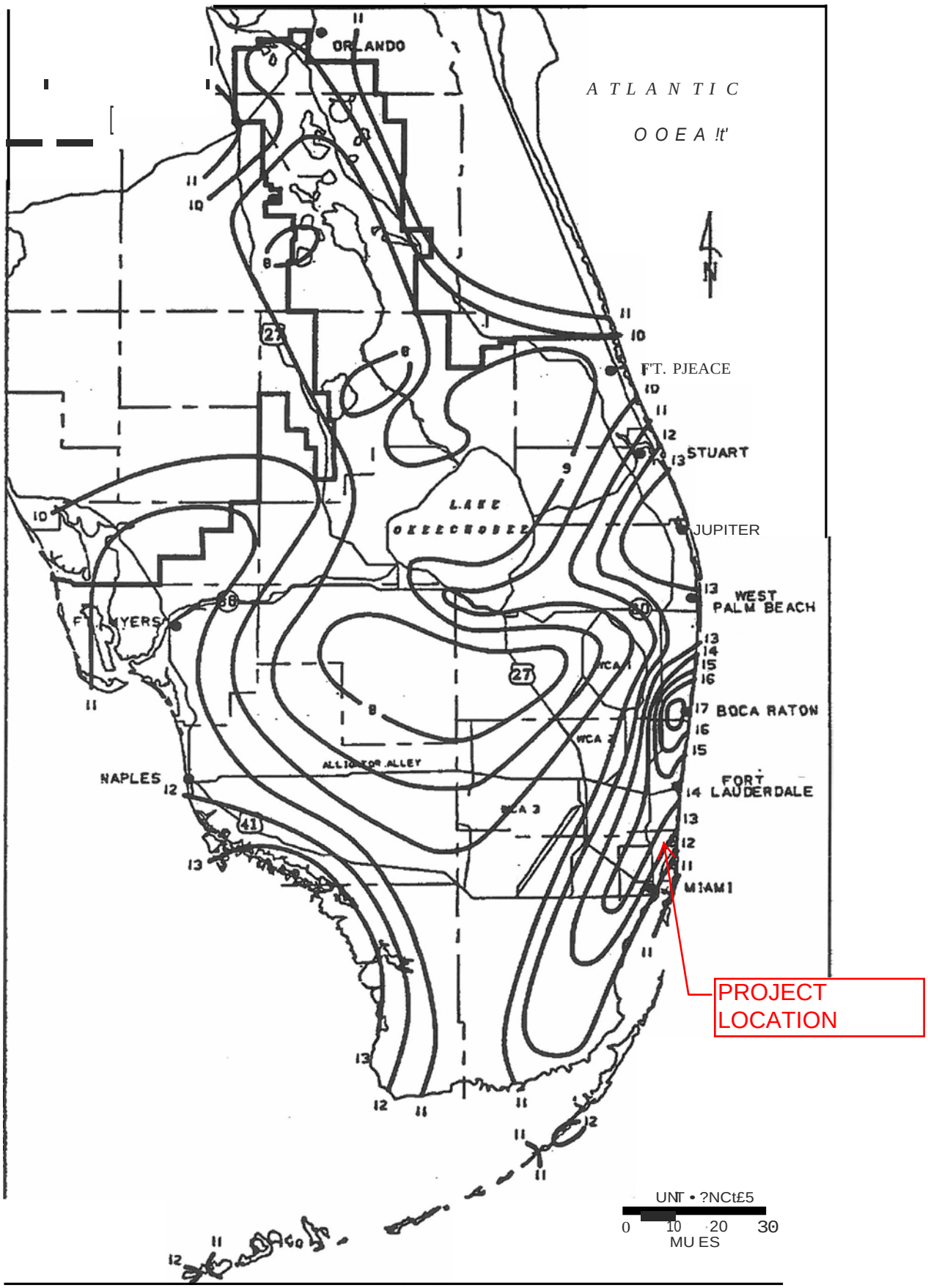


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Figure C-8

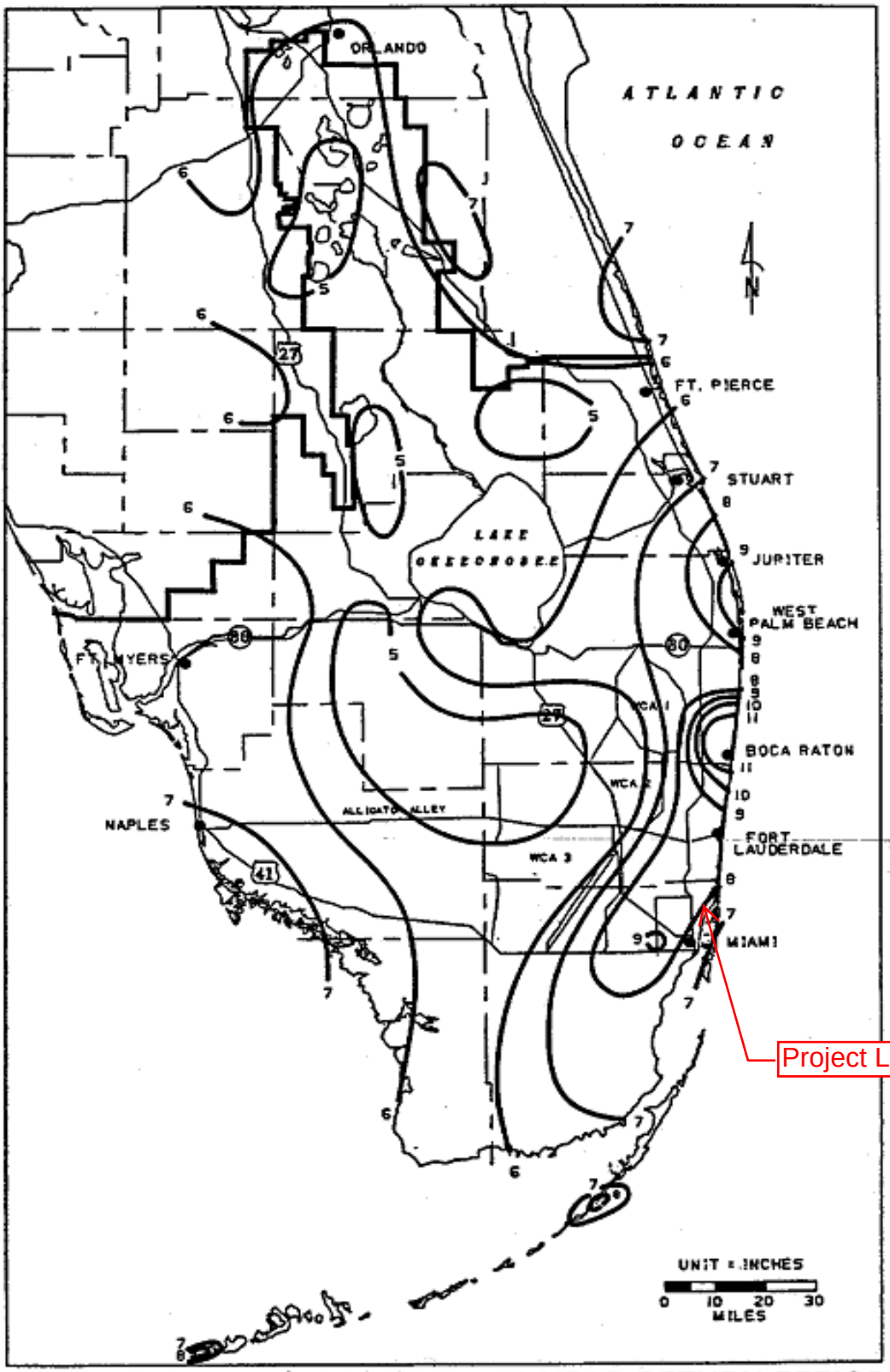
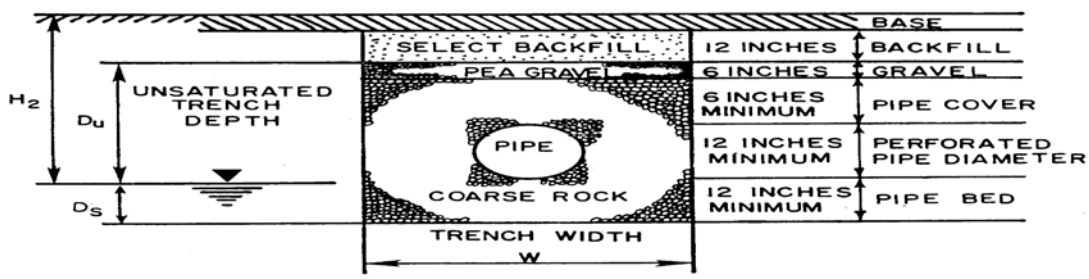


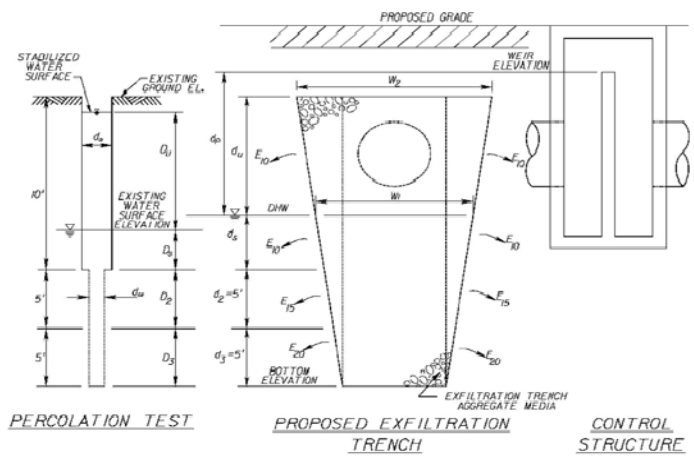
FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

TABLES

EXFILTRATION CALCULATIONS

Proposed lowest inlet elevation / Maximum possible stage / control elevation=	8.75	ft	(Control elevation govern)
Average grade=	9	ft	
Design High Water Elevation =	2.25	NGVD (October Water Table Elevation)	
Top of Trench Elevation =	6	NGVD	
Pipe Invert Elevation =	3.5	NGVD	
Trench Bottom Elevation =	-6.25	NGVD	
d_u = Unsaturated trench depth =	3.75	ft	





The graphic is only to show the design variables. It does not represent the design.

(Per Equation 3.3-2 of the FDOT-District 6 Exfiltration Trench Reference Manual, January 2008-Ver.1.08 for partially submerged perforated pipe.)

W_1 = Average trench width =	4	ft	
D = Diameter of perforated pipe =	1.25	ft	
A_s = Available Storage area in perforated pipe =	1.220	ft^2	
so S = Storage in trench per LF of trench =	***8.110***	ft^3	

The design high water elevation and the control elevation are within the aggregate media.

Therefore, E_t = Total exfiltration rate per foot of trench, cfs/LF

For 15-ft deep exfiltration trench:

$$E_t = 2\, k_{10}\, [d_u (d_p - d_u/2) + ds\, dp\,] + 2\, k_{15}\, d_p\, d_2$$

(Per Equation 2.6-2 of the FDOT-District 6 Exfiltration Trench Reference Manual, January 2008-Ver.1.08)

K_{10} = Hydraulic Conductivity at 10 ft depth (P-1)=	3.05E-04	cfs/ft^2/ft of head
K_{15} = Hydraulic Conductivity at 15 ft depth (P-1) =	3.05E-04	cfs/ft^2/ft of head
d_1 depth of trench to 10 ft (from grade)depth , in ft =	10.00	ft
d_2 depth of 10-15 foot satratum, typically 5 ft =	2.25	ft

d_p = Hydraulic head on Exfiltration trench =	6.5 ft
d_u = depth of the unsaturated zone=	3.75 ft
ds = depth of the saturated zone=	8.50 ft
E_t = total exfiltration rate per LF of trench (Calculated) =	***0.0531162 cfs/LF***

so E_t = total exfiltration rate per LF of trench (Design) =	***0.0531 cfs/LF***
	(Max. perculation rate 0.1 cfs/FT)

T_t = Time to generate one inch of runoff plus the time of concentration, minutes

$T_{1"} + T_c$

$T_{1"}$ = Time to generate 1" of runoff, minutes

or $(2940\ F^{-0.11})/ (308.5C - 60.5\ (0.5895 + F^{-0.67}))$

(Per Equation 3.2-3 of the FDOT-District 6 Exfiltration Trench Reference Manual, January 2008-Ver.1.08)

C = Weighted runoff coefficient		
Pervious Area (A1)=	0.47	ac
Impervious Area (A2)=	0.29	ac
Total Area (A3)=	0.76	ac
Runoff coeffecient Pervious (C1) =	0.25	
Runoff coeffecient Impervious (C2) =	0.9	
C = [(A1 x C1) + (A2 x C2)] / A =	***0.498***	
A_{area} = Total Tributary Area = C x A3 =	***0.3785 ac***	
Where F = 5-year storm frequency, $T_{1"}$ =	25.29 mins	
T_c = Time of concentration or time to reach 1 inlet =	10 mins	
so T_t = Time to generate one inch of runoff plus the time of concentration =	***35.29 mins***	

Water Quality Volume(DERM)

Using DERM Equation for Water Quality:

$$L = \frac{V}{(S + 60\ E_t\ T_t)}$$

(Per Equation 3.3-1 of the FDOT-District 6 Exfiltration Trench Reference Manual, January 2008-Ver.1.08)

Where :

V= Required stormwater quality volume, ft^3

$= 60\ C\ i\ A\ T_t$

i= Rainfall Intensity, inches per hour

$$= \frac{308.5}{48.6F^{-0.11} + T_t(0.5895 + F^{-0.67})}$$

= 4.20 ***inches/hr***

so, i= rainfall intensity, inches per hour =	***4.20 inches/hr***
and required stormwater quality volume, V_{DERM} =	***3363 ft^3***
	0.08 Ac-ft
Required length per DERM, L_{ft}	***28 ft***

Water Quality Volume(SFWMD)

a) First inch of Run-off volume from the developed project =(Total Area *1")/12 [Ac-ft] 0.06 ***Ac-ft***

b) Total runoff of 2.5 times the percentage of impervious area =2.5 x % of impervious*total area [Ac-ft] 0.06 ***Ac-ft***

So, the Volume required to be treated , V_{SFWMD} ***0.06 Ac-ft***

So, Water Quality Volume , $V_{quality}$ ***0.06 Ac-ft***

0.76 Ac-in

Required length per SFWMD : if Ds > Du or W > 2H

$$L = \frac{V}{K(2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

if Ds< Du and W < 2H

$$L = \frac{V}{K(2H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

Where,

H_2 = Depth from control elevation to DHW, in ft		6.5	***ft***
D_u= Depth Unsaturated zone, in ft		3.75	***ft***
D_s= Depth saturated zone, in ft		8.5	***ft***
W = Average trench width, in ft		4	***ft***

Required length per SFWMD, L_{ft}	16	***ft***

Summary					
Regulating Agencies	Provided Exfiltation trench length (FT)	Required quality volume (Ac-ft)	Exfiltration trench length With no Factor of safety (ft)	Factor of safety (F.S.) provided	Provied water quality volume (Ac-ft)
DERM	80	0.08	28	2.87	0.2214
SFWMD		0.06	16	4.87	0.3086

VARIABLE DHW/TAILWATER FOR FRENCH DRAIN SIMULATION

Initial DHW = 2.25
Peak DHW = 3.25

24-hour Storm Simulation		72-hour Storm Simulation	
Time (hour)	Variable DHW for 24-hour Storm	Time (hour)	Variable DHW for 72-hour Storm
0	2.250	0	2.250
1	2.260	24	2.357
2	2.280	36	2.435
3	2.310	48	2.514
4	2.340	49	2.522
5	2.370	50	2.529
6	2.410	51	2.538
7	2.450	52	2.547
8	2.490	53	2.560
9	2.550	54	2.575
10	2.610	55	2.594
11	2.690	56	2.615
12	2.790	57	2.640
13	2.860	57.5	2.655
14	2.920	58	2.671
15	2.980	58.5	2.689
16	3.030	59	2.712
17	3.070	59.5	2.749
18	3.110	60	2.997
19	3.150	60.5	3.051
20	3.180	61	3.079
21	3.210	61.5	3.099
22	3.230	62	3.116
23	3.240	62.5	3.129
24	3.250	63	3.140
36	2.250	64	3.162
		65	3.175
		66	3.188
		68	3.215
		70	3.232
		72	3.250
		108	2.250

FRENCH DRAIN
ICPR RATING CURVE CALCULATIONS

	Top of Trench Elevation =	**6**	ft NGVD
	Bottom of Trench Elevation =	**-6.25**	ft NGVD
K=	Hydraulic Conductivity =	**3.05E-04**	cfs/ft^2/ft of head
	Length of Exfiltration =	**80.00**	ft

Tailwater/ DHW	Headwater	Conditions	d_1	d_2	d_p	d_u	d_s	COND 1 E_t	COND 2 E_t	COND 3 E_t	Allowable Exfiltration Rate	Total Exfiltration
2.25	2.25	COND 1	9.5	2.75	0	0	9.5	0	N/A	N/A	0.000	0.000
2.25	4	COND 1	9.5	2.75	1.75	3.75	4.25	0.01401	N/A	N/A	0.014	1.121
2.25	9.5	COND 3	9.5	2.75	7.25	3.75	4.25	N/A	N/A	0.0188	0.019	1.504
3.25	3.25	COND 1	9.5	2.75	0	2.75	5.25	0.01111	N/A	N/A	0.000	0.000
3.25	10	COND 3	9.5	2.75	6.75	2.75	5.25	N/A	N/A	0.02162	0.022	1.729

Note: Tailwater, Headwater and Total Exfiltration Rate columns will be utilized in ICPR Rating Curve

COND 1 Design High Water Elevation and Control Elevation Within Aggregate Media
COND 2 Design High Water Elevation and Control Elevation Above the Aggregate Media
COND 3 Design Water Elevation Within Aggregate Media and Peak Water/Control Elevation Above Aggregate Media

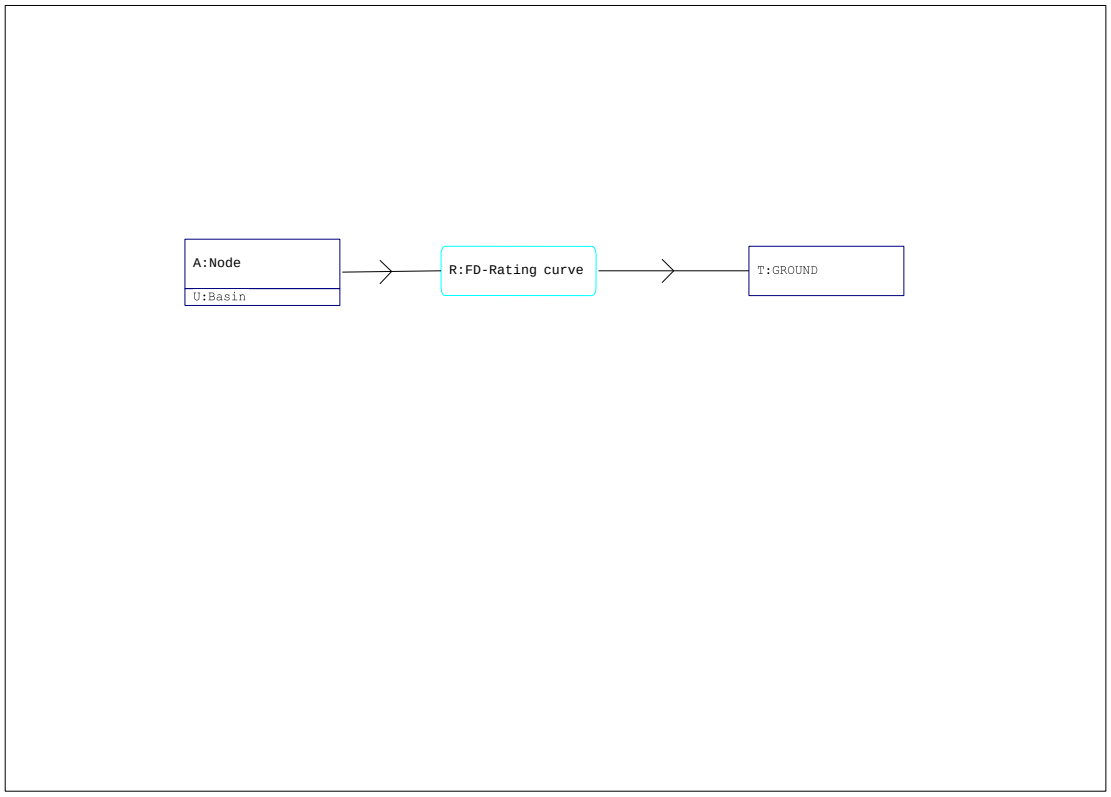
APPENDIX-A

QUADS PLAZA BROWARD, FLORIDA (PROPOSED CONDITION) NETWORK DAIGRAM

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



QUADS PLAZA BROWARD,
FLORIDA (PROPOSED
CONDITION) ALL INPUT
DATA

```
==========================================================================================
==== Basins ==============================================================================
==========================================================================================

         Name: Basin                    Node: Node                   Status: Onsite
        Group: BASE                     Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                   Peaking Factor: 256.0
          Rainfall File:                     Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000                 Time of Conc(min): 10.00
               Area(ac):0.40260                  Time Shift(hrs): 0.00
           Curve Number: 77.00               Max Allowable Q(cfs): 999999.000
                DCIA(%): 0.00


==========================================================================================
==== Nodes ===============================================================================
==========================================================================================

      Name: GROUND              Base Flow(cfs): 0.000          Init Stage(ft): 2.250
     Group: BASE                                               Warn Stage(ft): 4.000
      Type: Time/Stage


      Time(hrs)        Stage(ft)
--------------- ---------------
           0.00           2.250
         360.00           2.250

------------------------------------------------------------------------------------------
      Name: Node                Base Flow(cfs): 0.000          Init Stage(ft): 2.250
     Group: BASE                                               Warn Stage(ft): 9.000
      Type: Stage/Area


      Stage(ft)         Area(ac)
--------------- ---------------
          2.250          0.0006
          8.500          0.0038
          9.000          0.3000
          9.500          0.5000

==========================================================================================
==== Cross Sections ======================================================================
==========================================================================================

               Name:                                Group: BASE
      Encroachment: No


    Station(ft)   Elevation(ft)      Manning's N
--------------- --------------- ---------------

==========================================================================================
==== Operating Tables ====================================================================
==========================================================================================

      Name: EXFILTRATION         Group: BASE
      Type: Rating Curve
  Function: Family of Tailwater-Headwater-Discharge Relationships


  Tailwater(ft)    Headwater(ft)  Discharge(cfs)
--------------- --------------- ---------------
```

```
          2.250            2.25            0.00
          2.250            4.00            1.12
          2.250            9.50            1.50
          3.250            3.25            0.00
          3.250           10.00            1.73

==========================================================================================
==== Rating Curves ======================================================================
==========================================================================================

         Name: FD-Rating curve     From Node: Node                    Count: 1
        Group: BASE                  To Node: GROUND                   Flow: Positive

               TABLE           ELEV ON(ft)     ELEV OFF(ft)
           #1: EXFILTRATION    2.260           2.250
           #2:                 0.000           0.000
           #3:                 0.000           0.000
           #4:                 0.000           0.000


==========================================================================================
==== Hydrology Simulations ==============================================================
==========================================================================================

         Name: 010 YR 24 HR
     Filename: C:\Documents and Settings\mdrahman\Desktop\Misc\N. Miami Project\010 YR 24 HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Fdot-24
    Rainfall Amount(in): 8.00

Time(hrs)       Print Inc(min)
--------------- ---------------
36.000          5.00

------------------------------------------------------------------------------------------------
         Name: 025 YR 72 HR
     Filename: C:\Documents and Settings\mdrahman\Desktop\Misc\N. Miami Project\025 YR 72 HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 12.00

Time(hrs)       Print Inc(min)
--------------- ---------------
360.000         5.00

==========================================================================================
==== Routing Simulations ================================================================
==========================================================================================

         Name: 010 YR 24 HR        Hydrology Sim: 010 YR 24 HR
     Filename: C:\Documents and Settings\mdrahman\Desktop\Misc\N. Miami Project\010 YR 24 HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 36.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 30.0000
        Boundary Stages: 24 HR STORM              Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
```

QUADS PLAZA BROWARD,
FLORIDA (PROPOSED
CONDITION) ALL INPUT
DATA

```
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-----------------------------------------------------------------------------------------------------
         Name: 025 YR 72 HR        Hydrology Sim: 025 YR 72 HR
     Filename: C:\Documents and Settings\mdrahman\Desktop\Misc\N. Miami Project\025 YR 72 HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 108.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 30.0000
        Boundary Stages: 25 Y 72 HR               Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


=========================================================================================
==== Boundary Conditions ================================================================
=========================================================================================

      Name: 24 HR STORM           Node: GROUND                Type: Stage

      Time(hrs)       Stage(ft)
--------------- ---------------
          0.000           2.250
          1.000           2.260
          2.000           2.280
          3.000           2.310
          4.000           2.340
          5.000           2.370
          6.000           2.410
          7.000           2.450
          8.000           2.490
          9.000           2.550
         10.000           2.610
         11.000           2.690
         12.000           2.790
         13.000           2.860
         14.000           2.920
         15.000           2.980
         16.000           3.030
         17.000           3.070
         18.000           3.110
         19.000           3.150
         20.000           3.180
         21.000           3.210
         22.000           3.230
         23.000           3.240
         24.000           3.250
         36.000           2.250

-----------------------------------------------------------------------------------------------------
      Name: 25 Y 72 HRNode: GROUNDType: Stage Time(hrs)

      Stage(ft)
```

0.000	2.250
24.000	2.357
36.000	2.435
48.000	2.514
49.000	2.522
50.000	2.529
51.000	2.538
52.000	2.547
53.000	2.560
54.000	2.575
55.000	2.594
56.000	2.615
57.000	2.640
57.500	2.655
58.000	2.671
58.500	2.689
59.000	2.712
59.500	2.749
60.000	2.997
60.500	3.051
61.000	3.079
61.500	3.099
62.000	3.116
62.500	3.129
63.000	3.140
64.000	3.162
65.000	3.175
66.000	3.188
68.000	3.215
70.000	3.232
72.000	3.250
108.000	2.250

Name: 100 Y 72 HR Node: GROUND Type: Stage

Time(hrs)	Stage(ft)
0.000	50.000
108.000	50.000

Name: 100 Y 72 HR Node: Outfall-NW-89-5 Type: Stage

Time(hrs)	Stage(ft)
0.000	50.000
108.000	50.000

Name: 100 Y 72 HR Node: Outfall-NW-89-4 Type: Stage

Time(hrs)	Stage(ft)
0.000	50.000
108.000	50.000

Name: 100 Y 72 HR Node: Outfall-NW-89-3 Type: Stage

Time(hrs)	Stage(ft)
0.000	50.000
108.000	50.000

Name: 100 Y 72 HR Node: Outfall-NW-89-2 Type: Stage

Time(hrs) Stage(ft)

```
--------------- ---------------
          0.000          50.000
        108.000          50.000

-----------------------------------------------------------------------------------------------------------
      Name: 100 Y 72 HR           Node: Outfall-NW-89-1       Type: Stage

      Time(hrs)        Stage(ft)
--------------- ---------------
          0.000          50.000
        108.000          50.000
```

QUADS PLAZA BROWARD, FLORIDA (PROPOSED CONDITION) NODE MAX-REPORT

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs
Node	BASE	010 YR 24 HR	12.05	4.13	9.00	0.0050	113	12.00
Node	BASE	025 YR 72 HR	60.45	8.99	9.00	0.0050	12899	60.00

APPENDIX-B

BROWARD COUNTY Planning Council

March 8, 2024

Baktier Khan
Quads Investment, LLC
11121 Southwest 146 Place
Miami, Florida 33186

Via Email Only

Dear Mr. Khan:

Re: Platting requirements for a parcel legally described as Lots 12-16, Block 3, "Corrected Plat Hollywood Beach Gardens," according to the Plat thereof, as recorded in Plat Book 10, Page 14, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Johnson Street, between North 57 Avenue and North 58 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.40 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:DBT

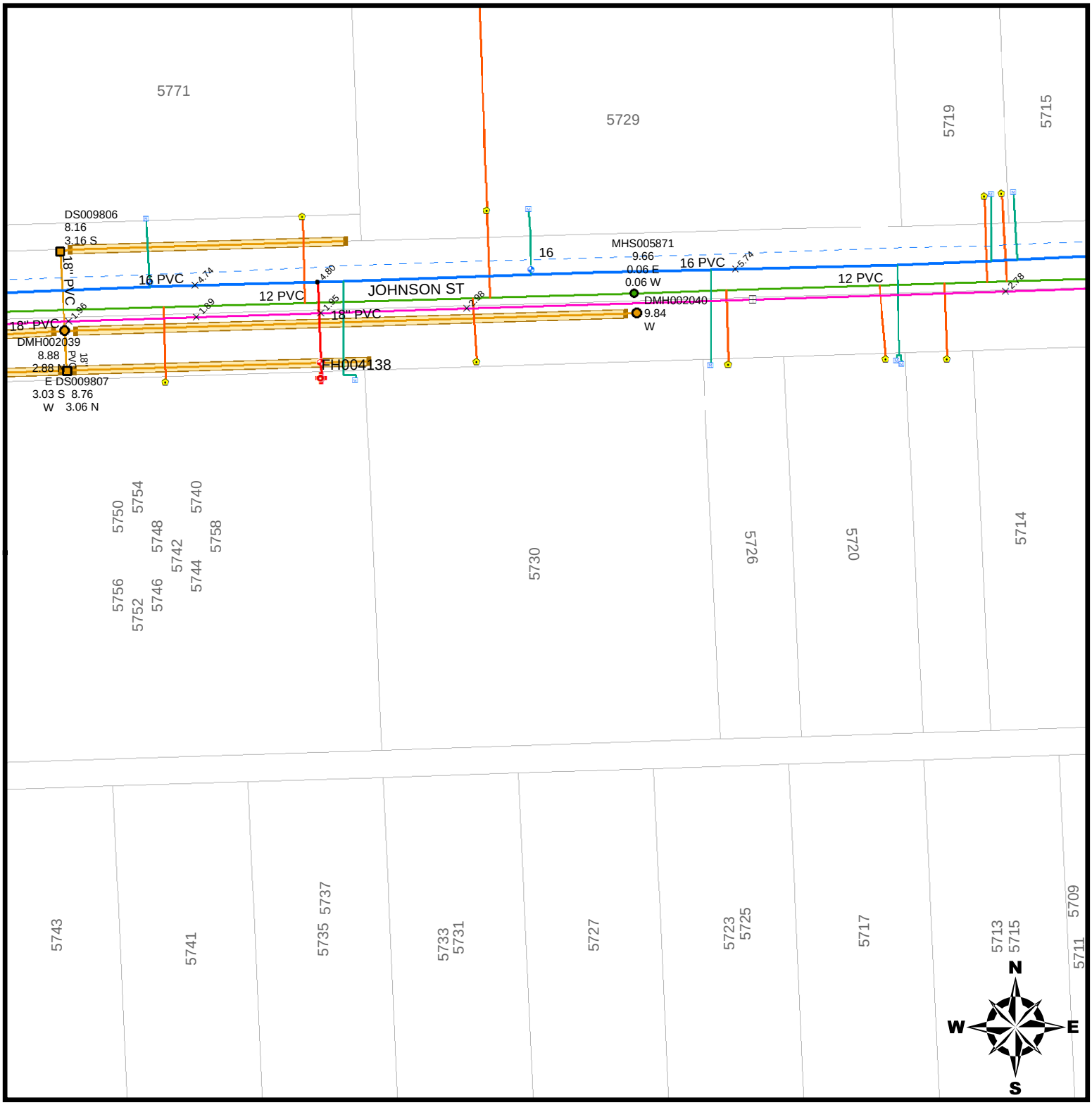
cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

UTILITY ATLAS MAPLET

FEET

0 25 50 100 150



ACCESS TO INFORMATION CONTAINED WITHIN THIS DOCUMENT IS RESTRICTED UNDER FLORIDA STATUE 119.07 SECTION 1 PARAGRAPH (EE) SUBSECTION (3). ALL PERSONS BEING PERMITTED ACCESS TO THIS DOCUMENT SHALL RESTRICT ACCESS TO OTHERS IN ACCORDANCE WITH THE ABOVE REFERENCED STATUTE. IF ANY QUESTION AS TO THE DISSEMINATION OF THIS INFORMATION EXISTS, IT SHALL BE FORWARDED TO THE DIRECTOR OF PUBLIC UTILITIES, CITY OF HOLLYWOOD FLORIDA FOR FINAL DETERMINATION.

INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.

Property Id: 514113020190 **Please see map disclaimer

August 29, 2022

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 5. 2024_0506

Agenda Date:	5/6/2024	**Agenda Number:**	
To:	Technical Advisory Committee		
Title:	FILE NO.: 23-DP-97 APPLICANT: MEC INVESTMENTS INC. LOCATION: 1938-1942 Taylor Street REQUEST: Site Plan review for an 18-unit residential development in the Regional Activity Center (Urbinia).		

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee (per review)

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE:

- ☑ Technical Advisory Committee
- ☐ City Commission
- ☐ Variance/Special Exception Requested
- ☐ Administrative Approvals
- ☐ Historic Preservation Board
- ☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 1942 Taylor Street, Hollywood, FL 33020

Lot(s): 25 & 26 Block(s): 22 Subdivision: _____

Folio Number(s): 514215014010 & 514215014000

ND-3

Zoning Classification: ND-3 Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 18 units

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

Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Multi Family Dwelling

Phased Project: Yes / No ☑ Number of Phases: _____

Project	Proposal		
Units/rooms (# of units)	18 units	(Area: 15,363	S.F.)
Proposed Non-Residential Uses			S.F.
Open Space (% and SQ.FT.)	13%	(Area: 1,362	S.F.)
Parking (# of spaces)	29 spaces	(Area: 4,500	S.F.)
Height (# of stories)	4 Stories	(46	FT.)
Gross Floor Area (SQ. FT)	35,791		

Name of Current Property Owner: Miguel Insignares

Address of Property Owner: 334 Poinciana Island Dr., Sunny Isles Beach, FL

Telephone: (305) 216-0461 Email Address: thespecialistinc2002@yahoo.com

Applicant Miguel Insignares ☐ Consultant | ☑ Representative | ☐ Tenant (check one)

Address: 334 Poinciana Island Dr., Sunny Isles E Telephone: (305) 216-0461

Email Address: 334 Poinciana Island Dr., Sunny Isles Beach, FL

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐) No ☐)

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. 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: Miguel Insignares Date: 04/01/2024

PRINT NAME: Miguel Insignares Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 1st day of April 2024

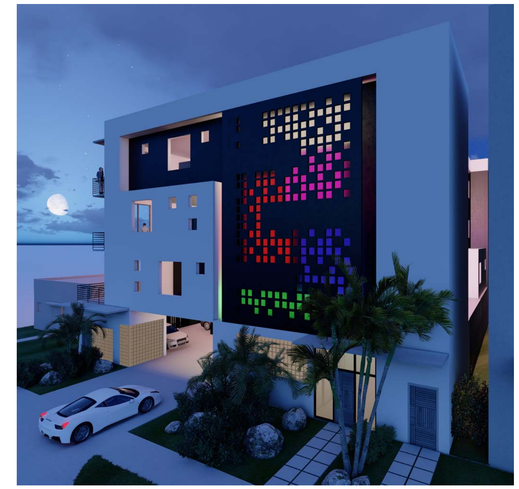
Signature of Current Owner

Notary Public
State of Florida

Notary Public State of Florida
YorDany Tabares
My Commission HH 012659
Expires 08/21/2024

Miguel Insignares
Print Name

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



URBINIA
1942 TAYLOR STREET
HOLLYWOOD, FLORIDA 33020

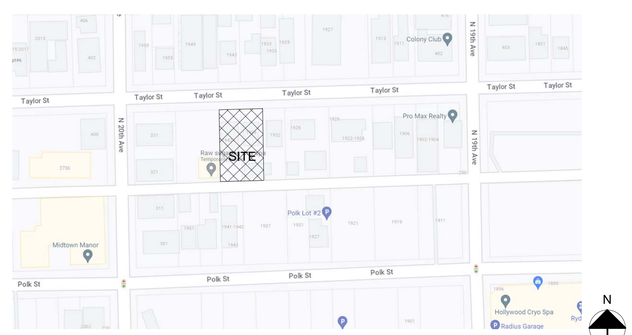
PROPOSED MULTI-FAMILY DEVELOPMENT

JURISDICTION
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

P.A.C.O - JUNE 20, 2023
PRELIMINARY TAC - DECEMBER 18, 2023
FINAL TAC -

PROJECT TEAM

OWNER	**MIGUEL INSIGNARES**	**SURVEYOR**	**PINNELL SURVEY, INC.**
COMPANY	THE SPECIALIST INC.	ADRESS	5300 W. HILLSBORO BLVD.
ADDRESS	334 POINCIANA ISLAND DR.		COCONUT CREEK, FL 33073
	SUNNY ISLES BEACH, FL 33160	PHONE	(954) 418-4940
PHONE	(305) 216-0461	FAX	(954) 418-4941
EMAIL	THESPECIALISTINC2002@YAHOO.COM	EMAIL	ORDER@SFLAND.NET
DESIGNER	**GIUSEPPE NEDIANI**	**LANDSCAPE**	**ECOPLAN, INC.**
COMPANY	ENERGYNEERING CORP.	ADRESS	310 SOUTHEAST 18TH STREET
ADDRESS	2301 COLLINS AV.		FT. LAUDERDALE, FL 33316
	MIAMI BEACH, FL 33139	PHONE	(954) 524-3722
PHONE	(305) 532-4499	EMAIL	JOHN@ECOPLAN-INC.COM
EMAIL	GIUSEPPENEDIANI@GMAIL.COM		



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LOCATION MAP

SHEET INDEX

A000	COVER SHEET
A000a	SURVEY
A001	NOTES
A002	GENERAL NOTES
A003	PROJECT DATA
A100	SITE PLAN
A101	GROUND FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD LEVEL PLAN
A104	FOURTH LEVEL PLAN
A200	EAST ELEVATION
A200a	EAST ELEVATION RENDERING
A201	NORTH ELEVATION
A201a	NORTH ELEVATION RENDERING
A202	WEST ELEVATION
A202a	WEST ELEVATION RENDERING
A203	SOUTH ELEVATION
A203a	SOUTH ELEVATION RENDERING
A204	CONTEXT ELEVATION
A205	CONTEXT RENDERINGS
C-1	SITE PLAN
C-2	DETAILS/SECTIONS
C-3	DETAILS/SECTION
C-4	STANDARD DETAILS & PUBLIC NOTES
C-5	STANDARD DETAILS & PUBLIC NOTES
LA-T1	EXISTING TREE DISPOSITION
LAPL-1	PLANTING PLAN
LAPL-2	PLANTING DETAIL AND NOTES

PROJECT ADDRESS:
1942 Taylor St,
Hollywood, FL 33020

GIUSEPPE NEDIANI
PROFESSIONAL ENGINEER
LICENSE NO. 59435
ELCTRICAL
MECHANICAL
PLUMBING
STRUCTURAL

CONTACT INFORMATION
DESIGN PROFESSIONAL
GIUSEPPE NEDIANI
PE #59435
2301 COLLINS AV. #1207
MIAMI BEACH, FL. 33139
(305) 532-4499
GIUSEPPENEDIANI@GMAIL.COM

DATE	ISSUED FOR

SEAL / SIGNATURE / DATE

SHEET TITLE

COVER SHEET

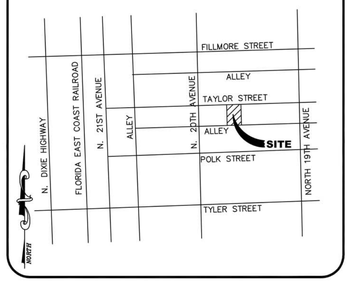
SHEET NUMBER

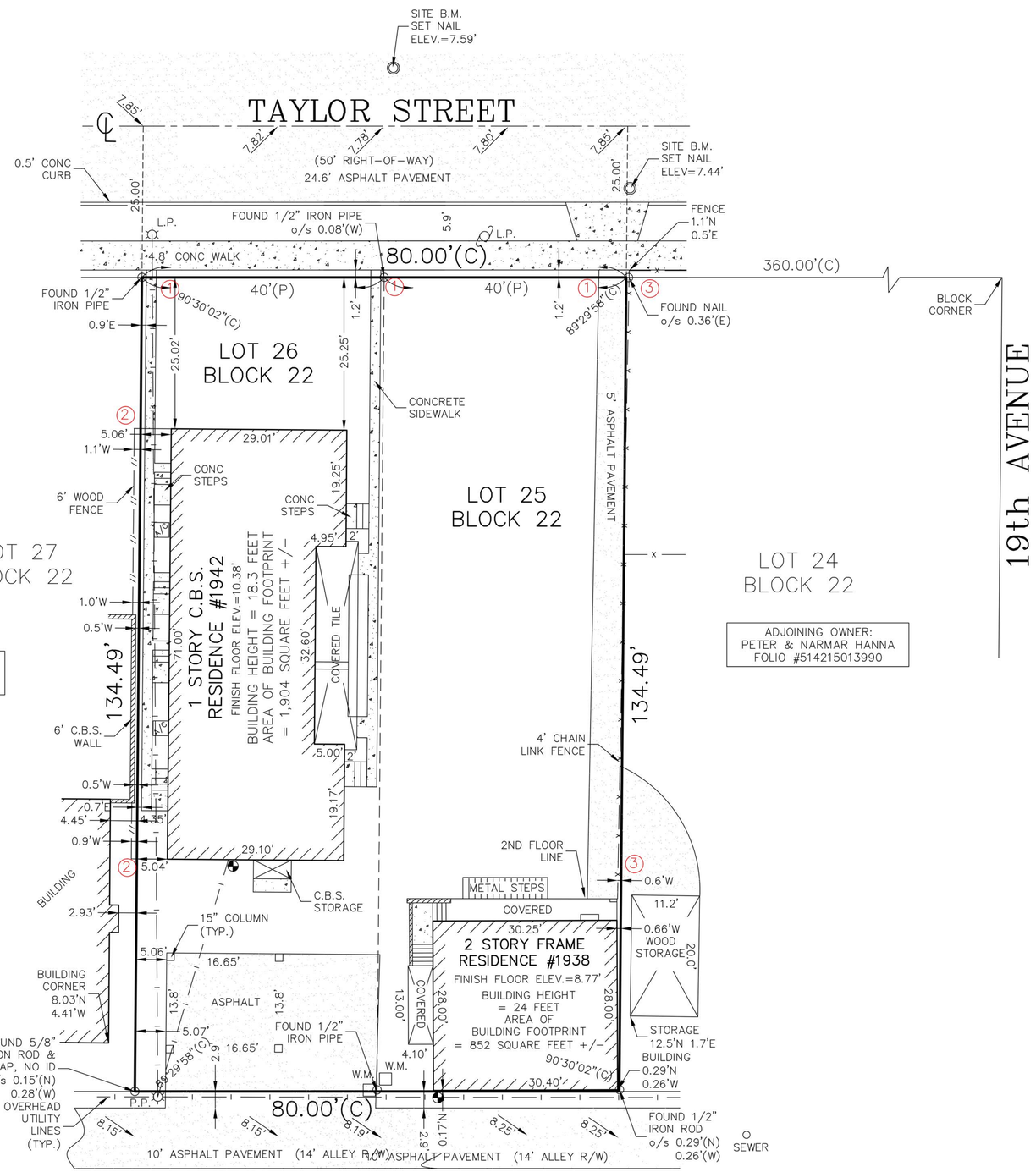
A000

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc.

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP:
NOT TO SCALE





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

B.C.R.	= BROWARD COUNTY RECORDS
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
C.L.P	= CONCRETE LIGHT POLE
C.P.P.	= CONCRETE POWER POLE
C.R.	= CABLE RISER
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
F.P.L.	= FLORIDA POWER & LIGHT
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M	= MEASURED
M.C.	= METAL COVER
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS
M.H.	= MANHOLE
M.W.	= MONITORING WELL
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.P.	= POWER POLE
TYP.	= TYPICAL
W.M.	= WATER METER
o/s	= OFFSET
A/C	= AIR CONDITIONING UNIT
♿	= HANDI-CAPPED PARKING
	= FIRE HYDRANT
	= UTILITY POLE
	= LOCATION OF INGRESS/EGRESS
	= LOCATION OF BUILDING HEIGHT MEASUREMENT
①	= ENCROACHMENT REFERENCE

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 1938 & 1942 TAYLOR STREET
HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:

PARCEL 1: LOT 25, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: LOT 26, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENT NOTES:

① – CONCRETE AND ASPHALT PAVEMENT CROSS OVER THE NORTHERLY PROPERTY LINE.
② – 6 FOOT WOOD FENCE CROSSES OVER THE WESTERLY PROPERTY LINE.
③ – ASPHALT PAVEMENT AND 4 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON COKER AND FEINER OWNERSHIP AND ENCUMBRANCE REPORT DATED AUGUST 17, 2023.

ENCUMBRANCES:

ITEM 1:
MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD, RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 2:
THAT CERTAIN CROSS COLLATERAL AGREEMENT IN FAVOR OF GREGORY KORCHMAR AND VICKY KORCHMAR AND RAM RELOCATION, INC. RECORDED ON OCTOBER 16, 2017 AT INSTRUMENT NO. 114663131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ITEM 3:
THAT CERTAIN CLAIM OF LIEN IN FAVOR OF THE CITY OF HOLLYWOOD RECORDED AT INSTRUMENT NO. 115567006. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

GENERAL NOTES:

1) TYPE OF SURVEY: BOUNDARY
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THE BROWARD COUNTY TAX I.D. NUMBERS FOR THE PROPERTY SHOWN HEREON ARE 514215014010 AND 514215014000. BOTH ARE CURRENTLY OWNED BY MEC INVESTMENT INC.
4) THE AREA OF THE PROPERTY SHOWN HEREON IS 10,759 SQUARE FEET (0.2470 ACRES) MORE OR LESS.
5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.2%)" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 12511 3-0569-H, BEARING A MAP REVISION DATE OF 08/18/14.
8) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.
9) REFERENCE BENCHMARK: CITY OF HOLLYWOOD B.M. @ 19TH AVENUE AND TAYLOR STREET ELEVATION=9.24' NGVD 1929 ELEVATION 7.64' NAVD 1988.
10) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
11) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
13) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
14) DATE FIELDWORK PERFORMED: 04/04/17 (FIELD BOOK 556 PAGES 14 & 15)
15) DRAWN BY: Q.D.I. CHECKED BY: J.P.

CERTIFICATION:

TO:

MEC INVESTMENT INC.

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, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 4, 2017 AND UPDATED ON OCTOBER 6, 2023.

JASON H. PINNELL
CERTIFICATE No. 5734
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 – STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY

PROJECT NAME: MEC INVESTMENT INC. JOB NO.: 23-1704

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GENERAL CONSTRUCTION NOTES

1. GENERAL
1.1. The following specifications are minimum requirements to supplement the drawings.
1.2. This set of plans has been prepared to comply with the applicable minimum building codes. All work and materials shall be in accordance with applicable national and local codes (including high-velocity hurricane zone code requirements), conventional guidelines, and the requirements of local utility companies.
1.3. All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.
1.4. These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the Contractor.
1.5. The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect.
1.6. Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.
1.7. The Contractor shall field verify all conditions and dimensions prior to submitting bid or starting any work and shall be responsible for all work coordination and materials including those furnished by the sub-contractors. The Architect shall be notified of any and all discrepancies.
1.8. The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of this project.
1.9. Provide separate permits as required by the Municipality issuing the General Building Permit (City of Sunny Isles Beach)
1.10. Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.
1.11. General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. The Contractor shall bear all expense of repair and/or replacement of utilities or any other existing property damaged by operations in conjunction with the execution of this work. Reworking of damaged property shall be to original condition or better. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction.
1.12. General Contractor shall furnish a complete set of drawings and addendums to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancy, error, inconsistency or omission in the drawings shall be notified to the Architect in writing before proceeding with the affected work. Failure to do so will be entirely the responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party. The means of correcting any inconsistency shall be approved by the Architect prior to implementation of the solution. In such case the Architect shall prepare a revision in accordance with the change.
1.13. General Contractor shall coordinate all trades before placing any concrete.
1.14. Scaffolding and removal of forms shall be performed by the General Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.
1.15. General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work; Architect to be notified and consulted on any discrepancy, error, inconsistency, or omission. Dimensions shown on plans are nominal.
1.16. Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending. EOR approval is required.
1.17. Lumber used for studs in interior non-bearing partitions Lumber used for studs in interior non-bearing partitions shall be a stree grade not less than 225 p.s.i. nominal extreme fiber stress in bending (typical at door openings)
1.18. General Contractor shall provide continuous sealant at perimeter of all exterior openings to prevent water penetration and air leakage in accordance with the South Florida Building Code. GC shall provide caulk on interior side of all exterior openings.
1.19. For standard construction details not shown on the drawings, General Contractor shall consult the Architect and/or proceed in accordance with the applicable codes and established good standard building practices.
1.20. The Architect makes no guarantee or warranty for products, names by trade names, manufacturer or other reference in these documents.
1.21. Construction shall proceed in accordance with the official drawings approved by the building official having jurisdiction. No deviation of the approved set of drawings will be made in the field without the expressed written consent of the Architect and building official. Approval from the building official shall be obtained by the Contractor before proceeding with any work.
1.22. A full-scale complete set of drawings shall be kept on site at all times and shall be available for reference to all contractors, sub-contractors and craftsmen on the job. Any revision during construction shall be reported to the Architect for approval and documented on the drawing set.
1.23. All debris should be removed from premises, and all areas shall be left in broom clean conditions at all times.
1.24. The Contractor shall be responsible for and shall replace or remedy any faulty, improper or inferior material, or workmanship, or any damage which appears within four (4) years after the completion and acceptance of the work by the Owner and issuance of a county certificate of completion.
1.25 Contractor shall submit Elevation Certificate of Flood Plain Administration upon placement of the lowest floor and prior final building inspection.
1.26. Contractor shall employ an effective integrated Mosquito Management Program utilizing Best Practices during the entire time the permit is in effect.
2. SITE WORK
2.1. The Contractor shall be responsible for compliance with all setback and easement requirements.
2.2. The Contractor is cautioned to verify any existing conditions which may be below ground or a part of the previous structure which shall interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.
2.3 Electrical power, telephone, CATV, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the utility companies.
2.4. The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan leaving the site uniformly and finely graded.
2.5. The base for exterior paved surfaces shall be in accordance with the architectural and landscape drawings. Refer to details for installation of pavers. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.
2.6. All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging by wind.
2.7. The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for such work on the Demolition Plan.
2.8. The contractor shall be responsible for the complete security of the site while job is in progress and until job is complete.
2.9. The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete, patios, foundations, septic tank and leach field
2.10. Refer to demolition and site plan for the relocation of existing trees, and other existing site elements.
2.11 When applicable, provide separate permit for septic tank with certified Pollution Control Agency.
2.12 Construction fence must have wind screen.
3. CONCRETE
3.1. All installers shall comply with local and state building codes if more stringent than the following provisions.
3.2. Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drains, outlets, recesses, openings, reglets, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.
3.3. Concrete slabs on fill shall be poured on 15 mil. polyethylene vapor barrier.
3.4. All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted.
3.5. Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light broom finish; interior slabs shall be steel trowel finish unless noted otherwise.
3.6. Concrete shall be placed according to best practices described in ACI 302.1 R-04 8.1
3.7. Admixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.
3.8. Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers and hangers as required.
3.9 Set and built into work anchorage devices and other embedded items required for work attached or supported by cast in place concrete.
3.10 Minimum coverage for reinforcing shall conform to A.C.I. 318-89-7.7.
3.11 Consolidate concrete per ACI 318-89-5.10.8
3.12 These notes and specifications are supplemented by specific structural notes in the structural drawings.
3.13 Contractor to provide finish sample for exposed board formed and smooth concrete finish for Architect's approval.
4. MASONRY
4.1. All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Miami-Dade County.
4.2. The Contractor shall be responsible for quality control of masonry construction, which shall be plumb and square, and the contractor shall maintain full-time continuous supervision of masonry work, including (but not limited to) dowel setting, block laying, bar setting, and grouting.
4.3. Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-129.
4.4. Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
4.5. Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.
4.6. Mortar shall be type M or S per A.S.T.M. C-270.
4.7. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint with and for accurately location openings, movement type joints, returns and offsets.
4.8. Install embedded flashing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water.
4.9 Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of ¼" from masonry.
4.10. These notes and specifications are supplemented by specific structural notes in the structural drawings. Notify Architect of any discrepancies between Structural and Architectural sets.
5. METALS
5.1. Submit shop drawings and sectional samples for all railing and decorative brackets. Finish to be painted. (Color by Architect.)
5.2. Threshold @ exterior doors to be by door manufacturer.
5.3. Provide galvanized metal studs @ 24" O.C. maximum at all interior non- bearing partitions as noted on drawings. Metal studs to be 25 gauge minimum unless otherwise noted, with a minimum thickness of 0.0179".
5.4. Provide doubled (back to back) 20-gauge galvanized metal studs @ 16" O.C. maximum at all interior non-bearing partitions of kitchens, closets, or walls supporting plumbing fixtures, cabinetry, or other equipment. Provide minimum 2x4 horizontal wood blocking, as noted on drawings and recommended by manufacturer, and securely fasten blocking between studs.
5.5. Align metal stud runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as requires to support wallboard at openings and cutouts and also to anchor equipment, shelving fixtures and fittings shown on plan.
5.6. Consult drawings for partition-to-partition, partition-to-structure and other general details.
6. WOOD AND PLASTIC
6.1. If applicable, submit roof truss shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication.
6.2. Consult Structural notes on drawings for required information, calculations and certifications, loading requirements, and nailing sizes and spacings.
6.3. Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rainbow grain to the nailing surface.
6.4. Wood at exterior locations shall be pressure treated. Wood in contact with any concrete, masonry, or lath, shall be pressure treated and shall be provided with a foam gasket unless otherwise noted.
6.5. Interior wood door jambs shall be of solid rabbeted construction.
6.6. Ceiling, and trim shall be Ipe, Camuro or Cypress wood, unless otherwise noted on the drawings. All wood ceilings shall have 6" tongue and groove construction and all clapboard walls shall be constructed of 6" German drop siding. All exterior wood ceilings shall receive a 1/2" quarter round pressure treated trim at wall connections unless otherwise noted. Interior wall siding, ceiling, trim, and door and window casings shall be poplar, paint grade. On exterior of wood walls 2" x 4" wood trim shall surround all windows and doors as well as serve as cornerboards.
6.7. Submit exterior trim samples for approval. Contractor to comply with PS 20 American Softwood Lumber Standard.
6.8. Submit shop drawings of all cabinetry.
6.9. Fabricate all wood trim and casing to profiles and details shown.
6.10. Condition finish carpentry to average prevailing humidity condition in installation areas prior to installation.
6.11. Install plumb, level true and in alignment with adjacent materials.
6.12 Scribe and cut to fit adjoining work. Miter corners and cope at returns unless noted otherwise.
7. THERMAL AND MOISTURE PROTECTION
7.1. Deliver roofing materials to project site in manufacturer's unopened bundles or containers with labels intact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.
7.2. See Architects' specifications in project binder.
7.3. Conform to profiles and sizes shown on the drawings and comply with most current version of "Architectural Sheet Metal Manual" for the following:
7.3.1. Metal Flashing and Counter flashing Metal Flashing and Counter flashing
7.3.2. Metal Valleys Metal Valleys
7.3.3. Drip Flashing Drip Flashing
7.3.4. Laminated Flashing Laminated Flashing
7.3.5. Elastic Sheet Flashing Elastic Sheet Flashing
7.4. Coat backsides of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.
7.5. Anchor work with non-corrosive fasteners, adhesives, setting compounds as recommended by manufacturer of each material. Provide for thermal expansion and building movement.
7.6. Seal moving joints with elastomeric silicone joint sealants unless otherwise noted. Provide paintable modified silicone as required.
7.7. Clean all metals of soldering flux and/or other corrosive substances. Watertight and weatherproofing performance of flashing and sheet metal work is required. Perform ASTM E1105 Procedure B (cyclic pressure) at one of each type of opening listed on the exterior aperture schedule.
7.8. Provide continuous rubber waterproof membrane at all walls around garage, retaining walls, master bathroom shower and garage roof deck. Install per manufacturer's specifications and apply tile/stone per Tile Council of North America standards. Coordinate with plumbing drawings and provide integral drains
7.9 Roof covering system must be submitted for city approval prior to installation bearing Miami-Dade County product approval acceptance number equal to GAF conventional built-in roofing system for concrete decks NOA # 03043014 or equivalent. For deck area waterproofing NOA # 02051502 approval or equivalent.
7.10. Flood openings to be located 1' from the lowest adjacent grade next to building. Opening shall not be less than 3" in any direction in the plane of the wall.
7.11 Insulation materials, facings, vapor retarders shall have a flame-spread classification of no greater than 25 and smoke developed index not greater than 450 as per ASTM-84 or UL 273. FBCR 302.10

8. DOORS AND WINDOWS
8.1. Doors, Windows, and railings shall conform to applicable local and national codes and be installed according to manufacturer's specifications.
8.2. Unless otherwise noted, interior doors shall be solid hard wood for finish, panelized or louvered, as shown on the drawings and door schedule (Refer to Interior Drawings).
8.3. Doors connecting living areas with garage areas shall be 20 minute fire rated per FBCR 302.5.1 through 302.5.3
8.4. Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.
8.5. Doors and Windows shall be indicated in door and window schedules. Contractor shall provide a Mock-up of one Door and Window with Shop Drawings.
8.6. Door handles shall be uniformly installed at 3'-4" from the bottom of the door, unless otherwise noted.
8.7. Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied.
8.8. Windows shall be left clean, tight and weatherproof.
8.9 Burglar intrusion prevention: all single exterior out swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.
8.10. If applicable, exterior hinged shutters shall be wood, operable and of louvered design. Color and design to be approved by Architects. (Refer to Shutter Dtl.)
8.11. For garage door details, see specifications section 08.36.13
8.12. to include a door, window, and cabinet hardware allowance for both interior and exterior doors. (To be selected by Interior Designer & Architect.)
8.13. Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
8.14. Verify all field conditions and dimensions to ensure that openings are properly sized, square and plumb. Report unsuitable conditions to the General Contractor.
8.15. Every closet door latch shall be such that children can open the door from inside the closet. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.
9. FINISHES
9.1. Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls and ceilings. All G.W.B. at bathrooms and garages shall be moisture resistant "Green Board", unless noted otherwise.
9.2. Floor finish clearances shall allow for various material thicknesses.
9.3. Contractor to furnish all plaster from one manufacturer.
9.4. to install, apply, and cure materials in accordance with the Red Book, U.S. Gypsum Lathing and Plaster Handbook.
9.5. The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface.
9.6. Contractor to provide a 4'-0" x 8'-0" on site sample of finished stucco showing color, texture, and workmanship for Architect's review prior to commencing with the work.
9.7. Contractor to warranty the stucco against check cracking, crazing and delamination for a period of four years from final date of acceptance.
9.8. Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces.
9.9. Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall be applied against wood rulers. Test samples shall be made for approval by the Architect prior to execution of the work.
9.10. Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints.
9.11. Space all drywall screws not more than 16" o.c.
9.12. Install metal beads at exposed edges, doors, and corners of G.W.B. finish. Fasten securely. Secure wall board to supporting members.
9.13. Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.
9.14. Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where green board and cement backer board are used). Fill all joints, fastener heads, cracks and other depressions with joint compound.
9.15. Provide a Level 5 finish for all gypsum board walls unless otherwise noted. Refer to Gypsum Association GA 214 Quick Reference Guide
9.16. Use water resistant "green board" for bath areas, except in shower areas and where cement backer board is to be used as a substrate for ceramic tile.
9.17. Room finishes shall be per the room finish schedule. All wall and floor tile, stone, marble, and mosaic finishes to be approved by owner & supplied by contractor. Contractor shall be responsible for all tile, stone, marble and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.
9.18. All bathrooms accessories shall be approved by the owner. Shower shall be tiled to the ceiling, unless otherwise noted. Floor tile shall have a non-slip finish in bathrooms.
9.19. Wood surfaces to be painted shall be free from defects, including knots and sap streaks. Defects shall be filled, sealed with Bondo brand filler and sanded smooth as required to remove visible blemishes. Handrails shall be sanded smooth.
9.20. Paint colors shall be selected by the Architect. A minimum of four test samples of an area no less than 4 sq. ft. shall be produced and approved prior to the execution of the work.
9.21. Primer and paint shall be supplied along with necessary thinners and cleansers. Bathroom paint shall have M-1 Mildew Additive at a ratio per the manufacturer's specifications.
9.22 Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and smoke-developed index not greater than 450 as per ASTM-E-84 or UL 273. All finishes will be detailed in Division 9 of the architectural specifications.
9.23. Doors, window frames, sidings boards, and trims shall be painted or stained per the finish schedule for Architect's inspection prior to installation. Air distribution devices shall be spray painted the color of the adjacent wall or ceiling surface. Wood cabinets shall be hand finished prior to installation. All exterior wood to be stained. All interior wood to be painted except millwork or unless otherwise noted on the drawings. (Refer to interior drawings)
9.24. All paint & stain shall be the highest quality "Benjamin Moore" products unless otherwise noted.
9.25. All bathroom accessories, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer at a later date and installed by the General Contractor.
9.26. Contractor to provide all necessary blocking, backing shelves, framing for light fixtures, electrical units, A/C equipment, drapery or ceiling tracks, plumbing equipment, counters, shelves, handrails, railings and all other items requiring the same.
9.27. All surfaces of masonry walls and wood fences shall be finished in the same manner, with the same materials on both sides to have an equal or better quality appearance when seen from adjoining properties.

10. SPECIALTIES
10.1. Actual bids and not allowances (except where noted), shall be submitted for the specified items following:
10.2. Cabinets shall have concealed hinges. Samples shall be Cabinets shall have concealed hinges. Samples shall be submitted to the Architect for approval after acceptance of shop drawings and prior to cabinet fabrication. All countertops shall be 36" high unless otherwise noted.
10.3. Countertop and back splash at kitchen and bar top shall be Countertop and back splash at kitchen and bar top shall be selected by architect and interior designer. Countertop at bar sink and around kitchen sink and all bathroom vanities shall be cross cut travertine stone to be provided by the owner as indicated on drawings. Contractor to provide installation of all countertops and back splashes and to supply all necessary materials for installation.
10.4. Built-in cabinets (for which shop drawings are to be Built-in cabinets (for which shop drawings are to be provided) shall include the following: kitchen cabinets, built-in wall units and wet bar built in cabinets.
10.5. The security, TV cable, fiber optic cable, telephone and stereo systems are not detailed in this contract but the contractor shall provide an allowance for each item and submit a description of each.
10.6. All termite protection shall be provided in accordance with state, local and county codes. See specification section 31.31.16 soil treatment for further information.
10.7. Street wall address numbers to be in contrasting color from finish background. Mon. 4" high and ½" stroke width per number. Color finish font and final size to be approved by Owner.

11. EQUIPMENT
11.1. Not used in this set

12. FURNISHINGS
12.1. Furnishings are to be selected, provided, and installed by Owner. See interior Dwgs. for room finish schedule and built-in cabinetry/shelving to be provided by Contractor.

13. SPECIAL CONSTRUCTION
13.1. General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced state certified pool with a minimum of five years' experience installation and repairs in the pool industry.
13.2 Contractor to submit samples of pool finish and tile grout to Architect for approval. All equipment and shop drawings shall be submitted for Architects approval.

14. CONVEYING EQUIPMENT
14.1. Elevator to comply with Max Grablin Act, FBC 3013, and any other applicable portions of EBC chapter 30 Elevators and Conveying Systems.

21. FIRE SUPRRESSION
21.1. Where fire protection systems are required, they shall be installed in compliance with standards per FBC Section 901.

22. PLUMBING
22.1. All plumbing fixtures, faucets and fixture fittings shall be in compliance with standards as per FBCR Section P2701.

23. HEATING, VENTILATION AND AIR CONDITIONING
23.1. The following specifications are minimum requirements to supplement the documents.
23.2. Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
23.3. Contractors shall coordinate their work with the work of other trades prior to execution of their work.
23.4. Contractors shall obtain the appropriate inspector's acceptance of their work.
23.5. Contractor shall install complete water service, distribution, waste disposal and drainage systems.
23.6. Contractor shall provide and install heaters, fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use.
23.7. Contractor shall provide necessary sleeves, pipe connections and clean-outs for connection to future municipal sewer system to 60" outside of exterior walls.
23.8. Refer to schedules for fixture types, specifications, and locations.
23.9. Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings.
23.10. Locations of all grilles and registers shall be verified with the Architect prior to installation.
23.11. Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid TITUS or equal with adjustable louvers.
23.12. Thermostats shall have a sub-base with heat-off-cool and fan switches.
23.13 Air conditioning grilles shall be painted to match adjacent surfaces unless noted otherwise.
23.14. Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warrantied for four years after the acceptance of work.
23.15. Air exhaust and intake openings which terminate at outdoors shall be protected with corrosion resistant screens, louvers or grilles with openings between ¼" and ½" per FBCR 303.6.

26. ELECTRICAL
26.1. The following specifications are minimum requirements to supplement the documents.
26.2. Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
26.3. Contractors shall coordinate their work with the work of other trades prior to execution of their work.
26.4. Contractor to coordinate & provide allowance for Lutron Contractor to coordinate & provide allowance for Lutron Lighting System.
26.5. Contractors shall obtain the appropriate inspector's acceptance of their work.
26.6. Contractor shall provide and install complete electrical service of the proper capacity according to the documents.
26.7. Contractor shall provide relays as required for the thermostat control; shall provide empty circuits and boxes for the telephone and fiber optic cables; and shall provide wiring to the appropriate locations. Provide pull strings for all future work.
26.8. Service work including ordering and receiving equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electric work shall be grounded. All on site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be connected to meter located on drawings.
26.9. Switches, outlets, and plates shall be specified by the Architect. Switches shall be silent rocker type.
26.10. Locations of all electrical switches, outlets, telephone and TV jacks shall be marked for verification by the Architect prior to installation.
26.11. Contractor to install paddle fans at locations indicated on the plans.
26.12. Alarms and Detectors: Refer to electrical sheets for all carbon monoxide and smoke alarms.

ABBREVIATIONS

@	AT		
AAD	ATTIC ACCESS DOOR	J	JUNCTION BOX
ABV	ABOVE	JC	JANITOR'S CLOSET
AB	ANCHOR BOLT	JT	JOINT
A/C	AIR CONDITIONING	JF	JOINT FILLER
ACC	ACCESS	JST	JOIST
ADD	ADDENDUM		
ADH	ADHESIVE	KPL	KICK PLATE
ADJ	ADJACENT	KIT	KITCHEN
ADJT	ADJUSTABLE	KO	KNOCKOUT
AFF	ABOVE FINISHED FLOOR	LBL	LABEL
AP	ACCESS PANEL	LAB	LABORATORY
APX	APPROXIMATE	LAM	LAMINATE (-ED)
ARCH	ARCHITECT (-URE) (-URAL)	LAV	LAVATORY
ASC	ABOVE SUSPENDED CEILING	LSW	LEAD SHIELD WINDOW
ALT	ALTERNATE	LT	LIGHT
ALUM	ALUMINUM	LC	LIGHT CONTROL
ANC	ANCHOR (-AGE) (-ED)	LW	LIGHT WEIGHT
ANOD	ANODIZED	LL	LIVE LOAD
AUTO	AUTOMATIC	LVR	LOUVER
BD	BOARD	MFR	MANUFACTURE (-ER)
BEL	BELOW	MRB	MARBLE
BET	BETWEEN	MO	MASONRY OPENING
BI	BUILT-IN	MATL	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCK	MECH	MECHANIC (-AL)
BLKG	BLOCKING	MC	MEDICINE CABINET
BLT	BUILT	MBR	MEMBER
BM	BEAM	MTL	METAL
BOT	BOTTOM	MTFR	METAL FURRING
BRG	BEARING	MPR	METAL PILE RAILING
BS	BOTH SIDES	MTHR	METAL THRESHOLD
BU	BUILT UP	M	METER (-S)
BVL	BEVELED	MWK	MILWORK
BW	BOTH WAY	MIN	MINIMUM
BETWN	BETWEEN	MIR	MIRROR
		MISC	MISCELLANEOUS
		MOD	MODULAR
CAB	CABINET	MLD	MOLDING
CB	CATCH BASIN	MR	MOISTURE RESISTANT
CPT	CARPET (-ED)	MT	MOUNT (-ED) (-ING)
CIPC	CAST IN PLACE CONCRETE	MOV	MOVABLE
CK	CAULK (-ING)	MUL	MULLION
CLG	CEILING		
CLO	CLOSET	NAT	NATURAL
CHT	CEILING HEIGHT	NOM	NOMINAL
CPLP	CEMENT PLASTER (PORTLAND)	N	NORTH
CEMB	CEMENT BOARD	NIC	NOT IN CONTRACT
CTR	CENTER	NTS	NOT TO SCALE
CL	CENTER LINE	NGVD	NATIONAL GEOTECHNIC VERTICAL
CER	CERAMIC	DATUM	
CT	CERAMIC TILE		
CO	CLEAN OUT	OBS	OBSCURE
CLR	CLEAR (-ANCE)	OC	ON CENTER
COL	COLUMN	OPG	OPENING
COMP	COMPRESS (-ED) (-ION)	OPP	OPPOSITE
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OA	OVERALL
CONN	CONNECT (-ED) (-ION)	OV	OVERHEAD
CONST	CONSTRUCT (-ED) (-ION)		
CONT	CONTINUE, CONTINUOUS	PIV	POST INDICATOR VALUE
CONTR	CONTRACT (-OR)	PTD	PAINT (-ED)
CJ	CONTROL JOINT	PNL	PANEL
CORR	CORRUGATED	PB	PANIC BAR
CNTR	COUNTER	PTD	PAPER TOWEL DISPENSER
CWL	CURTAIN WALL	PTR	PAPER TOWEL RECEPTOR
		PBD	PARTICLE BOARD
		PART	PARTITION
		PERI	PERIMETER
DPR	DAMPER	PLAS	PLASTER
DL	DEAD LOAD	PLAM	PLASTIC LAMINATE
DEMO	DEMO(LISH) (-LITION)	PL	PLATE
DEP	DEPRESS(-ED)	PT	PRESSURE TREAT (-ED)
DET	DETAIL(S)	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL	PCF	POUNDS PER CUBIC FOOT
DIA	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DIV	DIVISION	PFN	PRE-FINISHED
DR	DOOR		
DBL	DOUBLE	QT	QUARRY TILE
DN	DOWN		
DS	DOWNSPOUT	RAD	RADIUS
DWR	DRAWER	RD	ROOF DRAIN
DWG	DRAWING	RL	RAIL (-ING)
		RQL	RAIN WATER LEADER
EA	EACH	REF	REFERENCE
ELEC	ELECTRIC (-AL)	REG	REGULAR
EP	ELECTRICAL PANEL	REINF	REINFORCE (-ED)
EWC	ELECTRONIC WATER COOLER	REQ	REQUIRED
EWH	ELECTRIC WATER HEATER	REM	REMOVE
EL	ELEVATION	RES	RESILIENT
ELEV	ELEVATOR	RET	RETURN
EMER	EMERGENCY	RA	RETURN AIR
ENC	ENCLOSURE	REV	REVISION (-S)
EQ	EQUAL	RM	ROOM
EQUIP	EQUIPMENT	RO	ROUGH OPENING
EXH	EXHAUST	RUB	RUBBER
EXIST	EXISTING		
EXP	EXPOSED	SCN	SCREEN
EXT	EXTERIOR	SCH	SCHEDULE (-D)
		SNT	SEALANT
FAS	FASTEN (-ER)	SECT	SECTIONS (S)
FT	FEET, FOOT	SHT	SHEET
FDB	FIBER BOARD	SIM	SIMILAR
FGL	FIBERGLASS	SC	SOLID CORE
FIN	FINISH (-ED)	SP	SOUND PROOF
FFE	FINISHED FLOOR ELEVATION	S	SOUTH
FFL	FINISHED FLOOR LINE	SPK	SPEAKER
FEC	FIRE EXTINGUISHER CABINET	SPL	SPECIAL
FP	FIREPROOF (-ED) (-ING)	SPEC	SPECIFICATION (S)
FLG	FLASHING	SPR	SPRINKLER
FLX	FLEXIBLE	SQFT	SQUARE FEET
FLR	FLOOR (-ING)	SS	STAINLESS STEEL
FLCO	FLOOR CLEAN OUT	STD	STANDARD
FD	FLOOR DRAIN	SSMR	STANDING SEAM METAL ROOF
FLOUR	FLUORESCENT	STA	STATION
FB	FOOT BOLT	STL	STEEL
FR	FRAM (-ED) (-ING)	STO	STORAGE
FBO	FURNISHED BY OTHERS	STR	STRUCTURE (-AL)
FF&EE	FURNITURE, FIXTURE & EQUIPMENT	STUC	STUCCO
FUR	FURRED (-ING)	SUSP	SUSPENDED
FUT	FUTURE	SYM	SYMMETRICAL
		SYST	SYSTEM
GA	GAUGE	SF	SUPPLY FAN
GPM	GALLONS PER MINUTE	SFBC	SOUTH FLORIDA BUILDING CODE
GALV	GALVANIZE (-D)		
GI	GALVANIZED IRON	TEL	TELEPHONE
GKT	GASKET (-ED)	TEMP	TEMPORARY
GC	GENERAL CONTRACT (-OR)	TH	THICK (-NESS)
GL	GLASS, GLAZING	THR	THRESHOLD
GB	GRAB BAR	TPD	TOILET PAPER DISPENSER
GRD	GROUND	TOL	TOLERANCE
GT	GROUT	T &G	TONGUE & GROOVE
GYP BD	GYPSUM BOARD	TOB	TOP OF BEAM
GD	GRADE	TOR	TOP OF ROOF
		TOS	TOP OF SLAB
HC	HANDICAP (-ED)	TB	TOWEL BAR TYP TYPICAL
HDW	HARDWARE		
HWD	HARDWOOD	UUNF	UNFINISHED
HVAC	HEATING/VENTILAYTING / AIR	UR	URNIAL
CONDITIONING		UON	UNLESS OTHERWISE NOTED
HDY	HEAVY DUTY	VNR	VENEER VERT VERTICAL
HGT	HEIGHT		
HM	HOLLOW METAL	VEST	VESTIBULE VIN VINYL
HOR	HORIZONTAL		
		WTW	WALL TO WALL
HWH	HOT WATER HEATER	WH	WALL HUNG
HR	HOUR	WC	WATER CLOSET
		WP	WATERPROOF (-ED)
INCL	INCLUDE (-D) (-ING)	WDW	WINDOW
INSUL	INSULAT (-ED) (-ION)	W/	WITH
INT	INTERIOR	W/O	WITHOUT
		WD	WOOD
		WDB	WOOD BASE

TO COMPLY W NOA AND LOCAL CODE REQUIREMENTS

EXTERIOR WINDOWS
EXTERIOR LOUVERS
ROOFING MEMBRANE
WATERPROOFING SYSTEMS
THERMAL AND MOISTURE PROTECTION
RALINGS AND GUARDRAILS
INSULATION MATERIALS
SOUND TRANSMISSON MATERIALS
ELECTRICAL EQUIPMENT
MECHANICAL EQUIPMENT
LOW VOLTAGE, SECURITY ACCESS AND CONTROL
THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMTTALS DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICAL IN ACCORDANCE WITH FBCB 9th EDITION (2017), BEC,(A) 107.3.4.1 DEFERRED SUBMTTALS.

NOTE: SHOP DRAWINGS / N.C.A. ANDOR PRODUCT DATA NEED TO BE STAMPED/APPROVES/ SIGNED AND DATED (EACH PAGE) BY A PROFESIONAL DESIGNER OF RECORD REGISTERED IN THE STATE OF FLORIDA. COMPANY NAME AND SIGNATURE NAME MUST BE IDENTIFIED WITH PRINT WRITTEN. ALSO APPRORIATE ASSEMBLES, CONNECTIONS. TYPE OF ELEVATION, PRESSURES AND DETAILS MUST BE SELECTED BC LIGHT) FROM EACH PRODUCT APPROVAL, AND ALDO EACH PRODUCT MUST BE IDENTIFIED IN THE DRAWINGS (TAGSLABEL), 107.3.5

APPLICABLE BUILDING CODES

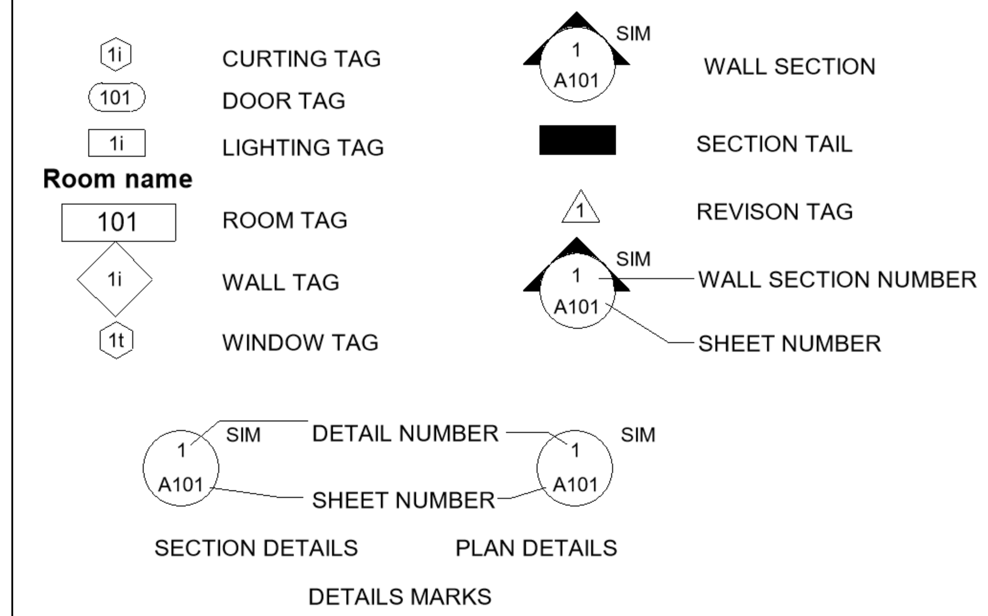
BUIDING: FLORIDA BUILDING CODE SEVENTH EDITION 2020 RESIDENTIAL
MECHANICAL: FLORIDA BUILDING CODE SEVENTH EDITION 2020 MECHANICAL
ELECTRICAL: FLORIDA BUILDING CODE SEVENTH EDITION 2020 ELECTRICAL
PLUMBING: FLORIDA BUILDING CODE SEVENTH EDITION 2020 PLUMBING
LIFE SAFETY: NFPA 101 LIFE SAFETY CODE 2018 EDITION

SCOPE OF WORK

NEW FOUR STORY MULTI-FAMILY DEVELOPMENT W/ NEW SITE WORK & LANDSCAPING

NOTE:
DRIVEWAY, WINDOWS & DOORS, ROOFING &WATERPROOFING, RAILINGS & FENCE, STAIRS AND ANY SPECIALITY TO BE PART OF THIS PERMIT AND GC SHALL OBTAIN THE REQUIRE PERMITS FROM THE BUILDING DEPARTMENT

SYMBOL LEGEND



PROJECT ADDRESS:
1942 Taylor St,
Hollywood, FL 33020

GIUSEPPE NEDIANI
PROFESSIONAL ENGINEER
LICENSE NO. 59435
FLORIDA
MECHANICAL
ELECTRICAL
STRUCTURAL

CONTACT INFORMATION
DESIGN PROFESSIONAL
GIUSEPPE NEDIANI
PE #59435
2301 COLLINS AV. #1207
MIAMI BEACH, FL, 33139
(305) 532-4499
GIUSEPPENEDIANI@GMAIL.COM

DATE	ISSUED FOR

SEAL / SIGNATURE / DATE

SHEET TITLE

NOTES

SHEET NUMBER

A001

DESIGN GUIDELINES

This structure has been designed to meet or exceed the wind load requirements of the 2020 Florida building code residential edition, section R301 design criteria and ASCE 7-02.

1. Basic wind speed - 146 mph (3 second gust)
2. Wind importance factor - 1.0
3. Construction type - single family residence
4. Wind exposure - category C
5. Internal pressure coefficient for enclosed buildings is 0.18; height and exposure adjustment coef. is 1.0; and directionality factor is KD=0.85

TYPICAL GENERAL NOTES:

1. All noted are typical unless otherwise noted.
2. G.C. to familiarize themselves with existing site conditions and approved construction drawings and notify Architect of any discrepancies prior to commencing work.
3. Do not scale drawings.
4. Shop drawings to be provided for all speciality items and all millwork and submitted to Architect for approval prior to any construction.
5. All floor plan dimensions are from face of masonry to the rough stud. all reflected ceiling plan dimensions are from finished gypsum board.
6. G.C. to provide sound insulation in new partitions
7. G.C. to use 5/8" glass mat cementitious board (durra) in all wet areas.
8. G.C. to coordinate location, electrical requirements, and installation of all new millwork with Architect and provide shop drawings for approval prior to fabrication.
9. All plumbing fixtures shall confirm to the standards set forth in section P2701, Florida Building Code 2020 residential
10. G.C. to coordinate heights and locations of all decorative lighting with Architect prior to construction
11. G.C. to provide blocking at all accessory locations and at all chandelier and/or ceiling mounted lighting locations
12. All new light fixtures shall be U.L. listed.

TYPICAL FINISH NOTES:

1. All interior finishes to be selected by Owner. G.C. to confirm selections and provide samples prior to purchase and installation.
2. All finishes shall comply with NFPA 101 section 18.3.3 interior finishes.
3. All back splashes at kitchen shall extend to underside of upper cabinets and all tile in the tub/shower shall extend to underside of ceiling.
4. All GWB & plaster finishes shall be finished smooth, primed and painted.
5. Stud gauge shall be as specified, except at locations where cabinets, plumbing fixtures, or accessories shall be hung a min 20 gauge at 16" o.c. shall be used
6. Provide category ii safety glass at shower enclosures, windows adjacent to tubs or showers, glass panels adjacent to doors, and all other hazardous locations as per FBC 2411.6.2. and 2405.2.1(3)(4).
7. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall have tile finish up to a height of not less than 6 feet above the floor.
8. Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index not greater than 450 as per ASTM e-84 or UL 273.
9. Foam plastic to have a flame-spread index not more than 75, smoke-developed index not more than 450 as per ASTM e 84 or UL 723.
10. All finishes below B.F.E. Shall be flood damage resistant materials

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PLAN NOTES:

1. All habitable rooms to meet the minimum light and ventilation requirements of section R303.1 of the 2020 Florida building code residential.
2. Stairs and handrails:
A.- All stairs to meet the requirements of section 311.5 of the 2020 Florida building code residential.
B.- guardrails shall be in accordance with section r4403.7.3 of the 2020 Florida building code residential
- Shall be minimum 42" AFF
- Intermediate rails shall have aff than a 4" gap rejecting 4" sphere
- Bottom rail to floor shall be less than a 2" gap rejecting 2" sphere
- Strength, durability, and attachment for 200# min or # required by local code load in any direction. G.C. shall verify design with Architect prior to fabrication and installation
C.- Handrails shall be in accordance with section r311.5.6 of the 2020 Florida building code residential
- 34" to 38" high above leading edge of tread
- Triangle at tread, riser, & rail less than 6" gap
- Cross section: circular = 1 1/4" to 2" dia, noncircular = equivalent gaspability
- Edges = min 1/8" radius
- Clear space between handrail and wall shall be a min 2 1/4"
- May be interrupted by post at turn
- Strength, durability, and attachment for # 200 min or # required by local code.
3. Provide smoke detection in all bedrooms (inside room & outside) adjacent to bedroom door. Also provide smoke detectors at first and second floor in close proximity to stairs as per section R313 of the 2020 Florida building code residential.

INTERIOR DESIGN

G.C. to coordinate with the Architect and Owner for exact heights and locations including, but not limited to, A/C supply/return, outlets, switches, fixtures. etc. prior to installation. Any installation made without consulting with design consultants may need to be relocated at G.C.'s time and expense.

WATERPROOFING NOTES

1. ROOFING
a. Roof dry-in shall prevent any water penetrating through the roof system, including gable ends and penetrations. maintenance of dry-in is required until permanent roofing is installed. any roof dry-in shall go up any abutting wall a minimum of 8" behind metal wall flashing.
b. Eve drip at roof edge shall be installed beneath dry-in felt. roofing cement shall be applied between the drip edge and felt dry-in or per manufacturer's recommendation.
c. Metal wall flashing shall be a minimum of 6" up the wall and on roof deck. all flashing shall be set in roof mastic on horizontal & vertical surfaces.
d. Roofing mastic shall be applied and used to seal all plumbing vent stacks and any other roof vent flashing including but not limited to all ridge vents, dryer vents and bath vents.
e. Pipe vent or other vent shall not be installed closer than 24" of any valley, ridge, hip or other penetration
f. Flashing to be in accordance with NRCA, the national sheet metal contractors' association.

2. STUCCO
a. Stucco shall be fogged for three days with verification log and job superintendent sign-off
b. Bonding agent shall be applied to any wall that is unlathed where a permanent bond would be required.
c. Sand proportioning for stucco mix shall be done to exacting measures including building 1 cubic foot boxes if necessary to control the actual quality of sand introduced into the stucco mix.
d. Caulking grooves shall be created either with nail heads or similar items between dissimilar materials to achieve a "v" joint for caulking.
e. Lath shall continue behind expansion joints.
f. Outside & inside corners to have lath lap a minimum of 12" beyond corner.
g. Tyvek and stucco building wrap shall be furnished and installed at all areas by sub-contractor.
h. Scrape and clean all vertical and horizontal control joints.
i. 15 lb felt shall be installed over building wrap and non-paper back lath applied horizontally over the felt. all accessories shall be applied over the full coverage lath. drip screed to be installed prior to the lathing operation. drip screed to be no less than 1/2" and not more than 1" below finish floor. do not caulk drip screed.
j. Submittals shall include all info. required for product installation, including manufacturer's mixing instructions for the stucco.

3. PAINT
a. Use the appropriate sealer as recommended for each application to seal off stucco.
b. Painter shall submit proof from paint supplier of ph testing prior to applying paint.
c. Prior to any exterior caulking, proper paint or primer for caulk will be completed.
d. Surfaces must be free of oil, scle, dust, and other deleterious material prior to caulking.
e. All foam features that are hard coated must be sealed.
f. Acrylic urethane sealant shall be used at all exterior applications included to be sealed by this contract.

4. PLUMBING - Pipe vents shall not be located any closer than 24" of any valley, ridge, hip, or other penetration.

5. HVAC
a. Roof vents shall not be located any closer than 24" of any valley, ridge, hip, or other penetration.
b. Wall vent piping to slope down to vent cap and have seam on upper side.

6. GUTTERS AND DOWNSPOUTS
a. Roof drip edge shall not be cut or otherwise altered during the installation of gutters.
b. All fasteners through drip edge used to attach gutters at building fascia shall be sealed with acrylic urethane caulking. verify nail spacing.

WATERPROOFING APPLIED APPLICATIONS NOTES

The following are specifications for water proofing applied applications.
Subcontractor must submit to the contractor and Architect all product information for review and approval. All applications are on top of concrete slabs. All roofing applications to be 20 years bondable.
1.- Roofing system.
3-Ply modified bitumen roofing system membrane, over light weight insulating concrete, sloped to drain at 1/4" per foot w/ uplift tie-downs pressure resistant.
2.- Concrete slab @ second level terraces
Sopralene flam 180 waterproofing membrane by soprema noa#09-0112.02i. provide 10 year warranty.
Installation:
Prior to installation moisture test on deck. dryout with torch. then add primer as indicated.
1. Elastocol 500 (2 coats) primer, applied with roller
2. Sopralene flam 180 base sht, torch applied
3. Sopralene flam 180 fr gr top sht., torch applied
After top membrane is installed 24 hr flood test prior to tile installation.

BUILDING INSULATION

Minimum insulation values required:
Exterior CMU walls R-5 foil insulation
Between level 2 and roof R-30

Notes:
1. Insulation materials, facings, vapor retarders shall have a flame-spread classification of not greater than 25 and a smoke-developed index not greater than 450 as per ASTM E-84 or UL 273

ROOF FLASHING

1. Base cap and flashing: base and cap flashing shall be installed in accordance with manufacturer's installation instructions. base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019" thickness or mineral surface roll roofing weighing a minimum of 77 lbs per 100 sf. cap flashing shall be corrosion resistant metal of minimum nominal 0.019" thickness.
2. Drip edge: drip edge shall be provided at eaves and gables of shingle roofs, flat roof edge and balconies edges, and overlapped a minimum of 2". eve drip edges shall extend 1/4" below sheathing and extend back on the roof a minimum of 2". drip edge shall be mechanically fastened a maximum of 12" on center.

Crickets or saddles: a cricket or saddle shall be installed on the ridge side of any chimney greater than 30" wide. cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

FBC 2010. R703.7.5 FLASHING

Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with section R703.7.

RAIN WATER LEADERS

G.C. shall insulate and soundproof around all rain water leaders that occur inside of ceiling and walls.

FBC 2010, R703.8 FLASHING

Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. the flashing shall extend to the surface of the exterior wall finish an shall be installed to prevent water from reentering the exterior wall envelope. approved corrosion-resistant flashing shall be installed at all of the following locations:
1. At top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 1-1/8" over the sheathing material around the perimeter of the opening, including corner, do not require additional flashing; jamb flashing may also be omitted when specifically approved by the building official.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

TERMITE TREATMENT

As per 2020 Florida building code sections 1816.1.7, 105.10, and 105.11 and the 2010 Florida building code, residential section r4409.13.5 - the building shall have preconstruction treatment against subterranean termites. the rules and laws as established by the Florida dept. of agriculture and consumer services shall be deemed as approved with respect to pre-construction soil treatment. a certificate of compliance shall be issued to the building department be the licensed pest control company. a certificate of protective treatment for prevention of termites according to F.B.C. section 104.2.6 shall be acquired.

MOLD MITIGATION

1. The general contractor shall take measures to deliver to the owner a continuous water tight building envelope which will provide a solid shield to water entry.
2. Provide weeps at masonry system which may collect moisture.
3. Provide necessary site work to move water away from the building during construction.
4. General contractor shall complete and seal the building envelope prior to installing wall board or any finish material.
5. The contractor shall establish procedures to provide deliver and store materials so as to prevent water damage. all materials shall be inspected for water damage prior to accepting delivery
6. The contractor shall take reasonable steps to maintain effective dry-in conditions during the "controlled" phase of construction.
7. The contractor shall ensure that all surfaces are dry and unexposed to sources of humidity prior to covering them with finish materials.
8. The contractor shall establish a protocol for dealing with any large and unexpected water intrusion into completed portions of the building.
9. Upon completion of construction, the general contractor shall deliver to the owner all available material, including but not limited to manufacturer's recommendation so as to facilitate the development of a building operations and maintenance plan.

FBC 2010. R4409.7 HIGH VELOCITY HURRICANE ZONE-FIRESTOPPING

1. R4409.7.2. firestopping shall be installed in wood frame construction in the locations specified in section R4409.7.2.1 through R4409.7.2.6.
2. R4409.7.2.1. in concealed spaces of stud walls and partitions including furred spaces at ceiling and floor levels to limit the maximum dimension of any concealed space to 8 feet (2438 mm).
3. R4409.7.2.2. at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar features.
4. R4409.7.2.3. in concealed spaces between stair stringers at least once in the middle of each run, at the top and bottom, and between studs along and in line with adjacent run of stairs of the run.

TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.

THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL, IS THE BASED CODE FOR DESIGN

FLOOD INFORMATION

1. All electrical, mechanical, plumbing will be placed at or above the base flood elevation.

2. All areas below B.F.E. shall be provide with a minimum of two (2) openings having a total net area of no less than one square inch. of opening for every square foot of enclosed area subject to flooding the bottom of the opening will be no higher than one (1) foot above grade and located on different sides of the enclosed area, openings will be equipped with screens or louvers, flood resistant materials will be used below B.F.E.

3. The side will be graded in a manner to prevent the flooding of adjacent properties. where necessary interceptor swales will be constructed on-site with no encroachment over adjacent properties.

4. 0'-0" = 8.6' N.A.V.D.

5. Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of storm water into lake or canal.

6. Lot will be graded so as to prevent direct overland discharge of storm water onto adjacent property.

7. Applicant will provide certification prior to final inspection.

8. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county. section 553.79 (10), Florida statutes effective 7/10/87.

9. The beam elevation certificate is required before making any inspections above the lowest floor and a final elevation certificate is required before issuance of certification of occupancy or completion (completion hold 186) (IC-3D3) call 372-6685.

10. O.S.F.H. - (outside special flood hazard) all electrical, plumbing and mechanical equipment must be located at or above the required lowest floor elevation S.F.H. - (special flood hazard) all electrical, plumbing and mechanical equipment must be located at or above the base flood elevation or the required lowest floor elevation whichever is higher.

11. Lowest floor - 11 C-2(BB) "shall mean the lowest floor of the lowest enclosed area (including basement). an unfinished or flood resistant enclosure, usable for parking or vehicle, building access or storage in a area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built as to render the structure in violation of the applicable non - elevation design requirements in 60.3 of CFR CH.((10-1)-88 edition)". Dade county code sections LI. C-3, 11 C-4, 11 C-5.

12. Garage / storage - (SFHA (1 1 C-5 (F)) fully enclosed areas below the base flood elevation shall be designed to preclude finished living space except allowable uses i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of flood - waters to automatically equalize hydrostatic flood forces on exterior walls, the interior portion of such enclosed area sha no be portioned of finished (flood resistant materials only) into separate rooms or air conditioned. design for complying with this requirement must be either certified by a professional engineer or architect or meet the following criteria; (1) provide a minimum of two (2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area size. bottom of all openings shall be not higher than one (1) foot above grade.

13. Highest adjacent grade - 11 C-2(2) "shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure". 1 1c-2(gg) "minimum finished grade shall mean the elevation established in Dade county flood criteria map at a specific development site or crown of road elevation of an existing adjacent road, whichever is higher (or waiver must be obtained). site grading must be provided in a manner so as to retain run - off within the site and prevent run - off into adjacent property as well as direct surface water run - off into lakes or canals.

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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

A002

PROPERTY ADDRESS

1942 TAYLOR STREET, HOLLYWOOD, FLORIDA 33020

FOLIO

#514215014010 #514215014000

LEGAL DESCRIPTION

PARCEL 1: LOT 25, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

PARCEL 2: LOT 26, BLOCK 22, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	ND-3	ND-3
SUB-DISTRICT:	N/A	N/A
BUILDING USE	SINGLE FAMILY & DUPLEX	MULTIFAMILY DWELLING
LAND USE DESIGNATION:	N/A	N/A
NET LOT AREA:	2,756 SQ.FT.	8,437 SQ.FT.
GROSS LOT AREA:	10,759 SQ.FT.	10,759 SQ.FT.
BASE FLOOD ZONE:	ZONE X(0.2%)	ZONE X(0.2%)

BUILDING INTENSITY	ALLOWED	PROVIDED
LOT COVERAGE:	N/A	N/A
FAR:	3.00	1.84
A/G AREA:	32,277 SQ.FT.	19,887 SQ.FT.
PROPOSED NO. OF UNITS:	UNLIMITED	18 UNITS
NUMBER OF FLOORS:	10	4
BUILDING HEIGHT:	140 FEET	46 FEET

BUILDING INFORMATION	PROVIDED
TYPE OF CONSTRUCTION	TBD
SPRINKLER (REQUIRED)	YES
FIRE ALARM (REQUIRED)	YES

PARKING CALCULATION	REQUIRED	PROVIDED	
MIN. REQ. PER UNIT (1) PARKING SPACE PER UNIT UNITS EXCEEDING ONE BEDROOM INCLUDING DENS (1.5) PARKING PER UNIT			
1 BEDROOM UNITS (10 CT)	10	9	
2 BEDROOM UNITS (8 CT)	12	16	
GUESTS: 1 PER EVERY 10	2	2	
HANDICAPPED SPACE	0	1	
TOTAL	=24 SPACES	=28 SPACES	8 TANDEM SPACES (16 SINGLE SPACES) PROVIDED FOR THE 8 CT. 2 BED. UNITS, 2 INDIVIDUAL TANDEM SPACES SHALL BE FOR EACH UNIT
LOADING: RESIDENTIAL 1 FOR (60-100 UNITS)	NOT REQ.	0 SPACE	

SETBACKS	REQUIRED	PROVIDED
FRONTAGE AT TAYLOR (NORTH)	15'-0"	15'-0"
SIDE INTERIOR (EAST)	0'-0"	10'-0"
SIDE INTERIOR (WEST)	0'-0"	4'-0"
REAR (SOUTH)	5'-0"	5'-0"

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS

FRONTAGE AT TAYLOR (NORTH)	15'-0"	15'-0"
SIDE INTERIOR (EAST)	0'-0"	0'-0"
SIDE INTERIOR (WEST)	0'-0"	4'-0"
REAR (SOUTH)	5'-0"	5'-0"

GREEN BUILDING CERTIFICATION

LEED GREEN BUILDING CERTIFICATION SHALL BE OBTAINED FOR THIS PROJECT.

NET AREA

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/BALCONY	AC	BALCONY
2ND FLOOR	201	2/2	970	385	5,115	1,135
	202	2/2	959	375		
	203	2/2	867	375		
	204	1/1	759			
	205	1/1	800			
	206	1/1	760			
3RD FLOOR	301	2/2	972	99	5,118	198
	302	2/2	1023	51		
	303	2/2	962	48		
	304	1/1	729			
	305	1/1	707			
	306	1/1	725			
4TH FLOOR	401	2/2	857	150	4,904	249
	402	2/2	1025	51		
	403	1/1	870	48		
	404	1/1	738			
	405	1/1	707			
	406	1/1	707			
TOTAL NET AREA					15,137	1,582

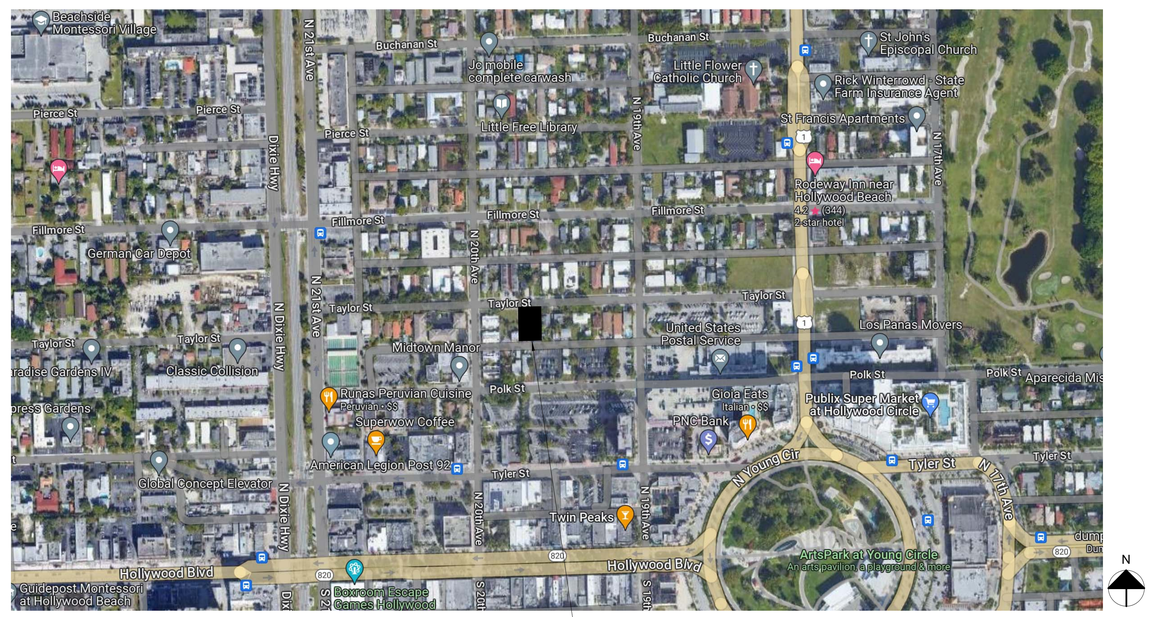
MIN. DWELLING UNIT SIZE	REQUIRED	PROVIDED
PER UNIT	300 SQ.FT.	707 SQ.FT. (MIN.)
CUMULATIVE AVERAGE	500 SQ.FT.	841 SQ.FT.

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA		
PARKING, SIDEWALKS & DRIVES	N/A	9,362 SQ.FT. (87.0%)
PERVIOUS AREA		
LANDSCAPING AREAS (TOTAL)	1,178 SQ.FT. (10.9%) MIN	1,362 SQ.FT. (13.0%)
FRONT YARDS	1,200 SQ.FT. (11.2%) MIN	1,200 SQ.FT. (11.2%)
LANDSCAPE BUFFERS	N/A	N/A
OPEN AREA		13,045 SQ.FT.
VEHICULAR AREA		7,853 SQ.FT.

GROSS BUILDING AREA		INTERIOR
	FIRST FLOOR	8,437 SQ.FT.
	SECOND FLOOR	7,512 SQ.FT.
	THIRD FLOOR	6,575 SQ.FT.
	FOURTH FLOOR	6,575 SQ.FT.
	ROOF	6,692 SQ.FT.
	TOTAL	35,791 SQ.FT.

FAR ANALYSIS

	SPACE	AREA		GROSS AREA		AREA FAR
		AC	NON AC	AC	NON AC	
1ST FL	LOBBY	90		141	8,296	505
	TRASH ROOM		79			
	STAIR WELLS		251			
	ELEVATORS	51				
	PUMP ROOM		113			
	GARAGE		7,853			
2ND FL	CORRIDOR	954		6,126	1,386	6,377
	UNITS	5,121				
	STAIRWELLS		251			
	ELEVATOR	51				
	BALCONIES		1,135			
3RD FL	CORRIDOR	954		6,126	449	6,377
	UNITS	5,121				
	STAIRWELLS		251			
	ELEVATOR	51				
	BALCONIES		198			
4TH FL	CORRIDOR	954		6,126	449	6,377
	UNITS	5,121				
	STAIRWELLS		251			
	ELEVATOR	51				
	BALCONIES		198			
ROOF	STAIRWELLS		251		6,692	251
	ELEVATOR					
	ROOF AREA		6,441			
				18,519	17,272	
TOTAL GROSS AREA				35,791 SF		
TOTAL FAR AREA						19,887 (1.84)



LOCATION MAP

SITE

PROJECT ADDRESS:
1942 Taylor St,
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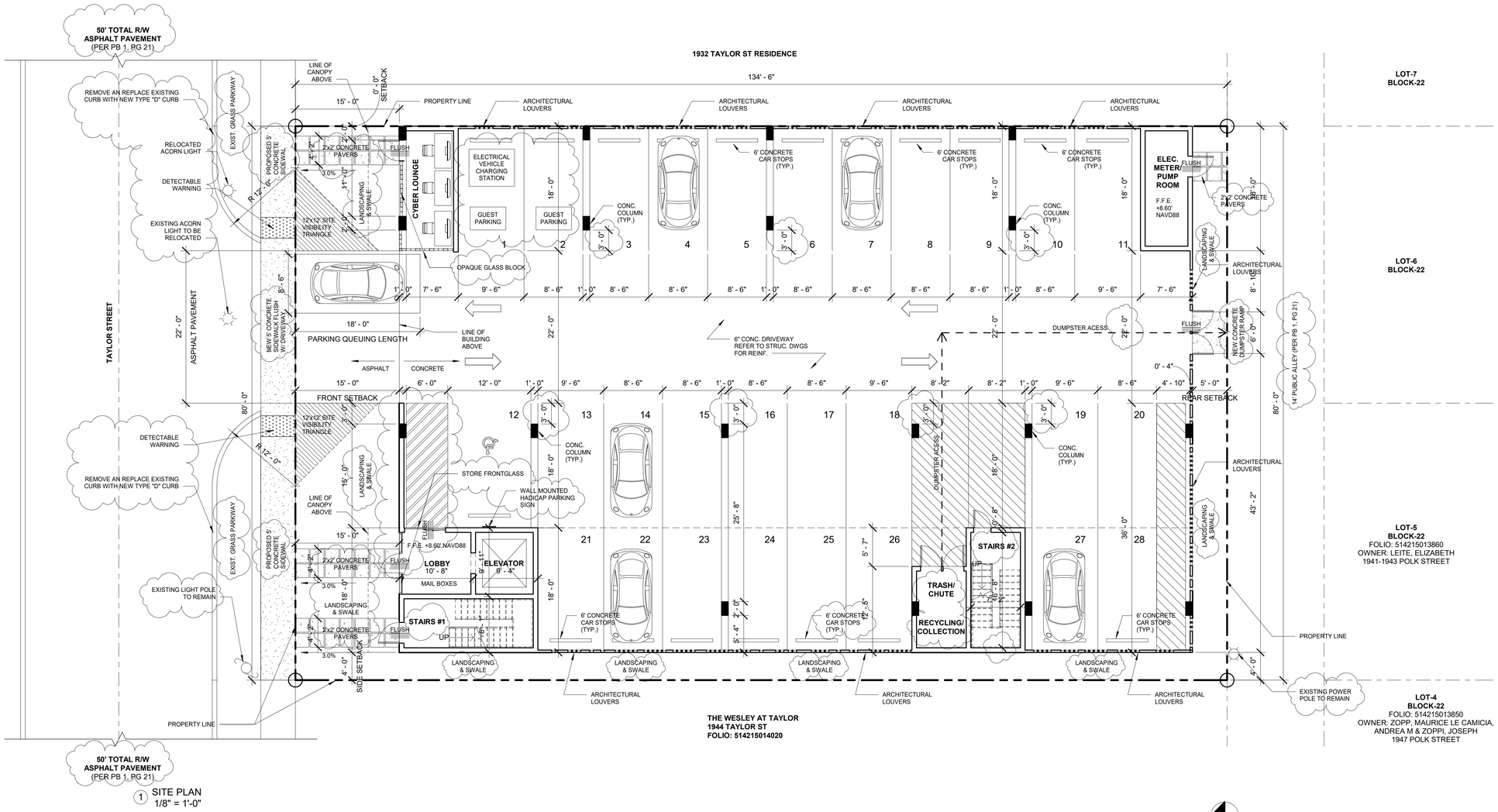
SHEET TITLE

PROJECT DATA

SHEET NUMBER

A003



1 SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES:

1. PROVIDE SOIL TREATMENT FOR TERMITE PROTECTION, TYP. FOR ENTIRE SITE.

2. SIDE YARDS LOW RETENTION WALLS WITH SMOOTH STUCCO FINISH PAINTED. COORDINATE SITE GRADE CHANGE TRANSITION REFER TO LANDSCAPE & STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS.

3. REFER TO LANDSCAPING DWGS FOR PLANTING. REFER TO CIVIL DWGS FOR GRADING.

4. FLOOD ELEVATION 8.6' N.A.V.D.

5. DURING CONSTRUCTION GC TO PREVENT ANY VEHICLE TRACKING ON ROADWAYS BY CREATING WASH DOWN AREAS ON SITE AS REQUIRED. ALL NEAR BY STORM DRAIN CATCH BASINS TO BE PROTECTED WITH FILTER FABRIC. PORTABLE TOILET TO BE 5' FROM PROPERTY LINES AND TO NOT BE NEAR ANY CATCH BASINS OR BODY OF WATER.

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

7. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

8. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS AER REQUIRED FOR EACH SIGN.

9. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

10. 36' OF ACTIVE USE PROVIDED AT GROUND LEVEL (45%).

11. NO GARAGE ENTRY DOOR SHALL BE USED TO ALLOW FOR QUEUING.

12. TANDEM SPACES SHALL COUNT TOWARDS A SINGLE UNIT.

13. MOT PLANS TO BE PROVIDED AT TIME OF PERMIT.

14. FOR UTILITIES WORK WITHIN RIGHT-OF-WAY, ROW PERMIT WILL BE REQUIRED AT THE TIME OF PERMIT.

15. ALL OUTSIDE AGENCY PERMITS ARE REQUIRED AT THE TIME OF CITY BUILDING PERMIT REVIEW.

16. IMPACT PAYMENT FEES (INCLUSIVE OF PARK PAYMENT FEE) TO BE MADE AT TIME OF CITY BUILDING PERMIT ISSUANCE.

17. COORDINATION WITH BUILDING DEPARTMENT SHALL OCCUR DURING PERMITTING TO ENSURE ADEQUATE VENTILATION IS PROVIDED FOR THE PARKING GARAGE.

18. ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

PARKING SPACES TYPE	COUNT
TANDEM SPACES	8 (16 SINGLE)
SINGLE SPACES	9
ADA SPACES	1
GUEST SPACES	2
TOTAL	28

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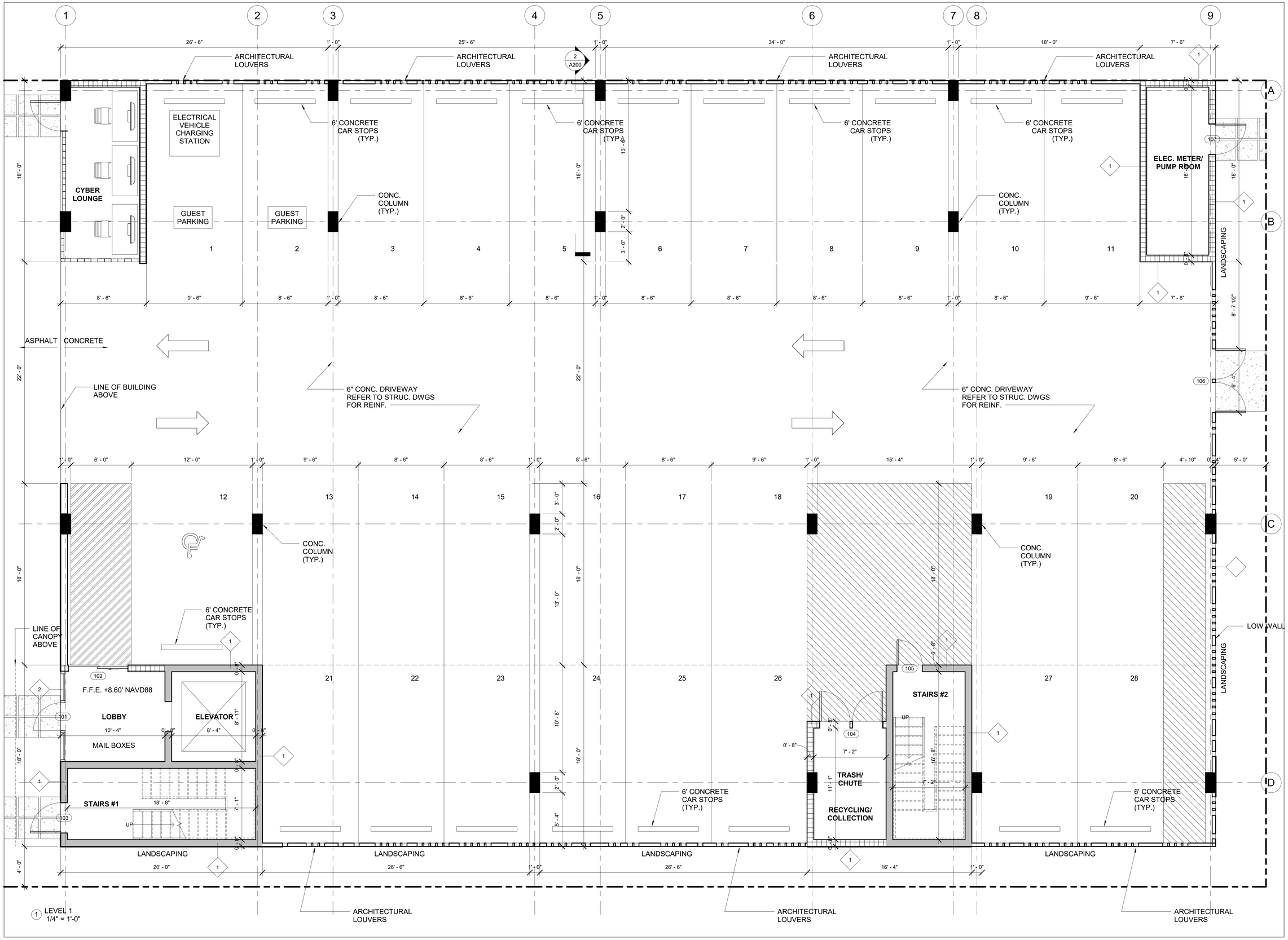
SHEET TITLE

SITE PLAN

SHEET NUMBER

A100



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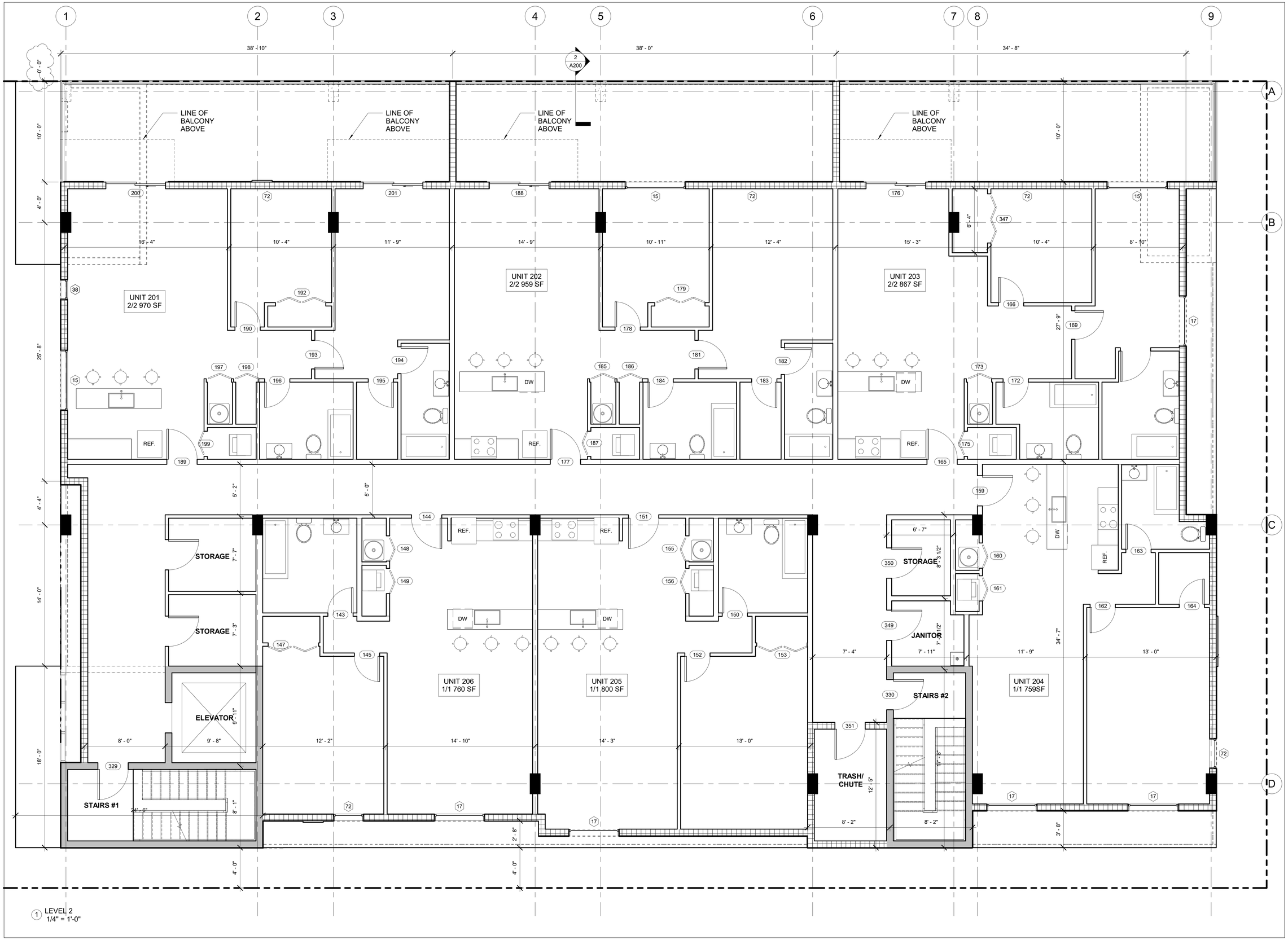
GROUND FLOOR PLAN

SHEET NUMBER

A101



1 LEVEL 2
1/4" = 1'-0"

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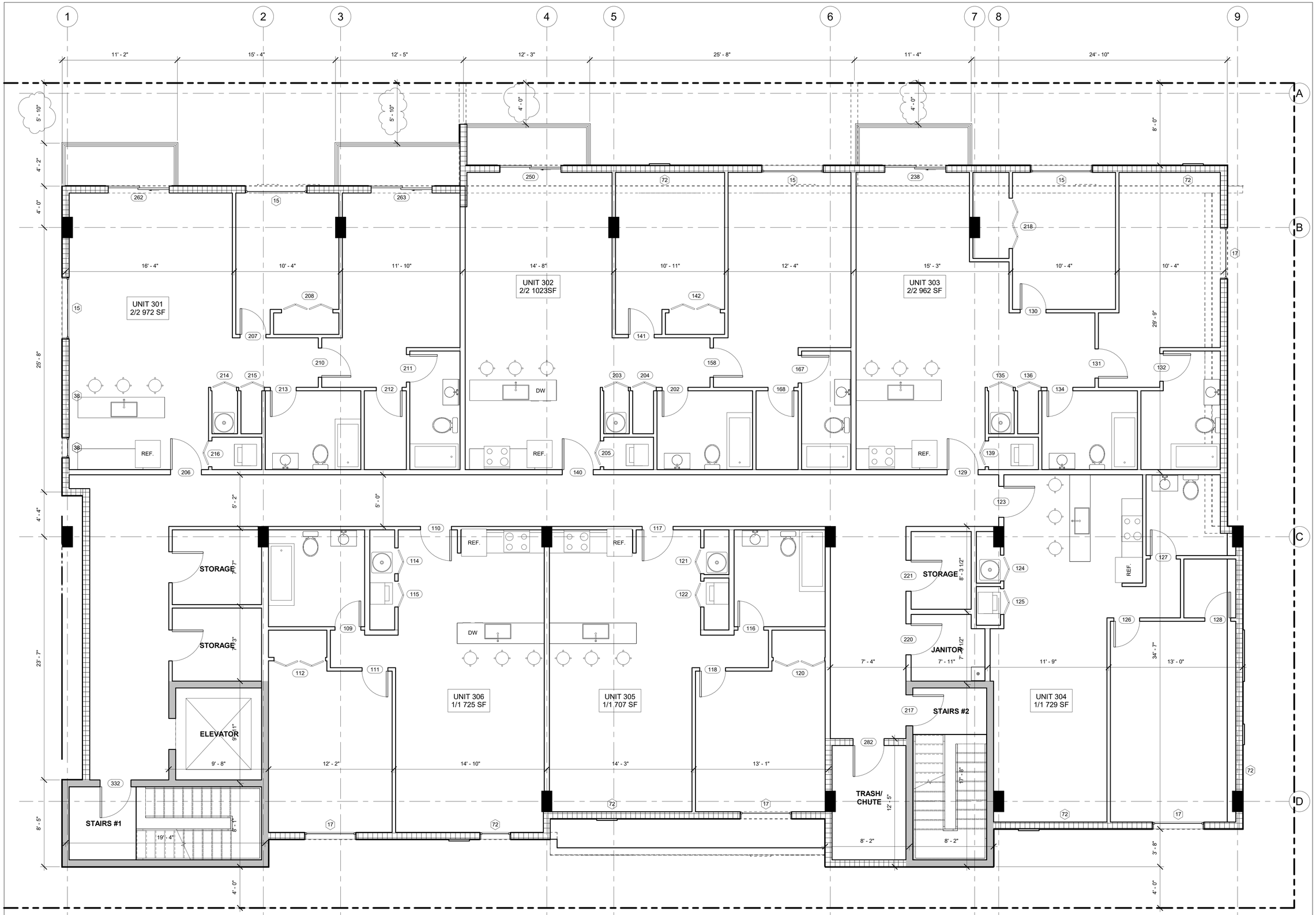
SHEET TITLE

SECOND LEVEL PLAN

SHEET NUMBER

A102



1 LEVEL 3
1/4" = 1'-0"

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DATE	ISSUED FOR

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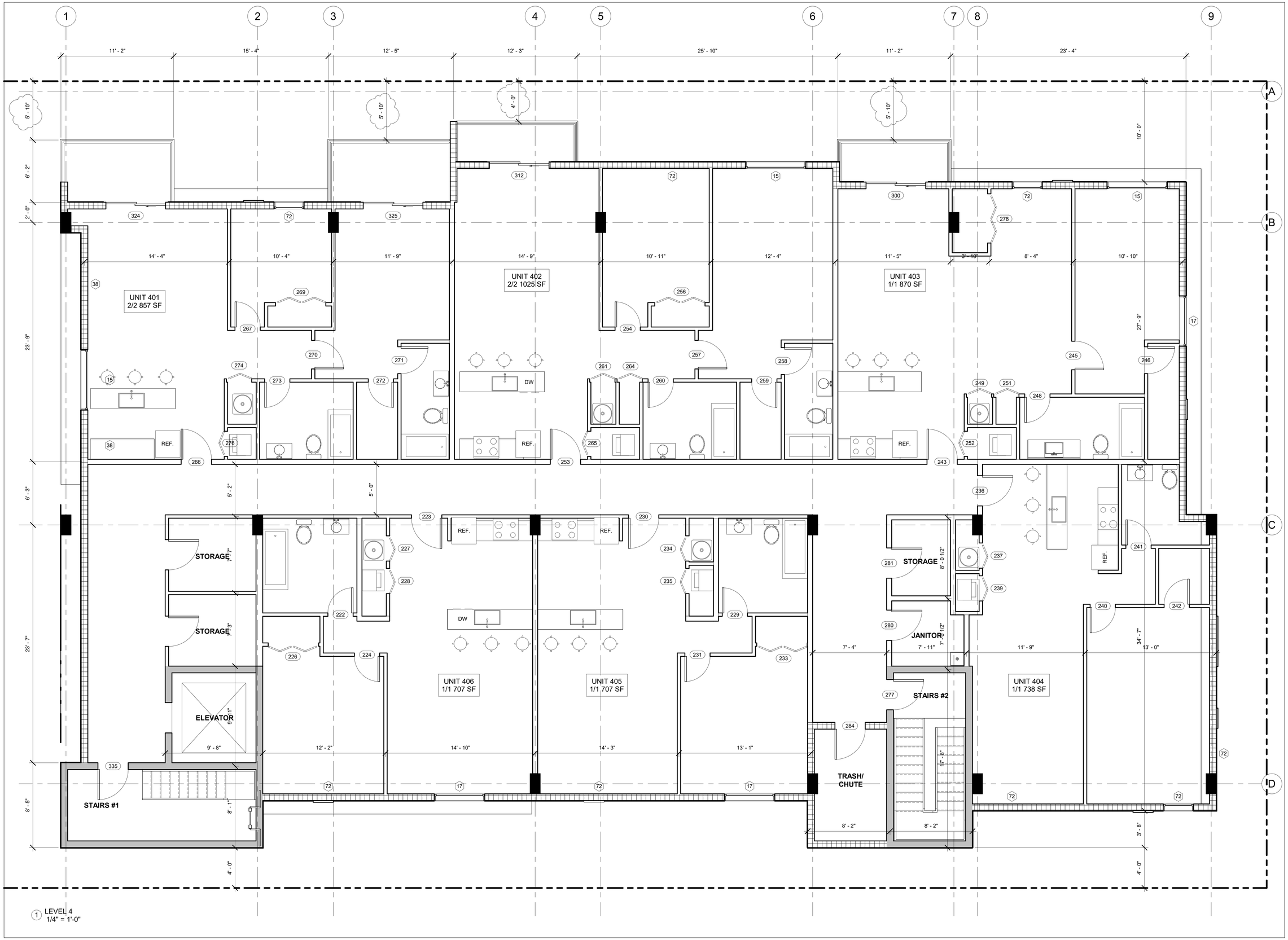
SHEET TITLE

THIRD LEVEL PLAN

SHEET NUMBER

A103



1 LEVEL 4
1/4" = 1'-0"

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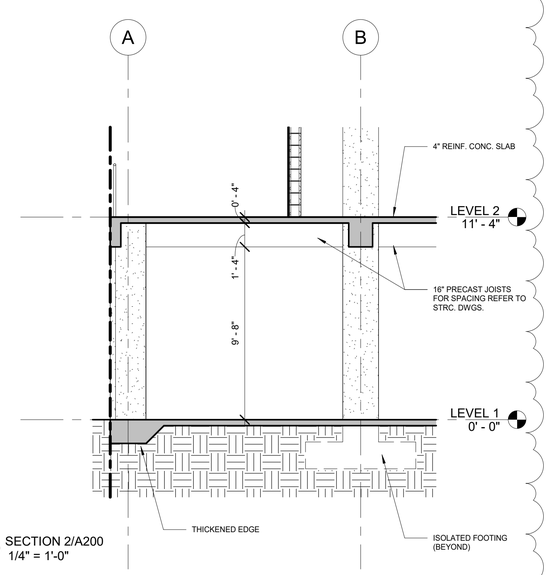
FOURTH LEVEL PLAN

SHEET NUMBER

A104

1 EAST ELEVATION
3/16" = 1'-0"



2 SECTION 2/A200
1/4" = 1'-0"

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DATE	ISSUED FOR

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SHEET TITLE

EAST ELEVATION

SHEET NUMBER

A200

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DATE	ISSUED FOR

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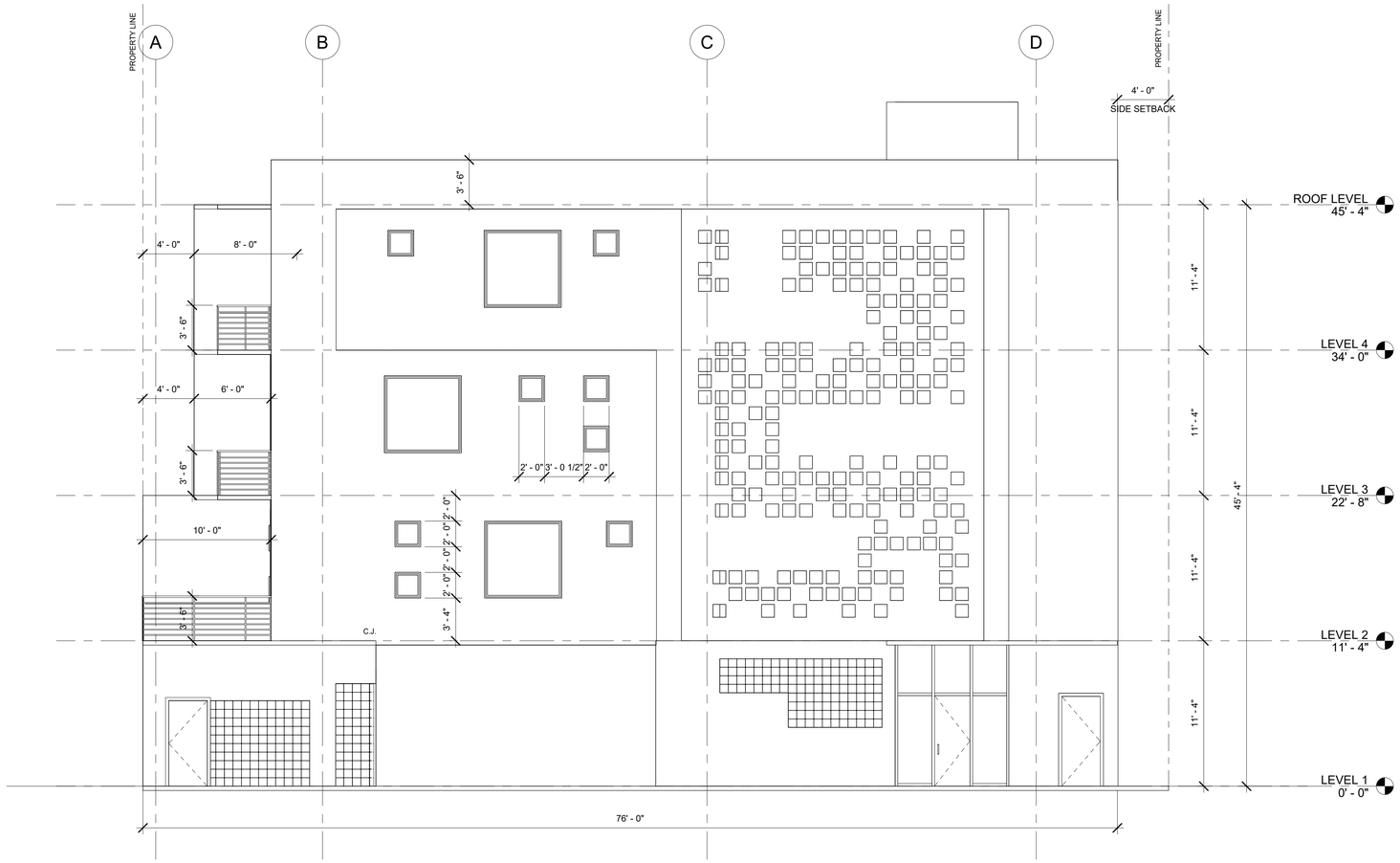
SHEET TITLE

EAST ELEVATION RENDERING

SHEET NUMBER

A200a



2 NORTH ELEVATION
3/16" = 1'-0"

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SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

A201

PROJECT ADDRESS:
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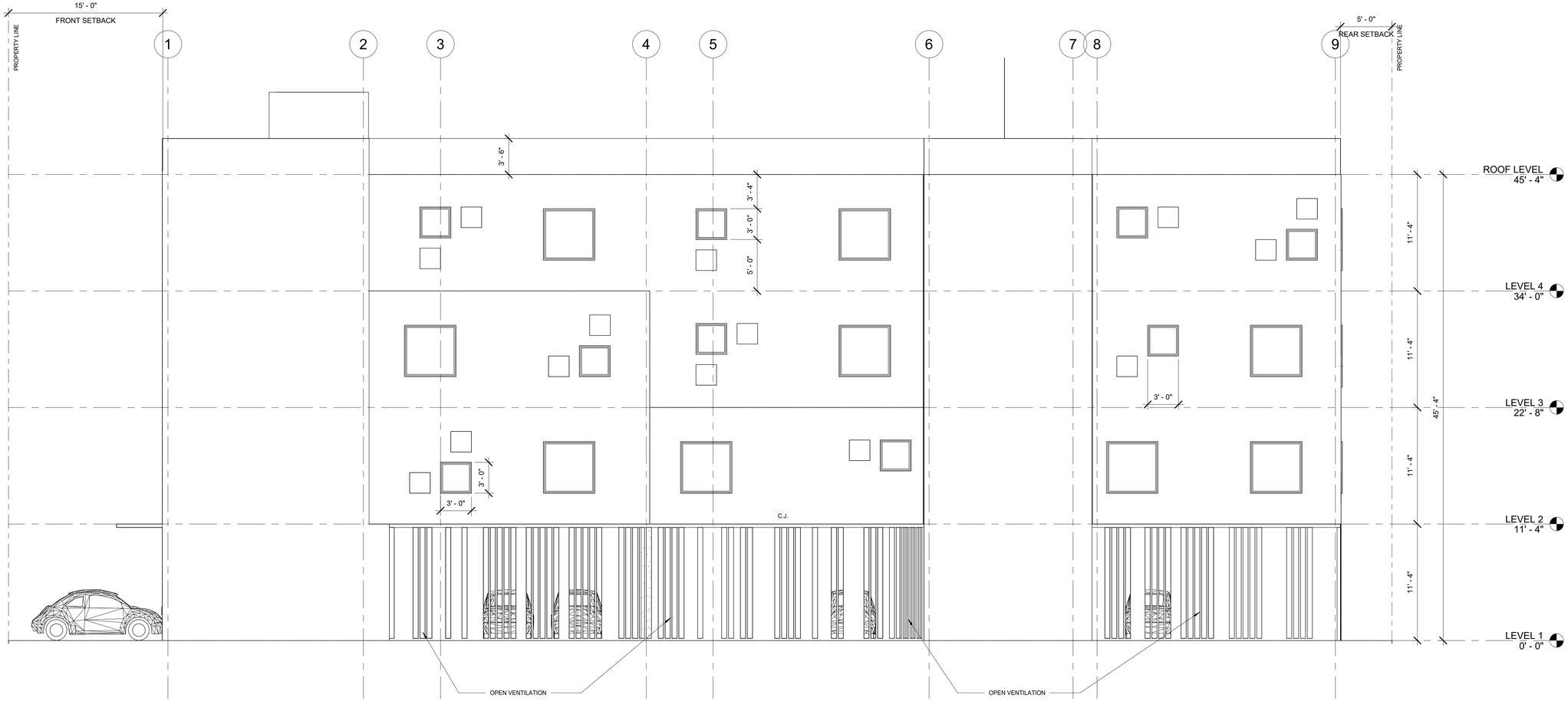
NORTH ELEVATION
RENDERING

SHEET NUMBER

A201a



1 WEST ELEVATION
3/16" = 1'-0"

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DATE	ISSUED FOR

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SHEET TITLE

WEST ELEVATION

SHEET NUMBER

A202

PROJECT ADDRESS:
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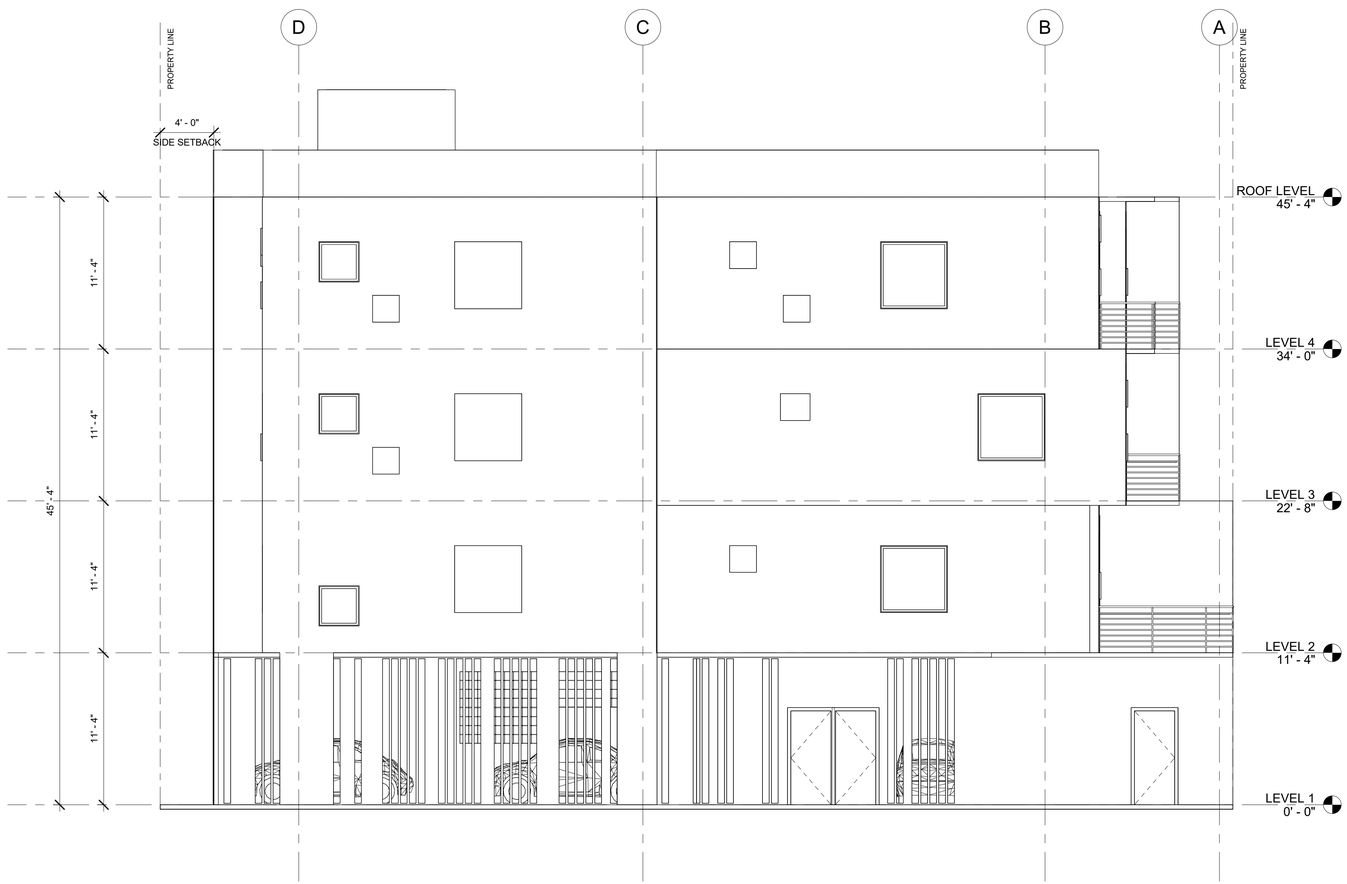
WEST ELEVATION RENDERING

SHEET NUMBER

A202a



1 SOUTH ELEVATION
3/16" = 1'-0"

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DATE	ISSUED FOR

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SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

A203

PROJECT ADDRESS:
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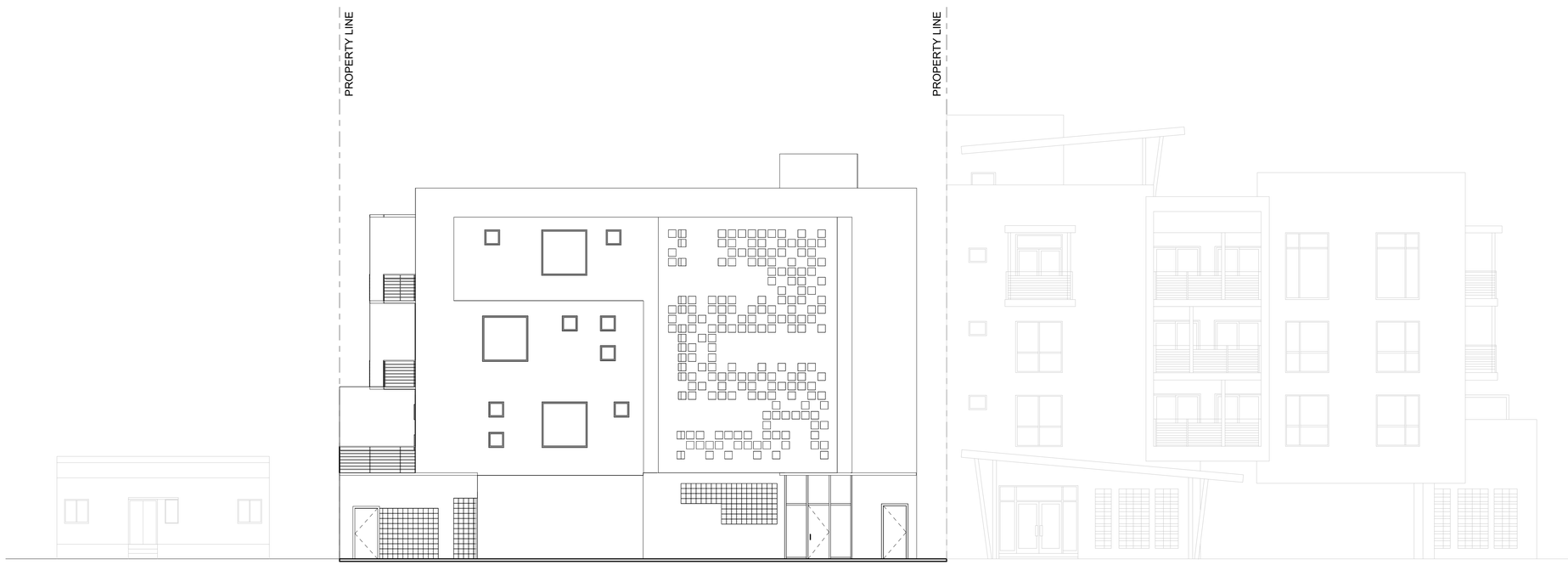
SOUTH ELEVATION
RENDERING

SHEET NUMBER

A203a



1 CONTEXT
1/8" = 1'-0"

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MIAMI BEACH, FL. 33139
(305) 532-4499
GIUSEPPENEDIANI@GMAIL.COM

DATE	ISSUED FOR

SEAL / SIGNATURE / DATE

SHEET TITLE

CONTEXT ELEVATION

SHEET NUMBER

A204

PROJECT ADDRESS:
1942 Taylor St,
Hollywood, FL 33020

GIUSEPPE NEDIANI
PROFESSIONAL ENGINEER
LICENSE NO. 59435
FLORIDA
MECHANICAL
ELECTRICAL
STRUCTURAL

CONTACT INFORMATION
DESIGN PROFESSIONAL
GIUSEPPE NEDIANI
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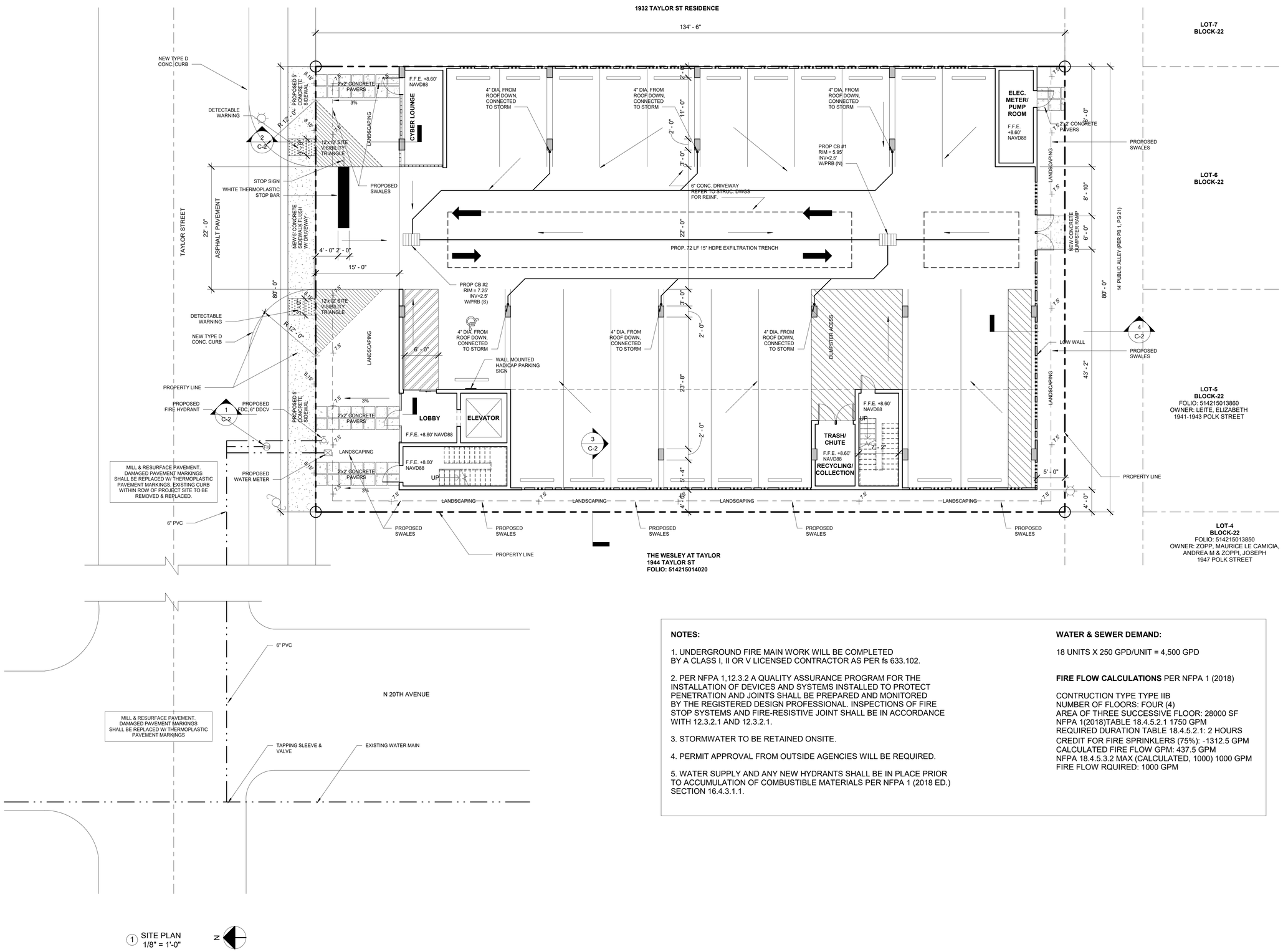
CONTEXT RENDERINGS

SHEET NUMBER

A205



1 SITE PLAN
1/8" = 1'-0"

N

NOTES:

1. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CLASS I, II OR V LICENSED CONTRACTOR AS PER fs 633.102.

2. 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. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

3. STORMWATER TO BE RETAINED ONSITE.

4. PERMIT APPROVAL FROM OUTSIDE AGENCIES WILL BE REQUIRED.

5. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.) SECTION 16.4.3.1.1.

WATER & SEWER DEMAND:

18 UNITS X 250 GPD/UNIT = 4,500 GPD

FIRE FLOW CALCULATIONS PER NFPA 1 (2018)

CONTRUCTION TYPE TYPE IIB
NUMBER OF FLOORS: FOUR (4)
AREA OF THREE SUCCESSIVE FLOOR: 28000 SF
NFPA 1(2018)TABLE 18.4.5.2.1 1750 GPM
REQUIRED DURATION TABLE 18.4.5.2.1: 2 HOURS
CREDIT FOR FIRE SPRINKLERS (75%): -1312.5 GPM
CALCULATED FIRE FLOW GPM: 437.5 GPM
NFPA 18.4.5.3.2 MAX (CALCULATED, 1000) 1000 GPM
FIRE FLOW RQUIRED: 1000 GPM

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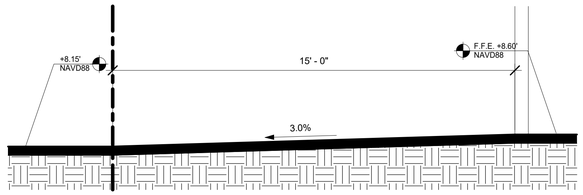
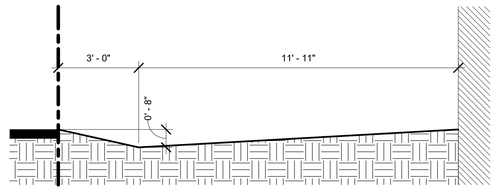
SITE PLAN

SHEET NUMBER

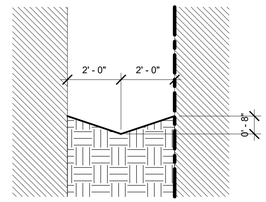
C-1



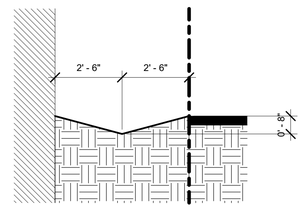
1 SECTION 1
3/8" = 1'-0"



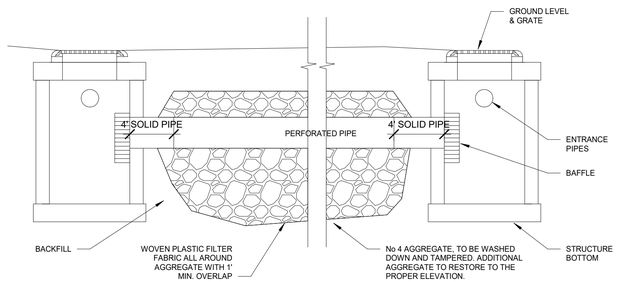
2 SECTION 2
3/8" = 1'-0"



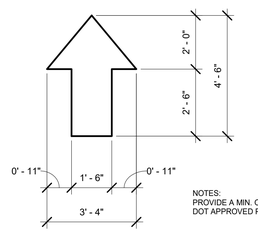
3 SECTION 3
3/8" = 1'-0"



4 SECTION 4
3/8" = 1'-0"

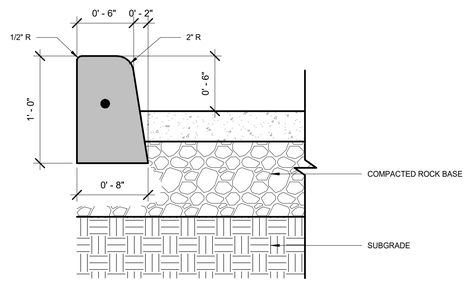


CATCH BASIN
3/8" = 1'-0"

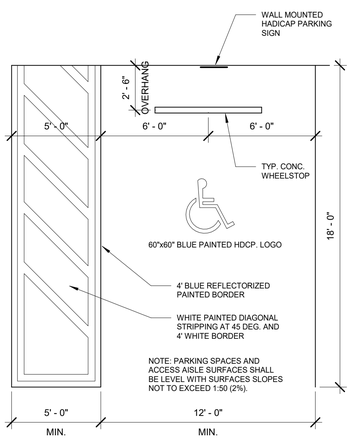


NOTES:
PROVIDE A MIN. OF 2-COATS OF YELLOW
DOT APPROVED PAINT.

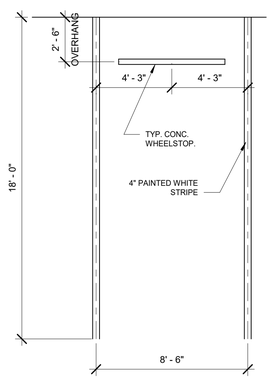
TRAFFIC CONTROL ARROW DETAIL
3/8" = 1'-0"



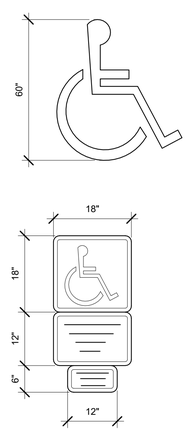
TYP. TYPE D CONC. CURB
1 1/2" = 1'-0"



TYP. PARKING HANDICAP STALL DETAIL
1/4" = 1'-0"



TYP. PARKING STALL DETAIL
1/4" = 1'-0"

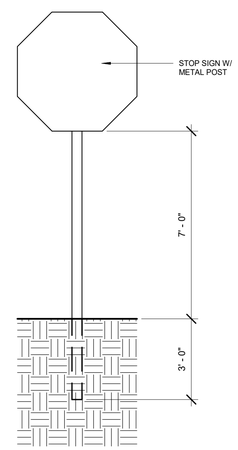


EACH ACCESSIBLE PARKING SPACE
MUST BE PROMINENTLY OUTLINED
WITH BLUE PAINT AND REPAINTED AS
NECESSARY TO BE CLEARLY
DISTINGUISHABLE AND MUST BE
POSTED WITH A PERMANENT ABOVE
GRADE SIGN BEARING INTERNATIONAL
SYMBOL OF ACCESSIBILITY MEETING
COLORS AND DESIGNS APPROVED BY
THE DEPARTMENT OF TRANSPORTATION
CAPTIONED "PARKING BY DISABLED
PERMIT ONLY" AND COMPLYING WITH
THE CITY OF HOLLYWOOD ENGINEERING
DEPARTMENT HANDICAPPED MARKINGS
AND DETAILS.

WHITE HANDICAPPED LOGO
ON BLUE BACKGROUND W/
BLACK LETTERS 1-1/2" HIGH
ON WHITE TO READ:
PARKING BY DISABLED PERMIT ONLY
TOW AWAY ZONE
FINE UP TO $250.00

NOTES:
1. HANDICAPPED SIGN SHALL BE FDOT (BLUE) COLOR
2. PAVEMENT BORDER LINES (ON EACH SIDE) OF THE HANDICAPPED SPACE WHILL BE OF BLUE COLOR OF A QUALITY OF EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS, INC. SHALL BE STRIPPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAP PARKING SPACE. ORDINANCE NO. 1550.
3. ALL LETTER IN MIDDLE PORTION OF SIGN ARE 1.5" SERIES AT 1.5" SPACING.
4. ALL LETTERS IN BOTTOM PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.
5. MIN. FINE SHALL BE $250.00.

HANDICAP PARKING SIGN DETAILS
3/8" = 1'-0"



TYP. STOP SIGN DETAIL
3/8" = 1'-0"

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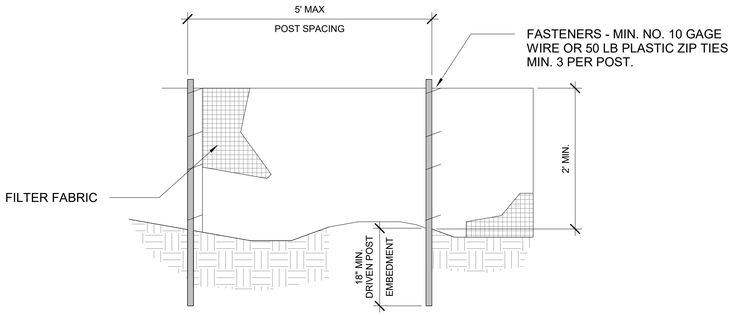
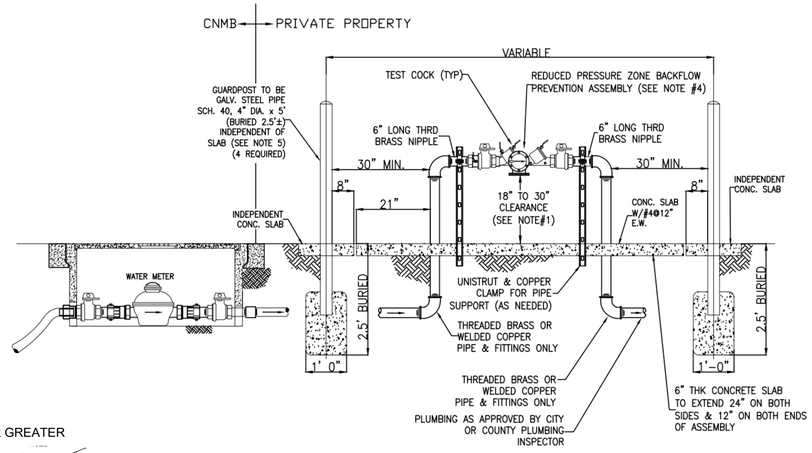
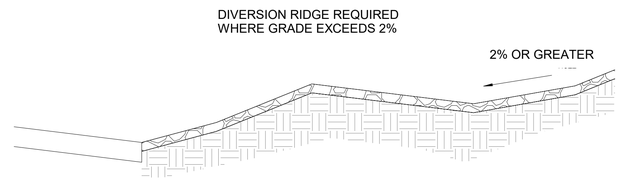
SHEET TITLE
DETAILS/SECTIONS

SHEET NUMBER
C-2



ELEVATION



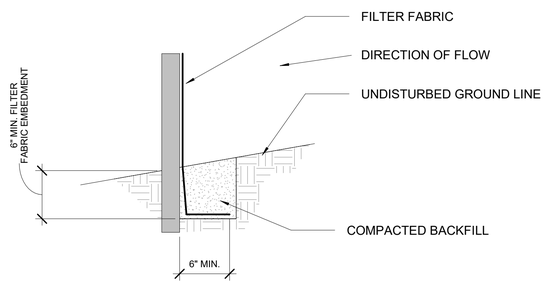


SECTION A-A

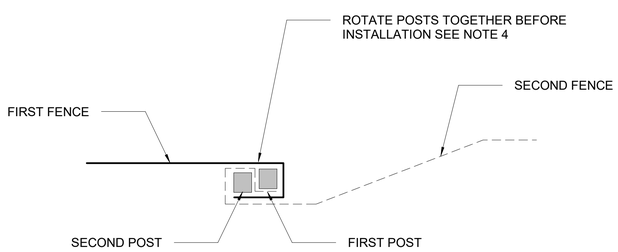
BACKFLOW PREVENTER

NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" MINIMUM TO 30" MAXIMUM, FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH CONTROL OF THE UNIVERSITY OF SOUTHERN CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES 3" AND SMALLER SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS. ON DEVICES.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY CITY OF NORTH MIAMI BEACH PUBLIC UTILITIES. LOCATIONS INSIDE BUILDING OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARDPOSTS OR PROTECTIVE ENCLOSURE MAY BE REQUIRED DEPENDING ON SITE CONDITIONS.
6. INSTALL PIPE SUPPORTS AS NEEDED.
7. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE BRASS OR COPPER.
8. ALL EXPOSED METALLIC THREADS SHALL BE PAINTED WITH BITUMASTIC PAINT. ALL OUTLETS SHALL BE PLUGGED WITH BRASS.



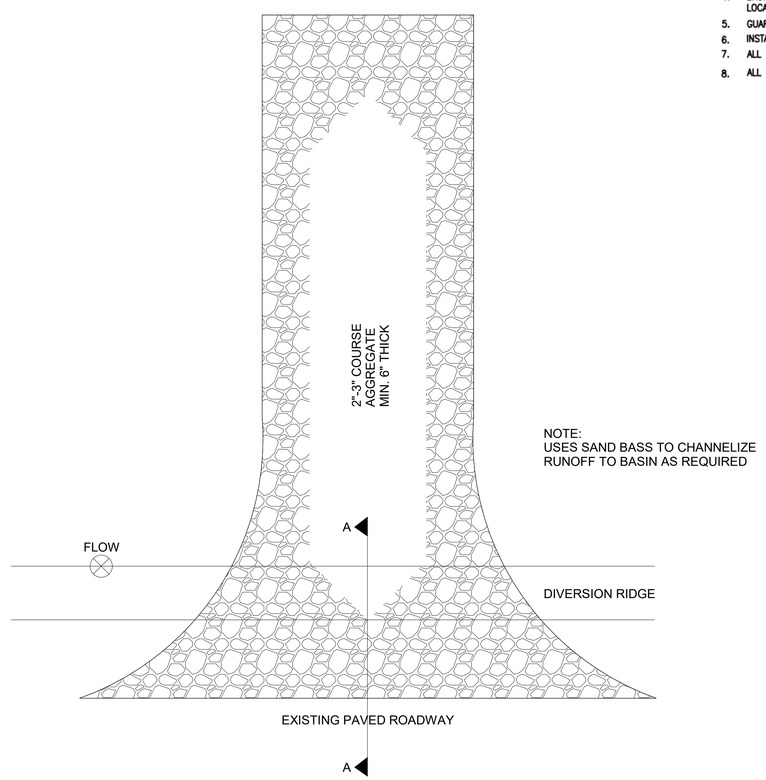
FABRIC ANCHOR DETAIL



NOTES:
WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL.
PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMODATE THE 6 INCH FLAP. THEN DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.

SPLICE DETAIL-PLAN VIEW

STORMWATER POLLUTION PREVENTION DETAILS



TEMPORARY CONSTRUCTION ENTRANCE

PROJECT ADDRESS:
1942 Taylor St,
Hollywood, FL 33020

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DATE	ISSUED FOR

3229 NE 169TH ST, NORTH
MIAMI BEACH, FL 33160

SEAL / SIGNATURE / DATE

SHEET TITLE

DETAILS SECTIONS

SHEET NUMBER

C-3

GENERAL NOTES:

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

2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.

3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.

6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.

7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.

10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	GENERAL NOTES	DRAWING NO.	
APPROVED: XXX		G-00	

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.

13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.

14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.

15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.

16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.

17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.

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

19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.

20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.

22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.

24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.

25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.

26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017	
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO.	
APPROVED: XXX		G-00.1	

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.

28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.

29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.

30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.

32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.

33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.

34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.

35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.

36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.

37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.

38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.

39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017	
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO.	
APPROVED: XXX		G-00.2	

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig

Sunshine811.com

41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.

42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.

43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:

   a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.

   b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.

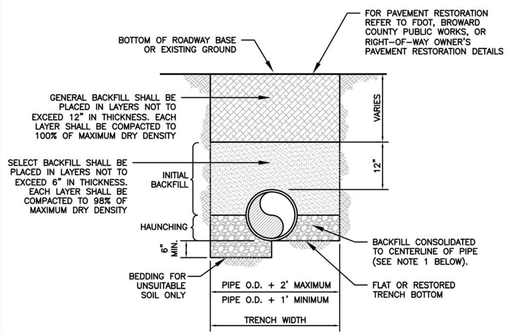
   c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.

   d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.

   e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.

   f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

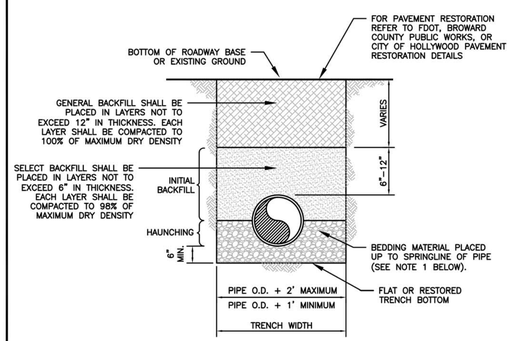
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017	
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO.	
APPROVED: XXX		G-00.3	



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO.	
APPROVED: XXX		G-02	



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

PROJECT ADDRESS:
1942 Taylor St,
Hollywood, FL 33020

GIUSEPPE NEDIANI
PROFESSIONAL ENGINEER
LICENSE NO. 59435
FLORIDA
MECHANICAL
ELECTRICAL
STRUCTURAL

CONTACT INFORMATION
DESIGN PROFESSIONAL
GIUSEPPE NEDIANI
PE #59435
2301 COLLINS AV. #1207
MIAMI BEACH, FL. 33139
(305) 532-4499
GIUSEPPENEDIANI@GMAIL.COM

DATE	ISSUED FOR

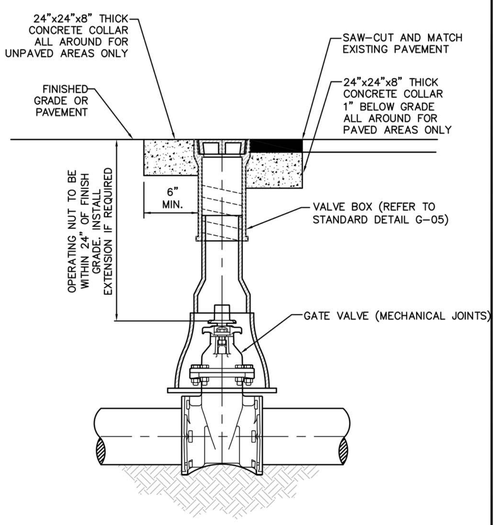
SEAL / SIGNATURE / DATE

SHEET TITLE

STANDARD DETAILS & PUBLIC NOTES

SHEET NUMBER

C-4

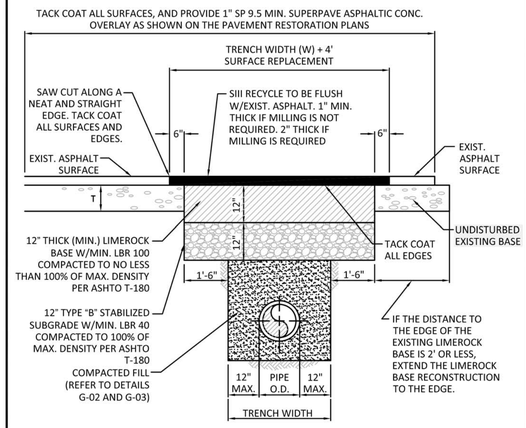


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING		DRAWING NO. G-07
APPROVED: XXX			

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

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



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

PROJECT ADDRESS:
1942 Taylor St,
Hollywood, FL 33020

GIUSEPPE NEDIANI
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LICENSE NO. 59435
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MECHANICAL
ELECTRICAL
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DATE	ISSUED FOR

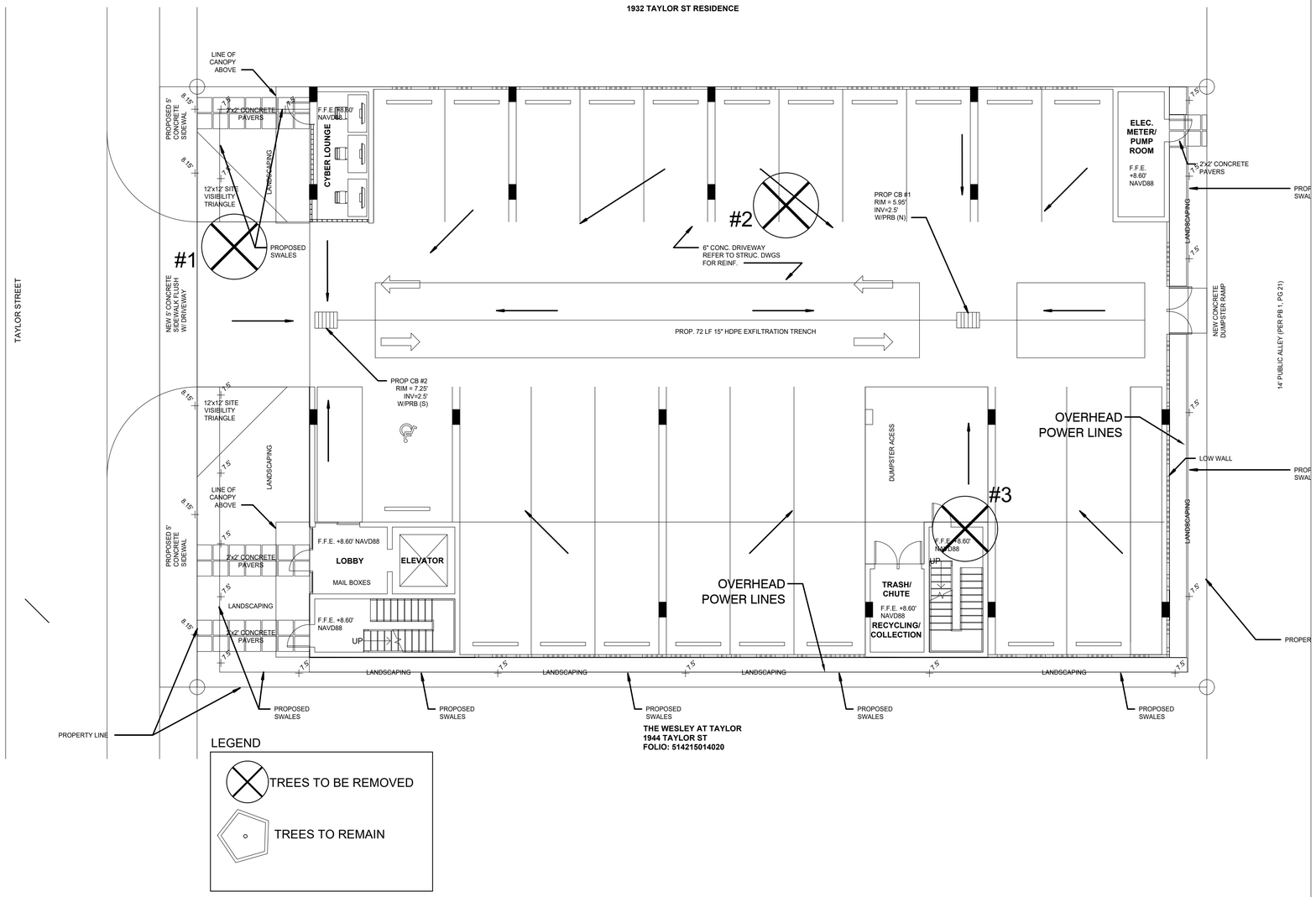
SEAL / SIGNATURE / DATE

SHEET TITLE

STANDARD DETAILS & PUBLIC NOTES

SHEET NUMBER

C-5



Reproduction Method
Trunk Formula Technique

Client name ECOplan Date 3/28/24 Case # 1

Phone (954)524-3722 E-mail john@ecoplan-inc.com

Address 1942 Taylor St.

Subject tree

Species Black Olive (Bucida buceras)

1. Trunk diameter* (D) 18 @ 4.5'
2. Cross-sectional area (line 1)² × 0.7854 — 254.47 in²
3. Condition rating — 57 %
   - Health 57
   - Structure 55
   - Form 55
4. Functional limitations N/A — 100 %
5. External limitations Species Rating (2016 ratings) — 80 %

Replacement tree

Species Black Olive (Bucida buceras)

6. Trunk diameter* (D) 3" @
7. Cross-sectional area (line 6)² × 0.7854 — 7.1 in²
8. Replacement tree cost Source: plant ant (145, 150, 295) — $ 196.67

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) — $ 27.70
10. Basic reproduction cost (line 2 × line 9) — $ 7,048.82
11. Depreciated reproduction cost^ (line 10 × line 3 × line 4 × line 5) — $ 3,214.26

Additional costs

- Cleanup — $
- Replacement tree installation planting/bracing — $ 500.00
- Aftercare — $

12. Total additional costs — $ 500.00
13. Total reproduction cost (line 11 + line 12) — $ 3,714.26
14. Rounded — $ 3,700.00

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
^ Apply depreciation if it is appropriate for the assignment.

Council of Tree & Landscape Appraisers (CTLA). 2019. *Guide for Plant Appraisal, 10th Edition*. International Society of Arboriculture, Atlanta, GA.
Revised in 2019. Current as of October 2020.

3/28/2024 1942 Taylor St. Hollywood, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	CTLA 10TH EDITION APPRAISAL ($)	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS
1	Black Olive	*Bucida buceras*	37.1	38	18		Fair	57%	$ 3,700.00	Y	Poor structure, compacted root zone, water sprouts, minor deadwood, mechanical root zone damage
2	Mango	*Magnifiera indica*	33.4	46	26.25		Fair	54%		N	Poor structure, deadwood, canopy dieback,mechanical root zone damage, galls
3	Sabal Palm	*Sabal palmetto*	16	8	16	12	Good	65%		Y	

***I certify that all statements of fact in this appraisal are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.**

Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist (Treemendous Consulting Group LLC)

DRAFT

Scale: 1" = 8'-00"

0 4 8 16 32

North

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PREPARED BY:
ECOPLAN
ECOLOGICAL & ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
310 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.3722 www.ecoplan-inc.com

DRC SUBMITTAL

1942 Taylor Street
HOLLYWOOD, FL 33020

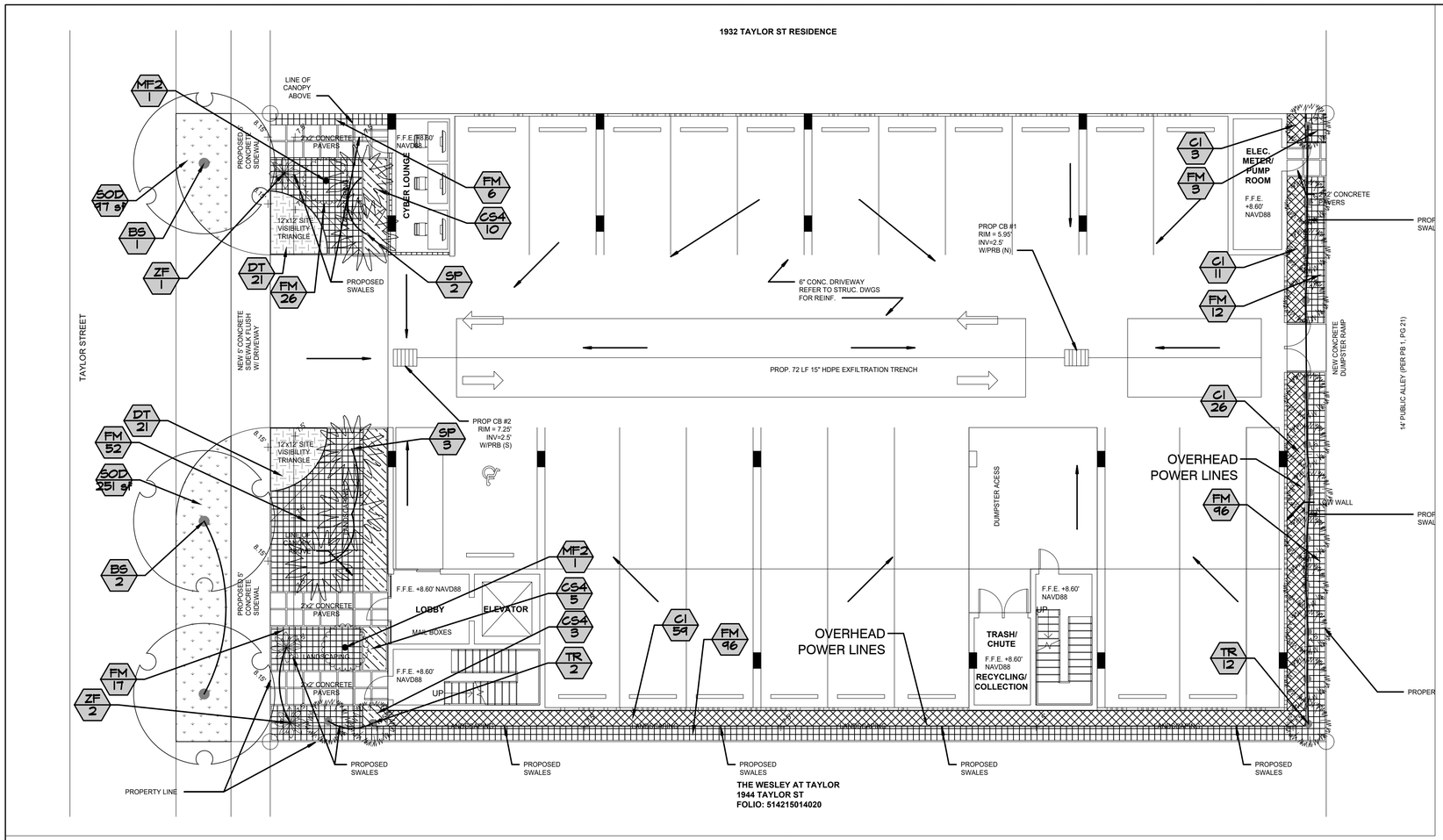
EXISTING TREE DISPOSITION

DATE: 3/28/2024
PROJECT #: 2404
DRAWN BY: jh
CHECKED BY: JH
SCALE:

REVISIONS:

SEAL:

SHEET NUMBER:
LA-T1



		Required	Provided
Perimeter Landscape			
Roadfront	1 tree per 30' lf	80/30 = 3 trees	3 shade trees
Alley	1 tree per 20'	80/20=4 (overhead util)	12 small palms
Open Space			
	1 tree per 1000sf open	1381/1000=1 tree	3 palms
	>60% native trees	60%	100%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER
TREES							
	BS	3	Bursera simaruba	Gumbo Limbo	B & B	14` HT, 6` SPR, 6` CT	2" CAL MIN
PALM TREES							
	SP	5	Sabal palmetto	Cabbage Palmetto	B & B	8`-12`CT, VARY HEIGHTS	HEAVY SPECIMEN
	TR	14	Thrinax radiata	Florida Thatch Palm	---		

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE
SHRUBS							
	MF2	2	Myrcianthes fragrans	Simpson's Stopper	25 gal.	8' HT, Standard	
	ZF	3	Zamia furfuracea	Cardboard Palm	15 gal	36" HT x 42"SPR	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	SPACING
SHRUB AREAS								
	CI	99	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3 gal.	24" HT x 24" SPR	24" O.C.	24" o.c.
	CS4	35	Clusia guttifera	Small-Leaf Clusia	3 gal.	30" HT x 24" W	24" O.C.	24" o.c.
	FM	212	Ficus microcarpa `Green Island`	Green Island Ficus	3 gal.	18" X 18"		24" o.c.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	NATIVE	SPACING
GROUND COVERS								
	DT	42	Dianella tasmanica	Blueberry Flax Lily	1 gal	12"X15"		18" o.c.

DRAFT

Scale: 1" = 8'-00"

0 4 8 16 32

North

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DRC SUBMITTAL

1942 Taylor Street

HOLLYWOOD, FL 33020

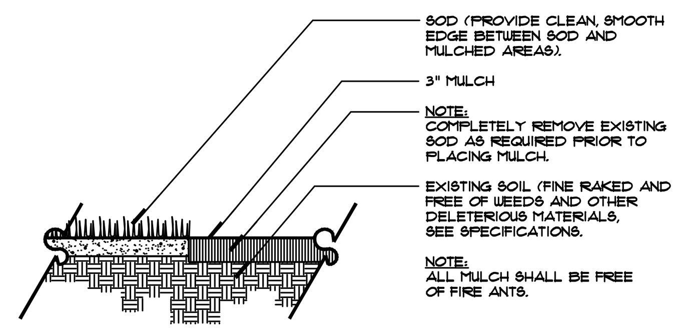
PLANTING PLAN

DATE: 3/28/2024
PROJECT #: 2404
DRAWN BY: jh
CHECKED BY: JH
SCALE:

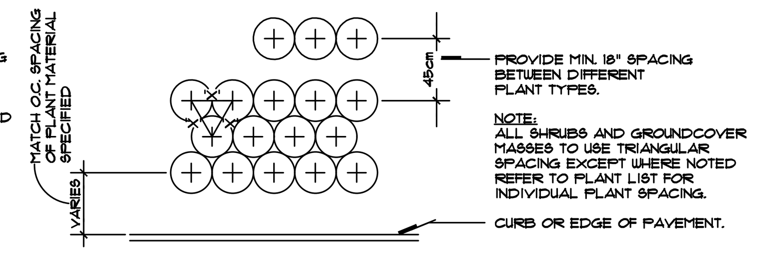
REVISIONS:

SEAL:

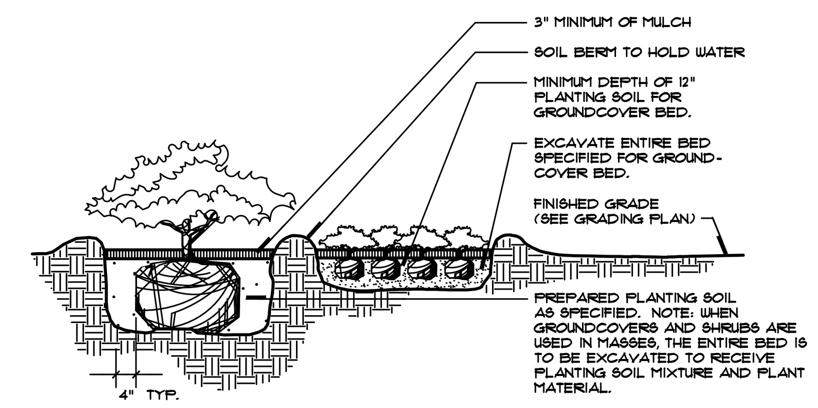
SHEET NUMBER:
LAPL-1



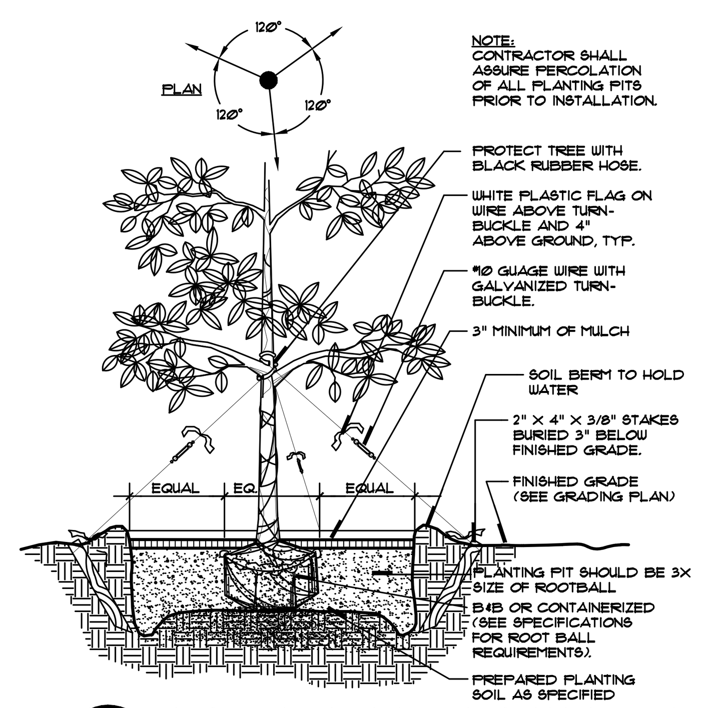
1 GRASS / MULCH EDGE DETAIL
PLAN SCALE= NTS



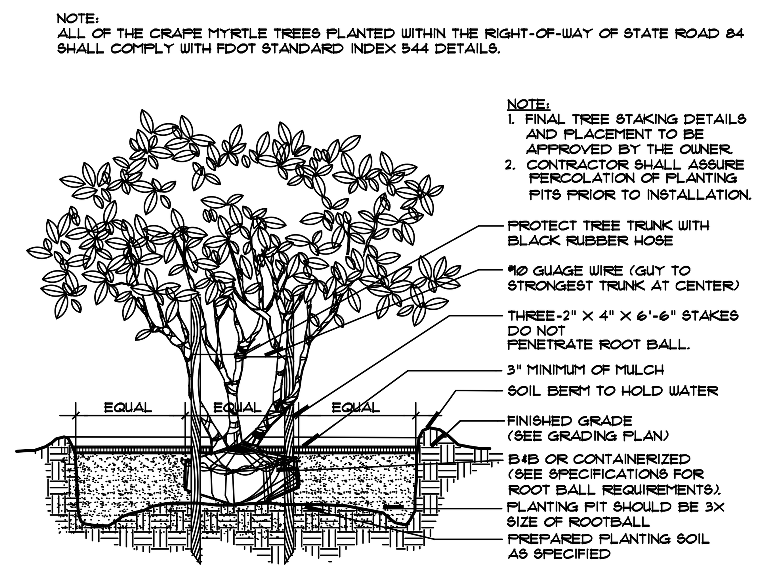
2 SHRUB AND GROUNDCOVER LAYOUT
SECTION SCALE= NTS



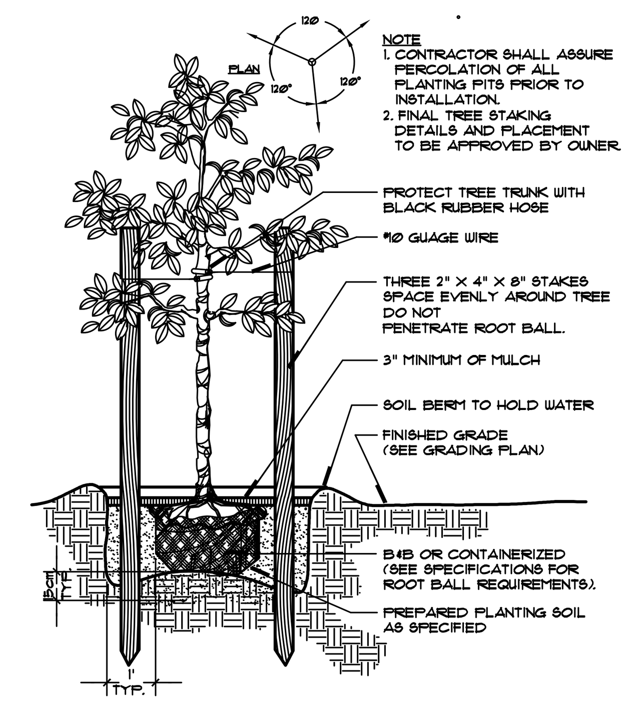
3 SHRUB / GROUNDCOVER PLANTING
SECTION SCALE= NTS



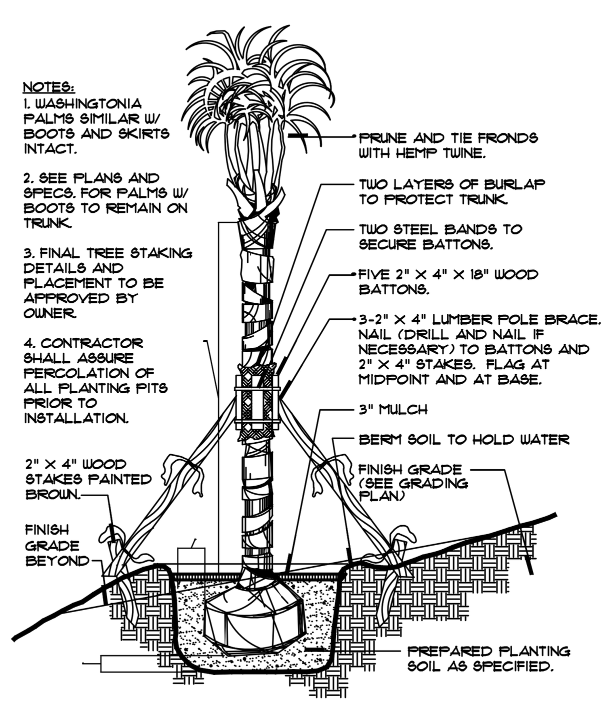
4 LARGE TREE PLANTING DETAIL
SECTION SCALE= NTS



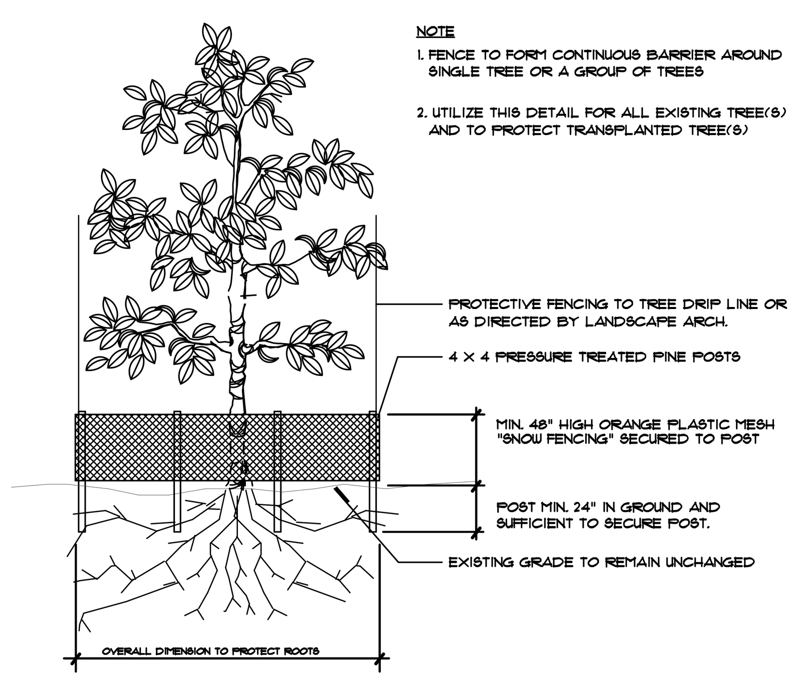
5 SMALL ORNAMENTAL TREE DETAIL
SECTION SCALE= NTS



6 SMALL TREE PLANTING DETAIL
SECTION SCALE= NTS



7 PALM DETAIL
SECTION SCALE= NTS



8 TREE PROTECTION FENCE
SECTION SCALE= NTS

LANDSCAPE NOTES

1. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
2. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
3. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
4. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
5. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
6. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" NON-CYPRESS MULCH 100% ORGANIC, FIBEROUS-TYPE GRADE 'B' OR BETTER.
7. ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
8. PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
9. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
10. PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm . DO NOT OBTAIN FROM BOGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS± - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
11. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
12. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
13. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
14. ALL SHRUBS, GROUNDCOVERS, AND SOD SHALL BE GUARANTEED FROM NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY OWNER. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.
15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
16. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
17. ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
18. CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY & QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
19. CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
20 REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.
21 PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOT BALLS OF ANY TREES.

Scale: 1" = 10'-00"
0 5 10 20 40

North

DRAFT

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PREPARED BY:
ECOPLAN
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
310 SOUTHEAST 18TH STREET
FT. LAUDERDALE, FLORIDA 33316
954.524.3722 www.ecoplan-inc.com

DRC SUBMITTAL

1942 Taylor Street
HOLLYWOOD, FL 33020

PLANTING DETAILS AND NOTES

DATE: 3/28/2024
PROJECT #: 2404
DRAWN BY: jh
CHECKED BY: JH
SCALE:
REVISIONS:

SEAL:

SHEET NUMBER:
LAPL-2

BROWARD COUNTY Planning Council

February 26, 2024

Miguel Insignares
MEC Investments, Inc.
334 Poinciana Island Drive
Sunny Isles Beach, Florida 33160

Via Email Only

Dear Mr. Insignares:

Re: Platting requirements for a parcel legally described as Lots 25 and 26, Block 22, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Taylor Street, between North 19 Avenue and North 20 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.25 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

This Instrument Prepared by:

Rod A. Feiner, Esq.
Coker & Feiner
1404 S. Andrews Ave.
Ft. Lauderdale, FL 33316
Phone: (954) 761-3636

Folio No: 5142 1501 4000
5142 1501 4010

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Hollywood pertaining to zoning, the issuance of building permits and regulating building construction activities, the undersigned, being the fee owner(s) of the following described real property situated in the City of Hollywood, County of Broward and State of Florida, do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. The undersigned is the owner in fee simple of the properties described as follows:

   Parcel 1: Lots 25, Block 22, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

   Parcel 2: Lot 26, Block 22, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida.

2. The aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site (hereinafter referred to as "Property").

3. The said Property, for the purpose of building, zoning and other applicable codes and regulations, shall henceforth be considered as one parcel of land and that no portion shall be sold, assigned, transferred, conveyed or devised except in its entirety as one plot or parcel of land, with the sole exception being that if the Property is developed as a condominium then the condominium units may be sold, transferred, devised or assigned subject to being part of a condominium and subject to the declaration of condominium pursuant to which they are established; provided, however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention of this Declaration.

4. The undersigned further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the approval of the City Manager of the City of Hollywood or his designee.

5. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County.

IN WITNESSS WHEREOF, the said property owner has signed and sealed these presents this _____ day of March, 2024.

WITNESSES

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

OWNER(S)

MEC INVESTMENT INC., a Florida corporation

_____
By: Miguel Insignares
Its: President

STATE OF FLORIDA :)
:) SS
COUNTY OF BROWARD :)

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ____ day of March, 2024, by Miguel Insignares, as the President of MEC Investment Inc., a Florida corporation ☐ who is personally known to me or ☐ who has produced _____ as identification and who did not take an oath.

_____
Signature of Notary Public

(SEAL)

_____
Print, type or stamp name of Notary and Commission No.

TECHNICAL ADVISORY COMMITTEE REPORT

March 30, 2024

Miguel Insignares
334 Poinciana Island Dr Sunny
Isles Beach, Florida

FILE NUMBER: 23-DP-97

SUBJECT: Preliminary Site Plan review for an 18-unit residential development

Owner/Applicant:	MEC INVESTMENTS INC
Address/Location:	1942 Taylor St
Net Size of Property:	10,759 sq. ft. (0.25 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	North Downtown High Intensity Mixed-Use District (ND-3)
Present Use of Land:	Residential
Year Built:	1925 - 1954

SITE DATA

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	North Downtown High Intensity Mixed-Use District (ND-3)
South:	North Downtown High Intensity Mixed-Use District (ND-3)
East:	North Downtown High Intensity Mixed-Use District (ND-3)
West:	North Downtown High Intensity Mixed-Use District (ND-3)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED)

A. <u>APPLICATION SUBMITTAL</u>

Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471

1. Application Form:

    a. The project address should be the same as what is indicated on the Alta Survey. Indicate both addresses on the application. New application form provided.

    b. Put the correct date of the Preliminary TAC meeting date on the cover sheet. New application form provided.

    c. Indicate the date of the ALTA Survey. Must be within 30 days of O&E Report. New application form provided.

2. Ownership & Encumbrance Report (O&E):

a. The O&E for 1942 Taylor Street needs to be dated prior ALTA Survey. Provide the date on the Alta Survey. Refer to O&E report.

b. Indicate the report was searched from the time of platting or 1953 (earliest of the two). Refer to O&E report.

c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated. Refer to engineering comments.

d. Indicate the listed encumbrances are abutting the property boundary necessary for legal access to the property. Refer to O&E report.

e. Ensure O&E addresses the requirements on the TAC submittal checklist: http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453 N o t e d .

3. Alta Survey:

a. Alta survey shall be based on and dated after O&E. It shall make reference of the O&E report. A000a, under Certification states that it was updated October 6, 2023. Under Schedule "B" Title Notes it references O&E report dated August 17, 2023.

b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated. Refer to Engineering comments.

4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project. Platting letter provided.

5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date. Refer to A000, dates updated.

6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

a. Royal Poinciana Civic Association

Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information. Public Outreach performed.

7. Additional comments may be forthcoming. Noted.

8. Provide written responses to all comments with next submittal. Provided.

B. <u>ZONING</u>

Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471

1. Indicate past, current, and future meeting dates as they happen (in addition to submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date. Refer to A000, dates updated.

2. Site Plan:

    a. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval. Refer to A100 notes, note added.

    b. Clearly indicate the property line, with a darker line weight. Refer to A100, line weight increased.

    c. Dimension all balcony setbacks to all property lines. Per Sec. 4.6.B.3.a.(9)(i), balconies may encroach a maximum of 75% into the required setback. Side setbacks are zero lot lines; refer to A102, A103 & A104.

    d. Indicate columns are at least 3ft from the entrance to a parking space for both sides of parking lot. Refer to A100, dimensions added.

    e. Indicate concrete car stops (6ft long) for parking spaces on the site plan. Refer to A100, car stops added.

    f. All walkways and green areas shall be labeled. Refer to A100, walkways & green areas labeled.

    g. Label the guest parking spaces, handicap and electric vehicle charging stations. Refer to A100, spaces labeled.

    h. Parking space 1 requires an additional foot due to it being located adjacent to a wall or obstruction. Parking space 1 width is 9'-6", which is sufficient for solid obstruction such as walls as per local ordinance.

    i. Indicate on-site plan and renderings a minimum of 40% ground level active use. Refer to A100 notes, 36' of active use provided (45%).

    j. Proving the minimum queuing length of 18 ft at the entrance of the parking garage. Refer to A100 notes, no garage entry door shall be used to allow for queuing.

3. Site calculations:

    a. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages. Provide a breakdown of all units per floor, including balcony area. Refer to A003, Net Area, breakdown provided.

b. Include the provided FAR as a ratio, not just the overall provided square footage. Refer to A003, FAR analysis, ratio included.

c. The common areas: corridors, stairs, elevators, gym, all shall be counted towards FAR. Refer to A003, FAR analysis, breakdown provided.

d. Tandem spaces can only be counted toward one unit, ensure tandem spaces are called out on parking statistics table. Refer to A003, parking calculation table, note added.

e. Provide VUA calculation. Please see section 4.6(3)(d)(3) of the code. Refer to A003, parking calculation table added.

4. Work with the City's Landscape Architect to ensure that all landscape requirements are met. Refer to Lanscaping comments.

C. ARCHITECTURE AND URBAN DESIGN

Laura Gomez, Associate Planner (lgomez@hollywoodfl.org) 954-921-3471

1. Provide a rendering of all the sides. Refer to A000, A200a, A201a, A202a, A203a & A205.

2. Provide a note: All changes to the design will require Planning review and may be subject to Board approval. Refer to A100 notes, note added.

3. Indicate and demonstrate access to the dumpster on site plan. Label dumpster pad/ramp that provides access. Refer to A100, path lines added.

4. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage. Refer to A100 notes, note added.

D. SIGNAGE

Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations". Refer to A100 notes, note added.

2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign." Refer to A100 notes, note added.

E. LIGHTING

Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471

1. Provide note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential". Refer to A100 notes, note added.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen

in a note on the site plan and provide green registration documentation with next submittal. Refer to A003, Green Building Cert., LEED certification started.

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces. Refer to A100, parking space 1 to be EV station.

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices. Refer to A003, Green Building Cert.

G. <u>ENGINEERING</u>

Azita Behmardi, Deputy Director (abehmardi@hollywoodfl.org) 954-921-3251
Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1) For the survey, please update information under "General Notes", i.e. Item 1 states that survey is a Boundary survey and confirm the actual field work date. Refer to ALTA survey title, upper middle title.

2) Provide plat determination letter from the Broward County Planning Council. Provided.

3) Please provide a Unity of Title. Provided.

4) Provide site plan for the project with the following information:
   a. Dimension and label all features of the existing right-of-way and show limits of the rights-of-way on both sides of Taylor Street. Refer to A100.
   b. Include and show all surrounding elements as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc. Refer to A100.
   c. Provide dimension for column setback from drive aisle on the east side of the parking area, minimum 3' is required. Refer to A100.
   d. Please provide dimensions to show the electric meter/pump room will not encroach into the required drive aisle. Reduce this size of this room. Provide clear space dimension in drive aisle (minimum 22 feet.) Refer to A100, 22' achieved.
   e. Indicate and label property line on all sides of the site. Refer to A100.
   f. Demonstrate that perimeter wall footing/wall does not encroach into adjacent property or ROW. i.e. provide wall cross-section or show setback. Refer to A200, Section 2/A200 added.

   g. Provide dimensions for all setbacks, applicant has a door exiting to the west that may require a landing/walkway all walkways are to be setback a minimum of 3 feet from the side property lines. Please ensure this requirement is met. Refer to A100, door removed.
   h. Identify all material types proposed (i.e. apron, parking lot, sidewalk, and walkways, etc.) Refer to A100, all materials called out.
   i. Please number and label each stairwell on site plan. Refer to A100, stairs numbered.
   j. Identify the vertical clearance and opening of the garage on the site plan and elevations. Refer to A200, Section 2/A200

5) Please provide a detectable warning at the driveway, a spec/detail for the proposed FDOT detectable warnings is to be provided in the plans. Refer to A100, detectable warning added, refer to civil for specs.

6) Sheet A-100, the vehicle queueing space entering the garage is in conflict with parking Stall 1, vehicle queueing space shall not overlap into the parking backout space. Refer to A100 , previous parking stall 1 replaced with cyber lounge.

7) Please indicate on plans if a garage door/gate is being proposed. If so, please show the type of gate being proposed and how it operates, i.e. keypad, fod, barcode scanner, etc. will be in place to allow entrance and exit from the parking garage. If not, indicate on plans that no garage door/gate is being proposed. Refer to A100 notes, no garage door shall be installed.

8) Please dimension the length and width of all proposed walkways and ramps. (i.e., front concrete walkway.) Refer to A100, dimensions added.

9) Parking stalls 1, 21 and 29 shall be 9.5' width as there is obstruction on one side. Refer to A100, current parking stall 1, 11, 21, 26 & 27 are 9.5' (29 has been removed).

10) Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan stating ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan. Provide a detail for the proposed ramps showing how they achieve ADA compliance. Refer to A100, elevation changes & ramp slopes added. For note refer to site plan notes.

11) Please provide a parking table showing the number of tandem spaces, regular spaces, ADA spaces and guest spaces. Ensure guest spaces are labeled on site plan and pavement markings are provided to identify guest spaces provided. Refer to A100.

12) Please identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall. Refer to A100, ADA signage added.

13) All non-vehicular areas shall be stripped and clearly identified. This stripping shall not be the same stripping as the ADA accessible aisle. Please show on plan. (i.e. next to Stalls 21/29 and trash area.). Refer to A100, ADA stripping pattern changed.

14) Provide civil plans for the proposed project. Indicate items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details. Show location of existing water and sewer mains on plans and show the project is planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width asphalt pavement mill and resurface is

    required for all adjacent road / alley to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. In this case, coordination will be required with the City CRA. Refer to civil plans.

15) Add note on civil and site plans for full road width pavement mill and resurfacing will be required for all streets / roadway adjacent to the project site. Refer to civil plans.

16) Please provide a pavement marking and signage plan for all onsite and off-site pavement markings. All pavement marking and signage within City rights-of-way requires review and stamped approved plans by Broward County Traffic Engineering Division. BCTED approval required at the time of permitting. Refer to civil plans.

17) Please include all applicable Standard City of Hollywood details:
https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan
Refer to civil plans.

18) Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Continued coordination will be required. Noted.

19) For utilities work within City rights-of-way, ROW permit will be required at the time of permit. Refer to A100 notes, note added.

20) MOT plans required at the time of City Building Permit review. Refer to A100 notes, note added.

21) All outside agency permits are required at the time of City building permit review. Refer to A100 notes, note added.

22) This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance. Refer to A100 notes, note added.

More comments may follow upon review of the requested information.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900
Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

-no landscape plan submitted on set.

1. Satellite images show existing trees/palms. Refer to Landscaping drawings.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Refer to Landscaping drawings.

3.According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min. Refer to Landscaping drawings.

4.Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)
Refer to Landscaping drawings.

5.Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4. Refer to Landscaping drawings.

6.Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines. Refer to Landscaping drawings.

7.Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.' Refer to Landscaping drawings.

8.Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Refer to Landscaping drawings.

9.Add note: All landscaping shall be warranted for 1 year after final inspection.
Refer to Landscaping drawings.

10. Provide site requirements as per project zoning. RAC requirements Refer to Landscaping drawings.

11. Add note: 100% irrigation coverage shall be provided. Refer to Landscaping drawings.

More comments may follow upon review of the requested information.

I. UTILITIES

Alicia Verea-Feria, Floodplain Development Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans indicating existing and proposed Water, Fire, Sewer, and Drainage for initial review. Refer to civil drawings, C-1.
2. Show Water and Sewer demand calculations on proposed utilities plans. Refer to civil drawings, C-1.
3. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices . Refer to civil drawings, C-4 & C-5.
4. This site resides currently within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) = 8.6' NAVD88 shall comply with the **greatest** of the following three (3) conditions, as applicable. Refer to civil drawings, C-1.
    a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
    b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link: https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e; OR
    c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following

link: https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380 . Floodproofing may need to be considered.

5. Indicate FFE for all enclosed areas on the ground floor. Refer to civil drawings, C-1.
6. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades. Refer to civil drawings, C-2.
7. Ensure all stormwater is retained onsite. Refer to civil drawings, C-1 notes.
8. Indicate how roof drainage will be collected and connected to the on-site drainage system. Refer to civil drawings, C-1.
9. Provide preliminary drainage calculations. Refer to civil drawings, C-1.
10. Submit Erosion Control Plan. Refer to civil drawings, C-3.
11. Permit approval from outside agencies will be required. Refer to civil drawings, C-1 notes.
12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Noted.
13. Additional comments may follow upon further review of requested items. Noted.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490
Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received. Noted.

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

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

2 - Water supply shall meet the requirements of NFPA 1 (2018 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will

need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template. Refer to civil drawings, C-1.

3 - Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans. Refer to civil drawings, C-1 notes.

4 - Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire.

Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections a required by NFPA 14 (2016 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply." Refer to civil drawings, C-1.

5 - Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102. Refer to civil drawings, C-1 notes.

L. PUBLIC WORKS

Annalie Holmes, Public Works Director (aholmes@hollywoodfl.org) 954-967-4207
Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4207

1. According to Sheet no.: A100, the dumpster enclosure outlined as "Trash Chute" is approved. Simply make a note, recycling collection is also required per the code. We do not want to the applicant or property owner assuming trash ONLY. We are requesting "Recycling" on the plans and labeled along with "Trash" reflecting the necessary requirement for both materials. Refer to A100, notes added.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application required. Refer to A100, Site plan notes.

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Manager (RCoote@hollywoodfl.org) 954-924-2958
Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. There's an existing Acorn Street Light within the frontage of the property along Taylor Street. If the Acorn Street Light is in conflict with the new proposed development, the applicant shall be responsible for the relocation or replacement of the street light.
Refer to A100, Acorn light relocated.

2. Please develop additional renderings with alternative views of the proposed development. Renderings shall depict existing and proposed conditions, i.g., adjacent buildings, ROW elements, proposed landscape, etc. Refer to A000, A200a, A201a, A202a, A203a & A205.

3. The proposed architecture of the building appears to be flat with almost no articulation. The CRA would like to recommend adjusting the massing of the building and/or incorporating additional architectural elements to help improve the architecture of all four elevations. Facades modified, refer to A000, A200a, A201a, A202a, A203a & A205.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954- 924-2922

1. Application is substantially compliant. Noted.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500 Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

Application is substantially compliant. Noted.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980 Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. There's an existing Acorn Street Light within the frontage of the property along Taylor Street. If the Acorn Street Light is in conflict with the new proposed development, the applicant shall be responsible for the relocation or replacement of the street light.

Refer to A100, Acorn light relocated.

2. Please develop additional renderings with alternative views of the proposed development. Renderings shall depict existing and proposed conditions, i.g., adjacent buildings, ROW elements, proposed landscape, etc. Refer to A000, A200a, A201a, A202a, A203a & A205.

3.The proposed architecture of the building appears to be flat with almost no articulation. The CRA would like to recommend adjusting the massing of the building and/or incorporating additional architectural elements to help improve the architecture of all four elevations. Facades modified, refer to A000, A200a, A201a, A202a, A203a & A205.

R. PARKING

Angela Kelsheimer, Parking Manager (akeisheimer@hollywoodfl.org) 954-921-3548

1. No comments received. Noted.

S. ADDITIONAL COMMENTS

Reginald White, Planning Administrator (rwhite@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming. Noted.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Reginald White Planning
Administrator

C: Miguel Insignares; Miguel Insignares <thespecialistinc2002@yahoo.com>

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 6. 2024_0506

Agenda Date:	5/6/2024	**Agenda Number:**	
To:	Technical Advisory Committee		
Title:	FILE NO.: 23-DP-16 APPLICANT: Conkreta QOZB, LLC. LOCATION: 950 South Federal Highway, 1813-1815 Dewey Street REQUEST: Site Plan review for a 113-unit residential development in the Regional Activity Center (The George).		

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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: 06/06/2023

Location Address: 950 South Federal Highway, Hollywood Fl 33020
1813-1815 Dewey Street Hollywood Fl 33020

Lot(s): 12 and 13,14,15 Block(s): 12 Subdivision: Hollywood Southside Additon No. 2

Folio Number(s): Parcels ID# 514222-10-2250 and ID# 514222-10-2240

Zoning Classification: Federal Highway District Land Use Classification: FH-2

Existing Property Use: Commercial and residential Sq Ft/Number of Units: 4

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 al that apply and provide File Number(s) and Resolution(s):_____

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

Explanation of Request: _____

Number of units/rooms: 113 Sq Ft: 712.78

Value of Improvement: TBD Estimated Date of Completion: TBD

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

Name of Current Property Owner: Conkreta QOZB, LLC.

Address of Property Owner: 2980 NE 207 Street Unit 409 Aventura Fl 33180

Telephone: 305-303-8581 Fax: _____ Email Address: ibk@conkretagroup.com

Name of Consultant/Representative/Tenant (circle one): Ionathan Brief

Address: 2980 NE 207 Street Unit 409 Aventura Fl 33180 Telephone: 305-303-8581

Fax: _____ Email Address: ibk@conkretagroup.com

Date of Purchase: 11-18-2022 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

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 6-6-23

PRINT NAME: Conkreta QOZB, LLC. by Ionathan Brief Date: 6-6-23

Signature of Consultant/Representative: _____ Date: 6-6-23

PRINT NAME: Ionathan Brief Date: 6-6-23

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

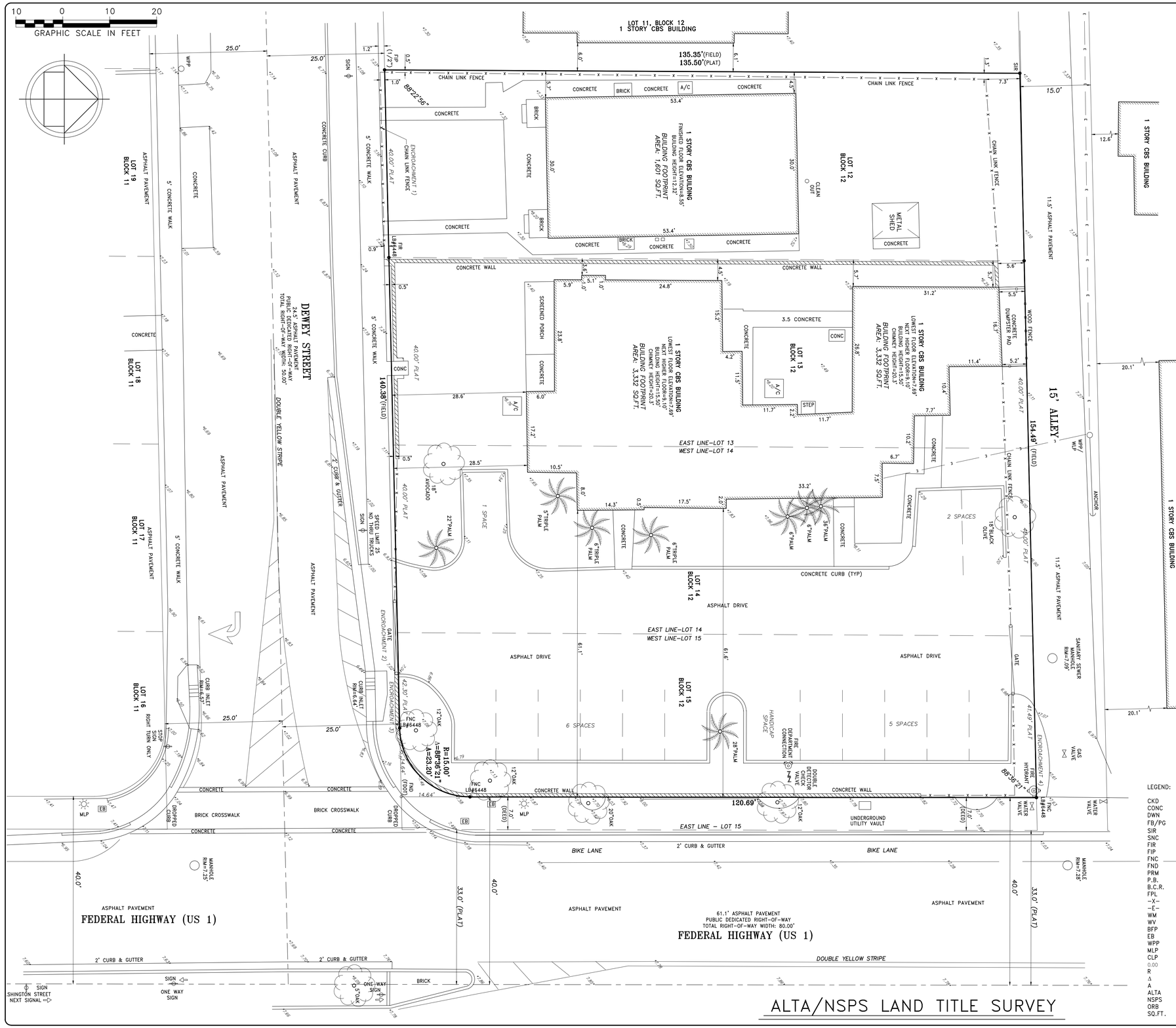
Sworn to and subscribed before me
this _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

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



LOCATION MAP (NTS)

LAND DESCRIPTION:

PARCEL NO. 1:

LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL NO. 2:

LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510 AND

THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK AT 17TH ANVENUE AND RODMAN STREET, ELEVATION=5.32' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT FILE REFERENCE: 23-RE-7064, DATED OCTOBER 18, 2023. THE EVIDENCE OF TITLE EXAMINED AS TO EACH OF THE PARCELS IS A TITLE SEARCH REPORT PREPARED PURSUANT TO FILE NO. 1429833 ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, A SUBSIDIARY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COVERING THE PERIOD FROM APRIL 21, 1930 THROUGH OCTOBER 12, 2023. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

RESTRICTIONS/EASEMENTS:

A. ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 17, B.C.R. (AFFECTS/PLOTTED)
B. SURVEY AFFIDAVIT RECORDED ON FEBRUARY 4, 2019 AS INSTRUMENT NO. 115592553 OF B.C.R. (AFFECTS/NOT PLOTTABLE)

9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. ENCROACHMENTS: 1) 39.7' OF CHAIN LINK FENCE ENCROACHES ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SW CORNER OF THE PROPERTY. 2) 15.5' GATE ENCROACHES ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 3) 25.5' OF CBS WALL ENCROACHES ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 4) FIRE HYDRANT ENCROACHES ONTO SUBJECT PROPERTY AT THE NE CORNER OF THE PROPERTY.
11. THE PROPERTY HAS DIRECT ACCESS TO DEWEY STREET AND FEDERAL HIGHWAY (US 1)(FOURTH AVENUE-PLAT) DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 3, PAGE 17, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE 14 STRIPED PARKING SPACES ON THE PROPERTY, 13 REGULAR AND 1 HANDICAP.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X-N/A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0569H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
18. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

SITE AREA:
NET AREA=20,891 SQ.FT.
GROSS AREA=32,686 SQ.FT.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

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, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/24/2024.

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

ALTA/NSPS LAND TITLE SURVEY

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

CONKRETA QOZB

1813-1815 DEWEY STREET
950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
ADDED AREA	08/30/05	----	AV	REC
ADDED CERTIFIED TO	02/09/06	----	AV	REC
UPDATE SURVEY TO ALTA/ACSM STANDARD	02/16/06	----	AV	REC
REVISED FLOOD ZONE	03/02/06	----	AV	REC
UPDATE SURVEY	06/07/12	----	AV	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	09/28/21	-----	AM	REC
ADDED GROSS AREA	10/07/21	-----	JD	REC
ADJACENT BUILDING AND ADDITIONAL ELEVATIONS ADDED	07/06/22	-----	JD	REC
UPDATE TO ALTA/NSPS LAND TITLE SURVEY	06/25/23	SKETCH	JD	REC
REVISED PER OWNERSHIP AND ENCUMBRANCE REPORT	10/20/23	SKETCH	AM	REC
ADDITIONAL RIGHT OF WAY LOCATION	01/24/24	SKETCH	AM	REC

PROJECT NUMBER: 5413-05

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET

THE GEORGE

950 S FEDERAL HWY, HOLLYWOOD, FL 33020

GENERAL

G000	COVER SHEET
G001	INFORMATION SHEET
G003	PROJECT GENERAL NOTES
G004	PROJECT GENERAL NOTES

SITE PLAN

SP00	SITE DATA & CODE ANALYSIS
SP01	SITE PLAN
SP02	SITE PLAN DETAILS
SP03	ALTA SURVEY

CIVIL DRAWINGS

C-1.0	COVER SHEET
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	SITE PLAN
C-5.2	CROSS SECTIONS
C-5.3	ACCESSIBLE PARKING DETAILS
C-5.4	LOADING ACCESS PLAN
C-5.5	PAVEMENT PLAN
C-6.0	PAVEMENT PLAN
C-9.0	GRADING PLAN
C-9.1	GRADING & DRAINAGE PLAN
C-10.0	UTILITY CONNECTION PLAN
C-10.1	BROWARD COUNTY UTILITY DETAILS
C-11.0	BROWARD COUNTY STANDARD DETAILS

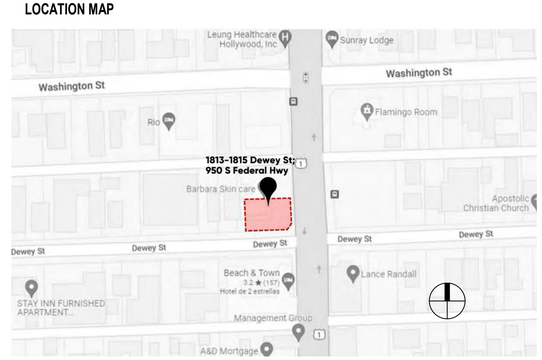
LANDSCAPE DRAWINGS

L-100	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLANTING PLAN
L-201	AMENITY LEVEL LANDSCAPE PLANTING PLAN
L-202	LANDSCAPE DETAILS

ARCHITECTURAL DRAWINGS

A101	LEVEL 1 - FLOOR PLAN
A102	LEVEL 2 - FLOOR PLAN
A103	LEVEL 3 - FLOOR PLAN
A104	LEVEL 4 - FLOOR PLAN
A105	LEVEL 5 - FLOOR PLAN
A106	LEVEL 6 TO 14 - TYP FLOOR PLAN
A107	LEVEL 15 - ROOF PLAN
A108	LEVEL 16 - UPPER ROOF PLAN
A200	ENLARGED FLOOR PLANS
A201	ENLARGED FLOOR PLANS
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A304	EXTERIOR FINISHES
A305	EXTERIOR RENDERINGS
A306	URBAN CONTEXT
A1300	FBC CHAPTER 2
A1301	FBC CHAPTER 3

LOCATION MAP



TAC SUBMISSION

6/5/2023

REVISION No.1 02/26/2024

OWNER

CONKRETA QOZB LLC

2980 NE 207 ST #409
AVENTURA, FLORIDA 33180

ARCHITECT

NOMADAS | NMD LLC

19790 W DIXIE HWY, SUITE 1006
MIAMI, FLORIDA 33180
(305) 974-2705
ATTN. CRISTOBAL ARRIA, AIA

CIVIL

URBN DESIGN

666 N.E. 125TH STREET, SUITE 247
NORTH MIAMI, FLORIDA 33161
(305) 720-2079 EXT. 141
ATTN. CHRISTOPHER P. COLLINS, P.E.

LANDSCAPE

GREEN EARTH LA LLC

HOLLYWOOD, FLORIDA 33022
(954) 638-9825
ATTN: DALE BRYANT, P.L.A.

www.nmdnomadas.com

Forum Aventura Building
19790 W Dixie Highway
Suite 1006
Miami FL 33180
Tel. 305 974 2705

NMD Project No. 2208 Project Name THE GEORGE Issue: TAC SUBMISSION Date: 6/5/2023

SYMBOLS LEGEND

1 A101 SIM	BUILDING SECTION TAG
1 A101 SIM	DETAIL/WALL SECTION TAG
1 A101 SIM	CALLOUT TAG
O	COLUMN / WALL GRID
Name Elevation	ELEVATION MARK
1 Ref A101	EXTERIOR ELEVATION TAG
1 Ref 1 Ref A101 1 Ref 1 Ref	INTERIOR ELEVATION TAG
22.14	KEYNOTE TAG 2016 MasterFormat by the Construction Specifications Institute (CSI)
Proposed	SPOT ELEVATION
Room name 150 SF	AREA TAG
	PROPERTY LINE
X X X X	FENCE LINE
P1 F1	WALL / PARTITION / FURRING TYPE
1 12'-0"	CEILING TAG WITH HEIGHT
	DOOR NUMBER TAG
1t	WINDOW TYPE TAG
(-2")	SLAB DEPRESSION
S1	STOREFRONT TYPE
	ROOM TAG ID
1	REVISION TAG
	DENOTES HANDICAP ROOM TYPE
	DENOTES HEARING IMPAIRED ROOM TYPE
	NORTH ARROW

ABBREVIATIONS

A

A	AIR
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACCESS	ACCESSORIES
ACG	ACOUSTICAL CEILING GRID
ACT	ACOUSTICAL CEILING TILE
ACTA	ACOUST CLG TILE ALUMINUM
ACTP	ACOUST CLG TILE PLASTIC
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADO	AUTOMATIC DOOR OPERATOR
AF	ACCESS FLOOR
AFF	ABOVE FINISHED FLOOR
ALF	ASSISTED LIVING FACILITY
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT (ARCHITECTURAL)
ASB	ASBESTOS
ASPH	ASPHALT
AUTO	AUTOMATIC
AWC	ACOUSTICAL WALL COVERING

B

B BD	BULLETIN BOARD
BC	BRICK COURSE
BD	BOARD
BED RM	BED ROOM
BEJ	BUILDING EXPANSION JOINT
BET	BETWEEN
BITM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BNCH	BENCH
BOB	BOTTOM OF BEAM
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF SLAB
BOT	BOTTOM
BPG	BUMPER GUARD
BPW	BED PAN WASHER
BPR	BUMPER RAIL
BRG	BEARING
BRK	BRICK
BS	BARIUM SINK
BSMT	BASEMENT
BW	BOTH WAYS

C

CA	COMPRESSED AIR
CAB	CABINET
CAF	COMPUTER ACCESS FLOOR
CASS	CASSETTE
CCT	CUBICAL CURTAIN TRACK
CEM	CEMENT
CH RACK	CHART RACK
CHKD PL	CHECKERED PLATE
CHR	CHAIR RAIL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CJ	CONTROL JOINT
CL	CENTER LINE
CL UTIL	CLEAN UTILITY
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMS	COMBINATION MIRROR SHELF
CMU	CONCRETE MASONRY UNIT
CNG	CORNER GUARD
CNTR	COUNTER
CO	CASED OPENING
COCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONFER	CONFERENCE
CONN	CONNECTION
CONST	CONSTRUCTION
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CORK TKBD	CORK TACK BOARD
CORR	CORRIDOR
COV	INTEGRAL (COVE) WALL BASE
CPT	CARPET
CPT T	CARPET TILE
CRBCRS	CRUTCH BRACKETCOURSE (BRICK OR BLOCK)
CRR	CRASH RAIL
CS	CUP SINK
CSK	COUNTERSUNK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CUB	CUBICAL CURTAIN
CW	COLD WATER
CWT	CERAMIC WALL TILE

D

D BD	DRAIN BOARD
D RM	DRESSING ROOM
D TRK	DRAPERY TRACK
D WT	DUMB WAITER
DBL	DOUBLE
DEM	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DKRM	DARKROOM
DMPF	DAMP PROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOCTOR
DRAP	DRAPERY
DRP	DOOR PROTECTION
DIC	DOCTORS DICTATING
DRW	DRAWER
DRWG	DRAWING
DS	DOWNSPOUT
DTL	DETAIL
DV CAB	DOUBLE VIEW CABINET
DW	DISH WASHER
DWG	DRAWING
DWL	DOWEL

E

E	EAST
EA	EACH
EEG	ELECTROENCEPHALOGRAPHY
EH	ELECTRIC HOLD
EIFS PM	EXTERIOR INSULATION FINISH SYSTEM POLYMER MODIFIED
EKG	ELECTROCARDIOGRAPHY
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EMG	ELECTROMYOGRAPHY
EP	ELECTRICAL PANEL BOARD
EPXY	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
ETBR	EXISTING TO BE REMOVED
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH	EXHAUST
EXP JT	EXPANSION JOINT
EXPD	EXPOSED
EXT	EXTERIOR

F

FA	FIRE ALARM
FAB	FABRIC
FAB TKBD	FABRIC TACKBOARD
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FINISHED END
FFL	FINISH FLOOR LINE
FGL	FIBERGLASS
FHMS	FLAT HEAD METAL SCREW
FHWS	FLAT HEAD WOOD SCREW
FIN	FINISH
FLASH	FLASHING
FLDG	FOLDING
FLR	FLOOR(ING)
FLOUR	FLUORESCENT
FPRF	FIREPROOF(ING)
FR	FLOOR RECEPTOR
FRGWB	FIRE-REINFORCED GYPSUM WALLBOARD
FRSS	FLUSHING RIM SERVICE SINK
FS	FASCIA SUMP
FSTNR	FASTENER
FT	FOOT (FEET)
FTD	FACIAL TISSUE DISPENSER
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
FXC	FIRE EXTINGUISHER CABINET
FTXR	FIXTURE

G

G	GAS
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GB SA	GRAB BAR SWING AWAY
GDR	GUARD RAIL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRGPS	GLASS FIBER REINFORCED GYPSUM POLYMER SHAPES
GL	GLASS
GLT	GLAZED TILE
GLV DISP	GLOVE DISPENSER
GR	GRADE
GR C	GROUT COLOR
GRAN	GRANITE
GRT	GROUT
GRTG	GRATING
GWB	GYPSUM WALLBOARD
GWT	GLASS WALL TILE

H

H	HYDROGEN
H BD	HARDBOARD
HCWC	HANDICAP WATERCLOSET
H PT	HIGH POINT
H/C	HANDICAPPED
HB	HOSE BIB
HC	HOLLOW CORE
HD	HAND DRYER
HDR	HANDRAIL
HDW	HARDWARE
HDWD	HARDWOOD
HGR	HANGER
HGT	HEIGHT
HK	HOOK(S)
HMF	HOLLOW METAL FRAME
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HR	HOUR
HSTWY	HOIST WAY
HVAC	HEAT/VENTILATING/ AIR CONDITIONING
HW	HOT WATER

I

ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INCL	INCLUDE
INCUB	INCUBATOR
INFO	INFORMATION
INST	INSTRUMENT
INSTL	INSTALLATION
INSUL	INSULATION
INT	INTERIOR
INTER	INTERMEDIATE
INV	INVERT
IV TRK	INTRAVENOUS TRACK

J

JIC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT

K

KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCKOUT
KOP	KNOCKOUT PANEL

L

L PT	LOW POINT
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAU	LAUNDRY
LAV	LAVATORY
LB	LAG BOLT
LB	POUND(S)
LBL	LABEL
LCC	LEAD COATED COPPER
LDG	LANDING
LH	LEFT HAND
LINAC	LINEAR ACCELERATOR
LINO	LINOLEUM
LKRS	LOCKERS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMS	LIMESTONE
LPS	LIGHT PROOF SHADE
LPSG	LIGHT PROOF SPEAK GRILLE
LRG	LARGE
LT	LIGHT(ING)
LTWT	LIGHTWEIGHT
LVR	LOUVER
LVW	LEAD VIEW WINDOW

M

M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBL	MARBLE
MC	MEDICINE CABINET
MCG	METAL CORNER GUARD
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MES	METAL EDGE STRIP
MEZZ	MEZZANINE
MFCW	METAL-FRAMED CURTAIN WALL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MM	MILLIMETER
MO	MASONRY OPENING
MR	MOP RACK
MSR	MOP SERVICE RECEPTOR
MT	METAL THRESHOLD
MTD	MOUNTED
MTL	METAL
MTL ES	METAL EDGE SUPPORT
MULL	MULLION
MWK	MILLWORK

N

NC	NURSES CALL
N	NORTH
N	NITROGEN
N2O	NITROUS OXIDE
NA	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NOS	NOSING
NRC	NOISE REDUCTION COEFFICIENT
NS	NON-SLIP
NSCT	NON-SLIP CERAMIC TILE
NTS	NOT TO SCALE

O

O	OXYGEN
OA	OVERALL
OAVS	OXYGEN, AIR, VACUUM, SLIDE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OHS	OVAL HEAD SCREW
OPG	OPENING
OPP	OPPOSITE
OR	OPERATING ROOM
ORN	ORNAMENTAL

P

P BD	PEGBOARD
P BD	PARTICLE BOARD
P BX	PASS BOX
P TUBE (STA)	PNEUMATIC TUBE (STATION)
PA	PUBLIC ADDRESS
PASS	PASSAGE
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PC	PIECES(S)
PC CONC	PRECAST CONCRETE
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PFT	PORCELAIN FLOOR TILE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLM	PLASTIC LAMINATE
PLT	PLATE
PLYWD	PLYWOOD
PORC T	PORCELAIN
PP	PUSH PLATE
PREP	PREPARATION
PRL	PARALLEL
PRTN	PARTITION
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTM	PATCH TO MATCH
PNT	PAINT(ED)
PTDR	PAPER TOWEL DISPENSER/RECEPTACLE
PUB	PUBLIC
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
PWC	PLASTIC WALLCOVERING
PWT	PORCELAIN WALL TILE

Q

QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY

R

R	RISERS
RA	RETURN AIR
RAD	RADIUS
RBS	RUBBER FLOOR SHEET
RBT	RUBBER FLOOR TILE
RCFS	ROLLING COUNTER FIRE SHUTTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDP	RESIN DECORATIVE PANEL
REC	RECESSED
RECEP	RECEPTOR
RECEPT	RECEPTACLE
RECT	RECTANGULAR
RECV	RECEIVING
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REL	RELOCATED
REM	REMOVABLE
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISE
RFG	ROOFING
RFS	ROOM FINISH SCHEDULE
RFS	RESILIENT FLOOR SHEET
RFT	RESILIENT FLOOR TILE
RGTR	REGISTER
RH	RIGHT HAND
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
RU	ROLL-UP
RUB	RUBBER
RWB	RUBBER WALL BASE

S

S DISP	SOAP DISPENSER
SC	SOLID CORE
SCHED	SCHEDULE
SCN	SCREEN
SCR	SHOWER CURTAIN ROD
SD	STORM DRAIN
SECT	SECTION
SERV	SERVICE
SF	SQUARE FOOT (FEET)
SGFT	STRUCTURAL GLAZED FACING TILE
SGL	SINGLE
SH	SHELF
SH P	SHELF AND POLE
SHLVG	SHELVING
SHT	SHEET
SHT V	SHEET VINYL
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SK	SINK
SKL	SKYLIGHT
SND	SANITARY NAPKIN DISPENSER
SNF	SKILLED NURSING FACILITY
SNR	SANITARY NAPKIN RECEPTACLE
SPKR	SPEAKER
SQ	SQUARE
SS	SERVICE SINK
SSM	SOLID SURFACE MATERIAL
SST	STAINLESS STEEL
ST	STREET
ST ST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STER	STERILIZED
STG	SEATING
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENSION
SW	SWITCH
SYS	SYSTEM

T

T	TREAD
T DR	TRENCH DRAIN
TB	TOWEL BAR
TBBD	TILE BACKER BOARD
TBD	TO BE DETERMINED
TEL	TELEPHONE
TERR	TERRAZZO
TG	TONGUE & GROOVE
THD	THREAD
THK	THICK
THRESH	THRESHOLD
TK BD	TACK BOARD
TM	TELEMETRY MONITOR
TOC	TOP OF CONCRETE
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOIL	TOILET
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TSP	TRANSITION STRIP
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION
TWF	TACK WALL FABRIC
TWP	TACK WALL PANEL
TYP	TYPICAL

U

U	URINAL
UC	UNDER COUNTER
UCT	UNDER CUT
UG	UNDERGROUND
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY

V

V	VACUUM
VAT	VINYL ASBESTOS TILE
VB	VAPOR BARRIER
VBB	VINYL BED BUMPER
VBR	VINYL BUMPER RAIL
VBWF	VINYL BONDED WOOD FLOORING
VC	VIEW CABINET
VCG	VINYL CORNER GUARD
VCR	VINYL CHAIR RAIL
VCW	VINYL WALLCOVERING
VEB	VINYL EDGEBAND

W

WDR	WELDING ROD
WDS	WINDOW SHADE
WOD	WOOD
WPS	WALL PROTECTION SHEET

NMD | NOMADAS

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

INFORMATION SHEET

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

G001

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01 00 00 GENERAL REQUIREMENTS

1. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ARCHITECT SHALL NOT HAVE CONTROL OVER, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. SAFEGUARDS DURING CONSTRUCTION SHALL BE AS DIRECTED BY F.B.C. CHAPTER 33.
2. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND/OR THE AGREEMENT DOCUMENTS.
3. ARCHITECT SHALL HAVE NO CONTROL, OR CHARGE OF, ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
4. ARCHITECT SHALL HAVE NO CONTROL, OR CHARGE OF, THE ACCURACY OF THE WORK INCLUDING QUANTITIES AND DIMENSIONS.
5. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S QUALITY OF THE WORK.
6. ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MANAGEMENT, CHECKING OF CONTRACTOR'S STAKING OUT AND SURVEYING, SITE INSPECTION OF CONSTRUCTION MATERIAL AND EQUIPMENT, SHOP DRAWING INSPECTION, CONSTRUCTION QUALITY CONTROL, PROGRESS MONITORING AND REPORTING, AND QUANTITY SURVEYS OF EXECUTED WORK.
7. ARCHITECT SHALL NOT BE RESPONSIBLE TO OWNER OR ANY THIRD PARTY FOR THE SERVICES OR ANY RELATED WORK TO BE PERFORMED BY OTHER LICENSED PROFESSIONAL CONSULTANTS.
8. ARCHITECT SHALL NOT BE RESPONSIBLE FOR AN OWNER'S DIRECTIVE OR SUBSTITUTION MADE WITHOUT THE ARCHITECT'S APPROVAL.
9. CONTRACTOR SHALL REVIEW DRAWINGS IN THEIR ENTIRELY BEFORE COMMENCING WORK. CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO ARCHITECT. BACK CHARGES WILL NOT BE ACCEPTED.
10.DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS SHOWN ON PLANS. CONTRACTOR SHALL NOTIFY ARCHITECT FOR CLARIFICATION
IF NEEDED. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT, IN WRITING, FOR CLARIFICATION BEFORE THE COMMENCEMENT AND RESUMPTION OF WORK.
11. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATION IN QUESTION.
12. SPECIFICATIONS, SHOP DRAWINGS AND CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO ARCHITECTURAL DRAWINGS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS WORK, AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO COST TO ARCHITECT, THE ARCHITECT'S CONSULTANTS OR OWNER.
13. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT AND MATERIALS WHICH MUST BE INTERFACED AND COORDINATED WITH OTHER TRADES, WHETHER DETAILED OR NOT.
14. ARCHITECT HAS EXECUTED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION OF PLANS AS DRAWN AND NOTED, WHICH COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES. THE CONTRACTOR SHALL FAMILIARIZE HIM/ HER-SELF WITH THE GOVERNING CODES IN THEIR ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
15. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON- STRUCTURAL MEMBERS DURING CONSTRUCTION.
16. CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK.
CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
17. CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
18. CONTRACTOR SHALL COORDINATE ANY DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLYING SURFACE FOR THE NEW WORK.
19. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL VERIFY ALL NEW AND EXISTING CONDITIONS, HEIGHTS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONTINUOUSLY DURING CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS. IF ANY DISCREPANCIES, INCONSISTENCIES, OR OMISSIONS ARE FOUND, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING FOR CLARIFICATION.
20. CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUB-CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
21. CONTRACTOR SHALL BE RESPONSIBILITY FOR ALL MEANS AND METHODS OF DEMOLITION THAT MAY BE REQUIRED. CONTRACTOR SHALL INFORM ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
22. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF CONTRACTOR AND SUB-CONTRACTOR. MEASUREMENTS SHALL BE TAKEN AND VERIFIED WITH MANUFACTURERS FOR ALL ITEMS BY ALL SUB-CONTRACTORS PRIOR TO ORDERING, FABRICATION AND INSTALLATION.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC. OR EQUIPMENT REQUIRING BACKING.
24. CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE OF ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY CONSTRUCTION
OPERATIONS. AT COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL WASTE, MATERIALS, RUBBISH, CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. CONTRACTOR SHALL CLEAN AND POLISH ALL GLASS, WAX TILE FLOORS, VACUUM CARPETS, AND LEAVE OTHER SPACES BROOM CLEAN.
25. WHEN PRESENT AT THE CONSTRUCTION SITE, THE ARCHITECT AND OR ARCHITECT REPRESENTATIVES SHALL NOT BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE CONTRACTOR OR SUBCONTRACTOR'S WORK, OR FOR VERIFYING NEITHER QUANTITIES NOR DIMENSIONS, ALL OF WHICH ARE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

01 30 00 ADMINISTRATIVE REQUIREMENTS

01 31 00 PROJECT MANAGEMENT AND COORDINATION REQUESTS FOR INTERPRETATION (RFIs)

1. REQUEST FOR ADDITIONAL INFORMATION SHALL BE IN A FORM APPROVED BY ARCHITECT AND SHALL INCLUDE A DETAILED WRITTEN STATEMENT THAT INDICATES THE SPECIFIC DRAWINGS OR SPECIFICATIONS IN NEED OF CLARIFICATION AND THE NATURE OF THE CLARIFICATION REQUEST.
2. ARCHITECT WILL ISSUE DRAWING "CLARIFICATIONS" DURING CONSTRUCTION IF AND WHEN NEEDED.
3. IF APPROPRIATE, THE ARCHITECT WILL PREPARE AND ISSUE SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS IN RESPONSE TO REQUESTS FOR INFORMATION.
4. IMMEDIATELY ON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND IF NOT POSSIBLE TO REQUEST INTERPRETATION AT PROJECT MEETING, PREPARE AND SUBMIT AN RFI IN THE FORM SPECIFIED.
5. RFIS SHALL ORIGINATE WITH CONTRACTOR. RFIS SUBMITTED BY ENTITIES OTHER THAN CONTRACTOR WILL BE RETURNED WITH NO RESPONSE.
6. COORDINATE AND SUBMIT RFIS IN A PROMPT MANNER SO AS TO AVOID DELAYS IN CONTRACTOR'S WORK OR WORK OF SUBCONTRACTORS.
7. CONTENT OF THE RFI: INCLUDE A DETAILED, LEGIBLE DESCRIPTION OF ITEM NEEDING INTERPRETATION AND THE FOLLOWING INFORMATION:

A. PROJECT NAME.
B. DATE.
C. NAME OF CONTRACTOR.
D. NAME OF ARCHITECT AND CONSTRUCTION MANAGER.
E. RFI NUMBER, NUMBERED SEQUENTIALLY.
F. SPECIFICATION SECTION NUMBER AND TITLE AND RELATED PARAGRAPHS, AS APPROPRIATE.
G. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
H. FIELD DIMENSIONS AND CONDITIONS, AS APPROPRIATE.
I. CONTRACTOR'S SUGGESTED SOLUTION(S). IF CONTRACTOR'S SOLUTION(S)
IMPACT THE CONTRACT TIME OR THE CONTRACT SUM, CONTRACTOR SHALL STATE IMPACT IN THE RFI.
J. CONTRACTOR'S SIGNATURE.
K. ATTACHMENTS: INCLUDE DRAWINGS, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION.
8.ARCHITECT'S ACTION: ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RETURN IT. ALLOW SEVEN (7) WORKING DAYS FOR ARCHITECT'S RESPONSE FOR EACH RFI. RFIS RECEIVED AFTER 1:00 P.M. WILL BE CONSIDERED AS RECEIVED THE FOLLOWING WORKING DAY.
9. THE FOLLOWING RFIS WILL BE RETURNED WITHOUT ACTION:
A. REQUESTS FOR APPROVAL OF SUBMITTALS.
B. REQUESTS FOR APPROVAL OF SUBSTITUTIONS.
C. REQUESTS FOR COORDINATION INFORMATION ALREADY INDICATED IN THE CONTRACT DOCUMENTS.
D. REQUESTS FOR ADJUSTMENTS IN THE CONTRACT TIME OR THE CONTRACT SUM.
E. REQUESTS FOR INTERPRETATION OF ARCHITECT'S ACTIONS ON SUBMITTALS.
F. INCOMPLETE RFIS OR RFIS WITH NUMEROUS ERRORS.

01 33 00 SUBMITTAL PROCEDURES (SHOP DRAWINGS)

1. ARCHITECT WILL REVIEW SHOP DRAWINGS AND OTHER SUBMITTALS RELATED TO THE WORK DESIGNED OR CERTIFIED BY THE DESIGN PROFESSIONAL RETAINED BY CONTRACTOR OR OWNER WHEN SUBMITTED TO ARCHITECT. ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ADEQUACY, ACCURACY AND COMPLETENESS OF THE SERVICES, CERTIFICATIONS AND APPROVALS PERFORMED OR PROVIDED BY SUCH PROFESSIONALS.
2. ARCHITECT WILL REVIEW AND COMMENT OR TAKE OTHER APPROPRIATE ACTION UPON CONTRACTOR'S SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE GENERAL DESIGN CONCEPT, AND THE INTENT OF THE CONSTRUCTION DOCUMENTS. ALL CONSULTANTS, INCLUDING BUT NOT LIMITED TO; STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, FIRE SUPPRESSION AND CIVIL ENGINEER REMAIN RESPONSIBLE FOR THEIR SCOPE OF WORK AND SHALL REVIEW AND APPROVE ALL APPLICABLE DRAWINGS. CONSULTANTS SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO ARCHITECT.
3. REVIEW OF SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES, AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH ARE CONTRACTOR'S RESPONSIBILITY. ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED BY THE ARCHITECT, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. ARCHITECT'S APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
4. CONTRACTOR SHALL REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK OF THE CONTRAPNCT AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. NOTE CORRECTIONS AND FIELD DIMENSIONS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT.
5. ARCHITECT WILL NOT REVIEW SUBMITTALS THAT DO NOT BEAR CONTRACTOR'S APPROVAL STAMP AND WILL RETURN THEM WITHOUT ACTION.
6. ARCHITECT WILL REVIEW EACH SUBMITTAL, MAKE MARKS TO INDICATE CORRECTIONS OR MODIFICATIONS REQUIRED, AND RETURN IT TO CONTRACTOR. ARCHITECT WILL STAMP SUBMITTALS WITH A REVIEW OR ACTION STAMP.
7. ARCHITECT'S REVIEW OF SUBMITTAL DOES NOT EXEMPT CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE FLORIDA BUILDING CODE, AND ALL CODES RULES AND REGULATIONS HAVING JURISDICTION.
8. PARTIAL SUBMITTALS ARE NOT ACCEPTABLE, WILL BE CONSIDERED NON-RESPONSIVE, AND WILL BE RETURNED WITHOUT REVIEW.
9. SUBMITTALS NOT REQUIRED BY THE CONTRACT DOCUMENTS MAY NOT BE REVIEWED AND MAY BE DISCARDED.

SUBMITTAL PROCEDURES

CONTRACTOR SHALL COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES.

1. COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY.
2. COORDINATE TRANSMITTAL OF DIFFERENT TYPES OF SUBMITTALS FOR RELATED PARTS OF THE WORK SO PROCESSING WILL NOT BE DELAYED BECAUSE OF NEED TO REVIEW SUBMITTALS CONCURRENTLY FOR COORDINATION.
3. ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
4. SUBMITTALS SCHEDULE: COMPLY WITH THE REQUIREMENTS IN DIVISION 01 SECTION "CONSTRUCTION PROGRESS DOCUMENTATION" FOR LIST OF SUBMITTALS AND TIME REQUIREMENTS FOR SCHEDULED PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES.
5.PROCESSING TIME: ALLOW ENOUGH TIME FOR SUBMITTAL REVIEW, INCLUDING
TIME FOR RESUBMIT, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTED SUBMITTALS.
A.INITIAL REVIEW: ALLOW FOURTEEN (14) DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION.
B.INTERMEDIATE REVIEW: IF INTERMEDIATE SUBMITTAL IS NECESSARY, PROCESS IT IN SAME MANNER AS INITIAL SUBMITTAL.
C.RESUBMITTAL REVIEW: ALLOW FOURTEEN (14) DAYS FOR REVIEW OF EACH RESUBMITTAL.
6. IDENTIFICATION: PLACE A PERMANENT LABEL OR TITLE BLOCK ON EACH SUBMITTAL FOR IDENTIFICATION.
7. INDICATE NAME OF FIRM OR ENTITY THAT PREPARED EACH SUBMITTAL ON LABEL OR TITLE BLOCK. ALONG WITH THE FOLLOWING INFORMATION:

A. PROJECT NAME.
B. DATE.
C. NAME AND ADDRESS OF SUPPLIER.
D. NAME OF MANUFACTURER.
E. SUBMITTAL NUMBER OR OTHER UNIQUE IDENTIFIER, INCLUDING REVISION IDENTIFIER.
F. DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.
G. LOCATION(S) WHERE PRODUCT IS TO BE INSTALLED, AS APPROPRIATE.
E. DEVIATIONS: HIGHLIGHT, ENCIRCLE, OR OTHERWISE SPECIFICALLY IDENTIFY DEVIATIONS FROM THE CONTRACT DOCUMENTS ON SUBMITTALS.
F. TRANSMITTAL: PACKAGE EACH SUBMITTAL INDIVIDUALLY AND APPROPRIATELY FOR TRANSMITTAL AND HANDLING. TRANSMIT EACH SUBMITTAL USING A TRANSMITTAL FORM. ARCHITECT WILL RETURN SUBMITTALS, WITHOUT REVIEW, RECEIVED FROM SOURCES OTHER THAN CONTRACTOR.
USE OF ARCHITECT'S ELECTRONIC FILES AT CONTRACTOR'S WRITTEN REQUEST, COPIES OF ARCHITECT'S ELECTRONIC FILES WILL BE PROVIDED TO CONTRACTOR FOR CONTRACTOR'S USE IN CONNECTION WITH THE PROJECT, SUBJECT TO THE FOLLOWING CONDITIONS:
1. ALL REQUESTS FOR USE OF ELECTRONIC FILES SHALL BE PRESENTED TO ARCHITECT BY CONTRACTOR OR OWNER. REQUESTS FROM SUB-CONTRACTORS, MANUFACTURERS, SUPPLIERS, ETC. WILL NOT BE ACCEPTED.
2. ELECTRONIC FILES SHALL NOT BE ISSUED TO ANY THIRD PARTY FOR THE PURPOSE OF BIDDING AND WILL ONLY BE ISSUED TO PARTIES UNDER CONTRACT FOR THIS PROJECT.
3. ELECTRONIC FILES ARE PROVIDED FOR THE SOLE USE OF CONTRACTOR AND MAY NOT BE DISTRIBUTED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF ARCHITECT.
4. THE INFORMATION IN ELECTRONIC FILES IS THE SOLE PROPERTY OF ARCHITECT AND IS PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.
5. CONTRACTOR UNDERSTANDS THAT THE AUTOMATED CONVERSION OF INFORMATION AND DATA FROM ELECTRONIC FILES AND THE FORMAT USED BY ARCHITECT AND ITS CONSULTANTS, TO AN ALTERNATE SYSTEM OR FORMAT, CANNOT BE ACCOMPLISHED WITHOUT THE INTRODUCTION OF INEXACTITUDE, ANOMALIES, AND ERRORS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO VERIFY THE ACCURACY OF ANY INFORMATION THEREIN. FURTHERMORE, CONTRACTOR AGREES TO ASSUME ALL RISK ASSOCIATED THEREWITH, AND TO HOLD ARCHITECT HARMLESS FROM ANY DAMAGES THAT MAY RESULT FROM THE USE OF THIS INFORMATION.
6. CONTRACTOR RECOGNIZES THAT CHANGES OR MODIFICATIONS TO ARCHITECT'S INSTRUMENTS OF PROFESSIONAL SERVICE, INTRODUCED BY ANYONE OTHER THAN ARCHITECT MAY RESULT IN ADVERSE CONSEQUENCES THAT CANNOT BE PREDICTED OR CONTROLLED. THEREFORE, AND IN CONSIDERATION OF ARCHITECT PROVIDING ITS INSTRUMENTS OF PROFESSIONAL SERVICE IN ELECTRONIC FORM, CONTRACTOR AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO RELEASE, HOLD HARMLESS, INDEMNIFY ARCHITECT FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COST, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE CONVERSION, MODIFICATION, MISINTERPRETATION, MISUSE, OR REUSE BY OTHERS OF THE ELECTRONIC INFORMATION AND DATA PROVIDED BY ARCHITECT. THE FOREGOING INDEMNIFICATION APPLIES, WITHOUT LIMITATION, TO ANY USE OF THE DRAWINGS CONTAINED IN THE ELECTRONIC FILES OF THE PROJECT.
7. CONTRACTOR ALSO AGREES THAT THE DRAWINGS CONTAINED IN THE ELECTRONIC FILES PROVIDED PURSUANT TO THIS PROJECT, SHALL NOT BE SCALED ELECTRONICALLY, AND ONLY WRITTEN DIMENSIONS SHALL BE USED FOR INFORMATION. FURTHERMORE, IN THE EVENT OF ANY DISCREPANCY BETWEEN THE PRINTED CONTRACT DOCUMENTS AND THE FILES CONTAINED IN THE COMPUTER DATA FILE, THE PRINTED CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
8. CONTRACTOR FURTHER UNDERSTANDS THAT THE DRAWINGS CONTAINED IN ELECTRONIC FILES ARE NOT AS-BUILT DRAWINGS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD.

01 40 00 QUALITY REQUIREMENTS

01 43 00 QUALITY ASSURANCE

CONFLICTING REQUIREMENTS

1. GENERAL:
IF COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE
STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR
MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST STRINGENT
REQUIREMENT. REFER UNCERTAINTIES AND REQUIREMENTS THAT ARE
DIFFERENT, BUT APPARENTLY EQUAL, TO ARCHITECT FOR A DECISION BEFORE
PROCEEDING.
2. MINIMUM QUANTITY OR QUALITY LEVELS:
THE QUANTITY OR QUALITY LEVEL SHOWN OR SPECIFIED SHALL BE THE MINIMUM
PROVIDED OR PERFORMED. THE ACTUAL INSTALLATION MAY COMPLY EXACTLY
WITH THE MINIMUM QUANTITY OR QUALITY SPECIFIED, OR IT MAY EXCEED THE
MINIMUM WITHIN REASONABLE LIMITS. TO COMPLY WITH THESE REQUIREMENTS,
INDICATED NUMERIC VALUES ARE MINIMUM OR MAXIMUM, AS APPROPRIATE, FOR
THE CONTEXT OF REQUIREMENTS. REFER UNCERTAINTIES TO ARCHITECT FOR A
DECISION BEFORE PROCEEDING.
01 70 00 EXECUTION AND CLOSEOUT REQUIREMENTS
01 71 00 EXAMINATION AND PREPARATION
EXECUTION
01 73 29 CUTTING AND PATCHING
1. STRUCTURAL ELEMENTS: DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A
MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION
RATIO.
2. OPERATIONAL ELEMENTS: DO NOT CUT AND PATCH OPERATING ELEMENTS AND
RELATED COMPONENTS IN A MANNER THAT RESULTS IN REDUCING THEIR
CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED
MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
3. VISUAL REQUIREMENTS: DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER
THAT RESULTS IN VISUAL EVIDENCE OF CUTTING AND PATCHING. DO NOT CUT AND
PATCH CONSTRUCTION EXPOSED ON THE EXTERIOR OR IN OCCUPIED SPACES IN A
MANNER THAT WOULD, IN ARCHITECT'S OPINION, REDUCE THE BUILDING'S
AESTHETIC QUALITIES. REMOVE AND REPLACE CONSTRUCTION THAT HAS BEEN
CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER.
4. CUTTING AND PATCHING OF A SLAB THAT HAS ALREADY BEEN WATERPROOFED
MUST BE RETESTED AFTER THE WATERPROOFING SUBCONTRACTOR HAS RE-APPLIED
NEW WATERPROOFING.
MATERIALS
1. IN-PLACE MATERIALS: USE MATERIALS IDENTICAL TO IN-PLACE MATERIALS. FOR
EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH IN-PLACE ADJACENT
SURFACES TO THE FULLEST EXTENT POSSIBLE.
2. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE
MATERIALS THAT, WHEN INSTALLED, WILL MATCH THE VISUAL AND FUNCTIONAL
PERFORMANCE OF IN-PLACE MATERIALS.
EXAMINATION
1. EXAMINE SURFACES TO BE CUT AND PATCHED AND CONDITIONS UNDER WHICH
CUTTING AND PATCHING ARE TO BE PERFORMED.
2. COMPATIBILITY: BEFORE PATCHING, VERIFY COMPATIBILITY WITH AND
SUITABILITY OF SUBSTRATES, INCLUDING COMPATIBILITY WITH IN-PLACE FINISHES
OR PRIMERS.
3. PROCEED WITH INSTALLATION ONLY AFTER UNSAFE OR UNSATISFACTORY
CONDITIONS HAVE BEEN CORRECTED.
PREPARATION
1. TEMPORARY SUPPORT: PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT.
2. PROTECTION: PROTECT IN-PLACE CONSTRUCTION DURING CUTTING AND
PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER
CONDITIONS FOR PORTIONS OF PROJECT THAT MIGHT BE EXPOSED DURING
CUTTING AND PATCHING OPERATIONS.
3. ADJOINING AREAS: AVOID INTERFERENCE WITH USE OF ADJOINING AREAS OR
INTERRUPTION OF FREE PASSAGE TO ADJOINING AREAS.
4. EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: WHERE
EXISTING SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR
ABANDONED, BYPASS SUCH SERVICES/SYSTEMS BEFORE CUTTING TO MINIMIZE
INTERRUPTION TO OCCUPIED AREAS.
01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
DISPOSAL OF WASTE
1. EXCEPT FOR ITEMS OR MATERIALS TO BE SALVAGED, RECYCLED, OR OTHERWISE
REUSED, REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE
OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING
JURISDICTION.
2. EXCEPT AS OTHERWISE SPECIFIED, DO NOT ALLOW WASTE MATERIALS THAT ARE
TO BE DISPOSED TO ACCUMULATE ON- SITE.
3. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE
ON ADJACENT SURFACES AND AREAS.
4. BURNING: DO NOT BURN WASTE MATERIALS.
5. DISPOSAL: TRANSPORT WASTE MATERIALS OFF OWNER'S PROPERTY AND
LEGALLY DISPOSE OF THEM.
03 00 00 CONCRETE
CONCRETE CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS
SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 19.
1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL CONCRETE
NOTES AND SPECIFICATIONS.
2. STRUCTURAL MEMBERS OF PLAN AND REINFORCED CONCRETE, INCLUDING
PRESTRESSED CONCRETE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE
PROVISIONS OF THE F.B.C. CHAPTER 19 AND ACI 318

04 00 00 MASONRY

GENERAL

MASONRY CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 21.

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL MASONRY WALLS NOTES AND SPECIFICATIONS.
2. BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 2103 THROUGH 2105, 2107, 2108, 2110, 2114 AND SECTIONS 2119 THROUGH 2122 OF THE FLORIDA BUILDING CODE.
3. MASONRY SHALL COMPLY WITH THE PROVISIONS OF TMS 402/ACI 530/ASCE 5 OR TMS 403 AS WELL AS APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE SECTION 2101.2 DESIGN METHODS.
4. MASONRY VENEER SHALL COMPLY WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 14.
5. CONCRETE MASONRY UNITS, CLAY OR SHALE MASONRY UNITS, STONE MASONRY UNITS, GLASS UNIT MASONRY AND AAC MASONRY UNITS SHALL COMPLY WITH ARTICLE 2.3 OF TMS 602/ACI 503.1/ASCE 6. ARCHITECTURAL CAST STONE SHALL CONFORM TO ASTM C1364.
6. SECOND-HAND MASONRY UNITS SHALL NOT BE REUSED UNLESS THEY CONFORM TO THE REQUIREMENTS OF NEW UNITS. THE UNITS SHALL BE OF WHOLE, SOUND MATERIALS AND FREE FROM CRACKS AND OTHER DEFECTS THAT WILL INTERFERE WITH PROPER LAYING OR USE. OLD MORTAR SHALL BE CLEANED FROM THE UNIT BEFORE REUSE.
7. MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE SECTIONS 2104.1.1 AND 2104.1.2 AND WITH TMS 602/ACI 530.1/ASCE 6.
8. MASONRY SHALL NOT BE SUPPORTED ON WOOD GIRDERS OR OTHER FORMS OF WOOD CONSTRUCTION EXCEPT AS PERMITTED IN THE FLORIDA BUILDING CODE SECTION 2304.12.
9. A QUALITY ASSURANCE PROGRAM SHALL BE USED TO ENSURE THAT THE CONSTRUCTED MASONRY IS IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. THE QUALITY ASSURANCE PROGRAM SHALL COMPLY WITH THE INSPECTION AND TESTING REQUIREMENTS OF TMS 602/ACI 530.1/ ASCE 6.
10. CELLS AND CAVITIES IN MASONRY UNITS AND AIR GAPS BETWEEN BRICK, STONE OR MASONRY VENEERS AND THE STRUC-TURE SHALL BE CLEANED OF ALL NONPRESERVATIVE TREATED OR NONNATURALLY DURABLE WOOD, OR OTHER CELLULOSE-CONTAINING MATERIAL PRIOR TO CONCRETE PLACEMENT.

MORTAR

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR REQUIRED MORTAR AND SPECIFICATIONS OF MASONRY WALLS.
2. MORTAR FOR MASONRY CONSTRUCTION SHALL COM-PLY WITH SECTION FLORIDA BUILDING CODE SECTIONS 2103.2.1, 2103.2.2, 2103.2.3 OR 2103.2.4.
3. GROUT. GROUT SHALL COMPLY WITH ARTICLE 2.2 OF TMS 602/ACI 530.1/ASCE 6.
4. VERTICAL CELLS FOR MASONRY TO BE GROUTED, SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL.
5. PORTLAND CEMENT MORTARS FOR INSTALLING CERAMIC WALL AND FLOOR TILE SHALL COMPLY WITH ANSI A108.1A AND ANSI A108.1B AND BE OF THE COMPOSITIONS INDICATED IN FBC TABLE 2103.2.3.

CONCRETE FILL

1. CELLS, LINTELS, AND BOND BEAMS INDICATED TO BE FILLED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.
2. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.
3. ALL CONCRETE SHALL BE OF FLUID CONSISTENCY, WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.
4. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

VERTICAL REINFORCING

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR REQUIRED VERTICAL REINFORCING AND SPECIFICATIONS OF MASONRY WALLS.
2. METAL REIN-FORCEMENT AND ACCESSORIES SHALL CONFORM TO ARTICLE 2.4 OF TMS 602/ACI 530.1/ASCE 6. WHERE PROVIDED IN EXTERIOR WALLS, JOINT REINFORCEMENT SHALL BE A MINIMUM NO. 9-GAUGE LADDER-TYPE STAINLESS STEEL, HOT DIPPED GALVANIZED, OR EPOXY COATED IN ACCORDANCE WITH TMS 602/ACI 530.1/ASCE 6 SEC-TION 2.4E1, 2.4F1B, OR 2.4F2A AS APPROPRIATE. WHERE UNIDENTIFIED REINFORCEMENT IS APPROVED FOR USE, NOT LESS THAN THREE TENSION AND THREE BENDING TESTS SHALL BE MADE ON REPRESENTATIVE SPECIMENS OF THE REINFORCEMENT FROM EACH SHIPMENT AND GRADE OF REINFORCING STEEL PROPOSED FOR USE IN THE WORK.
3. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
4. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
5. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE STRUCTURAL ENGINEER OF RECORD PLANS AND AS INDICATED IN THE COLUMN SCHEDULE.
6. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.

HORIZONTAL REINFORCING

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR REQUIRED HORIZONTAL REINFORCING AND SPECIFICATIONS OF MASONRY WALLS.
2. HORIZONTAL REINFORCING SHALL BE PROVIDED AS SHOWN IN THE BEAM SCHEDULE.
3. CLEANOUTS OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
4. JOINT REINFORCEMENT, ANCHORS, WALL TIES AND ACCESSORIES, EXCEPT THOSE OF STAINLESS STEEL (ASTM A167, TYPE 304) SHALL BE PROTECTED FROM CORROSION BY GALVANIZING AS FOLLOWS, METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION SHALL BE NOT DIPPED GALVANIZED AFTER FABRICATION WITH MINIMUM COATING OF 1.50 OUNCES PER SQ. FT. IN ACCORDANCE WITH ASTM A 153. METAL ACCESSORIES FOR USE IN INTERIOR WALL CONSTRUCTION SHALL BE MILL GALVANIZED WITH A MINIMUM COATING OF 0.1 OUNCE PER SQ. FT. IN ACCORDANCE WITH ASTM A 641 OR ASTM A525, CLASS G-60.

05 00 00 METALS

THE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 22 GOVERN THE QUALITY, DESIGN, FABRICATION AND ERECTION OF STEEL USED STRUCTURALLY IN BUILDINGS OR STRUCTURES. BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVI-SIONS OF FBC SECTIONS 2204 THROUGH 2209 AND 2214 THROUGH 2224.

1. THE DESIGN, FABRICATION, ERECTION IDENTIFICATION AND PROTECTION OF STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH AISC 360.
2. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR SPECIFICATIONS AND REQUIREMENTS OF ALL STRUCTURAL STEEL.
3. THE DETAILS OF DESIGN, WORKMANSHIP AND TECHNIQUE FOR WELDING AND QUALIFICATION OF WELDING PERSONNEL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN SECTIONS TIONS 2205, 2206, 2207, 2208, 2210 AND 2211 (SEE SECTION 2222 FOR HVHZ) AND 2211 (SEE SECTION 2222 FOR HVHZ) OF THE FLORIDA BUILDING CODE.
4. THE DESIGN, INSTALLATION AND INSPECTION OF BOLTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 2205, 2206, 2207, 2210 AND 2211. 2204.3 ANCHOR RODS OF THE FBC. ANCHOR RODS SHALL BE SET IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. THE PROTRUSION OF THE THREADED ENDS THROUGH THE CONNECTED MATERIAL SHALL FULLY ENGAGE THE THREADS OF THE NUTS BUT SHALL NOT BE GREATER THAN THE LENGTH OF THE THREADS ON THE BOLTS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DISSIMILAR METALS ARE ALWAYS PROTECTED FROM EACH OTHER TO PREVENT GALVANIC ACTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH THE BEARING SCHEDULES THAT THE CORRECT METAL GA IS USED.

06 00 00 WOOD, PLASTICS, AND COMPOSITES

THE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 23 SHALL GOVERN THE MATERIALS, DESIGN, CONSTRUCTION AND QUALITY OF WOOD MEMBERS AND THEIR FASTENERS.

1. BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 2302, 2303.1 THROUGH 2303.1.4, 2303.1.8, 2303.2, 2303.5, 2303.5.1, 2303.5.2, 2304.12, 2304.12.9 AND SECTIONS 2314 THROUGH 2330 OF THE FBC.
2. THE DESIGN OF STRUCTURAL ELEMENTS OR SYSTEMS, CONSTRUCTED PARTIALLY OR WHOLLY OF WOOD OR WOOD-BASED PRODUCTS, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:
   A. ALLOWABLE STRESS DESIGN IN ACCORDANCE WITH SECTIONS 2304, 2305 AND 2306 OF THE FBC.
   B. LOAD AND RESISTANCE FACTOR DESIGN IN ACCORDANCE WITH SECTIONS 2304, 2305 AND 2307 OF THE FBC.
   C. CONVENTIONAL LIGHT-FRAME CONSTRUCTION IN ACCORDANCE WITH SECTIONS 2304 AND 2308 OF THE FBC.
   D. AWC WFCM IN ACCORDANCE WITH SECTION 2309 OF THE FBC.
   E. THE DESIGN AND CONSTRUCTION OF LOG STRUCTURES IN ACCORDANCE WITH THE PROVISIONS OF ICC 400.
3. MINIMUM STANDARDS AND QUALITY OF WOOD SHALL COMPLY WITH FBC SECTION 2303. STRUCTURAL SAWN LUMBER; END-JOINTED LUMBER; PREFABRICATED WOOD I-JOISTS; STRUCTURAL GLUED LAMINATED TIMBER; WOOD STRUCTURAL PANELS; FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY); HARDBOARD SIDING (WHEN USED STRUCTURALLY); PARTICLEBOARD; PRESERVATIVE TREATED WOOD; STRUCTURAL LOG MEMBERS; STRUCTURAL COMPOSITE LUMBER; ROUND TIMBER POLES AND PILES; FIRE RETARDANT TREATED WOOD; HARDWOOD PLYWOOD; WOOD TRUSSES; JOIST HANGERS; NAILS; AND STAPLES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF FBC 2303.
4. FIRE RETARDANT TREATED WOOD SHALL COMPLY WITH FBC 2303.2 AND BE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. FIRE RETARDANT TREATED WOOD SHALL HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED WOOD SHALL BE LABELED PER FBC SECTION 2303.2.4.
5. HARDWOOD AND PLYWOOD SHALL BE AS PER FBC SECTION 2303.3.
6. GENERAL CONSTRUCTION REQUIEREMNTS OF WOOD SHALL BE AS SPECIFIED IN FBC SECTION 2304.
7. SIZE OF STRUCTURAL MEMBERS SHALL BE AS SPECIFIED IN STRUCTURAL ENGINEER OF RECORD PLANS AND AS REQUIRED IN FBC SECTION 2304.
8. THE FRAMING OF EXTERIOR AND INTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN THE FBC SECTION 2308 UNLESS A SPECIFIC DESIGN IS FURNISHED BY THE STRUCTURAL ENGINEER OF RECORD.
9. FRAMING OVER OPENINGS, HEADERS, DOUBLE JOISTS, TRUSSES OR OTHER APPROVED ASSEMBLIES SHALL BE AS PER THE STRUCTURAL ENGINEER OF RECORD PLANS. FRAMING SHALL BE OF ADEQUATE SIZE TO TRANSFER LOADS TO THE VERTICAL MEMBERS AND SHALL BE PROVIDED OVER ALL WINDOW AND DOOR OPENINGS IN LOAD-BEARING WALLS AND PARTITIONS. SEE STRUCTURAL ENGINEER OF RECORD PLANS FOR REQUIRED MEMBER SIZES.
10. THE FRAMING OF WOOD JOISTED FLOORS AND WOOD FRAMED ROOFS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN THE FBC SECTION 2308 UNLESS A SPECIFIC DESIGN IS FURNISHED BY THE STRUCTURAL ENGINEER OF RECORD.
12. WALL SHEATHING ON THE OUTSIDE OF EXTERIOR WALLS, INCLUDING GABLES, AND THE CONNECTION OF THE SHEATHING TO FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE AND SHALL BE CAPABLE OF RESISTING WIND PRESSURES IN ACCORDANCE WITH FBC SECTION 1609.
13. STRUCTURAL FLOOR AND ROOF SHEATHING SHALL COMPLY WITH SECTIONS 2304.8.1 AND 2304.8.2 OF THE FLORIDA BUILDING CODE RESPECTIVELY.
14. CONNECTORS AND FASTENERS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE FBC SECTIONS 2304.10.1 THROUGH 2304.10.7.
15. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE
APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE SECTIONS 2304.12.1 THROUGH 2304.12.7.
16. ALL CONVENTIONAL LIGHT FRAME CONSTRUCTION AND COMPONENTS THEREOF SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE SECTION 2308.
17. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED OR HAVE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER THE FBC.
18. ALL WOOD TO CONCRETE CONNECTIONS SHALL BE SEPARATED BY A MOISTURE BARRIER OR INCORPORATE PRESSURE TREATED WOOD.

WOOD TRUSSES

1. WOOD TRUSSES SHALL COMPLY WITH FLORIDA BUILDING CODE SECTIONS 2303.4.1 THROUGH 2303.4.7.
2. THE TRUSS LAYOUT SHOWN ON ARCHITECTURAL DRAWINGS IS SCHEMATIC IN NATURE. THE SUPPORTING STRUCTURE HAS BEEN DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD UNDER THE ASSUMPTION THAT THE TRUSS FRAMING SCHEME WILL CLOSELY PARALLEL THE FINAL DESIGN LAYOUT BY THE TRUSS ENGINEER.
3. FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE REGISTERED PROFESSIONAL OF RECORD WHO SHALL REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
4. FINAL SIGNED AND SEALED ENGINEERED TRUSS DESIGN SHALL BE BY A STATE OF FLORIDA REGISTERED ENGINEER PROFESSIONAL AND BE SUBMITTED FIRST TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL AND THEN TO THE ARCHITECT FOR CONSISTENCY WITH ARCHITECTURAL PLANS. ARCHITECT REVIEW OF TRUSS SHOP DRAWINGS IS STRICTLY FOR CONSISTENCY WITH ARCHITECTURE DESIGN. TRUSS MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS.
5. STATE OF FLORIDA REGISTERED ENGINEER PROFESSIONAL SHALL PROVIDE ALL TRUSS CONNECTORS AS PART OF THEIR DESIGN. TRUSS DESIGN DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF THE TRUSS DESIGNER.
6. ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO; STRUCTURAL BEAMS, COLUMNS, FOOTINGS AND TRUSSES. REVIEW AND APPROVAL OF SIGNED AND SEALED TRUSS SHOP DRAWINGS PREPARED BY STATE OF FLORIDA REGISTERED ENGINEER SHALL BE PERFORMED BY PROJECT STRUCTURAL ENGINEER OF RECORD.
7. TRUSSES SHALL BE DESIGNED TO CARRY LOADS OF MECHANICAL EQUIPMENT AS MAY BE NECESSARY AND DEPICTED ON PLANS. COORDINATE LOCATIONS AND EQUIPMENT LOADS WITH CONTRACTOR PRIOR TO FABRICATION AND INDICATE SAME ON TRUSS DRAWINGS.
8. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G., HVAC EQUIPMENT, PIPING, ADDITIONAL ROOFING OR INSULATION, ETC.) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF TRUSSES TO PREVENT COLLAPSE OR DAMAGE.

FINISH CARPENTRY

1. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO ARCHITECT AND CONTRACTOR PRIOR TO FABRICATION.
07 00 00 THERMAL AND MOISTURE PROTECTION
THERMAL AND SOUND-INSULATING MATERIALS SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 7 SECTION 720. INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE MEMBRANES, SIMILAR COVERINGS AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE FOIL INSULATIONS, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 720.WHERE A FLAME SPREAD INDEX OR A SMOKE DEVELOPED INDEX IS SPECIFIED, SUCH INDEX SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E84 OR UL 723.
1. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
2. CELLULOSIC FIBER LOOSE-FILL INSULATION COMPLYING WITH THE REQUIREMENTS OF FBC SECTION 720.6.
3. PER FBC SECTION 720.3.1 EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E970.
4. LOOSE FILL INSULATION SHALL BE AS PER FBC SECTION 720.4.
5. THE USE OF COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH FBC SECTIONS 720.2 AND 720.3 SHALL BE PERMITTED IN ANY TYPE OF CONSTRUCTION PROVIDED THAT INSULATION IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THERETO.
6. PER FBC SECTION 720.7 INSULATION AND COVERING ON PIPE AND TUBING SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450. INSULATION AND COVERING ON PIPE AND TUBING INSTALLED IN PLENUMS SHALL COMPLY WITH THE FLORIDA BUILDING CODE, MECHANICAL.
7. INSULATION R VALUES SHALL BE AS PER ENERGY CALCULATIONS BY MEP ENGINEER OF RECORD.
8. PROVIDE INSULATION AGAINST ALL EXTERIOR WALLS AND EXPOSED FLOORS.
9. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
10. BACK PAINT FLASHING WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIAL OR DISSIMILAR METAL.
11. PROVIDE AND INSTALL FLASHING AT ALL ROOF VALLEYS, ROOF TO WALL CONNECTIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSWHERE REQUIRED TO PROVIDE WATERTIGHT/ WEATHERPROOF PERFORMANCE.
12. FLASHING SHALL BE PROVIDED AS NECESSARY TO PREVENT THE ENTRANCE OF WATER AT OPENINGS IN OR PROJECTIONS THROUGHOUT VENEERED WALLS. FLASHING SHALL BE PROVIDED AT INTERSECTIONS OF VENEERED WALLS OF DIFFERENT MATERIALS UNLESS SUCH MATERIALS PROVIDE A SELF FLASHING JOINT, AND AT OTHER POINTS SUBJECT TO ENTRANCE OF WATER.
13. FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINTS IN THE COPING, THROUGH MOISTURE PERMABLE MATERIAL, AT INTERSECTIONS WITH THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.
14. FLASHING OR METAL CAPS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, GUTTERS, CHANGES IN ROOF SLOPE OR DIRECTION, AROUND ROOF OPENINGS, EXPOSED TOP OF WALLS AND AT TOP OF MASONRY COLUMNS.
15. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN FBC TABLE 1503.2 OR IN COMPLIANCE WITH RAS 111.
16. PROVIDE SEALANT AND CAULKING MEETING APPLICABLE SPECIFICATIONS WHERE SHOWN ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR.
17. CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.
18. WATERPROOFING SHALL BE TESTED AT PLANTERS AND RECREATIONAL DECKS. ALL SECTIONS OF RECREATIONAL DECKS SHALL BE FLOOD TESTED BY A CERTIFIED 3RD PARTY.

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Key Plan

Kreta Holdings LLC
THE GEORGE

N
Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

PROJECT GENERAL NOTES

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	1/4" = 1'-0"

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MOLD MITIGATION

CONTRACTOR SHALL TAKE MEASURES TO:
1. DELIVER A WATER TIGHT BUILDING ENVELOPE.
2. PROVIDE NECESSARY SITE WORK TO MOVE WATER AWAY FROM THE BUILDING DURING CONSTRUCTION.
3. COMPLETE AND SEAL THE BUILDING ENVELOPE PRIOR TO INSTALLING WALL BOARD AND ANY FINISH MATERIAL.
4. ESTABLISH PROCEDURES TO PROVIDE DELIVER AND STORE MATERIALS SO AS TO PREVENT WATER DAMAGE. ALL MATERIALS SHALL BE INSPECTED FOR WATER DAMAGE PRIOR TO ACCEPTING DELIVERY.
5. TAKE REASONABLE STEPS TO MAINTAIN EFFECTIVE DRY-IN CONDITIONS DURING THE "CONTROLLED" PHASE OF CONSTRUCTION.
6. ENSURE THAT ALL SURFACES ARE DRY AND UNEXPOSED TO SOURCES OF HUMIDITY PRIOR TO COVERING THEM WITH FINISH MATERIALS.

08 00 00 OPENINGS

08 GENERAL NOTES MEANS OF EGRESS COMPONENTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 10.

1. PER NFPA SECTION 101 7.1.9 (IMPEDIMENTS TO EGRESS) - ANY DEVICE OR ALARM INSTALLED TO RESTRICT THE IMPROPER USE OF MEANS OF EGRESS SHALL BE DESIGNED AND INSTALLED SO THAT IT CANNOT, EVEN IN CASE OF FAILURE, IMPEDE OR PREVENT EMERGENCY USE ().
2. PER NFPA 101 SECTION 7.2.1.4.1 (SWINGING TYPE DOOR ASSEMBLY REQUIREMENT) - ALL DOORS IN A MEANS OF EGRESS SHALL BE OF THE SIDE-HINGED OR PIVOTED-SWINGING TYPE, THE DOOR SHALL BE DESIGNED AND INSTALLED SO THAT IT IS CAPABLE OF SWINGING FROM ANY POSITION TO THE FULL REQUIRED WIDTH OF THE OPENING IN WHICH IT IS INSTALLED.
3. PER NFPA 101 SECTION 7.2.1.5 (LOCKS, LATCHES AND ALARM DEVICES) - ALL DOORS IN A MEANS OF EGRESS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

08 11 00 METAL DOORS AND FRAMES

1. DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.
2. DOOR/FLOOR STOPS ARE NOT SHOWN ON PLANS. HOWEVER, ALL DOORS SHALL RECEIVE APPROPRIATE FLOOR OR DOOR STOPS AS REQUIRED.
3. EXTERIOR DOORS SHALL COMPLY WITH HIGH WIND VELOCITY REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES. CONTRACTOR SHALL NOTIFY MANUFACTURER IN WRITING THAT DOORS ARE REQUIRED TO MEET WIND AND WATER REQUIREMENTS PER DOOR MANUFACTURERS NOTICE OF ACCEPTANCE.

08 14 00 WOOD DOORS

1. WOOD DOORS TO BE SOLID CORE, FLUSH, UNLESS NOTED OTHERWISE.
2. EDGES OF ALL WOOD DOORS ARE TO BE SEALED AND FINISHED.
3. ALL DOORS TO RECEIVE APPROPRIATE FLOOR OR DOOR STOPS AS REQUIRED.
4. REFER TO DOOR SCHEDULE AND DETAILS FOR ALL PROJECT DOOR TYPES.

08 51 00 METAL WINDOWS

1. WINDOW SUPPLIER TO PROVIDE SHOP DRAWINGS TO CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR TO ARCHITECT FOR REVIEW.
2. ALL WINDOWS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO MINIMIZE LEAKAGE. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE.
3. THE LOCATIONS SPECIFIED IN THE FLORIDA BUILDING CODE SECTIONS 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS. PER FBC SECTION 2406.4.3 (GLAZING IN WINDOWS) - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
    A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET, 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR, 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
4. ALL WINDOWS SHALL BE IMPACT RATED WHERE REQUIRED AND SHALL MEET THE WIND PRESSURE REQUIREMENTS (POSITIVE AND NEGATIVE) SPECIFIED ON THE STRUCTURAL ENGINEER OF RECORD PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL WINDOWS MEETING THE SPECIFIED PRESSURES.
5. A MINIMUM OF 3 ASRM E-1105 (AAMA 502 OR AAMA 503) WATER TEST IS REQUIRED.
GLAZING UNITS WILL BE RANDOMLY SELECTED EARLY IN THE INSTALLATION OF THE UNITS. ONCE SLIDING DOOR, ONE SWING DOOR AND PUNCH WINDOW WILL BE TESTED FOR AIR INFILTRATION AND WATER INFILTRATION IN THE FIELD. "NO UNCONTROLLED WATER LEAKAGE" WILL BE ALLOWED. UNCONTROLLED WATER LEAKAGE IS DEFINED AS ANY WATER THAT MIGRATES ONTO ANY VERITCAL OR HORIZONTAL SURFACE OF THE GLAZING UNIT OR ANY WATER THAT MIGRATES ONTO ANY FINISH SURFACE. OWNER SHALL PAY FOR 3 WATER TESTS TO BE PERFORMED BY A CERTIFIED LABORATORY. THE GLAZING CONTRCATOR IS NOT ALLOWED TO PERFORM PRE-TESTS WITHOUT THE WATER PROOFING CONSULTANT IN ATTENDANCE.

08 63 00 UNIT SKYLIGHTS

NOT USED, REFER TO PLANS AS APPLICABLE.

08 71 00 DOOR HARDWARE

1. DOOR HARDWARE SHALL COMPLY WITH THE FLORIDA BUILDING CODE ACCESSIBILITY REQUIREMENTS AS APPLICABLE. DOOR OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. DOOR HARDWARE SHALL BE ABLE TO BE OPERATED WITH A CLOSED FIST OR A LOOSE GRIP AND BE ABLE TO ACCOMMODATE THE GREATEST RANGE OF USERS.

08 71 00 EXIT DEVICES

NOT USED, REFER TO PLANS AS APPLICABLE.

09 00 00 FINISHES

09 20 00 PLASTER AND GYPSUM BOARD

CONSTRUCTION QUALITY AND SPECIFICATIONS SHALL BE AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTERS 8 (INTERIOR FINISH) AND 25 (GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLATER).

GYPSUM BOARD

1. GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN FBC SECTION 2506 AND STORED TO PROTECT SUCH MATERIALS FROM THE WEATHER.
2. GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN FBC TABLE 2506.2 AND FBC CHAPTER 35. WHERE REQUIRED FOR FIRE PROTECTION, PRODUCTS SHALL CONFORM TO THE PROVISIONS OF FBC CHAPTER 7 (FIRE AND SMOKE PROTECTION FEATURES).
3. GYPSUM CONSTRUCTION SHALL BE AS PER FBC SECTION 2508. GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND GYPSUM PLASTER CONSTRUCTION SHALL BE OF THE MATERIALS LISTED IN FBC TABLES 2506.2 AND 2507.2. THESE MATERIALS SHALL BE ASSEMBLED AND INSTALLED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN FBC TABLES 2508.1 AND 2511.1.1 AND CHAPTER 35.
4. GYPSUM WALLBOARD, GYPSUM LATH OR GYPSUM PLASTER SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
5. PROVIDE AND INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH "AMERICAN STANDARD SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATE, LATEST EDITION.
6. MATERIALS USED IN SHOWERS AND PUBLIC TOILET WALLS SHALL CONFORM TO SECTION 1210.2. MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE DUROCK (OR APPROVED EQUAL) CERAMIC TILE BACKER BOARD IN LIEU OF GYPSUM WALLBOARD IN ALL WALL SURFACES TO RECEIVE TILE IN WET AREAS. ALL WALLS IN SHOWER, BATH, TOILET AND WET AREAS OF ANY TYPE SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILINGS AT ALL WET AREAS SHALL BE EXTERIOR RATED GYPSUM WALLBOARD.
8. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
9. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
10. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

LATHING AND FURRING FOR CEMENT PLASTER (STUCCO) (CEMENTITIOUS STUCCO FINISH)

1. EXTERIOR AND INTERIOR CEMENT PLASTER AND LATHING SHALL BE DONE WITH THE APPROPRIATE MATERIALS LISTED IN FBC TABLE 2507.2 AND FBC CHAPTER 35.
2. MATERIALS SHALL BE STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE WEATHER.
3. INSTALLATION OF MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063.
4. 2METAL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION RESISTANT MATERIAL.
5. BACKING OR A LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATIONS.
6. WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN FBC SECTION 1404.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF WATER RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I.
7. SURFACES SHALL BE CLEAN, FREE FROM EFFLORESCENCE, SUFFICIENTLY DAMP AND ROUGH FOR PROPER BOND.
8. ALL EXTERIOR CEMENT PLATER SHALL BE AS PER THE REQUIREMENTS AND SPECIFICATIONS OF FBC SECTION 2512. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH OR GYPSUM BOARD BACKING AS SPECIFIED IN SECTION 2510.5 AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY OR CONCRETE. IF THE PLASTER SURFACE IS TO BE COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL, OR IS COMPLETELY CONCEALED BY ANOTHER WALL, PLASTER APPLICATION NEED ONLY BE TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN ASTM C926.

09 30 00 TILE

INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 (INTERIOR FINISH).

1. CERAMIC TILE AND ACCESSORIES SHALL COMPLY WITH FLORIDA BUILDING CODE, HEALTH DEPARTMENT REGULATIONS, TILE COUNCIL OF AMERICA SPECIFICATIONS AND ALL OTHER APPLICABLE CODES.
2. INSTALL CERAMIC TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURER'S PRINTED INSTRUCTIONS.
3. TILE SHALL MEET ALL APPLICABLE SLIP RESISTANCE COEFFICIENT REQUIREMENTS.
4. BATHROOMS AND OTHER WET AREAS SHALL USE DUROCK TILE-BACKER BEHIND ALL TILE AREAS.
5. USE DUROCK CERAMIC TILE BACKER BOARD IN TUBS AND SHOWER ENCLOSURE WALLS. WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. - A MOISTURE BARRIER (SUCH AS 15 POUND ROOFING FELT) SHOULD BE INSTALLED OVER WALL STUDS BEFORE INSTALLING THE CERAMIC TILE BACKER BOARD TO THE WALL. TILE WALLS AROUND SHOWERS SHALL ALWAYS BE TO CEILING, U.N.O.
6. SHOWER CURBS SHALL BE NOT LESS THAN 2 INCHES HIGH MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN U.N.O.
7. SHOWER FINISH FLOOR SHALL SLOPE UNIFORMLY TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT U.N.O.

09 50 00 CEILINGS

NOT USED, REFER TO PLANS AS APPLICABLE.
INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 803 (WALL AND CEILING FINISHES).
ACOUSTICAL CEILING SYSTEMS PER FLORIDA BUILDING CODE CHAPTER 8 SECTION 808.

09 60 00 FLOORING

INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 804 (INTERIOR FLOOR FINISH).
1. ALL BATHROOM FLOORS AND BASES SHALL BE OF APPROVED IMPERVIOUS MATERIALS.
2. ALL FLOOR FINISHES TO BE SELECTED BY INTERIOR DESIGNER OR OWNER -UNLESS SPECIFICALLY NOTED OTHERWISE.
3. ALL FLOORS (INTERIOR AND EXTERIOR) SHALL HAVE A STATIC ANTI-SLIP COEFFICIENT OF FRICTION TO BE CONSIDERED A SAFE WALKWAY SURFACE BY UNDERWRITERS LABORATORY (UL), THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) ACCEPTED INDUSTRY STANDARDS AND FLORIDA BUILDING CODE.

09 70 00 WALL FINISHES

NOT USED, REFER TO INTERIOR DESIGN PLANS AS APPLICABLE.
INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 803 (WALL AND CEILING FINISHES).

09 80 00 ACOUSTICAL TREATMENT

NOT USED, REFER TO PLANS AS APPLICABLE.

09 90 00 PAINTING AND COATING

INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SEPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8.
1. APPLICATION OF PAINT AND OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.
2. ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
3. ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ECT.) INTERIOR WOOD: ALL FINISHING LUMBER MUST BE STORED IN DRY, WARM ROOMS TO PREVENT ABSORPTION OF MOISTURE, SHRINKAGE, AND ROUGHENING OF WOOD. ALL SURFACES MUST BE SANDED SMOOTH, WITH THE GRAIN, NEVER CROSS IT. SURFACE BLEMISHES MUST BE CORRECTED AND THE AREA CLEANED OF DUST BEFORE COATING.
4. APPLICATION SHALL BE IN A WORKMANLIKE MANNER, AS SPECIFIED BY THE MANUFACTURER AND PROVIDE A SMOOTH SURFACE. APPLICATION METHOD AND RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
5. INTERIOR PAINT SELECTIONS SHALL BE AS PER INTERIOR DESIGN PLANS OR AS SELECTED BY OWNER.
6. EXTERIOR PAINT, CEMENTITIOUS FINISH, TRIM, ECT. SHALL BE AS PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS AND AS REQUIRED BY FLORIDA BUILDING CODE.

10 00 00 SPECIALTIES

1. PROVIDE BOTH ACCESSORIES HARDWARE AND MISCELLANEOUS ITEMS AS PER DRAWINGS, SPECIFICATIONS AND/OR CLIENT'S INSTRUCTIONS. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.

11 00 00 EQUIPMENT

1. PROVIDE EQUIPMENT AS PER DRAWINGS, SPECIFICATIONS AND/OR CLIENT'S INSTRUCTIONS. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS. ALL INSTALLATIONS MUST CONFORM WITH THE FLORIDA BUILDING CODE.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CLEARANCES TO AND FROM ALL EQUIPMENT PRIOR TO THE START OF CONSTRUCTION. REQUIRED CLEARANCES MUST BE CONFIRMED WITH MANUFACTURER INSTRUCTION, LOCAL CODES AND ORDINACES, THE FLORIDA BUILDING CODE, THE NATIONAL ELECTRIC CODE, AND ALL OTHER RULES AND REGULATIONS HAVING JURISDICTION.
3. ALL APPLIANCES SHALL MEET SPECIFICATIONS AND REQUIREMENTS OF MEP OF RECORD PLANS, BE ENERGY STAR QUALIFIED APPLIANCES, AND SHALL BE SELECTED BY THE OWNER.

12 00 00 FURNISHINGS

FURNISHINGS, FABRICS AND DECORATRIVE MATERIALS SHALL MEET THE REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 806 (DECORATIVE MATERIALS AND TRIM).

13 00 00 SPECIAL CONSTRUCTION

NOT USED, REFER TO PLANS AS APPLICABLE.

14 00 00 CONVEYING EQUIPMENT

ELEVATORS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED TO PROVIDE PROPER SAFETY IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 30. CONSTRUCTION, INSTALLATION, AND MAINTENANCE SHALL CONFORM WITH FLORIDA ELEVATOR CODE AND REGULATIONS.

21 00 00 FIRE SUPPRESSION

FIRE PROTECTION SYSTEM DESIGN SHALL BE AS PER MEP ENGINEER OF RECORD. FIRE PROTECTION SYSTEMS SHALL BE AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 9, FLORIDA FIRE PREVENTION CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
1. FIRE SPRINKLER SYSTEM SHALL CONFORM TO N.F.P.A. STANDARDS AND ALL APPLICABLE GOVERNING CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED DRAWINGS BY SPRINKLER SUBCONTRACTOR FOR PERMIT. FIRE SPRINKLER PLANS SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO ISSUE OF BUILDING PERMIT.
3. SPRINKLER SYSTEM SHALL BE VERIFIED (AND OR MODIFIED IF EXISTING) BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO SHALL SUBMIT COMPLETE ENGINEERED SPRINKLER PLANS AND HYDRAULIC CALCULATIONS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL FLORIDA ENGINEER.
4. ALL SPRINKLER HEAD LOCATIONS SHALL BE COORDINATED BY CONTRCATOR WITH ALL OTHER CEILING ITEMS SUCH AS LIGHTING, HVAC GRILLES, ARCHITECTURAL MEMBERS, ETC. PIPING SHALL BE COORDINATED WITH HVAC DUCTS, LIGHTS, ETC. AND WHERE REQUIRED PIPING SHALL BE RELOCATED TO ACCOMMODATE THE SAME. NOTIFY ARCHITECT IMMEDIATELY IF SYSTEMS CONFLICT EXISTS.
5. ALL SPRINKLER HEADS IN FINISHED AREAS SHALL BE CHROME PLATED, PENDANT TYPE OR AS PER BUILDING STANDARDS IF IN AN EXISTING BUILDING.
6. THE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED.
7. THE SPRINKLER CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT OR AUTHORIZED AGENT PRIOR TO WORKING ON AN EXISTING SPRINKLER SYSTEM.
8. THE CONTRACTOR SHALL PROVIDE AND INSTALL (1) 10 LBS. ABC TYPE U.L. LISTED FIRE EXTINGUISHER PER 2,500 S.F. LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.
9. EQUIPMENT AND CONNECTIONS TO THE BUILDING FIRE ALARM CONTROL PANEL SHALL BE PROVIDED. IF AN EXISTING BUILDING, CONTRACTOR SHALL VERIFY THE SYSTEM PRIOR TO BIDDING AND INCLUDE ALL REQUIRED ELEMENTS IN THE BID.

22 00 00 PLUMBING

ALL PLUMBING SHALL BE AS PER MEP ENGINEER OF RECORD PLANS AND SPECIFICATIONS. PLUMBING SHALL COMPLY WITH THE FLORIDA PLUMBING BUILDING CODE CHAPTER 29, FLORIDA BUILDING CODE - PLUMBING AND ALL OTHER APPLICABLE RULES AND REGULATIONS.

1. SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, ROOF AND FLOOR DRAINS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP-IN TO ALL UTILITIES IS REQUIRED. SUBCONTRACTORS SHALL INSTALL AND CHECK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
2. MATERIALS, DESIGN AND INSTALLATION OF ALL PLUMBING FIXTURES AND WATER HEATERS SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE - PLUMBING, CHAPTER 4.
3. MATERIALS, DESIGN AND INSTALLATION OF WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE - PLUMBING, CHAPTER 6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE OF PROVIDING POTABLE WATER TO THE BUILDING.
4. SANITARY DRAINAGE SYSTEMS AND STORM DRAINAGE SYSTEMS SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SANITARY SYSTEM AND FOR ALL CONNECTIONS TO THE MUNICIPAL SEWER SYSTEM.
5. PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL LAYOUT, SLEEVING, CONCRETE CUTTING, PATCHING AND CONCRETE COREBORING AS REQUIRED TO COMPLETE THEIR WORK. ALL REQUIRED CUTTING, PATCHING AND CONCRETE COREBORING SHALL BE APPROVED BY CONTRACTOR AND THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE PLUMBING SUBCONTRACTOR EXECUTION OF SAME. ANY VOIDS, PATCHING, CORE DRILLING ETC. IN REQUIRED RATED ASSEMBLIES SHALL BE FINISHED TO MAINTAIN REQUIRED FIRE RATING WITH U.L. RATED SYSTEM AND IS THE RESPONSIBILITY OF THE SUB CONTRACTOR PERFORMING THE WORK AND THE CONTRACTOR.

23 00 00 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

ALL HVAC SYSTEMS SHALL BE AS PER MEP OF RECORD PLANS AND SPECIFICATIONS. HVAC SHALL COMPLY WITH THE FLORIDA PLUMBING BUILDING CODE CHAPTER 28, FLORIDA BUILDING CODE - MECHANICAL AND ALL OTHER APPLICABLE RULES AND REGULATIONS.

1. MECHANICAL SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE AIR CONDITIONING AND MECHANICAL VENTILATION SYSTMES. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP-IN TO ALL UTILITIES IS REQUIRED. SUBCONTRACTORS SHALL INSTALL AND CHECK ALL DEVICES PRIOR TO OPERATION OF SYSTEM.
2. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES AS PER MECHANICAL DRAWINGS AND SPECIFICATIONS.
3. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND REQUIRED CLEARANCES WITH RESPECTIVE EQUIPMENT MANUFACTURER BEFORE ORDERING AND INSTALLATION. NOTIFY MEP OF RECORD IMMEDIATELY IF CONFLICT EXISTS.

25 00 00 INTEGRATED AUTOMATION

NOT USED, REFER TO PLANS AS APPLICABLE.

26 00 00 ELECTRICAL

ALL ELECTRICAL SHALL BE AS PER MEP ENGINEER OF RECORD PLANS AND SPECIFICATIONS.
ELECTRICAL SHALL COMPLY WITH THE FLORIDA BUILDING CODE CHAPTER 27, FLORIDA BUILDING CODE - ELECTRICAL AND ALL OTHER APPLICABLE RULES AND REGULATIONS.
1. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO MEP OF RECORD PLANS FOR EXACT LOCATION OF EQUIPMENT AND SPECIFICATIONS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, INCLUDING VOLTAGE, PHASE AND CURRENT, PRIOR TO BIDDING THE PROJECT. THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE UTILITY PROVIDER THE LOCATION OF SERVICE AND SHALL LOCATE METER & PANELS AS REQUIRED.
CONTRACTOR IS FULLY RESPONSIBLE FOR PROVIDING ELECTRICAL SERVICE TO BUILDING.
2. THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION, THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
3. THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT AND MATERIALS TO PROVIDE A COMPLETE INTEGRATED AND PROPER FUNCTIONING SYSTEM.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
5. ALL EQUIPMENT AND MATERIALS PROVIDED SHALL BE NEW AND IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, UL, ETC., AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCE.
7. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAW AND ORDENACES.
8. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERABLE AND ACCEPTANCE BY ENGINEER AND CONTRACTOR SHALL BE A CONDITION OF THE SUBCONTRACTOR.
9. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL FURNISH OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.
10. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
11. ANY DEFECTS FOUND DURING THE COMPLETION OF THE WORK, SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF HIS WORK.
12. THE CONTRACTOR SHALL COORDINATE WITH FPL ALL REQUIREMENTS FOR CONDUIT ENTRY AND CABLE TERMINATION IN THE UTILITY TRANSFORMER AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE. IF ANY CONFLICT EXISTS SHALL BE BROUGHT TO THE ENGINEER OF RECORD ATTENTION PRIOR TO THE COMMENCEMENT OF WORK.
13. ELECTRICAL CONTRACTOR SHALL CHECK ALL EQUIPMENT IN THE PROJECT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS.
14. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER OF RECORD.
15. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER & LIGHT COMPANY AND TELEPHONE COMPANY.
16. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
17. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL EXIT SIGNS AS REQUIRED BY THE LOCAL FIRE MARSHAL AND BUILDING INSPECTOR - WHETHER SHOWN ON THE PLANS OR NOT.

27 00 00 COMMUNICATIONS

1. PROVIDE PRE-WIRED TELEPHONE OUTLETS AS SHOWN ON MEP ENGINEER OF RECORD PLANS.
2. PROVIDE PRE-WIRED T.V. OUTLETS FOR CABLE TV AS SHOWN ON PLANS. COORDINATE ALL REQUIREMENTS WITH CABLE TV COMAPANY AND COMPLETE ALL CONNECTIONS WITH CABLE TV UTILITY COMPANY.
3. PRE-WIRE CONNECTION FOR FUTURE T.V. SATELLITE INSTALLATION.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

1. PROVIDE SMOKE DETECTORS AS REQUIRED BY FLORIDA BUILDING CODE, N.E.C. AND STATE AND LOCAL AGENCY REQUIREMENTS.

31 00 00 EARTHWORK

EXCAVATION, GRADING AND FILL SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 18 SECTION 1804.
1. GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH FBC SECTIONS 1803.3 THROUGH 1803.5. PROJECT PLANS HAVE BEEN PREPARED BASED ON GEOTECHNICAL SOILS REPORT RECOMMENDATIONS PREPARED BY A REGISTERED STATE OF FLORIDA SOILS ENGINEER HIRED BY OWNER. THE GEOTECHNICAL REPORT IS PART OF THE CONTRACT DOCUMENTS. THE STRUCTURAL ENGINEER OF RECORD HAS DESIGNED THE BUILDING AND ITS FOUNDATIONS BASED ON THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR STRICTLY FOLLOWING ALL RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS INCLUDED IN THE GEOTECHNICAL SOILS REPORT.
2. EXCAVATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT, OR BOTH.
3. WHERE UNDERPINNING IS CHOSEN TO PROVIDE THE PROTECTION OR SUPPORT OF ADJACENT STRUCTURES, THE UNDERPINNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF FBC CHAPTERS 18 (SOILS AND FOUNDATIONS) AND 33 (SAFEGUARDS DURING CONSTRUCTION).
4. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL.
5. PER FBC 1804.4 (SITE GRADING) - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PER-CENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
6. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
7. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL GRADING AS REQUIRED PER CIVIL ENGINEER OF RECORD PLANS AND FOR COMPLYING WITH ALL DRAINAGE REQUIREMENTS OF STATE AND LOCAL GOVERMENT AGENCIES.
8. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPPROOFED IN ACCORDANCE WITH FBC SECTION 1805 (DAMPROOFING AND WATERPROOFING).

32 00 00 EXTERIOR IMPROVEMENTS

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EXTERIOR IMPROVEMENTS NECESSARY TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY, WHETHER SUCH IMPROVEMENTS HAVE BEEN SHOWN IN THE PLANS OR NOT.

33 00 00 UTILITIES

1. CONTRACTOR SHALL VERFIY LOCATION OF ALL UTILITIES, BOTH ABOVE AND BELOW GRADE. CONTRACTOR SHALL VERFIY LOCATION OF POWER LINES, POWER POLES, TRANSFORMERS, UTILITY METERS, FIRE HYDRANTS, WATER, SEWER AND GAS LINES PRIOR TO BIDDING THE WORK. NOTIFY ARCHITECT IN WRITING IF CONFLICT EXISTS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
3. CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF WATER, SEWER, ELECTRICAL, GAS, TELEPHONE AND TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES, AND, IF APPLICABLE, TO ESTABLISH TEMPORARY FACILITIES.

34 00 00 TRANSPORTATION

NOT USED

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTION

NOT USED

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Key Plan

Kreta Holdings LLC
THE GEORGE

N
Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
PROJECT GENERAL NOTES

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	1/4" = 1'-0"

Drawing Number

G004

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NOTABLE SECTION NFPA 1

PROJECT MUST COMPLY WITH
12.3.2* QUALITY ASSURANCE FOR PENETRATIONS AND JOINTS
IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRESTOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2.

OPEN PARKING GARAGE

FBC SECTION 406.5.1 STATES THAT OPEN PARKING GARAGE SHALL BE OF TYPE I, II, OR IV CONSTRUCTION. THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS. HOWEVER, OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING

SCOPE OF WORK

MIXED-USE BUILDING COMPOSED OF 14-STORIES. THE BUILDING HAS PRIMARY USE OF [GROUP R-2], RESIDENTIAL (LEVELS 5 THROUGH 14) ALONG WITH [GROUP S-2] PARKING, [GROUP S-3] STORAGE AND MEP, [GROUP A-3] FITNESS CENTER, [GROUP B] BUSINESS/OFFICE SPACES.
THE HIGHEST OCCUPIABLE LEVEL IS GREATER THAN 75 FEET (130 FEET 6 INCHES) AND CONSIDERED AS A HIGH-RISE BUILDING.
THE BUILDING WILL BE PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLERS DESIGNED IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, AND AN EMERGENCY-VOICE ALARM COMMUNICATION SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE

PARKING COUNT ANALYSIS

PARKING SPACES PER PARKING LEVEL	
LEVEL 1	22
LEVEL 2	43
LEVEL 3	43
LEVEL 4	42
TOTAL	**150**

PARKING COUNT REQUIREMENTS	REQUIRED	PROVIDED
1 PER ST UNIT	19	19
1 PER 1B UNIT	65	67
1.5 PER 1B UNIT PLUS DEN	15	18
1.5 PER 2B UNIT	29	35
GUEST PARKING (1 per 10 Res Units)	11	11
TOTAL	139	**150**

ACCESSIBLE PARKING SPACES			
TOTAL NUMBER OF PARKING		NUMBER OF ACCESSIBLE PARKING REQUIRED	
101 to 150		5	
TOTAL	**150**	TOTAL	**5**

ELECTRIC VEHICLE CHARGING STATION			
TOTAL NUMBER OF PARKING		NUMBER OF EV CHARGING SPACES	
TOTAL	**150**	TOTAL	**16**

BICYCLE RACK COUNT			
		PARKING PROVIDED	BICYCLE PARKING
RESIDENTIAL USE	1 PER 15 PARKING	**150**	**10**

BUILDING CONSTRUCTION TYPE

FIRE-RESISTANCE RATING BASED ON BUILDING ELEMENTS (FBC TABLE 601) DUE TO THE PROPOSED OCCUPANCIES CLASSIFICATIONS, BUILDING HEIGHT, AND NUMBER OF STORIES IN THE THE PROJECT, THE CONSTRUCTION TYPE FOR THE BUILDING HAS TO BE **TYPE IB CONSTRUCTION** IN ACCORDANCE WITH FBC TABLES 504.3, 504.4 AND 506.2. THE FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE IB CONSTRUCTION ARE OBTAINED FROM TABLE 601 OF FBC.

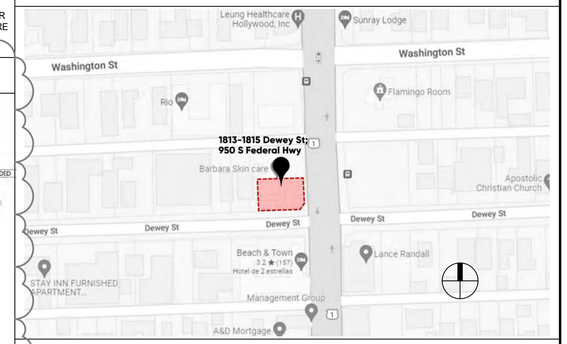
ZONING ANALYSIS

PROJECT NAME	**950S FEDERAL HWY, HOLLYWOOD, FL 33020**
LOCATION	950S FEDERAL HWY, HOLLYWOOD, FL 33020
APPLICABLE ZONE	FH-2 FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED USE DISTRICT
FEMA ZONE	N/A
LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER (RAC)
LEGAL DESCRIPTION	LOT 12 BLOCK 12 HOLLYWOOD SOUTHSIDE ADDITION No. 2 ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA
PARCEL ID#	5142 22-10-2240
PROPERTY ADDRESS	1813-1815 DEWEY STREET, HOLLYWOOD, FLORIDA 33020

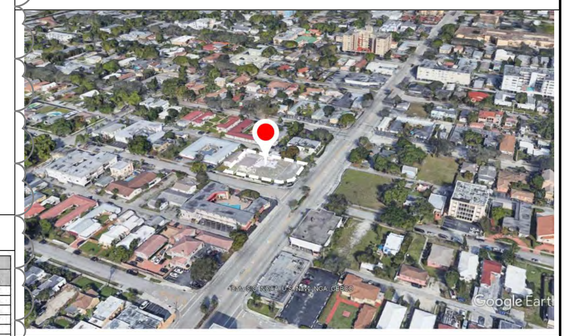
	ALLOWED	PROVIDED
MAX. FLOOR AREA RATIO*	3	
MIN. GROUND FLOOR RESIDENTIAL USES (ELEVATION ABOVE THE SIDEWALK)	18	
MIN. FLOOR TO FLOOR HEIGHT	9	
MAX. BUILDING HEIGHT	140	(IAC)
MINIMUM DWELLING UNIT SIZE		
NEW CONSTRUCTION		
MIN. PER UNIT	400	
CUMULATIVE AVERAGE	650	
MIN. PER UNIT	250	
CUMULATIVE AVERAGE	550	
BASE GROUND FLOOR (55 FT) BUILDING SETBACKS		
MIN. ALL FRONTAGE NON-RESIDENTIAL	10	
MIN. ALL FRONTAGE RESIDENTIAL	15	
MAX. FEDERAL HIGHWAY FRONTAGE	30	
MIN. SIDE INTERIOR	0	
MIN. ALLEY	5	
TOWER BUILDING (ABOVE 55 FT) SETBACKS		
MIN. ALL FRONTAGE NON-RESIDENTIAL	10	
MIN. ALL FRONTAGE RESIDENTIAL	15	
MIN. SIDE INTERIOR	0	
MIN. ALLEY	5	
TOWER		
MIN. TOWER SEPARATION	50	
MAX. TOWER LENGTH	300	
AVERAGE TOWER FLOOR PLATE		
RESIDENTIAL AND HOTEL USES	24000 - 30000	
MINIMUM ACTIVE USES		
FRONTAGE FEDERAL HIGHWAY	60%	
PROJECTIONS		
ARCHITECTURAL FEATURES VERTICAL PROJECTIONS		
BUILDING BASE PARAPETS (MAX. BASE HEIGHT, NOT TO EXCEED 10 FT)	20%	
TOWER PARAPETS	15	
ROOFTOP AMENITIES (MAX. HEIGHT)	15	
ARCHITECTURAL FEATURES HORIZONTAL PROJECTIONS		
BALCONIES (MAX. OF THE REQUIRED SETBACK)	75%	
MECHANICAL EQUIPMENT (MAX. OF THE REQUIRED SETBACK)	50%	
MECHANICAL EQUIPMENT (MAX. OF THE FRONT BUILDING FACADE)	30%	
GROUND FLOOR OPEN SPACES		
MIN. VEGETATED AREA	25%	
MIN. OVERHEAD COVER	50%	
MIN. LINEAR FOOT OF SEATING	1 PER 30 SF	
ACTIVE USE LINER DEPTH		
COMMERCIAL		
GROUND FLOOR (MIN.)	25	
ABOVE GROUND FLOOR (MIN.)	20	
RESIDENTIAL		
GROUND FLOOR (MIN.)	15	
ABOVE GROUND FLOOR (MIN.)	15	

** FAR is being calculated using Opportunity Zone Benefits*

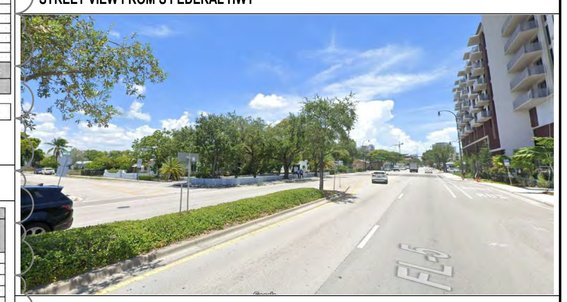
LOCATION MAP



AERIAL



STREET VIEW FROM S FEDERAL HWY



FLOOR AREA RATIO (BEING CALCULATED USING OPPORTUNITY ZONE BENEFITS)

FAR (3.0)	
	SQ. FT.
GROSS AREA	32,686
TOTAL ALLOWED FLOOR AREA	98,058
PROPOSED FAR	
LEVEL	TOTAL (SQ. FT.)
LEVEL 1 GF	4967
LEVEL 5 AMENITIES + UNITS	5571
LEVEL 6 UNITS	9728
LEVEL 7 UNITS	9728
LEVEL 8 UNITS	9728
LEVEL 9 UNITS	9728
LEVEL 10 UNITS	9728
LEVEL 11 UNITS	9728
LEVEL 12 UNITS	9728
LEVEL 13 UNITS	9728
LEVEL 14 UNITS	9728
TOTAL (SQ. FT.)	98090

DEVELOPMENT AREAS

AREAS (SQ.FT.)									
LEVEL	SERVICES	AMENITIES	STORAGE	UNITS	CIRCULATION	PARKING	AIR CONDITIONED	NON-AIR CONDITIONED	TOTAL (SQ.FT.)
LEVEL 1 GF	1,846	4,477	—	-	722	7,509	5,199	9,353	14,552
LEVEL 2 PARKING	–	-		-	180	16,076	180	16,256	16,256
LEVEL 3 PARKING	–	-	322	-	180	16,072	180	16,574	16,574
LEVEL 4 PARKING	–	–	322	-	180	15,900	180	16,402	16,402
LEVEL 5 AMENITIES + UNITS	191	3,492	99	3,703	1,212	–	8,506	191	8,697
LEVEL 6 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 7 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 8 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 9 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 10 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 11 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 12 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 13 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
LEVEL 14 UNITS	191	–	–	8,163	1,023	–	9,186	191	9,377
TOTAL CONSTRUCTION AREA (SQ.FT.)	3,754	7,969	743	77,170	11,681	55,557	96,919	60,495	156,874
								TOTAL ACRES	3.601

TOTAL LEASABLE AREA (SQ.FT.)		77913

GREEN BUILDING CERTIFICATION PLAN

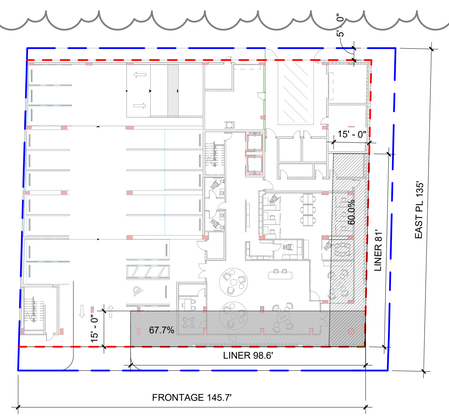
PROJECT HAS BEEN DEVELOPED TO ACHIEVE A GREEN BUILDING CERTIFICATION OF BRONZE BASED ON THE 2015 NATIONAL GREEN BUILDING STANDARD.

RESIDENTIAL UNIT MIX

UNIT MATRIX										
LEVEL	ST	1B					1B+	2B		TOTAL
	509 SQ FT	562 SQ FT	578 SQ FT	654 SQ FT	672 SQ FT	759 SQ FT	755 SQ FT	919 SQ FT	997 SQ FT	
LEVEL 5	1				1	1	1		1	5
LEVEL 6	2	2	1	2	1	1	1	1	1	12
LEVEL 7	2	2	1	2	1	1	1	1	1	12
LEVEL 8	2	2	1	2	1	1	1	1	1	12
LEVEL 9	2	2	1	2	1	1	1	1	1	12
LEVEL 10	2	2	1	2	1	1	1	1	1	12
LEVEL 11	2	2	1	2	1	1	1	1	1	12
LEVEL 12	2	2	1	2	1	1	1	1	1	12
LEVEL 13	2	2	1	2	1	1	1	1	1	12
LEVEL 14	2	2	1	2	1	1	1	1	1	12
TOTAL	19	18	9	18	10	10	10	9	10	113
	19	75						19		
CUMULATIVE AVERAGE	712.78									

RESIDENTIAL UNITS					
	ST	1B	1B+	2B	TOTAL
LEVEL 1	-	-	-	-	-
LEVEL 2	-	-	-	-	-
LEVEL 3	-	-	-	-	-
LEVEL 4	-	-	-	-	-
LEVEL 5	1	2	1	1	5
LEVEL 6	2	7	1	2	12
LEVEL 7	2	7	1	2	12
LEVEL 8	2	7	1	2	12
LEVEL 9	2	7	1	2	12
LEVEL 10	2	7	1	2	12
LEVEL 11	2	7	1	2	12
LEVEL 12	2	7	1	2	12
LEVEL 13	2	7	1	2	12
LEVEL 14	2	7	1	2	12
				TOTAL	**113**

RESIDENTIAL UNITS BY TYPE		
UNIT TYPE	DESCRIPTION	COUNT
ST	Studio	19
1B	One Bedroom	65
1B+	One Bedroom Plus Den	10
2B	Two Bedroom	19
	TOTAL	**113**



ACTIVE LINER
SOUTH FRONTAGE = 67.7%
EAST FRONTAGE = 60%

1 GROUND LEVEL - ACTIVE LINER CALCULATION
1" = 30'-0"

APPLICABLE CODES

BUILDING CODE
• FBC: FLORIDA BUILDING CODE, SEVENTH EDITION.

FIRE PREVENTION/LIFE SAFETY CODE
• FFPC: FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION.

ELECTRICAL CODE
• NFPA 70: NATIONAL ELECTRICAL CODE® (NEC), 2017 EDITION.

MECHANICAL CODE
• FBC-M: FLORIDA BUILDING CODE - MECHANICAL, SEVENTH EDITION.

PLUMBING CODE
• FBC-P: FLORIDA BUILDING CODE – PLUMBING, SEVENTH EDITION.

MAJOR NFPA STANDARDS
• NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2018 EDITION.
• NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION
• NFPA 14: STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION.
• NFPA 20: STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2016 EDITION.
• NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE®, 2016 EDITION.
• NFPA 88A: STANDARD FOR PARKING GARAGE STRUCTURES, 2015 EDITION.
• NFPA 90A: STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, 2015 EDITION.
• NFPA 92: STANDARD FOR SMOKE CONTROL SYSTEMS, 2015 EDITION.
• NFPA 110: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2016 EDITION.

BUILDING CLASSIFICATION

NON-SEPARATED MIXED- USE OCCUPANCY IN ACCORDANCE WITH FBC SECTION 508.3.
FIRE RATED SEPARATION IS NOT REQUIRED BETWEEN THE OCCUPANCIES EXCEPT AS INDICATED BELOW.
THE PARKING GARAGE MUST BE SEPARATED FROM ALL OTHER OCCUPANCIES BY A 2-HOUR FIRE BARRIER IN ACCORDANCE WITH NFPA 88A SECTION 5.2.1.

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
SITE DATA & CODE ANALYSIS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	1" = 30'-0"

Drawing Number
SP00

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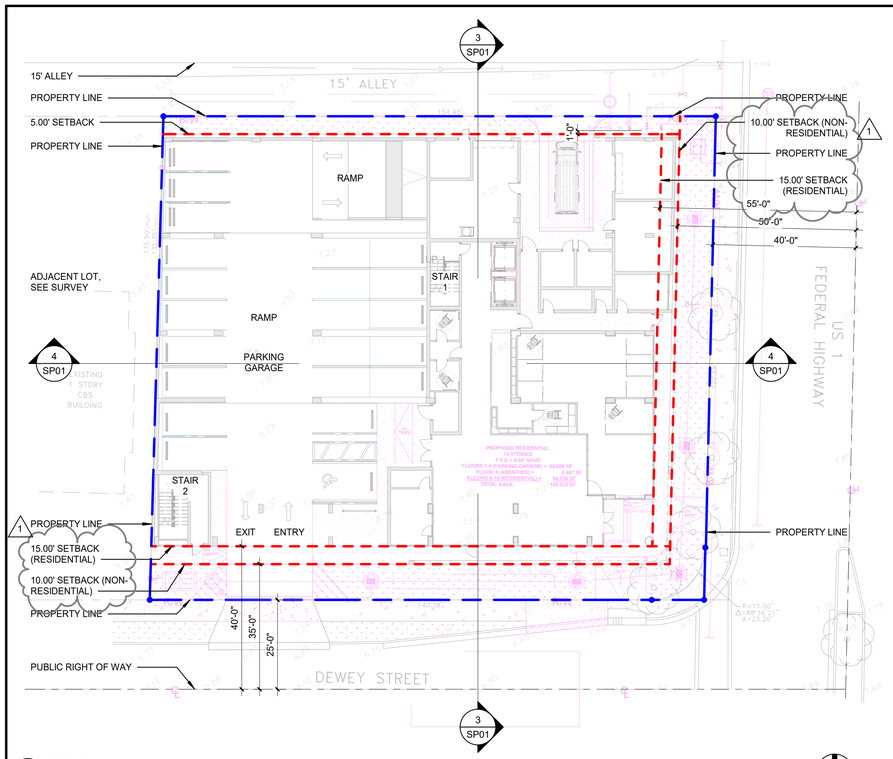
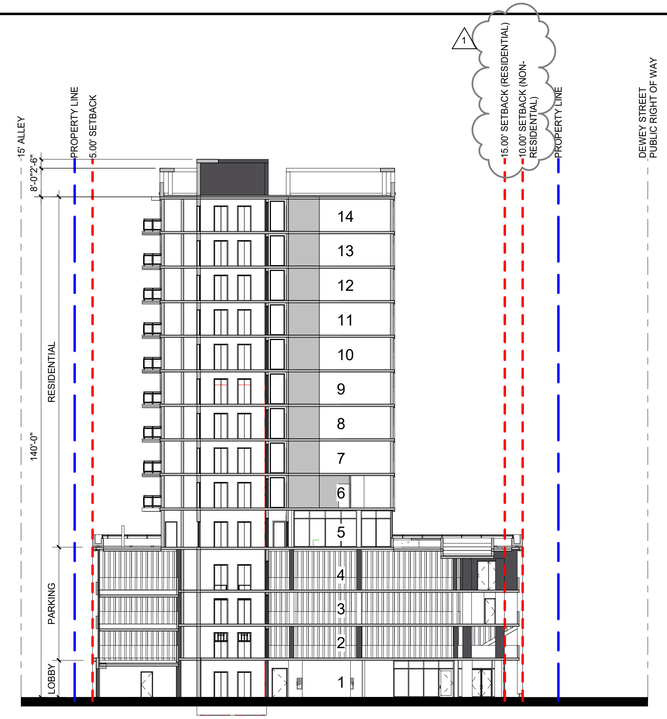
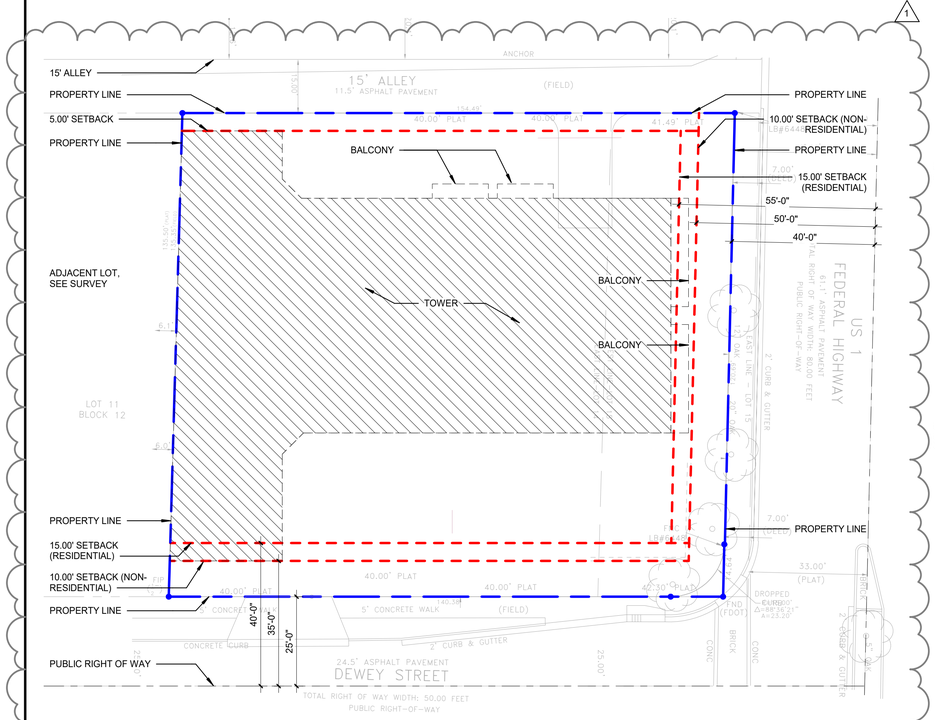


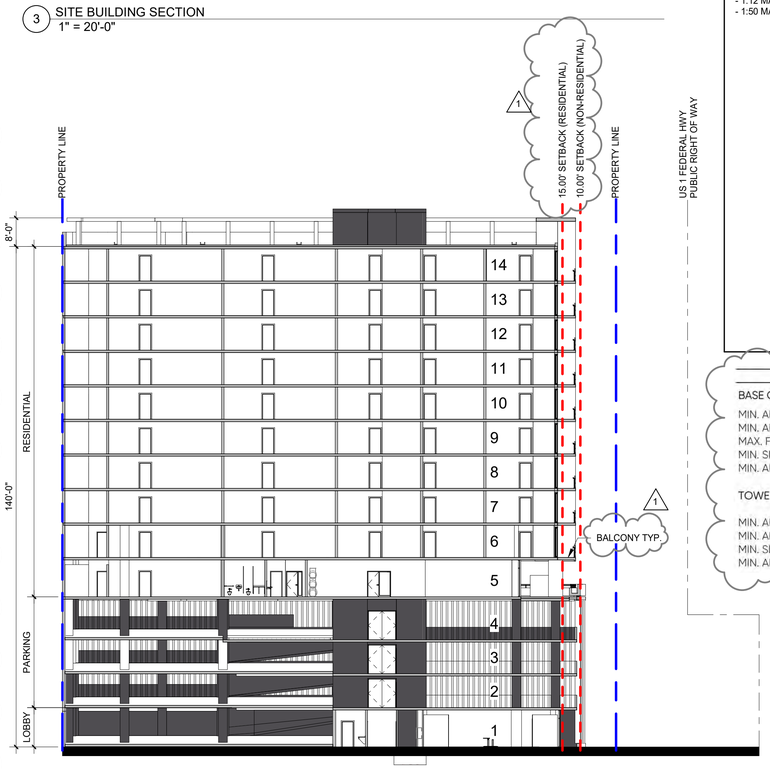
1 SITE PLAN
1" = 20'-0"



3 SITE BUILDING SECTION
1" = 20'-0"



2 SITE PLAN - PROPERTY LINE AND SETBACKS
1" = 20'-0"



4 SITE BUILDING SECTION
1" = 20'-0"

SITE PLAN NOTES:

17. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).

18. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ADA ACCESSIBLE ROUTE SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS OF FLORIDA BUILDING CODE - ACCESSIBILITY (REFER TO ADA SHEETS FOR DETAILS):

(1) AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH CHAPTER 4 SECTION 402 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS. ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

(2) AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH CHAPTER 4 SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

(3) ALL OBJECTS THAT PROTRUDE FROM SURFACES OR POSTS INTO CIRCULATION PATHS SHALL COMPLY WITH SECTION 307.

(4) WALKING SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE SPACES SHALL COMPLY WITH SECTION 403.

(5) DETECTABLE WARNINGS ARE REQUIRED PER SECTION 406.8 AT ALL CROSS WALKS AND AREAS WHERE PEDESTRIANS MAY COME IN CONTACT WITH AUTOMOTIVE TRAFFIC. DETECTABLE WARNINGS SHALL COMPLY WITH SECTION 705.

(6) PASSENGER DROP OFF AREAS SHALL HAVE A FLUSH CURB CONDITION - SEE CIVIL DRAWINGS.

(7) CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH CLEARANCES AND MAXIMUM SLOPES ALONG DESIGNATED ACCESSIBLE ROUTES.

(8) LOOSE EXTERIOR ACCESSORIES MUST BE LOCATED IN A WAY THAT MAINTAINS A 36" WIDE ACCESSIBLE ROUTE MINIMUM.

ADA PARKING:

ACCESSIBLE SPACES COMPLYING WITH SECTION 502 SHALL BE PROVIDED IN PARKING AREA. SUCH SPACES SHALL BE DESIGNED AND MARKED FOR EXCLUSIVE USE OF THOSE INDIVIDUALS. THE NUMBER OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE MINIMUM REQUIRED PER TABLE 208.2 PARKING SPACES.

ACCESSIBLE PATH OF TRAVEL FROM EACH EMERGENCY EXIT TO PUBLIC WAY SHALL MEET ALL REQUIREMENTS OF NFPA 101 SECTION 7.1.6.

- 1/2" BEVEL MAX VERTICAL DIFFERENCE IN FLOOR SURFACE
- 44" MIN. PATH OF TRAVEL WIDTH
- 1:20 MAX PATH OF TRAVEL SLOPE
- 1:12 MAX COMPLIANT RAMP SLOPE
- 1:50 MAX CROSS SLOPE

SITE PLAN NOTES:

1. REFER TO RECORD SURVEY FOR EXACT BUILDING LOCATION, APPLICABLE PLAT INFORMATION AND FLOOD ZONE CRITERIA. THE INFORMATION CONTAINED ON THE SITE PLAN IS BASED ON INFORMATION SUPPLIED BY OWNER, SURVEYOR AND CIVIL ENGINEER OF RECORD.

2. REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS, DRAINAGE AND RETENTION CALCULATIONS. ELEVATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY. CIVIL ENGINEER PLAN IS CONTROLLING SITE PLAN.

3. CIVIL ENGINEER SHALL PROVIDE CONCRETE CURB AND GUTTER DETAILS, ALL CURB RADII AND ALL OTHER SITE RELATED DETAILS AS REQUIRED.

4. CONTRACTOR SHALL CONFIRM REQUIRED LOWEST FLOOR ELEVATION OF BUILDING WITH THE CIVIL ENGINEER AND SURVEYOR OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE LOWEST FLOOR ELEVATION SHALL BE ESTABLISHED AS REQUIRED FOR THE DESIGN FLOOD ELEVATION RELATIVE TO THE DATUM SPECIFIED ON THE LOCAL AUTHORITIES LEGALLY DESIGNATED FLOOD HAZARD MAP AND REQUIRED FEMA FLOOD INSURANCE RATE MAP DESIGNATION (FIRM) CRITERIA. FLOOD HAZARD AREA DETERMINATION, DESIGN AND CONSTRUCTION SHALL BE AS PER FLORIDA BUILDING CODE SECTION 1612.

5. FOUNDATION DESIGN SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING STUDY AND STRUCTURAL ENGINEER OF RECORD PLANS. SOILS AND FOUNDATIONS SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 18.

6. TERMITE PROTECTION SHALL BE AS PER FLORIDA BUILDING CODE SECTION 1816.

7. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF CONFLICT EXISTS. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT THAT ADDITIONAL COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

8. REFER TO LANDSCAPE ARCHITECT OF RECORD PLANS FOR ALL EXTERIOR PLANTING, IRRIGATION, SOFT-SCAPE, LOW VOLTAGE LANDSCAPE LIGHTING HARDSCAPE FINISHES AND SPECIFICATIONS.

9. PROVIDE DENSE LANDSCAPE SCREENING AT MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT (INCLUDING DRYER VENTS) SHALL BE SCREENED WITH LANDSCAPING OR OTHER MEANS.

10. MAINTAIN APPROPRIATE SIGHT-LINES AT DRIVEWAY ENTRANCE AND EXITS. SEE CIVIL PLANS FOR REQUIRED SITE VISIBILITY TRIANGLES.

11. FIRE PROTECTION MARKINGS: PROVIDE BUILDING ADDRESS SIGN AT EXTERIOR OF FRONT ELEVATION. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL FIRE PROTECTION MARKINGS SHALL COMPLY WITH NFPA SECTION 10.11 FIRE PROTECTION MARKINGS.

12. PROVIDE ACCESSIBLE PASSENGER DROP OFF AREA WITH ADJACENT CLEAR ACCESS AISLE - DROP OFF & ACCESS AISLE SHALL BE AT THE SAME LEVEL (NO CURB/ FLUSH) & SHALL HAVE A SLOPE NOT TO EXCEED 1:48. TACTILE WARNING SURFACE IS REQUIRED WHERE WALKWAY AREA MEETS ADJOINING VEHICULAR LANE.

13. EXTERIOR DECKS AND HARDSCAPE SHALL COMPLY WITH FBC ACCESSIBILITY REQUIREMENTS. REFER TO ADA DETAILS AND GENERAL NOTES.

14. WALKWAY SLOPES SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION.

15. AT LEAST 1 ACCESSIBLE ROUTE IS REQUIRED TO PUBLIC RIGHT OF WAY WITH A MAX. RUNNING SLOPE OF 1:20 AND A MAX. CROSS SLOPE OF 1:48. ALL PAVED SURFACES, PAVERS, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET FLORIDA BUILDING CODE-ACCESSIBILITY REQUIREMENTS.

16. ALL CURB RAMPS SHALL MEET FLORIDA BUILDING CODE- ACCESSIBILITY REQUIREMENTS AND HAVE TACTILE WARNING SURFACE. SEE CIVIL ENGINEERING PLANS FOR DETAILS.

	REQUIRED	PROVIDED
BASE GROUND FLOOR (55 FT) BUIDING SETBACKS		
MIN. ALL FRONTAGE NON-RESIDENTIAL	10	10
MIN. ALL FRONTAGE RESIDENTIAL	15	15
MAX. FEDERAL HIGHWAY FRONTAGE	30	30
MIN. SIDE INTERIOR	0	0
MIN. ALLEY	5	5
TOWER BUILDING (ABOVE 55 FT) SETBACKS		
MIN. ALL FRONTAGE NON-RESIDENTIAL	10	10
MIN. ALL FRONTAGE RESIDENTIAL	15	15
MIN. SIDE INTERIOR	0	0
MIN. ALLEY	5	5

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title

SITE PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

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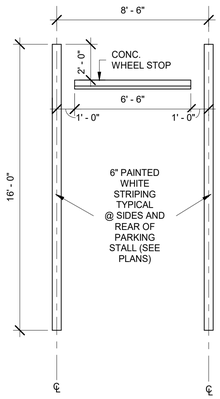
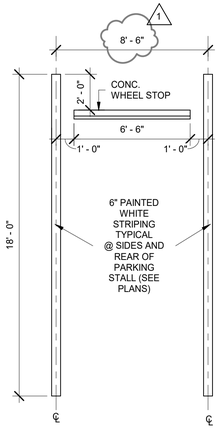
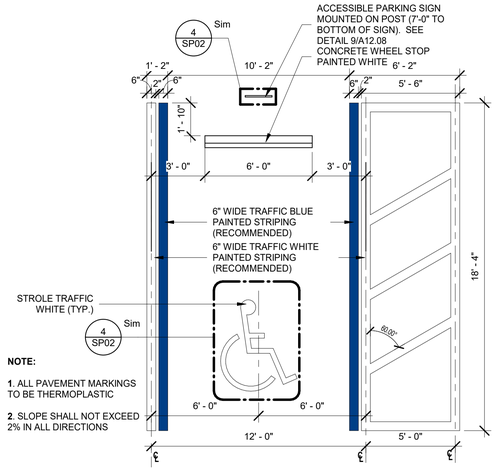


1 PARKING STALL - COMPACT CAR
1/4" = 1'-0"



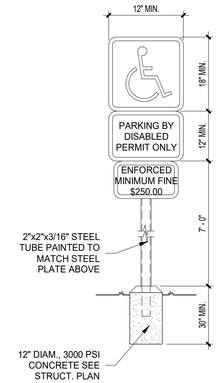
2 PARKING STALL - STANDARD
1/4" = 1'-0"

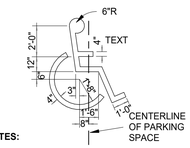


NOTE:

1. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC
2. SLOPE SHALL NOT EXCEED 2% IN ALL DIRECTIONS

3 PARKING STALL - ACCESSIBLE
1/4" = 1'-0"





NOTES:

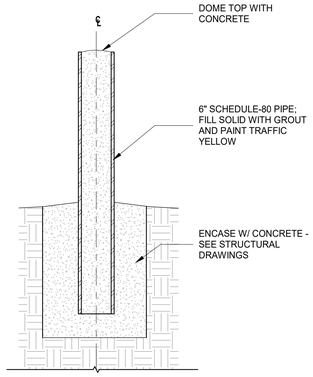
1. TOP PORTION OF FTP 25 SHALL HAVEA REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. ONE SIGN REQUIRED FOR EACH PARKING SPACE
4. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT
5. CONTRACTOR SHALL INCLUDE SIGNAGE FOR FINES IF REQUIRED BY LOCAL MUNICIPALITY
6. SIGN FACE SHALL BE LOCATED NO FURTHER THAN 6'-0" FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM OF 3'-0" CLEARENCE

4 PARKING SIGN DETAILS
1/4" = 1'-0"

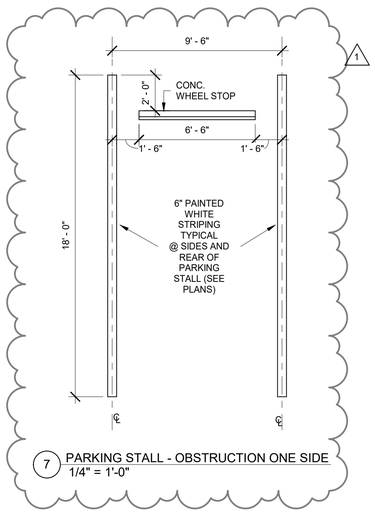
NOTES:

1. SIGN SHALL BE INSTALLED TO PROVIDE A CLEARANCE HEIGHT OF 7'-0". AND SHALL BE INDICATED AS FOLLOWS:
   WARNING 7'-0" CLEARANCE BEYOND THIS POINT
2. SIGN SHALL BE LOCATED AT THE BEGINING OF THE RAMP AT LEVEL 7.
3. SIGN SHALL COMPLY WITH FLORIDA LAW s.553.511 FS. AND SHALL WARN HANDICAPPED EQUIPPED VAN OPERATOR OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CAN NOT BE MANEUVERED.
4. THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET (2134 MM). **FBC 2017 SIX EDITION 406.4.1 CLEAR HEIGHT.**

5 WARNING HEIGHT SIGN DETAIL
12" = 1'-0"



6 BOLLARD DETAIL - IN GROUND
1" = 1'-0"



7 PARKING STALL - OBSTRUCTION ONE SIDE
1/4" = 1'-0"

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Key Plan

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THE GEORGE

Project North

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Drawing Title

SITE PLAN DETAILS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

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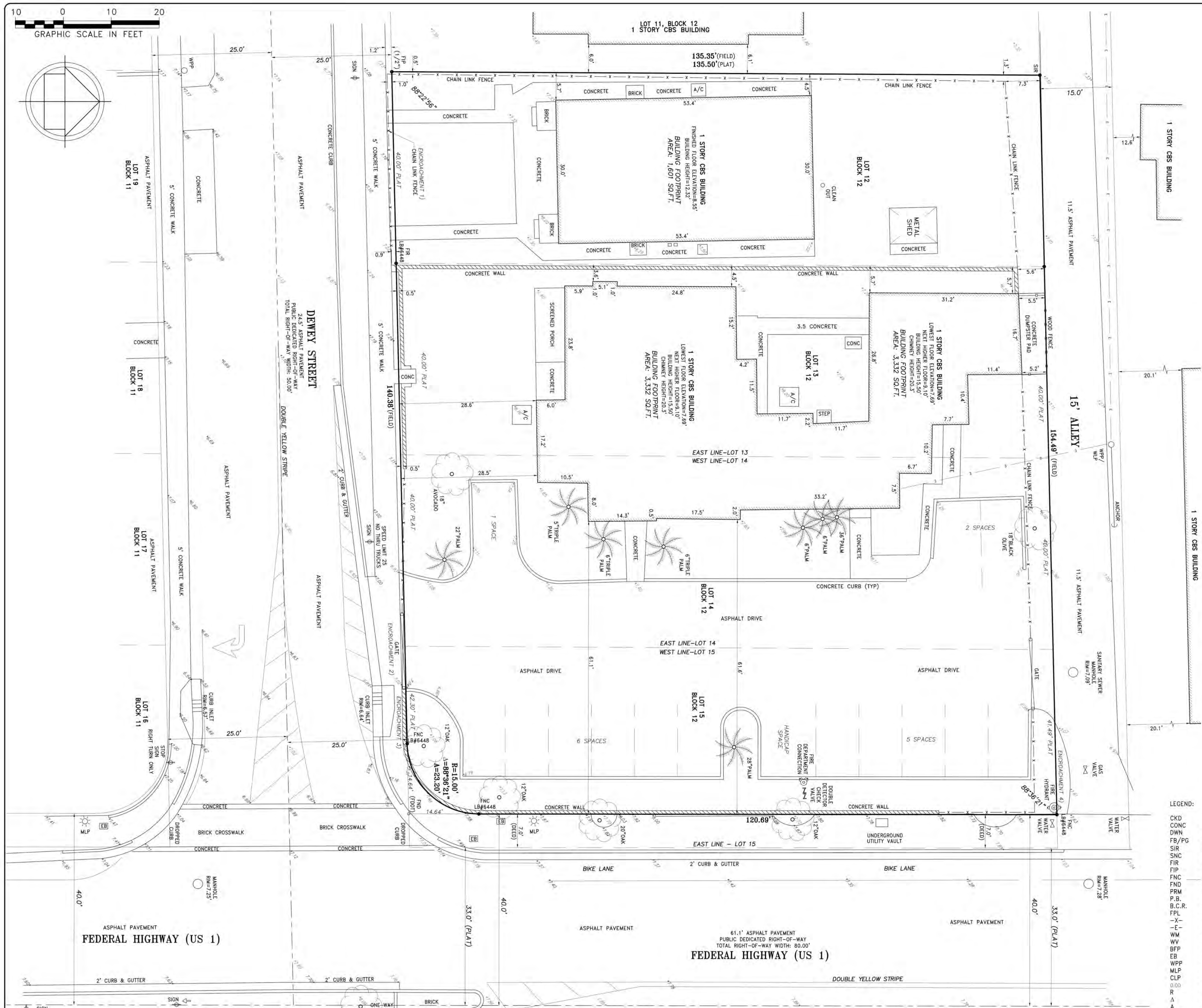

LOCATION MAP (NTS)

LAND DESCRIPTION:

PARCEL NO. 1:

LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL NO. 2:

LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010–2510 AND

THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

NOTES:
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK AT 17TH ANVENUE AND RODMAN STREET, ELEVATION=5.32' (NAVD88)
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT FILE REFERENCE: 23–RE–7064, DATED OCTOBER 18, 2023. THE EVIDENCE OF TITLE EXAMINED AS TO EACH OF THE PARCELS IS A TITLE SEARCH REPORT PREPARED PURSUANT TO FILE NO. 1429833 ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, A SUBSIDIARY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COVERING THE PERIOD FROM APRIL 21, 1930 THROUGH OCTOBER 12, 2023. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

RESTRICTIONS/EASEMENTS:

A. ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 17, B.C.R. (AFFECTS/PLOTTED)
B. SURVEY AFFIDAVIT RECORDED ON FEBRUARY 4, 2019 AS INSTRUMENT NO. 115592553 OF B.C.R. (AFFECTS/NOT PLOTTABLE)

9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. ENCROACHMENTS: 1) 39.7' OF CHAIN LINK FENCE ENCROACHES ONTO RIGHT–OF–WAY OF DEWEY STREET AT THE SW CORNER OF THE PROPERTY. 2) 15.5' GATE ENCROACHES ONTO RIGHT–OF–WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 3) 25.5' OF CBS WALL ENCROACHES ONTO RIGHT–OF–WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 4) FIRE HYDRANT ENCROACHES ONTO SUBJECT PROPERTY AT THE NE CORNER OF THE PROPERTY.
11. THE PROPERTY HAS DIRECT ACCESS TO DEWEY STREET AND FEDERAL HIGHWAY (US 1)(FOURTH AVENUE–PLAT) DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 3, PAGE 17, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE 14 STRIPED PARKING SPACES ON THE PROPERTY, 13 REGULAR AND 1 HANDICAP.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X–N/A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0569H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
18. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
–X–	CHAIN LINK FENCE
–E–	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

SITE AREA:
NET AREA=20,891 SQ.FT.
GROSS AREA=32,686 SQ.FT.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

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, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/24/2024.

Digitally signed by Richard E Cousins
Date: 2024.01.30 15:04:39 -05'00'

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

ALTA/NSPS LAND TITLE SURVEY

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689–7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
CONKRETA QOZB

1813–1815 DEWEY STREET
950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
ADDED AREA	08/30/05	----	AV	REC
ADDED CERTIFIED TO	02/09/06	----	AV	REC
UPDATE SURVEY TO ALTA/ACSM STANDARD	02/16/06	----	AV	REC
REVISED FLOOD ZONE	03/02/06	----	AV	REC
UPDATE SURVEY	06/07/12	----	AV	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	09/28/21	-----	AM	REC
ADDED GROSS AREA	10/07/21	-----	JD	REC
ADJACENT BUILDING AND ADDITIONAL ELEVATIONS ADDED	07/06/22	-----	JD	REC
UPDATE TO ALTA/NSPS LAND TITLE SURVEY	06/25/23	SKETCH	JD	REC
REVISED PER OWNERSHIP AND ENCUMBRANCE REPORT	10/20/23	SKETCH	AM	REC
ADDITIONAL RIGHT OF WAY LOCATION	01/24/24	SKETCH	AM	REC

PROJECT NUMBER: 5413–05

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET

NOTE: ALTA SURVEY FOR REFERENCE ONLY

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19790 W Dixie Highway, Suite 1006
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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
ALTA SURVEY

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	NOT TO SCALE

Drawing Number
SP03

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1 GROUND LEVEL - OVERALL FLOOR PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN NOTES:

REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL STRUCTURAL INFORMATION AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO BEARING HEIGHTS, COLUMN LOCATIONS, CMU FILLED CELLS AND WALL REINFORCEMENT.

1. ALL DIMENSIONS ARE FROM CENTERLINES, FACE OF CMU OR FACE OF STUDS, UNLESS OTHERWISE NOTED. VERIFY ALL MASONRY, METAL AND WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF CONFLICT EXISTS. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/ OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
2. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATIONS, WALL PARTITION ASSEMBLIES AND WALL DETAILS.
3. PROVIDE FIRE RATED WOOD BLOCKING AS REQUIRED IN ALL WALLS WHERE CABINETRY, COUNTER TOPS, SHELVING & TOILET ACCESSORIES ARE TO BE INSTALLED.
4. REFER TO REFLECTED CEILING PLANS FOR CEILING TYPE, HEIGHTS, SOFFITS AND FINISHES. SEE MEP PLANS FOR LOCATION OF ALL LIGHT FIXTURES AND MECHANICAL EQUIPMENT. ALL DROP CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT/ CHANGE DUE TO MECHANICAL INSTALLATION.
5. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. NOTIFY ARCHITECT IF HEIGHT PROBLEM IS ENCOUNTERED. ALL CEILING HEIGHTS ARE CALCULATED FROM TOP OF STRUCTURAL SLAB.
6. FLOORS TO SLOPE TO DRAINS (1:48 MAX) IN ALL AREAS AND ROOMS WITH FLOOR DRAINS U.NO. FLOOR DRAINS TO BE LOCATED IN WET AREAS AS PER FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FLOOR DRAIN LOCATIONS AND SPECIFICATIONS.
7. REFER TO CIVIL ENGINEERING PLANS FOR FIRST FINISH FLOOR LOWEST TOP OF SLAB ELEVATION.
8. PROVIDE DUROCK (OR APPROVED EQUAL) CERAMIC TILE BACKER BOARD IN LIEU OF GYPSUM WALLBOARD IN ALL WALL SURFACES TO RECEIVE TILE IN WET AREAS. ALL WALLS IN SHOWER, BATH, TOILET AND WET AREAS OF ANY TYPE SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILINGS AT ALL WET AREAS SHALL BE EXTERIOR RATED GYPSUM WALLBOARD. ALL GYPSUM BOARD PRODUCTS SHALL BE AS PER CHAPTER 25 OF THE FLORIDA BUILDING CODE.
9. MAINTAIN MIN. 1 HR. RATING AT ALL ELECTRICAL PANEL LOCATIONS.
10. BUILT-IN FURNITURE AND CABINETS ARE BY OTHERS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND PROVIDE FIRE RETARDANT TREATED WOOD BACKING AS REQUIRED.
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16. PER SECTION 1015 OF THE FLORIDA BUILDING CODE - ALL GUARDRAILS SHALL BE MIN. 42" HIGH. NO OPENINGS SHALL ALLOW PASSAGE OF A 4" SPHERE . COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.
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33. ALL ACCESSIBLE ROUTES, LANDING SLOPES AND CROSS-SLOPES TO COMPLY WITH FBC ACCESSIBILITY CODE TYPICAL THROUGHOUT.

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 1 - FLOOR PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A101

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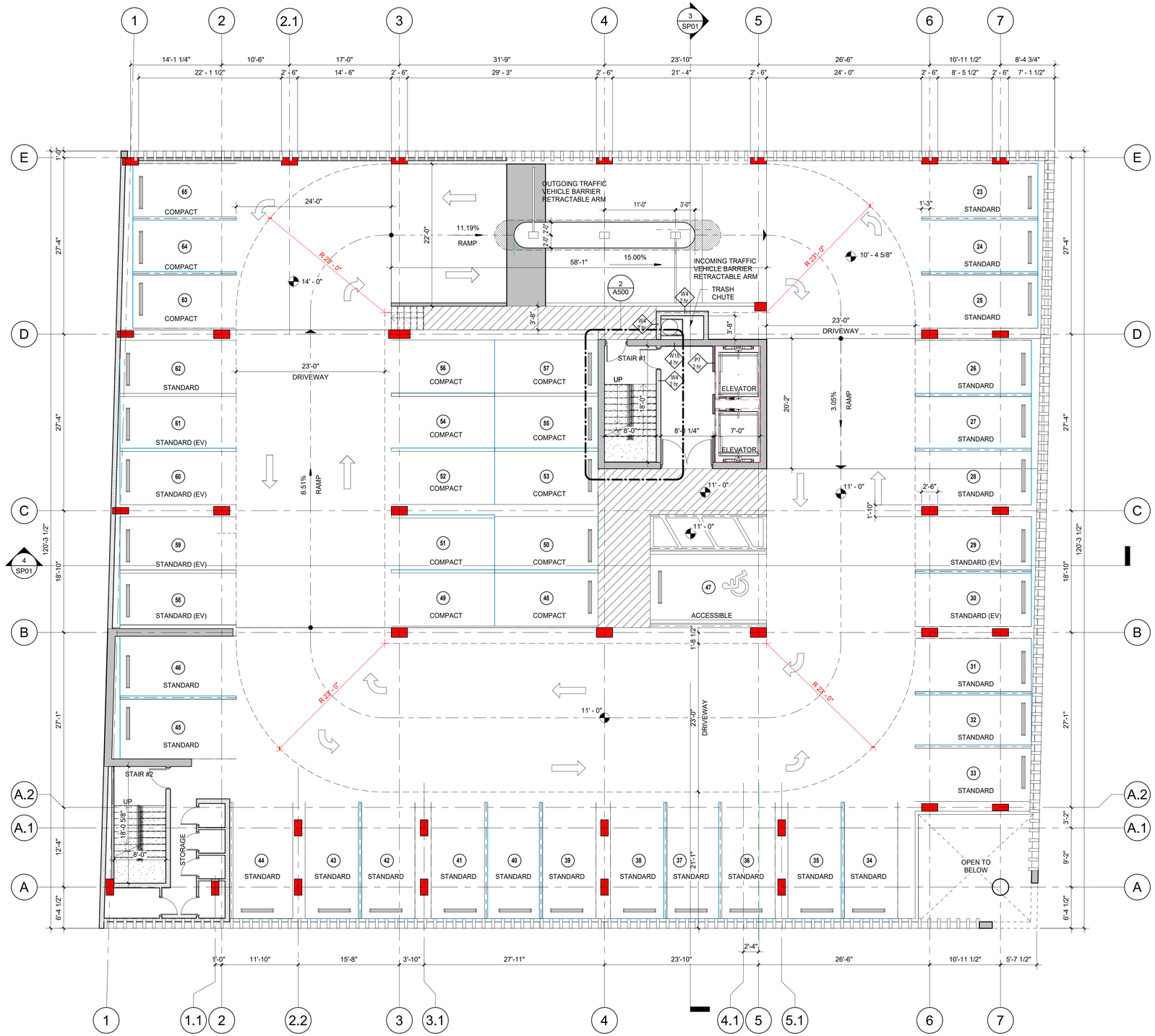

1 LEVEL 2
1/8" = 1'-0"

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 2 - FLOOR PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

A102

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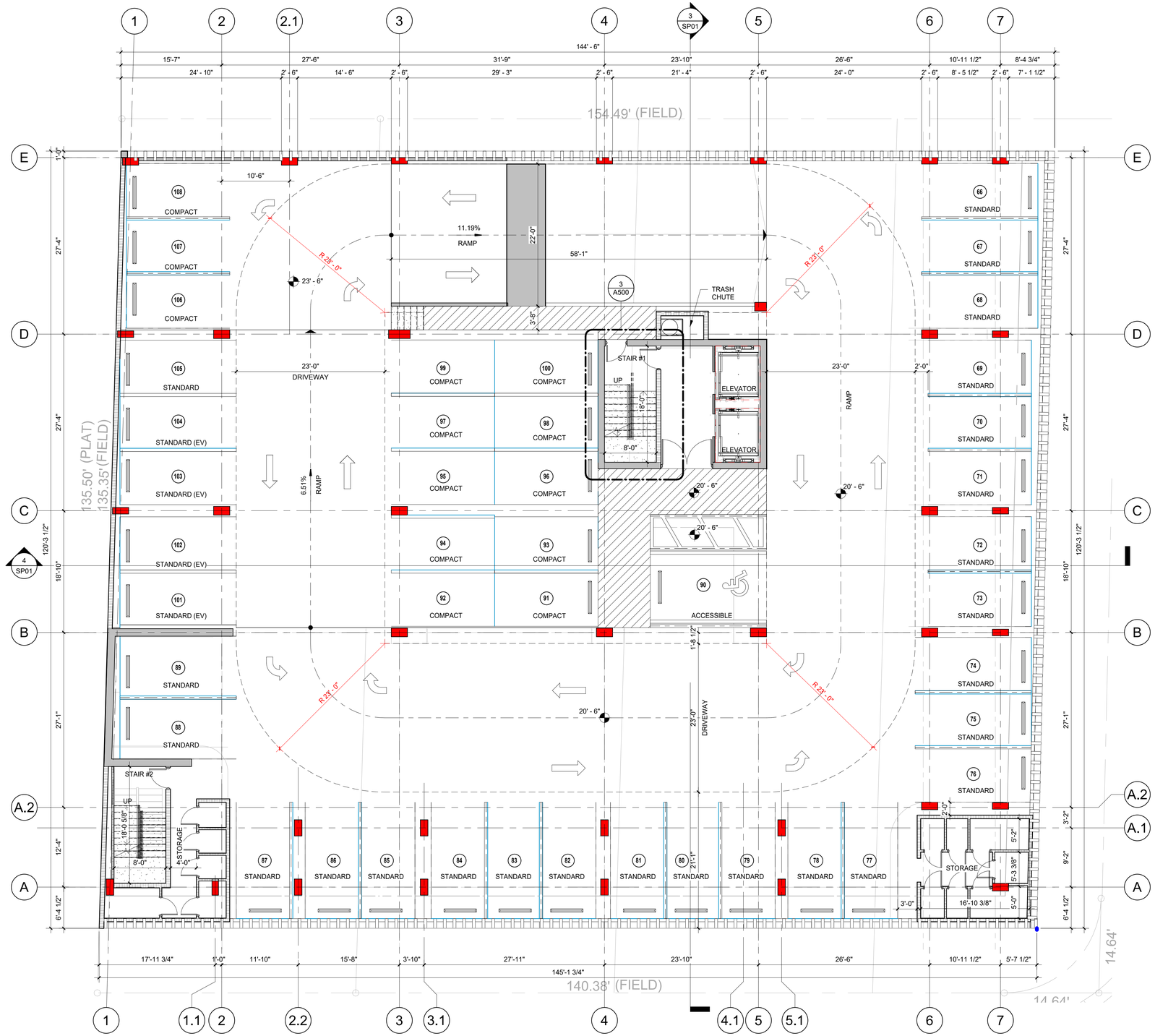
3/12/2024 2:19:04 PM



1 LEVEL 3
1/8" = 1'-0"

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10. BUILT-IN FURNITURE AND CABINETS ARE BY OTHERS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND PROVIDE FIRE RETARDANT TREATED WOOD BACKING AS REQUIRED.
11. INSTALLATION OF ALL INTERIOR BUILDING FINISHES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 8.
12. SEE SECTIONS AND INTERIOR ELEVATIONS FOR PARTIAL WALL HEIGHTS.
13. PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FIXTURE SCHEDULE AND SPECIFICATIONS.
14. TUB AND SHOWER VALVES SHALL BE ANTI SCALD WITH INTEGRAL STOPS.
15. ALL EGRESS COMPONENTS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, STAIRWAYS, HANDRAILS, GUARDRAILS AND COMPONENTS THERE OF SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF CHAPTER 10 - MEANS OF EGRESS OF THE FLORIDA BUILDING CODE, CHAPTER 14 FFPC.
16. PER SECTION 1015 OF THE FLORIDA BUILDING CODE - ALL GUARDRAILS SHALL BE MIN. 42" HIGH. NO OPENINGS SHALL ALLOW PASSAGE OF A 4" SPHERE . COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.
17. ALL AREAS WITH GLASS ENCLOSURES SHALL BE TEMPERED SAFETY GLASS PER SECTION 2406 OF THE FLORIDA BUILDING CODE.
18. CONTRACTOR TO VERIFY SIZE, LOCATION AND SPECIFICATIONS OF ALL EQUIPMENT BEFORE INSTALLATION.
19. CONTRACTOR SHALL COORDINATE PLACEMENT OF ELECTRICAL DEVICES, FIXTURES, DIFFUSERS, ACCESS PANELS, MECHANICAL SYSTEMS AND INTERIOR GRAPHICS.
20. ALL EQUIPMENT INTENDED FOR PUBLIC USE SHALL BE PLACED SO THAT CONTROLS ARE WITHIN THE REQUIRED ACCESSIBLE REACH RANGES AS DEFINED BY THE FLORIDA BUILDING CODE- ACCESSIBILITY. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS THESE REQUIREMENTS PRIOR TO INSTALLATION.
21. PROVIDE PLASTIC CORNER GUARDS AT ALL BUILDING COMMON PUBLIC AREA OUTSIDE CORNERS.
22. EXTERIOR AND BUILDING COMMON AREAS SHALL COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY REQUIREMENTS AND THEIR SLOPE SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION. REFER TO ADA DETAILS AND GENERAL NOTES.
23. PROVIDE MIN. 1/4" IN 12" SLOPE AT ALL EXTERIOR TERRACES, DECKS, EXTERIOR HORIZONTAL SURFACE PROJECTIONS & BALCONIES, TYPICAL U.N.O. - SEE ROOF PLAN FOR ROOF SLOPES.
24. ALL SIGNS IDENTIFYING BUILDING COMMON AREA ROOMS OR SPACES ARE REQUIRED TO HAVE VISUAL AND RAISED CHARACTERS AND BRAILLE. SIGNAGE TO BE MOUNTED ON LATCH SIDE OF DOOR WITH THE LOWEST TACTILE CHARACTERS NO LOWER THAN 48" AND THE BOTTOM OF THE HIGHEST TACTILE CHARACTERS NO HIGHER THAN 60" AFF.
25. PROVIDE ACCESSIBLE FLOOR TRANSITIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN FLOORING MATERIAL OR AT DOOR THRESHOLDS. THE CHANGE OF LEVEL BETWEEN MATERIALS MUST BE NO MORE THAN 1/4" OR UP TO 1/2" IF SLOPED AT 1:2.
26. ARRANGE/MAINTAIN MOVABLE FURNITURE SO AS TO PROVIDE AN ACCESSIBLE ROUTE THROUGH ALL BUILDING COMMON PUBLIC AREAS.
27. A/C CONDENSER PADS ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP PLANS FOR ACTUAL PAD LOCATION AND REQUIRED CLEARANCES AROUND CONDENSERS.
28. INSULATION IN ALL EXTERIOR WALLS AND AT ROOF/ CEILING SHALL BE AS PER ENERGY CALCULATIONS.
29. PROVIDE SOUND ISOLATION UNDERLAYMENT WHERE HARD SURFACE FLOORING IS SPECIFIED INCLUDING BUT NOT LIMITED TO TILE AND WOOD FLOORS. ASSEMBLY TO EXCEED 50 STC RATING. GROUND FLOOR UNITS DO NOT REQUIRE SOUND ISOLATION UNDERLAYMENT. REFER TO INTERIOR DESIGN PLANS FOR FINISH SCHEDULE AND SPECIFICATIONS.
30. ALL SHOP DRAWINGS SHALL REQUIRE NOA AND BUILDING DEPARTMENT APPROVALS.
31. ALL AREAS WITH CHEMICALS SHALL HAVE AN EYE WASH STATION.
32. SPRINKLER HEADS IN PUBLIC & UTILITY AREAS SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.
33. ALL ACCESSIBLE ROUTES, LANDING SLOPES AND CROSS-SLOPES TO COMPLY WITH FBC ACCESSIBILITY CODE TYPICAL THROUGHOUT.

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 3 - FLOOR PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

A103

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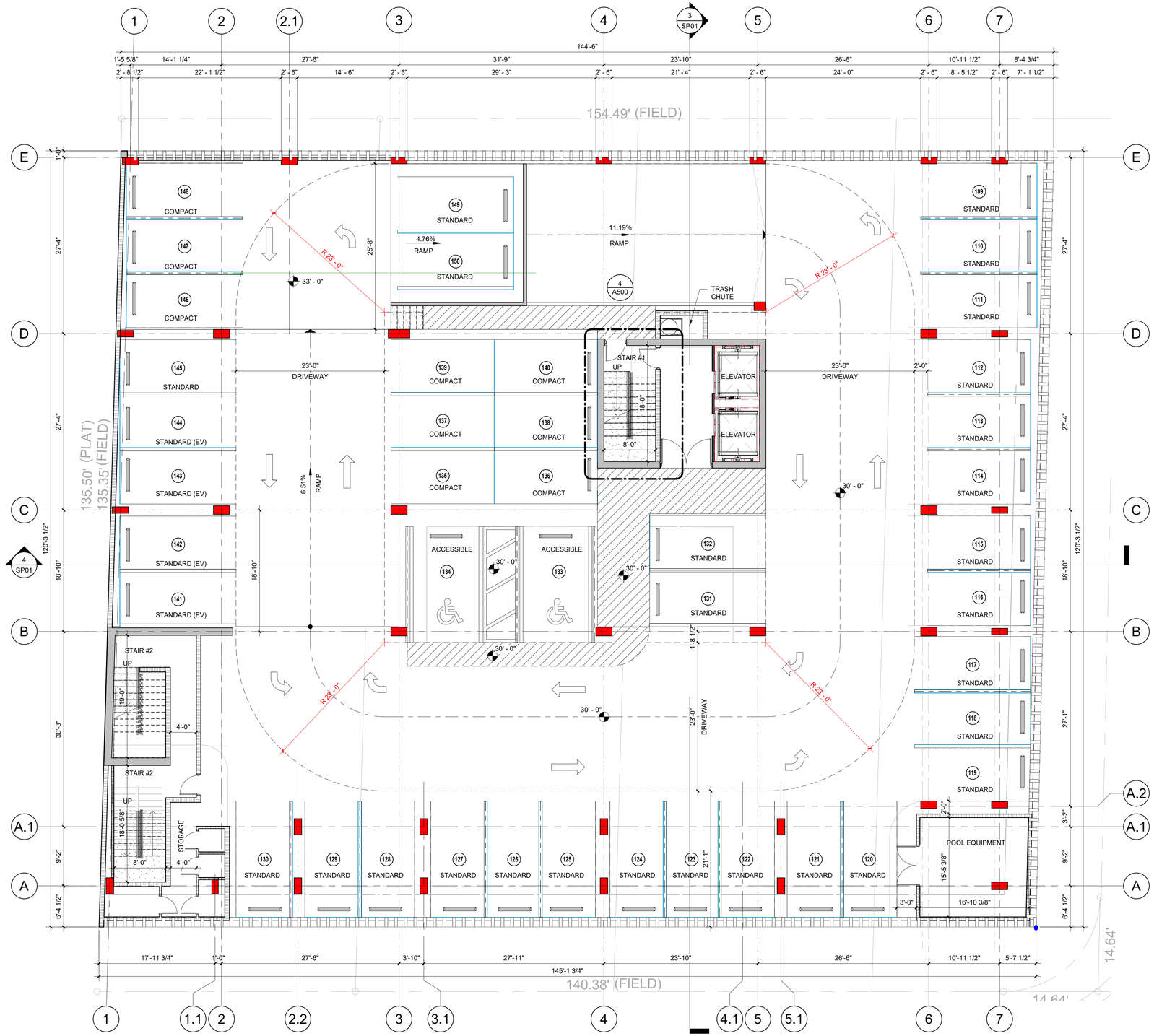

BUILDING FLOOR PLAN NOTES:

REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL STRUCTURAL INFORMATION AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO BEARING HEIGHTS, COLUMN LOCATIONS, CMU FILLED CELLS AND WALL REINFORCEMENT.

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2. SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATIONS, WALL PARTITION ASSEMBLIES AND WALL DETAILS.
3. PROVIDE FIRE RATED WOOD BLOCKING AS REQUIRED IN ALL WALLS WHERE CABINETRY, COUNTER TOPS, SHELVING & TOILET ACCESSORIES ARE TO BE INSTALLED.
4. REFER TO REFLECTED CEILING PLANS FOR CEILING TYPE, HEIGHTS, SOFFITS AND FINISHES. SEE MEP PLANS FOR LOCATION OF ALL LIGHT FIXTURES AND MECHANICAL EQUIPMENT. ALL DROP CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT/ CHANGE DUE TO MECHANICAL INSTALLATION.
5. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. NOTIFY ARCHITECT IF HEIGHT PROBLEM IS ENCOUNTERED. ALL CEILING HEIGHTS ARE CALCULATED FROM TOP OF STRUCTURAL SLAB.
6. FLOORS TO SLOPE TO DRAINS (1:48 MAX) IN ALL AREAS AND ROOMS WITH FLOOR DRAINS U.NO. FLOOR DRAINS TO BE LOCATED IN WET AREAS AS PER FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FLOOR DRAIN LOCATIONS AND SPECIFICATIONS.
7. REFER TO CIVIL ENGINEERING PLANS FOR FIRST FINISH FLOOR LOWEST TOP OF SLAB ELEVATION.
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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 4 - FLOOR PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

A104

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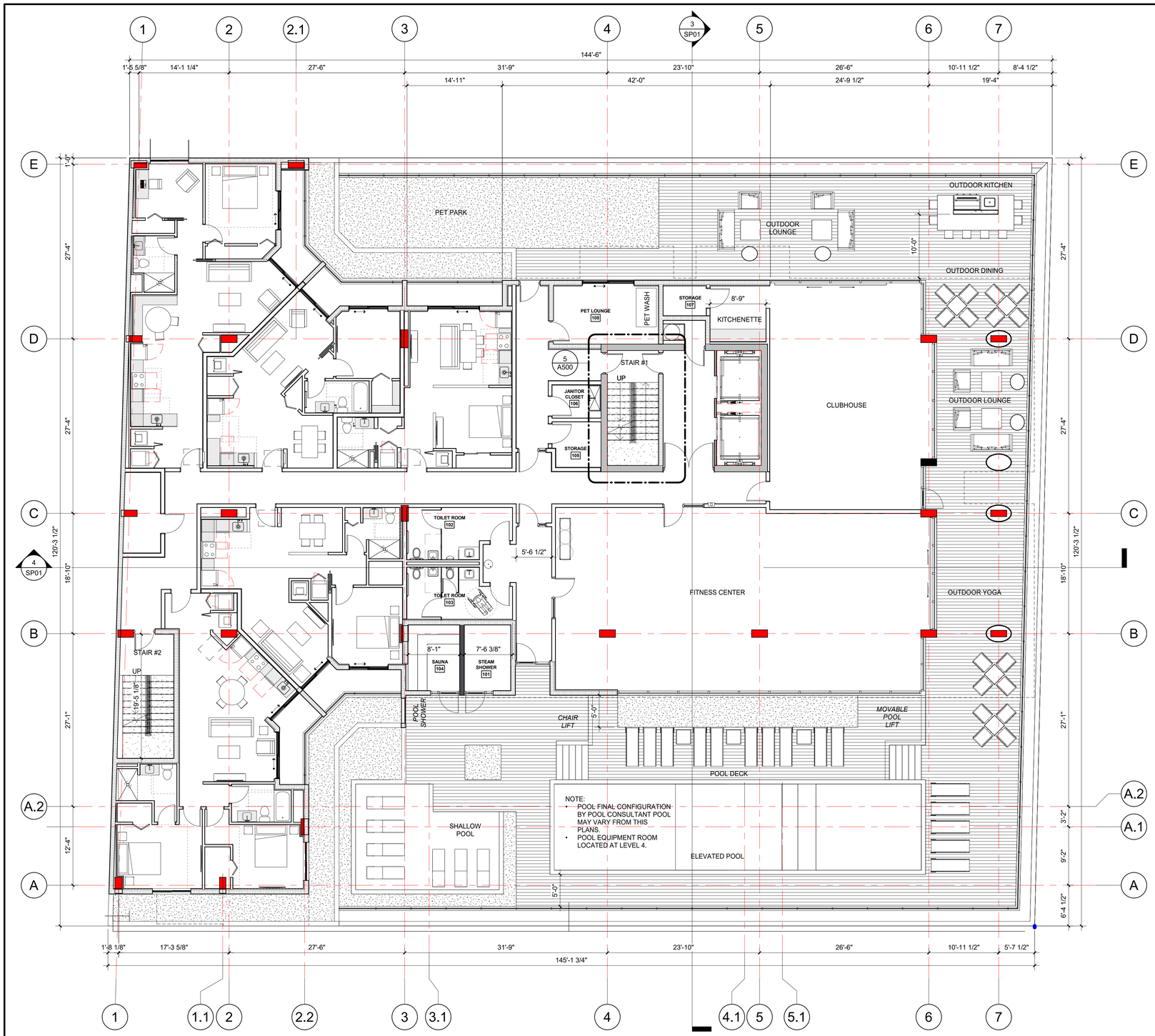

1 LEVEL 5
1/8" = 1'-0"

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 5 - FLOOR PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A105

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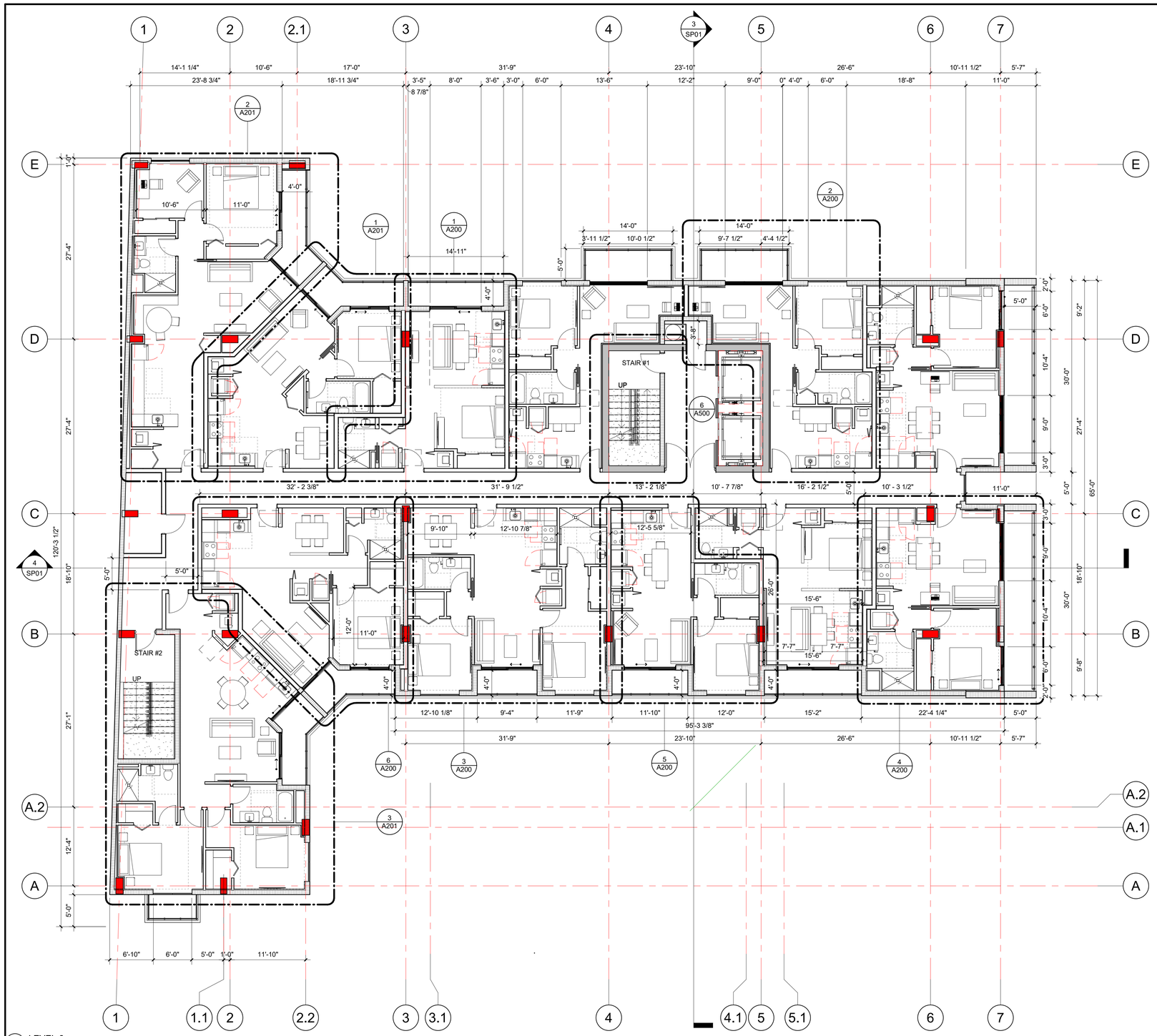

1 LEVEL 6
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13. PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FIXTURE SCHEDULE AND SPECIFICATIONS.
14. TUB AND SHOWER VALVES SHALL BE ANTI SCALD WITH INTEGRAL STOPS.
15. ALL EGRESS COMPONENTS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, STAIRWAYS, HANDRAILS, GUARDRAILS AND COMPONENTS THERE OF SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF CHAPTER 10 - MEANS OF EGRESS OF THE FLORIDA BUILDING CODE, CHAPTER 14 FFPC.
16. PER SECTION 1015 OF THE FLORIDA BUILDING CODE - ALL GUARDRAILS SHALL BE MIN. 42" HIGH. NO OPENINGS SHALL ALLOW PASSAGE OF A 4" SPHERE . COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.
17. ALL AREAS WITH GLASS ENCLOSURES SHALL BE TEMPERED SAFETY GLASS PER SECTION 2406 OF THE FLORIDA BUILDING CODE.
18. CONTRACTOR TO VERIFY SIZE, LOCATION AND SPECIFICATIONS OF ALL EQUIPMENT BEFORE INSTALLATION.
19. CONTRACTOR SHALL COORDINATE PLACEMENT OF ELECTRICAL DEVICES, FIXTURES, DIFFUSERS, ACCESS PANELS, MECHANICAL SYSTEMS AND INTERIOR GRAPHICS.
20. ALL EQUIPMENT INTENDED FOR PUBLIC USE SHALL BE PLACED SO THAT CONTROLS ARE WITHIN THE REQUIRED ACCESSIBLE REACH RANGES AS DEFINED BY THE FLORIDA BUILDING CODE- ACCESSIBILITY. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS THESE REQUIREMENTS PRIOR TO INSTALLATION.
21. PROVIDE PLASTIC CORNER GUARDS AT ALL BUILDING COMMON PUBLIC AREA OUTSIDE CORNERS.
22. EXTERIOR AND BUILDING COMMON AREAS SHALL COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY REQUIREMENTS AND THEIR SLOPE SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION. REFER TO ADA DETAILS AND GENERAL NOTES.
23. PROVIDE MIN. 1/4" IN 12" SLOPE AT ALL EXTERIOR TERRACES, DECKS, EXTERIOR HORIZONTAL SURFACE PROJECTIONS & BALCONIES, TYPICAL U.N.O. - SEE ROOF PLAN FOR ROOF SLOPES.
24. ALL SIGNS IDENTIFYING BUILDING COMMON AREA ROOMS OR SPACES ARE REQUIRED TO HAVE VISUAL AND RAISED CHARACTERS AND BRAILLE. SIGNAGE TO BE MOUNTED ON LATCH SIDE OF DOOR WITH THE LOWEST TACTILE CHARACTERS NO LOWER THAN 48" AND THE BOTTOM OF THE HIGHEST TACTILE CHARACTERS NO HIGHER THAN 60" AFF.
25. PROVIDE ACCESSIBLE FLOOR TRANSITIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN FLOORING MATERIAL OR AT DOOR THRESHOLDS. THE CHANGE OF LEVEL BETWEEN MATERIALS MUST BE NO MORE THAN 1/4" OR UP TO 1/2" IF SLOPED AT 1:2.
26. ARRANGE/MAINTAIN MOVABLE FURNITURE SO AS TO PROVIDE AN ACCESSIBLE ROUTE THROUGH ALL BUILDING COMMON PUBLIC AREAS.
27. AC CONDENSER PADS ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP PLANS FOR ACTUAL PAD LOCATION AND REQUIRED CLEARANCES AROUND CONDENSERS.
28. INSULATION IN ALL EXTERIOR WALLS AND AT ROOF/ CEILING SHALL BE AS PER ENERGY CALCULATIONS.
29. PROVIDE SOUND ISOLATION UNDERLAYMENT WHERE HARD SURFACE FLOORING IS SPECIFIED INCLUDING BUT NOT LIMITED TO TILE AND WOOD FLOORS. ASSEMBLY TO EXCEED 50 STC RATING. GROUND FLOOR UNITS DO NOT REQUIRE SOUND ISOLATION UNDERLAYMENT. REFER TO INTERIOR DESIGN PLANS FOR FINISH SCHEDULE AND SPECIFICATIONS.
30. ALL SHOP DRAWINGS SHALL REQUIRE NOA AND BUILDING DEPARTMENT APPROVALS.
31. ALL AREAS WITH CHEMICALS SHALL HAVE AN EYE WASH STATION.
32. SPRINKLER HEADS IN PUBLIC & UTILITY AREAS SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.
33. ALL ACCESSIBLE ROUTES, LANDING SLOPES AND CROSS-SLOPES TO COMPLY WITH FBC ACCESSIBILITY CODE TYPICAL THROUGHOUT.

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 6 TO 14 - TYP FLOOR PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A106

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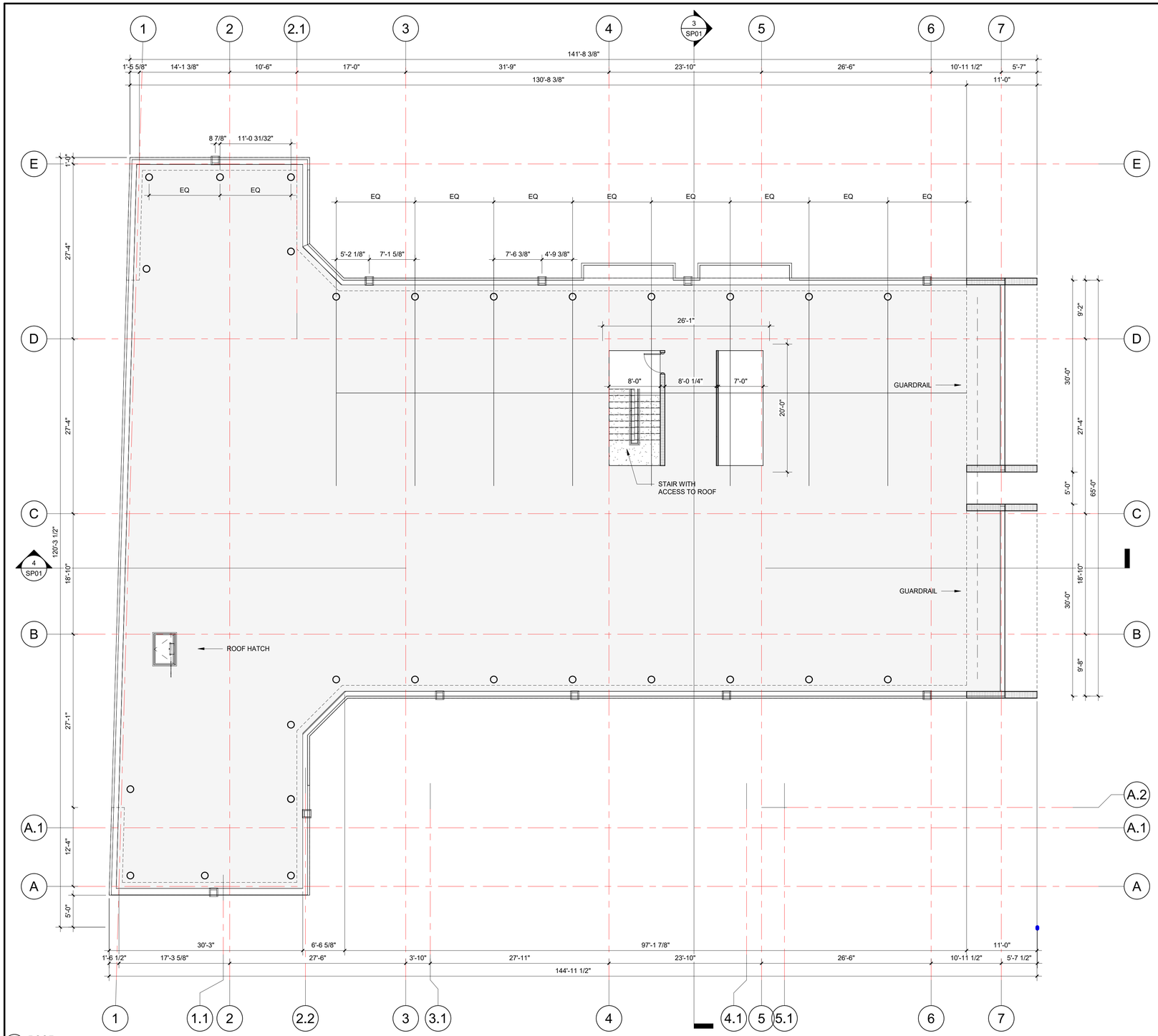
3/7/2024 5:09:42 PM



1 ROOF
1/8" = 1'-0"

ROOF PLAN NOTES:

1. ALL DESIGN, MATERIALS, CONSTRUCTION, QUALITY OF ROOF ASSEMBLIES AND ROOFTOP STRUCTURES SHALL BE AS PER THE FLORIDA BUILDING CODE CHAPTER 15.
2. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUIDLING CODE SECTION 1503 WEATHER PROTECTION.
3. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
4. ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1203.2 AND THE VENT PRODUCT MAN-UFACTURER'S INSTALLATION INSTRUCTIONS.
5. FLASHING SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
6. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN THE FLORIDA BUILDING CODE CHAPTER 15, TABLE 1503.2 OR IN COMPLIANCE WITH RAS 111.
7. BACK PAINT FLASHINGS WITH BITUMINOUS PAINT WHERE THEY ARE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METAL TYP.
8. ROOF VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALL FLASHING TO BE INSTALLED PER SECTION 1503 OF THE FLORIDA BUILDING CODE.
9. PROVIDE SEALANT AND CAULKING MEETING APPLICABLE SPECIFICATIONS TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR WHERE REQUIRED.
10. PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
11. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILERS, FLUES ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS. KEEP ROOF MOUNTED EQUIPMENT AWAY FROM PARAPETS TO REDUCE SIGHT VISIBILITY LINES.
12. GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW PER FLORIDA BUILDING CODE SECTION 1015.6 MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERMANENT FALL ARREST/RESTRAINT ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1 ARE AFFIXED FOR USE DURING THE ENTIRE ROOF COVERING LIFETIME. THE DEVICES SHALL BE REEVALU-ATED FOR POSSIBLE REPLACEMENT WHEN THE ENTIRE ROOF COVER-ING IS REPLACED. THE DEVICES SHALL BE PLACED NOT MORE THAN 10 FEET ON CENTER ALONG HIP AND RIDGE LINES AND PLACED NOT LESS THAN 10 FEET FROM THE ROOF EDGE OR OPEN SIDE OF THE WALKING SURFACE.
13. MECHANICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. REFER TO ROOF DETAILS FOR TYPICAL MECHANICAL UNIT CURB DETAIL.
14. REFER TO PLUMBING DRAWINGS FOR ALL VENT STACK LOCATIONS. PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY PENETRATION WITH ROOF CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL VENT STACK DETAIL.
15. VERIFY FLUE LOCATIONS ON MECHANICAL DRAWINGS. THE MECHANICAL CONTRACTOR SHALL COORDINATE ANY ROOF PENETRATIONS WITH ROOFING CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL FLUE DETAIL.
16. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF.
17. ROOF PENTRATIONS FROM EXHAUST FANS SHALL BE COORDIANTED WITH MECHANICAL PLANS FOR EQUIPMENT SPECIFICATIONS AND ROOF CUT GEOMETRY.
18. PROVIDE WALKWAY PADS TO AND FROM ALL ROOF MOUNTED EQUIPMENT. SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW.
19 THE ROOF CONTRACTOR SHALL PROTECT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS FROM DEBRIS CREATED DURING CONTRUCTION. THE ROOF CONTRACTOR SHALL INSPECT AND CLEAR ALL DRAINS, SCUPPERS, AND DOWNSPOUTS PRIOR TO THE COMPLETION OF WORK AND TO ENSURE THAT ALL ROOF DRAINS,
SCUPPERS, AND DOWNSPOUTS ARE FREE OF DEBRIS AND FUNCTIONING PROPERLY.
20. LIGHTWEIGHT CONCRETE SHALL HAVE AN AVERAGE THICKNESS REQUIRED TO MAINTAIN A RESISTANCE FACTOR OF R20.
21. LIGHTNING PROTECTION IS REQUIRED AND BY OTHERS. CONTRACTOR TO REFER TO SHOP DRAWINGS.
22. PROVIDE 2" CONDUIT FROM SERVER ROOM TO ROOF FOR H.I.B.S. SATELLITE DISH ON SEPARATE CIRCUIT.
23. ALL HORIZONTAL SURFACES SHALL HAVE A SLOPE OF 1/4" PER FOOT U.N.O.
24. SEE MEP DRAWINGS FOR ALL ROOFTOP MECHANICAL EQUIPMENT DETAILS AND SPECIFICATIONS.
25. HEIGHT OF ROOF CURBS IN STRICT CONFORMANCE WITH FBC 2020 CHAPTER 15 -TABLE 1510.10 - TYPICAL NEW ROOFTOP EQUIPMENT PER FBC 2020 - SECTION 1609.8 - TYPICAL

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
LEVEL 15 - ROOF PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A107

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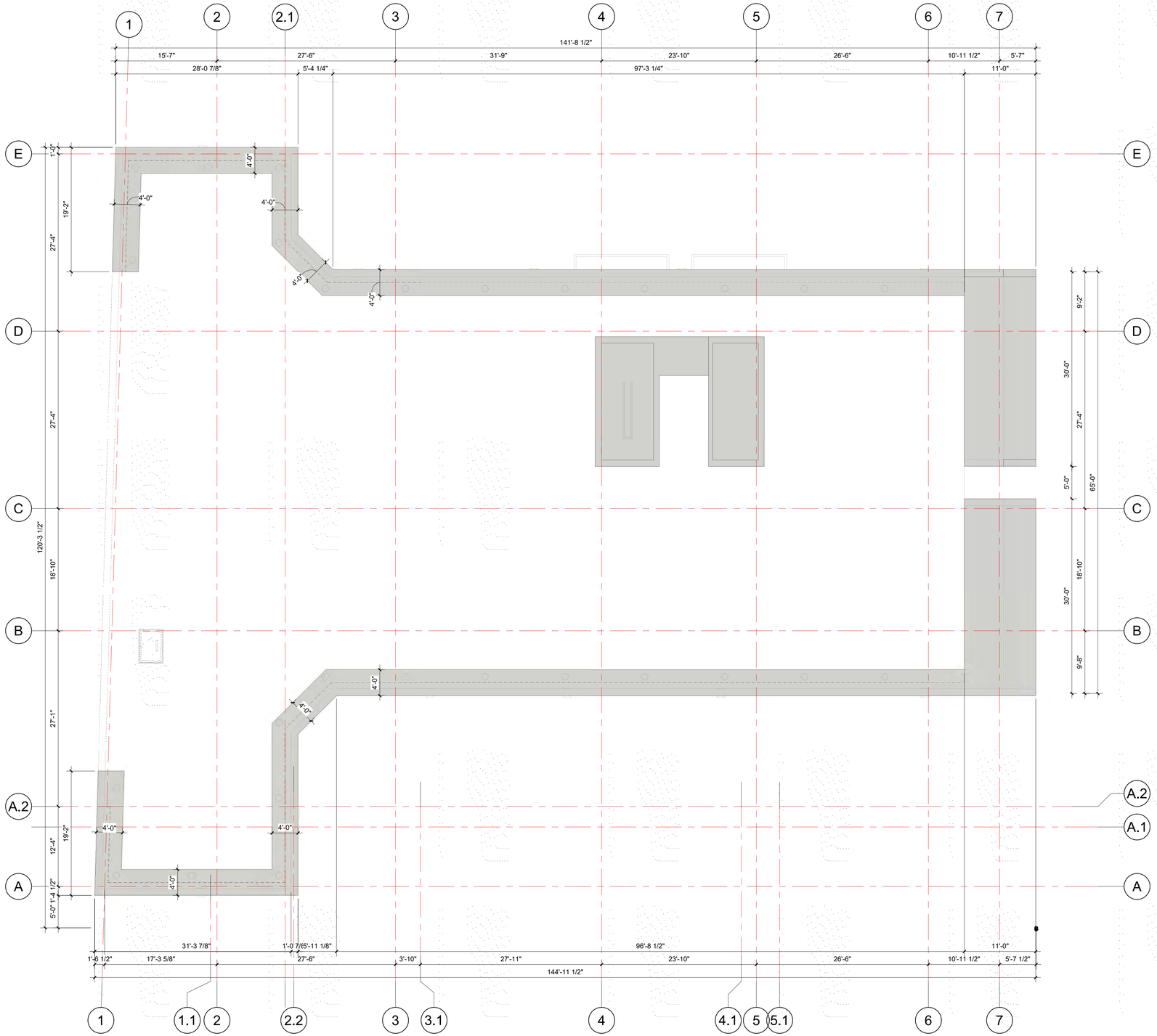

1 UPPER ROOF
1/8" = 1'-0"

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ROOF PLAN NOTES:

1. ALL DESIGN, MATERIALS, CONSTRUCTION, QUALITY OF ROOF ASSEMBLIES AND ROOFTOP STRUCTURES SHALL BE AS PER THE FLORIDA BUILDING CODE CHAPTER 15.
2. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUIDLING CODE SECTION 1503 WEATHER PROTECTION.
3. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
4. ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1203.2 AND THE VENT PRODUCT MAN-UFACTURER'S INSTALLATION INSTRUCTIONS.
5. FLASHING SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
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23. ALL HORIZONTAL SURFACES SHALL HAVE A SLOPE OF 1/4" PER FOOT U.N.O.
24. SEE MEP DRAWINGS FOR ALL ROOFTOP MECHANICAL EQUIPMENT DETAILS AND SPECIFICATIONS.
25. HEIGHT OF ROOF CURBS IN STRICT CONFORMANCE WITH FBC 2020 CHAPTER 15 -TABLE 1510.10 - TYPICAL NEW ROOFTOP EQUIPMENT PER FBC 2020 - SECTION 1609.8 - TYPICAL

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
LEVEL 16 - UPPER ROOF PLAN

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A108

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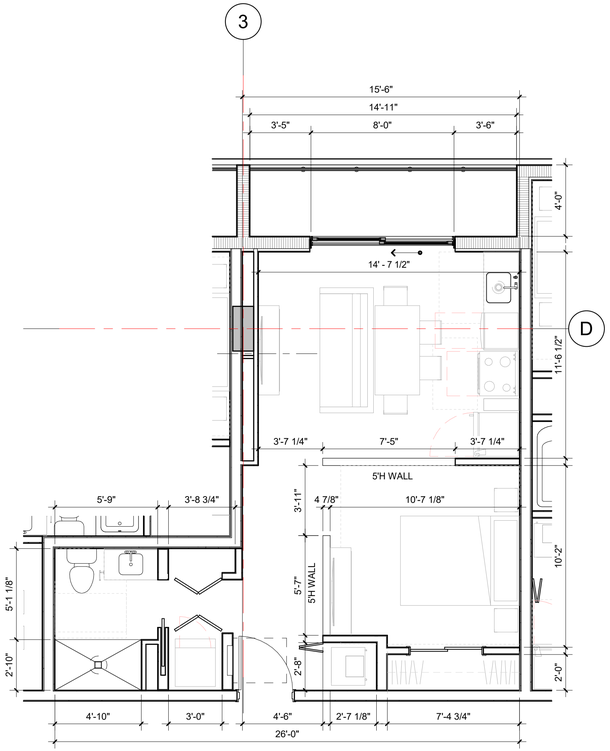

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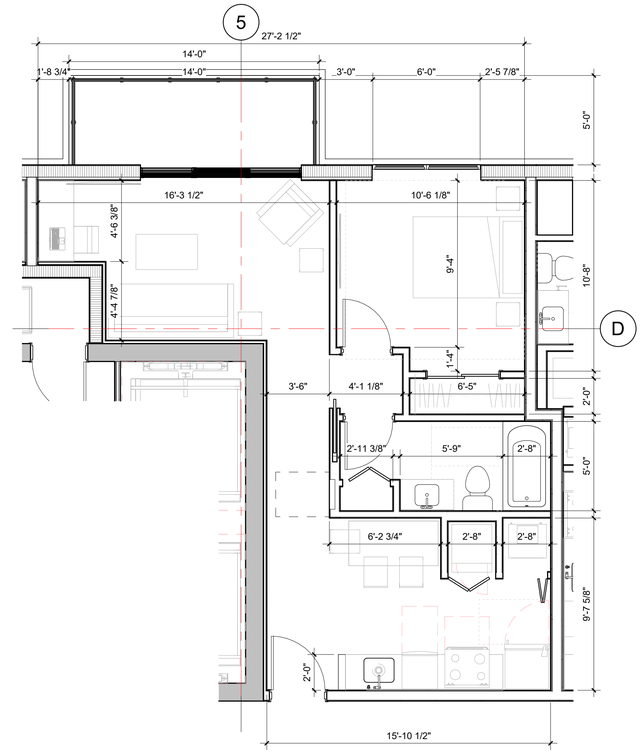

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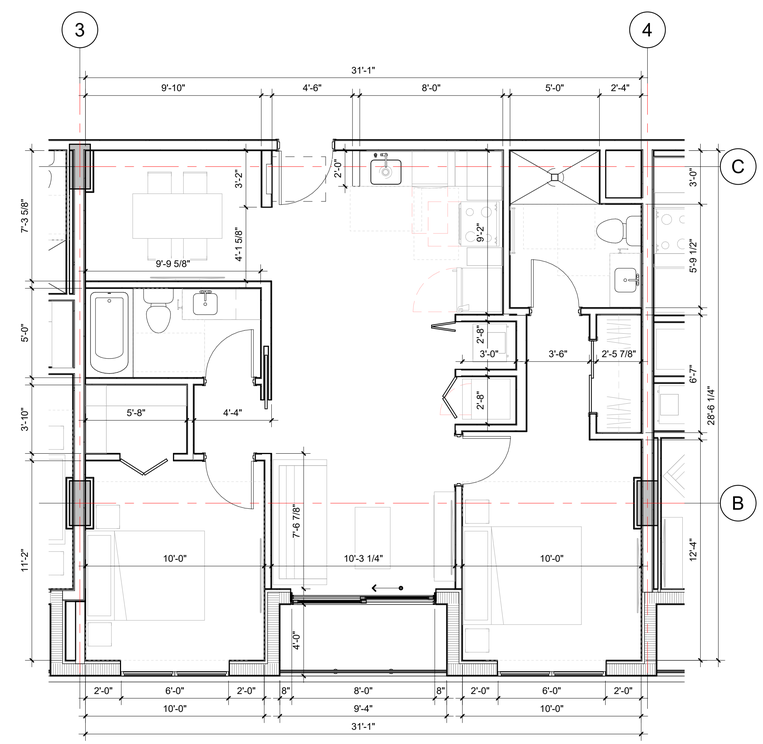

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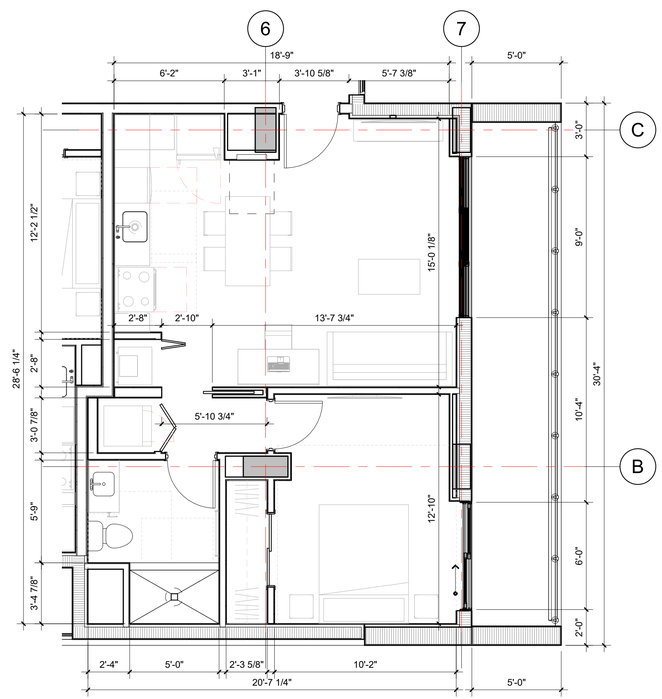

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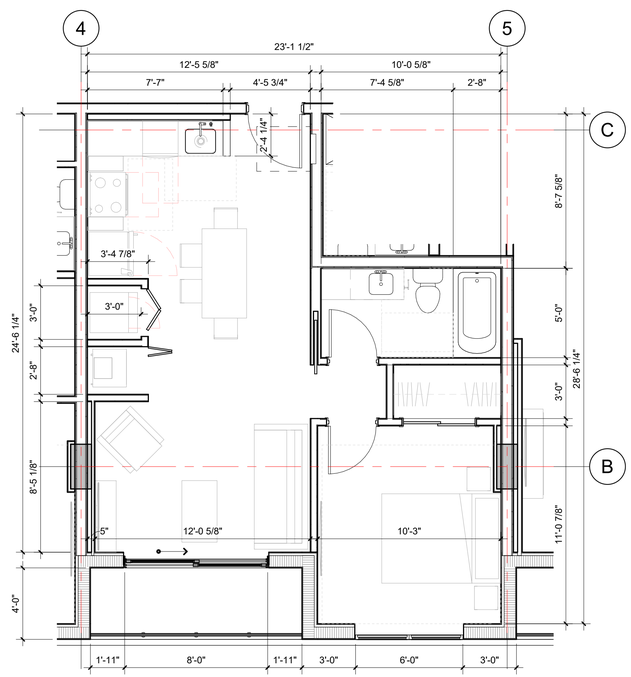

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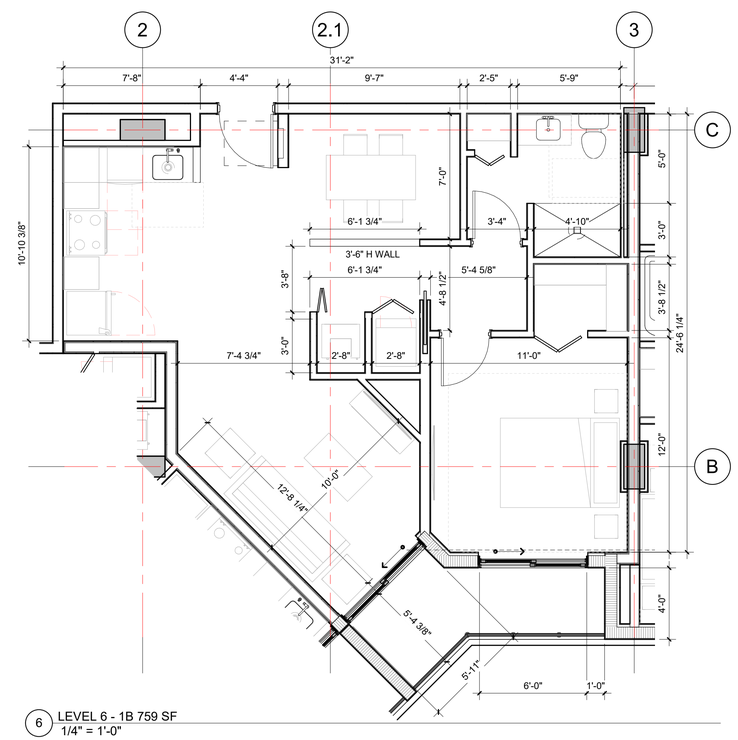

6 LEVEL 6 - 1B 759 SF
1/4" = 1'-0"

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
ENLARGED FLOOR PLANS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	1/4" = 1'-0"

Drawing Number
A200

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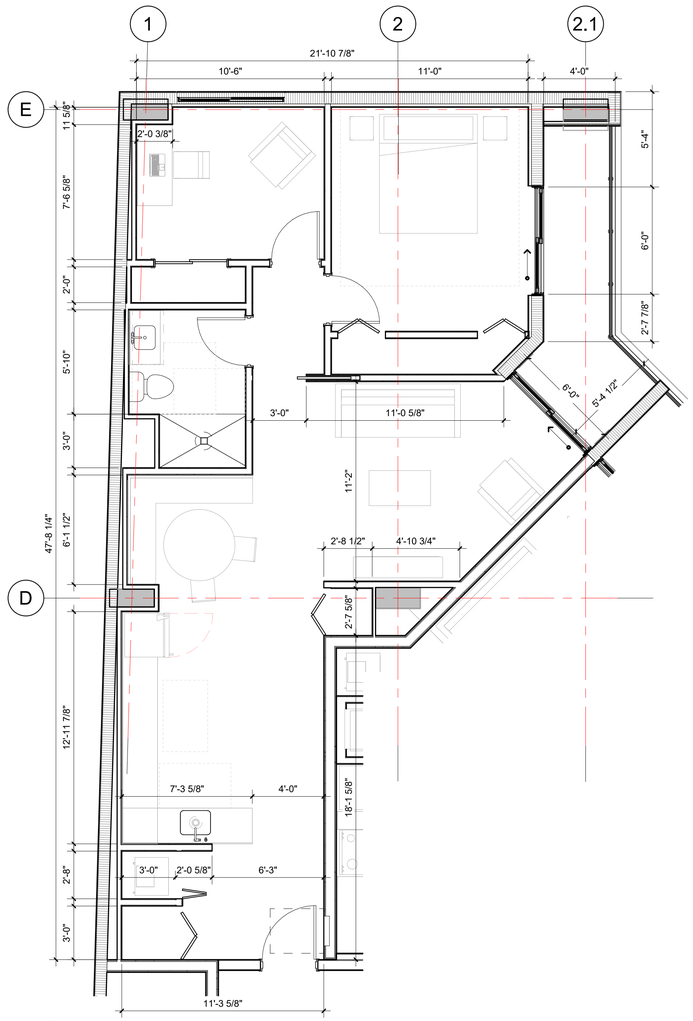

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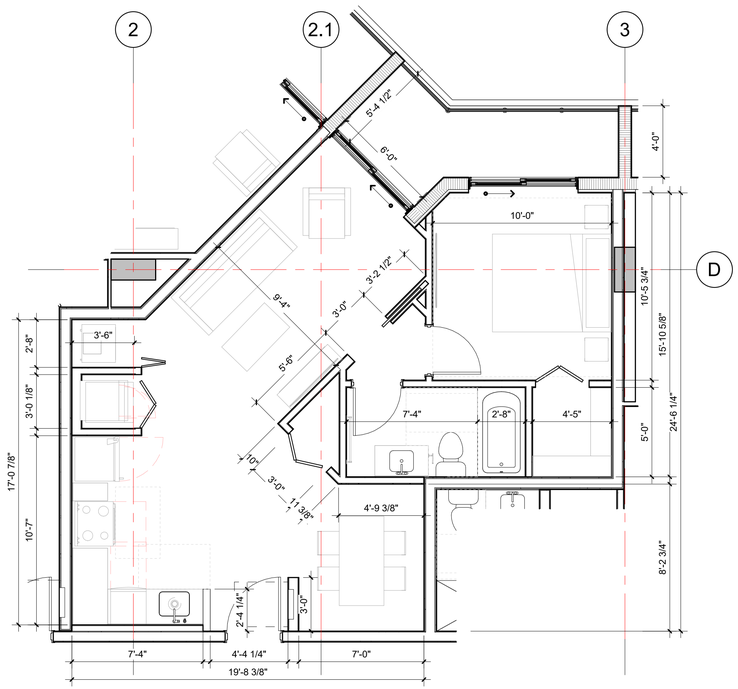

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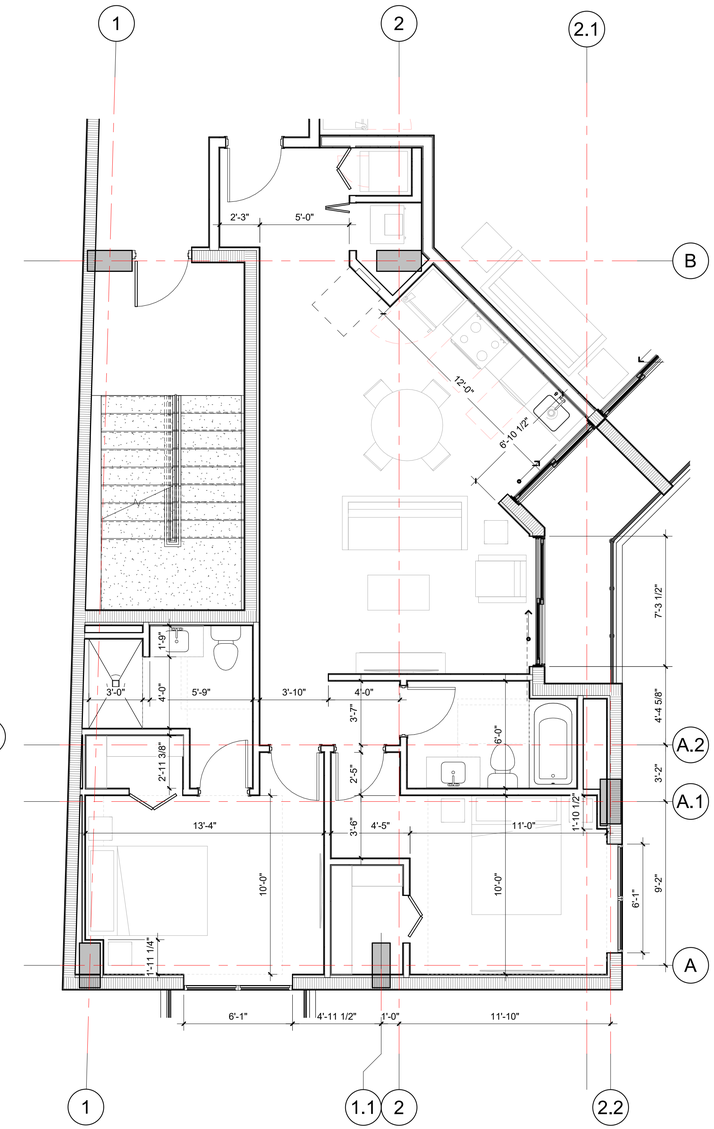
1/4" = 1'-0"



3 LEVEL 6 - 2B 997 SF
1/4" = 1'-0"

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
ENLARGED FLOOR PLANS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	1/4" = 1'-0"

Drawing Number

A201

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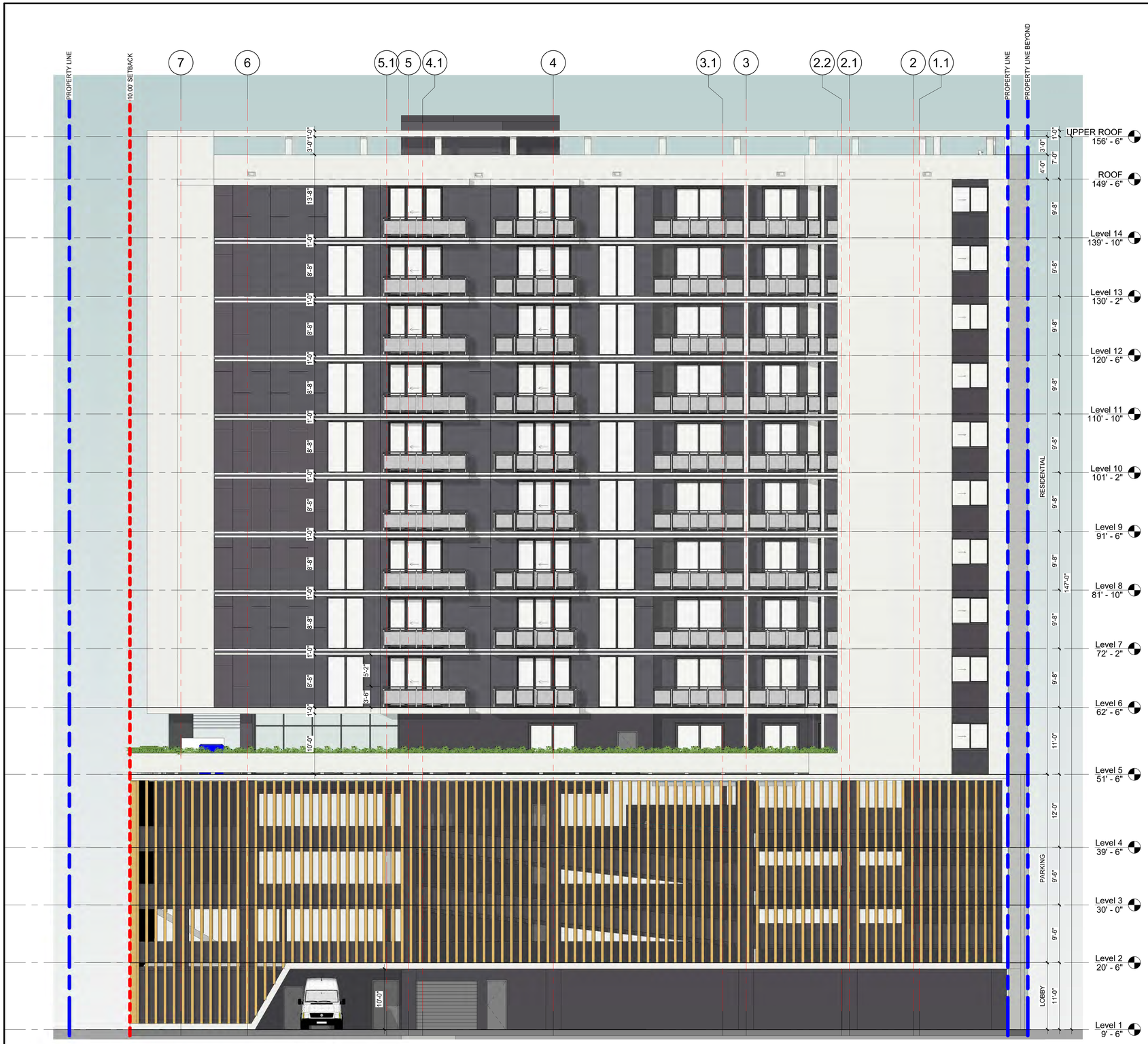

1 NORTH ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

FIRE PROTECTION MARKINGS:
BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL BUILDING ADDRESS NUMBERS AND MARKINGS SHALL COMPLY WITH NFPA SECTION 10.11 FIRE PROTECTION MARKINGS.
1. EXTERIOR FRAMED AND SHEATHED SURFACES TO RECEIVE SELF FURRING PAPER BACKED METAL LATH WITH CEMENTITIOUS FINISH.
2. ALL EXPOSED EXTERIOR C.M.U. AND CONCRETE SURFACES SHALL RECEIVE A CEMENTITIOUS FINISH AS SPECIFIED IN FBC SECTION 2512. FINISH SHALL BE NOT LESS THAN TWO COATS MIN.
3. SEE WALL TYPE ASSEMBLIES AND NOTES FOR CEMENTITIOUS FINISH GENERAL NOTES.
4. ALL CEMENTITIOUS BANDING, MOLDINGS AND REVEALS SHALL BE SMOOTH CEMENTITIOUS FINISH.
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7. ALL PENETRATIONS SHALL BE PROPERLY FLASHED AND OR SEALED TO BE PROTECTED AGAINST POTENTIAL WATER INTRUSION. ATTACHMENTS THROUGH EXTERIOR BLDG. ENVELOPE SHALL BE SET IN BED OF SEALENT.
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16. GUARDS SHALL BE AS PER SECTION 1015 OF THE FLORIDA BUILDING CODE. ALL GUARDS SHALL BE 42" HIGH MIN. AND SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.

BUILDING ELEVATION COLOR LEGEND:

- P1 - SW 7006 EXTRA WHITE
- P2 - SW 6278 CLOAK GRAY
- P3 - SW 9154 PERLE NOIR
- P4 - SW 6258 TRICORN BLACK

EXTERIOR FINISH NOTES:

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
EXTERIOR ELEVATIONS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A300

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1 SOUTH ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

FIRE PROTECTION MARKINGS:
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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
EXTERIOR ELEVATIONS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A301

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1 EAST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

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BUILDING ELEVATION COLOR LEGEND:

- P1 - SW 7006 EXTRA WHITE
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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
EXTERIOR ELEVATIONS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number
A302

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1 WEST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

FIRE PROTECTION MARKINGS:
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BUILDING ELEVATION COLOR LEGEND:

- P1 - SW 7006 EXTRA WHITE
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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

EXTERIOR ELEVATIONS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

A303

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EXTERIOR FINISHES LEGEND

PT01 STUCCO
Color: WHITE
Flat finish

PT02 STUCCO
Color: DARK GREY
Flat finish

AL01 ALUMINUM LOUVERS
Color: NATURAL WOOD
Semi-gloss finish

MT01 METAL BALCONY GUARDRAILS
PAINTED
Color: DARK GREY

NOTE:
1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMDNOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

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EXTERIOR FINISHES

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
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Drawing Number	

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Mark	DESCRIPTION	Date

Drawing Title

EXTERIOR RENDERINGS

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS

Scale

Drawing Number

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

URBAN CONTEXT

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*6/5/2023*
Approved by	NMD NOMADAS

Scale

Drawing Number

A306

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CONTINUATION - SCOPING REQUIREMENTS

233.3.4.1 Alterations to Vacated Buildings. Where a building is vacated for the purposes of alteration, and the altered building contains more than 15 residential dwelling units, at least 5 percent of the residential dwelling units shall comply with 809.2 through 809.4 and shall be on an accessible route as required by 206. In addition, at least 2 percent of the residential dwelling units shall comply with
809.5.

Advisory 233.3.4.1 Alterations to Vacated Buildings. This provision is intended to apply
where a building is vacated with the intent to alter the building. Buildings that are vacated
solely for pest control or asbestos removal are not subject to the requirements to provide residential dwelling units with mobility features or communication features.

233.3.4.2 Alterations to Individual Residential Dwelling Units. In individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of 233.3.1 shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by 233.3.1.1 and 233.3.1.2. Residential dwelling units required to comply with 233.3.1.1 shall be on an accessible route as required by 206.

EXCEPTION: Where facilities contain 15 or fewer residential dwelling units, the requirements of
233.3.1.1 and 233.3.1.2 shall apply to the total number of residential dwelling units that are altered under a single contract, or are developed as a whole, whether or not located on a common site.

233 RESIDENTIAL FACILITIES - continued

Advisory 233.3.4.2 Alterations to Individual Residential Dwelling Units. Section
233.3.4.2 uses the terms "substantially altered" and "altered." A substantial alteration to a
kitchen or bathroom includes, but is not limited to, alterations that are changes to or rearrangements in the plan configuration, or replacement of cabinetry. Substantial alterations do not include normal maintenance or appliance and fixture replacement, unless such maintenance or replacement requires changes to or rearrangements in the plan configuration, or replacement of cabinetry. The term "alteration" is defined both in Section 106 of these requirements and in the Department of Justice ADA regulations.

233.3.5 Dispersion. Residential dwelling units required to provide mobility features complying with 809.2 through 809.4 and residential dwelling units required to provide communication features complying with 809.5 shall be dispersed among the various types of residential dwelling units in the facility and shall provide choices of residential dwelling units comparable to, and integrated with, those available toother residents.

EXCEPTION: Where multi-story residential dwelling units are one of the types of residential dwellingunits provided, one-story residential dwelling units shall be permitted as a substitute for multi-story residential dwelling units where equivalent spaces and amenities are provided in the one-story residential dwelling unit.

233.3.6 All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall pro-vide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet room shall have a clear opening of at least 29 inches.

233.4 Social Service Center Establishments. Group homes, halfway houses, shelters, or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units shall comply with the provisions applicable to residential facilities in sections 233 and 809.

233.4.1 In sleeping rooms with more than 25 beds, a minimum of 5 percent of the beds shall have clear floor space complying with section 806.2.3.

233.4.2 Facilities with more than 50 beds covered that provide common use bathing facilities shall pro-vide at least one roll-in shower with a seat that complies with section 608.Transfer-type showers are not permitted in lieu of a roll-in shower with a seat, and the exceptions in sections 608.3 and 608.4 for residential dwelling units are not permitted. When separate shower facilities are provided for men and for women, at least one roll-in shower shall be provided for each group.

233.5 Apartments or Townhouse Facilities Provided By or on Behalf of A Place of Education.
Apartments or townhouse facilities that are provided by or on behalf of a place of education, which are leased on a year-round basis exclusively to graduate students or faculty and do not contain any public use or common use areas available for educational programming shall comply with the requirements for residential facilities in sections 233 and 809.

233.6 Residential Dwelling Units Designed and Constructed or Altered by Public Entities that will be Offered for Sale to Individuals.
Residential dwelling units designed and constructed or altered by public entities that will be offered for sale to individuals shall comply with the requirements for residential facilities in sections 233 and 809.

CONTINUATION - SCOPING REQUIREMENTS

233 RESIDENTIAL FACILITIES

233.1 General. Facilities with residential dwelling units shall comply with 233.
Notwithstanding the requirements of this section, section 201.1.1 shall apply.

Advisory 233.1 General. Section 233 outlines the requirements for residential facilities subject to the Americans with Disabilities Act of 1990. The facilities covered by Section 233, as well as other facilities not covered by this section, may still be subject to other Federal laws such as the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973, as amended. For example, the Fair Housing Act requires that certain residential structures having four or more multi-family dwelling units, regardless of whether they are privately owned or federally assisted, include certain features of accessible and adaptable design according to guide-lines established by the U.S. Department of Housing and Urban Development (HUD). These laws and the appropriate regulations should be consulted before proceeding with the design and construction of residential facilities. Florida law s.553.504(2), F.S., incorporated in section 233.3.6 establishes bathroom requirements for all new single-family houses, duplexes, triplexes, condominiums, and townhouses. Residential facilities containing residential dwelling units provided by entities subject to HUD's Section 504 regulations and residential dwelling units covered by Section 233.3 must comply with the technical and scoping requirements in Chapters 1 through 10 included in this code. Section 233 is not a stand-alone section; this section only addresses the minimum number of residential dwelling units within a facility required to comply with Chapter 8. However, residential facilities must also comply with the requirements of this code. For example: Section 206.5.4 requires all doors and doorways providing user passage in residential dwelling units providing mobility features to comply with Section 404;Section 206.7.6 permits platform lifts to be used to connect levels within residential dwelling units providing mobility features; Section 208 provides general scoping for accessible parking and Section 208.2.3.1specifies the required number of accessible parking spaces for each residential dwelling unit providing mobility features; Section 228.2 requires mail boxes to be within reach ranges when they serve residential dwelling units providing mobility features; play areas are ad-dressed in Section 240; and swimming pools are addressed in Section 242. There are special provisions applicable to facilities containing residential dwelling units at: Exception 3 to202.3; Exception to 202.4; 203.8; and Exception 4 to 206.2.3. Florida vertical accessibility requirements of s.553.509, F.S., as incorporated in section201.1.1 require vertical access to all levels for accessible units. Florida requirements may be waived down to the ADA Standards requirements.

233.2 Residential Dwelling Units Provided by Entities Subject to HUD Section 504 Regulations.
Where facilities with residential dwelling units are provided by entities subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, such entities shall provide residential dwelling units with mobility features com-plying with 809.2 through 809.4 in a number required by the applicable HUD regulations. Residential dwelling units required to provide mobility features complying with 809.2 through 809.4 shall be on an accessible route as required by 206. In addition, such entities shall provide residential dwelling units with communication features complying with 809.5 in a number required by the applicable HUD regulations. Entities subject to 233.2 shall not be required to comply with 233.3.

Advisory 233.2 Residential Dwelling Units Provided by Entities Subject to HUD Section 504 Regulations. Section 233.2 requires that entities subject to HUD's regulations implementing Section 504 of the Rehabilitation Act of 1973, as amended, provide residential dwelling units containing mobility features and residential dwelling units containing communication features complying with these regulations in a number specified in HUD's Section504 regulations. Further, the residential dwelling units provided must be dispersed according to HUD's Section 504 criteria. In addition, Section 233.2 defers to HUD the specification of criteria by which the technical requirements of this code will apply to alterations of existing facilities subject to HUD's Section 504 regulations.

233.3 Residential Dwelling Units Provided by Entities Not Subject to HUD Section 504 Regulations. Facilities with residential dwelling units provided by entities not subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, shall comply with 233.3.

233.3.1 Minimum Number: New Construction. Newly constructed facilities with residential dwelling units shall comply with 233.3.1.

EXCEPTION: Where facilities contain 15 or fewer residential dwelling units, the requirements of
233.3.1.1 and 233.3.1.2 shall apply to the total number of residential dwelling units that are con-structed under a single contract, or are developed as a whole, whether or not located on a commonsite.233.3.1.1 Residential Dwelling Units with Mobility Features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with 809.2 through 809.4 and shall be on an accessible route as required by 206.

233.3.1.2 Residential Dwelling Units with Communication Features. In facilities with residential
dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling
units shall provide communication features complying with 809.5.

233.3.2 Residential Dwelling Units for Sale. Residential dwelling units offered for sale shall provide accessible features to the extent required by regulations issued for Section 504 of the Rehabilitation Act of 1973, as amended. Residential dwelling units designed and constructed or altered by public entities that will be offered for sale to individuals shall comply with the requirements for residential facilities in sections 233 and 809.

Advisory 233.3.2 Residential Dwelling for Sale. DOJ regulation 28 CFR 35.1511(j)(2), for
public entities (Title II) adds the following clarification regarding construction of dwelling
units for sale to preselected buyers with disabilities: "The requirements of paragraph (1) also
apply to housing programs that are operated by public entities where design and construction of particular residential dwelling units take place only after a specific buyer has been identified. In such programs, the covered entity must provide the units that comply with the requirements for accessible features to those pre-identified buyers with disabilities who have requested such a unit."

233.3.3 Additions. Where an addition to an existing building results in an increase in the number of residential dwelling units, the requirements of 233.3.1 shall apply only to the residential dwelling units that are added until the total number of residential dwelling units complies with the minimum number re-quired by 233.3.1. Residential dwelling units required to comply with 233.3.1.1 shall be on an accessible route as required by 206.

233.3.4 Alterations. Alterations shall comply with 233.3.4.

EXCEPTION: Where compliance with 809.2, 809.3, or 809.4 is technically infeasible, or where it is technically infeasible to provide an accessible route to a residential dwelling unit, the entity shall be permitted to alter or construct a comparable residential dwelling unit to comply with 809.2
through 809.4 provided that the minimum number of residential dwelling units required by 233.3.1.1 and 233.3.1.2, as applicable, is satisfied.

Advisory 233.3.4 Alterations Exception. A substituted dwelling unit must be comparable
to the dwelling unit that is not made accessible. Factors to be considered in comparing one
dwelling unit to another should include the number of bedrooms; amenities provided within
the dwelling unit; types of common spaces provided within the facility; and location with respect to community resources and services, such as public transportation and civic, recreational, and mercantile facilities.

CONTINUATION - SCOPING REQUIREMENTS

215 FIRE ALARM SYSTEMS

215.1 General. Where fire alarm systems provide audible alarm coverage, alarms shall comply with 215.

EXCEPTION: In existing facilities, visible alarms shall not be required except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.

215.2 Public and Common Use Areas. Alarms in public use areas and common use areas shall comply with 702.

215.3 Employee Work Areas. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 can be integrated into the alarm system.

215.4 Transient Lodging. Guest rooms required to comply with 224.4 shall provide alarms complying with 702.

215.5 Residential Facilities. Where provided in residential dwelling units required to comply with 809.5, alarms shall comply with 702

216 SIGNS

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

EXCEPTIONS:
1. Building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos shall not be required to comply with 216.
2. In parking facilities, signs shall not be required to comply with 216.2, 216.3, and 216.6 through 216.12.
3. Temporary, 7 days or less, signs shall not be required to comply with 216.
4. In detention and correctional facilities, signs not located in public use areas shall not be required to comply with 216.

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.2.

216.3 Directional and Informational Signs. Signs that provide direction to or information about interior spaces and facilities of the site shall comply with 703.5.

216.4 Means of Egress. Signs for means of egress shall comply with 216.4.

216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

216.4.2 Areas of Refuge. Signs required by section 1003.2.13.5.4 of the International Building Code (2000 edition) or section 1007.6.4 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to provide instructions in areas of refuge shall comply with 703.5.

216.4.3 Directional Signs. Signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to provide directions to accessible means of egress shall comply with 703.5.

216.5 Parking.
Parking spaces complyingwith 502 shall be identified by signs complyingwith 502.6.

EXCEPTIONS:
1. Reserved.
2. In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces shall not be required.

216.6 Entrances. Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

216.7 Elevators. Where existing elevators do not comply with 407, elevators complying with 407 shall be clearly identified with the International Symbol of Accessibility complying with 703.7.2.1.

216.8 Toilet Rooms and Bathing Rooms. Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

216.9 TTYs. Identification and directional signs for public TTYs shall be provided in accordance with 216.9.

216.9.1 Identification Signs. Public TTYs shall be identified by the International Symbol of TTY complying with 703.7.2.2.

216.9.2 Directional Signs. Directional signs indicating the location of the nearest public TTY shall be provided at all banks of public pay telephones not containing a public TTY. In addition, where signs provide direction to public pay telephones, they shall also provide direction to public TTYs. Directional signs shall comply with 703.5 and shall include the International Symbol of TTY complying with 703.7.2.2.

216.10 Assistive Listening Systems. Each assembly area required by 219 to provide assistive listening systems shall provide signs informing patrons of the availability of the assistive listening system. Assistive listening signs shall comply with 703.5 and shall include the International Symbol of Access for Hearing Loss complying with 703.7.2.4.

EXCEPTION: Where ticket offices or windows are provided, signs shall not be required at each assembly area provided that signs are displayed at each ticket office or window informing patrons of the availability of assistive listening systems.

216.11 Check-Out Aisles. Where more than one check-out aisle is provided, check-out aisles complying with 904.3 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where check-out aisles are identified by numbers, letters, or functions, signs identifying check-out aisles complyingwith 904.3 shall be located in the same location as the check-out aisle identification.

EXCEPTION: Where all check-out aisles serving a single function comply with 904.3, signs complying with 703.7.2.1 shall not be required.

CONTINUATION - SCOPING REQUIREMENTS

213 TOILET FACILITIES AND BATHING FACILITIES

213.1 General. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTIONS:
1. In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 213.2.1 is provided and located in the same area and on the same floor as existing in accessible toiletor bathing rooms.
2. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no fewer than one toilet room for each sex complying with 603 or one unisex toilet room complying with 213.2.1 shall be provided.
3. Where multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster shall be required to comply with 603.Portable toilet units and bathing units complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.
4. Wheremultiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.

213.2.1 Unisex (Single-Use or Family) Toilet and Unisex Bathing Rooms. Unisex toilet rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and onewater closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

213.3 Plumbing Fixtures and Accessories. Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 213.2 shall comply with 213.3.

213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

213.3.2 Water Closets. Where water closets are provided, at least one shall comply with 604.

213.3.3 Urinals. Where more than one urinal is provided, at least one shall comply with 605.

213.3.4 Lavatories. Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

213.3.5 Mirrors. Where mirrors are provided, at least one shall comply with 603.3.

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

213.3.7 Coat Hooks and Shelves. Where coat hooks or shelves are provided in toilet rooms without toilet compartments, at least one of each type shall comply with 603.4.Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 604.8.3 shall be provided in toilet compartments required to comply with 213.3.1.Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 603.4 shall serve fixtures required to comply with 213.3.6.

SCOPING REQUIREMENTS

1. THIS PROJECT IS REQUIRED TO COMPLY WITH THE SCOPING AND TECHNICAL REQUIREMENTS FOR ACCESSIBILITY TO SITES, FACILITIES, BUILDINGS, AND ELEMENTS BY INDIVIDUALS WITH DISABILITIES AS APPLICABLE BY THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. THE REQUIREMENTS ARE TO BE APPLIED DURING THE DESIGN, CONSTRUCTION, ADDITIONS TO, AND ALTERATION OF SITES, FACILITIES, BUILDINGS, AND ELEMENTS. EXERTS AND DETAILS SHOWN IN THESE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY, THE PROVISIONS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION SHALL PREVAIL. IF A CONFLICT EXISTS THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

201 APPLICATION

201.1 Scope. This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. This code shall also apply: to state and local government facilities pursuant to Section 553.503, F.S.; to private clubs pursuant to Section 553.505, F.S.; and to residential buildings pursuant to Section 553.504(2), F.S., and the ADA Standards for Accessible Design. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with this code.
This code applies to: All areas of newly designed and newly constructed buildings and facilities as determined by the ADA Standards for Accessible Design; portions of altered buildings and facilities as determined by the ADA Standards for Accessible Design; a building or facility that is being converted from residential to nonresidential or mixed use as defined by the Florida Building Code where such building or facility must, at a minimum, comply with s. 553.508, F.S., and the requirements for alterations as determined by the ADA Standards for Accessible Design; buildings and facilities where the original construction or any former alteration or renovation was carried out in violation of applicable permitting law.

201.1.1 Vertical accessibility. Sections 553.501-553.513, F.S., and the ADA Standards for Accessible Design do not relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the Standards require an elevator to be installed in such building, structure or facility, except for:
(1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms.
(2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas.
(3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.
(4) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if sections 221 and 802 are met.
(5) All play and recreation areas if the requirements of chapter 10 are met.
(6) All employee areas as exempted by 203.9.
(7) Facilities, sites and spaces exempted by section 203.
Buildings, structures and facilities must, at a minimum, comply with the requirements of the ADA Standards for Accessible Design.

204 PROTRUDING OBJECTS

204.1 General. Protruding objects on circulation paths shall comply with 307.

205 OPERABLE PARTS

205.1 General. Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309.

206 ACCESSIBLE ROUTES

206.1 General. Accessible routes shall be provided in accordance with 206 and shall comply with Chapter 4.

206.2 Where Required. Accessible routes shall be provided where required by 206.2.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.**EXCEPTIONS:1.** Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required. **2.** An accessible route shall not be required betweensite arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

206.2.2 Within a Site. At least oneaccessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

206.2.3 Multi-Story Buildings and Facilities. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.
Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply. EXCEPTIONS:-1. Reserved. 2. Reserved. 3. Reserved. 4. Reserved. 5. Reserved. 6. Reserved. 7. Reserved.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.
Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply. EXCEPTIONS: 1. Reserved. 2. Reserved. 3. Reserved.
207 ACCESSIBLE MEANS OF EGRESS

207.1 General. Means of egress shall comply with section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).
EXCEPTIONS:

1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.
2. Areas of refuge shall not be required in detention and correctional facilities.

207.1.1 Barriers at common or emergency entrances and exits of business establishments conducting business with the general public that are existing, under construction, or under contract for construction which would prevent a person from using such entrances or exits shall be removed.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

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DATE:

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

FBC CHAPTER 2

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*11/06/23*
Approved by	NMD NOMADAS

Scale

Drawing Number

A1300

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NOTE:
REACH RANGES MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 308 REACH RANGES OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

308 REACH RANGES
308.1 General. Reach ranges shall comply with 308.
308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground

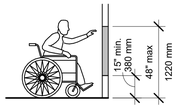

FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

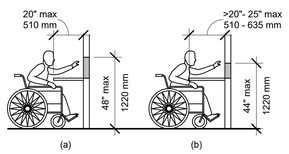

FIGURE 308.2.2
OBSTRUCTED HIGH FORWARD REACH

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

NOTE:
REACH RANGES MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 308 REACH RANGES OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximummeasured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

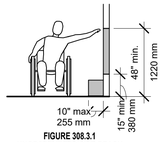

FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.
EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm)
maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximummeasured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

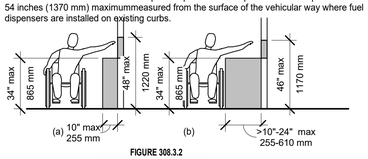

FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH

NOTE:
PROTRUDING OBJECTS MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 307 PROTRUDING OBJECTS OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

307 PROTRUDING OBJECTS
307.1 General. Protruding objects shall comply with 307.
307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
EXCEPTION: Handrails shall be permitted to protrude 41/2 inches (115 mm) maximum.

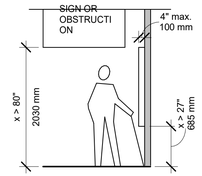

FIGURE 307.2
LIMITS OF PROTRUDING OBJECTS

NOTE:
POST-MOUNTED OBJECTS MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 307.3 OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.
EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3

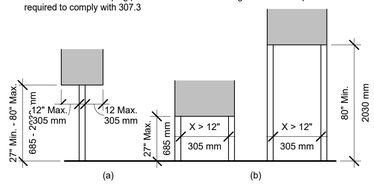

FIGURE 307.3
POST-MOUNTED PROTRUDING OBJECTS

NOTE:
PROTRUDING OBJECTS MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 307 PROTRUDING OBJECTS OF THE Florida Building Code 2020, 7th, **Accessibility**

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.
307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

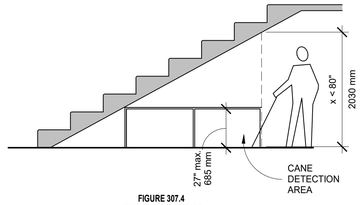

FIGURE 307.4
VERTICAL CLEARANCE

NOTE:
CLEAR FLOOR OR GROUND SPACE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 305 CLEAR FLOOR OR GROUND SPACE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

305 CLEAR FLOOR OR GROUND SPACE
305.1 General. Clear floor or ground space shall comply with 305.
305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.
305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.
305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

FIGURE 305.3
CLEAR FLOOR OR GROUND SPACE

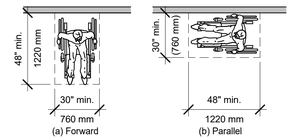

FIGURE 305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.
305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided accordance with 305.7.1 and 305.7.2.
305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).
305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

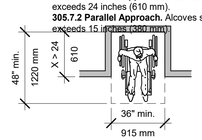

FIGURE 305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

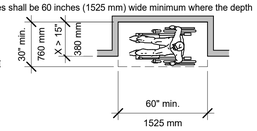

FIGURE 305.7.2
MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

NOTE:
TOE CLEARANCE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 306 KNEE AND TOE CLEARANCE, 306.2 TOE CLEARANCE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**
306 KNEE AND TOE CLEARANCE
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, thespace shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.
306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.
306.2.2 MaximumDepth. Toe clearance shall extend 25 inches (635 mm) maximum under anelement.
306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.
306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.
306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

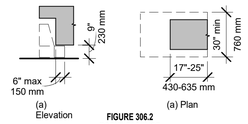

FIGURE 306.2
TOE CLEARANCE

NOTE:
KNEE CLEARANCE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 306 KNEE AND TOE CLEARANCE, 306.3 KNEE CLEARANCE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

306.3 Knee Clearance.
306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.
306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.
306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimumat 27 inches (685 mm) above the finish floor or ground.
306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.
306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

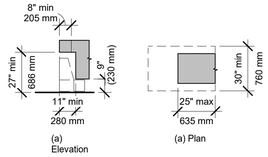

FIGURE 306.3
KNEE CLEARANCE

NOTE:
FLOOR OR GROUND SURFACES MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 302 FLOOR OR GROUND SURFACES OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

302 FLOOR OR GROUND SURFACES
302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302. **EXCEPTIONS: 1.** Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant. **2.** Areas of sport activity shall not be required to comply with 302.

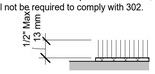

FIGURE 302.2
CARPET PILE HEIGHT

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad.Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.Carpet edge trim shall comply with 303.

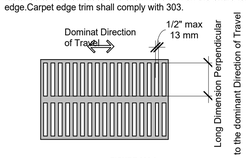

FIGURE 302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

NOTE:
CHANGES IN LEVEL MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 303 CHANGES IN LEVEL OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

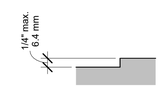

FIGURE 303.2
VERTICAL CHANGE IN LEVEL

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

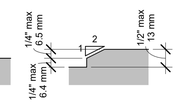

FIGURE 303.3
BEVELED CHANGE IN LEVEL

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

NOTE:
TURNING SPACE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 304 TURNING SPACE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

304 TURNING SPACE
304.1 General. Turning space shall comply with 304.
304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted. **EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.
304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.
304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

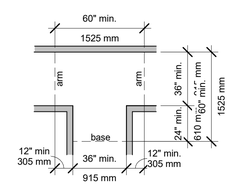

FIGURE 304.3.2
T-SHAPED TURNING SPACE

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.
304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

BUILDING BLOCKS

1. BUILDING BLOCKS REQUIREMENTS SHALL MEET CHAPTER 3: BUILDING BLOCKS, OF THE Florida Building Code 2020, 7thEdition, **Accessibility**

309 OPERABLE PARTS

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have activating force of 5 pounds (22.2 N) maximum.

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AA 26003822

Forum Aventura Building
19790 W Dixie Highway, Suite 1006
Miami FL 33180

Tel. 305 974 2705

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DATE:

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	*6/5/2023*

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

FBC CHAPTER 3

Client Name	*Kreta Holdings LLC*
Project Number	*2208*
Date	*11/06/23*
Approved by	NMD NOMADAS
Scale	1/4" = 1'-0"

Drawing Number

A1301

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2/26/2024 12:06:54 PM

April 11, 2024

Project: The George
950 federal highway, Hollywood FL

Attention to: TECHNICAL ADVISORY COMMITTEE
City of Hollywood FL

Subject: Preliminary Site Plan and Design review for 114-unit residential development. (The George)
June 20, 2023, Report
Conkreta QOZB, LLC.
2980 NE 207 St#409
Aventura, Florida 33180

File Number: 23-DP-16

A. APPLICATION SUBMITTAL

1. Address on site plan and the one on the general application are not consistent. Reconcile.

   Response:
   The proposed development is located at 950 S Federal Highway, Hollywood, FL 33020.

2. Provide a plat determination letter from the County. Should plating be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

   Response:
   Acknowledged. Plat determination letter from the County provided.

3. Ownership & Encumbrance Report (O&E):
   a. Must be dated within 30 days of the applications submittal.
   b. Indicate that the property was searched from time of plating or 1953 (earliest of the two).

   Response:
   Ownership and Encumbrance Report provided.

4. Alta Survey:
   a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

   Response:
   Alta Survey provided.

5. Cover Letter:
   a. Add the Page Index.
   b. Add Preliminary and Final TAC dates.
   c. Add location map.

   Response:
   a. Page Index has been added to Cover Sheet

b. Preliminary and Final dates have been added.
c. Location map has been added

6. Site Data and Plan:
Sheet SP00
   a. Change "TRAD Submission" to "TAC Submission" wherever this label is in the submittal.

   Response:
   Label has been changed throughout to TAC Submission

   b. Remove site data that doesn't apply to project (e.g., Hotel Rooms)

MIN. PER UNIT	400
CUMULATIVE AVERAGE	650
HOTEL ROOMS	
MIN. PER UNIT	250
CUMULATIVE AVERAGE	250
BASE GROUND FLOOR (55 FT) BUIDING SETBACKS	
MIN. ALL FRONTAGE NON-RESIDENTIAL	10

   Response:
   Table has been updated as per the review comment.

   c. Combine site data and plan onto one sheet.

   Response:
   Kept in separate sheets. Not sufficient space to merge.

   d. Add the Land Use designation of Regional Activity Center (RAC).

   Response:
   Table has been updated as per the review comment.

   e. Provide Legal Description including the subdivision name, plat book page, lot and block.

   Response:
   Table has been updated as per the review comment.

   f. Remove the location map from site data and add it to the cover Sheet.

   Response:
   A location map has been added the cover sheet.

   g. Add required and provided building setbacks in a table format.

   Response:
   Table has been updated on sheet SP01 as per the review comment.

   h. Add a note that FAR is being calculated using Opportunity Zone Benefits.

   Response:
   Table has been updated as per the review comment.

i. Include the required and provided amounts of previous and impervious areas in square footage, acreage and percentage (i.e., buffer areas, landscape areas, building footprint, and vehicular area). Include the calculations, as appropriate.

Response:
Table has been added as per the review comment.

BUILDING AREA	15,778 S.F.	0.36 AC	76%
IMPERVIOUS AREA	2,339 S.F.	0.06 AC	11%
PERVIOUS AREA	2,775 S.F.	0.06 AC	13%
TOTAL AREA	20,892 S.F.	0.48 AC	100%

j. The height of the structure must be included in the site data. Please compare this number against the max height allowed for the zoning district. If a variance is requested, it must be added to the site plan data table.

Response:
Table has been added as per the review comment.

k. Provide parking calculations in parking count.

Response:
Table has been updated as per the review comment.

l. Parking calculations must be rounded to the highest near number. Therefore, the required parking count is 135, not 134.9.

Response:
Table has been updated as per the review comment.

m. Modify Parking Count Table as illustrated below:

PARKING COUNT			
		REQUIRED	PROPOSED
ST (1 PER UNIT)	19	19	19
1 BED (1 PER UNIT)	76	76	76
2 BED (1.5 PER UNIT)	19	28.5	29
GUEST PARKING (1 PER 10 UNITS)	~~114~~	11.4	17
TOTAL		134.9	141
		135	

INCLUDED IN PARKING COUNT	
ADA GUEST PARKING	1
ADA RESIDENT PARKING	5

Response:
Table has been updated as per the review comment.

n. The included in the parking count part of the table is confusing, remove and/or clarify.

Response:
Table has been updated as per the review comment.

o. What is ST? Does that stand for Studio? If so, spell out or provide abbreviation in a key.

Response:
Table has been updated as per the review comment. See Residential Unit Type Table on SP00

p. "Table 208.2 Parking Spaces" is unnecessary. Providing the number of handicap spaces and the calculation in the data table is sufficient.

Response:
Table has been updated as per the review comment.

q. Add plan revision dates.

Response:
Included as per the review comment.

r. List variances, if any.

Response:
Acknowledged

s. Add note to site plan stating that the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

Response:
Included as per the review comment. See SP01

t. Floor area calculations should include a breakdown of air conditioned vs. non-airconditioned spaces (e.g., balconies, garages, terraces, etc.).

Response:
Table has been revised as per the review comment.

u. Add the net and gross property size in square feet and in acres.

Response:
Total Acres has been added as per the review comment to SP00.

v. List the total square footage of the building.

Response:
Refer to Development Area Table on SP00

w. Record the allowed density per acre, if applicable.

Response:
Acknowledged. Not Applicable.

7. Complete and submit to Broward County School Board an impact fee application prior to submitting it for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website: https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf

   Response:
   Acknowledged

8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave it blank until staff has advised of next meeting date.

   Response:
   Acknowledged. Added to cover sheet.

9. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).
   Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information for Civic Association are located within 500 feet project site.

   Response:
   Acknowledged

10. Additional comments may be forthcoming.

    Response:
    Acknowledged

11. Provide written responses to all comments with next submittal.

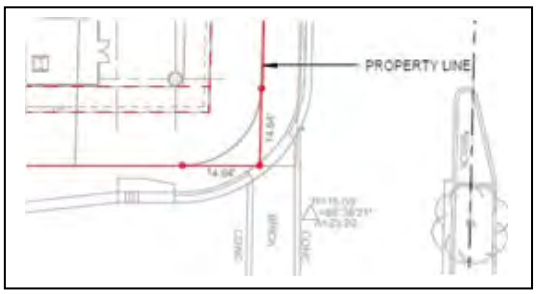
    Response:
    Provided herein.

B. ZONING

1. Per the FH-2 Zoning district, the frontage setback is 15ft. Demonstrate on site plan and other sheets, as applicable.

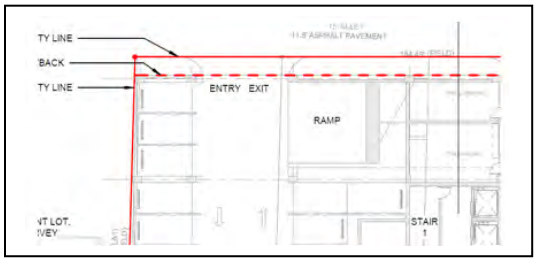
   Response:
   Acknowledged. The 15ft setback dimension has been added. See Sheet C-5.0 Site Plan

2. Clarify how the dimensions of building lengths are illustrated. The lines and numbers are in different colors and can be hard to interpret associations.



Response:
Property Line and Setbacks are in red color and all other dimensions and notes are in black color.

3. Confirm if Engineering will permit ingress and egress off the alley for the parking garage traffic and/or access to the loading area.



Response:
This connection to alleyway has been eliminated.

4. Dimension all proposed parking types including driveways and access ways.

Response:
Parking type designation has been added to general floor plans. Driveway dimensions have been added as per the review comment.

5. Illustrate the vehicular circulation system showing required radii, dimensioned sight triangles and non-access line as per shown on the plat.

Response:
Acknowledged. Note has been added. Please refer to sheet C-5.0 Site Plan.

6. Show the dimensions of existing and proposed sidewalks, pedestrian access ways, crosswalks and drop curbs.

Response:
It has been added as per the review comment. Refer to Civil Drawings

7. Show stacking dimensions to illustrate that cars have enough clearance as they enter and exit the parking garage.

Response:
It has been added as per the review comment

8. Identify 'D' and 'F' curbing for all vehicle impact points.

   Response:
   Acknowledged. Note has been added. Please refer to sheet C-5.0 Site Plan.

9. Show the locations and identify building projections (i.e. air conditioner pads, light poles, balconies, roof overhangs, etc.).

   Response:
   Building projections over allowed setbacks as indicated on 4/SP01.

10. Identify locations of existing and proposed fire-hydrants on-site or the closest off-site location.

    Response:
    Acknowledged. Note has been added. Please refer to sheet C-10.0 Utility Connection Plan.

11. The active liner requirement is 60 percent. Demonstrate how the project meets the requirement?

    Response:
    Calculation diagram has been added to SP00.

C. ARCHITECTURE AND URBAN DESIGN

1. What would the amenity areas include?

   Response:
   Fitness Studio
   Fitness Center
   Outdoor Lounge
   Pet Lounge
   Pool Deck
   Swimming Pool
   Steam Shower
   Sauna
   Yoga Garden
   Resident Coworking

2. Clarify the dimensions illustrations of the elevations.

   Response:
   All dimensions on elevations have been reviewed and revised accordingly.

3. List all building material and treatments.

   Response:
   Typical building material and treatments are as per Sheet A304.

4. Demonstrate building height on the elevations.

Response:
All dimensions on elevations have been reviewed and revised accordingly.

5. If applicable, provide the location and height/size of fences, walls and signage.

Response: Acknowledged. Not Applicable.

D. SIGNAGE

1. Provide location, size, content of any proposed signage.

Response:
Acknowledged. Not Applicable.

2. Verify with Planning Staff whether or not a sign variance is required for the "the George" sign, as proposed.

Response:
Acknowledged. Not Applicable. Signage has been eliminated from scope.

3. For review, full signage package shall be provided.

Response:
Acknowledged.

4. Include note on Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

Response:
Note has been added to SP01. Please refer to revised drawing.
Acknowledged. Note has been added. Please refer to sheet C-5.0 Site Plan.

5. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response:
Acknowledged.

E. LIGHTING

1. Note maximum foot-candle level.

Response:
Note has been added to SP01. Please refer to revised drawing.
Acknowledged. Lighting Plan will be provided later.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third-party green building certification since this project has more than 10,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which

third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Response:
Acknowledged.

2. Submittal shall indicate compliance with Green Building Ordinance (O-2011-06). Include a list with proposed green building practices. Include a list with a minimum of ten (10) green building practices.

Response:
Acknowledged. Please refer to the attached engagement letter from third party consultant.

3. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

Response:
Acknowledged

4. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

Response:
Note has been added to SP00. Please refer to revised drawing.

G. ENGINEERING

1. See attached Memorandum dated June 12, 2023.

Response:
Acknowledged.

2. More comments may follow upon review of the requested information.

Response:
Acknowledged.

H. LANDSCAPING

1. Disposition sheet L-100 shows existing tree number #4 as a palm symbol on the plan but labeled a Live Oak on disposition list. Review and revise.

Response:
It has been added as per the review comment. Refer to Landscape Drawings
Sheet L-100 has been revised and corrected.

2. Tree or palm #4 is not shown on landscape plan sheet L-200. It is listed to remain on disposition plan. Review and revise.

Response:

It has been added as per the review comment. Refer to Landscape Drawings
Sheets L-100 and L-200 have been revised, corrected, and updated.

3. Show and label the tree protection fence on sheet L-100 for existing trees to remain.

   Response:
   It has been added as per the review comment. Refer to Landscape Drawings
   Sheet L-100 has been revised to include a Tree Protection Fence detail.

4. Label and number the existing trees to remain shown on the landscape plan sheet L-200. Must match the disposition sheet numbering and location.

   Response:
   It has been added as per the review comment. Refer to Landscape Drawings
   Sheet L-200 has been revised to include numbers.

5. Crape myrtle trees are being proposed as a hedge but with tree specs. Review and revise to provide the appropriate spacing with room to grow and not overlap with other proposed trees.

   Response:
   It has been added as per the review comment. Refer to Landscape Drawings
   Crape Mrytle specs and spacing have been revised on Sheet L-200.

6. Additional comments may follow upon further review of requested items and information provided.

   Response:
   Acknowledged

I. UTILITIES

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

   Response:
   It has been added as per the review comment. Refer to Civil Drawings

2. Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices.

   Response:
   It has been added as per the review comment. Refer to Civil Drawings
   Details have been added. Please refer to sheet C-10.1 Boward County Utility Details.

3. Proposed 8"x6" wye connection is required to tie into the existing 8" VCP sanitary sewer service.

   Response:
   It has been added as per the review comment. Refer to Civil Drawings

4. This site resides currently within FEMA Flood Zone X and AH with Base Flood Elevation 10' NAVD88. The

proposed Finished Floor Elevations (FFE) requirements shall comply with the greatest of the following three conditions, as applicable.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link: https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01 b6e; OR
c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link: https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda 62575e817380

Response:
Acknowledged, see enclosed drainage report.

5. Indicate FFE for all enclosed areas on the ground floor.

Response:
It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-9.0 Grading and Drainage Plan.

6. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

Response:
It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-5.2 Cross Sections

7. Note how roof drainage will be collected and connected to the on-site drainage system.

Response:
It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-9.0 Grading and Drainage Plan and plumbing plans.

8. Provide preliminary drainage calculations including pre and post development ensuring all stormwater runoff is retained on site.

Response:
It has been added as per the review comment. Refer to Civil Drawings
See enclosed drainage report.

9. Submit Erosion Control Plan and details.

Response:
It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-4.0 Erosion Control Plan and C-4.1 Erosion Control Details

10. Permit approval from outside agencies will be required.

    Response:
    Acknowledged

11. Landscape plans to be submitted should coordinate with civil plans to accommodate drainage features.

    Response:
    Have been coordinated between disciplines. Refer to revised drawings.

12. Additional comments may follow upon further review of requested items.

    Response:
    Acknowledged

J. FIRE

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

    Response:
    Acknowledged

2. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.2 --- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

    As per NFPA 1(2018 Ed.) Section 18.2.3.2.2.1 --- When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft. (137 m).

    Show compliance on the plans with all required measurements as per NFPA 1(2018 Ed.) Section 18.2.3.2.2.1 --- It appears that the building is sitting right on the property line on the WEST side thus limiting the required access as described in NFPA 1(2018 Ed.) Section 18.2.3.2.2.

    Response:
    It has been added as per the review comment. Refer to Civil Drawings
    Fire access is provided from the street. See Sheet C-5.0 Site Plan

3. Plan page A101 only shows one exit stairwell. --- Clarify and correct on the plans.

    Response:
    There are two exit stairwells. One is required to discharge directly to the public way. Stair 2 discharges to public way.

4. Plan page A105 shows an "Outdoor Kitchen" --- Be advised that there shall be no combustible materials within 10 feet in any direction of a cooking surface. The plan page appears to show a tree above the "Outdoor Kitchen" which will not be allowed.

Response:
It has been revised as per the review comment. Please refer to A105.

As per NFPA 1 (2018 Ed.) Section 10.10.6.1 --- "For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft. (3 m) of any structure."

Response:
Acknowledged

As per NFPA 1 (2018 Ed.) Section 10.10.6.2 --- "For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony."

Response:
Acknowledged

As per NFPA 1 (2018 Ed.) Section 10.10.6.3 * --- "Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted."

Response:
Acknowledged

As per NFPA 1 (2018 Ed.) Section A.10.10.6.3 --- "It is not the intent of this paragraph to allow the permanent installation of portable equipment unless it is permitted by its listing."

Response:
Acknowledged

5. Be advised that NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

Response:
Acknowledged

It is strongly encouraged at this time to incorporate a 2-hour fire rated vertical chase in the event a Two- Way Radio Communication Enhancement system is required at a later date

Response:
Acknowledged

As per NFPA 1221 (2016 edition) Section 9.6.2.1.3 --- Riser coaxial cables shall be rated as riser cables and routed through a 2-hour–rated enclosure. [72:24.3.13.8.3]

Response:
Acknowledged

6. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance

program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. --- Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2.

Response:
It has been revised as per the review comment

7. Water supply shall meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response:
Acknowledged, fire flow test has been requested and calculations will be provided in the next submittal.

FIRE FLOW CALCULATIONS
NEW MIXED USE DH-3
A Ten Story Mixed Use Building
810 South Dixie Highway, Hollywood

These calculations are for a ten (10) story mixed use building, with a total ground floor square footage of 1,988 SF. The entire building is non-combustible construction.

Fire Flow Area = 24,228 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 24,228 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

1,750 gpm X 75% = 1,312.50 gpm (fire flow credit)

1,750 gpm – 1,312.50 gpm = 437.50 gpm

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

8. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.

Response:
Note has been added. Please refer to sheet C-10.0 Utility Connection Plan.

9. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response:
Note has been added. Please refer to sheet C-10.0 Utility Connection Plan.

K. PUBLIC WORKS

1. No comments received.

Response:
Acknowledged

2. Planning Staff will follow up.

   Response:
   Acknowledged

L. PARKS, RECREATION AND CULTURAL ARTS

1. Comments not received from Parks.

   Response:
   Acknowledged

2. An impact fee is required.

   Response:
   Acknowledged

M. COMMUNITY DEVELOPMENT

1. No comments received.

   Response:
   Acknowledged

2. Planning staff will follow up with Community Development.

   Response:
   Acknowledged

N. ECONOMIC DEVELOPMENT

1. Why is there no retail/commercial fronting Federal Highway?

   Response:
   Building use and type is residential only. Alongside Federal Highway is the resident coworking and lobby area for a permeable approach to the public way.

O. POLICE DEPARTMENT

1. Substantially compliant.

   Response:
   Acknowledged

2. Please see memorandum dated June 7, 2023.

   Response:
   Acknowledged

P. DOWNTOWN AND BEACH CRA

1. Comments were not received when the draft of this report was finalized.

   Response:
   Acknowledged

2. Planning staff will follow up to determine if comments from the CRA are appropriate.

   Response:
   Acknowledged

Q. PARKING

1. No comments received.

   Response:
   Acknowledged

2. Planning Staff will follow up with Parking.

   Response:
   Acknowledged

R. ADDITIONAL COMMENTS

1. Additional comments may be forthcoming.

   Response:
   Acknowledged

CITY OF HOLLYWOOD
FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES
INTEROFFICE MEMORANDUM

DATE: June 12, 2023
FILE NO.: EN-23-141

COMMENTS:
Revision Procedure:
-Any revisions applied to the plans shall be numbered and bubbled/clouded.
-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

1. Provide application for TAC review.

   Response:
   Provided

2. Survey is not signed and sealed.

   Response:
   Provided

3. Unity of title will be required.

   Response:
   Provided

4. Provide plat determination letter from the Broward County Planning Council.

   Response:
   Provided

5. Provide FDOT Pre-Application Letter.

   Response:
   Meeting with FDOT was held via Teams on 9/11/2023. No requirement from FDOT.

6. Alley and US1 requires 6'X6' triangle corner right-of-way dedication, measuring 6' along property lines. Any rights-of-way dedication as required by FDOT will also need to be met. Please indicate on plans.

   Response:
   Triangle has been added. Please refer to sheet C-5.0 Site Plan.

7. On garage floor plan sheets, label all drive aisle and ramp widths and indicate parking stall widths and depths. Label any dimensions Typical. All stalls are to be a minimum of 8.5' X 18'. For parking stalls that are adjacent to obstructions (i.e. wall) on one side, minimum stall width is 9.5' and 10.5' for stalls adjacent to obstructions on both sides.

Response:
It has been revised as per the review comment

8. All building columns are required to be setback a minimum of 3 feet from the entrance of a parking stall. Please show setback in plan and length/width of proposed column.

   Response:
   Dimensions have been provided as per the review comment

9. Provide dimensions for the garage ramp's clear width.

   Response:
   It has been revised as per the review comment

10. Garage ramp slopes of 18.94% and over 16% are very steep, consider reducing slope to no more than 12%.

    Response:
    It has been revised as per the review comment

11. Sheet A101 shows garage ramp is for Down only.

    Response:
    It has been revised as per the review comment

12. Sheet A101, label the intended use for all spaces and rooms (i.e. room across from the elevators and room between parking stalls 19 and 20). In addition, label the stairs and elevators.

    Response:
    It has been revised as per the review comment

13. Label Trash Chute on all floor plans and identify and label on Sheet A101.

    Response:
    It has been revised as per the review comment

14. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be with in private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum). If no gate is being proposed, please indicate no Entrance/Exit gate on Site Plan.

    Response:
    It has been revised as per the review comment. Gate arm has been added to garage. Refer to A102.

15. Minimum one vehicular queueing space (8.5'x19') is required at all driveway openings prior to any conflict, i.e. parking stall, drive aisle or ramp).

    Response:
    Acknowledged

16. Sheet A101, label property lines.

    Response:
    It has been revised as per the review comment

17. All driveway opening widths shall be measured at the property line and meeting requirements under Chapter 155.08 of the City Code, please provide driveway widths dimensions at the property line.

    Response:
    It has been revised as per the review comment

18. Vehicular driveway access on an alley is prohibited, please eliminate.

    Response:
    It has been revised as per the review comment
    Access to the alley has been eliminated.

19. For the Loading Space, please provide items below.

    a) Minimum stall size of 10'x25' with 14' vertical clearance at the stall and its access aisle is required. Please show on plans.
    b) Provide dimensions for the loading space curb cut width at the property line. Be sure curb cut meets requirements under Chapter 155.08 of the City codes.
    c) Demonstrate sufficient backout space is provided for typical 20' trucks. Provide Auto Turn analysis.

    Response:
    It has been revised as per the review comment
    Auto Turn analysis has been provided in Sheet 5.4 Loading Access Plan

20. Provide ADA accessible routes are required between accessibility parking and building's Lobby access as well as an accessible route to the sidewalk in the public rights-of-way. For the accessible routes, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush, label as such. Please add a note on the site plan stating any lip from 1/4" but not greater than ½" will be beveled to meet ADA requirements. Please note ADA aisle stripping at parking stalls is to follow the accessible route to the threshold of the entrance

    Response:
    It has been revised as per the review comment
    Acknowledged. Accessible access routes have been added. See Sheet C-9.0 Grading & Drainage Plan

21. Provide details for the ADA ramp between the public sidewalk and the building.
    Include all items such as ramp slopes, landings and clear width.

    Response:
    Acknowledged. See Sheet C-9.0 Grading & Drainage Plan.

22. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on

private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans. Be sure to provide dimensions for distance between the property line and the edge of pavement.

Response:
A visibility triangle has been provided. See Sheet C-5.0 Site Plan.

23. Per Paving and Drainage Plan, Sheet C-9.0, the proposed private drainage system inlets / low points are at the property line; please shift further into private property.

Response:
Agree, structure has been moved. See Sheet C-9.0 Grading and Drainage Plan

24. Full road width of Dewey Street and the alley abutting to the project shall be milled and resurfaced. Please add a note to the site plan stating this requirement and provide a Civil plan with hatch showing limits of any trench restoration and limits of pavement mill and resurfacing and restoration of the associated pavement markings.

Response:
Hatch has been added. Please refer to sheet C-6.0 Pavement Plan.

25. Provide traffic trip generation statement for review for the proposed development to determine if a traffic impact analysis will be required.

Response:
See enclosed Traffic Statement.

26. All non-vehicle areas shall be stripped to clearly identify pedestrian areas and vehicular areas. (i.e., loading zone, any space next to parking stalls or walls etc.).

Response:
See Sheet C-5.0 Site Plan.

27. Provide separate civil engineering and streetscape plans and details showing existing conditions and proposed public improvements and work along site's adjacent streets within the rights-of-way. Review and approval by City CRA will be required.

Response:
It has been added as per the review comment. Refer to Civil Drawings

28. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Continued coordination will be required.

Response:
It has been added as per the review comment. Refer to Civil Drawings

29. US1 adjacent to this proposed development's site will be undergoing a complete street reconstruction. Proposed site design and all US1 rights-of-way improvements under this project shall coordinate and be compatible with the proposed improvements and vision of the corridor. Please coordinate with FDOT project consultant, Trace

Consultants, Inc., Frank Panellas, PE, with notification to City CRA and Engineering, Transportation and Mobility Division staff.

Response:
The construction for this FDOT project has been completed for the area around this property. A new survey has been conducted after FDOT construction. The design is based on the new survey after FDOT project completion. See enclosed copy of email from Frank Panellas, P.E. and updated survey dated 01/24/2024.

30. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

    Response:
    It has been added as per the review comment. Refer to Civil Drawings

31. MOT plans required at the time of City Building Permit review.

    Response:
    Acknowledged

32. All pavement markings within the rights-of-way are to be approved by the Broward County Traffic Engineering Division, to be provided at time of permitting.

    Response:
    Acknowledged

33. All outside agency permits must be obtained prior to issuance of City building permit.

    Response:
    Acknowledged

34. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

    Response:
    Acknowledged

Crime Prevention Recommendations:
The following are the reviews and recommendations for the CPTED review of the blueprints for "950 S Federal Hwy- The George. - Hollywood, Florida" – Preliminary

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.
CPTED Strategies
Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

EXTERNAL LIGHTING
Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

-Parking Lots	3–5-foot candles
-Walking Surfaces	3-foot candles
-Recreational Areas	2–3-foot candles

-Building Entryways 5-foot candles

- These levels may be subject to reduction in specific circumstances where after-hours use is restricted.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Response:
Acknowledged

LANDSCAPING

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

Response:
Acknowledged

BUILDING(S) PERIMETER DOORS

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which announce either locally and/or at the security office.
- Electrical, Mechanical, Pump Room, Maintenance Room, should be kept locked when not in use.
- Parking Garage should be accessible to residents only. Guests can be given access by residents.
- Storage room should remain locked when not in use

Response:
Acknowledged

INTERNAL CIRCULATION AND CONTROL

- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Convex mirrors should be used in corners and in stairwells.
- Stairwells should have closed areas at first level, to prevent someone from hiding beneath stairs.
- Mailroom should be locked when not in use
- Leasing office should be locked when not in use
- All offices should remain locked when not in use
- All amenity rooms should remain locked when not in use

Response:
Acknowledged

CORRIDORS

- Corridors should be well-lighted with no dark areas.

- Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Response:
Acknowledged

GENERAL LOCATIONS

- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.
- Pool area should have lifesaving tools (rope, ring etc.)

Response:
Acknowledged

CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

Response:
Acknowledged

FENCING

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Response:
Acknowledged

NON-PEDESTRIAN BUILDING ENTRY POINTS

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lit.

Response:
Acknowledged

SIGNAGE

- Ensure proper signage is posted throughout property.
- All amenity areas (gym, fitness studio etc.) should have hours of operation post and rules and regulations
- Pool should have sign posted on whether a lifeguard is on duty

Response:
Acknowledged

End of document. Official responses prepared by NMD NOMADAS the Architect

Cristobal Arria, AIA | NCARB | LEED AP BD+C

Principal
617.308.5637
cristobalarria@nomadas.net
nmdnomadas.com

Drainage Report

For

The George

950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA

Prepared by

URBN Design

666 NE 125th Street, Suite 247
N. Miami, FL 33161
305-720-2079

Christopher P. Collins, P.E.
Florida P.E. No. 73819

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Contents

I. Project Description 3
II. Project Characteristics and Data 3
III. Storm Water Runoff Calculations 3
IV. Water Quality Calculations 4
V. Water Quantity Calculations 4
VI. Pre-development versus Post-development Analysis 4
VII. Finish Floor Elevation 4

Appendices:

A- General Information
B- Water Quality and Quantity Calculations
C- ICPR
D- Geotechnical Evaluation Report

I. Project Description

The George project is located at 950 S Federal Highway, Hollywood, Florida and consists of a 14-story residential building. The property currently has two 1-story buildings with no existing drainage system.

This Drainage Design Report is for the new 14-story building drainage system. The total area of the project is 0.48 acres. This report analyzes the **5-year 1-day storm** for water quality, **10-year 1-day storm** for water quantity requirements, the **25-year 3-day storm** for the predevelopment vs post development offsite discharge, **100-year 3-day storm** for the finish floor elevation, and **100-year 1-day storm** per SFWMD. The new drainage system is a closed one with no outfalls. All the stormwater runoff from the top floor of the proposed building(s) and surrounding surface area will be routed into inlets and manholes that are connected to an exfiltration trench for water quality, then to a drainage well for water quality.

II. Project Characteristics and Data

A. Project Location:
950 S Federal Highway
Hollywood, Florida

B. Hydro-geological Data:

Average Ground Water (NAVD)	= 1 ft
Lowest rim on site (NAVD)	= 7.15 ft
Depth to water table	= 6.15 ft

III. Storm Water Runoff Calculations

A. Design Storm Data: See **Appendix A**

Design Storm Duration	Purpose	Rain Amount (inch)
10-year 1-day	FDOT	3.8
10-year 8-hour	FDOT	6.8
10-year 1-day	Water Quantity	8.2
25- year 3-day	Pre vs Post	13.5
100- year 1-hour	FDOT	5
100-year 8-hour	FDOT	9.6
100-year 1-day	Building Code	12.2
100-year 3-day	Finish Floor Elevation	16.8

A. Basin Information: See **Appendix A**

Basin Pre-Development Conditions					
Basin Number	Pervious Area (ac)	Impervious Area (ac)	Building Area (ac)	Total Area (ac)	Curve Number
1	0.19	0.18	0.11	0.48	76

Basin Post-Development Conditions					
Basin Number	Pervious Area (ac)	Impervious Area (ac)	Building Area (ac)	Total Area (ac)	Curve Number
1	0.06	0.06	0.36	0.48	91

IV. Water Quality Calculations

Water quality treatment shall be provided via the **35 LF** of exfiltration trench to treat a volume of **0.05 ac-ft**. The water quality requirement will be met in the exfiltration trench once the site stages to elevation **5.27'** NAVD.

V. Water Quantity Calculations

The design stage storage for were determined using ICPR (See **Appendix C**) is as follows:

Design Storm	Proposed Staging (ft) NAVD
10-year 1-day	5.52
10-year 8-hour	5.55
10-year 1-day	5.82
25- year 3-day	5.71
100- year 1-hour	5.44
100-year 8-hour	5.33
100-year 1-day	5.59
100-year 3-day	5.47

VI. Pre-development versus Post-development Analysis

The highest stage during the 25-Year 3-Day storm is at **5.71' NAVD** which is less than the lowest proposed finish elevation at the property line. The lowest proposed elevation at the property line is **6.90' NAVD**. No berm is required.

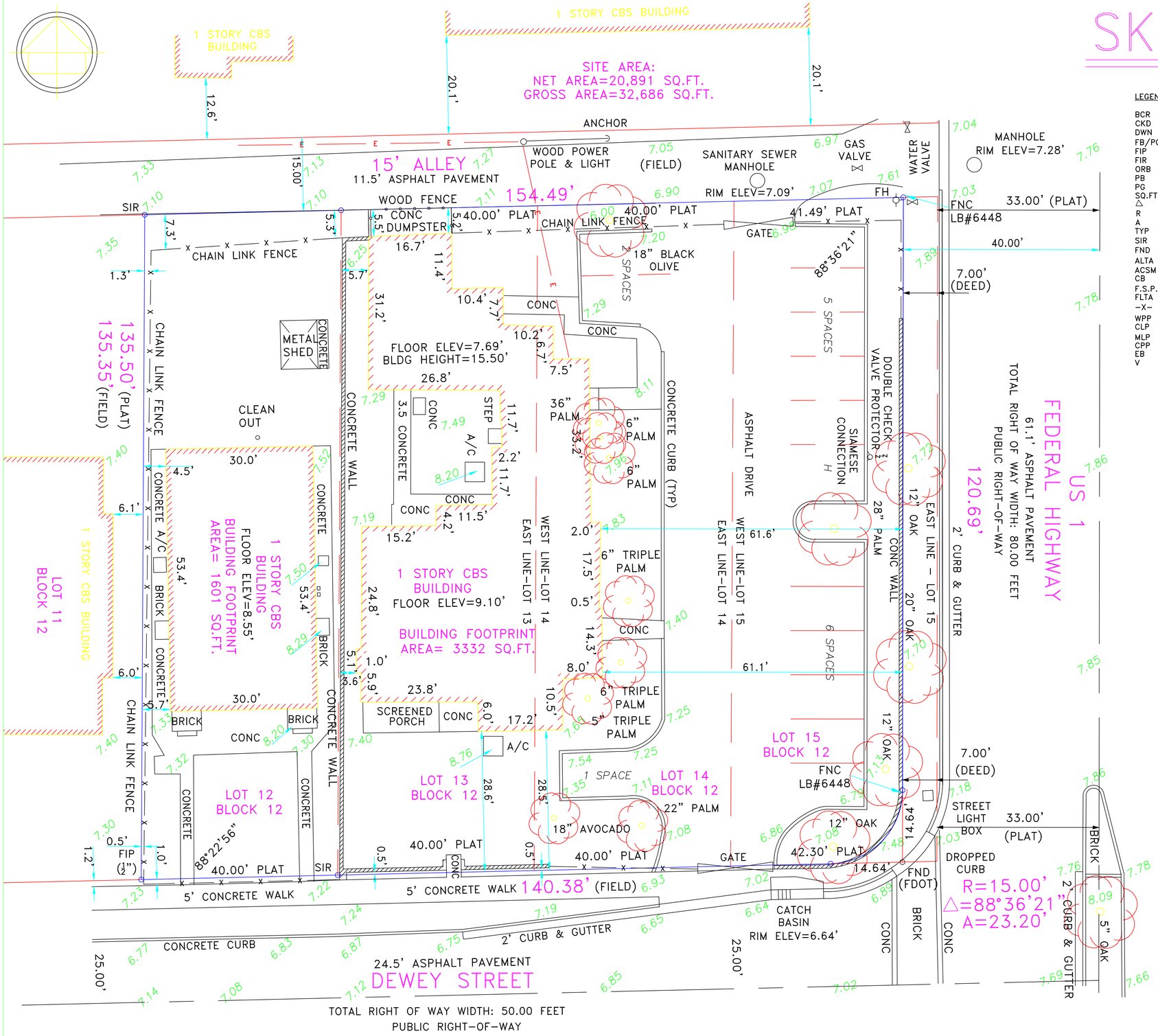
VII. Finish Floor Elevation

The proposed finish floor elevation is set to 9.50 NAVD based on the following criteria:

Category	**NAVD**		**Residential**
Broward County Preliminary 2019 FEMA Flood Maps	7.00	+0	7.00
Broward County Future Conditions 100-year Flood Map 2060	9.50	+0	9.50
Highest Crown of Road	7.86	+18"	9.36
Prop. Lowest FFE		9.50	9.50

Appendix A

SKETCH OF SURVEY



LEGEND

BCR	BROWARD COUNTY RECORDS
CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
SQ.FT.	SQUARE FEET
Δ	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
TYP	TYPICAL
SIR	SET IRON ROD & CAP #6448
FND	FOUND NAIL & DISC
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
CB	CATCH BASIN
F.S.P.L.S.	FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS
FLTA	FLORIDA LAND TITLE ASSOCIATION
-X-	WOOD/CHAIN LINK FENCE
WPP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
MLP	METAL LIGHT POLE
CPP	CONCRETE POWER POLE
EB	ELECTRIC BOX
V	VACATED
ELEV	ELEVATION
FH	FIRE HYDRANT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
TSP	TRAFFIC SIGNAL POLE
H	HANDICAP PARKING
CONC	CONCRETE
CO	CLEAN OUT
WM	WATER METER
BFP	BACK FLOW PREVENTER
4.45	ELEVATION
FDH	FOUND DRILL HOLE
-E-	OVERHEAD UTILITY LINES
S.B.T.	SOUTHERN BELL TELEPHONE
T.	TELEGRAPH COMPANY
(TYP)	TYPICAL
ORB	OFFICIAL RECORDS BOOK
ESMT	EASEMENT
H	HANDICAP PARKING SPACE

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

LAND DESCRIPTION:

LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510 AND

THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK @ 17TH AVENUE & RODMAN STREET. ELEVATION=5.32' (NAVD88)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JULY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: ----------

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

SURVEY DATE : 07/06/22

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

CLIENT :

KRETA HOLDINGS LLC

1813-1815 DEWEY STREET
950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
ADDED AREA	08/30/05	----	AV	REC
ADDED CERTIFIED TO	02/09/06	----	AV	REC
UPDATE SURVEY TO ALTA/ACSM STANDARD	02/16/06	----	AV	REC
REVISED FLOOD ZONE	03/02/06	----	AV	REC
UPDATE SURVEY	06/07/12	----	AV	REC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
UPDATE SURVEY	09/28/21	-----	AM	REC
ADDED GROSS AREA	10/07/21	-----	JD	REC
ADJACENT BUILDING AND ADDITIONAL ELEVATIONS ADDED	07/06/22	-----	JD	REC

PROJECT NUMBER : 5413-05

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET

STRUCTURE TABLE										
STRUCTURE	TYPE	SIZE	RIM	BOT"OM	INVERTS					COMMENTS
					N	S	E	W		
S-1	MH	42-INCH	7.86	0.65			2.65	2.65		WEIR ELEV. = 5.19
S-2	INLET	42-INCH	7.86	3.50	2.65	5.47	0.00	2.65		SKIMMER (N) (W)
S-3	INLET	42-INCH	7.15	2.65		4.65				YARD DRAIN
S-4	INLET	42-INCH	7.40	2.65	4.65	4.65				YARD DRAIN
S-5	INLET	42-INCH	7.66	2.65			4.65			YARD DRAIN
S-6	INLET	42-INCH	7.66	2.65			4.65			YARD DRAIN
S-7	MH	48-INCH	8.76	0.65	2.65	2.65		2.65		N/A
W-1	WELL				SEE DETAIL					
T-1	TRENCH	6-INCH	7.47		5.47					PEDESTRIAN FRIENDLY

ALL ELEVATIONS ARE IN NAVD88.

PROPOSED DRAINAGE SYMBOLS LEGEND

- (T.C.) (E.P.) — TOP OF CURB, ELEV. EDGE OF PVMT. ELEV. OR GROUND ELEV.
- X% — PROP. FLOW DIRECTION AND SLOPE
- +12.35 — EXIST. GRADE ELEVATION
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH

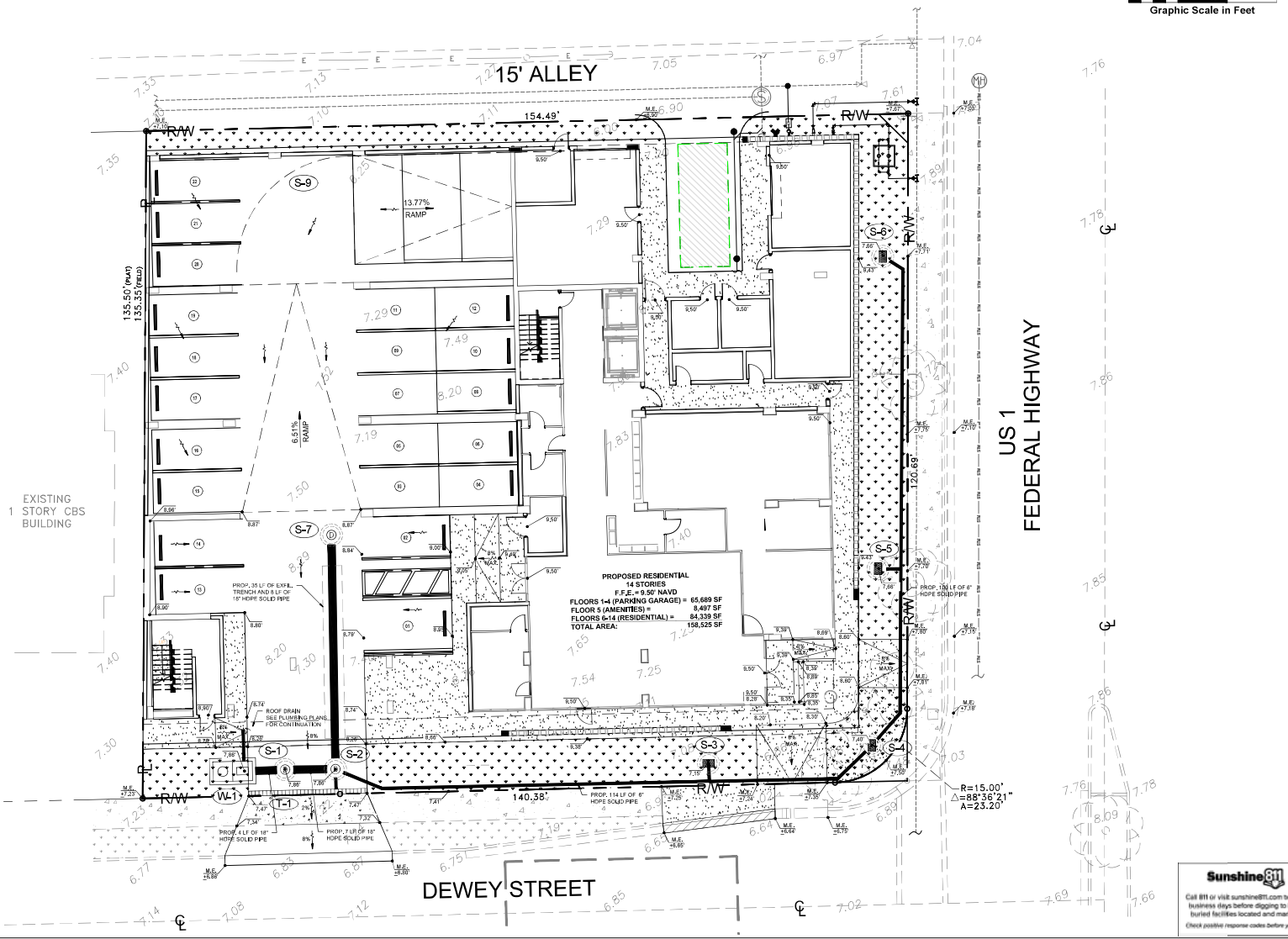
HATCH LEGEND

- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE SIDEWALK
- PROPOSED GRASS (REFER TO LANDSCAPE PLANS FOR DETAILS)

ADA NOTE:

CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY, AND STATE ACCESSIBILITY CODES, AND THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS), AS AMENDED.

10 0 10 20
Graphic Scale in Feet



Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E.
REG# 73919
2/13/2024

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Revision	Date
Comment	
Revision	Date
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Revision	Date
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Revision	Date
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Revision	Date
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Revision	Date
Comment	

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
Date:	02/12/2024
Job No.:	C010

© 2024

Plans for

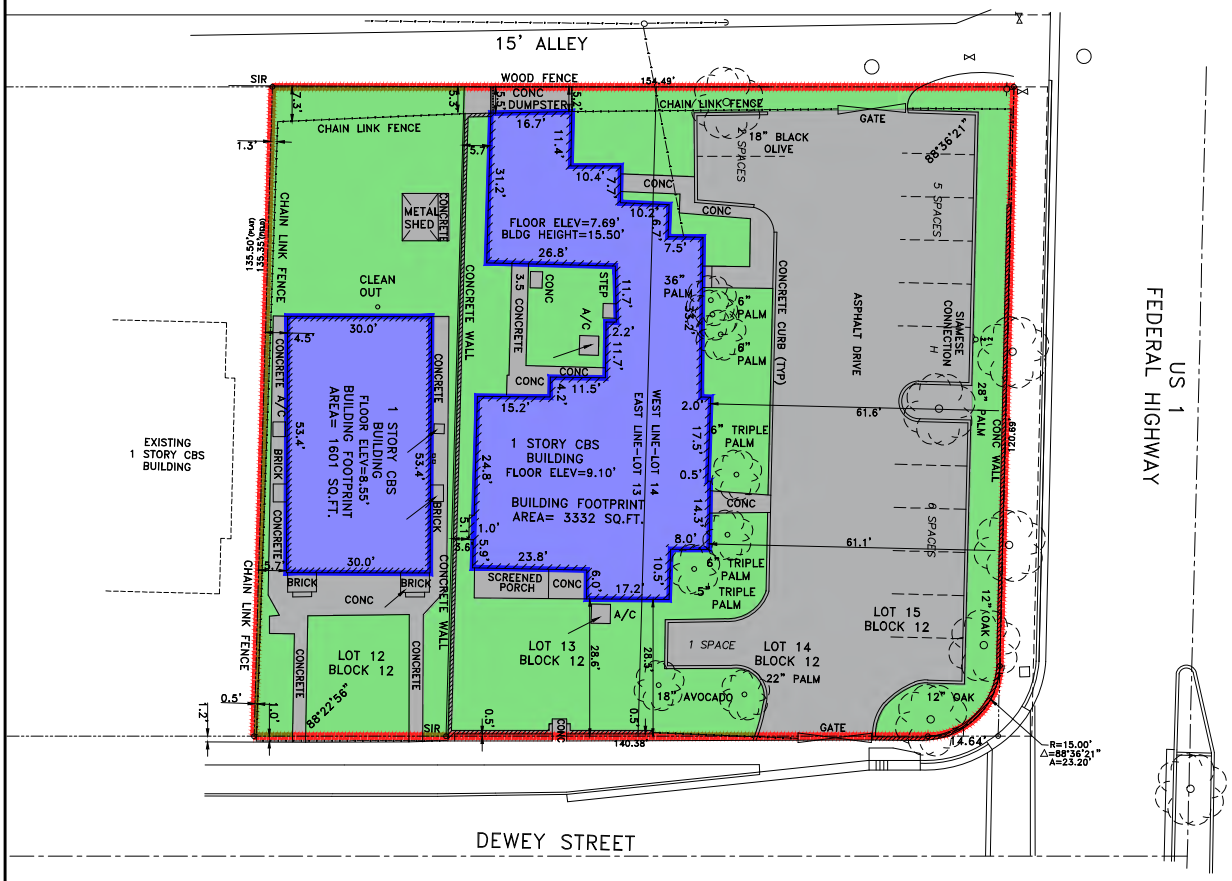
THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

GRADING & DRAINAGE PLAN

Sheet No.
C-9.0

URBN DESIGN
696 N.E. 125th STREET NORTH
MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

Graphic Scale in Feet



LEGEND:

- LIMITS OF DISTURBANCE
- IMPERVIOUS AREA
- BUILDING AREA
- PERVIOUS AREA

DRAINAGE AREAS TABLE			
BUILDING AREA	4,930 S.F.	0.11 AC	24%
IMPERVIOUS AREA	7,783 S.F.	0.18 AC	37%
PERVIOUS AREA	8,179 S.F.	0.19 AC	39%
TOTAL AREA	20,892 S.F.	0.48AC	100%

EXISTING CONDITION DRAINAGE AREAS MAP

THE GEORGE
950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA

696 N.E. 125th STREET NORTH
MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

LEGEND:

- LIMITS OF DISTURBANCE
- IMPERVIOUS AREA
- BUILDING AREA
- PERVIOUS AREA

DRAINAGE AREAS TABLE			
BUILDING AREA	15,778 S.F.	0.36 AC	76%
IMPERVIOUS AREA	2,339 S.F.	0.06 AC	11%
PERVIOUS AREA	2,775 S.F.	0.06 AC	13%
TOTAL AREA	20,892 S.F.	0.48 AC	100%

PROPOSED CONDITION DRAINAGE AREAS MAP

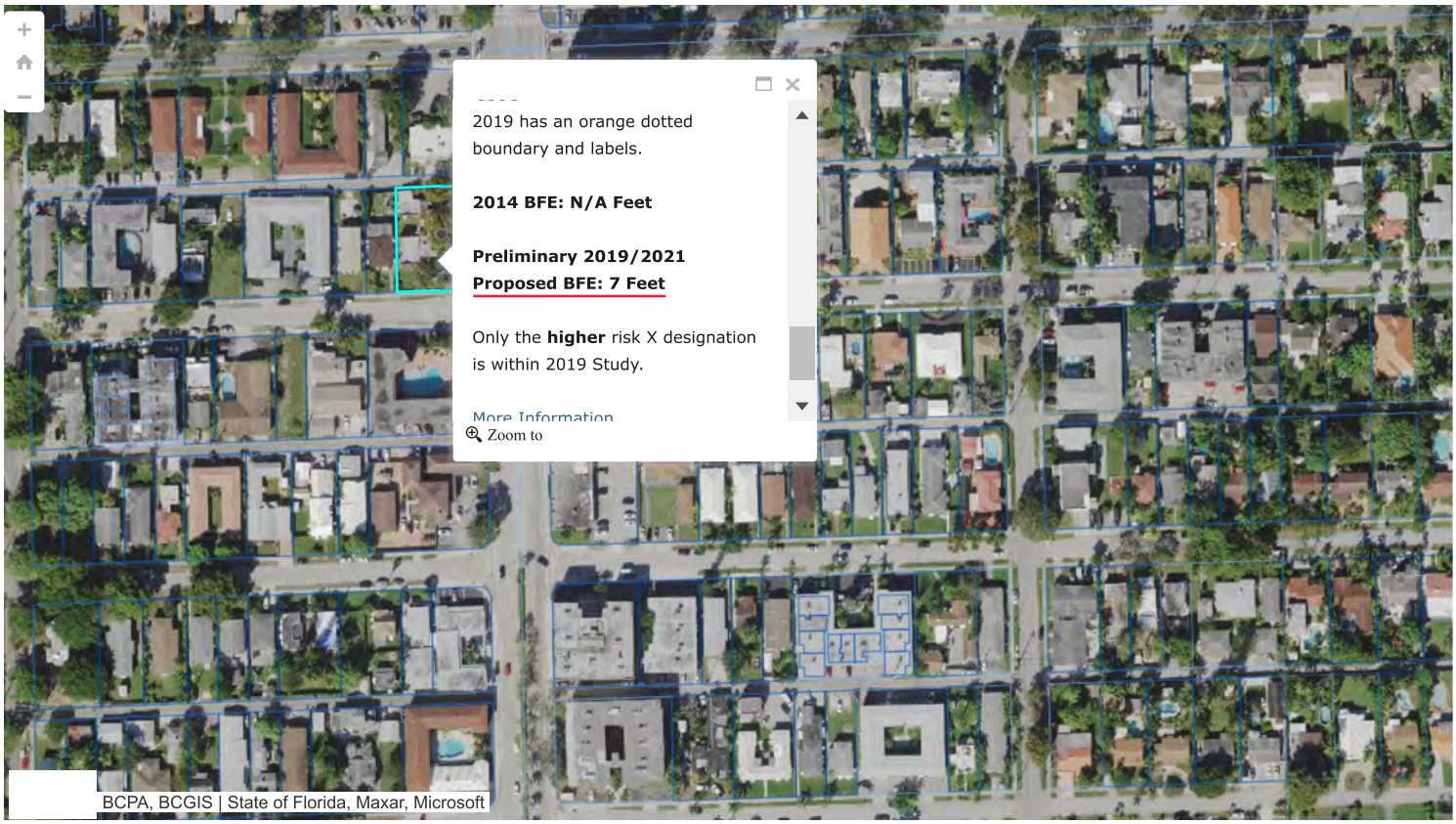
THE GEORGE

950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA

Broward FEMA Flood M...

December 31, 2019 (updated 2/25/20...

950 S FEDERAL HWY, HOLLYW



0 100 200ft

Future Conditions 100-Year Flood Map 2060

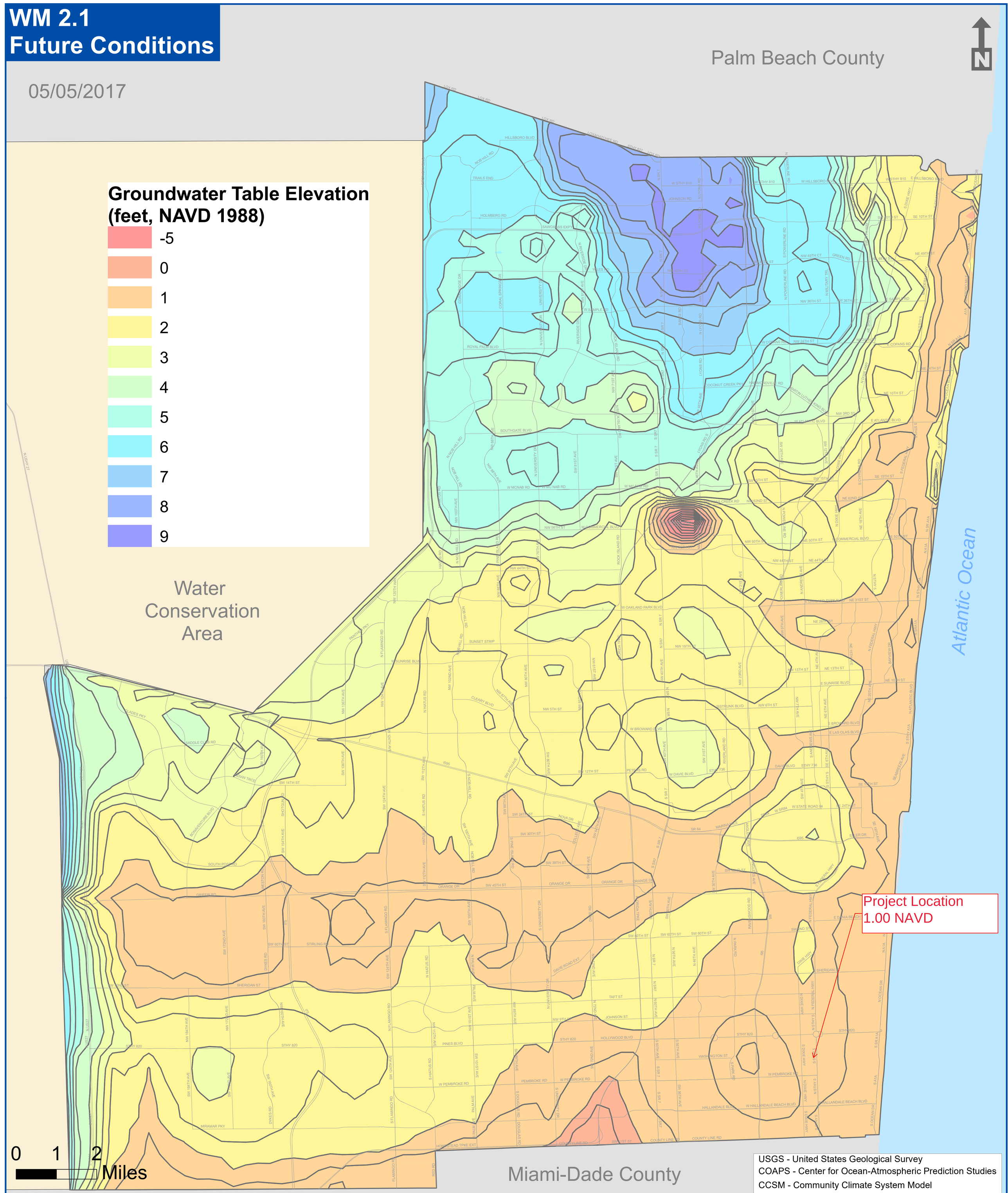
200ft

-80.139 26.004 Degrees

Future Conditions Average Wet Season Groundwater Elevation Map

WM 2.1
Future Conditions

05/05/2017

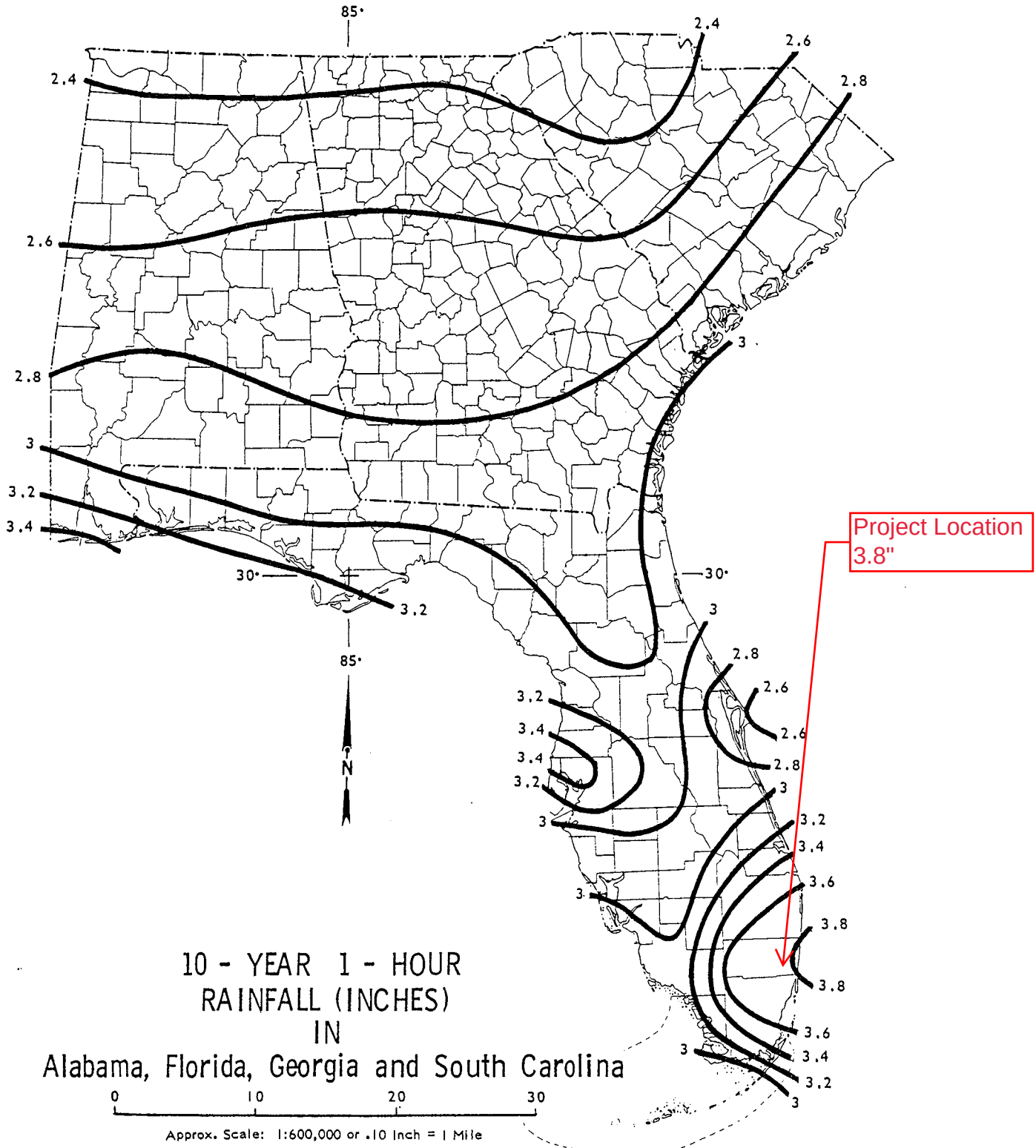


USGS - United States Geological Survey
COAPS - Center for Ocean-Atmospheric Prediction Studies
CCSM - Community Climate System Model
USACE - United States Army Corps of Engineers
NRC3 - National Research Council Curve 3
NAVD 88 - 1988 North American Vertical Datum

Division Name: Environmental Planning and Community Resilience
Department Name: Environmental Protection and Growth Management

The map represents the expected future average wet season groundwater elevations for Broward County. The average is based on model outputs for the months of May through October over the period of 2060-2069. The models used are The Broward County Inundation Model and the Broward County Northern Variable Density model, both developed by the USGS and MODFLOW based. The future conditions that are modified in the models are both precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% rainfall from the base case of 1990-1999 (53.4 in/yr to 58.2 in/yr). Sea level rise was based on the USACE NRC3 curve which equates to an increase of 26.6 to 33.9 inches
to the future period from 1992 levels. Final results are presented in NAVD 88.

This map is for planning purposes and should not be used for legal boundary determinations.



10 - YEAR 1 - HOUR
RAINFALL (INCHES)
IN
Alabama, Florida, Georgia and South Carolina

Ref: Technical Paper No. 40, Weather Bureau

USDA-SCS-FORT WORTH, TEX. 1973

6-73 4-L-33137 11 of 49

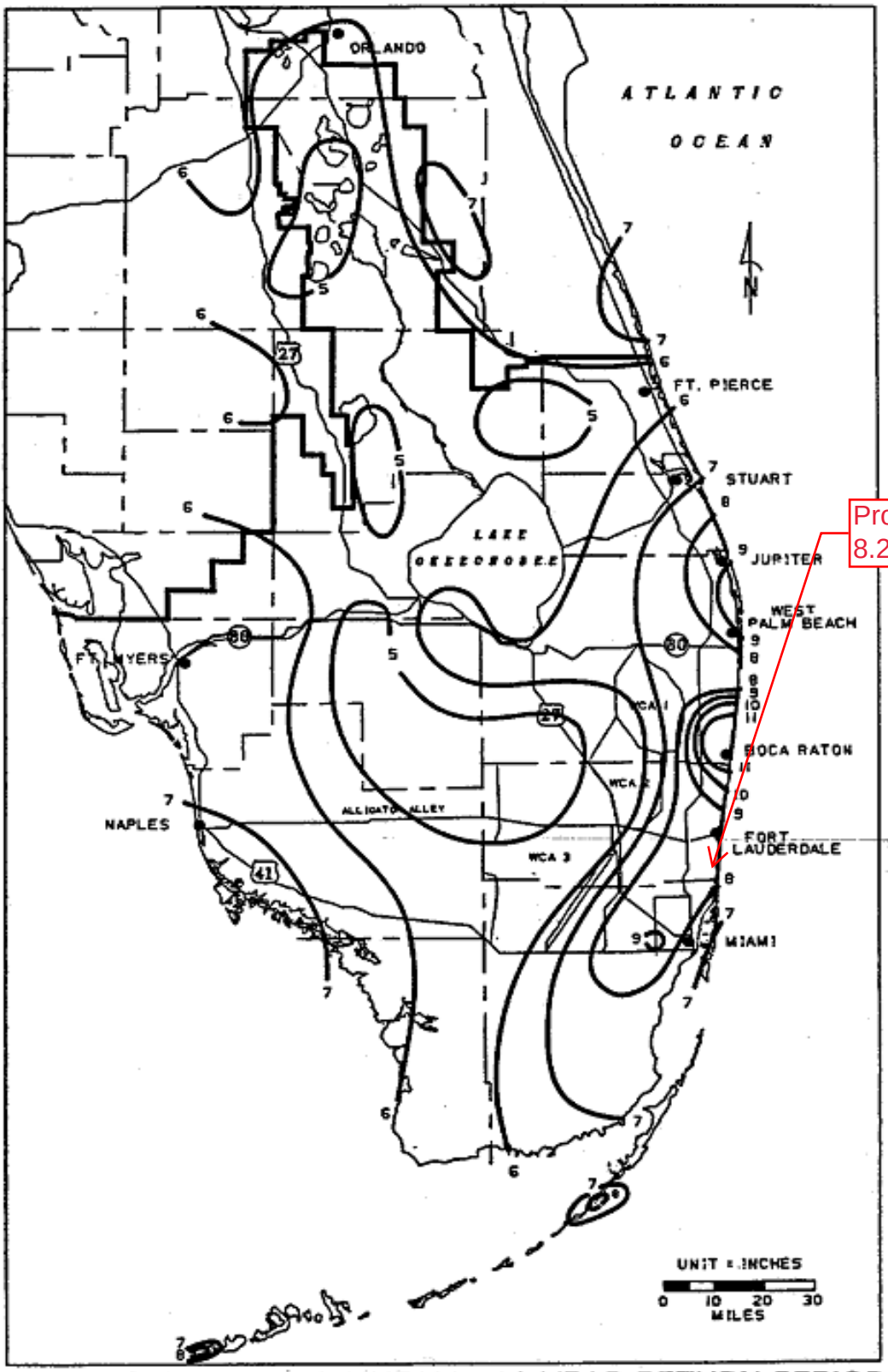


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

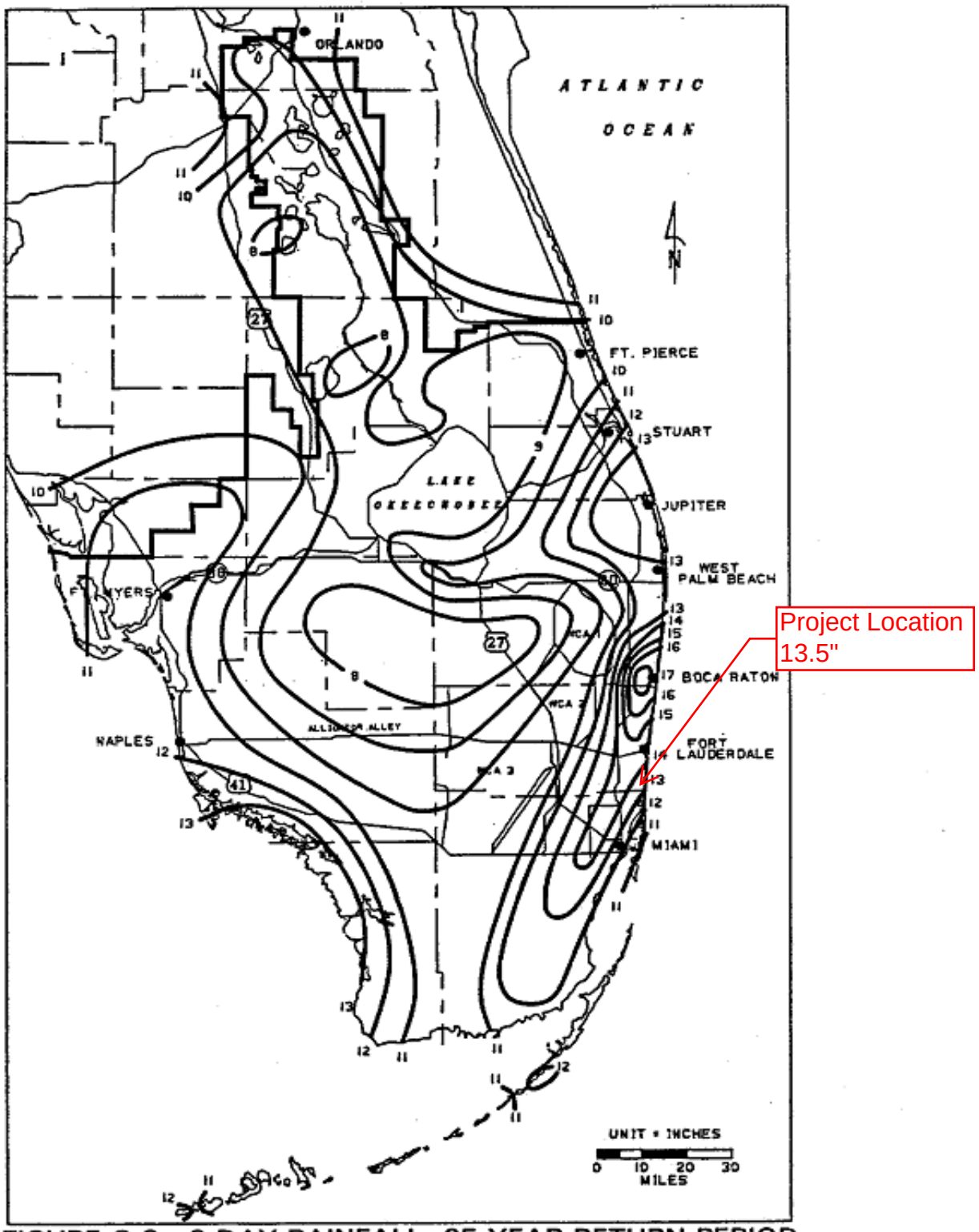
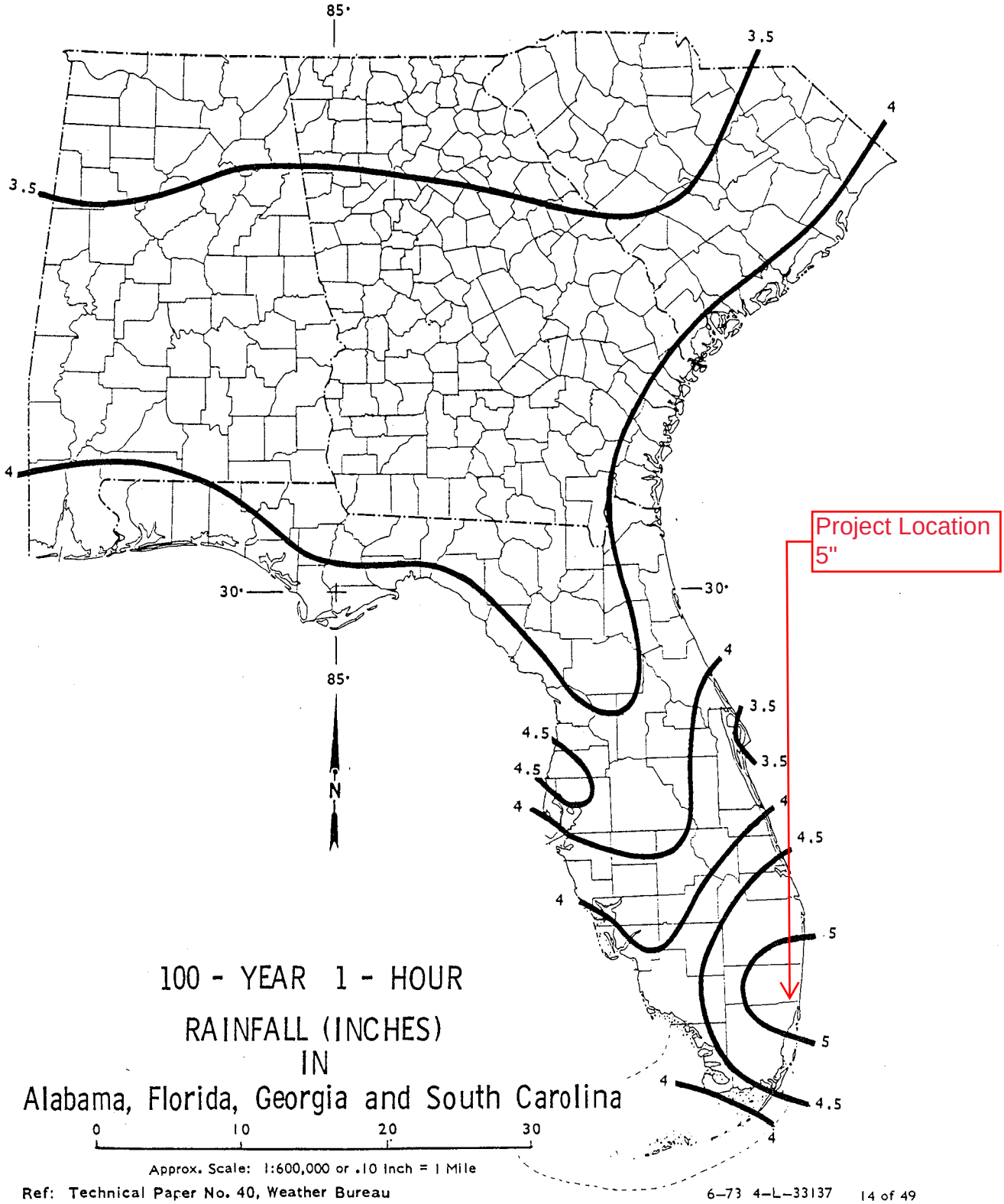


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD



100 - YEAR 1 - HOUR RAINFALL (INCHES) IN Alabama, Florida, Georgia and South Carolina

Ref: Technical Paper No. 40, Weather Bureau

USDA-SCS-FORT WORTH, TEX. 1973

6–73 4–L–33137 14 of 49

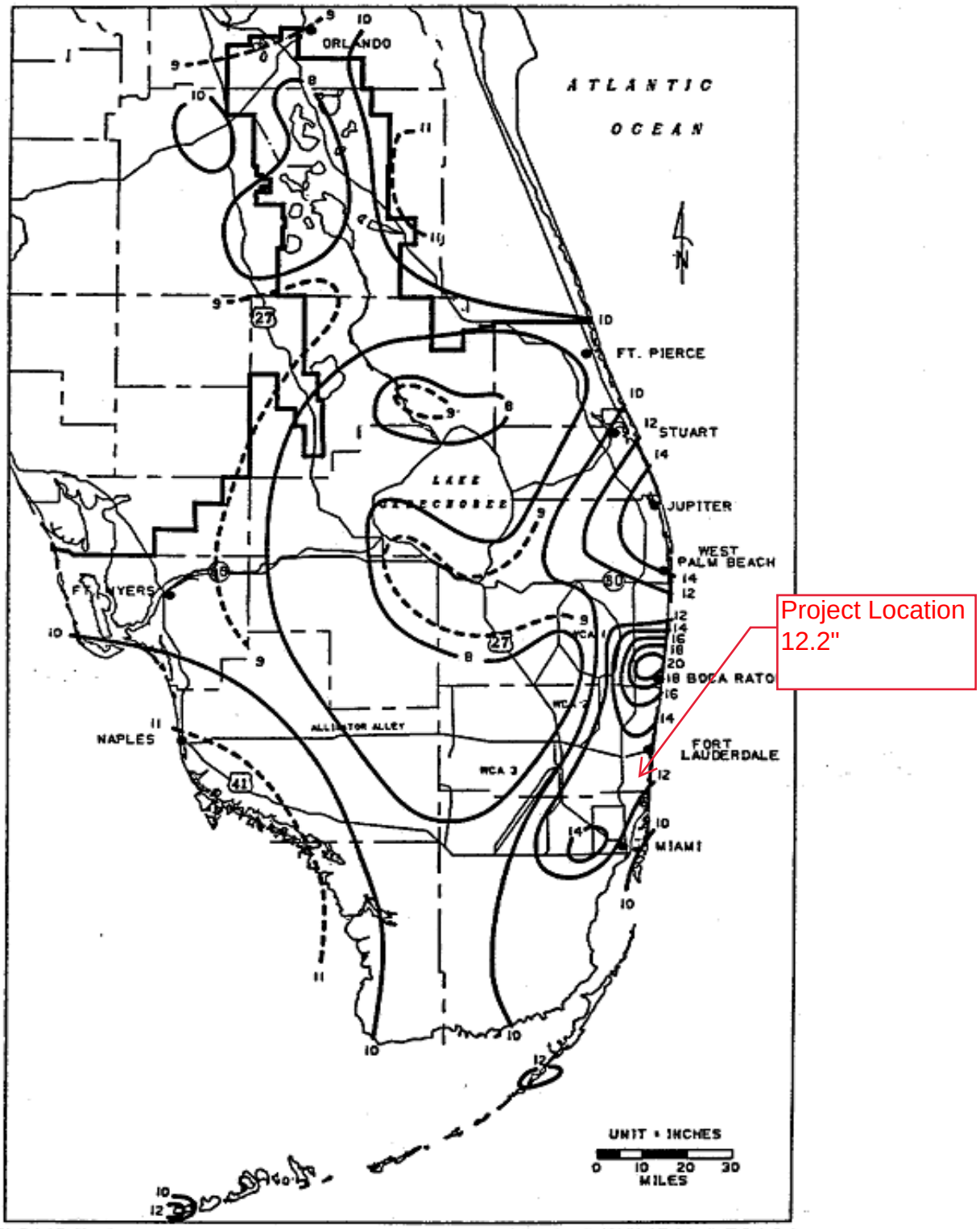


FIGURE C-6. 1-DAY RAINFALL: 100-YEAR RETURN PERIOD

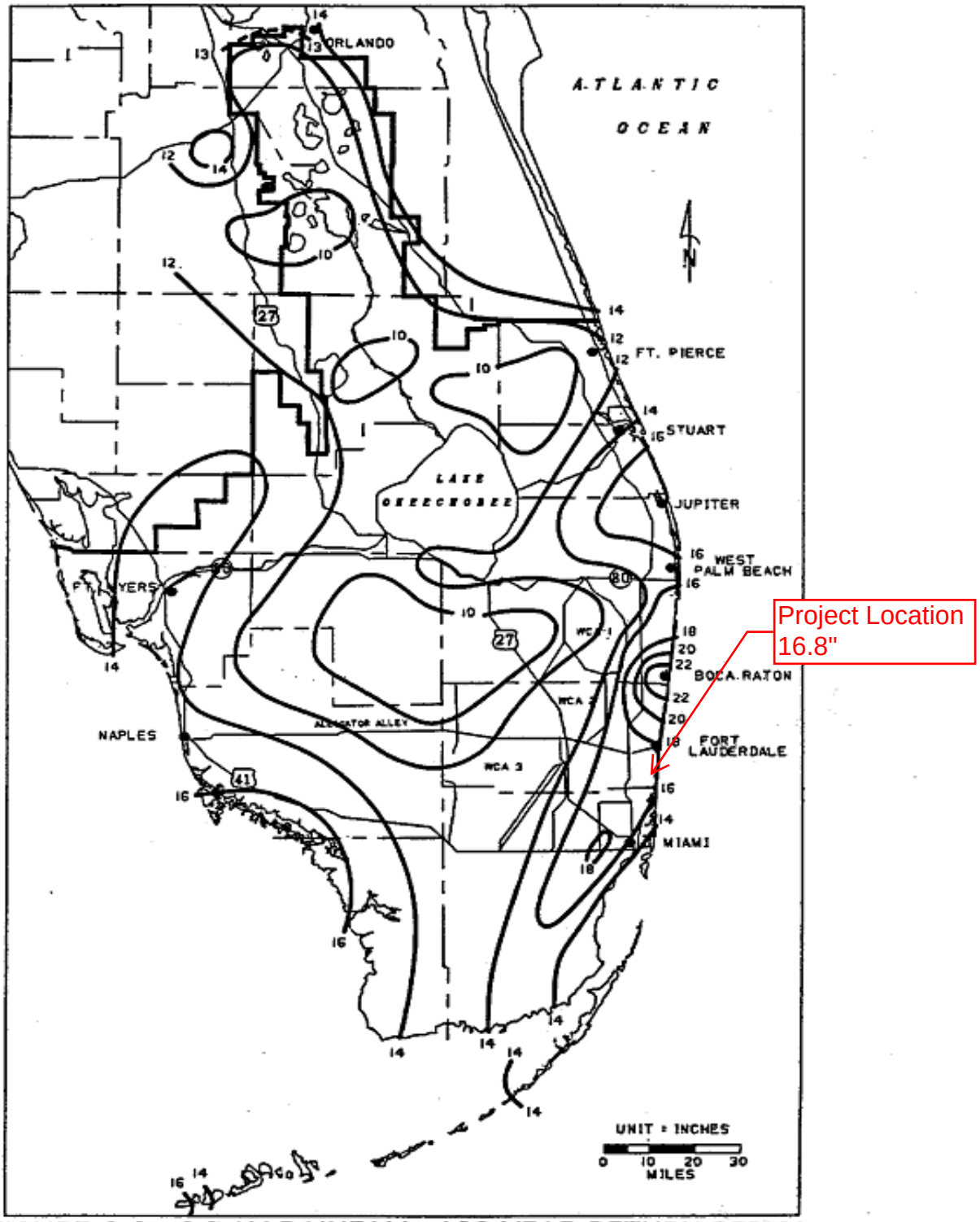


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Appendix B

The George

			Lowest El.	Highest El.
Buildings =	0.36	ac.	9.5	9.5
Lake =	0.00	ac.		
Pervious =	0.06	ac.	7.15	9.5
Roads, Parking & Sidewalk =	0.06	ac.	8.06	9.5
Total	**0.48**	**ac.**		

Groundwater Elevation	1.00	NAVD
Average Yearly High	2.00	NAVD

C factor for impervious area:	0.90
C factor for pervious area:	0.30
Weighted coeff. of runoff:	0.83

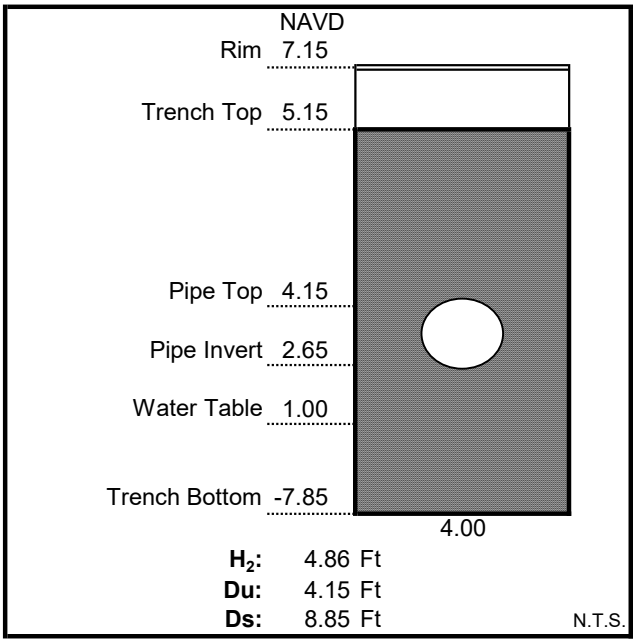
	K	Ln(K)
K1	4.00E-04	-7.824
K2		
K3		
K4		
K5		
K6		
Average K	4.00E-04	

$$\exp\left[\frac{1}{n}\sum_{i=1}^{n}\ln a_i\right]$$

10-Year 1Hr	3.8	Inch	**FDOT**
10-Year 8Hr	6.8	Inch	**FDOT**
10-Year 1Day	8.2	Inch	**FDOT**
25-Year 3-Day	13.5	Inch	
100-Year 1Hr	5	Inch	**FDOT**
100-Year 8Hr	9.6	Inch	**FDOT**
100-Year 1Day	12.2	Inch	**FDOT**
100-Year 3-Day	16.8	Inch	

Lowest Rim El.	7.15	NAVD
Depth of Trench	15	Ft
Top of Trench	5.15	Ft
Width of Trench	4.00	Ft

Exfil-Trench under roadway?	Yes	
Pipe Diameter	1.50	Ft
Pipe Cover	3.00	Ft
Pipe Invert	2.65	NAVD
Pipe Top	4.15	NAVD
Weir	5.86	NAVD



Broward County Preliminary 2019 FEMA Flood Maps	7.00	NAVD
Broward County Future Conditions 100-year Flood Map 2060	9.50	NAVD
Highest Crown of Road	7.86	NAVD

II. SITE DATA & STAGE-STORAGE CALCULATIONS

I. PROJECT DATA:

A. DRAINAGE AREAS:

1.	Lake =	0.00	ac.
2.	Buildings =	0.36	ac.
3.	Roads, Parkign & Sidewalk =	0.06	ac.
4.	Pervious =	0.06	ac.
5.	**Total =**	**0.48**	**ac.**

B. OTHER:

1. The current land use is mixed-use retail residential

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENT RAINFALL AMOUNT:

A. Design Event for Minimum Road Elevation:

Frequency:	10	year
Duration:	1	day
Amount:	8.20	inches

B. Design Event for Minimum BERM Elevation:

Frequency:	25	year
Duration:	3	day
Amount:	13.50	inches

C. Design Event for Minimum Finish Floor Elevation:

Frequency:	100	year
Duration:	1	day
Amount:	12.20	inches

OR

Frequency:	100	year
Duration:	3	day
Amount:	16.80	inches

2. ADDITIONAL DESIGN INFORMATION:

a.	Design Water Table (Refer to Appendix A-2):	1.00	NAVD
b.	Drainage Basin / Canal Number:	N/A	
c.	Receiving Body Regulated Stage Elevation:	N/A	
d.	Design Storm Allowable Discharge:	N/A	
e.	Time of Concentration:	0.17	hour
f.	Flood Criteria (Refer to Appendix A-3):	9.50	NGVD
g.	FEMA Flood Elevation (Refer to Appendix A-4):	7.00	NAVD

III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 0.480 acres X (1 foot / 12 inches)
   = **0.040** **ac-ft for the first inch of runoff** **0.480 ac-in**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Dry Retention Area + Buildings)
      = 0.480 acres - (0.000 acres + 0.360 acres)
      = **0.120** **acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 0.120 acres - 0.060 acres
      = **0.060** **acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality X 100%
      = 0.060 acres / 0.120 acres X 100%
      = **50.00** **% Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 50.00 %
      = **1.250** **inches to be treated**

   e. Compute volume required for quality:
      = Inches to be treated X (Total Site Area - Dry Rentention Area)
      = 1.250 inches X (0.480 acres - 0.000 acres) X (1 foot / 12 inches)
      = **0.050** **ac-ft required for detention storage** **0.60 ac-in**

3. The first inch of runoff from the entire developed site = 0.040 ac-ft
   2.5 inches times the percentage of impervious area = 0.050 ac-ft

   The volume of 0.050 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

   = 0.5 inches X (Total Site Area - Dry Retention Area)
   = 0.5 inches X (0.480 acres - 0.000 acres) X (1 foot / 12 inches)
   = **0.02** **ac-ft required for pre-treatment**

5. Compute credit for using one of the following systems:

   a. Wet detention volume to be provided:
      = Total required detention - Pre-treatment
      = 0.050 ac-ft - 0.020 ac-ft
      = **0.030** **ac-ft of volume required for wet detention**

   b. Dry detention volume to be provided (75% of the total required detention volume):
      = Total required detention volume X 75%
      = 0.050 ac-ft X 75%
      = **0.038** **ac-ft of volume required for dry detention**

   c. Dry retention volume to be provided (50% of the total required detention volume):
      = Total required detention volume X 50%
      = 0.050 ac-ft X 50%
      = **0.025** **ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	0.040 ac-ft
A.2	2.5 inches times percent impervious =	0.050 ac-ft
A.3	Volume to be treated =	0.050 ac-ft
A.4	Pre-treatment required for commercial site =	0.020 ac-ft
A.5.a	Wet detention volume required =	0.030 ac-ft
A.5.b	Dry detention volume required =	0.038 ac-ft
A.5.c	Dry retention volume required =	0.025 ac-ft
A.5.d	Exfiltration trench volume required =	0.050 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Buildings	V	0.360	9.50	9.50	100	100	75.00
2	Lake	V	0.00	0.00	0.00	0	50	0.00
3	Pervious	L	0.060	7.15	9.50	0	50	12.50
4	Roads & Parking	L	0.060	8.06	9.50	100	100	12.50
5	n/a	V						0.00
6	n/a	L						0.00
7	n/a	L						0.00
8	n/a	L						0.00
9	n/a	L						0.00
10	n/a	L						0.00
11	n/a	V						0.00
	Total:		**0.48**	**7.15**	**9.50**	**87.50**	**93.75**	**100.0**

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: 1 **COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Average Ground Elevation 8.33
Water Table Elev 1.00
Depth to Water Table 7.33 >>>>>>> 8.18

Since the depth to the water is greater than 4 feet, the compacted water storage shall be 8.175

Soil Storage = Compacted Water Storage x % Perviousness
Soil Storage = 8.175 X 13%
Soil Storage = **1.02** **inches**

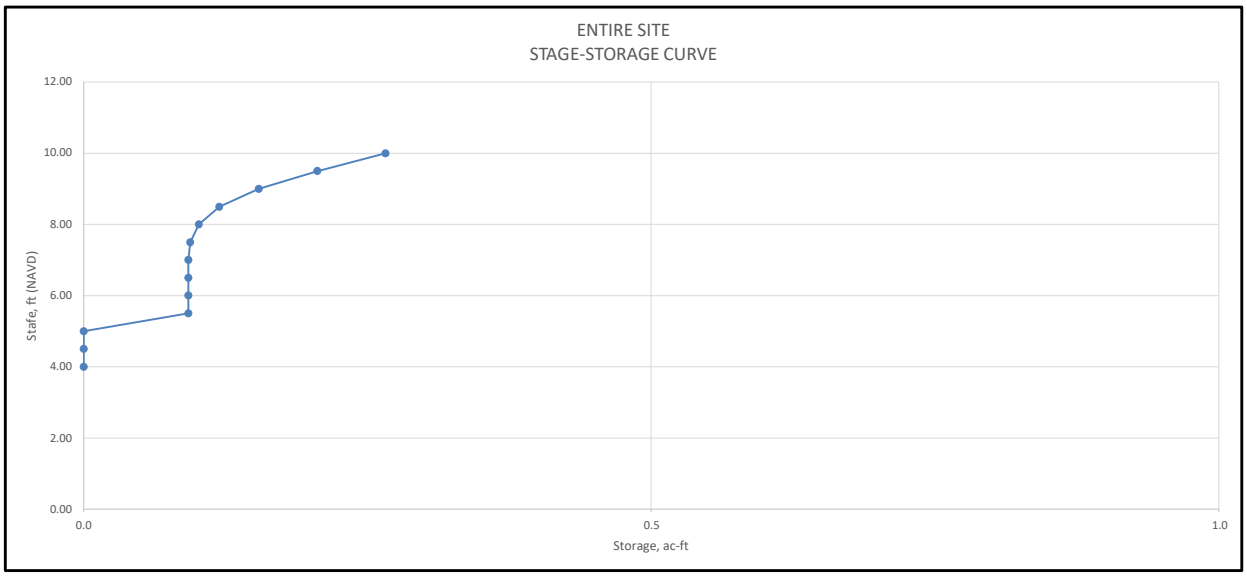
3 SCS **Curve Number** Calculation (CN):
= 1000 / (S + 10)
= 1000 / (0.00 + 10)
= **91**

E. SURFACE STORAGE CALCULATIONS:

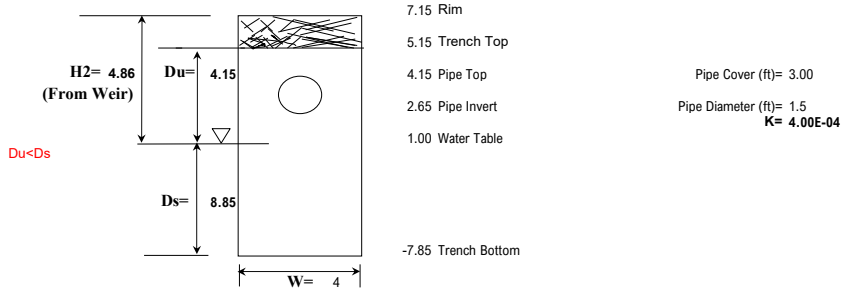
1. Stage vs. Storage Calculations:

STORAGE												
		(ac-ft)										
Stage	**Item:**	**Buildings**	**Lake**	**Pervious**	**Roads & Parking**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**Exfil. Storage**	**Total**
ft.		**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**	**ac-ft**
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	**0.09**
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09
6.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09
7.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.09
8.00		0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.10
8.50		0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.12
9.00		0.00	0.00	0.04	0.02	0.00	0.00	0.00	0.00	0.00	0.09	0.15
9.50		0.00	0.00	0.07	0.04	0.00	0.00	0.00	0.00	0.00	0.09	**0.21**
10.00		0.00	0.00	0.10	0.07	0.00	0.00	0.00	0.00	0.00	0.09	0.27

* Abbreviations:



F. REQUIRED EXFILTRATION TRENCH FOR STORAGE:



Du < Ds

$$L = \frac{FS[(\%WQ)(V_{WQ}) + V_{Vadd}]}{K(2H_2D_U - D_U^2 + 2H_2D_S) + (1.39x10^{-4})WD_U}$$

Du > Ds

$$L = \frac{FS[(\%WQ)(V_{WQ}) + V_{Vadd}]}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (1.39x10^{-4})WD_U}$$

1-	**Vwq = Water Quality Vol. to be Exfiltrated =**	**0.60** ac-inch	**0.050 ac-ft**
2-	Maximum water quality provided by the trench is 3.28" x Site =	1.57 ac-inch	
	Assumed Length	**35.00** LF	
3-	**Volx** = FS[(%Wq)(Vwq)+Vadd] = 2x((0.5*Vwq) + Vadd) =	**1.61** ac-inch	
4-	$L = \frac{FS[(\%WQ)(V_{WQ}) + V_{Vadd}]}{K(2H_2D_U - D_U^2 + 2H_2D_S) + (1.39x10^{-4})WD_U}$		
5-	Vadd		
6-	Vadd =	0.50 ac-inch	
7-	Total volume provided by the trench		
8-	**Total volume provided by the trench =**	1.10 ac-inch	**0.09 ac-ft**
	If Vadd>0, then Total Vol = Vwq (Min Req) + Vadd, if not total Vol = VolX.		

9- **Additional trench to lower peak stage =**

Length	**0.00**	**LF**
Pipe Dia	1.5	ft
Trench Width	4	ft
Trench Depth	4.15	ft (unsaturated)
Volume of additional trench (50% Void) =	0.00	cf
	0.00	**ac-ft**

10- Total length of exfiltration trench = 35 + 0 — 35.00 LF

Total volume provided by total exfiltration trench = 0.09 + 0 — **0.09 ac-ft**

SFWMD SWERP G-7: dexf = V/A = 0.19 ft = **2.30 inch to subtract from rainfall depth**

Total Trench = 35.00 LF

Storm	Rainfall (in)	Crdt (in)	Q (in)	V (ac-ft)	Stage (ft) ICPR	
10-Year 1Day	8.2	2.30	4.83	0.19	5.52	FDOT
25-Year 3-Day	13.5	2.30	10.06	0.40	5.55	
100-Year 1Day	12.2	2.30	8.77	0.35	5.82	
100-Year 3-Day	16.8	2.30	13.34	0.53	5.71	
Water Quality of 0.05 ac-ft met at:					5.27	

10-Year 1Hr	3.8	2.30	0.72	0.03	5.44	FDOT
10-Year 8Hr	6.8	2.30	3.47	0.14	5.33	FDOT
100-Year 1Hr	5	2.30	1.77	0.07	5.59	FDOT
100-Year 8Hr	9.6	2.30	6.20	0.25	5.47	FDOT

Enter Storm Duration	5	yr
Ci factor for impervious area	0.90	
Cp factor for pervious area	0.30	
Acres of impervious area	0.42	ac
Acres of pervious area	0.06	ac
Weighted coeff. of runoff **C**	0.83	
Total drainage area	0.48	ac
Controle Elevation (**CE**)	7.15	ft
October Water Elev. (**GWT**)	1.00	NAVD
Well Design Capacity	300	gpm/ft of head = 0.669 cfs/ft of head
Well Width (**W**)	4	ft
Well Length (**L**)	8	ft
Well Depth Below Well Rim (**D**)	5	ft
Storage in the system	160	cf

WATER QUANTITY CALCULATIONS

City of Miami? (y/n)	N	
i =	3.87	
Peak Discharge = Q = CiA =	1.54	cfs
Effective Head = CE-GWT- ΔH* =	4.65	ft
Well Discharge Capacity =	3.11	cfs
Safety Factor =	2	
Number of Wells =	0.99	

Retenion Volume

90-second retention volume:

V = Q * 90 Seconds = 139 cf Required

Retenion Volume (W*L*D) = 160 cf Provided

WATER QUALITY CALCULATIONS

1" Over Entire Basin

0.48 ac x 1 in. = **0.48** ac-in

2.5" Over the Percent Imperviousness

0.42 ac x 2.19 in. = **0.92** ac-in

INITIAL VOLUME TO TREAT **0.92** ac-in

TIME OF CONCENTRATION

Assume initial time of concentration (t_c) = 10 min.

Intensity = **5** yr
Storm Frequency (F)

$$i = \frac{308.5}{48.6F^{-0.11} + t(0.5895 + F^{-0.67})}$$

Time to generate **0.91875** ac-in $V = CiAt_{1"}$

V = Water Quality Vol (ac-in)*(43,560 sf/ac)/(12 in/ft)= **3,335** cf

3,335 = C x *i* x A x t /(60 min /hr)

$$3{,}335 = 0.83 \times \frac{308.5}{40.71 + t\ 0.93} \times 0.48\ ac \times t \times 60\ sec/min$$

$$3{,}335 = \frac{7{,}374\ t}{40.71 + t\ 0.93}$$

7374 t = 3335 (40.71+ t 0.93)

7374 t = 135,786 + 3100 t

7374 t - 3100 t = 135,786

t = 32 min

Total Time = t_c + t = **42** **min**

TOTAL VOLUME TO TREAT

V = CiAt

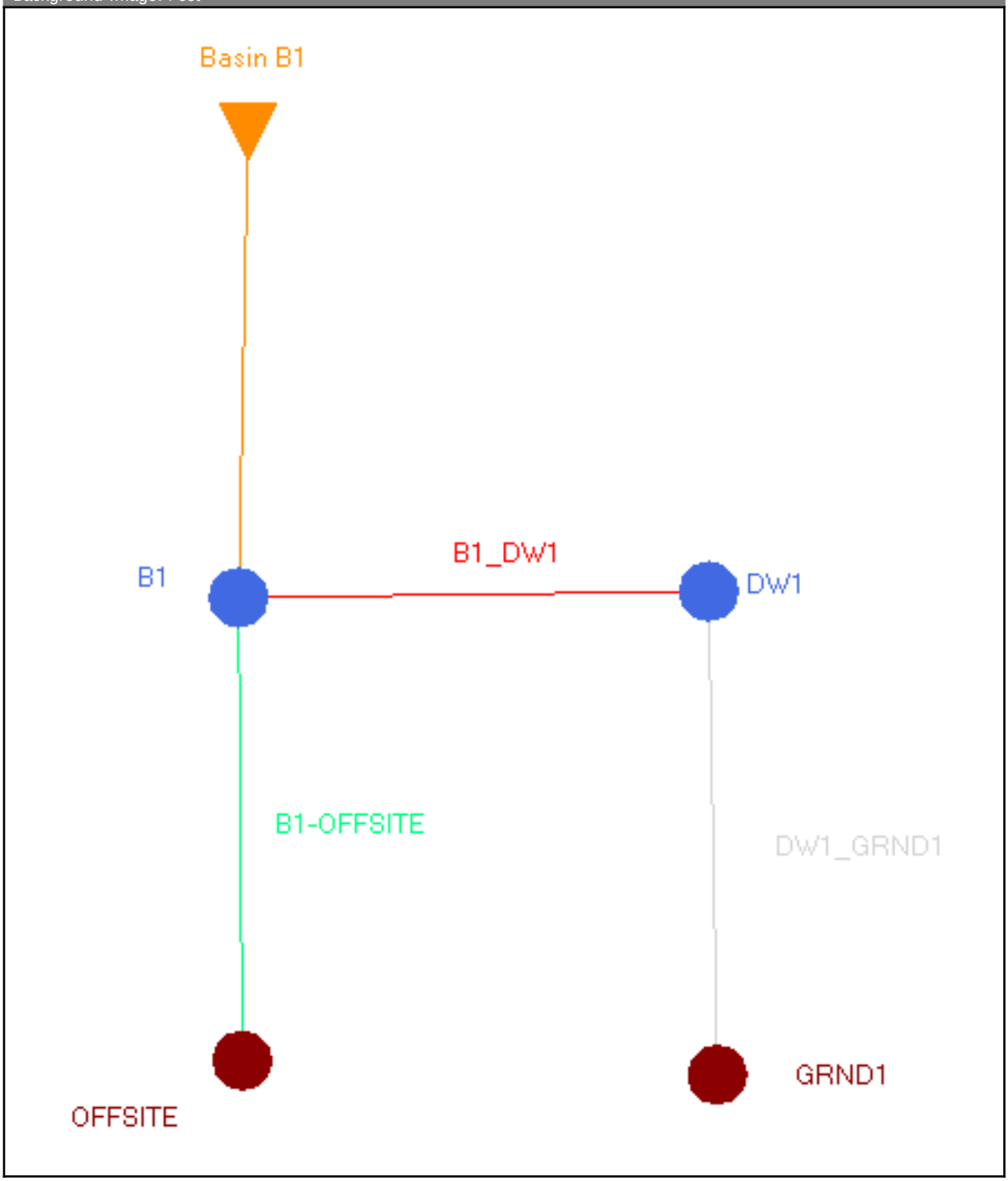
i @ 42 min = 3.87 in/hr

V = **1.08** **ac-in**

*ΔH: 1.5 ft is the head loss due to the difference in the density of salt water and fresh water as one foot of head loss per 40 feet of casing.

Appendix C

Background Image: Post



Simple Basin: Basin B1

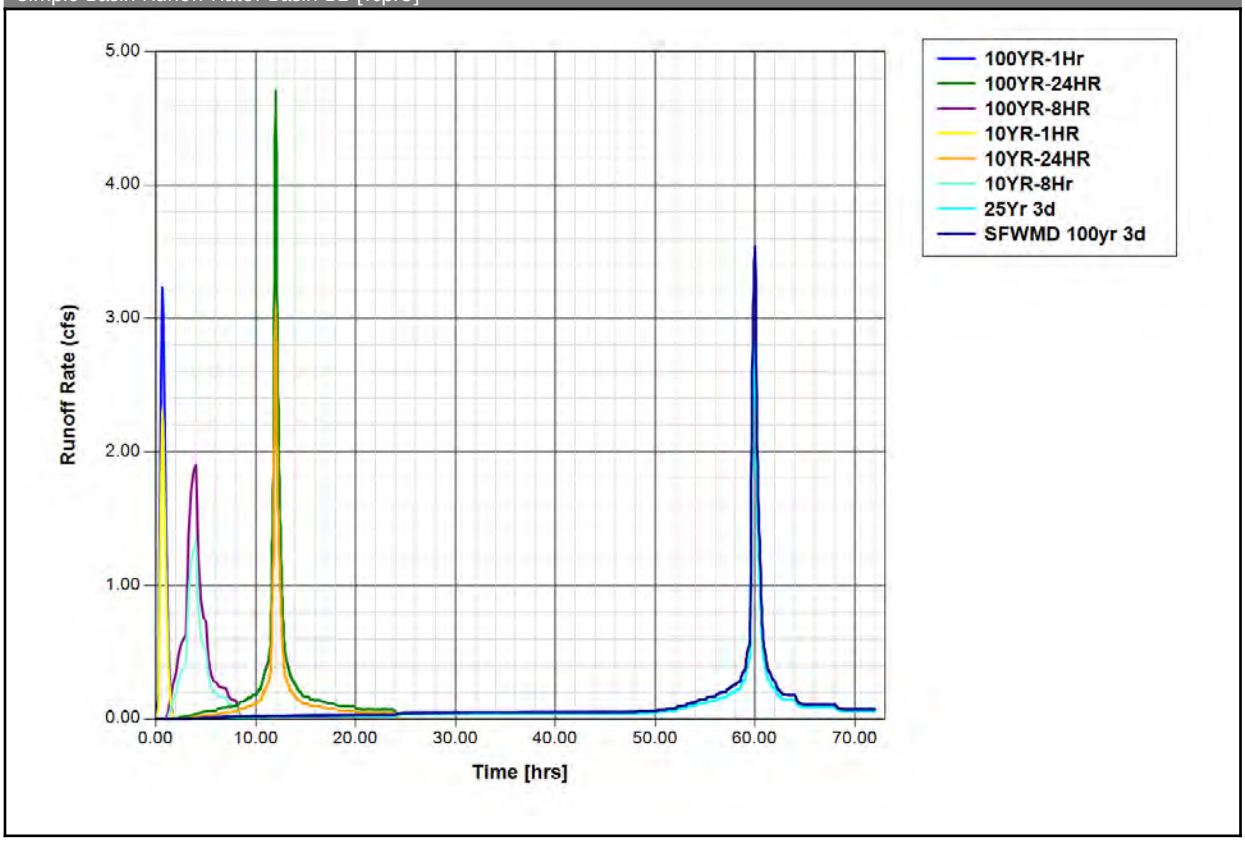
Scenario:	Icpr3
Node:	B1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	Uh256
Peaking Factor:	256.0
Area:	0.4800 ac
Curve Number:	91.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [Icpr3]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Basin B1	100YR-1Hr	3.23	0.6500	5.00	3.98	0.4800	91.0	0.00	0.00
Basin B1	100YR-24 HR	4.71	12.0500	12.20	11.05	0.4800	91.0	0.00	0.00
Basin B1	100YR-8H R	1.90	4.0000	9.60	8.50	0.4800	91.0	0.00	0.00
Basin B1	10YR-1HR	2.32	0.6500	3.80	2.82	0.4800	91.0	0.00	0.00
Basin B1	10YR-24H R	3.10	12.0500	8.20	7.11	0.4800	91.0	0.00	0.00
Basin B1	10YR-8Hr	1.32	4.0000	6.80	5.74	0.4800	91.0	0.00	0.00
Basin B1	25Yr 3d	2.83	60.0167	13.50	12.34	0.4800	91.0	0.00	0.00
Basin B1	SFWMD 100yr 3d	3.54	60.0167	16.80	15.61	0.4800	91.0	0.00	0.00

Simple Basin Runoff Rate: Basin B1 [Icpr3]



Node: B1

Scenario: Icpr3
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 9.50 ft

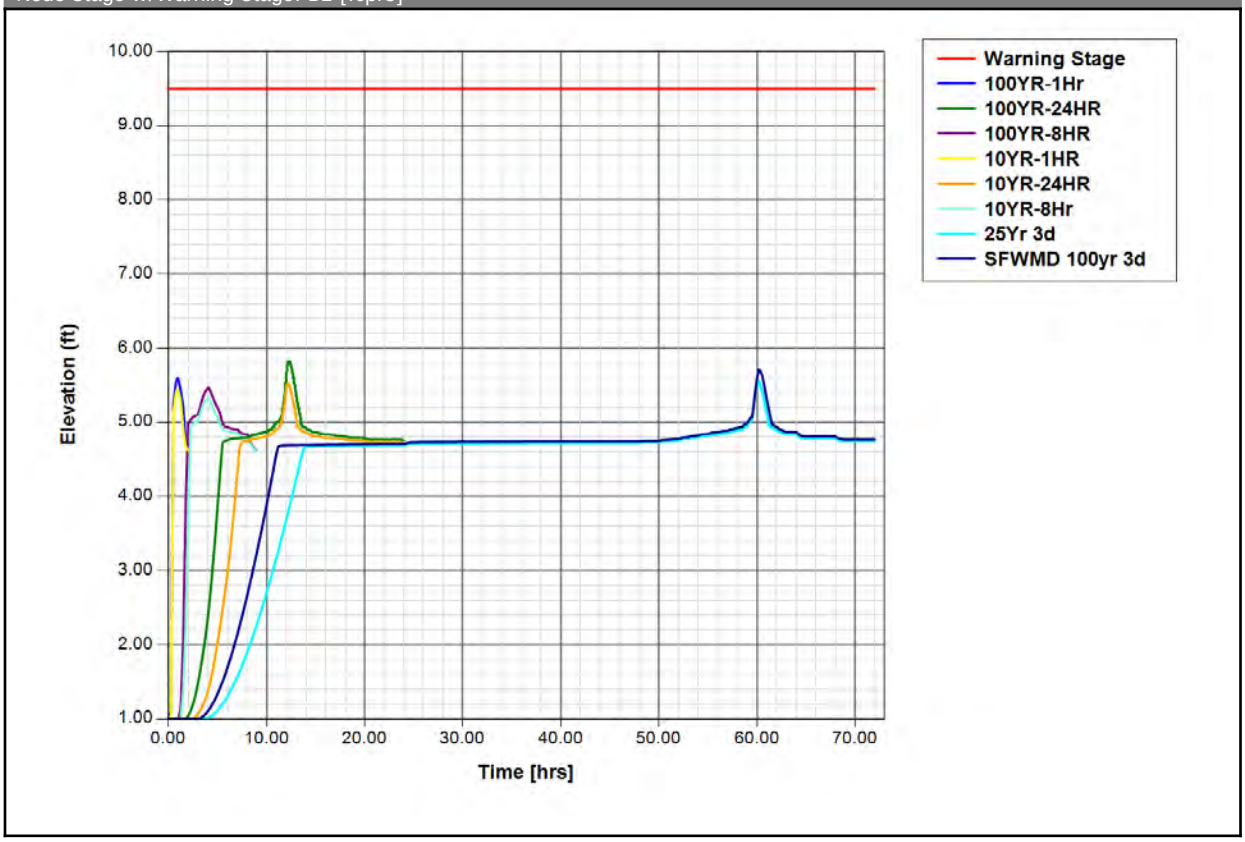
Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.00	0.00	0
4.50	0.00	0
5.00	0.00	0
5.50	0.00	0
6.00	0.13	5663
6.50	0.13	5663
7.00	0.14	6098
7.50	0.15	6534
8.00	0.16	6970
8.50	0.19	8276
9.00	0.23	10019
9.50	0.28	12197
10.00	0.34	14810

Comment: Building

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
B1	100YR-1Hr	9.50	5.59	0.0013	3.23	2.14	5729
B1	100YR-24HR	9.50	5.82	0.0010	4.71	2.30	5729
B1	100YR-8HR	9.50	5.47	0.0010	1.90	1.86	5387
B1	10YR-1HR	9.50	5.44	0.0012	2.32	1.63	5091
B1	10YR-24HR	9.50	5.52	0.0010	3.10	2.08	5729
B1	10YR-8Hr	9.50	5.33	0.0010	1.32	1.23	3820
B1	25Yr 3d	9.50	5.55	0.0010	2.83	2.09	5729
B1	SFWMD 100yr 3d	9.50	5.71	0.0010	3.54	2.16	5729

Node Stage w/Warning Stage: B1 [Icpr3]



Node: DW1

Scenario: Icpr3
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 2.40 ft
Warning Stage: 8.00 ft

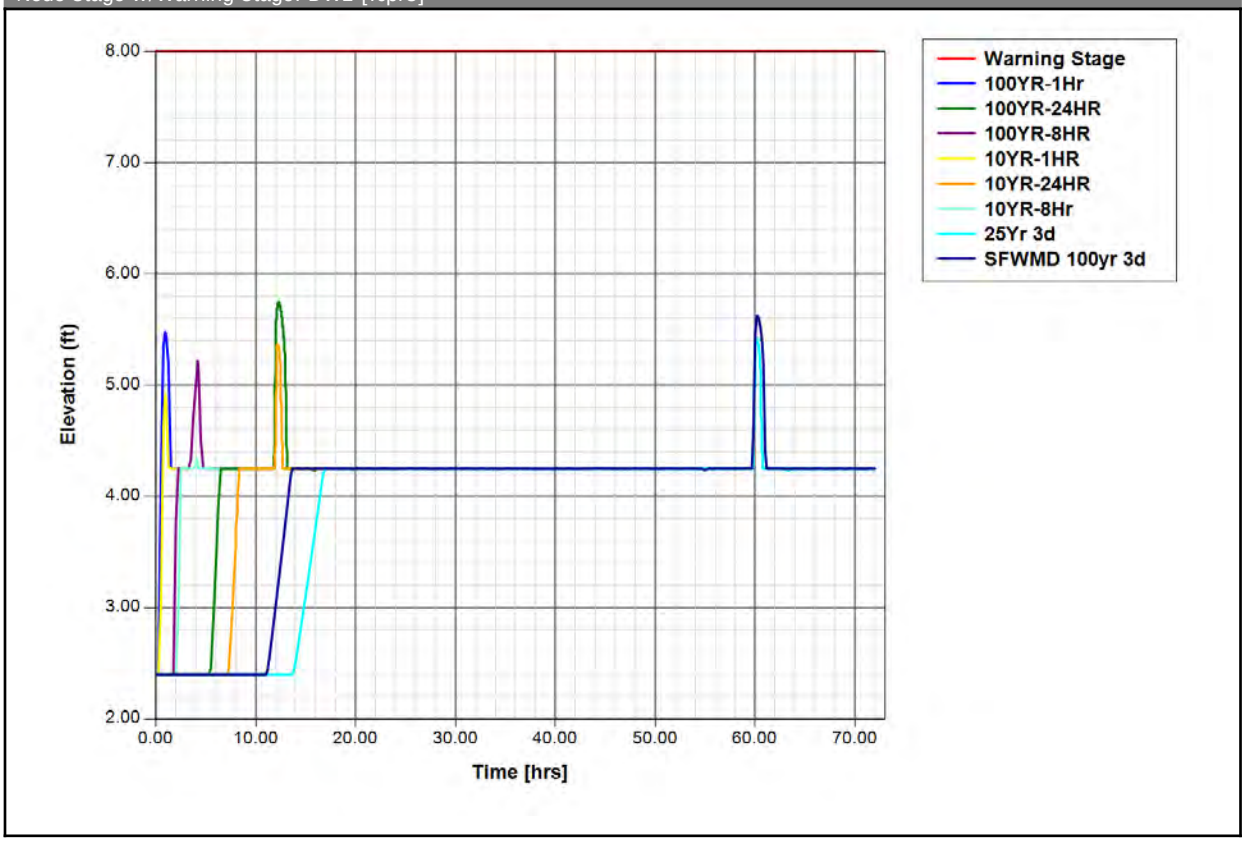
Stage [ft]	Area [ac]	Area [ft2]
0.00	0.0003	13
13.00	0.0003	13

Comment: Node for drainage well

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
DW1	100YR-1Hr	8.00	5.48	0.0010	2.14	1.99	113
DW1	100YR-24HR	8.00	5.75	0.0010	2.30	2.17	113
DW1	100YR-8HR	8.00	5.22	-0.0010	1.86	1.82	113
DW1	10YR-1HR	8.00	4.92	0.0010	1.63	1.62	113
DW1	10YR-24HR	8.00	5.37	-0.0010	2.08	1.92	113
DW1	10YR-8Hr	8.00	4.33	-0.0010	1.23	1.22	113
DW1	25Yr 3d	8.00	5.42	-0.0010	2.09	1.95	113
DW1	SFWMD 100yr 3d	8.00	5.62	-0.0010	2.16	2.09	113

Node Stage w/Warning Stage: DW1 [Icpr3]



Node: GRND1

Scenario: Icpr3
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 1.01 ft
Boundary Stage:

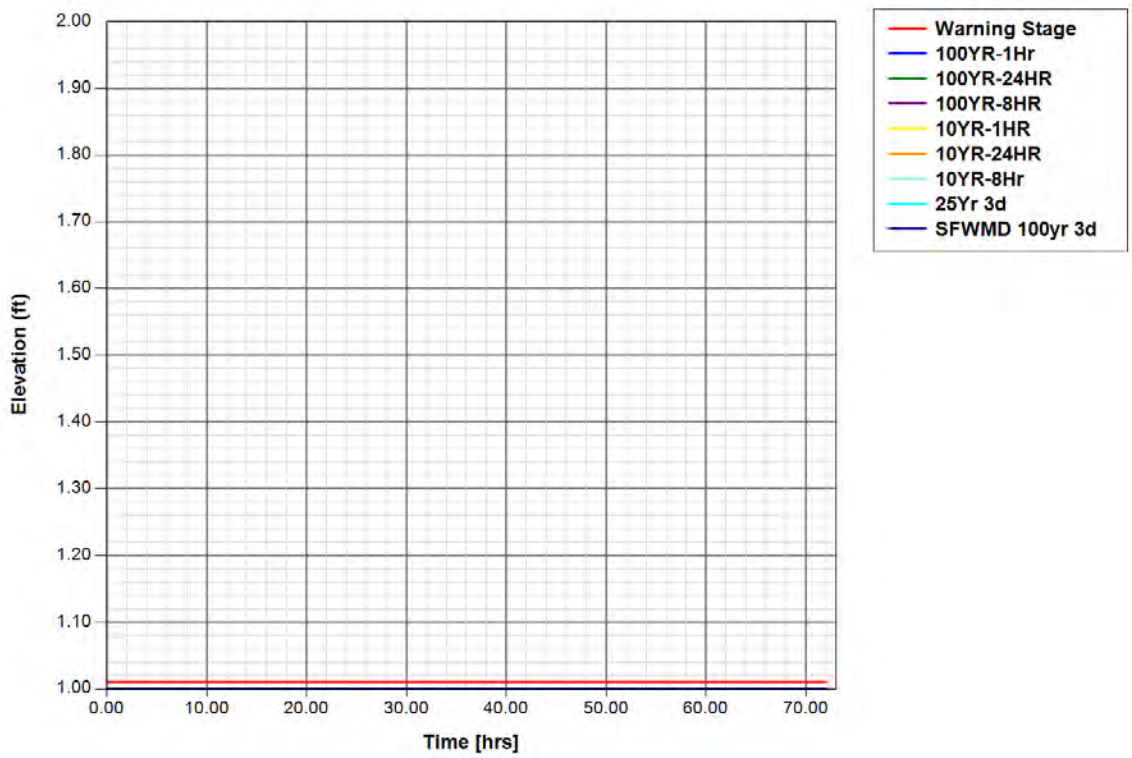
Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	1.00
0	0	0	150.0000	1.00

Comment: Ave. October Ground Water Elev. WC 2.2 = 1.0

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
GRND1	100YR-1Hr	1.01	1.00	0.0000	1.99	0.00	0
GRND1	100YR-24HR	1.01	1.00	0.0000	2.17	0.00	0
GRND1	100YR-8HR	1.01	1.00	0.0000	1.82	0.00	0
GRND1	10YR-1HR	1.01	1.00	0.0000	1.62	0.00	0
GRND1	10YR-24HR	1.01	1.00	0.0000	1.92	0.00	0
GRND1	10YR-8Hr	1.01	1.00	0.0000	1.22	0.00	0
GRND1	25Yr 3d	1.01	1.00	0.0000	1.95	0.00	0
GRND1	SFWMD 100yr 3d	1.01	1.00	0.0000	2.09	0.00	0

Node Stage w/Warning Stage: GRND1 [Icpr3]



Node: OFFSITE

Scenario: Icpr3
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 1.01 ft
Boundary Stage:

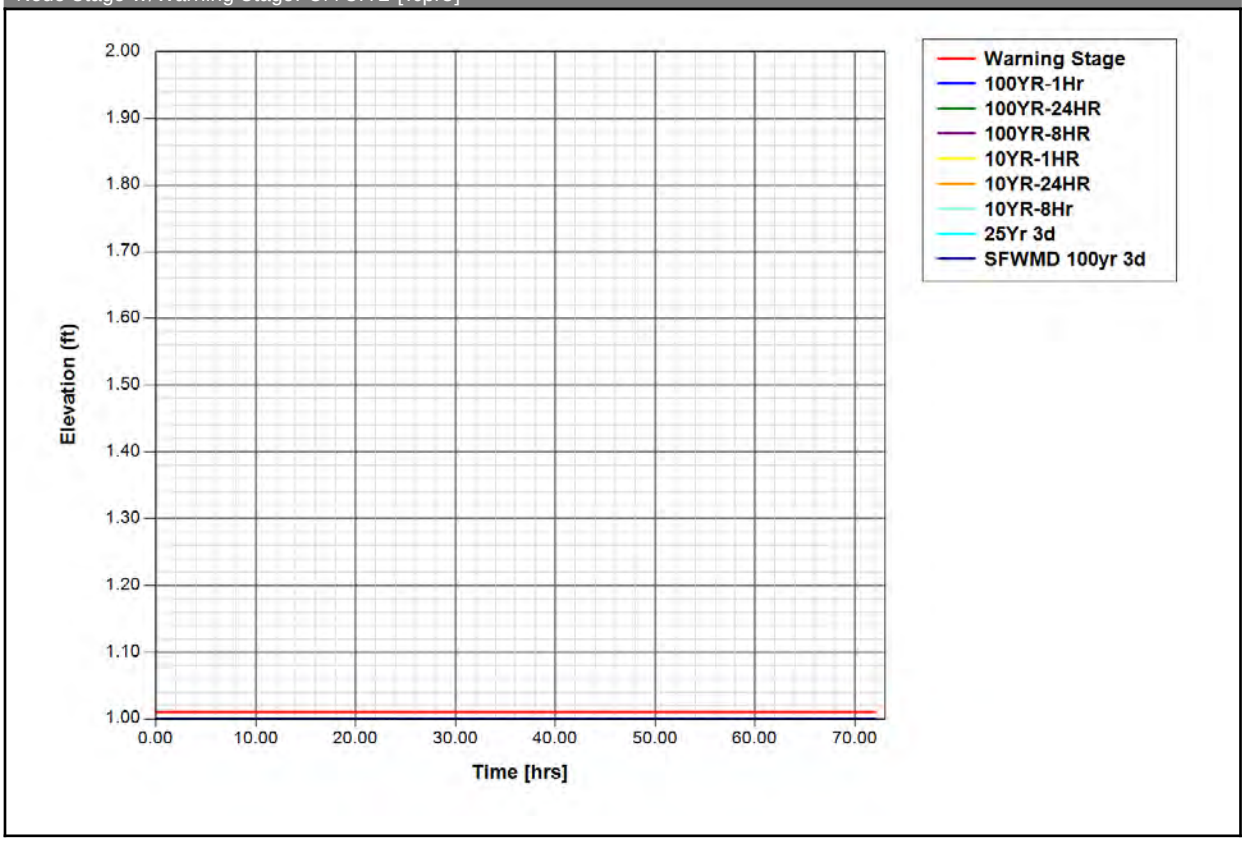
Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	1.00
0	0	0	150.0000	1.00

Comment: Oct. Ground Water Level per WC2.2 = 1.0

Node Max Conditions [Icpr3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OFFSITE	100YR-1Hr	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	100YR-24HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	100YR-8HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	10YR-1HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	10YR-24HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	10YR-8Hr	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	25Yr 3d	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	SFWMD 100yr 3d	1.01	1.00	0.0000	0.00	0.00	0

Node Stage w/Warning Stage: OFFSITE [Icpr3]

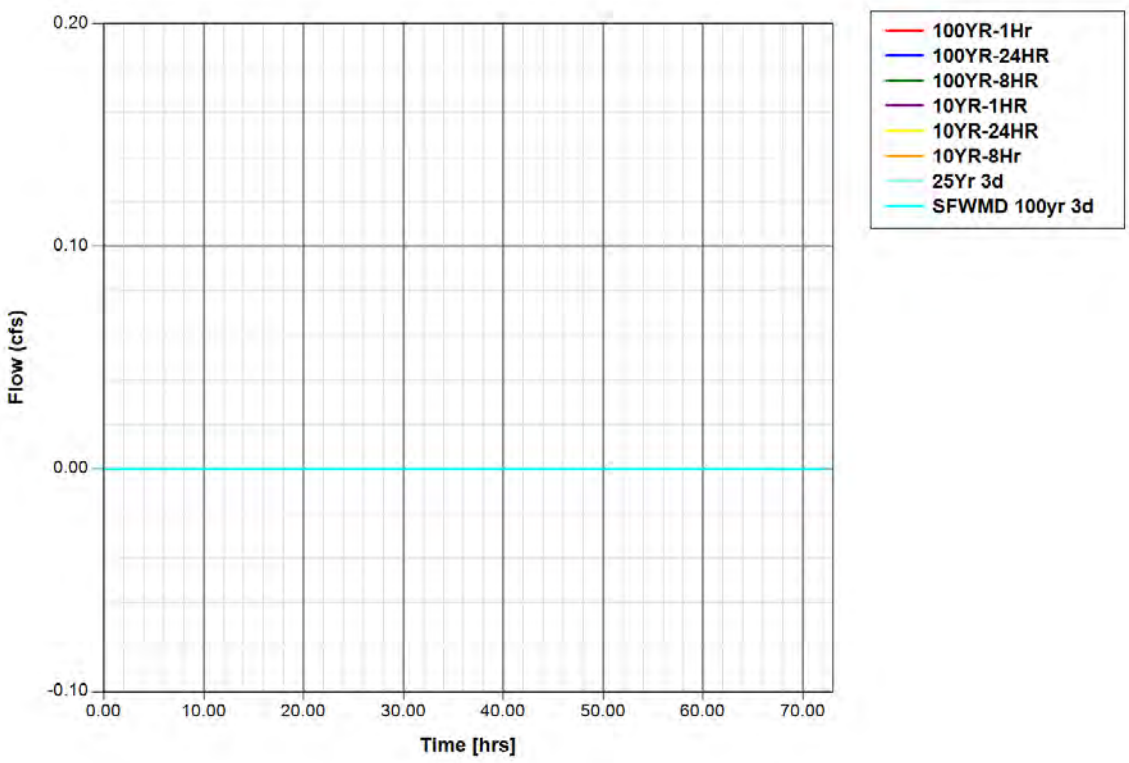


Weir Link: B1-OFFSITE

Scenario:	Icpr3	**Bottom Clip**	
From Node:	B1	Default:	0.00 ft
To Node:	OFFSITE	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Horizontal	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	6.90 ft	**Discharge Coefficients**	
Control Elevation:	6.90 ft	Weir Default:	3.200
Max Depth:	0.50 ft	Weir Table:	
Max Width:	20.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment: This Link Weir represents the lowest point at ptoperty line to evaluate if stormwater discharges to offsite.

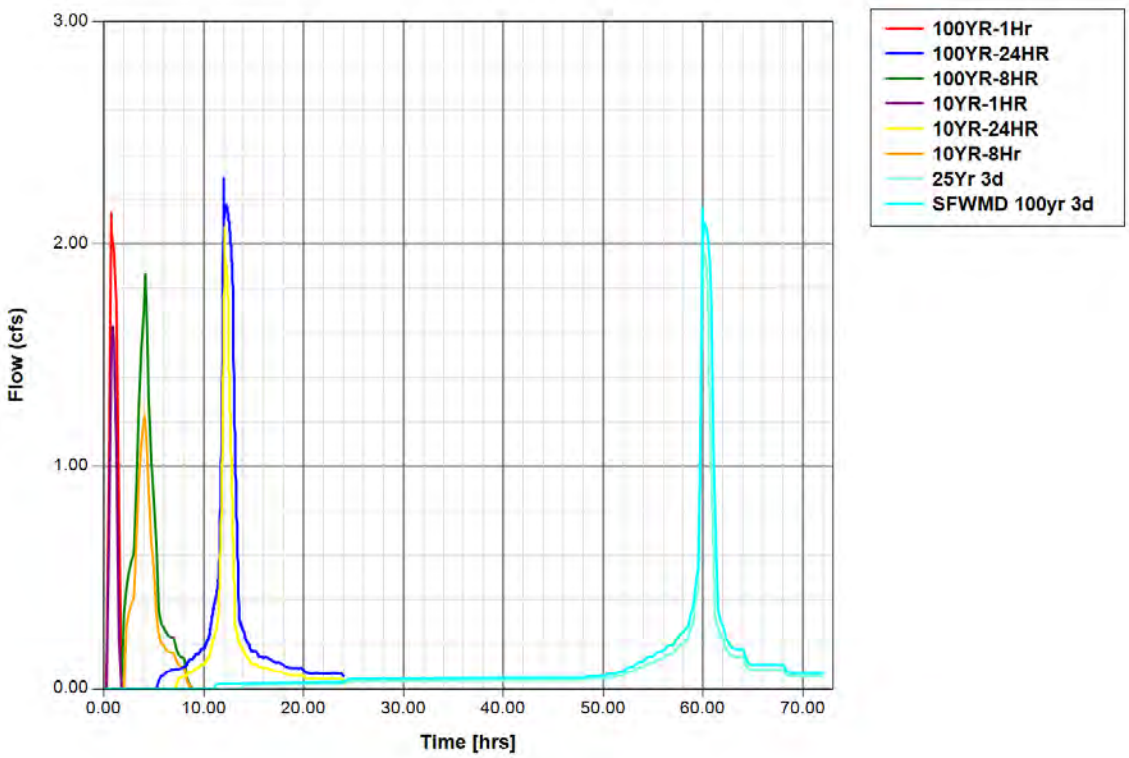
Link Flow: B1-OFFSITE [Icpr3]



Pipe Link: B1_DW1		Upstream		Downstream	
Scenario:	Icpr3	Invert:	4.56 ft	Invert:	4.56 ft
From Node:	B1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	DW1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	90.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0130	Manning's N:	0.0130
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0130	Manning's N:	0.0130

Comment:

Link Flow: B1_DW1 [Icpr3]



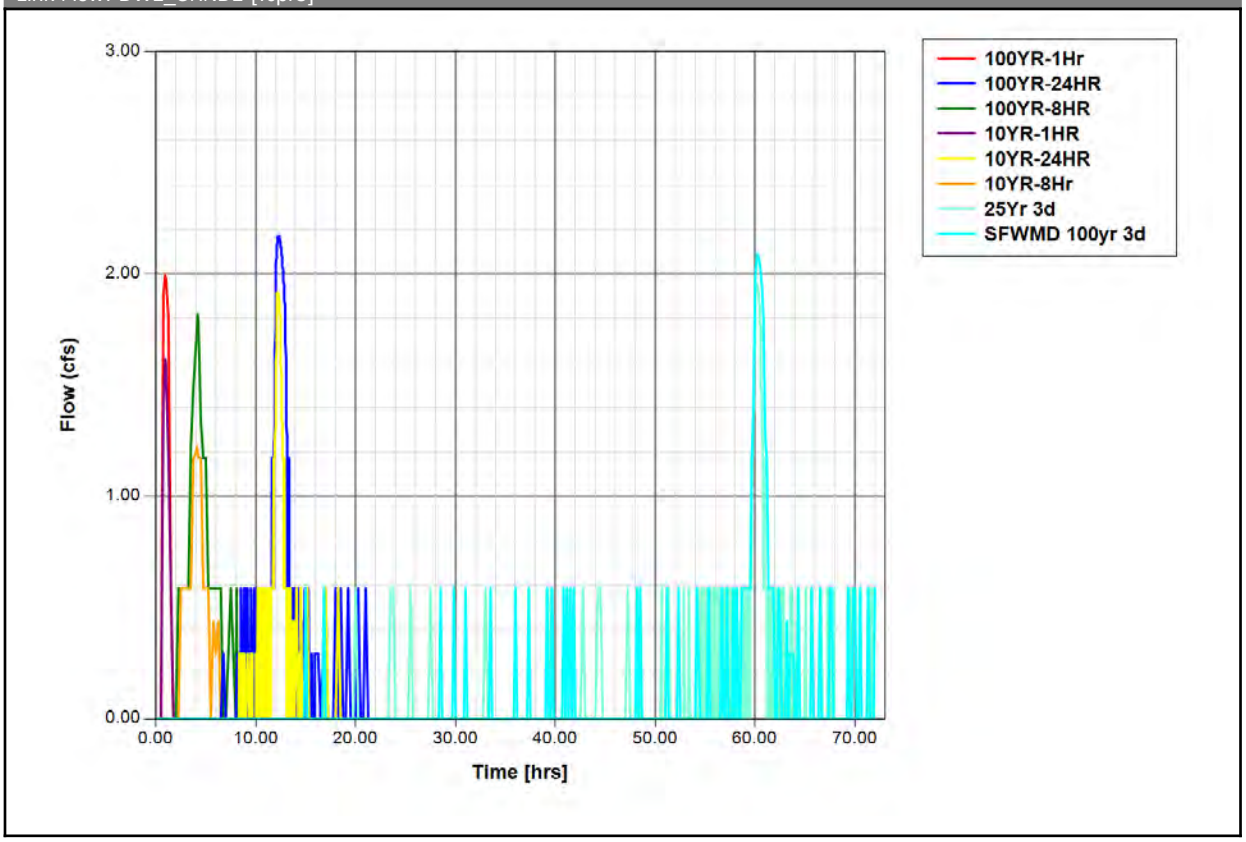
Rating Curve Link: DW1_GRND1

Scenario:	Icpr3
From Node:	DW1
To Node:	GRND1
Link Count:	1
Flow Direction:	Positive

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
1 Well	4.25	DW1	4.25	DW1

Elevation On is the highest of W.T. or Well Rim elevation
Oct. W.T. = 1.0 NAVD
Well Rim Elevation = 4.25 NAVD
Elevation On = 4.25 NAVD
Elevation Off = 4.25 NAVD

Link Flow: DW1_GRND1 [Icpr3]



Simulation: 100YR-1Hr

Scenario: Icpr3
Run Date/Time: 2/12/2024 1:39:28 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icpr3

Unit Hydrograph Folder: Icpr3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 5.00 in
Storm Duration: 1.0000 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	113 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-24HR

Scenario:	Icpr3
Run Date/Time:	2/12/2024 1:39:29 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000

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Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icpr3

Unit Hydrograph Folder: Icpr3

Lookup Tables

Boundary Stage Set: 24 Hr
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 12.20 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Comment: 24HR Variable W: Variable groundwater during a 24HR storm event.

Simulation: 100YR-8HR

Scenario: Icpr3
Run Date/Time: 2/12/2024 1:39:47 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

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	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	9.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icpr3

Unit Hydrograph Folder: Icpr3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR

IA Recovery Time: 24.0000 hr

Max Iterations:	6
Over-Relax Weight Fact:	0.5 dec
dZ Tolerance:	0.0010 ft
Max dZ:	1.0000 ft
Link Optimizer Tol:	0.0001 ft
Edge Length Option:	Automatic

Smp/Man Basin Rain Opt:	Global
Rainfall Name:	~FDOT-8
Rainfall Amount:	9.60 in
Storm Duration:	8.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	113 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-1HR

Scenario:	Icpr3
Run Date/Time:	2/12/2024 1:39:51 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icpr3

Unit Hydrograph Folder: Icpr3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 3.80 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 10YR-24HR

Scenario: Icpr3
Run Date/Time: 2/12/2024 1:39:52 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.3300

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3

Unit Hydrograph ICPR3

Lookup Tables

Boundary Stage Set: 24 Hr
Extern Hydrograph Set:
Curve Number Set:

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950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

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Folder:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	Scsii-24
		Rainfall Amount:	8.20 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	113 ft2
		Energy Switch (1D):	Energy

Comment: 24HR Variable W: Variable groundwater during a 24HR storm event.

Simulation: 10YR-8Hr

Scenario: Icpr3
Run Date/Time: 2/12/2024 1:40:11 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	9.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icpr3

Unit Hydrograph Folder: Icpr3

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 6.80 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft

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URBN# C010

Min Node Srf Area (1D):	113 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 25Yr 3d

Scenario:	Icpr3
Run Date/Time:	2/12/2024 1:40:16 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	5.0000
0	0	0	56.0000	1.0000
0	0	0	64.0000	5.0000
0	0	0	72.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	5.0000
0	0	0	56.0000	1.0000
0	0	0	64.0000	5.0000
0	0	0	72.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:	ICPR3
Unit Hydrograph Folder:	ICPR3

Lookup Tables

Boundary Stage Set:	72 Hr
Extern Hydrograph Set:	
Curve Number Set:	
Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	

Tolerances & Options

Time Marching:	SAOR
Max Iterations:	6
Over-Relax Weight Fact:	0.5 dec
dZ Tolerance:	0.0010 ft
Max dZ:	1.0000 ft
Link Optimizer Tol:	0.0001 ft
Edge Length Option:	Automatic

IA Recovery Time:	24.0000 hr
Smp/Man Basin Rain Opt:	Global
Rainfall Name:	Sfwmd72
Rainfall Amount:	13.50 in
Storm Duration:	72.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	113 ft2
Energy Switch (1D):	Energy

Comment: 72HR Variable W: Variable groundwater during a 72HR storm event.

Simulation: SFWMD 100yr 3d

Scenario:	Icpr3
Run Date/Time:	2/12/2024 1:41:04 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	2.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	10.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3

Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set: 72 Hr
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: Sfwmd72
Rainfall Amount: 16.80 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 113 ft2
Energy Switch (1D): Energy

Appendix D

June 1, 2023

Conkreta Group
2980 NE 207 Street, Suite 409
Aventura, FL 33180

Attention: Mr. Ionathan Brief, CEO
Email: ibk@conkretagroup.com
Phone: (305) 503-7899

Re: Report of Geotechnical Engineering Services
14-Story Building
950 Federal Hwy.
Hollywood, FL 33020
PACIFICA Project No.: 320-23214

Dear Mr. Brief:

Pacifica Engineering Services, LLC. (PACIFICA) has completed a geotechnical engineering study for the above-referenced project. The scope of geotechnical services was completed in general accordance with PACIFICA Proposal No. 610-12013657 dated May 4, 2023. Authorization to proceed was given via signature of the proposal on May 4, 2023.

PACIFICA appreciates the opportunity to provide geotechnical engineering services on this project and looks forward to an opportunity to participate in construction-related aspects of the development. If you have any questions or should additional information, be required, please do not hesitate to contact our office at (561) 419-8460.

Sincerely,

Pacifica Engineering Services
Florida Certification of Authorization License No. 32328

Maximo Peralta Alvarez, P.E.
Senior Geotechnical Engineer
FL License No. 84213

Wesley C. Foster, P.E.
Principal Engineer
FL License No. 83239

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Sheet 2:	Boring Location Plan – Aerial
	Boring Location Plan – Site
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	Percolation Test Results
	Moment vs. Depth Graphs from Lateral Pile Analyses

1.0 GENERAL PROJECT INFORMATION

The project is located at 950 Federal highway, Hollywood, Florida. It is understood that plans for this project include the design and construction of a fourteen-story building. A site vicinity map which shows the general location of the project site is located on Sheet 1 of the Appendix.

Structural loading was not provided at the time of this report; therefore PACIFICA has assumed maximum columns and wall loads of 2,500 kips and 4 kips/linear foot, respectively. Similarly, site grading information was not provided, therefore PACIFICA has assumed existing site grades will be within 2 feet of final site grades.

If any of the information in this report is incorrect or has changed, please notify PACIFICA so that we may check the recommendations presented in this report. PACIFICA will not be held responsible if not given the opportunity to check the recommendations once final designs have been complete.

2.0 GEOTECHNICAL EXPLORATION

2.1 Geotechnical Boring

Four (4) Standard Penetration Test (SPT) geotechnical borings were performed to assess the subsurface conditions. The borings were advanced to a depth of 80 feet with respect to the site grades at the time of the geotechnical exploration. A boring location plan can be found on Sheet 2 of the Appendix.

The SPT borings were performed using a CME-55 truck mounted geotechnical drilling rig equipped with an automatic hammer utilizing mud rotary drilling techniques. The SPT samples were collected continuously in the upper 10 feet and at 5-foot intervals thereafter until final boring depth was reached.

After the samples were collected in the split barrel sampler they were bagged, labeled and transported back to the laboratory for description and limited testing. After the geotechnical borings were completed, they were backfilled using access auger cuttings and the ground surface was generally leveled.

2.2 Subsurface & Groundwater Conditions

The individual boring log included in the Appendix shows the various soil types and stratifications. The transition between soil strata may be gradual and not as definitive as it appears on the boring log. If the contractor cannot determine the soil strata during construction the geotechnical engineer should be consulted.

Groundwater was encountered at depths of 6.0 to 7.0 feet at the time of the geotechnical exploration. The groundwater table may vary due to high/low tide fluctuations, rainfall, runoff, droughts or the infiltration rate of the soil and therefore the contractor should verify the groundwater table prior to construction.

2.3 Percolation Tests

One percolation test was performed at boring location B-4 to a depth of 10 feet below grade at the time of the geotechnical exploration. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. The boreholes were advanced using a 3-inch diameter casing. A 2-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes in order to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded. The results of the percolation tests are included in the Appendix section of this report. Table 1 below shows the condensed results, the full results located in the Appendix should be used when the exfiltration trenches are being designed. It should be noted that the designer should apply an appropriate factor of safety to the reported values.

TABLE 1: PERCOLATION TEST RESULTS

Boring ID	Date	Depth of Test (ft)	Depth of Groundwater Prior to Test (ft)	Average Flow Rate (GPM)	K, Hydraulic Conductivity (CFS/ft²-ft)
B-4	05-16-2023	10	6.0	4.0	4.0E-04

3.0 GEOTECHNICAL CLASSIFICATION

The soil samples taken from the geotechnical boring were taken back to the laboratory and visually reviewed by a geotechnical engineer. The soil samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487.

4.0 FOUNDATION RECOMMENDATIONS

4.1 Geotechnical Discussion

Based on the assumed relatively high structural loads in Section 1 of this report, proximity to adjacent buildings, and the results of the geotechnical exploration, the proposed structures could be supported on augercast piles. PACIFICA should be given an opportunity to review the final foundation design and construction sequences.

PACIFICA understands that miscellaneous lightly loaded structures may be required on this project. The details and locations of these structures are unknown at the time of this report. PACIFICA can provide structure and location specific recommendations if requested and provided the details and locations. For the purposes of this report, general recommendations for these lightly loaded structures are detailed in Section 4.4 and consist of shallow foundations.

4.3 Augercast Pile Recommendations

Augercast piles may be used to support the proposed structures. Augercast piles are known for their ease of construction when considering deep foundation systems. Additionally, augercast piles can be installed with minimal noise and vibration to the surrounding area and nearby foundation systems. The capacity of these foundations systems is reliant on the side (skin) friction that is developed along the grouted lateral area of the pile and soil strata.

The piles should be extended into the lower sand stratum. The estimated top depth of the lower sand stratum is about 50 feet below grade and is based on the geotechnical field exploration. The Augercast Pile contractor, with the assistance of a PACIFICA pile inspector should verify the depth of the competent lower sand stratum during the installation of the test piles.

Tables 2 and 3 were generated based on the geotechnical exploration and the provided loads referenced in Section 1 of this report. The following table lists allowable pile capacities for varying pile diameters and pile lengths. Once final foundations systems have been determined, PACIFICA should be notified to revise and/or amend the recommendations in this report in conjunction with the project Structural Engineer.

TABLE 2: AUGERCAST PILE ALLOWABLE AXIAL CAPACITIES

Diameter (in.)	Estimated Pile Length (ft.)	Allowable Pile Capacities (tons)		Vertical Spring Constant (kip/in.)	Min. Grout Strength (psi)
		Compression	Tension		
18	75	290	145	580	8,000
24	75	380	190	760	8,000

Notes:
1. Estimated Pile Lengths are based on site grades at the time of the geotechnical exploration and the anticipated depth of the lower sand stratum. Once structural plans are finalized PACIFICA should be retained to provide structure specific estimated pile lengths.
2. Estimated Pile Lengths should be met.
3. PACIFICA assumes that the structural design of the augercast piles will include appropriate reinforcing to resist compression, uplift and/or lateral forces as noted herein and should be designed by the structural engineer.
4. These capacities are based on the above referenced grout strength. The Structural Engineer should determine the minimum compressive strength for the grout in accordance with applicable standards.
5. Load tests will be required for each pile diameter used for the support of the proposed buildings. Load test requirements are detailed in subsection 6.1.4.

TABLE 3: AUGERCAST PILE ALLOWABLE LATERAL CAPACITIES

Diameter (in)	Allowable Lateral Pile Capacity for 0.375-inch Lateral Movement (tons)	Allowable Lateral Pile Capacity for 0.25-inch Lateral Movement (tons)
18	9.5	7.5
24	17	14

Notes:
1. Lateral pile capacities were calculated using the L-Pile computer program.

2. A fixed head condition was used to model the piles.
3. For 18-inch diameter piles: six (6) #6 steel reinforcement bars were evenly spaced circularly with 3 inches of cover.
4. For 24-inch diameter piles: six (6) #8 steel reinforcement bars were evenly spaced circularly with 3 inches of cover.
5. 60 kips per square inch (ksi) steel was used in the analyses.
6. These analyses were performed assuming a combined axial and lateral load condition.
7. These analyses assume that the recommended center to center spacing is three pile diameters.

Maximum moment versus depth graphs is provided in the Appendix Section of this report. The graphs were generated using the L-Pile computer program with the assumptions outlined in the noted of Table 3.

Settlement of the above augercast pile systems is anticipated to be on the order of one inch, with differential settlement between adjacent piles on the order of ½ inches. Settlement of the augercast pile systems is governed by the loads listed in Section 1 of this report, the allowable axial loads given in this section, and the results of the geotechnical exploration.

Augercast piles should be spaced at least three pile diameters, center to center, away from one another to reduce group effects. PACIFICA understands that a spile spacings of 2.5D are being considered. If pile spacings of 2.5D are used, then a reduction factor of 0.67 shall be used for the provided pile capacities. Full length steel reinforcement is required to provide some assurance that the augercast piles have been constructed with a continuous cross section. The full-length reinforcement should be installed immediately after grouting in the center of the augercast pile using centralizers, also known as spacers, located at intervals approved by the Geotechnical and Structural Engineer. The reinforcement should be designed by the Project Structural Engineer to resist uplift, lateral and compressive forces.

The 28-day compressive strength of the grout used in the augercast piles should be determined by the Structural Engineer.

4.4 Shallow Foundations for Miscellaneous Structures

Shallow foundations with an allowable bearing pressure of 3,000 pounds per square foot and placed at a minimum of 18 inches below finished floor elevation may be used to support one- to two-story miscellaneous structures with maximum loads less than 120 kips. Prior to placement of the shallow foundations, properly compacted existing granular soils or structural fill soils should be placed within the footprint of each shallow foundation. Recommendations in the following section should be followed. As a minimum, the foundation size should follow the Florida Building Code.

In order to prevent against punching shear failure, each individual shallow foundation should have a minimum width of 3 feet. Designers should use a friction factor of 0.55 for base shearing resistance and values calculated from this shearing resistance should be considered ultimate. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 180 pounds per square foot per foot of depth, for granular materials. Additional soil values the designer may require for uplift design are the unit weight and submerged unit weight of the soil, 120 pcf and 58 pcf, respectively.

Settlement estimates were determined based on an assumed maximum column load of 120 kips for miscellaneous structures and the allowable bearing capacity detailed in the beginning of this

section. Please contact PACIFICA if the assumed loads are inaccurate. PACIFICA is not responsible nor will be held liable if the assumed loads in this report are inaccurate. Settlement estimates were determined from empirical relationships and based on experience with similar projects. Based on the geotechnical exploration, the required compaction recommendations in this report and the items listed in this section, an estimated settlement of 1 inch or less was calculated. Differential settlement between adjacent shallow foundations may be approximately ½ the total estimated settlement. Due to the elastic characteristics of granular soils the settlement should be observed as soon as the live loads are applied. These settlements are usually considered to be tolerable for lightly loaded structures. However, if more stringent settlements are required then PACIFICA should be contacted to revise the recommendations given in this report.

4.2 Ground Floor Slab Recommendations

Ground floor slabs can bear directly on top of compacted structural fill material that is compacted based on requirements in Section 5.0. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design. The underside of the ground floor slab should be lined with a vapor barrier at least 6 mil thick. A friction factor of 0.21 (ultimate) can be used for the soil to vapor barrier interface.

5.0 SITE PREPARATION RECOMMENDATIONS

5.1 General Site Preparation

The results of the field investigation and experience from similar projects have yielded the following recommendations detailed in steps. These steps should be carried out by an experienced contractor adhering to current standards. It should be noted that these steps should be performed with care to not damage any adjacent structures or any underground utilities.

1) Prior to construction activities on-site underground utilities should be identified and marked in the field. If any of the existing utility lines are in conflict with the proposed construction, then plans should be made to relocate these lines. If the utilities discovered are abandoned or out of service, they should be removed.
2) Topsoil, asphalt, concrete, unsuitable material or any other debris should be stripped to expose in-situ soils. If any old foundations from previous structures are encountered, then they should be removed in their entirety. If deep foundations are encountered the geotechnical engineer should be retained to assess the impact on the proposed structures and to make recommendations on mitigation.
3) The exposed on-site soils in the building(s) footprint should be properly compacted per the recommendations in the following section. The compaction should extend 5 feet beyond the perimeter of the building.
4) The contractor should prepare for heavy excavation activities as limerock and limestone was encountered at relatively shallow depths. If limestone is encountered, it may require special tools/buckets in order to break the material up.
5) Any unsuitable material or debris encountered should be removed and replaced with structural fill.
6) Any fill needed to bring up the site to the proper elevation, including any reference to structural fill in this report, should adhere to the recommendations given the section entitled Structural Fill Soils.
7) A representative of the geotechnical engineer should be present and properly document these activities.

8) Any other geotechnical related questions should be directed to the geotechnical engineer of record.

The contractor should adhere and be aware of all OSHA and any regulatory standards during construction activities. The contractor is responsible and held solely liable if these standards are not upheld.

5.2 Dewatering Recommendations

Dewatering may be required on this site if deeper excavations are warranted. Groundwater may be pumped out using pumps or other processes to at least 2 feet below and compaction activities. Well point systems may be used if deeper excavations are required for proper and safe construction. A specialty contractor should design these systems and adhere to any regulatory standards.

5.3 Compaction Recommendations

Once initial site clearing has been performed the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building. Care should be taken when compacting adjacent to existing structures. A self-propelled vibratory roller no less than 40,000 pounds should be used to compact the exposed in-situ soils. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.4 Compaction Recommendations for Areas Close to the Existing Structures

Once initial site clearing has been performed, the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building. Care should be taken when compacting adjacent to existing structures. The in-situ soils should be compacted using a self-propelled vibratory roller, in static mode, no less than 40,000 pounds. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.5 Structural Fill Soils

Structural fill soils should be inorganic and consist of granular material containing less than 12 percent passing the U.S. Standard No. 200 mesh sieve, a maximum particle size of 3 inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM, or SW-SM. The structural fill material may be composed of either clean sands and/or limerock. The use of “Cyclone Sand” is not permitted.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer and be in accordance with the appropriate ASTM standards. The representative of the geotechnical engineer should be present and agree with the placement and compaction of all structural fill materials.

Loose lifts not exceeding 12 inches should be performed on all structural fill materials. The lifts should be compacted to 95% of the Modified Proctor (ASTM D1557). If a small vibratory plate or roller is used, then loose lifts should not exceed 8 inches.

5.6 Shallow Foundation Construction

Based on the results of the geotechnical exploration, the following recommendations apply to the soils beneath the building(s) foundations. In-situ or imported structural fill soils at the base of the footing excavations should be compacted to at least 95% of the Modified Proctor (ASTM D1557). If any locations of in-situ or imported structural fill soils overly deflect under the weight of the compactor/roller, then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials.

6.0 CONSTRUCTION RECOMMENDATIONS

6.1 Augercast Pile Construction Recommendations

The following sections detail construction considerations and recommendations for the installation, construction and testing of the augercast pile foundation systems. PACIFICA recommends that a representative of the geotechnical engineering be retained to monitor and report the installation, construction, and testing of the augercast pile foundations systems.

6.1.1 Construction Verification Recommendations

Augercast Pile placement with respect to the construction drawings should be verified prior to the commencement of drilling. A placement tolerance of 3 inches is recommended. Plumbness should be limited to 2%, with respect to the vertical or design batter. The contractor should demonstrate their ability to check for plumbness and depth.

6.1.2 Drilling and Grouting Recommendations

Augercast piles are to be constructed by a contractor with 10 years of experience and can demonstrate they have installed augercast piles within the project vicinity. Piles are to be terminated at the planned tip depth or termination criteria by rotating hollow-stem continuous flight augers through the bearing stratum. Positive pressure during grouting is required before the auger can be slowly drawn up from the hole. Fluid and/or slurry return at the top of the hole is a good indication that positive pressure is being achieved. If the grout pressure suddenly drops the auger should be reinserted five feet below the level where the grout pressure dropped. Once positive pressure is achieved again the auger can continue being extracted from the hole.

Grout volumes upwards of 1.5 times the theoretical pile volume are not uncommon. If grout volumes less than 1.15, or greater than 1.5 are recorded, the Geotechnical Engineer should be contacted, and the installation of all augercast piles shall be stopped.

Ground subsidence may be observed if the grout expands laterally due to the soft soil strata and/or the weight of the grout column cause the grout to expand laterally. This is not uncommon and should be monitored and recorded. Ground subsidence of 6 inches within the first two hours of the commencement of grout placement can be typical and the contractor should pour fresh grout to achieve the required pile cut off elevation. If excess ground subsidence is observed within the first few hours or any time period thereafter, the Geotechnical Engineer should be contacted, and no further piles should be constructed.

Adjacent piles within six (6) pile diameters should not be installed on the same day or 24-hour period. The grout should be allowed to fully set so that the existing pile is not compromised by the installation of the new pile.

6.1.3 Augercast Pile Monitoring

Successful augercast piles are highly dependent on adequate installation, contractor expertise and successful monitoring. PACIFICA should be made available to review the pile installation plan and working drawings prior to the start of the augercast pile construction. Additionally, full-time observations are required for the entirety of the augercast pile installation and production. This full-time monitoring program will provide a level of assurance that the augercast piles were installed per the recommendations in this geotechnical report. Proper grout pump calibration is required prior to production pile installation. At least one set of six, two-inch cubes or three-inch diameter by six-inch high grout cylinders should be made for each 50 cubic yards of grout pumped.

6.1.4 Test Pile Program

PACIFICA recommends that at least one static compression load test and one static tensile load test be conducted for each pile diameter used on this project. Additionally, PACIFICA recommends one lateral load test for each pile diameter that is used for lateral resistance. The location of the test piles should be positioned at non-production locations. Full scale static compression tests should be performed pursuant to ASTM D1143. Static tensile load tests should be performed pursuant to ASTM D3689. Lateral Load Tests should be performed pursuant to ASTM D3966. All tests should be performed pursuant to the requirements of the aforementioned ASTM references and the Florida Building Code under the direct supervision of a Geotechnical Engineer from PACIFICA. The reaction piles that are required for the load tests may be positioned at production pile locations.

It is recommended that the load test piles be fully instrumented with strain gauges. Based on the geotechnical exploration, a pair of strain gauges attached to the reinforcing cage at the depths outlined in Table 4 is recommended. By utilizing the strain gauge data from the load test for each pile diameter, PACIFICA will identify the load distribution characteristics of the various subsurface materials.

TABLE 4: RECOMMENDED STRAIN GAUGE LOCATIONS

Strain Gauge Number	Pile Strain Gauge Level
1	One Foot Below Grade
2	10 Feet Depth
3	15
4	20
5	30
6	40
7	45

8	50
9	60
10	70
13	One Foot Above Pile Tip

Notes:
1. The depths/levels for the strain gauges are based on the grades at the time of the geotechnical investigation and the assumption that the cut off elevation will be at grade.

Once final pile elevations and lengths are determined PACIFICA should be retained to modify/edit the strain gauge locations given in the above table.

The strain gauge data will confirm the load bearing and load deformation characteristics of the subsurface strata. Therefore, it is critical that the cut off elevation of the test pile be the same as that of the production piles. Based on the results of the load tests, the geotechnical engineer will provide additional installation criteria (i.e., revised bearing pile tip elevation, production grout volumes, etc.) for the production piles, if necessary. Testing of the piles should include the standard method of loading to at least twice the allowable compressive design value.

7.0 PAVEMENT RECOMMENDATIONS

Both flexible and rigid pavement sections may be used for this project. The pavement sections require a sub-base consisting of one or multiple layers. Traffic loading has been assumed for this project and the following recommendations have been made in the following table. Once final traffic loads and estimates have been made a civil engineer should review these general pavement recommendations given in Table 5 to check the validity.

TABLE 5: GENERAL PAVEMENT SECTION RECOMMENDATIONS

Type of Pavements	Sections/Layers	Section/Layer Thickness (in)
Flexible	Florida DOT Asphalt Type S	2.0
	Crushed limerock compacted to 98% of the Modified Proctor. A minimum LBR of 100 is required.	8.0
	Stabilized sub-base fill compacted to 98% of the Modified Proctor. A minimum LBR of 40 is required.	12.0
Rigid	Florida DOT Portland Cement Concrete	6.0
	Stabilized sub-base fill compacted to 95% of the Modified Proctor. A minimum LBR of 40 is required.	12.0

Notes:
1. Sub-base fill materials should meet the requirements presented in the latest revisions of the FDOT "Specifications for Road and Bridge Construction", Section 911.

The above pavement sections and thicknesses were based on assumed values taken from similar projects. A Civil Engineer should perform a design once traffic loading and estimates are finalized. The design pavement section shall meet minimum city/county requirements.

In any areas where dumpsters or heavy equipment are to be stored for extended periods of time, it is recommended that the rigid pavement section be utilized. Periodic maintenance should be expected for the lifetime of these pavement systems.

8.0 REPORT LIMITATIONS

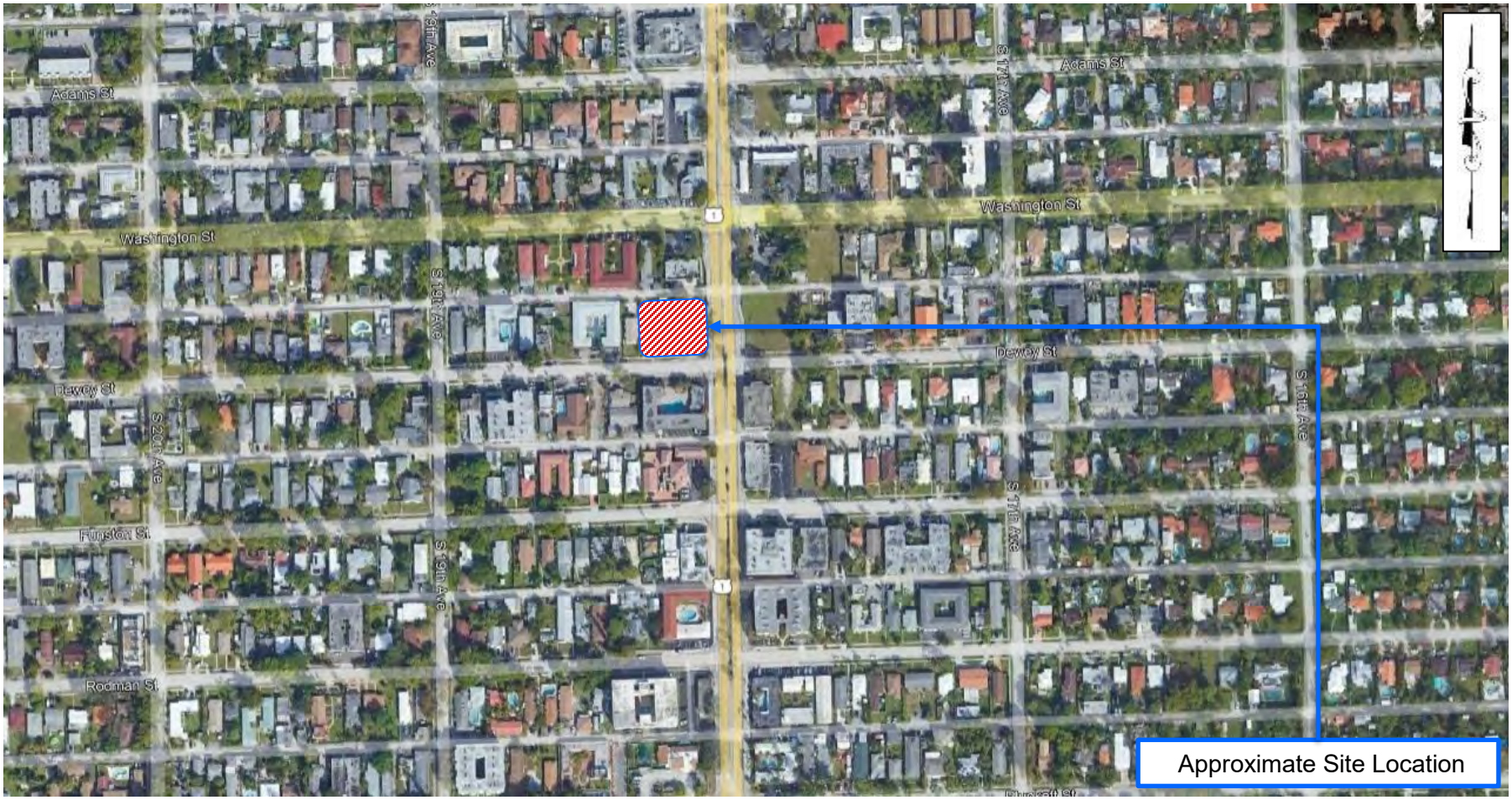
These geotechnical engineering services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. PACIFICA is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed.

After the plans and specifications are complete, PACIFICA should be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations. If PACIFICA is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report, we can accept no responsibility for the interpretation of our recommendations made in this report or for foundation performance.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structures. The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of Conkreta Group and their design consultants for the construction of the fourteen-story building located at 950 Federal Highway in Fort Lauderdale, Florida.

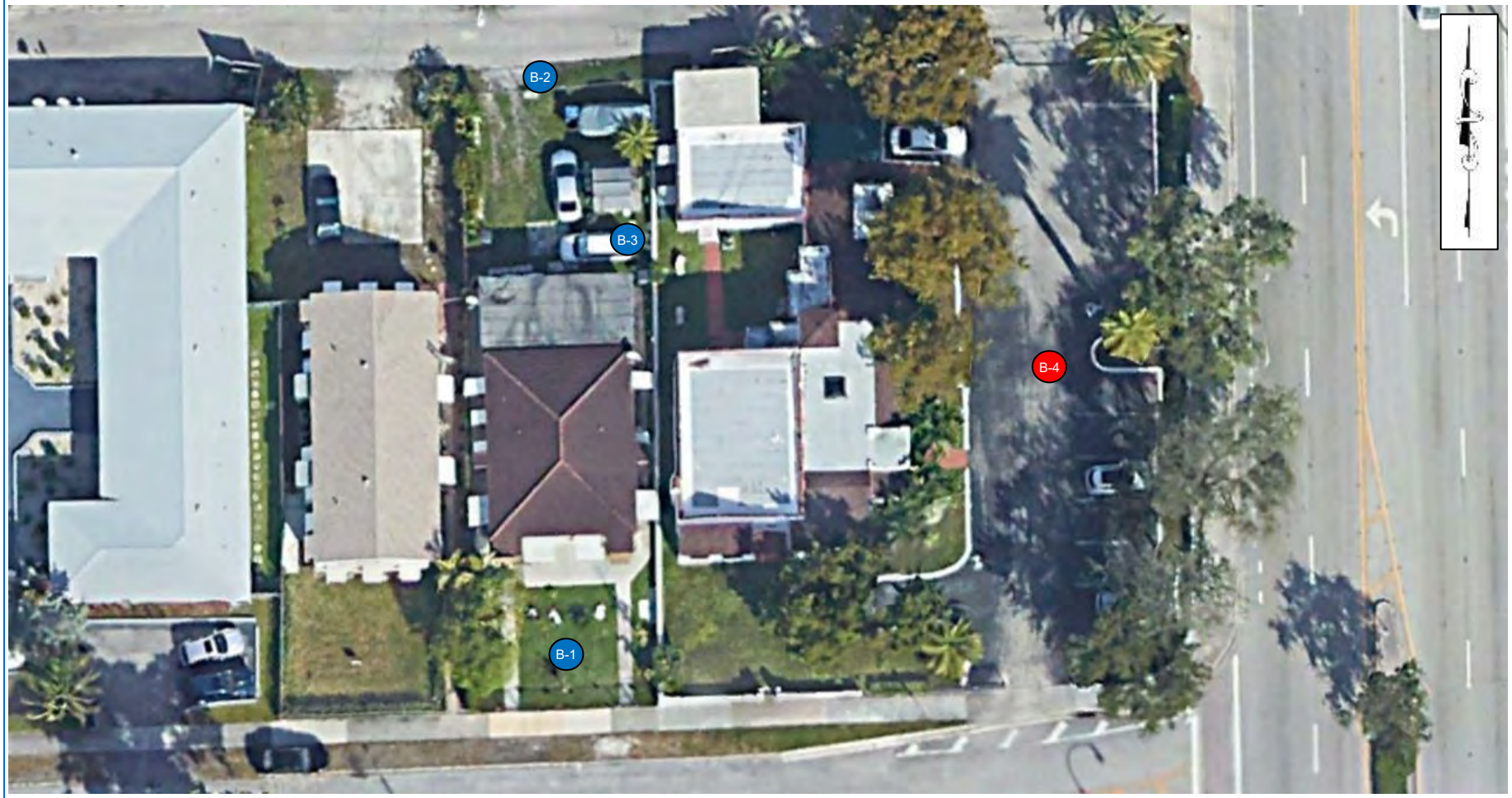
SITE VICINITY MAP



GEOTECHNICAL ENGINEERING SERVICES 14-Story Building 950 S Federal Highway, Hollywood, Florida		DATE: 5/08/2023 DRAWN: MR
SHEET NO.: 1	PACIFICA PROJ. NO: 320-23214	CHKD: MP

PACIFICA ENGINEERING SERVICES

BORING LOCATION PLAN - AERIAL



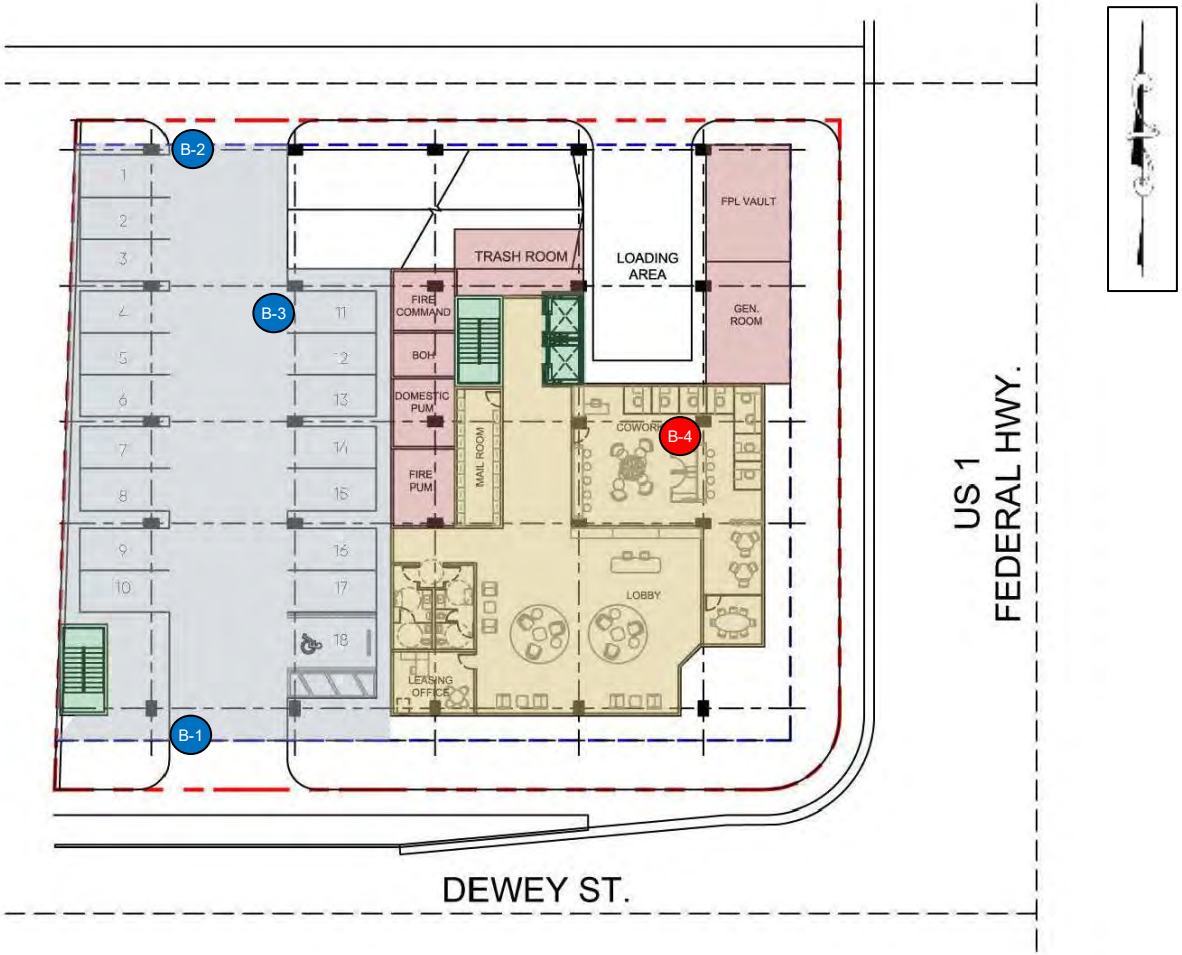
B-# Approximate SPT Boring Location

B-# Approximate SPT Boring / Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES 14-Story Building 950 S Federal Highway, Hollywood, Florida		DATE: 5/08/2023 DRAWN: MR
SHEET NO.: 2	PACIFICA PROJ. NO: 320-23214	CHKD: MP

PACIFICA ENGINEERING SERVICES

BORING LOCATION PLAN - SITE



B-# Approximate SPT Boring Location

B-# Approximate SPT Boring / Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES 14-Story Building 950 S Federal Highway, Hollywood, Florida		DATE: 5/08/2023 DRAWN: MR
SHEET NO.: 3	PACIFICA PROJ. NO: 320-23214	CHKD: MP

PACIFICA ENGINEERING SERVICES

Test Boring Log

Client	**Conkreta**	Boring No.	**B-1**
Project	14-Story Building	Date Started	5/18/2023
Boring Location	See Boring Location Plan	Date Completed	5/18/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		Gray Fine SAND	1		SP	3-2-1-1			3
	4.0		Light Brown to Light Gray Fine SAND	2		SP	4-2-4-2			6
	6.0			3			3-4-2-1			6
▼	8.0		Light Brown Sandy LIMESTONE	4			7-9-5-7			14
	10.0			5			8-11-6-9			17
	12.0									
	14.0			6			6-9-7-5			16
	16.0									
	18.0									
	20.0			7			10-13-11-9			24
	22.0		Light Gray Fine SAND with Few Limestone			SP				
	24.0			8			7-9-5-4			14
	26.0									
	28.0									
	30.0			9			9-11-8-6			19
	32.0									
	34.0		Light Gray Fine SAND	10		SP	9-6-5-3			11
	36.0									
	38.0									
	40.0			11			7-5-3-5			8
	42.0									
	44.0			12			9-6-8-7			14
	46.0									
	48.0									
	50.0		Light Gray Sandy LIMESTONE	13			21-17-14-10			31

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

PACIFICA ENGINEERING SERVICES
601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-1**
Project	14-Story Building	Date Started	5/18/2023
Boring Location	See Boring Location Plan	Date Completed	5/18/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0									
	54.0		Light Gray Sandy LIMESTONE	14			29-50/1"			50/1"
	56.0									
	58.0									
	60.0		Light Gray Fine SAND with Trace Limestone	15		SP	10-12-14-11			26
	62.0									
	64.0			16			17-10-15-12			25
	66.0									
	68.0									
	70.0		Light Gray Sandy LIMESTONE	17			21-19-13-10			32
	72.0									
	74.0			18			17-23-21-18			44
	76.0									
	78.0									
	80.0			19			15-11-12-10			23
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-2**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		Dark Gray Fine SAND with Trace Roots	1		SP	2-1-3-2			4
	4.0		Dark Gray to Brown Fine SAND	2		SP	4-2-4-3			6
	6.0			3			2-1-3-2			4
▼	8.0		Light Brown to Light Gray Sandy LIMESTONE	4			4-5-3-4			8
	10.0			5			6-9-7-6			16
	12.0									
	14.0			6			10-12-13-10			25
	16.0									
	18.0									
	20.0			7			13-17-10-9			27
	22.0									
	24.0			8			8-6-4-7			10
	26.0									
	28.0									
	30.0			9			4-3-2-4			5
	32.0									
	34.0			10			2-4-6-3			10
	36.0									
	38.0									
	40.0			11			9-10-12-8			22
	42.0									
	44.0			12			11-7-6-4			13
	46.0									
	48.0									
	50.0			13			9-4-8-6			12

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Samplier
▼ Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-2**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0		Light Brown to Light Gray Sandy LIMESTONE							
	54.0			14			7-14-19-10			33
	56.0									
	58.0									
	60.0			15			8-10-13-11			23
	62.0									
	64.0			16			9-7-10-17			17
	66.0									
	68.0									
	70.0			17			13-19-24-27			43
	72.0									
	74.0			18			28-21-23-19			44
	76.0									
	78.0									
	80.0			19			17-15-22-16			37
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-3**
Project	14-Story Building	Date Started	5/13/2023
Boring Location	See Boring Location Plan	Date Completed	5/13/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		Gray Fine SAND	1		SP	2-1-2-3			3
	4.0			2			3-4-3-2			7
	6.0		Brown to Gray Fine SAND	3		SP	4-5-2-4			7
▼	8.0		Light Brown Sandy LIMESTONE	4			6-8-10-9			18
	10.0			5			9-7-12-10			19
	12.0									
	14.0			6			2-3-2-1			5
	16.0									
	18.0									
	20.0			7			4-2-4-3			6
	22.0									
	24.0			8			2-1-2-3			3
	26.0									
	28.0									
	30.0			9			4-6-3-4			9
	32.0									
	34.0			10			17-15-10-13			25
	36.0									
	38.0									
	40.0		Light Gray Fine SAND with Few Limestone	11		SP	13-17-22-24			39
	42.0									
	44.0			12			10-11-9-7			20
	46.0									
	48.0									
	50.0		Light Gray Sandy LIMESTONE	13			7-4-8-5			12

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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◪ SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-3**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0									
	54.0			14			10-17-19-11			36
	56.0									
	58.0									
	60.0			15			12-14-10-19			24
	62.0									
	64.0			16			20-17-12-13			29
	66.0		Light Gray Sandy LIMESTONE							
	68.0									
	70.0			17			19-24-28-20			52
	72.0									
	74.0			18			11-17-15-10			32
	76.0									
	78.0									
	80.0			19			21-24-19-14			43
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-4**
Project	14-Story Building	Date Started	5/12/2023
Boring Location	See Boring Location Plan	Date Completed	5/12/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	6.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		0.5"Asphalt / Gray Fine SAND with Little Limerock Fill	1		SP	26-8-10-7			18
	4.0		Light Gray to Gray Fine SAND	2		SP	7-5-3-4			8
▼	6.0			3			4-3-4-0			7
	8.0		Light Brown Sandy LIMESTONE	4			9-7-10-2			17
	10.0			5			6-8-5-3			13
	12.0									
	14.0			6			7-6-4-7			10
	16.0									
	18.0									
	20.0			7			6-3-5-2			8
	22.0									
	24.0			8			5-4-2-4			6
	26.0									
	28.0									
	30.0			9			2-3-2-5			5
	32.0									
	34.0		Light Gray Fine SAND with Few Limestone	10		SP	3-5-7-4			12
	36.0									
	38.0									
	40.0			11			4-6-8-10			14
	42.0									
	44.0		Gray Sandy LIMESTONE	12			7-10-6-5			16
	46.0									
	48.0									
	50.0			13			10-7-9-6			16

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-4**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	6.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0		Gray Sandy LIMESTONE							
	54.0			14			6-8-5-7			13
	56.0									
	58.0									
	60.0			15			11-16-19-24			35
	62.0									
	64.0			16			19-21-14-11			35
	66.0									
	68.0									
	70.0			17			38-43-50/3"			50/3"
	72.0									
	74.0			18			10-18-13-10			31
	76.0									
	78.0									
	80.0			19			9-17-12-18			29
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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(561) 419-8460

SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Percolation Test

Client	**Conkreta**	Boring No.	**P-4**
Project	14-Story Building	Date Started	5/16/2023
Boring Location	See Boring Location Plan	Date Completed	5/16/2023
Elev. Ref.	N/A	PACIFICA Proj. No.	320-23214
Remarks			

Subsurface Profile	
Depth (ft)	**Soil Description**
0-2	0.5" Asphalt / Gray Fine SAND with Little Limerock Fill
2-6	Light Gray to Gray Fine SAND
6-10	Light Brown Sandy LIMESTONE

Percolation Results

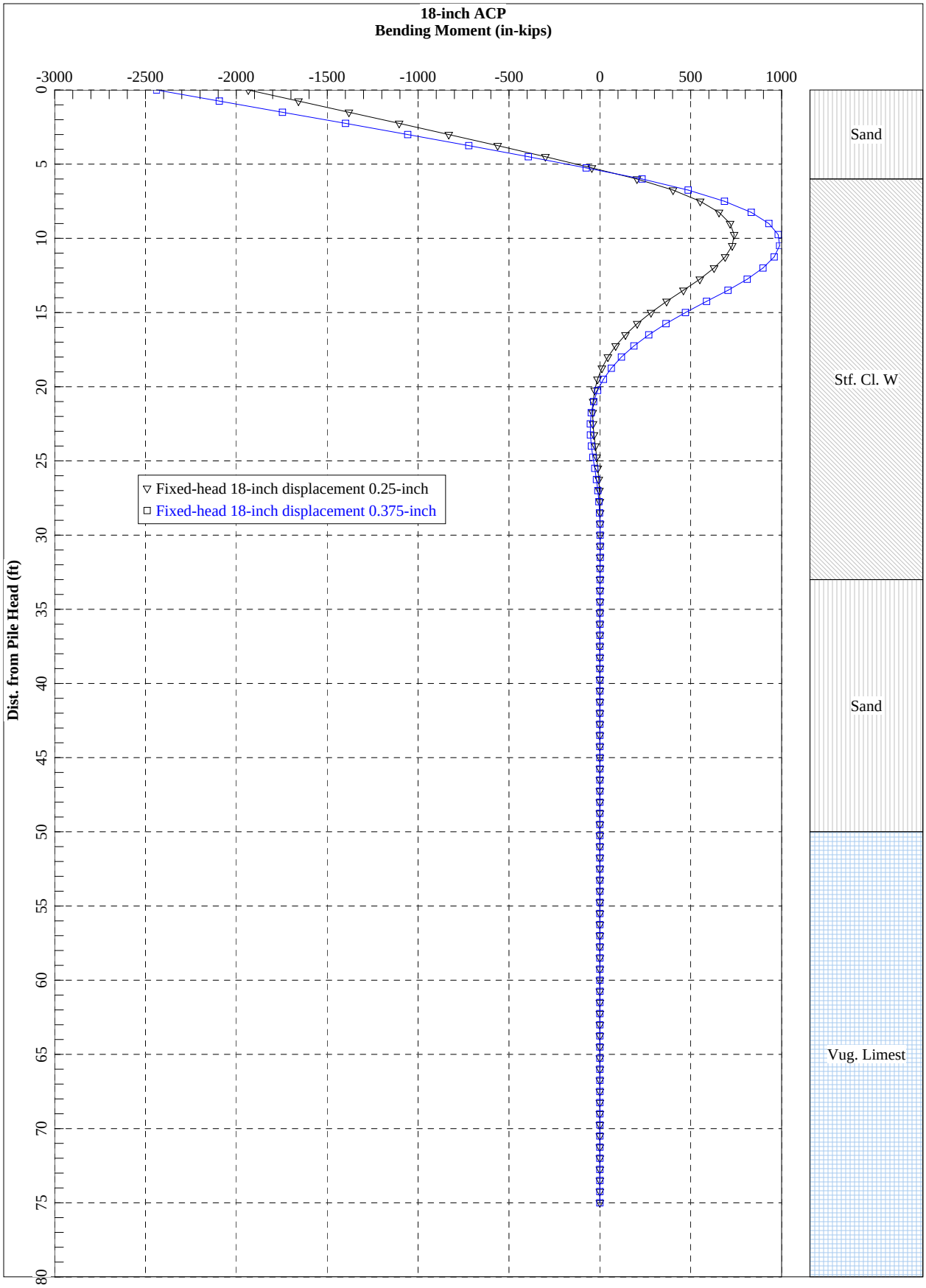
Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft^2-ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
3	2	10	6	0	6	4	4.0	4.0E-04

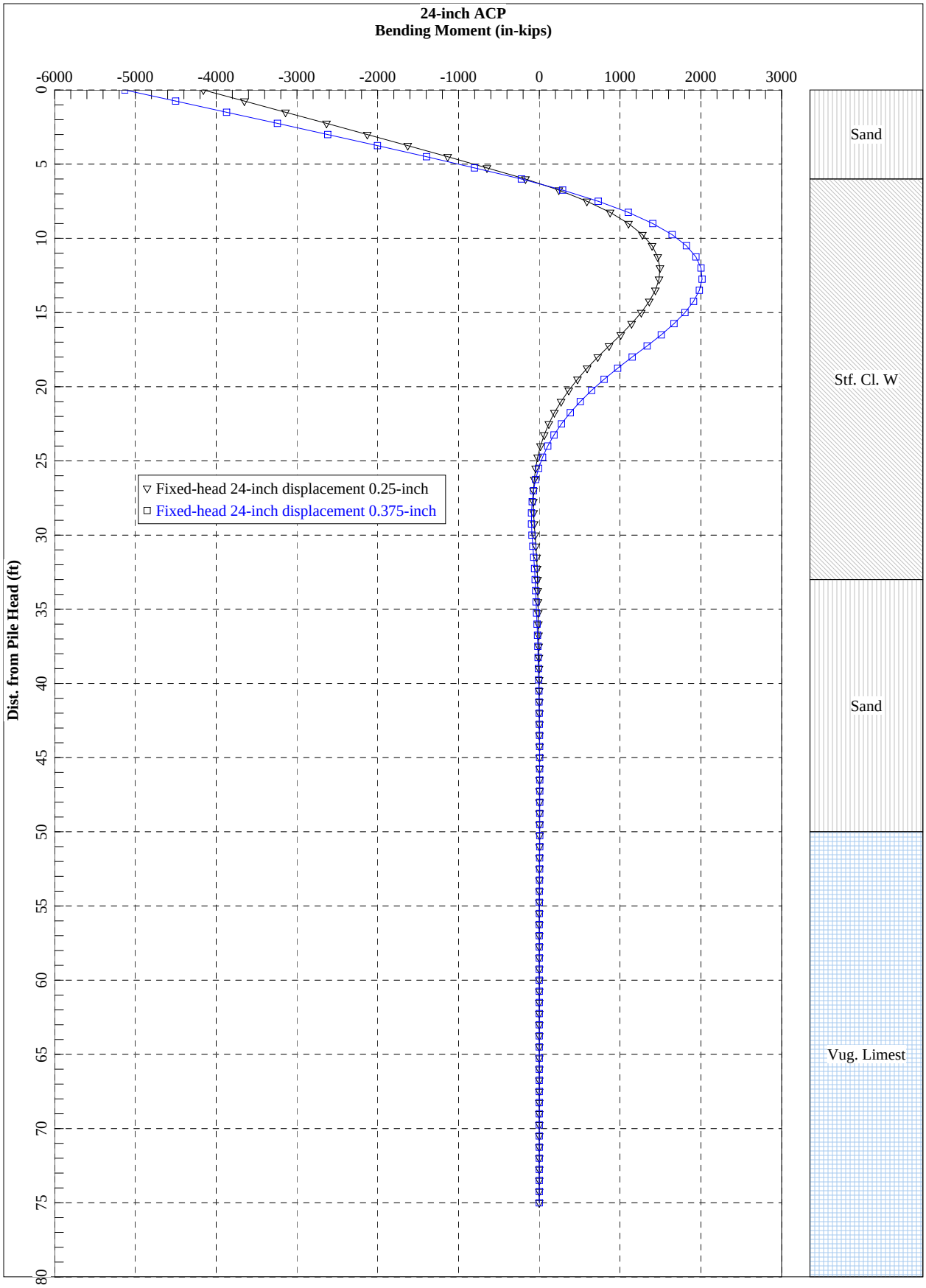
Note:

(1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".

(3) A diameter of two inches was used in the computation of the Hydraulic Conductivity value presented in the above table.


18-inch ACP
Bending Moment (in-kips)
-3000
-2500
-2000
-1500
-1000
-500
0
500
1000
Dist. from Pile Head (ft)
0
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80
Fixed-head 18-inch displacement 0.25-inch
Fixed-head 18-inch displacement 0.375-inch
Sand
Stf. Cl. W
Sand
Vug. Limest


24-inch ACP
Bending Moment (in-kips)
-6000
-5000
-4000
-3000
-2000
-1000
0
1000
2000
3000
Dist. from Pile Head (ft)
0
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80
Fixed-head 24-inch displacement 0.25-inch
Fixed-head 24-inch displacement 0.375-inch
Sand
Stf. Cl. W
Sand
Vug. Limest

Traffic Statement

The George

950 South Federal Highway
Hollywood, Florida

Richard Garcia & Associates, Inc.

August 1st , 2023

Engineer's Certification

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

PROJECT DESCRIPTION: The George - Traffic Statement

PROJECT LOCATION: 950 South Federal Highway
Hollywood, Florida

RICHARD GARCIA
LICENSE
No. 54886
STATE OF FLORIDA
PROFESSIONAL ENGINEER

8/01/2022

Florida Registration No. 54886 Date

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APPENDICES

Appendix 1: Trip Generation
Appendix 2: Trip Distribution & Driveway Trips

Executive Summary

The objective of this report is to evaluate the trip generation associated with the proposed residential project. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic) as well as the Daily condition (24-Hr Average Weekday).

The subject site is comprised of two (2) parcels located on the southwest quadrant of South Federal Highway (US 1 / SR 5) and Dewey Street in the City of Hollywood, Florida. Both of these parcels have existing offices (total of 4,933 square feet) that will be demolished and redeveloped as multifamily housing (mid-rise, 4-10 floors of living space) with 113 dwelling units. This residential project will have a parking garage while the build-out year is slated for 2025.

Moreover, the subject project will provide a driveway on Dewey Street and two (2) other driveways on the adjacent alley. The east driveway on the alley is for service only while the west driveway provides vehicular access to the ground parking and parking garage.

The trip generation analysis was performed consistent with the methodology described in the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition* while the trip generation characteristics were obtained from *ITE's Trip Generation Manual, 11th Edition*. This analysis was performed for a typical weekday's AM and PM peak hour as well as the Daily condition. The following land uses, as identified by the Institute of Transportation Engineers (ITE), most closely resemble the subject project. These land uses (LU) are as follows:

Existing Use: LU 712 (Small Office Bldg.) - 4,933 Square Feet

Proposed Use: LU 221: Multifamily Housing (Mid-Rise) - 113 Dwelling Units

Moreover, the trip generation analysis accounts for multimodal (mode split) and the multimodal trip adjustment percentages (i.e. transit, walking and bicycle) were obtained from published census data for the location of the subject project (US Census Bureau, Broward County census tract 919.02). As a result, the trip generation calculations yielded 24 net external trips (2 trips-in & 22 trips-out) during the AM peak hour and 26 net external trips (18 trips-in & 8 trips-out) during the PM peak hour. The analysis for the Daily condition (24-Hr Average Weekday) resulted in 342 net trips.

In conclusion, the proposed residential project will generate 24 net external trips during the AM peak hour and 26 net external trips during the PM peak hour. These net trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.

Introduction

The purpose of this report is to evaluate the trip generation associated with the proposed residential project. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic) as well as the Daily condition (24-Hr Average Weekday).

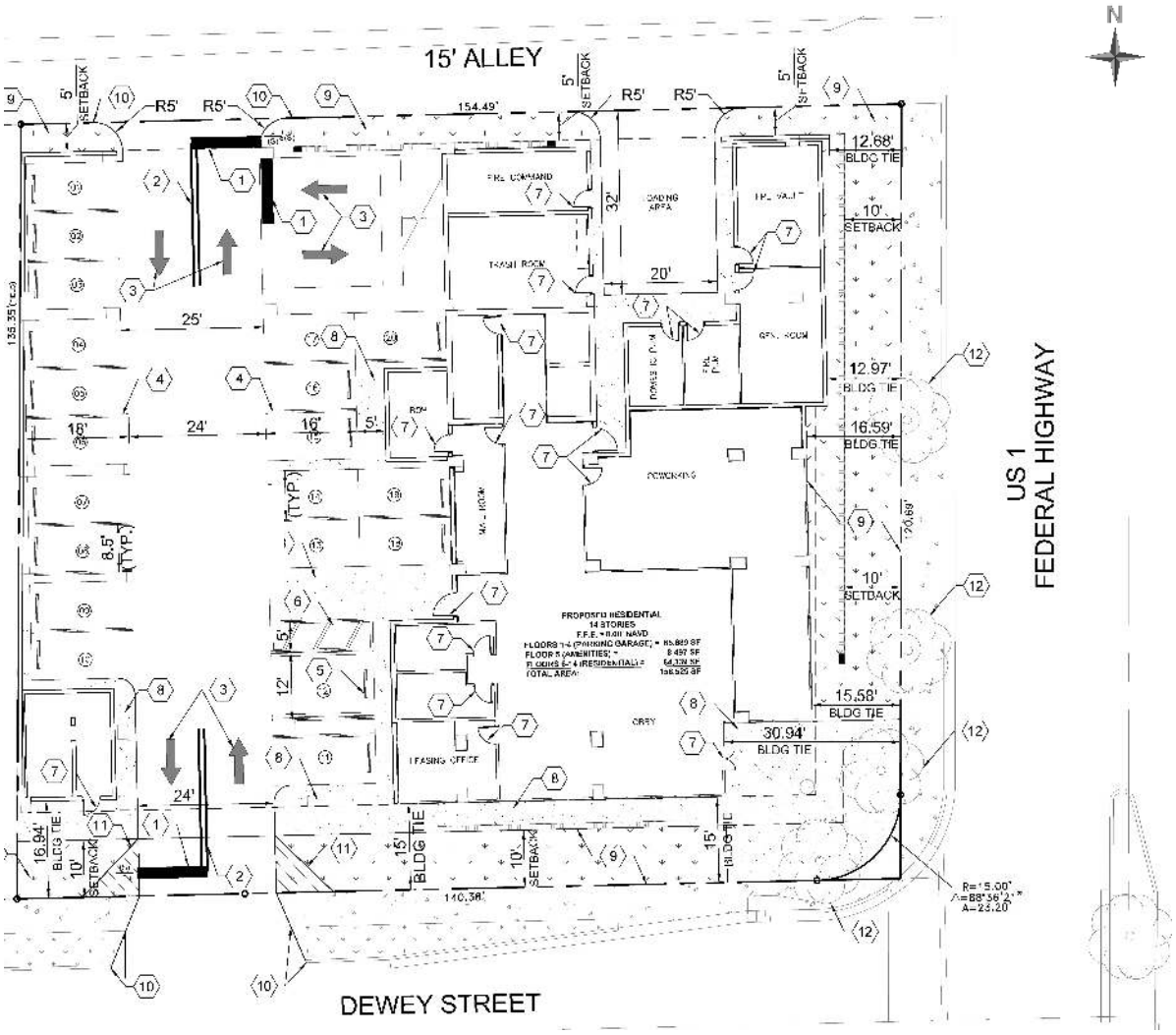
Project Location / Description

The subject site is comprised of two (2) parcels located on the southwest quadrant of South Federal Highway (US 1 / SR 5) and Dewey Street in the City of Hollywood, Florida. Both of these parcels have existing offices (total of 4,933 square feet) that will be demolished and redeveloped as multifamily housing (mid-rise, 4-10 floors of living space) with 113 dwelling units. This residential project will have a parking garage while the build-out year is slated for 2025.

Moreover, the subject project will provide a driveway on Dewey Street and two (2) other driveways on the adjacent alley. The east driveway on the alley is for service only while the west driveway provides vehicular access to the ground parking and parking garage. Figure 1 depicts the site's location map while Figure 2 is the site plan provided for illustrative purposes only.

Figure 1: Location Map

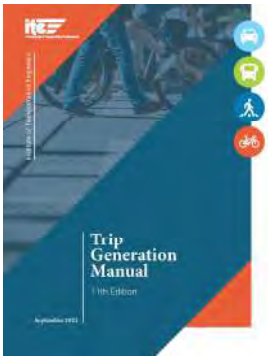
Figure 2: Site Plan



Project Traffic

This section of the report describes the analysis for estimating the trip generation associated with the subject project.

Trip Generation



The trip generation analysis was performed consistent with the methodology described in the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition* while the trip generation characteristics were obtained from *ITE's Trip Generation Manual, 11th Edition*. This analysis was performed for a typical weekday's AM and PM peak hour as well as the Daily condition. Please note, both rates and equations were evaluated when available while Equations with an R-squared less than 0.75 or outside the data cluster were not used as per ITE. The following land uses, as identified by the Institute of Transportation Engineers (ITE), most closely resemble the subject project. These land uses (LU) are as follows:

Existing Use: LU 712 (Small Office Bldg.) - 4,933 Square Feet

Proposed Use: LU 221: Multifamily Housing (Mid-Rise) - 113 Dwelling Units

Moreover, the trip generation analysis accounts for multimodal (mode split) and the multimodal trip adjustment percentages (i.e. transit, walking and bicycle) were obtained from published census data for the location of the subject project (US Census Bureau, Broward County census tract 919.02). As a result, the trip generation calculations yielded 24 net external trips (2 trips-in & 22 trips-out) during the AM peak hour and 26 net external trips (18 trips-in & 8 trips-out) during the PM peak hour. The analysis for the Daily condition (24-Hr Average Weekday) resulted in 342 net trips. The ITE rates and percentages for the AM and PM peak hour are included in Appendix 1. Tables 1 and 2 summarize the trip generation calculations and results for the AM and PM peak hour, respectively. Table 3 contains the results for the daily condition.

Table 1: Trip Generation - AM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Existing						
Small Office Building	4.933 Th.SF.	712	1.67	7	1	8
			Fitted Curve Eqn: Not Given			
Proposed						
Multifamily Housing (Mid-Rise)	113 D.U.	221	0.37	10	32	42
(Not Close to Rail Transit)		$R^2(0.91)>0.75$ →	T=0.44(X)-11.61	9	29	38
Proposed Site Gross Trips				**9**	**29**	**38**
External New Trips (Proposed Site Gross Trips - Existing Trips)				**2**	**28**	**30**
[1] Multimodal Trip Adjustments	*Transit (Public Transportation)*	14.7%	of External Trips	*0*	*4*	*4*
	Bicycle	2.3%	of External Trips	*0*	*1*	*1*
	Walking	1.9%	of External Trips	*0*	*1*	*1*
Total Multimodal Trips				*0*	*6*	*6*
Net External Trips (External New Trips - Multimodal Trips)				**2**	**22**	**24**

Notes:

Sources: *ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.*

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

[1]Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

Table 2: Trip Generation - PM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Existing						
Small Office Building	4.933 Th.SF.	712	2.16	4	7	11
			Fitted Curve Eqn: Not Given			
Proposed						
Multifamily Housing (Mid-Rise)	113 D.U.	221	0.39	27	17	44
(Not Close to Rail Transit)		$R^2(0.91)>0.75$ →	T=0.39(X)+0.34	27	17	44
Proposed Site Gross Trips				**27**	**17**	**44**
External New Trips (Proposed Site Gross Trips - Existing Trips)				**23**	**10**	**33**
[1] Multimodal Trip Adjustments	*Transit (Public Transportation)*	14.7%	of External Trips	*3*	*2*	*5*
	Bicycle	2.3%	of External Trips	*1*	*0*	*1*
	Walking	1.9%	of External Trips	*1*	*0*	*1*
Total Multimodal Trips				*5*	*2*	*7*
Net External Trips (External New Trips - Multimodal Trips)				**18**	**8**	**26**

Notes:

Sources: *ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.*

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

[1]Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

Table 3: Trip Generation - Daily Condition

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	DAILY TRIPS (24-HR AVERAGE WEEKDAY)		
				IN	OUT	TOTAL
Existing						
Small Office Building	4.933 Th.SF.	712	14.39 Fitted Curve Eqn: Not Given	36	35	71
Proposed						
Multifamily Housing (Mid-Rise)	113 D.U.	221	4.54	256	257	513
(Not Close to Rail Transit)		R^2(0.93)>0.75 →	T=4.77(X)-46.46	246	247	493
Proposed Site Gross Trips				**246**	**247**	**493**
External New Trips (Proposed Site Gross Trips - Existing Trips)				**210**	**212**	**422**
[1] *Multimodal Trip Adjustments*	*Transit (Public Transportation)*	14.7%	of External Trips	*31*	*31*	*62*
	Bicycle	2.3%	of External Trips	*5*	*5*	*10*
	Walking	1.9%	of External Trips	*4*	*4*	*8*
Total Multimodal Trips				*40*	*40*	*80*
Net External Trips (External New Trips - Multimodal Trips)				**170**	**172**	**342**

Notes:

Sources: *ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.*

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

[1]Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

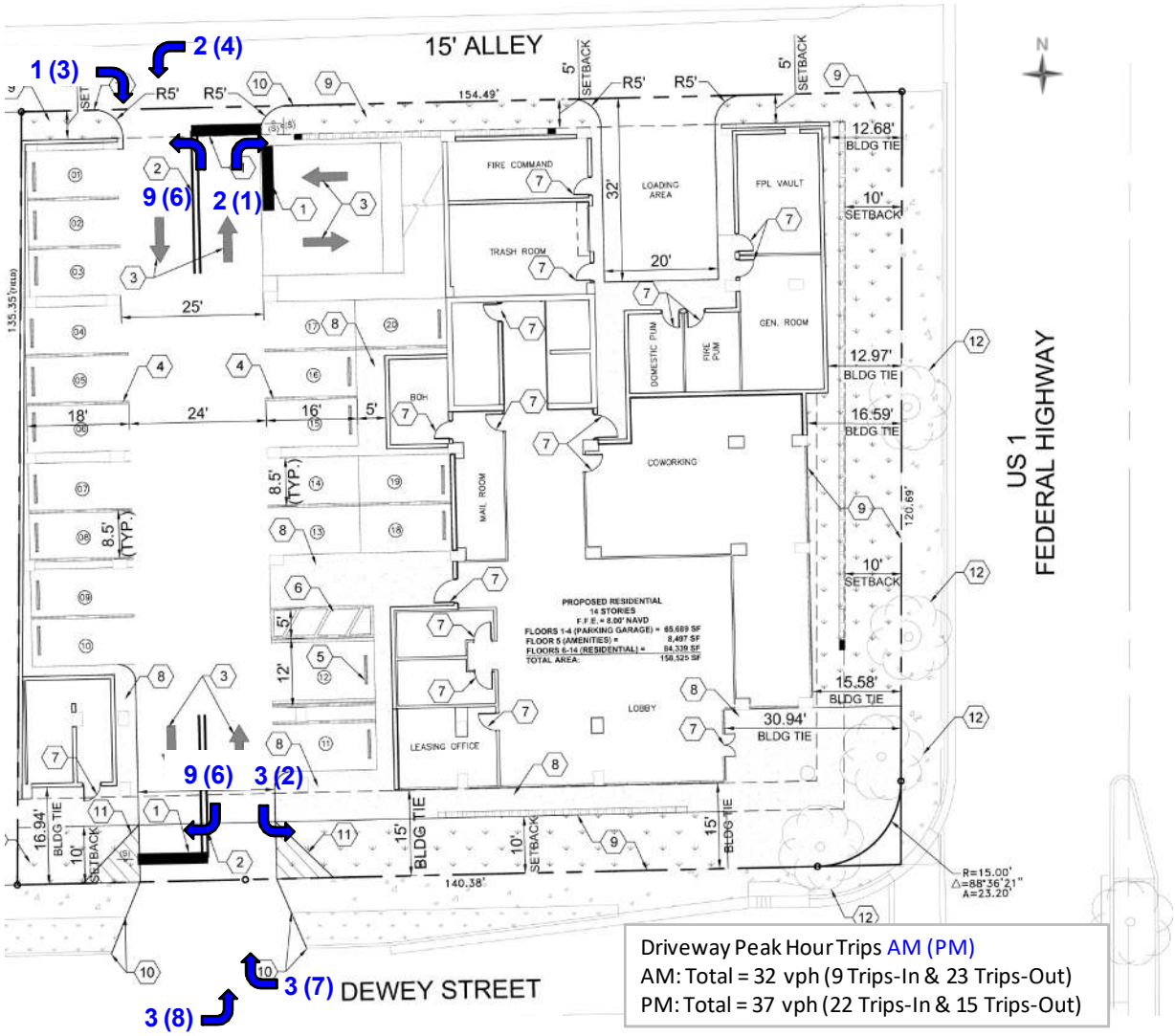
Trip Distribution / Assignment

The trip distribution was performed using the manual method and based on the surrounding roadway network and area demographics within the project's vicinity. Table 3 includes the trip distribution percentages and corresponding trip assignments for the AM and PM peak hour. Lastly, Figure 3 depicts the driveway trips (net trips + existing trips) for the AM and PM peak hour. Appendix 2 contains the supporting documentation.

Table 4: Directional Trip Distribution / Assignment

DIRECTION	DISTRIBUTION	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
NORTH	30%	1	7	8	5	2	7
EAST	15%	0	3	3	3	1	4
SOUTH	30%	1	7	8	5	3	8
WEST	25%	0	5	5	5	2	7
	100.00%	**2**	**22**	**24**	**18**	**8**	**26**

Figure 3: Driveway Trips - AM & PM Peak Hour



Driveway Peak Hour Trips AM (PM)
AM: Total = 32 vph (9 Trips-In & 23 Trips-Out)
PM: Total = 37 vph (22 Trips-In & 15 Trips-Out)

Note: Includes Existing Trips
AM: 8 (7 in, 1 out)
PM: 11 (4 in, 7 out)
Loading Area assumed off-peak use.

Conclusion

In conclusion, the proposed residential project will generate 24 net external trips during the AM peak hour and 26 net external trips during the PM peak hour. These net trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.

Appendix 1: Trip Generation

TABLE: A1

TRIP GENERATION ANALYSIS
AM PEAK HOUR

Project Name: The George

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	AM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Existing								
Small Office Building	4.933 Th.SF.	712	1.67	82%	7	18%	1	8
			Fitted Curve Eqn: Not Given					
Proposed								
Multifamily Housing (Mid-Rise)	113 D.U.	221	0.37	23%	10	77%	32	42
(Not Close to Rail Transit)	R^2(0.91)>0.75 →		T=0.44(X)-11.61	23%	9	77%	29	38
Proposed Site Gross Trips				**24%**	**9**	**76%**	**29**	**38**
External New Trips (Proposed Site Gross Trips - Existing Trips)				**7%**	**2**	**93%**	**28**	**30**
[1] *Multimodal Trip Adjustments*	*Transit (Public Transportation)* 14.7% of External Trips			*0%*	*0*	*100%*	*4*	*4*
	Bicycle 2.3% of External Trips			*0%*	*0*	*100%*	*1*	*1*
	Walking 1.9% of External Trips			*0%*	*0*	*100%*	*1*	*1*
Total Multimodal Trips				*0%*	*0*	*100%*	*6*	*6*
Net External Trips (External New Trips - Multimodal Trips)				**8%**	**2**	**92%**	**22**	**24**

Notes:

Sources: *ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.*

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

[1]Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

TABLE: A2

TRIP GENERATION ANALYSIS
PM PEAK HOUR

Project Name: The George

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	PM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Existing								
Small Office Building	4.933 Th.SF.	712	2.16	34%	4	66%	7	11
			Fitted Curve Eqn: Not Given					
Proposed								
Multifamily Housing (Mid-Rise)	113 D.U.	221	0.39	61%	27	39%	17	44
(Not Close to Rail Transit)	$R^2(0.91)>0.75$ →		T=0.39(X)+0.34	61%	27	39%	17	44
Proposed Site Gross Trips				**61%**	**27**	**39%**	**17**	**44**
External New Trips (Proposed Site Gross Trips - Existing Trips)				**70%**	**23**	**30%**	**10**	**33**
[1] Multimodal Trip Adjustments	*Transit (Public Transportation)* 14.7% of External Trips			*60%*	*3*	*40%*	*2*	*5*
	Bicycle 2.3% of External Trips			*100%*	*1*	*0%*	*0*	*1*
	Walking 1.9% of External Trips			*100%*	*1*	*0%*	*0*	*1*
Total Multimodal Trips				*71%*	*5*	*29%*	*2*	*7*
Net External Trips (External New Trips - Multimodal Trips)				**69%**	**18**	**31%**	**8**	**26**

Notes:

Sources: *ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.*

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

[1]Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

TABLE: A3

TRIP GENERATION ANALYSIS
DAILY CONDITION (24-HR AVERAGE WEEKDAY)

Project Name: The George

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	DAILY TRIPS (24-HR AVERAGE WEEKDAY)				
				%	IN	%	OUT	TOTAL
Existing								
Small Office Building	4.933 Th.SF.	712	14.39	50%	36	50%	35	71
			Fitted Curve Eqn: Not Given					
Proposed								
Multifamily Housing (Mid-Rise)	113 D.U.	221	4.54	50%	256	50%	257	513
(Not Close to Rail Transit)	$R^2(0.93)>0.75$ →		T=4.77(X)-46.46	50%	246	50%	247	493
Proposed Site Gross Trips				**50%**	**246**	**50%**	**247**	**493**
External New Trips (Proposed Site Gross Trips - Existing Trips)				**50%**	**210**	**50%**	**212**	**422**
[1] Multimodal Trip Adjustments	*Transit (Public Transportation)*	14.7%	of External Trips	*50%*	*31*	*50%*	*31*	*62*
	Bicycle	2.3%	of External Trips	*50%*	*5*	*50%*	*5*	*10*
	Walking	1.9%	of External Trips	*50%*	*4*	*50%*	*4*	*8*
Total Multimodal Trips				*50%*	*40*	*50%*	*40*	*80*
Net External Trips (External New Trips - Multimodal Trips)				**50%**	**170**	**50%**	**172**	**342**

Notes:

Sources: *ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.*

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

[1]Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

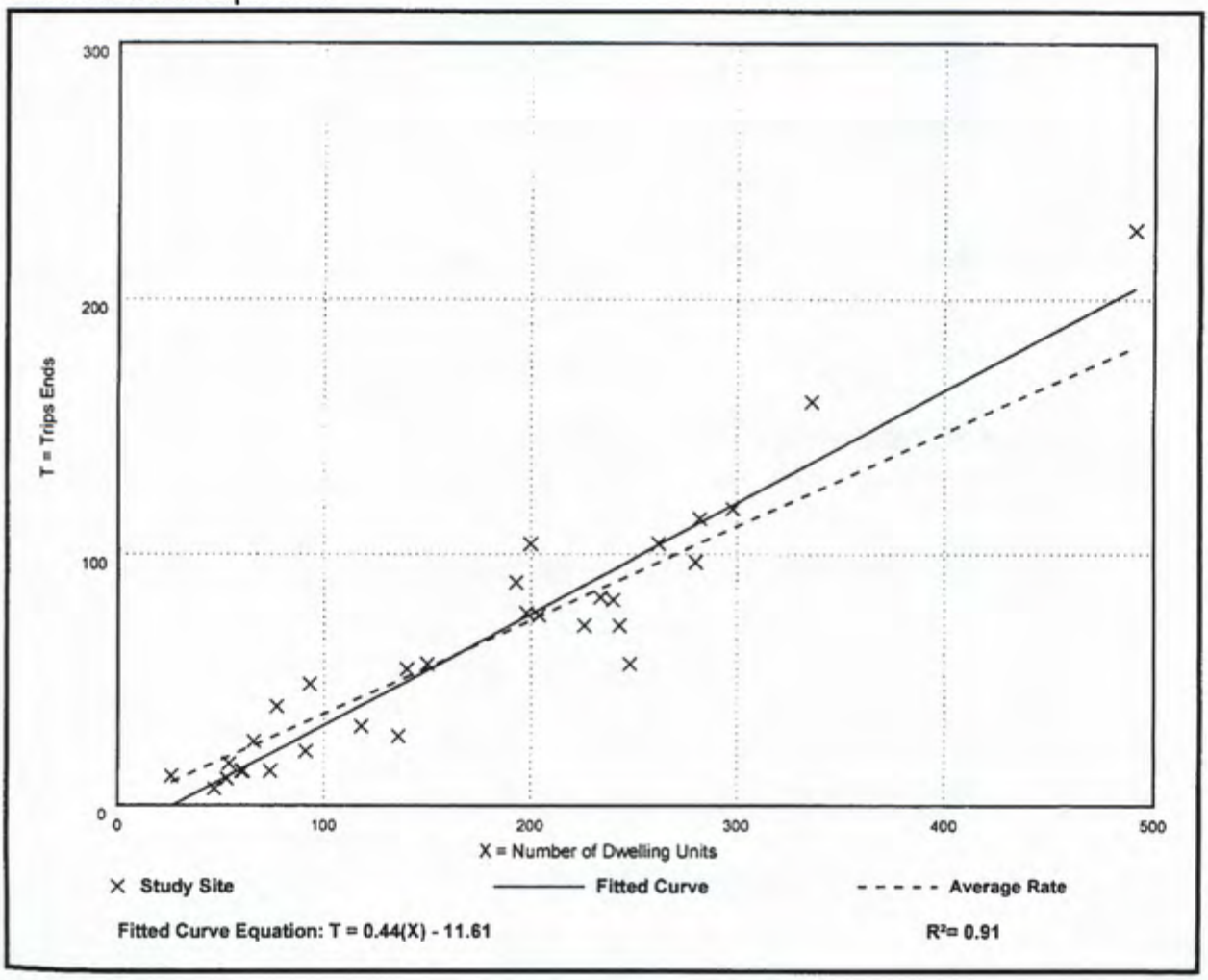
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



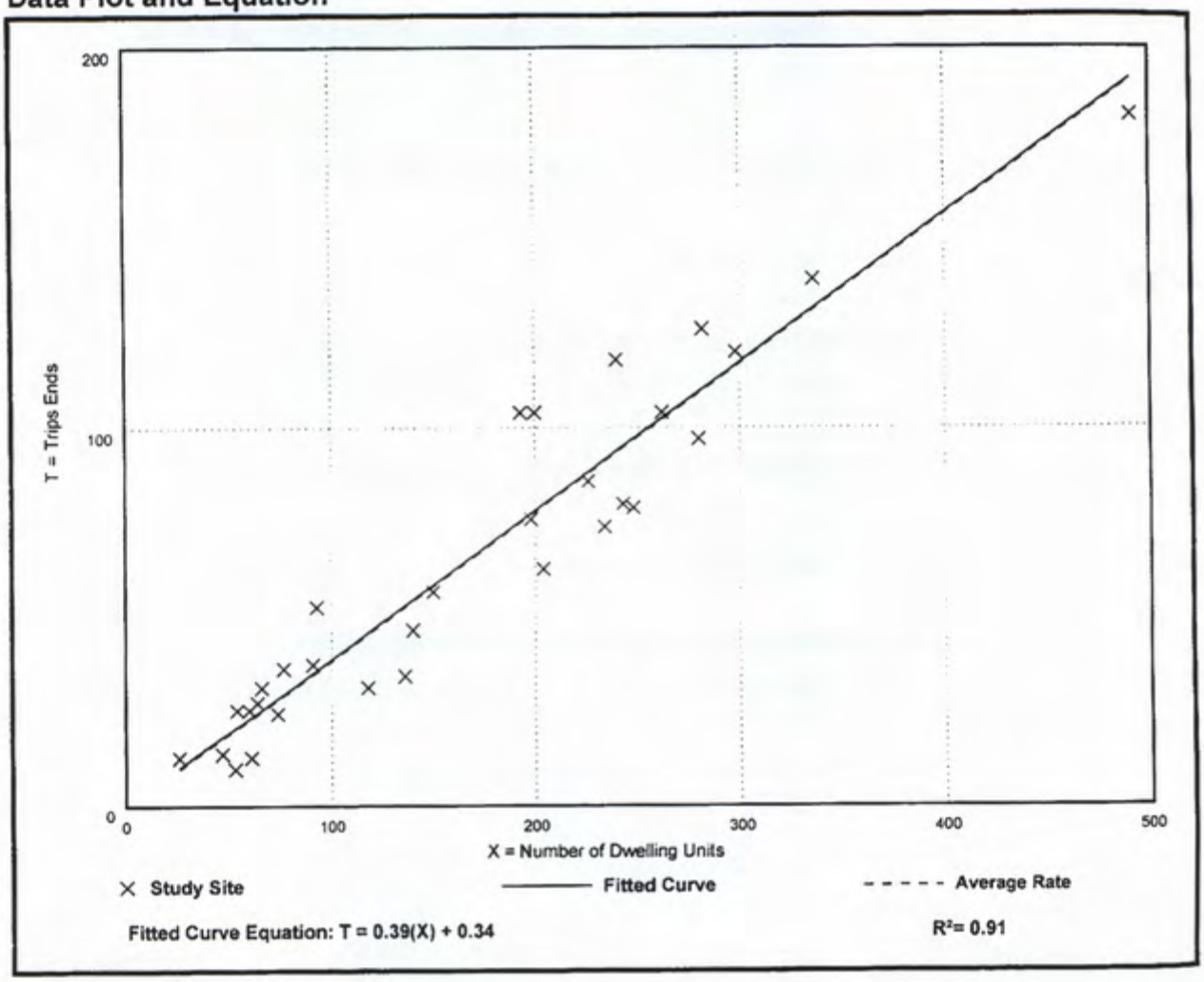
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

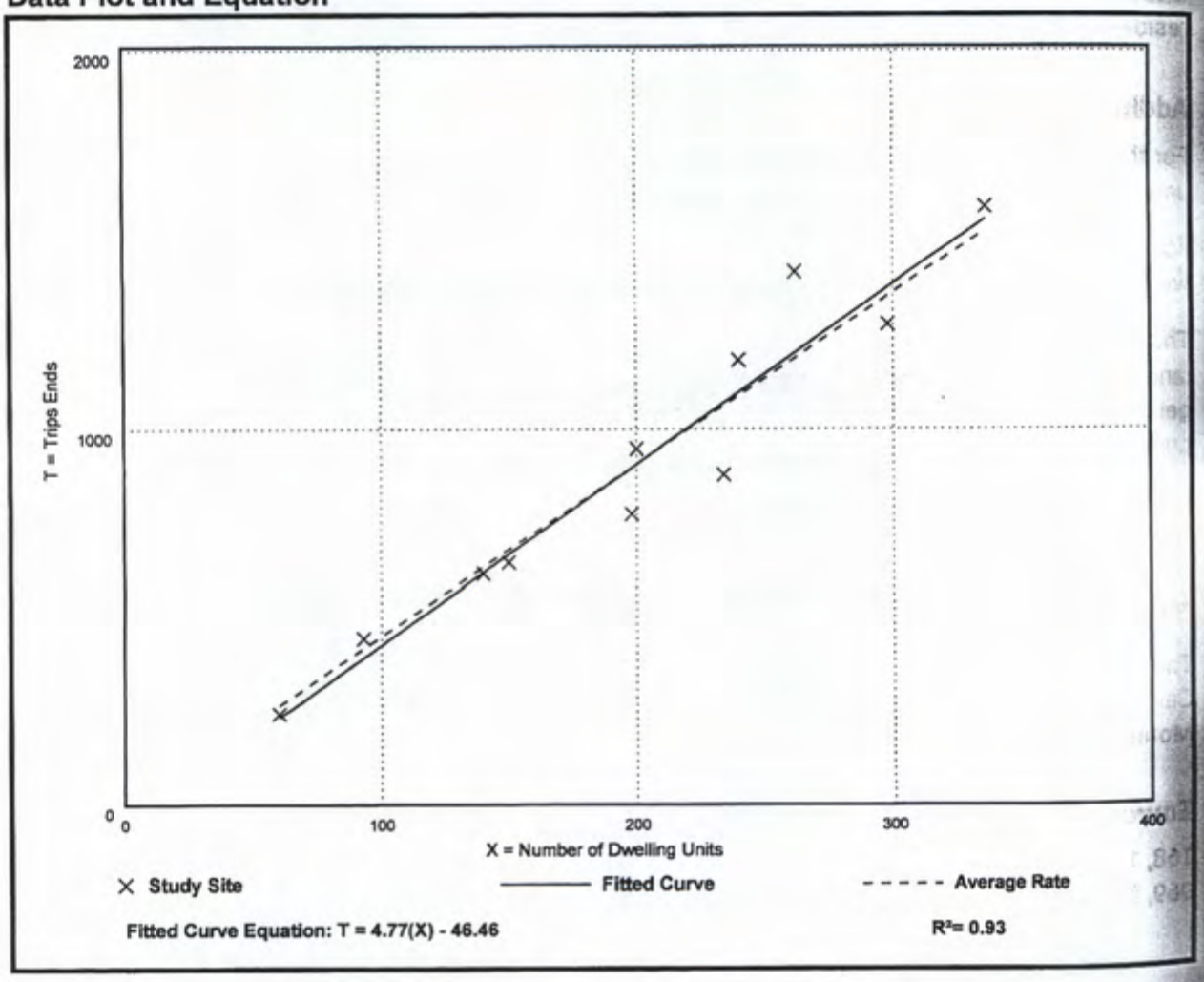
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



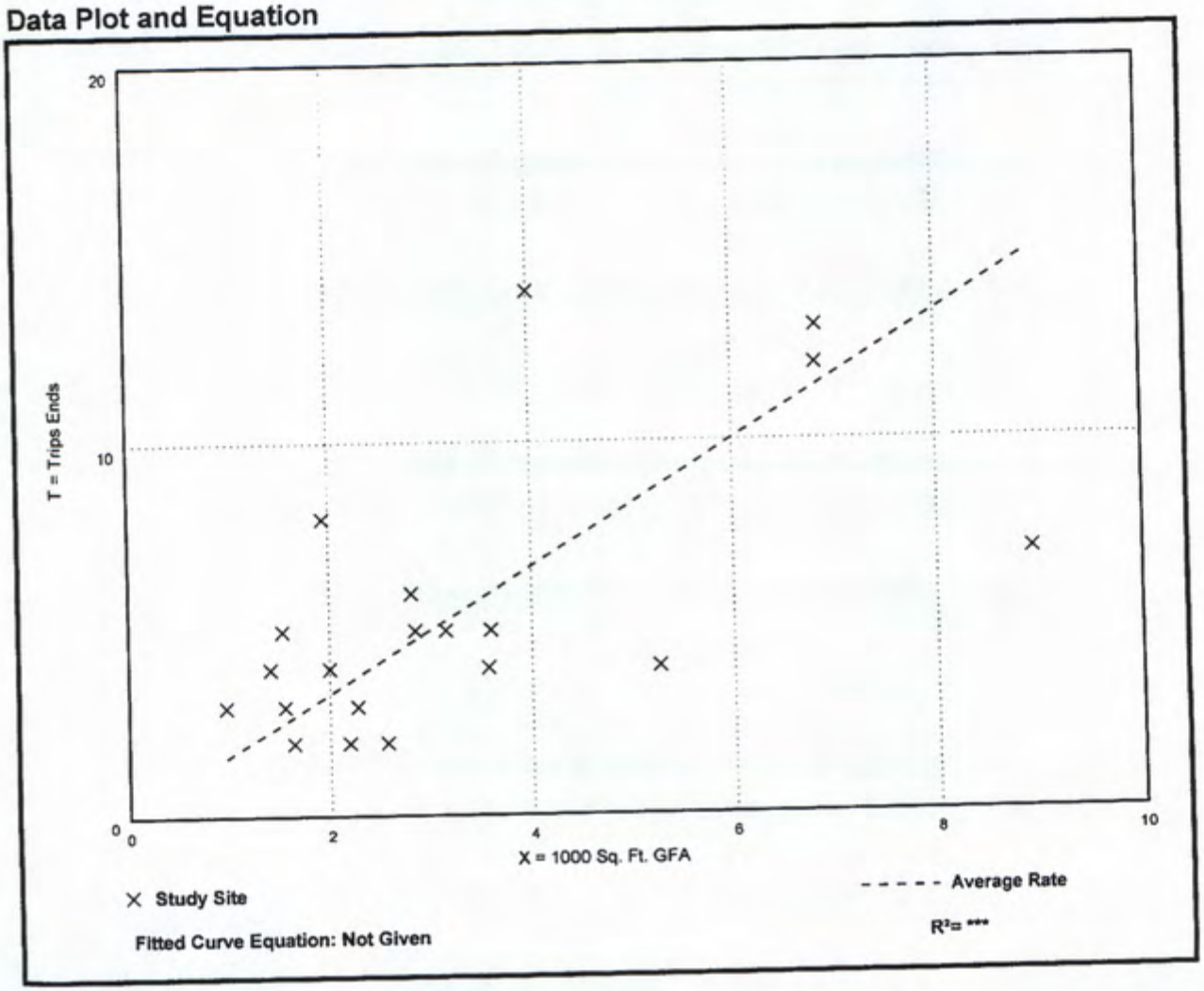
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



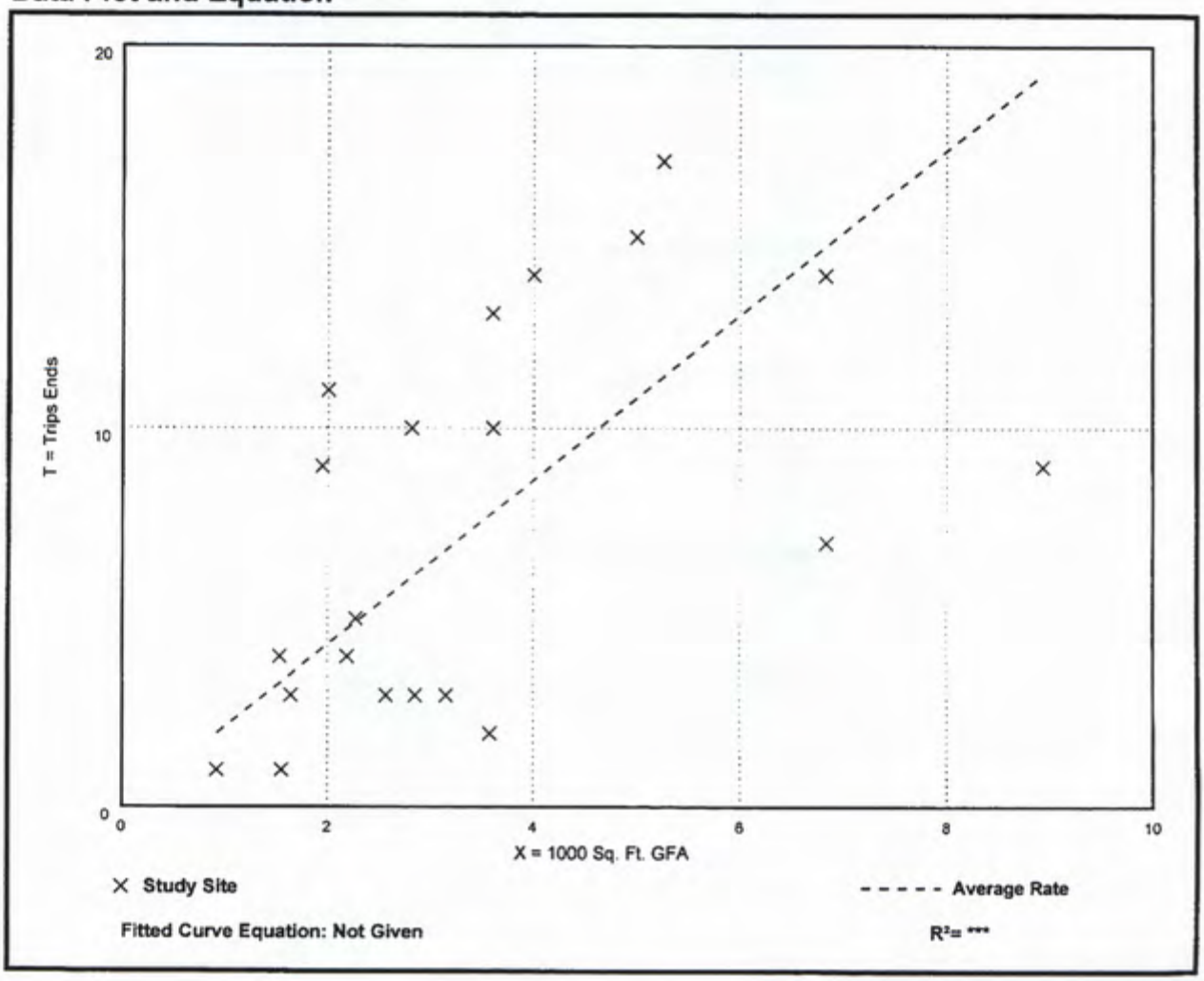
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Small Office Building
(712)

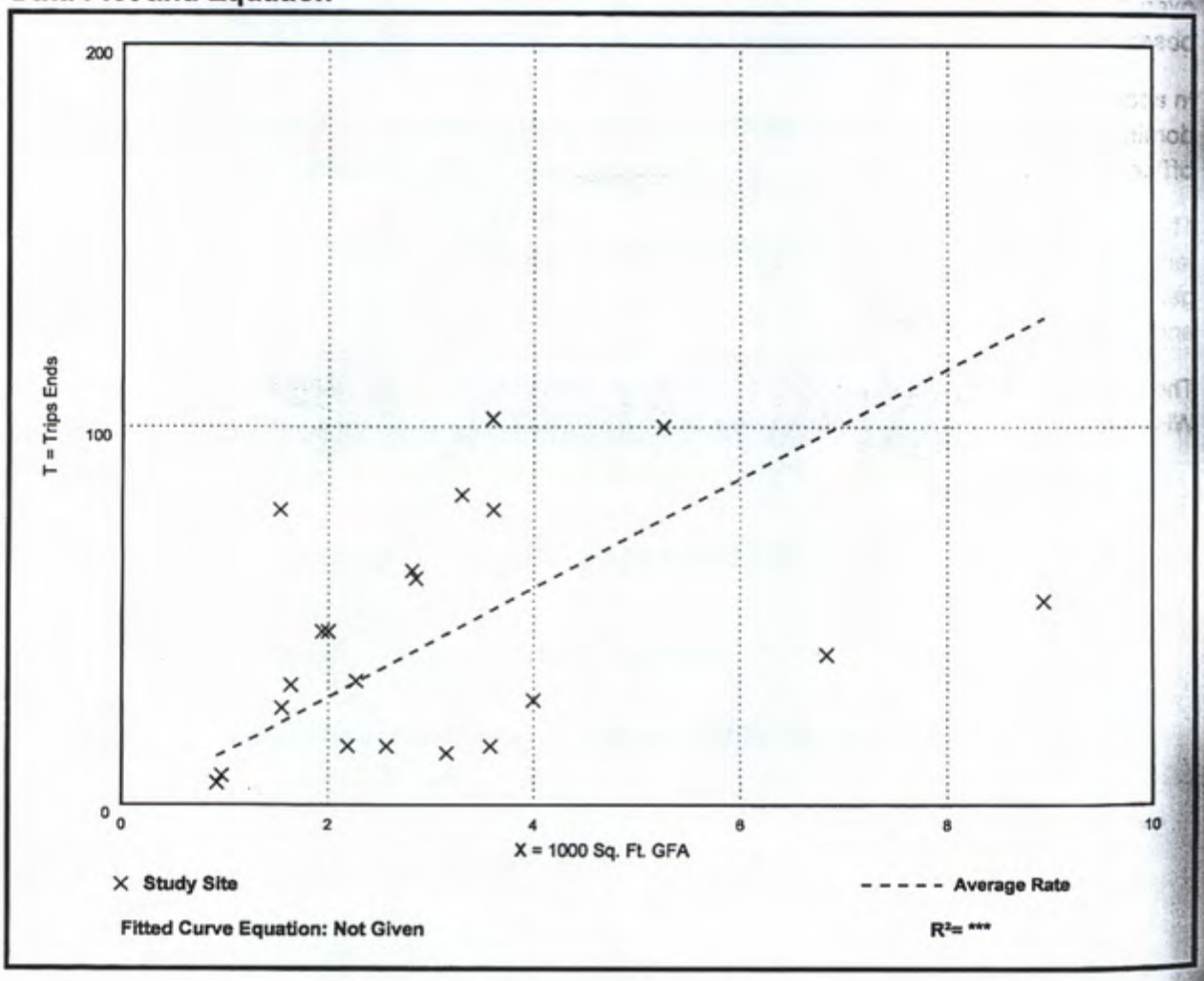
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



MEANS OF TRANSPORTATION TO WORK

United States Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

	Census Tract 919.02, Broward County, Florida		
Label	**Estimate**		**Margin of Error**
Total:	2,661		±510
Car, truck, or van:	1,946		±495
Drove alone	1,569		±349
Carpooled:	377		±238
In 2-person carpool	252		±154
In 3-person carpool	0		±14
In 4-person carpool	0		±14
In 5- or 6-person carpool	125		±203
In 7-or-more-person carpool	0		±14
Public transportation (excluding taxicab):	391	14.7%	±228
Bus	391		±228
Subway or elevated rail	0		±14
Long-distance train or commuter rail	0		±14
Light rail, streetcar or trolley (carro público in Puerto Rico)	0		±14
Ferryboat	0		±14
Taxicab	48		±70
Motorcycle	40		±67
Bicycle	60	2.3%	±68
Walked	50	1.9%	±41
Other means	22		±35
Worked from home	104		±81

Table Notes

MEANS OF TRANSPORTATION TO WORK

Universe: Workers 16 years and over

Year: 2019

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.

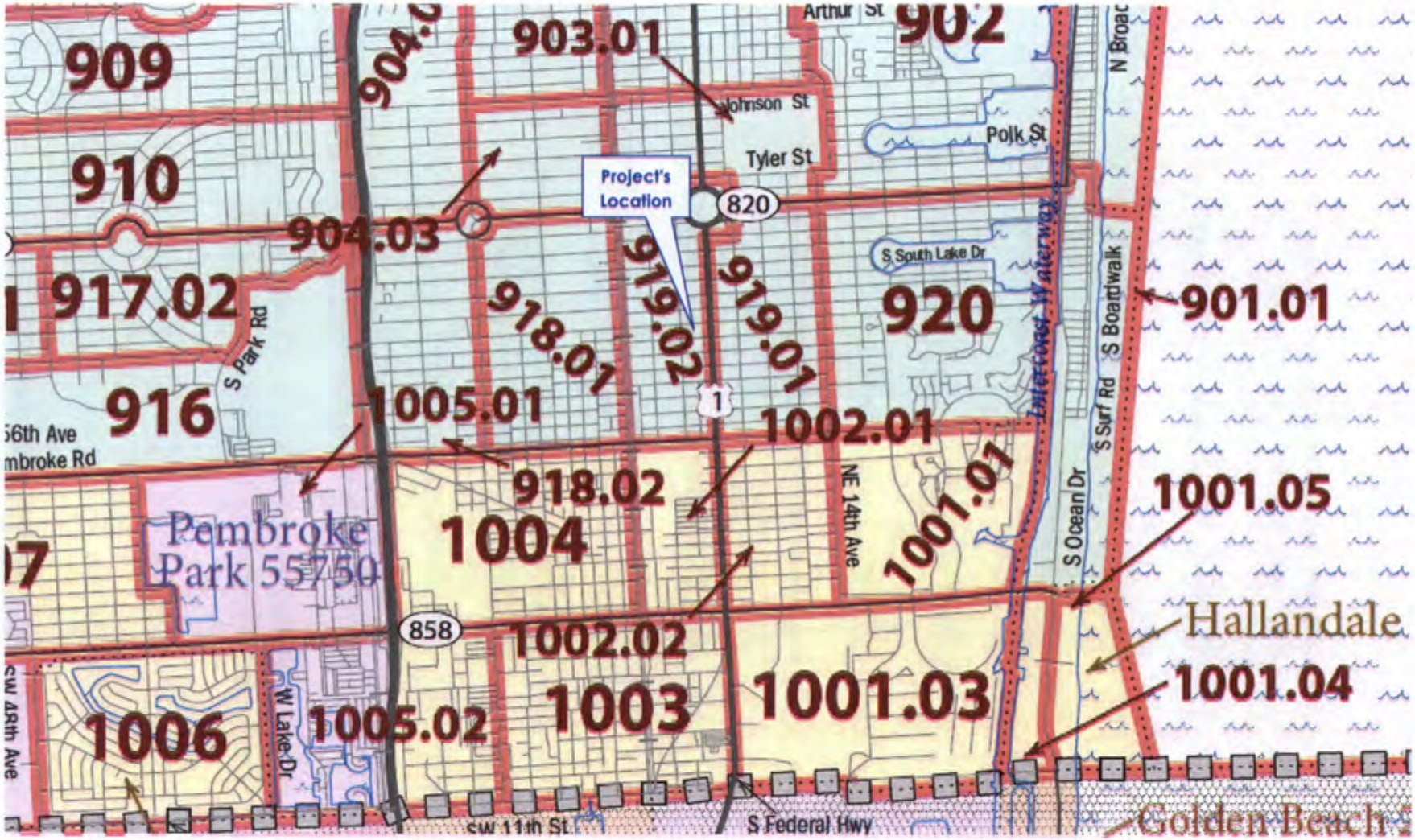
The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "**" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.
An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
An "(X)" means that the estimate is not applicable or not available.

Project's Census Tract



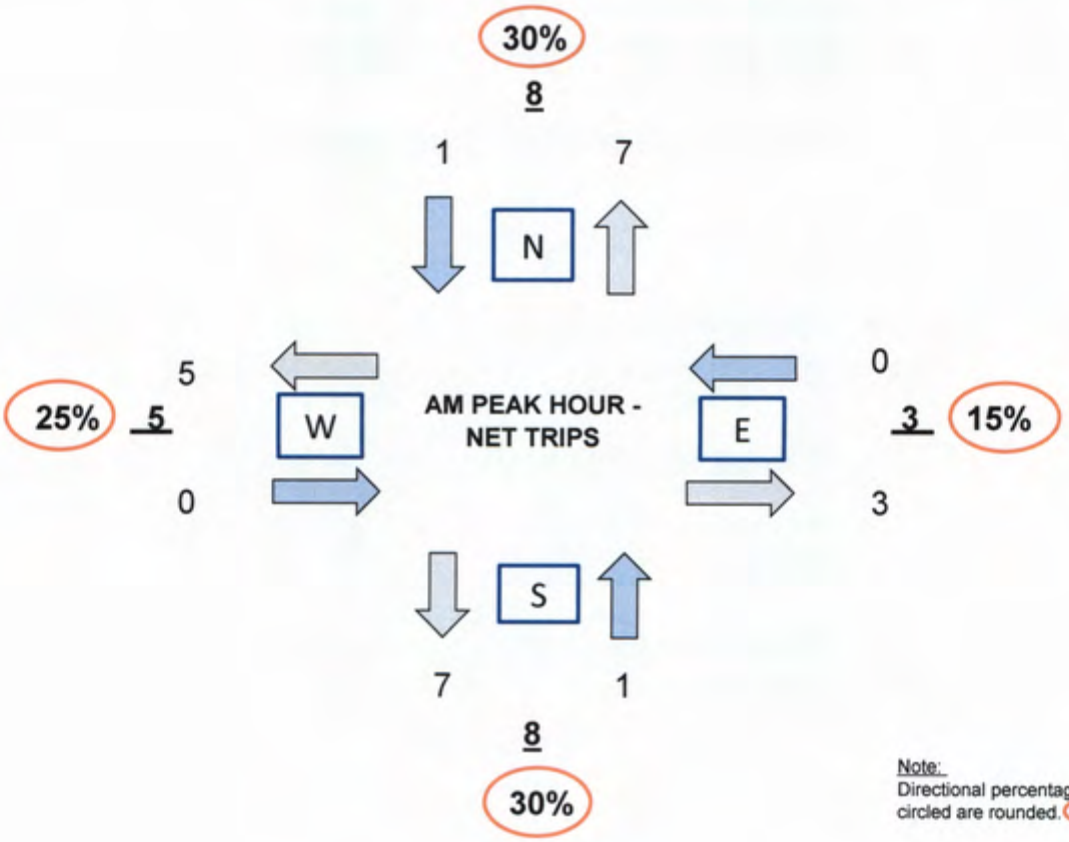
Appendix 2: Trip Distribution & Driveway Trips

TABLE: A4

Trip Distribution (Manual Method)
AM Peak Hour

Project Name: The George

DIRECTION	DISTRIBUTION	AM PEAK HOUR		
		IN	OUT	TOTAL
NORTH	30%	1	7	8
EAST	15%	0	3	3
SOUTH	30%	1	7	8
WEST	25%	0	5	5
	100.00%	2	22	24



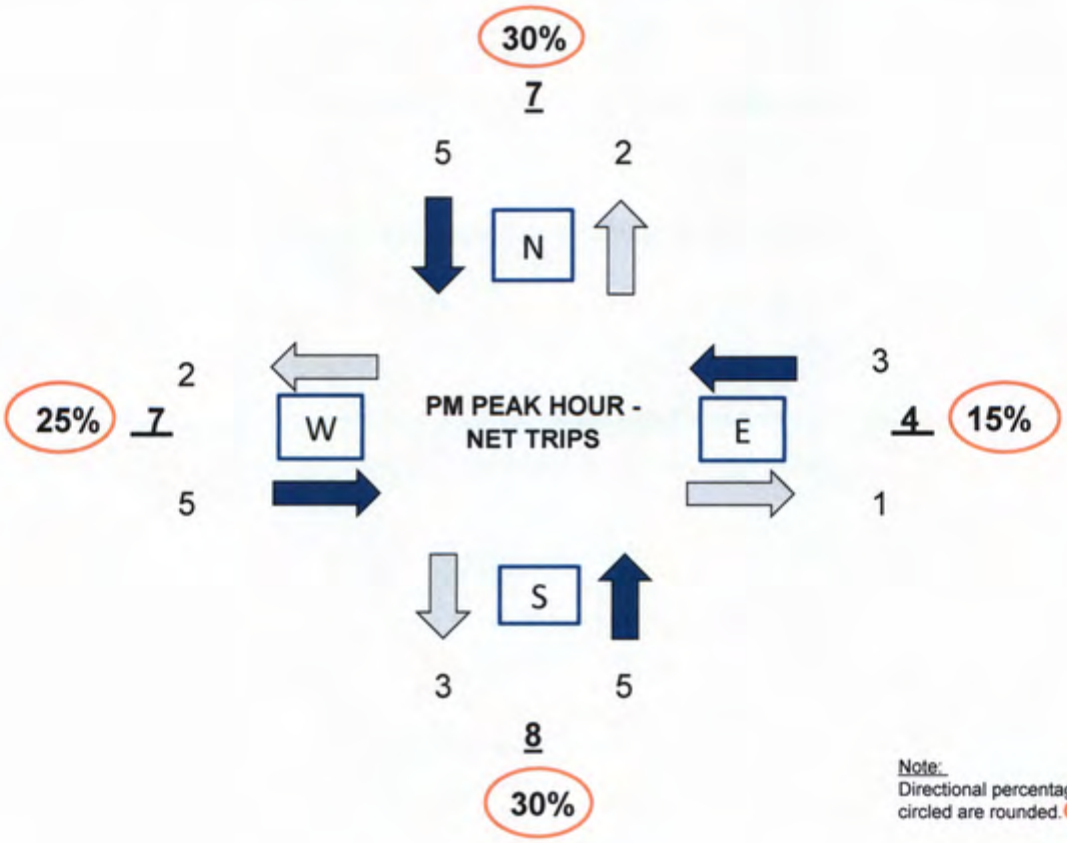
Note:
Directional percentages circled are rounded.

TABLE: A5

Trip Distribution (Manual Method)
PM Peak Hour

Project Name: The George

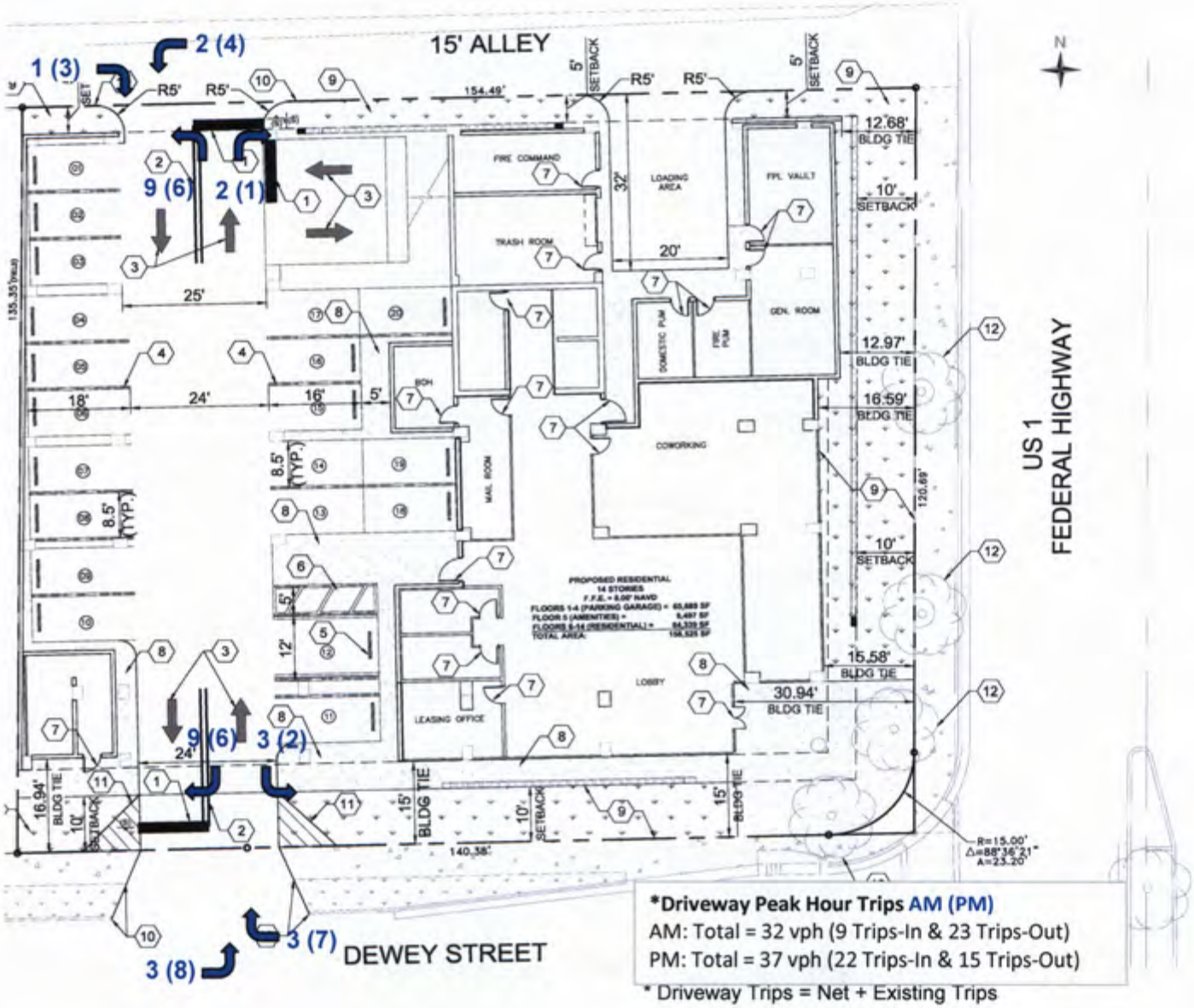
DIRECTION	DISTRIBUTION	PM PEAK HOUR		
		IN	OUT	TOTAL
NORTH	30%	5	2	7
EAST	15%	3	1	4
SOUTH	30%	5	3	8
WEST	25%	5	2	7
	100.00%	18	8	26



Note:
Directional percentages circled are rounded.

Site Driveway Trips

Project Name: The George



***Driveway Peak Hour Trips AM (PM)**

AM: Total = 32 vph (9 Trips-In & 23 Trips-Out)

PM: Total = 37 vph (22 Trips-In & 15 Trips-Out)

* Driveway Trips = Net + Existing Trips

SITE PLAN APPLICATION
FOR
THE GEORGE

950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020
SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST

FOLIO ID # 5142-22-10-2240 & 5142-22-10-2250

PROJECT TEAM

OWNER/DEVELOPER
CONKRETA QOZB, LLC
2980 NE 207 ST #409
AVENTURA, FL 33180

ARCHITECT
NMD NOMADAS
19790 W DIXIE HWY, SUITE 1006
MIAMI, FLORIDA 33180
(305) 974-2705

CIVIL ENGINEER
URBN DESIGN
666 N.E. 125TH STREET, SUITE 247
NORTH MIAMI, FLORIDA 33161
(305) 720-2079 EXT. 141
ATTN. CHRISTOPHER P. COLLINS, P.E.

LANDSCAPE ARCHITECT
GREEN EARTH LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
(954) 638-9825
ATTN: DALE BRYANT, P.L.A.

SURVEYOR
COUSINS SURVEYORS & ASSOCIATES, INC
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
(954) 689-7766
ATTN. RICHARD E. COUSINS, PSM

UTILITIES

ELECTRIC SERVICE
FLORIDA POWER & LIGHT
6195 N.W. 82nd AVENUE
MIAMI, FLORIDA 33166
(305) 599-4023
ATTN. CARLOS ECHEGOYEN

WATER & SEWER
CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF PUBLIC UTILITIES
ENGINEERING & CONSTRUCTION SERVICES
2600 HOLLYWOOD BLVD, ROOM 308
HOLLYWOOD, FL 33022
PHONE: (954)921-3302

PERMITTING AGENCIES

BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. UNIVERSITY DR.
PLANTATION, FLORIDA 33324
(954) 357-6634

BROWARD COUNTY ENVIRONMENTAL ENGINEERING AND PERMITTING
1 N. UNIVERSITY DR., SUITE 201
PLANTATION, FLORIDA 33324
(954) 519-1483

FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
(954) 486-1400

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406
(561) 682-6979

BROWARD COUNTY
SECTION 22, TOWNSHIP 51 SOUTH, RANGE 39 EAST

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510 AND

THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	SITE PLAN
C-5.2	CROSS SECTIONS
C-5.3	ACCESSIBLE PARKING DETAILS
C-5.4	LOADING ACCESS PLAN
C-6.0	PAVEMENT PLAN
C-9.0	GRADING AND DRAINAGE PLAN
C-9.1	GRADING AND DRAINAGE DETAILS
C-10.0	UTILITY CONNECTION PLAN
C-10.1	BROWARD COUNTY UTILITY DETAILS
C-11.0	BROWARD COUNTY STANDARD DETAILS

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED

24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

NOTE:
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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:_____DATE:_____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER P. COLLINS LICENSE No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E.
REG.# 73819
2/26/2024

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

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Revision	Date
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Revision 6	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date 02/26/2024
Comment TAC Rev 1	

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N/A
Date:	05/01/2023
Job No.:	C010

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Plans for

THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

COVER SHEET

Sheet No.
C-1.0

EROSION SEDIMENTATION CONTROL NOTES

MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS.

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC.

SITE

A. SITE CONDITIONS

1. SITE OPERATOR (CONTRACTOR) SHALL PREPARE A CONSTRUCTION SCHEDULE THAT INCLUDES THE DATE GRADING WILL BEGIN AND THE EXPECTED DATE OF STABILIZATION AND SHALL INCLUDE THE CONSTRUCTION SCHEDULE AS PART OF THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

B. SEQUENCE OF IMPLEMENTATION OF CONTROLS

1. INSTALLATION OF CONTROL MEASURES (CONSTRUCTION ENTRANCE, SILT FENCE, FILTER SACKS, GUTTER EEL) ETC.
2. DEMOLITION AND CLEARING, GRUBBING AND EXCAVATION.
3. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE BUILDING, SITE DEVELOPMENT, AND INFRASTRUCTURE NECESSARY TO SERVE THE PROPOSED PROJECT.
4. FINAL STABILIZATION.

C. PHASING OF CONTROL MEASURES

1. PHASE 1- INITIAL PHASE
THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED BEFORE AND DURING DEMOLITION STAGE OF CONSTRUCTION.

THIS PHASE INCLUDES
- ESTABLISH STABILIZED CONSTRUCTION ENTRANCE.
- INSTALLATION OF SILT FENCE.
- INSTALLATION OF SILK DIKE
- INSTALL FILTER SACKS IN OFF-SITE INLET GRATES AND PLACE GUTTER EEL ON TOP OF GRATES.
- INSTALL FILTER SACKS IN EXISTING ONSITE STORM INLETS DURING DEMOLITION.

2. PHASE 2- INTERMEDIATE PHASE
THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING SITE GRADING FROM INITIAL GRADING THROUGH CURB AND GUTTER PHASE.

THIS PHASE INCLUDES
- INSTALLATION OF FILTER SACKS IN PROPOSED INLETS.
- MAINTAIN ALL MEASURES IN PHASE 1

3. PHASE 3- FINAL PHASE
THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING FINAL BUILDING CONSTRUCTION, PAVING, AND FINAL LANDSCAPE.

THIS PHASE INCLUDES
- REMOVAL OF GUTTER EELS FROM RIGHT OF WAY INLETS.
- MAINTAIN REMAINING MEASURES FROM PHASES 1 AND 2.

CONTROLS

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

A. EROSION AND SEDIMENT CONTROLS

GENERAL EROSION CONTROL

A. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

B. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

C. STABILIZATION MEASURES SHALL BE IMMEDIATELY INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 7 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF HAY, OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

D. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING.

E. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

F. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

G. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

H. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

I. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

J. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

K. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

CONTROL OF WIND EROSION

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.

B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCES BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS.

C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.

D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS

E. THE DEVELOPMENT OF THE APPLICABLE BMP'S TO ENSURE THE CONTROL OF OFF-SITE TRACKING /SPILLAGE, SANITARY WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES, IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEAN UP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

STORM WATER MANAGEMENT

THE STORM WATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS AND CONVEYED TO EXFILTRATION TRENCHES FOR WATER QUALITY TREATMENT AND PEAK ATTENUATION.

MAINTENANCE

MAINTENANCE OF EROSION CONTROL DEVICES IS OF PARAMOUNT IMPORTANCE TO CVS/ PHARMACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL POLLUTION PREVENTION CONTROLS. DAILY REVIEW SHALL BE MADE BY THE CONTRACTOR TO DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF EROSION, SEDIMENTATION, AND POLLUTION CONTROL MEASURES. CORRECTIVE ACTION SHALL BE PERFORMED IMMEDIATELY. AT THE END OF EACH DAY OF WORK THE CONTRACTOR WILL COMPLETE A REPORT DETAILING MEASURES THAT ARE NOT ACHIEVING PERMIT COMPLIANCE AND THE CORRECTIVE ACTION THAT IS TAKEN. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

INSPECTION

THE CONTRACTOR IS REQUIRED TO INSPECT AND MAINTAIN CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.25 INCHES. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED.

THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

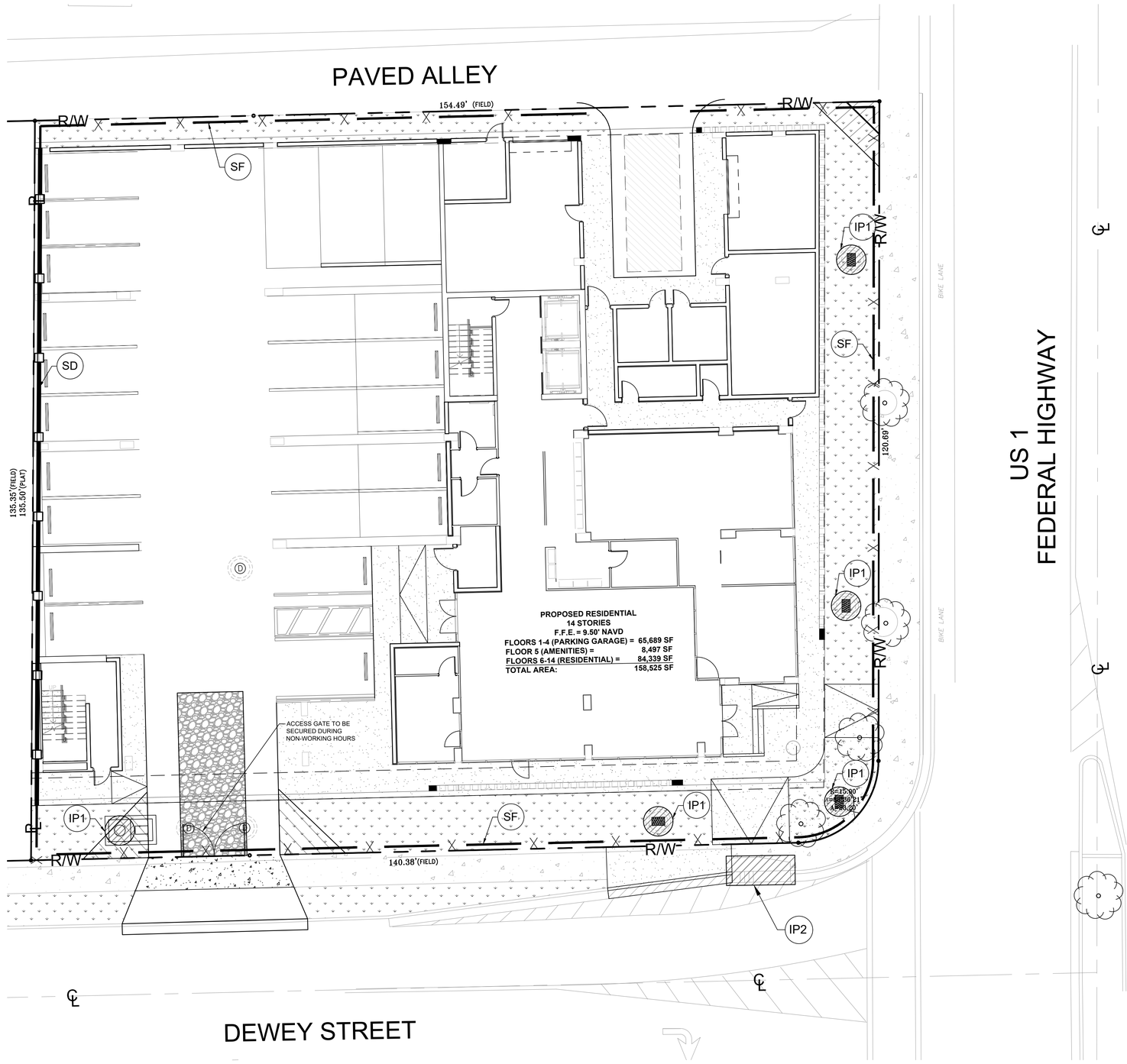
IT IS THE CONTRACTOR'S RESPONSIBILITY (FOR ALL SITES WHICH ARE ONE (1) ACRE AND GREATER) TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESSES. NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 2600 BLAIR STONE ROAD TALLAHASSEE, FLORIDA 32399-2400

NOTES:

1. CONTRACTOR IS REQUIRED TO INSPECT ALL EROSION CONTROL DEVICES DAILY AND AFTER EVERY STORM EVENT AND REPAIR AND/OR REPLACE AS NEEDED.
2. ANY NEARBY INLETS WITHIN RIGHT-OF-WAY SHALL HAVE GUTTER BUDDY INSTALLED.

DRAINAGE SYMBOLS LEGEND

- PROPERTY LINE
- CE — PROPOSED TEMPORARY CONSTRUCTION EXIT / ENTRANCE
- SF — PROPOSED SILT FENCE
- SD — PROPOSED SILK DIKE
- IP1 — FILTER SACKS INLET PROTECTION
- IP2 — GUTTER EEL CURB INLET PROTECTION
- TEMPORARY BARRICADE
- PROPOSED INLET
- EXISTING INLET



Graphic Scale in Feet (10 0 10 20)

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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:_____DATE:_____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER PATRICK COLLINS LICENSE No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E. REG.# 73819
2/26/2024

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Comment TAC Rev 1	
Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
Date:	12/20/2023
Job No.:	C010

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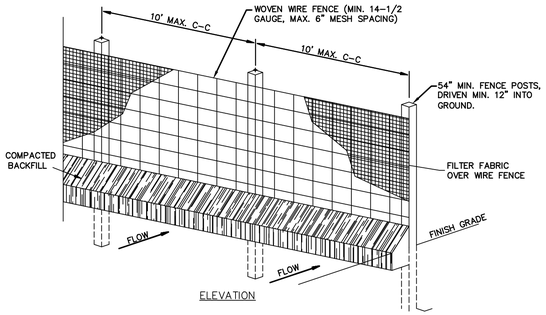
Plans for

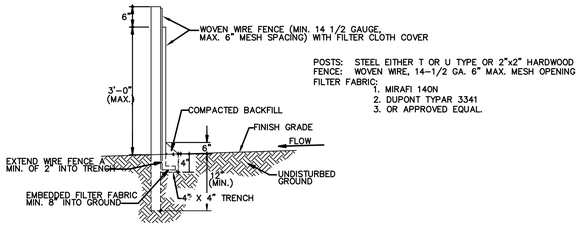
THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

EROSION CONTROL PLAN

Sheet No.
C-4.0



ELEVATION



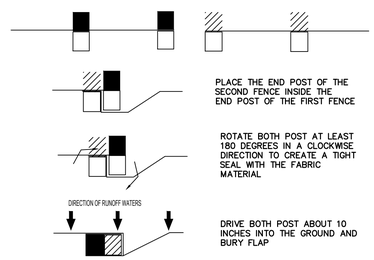
POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:
1. MIRAFI 140N
2. DUPONT TYPAR 3341
3. OR APPROVED EQUAL.

CROSS-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF THE SILT FENCE.

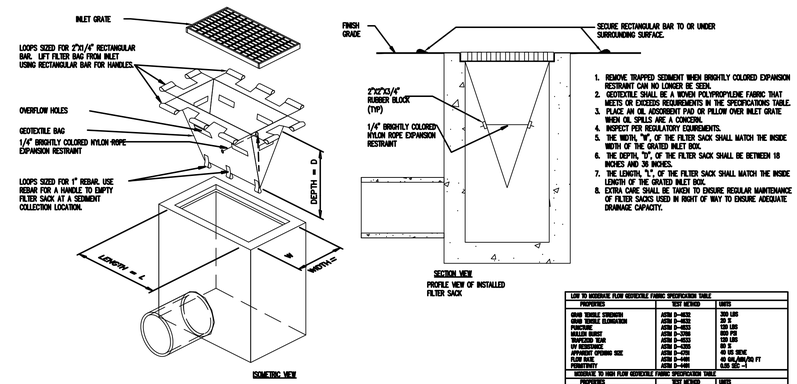
SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.



ATTACHING TWO SILT FENCES

N.T.S.



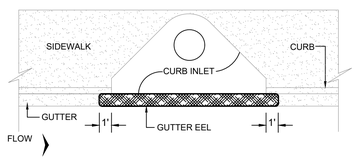
1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. EXTRA CARE SHALL BE TAKEN TO ENSURE REGULAR MAINTENANCE OF FILTER SACKS USED IN RIGHT OF WAY TO ENSURE ADEQUATE DRAINAGE CAPACITY.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	30 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	205 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	30 %
PUNCTURE	ASTM D-4833	130 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	30 US SIEVE
FLOW RATE	ASTM D-4491	300 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

CAUTION: BAGGED INLET PROTECTION REQUIRES ADDITIONAL MAINTENANCE TO ENSURE THAT THE BMP FUNCTIONS PROPERLY AND DOES NOT CAUSE FLOODING.

IP1 **FILTER SACK GEOTEXTILE BAG INLET PROTECTION DETAIL**

N.T.S.

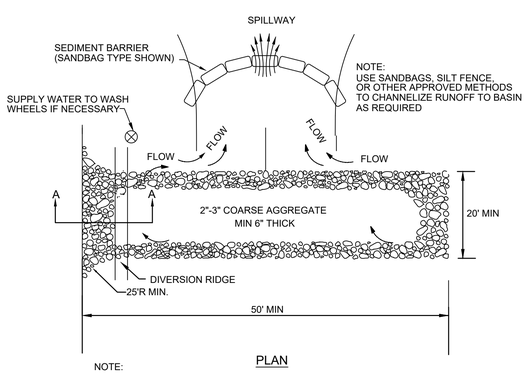


NOTE:
GUTTER EEL IS MADE FROM RECYCLABLE TIRES

IP2 **CURB INLET PROTECTION / GUTTER EEL DETAIL**

N.T.S.

SECTION A-A



PLAN

NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ACCESS DETAIL

N.T.S.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED

24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:_____DATE:_____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

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URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E. REG.# 73819
CHRISTOPHER COLLINS LICENSE No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/26/2024

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Revision 6	Date
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Revision 5	Date
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Revision 1	Date 02/26/2024
Comment TAC Rev 1	
Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
Date:	12/20/2023
Job No.:	C010

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Plans for

THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

EROSION CONTROL DETAILS

Sheet No.
C-4.1

SITE DATA

FOLIO NUMBER: 5142-22-10-2240 & 5142-22-10-2250
ADDRESS: 950 S FEDERAL HWY, HOLLYWOOD, FLORIDA 33020
EXISTING AND PROPOSED SITE AREA: 0.48 AC (20,891 SF)

LAND USE
EXISTING AND PROPOSED: OFFICE

ZONING
EXISTING AND PROPOSED: FH-2 FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED-USE DISTRICT

KEYNOTE LEGEND

1. PROP. 24" STOP BAR
2. PROP. 2-6" DOUBLE YELLOW STRIPING
3. PROP. WHITE DIRECTIONAL TRAFFIC ARROWS
4. PROP. SINGLE 4" YELLOW SOLID LINE
5. PROP. WHEEL STOP (TYP.)
6. PROP. 5' ACCESSIBLE PARKING STRIPING
7. PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
8. EXIST. INLET TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
9. PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
10. MATCH EXISTING CURB, CONC. SIDEWALK LINE AND GRADE
11. PROP. 12'x12' VISIBILITY TRIANGLE
12. EXISTING TREES. REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED, RELOCATED OR TO REMAIN.
13. PROP. 6'x6' PEDESTRIAN SIGHT TRIANGLE
14. PROP. SERVICE AREA
15. PROP. 23 LF OF TYPE "F" CURB AND GUTTER TO BE RECONSTRUCTED IN ACCORDANCE WITH BROWARD COUNTY STANDARD SPECIFICATIONS
16. EXIST. ENTRANCE TO BE CLOSED PER LATEST BROWARD COUNTY STANDARD SPECIFICATIONS
17. PROP. 4" THICK CONCRETE SIDEWALK
18. EXIST. 4" THICK CONCRETE SIDEWALK
19. PROP. 6" THICK CONCRETE SIDEWALK
20. PROP. 6" THICK CONCRETE DRIVEWAY
21. PROP. BUILDING WALL (REF. TO ARCH. PLANS)
22. PROP. 6'x6' RIGHT OF WAY DEDICATION
23. PROP. FIRE AERIAL APPARATUS (47'L X 21'W)
24. PROP. DROP CURB
25. EXIST. TYPE "F" CURB AND GUTTER
26. EXIST. BRICK CROSSWALK
27. EXIST. STRIPING

HATCH LEGEND

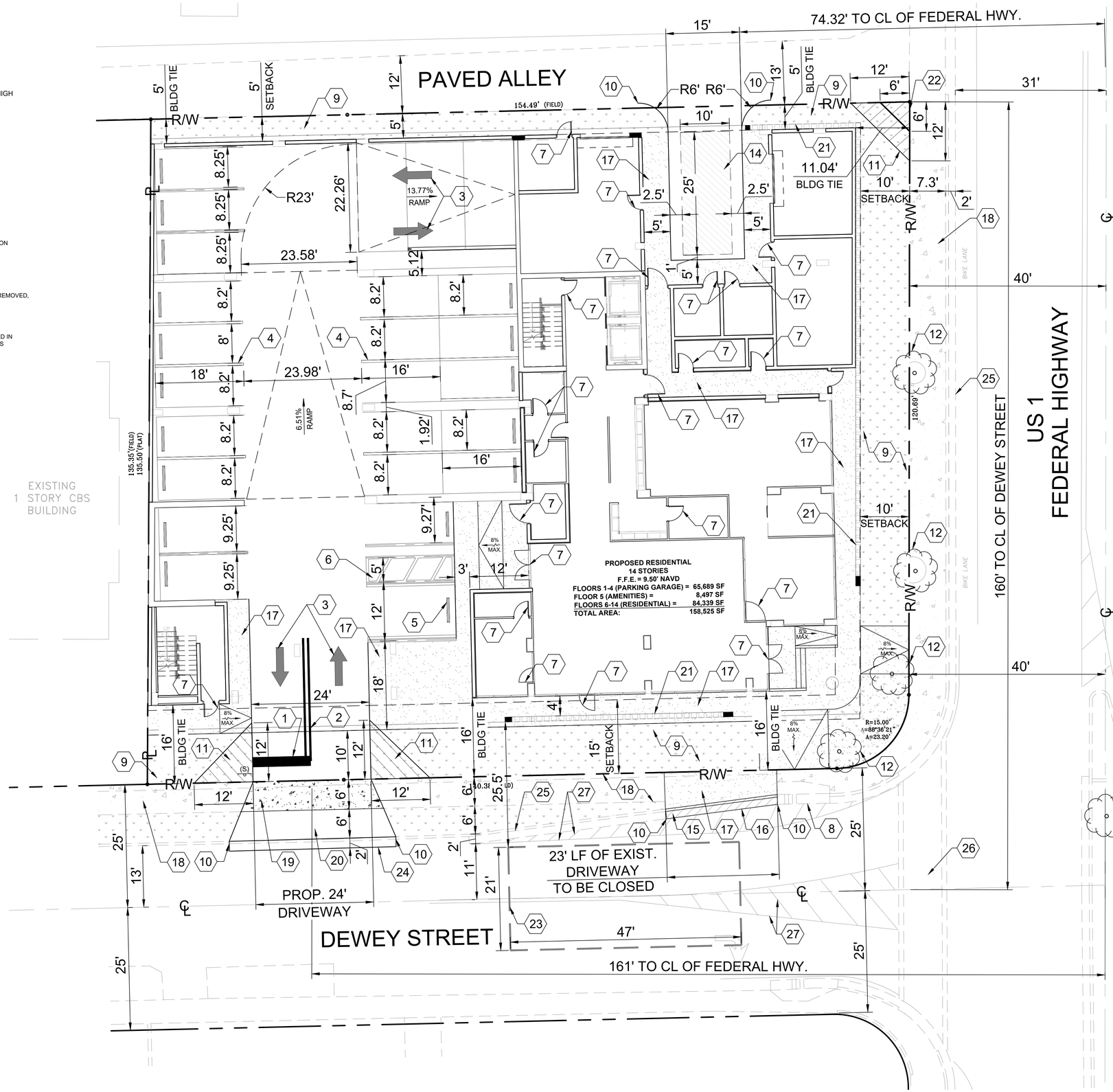
- PROPOSED 4" THICK CONCRETE SIDEWALK
- PROPOSED 6" THICK CONCRETE SIDEWALK
- EXISTING 6" THICK CONCRETE SIDEWALK
- PROPOSED SOD (REFER TO LANDSCAPE PLANS FOR DETAILS)
- EXISTING SOD
- CONTRACTOR TO CLOSE EXISTING DRIVEWAY AND CONSTRUCT TYPE "F" CURB AND GUTTER PER BROWARD COUNTY STANDARD SPECIFICATIONS

SITE SYMBOLS /LEGEND

- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (EVP) ELECTRIC VEHICLE PARKING
- (CS) CHARGING STATION
- (10) PROPOSED PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE
- PROPOSED SOLID DIRECTIONAL ARROW

SIGNAGE NOTE

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



Graphic Scale in Feet

URBN DESIGN
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NORTH MIAMI, FL 33161
Phone: 305.720.2079
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CHRISTOPHER COLLINS P.E. REG.# 73819 — LICENSE No. 73819 STATE OF Florida PROFESSIONAL ENGINEER

2/26/024

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BY:_____DATE:_____

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Sunshine811
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Comment	TAC Rev 1
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Drawn by:	A.T.S.
Checked by:	C.P.C.
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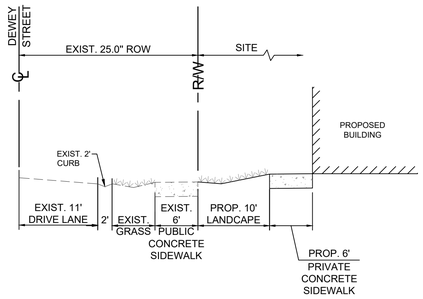
Plans for

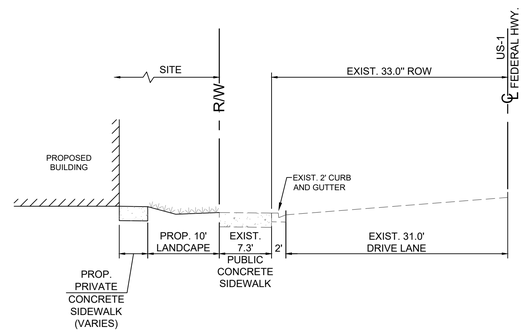
THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

SITE PLAN

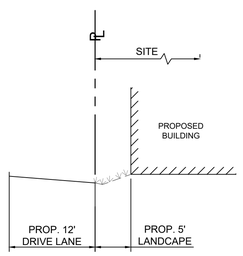
Sheet No.
C-5.0



DEWEY STREET
TYPICAL CROSS SECTION "A"-"A"



US-1 FEDERAL HWY
TYPICAL CROSS SECTION "B"-"B"



EXISTING ALLEY
TYPICAL CROSS SECTION "D"-"D"

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REG.# 73819
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Approved by:	C.P.C.
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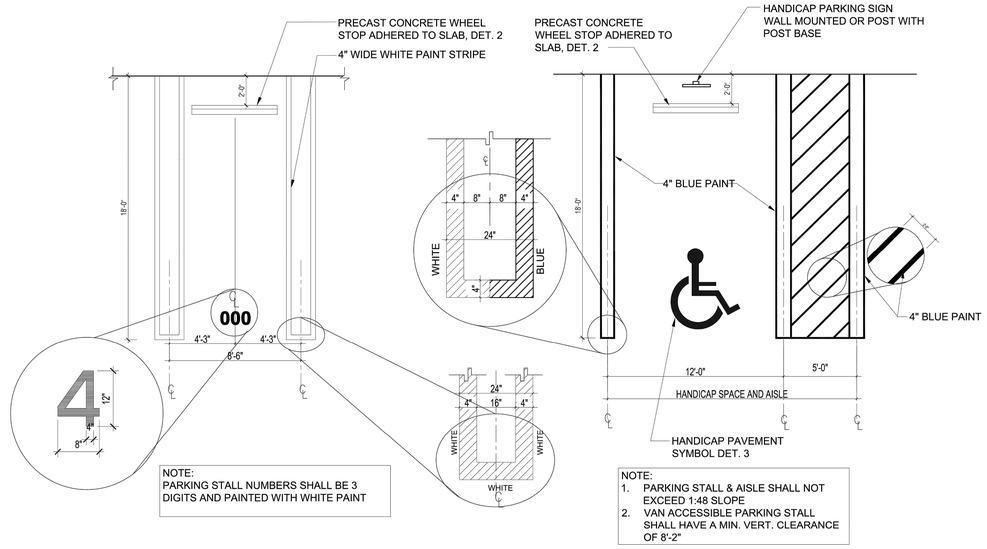
Plans for

THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

CROSS SECTIONS

Sheet No.
C-5.2



1 TYPICAL PARKING STALL AND PARKING STALL FOR PHYSICALLY DISABLED

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

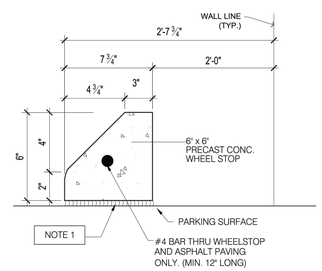
4 ELECTRIC VEHICLE CHARGING STATION SIGN

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

(ZONING CODE, CHAPTER 33, Sec. 33-122.5. - Electric vehicle supply equipment requirements.)

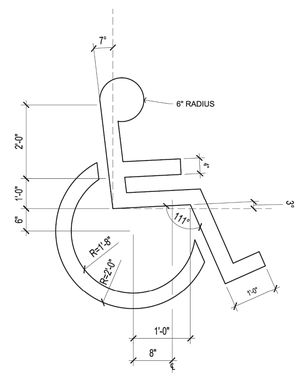
NOTE 1 :

ALL PRECAST CONC. WHEEL STOPS OVER CONC. SLAB SHALL BE SECURED WITH EPOXY ADHESIVE.



2 TYPICAL WHEELSTOP

SCALE: 1-1/2" = 1'-0"



3 TYPICAL HC SYMBOL

SCALE: 1-1/2" = 1'-0"

PARKING DETAILS

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Plans for

THE GEORGE

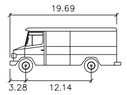
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

ACCESSIBLE PARKING DETAILS

Sheet No.

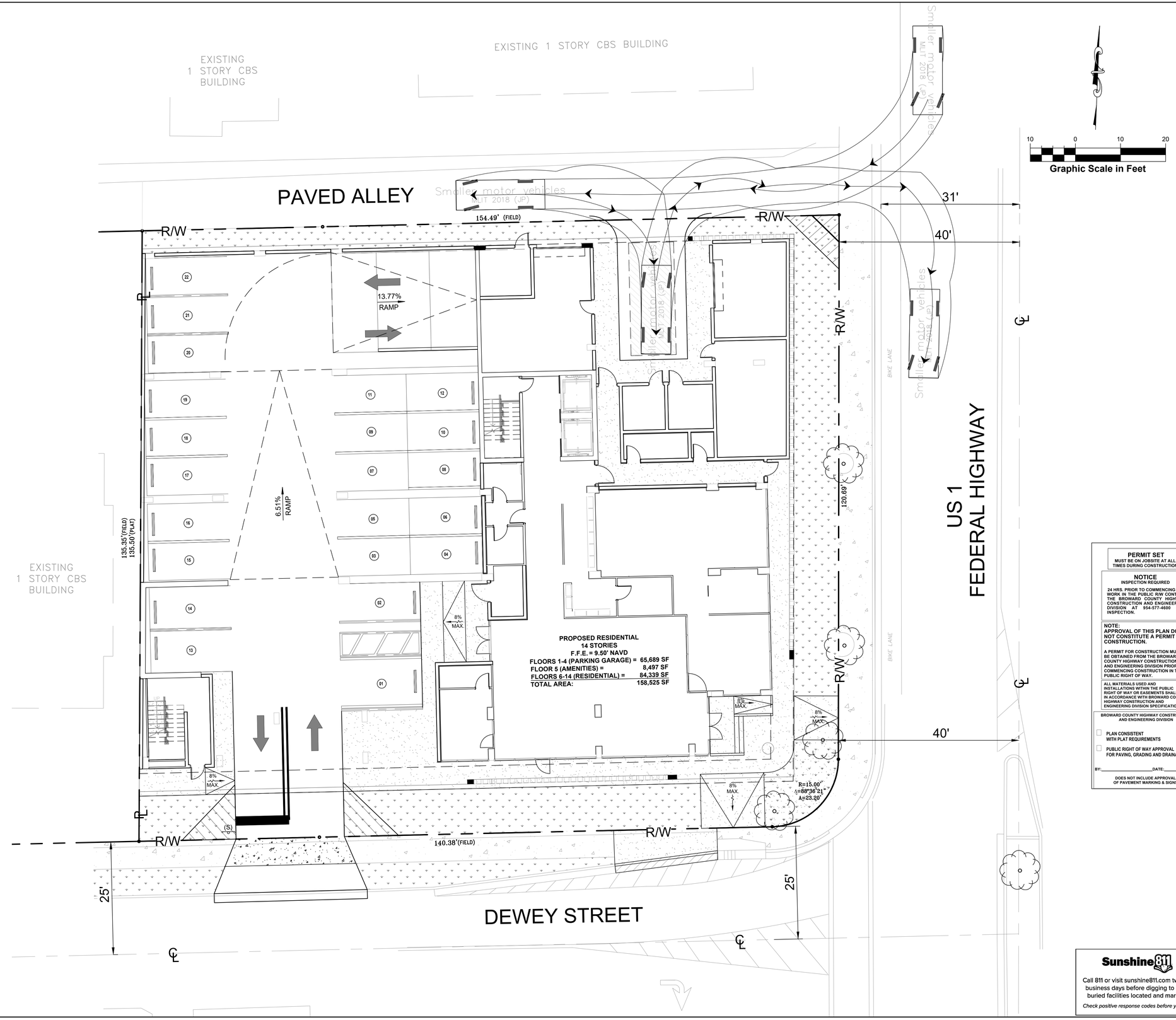
C-5.3

LOADING TRUCK PROFILE



Smaller motor vehicles

	feet
Width	: 6.56
Track	: 6.56
Lock to Lock Time	: 6.0
Steering Angle	: 41.5



Graphic Scale in Feet

10 0 10 20

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Plans for

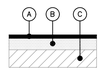
THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

LOADING ACCESS PLAN

Sheet No.
C-5.4

PAVEMENT NOTES:

1. DAMAGED PAVEMENT MARKINGS (INCLUDING THERMOPLASTIC MARKINGS AND RPMS) SHALL BE RESTORED TO MEET CITY OF MIAMI STANDARD SPECIFICATIONS AT THE PERMITTEE EXPENSE.
2. DAMAGE TO SIDEWALK, RAMPS AND/OR CURB AND GUTTER SHOULD BE RESTORED PER CITY OF MIAMI STANDARD SPECIFICATIONS.
3. DAMAGED SIGNAL LOOPS SHALL BE RESTORED TO MEET CITY OF MIAMI STANDARD SPECIFICATIONS AT THE PERMITTEE EXPENSE.
4. CONTRACTOR TO PROVIDE INLET PROTECTION SYSTEM BEFORE ANY CONSTRUCTION BEGINS AND ENSURE TO BE USED THROUGHOUT THE DURATION OF CONSTRUCTION.
5. FLOWABLE FILL SHALL NOT BE USED FOR LENGTHS OVER 50' AND DEPTH OVER 6. REFER TO CITY OF MIAMI STANDARD SPECIFICATIONS.
6. ASPHALT AND SIDEWALK SHALL BE SAW CUT BEFORE REMOVING SHOULDER OR GUTTER TO PREVENT DAMAGE TO THE EXISTING ASPHALT.
7. QC COMPANY/LAB INFORMATION IS TO BE PROVIDED TO THE DEPARTMENT REPRESENTATIVE AT THE PRE-COMMENCEMENT MEETING.
8. FINAL INSPECTION OF WORK: PRIOR TO REQUESTING FINAL INSPECTION FROM CITY OF MIAMI, CLOSE-OUT DOCUMENTATION AND CERTIFICATION OF WORK COMPLETION MUST BE SUBMITTED TO THE DEPARTMENT REPRESENTATIVE VIA EMAIL OR UPLOADED ONTO ONE STOP PERMITTING WEBSITE. PROVIDE CITY OF MIAMI WITH ALL MATERIAL CERTIFICATIONS, TEST RESULTS, BORE LOGS, SIGNED, SEALED AS-BUILTS FOR APPROVED FIELD CHANGES, AND ANY APPLICABLE DOCUMENTATION RELATED TO THE COMPLETED WORK.



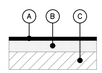
(A) 4" OPTIONAL BASE GROUP 9 (OBG9), ASPHALT SHALL BE PLACED IN TWO (2) LIFTS: 3" OF SP-12.5 AND 1.25" OF SP-9.5.

(B) PROPOSED 8" CRUSHED LIMEROCK BASE WITH MINIMUM LBR-100. SHALL BE COMPACTED TO MINIMUM DENSITY OF 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO-T-180 UNDER ALL PAVED AREAS

(C) PROPOSED TYPE B-12.5, 12" STABILIZED SUB-BASE WITH MINIMUM LBR-40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO-T-180

ASPHALT PAVEMENT DETAIL

N.T.S.



(A) PROPOSED 1.25" FDOT SP 9.5 TL-B ASPHALT

(B) EXISTING 8" CRUSHED LIMEROCK BASE

(C) EXISTING TYPE B OR C, 12" STABILIZED SUB-BASE

MILLING & RESURFACE PAVEMENT DETAIL

N.T.S.

SITE SYMBOLS /LEGEND

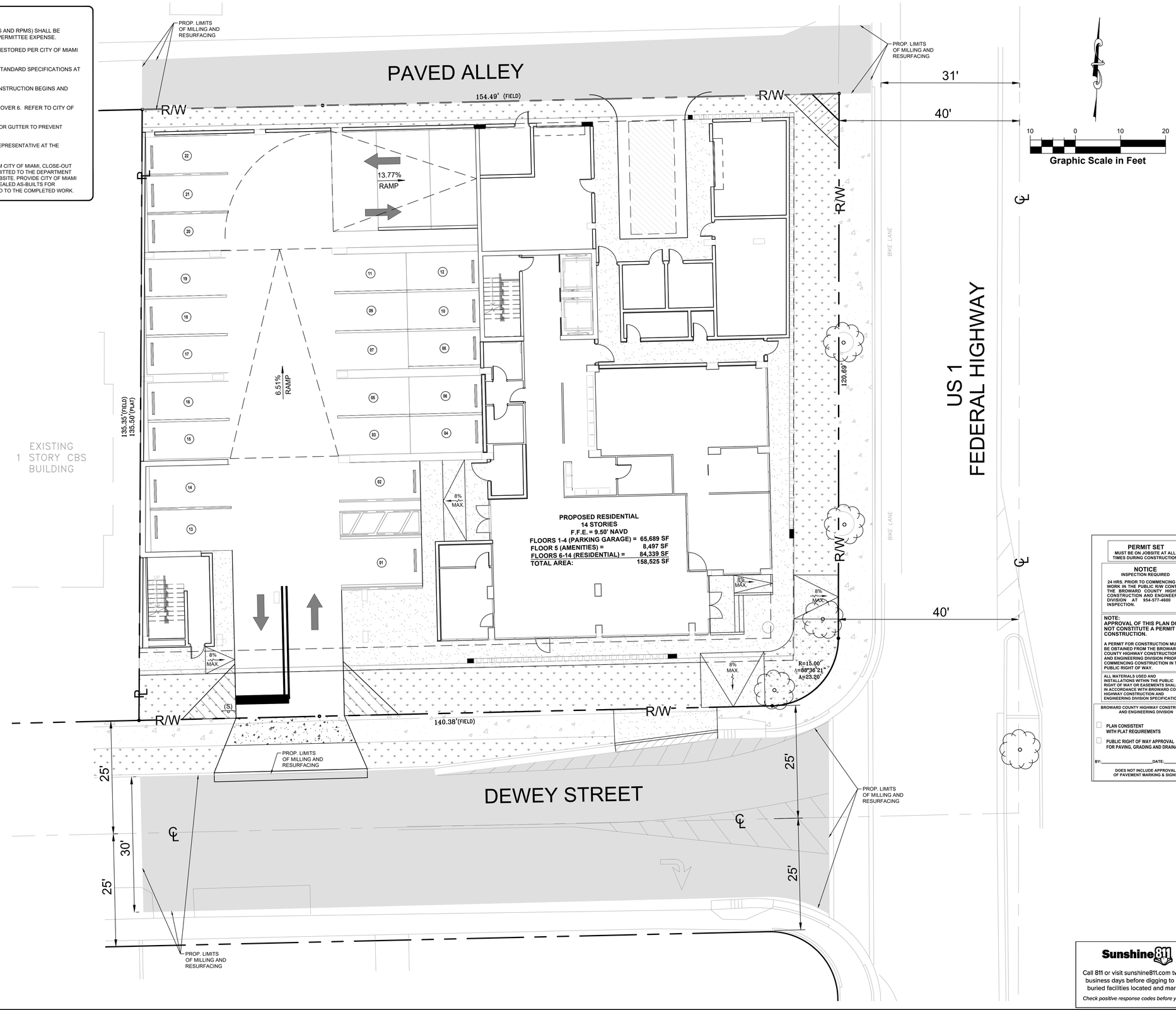
- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (EVP) ELECTRIC VEHICLE PARKING
- (CS) CHARGING STATION
- (10) PROPOSED PARKING SPACE COUNT
- ♿ ACCESSIBLE PARKING SPACE
- PROPOSED SOLID DIRECTIONAL ARROW

HATCH LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. GRASS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. LIMITS OF MILLING AND RESURFACING

MILLING & RESURFACING NOTE

FULL ROAD WIDTH OF DEWEY STREET AND THE ALLEY ABUTTING TO THE PROJECT SHALL BE MILLED AND RESURFACED



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Plans for

THE GEORGE

950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

PAVEMENT PLAN

Sheet No.

C-6.0

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STRUCTURE TABLE									
STRUCTURE	TYPE	SIZE	RIM	BOTTOM	INVERTS				COMMENTS
					N	S	E	W	
S-1	MH	42-INCH	7.86	0.65			2.65	2.65	WEIR ELEV. = 5.19
S-2	INLET	42-INCH	7.86	-3.50	2.65	5.47	0.00	2.65	SKIMMER (N) (W)
S-3	INLET	42-INCH	7.15	2.65		4.65			YARD DRAIN
S-4	INLET	42-INCH	7.40	2.65	4.65	4.65			YARD DRAIN
S-5	INLET	42-INCH	7.66	2.65			4.65		YARD DRAIN
S-6	INLET	42-INCH	7.66	2.65			4.65		YARD DRAIN
S-7	MH	48-INCH	8.76	0.65	2.65	2.65		2.65	N/A
W-1	WELL	SEE DETAIL							
T-1	TRENCH	6-INCH	7.47		5.47				PEDESTRIAN FRIENDLY

ALL ELEVATIONS ARE IN NAVD88.

ADA NOTE:

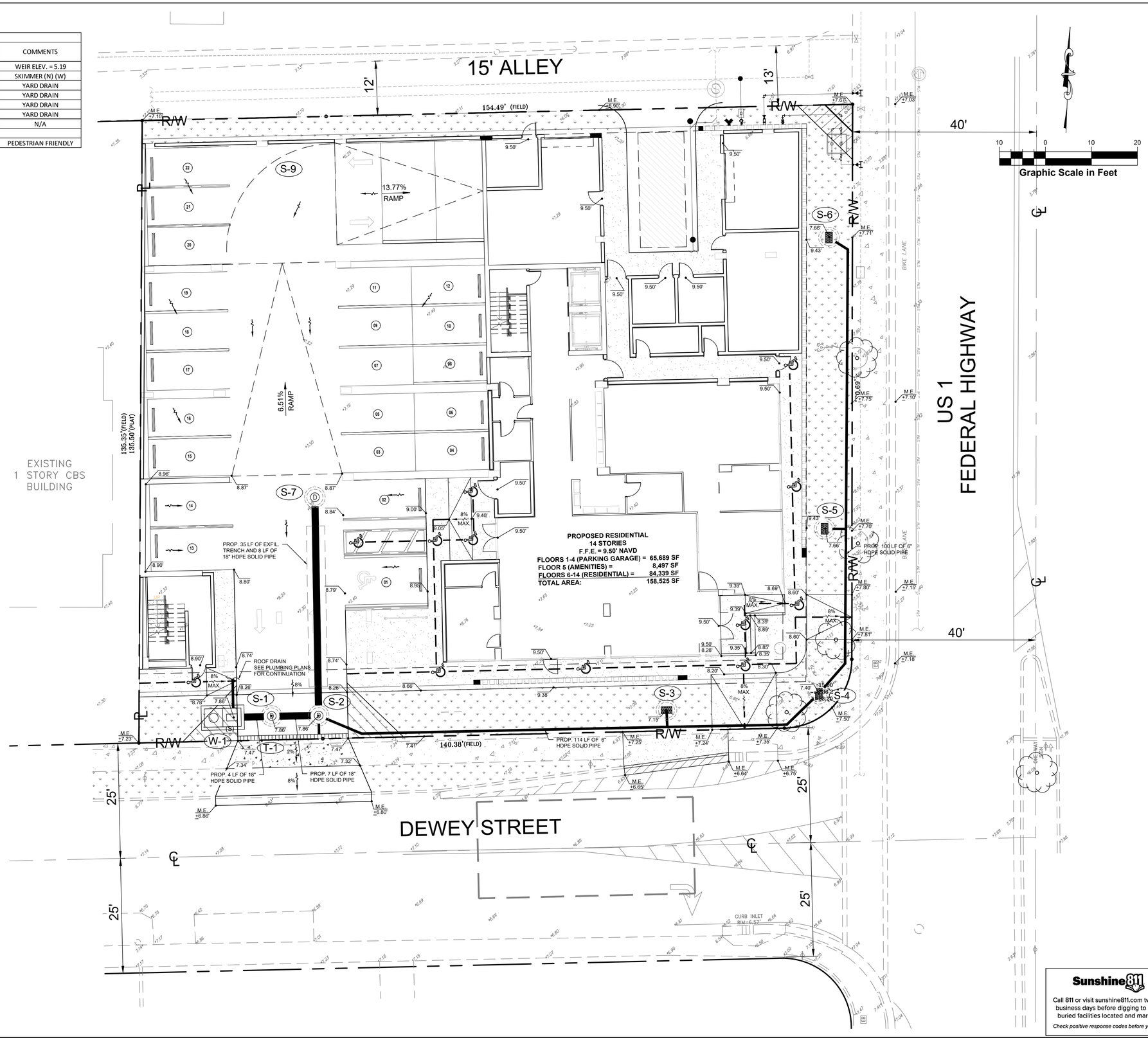
CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY, AND STATE ACCESSIBILITY CODES, AND THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS), AS AMENDED.

PROPOSED DRAINAGE SYMBOLS LEGEND

- (T.C.) / (E.P.) — TOP OF CURB, ELEV. / EDGE OF PVMT. ELEV. OR GROUND ELEV.
- X% — PROP. FLOW DIRECTION AND SLOPE
- +12.38 — EXIST. GRADE ELEVATION
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH
- ACCESSIBLE ACCESS ROUTE

HATCH LEGEND

- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE SIDEWALK
- PROPOSED GRASS (REFER TO LANDSCAPE PLANS FOR DETAILS)



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URBN DESIGN

666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER PATRICK COLLINS LICENSE No. 73819 STATE OF Florida PROFESSIONAL ENGINEER

CHRISTOPHER COLLINS P.E. REG.# 73819

2/26/2024

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

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Revision 6	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date 02/26/2024
Comment TAC Rev 1	

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
Date:	02/12/2024
Job No.:	C010

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Plans for

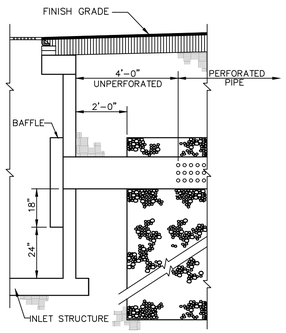
THE GEORGE

950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

GRADING & DRAINAGE PLAN

Sheet No.

C-9.0

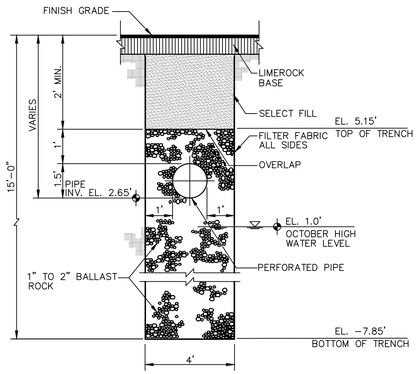


NOTES:

1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE AS SHOWN ON DETAIL IN THIS SHEET OR APPROVED EQUAL.
3. SUMP 2'-0" (TYP.) EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".

EXFILTRATION TRENCH CONNECTION DETAIL

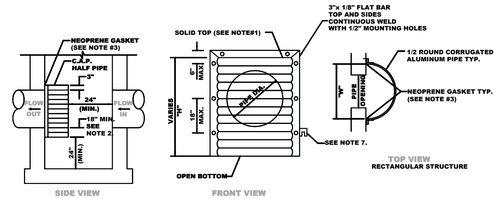
N.T.S.



NOTE: FILTER FABRIC PER FDOT INDEX NO. 199

18" EXFILTRATION TRENCH SECTION

N.T.S. ALL ELEVATIONS ARE IN NAVD88.



PIPE DIA.	W* (IN)	W** (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

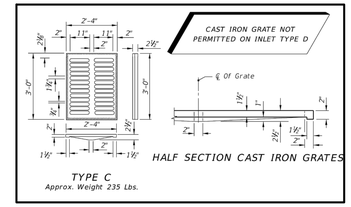
1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

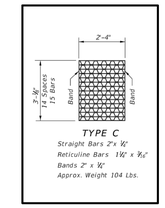
NOTES

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 1.5'BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1"X2") SHALL BE INSTALLED ON THE SIDES AND TOP ALL
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH ⅜"X4" STAINLESS STEEL "RED HEADS", OR APPROVED
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A
6. ADDITIONAL BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE DETAIL

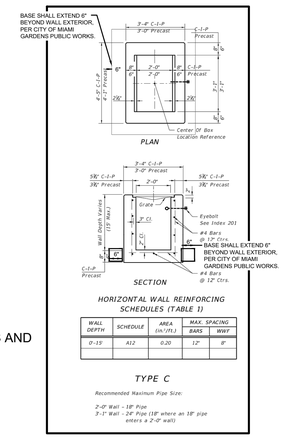
N.T.S.





NOTE:

SEE FDOT INDEX 232 FOR COMPLETE DETAIL, NOTES AND SPECIFICATIONS.



WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	WWF
0-15'	A12	0.20	12"	8"

FDOT TYPE C INLET

N.T.S.

URBN DESIGN

666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E. REG.# 73819

2/26/2024

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

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DRAINAGE WELL STRUCTURAL NOTES:

1. DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318–99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF
2. CAST–IN–PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318–99.
3. DESIGN LIVE LOADS (FOR EXTERIOR WELLS OUTSIDE THE BUILDING FOOTPRINT): THE TOP SLAB OF DRAINAGE WELL STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS20–44 LOADING).
4. GEOTECHNICAL CRITERIA (FOR EXTERIOR WELLS OUTSIDE THE BUILDING FOOTPRINT): SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.
5. CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER. FOR DRAINAGE WELLS INSIDE THE BUILDING FOOTPRINT, XYPEX ADMIX C–500 SHALL BE ADDED TO THE CONCRETE MIX FOR WATER PROOFING (BY CONTRACTOR).
6. REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.
7. MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE WATER TIGHT BOLTED AND HAVE THE WORD "STORM SEWER" CAST ON COVER.
8. KOR–N–SEAL PIPE TO MANHOLE CONNECTORS TO BE INSTALLED BETWEEN THE STEEL WELL CASINGS AND THE DRAINAGE WELL FLOOR SLAB. CONTRACTOR TO SUBMIT SHOP DRAWING. (FOR DRAINAGE WELLS INSIDE THE BUILDING FOOTPRINT ONLY)
9. INTERIOR SURFACES OF DRAINAGE WELL STRUCTURES TO RECEIVE TWO COATS OF XYPEX CONCENTRATE WATER–PROOF COATING. CONTRACTOR TO SUBMIT SHOP DRAWING. (FOR DRAINAGE WELLS INSIDE THE BUILDING FOOTPRINT ONLY)
10. ALL PIPE CONNECTIONS TO DRAINAGE WELL STRUCTURES WILL BE MADE WITH LINK SEAL PIPE–TO–MANHOLE CONNECTORS. CONTRACTOR TO SUBMIT SHOP DRAWING. (FOR DRAINAGE WELLS INSIDE THE BUILDING FOOTPRINT ONLY)
11. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR STRUCTURES, XYPEX CONCRETE ADMIXTURE, KOR–N–SEAL, XYPEX CONCENTRATING WATER–PROOF COATING AND LINK SEAL TO THE ENGINEER FOR REVIEW PRIOR TO THE CONSTRUCTION OF STRUCTURE.

DRAINAGE WELL NOTES:

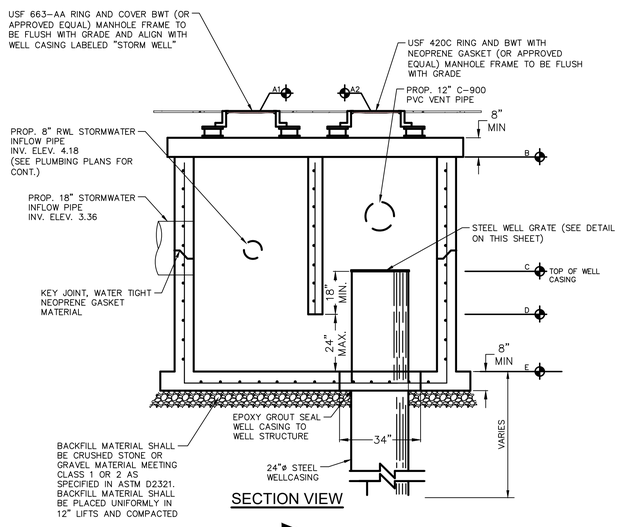
1. DEEP WELL TO BE CONSTRUCTED PER DRAINAGE WELL SCHEDULE. CONTRACTOR IS TO VERIFY THE FOLLOWING MINIMUM WELL CAPACITY:
   a. 500 GALLONS PER MINUTE PER FOOT OF HEAD
2. ALL FINISHED WELLS SHALL ACHIEVE A MINIMUM DRAW–DOWN RATE OF 500 GPM PER FOOT OF HEAD. THE WELL DRILLER SHALL RELY ON THEIR OWN EXPERIENCE OF THE LOCAL GEOLOGY, OR THAT OF A GEOLOGIST/HYDROLOGIST (RETAINED BY THE WELL DRILLER) TO DETERMINE THE OPTIMUM DEPTH OF THE WELL CASING AND OPEN WELL IN ORDER TO ACHIEVE THE MAXIMUM POSSIBLE DRAW–DOWN RATE.
3. THE DEPTH OF THE WELL SHALL COMPLY WITH ALL FDEP REQUIREMENTS FOR UNDERGROUND INJECTION FOR CLASS V WELLS CARRYING STORM RUNOFF. FOR BID AND COST PURPOSES, THE CONTRACTOR SHALL PROVIDE A MINIMUM DEPTH OF WELL CASING OF 100 FEET, AND MINIMUM UNCASED DEPTH OF 50 FEET. IF REQUIRED, CONTRACTOR SHALL DRIVE THE CASING UP TO 50% DEEPER THAN THE MINIMUM DEPTH AT NO ADDITIONAL COST TO THE CONTRACT. IF THE ABOVE PARAMETERS CAN NOT BE OBTAINED AT THE SPECIFIED DEPTH, CONTRACTOR TO NOTIFY ENGINEER OF RECORD BEFORE CONTINUING TO DRILL DEEPER. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR DRIVING CASING DEEPER THAN THE RECOMMENDED DEPTH WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
9. STEEL WELL SCREEN TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
10. DEVELOPER OF WELL TO ASSURE 1500 P.P.M. SALINITY. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 mg/L OF TOTAL DISSOLVED SOLIDS (TDS) IN ACCORDANCE WITH RULE 62–528.200(6), FAC.
11. WELL TESTING TO COMPLY WITH ASTM D 5472–93 AND D–4050–96 AND BE PERFORMED BY A THIRD PARTY FLORIDA REGISTERED GEOLOGIST.
12. ALL WELL BOX CONSTRUCTION JOINTS SHALL BE WATER TIGHT. WELL BOX MUST BE DESIGNED FOR UPLIFT FORCES (MIN 3 PSI) AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
13. DRAINAGE WELL CASING SHALL BE 24–INCH DIAMETER WELDED OR SEAMLESS STEEL PIPE CONFORMING TO ONE OF THE FOLLOWING STANDARDS
   a. ASTM A53/A53M–99B (1999)
   b. ASTM A135–01 (2001)
   c. ASTM A252–98 (1998)
   d. ASTM A589–96 (1996)
   e. AMERICAN PETROLEUM INSTITUTE (API) 5L–2000 (2000)
7. DRAINAGE WELL CASING SHALL ALSO CONFORM TO THE 2000 AMERICAN NATIONAL STANDARD INSTITUTE FOR WELDED AND SEAMLESS WROUGHT STEEL PIPE (ANSI/ASME B36.10M–2000).
8. DRAINAGE WELL CASING SHALL BE STENCILED WITH THE APPLICABLE STANDARD.
9. DRAINAGE WELL CASING SHALL BE NEW OR IN LIKE NEW CONDITION, SHALL BE FREE OF BREAKS, CORROSION AND DENTS, SHALL BE STRAIGHT AND TRUE AND NOT OUT OF ROUND. IF ANY DAMAGE IS CAUSED TO THE CASING DURING CONSTRUCTION, THE CASING SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. ALL EXPOSED WELL CASING SURFACES SHALL BE COATED WITH BITUMINOUS PAINT.
11. ALL WELLS WITH RIM ELEV. BELOW VENT ELEV. NEED TO BE WATERTIGHT, BOLTED RIM TO FRAME AND SECURED TO THE TOP SLAB.
12. ALL DRAINAGE WELLS WITHIN BUILDING FOOTPRINT SHALL NOT BE SUBJECT TO OVERHEAD LOADS.
13. ALL PIPES INTERCONNECTING THE WELL STRUCTURES, INFLOW PIPES & WELL VENT PIPING SHALL BE PRESSURE PIPE AND ALL JOINTS SHALL BE GASKETED TO WITHSTAND MINIMUM 20 PSI PRESSURES. ALL EXPOSED PIPE JOINTS AND FITTINGS SHALL BE SECURED TO RESIST MOVEMENT.

DRAINAGE WELL TESTING NOTES:

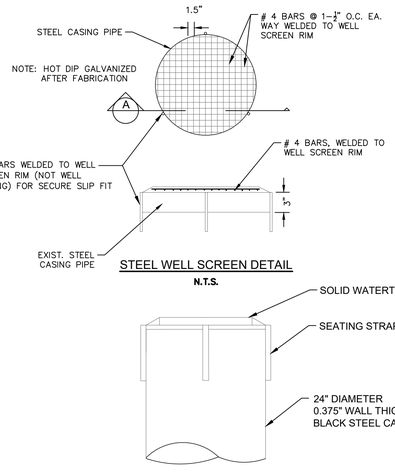
GRAVITY DRAINAGE WELL SPECIFIC CAPACITY TESTING PROTOCOL ("PUMP–IN TEST"):

THE FOLLOWING IS A PROTOCOL FOR TESTING CAPACITY OF EACH GRAVITY DRAINAGE WELL. ANY DEVIATION FROM THIS PROTOCOL MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER OF RECORD (EOR). THE DRILLER WILL PROVIDE ALL MATERIALS AND PERSONNEL REQUIRED TO CARRY OUT THE PROTOCOL. AT NO POINT DURING THE PUMP–IN TEST IS THE SYSTEM TO BE PRESSURIZED. THE WELL CASING SHALL REMAIN OPEN TO THE AIR DURING THE TESTING OF THE WELL.

1. WATER USED TO TEST THE WELL SHALL COME FROM A POTABLE WATER SUPPLY (I.E. FIRE HYDRANT).
2. TOTALIZER(S) AND/OR FLOW METER(S) WILL BE USED TO MEASURE AND RECORD THE RATE AT WHICH WATER IS DISCHARGED INTO THE WELL. THE DISCHARGE RATE USED TO TEST THE WELL SHALL BE EQUAL TO OR GREATER THAN 250 GALLONS PER MINUTE.
3. THE FLOW RATE SHALL NOT VARY BY MORE THAN 5% OVER THE TESTING PERIOD. THE DRILLER WILL PROVIDE A LOG DOCUMENTING FLOW RATES DURING THE TEST AT AN INTERVAL NO LESS THAN ONCE PER MINUTE.
4. WATER WILL BE DISCHARGED INTO THE WELL BELOW THE STATIC WATER LEVEL THROUGH AN OPEN END HOSE OR MACHINE SLOTTED, SCHEDULE 40 PVC WELL SCREEN.
5. WATER LEVEL FLUCTUATIONS WITHIN THE WELL WILL BE MEASURED WITH A CALIBRATED PRESSURE TRANSDUCER WITH AN APPROPRIATE PSI RATING, WATER LEVEL INDICATOR, OR OTHER APPARATUS APPROVED BY THE EOR WITH A PRECISION OF 0.01 FT.
6. WATER LEVEL DATA FOR STATIC, PUMPING, AND RECOVERY CONDITIONS SHALL BE RECORDED NO LESS THAN ONCE PER MINUTE THROUGHOUT THE PUMP–IN AND RECOVERY PHASES OF THE TEST.
7. DATA WILL BE COLLECTED DURING THE PUMPING CYCLE FOR A MINIMUM OF 30 MINUTES AND UNTIL THE LEVEL OF WATER WITHIN THE WELL HAS STABILIZED (WITHIN 5%) FOR A PERIOD OF AT LEAST 15 MINUTES.
8. AT THE CONCLUSION OF PUMP–IN PHASE OF THE TEST, DISCHARGE INTO THE WELL SHALL CEASE AND THE WATER LEVEL IN THE WELL WILL BE ALLOWED TO RETURN TO STATIC CONDITIONS. WATER LEVELS WILL BE MEASURED DURING THE RECOVERY PERIOD, NO LESS THAN ONCE PER MINUTE, AND WILL BE LOGGED UNTIL THE WATER LEVEL HAS RETURNED TO STATIC LEVEL AND HAS STABILIZED FOR NO LESS THAN 5 MINUTES.
9. DRILLER WILL USE THE DATA COLLECTED TO CALCULATE AND REPORT THE WELL SPECIFIC CAPACITY TO FDEP. ALL DATA COLLECTED WILL BE PROVIDED TO THE EOR.

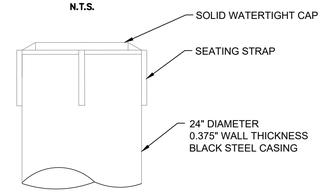


SECTION VIEW



STEEL WELL SCREEN DETAIL

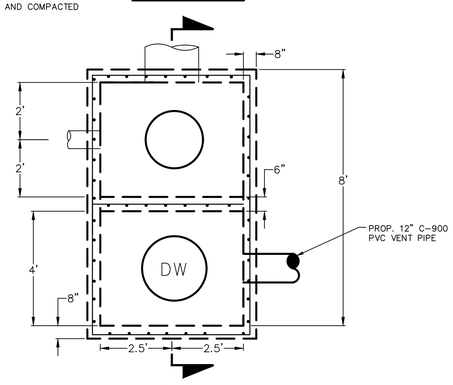
N.T.S.



TEMPORARY SOLID WATERTIGHT CAP DETAIL

N.T.S.

1. CASING SHALL BE CAPPED IMMEDIATELY AFTER INSTALLATION. CAP SHALL NOT BE ROMVED UNTIL WELL IS CLEARED FOR USE.
2. INJECTION WELLS SHAL NOT BE USED FOR DEWATERING



TOP VIEW

NORTH

STORM DRAINAGE WELL #1

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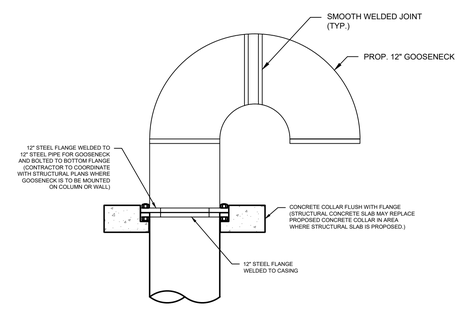


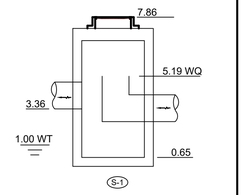
PROPOSED GOOSENECK DETAIL

N.T.S.

DRAINAGE WELL LOCATION TABLE		
WELL NUMBER	LATITUDE	LONGITUDE
1	26°00'11.9"N	80°08'36.1"W

DRAINAGE WELL ELEVATION TABLE (ALL ELEVATIONS ARE IN NAVD88)						
WELL NUMBER	A1*	A2*	B	C	D	E
1	8.76	7.86	6.86	4.25	1.25	-0.75

*A1 AND A2 ARE TO CENTER OF FRAME



WEIR DETAIL

N.T.S.

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Revision 6	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date 02/26/2024
Comment TAC Rev 1	
Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N/A
Date:	05/01/2023
Job No.:	C010

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Plans for

THE GEORGE

950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

GRADING & DRAINAGE DETAILS

Sheet No.

C-9.1

NOTE

WWS APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC CABLE, AND OTHER UTILITY FACILITIES WITHIN RIGHTS OF WAY AND EXISTING AND PROPOSED POTABLE WATER/ RECLAIMED WATER/ WASTE WATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER/ RECLAIMED WATER/ WASTEWATER EASEMENTS.

NOTE

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES (WWS) STANDARDS AND SPECIFICATIONS.

PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED MARCH 2021.

STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE DESIGN AND RECORD DRAWINGS.

NOTE

RECORD DRAWINGS SHALL INCLUDE COLOR PHOTOGRAPHS OF ALL CONNECTIONS TO EXISTING WWS INFRASTRUCTURE AS WELL AS CRITICAL UTILITY CROSSINGS AND WHERE SPECIFICALLY REQUIRED ON THE DESIGN DRAWINGS. ALL PHOTOGRAPHS INCLUDED IN THE RECORD DRAWINGS WILL ALSO BE PROVIDED TO WWS IN JPEG FORMAT ON CD OR DVD MEDIA. SEE "MINIMUM DRAWING REQUIREMENT FOR PIPING PROJECTS".

NOTE

ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEOGETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.56' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

NOTE

1. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.) SECTION 16.4.3.1.1.
2. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

NOTES

1. ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY WATER AND WASTEWATER SERVICES (BCWWS) STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS, TO BE RESTRAINED.
3. 2.5 DEGREE MAXIMUM DEFLECTION, TYPICAL.
4. CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION OF EXISTING WATER, FORCE MAIN AND ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. ALL REMOVED FIRE HYDRANTS MUST BE RETURNED TO BCWWS.

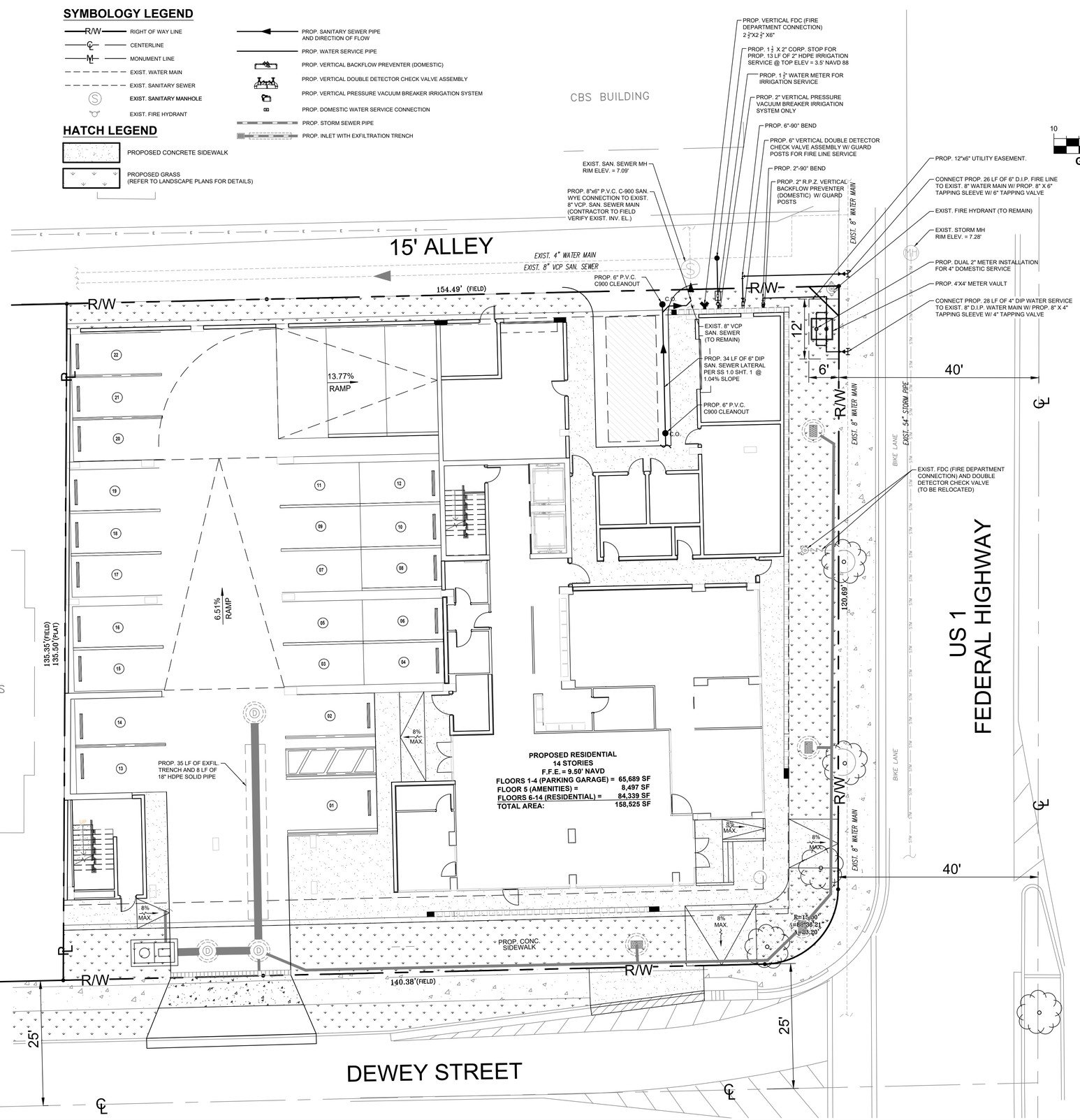
WATER AND SEWER DEMAND CALCULATION				
USE	UNITS	QTY.	ERU	DEMAND (GPD)
OFFICE	SF	1,450	0.212/1000	2,929
FITNESS CENTER	SF	1,650	10 GPD/100 SF	165
APARTMENTS	UNIT	113	0.707	19,653
TOTAL DEMAND				22,747
ERU (EQUIVALENT RESIDENTIAL UNIT FACTOR) = 246 GPD				

SYMBOLOGY LEGEND

- R/W — RIGHT OF WAY LINE
- C — CENTERLINE
- M — MONUMENT LINE
- EXIST. WATER MAIN
- EXIST. SANITARY SEWER
- S — EXIST. SANITARY MANHOLE
- EXIST. FIRE HYDRANT
- PROP. SANITARY SEWER PIPE AND DIRECTION OF FLOW
- PROP. WATER SERVICE PIPE
- PROP. VERTICAL BACKFLOW PREVENTER (DOMESTIC)
- PROP. VERTICAL DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- PROP. VERTICAL PRESSURE VACUUM BREAKER IRRIGATION SYSTEM
- PROP. DOMESTIC WATER SERVICE CONNECTION
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASS (REFER TO LANDSCAPE PLANS FOR DETAILS)



PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:_____DATE:_____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

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Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E. REG.# 73819
CHRISTOPHER COLLINS LICENSE No. 73819 STATE OF Florida PROFESSIONAL ENGINEER
2/26/2024

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date 02/26/2024
Comment	TAC Rev 1

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 10'
Date:	05/01/2023
Job No.:	C010

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Plans for

THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

UTILITY CONNECTION PLAN

Sheet No.
C-10.0

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014
DRAWN: EAM | APPROVED: XXX | GENERAL NOTES | DRAWING NO. G-00

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017
DRAWN: EAM | APPROVED: XXX | GENERAL NOTES (CONTINUED) | DRAWING NO. G-00.1

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017
DRAWN: EAM | APPROVED: XXX | GENERAL NOTES (CONTINUED) | DRAWING NO. G-00.2

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig
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41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

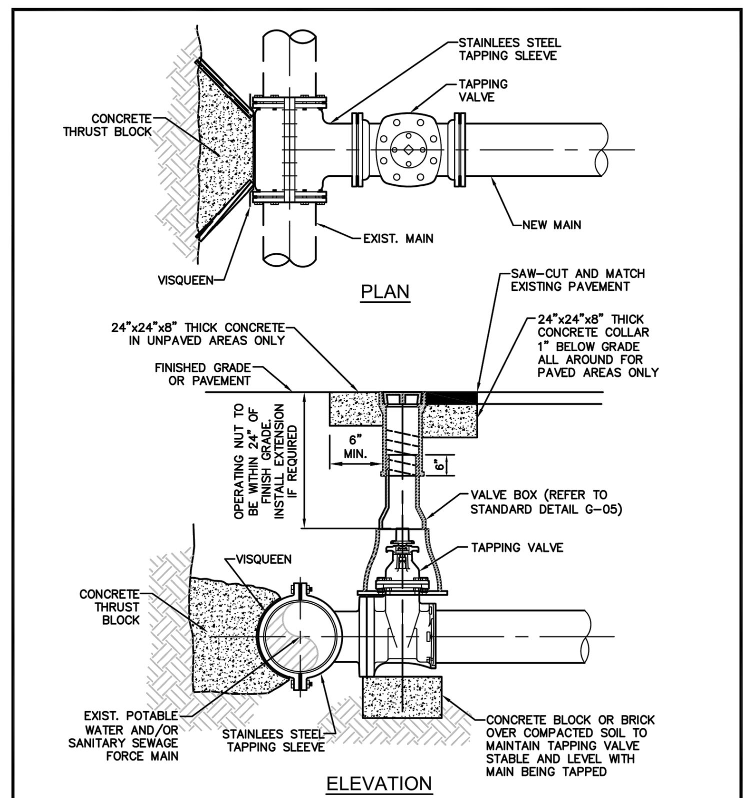
ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017
DRAWN: EAM | APPROVED: XXX | GENERAL NOTES (CONTINUED) | DRAWING NO. G-00.3

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN; 3 ft minimum	WATER MAIN; 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum; WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN; 10 ft prefered 6 ft minimum	WATER MAIN; 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum; WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	—	—

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALY RESTRAINED.

ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017
DRAWN: EAM | APPROVED: XXX | SEPARATION REQUIREMENTS OF F.D.E.P. | DRAWING NO. G-01.1



NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

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

SEWER NOTES:

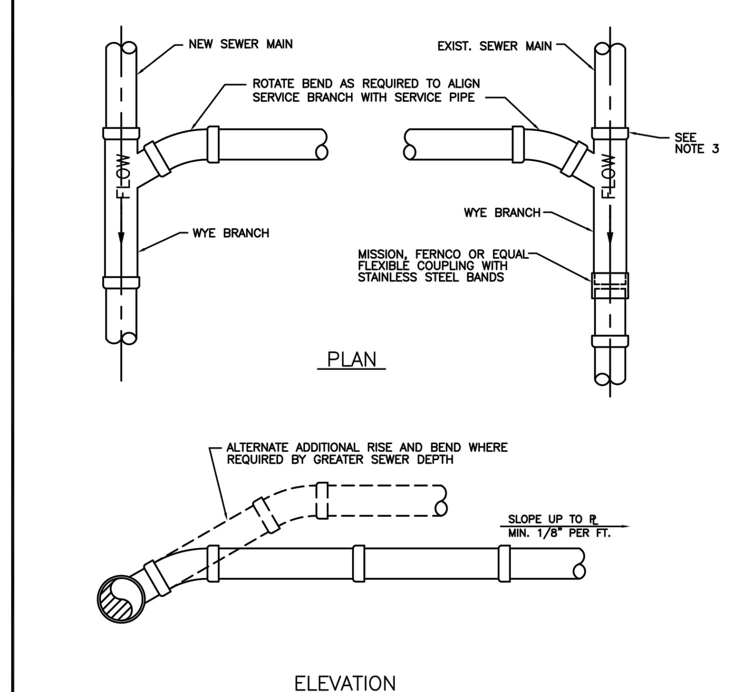
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE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

$$L = \frac{S \times D \times \sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

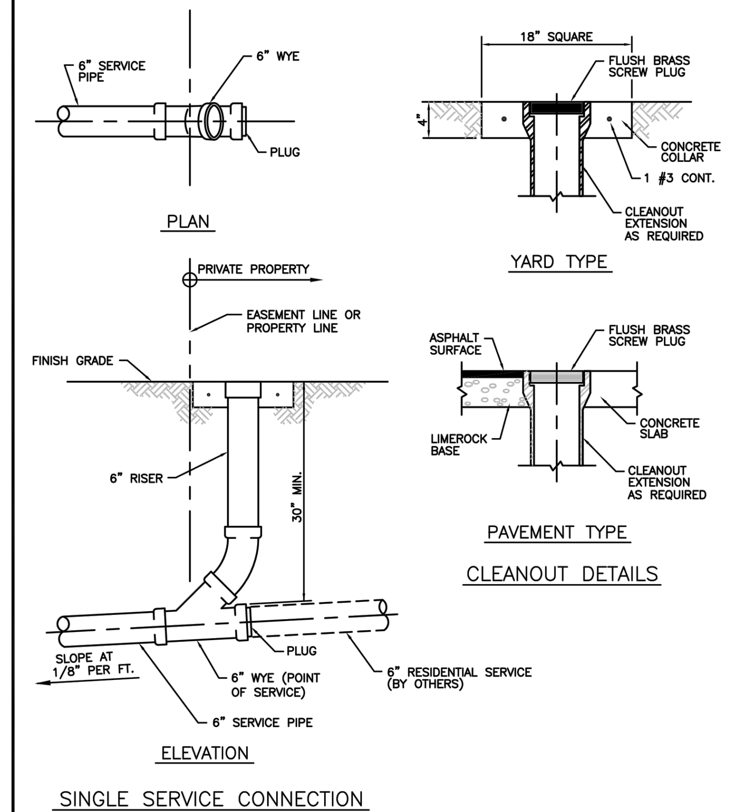
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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



NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014
DRAWN: EAM | APPROVED: XXX | WYE BRANCH CONNECTION | DRAWING NO. S-09



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

WATER SYSTEM NOTES:

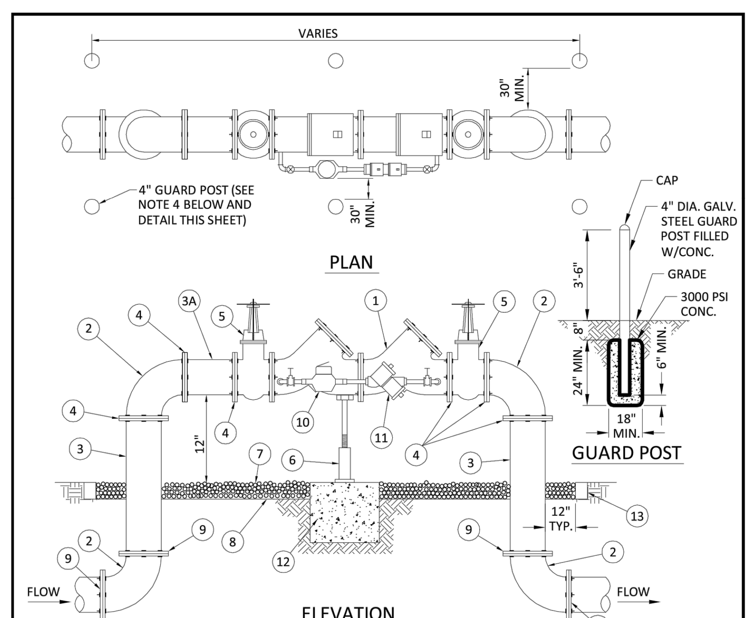
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014
DRAWN: EAM | APPROVED: XXX | WATER SYSTEM NOTES | DRAWING NO. W-01

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

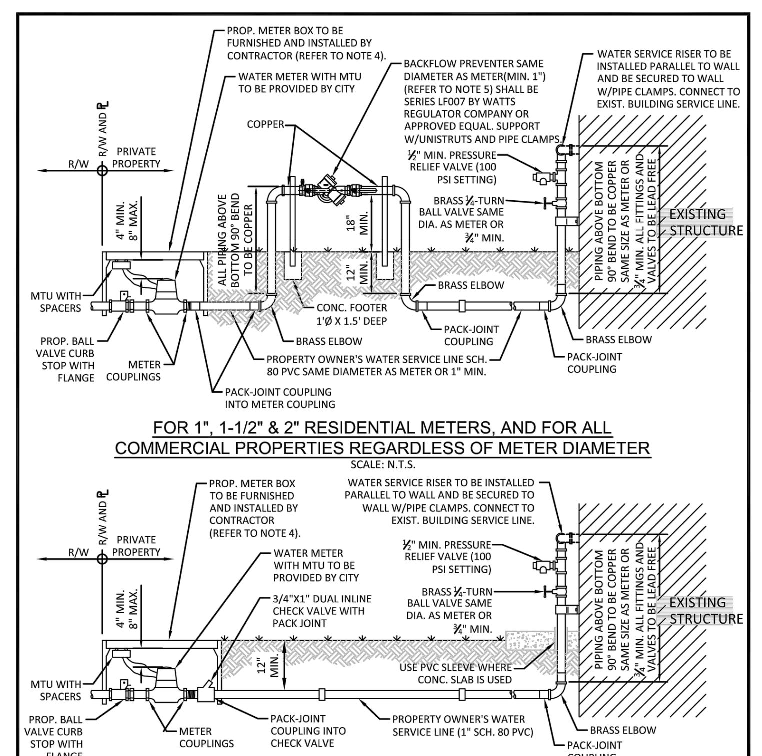
ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014
DRAWN: EAM | APPROVED: XXX | WATER SYSTEM NOTES | DRAWING NO. W-02



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

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



NOTES FOR ALL SERVICES:
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

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

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.
A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE
BY:______________DATE:__________
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER PATRICK COLLINS ★ LICENSE No. 73819 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E. REG-# 73819
2/26/2024

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision	Date	Comment
6		
5		
4		
3		
2		
1	02/26/2024	TAC Rev 1

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N/A
Date:	12/19/2023
Job No.:	C010

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Plans for

THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

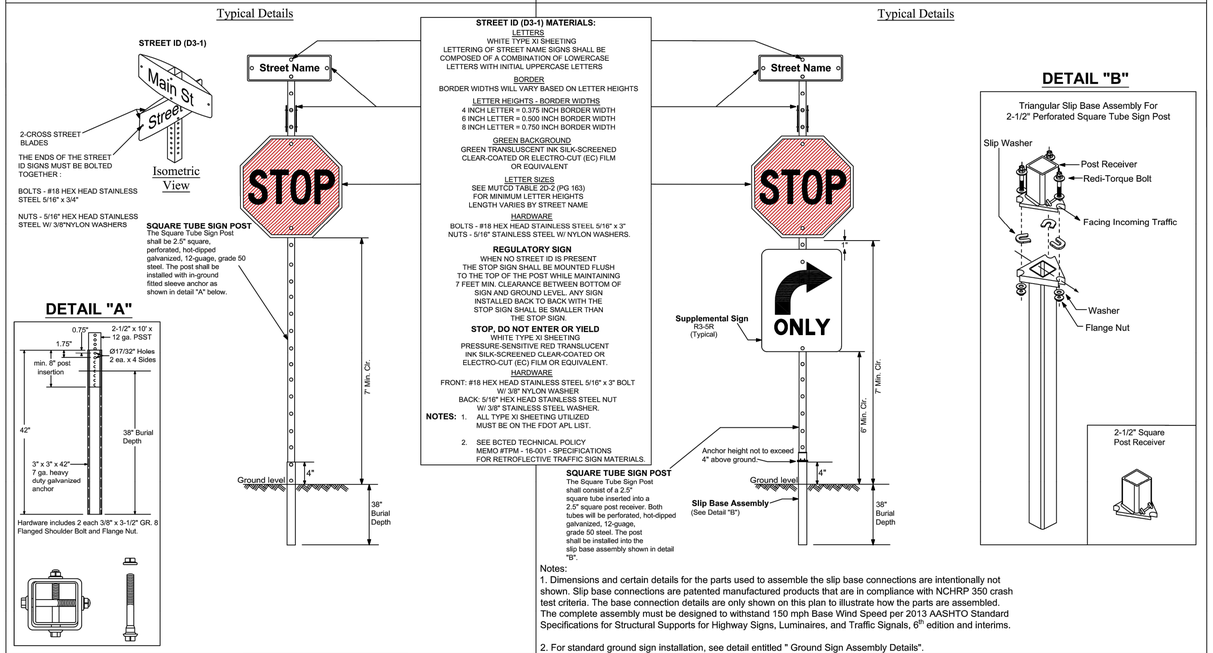
BROWARD COUNTY UTILITY DETAILS

Sheet No.
C-10.1

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details



STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163) FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

NOTES:
1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.
2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and Interims.
2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
04-09-2019	UPDATED MATERIAL NOTES
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT

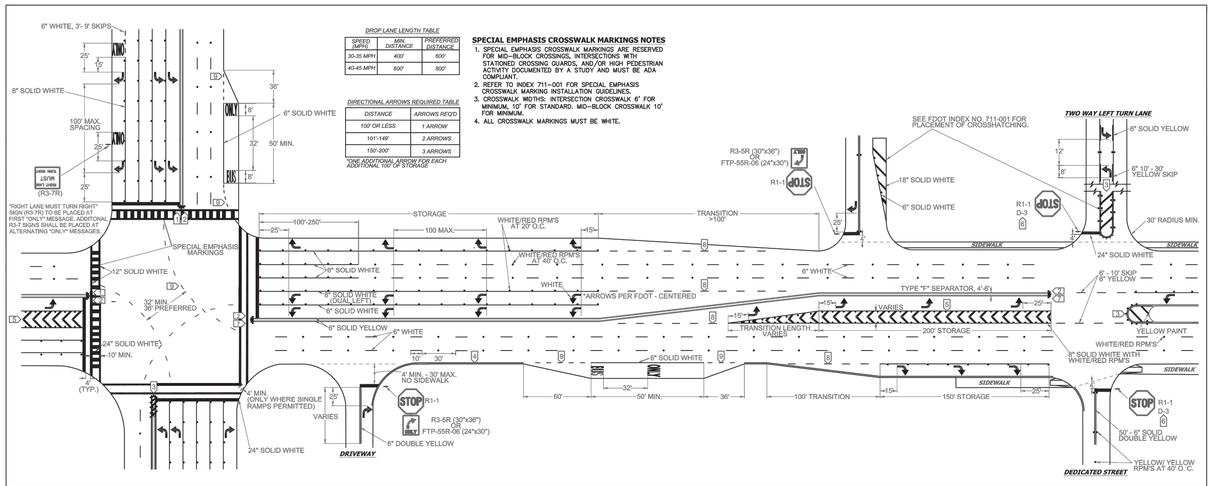
BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1



DROP LANE LENGTH TABLE

SPEED IMPH	MIN. DISTANCE	PREFERRED DISTANCE
30-35 MPH	400'	600'
40-45 MPH	600'	800'

DIRECTIONAL ARROWS REQUIRED TABLE

DISTANCE	ARROWS REQ'D
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

*ONE ADDITIONAL ARROW FOR EACH ADDITIONAL 100' OF STORAGE

SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES
1. SPECIAL EMPHASIS CROSSWALK MARKINGS ARE RESERVED FOR MID–BLOCK CROSSINGS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
2. REFER TO INDEX 711–001 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
3. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMUM, 10' FOR STANDARD, MID–BLOCK CROSSWALK 10' FOR MINIMUM.
4. ALL CROSSWALK MARKINGS MUST BE WHITE.

NOTES
1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH P60 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706–001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711–002.
8. MARKINGS IN AND ADJACENT TO BIKE LANES SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50% GLASS SPHERES AND 50% SHARP SILICA SAND APPLIED AT A RATE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS.
9. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
10. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
11. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
12. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
13. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
14. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

1 YELLOW/YELLOW RPM DETAILS
DIRECTION OF TRAVEL
CENTERLINE
1' OC, 1' MIN TO CROSSWALK
REFLECTIVE YELLOW
DIRECTION OF TRAVEL

2 MEDIAN NOSE PAINT DETAILS
RAISED SEPARATOR
GRASS MEDIAN
POINT OF CURVE
REFLECTIVE YELLOW
RADIUS POINT
* DO NOT PAINT BRICK PAVERS

3 PAINTED MEDIAN DETAILS
DIRECTION OF TRAVEL
1' OC
18" SOLID YELLOW
6" SOLID DOUBLE YELLOW
YELLOW PAINT
YELLOW/YELLOW RPM's

4 EDGE LINE DETAILS
6" SOLID WHITE OR YELLOW
EDGE OF PAVEMENT

5 CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS
DIRECTION OF TRAVEL
18" SOLID WHITE
WHITE/RED RPM's
18" SOLID WHITE
(SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)

6 STREET NAME BLADE DETAILS
SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.

7 TYPE IV SEPARATOR DETIALS
REFLECTIVE YELLOW PAINT
YELLOW/YELLOW RPM's
6" SOLID YELLOW
TYPE "F" CURB AND GUTTER

8 6'-10' SKIP DETAILS
6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES

9 2'-4' SKIP DETAILS
2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
- RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (90' RADIUS PREFERRED OR AS NOTED ON PLANS).
- BUS BAY TRANSITIONS

STOP SIGN NOTE
WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI–LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"X36".

REVISIONS	
DATE	DESCRIPTION
08-23-2018	UPDATED NOTES
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E. | SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E. REG.# 73819 — LICENSE No. 73819 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

2/26/2024

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:_____DATE:_____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

Revision 6	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date 02/26/2024
Comment	TAC Rev 1
Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N/A
Date:	05/01/2023
Job No.:	C010

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Plans for

THE GEORGE
950 S FEDERAL HWY.
HOLLYWOOD, FLORIDA 33020

BROWARD COUNTY STANDARD DETAILS

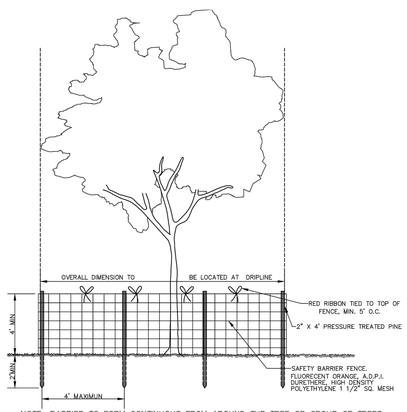
Sheet No.
C-11.0

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

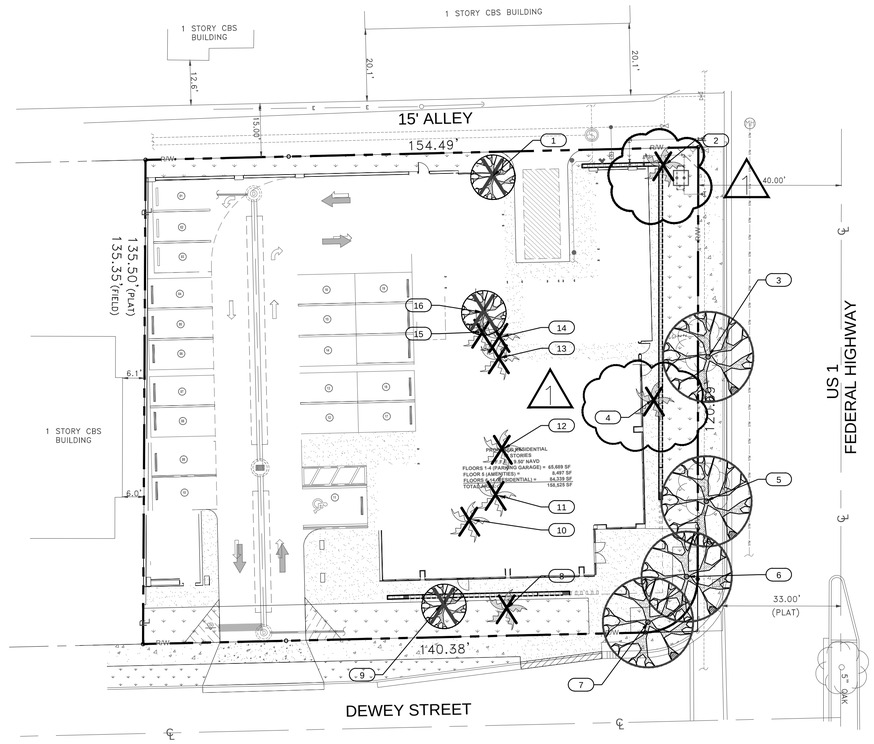
TREE DISPOSITION NOTES

1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL. BY PLACING A BID OR SUBMITTING A PROPOSAL TO DO THE WORK HEREIN CONTRACTOR ACKNOWLEDGES HE HAS REVIEWED THE PLANS, VISITED THE SITE AND FOUND NO MAJOR CONFLICTS.
2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION.
4. THE TREE REMOVAL WORK HEREIN WILL REQUIRE MITIGATION IN ACCORDANCE WITH CITY OF HOLLYWOOD ARTICLE 9 TREE MITIGATION REQUIREMENTS.
5. CONTRACTOR TO COMPLETELY REMOVE ALL PARTS OF TREES SPECIFIED FOR REMOVAL ON THE TREE DISPOSITION PLAN. GRIND ALL TRUNKS/ROOT SYSTEMS OR TREES TO BE REMOVED A MINIMUM OF 18" DEPTH IN THEIR ENTIRETY AND FILL AND COMPACT WITH SUITABLE CLEAN SOIL TO FINAL GRADE.
6. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
7. IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
8. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
9. CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS. CONTRACTOR TO REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
10. FOR ALL TREES TO BE REMOVED, CONTRACTOR TO TAKE PROPER CARE IN REMOVAL TO NOT CAUSE DAMAGE TO EXISTING SITE FEATURES, CONDITIONS, INFRASTRUCTURE, OR THE GENERAL PUBLIC AND PASSERSBY. COMPLETELY REMOVE TREES AND PROPERLY DISPOSE OF REMAINS OFF-SITE.
11. NO TREES SHALL BE REMOVED OR RELOCATED UNTIL A CITY OF HOLLYWOOD TREE REMOVAL PERMIT IS ISSUED. APPLICATIONS ARE AVAILABLE IN ROOM 308 OF CITY HALL OR VIA WEBSITE DOWNLOAD AT WWW.HOLLYWOODFL.ORG > DEPARTMENTS > ENGINEERING > ENGINEERING SERVICES
12. ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE BY A TREE PROTECTION BARRIER FENCE ERECTED TO THE EXTENTS OF THE CANOPY DRIPLINES. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL INFORMATION. FAILURE TO MAINTAIN THE BARRIERS MAY RESULT IN DAMAGE TO TREES SPECIFIED TO REMAIN, ESPECIALLY ONES CLOSE TO ACTIVE CONSTRUCTION, WHICH MAY RESULT IN TREE MITIGATION COSTS, ADDITIONAL PERMITTING TIME AND COSTS, OR REJECTION OF TREES AT TIME OF FINAL INSPECTION. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE, TO THE EXTENTS OF THE TREE DRIPLINES, FOR THE ENTIRE DURATION OF CONSTRUCTION.

TREE PROTECTION FENCE DETAIL



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.



TREE DISPOSITION PLAN

N

0 20 40
SCALE FEET

TREE MITIGATION & REPLACEMENT CHART

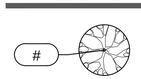
REGULATING DOCUMENT: HOLLYWOOD LAND DEVELOPMENT REGULATIONS

ARTICLE 9

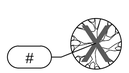
	REQUIRED	PROVIDED
MONOCOTS (PALMS)	1:1 REPLACEMENT @ 9 PALMS	9 PALMS
DICOTS – REMOVALS	INCH PER INCH CALIPER REPLACEMENT @ 72"	72" = 36 2" DBH 12' HT. TREES ***OR*** $350 PER REQUIRED TREE VALUE DONATED TO CITY OF HOLLYWOOD TREE TRUST FUND $12,600.00 DUE TO SITE CONSTRAINT DONATION TO TREE TRUST FUND OF $12,600.00

1

TREE SYMBOL LEGEND

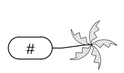


- EXISTING TREE TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD



- EXISTING TREE TO BE REMOVED
REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL
PROPERLY DISPOSE OF ALL PARTS OFF SITE

- EXISTING PALM TO BE REMOVED
COMPLETELY REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL, PROPERLY DISPOSE OF ALL PARTS OFF SITE



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

TREE DISPOSITION TABLE

	No.	BOTANICAL NAME	COMMON NAME	DBH	HT. x SPR.	CONDITION	DISPOSITION	MITIGATION REQ'D
	1	Swietenia mahagoni	Mahogany	18"	32' x 36'	85%	REMOVE	YES
	2	Phoenix canariensis	Canary Island Date Palm	20"	10' x 12'	70%	REMOVE	YES
N	3	Quercus virginiana	Live Oak	12"	28' x 30'	80%	REMAIN	NO
	4	Phoenix canariensis	Canary Island Date Palm	20"	28' x 8'	50%	REMOVE	YES
N	5	Quercus virginiana	Live Oak	15"	27' x 28'	75%	REMAIN	NO
N	6	Quercus virginiana	Live Oak	15"	26' x 26'	70%	REMAIN	YES
N	7	Quercus virginiana	Live Oak	25"	25' x26'	70%	REMAIN	YES
	8	Phoenix canariensis	Canary Island Date Palm	16"	8' x 10'	75%	REMOVE	YES
	9	Persea americana	Avocado Tree	18"	26' x 26'	75%	REMOVE	YES
	10	Veitchia merrillii	Christmas Palm	10"	12' x 12'	70%	REMOVE	NO
	11	Veitchia merrillii	Christmas Palm	10"	12' x 12'	80%	REMOVE	NO
	12	Veitchia merrillii	Christmas Palm	10"	8' x 10'	75%	REMOVE	YES
	13	Veitchia merrillii	Christmas Palm	10"	12' x 12'	80%	REMOVE	YES
	14	Veitchia merrillii	Christmas Palm	10"	12' x 12'	80%	REMOVE	YES
	15	Veitchia merrillii	Christmas Palm	10"	12' x 12'	85%	REMOVE	NO
N	16	Swietenia mahagoni	Mahogany	36"	32' x 34'	75%	REMOVE	NO

TOTAL DIAMETER INCHES TO BE MITIGATED = **72" + 8 PALMS**
SEE SHEET SHEET L-201 FOR TREE PROTECTION FENCING DETAILS

'N' - INDICATES A SPECIES NATIVE TO FLORIDA

BELOW IS AN AUTHORIZED DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL LISTED. BY WAY OF THIS SIGNATURE I ATTEST THAT THE DOCUMENTS HEREIN, IF UNDER A VERIFIED ELECTRONIC SEAL, WERE PREPARED, SIGNED AND AUTHORIZED FOR SUBMITTAL BY ME ON THE DATE OF SIGNING, WITH ALL AUTHORITY AND RIGHTS GRANTED TO ME BY THE STATE OF FLORIDA SS 481.303 PART II AND ASSOCIATED REFERENCES THEREIN.

TAC SUBMISSION 06/05/23

LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA6666943

No.	REVISIONS	DATE	BY
1	REVISIONS PER SITE PLAN AND REVIEW COMMENTS	02-26-24	WDB

PROJECT # 23-103
DATE 04-22-23
SCALE AS NOTED
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

THE GEORGE
950 S. FEDERAL HWY
HOLLYWOOD, FL
BROWARD COUNTY FLORIDA

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

TREE DISPOSITION PLAN

SHEET NUMBER
L-100

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LANDSCAPE NOTES & SPECIFICATIONS

1. All proposed plant material shall be a minimum of Florida No. 1 or better as described in Grades and Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Agriculture and Consumer Services.
2. All planted areas shall contain a three (3) inch layer of shredded sterilized Eucalyptus or Melaleuca mulch such as Flori-mulch equivalent. Keep mulch a min. 12" away from tree trunks and reduce thickness to 1-1/2" over all root systems. Create water-retentive soil/mulch tree rings/saucers around all new trees per landscape details. All newly-planted or relocated trees are to be set at a final grade so that rootballs/surficial root systems are approximately 3" above surrounding grades, or 10% of the depth of rootballs at time of planting/setting and settling.
3. All sod or seed shall be certified true to nomenclature and varietal, weed and insect free, healthy and full in solid pieces at time of delivery and installation.
4. Contractor shall be responsible for locating all existing utilities or other obstructions which may interfere with plant installation.Call Sunshine One service for underground utility locations 48 hours prior to any excavation or digging 1-800-432-4770. Verify all existing or new utilities and potential obstructions/conflicts prior to installation, and bring all potential conflicts to the immediate attention of the Landscape Architect.
5. Corner clip and visibility triangles shall be maintained for clear sight visibility in accordance with all regulatory agency roadway safety design and guidelines regarding unobstructed and clear sight requirements.
6. The landscape plans were designed to comply with Best Management Practices (BMP) including but not limited to the following: acknowledging and designing within Federal, State, County, Municipal, Sovereign and otherwise, rules and regulations regarding human and environmental safety; implementing accepted sound horticultural design practices with specific consideration to specie water needs, arrangement, spacing, sunlight tolerances, scale, urban/residential aesthetic design, heat gain reduction natural site opportunities and constraints, and in line with Florida Friendly Landscape Design principles; to comply with all prevailing regulatory requirements and restrictions, and intent.
7. A Tree Permit will be required prior to any construction, native vegetative removal within the dripline of a tree, and/or site tree work.
8. Local Utility and Fire Rescue Clearance Zones shall be provided around all above ground or at grade meters and equipment.
9. Where overhead power lines exist, all proposed trees and palm setbacks shall conform with the Florida Power and Light (FPL) Guidelines for setbacks from overhead utility lines.
10. Plant quantities are provided for convenience. In the event of discrepancies between plant list counts and plan, plan quantities and layout shall take precedence based on symbols and center-to-center spacing specified on plant list.
11. All landscape planting areas shall have amended planting soil of uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or roadbase fill shall be removed. Amended planting soil shall be premixed off site and shall be a ratio by volume mixture of 50% pulverized topsoil/Florida muck organic content and 50% clean, screened sand, free of nematodes and vegetative growth. 10% sphagnum peat or other organic amenity is acceptable in the amended soil mix.
12. All sod shall be Argentine cultivar of Bahiagrass sod (*Paspalum notatum var. 'Argentine'*). All sod shall be in solid, full pieces. Lay sod tight with staggered joints and roll if necessary to produce a smooth, even finish grade. Infill any gaps or voids in or between pieces with course sand. See Landscape Details for more information.
13. All plant materials shall be guaranteed by the contractor for a period of one year to be in a thriving, healthy condition that is indicative of each species. Any plants that fail within that period shall be replaced immediately with like kind, size, and specs.
14. Remove any and all prohibited exotic vegetation from site.
15. All landscaped areas shall have an automatic irrigation system with rain sensor and programmable automatic controller as permitted by South Florida Water Management District, County, and Local Codes. Irrigation system shall provide 100% coverage with 50% overlap.
16. Other than existing any existing trees specified to remain, all existing vegetation, turf, weeds, groundcover, and other deleterious materials are to be removed in their entirety prior to planting preparation. See landscape planting details and notes herein for amended soil mix and planting preparation.
17. All pervious rights-of-way shall be prepared and sodded per detail on Landscape Details sheet. Contractor shall water by manual watering methods in sufficient volume and frequency all landscape materials until fully established immediately after installation, and shall supplement irrigation system before, during and after installation as needed to fully establish all plant materials until such time as they are self-sufficient, or until irrigation system is fully programmed and operational to provide necessary water for establishment.
18. Contractor shall guarantee all plant materials to be in a healthy, thriving condition for a period of one (1) calendar year and shall replace any plant materials that are in a state of decline immediately with like kind and size. All staking & guys for trees and palms shall be removed approximately 9 months after planting or when fully established to be self-erect. This is to be performed by Contractor as part of the scope of work within this plan, and as hereby directed by the Landscape Architect of Record as an integral part of this plan.
19. Pet Park area surfacing shall be fine graded 6" layer of crushed coquina shell over perforated 6mil plastic liner staked in place.

TABULAR DATA CODE CHART (GROUND LEVEL)

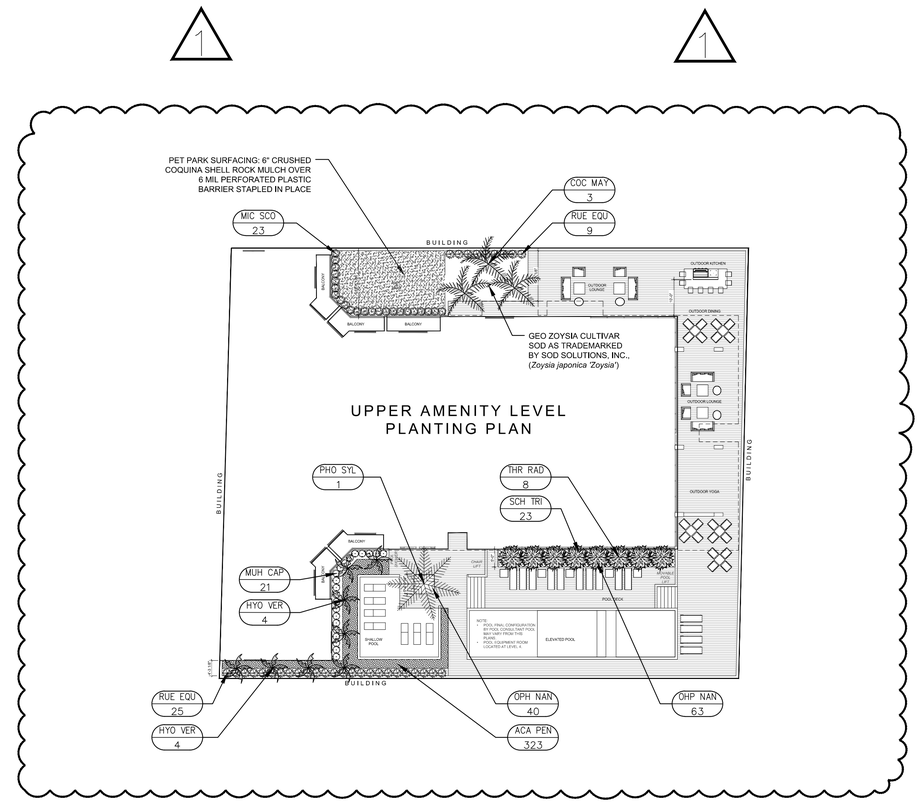
REGULATING DOCUMENT: HOLLYWOOD LAND DEVELOPMENT REGULATIONS		
ZONING LAND USE: FH-2 FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED USE		
	REQUIRED	PROVIDED
1 TREE /1,000 SF PERVIOUS LANDSCAPE AREA @ 8,172	9 TREES	9 TREES
PERIMETER BUFFERS 1 TREE/20 LF OF BUFFER + LANDSCAPE ELEMENT MIN. 42" HT. @ 260'	13 TREES + CONTINUOUS 42" HEDGE	13 TREES + CONTINUOUS 42" HEDGE
STREET TREES 1/30 LF OF STREET FRONTAGE @ 262 LF	9 TREES	9 TREES
TREE PRESERVATION/MITIGATION MONOCOTS (PALMS) DICOTS – REMOVALS	1:1 REPLACEMENT @ 9 PALMS INCH PER INCH CALIPER REPLACEMENT @ 72"	*9 PALMS 72" = 36 2" DBH 12' HT. TREES ***OR*** $350 PER REQUIRED TREE VALUE DONATED TO CITY OF HOLLYWOOD TREE TRUST FUND $12,600.00 DUE TO SITE CONSTRAINT DONATION TO TREE TRUST FUND OF $12,600.00

*NOTE: ADDITIONAL LANDSCAPING AND TREES TO BE INCLUDED ON AMENITY DECK

AMENITY LEVEL PLANT LIST AND SPECIFICATIONS

	TREE AND PALMS						
	SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
	COC MAY	3	Cocos nucifera 'Maypan'	MAYPAN DWARF COCONUT PALM	8' GW	14'	FIELD GROWN, THICK CURVED TRUNKS, FULL CROWNS
	HYO VER	8	Hyophorbe verschaffeltii	SPINDLE PALM	7' GW	10'	FIELD GROWN, STRAIGHT HEAVY TRUNKS, FULL CROWNS
	PHO SYL	1	Phoenix sylvestris	WILD DATE PALM	8' CW	14'	FIELD GROWN, HEAVY DIAMOND CUT TRUNK, NO PENCILING, FULL CROWN
*N	THR RAD	8	Thrinax radiata	FLORIDA THATCH PALM	10' OA HT	8'	FIELD GROWN, STRAIGHT TRUNKS, FULL CROWNS
	SHRUBS AND GROUNDCOVER						
	SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	HEIGHT	SPREAD	DESCRIPTION
	ACA PEN	586	Acalypha pendula	DWARF CHENILLE	6"	12"	FULL, SPACE 12" ON CENTER
*N	MUH CAP	21	Muhlenbergia capillaris	MUHLY GRASS	30 HT	24"	FULL, SPACE 24" ON CENTER
	MIC SCO	23	Microsorum scolopendria	WART FERN	18" HT	24"	FULL, SPACE 24" ON CENTER
	OPH NAN	103	Ophiopogon japonica 'Nana'	DWARF MONDO GRASS	8"	10"	FULL, LINER, STAGGERED 12" O.C. TO FILL PLANTER AREA
	RUS EQU	34	Ruellia equisetiformis	FIRECRACKER PLANT	30" HT	24"	FULL, HEAVY FOLIAGE, SPACE 24" ON CENTER
	SCH TRI	23	Schefflera arboricola 'Trinette'	TRINETTE	30" HT	24"	FULL, SPACE 24" ON CENTER

*N - ABOVE DENOTES FLORIDA NATIVE SPECIES
ALL SOD SHERE SPECIFIED ON AMENITY DECK TO BE GEO ZOYSIA CULTIVAR AS TRADEMARKED BY SOD SOLUTIONS, INC., Zoysia japonica 'Zoysia'



AMENITY LEVEL LANDSCAPE PLANTING PLAN

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SCALE FEET

TAC SUBMISSION 06/05/23

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LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA66666943

No.	REVISIONS	DATE	BY
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PROJECT # 23-103
DATE 04-22-23
SCALE AS NOTED
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THE GEORGE
950 S. FEDERAL HWY
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GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAIL: dale.bryant@greenearthla.com PHONE: 954-618-9825

AMENITY LEVEL LANDSCAPE PLANTING PLAN

SHEET NUMBER
L-201

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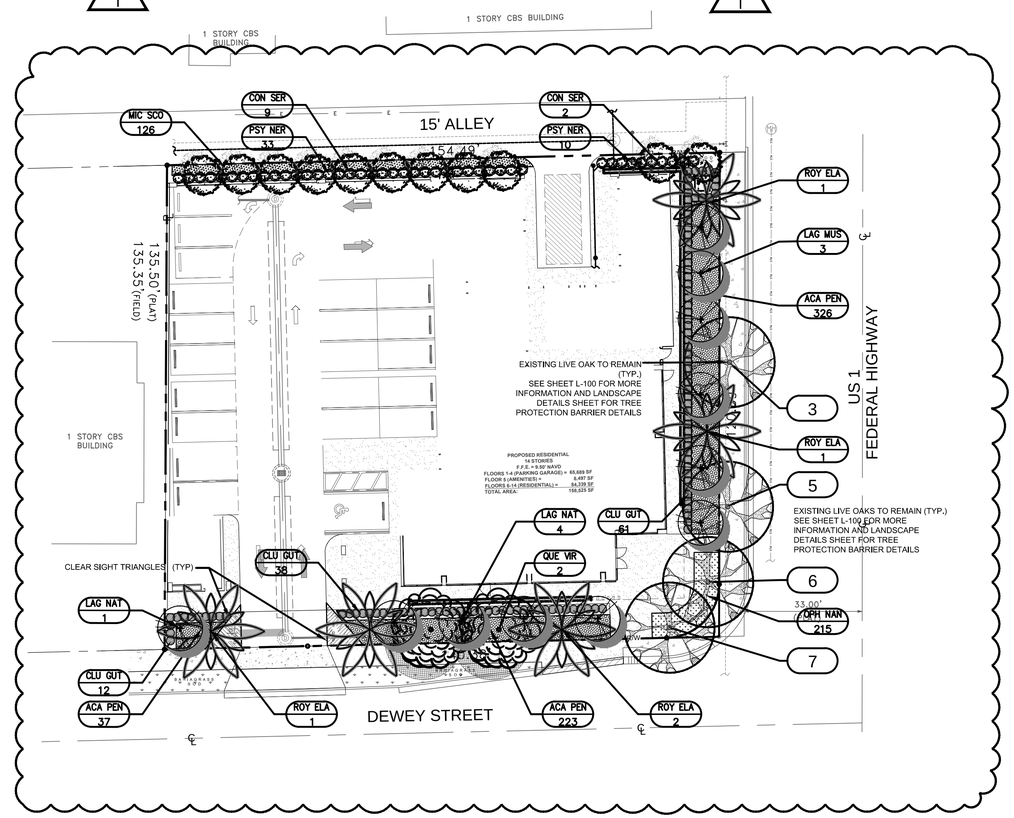

LANDSCAPE PLANTING PLAN

N

0 20 40
SCALE FEET

PLANT LIST AND SPECIFICATIONS

	TREE AND PALMS						
	SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
*N	CON SER	9	Conocarpus erectus 'Sericeus'	SILVER BUTTONWOOD	2" DBH/12' HT.	5'	FIELD GROWN, SINGLE STRAIGHT STANDARD, HEAVY BRANCHING, STRONG CENTRAL LEADER
	LAG NAT	11	Lagerstroemia x 'Muskogee'	MUSKOGEE CRAPE MYRTLE	2" DBH/12' HT.	5'	FIELD GROWN, SINGLE STRAIGHT STANDARD, HEAVY BRANCHING, STRONG CENTRAL LEADER
*N	QUE VIR	2	Quercus virginiana	LIVE OAK	3" DBH/16' HT.	7'	FIELD GROWN, STRAIGHT HEAVY TRUNKS, FULL CROWNS
*N	ROY ELA	5	Roystonea elata	ROYAL PALM	18' GW	14'	FIELD GROWN, STRAIGHT HEAVY TRUNKS, NO PENCILING, FULL CROWNS
*N	CALLOUT	4	Quercus virginiana	EXISTING LIVE OAK	VARIES	VARIES	EXISTING TREES TO REMAIN (SEE SHEET L-100 TREE DISPOSITION PLAN)
	SHRUBS AND GROUNDCOVER						
	SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	HEIGHT	SPREAD	DESCRIPTION
	ACA PEN	586	Acalypha pendula	DWARF CHENILLE	14" HT	16"	FULL, HEAVY FOLIAGE, SPACE 18" ON CENTER
*N	CLU GUT	111	Clusia guttifera	LITTLELEAF CLUSIA	42" HT	24"	FULL, HEAVY FOLIAGE, SPACE 24" ON CENTER
*N	MIC SCO	126	Micrsorum scolopendria	WART FERN	16" HT	18"	FULL, HEAVY FOLIAGE, SPACE 18" ON CENTER
	OPH NAN	215	Ophiopogon japonica 'Nana'	DWARF MONDO GRASS	8"	10"	FULL, LINER, STAGGERED 12" O.C. TO FILL PLANTER AREA
*N	PSY NER	43	Psychotria nervosa	WILD COFFEE	42" HT	30"	FULL, HEAVY FOLIAGE, SPACE 36" ON CENTER

*N - ABOVE DENOTES FLORIDA NATIVE SPECIES
NOTE: ADDITIONAL LANDSCAPING AND TREES TO BE INCLUDED ON AMENITY DECK

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TAC SUBMISSION 06/05/23

LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA66666943

No.	REVISIONS PER SITE PLAN AND REVIEW COMMENTS	DATE	BY
1		02-26-24	WDB

PROJECT # 23-103
DATE 04-22-23
SCALE AS NOTED
DESIGNED BY WDB
DRAWN BY WDB
CHECKED BY WDB

THE GEORGE
950 S. FEDERAL HWY
HOLLYWOOD, FL
BROWARD COUNTY
FLORIDA

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
E-MAIL: dale.bryant@greenearthla.com PHONE: 954-618-9825

LANDSCAPE PLANTING PLAN

SHEET NUMBER
L-200

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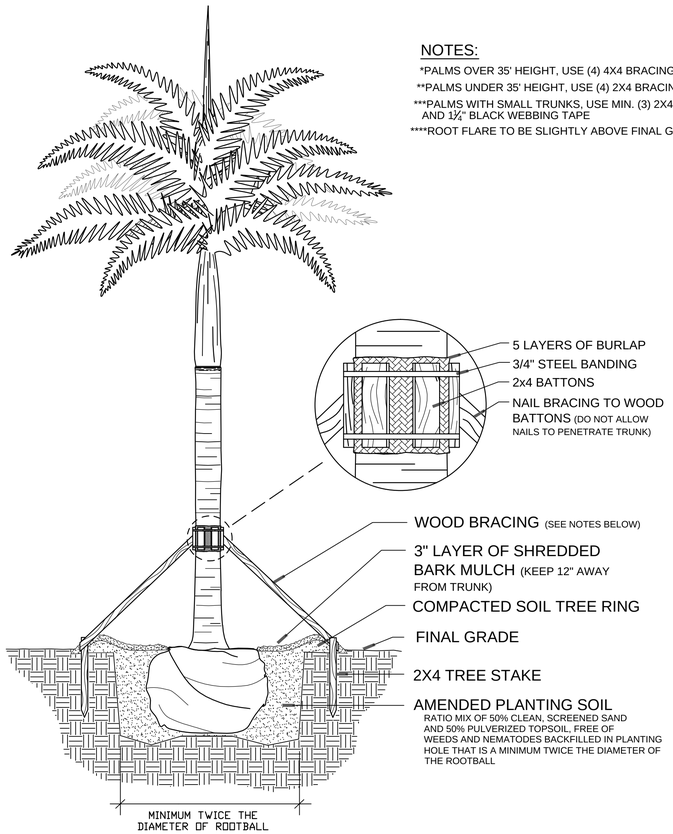


NOTES:

*PALMS OVER 35' HEIGHT, USE (4) 4X4 BRACING AND STAKES

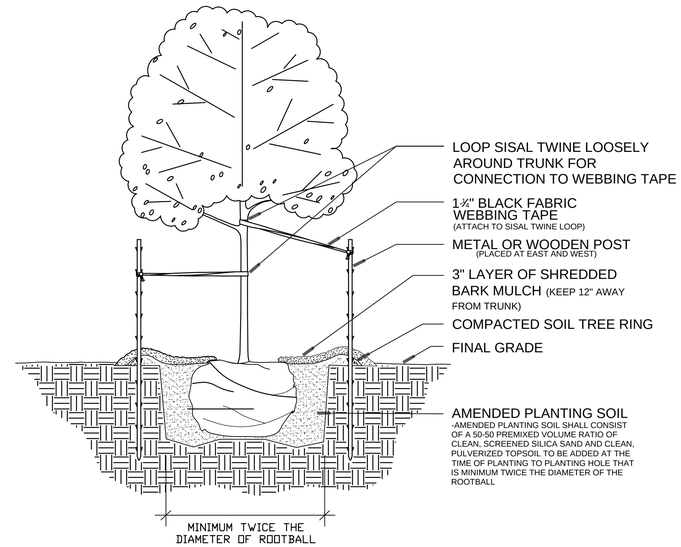
**PALMS UNDER 35' HEIGHT, USE (4) 2X4 BRACING AND STAKES

***PALMS WITH SMALL TRUNKS, USE MIN. (3) 2X4 STAKES AND 1½" BLACK WEBBING TAPE

****ROOT FLARE TO BE SLIGHTLY ABOVE FINAL GRADE

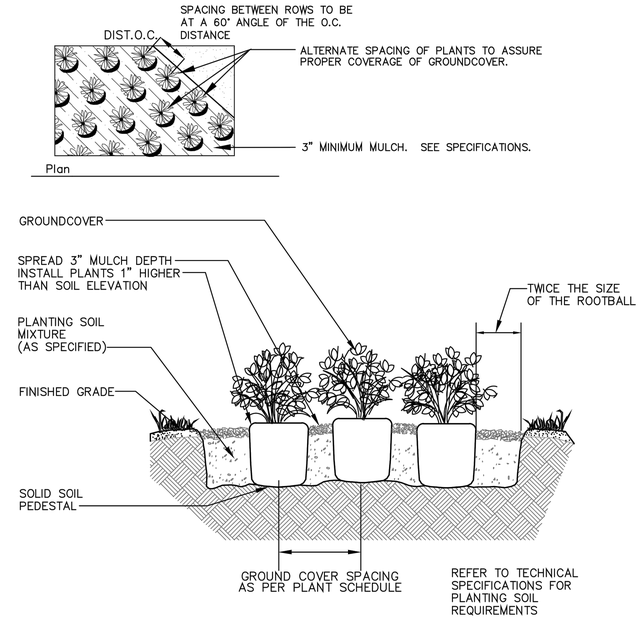
1 Palm Planting Detail

SECTION NTS



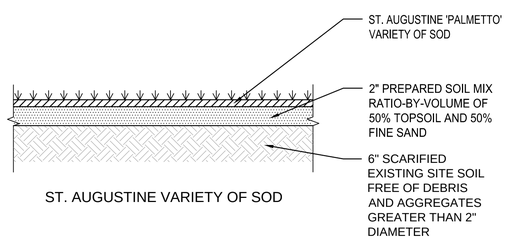
2 Tree Planting Detail

SECTION NTS



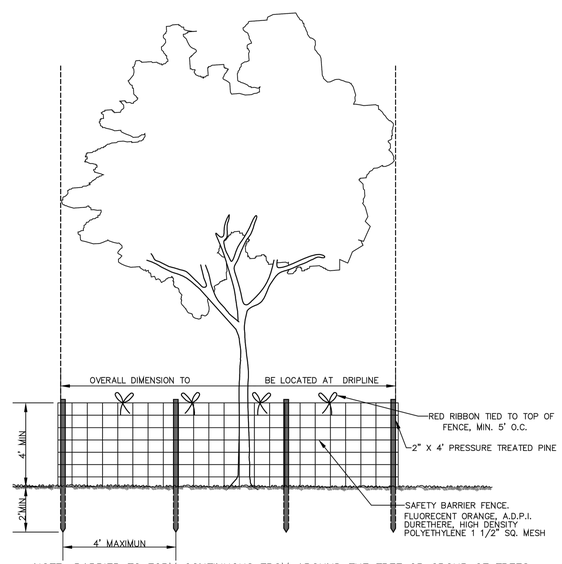
3 Shrub-Groundcover Planting Detail

SECTION NTS



4 Sod Planting Detail

SECTION NTS



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

5 Tree Protection Barrier Detail

SECTION NTS

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TAC SUBMISSION 06/05/23

LICENSED PROFESSIONAL
William Dale Bryant
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No.	REVISIONS	DATE	BY
1	SHEET NUMBER REVISION	02-26-24	WDB

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LANDSCAPE ARCHITECTURE
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LANDSCAPE DETAILS

1

SHEET NUMBER
L-202

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June 1, 2023

Conkreta Group
2980 NE 207 Street, Suite 409
Aventura, FL 33180

Attention: Mr. Ionathan Brief, CEO
Email: ibk@conkretagroup.com
Phone: (305) 503-7899

Re: Report of Geotechnical Engineering Services
14-Story Building
950 Federal Hwy.
Hollywood, FL 33020
PACIFICA Project No.: 320-23214

Dear Mr. Brief:

Pacifica Engineering Services, LLC. (PACIFICA) has completed a geotechnical engineering study for the above-referenced project. The scope of geotechnical services was completed in general accordance with PACIFICA Proposal No. 610-12013657 dated May 4, 2023. Authorization to proceed was given via signature of the proposal on May 4, 2023.

PACIFICA appreciates the opportunity to provide geotechnical engineering services on this project and looks forward to an opportunity to participate in construction-related aspects of the development. If you have any questions or should additional information, be required, please do not hesitate to contact our office at (561) 419-8460.

Sincerely,

Pacifica Engineering Services
Florida Certification of Authorization License No. 32328

Maximo Peralta Alvarez, P.E.
Senior Geotechnical Engineer
FL License No. 84213

Wesley C. Foster, P.E.
Principal Engineer
FL License No. 83239

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APPENDIX:

Sheet 1:	Site Vicinity Map
Sheet 2:	Boring Location Plan – Aerial
	Boring Location Plan – Site
	Boring Logs
	Percolation Test Results
	Moment vs. Depth Graphs from Lateral Pile Analyses

1.0 GENERAL PROJECT INFORMATION

The project is located at 950 Federal highway, Hollywood, Florida. It is understood that plans for this project include the design and construction of a fourteen-story building. A site vicinity map which shows the general location of the project site is located on Sheet 1 of the Appendix.

Structural loading was not provided at the time of this report; therefore PACIFICA has assumed maximum columns and wall loads of 2,500 kips and 4 kips/linear foot, respectively. Similarly, site grading information was not provided, therefore PACIFICA has assumed existing site grades will be within 2 feet of final site grades.

If any of the information in this report is incorrect or has changed, please notify PACIFICA so that we may check the recommendations presented in this report. PACIFICA will not be held responsible if not given the opportunity to check the recommendations once final designs have been complete.

2.0 GEOTECHNICAL EXPLORATION

2.1 Geotechnical Boring

Four (4) Standard Penetration Test (SPT) geotechnical borings were performed to assess the subsurface conditions. The borings were advanced to a depth of 80 feet with respect to the site grades at the time of the geotechnical exploration. A boring location plan can be found on Sheet 2 of the Appendix.

The SPT borings were performed using a CME-55 truck mounted geotechnical drilling rig equipped with an automatic hammer utilizing mud rotary drilling techniques. The SPT samples were collected continuously in the upper 10 feet and at 5-foot intervals thereafter until final boring depth was reached.

After the samples were collected in the split barrel sampler they were bagged, labeled and transported back to the laboratory for description and limited testing. After the geotechnical borings were completed, they were backfilled using access auger cuttings and the ground surface was generally leveled.

2.2 Subsurface & Groundwater Conditions

The individual boring log included in the Appendix shows the various soil types and stratifications. The transition between soil strata may be gradual and not as definitive as it appears on the boring log. If the contractor cannot determine the soil strata during construction the geotechnical engineer should be consulted.

Groundwater was encountered at depths of 6.0 to 7.0 feet at the time of the geotechnical exploration. The groundwater table may vary due to high/low tide fluctuations, rainfall, runoff, droughts or the infiltration rate of the soil and therefore the contractor should verify the groundwater table prior to construction.

2.3 Percolation Tests

One percolation test was performed at boring location B-4 to a depth of 10 feet below grade at the time of the geotechnical exploration. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. The boreholes were advanced using a 3-inch diameter casing. A 2-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes in order to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded. The results of the percolation tests are included in the Appendix section of this report. Table 1 below shows the condensed results, the full results located in the Appendix should be used when the exfiltration trenches are being designed. It should be noted that the designer should apply an appropriate factor of safety to the reported values.

TABLE 1: PERCOLATION TEST RESULTS

Boring ID	Date	Depth of Test (ft)	Depth of Groundwater Prior to Test (ft)	Average Flow Rate (GPM)	K, Hydraulic Conductivity (CFS/ft²-ft)
B-4	05-16-2023	10	6.0	4.0	4.0E-04

3.0 GEOTECHNICAL CLASSIFICATION

The soil samples taken from the geotechnical boring were taken back to the laboratory and visually reviewed by a geotechnical engineer. The soil samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487.

4.0 FOUNDATION RECOMMENDATIONS

4.1 Geotechnical Discussion

Based on the assumed relatively high structural loads in Section 1 of this report, proximity to adjacent buildings, and the results of the geotechnical exploration, the proposed structures could be supported on augercast piles. PACIFICA should be given an opportunity to review the final foundation design and construction sequences.

PACIFICA understands that miscellaneous lightly loaded structures may be required on this project. The details and locations of these structures are unknown at the time of this report. PACIFICA can provide structure and location specific recommendations if requested and provided the details and locations. For the purposes of this report, general recommendations for these lightly loaded structures are detailed in Section 4.4 and consist of shallow foundations.

4.3 Augercast Pile Recommendations

Augercast piles may be used to support the proposed structures. Augercast piles are known for their ease of construction when considering deep foundation systems. Additionally, augercast piles can be installed with minimal noise and vibration to the surrounding area and nearby foundation systems. The capacity of these foundations systems is reliant on the side (skin) friction that is developed along the grouted lateral area of the pile and soil strata.

The piles should be extended into the lower sand stratum. The estimated top depth of the lower sand stratum is about 50 feet below grade and is based on the geotechnical field exploration. The Augercast Pile contractor, with the assistance of a PACIFICA pile inspector should verify the depth of the competent lower sand stratum during the installation of the test piles.

Tables 2 and 3 were generated based on the geotechnical exploration and the provided loads referenced in Section 1 of this report. The following table lists allowable pile capacities for varying pile diameters and pile lengths. Once final foundations systems have been determined, PACIFICA should be notified to revise and/or amend the recommendations in this report in conjunction with the project Structural Engineer.

TABLE 2: AUGERCAST PILE ALLOWABLE AXIAL CAPACITIES

Diameter (in.)	Estimated Pile Length (ft.)	Allowable Pile Capacities (tons)		Vertical Spring Constant (kip/in.)	Min. Grout Strength (psi)
		Compression	Tension		
18	75	290	145	580	8,000
24	75	380	190	760	8,000

Notes:
1. Estimated Pile Lengths are based on site grades at the time of the geotechnical exploration and the anticipated depth of the lower sand stratum. Once structural plans are finalized PACIFICA should be retained to provide structure specific estimated pile lengths.
2. Estimated Pile Lengths should be met.
3. PACIFICA assumes that the structural design of the augercast piles will include appropriate reinforcing to resist compression, uplift and/or lateral forces as noted herein and should be designed by the structural engineer.
4. These capacities are based on the above referenced grout strength. The Structural Engineer should determine the minimum compressive strength for the grout in accordance with applicable standards.
5. Load tests will be required for each pile diameter used for the support of the proposed buildings. Load test requirements are detailed in subsection 6.1.4.

TABLE 3: AUGERCAST PILE ALLOWABLE LATERAL CAPACITIES

Diameter (in)	Allowable Lateral Pile Capacity for 0.375-inch Lateral Movement (tons)	Allowable Lateral Pile Capacity for 0.25-inch Lateral Movement (tons)
18	9.5	7.5
24	17	14

Notes:
1. Lateral pile capacities were calculated using the L-Pile computer program.

2. A fixed head condition was used to model the piles.
3. For 18-inch diameter piles: six (6) #6 steel reinforcement bars were evenly spaced circularly with 3 inches of cover.
4. For 24-inch diameter piles: six (6) #8 steel reinforcement bars were evenly spaced circularly with 3 inches of cover.
5. 60 kips per square inch (ksi) steel was used in the analyses.
6. These analyses were performed assuming a combined axial and lateral load condition.
7. These analyses assume that the recommended center to center spacing is three pile diameters.

Maximum moment versus depth graphs is provided in the Appendix Section of this report. The graphs were generated using the L-Pile computer program with the assumptions outlined in the noted of Table 3.

Settlement of the above augercast pile systems is anticipated to be on the order of one inch, with differential settlement between adjacent piles on the order of ½ inches. Settlement of the augercast pile systems is governed by the loads listed in Section 1 of this report, the allowable axial loads given in this section, and the results of the geotechnical exploration.

Augercast piles should be spaced at least three pile diameters, center to center, away from one another to reduce group effects. PACIFICA understands that a spile spacings of 2.5D are being considered. If pile spacings of 2.5D are used, then a reduction factor of 0.67 shall be used for the provided pile capacities. Full length steel reinforcement is required to provide some assurance that the augercast piles have been constructed with a continuous cross section. The full-length reinforcement should be installed immediately after grouting in the center of the augercast pile using centralizers, also known as spacers, located at intervals approved by the Geotechnical and Structural Engineer. The reinforcement should be designed by the Project Structural Engineer to resist uplift, lateral and compressive forces.

The 28-day compressive strength of the grout used in the augercast piles should be determined by the Structural Engineer.

4.4 Shallow Foundations for Miscellaneous Structures

Shallow foundations with an allowable bearing pressure of 3,000 pounds per square foot and placed at a minimum of 18 inches below finished floor elevation may be used to support one- to two-story miscellaneous structures with maximum loads less than 120 kips. Prior to placement of the shallow foundations, properly compacted existing granular soils or structural fill soils should be placed within the footprint of each shallow foundation. Recommendations in the following section should be followed. As a minimum, the foundation size should follow the Florida Building Code.

In order to prevent against punching shear failure, each individual shallow foundation should have a minimum width of 3 feet. Designers should use a friction factor of 0.55 for base shearing resistance and values calculated from this shearing resistance should be considered ultimate. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 180 pounds per square foot per foot of depth, for granular materials. Additional soil values the designer may require for uplift design are the unit weight and submerged unit weight of the soil, 120 pcf and 58 pcf, respectively.

Settlement estimates were determined based on an assumed maximum column load of 120 kips for miscellaneous structures and the allowable bearing capacity detailed in the beginning of this

section. Please contact PACIFICA if the assumed loads are inaccurate. PACIFICA is not responsible nor will be held liable if the assumed loads in this report are inaccurate. Settlement estimates were determined from empirical relationships and based on experience with similar projects. Based on the geotechnical exploration, the required compaction recommendations in this report and the items listed in this section, an estimated settlement of 1 inch or less was calculated. Differential settlement between adjacent shallow foundations may be approximately ½ the total estimated settlement. Due to the elastic characteristics of granular soils the settlement should be observed as soon as the live loads are applied. These settlements are usually considered to be tolerable for lightly loaded structures. However, if more stringent settlements are required then PACIFICA should be contacted to revise the recommendations given in this report.

4.2 Ground Floor Slab Recommendations

Ground floor slabs can bear directly on top of compacted structural fill material that is compacted based on requirements in Section 5.0. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design. The underside of the ground floor slab should be lined with a vapor barrier at least 6 mil thick. A friction factor of 0.21 (ultimate) can be used for the soil to vapor barrier interface.

5.0 SITE PREPARATION RECOMMENDATIONS

5.1 General Site Preparation

The results of the field investigation and experience from similar projects have yielded the following recommendations detailed in steps. These steps should be carried out by an experienced contractor adhering to current standards. It should be noted that these steps should be performed with care to not damage any adjacent structures or any underground utilities.

1) Prior to construction activities on-site underground utilities should be identified and marked in the field. If any of the existing utility lines are in conflict with the proposed construction, then plans should be made to relocate these lines. If the utilities discovered are abandoned or out of service, they should be removed.
2) Topsoil, asphalt, concrete, unsuitable material or any other debris should be stripped to expose in-situ soils. If any old foundations from previous structures are encountered, then they should be removed in their entirety. If deep foundations are encountered the geotechnical engineer should be retained to assess the impact on the proposed structures and to make recommendations on mitigation.
3) The exposed on-site soils in the building(s) footprint should be properly compacted per the recommendations in the following section. The compaction should extend 5 feet beyond the perimeter of the building.
4) The contractor should prepare for heavy excavation activities as limerock and limestone was encountered at relatively shallow depths. If limestone is encountered, it may require special tools/buckets in order to break the material up.
5) Any unsuitable material or debris encountered should be removed and replaced with structural fill.
6) Any fill needed to bring up the site to the proper elevation, including any reference to structural fill in this report, should adhere to the recommendations given the section entitled Structural Fill Soils.
7) A representative of the geotechnical engineer should be present and properly document these activities.

8) Any other geotechnical related questions should be directed to the geotechnical engineer of record.

The contractor should adhere and be aware of all OSHA and any regulatory standards during construction activities. The contractor is responsible and held solely liable if these standards are not upheld.

5.2 Dewatering Recommendations

Dewatering may be required on this site if deeper excavations are warranted. Groundwater may be pumped out using pumps or other processes to at least 2 feet below and compaction activities. Well point systems may be used if deeper excavations are required for proper and safe construction. A specialty contractor should design these systems and adhere to any regulatory standards.

5.3 Compaction Recommendations

Once initial site clearing has been performed the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building. Care should be taken when compacting adjacent to existing structures. A self-propelled vibratory roller no less than 40,000 pounds should be used to compact the exposed in-situ soils. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.4 Compaction Recommendations for Areas Close to the Existing Structures

Once initial site clearing has been performed, the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building. Care should be taken when compacting adjacent to existing structures. The in-situ soils should be compacted using a self-propelled vibratory roller, in static mode, no less than 40,000 pounds. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.5 Structural Fill Soils

Structural fill soils should be inorganic and consist of granular material containing less than 12 percent passing the U.S. Standard No. 200 mesh sieve, a maximum particle size of 3 inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM, or SW-SM. The structural fill material may be composed of either clean sands and/or limerock. The use of “Cyclone Sand” is not permitted.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer and be in accordance with the appropriate ASTM standards. The representative of the geotechnical engineer should be present and agree with the placement and compaction of all structural fill materials.

Loose lifts not exceeding 12 inches should be performed on all structural fill materials. The lifts should be compacted to 95% of the Modified Proctor (ASTM D1557). If a small vibratory plate or roller is used, then loose lifts should not exceed 8 inches.

5.6 Shallow Foundation Construction

Based on the results of the geotechnical exploration, the following recommendations apply to the soils beneath the building(s) foundations. In-situ or imported structural fill soils at the base of the footing excavations should be compacted to at least 95% of the Modified Proctor (ASTM D1557). If any locations of in-situ or imported structural fill soils overly deflect under the weight of the compactor/roller, then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials.

6.0 CONSTRUCTION RECOMMENDATIONS

6.1 Augercast Pile Construction Recommendations

The following sections detail construction considerations and recommendations for the installation, construction and testing of the augercast pile foundation systems. PACIFICA recommends that a representative of the geotechnical engineering be retained to monitor and report the installation, construction, and testing of the augercast pile foundations systems.

6.1.1 Construction Verification Recommendations

Augercast Pile placement with respect to the construction drawings should be verified prior to the commencement of drilling. A placement tolerance of 3 inches is recommended. Plumbness should be limited to 2%, with respect to the vertical or design batter. The contractor should demonstrate their ability to check for plumbness and depth.

6.1.2 Drilling and Grouting Recommendations

Augercast piles are to be constructed by a contractor with 10 years of experience and can demonstrate they have installed augercast piles within the project vicinity. Piles are to be terminated at the planned tip depth or termination criteria by rotating hollow-stem continuous flight augers through the bearing stratum. Positive pressure during grouting is required before the auger can be slowly drawn up from the hole. Fluid and/or slurry return at the top of the hole is a good indication that positive pressure is being achieved. If the grout pressure suddenly drops the auger should be reinserted five feet below the level where the grout pressure dropped. Once positive pressure is achieved again the auger can continue being extracted from the hole.

Grout volumes upwards of 1.5 times the theoretical pile volume are not uncommon. If grout volumes less than 1.15, or greater than 1.5 are recorded, the Geotechnical Engineer should be contacted, and the installation of all augercast piles shall be stopped.

Ground subsidence may be observed if the grout expands laterally due to the soft soil strata and/or the weight of the grout column cause the grout to expand laterally. This is not uncommon and should be monitored and recorded. Ground subsidence of 6 inches within the first two hours of the commencement of grout placement can be typical and the contractor should pour fresh grout to achieve the required pile cut off elevation. If excess ground subsidence is observed within the first few hours or any time period thereafter, the Geotechnical Engineer should be contacted, and no further piles should be constructed.

Adjacent piles within six (6) pile diameters should not be installed on the same day or 24-hour period. The grout should be allowed to fully set so that the existing pile is not compromised by the installation of the new pile.

6.1.3 Augercast Pile Monitoring

Successful augercast piles are highly dependent on adequate installation, contractor expertise and successful monitoring. PACIFICA should be made available to review the pile installation plan and working drawings prior to the start of the augercast pile construction. Additionally, full-time observations are required for the entirety of the augercast pile installation and production. This full-time monitoring program will provide a level of assurance that the augercast piles were installed per the recommendations in this geotechnical report. Proper grout pump calibration is required prior to production pile installation. At least one set of six, two-inch cubes or three-inch diameter by six-inch high grout cylinders should be made for each 50 cubic yards of grout pumped.

6.1.4 Test Pile Program

PACIFICA recommends that at least one static compression load test and one static tensile load test be conducted for each pile diameter used on this project. Additionally, PACIFICA recommends one lateral load test for each pile diameter that is used for lateral resistance. The location of the test piles should be positioned at non-production locations. Full scale static compression tests should be performed pursuant to ASTM D1143. Static tensile load tests should be performed pursuant to ASTM D3689. Lateral Load Tests should be performed pursuant to ASTM D3966. All tests should be performed pursuant to the requirements of the aforementioned ASTM references and the Florida Building Code under the direct supervision of a Geotechnical Engineer from PACIFICA. The reaction piles that are required for the load tests may be positioned at production pile locations.

It is recommended that the load test piles be fully instrumented with strain gauges. Based on the geotechnical exploration, a pair of strain gauges attached to the reinforcing cage at the depths outlined in Table 4 is recommended. By utilizing the strain gauge data from the load test for each pile diameter, PACIFICA will identify the load distribution characteristics of the various subsurface materials.

TABLE 4: RECOMMENDED STRAIN GAUGE LOCATIONS

Strain Gauge Number	Pile Strain Gauge Level
1	One Foot Below Grade
2	10 Feet Depth
3	15
4	20
5	30
6	40
7	45

8	50
9	60
10	70
13	One Foot Above Pile Tip

Notes:
1. The depths/levels for the strain gauges are based on the grades at the time of the geotechnical investigation and the assumption that the cut off elevation will be at grade.

Once final pile elevations and lengths are determined PACIFICA should be retained to modify/edit the strain gauge locations given in the above table.

The strain gauge data will confirm the load bearing and load deformation characteristics of the subsurface strata. Therefore, it is critical that the cut off elevation of the test pile be the same as that of the production piles. Based on the results of the load tests, the geotechnical engineer will provide additional installation criteria (i.e., revised bearing pile tip elevation, production grout volumes, etc.) for the production piles, if necessary. Testing of the piles should include the standard method of loading to at least twice the allowable compressive design value.

7.0 PAVEMENT RECOMMENDATIONS

Both flexible and rigid pavement sections may be used for this project. The pavement sections require a sub-base consisting of one or multiple layers. Traffic loading has been assumed for this project and the following recommendations have been made in the following table. Once final traffic loads and estimates have been made a civil engineer should review these general pavement recommendations given in Table 5 to check the validity.

TABLE 5: GENERAL PAVEMENT SECTION RECOMMENDATIONS

Type of Pavements	Sections/Layers	Section/Layer Thickness (in)
Flexible	Florida DOT Asphalt Type S	2.0
	Crushed limerock compacted to 98% of the Modified Proctor. A minimum LBR of 100 is required.	8.0
	Stabilized sub-base fill compacted to 98% of the Modified Proctor. A minimum LBR of 40 is required.	12.0
Rigid	Florida DOT Portland Cement Concrete	6.0
	Stabilized sub-base fill compacted to 95% of the Modified Proctor. A minimum LBR of 40 is required.	12.0

Notes:
1. Sub-base fill materials should meet the requirements presented in the latest revisions of the FDOT "Specifications for Road and Bridge Construction", Section 911.

The above pavement sections and thicknesses were based on assumed values taken from similar projects. A Civil Engineer should perform a design once traffic loading and estimates are finalized. The design pavement section shall meet minimum city/county requirements.

In any areas where dumpsters or heavy equipment are to be stored for extended periods of time, it is recommended that the rigid pavement section be utilized. Periodic maintenance should be expected for the lifetime of these pavement systems.

8.0 REPORT LIMITATIONS

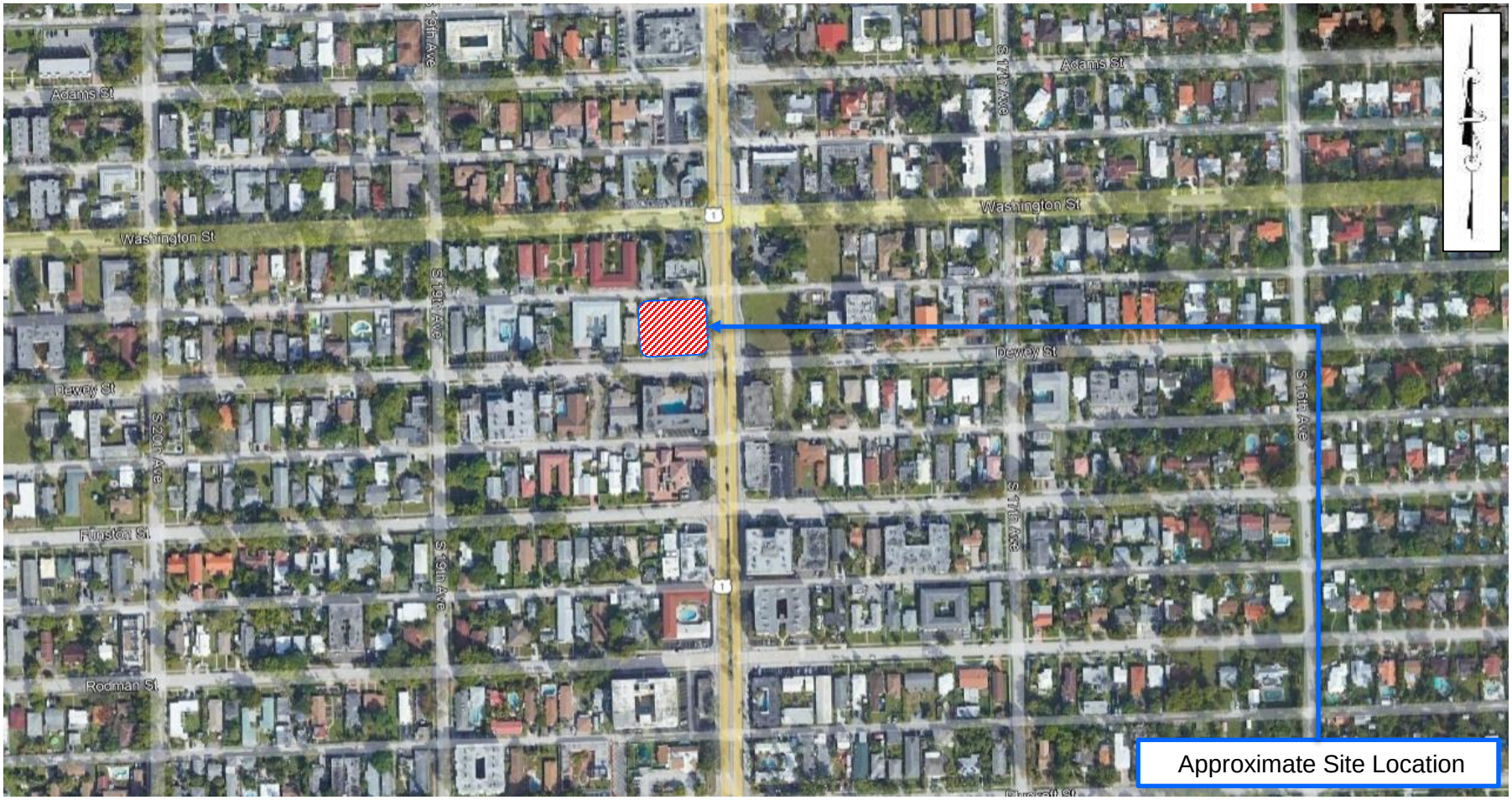
These geotechnical engineering services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. PACIFICA is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed.

After the plans and specifications are complete, PACIFICA should be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations. If PACIFICA is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report, we can accept no responsibility for the interpretation of our recommendations made in this report or for foundation performance.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structures. The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of Conkreta Group and their design consultants for the construction of the fourteen-story building located at 950 Federal Highway in Fort Lauderdale, Florida.

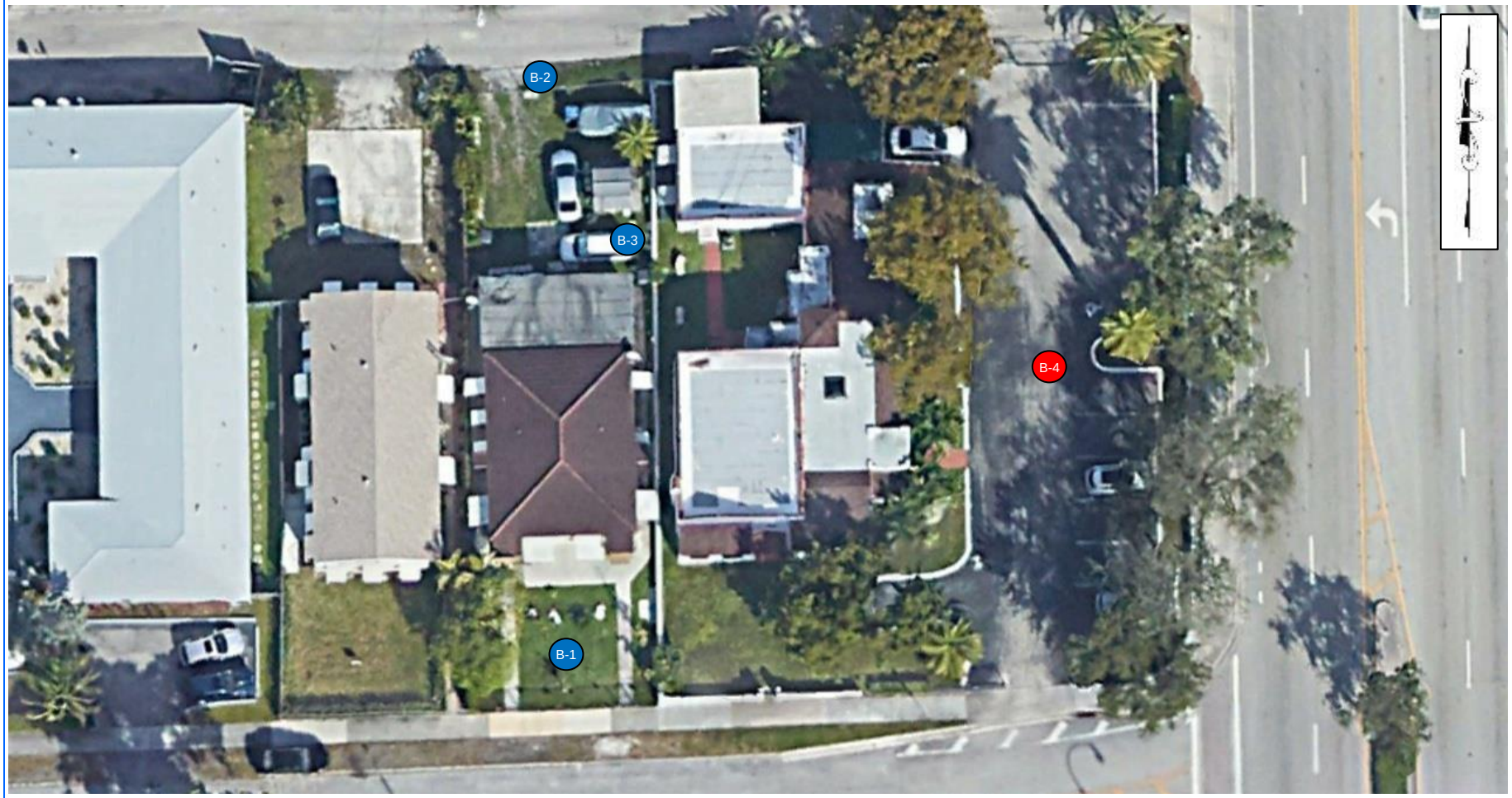
SITE VICINITY MAP



GEOTECHNICAL ENGINEERING SERVICES 14-Story Building 950 S Federal Highway, Hollywood, Florida		DATE: 5/08/2023 DRAWN: MR
SHEET NO.: 1	PACIFICA PROJ. NO: 320-23214	CHKD: MP

PACIFICA ENGINEERING SERVICES

BORING LOCATION PLAN - AERIAL



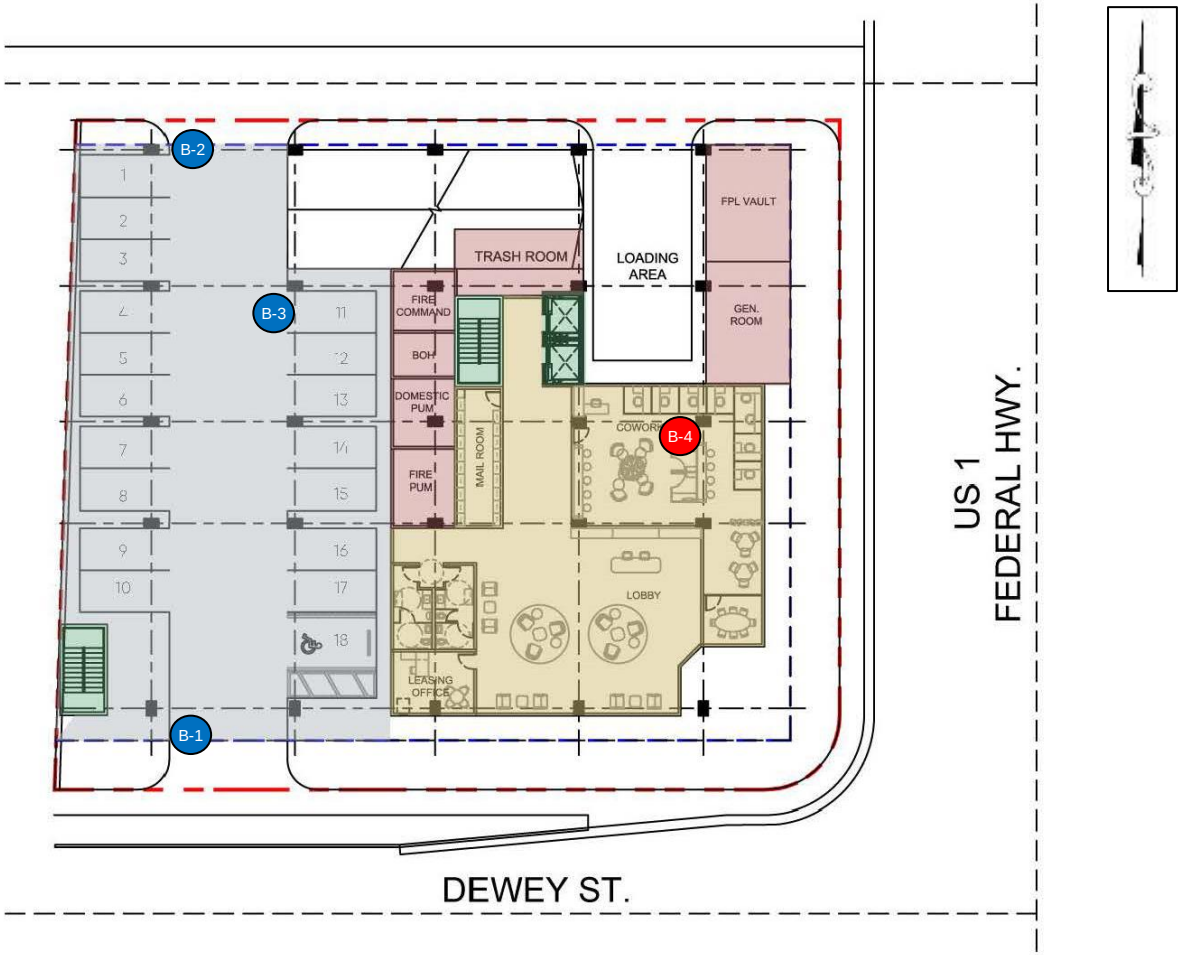
B-# Approximate SPT Boring Location

B-# Approximate SPT Boring / Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES 14-Story Building 950 S Federal Highway, Hollywood, Florida		DATE: 5/08/2023 DRAWN: MR
SHEET NO.: 2	PACIFICA PROJ. NO: 320-23214	CHKD: MP

PACIFICA ENGINEERING SERVICES

BORING LOCATION PLAN - SITE



B-# Approximate SPT Boring Location

B-# Approximate SPT Boring / Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES 14-Story Building 950 S Federal Highway, Hollywood, Florida		DATE: 5/08/2023 DRAWN: MR
SHEET NO.: 3	PACIFICA PROJ. NO: 320-23214	CHKD: MP

PACIFICA ENGINEERING SERVICES

Test Boring Log

Client	**Conkreta**	Boring No.	**B-1**
Project	14-Story Building	Date Started	5/18/2023
Boring Location	See Boring Location Plan	Date Completed	5/18/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		Gray Fine SAND	1		SP	3-2-1-1			3
	4.0		Light Brown to Light Gray Fine SAND	2		SP	4-2-4-2			6
	6.0			3			3-4-2-1			6
▼	8.0		Light Brown Sandy LIMESTONE	4			7-9-5-7			14
	10.0			5			8-11-6-9			17
	12.0									
	14.0			6			6-9-7-5			16
	16.0									
	18.0									
	20.0			7			10-13-11-9			24
	22.0		Light Gray Fine SAND with Few Limestone			SP				
	24.0			8			7-9-5-4			14
	26.0									
	28.0									
	30.0			9			9-11-8-6			19
	32.0									
	34.0		Light Gray Fine SAND	10		SP	9-6-5-3			11
	36.0									
	38.0									
	40.0			11			7-5-3-5			8
	42.0									
	44.0			12			9-6-8-7			14
	46.0									
	48.0									
	50.0		Light Gray Sandy LIMESTONE	13			21-17-14-10			31

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

PACIFICA ENGINEERING SERVICES
601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-1**
Project	14-Story Building	Date Started	5/18/2023
Boring Location	See Boring Location Plan	Date Completed	5/18/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0									
	54.0		Light Gray Sandy LIMESTONE	14			29-50/1"			50/1"
	56.0									
	58.0									
	60.0		Light Gray Fine SAND with Trace Limestone	15		SP	10-12-14-11			26
	62.0									
	64.0			16			17-10-15-12			25
	66.0									
	68.0									
	70.0		Light Gray Sandy LIMESTONE	17			21-19-13-10			32
	72.0									
	74.0			18			17-23-21-18			44
	76.0									
	78.0									
	80.0			19			15-11-12-10			23
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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(561) 419-8460

SPT Split Spoon Samplier
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-2**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		Dark Gray Fine SAND with Trace Roots	1		SP	2-1-3-2			4
	4.0		Dark Gray to Brown Fine SAND	2		SP	4-2-4-3			6
	6.0			3			2-1-3-2			4
▼	8.0		Light Brown to Light Gray Sandy LIMESTONE	4			4-5-3-4			8
	10.0			5			6-9-7-6			16
	12.0									
	14.0			6			10-12-13-10			25
	16.0									
	18.0									
	20.0			7			13-17-10-9			27
	22.0									
	24.0			8			8-6-4-7			10
	26.0									
	28.0									
	30.0			9			4-3-2-4			5
	32.0									
	34.0			10			2-4-6-3			10
	36.0									
	38.0									
	40.0			11			9-10-12-8			22
	42.0									
	44.0			12			11-7-6-4			13
	46.0									
	48.0									
	50.0			13			9-4-8-6			12

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

PACIFICA ENGINEERING SERVICES
601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Samplier
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-2**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0		Light Brown to Light Gray Sandy LIMESTONE							
	54.0			14			7-14-19-10			33
	56.0									
	58.0									
	60.0			15			8-10-13-11			23
	62.0									
	64.0			16			9-7-10-17			17
	66.0									
	68.0									
	70.0			17			13-19-24-27			43
	72.0									
	74.0			18			28-21-23-19			44
	76.0									
	78.0									
	80.0			19			17-15-22-16			37
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-3**
Project	14-Story Building	Date Started	5/13/2023
Boring Location	See Boring Location Plan	Date Completed	5/13/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		Gray Fine SAND	1		SP	2-1-2-3			3
	4.0			2			3-4-3-2			7
	6.0		Brown to Gray Fine SAND	3		SP	4-5-2-4			7
▼	8.0		Light Brown Sandy LIMESTONE	4			6-8-10-9			18
	10.0			5			9-7-12-10			19
	12.0									
	14.0			6			2-3-2-1			5
	16.0									
	18.0									
	20.0			7			4-2-4-3			6
	22.0									
	24.0			8			2-1-2-3			3
	26.0									
	28.0									
	30.0			9			4-6-3-4			9
	32.0									
	34.0			10			17-15-10-13			25
	36.0									
	38.0									
	40.0		Light Gray Fine SAND with Few Limestone	11		SP	13-17-22-24			39
	42.0									
	44.0			12			10-11-9-7			20
	46.0									
	48.0									
	50.0		Light Gray Sandy LIMESTONE	13			7-4-8-5			12

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

PACIFICA ENGINEERING SERVICES
601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-3**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0									
	54.0			14			10-17-19-11			36
	56.0									
	58.0									
	60.0			15			12-14-10-19			24
	62.0									
	64.0			16			20-17-12-13			29
	66.0		Light Gray Sandy LIMESTONE							
	68.0									
	70.0			17			19-24-28-20			52
	72.0									
	74.0			18			11-17-15-10			32
	76.0									
	78.0									
	80.0			19			21-24-19-14			43
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

PACIFICA ENGINEERING SERVICES
601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Samplier
Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-4**
Project	14-Story Building	Date Started	5/12/2023
Boring Location	See Boring Location Plan	Date Completed	5/12/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 2
	The transition may be gradual.	Ground Water Depth	6.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		0.5"Asphalt / Gray Fine SAND with Little Limerock Fill	1		SP	26-8-10-7			18
	4.0		Light Gray to Gray Fine SAND	2		SP	7-5-3-4			8
▼	6.0			3			4-3-4-0			7
	8.0		Light Brown Sandy LIMESTONE	4			9-7-10-2			17
	10.0			5			6-8-5-3			13
	12.0									
	14.0			6			7-6-4-7			10
	16.0									
	18.0									
	20.0			7			6-3-5-2			8
	22.0									
	24.0			8			5-4-2-4			6
	26.0									
	28.0									
	30.0			9			2-3-2-5			5
	32.0									
	34.0		Light Gray Fine SAND with Few Limestone	10		SP	3-5-7-4			12
	36.0									
	38.0									
	40.0			11			4-6-8-10			14
	42.0									
	44.0		Gray Sandy LIMESTONE	12			7-10-6-5			16
	46.0									
	48.0									
	50.0			13			10-7-9-6			16

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

PACIFICA ENGINEERING SERVICES
601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Samplier
▼ Groundwater at Time of Drilling
WOH= Weight of Hammer

Test Boring Log

Client	**Conkreta**	Boring No.	**B-4**
Project	14-Story Building	Date Started	5/15/2023
Boring Location	See Boring Location Plan	Date Completed	5/15/2023
Elev. Ref.	N/A	Project No.	320-23214
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	2 of 2
	The transition may be gradual.	Ground Water Depth	6.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	52.0		Gray Sandy LIMESTONE							
	54.0			14			6-8-5-7			13
	56.0									
	58.0									
	60.0			15			11-16-19-24			35
	62.0									
	64.0			16			19-21-14-11			35
	66.0									
	68.0									
	70.0			17			38-43-50/3"			50/3"
	72.0									
	74.0			18			10-18-13-10			31
	76.0									
	78.0									
	80.0			19			9-17-12-18			29
			Boring Terminated at 80.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
(561) 419-8460

SPT Split Spoon Sampler
Groundwater at Time of Drilling
WOH= Weight of Hammer

Percolation Test

Client	**Conkreta**	Boring No.	**P-4**
Project	14-Story Building	Date Started	5/16/2023
Boring Location	See Boring Location Plan	Date Completed	5/16/2023
Elev. Ref.	N/A	PACIFICA Proj. No.	320-23214
Remarks			

Subsurface Profile	
Depth (ft)	**Soil Description**
0-2	0.5" Asphalt / Gray Fine SAND with Little Limerock Fill
2-6	Light Gray to Gray Fine SAND
6-10	Light Brown Sandy LIMESTONE

Percolation Results

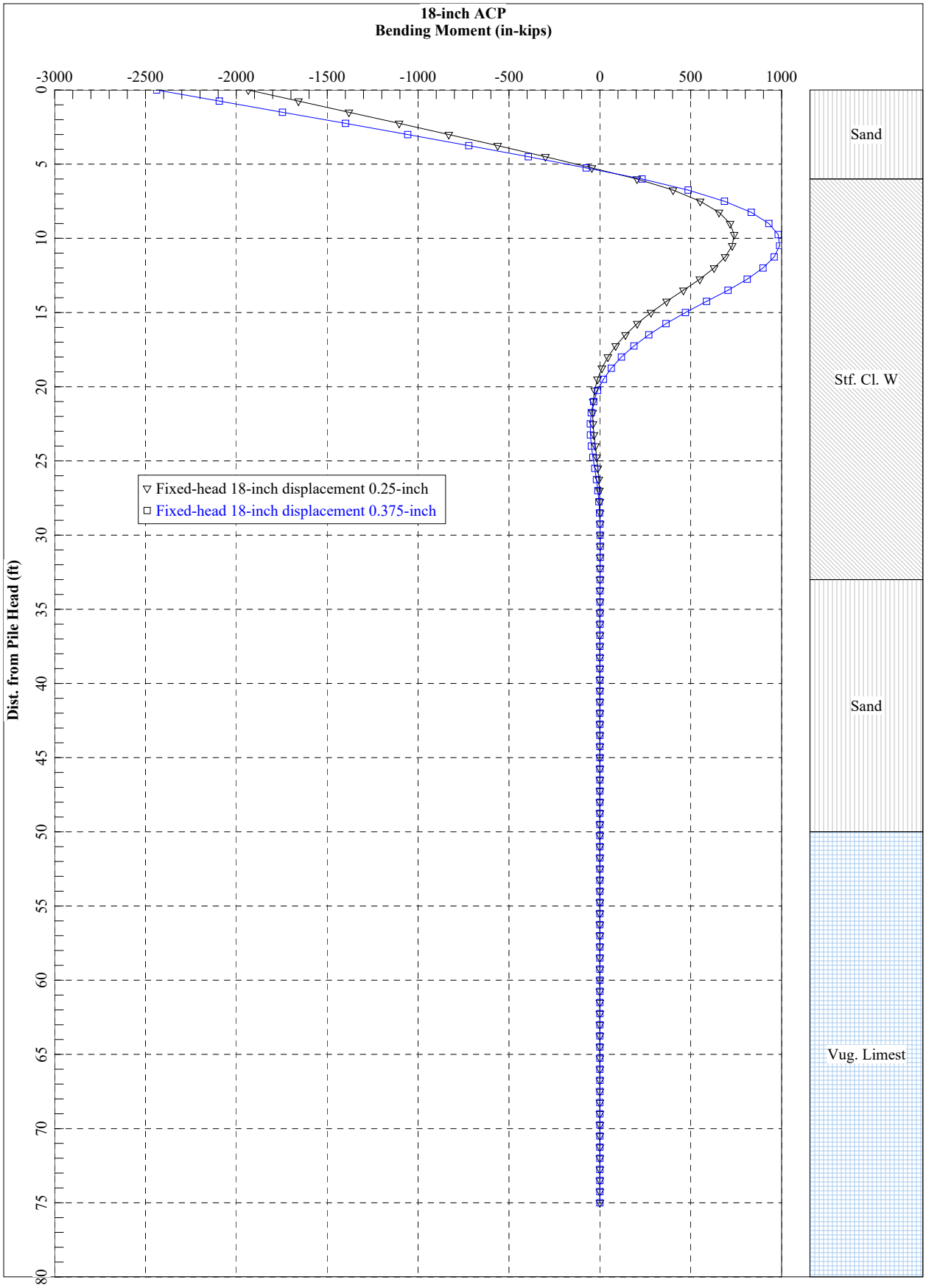
Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft^2-ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
3	2	10	6	0	6	4	4.0	4.0E-04

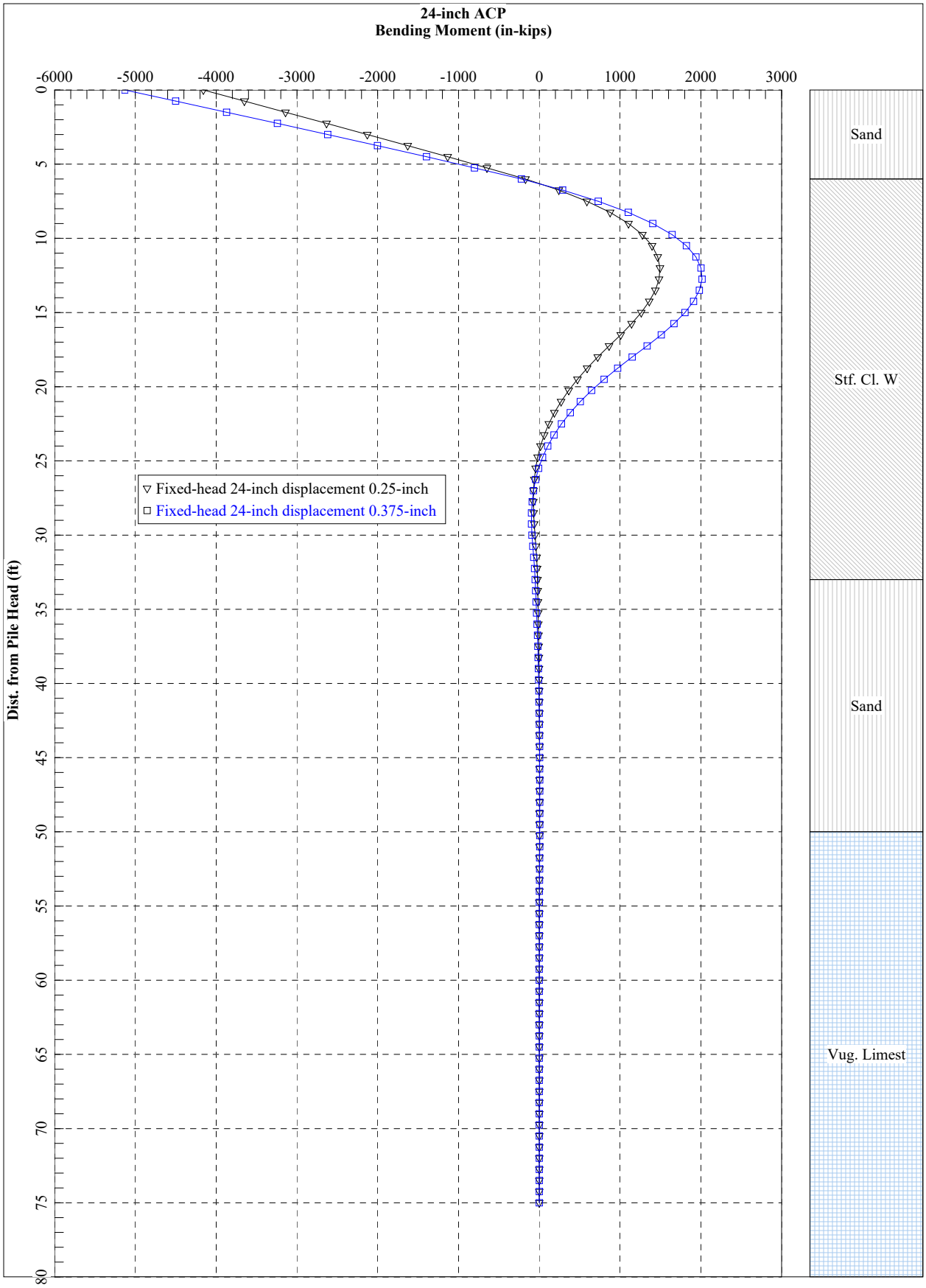
Note:

(1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".

(3) A diameter of two inches was used in the computation of the Hydraulic Conductivity value presented in the above table.


18-inch ACP
Bending Moment (in-kips)
-3000
-2500
-2000
-1500
-1000
-500
0
500
1000
Dist. from Pile Head (ft)
0
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80
Fixed-head 18-inch displacement 0.25-inch
Fixed-head 18-inch displacement 0.375-inch
Sand
Stf. Cl. W
Sand
Vug. Limest


24-inch ACP
Bending Moment (in-kips)
-6000
-5000
-4000
-3000
-2000
-1000
0
1000
2000
3000
Dist. from Pile Head (ft)
0
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80
Fixed-head 24-inch displacement 0.25-inch
Fixed-head 24-inch displacement 0.375-inch
Sand
Stf. Cl. W
Sand
Vug. Limest

Ahmad Aljbour

From: Ahmad Aljbour
Sent: Wednesday, February 14, 2024 10:26 AM
To: 'Admin@TraceConsulting.us'; 'FPANELLAS@TRACECI.COM'
Cc: Chris Collins; Anabel Torres
Subject: C010 The George - FDOT 441582-1-52-01
Attachments: Civil Plans.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

ShareSyncMessageS{"Links":[],"LocalTempFolderPath":null,"Password":null,"ServerFolderName":null}

Hello Frank,

We have been retained as the civil engineers for a new 14-story residential building located at 950 S. Federal Highway, Hollywood, Florida. Our project falls within your FDOT project (State Road (SR) 5/US-1/Federal Highway From SR 824/ Pembroke Road to Johnson Street and From Johnson Street to SR 822/Sheridan Street 441582-1-52-01) but we are not proposing any work within the FDOT right of way. The utilities will be provided to the new project via the alley abutting the northern property line.

The City of Hollywood issued the following comment during the site plan review process:

"US1 adjacent to this proposed development's site will be undergoing a complete street reconstruction. Proposed site design and all US1 rights-of-way improvements under this project shall coordinate and be compatible with the proposed improvements and vision of the corridor. Please coordinate with FDOT project consultant, Trace Consultants, Inc., Frank Panellas, PE, with notification to City CRA and Engineering, Transportation and Mobility Division staff."

Please see attached civil plans and inform us if any of our proposed work conflicts with the mentioned FDOT project.

Sincerely,

Ahmad Aljbour, E.I.
URBN Design
666 NE 125th Street, Suite 247
North Miami, FL 33161
305.720.2079 Ext. 152
http://urbndesigngroup.com

URBN Project#: ____

RUNBROOK™
GREEN BUILDING & ENERGY TESTING

RunBrook – Green Building & Energy Testing
313 Datura Street
Suite 200
West Palm Beach, FL 33401

1 April 2024

Russell Long
City of Hollywood
PO Box 229045
Hollywood, FL 33022

RE: 950 S Federal Hwy, Hollywood, FL

Dear Mr. Long:

Our office has been contracted to serve as Sustainability Consultant on the above-mentioned project. In accordance with the City of Hollywood's green building ordinance (O-2011-06), the project will be pursuing certification under Florida Green Building Coalition's (FGBC) High-Rise rating system. Our office believes the project is well suited for certification. Below please find a list of ten (10) green building practices that the project will implement.

1. Stormwater Pollution Prevention to FGBC standards.
2. Erosion & Sediment Control measures to FGBC standards.
3. Selection of HVAC equipment with no CFC refrigerants.
4. High performance building envelope.
5. High performance HVAC equipment.
6. High efficacy lighting.
7. Low-flush and low-flow plumbing fixtures.
8. Low-VOC paints, caulking, and sealants.
9. High performance filtration media.
10. Considerations for occupant's thermal comfort via compliance with ASHRAE 55.

Sincerely,

Daniel J. Denis, President
LEED AP (BD+C) & Green Rater
FGBC Certifying Agent & Board of Directors Member
NGBS Verifier
EarthCraft Technical Advisor
RESNET HERS Rater