

Technical Advisory Committee

Monday, May 20, 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_0506_Minutes_DRAFT.pdf](#)

C. Preliminary Site Plan Review**1. 2024_0520**

FILE NO.: 24-DP-39
APPLICANT: Hollywood Beach Vacation Homes LLC.
LOCATION: 720 N 26th Avenue
REQUEST: Site Plan review for a 9-unit Townhome development in the RM-18 zoning district

Attachments: [Part 1_2439_P_Application_Package_2024_0520.pdf](#)
[Part 2_2439_P_Application_Package_2024_0520.pdf](#)

D. Final Site Plan Review**2. 2024_0520**

FILE NO.: 24-DP-03
APPLICANT: Bluevis LLC./Padel Essentials.
LOCATION: 600 Knights Road
REQUEST: Site Plan review for an approximately 33,300 square foot padel court club in the C-4 zoning district

Attachments: [2403_F_Application_Package_2024_0520.pdf](#)

E. Old Business**F. New Business**

- a. Planning Projects Priority List for TAC Review
- b. Building Permits Priority List for TAC Review

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.

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. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

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: 5/20/2024

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 1:39 p.m. on May 6, 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
Azita Behmardi	Development Services – Deputy Director
Clarissa Ip	Engineering Division – City Engineer
John Neff	Engineering Division – Development Review Manager
Rick Mitinger	Engineering Division – Transportation Engineer
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
Francisco Diaz-Mendez	CRA – Project Manager
Herbert Conde-Parlato	CMED – Economic Development Manager
Chris Clinton	Fire Rescue and Beach Safety – Fire Marshall
Dan Quintana	Building Division – Assistant Building Official

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
Joseph Colon	Associate Planner
Laura Gomez	Associate Planner
Tasheema Lewis	Associate Planner
Daniela Solange Baquero-Meza	Development Review Coordinator
Shira Ridley-Risk	Administrative Specialist II

B. APPROVAL OF MINUTES

Motion for approval of the April 15, 2024, minutes was made by Herbert Conde-Parlato and seconded by Rick Mitinger. (Approved).

There was a five (5) minute pause at 1:45 p.m. to correct technical difficulties. The meeting resumed at 1:50 p.m.

C. PRELIMINARY SITE PLAN REVIEW

- 1. 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

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.

The Applicant did not have any questions for 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 Final TAC.

- 2. 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 1).

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 mentioned the Public Art Implementation.

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

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 Final TAC.

- 3. 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).

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.

Dwayne Dickerson and Mike Greenspan represented the Applicant and 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 Final TAC.

D. FINAL SITE PLAN REVIEW.

- 4. FILE NO.:** 23-DP-04
APPLICANT: Quads 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).

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 the public comment portion, and Rick Chevalier made comments regarding the project. No other comments were submitted or made. Cameron Palmer closed public comment portion.

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.

- 5. 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).

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 the public comment portion, and comments were made by Margaret Elaine Kooser and Lynn Smith. No other comments were submitted or made. Cameron Palmer closed public comment portion.

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.

- 6. FILE NO.:** 24-DP-16
APPLICANT: Konkreta QOZB, LLC
LOCATION: 950 South Federal Highway, 1813-1815 Dewey Street
REQUEST: Site Plan Review for a 113-unit residential development in Regional Activity Center (The George).

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 the public comment portion, and comments were made by Margaret Elaine Kooser and Lynn Smith. No other comments were submitted or made. Cameron Palmer closed public comment portion.

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

There were no items for discussion.

F. NEW BUSINESS

Cameron Palmer stated that the Technical Advisory Committee Review Process will be presented before the Planning and Development Board on May 15th and before the City Commission on June 5th.

The next TAC Meeting is scheduled for May 20, 2024, and comments are due by May 15, 2024.

G. ADJOURNMENT

The meeting was adjourned at 3:44 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

There were five items for discussion.



City of Hollywood

Staff Summary

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

File Number: 1. 2024_0520

Agenda Date:	5/20/2024	Agenda Number:	
To:	Technical Advisory Committee		
Title:	FILE NO.: 24-DP-39 APPLICANT: Hollywood Beach Vacation Homes LLC. LOCATION: 720 N 26th Avenue REQUEST: Site Plan review for a 9-unit Townhome development in the RM-18 zoning district		

GENERAL APPLICATION

APPLICATION DATE: 04/30/2024

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: 720 N 26TH AVE HOLLYWOOD

Lot(s): 26 Block(s): 35 Subdivision: HOLLYWOOD ☒

Folio Number(s): 5142 1602 5070

RM-18

Zoning Classification: RM-18 Land Use Classification: MULTIFAMILY

Existing Property Use: DUPLEX 2000 Sq Ft/Number of Units: TWO

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: BUILD 9 TOWNHOUSES

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	9 UNITS 3 BED/UNIT (Area: 1828 S.F.)
Proposed Non-Residential Uses	N/A S.F.
Open Space (% and SQ.FT.)	N/A (Area: S.F.)
Parking (# of spaces)	20 (Area: S.F.)
Height (# of stories)	35' (FT.)
Gross Floor Area (SQ. FT)	16,452

Name of Current Property Owner: HOLLYWOOD BEACH VACATIONHOMES ☒

Address of Property Owner: 4301 TAYLOR ST HOLLYWOOD FL. 33021

Telephone: 954-600-0131 Email Address: EPROPERTYMANAGER@YAHOO ☒

Applicant SALIM HADDAD

☐ Consultant ☒ Representative ☐ Tenant (check one)

Address: 4925 ROOSEVELT STREET Telephone: 419-509 1015

Email Address: HADDADHOMES@YAHOO.COM

Email Address #2: _____

Date of Purchase: 9 /21 /21 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



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

K Signature of Current Owner: _____

Date: 4-30-24

K PRINT NAME: 1713 V H

Date: 4-30-24

Signature of Consultant/Representative: _____

Date: 4-30-24

PRINT NAME: SALIM HADDAD

Date: 4-30-24

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 _____ 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

Print Name

State of Florida

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

Scanned with CamScanner

TITLE SEARCH REPORT

Fund File Number: 1460719

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: USA Trust Title, LLC

Agent's File Reference: 720 N 26 AVENUE

After an examination of this search the Agent must:

- A. Evaluate all instruments, plats and documents contained in the report.*
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. Determine whether the property has legal access.*
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**

Prepared Date: November 7, 2023

Attorneys' Title Fund Services, LLC

Prepared by: Salene Levin, Examiner

Phone Number: (800) 336-3863 x6217

Email Address: slevin@thefund.com

TITLE SEARCH REPORT

Fund File Number: 1460719

Effective Date of approved base title information: December 13, 2021

Effective Date of Search: November 2, 2023 at 11:00 PM

Apparent Title Vested in:

Hollywood Beach Vacation Homes, LLC, a Florida limited liability company

Description of real property to be insured/foreclosed situated in Broward County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Personal Representative's Deed from Donena Creamer to GJCC Enterprises, Inc., a Florida corporation, recorded April 12, 2011 in O.R. Book [47840, Page 1811](#), Public Records of Broward County, Florida.
2. Personal Representative's Deed from Lirene Harding to GJCC Enterprises, Inc., a Florida corporation, recorded April 12, 2011 in O.R. Book [47840, Page 1813](#), Public Records of Broward County, Florida.
3. Quit Claim Deed from GJCC Enterprises, Inc., a Florida corporation to Giovanni Colpani and Jonathan Colpani, recorded July 15, 2011 in O.R. Book [48040, Page 1182](#), Public Records of Broward County, Florida.
4. Warranty Deed from Jonathan Colpani to Giovanni Colpani, recorded September 21, 2021 in Instrument Number [117597944](#), Public Records of Broward County, Florida.
5. Quit Claim Deed from Giovanni Colpani to Hollywood Beach Vacation Homes, LLC, a Florida limited liability company, recorded December 13, 2021 in Instrument Number [117800219](#), Public Records of Broward County, Florida.

Mortgages, Assignments and Modifications:

1. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.

Other Property Liens:

1. General or special taxes and assessments required to be paid for the year(s) 2023.

TITLE SEARCH REPORT

Fund File Number: 1460719

Restrictions/Easements:

1. All matters contained on the Plat of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.
2. Rights of the lessees under unrecorded leases.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

None

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2023 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

TITLE SEARCH REPORT

Fund File Number: 1460719

7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

TITLE SEARCH REPORT

Exhibit A

Fund File Number: 1460719

Lot 26, Block 35, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book [1, Page 26](#), Public Records of Broward County, Florida.

ALTA/NSPS LAND TITLE BOUNDARY SURVEY

ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION

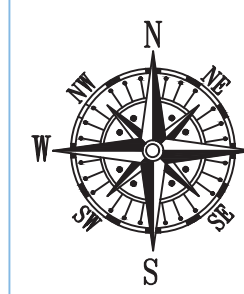
720 NORTH 26th AVENUE - HOLLYWOOD, FLORIDA 33020

THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

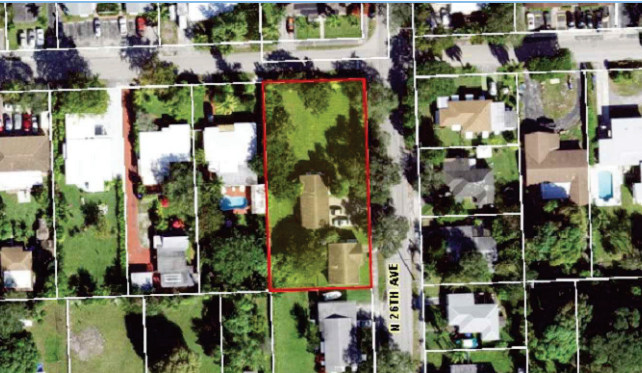
Page 1 of 1

Aerial Photograph

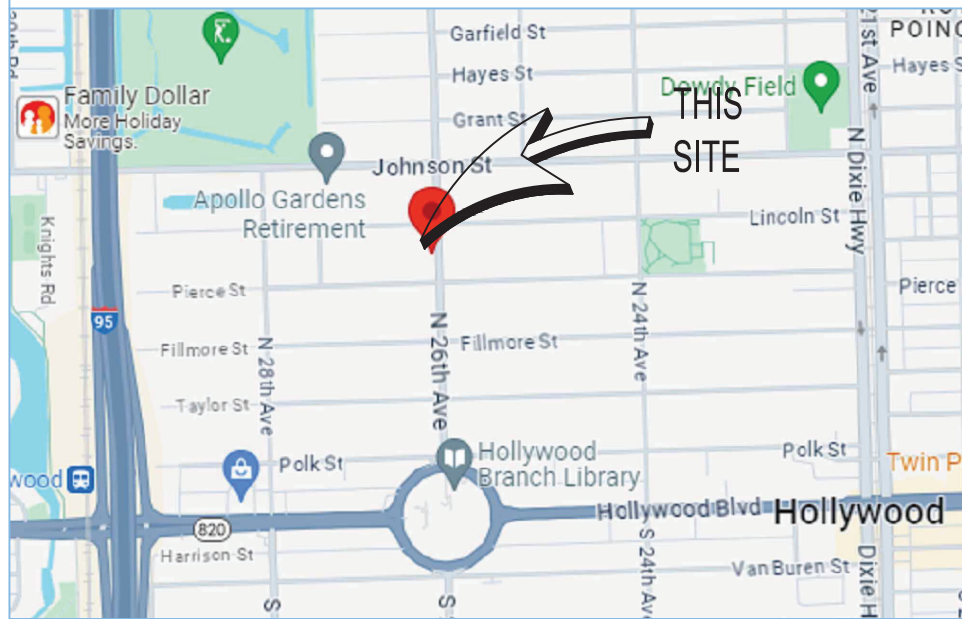
May not show latest improvements. Not-to-scale.



SCALE: 1"=20'



Vicinity Map



Not-to-Scale

Survey Related Information

LEGAL DESCRIPTION:

LOT 26, BLOCK 35, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B TITLE COMMITMENT REVIEW FINDINGS PER TITLE COMMITMENT ISSUED BY USA TRUST TITLE, LLC - EFFECTIVE DATE OF NOVEMBER 2, 2023 AT 11:00PM - FILE NUMBER: 1480719 - ISSUING AGENT'S FILE REFERENCE: 720 N 26 AVENUE -

ITEM NUMBER	COMMENTS
1	RESTRICTIONS AND EASEMENTS ALL MATTERS CONTAINED ON THE PLAT OF AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (SHOWN HEREON)
2	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES, (NOT A SURVEY MATTER HEREON)
3	STANDARD EXCEPTIONS GENERAL, OR SPECIAL, TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2023 AND SUBSEQUENT YEARS, (NOT A SURVEY MATTER HEREON)
4	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, (NOT A SURVEY MATTER HEREON)
5	ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES, (SHOWN HEREON)
6	EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, (NOT A SURVEY MATTER HEREON)
7	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPROVED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, (NOT A SURVEY MATTER HEREON)
8	ANY OWNER POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, TILED AND ARTIFICIALLY COVERED LANDS, AND LANDS ACCRETED TO SUCH LANDS, (NOT A SURVEY MATTER HEREON)
9	FEDERAL LIENS AND JUDGMENT LIENS, IF ANY, FILED WITH THE FLORIDA DEPARTMENT OF STATE PURSUANT TO SEC. 715.01, ET SEQ., F.S., AND SEC. 55.01, ET SEQ., F.S., RESPECTIVELY, (WHICH SEPARATE THE FLORIDA DEPARTMENT OF STATE AS THE PLACE FOR FILING FEDERAL LIENS AND JUDGMENT LIENS AGAINST PERSONAL PROPERTY, FOR INSURING PURPOSES)
10	PURSUANT TO SEC. 715.01, ET SEQ., F.S., PERSONAL PROPERTY INCLUDES, BUT IS NOT LIMITED TO, MORTGAGES, LEASEHOLD, MORTGAGES OR LEASEHOLD INTERESTS IN COOPERATIVE ASSOCIATIONS, VENDOR INTERESTS, AND OPTIONS WHEN THOSE INTERESTS ARE HELD BY A PARTNERSHIP, CORPORATION, TRUST OR DECEDENT'S ESTATE; AND
11	PURSUANT TO SEC. 55.01, ET SEQ., F.S., PERSONAL PROPERTY INCLUDES, BUT IS NOT LIMITED TO, LEASEHOLDS, INTERESTS IN COOPERATIVE ASSOCIATIONS, VENDOR INTERESTS, AND OPTIONS REGARDLESS OF THE TYPE OF ENTITY HOLDING SUCH INTERESTS, INCLUDING INDIVIDUALS, (NOTE: MORTGAGES HAVE BEEN SPECIFICALLY EXCLUDED FROM THE PERSONAL PROPERTY INTERESTS IN WHICH A JUDGMENT LIEN MAY BE ACQUIRED UNDER THE PROVISIONS OF SEC. 55.01, ET SEQ., F.S.) (NOT A SURVEY MATTER HEREON)
12	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR SERVICES BY OR FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY, (NOT A SURVEY MATTER HEREON)
13	LEGEND DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- FENCES ADJACENT TO SOUTHERLY, EASTERLY AND WESTERLY BOUNDARY LINES AS SHOWN HEREON.
(OWNERSHIP OF FENCES NOT DETERMINED)

Surveyor Observed Possible Encroachments

- WALL CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

"C" = CONTROLLING POINT (POINT OF ROTATION) "H" = HELD FOR ALIGNMENT ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

3 Flood Information

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "14" WITH A BASE FLOOD ELEVATION OF 10.07 (NAVD83) AND SHADDED ZONE "1" AS SHOWN ON THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 12011C 0568H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "1" DENOTES AREAS DETERMINED TO BE MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOOD PLAINS AND ZONE "1" DENOTES A SPECIAL FLOOD HAZARD AREA. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. (ZONE "1" (UNSHADDED) IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONE "1")

7 Surveyors Certificate

CERTIFIED TO
HOLLYWOOD BEACH VACATION HOMES 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 established and adopted by ALTA and NSPS, and includes items 7(a)(i)-(c), 8, 9, 13, 14, 15, & 17 of Table A Period. The field work was completed on 11/22/2023.
Date of Plat or Map: 11/22/2023

SIGNED: _____ DATE: 11-22-2023
FABIO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

4 Land Area

20,500.00 SQUARE FEET 0.4712 ACRES

6Dig Surveyor's Notes

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAD FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.A.D. 1983) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #6907.

9 Parking Spaces

REGULAR = N/A HANDICAP = N/A TOTAL = N/A

5F Cemetery Note

THERE ARE NO VISIBLE EVIDENCE OF COVETRIES ON THE SUBJECT PROPERTY.

5Biii Access to Property

THE SUBJECT PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO LINCOLN STREET AND NORTH 26TH AVENUE BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS & INDIRECT ACCESS TO HOLLYWOOD BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY UNLESS SHOWN HEREON.

6Biv Bearing Basis

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

6Bviii Contiguity Statement

THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS UNLESS SHOWN HEREON.

6Cvii Platted Setback or Recorded Building Restriction Lines

NONE PROVIDED TO THIS SURVEYOR.

Symbols (Some items in legend may not appear on drawing - Not to Scale)

UTILITY POLE	WELL	HANDICAP SPACES
LIGHT POLE	CENTER LINE	
CATCH BASIN	PARTY WALL	
FIRE HYDRANT	AIR CONDITIONER	
MANHOLE	SEPTIC LID	
WATER VALVE	ELEV. SHOT	
WATER METER		
	SEC. QTR. CORNER	
	SECTION CORNER	

16 Earth Moving Note

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING, CONSTRUCTION OR BUILDING ADDITION, WITHIN RECENT MONTHS.

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	F.F.E. = FINISHED FLOOR ELEV.	PCC = POINT OF COMPOUND CURVATURE	R = RADIUS
CA = CLEANKUT	FN = FOUND IRON ROD	PH = POOL HEATER	RNG = RANGE
CO = CENTRAL ANGLE	FR = FOUND NAIL	PK = PARKER KABELON	ROW = RIGHT OF WAY
CATV = CABLE TV RISER	FND = FOUND	POB = POINT OF BEGINNING	SEC = SECTION
CH = CALCULATED FROM FIELD	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	PCC = POINT OF COMMENCEMENT	TWP = TOWNSHIP
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	PP = POOL PUMP	TR = TELEPHONE RISER
CONC. = CONCRETE	CHC = OVERHEAD CABLE	PRC = POINT OF REVERSE CURVATURE	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	P = PLAT	PT = POINT OF TANGENCY	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	PC = POINT OF CURVATURE	QTR = QUARTER	WM = WATER METER
EL OR ELE. = ELEVATION			WV = WATER VALVE
EM = ELECTRIC METER			

Job Number : 162052-SE		Field:	
Revision By : E.L.		Date of Revision : 02/07/2023	
Job Number : 162052-SE		Field:	
Drawn By : E.L.		Date of Field Work : 01/24/2023	
Date	Revision	Tech	
11/22/2023	Update/ALTA	E.L.	

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700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.LandtecSurvey.com

LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS NO. 1897

9 UNIT TOWNHOMES
720 NORTH 26th AVENUE
HOLLYWOOD , FLORIDA

Miguel de Diego
ARCHITECT P.A.
AA-26001641

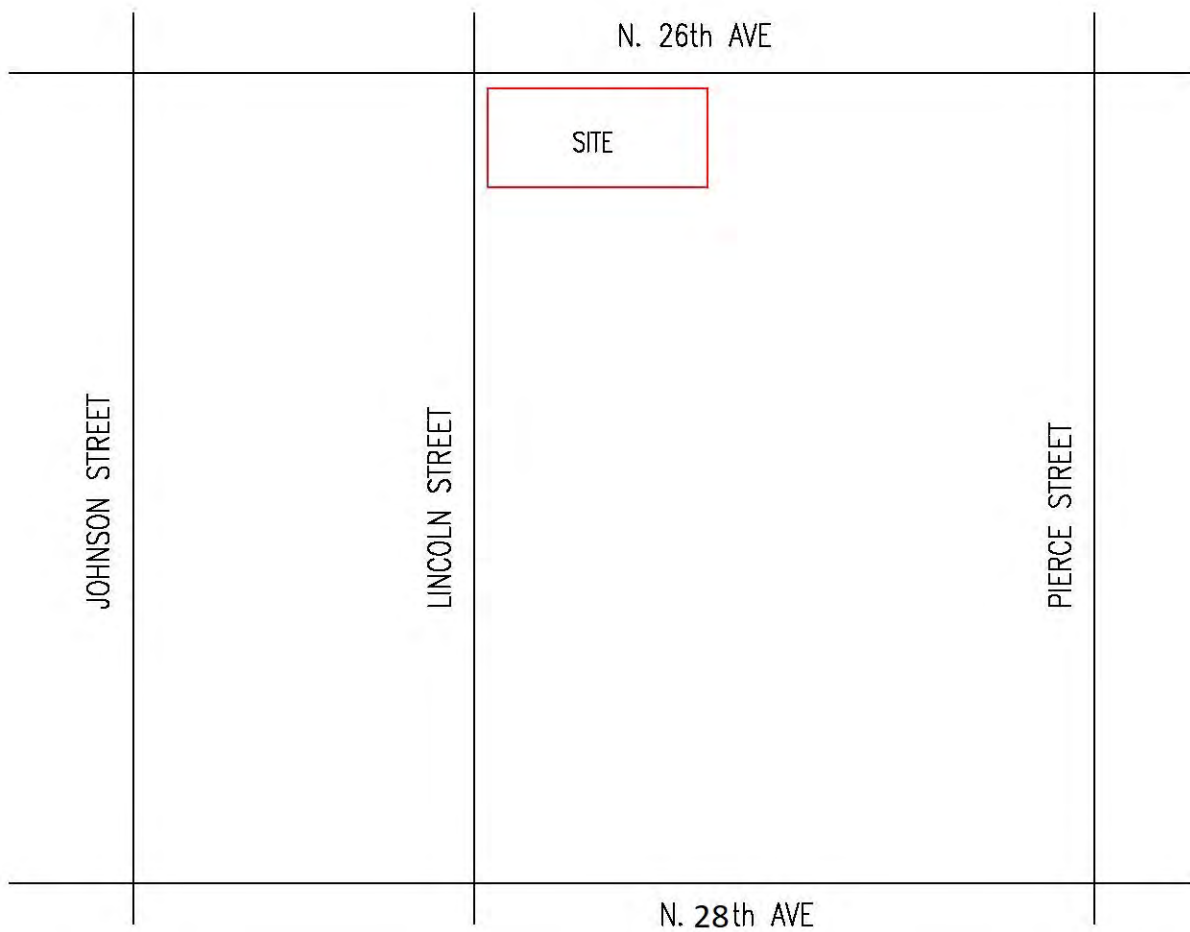
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A-3 GROUND FLOOR PLAN
A-4 SECOND AND THIRD FLOOR PLAN
A-5 ELEVATIONS

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L-2 LANDSCAPE DETAILS AND NOTES
IR-1 IRRIGATION PLAN
IR-2 IRRIGATION SCHEDULE
IR-3 IRRIGATION DETAIL AND NOTES

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C-5 PAVEMENT MARKING AND SIGNAGE PLAN
C-6 WATER AND SEWER PLAN
C-7 UTILITY DETAILS
C-8 PUMP STATION DETAILS



N LOCATION PLAN
SCALE: 1/8"=1'-0"

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de Diego

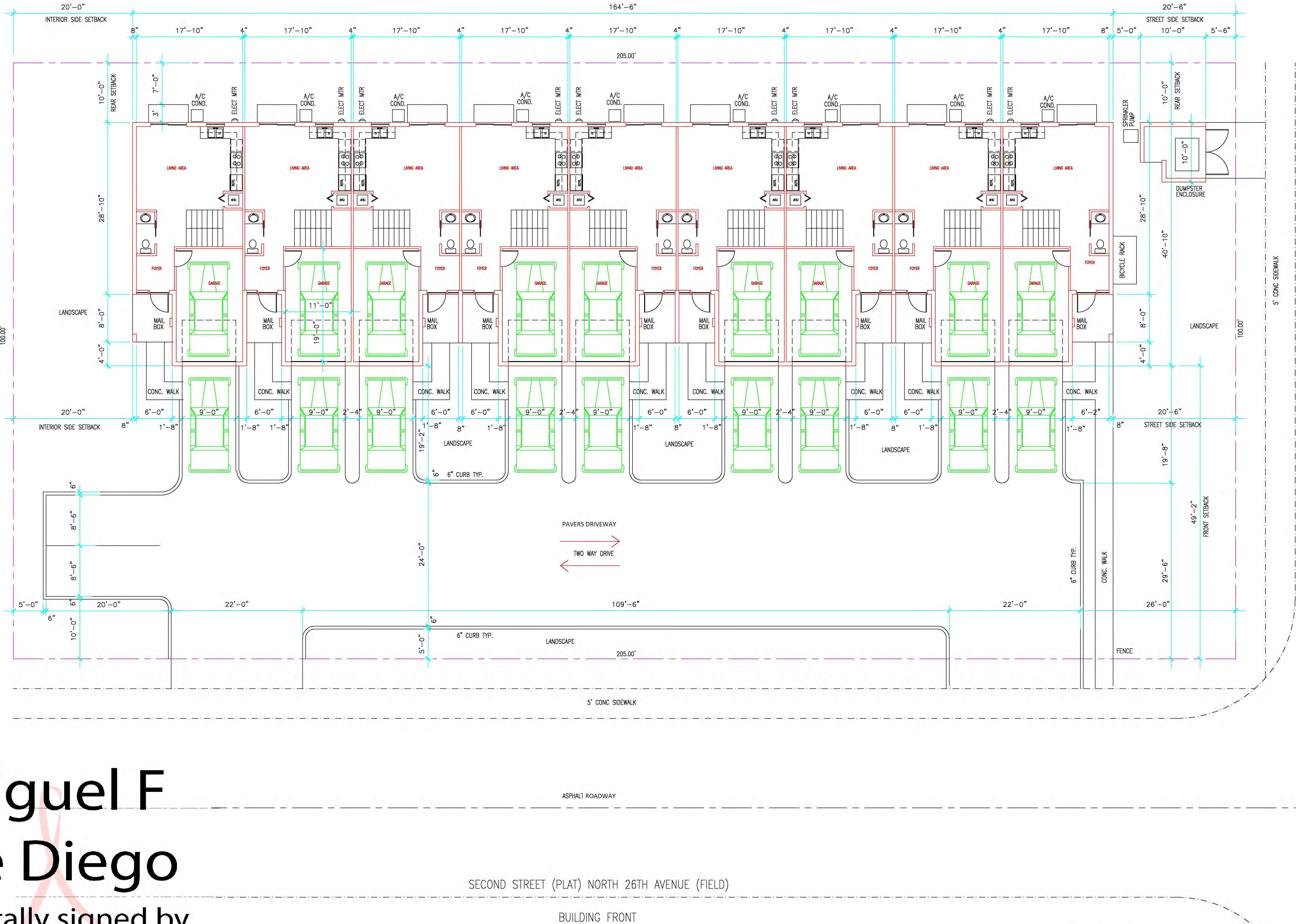
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PACO MEETING 07-2023
TAC MEETING 04-2024



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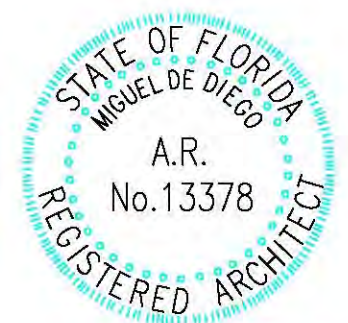


SITE PLAN

SCALE: 1/8"=1'-0"
FLOOD ZONE AH
ELEV +10.00' NA VD



5-8-2023



Miguel F de Diego

Miguel de Diego
ARCHITECT P.A.

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A-1
5

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. ALL WINDOWS TO BE IMPACT LOW E RATED
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

JOB ADDRESS:
720 NORTH 26th AVENUE
HOLLYWOOD , FLORIDA
ZONED RM-18 FLOOD ZONE "AH"

TOTAL UNDER AIR S.T. = 14,382.00 S.F.
14,382 / 12 = 1,198.25 S.F. CUMULATIVE AVERAGE

LOT 26 BLOCK 35 OF HOLLYWOOD LITTLE RANCHES BEING A SUBDIVISION
OF ALL OF SECTION 16 TOWNSHIP 51 SOUTH RANGE 45 EAST AND BLOCK 96
OF THE ORIGINAL PLAT OF HOLLYWOOD ACCORDING TO THE AMENDED PLAT
OF HOLLYWOOD LITTLE RANCHES RECORDED IN PLAT BOOK 1 PAGE 26 OF
THE PUBLIC RECORDS OF BROWARDD COUNTY FLORIDA.

N. 26th AVE (FRONT)	20'-0"	49'-2"
REAR	20'-0"	10'-0"
INTERIOR SIDE	20'-0"	20'-0"
LINCOLN STREET	15'-0"	20'-6"
BLDG HEIGHT	45'-0"	33'-0"

BLDG FOOTPRINT	6,029.00	S.F.	29.40	%
ROOFED ENTRYS	465.00	S.F.	2.26	%
CONC. WALKWAYS	480.00	S.F.	2.34	%
PAVERS DRIVES	5,219.00	S.F.	25.46	%
DUMPSTER ENCLOSURE	98.00	S.F.	0.47	%
LANDSCAPE	8,214.00	S.F.	40.07	%

2 PARKING SPACE PER UNIT
9 UNITS = 18 PARKING SPACES REQUIRED
2 GUEST SPACES PROVIDED
TOTAL 20 SPACES PROVIDED



N.T.S.

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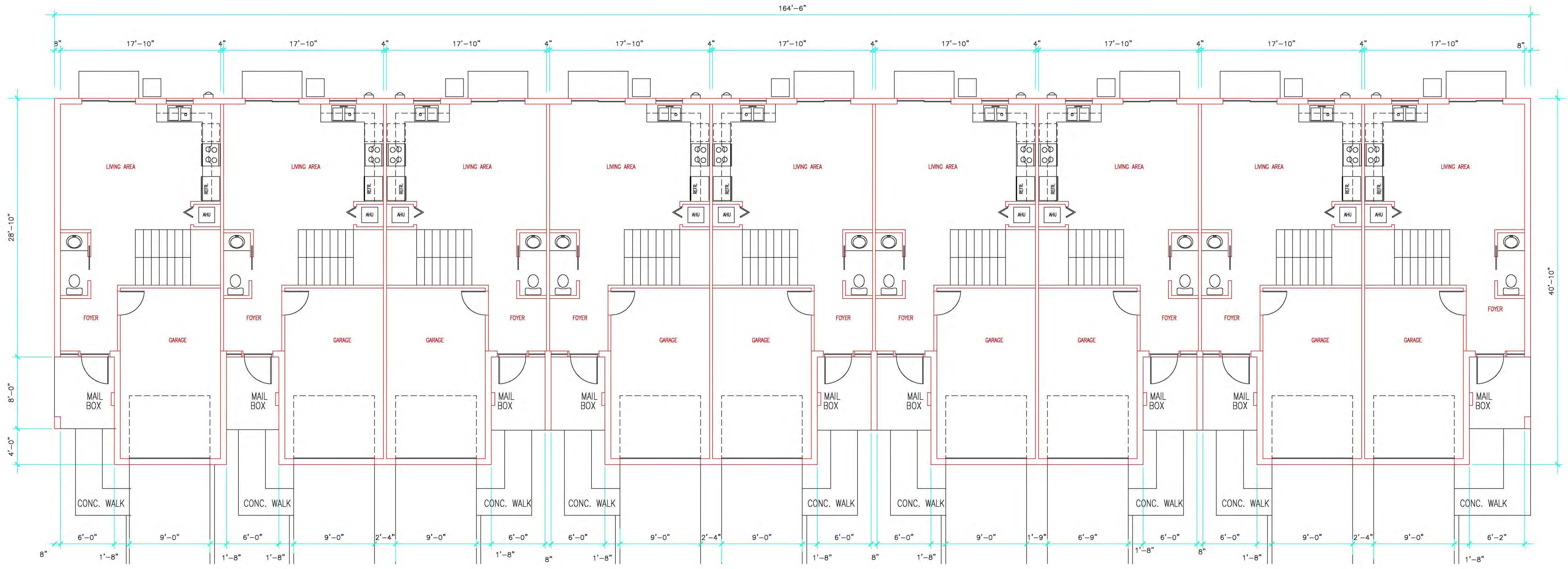
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MM. NO. 23-119

20



GROUND FLOOR PLAN

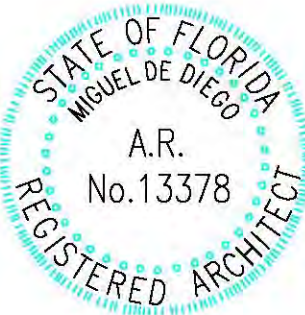
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de Diego

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Date: 2024.01.02

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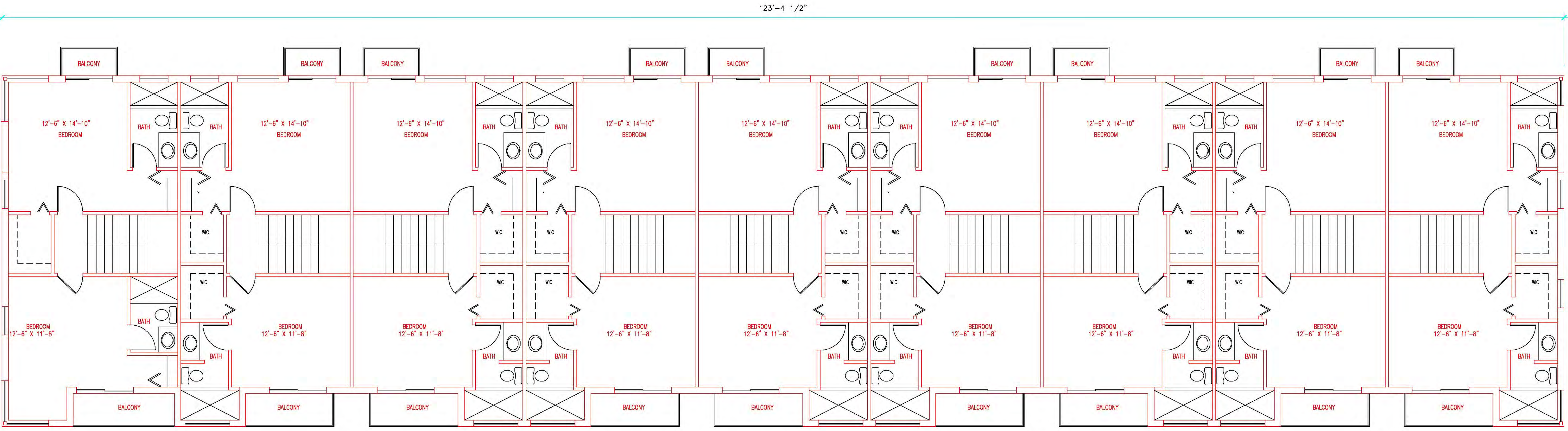
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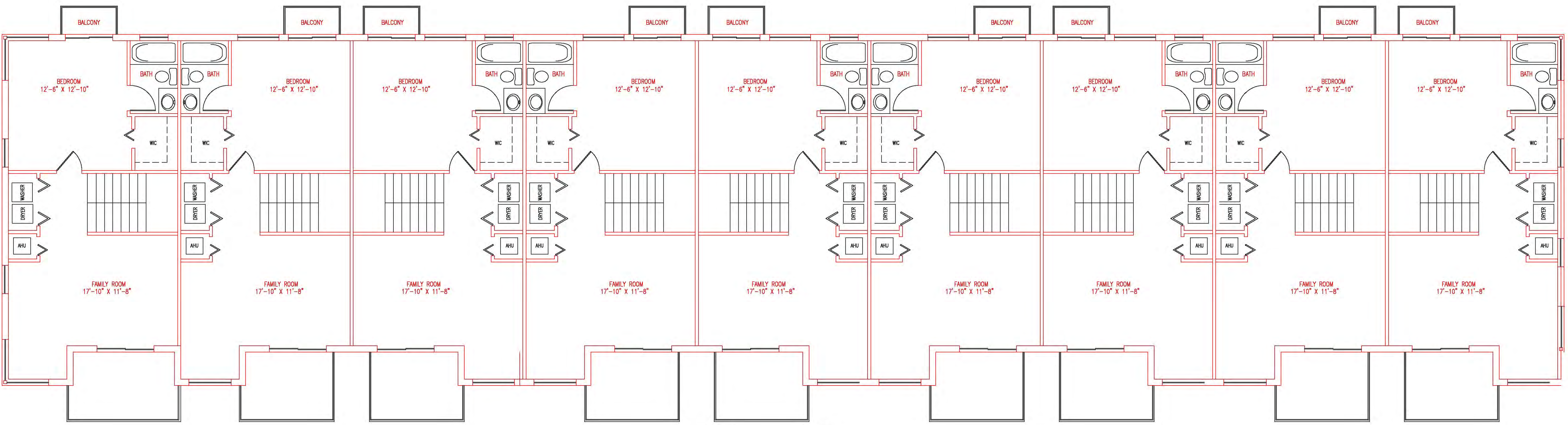
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A-3
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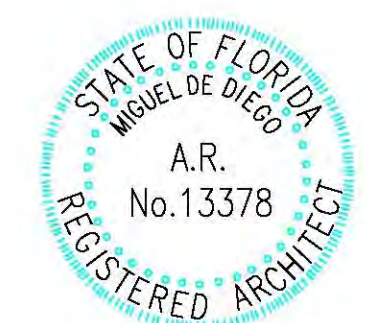


THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



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

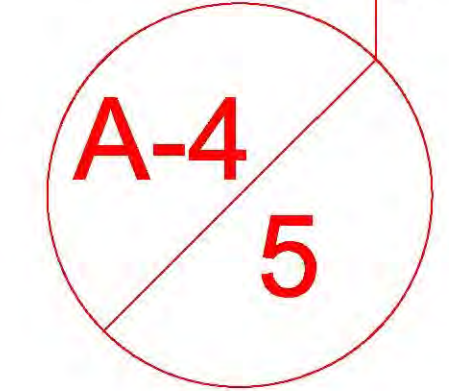
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SCALE: $3/16"=1'-0"$ EAST

SCALE: 3/16"=1'-0" WEST

SCALE: 3/16"=1'-0" SOUTH

SCALE: $3/16" = 1'-0"$ NORTH

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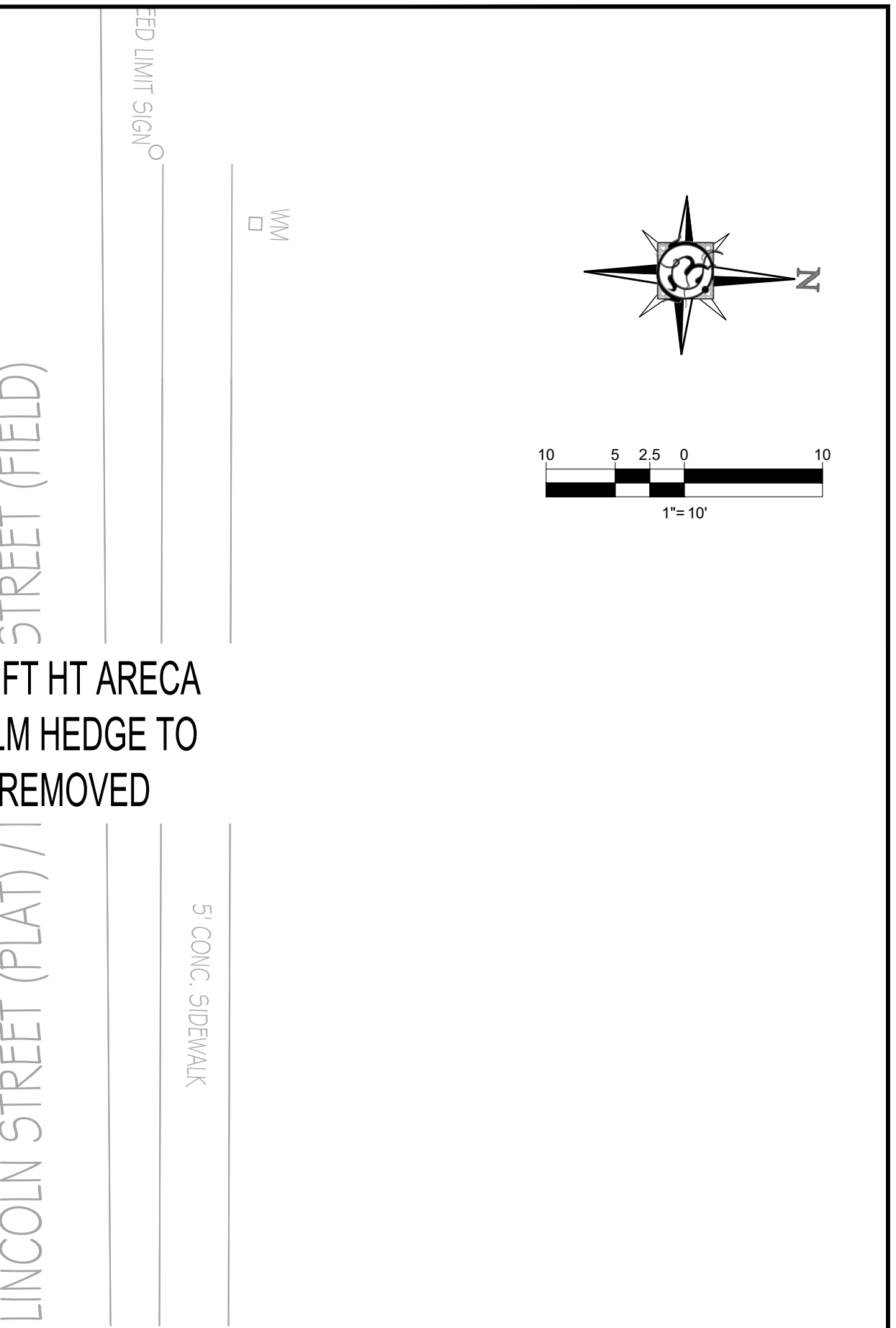
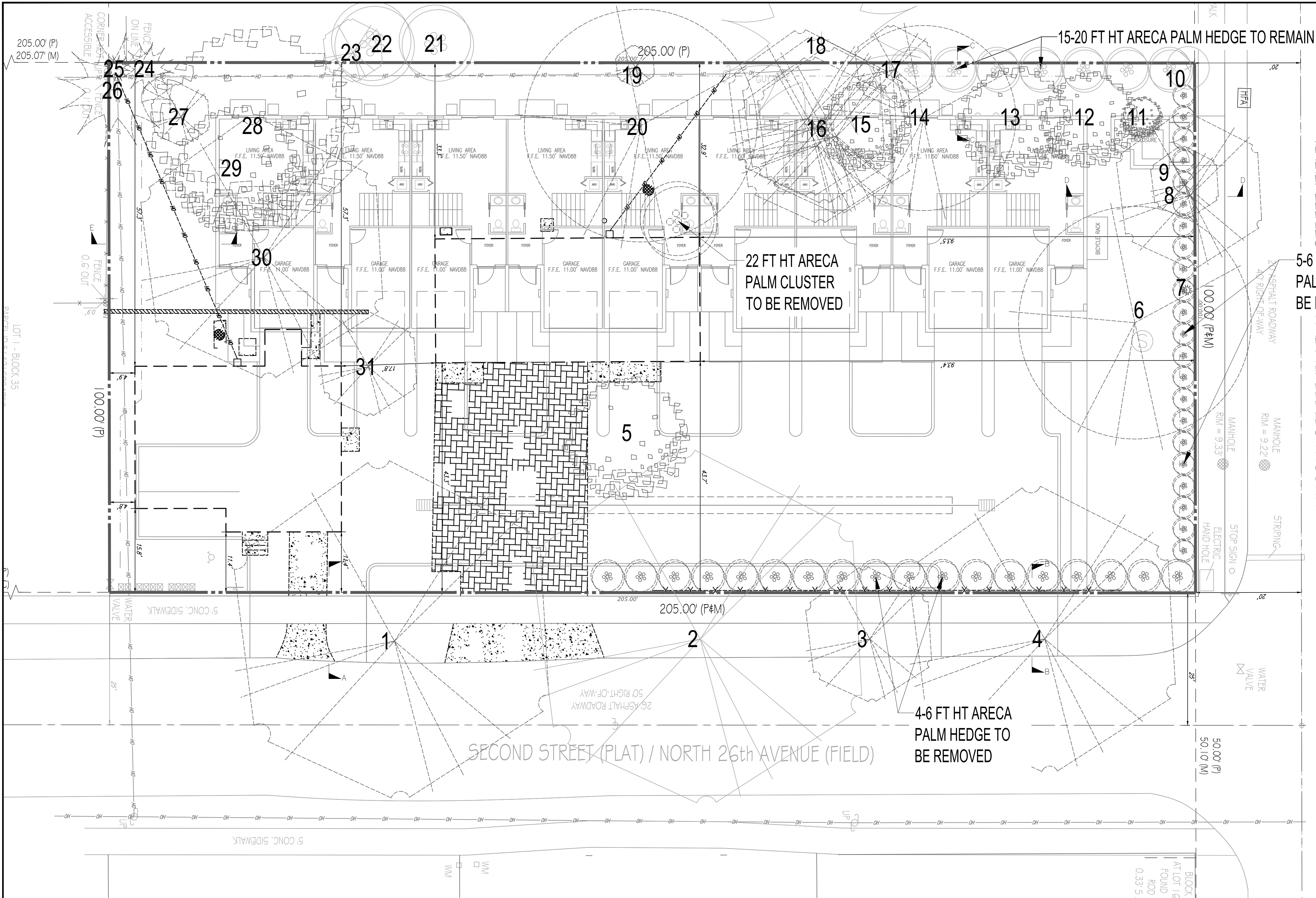
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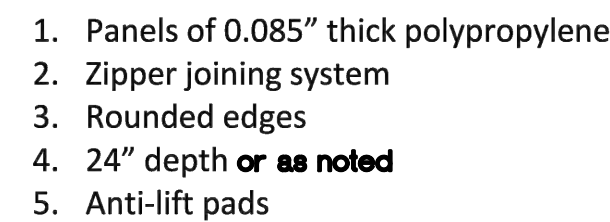
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A-5

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



TREE INVENTORY & DISPOSITION CHART						SPECIES		
720 N 26TH STREET - HOLLYWOOD, FL								
TREE NO./BOTANICAL NAME	COMMON NAME	DBH (in.)	HT (ft)	SPR (ft)	CONDITION	DISPOSITION / COMMENTS		
1 st	Quercus virginiana	Live Oak	27.0	19	30	80%	remove	Root-bound at sidewalk & roadway. Large Surface roots. No Overhanging Canopy.
2 nd	Quercus virginiana	Live Oak	27.5	52	66	65%	REMAN	SPECIMEN: Root-bound at sidewalk & roadway. Large Surface roots. No Overhanging Canopy.
3	Quercus virginiana	Live Oak	14.0	30	20	40%	remove	Extensive Pruning Wounds; Poor Structure; Multi-Dominant; Spontaneous Root-bound at sidewalk & roadway.
4	Quercus virginiana	Live Oak	16.0	48	55	65%	remove	Root-bound at sidewalk & roadway; Overhanging Canopy.
5 th	Taxodium distichum	Pink Trumpet	18.0	42	24	60%	remove	SPECIMEN: Crown Heaver & Flush Cut; Dead & Broken Limbs in Mid-Canopy.
6 th	Juniperus sibirica	Red Cedar	24.0	38	44	95%	remove	SPECIMEN: Crown Heaver & Flush Cut; Dead & Broken Limbs in Mid-Canopy.
7	Cupressus arborescens	Carrotwood	1.5	7.5	2	70%	remove	Cut & Invasive
8 th	Bursera altissima	Gumbo Limbo	22.0	20	30	60%	remove	SPECIMEN: Root-bound at sidewalk & roadway. Large Surface roots. Multi-Dominant.
9	Bursera altissima	Gumbo Limbo	15.0	20	14	80%	remove	Root-bound at sidewalk; Poor Structure; Crown Heaver & Flush Cut; Multi-Dominant.
10	Acacia wilkesiana	Var. Copper Leaf	7 Tynes x 3"	22	8	55%	REMAN	Multi-trunk
11	Ficus triangularis	Triangle Ficus	8.0	13	8	60%	remove	Poor Structure; Multi-Dominant; Signs of Insect & Fungal Infestation.
12	Dioscorea longan	Longan	5.0	24	18	60%	remove	Same Signs of Insect & Fungal Infestation
13	Dioscorea longan	Longan	5.0	24	18	60%	remove	Same Signs of Insect & Fungal Infestation
14	Juniperus sibirica	Red Cedar	18.0	38	30	35%	remove	Some Signs of Insect & Fungal Infestation
15	Dioscorea longan	Longan	5.5	14	17	65%	remove	Multi-trunk & Broken Limbs in Mid-Canopy.
16	Pearsea americana	Aracado	20.0	28	30	60%	remove	Gutter; Poor Structure; Crown Heaver & Flush Cut.
17	Quercus virginiana	Live Oak	8.0	30	16	20%	remove	Same Signs of Insect & Fungal Infestation
18	Cupressus arborescens	Carrotwood	~0	38	30	60%	REMAN	OFFSITE; Not Accessible/DBH Estimated
19	Bursera altissima	Gumbo Limbo	8.0	25	8	65%	remove	OFFSITE; Not Accessible/DBH Estimated
20	Juniperus sibirica	Red Cedar	23.0	45	42	40%	remove	Trunk Cavities or Rot
21	Adiantum merillii	Christmas Palm	2 Tynes x 3"	17	14	70%	REMAN	OFFSITE; Not Accessible/DBH Estimated
22	Adiantum merillii	Christmas Palm	2 Tynes x 3"	17	14	70%	REMAN	OFFSITE; Not Accessible/DBH Estimated
23	Pearsea americana	Aracado	8.0	325	12	70%	REMAN	OFFSITE; Not Accessible/DBH Estimated
24	Cupressus arborescens	Carrotwood	3.0	22	10	60%	remove	Estimated & Invasive Easels in Mid-Canopy
25	Eugenia uniflora	Sourham Cherry	2.5	14	5	20%	remove	Estimated & Invasive Easels in Mid-Canopy
26	Cupressus arborescens	Carrotwood	6	25	22	60%	remove	Estimated & Invasive Easels in Mid-Canopy
27	Pearsea americana	Aracado	5	28	12	15%	remove	Extensive Basal Rot; Co-Dominant
28	Unknown	Tree	19	22	40	40%	remove	Multi-trunk; Poor Structure
29	Unknown	Tree	19	28	30	50%	remove	Multi-trunk; Poor Structure
30 th	Bursera altissima	Gumbo Limbo	22	42	30	70%	remove	SPECIMEN: Multi-trunk
31	Quercus virginiana	Live Oak	7	32	30	40%	remove	Root structure; Poor structure
NOTE: TREES LESS THAN 3" DBH DO NOT REQUIRE MITIGATION FOR REMOVAL								
TREES MITIGATION CALCULATIONS								
TOTAL DBH INCHES OF PROTECTED TREES ON SITE		328						
TOTAL DBH INCHES TO BE REMOVED		27.5						
TOTAL DBH INCHES OF TREES TO BE REMOVED FROM SITE		0						
TOTAL PALMS TO BE REMOVED FROM SITE		0						
TOTAL REPLACEMENT TREES REQUIRED		204.5						
TOTAL REPLACEMENT TREES PROPOSED		204.5						
TOTAL DBH REPLACEMENT PROPOSED (SEE L-2 LANDSCAPE PLAN)		204.5						
TOTAL DBH REPLACEMENT PROPOSED (SEE L-2 LANDSCAPE PLAN)		204.5						
TOTAL EQUIVALENT 2" DBH REPLACEMENT TREE DEPOSIT		149.25						
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*Contact the Landscape Division if you propose an equivalent root barrier option.

••See General Notes for Root Barrier Installation Specifications

N.T.S.

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

GENERAL LANDSCAPE NOTES:

- PLANT MATERIAL. ALL PLANT MATERIAL SHALL BE FLORIDA OR BETTER AS ESTABLISHED BY GRASSES AND STANDARDS FOR NURSERY PLANTS OF THE STATE OF FLORIDA (FL). DEPARTMENT OF AGRICULTURE, UNLESS OTHERWISE NOTED. ALL TREES SHALL BE SINGLE LEADER, FIRM GROWTHBALLED & BURLAPPED (FGBB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & A/E OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE PROVIDED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SPECS AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD. A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION LACK OF AVAILABILITY WILL BE DETERMINED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SURPASS PRELIMINARY PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUBS AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE OPDLINES SHALL BE INSTALLED BY HAND WITH CANE BETWEEN ROOTS 1" DIAMETER AND GREATER.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL AT A MINIMUM BE, AS SPECIFIED IN THE PLANT LIST WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SPECS OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST. THE PLANT TAXES/PRECEDENCES, QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
- SOD, ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOGRAPHUM SECUNDATUM, V. FLORITAM UNLESS OTHERWISE NOTED. AUGUST 8TH 2020 000. PASSALMINTA AUGUST 19TH 2020 SOD SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SOODED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION A NOTED NOTED HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SOODED BY THE CONTRACTOR.
- MIXED PLANTING SOL. PLANTING SOL FOR USE IN BACKFILLING PLANTING HOLES SHALL BE 40% PERCENT (40%) SAND, 60% PERCENT (60%) SAND, AND 10% LOAMY CHARACTER. WITHOUT MIXTURE OF SUBSOL MATERIALS AND OBTAINED FROM A WELL DRILLED, AVAILABLE SITE. IT SHALL CONTAIN LESS THAN 3% TO 1% (BY WEIGHT) DECAYED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIMESTONE, PLANTS, ROCKS OR OTHER FOREIGN MATERIALS, OR NOxious WEEDS. IT SHALL NOT CONTAIN TANGIBLE SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. RAIN SHOULD BE 5 TO 7 1/2 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SHALL AS PER DETAILS & NOTES.
- GENERAL RECOMMENDED PLANTING SOL DEPTH. ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL ABOVE AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 9" FOR GROUNDCOVER AREAS AND 7" FOR SODDED GRASSES. THIS IS IN ADDITION TO A MINIMUM OF 1" OF UNDISTURBED NATIVE SOIL THAT IS PORTIONED OUT ON SITE AND REUSED. A CLEAN IMPROVED PLANTING SOL WITH A RANGE OF ORGANIC MATTER GREATER THAN 1 INCH AND A HALF INCH DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS IN PLANTING SOLS EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIBEROS/SUBGRADE. IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITTS AS SHOWN ON THE PLANTING DETAILS. TREE PITTS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL, TOPSOIL, OR TURF TO BRING IT TO THE TOP OF CURB OR ADJACENT PAVEMENT.
- CONTRACTOR TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4478 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SUCH AS BUT NOT LIMITED TO: ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION TO THE OWNER. LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY ABOVE-GRADE POWERLINES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FLA RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNER, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT Typically GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
- ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS DESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER DRAINAGE, EXPLANATION TRENCH, A SEWER LINES, SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS LEASURE ROOT BARRIERS WHERE SMALL TREES WITH SIX FEET (6') OR LESS OF HARDCAPE SURFACES OR UTILITIES EXISTED TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TWENTY FEET (20') FROM ANY HARDCAPE SURFACES OR UNDERGROUND UTILITIES). ROOT BARRIERS SHALL BE INSTALLED TO PROTECT TREES FROM HARDCAPE SURFACES OR UNDERGROUND UTILITIES ARE TO BE INSTALLED TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 1' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN. OR, AT THE DISCRETION OF THE LANDSCAPE INSPECTOR, IN PARKING LOT ISLANDS ONLY. THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1' FOOT HORIZONTAL STRATA ON FLANKS TO BE PROTECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE AREA TO BE RAISED TO 2" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSSED OF PROPERLY OFF-SITE.
- ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
- NO PLUNGING OF ANY TRUNK OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1/2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
- CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR SHALL PROVIDE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYS DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
- FERTILIZER FOR GRASS AREAS SHALL BE NP-16-8 @ 12.5 LBS/1000 SF. OR GA LBS/ACR. NITROGEN 30% SLOW RELEASE FORMULA FERTILIZER TO INCLUDE SECONDARY MICROELEMENTS.
- WATERING. ALL PLANT MATERIAL SHALL BE WATERED AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
- ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WEEDING, CULTIVATING, SPRINKLING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO MAINTAIN A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE AN BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETEEN (19) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- REPLACEMENT. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL GUARANTEE PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEFORE THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-STAKED AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1-YEAR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THE TIME, AND THAT HAVE NOT YET ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED).
- THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
- NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- ROOT PRUNE ALL NEW TREES A MINIMUM OF 90 DAYS PRIOR TO PLANTING.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC, RUST-FREE OPERATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERHANG. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMFERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A PAN SENSOR DEVICE IS REQUIRED BY FL 15-A SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADJACENT OVERHANG HAS OCCURRED.
- ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
- NO CANOPY TREES SHALL BE PLANTED WITHIN 5 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7 FEET OF A LIGHT POLE.
- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARICADE FENCING.
- IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR FLOORK.
- ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONTSIDES AND 4 FEET FROM THE BACKS IF ANY FIREWALL.
- MULCH SHALL BE FROM SHREDDED WOOD OR MULCH FROM MELALEUCA OR OTHER NON-INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL WEEDS, SPORES, ETC. AND REMOVE THEIR BARKEN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND MUST BE LEFT IN PLACE FOR THREE MONTHS AFTER THE TIME OF APPLICATION. MULCH SHALL BE 3/4" FROM THE TRUNK OF TREES & PALMS. MULCH SHALL BE GRADE & SHREDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLOURED MULCH SHALL BE ACCEPTED UNLESS SPECIFICALLY AUTHORIZED. NO PRESSURE MULCH OR PINE BARK SHALL BE USED.
- PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL, CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
- ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6" ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

GENERAL EXISTING TREE NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRIADDE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRIADDE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DPLINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PEROVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO BRENCING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO CERTIFIED CONSTRUCTION, NO FILL, COMPACTION, OR REMOVAL OF SOIL, OR USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES. NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN WITHIN 30 FEET OF PROPOSED DEVELOPMENT OR PUBLIC ROADWAYS SHALL BE STRUCTURALLY PRUNED. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DPLINE, ROOT PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
4. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DO OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES & CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER DBH INCH ON AN ESCALATED SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS DENSE AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & 1/4 (4.25) FEET ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & EVACUATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED.
9. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS.
11. VARIABLE & MOISTLY DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPOLED, AMENDED IF NECESSARY, & REUSED BENEATH IMPROVED TOPSOILS IN LANDSCAPE AREAS.



REVISIONS / SUBMISSIONS



PHASE

CLIENT

9 UNIT TOWNHOMES

720 N 26th AVENUE
COLLYWOOD, FL 33020

DETAILS & NOTES



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK












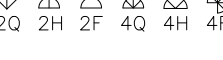






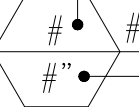
CHECKED BY:

DATE: 2024-02-04

SHEET NUMBER

L-3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5' x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	8	45
	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	69	35
	Rain Bird R-VAN24 1806-SAM-P45 Turf Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	6	45
	Rain Bird R-VAN-STRIP 1812-SAM-P45 Shrub Rotary, 5'x15' (LCS and RCS), 5' x30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	28	45
	Rain Bird R-VAN-STRIP PA-P45 (2) Shrub Rotary on fixed riser with the PA-8S-PRS 45 psi Pressure Regulating Shrub Adapter. 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary. Use with 1/2in. MPT threaded risers.	2	45
	Rain Bird R-VAN14 1812-SAM-P45 Shrub Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	22	35
	Rain Bird R-VAN18 1812-SAM-P45 Shrub Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	3	45
	Rain Bird R-VAN24 1812-SAM-P45 Shrub Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 shrub spray body on 12" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	1	45
	Rain Bird R-VAN24 PA-P45 (2) Shrub Rotary on fixed riser with the PA-8S-PRS 45 psi Pressure Regulating Shrub Adapter. 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary. Use with 1/2in. MPT threaded risers.	2	45
	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT.	44	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	1	
	Rain Bird XP-1200X (2) SQ Series Low-Volume, Low-Pressure, Drip 12.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	81	
	Rain Bird XP-1200X (2) MPR Spray 5 Series Low-Volume, Low-Pressure, Drip 12.0" Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	28	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	6	
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.	3	
	Rain Bird ESP4ME3 with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1	
	NEW 3 HP CENTRIFUGAL PUMP New 3 hp Centrifugal Pump & 5" Well. 40 GPM, @ 135 TDH, 55 PSI Discharge	1	
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 sized 1" up to 1-1/4". Only lateral transition pipe sizes 1-1/4" and above are indicated on the plan, with all others being 1" in size.	2,550 l.f.	
	Irrigation Lateral Line: PVC Class 160 SDR 26 PVC Class 160 SDR 26 for 1-1/2" and larger.	43.7 l.f.	
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	319.7 l.f.	
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	546.2 l.f.	
	Valve Callout Valve Number Valve Flow Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Turf Rotary	12.75	28.7	37.8	38.1	0.62 in/h
2	Rain Bird XCZ-100-LC	1"	Drip Emitter	15.5	30.3	38.6	38.9	3.46 in/h
3	Rain Bird PEB	1"	Shrub Rotary	10.81	33.5	38.0	38.3	0.66 in/h
4	Rain Bird PEB	1"	Bubbler	11	36.0	23.1	23.5	0.96 in/h
5	Rain Bird PEB	1-1/2"	Turf Rotary	23.83	87.4	40.6	42.3	0.62 in/h
6	Rain Bird PEB	1"	Shrub Rotary	9.93	136.4	47.5	50.7	0.76 in/h
7	Rain Bird PEB	1"	Shrub Rotary	14.83	221.0	48.7	54.3	0.78 in/h
	Common Wire				319.7			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Turf Rotary	0.62 in/h	1	97	1,237	
2	Rain Bird XCZ-100-LC	Drip Emitter	3.46 in/h	1	18	279	
3	Rain Bird PEB	Shrub Rotary	0.66 in/h	1	91	984	
4	Rain Bird PEB	Bubbler	0.96 in/h	1	63	693	
5	Rain Bird PEB	Turf Rotary	0.62 in/h	1	97	2,311	
6	Rain Bird PEB	Shrub Rotary	0.76 in/h	1	80	794	
7	Rain Bird PEB	Shrub Rotary	0.78 in/h	1	77	1,142	
	TOTALS:				523	7,440	

CRITICAL ANALYSIS

Generated:	2024-02-04 17:37
P.O.C. NUMBER: 01	
Water Source Information:	New 3 hp Centrifugal Pump & 5" Well. 40 GPM, @ 135 TDH, 55 PSI Discharge
FLOW AVAILABLE	
Custom Max Flow:	40 GPM
Flow Available	40 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Pressure Available:	55 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	40 GPM
Flow Available at POC:	40 GPM
Residual Flow Available:	0 GPM
Critical Station:	7
Design Pressure:	45 PSI
Friction Loss:	1.26 PSI
Fittings Loss:	0.13 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.33 PSI
Pressure Req. at Critical Station:	48.7 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	5.62 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	54.3 PSI
Pressure Available:	55 PSI
Residual Pressure Available:	0.66 PSI

REVISIONS / SUBMISSIONS



PHASE:

CLIENT:

9 UNIT TOWNHOMES

720 N 28th AVENUE
HOLLYWOOD, FL 33020

IRRIGATION
SCHEDULES

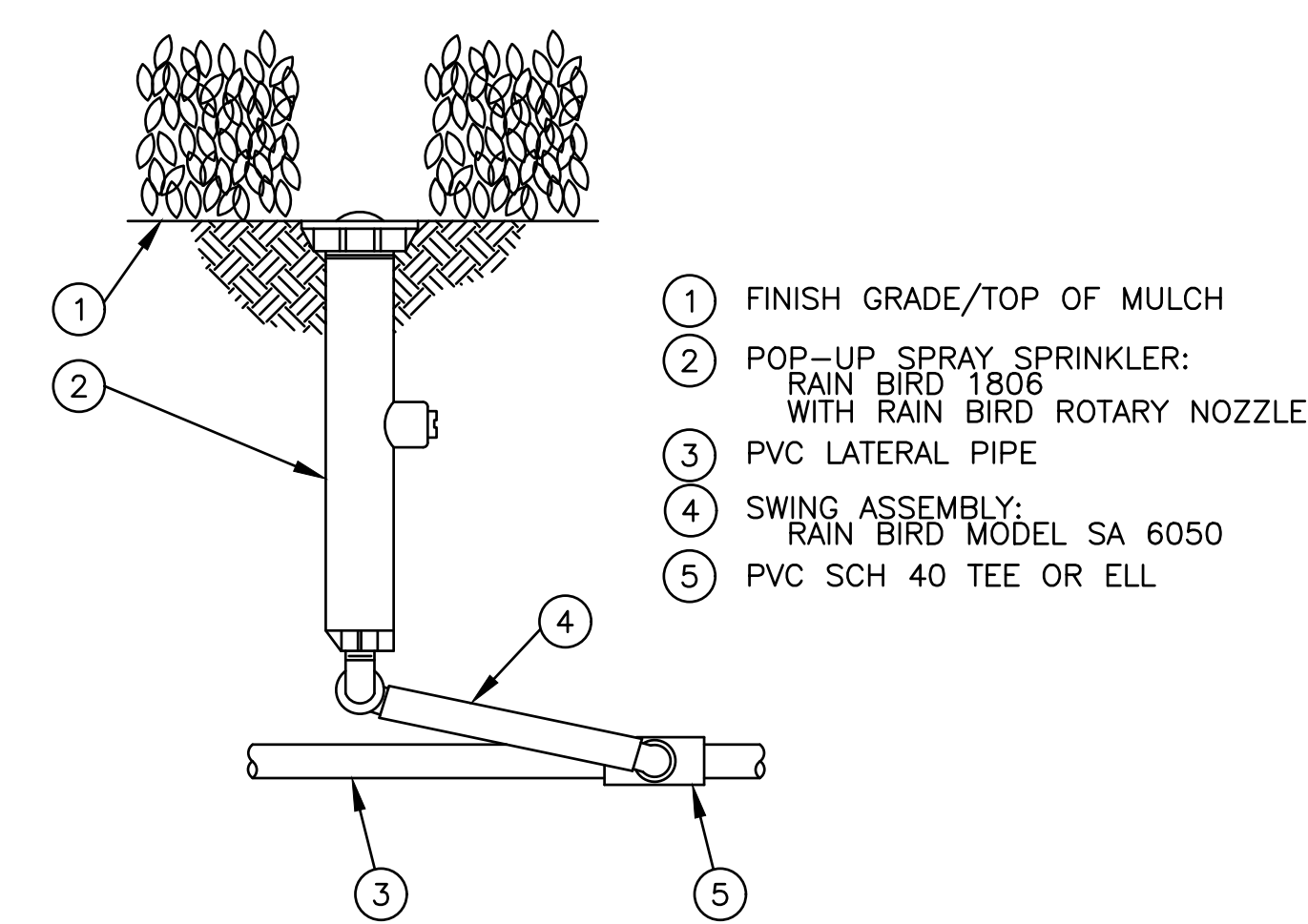


RYAN J. KING EBRHIMIAN
LA6667324

DRAWN BY: RJK
CHECKED BY:
DATE: 2024-02-04

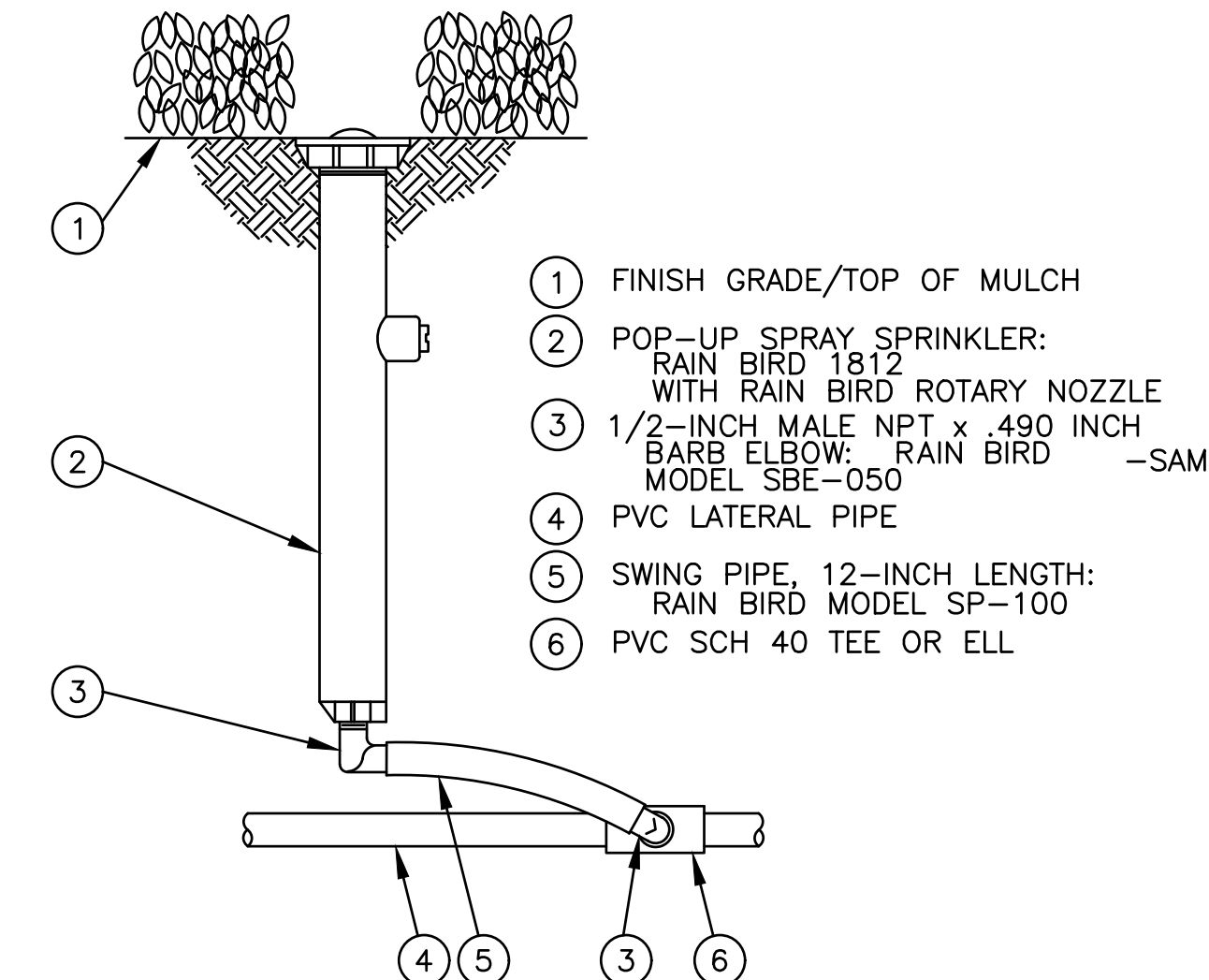
SHEET NUMBER:

IR-2



A 1806 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE
N.T.S.

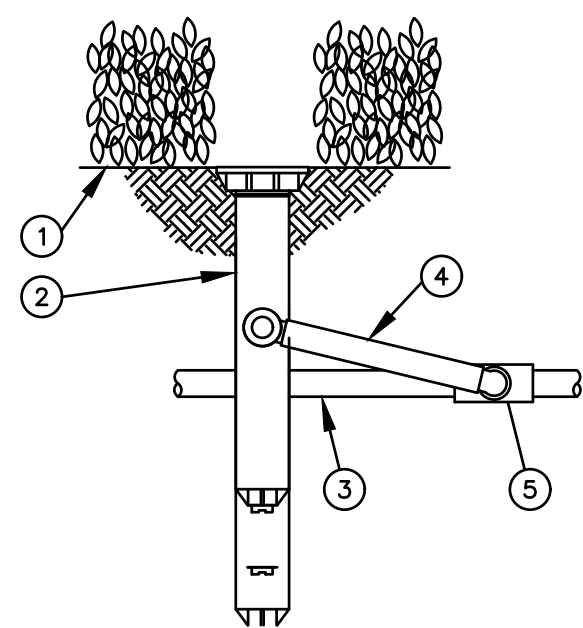
S-1806Rotary-SP.DWG



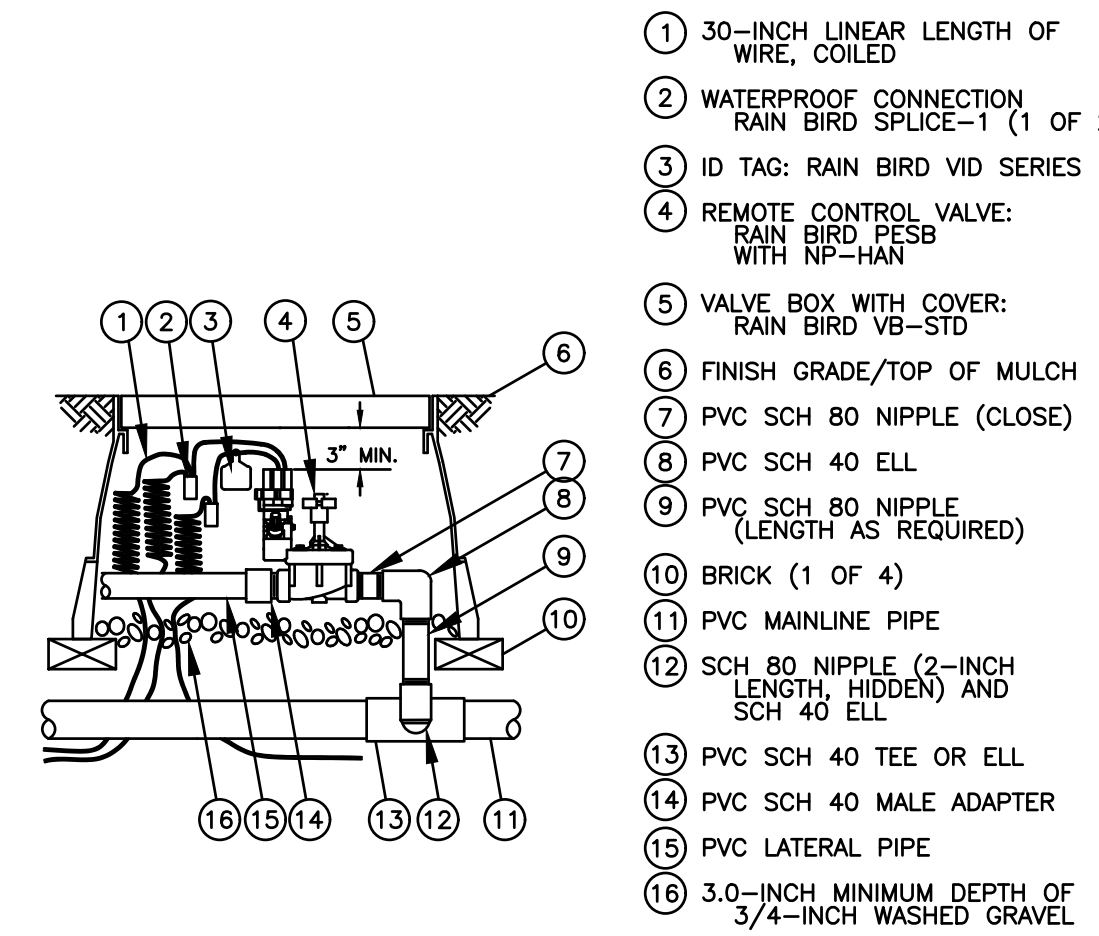
B 1812 POP-UP SPRAY SPRINKLER WITH ROTARY NOZZLE
N.T.S.

S-1812Rotary-SP.DWG

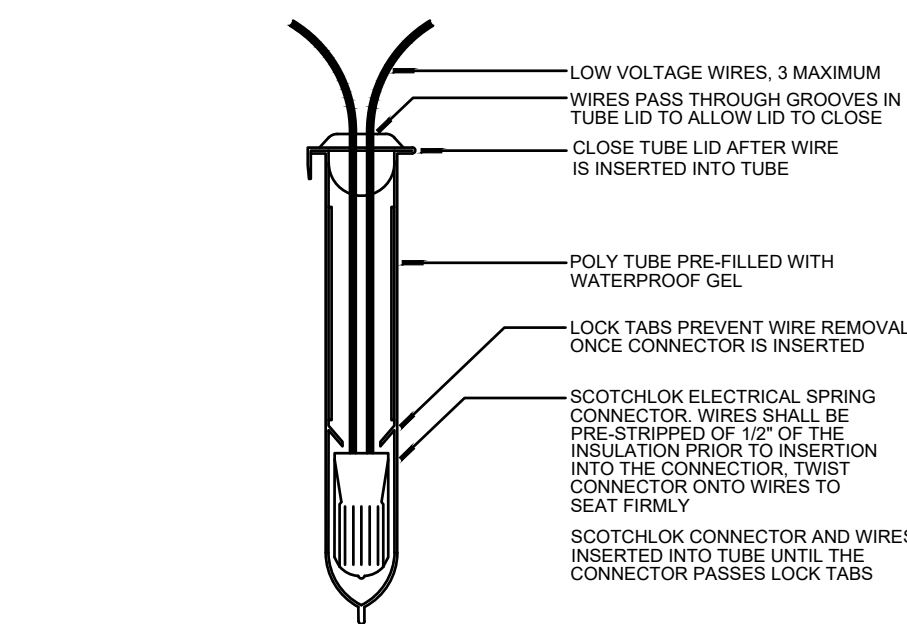
- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-SI OR 1812-SI
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
- 5 PVC SCH 40 TEE OR ELL



C POP-UP SPRAY SPRINKLER 1800-SI WITH SWING PIPE
N.T.S.

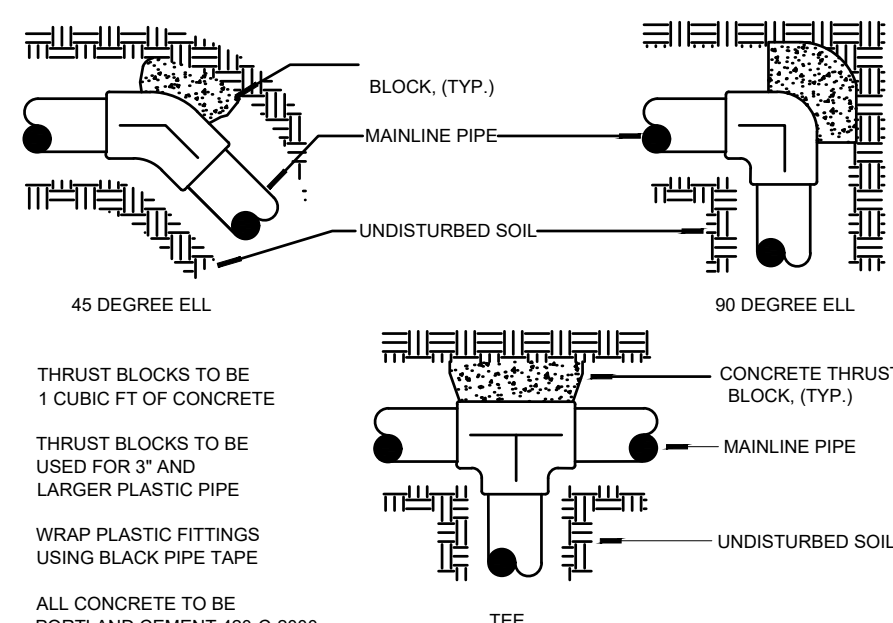


D ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES
N.T.S.

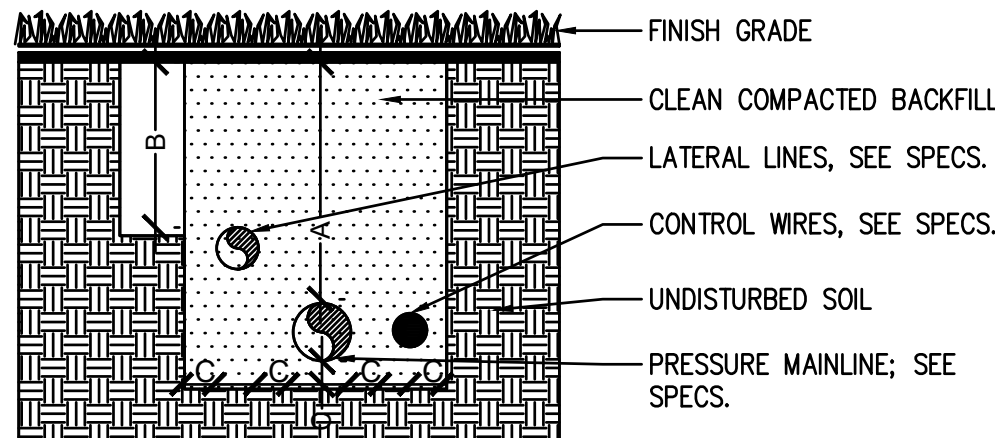


NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-4 DIRECT BURY SPLICE KITS
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES.
LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

E WIRE CONNECTION
N.T.S.



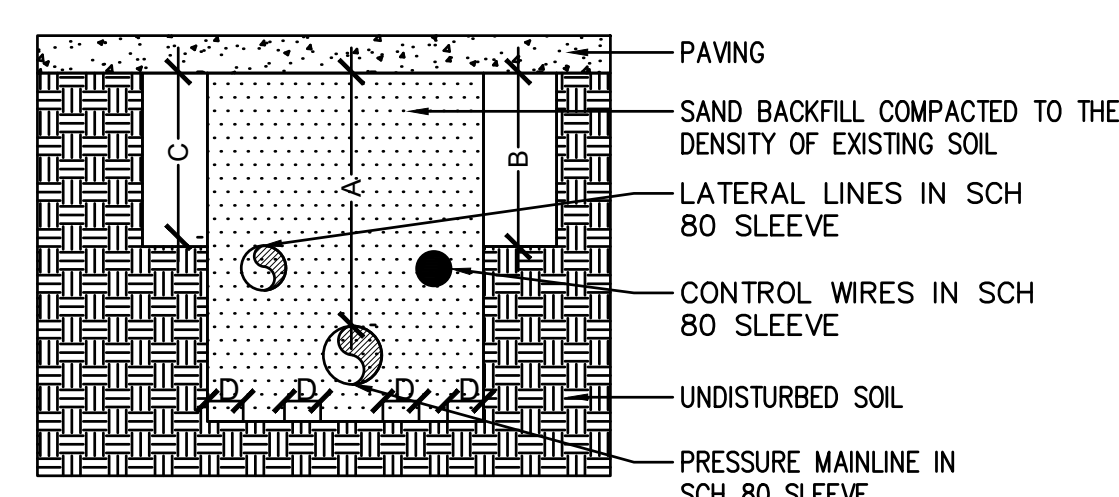
F THRUST BLOCKING
N.T.S.



SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"	12"	4"

G PIPE INSTALLATION
N.T.S.

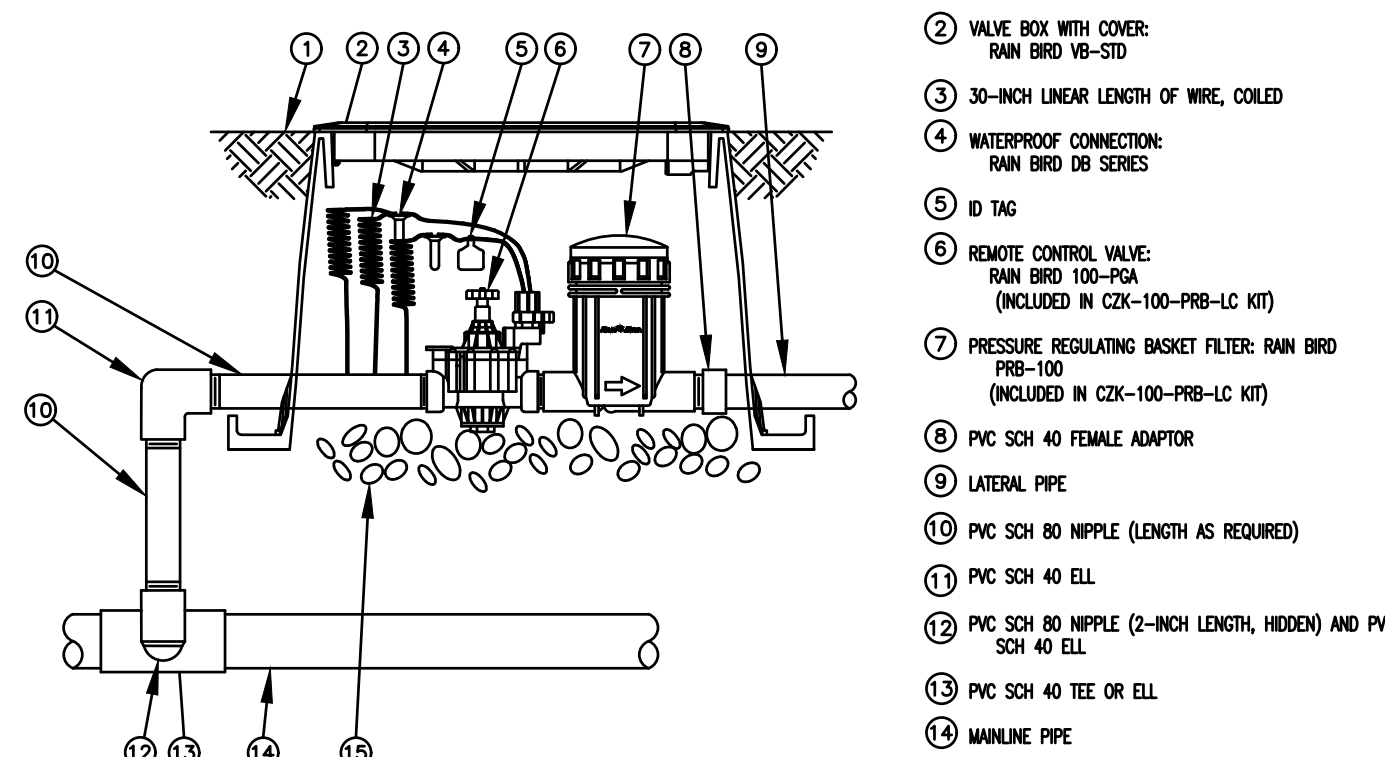


SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED
DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

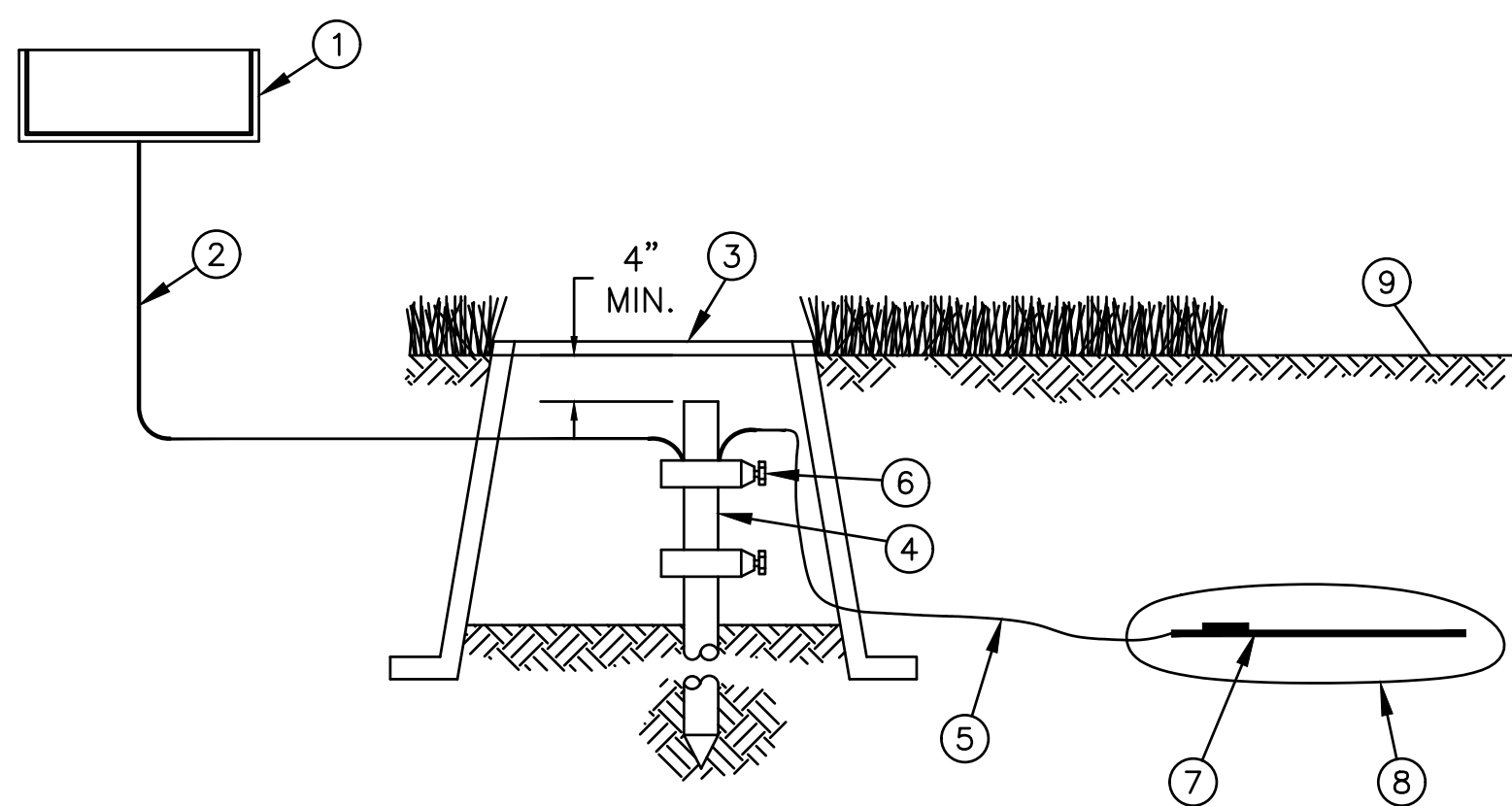
H SLEEVE INSTALLATION
N.T.S.



I XCV-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT OPTION 1
N.T.S.

12-22-10

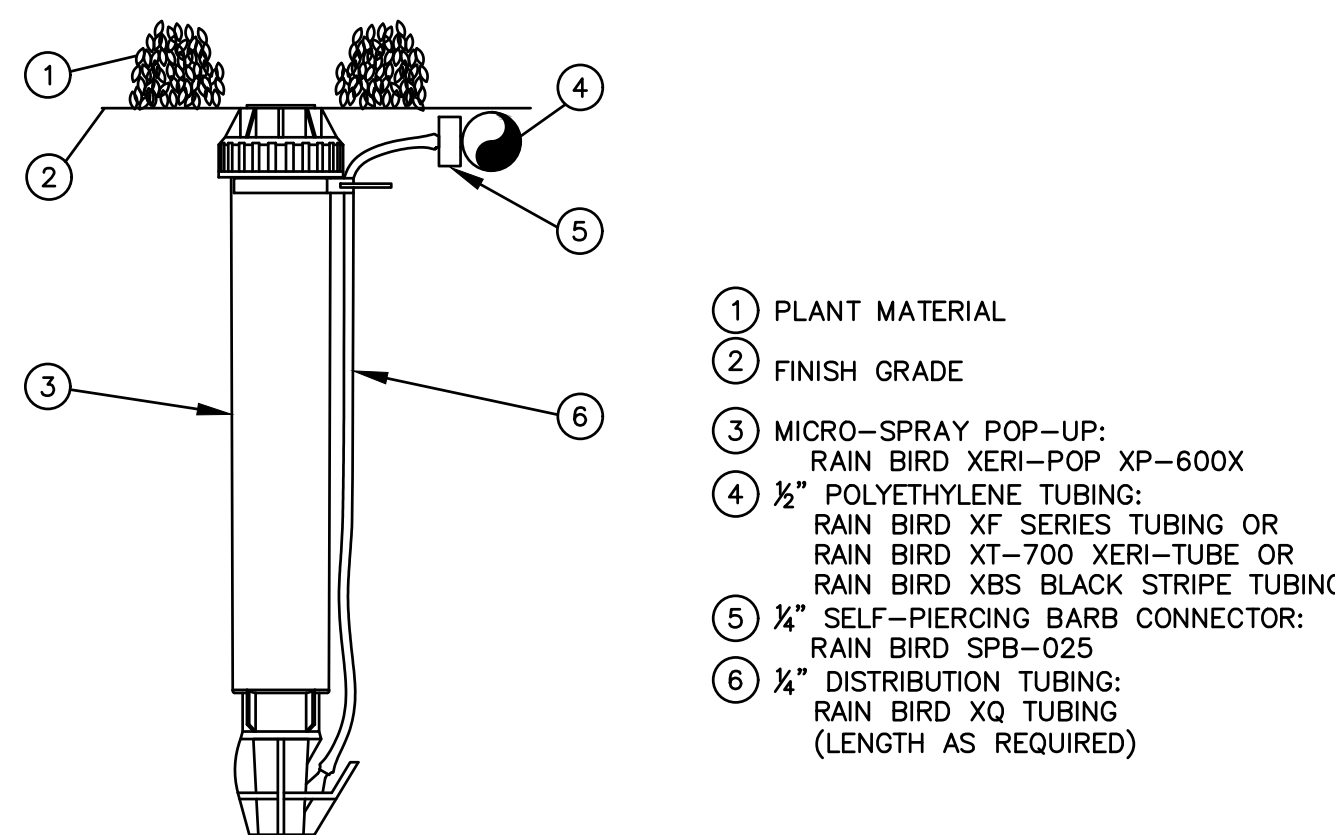
CZK-100-PRB-LC Option 1.dwg



J CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT
N.T.S.

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG

6-15-10

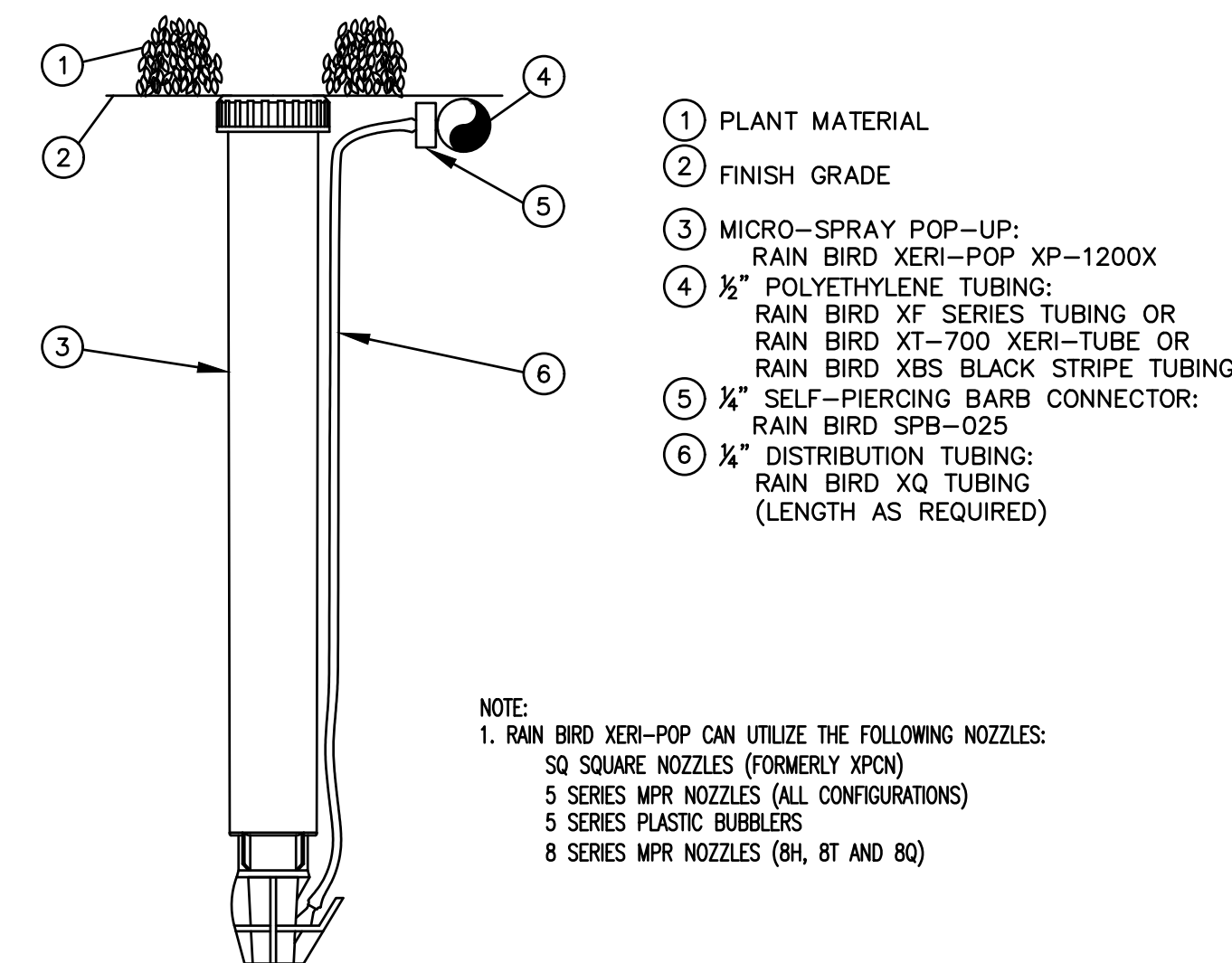


NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLE (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

K XERI-POP MICRO-SPRAY 6" FROM BARBED CONNECTOR INTO 1/2" POLYETHYLENE TUBING - OPTION 1B
N.T.S.

1-21-10

Xeri-Pop 6 Option 1B.dwg



NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
SQ SQUARE NOZZLES (FORMERLY XPCN)
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

L XERI-POP MICRO-SPRAY 12" FROM BARBED CONNECTOR INTO 1/2" POLYETHYLENE TUBING - OPTION 1C
N.T.S.

1-21-10

Xeri-Pop 12 Option 1C.dwg

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE



PHASE:

CLIENT:

9 UNIT TOWNHOMES

720 N 28th AVENUE
HOLLYWOOD, FL 33020

IRRIGATION
DETAILS & NOTES



RYAN J. KING EBRAHIMIAN
LA6667324

DRAWN BY: RJK

CHECKED BY:

DATE: 2024-02-04

SHEET NUMBER:

IR-3



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

December 22, 2023

Drainage Calculations for **9 Unit Townhomes** **Hollywood, FL**

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	7.50' NAVD88
25 YEAR - 3 DAY	10.75' NAVD88	10.70' NAVD88
100 YEAR - 3 DAY	11.13' NAVD88	11.12' NAVD88

Prepared by:

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

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

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

Project Name: 9 Unit Townhomes
Project Address: 720 N 25th AVE
Hollywood, FL
ZE Project #: 23-56

Date: 12/22/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.17 AC	
Building Area:	0.14 AC	
Grass Area (Pervious):	0.16 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.16 AC	34.04%
Total Impervious Area:	0.31 AC	65.96%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.19 ft
Average Finished Grades:	9.80 ft
Prop. Finished Floor Elev.:	11.50 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.16 (0.60) + 0.17 (.90)}{0.33} = 0.75$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 9.80 ft

Average Depth to Water Table (DWT) = 8.30 ft

Cumulative Water Storage (CWS) = 6.75 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 2.30$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 81.31$

Water Quality Retention/Detention & Pretreatment Calculations

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

1/2" Pretreatment

0.5" X 0.47 acres = 0.24 acre-inches (0.020 acre-ft)

1 IN Over Entire Site

1" X 0.47 acres = 0.47 acre-inches (0.039 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.47 acres - 0.14 acres = 0.33 acres

0.33 acres - 0.16 acres (pervious area) = 0.17 acres

0.17 acres / 0.33 acres X 100% = 51.52% impervious

2.5" X 0.5152 = 1.29" to be treated

1.29" X 0.47 acres = 0.61 acre-inches (0.051 acre-feet)

0.051 acre-ft of storage required for water quality.

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

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 2.30 (inches)

A = 0.47 (acre)

Q = 15.18 (inches)

V = 0.59 (ac-ft)

Corresponding Stage = 11.12 ft

Set minimum finished floor elevation at 11.50' NAVD88.

Perimeter Control Elevation

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

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

S = 2.30 (inches) (see "Soil Storage" sheet

A = 0.47 (acre) for calculating "S")

Q = 11.84 (inches)

V = 0.46 (ac-ft)

Corresponding Stage = 10.70 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event: 3.28 (inches)
S= 2.30 (inches)
A= 0.47 (acre)

Q = 1.55 (inches)

V = 0.06 (ac-ft)

Corresponding Stage = 7.50 ft

Set minimum lowest catch basin at elevation at 9.35' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.31 AC

(0.14 AC)
(Lin. 8.30'-10.25')

(0.17 AC)
(Lin. from 9.35'-10.50')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
9.00 '	0.05 AC-FT	0.00 AC-FT	0.129 AC-FT	0.18 AC-FT
9.50 '	0.08 AC-FT	0.01 AC-FT	0.129 AC-FT	0.23 AC-FT
10.00 '	0.12 AC-FT	0.06 AC-FT	0.129 AC-FT	0.30 AC-FT
10.50 '	0.17 AC-FT	0.10 AC-FT	0.129 AC-FT	0.40 AC-FT
11.00 '	0.24 AC-FT	0.18 AC-FT	0.129 AC-FT	0.55 AC-FT
11.50 '	0.31 AC-FT	0.27 AC-FT	0.129 AC-FT	0.71 AC-FT

*total landscape area=0.16 AC. 10% reduction applied (-0.016 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 9.35 ft
 Bottom of Exfiltration Trench = 2.50 ft
 Top of Exfiltration Trench = 7.50 ft
 $EL_{inv.} = N/A$

$H_2 = 6.85$ ft

Calculating Exfiltration Trench Length

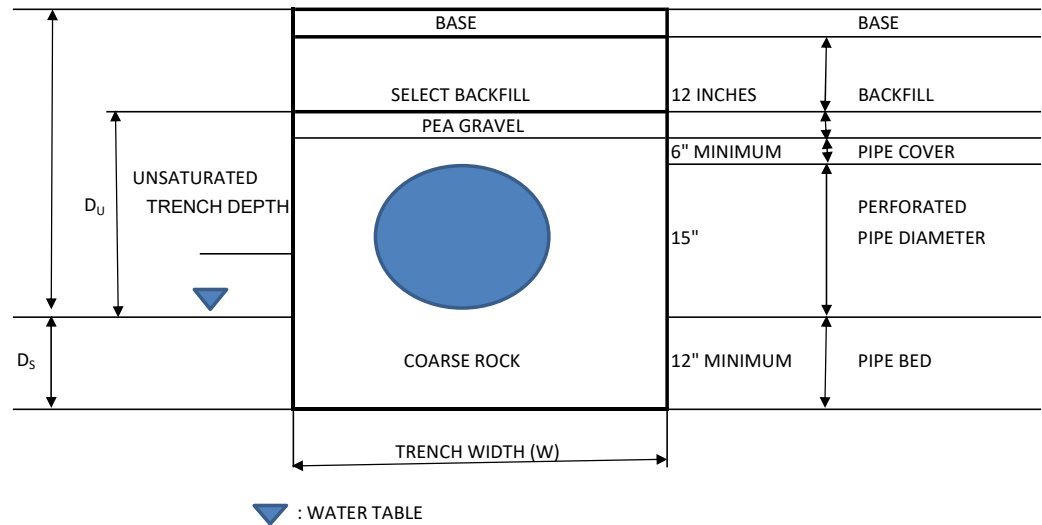
$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench
 L_R = length of trench required (ft)
 L_P = length of trench provided (ft)
 $V_{ext.}$ = volume in exfiltration trench (ac-in)
 FS = factor of safety
 K = hydraulic conductivity (cfs/ft² - ft head)
 H_2 = head on saturated surface (ft)
 W = trench width (ft)
 D_U = unsaturated trench depth (ft)
 D_S = saturated trench depth

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

$V_{wq} = 0.61$ (0.051 ac-ft)
 $V_{add} = 0.93$ (0.078 ac-ft)
 $\%WQ = 0.5$
 $FS = 2$
 $K = 0.000176$
 $H_2 = 6.85$
 $W = 10$
 $D_U = 5$
 $D_S = 0$

$L_R = 92.64'$ of exfiltration trench required.

$L_P = 93.00'$ of exfiltration trench provided.



Project Name: 9 Unit Townhomes
Project Address: 720 N 25th AVE
Hollywood, FL
ZE Project #: 23-56

Date: 12/22/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.03 AC	
Building Area:	0.05 AC	
Grass Area (Pervious):	0.39 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.39 AC	82.98%
Total Impervious Area:	0.08 AC	17.02%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	12.19 ft
Average Finished Grades:	9.90 ft
Prop. Finished Floor Elev.:	13.68 ft

C Factor

Pervious:	0.6
Impervious:	0.9

C Factor (weighted) = $\frac{0.39 (0.60) + 0.03 (.90)}{0.42} = 0.62$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 9.90 ft

Average Depth to Water Table (DWT) = 8.40 ft

Cumulative Water Storage (CWS) = 6.75 IN
(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = \text{CWS} \times (\text{percentage of total pervious area}) = 5.60$

Curve Number (CN)

$\text{CN} = 1000 / (S + 10) = 64.10$

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 5.60 (inches)

A = 0.47 (acre)

Q = 12.36 (inches)

V = 0.48 (ac-ft)

Corresponding Stage = 11.13 ft

Perimeter Control Elevation

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

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

S = 5.60 (inches) (see "Soil Storage" sheet

A = 0.47 (acre) for calculating "S")

Q = 9.22 (inches)

V = 0.36 (ac-ft)

Corresponding Stage = 10.75 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.38 AC

(0.35 AC)
(Lin. 9.00'-10.75')

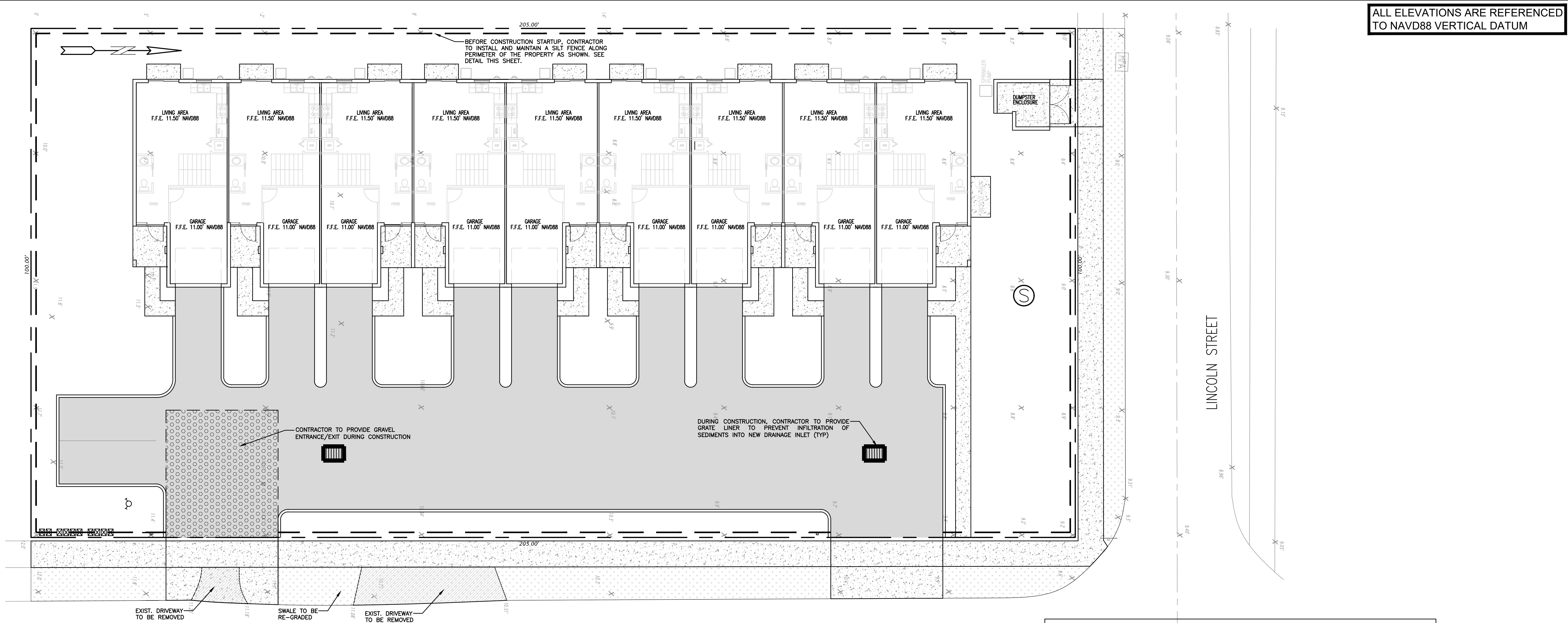
(0.03 AC)
(Lin. from 9.00'-10.75')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
9.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
9.50 '	0.09 AC-FT	0.01 AC-FT	0.000 AC-FT	0.10 AC-FT
10.00 '	0.18 AC-FT	0.02 AC-FT	0.000 AC-FT	0.19 AC-FT
10.50 '	0.26 AC-FT	0.02 AC-FT	0.000 AC-FT	0.29 AC-FT
11.00 '	0.39 AC-FT	0.03 AC-FT	0.000 AC-FT	0.43 AC-FT
11.50 '	0.57 AC-FT	0.05 AC-FT	0.000 AC-FT	0.62 AC-FT

*total landscape area=0.39 AC. 10% reduction applied (-0.039 AC) due to loss of stormwater storage from tree trunks.







ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

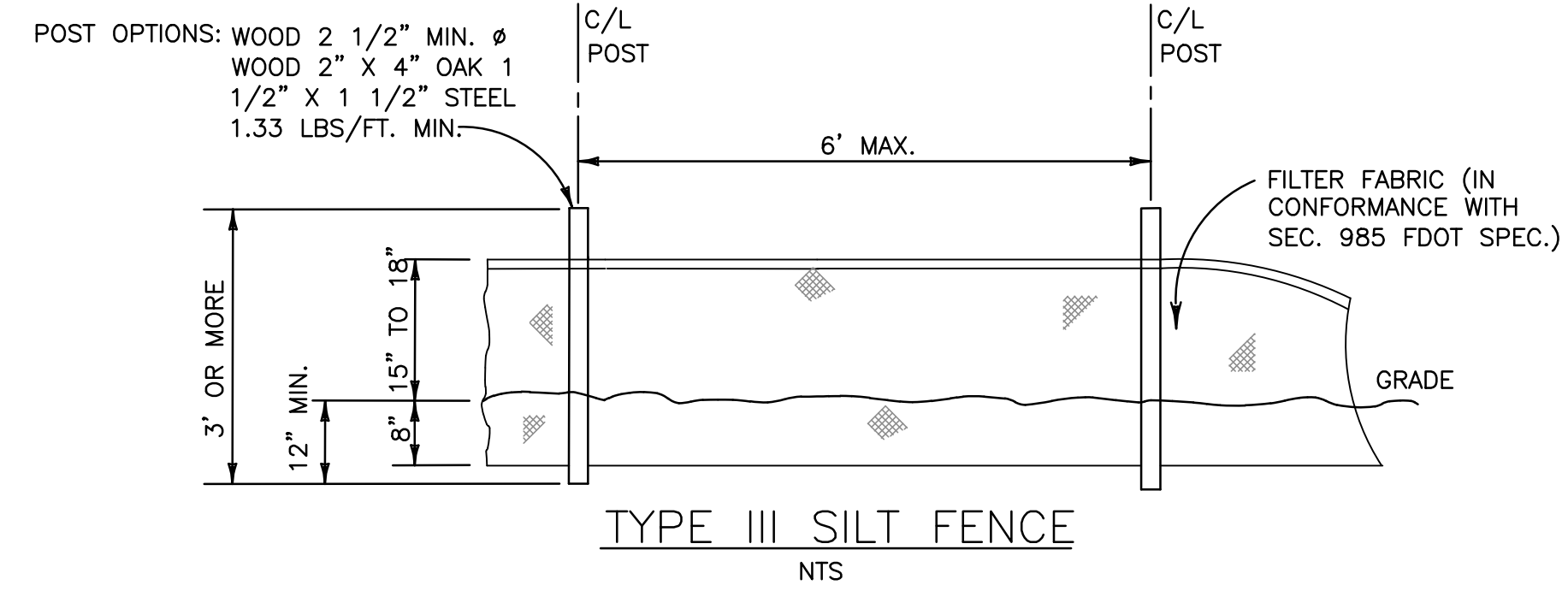
REVISIONS	
NO.	DESCRIPTION

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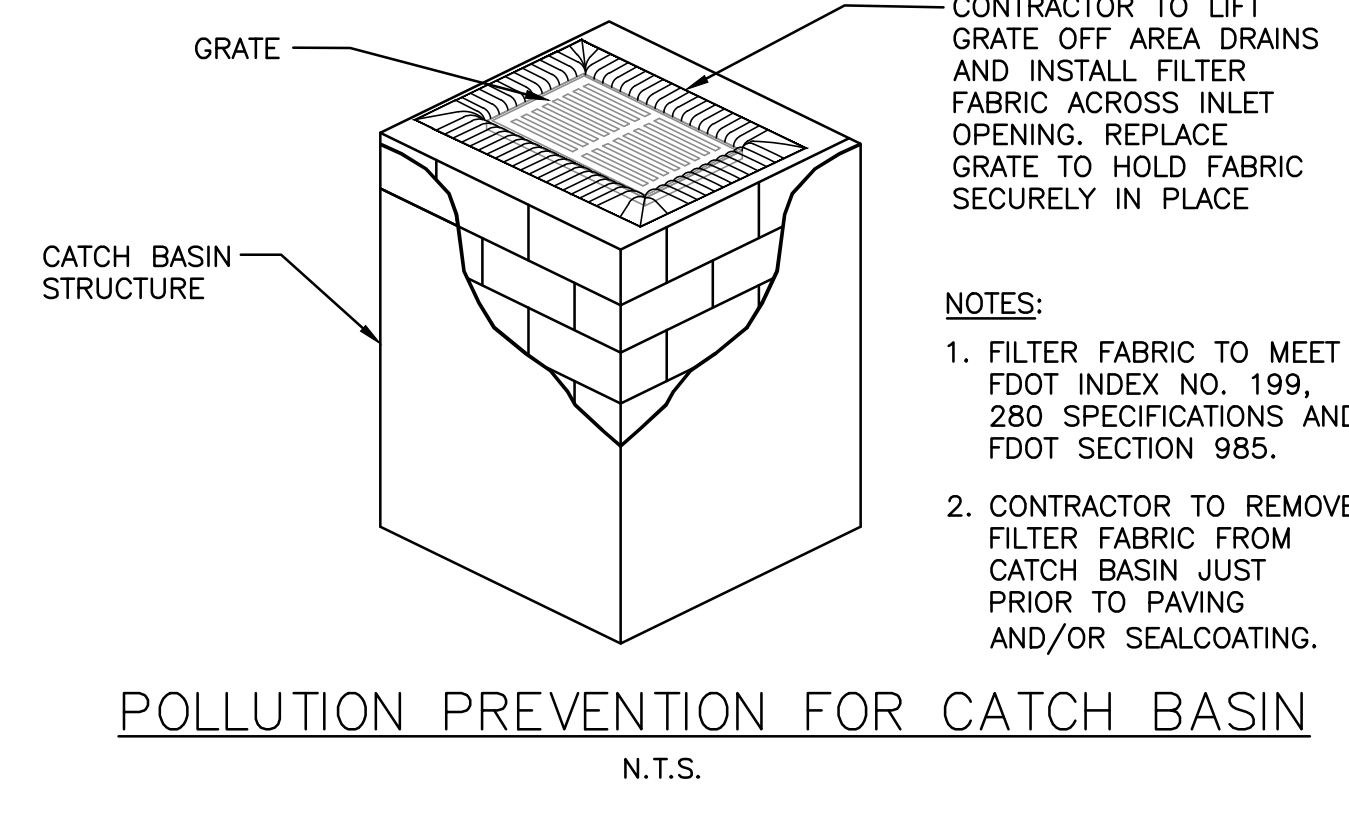
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9 UNIT TOWNHOMES
720 N 26th AVE
HOLLYWOOD, FL

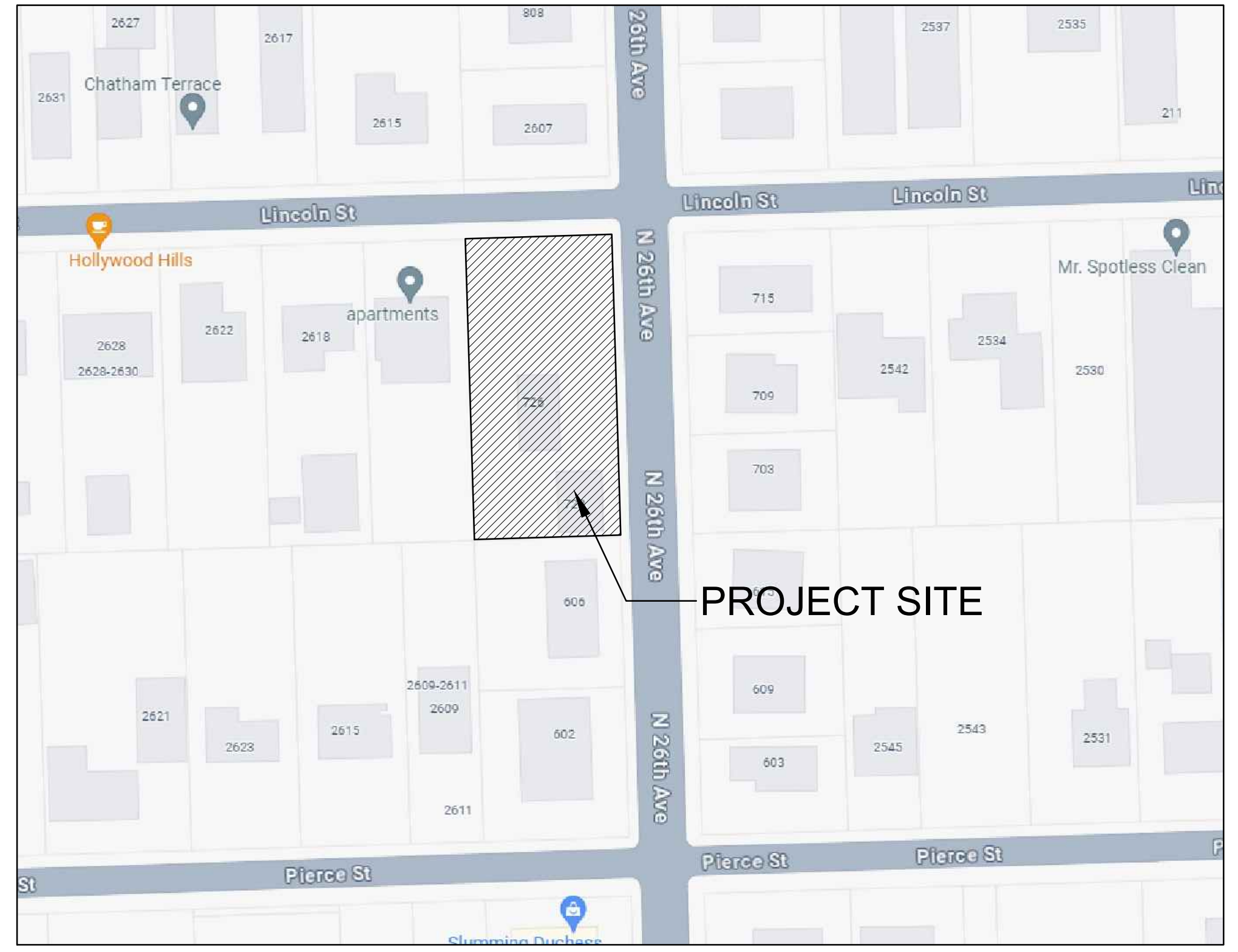
P.E.#: 76036
DATE: 12/21/23
SCALE: 1"=10'
SHEET NO.: C1
1 OF 11
PROJECT NO.: 23-56



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



- NOTES:**
- FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
 - CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.



LOCATION MAP
NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

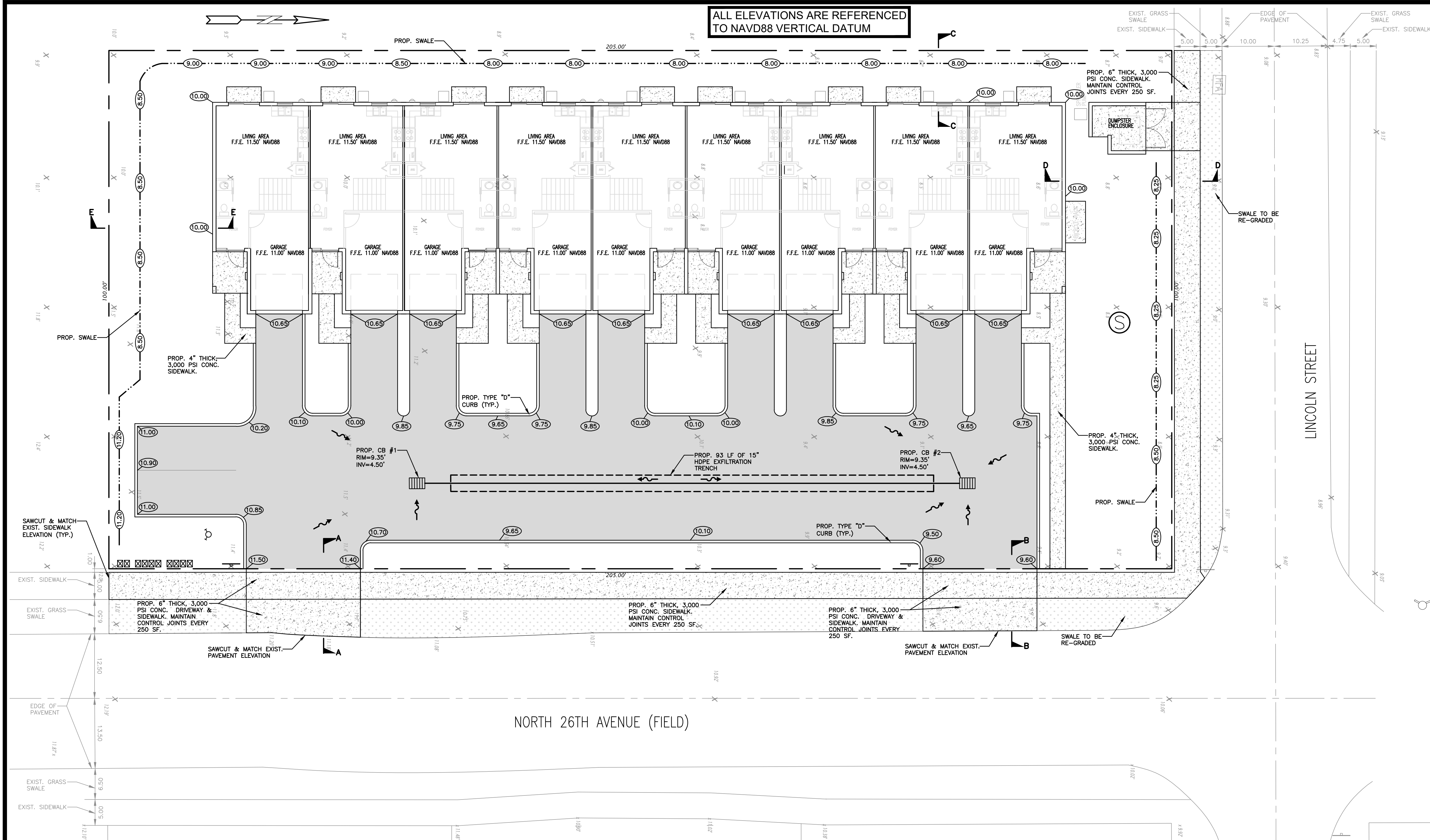
- BMP NOTES:**
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH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



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ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



NOTES:

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

LEGEND

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



3-28-24

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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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wzephyr@gmail.com
CA# 31158

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HOLLYWOOD, FL

P.E.#: 76036

DATE: 12/21/23

SCALE: 1"=10'

SHEET NO.:

C2

2 OF 11

PROJECT NO.: 23-56

GENERAL CONDITION NOTES :

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

PAVING, GRADING & DRAINAGE NOTES:

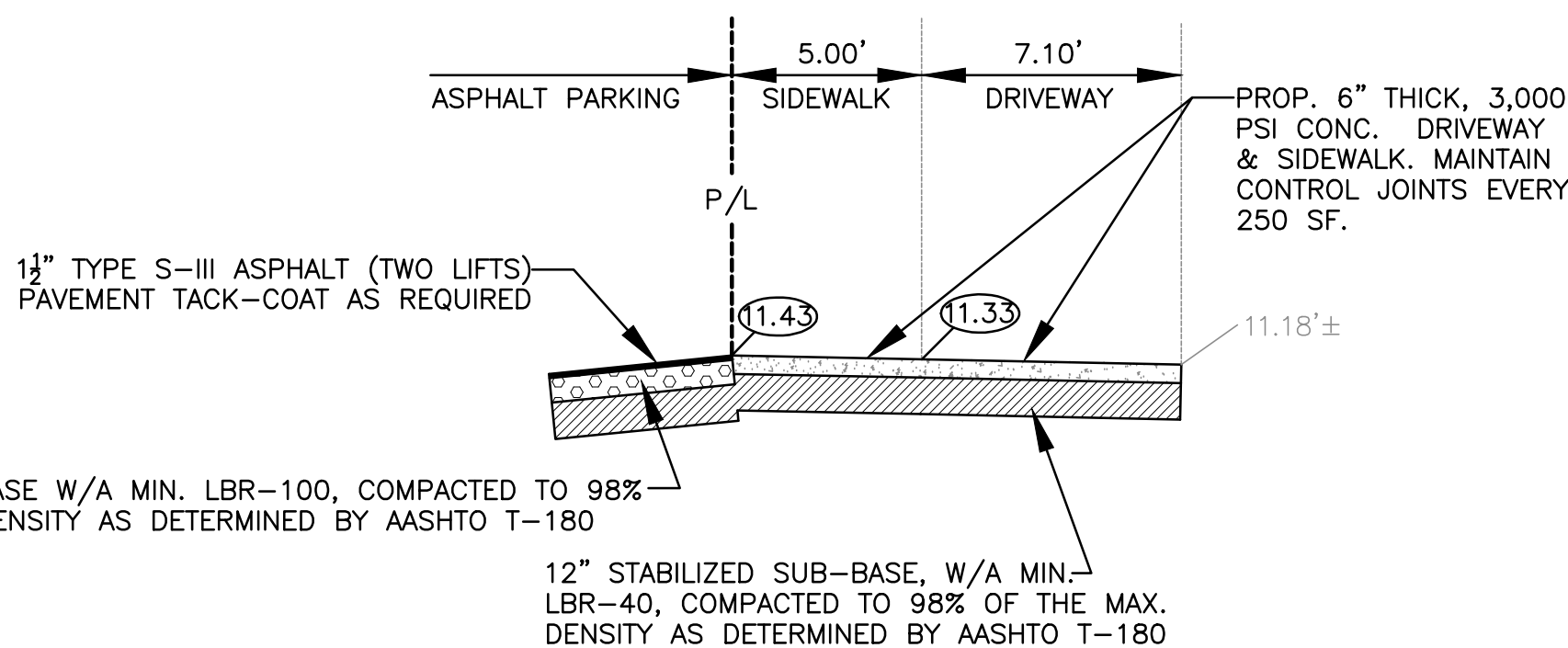
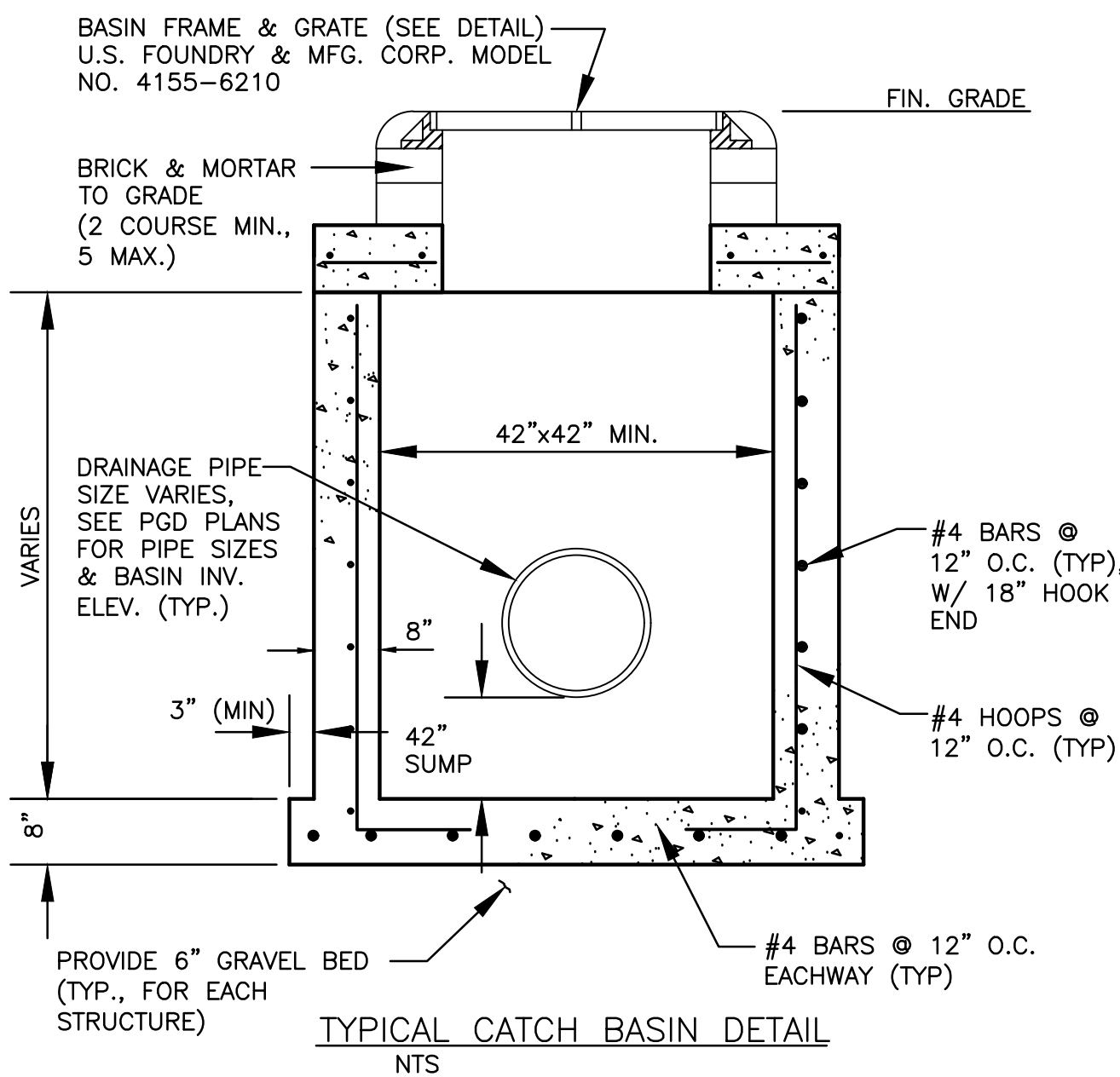
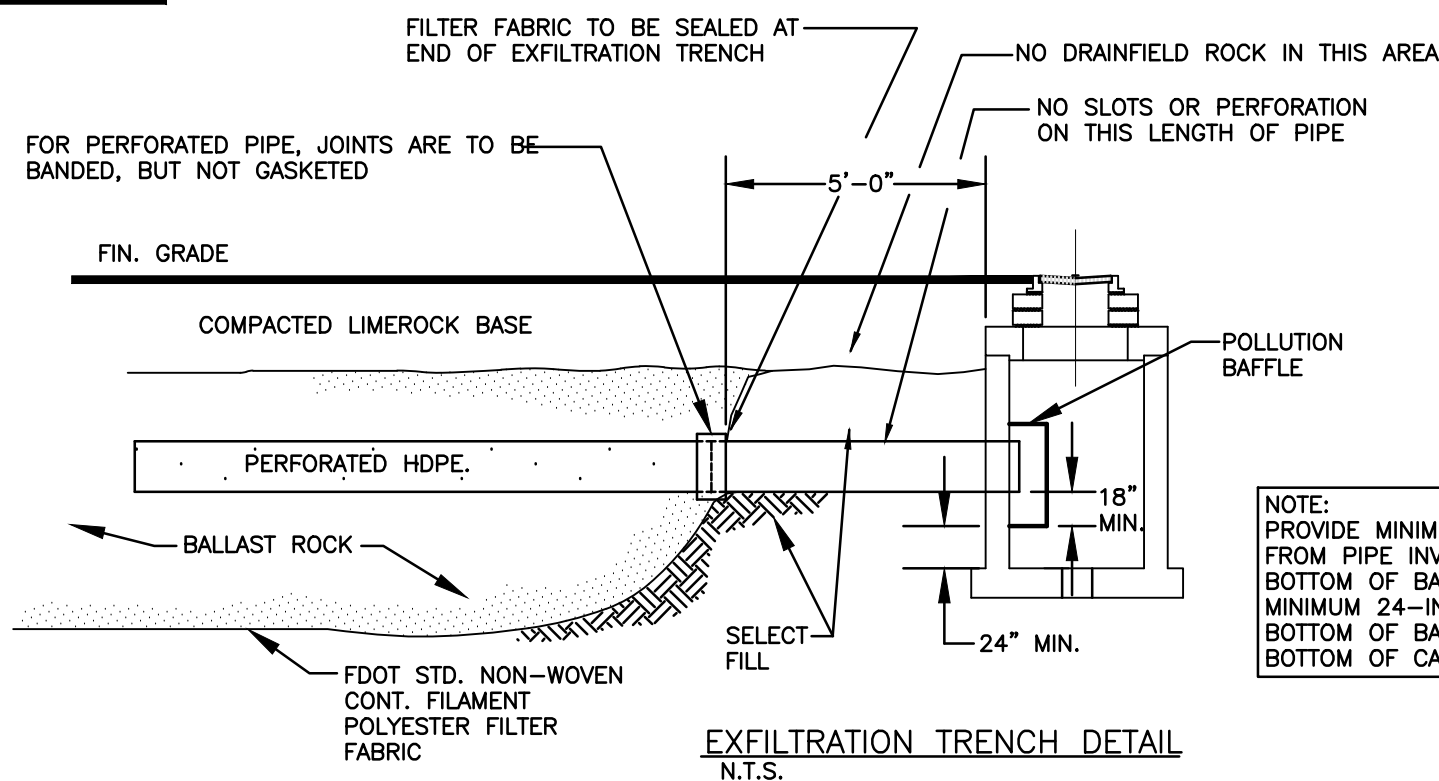
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
POMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

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

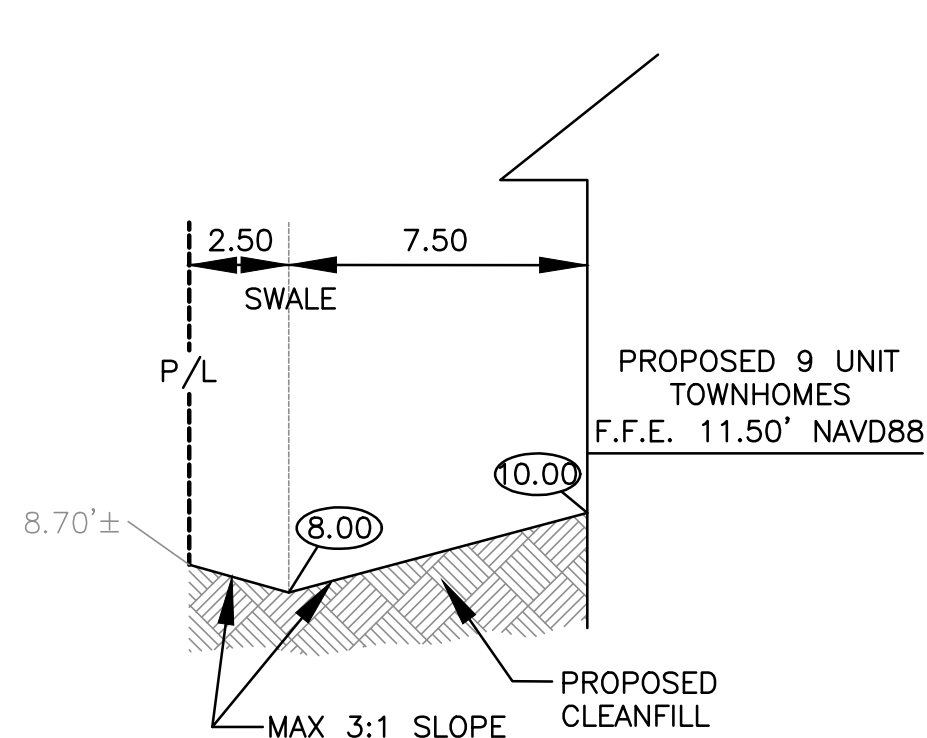
PAVEMENT MARKING & SIGNING STANDARD NOTES :

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

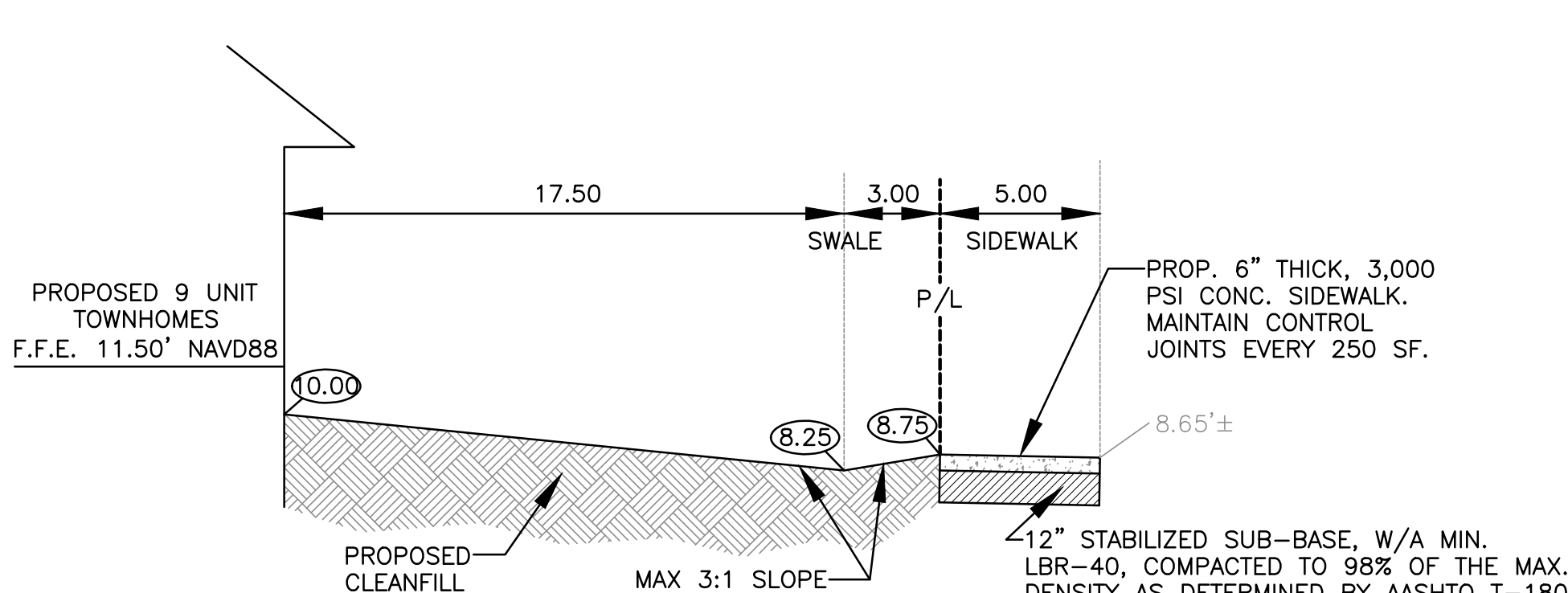
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



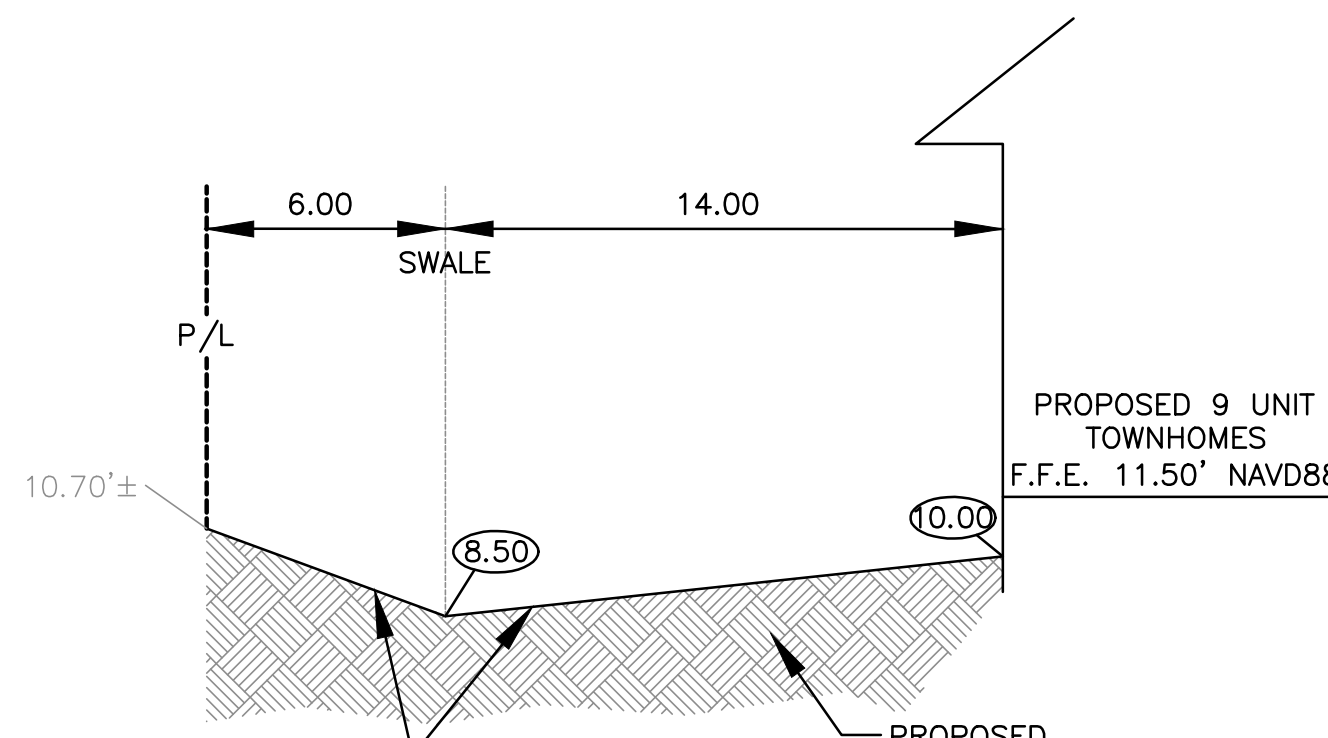
SECTION A-A
N.T.S.



SECTION C-C
N.T.S.



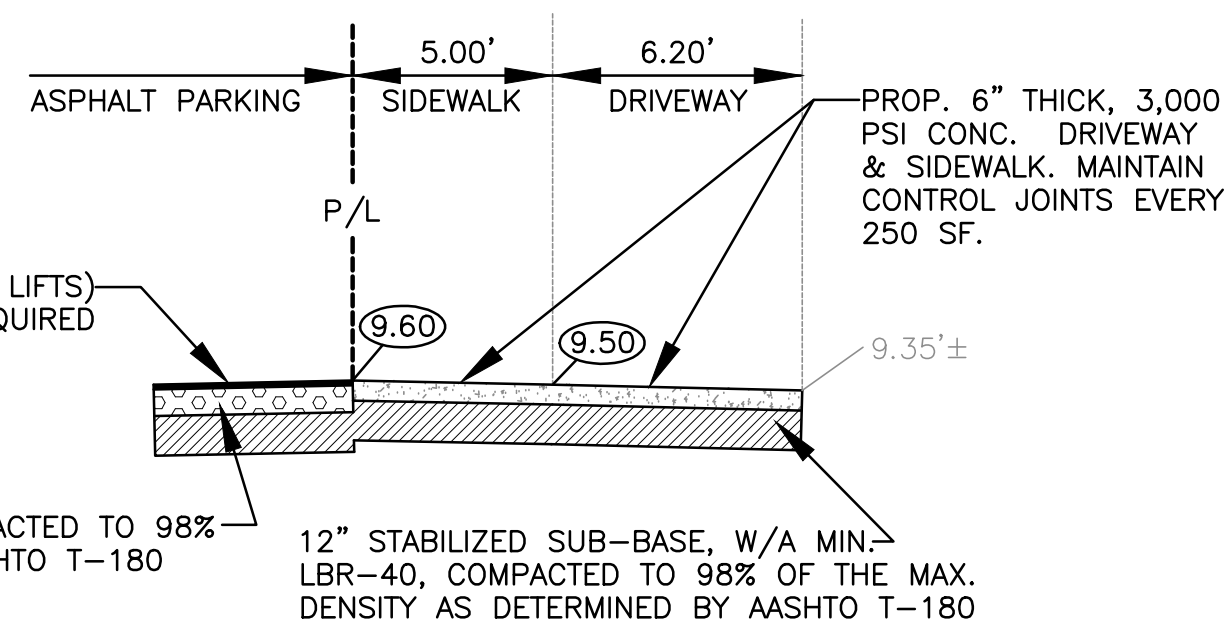
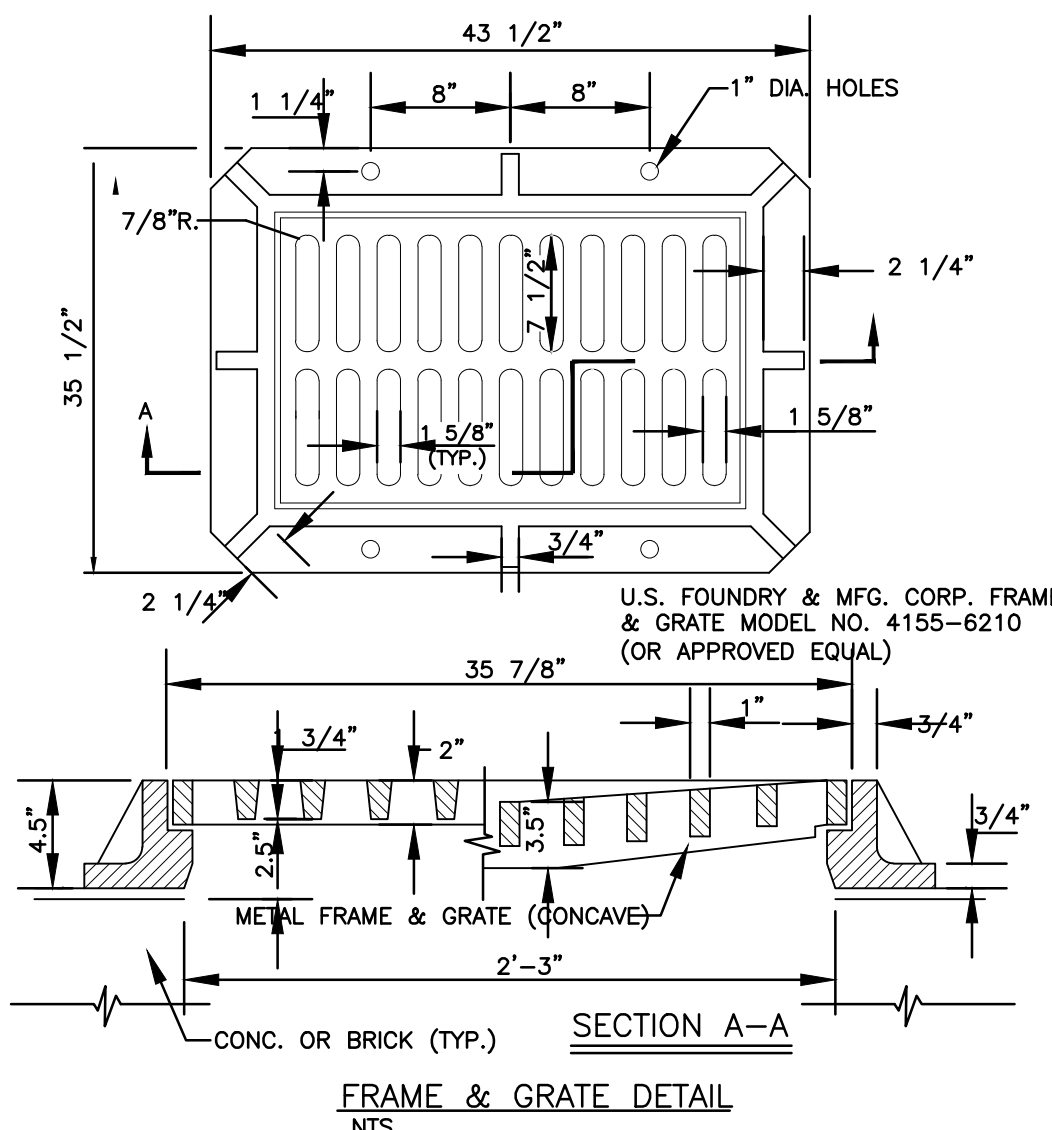
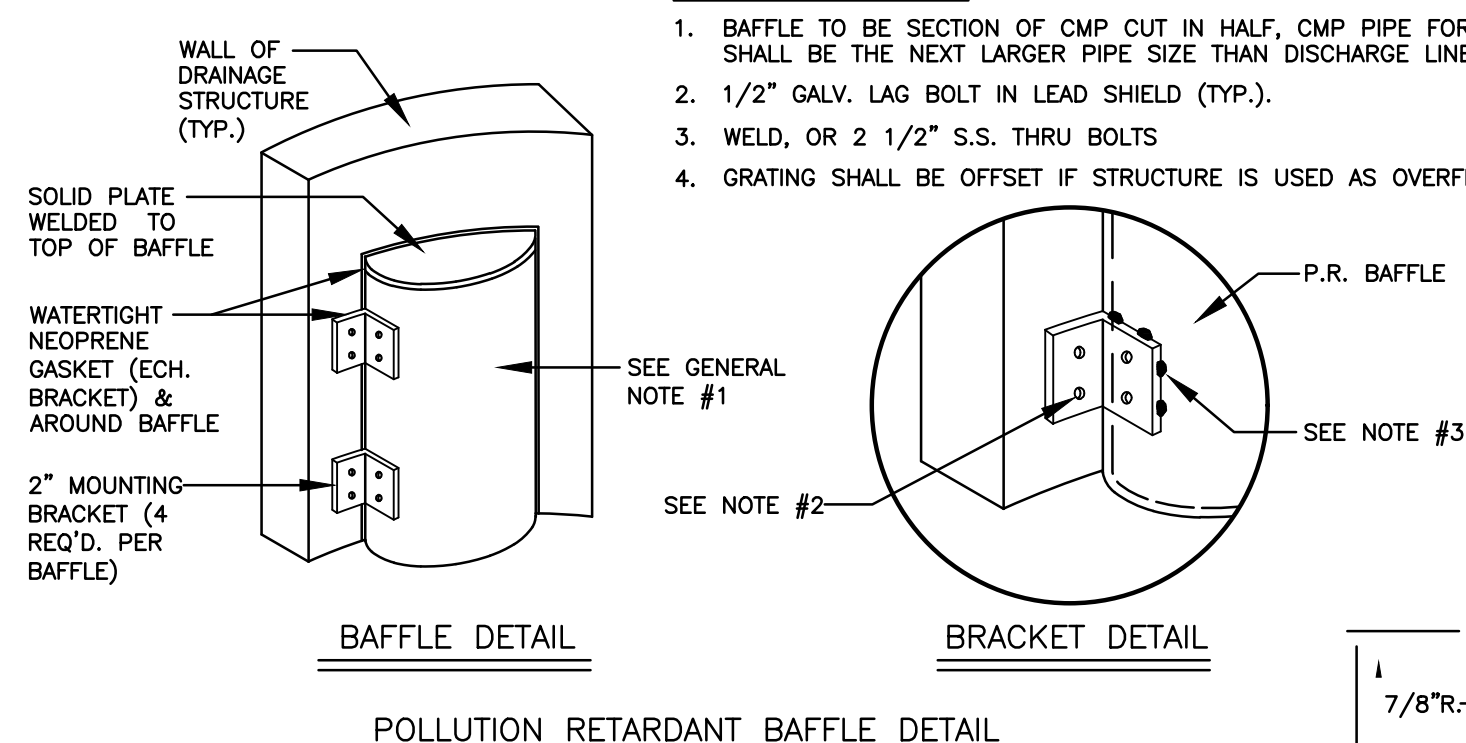
SECTION D-D
N.T.S.



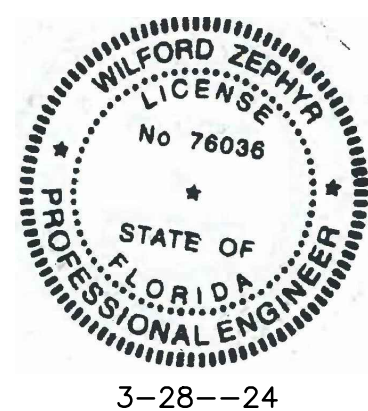
SECTION E-E
N.T.S.

GENERAL NOTES :

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



SECTION B-B
N.T.S.



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CIVIL DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
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ZEPHYR ENGINEERING

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720 N 26th AVE
HOLLYWOOD, FL

P.E.#:76036

DATE: 12/21/23

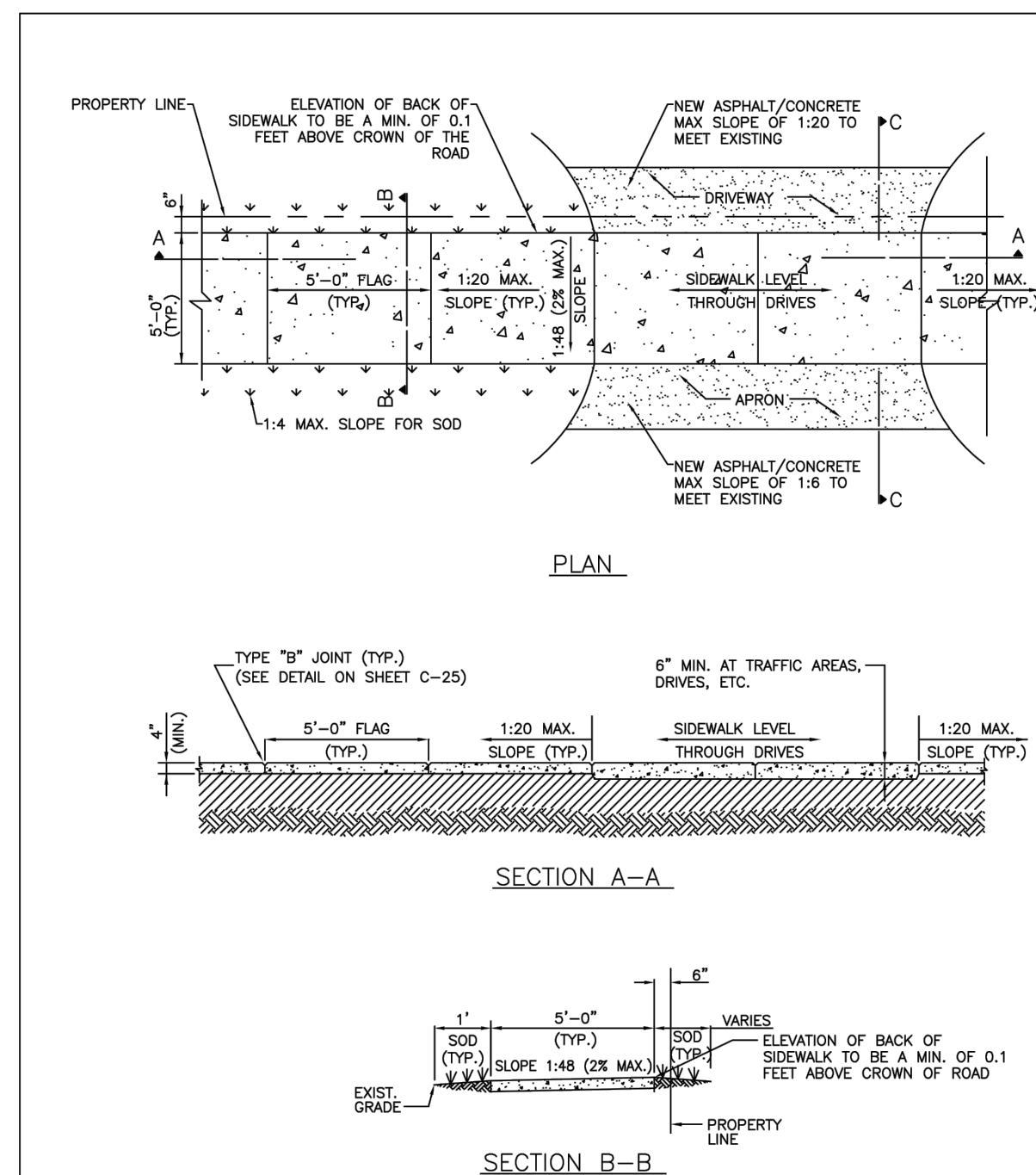
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SHEET NO.:

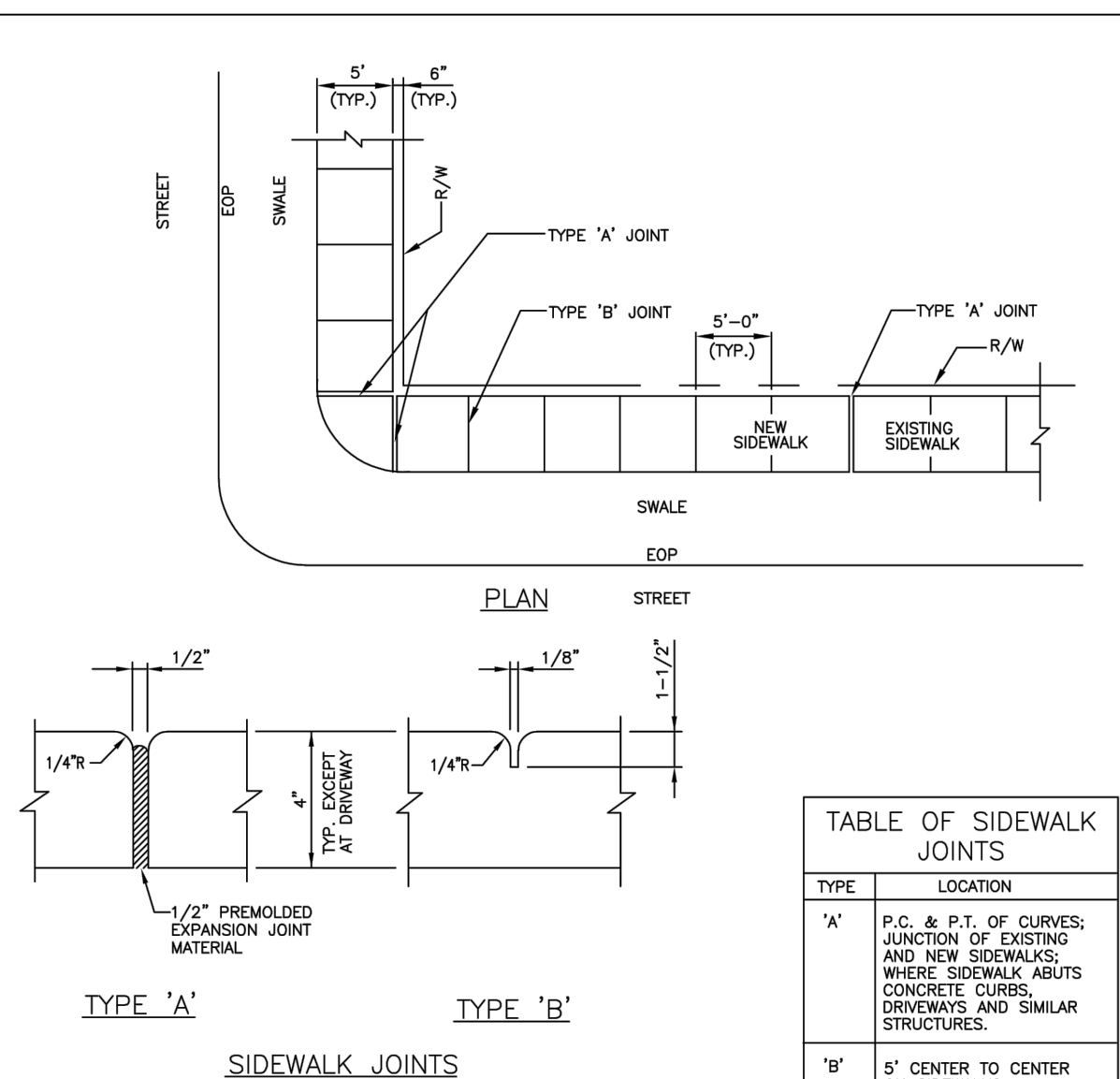
C3

3 OF 11

PROJECT NO.: 23-56




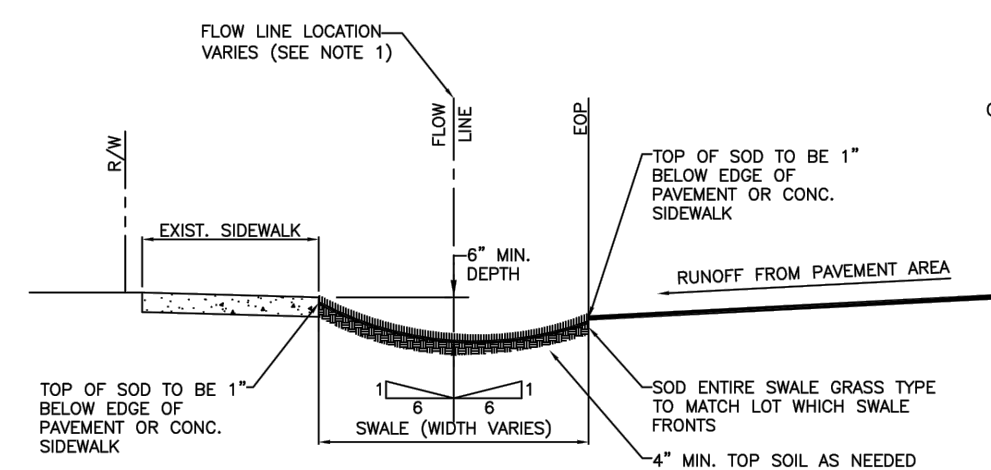
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.:
	APPROVED: JG		C-23




NOTES:

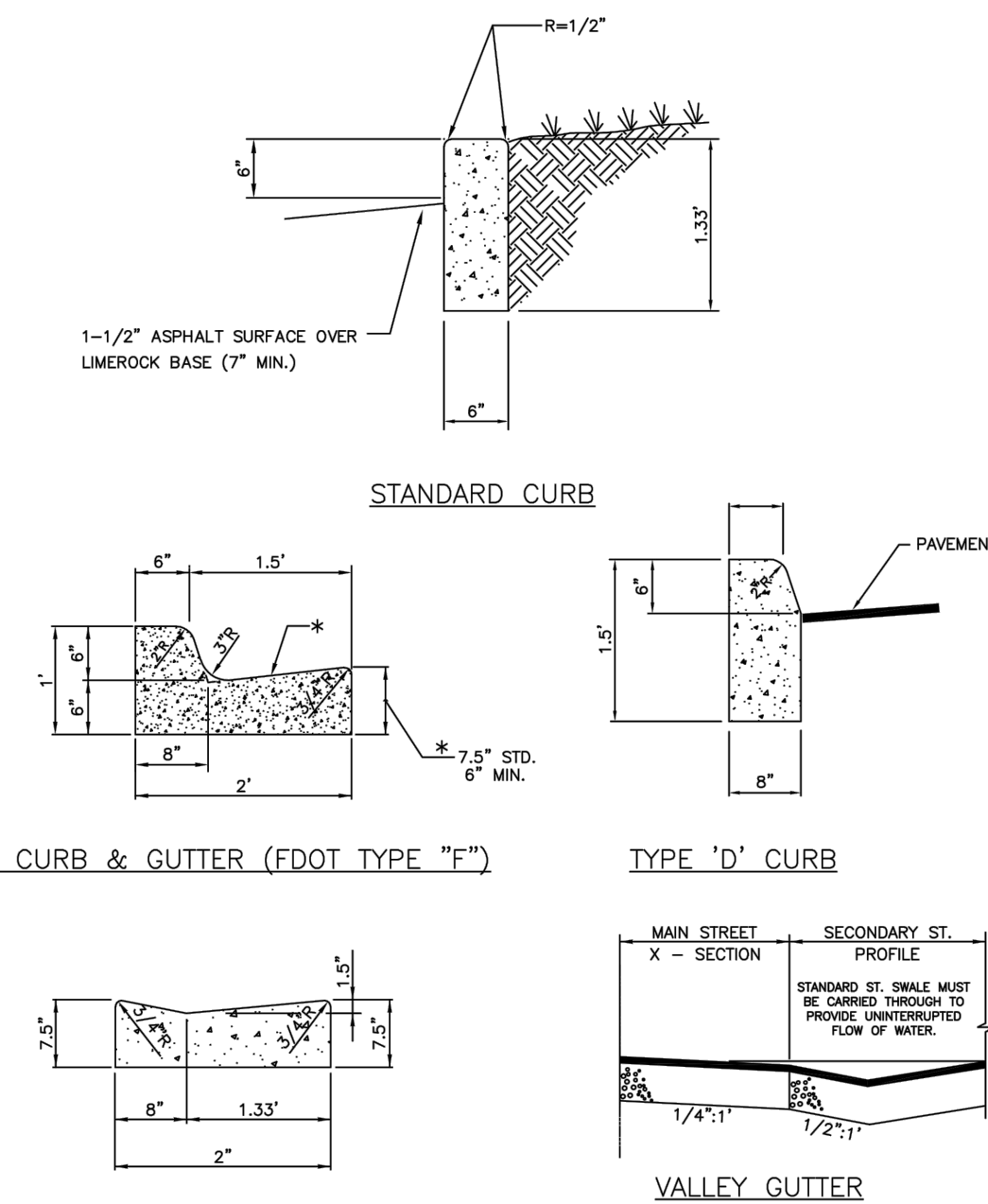
1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/SLAB OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A 1/4" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.


	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.:
	APPROVED: JG		C-25

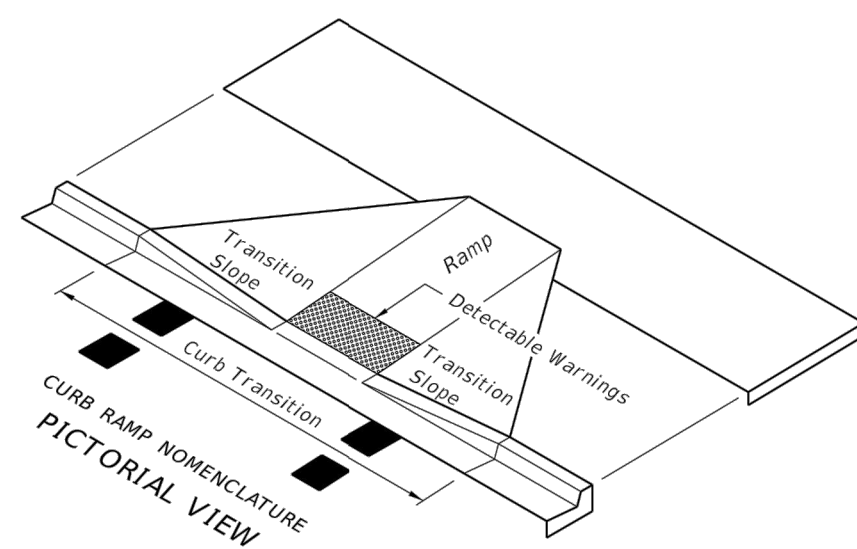


- NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
 2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.:
	APPROVED: JG		C-33




	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.:
	APPROVED: JG		C-26



LEGEND

 Detectable Warnings

- ## GENERAL NOTES
1. **Sidewalk curb ramps** shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with turnouts and with curbed returns are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 315. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS.
 2. When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15° in length.
 3. If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.
 4. All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.
 5. Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.
 6. Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest point beyond the curb or transition to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.
 7. **Sidewalk curb ramp alpha-identifications** are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.
 8. Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.
 9. When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.
 10. Detectable warnings shall be required on sidewalks at:
 - a. Intersecting roads,
 - b. Median Crossings greater than or equal to 6' in width,
 - c. Railroad Crossings,
 - d. Signalized driveways.
 11. **Detectable Warnings – Acceptance Criteria:**
 - a. Color and texture shall be complete and uniform.
 - b. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
 - c. There shall be no more than 4 non-compliant domes in any one square foot.
 - d. Non-compliant domes shall not be adjacent to other non-compliant domes.
 - e. Surfaces shall not deviate more than 0.10" from a true plane.
 12. Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.
 13. Detectable warnings shall not be installed over grade breaks.

LAST REVISION 07/01/13	DESCRIPTION: 	 FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 1 of 7
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CIVIL DETAILS I

SCALE: N.T.S.

REVISIONS	DESCRIPTION
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720 N 26th AVE
HOLLYWOOD FL

P.E.#:76036

DATE: 12/21/23

SCALE: N.T.S.

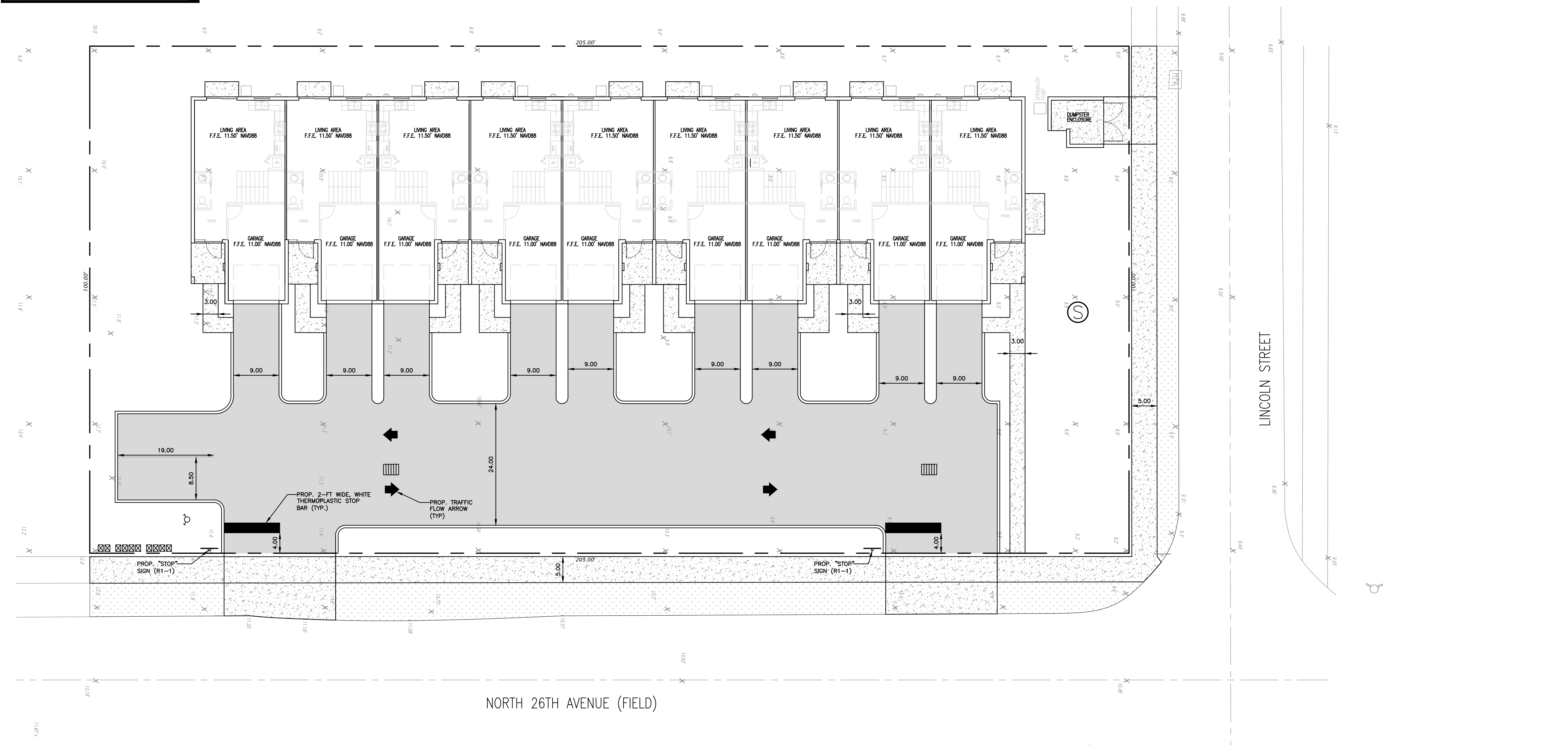
SHEET NO.:

C4

4 OF 11

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXXX



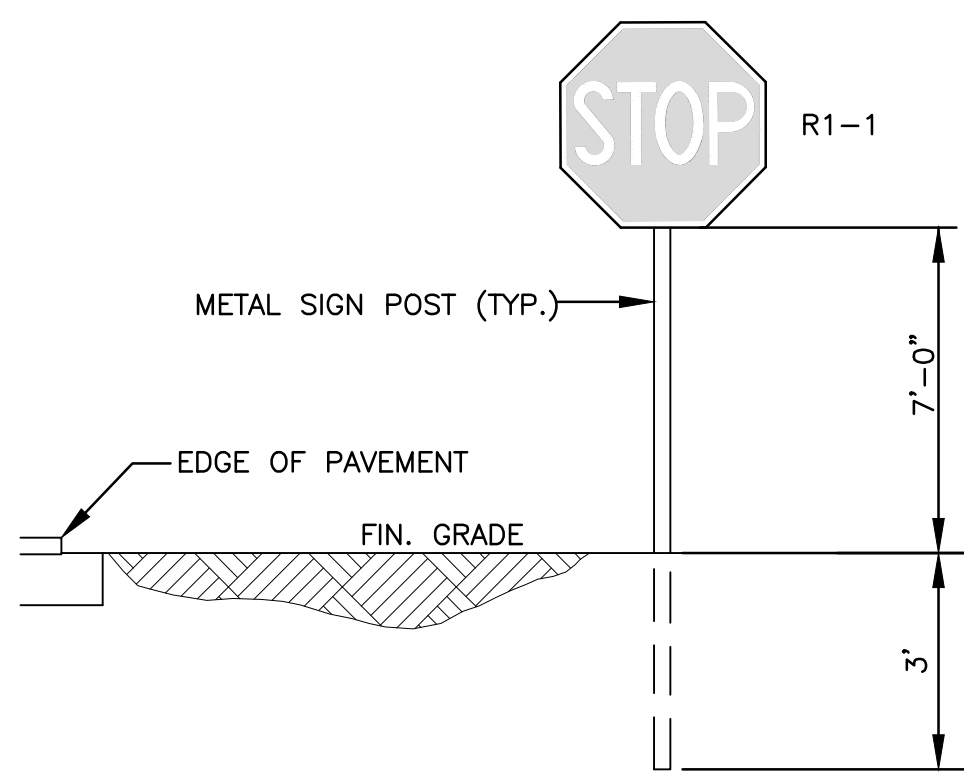
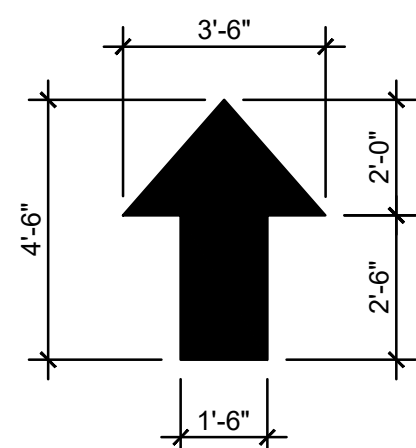
- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT

TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON CONCRETE - SEE
LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM
OF 2-COATS OF D.O.T. APPROVED PAINT -
UTILIZE "YELLOW" COLORED PAINT ON
CONCRETE.

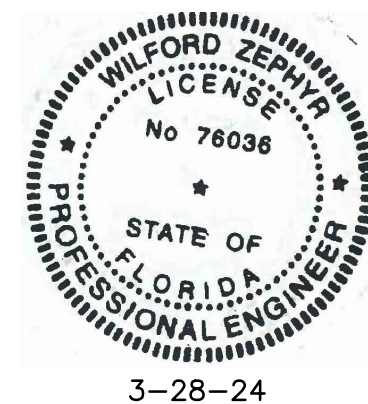
TRAFFIC CONTROL ARROWS DETAILS

NTS



TYPICAL SIGN INSTALLATION DETAIL

NTS



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3-28-24

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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HOLLYWOOD, FL

P.E.#: 76036

DATE: 12/21/23

SCALE: 1"=10'

SHEET NO.: C5

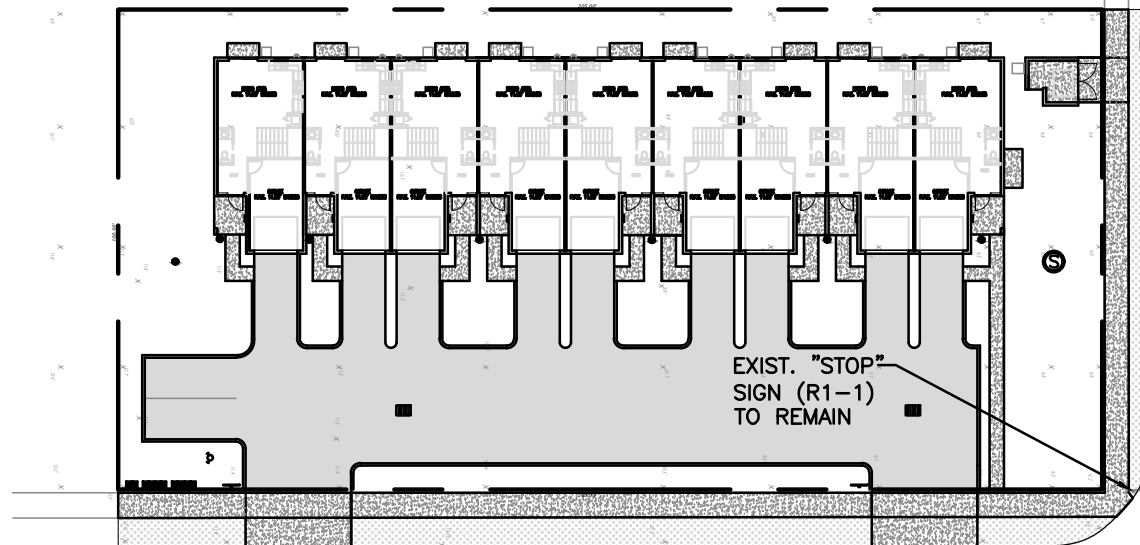
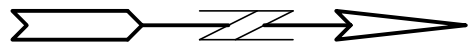
5 OF 11

PROJECT NO.: 23-56

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXXX

MATCH LINE



LINCOLN STREET

EXIST. 50'-6" SOLID
DOUBLE YELLOW TO
REFURBISH
EXIST. 2'-FT WIDE, WHITE
THERMOPLASTIC STOP BAR
TO REFURBISH

NORTH 26TH AVENUE (FIELD)

EXIST. 6" WHITE (10'-30')
SKIP W/ W/R RPM's @
40' C.C. TO REFURBISH

703

709

715

2542

2534

2530

2522

2514

LINCOLN STREET

EXIST. "STOP"
SIGN (R1-1)
TO REMAIN

EXIST. 2'-FT WIDE, WHITE
THERMOPLASTIC STOP BAR
TO REFURBISH

EXIST. 50'-6" SOLID
DOUBLE YELLOW TO
REFURBISH

2551

807

815

2537

2535

2521

2513

2506

2466

2456

2450

2446

2440

2438

2434

2420

724

2418

619

EXIST. SCHOOL
CROSSING SIGN
TO REMAIN

EXIST. WHITE "SCHOOL"
THERMOPLASTIC PAVEMENT
MARKING TO REFURBISH

EXIST. "DO NOT
ENTER" SIGN TO
REMAIN

LINCOLN STREET

EXIST. 12" WIDE, WHITE
THERMOPLASTIC PAVEMENT
MARKING TO REFURBISH

2501

2463

2459

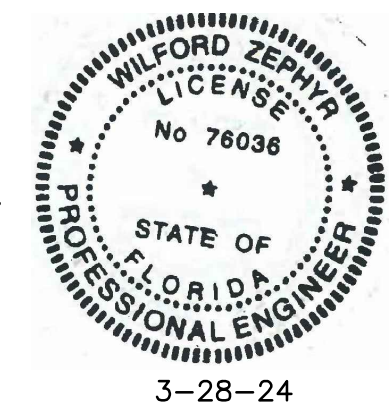
2151

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2417



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R.O.W. PAVEMENT MARKINGS PLAN I

SCALE: 1"=40'

REVISIONS

NO. DATE DESCRIPTION

ZEPHYR ENGINEERING

ZE

9 UNIT TOWNHOMES
720 N 26th AVE
HOLLYWOOD, FL

P.E.#:76036

DATE: 12/21/23

SCALE: 1"=40'

SHEET NO.:

C6

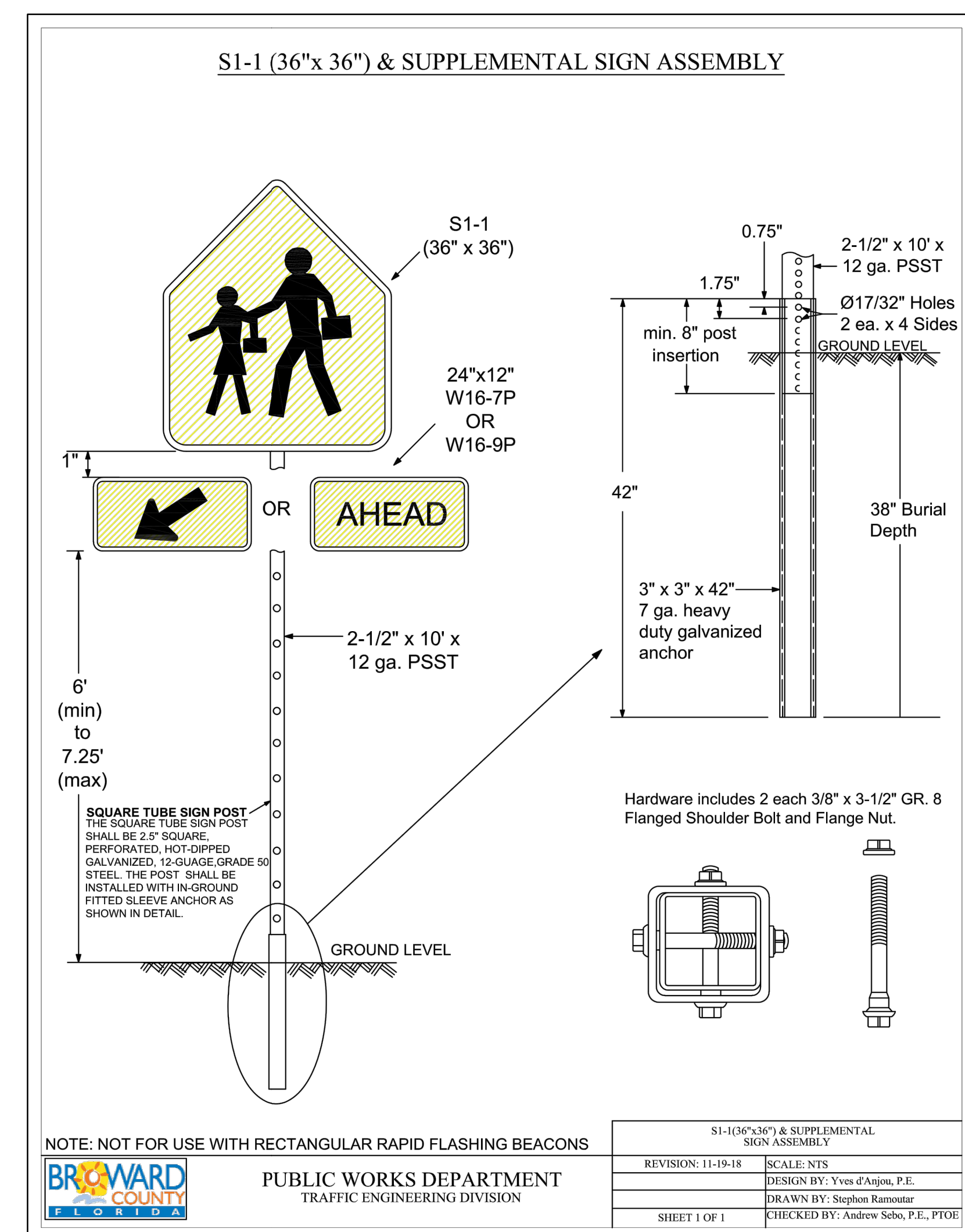
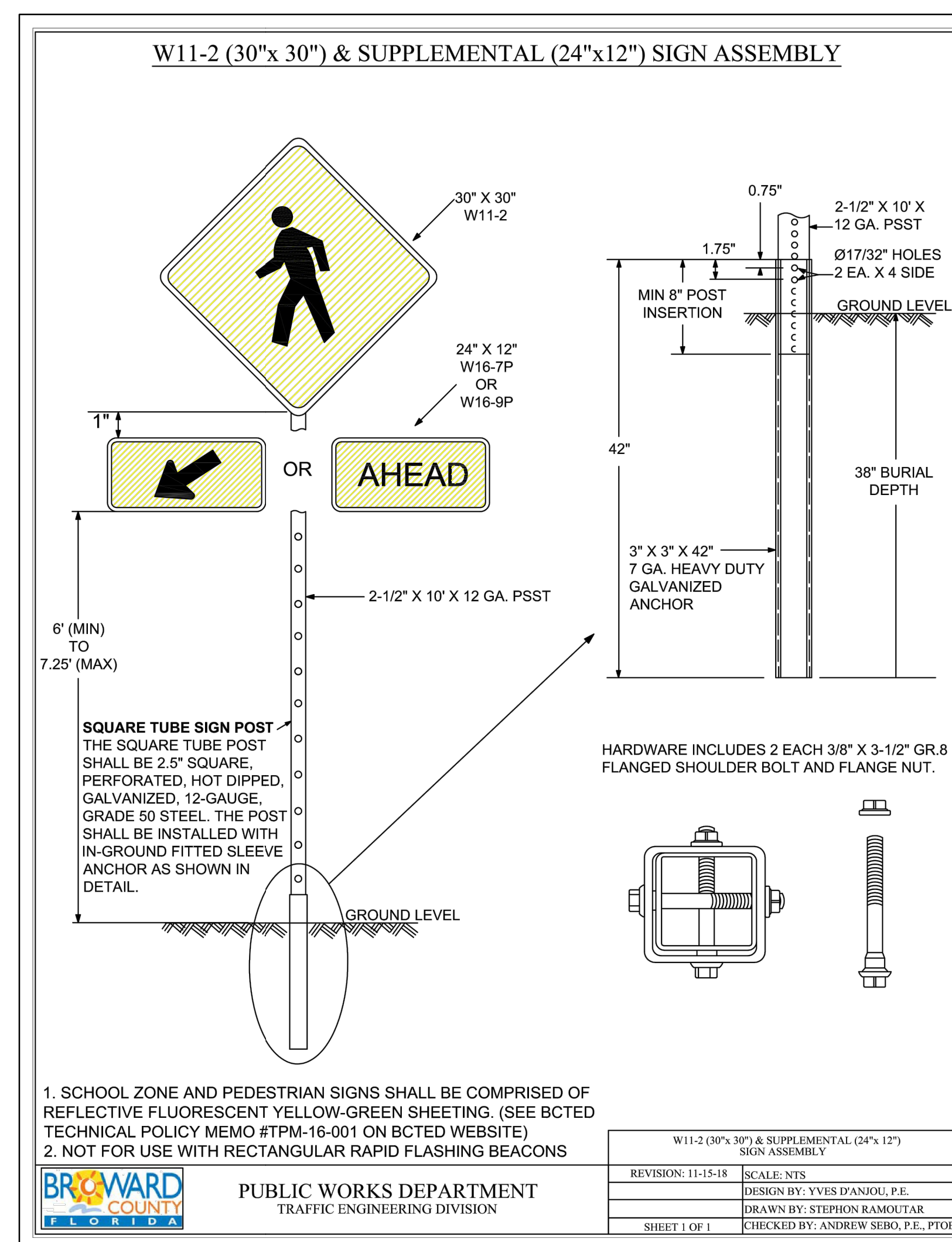
6 OF 11

PROJECT NO.: 23-56

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LEGEND

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



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R.O.W. PAVEMENT MARKINGS DETAILS

SCALE: N.T.S.

[illegible]

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wzephyreng@gmail.com
CA# 31158

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9 UNIT TOWNHOMES
720 N 26th AVE
HOLLYWOOD, FL

P.E.#:76036

DATE: 12/21/23

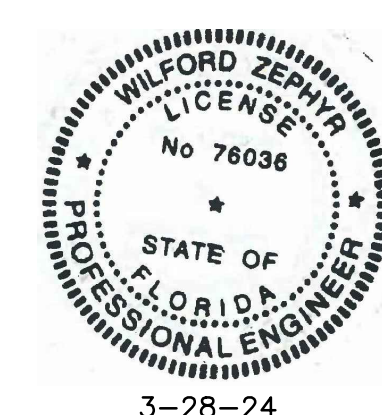
SCALE: N.T.S.

SHEET NO.: 08

C8

8 OF 11

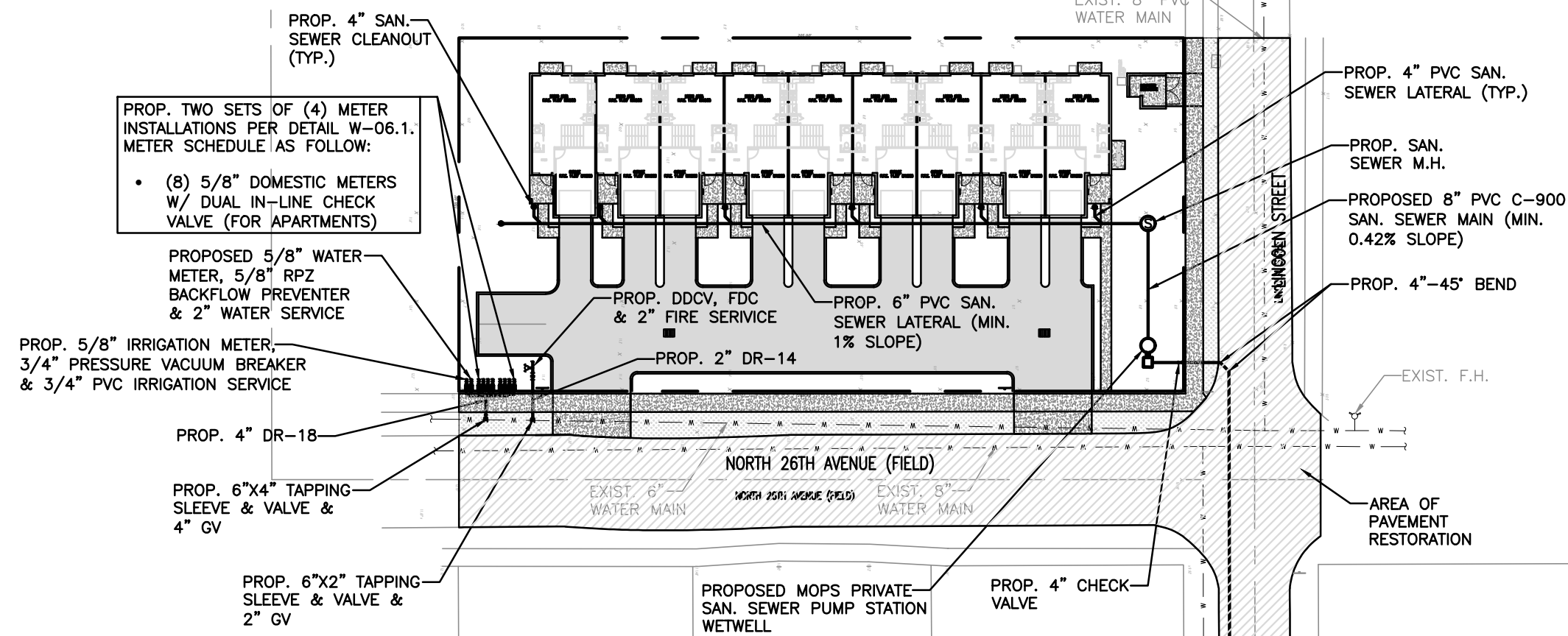
PROJECT NO.: 23-56



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

MATCH LINE

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE



R.O.W. RESTORATION AREAS:
MILLING & RESURFACING: 31,495 SF
NEW ASPHALT (OVER TRENCH): 9,662 SF
TRENCH: 9,662 SF
SWALE RESTORATION: 1,482 SF
SIDEWALK RESTORATION: 1,352 SF
DRIVEWAY RESTORATION: 514 SF

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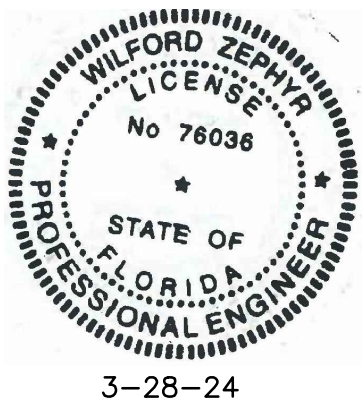
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MATCH LINE



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

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 9 RESIDENTIAL UNITS

WATER DEMAND
(9 RESIDENTIAL UNITS)X(141 GPD/UNIT)=1,269 GPD

WASTEWATER DEMAND
(9 RESIDENTIAL UNITS)X(100 GPD/UNIT)=900 GPD

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

FIRE DEPT. NOTES:

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

2. 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.

NOTE:

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

WATER & SEWER PLAN & DETAILS I

SCALE: 1"=40'

REVISIONS

NO. DATE DESCRIPTION

ZEPHYR ENGINEERING

ZE

9 UNIT TOWNHOMES
720 N 26th AVE
HOLLYWOOD, FL

P.E.#:76036

DATE: 12/21/23

SCALE: 1"=40'

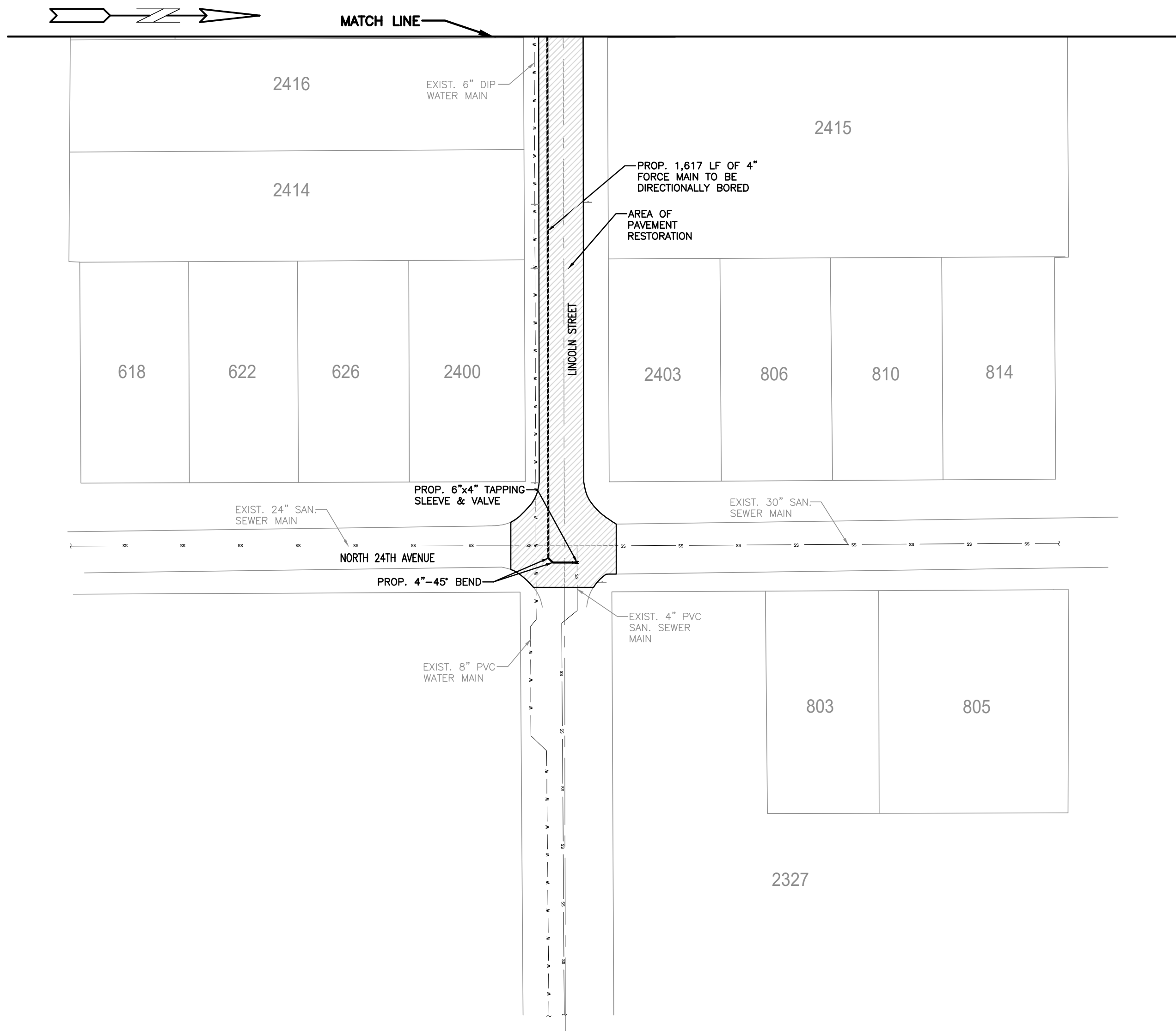
SHEET NO.:

C9

9 OF 11

PROJECT NO.: 23-04

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED GRADE

EXISTING ELEVATION

PROPOSED CATCH BASIN

EXISTING CATCH BASIN

PROPOSED WATER METER

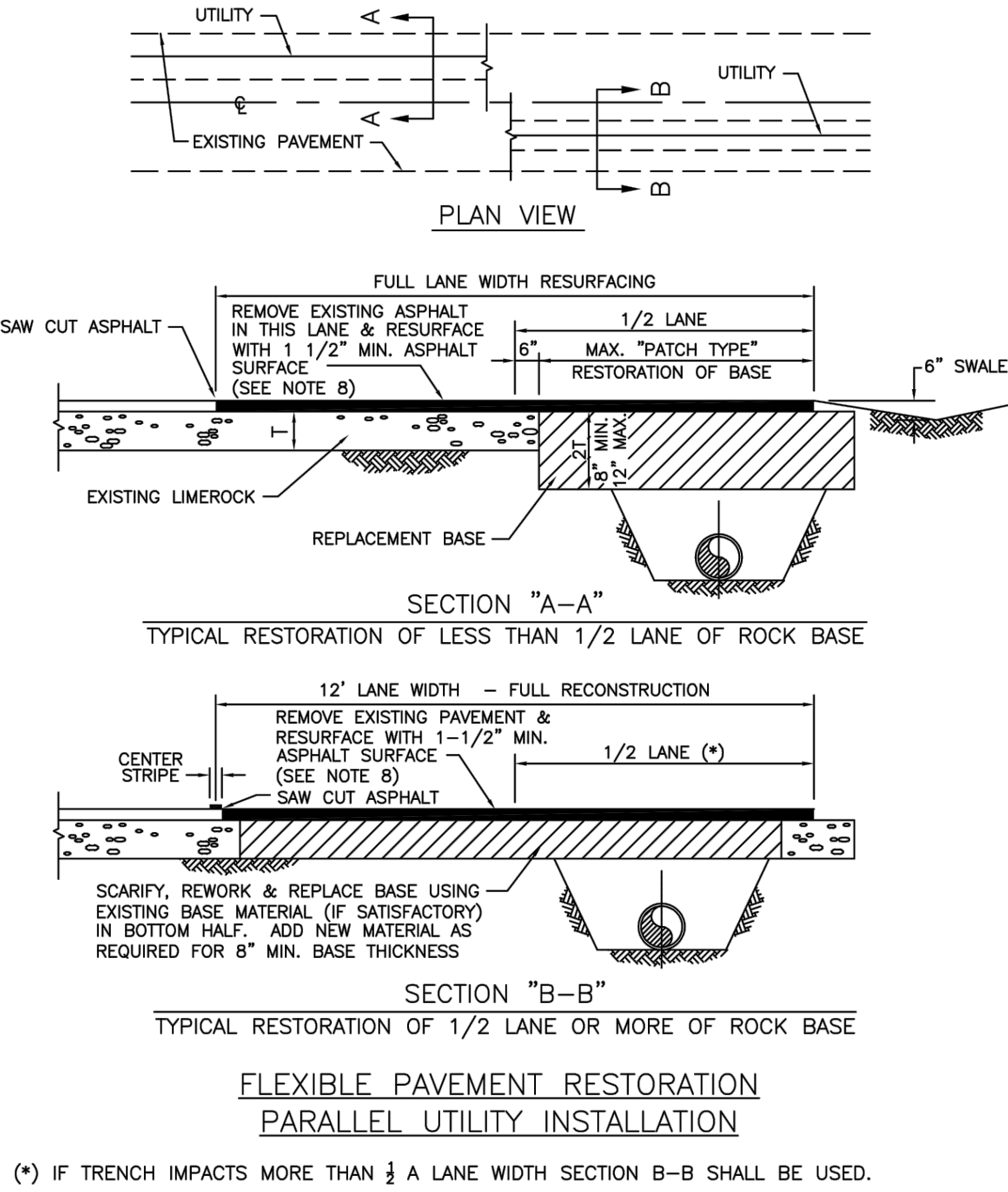
EXISTING WATER METER

EXISTING WATER VALVE

PROPOSED BFP DEVICE

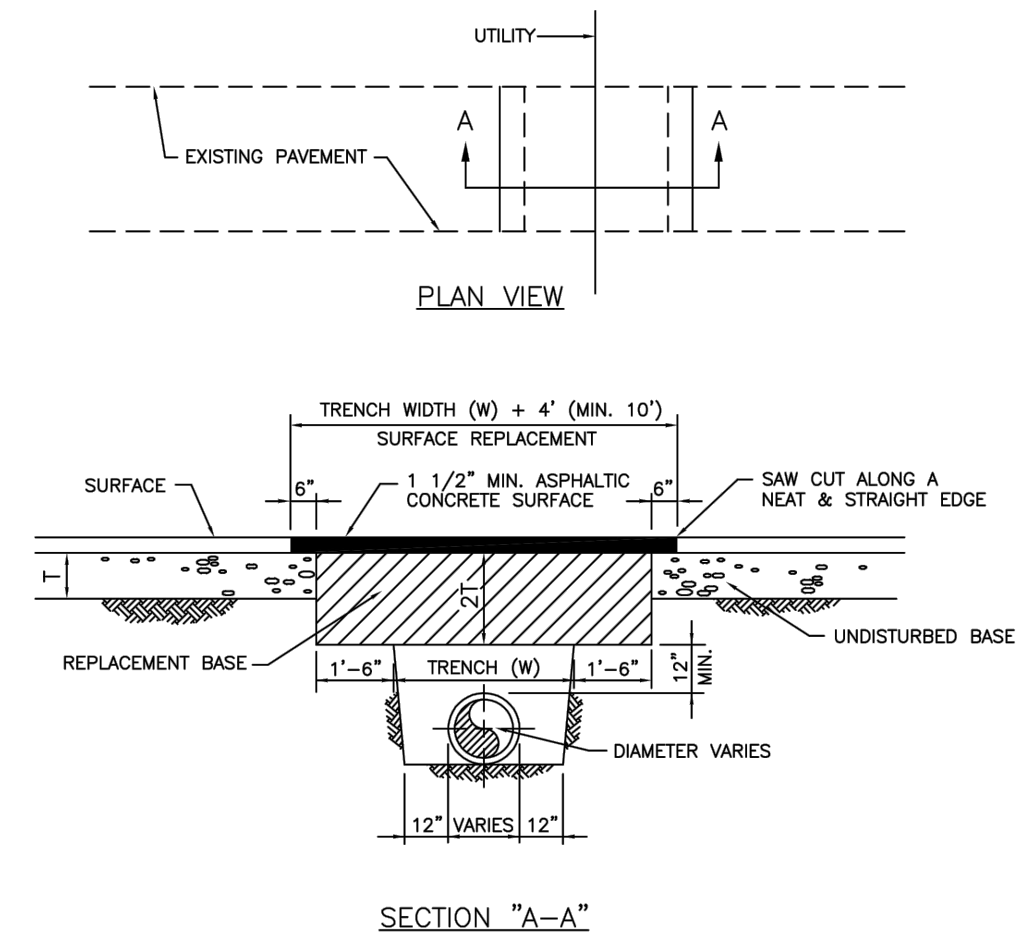
EXISTING SAN. SEWER MH

EXISTING FIRE HYDRANT



- NOTES:
1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
 2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
 3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
 4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
 5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
 6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1 1/2" INCHES IN THICKNESS.
 7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	DRAWING NO.: C-30
	APPROVED: JG		



- NOTES:
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
 2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
 3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
 4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
 6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
 7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FULL MATERIAL FROM RAVELLING UNTIL REPLACED WITH A PERMANENT PATCH.
 8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
	APPROVED: JG		

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:
$$L = \frac{5 \times D \times \sqrt{P}}{148,000}$$

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 IDENTIFYING 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	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
	APPROVED: XXX		



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WATER & SEWER PLAN & DETAILS II

SCALE: 1"=40'

REVISIONS	
NO.	DESCRIPTION

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P.E.#:76036

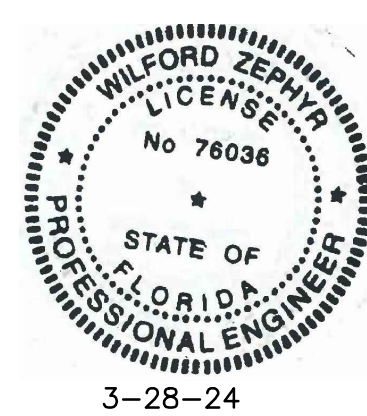
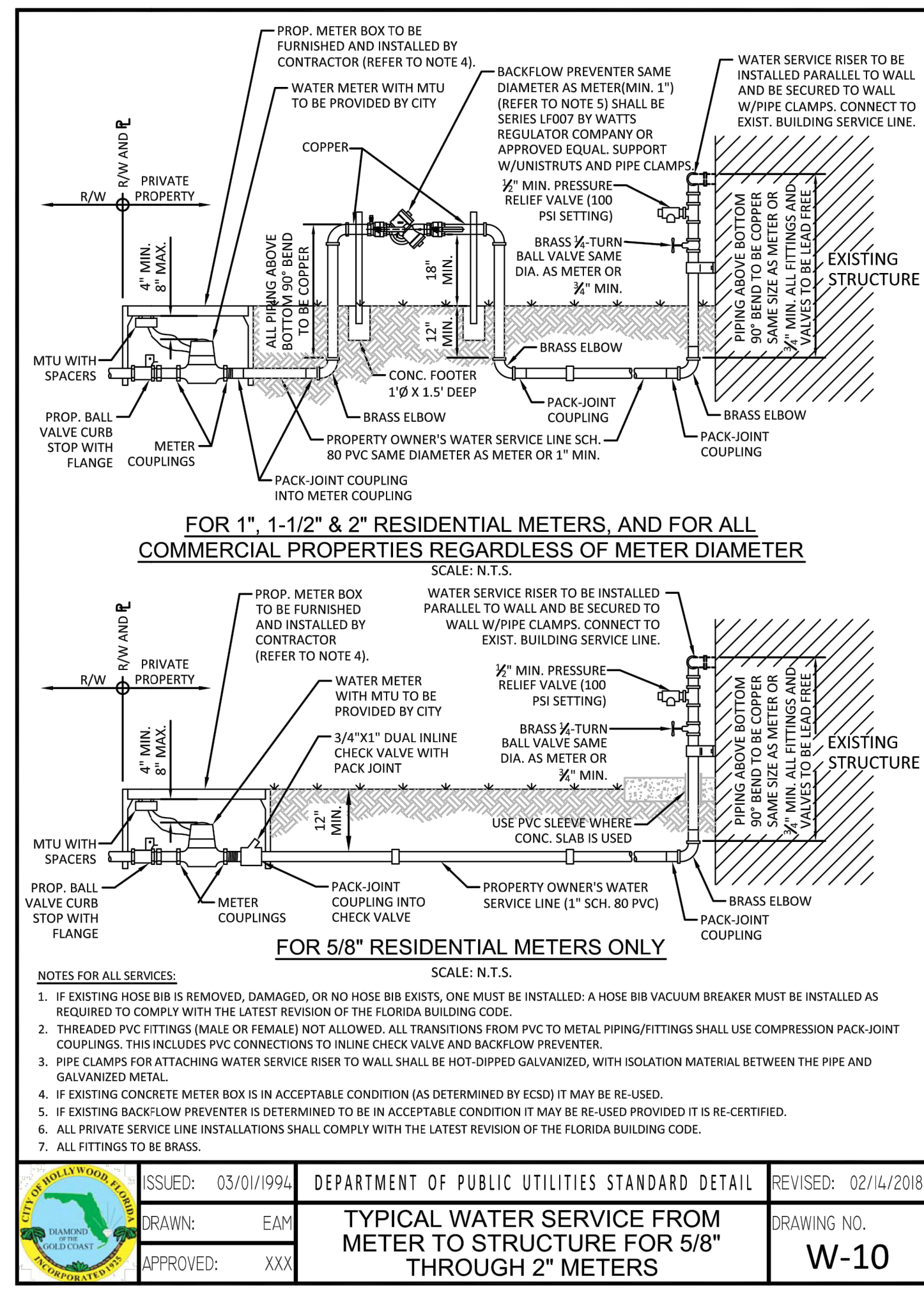
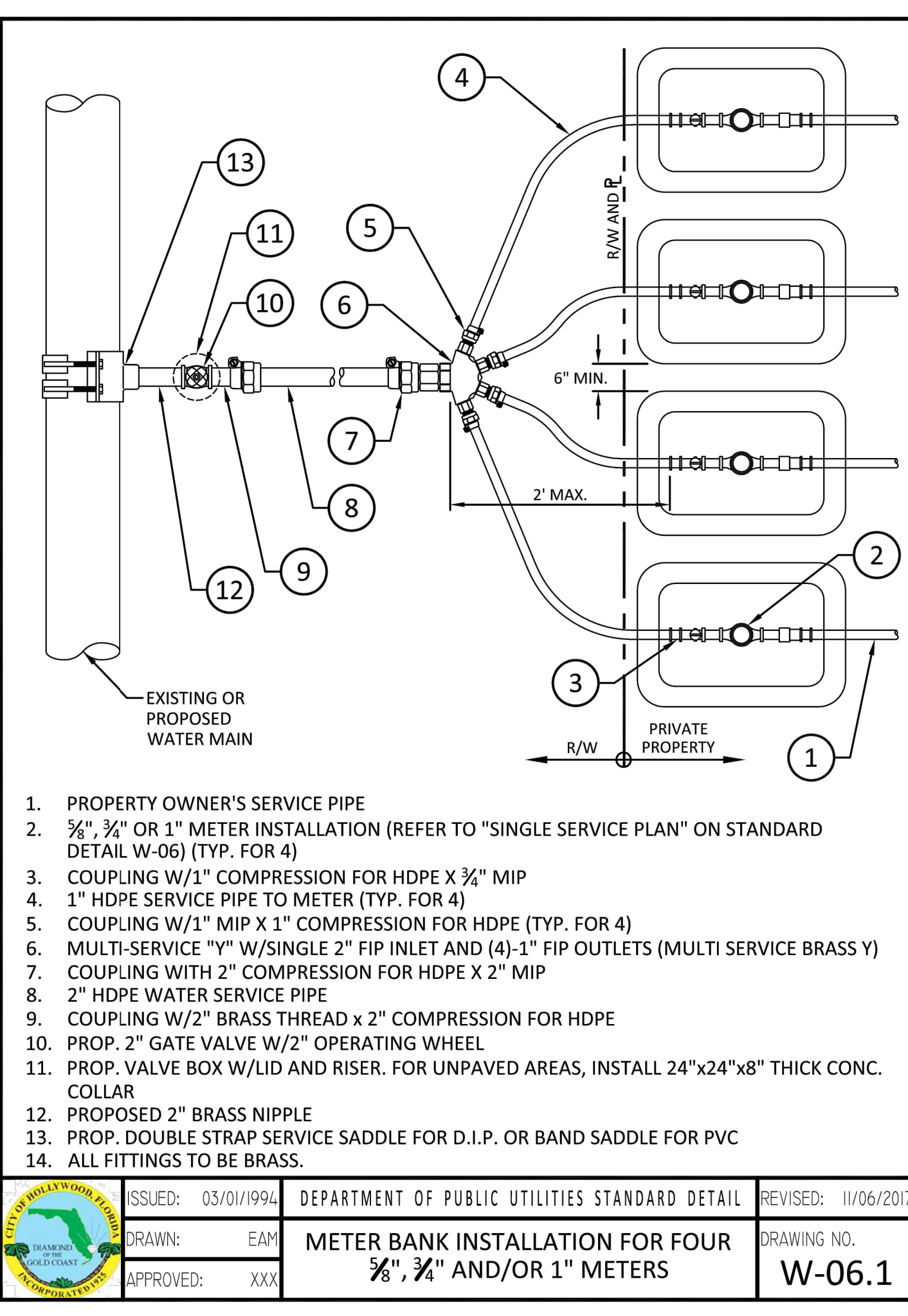
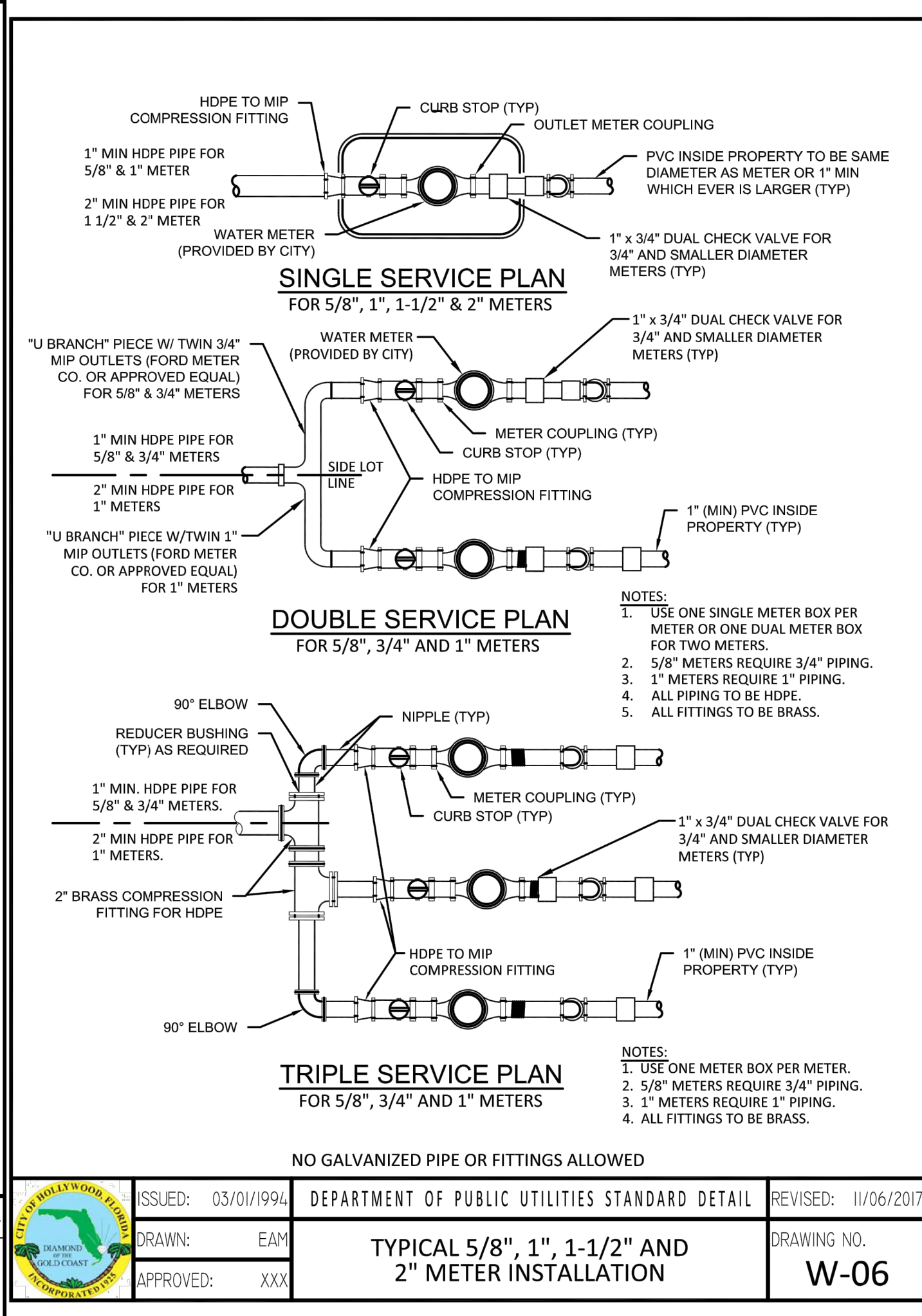
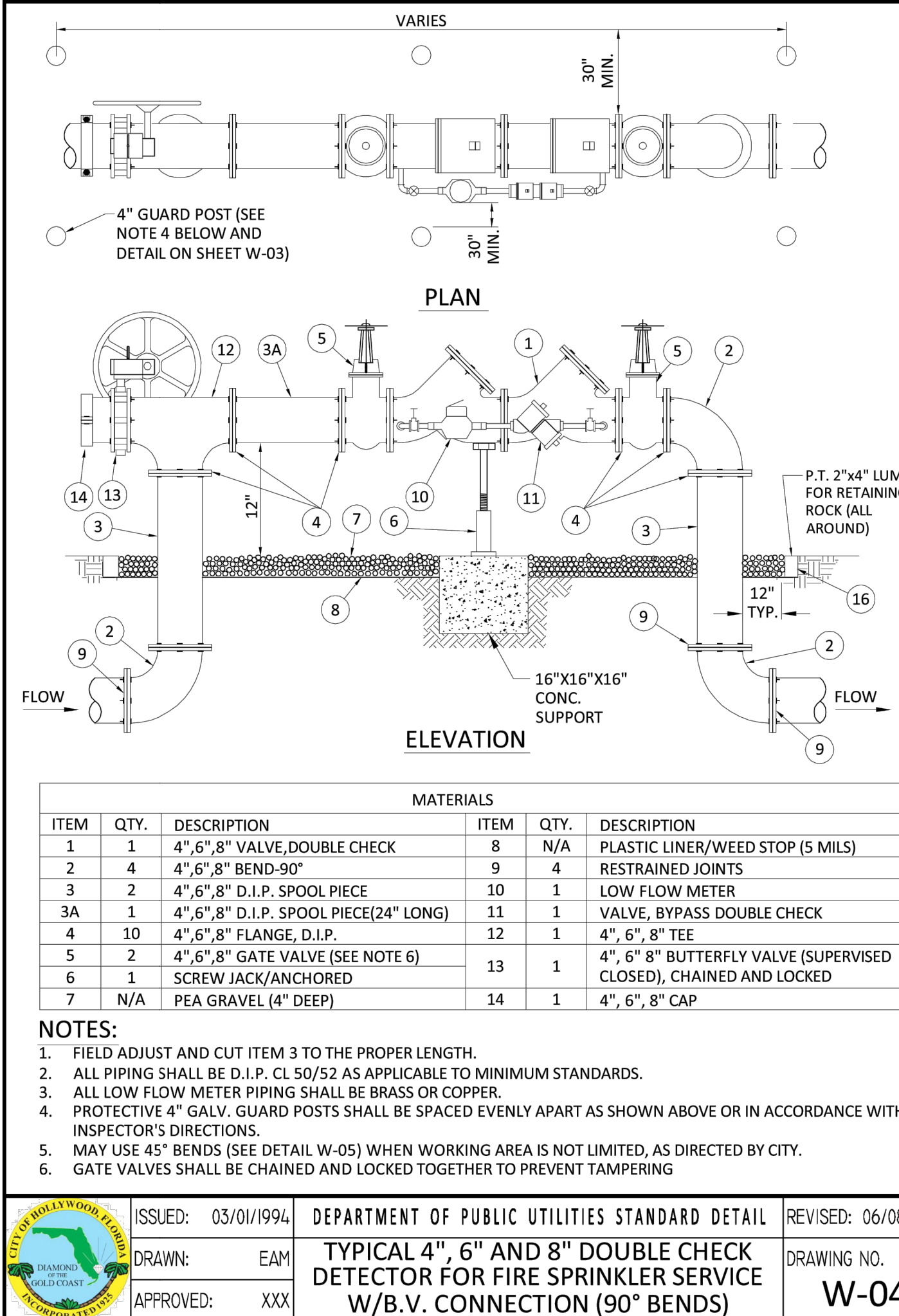
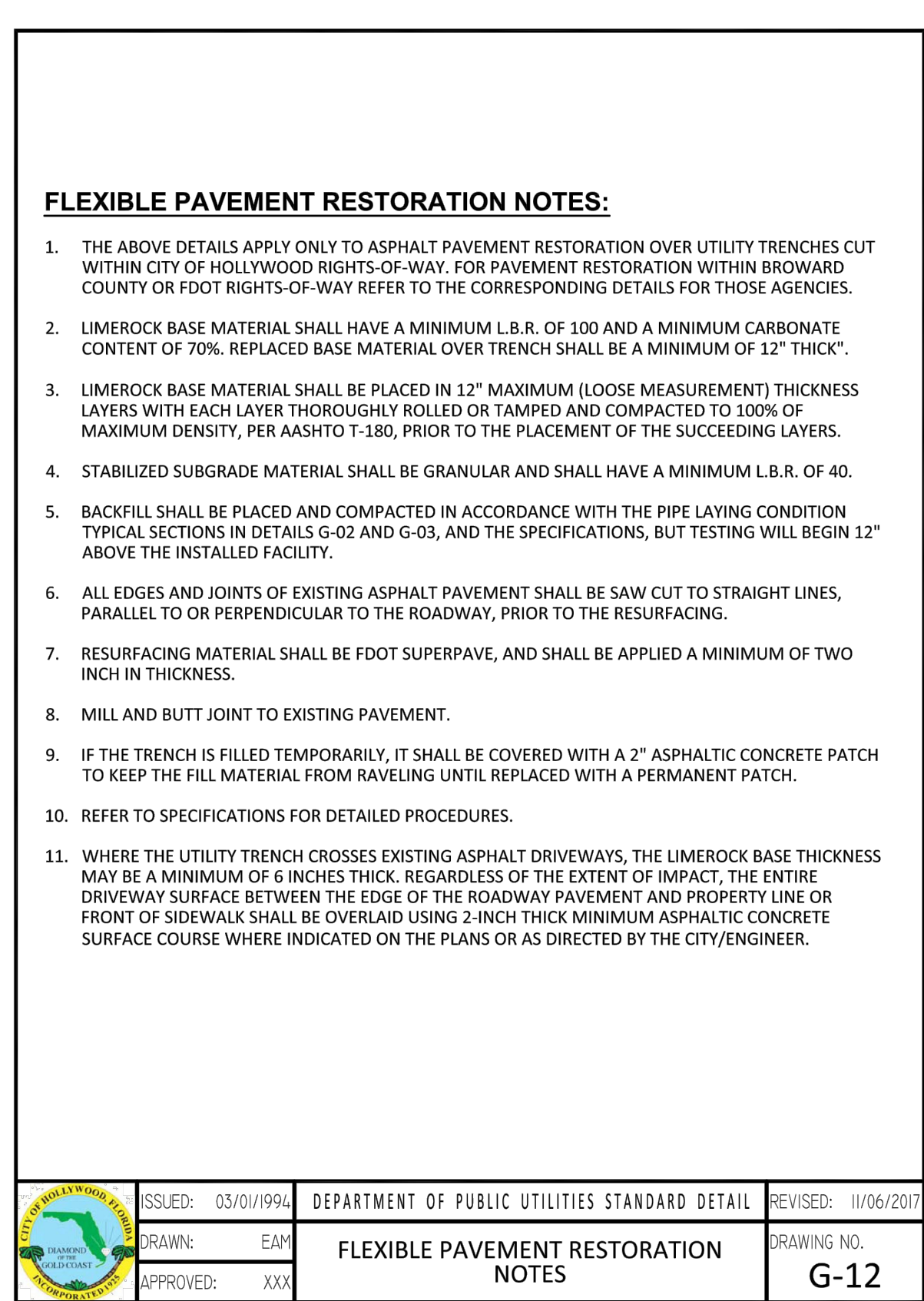
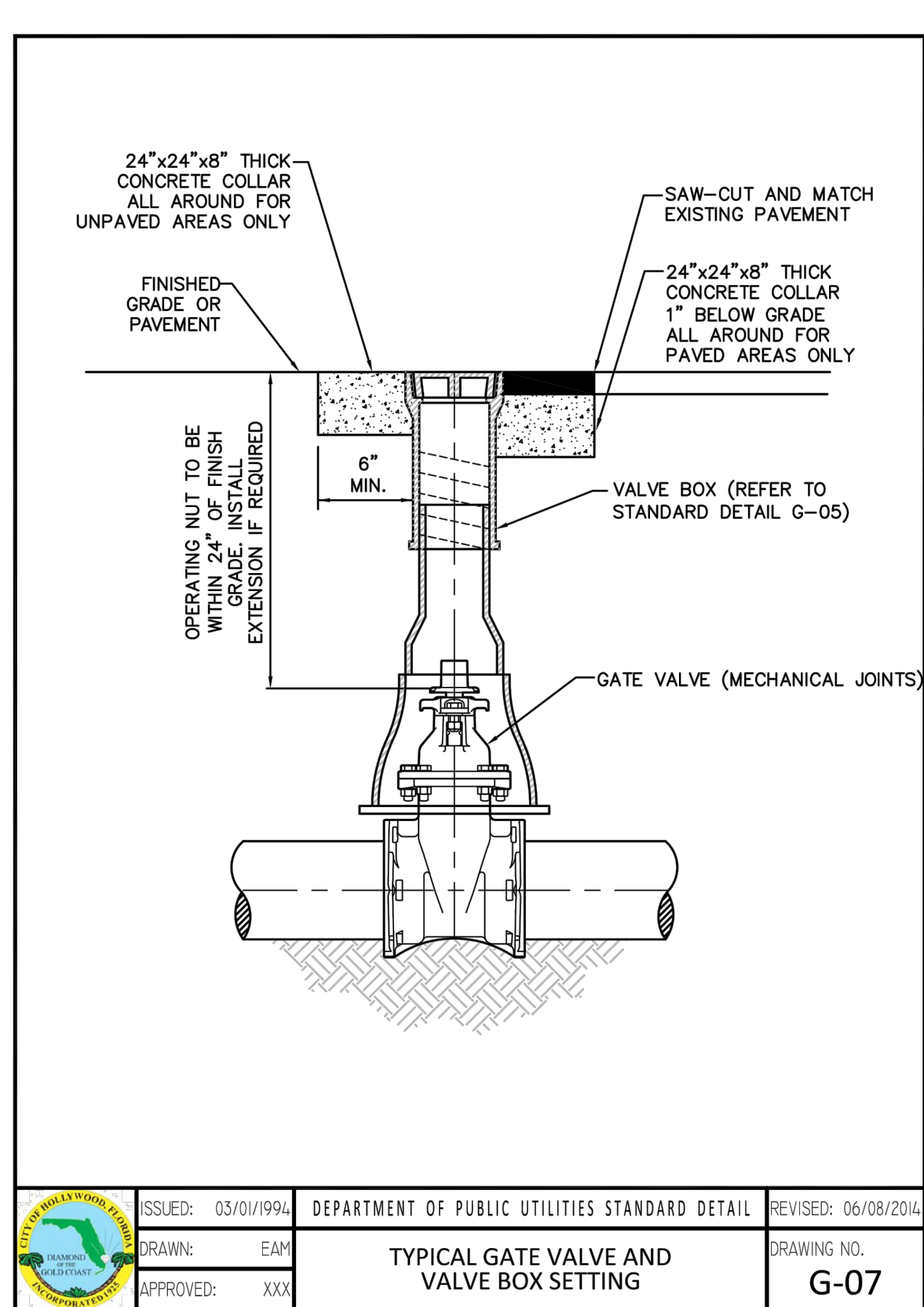
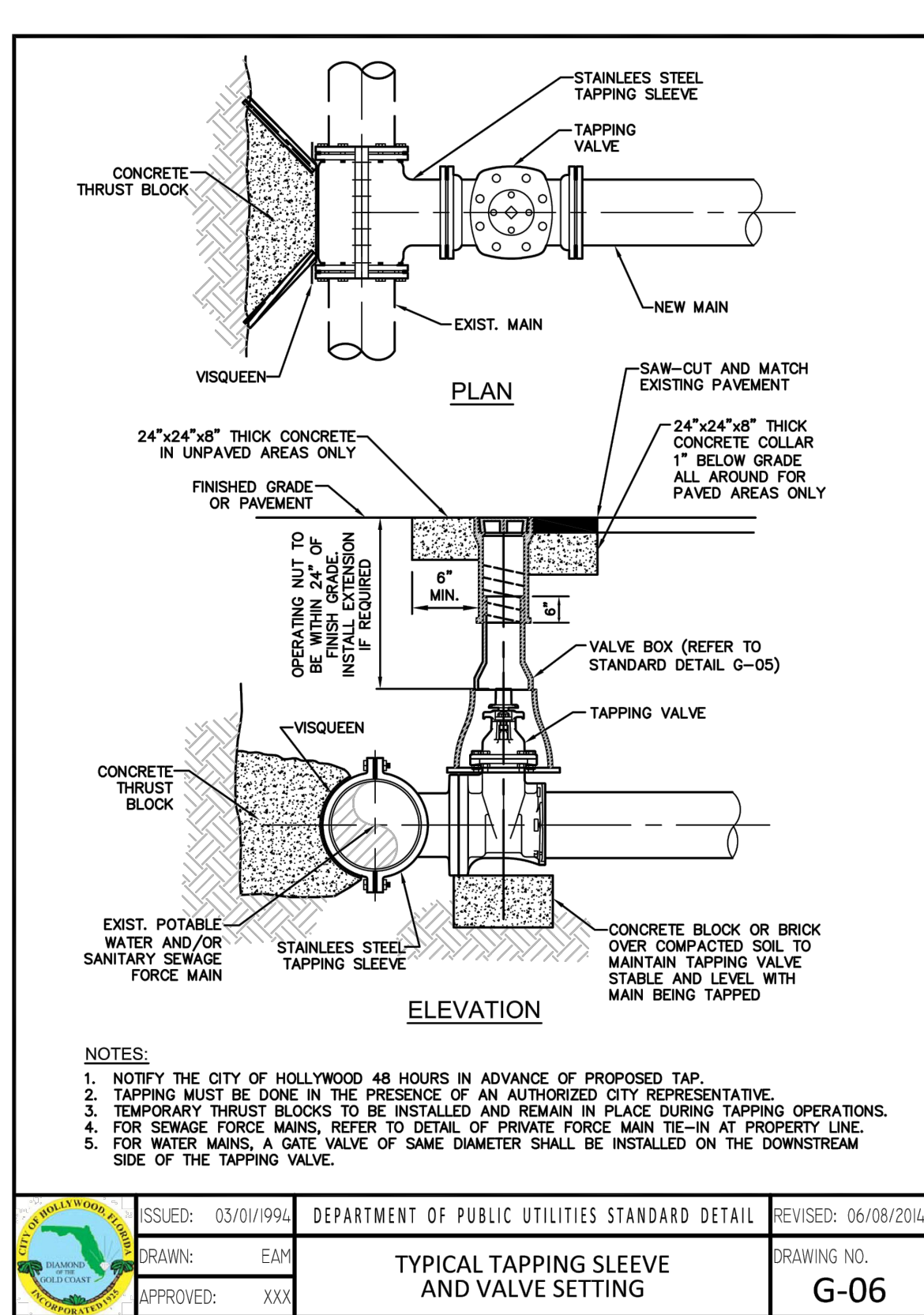
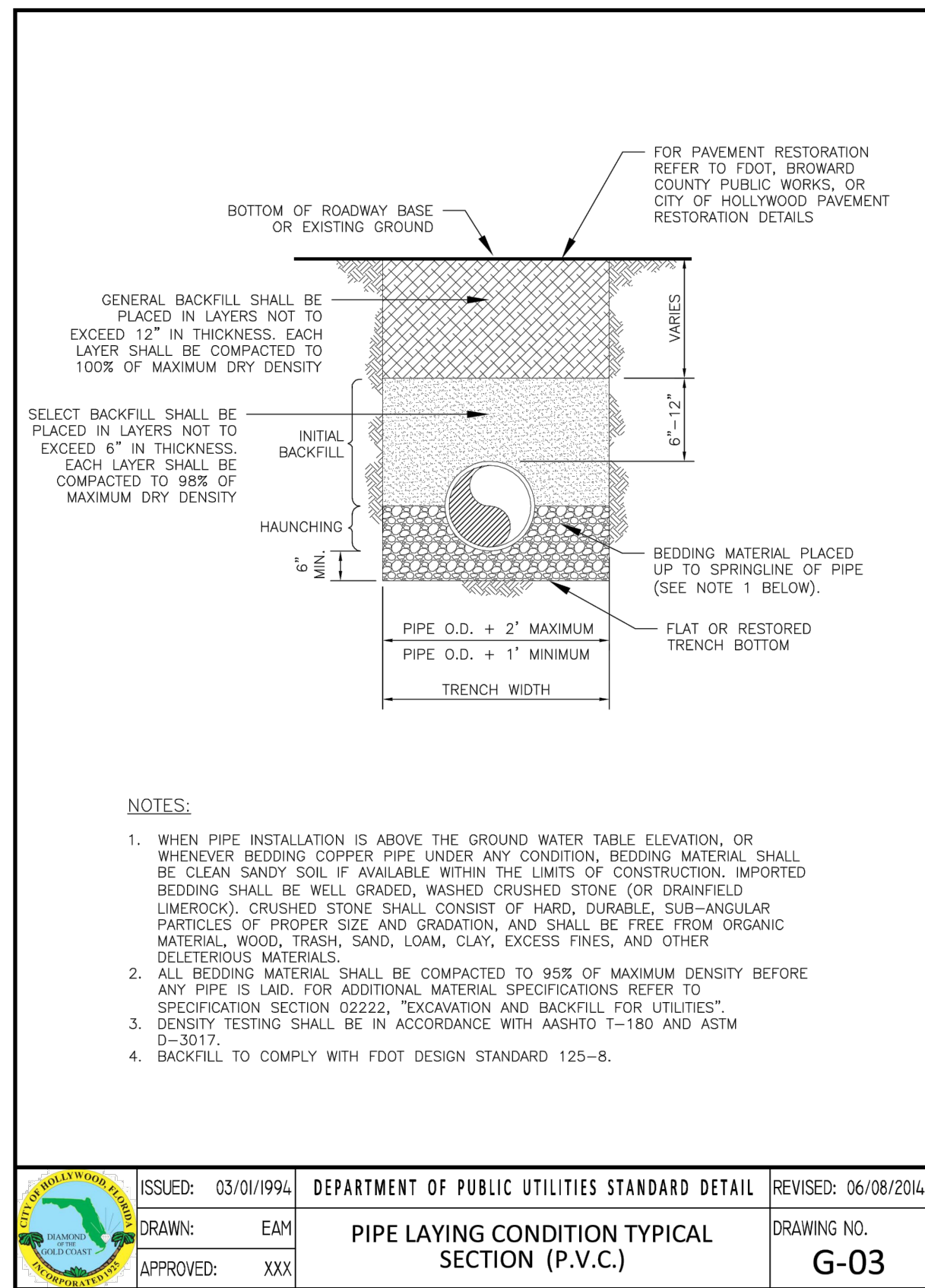
DATE: 12/21/23

SCALE: 1"=40'

SHEET NO.: C10

10 OF 11

PROJECT NO.: 23-04



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

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

UTILITIES DETAILS

SCALE: N.T.S.

REVISIONS	
NO.	DESCRIPTION

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

ZE

9 UNIT TOWNHOMES
720 N 26th AVE
HOLLYWOOD, FL

P.E.#:76036
DATE: 12/21/23
SCALE: N.T.S.
SHEET NO.: C11
11 OF 11
PROJECT NO.: 23-56



City of Hollywood

Staff Summary

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

File Number: 2. 2024_0520

Agenda Date:	5/20/2024	Agenda Number:	
To:	Technical Advisory Committee		
Title:	FILE NO.: 24-DP-03 APPLICANT: Bluevis LLC./Padel Essentials. LOCATION: 600 Knights Road REQUEST: Site Plan review for an approximately 33,300 square foot padel court club in the C-4 zoning district		



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: 600 Knights Road, Hollywood FL 33021

Lot(s): 1 Block(s): _____ Subdivision: _____

Folio Number(s): 514217000012

C-4

Zoning Classification: C-4 Land Use Classification: 77-01 Clubs

Existing Property Use: Club Sq Ft/Number of 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: Padel Club

Transformation of current social Club into a Padel Sports Club

Phased Project: Yes / No ☒ Number of Phases: two phases

Project	Proposal
Units/rooms (# of units)	N/A (Area: N/A S.F.)
Proposed Non-Residential Uses	N/A S.F.
Open Space (% and SQ.FT.)	N/A (Area: N/A S.F.)
Parking (# of spaces)	N/A (Area: N/A S.F.)
Height (# of stories)	N/A (FT.)
Gross Floor Area (SQ. FT)	7,236 sqft as per survey

Name of Current Property Owner: Bluevis LLC

Address of Property Owner: 185 sw 7th st #4201, Miami FL 33130 APT 4201 Mia

Telephone: 202-250-0373 Email Address: Sarceatp@gmail.com

Applicant Padel Essentials LLC

☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 1116 Cedar Falls Dr, Weston FL 33327 Telephone: 954-803-6920

Email Address: ismaelf@padelessentials.com

Email Address #2: mariafabianape@gmail.com

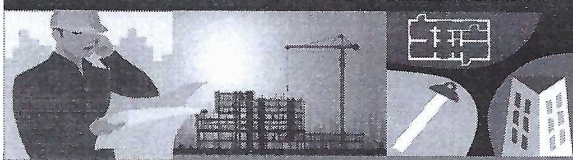
Date of Purchase: 11/23/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Rio Development Resources

E-mail Address: diana@rdrmiami.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: _____ Date: _____

PRINT NAME: Salomon Arce Lema Date: _____Signature of Consultant/Representative: _____ Date: 12/4/2023

DocuSigned by:

B5629020D0F6457...

PRINT NAME: Ismael Fernandez Date: 12/4/2023

Signature of Tenant: _____ Date: _____

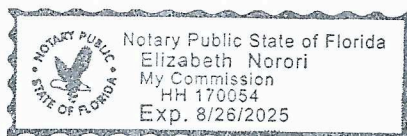
PRINT NAME: _____ Date: _____

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 7 day of December 2023

Notary Public
State of Florida



My Commission Expires: 8/26/2025 (Check One) _____ Personally known to me; OR _____ Produced Identification New York State Driver license.

Signature of Current Owner

Salomon Arce Lema
Print Name

January 22, 2024

Bluevis LLC
185 SW 7th Street, Apt. 4201
Miami, FL 33130

FILE NUMBER: 24-DP-03

SUBJECT: Preliminary Site Plan and Design review for an approximately 33,348 sq. ft. padel court club.

SITE DATA

Owner/Applicant:	Bluevis LLC/Padel Essentials
Address/Location:	600 Knights Road, Hollywood, FL
Net Size of Property:	87,098 sq. ft. (2.00 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	C-4
Present Use of	Clubs, Lodges
Year Built:	1968 (Broward County Property Association)

ADJACENT LAND USE

North:	Open Space and Recreation
South:	Open Space and Recreation
East:	General Business (GBUS)
West:	Low (5) Residential (LRES)

ADJACENT ZONING

North:	Government Use (GU)
South:	Government Use (GU)
East:	Medium-High Intensity Commercial District
West:	Single Family District (RS-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. 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.
2. Ownership & Encumbrance Report (O&E):
3. Shall indicate search from time of platting or 1953, whichever is earliest. **R/ See updated Ownership & Encumbrance Report**
4. Alta Survey:
 - a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced. **R/ See updated Survey**
 - b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
5. ~~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>~~ Not Applicable.
6. 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. **R/ Noted on sheet A-1.1**
7. 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 sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

R/ Noticing Agent already engaged

The following Civic Association is located within 500 feet project site.

- a. Park East Civic Association parkeastcivic@gmail.com
- b. Hollywood Hills Civic Association hollywoodhillscivic@gmail.com

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

8. Cover Page:

- a. Scope of work does not reflect the paddle court club project.
R/ See Architectural Plans Sheet A-1
- b. Provide page index.
R/ See Architectural Plans Sheet A-1

- 9. More comments may be forthcoming.
R/ Understood

B. **ZONING**

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Site Plan:

- a. Using the parking requirement for private clubs, lodges, and union halls (Article 7.22 #25), parking requirement is 1 per 60 SF available for seating. Include seating area under the covered court and lawn areas for tournaments.
R/ See Calculations on Sheet A-1.1
- b. Show the total width and length of the property's dimension on the site plan.
R/ See Architectural Plans Sheet A-1.1
- c. Number the parking spaces.
R/ See Architectural Plans Sheet A-1.1
- d. Show the southeast curb cut dimensions and directional arrows.
R/ See Architectural Plans Sheet A-1.1
- e. Indicate curb type.
R/ See Sheet C-4
- f. Phase 2 Expansion is misleading. Are you doing an addition or doing interior renovation only? Expansion is understood as changing the footprint of building.
R/ Phase 2 is interior renovation of the building only. See Scope of Work A-1.1
- g. Emphasize the property lines.
R/ See Architectural Plans Sheet A-1.1
- h. At grade parking shall be setback a minimum of 10' from the property lines.
Variance may be required.
R/ 10' setback provided See Architectural Plans Sheet A-1.1
- i. Show the setbacks on the elevation sheets.
R/ See Architectural Plans Sheet A-1.4
- j. Provide material and color legend for the elevation sheets.
R/ See Architectural Plans Sheet A-1.2
- k. Elevation sheets do not show the new carport.

R/ See Architectural Plans Sheet A-1.2

l. Show the dimension of the walkways and show the hardscape materials.

R/ See Architectural Plans Sheet A-1.1 & L2

m. No dumpster enclosure shown on the site plan. Indicate location and dimension of the dumpster enclosure.

R/ See Architectural Plans Sheet A-1.1

n. Indicate if there are any screenings for the uncovered padel courts on the site plan.

R/ There will be tempered glass screening for the uncovered padel courts. See Architectural Plans Sheet A-1.2 & A-1.3

2. Site Data:

a. Show parking calculations for the seating areas under the covered courts and lawn areas for tournaments.

R/ See Architectural Plans Sheet A-1.1

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. On next submittal, provide adequate renderings.

R/ See landscape drawings

2. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:

- In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
- Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
- Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

R/ As the size of this project is below 20,000 square feet and it does not qualify as a new development, the art requirement does not apply.

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Indicate if there will be any signage.

R/ There will be Signage.

1. Provide the following note: All signage shall be in compliance with the Zoning and Land Development regulations.

R/ Note provided. See Architectural Plans Sheet A-1.1.

B. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@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.

R/ Note provided. See Architectural Plans Sheet A-1.1.

c. 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).

R/ See Architectural Plans Sheet A-1.1 near covered drop off area

d. ENGINEERING

Azita Behmardi, Deputy Director of Development Services (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. Survey provided is signed, but not sealed; please provide a signed and sealed survey by the surveyor.

R/ See Survey

2. Provide plat determination letter from the Broward County Planning Council.

R/ See Plat Determination letter from Broward County provided

3. Provide O & E Report for the property.

R/ See updated O & E report provided

4. On the survey, please confirm OR Book and Page number for the 25' Road Easement along Knights Road, no data found for the OR book and page number of Book 3251 and Page 773.

R/ Easement has not been provided

5. A 25' right-of-way dedication along the east property line is required. Per the "Hollywood Self Storage" plat (PB 130, Page 49), recorded document under ORB 3642, Page 268 exists for a 25' wide area; however, from City's search, no data was found. Please confirm if the 25' right-of-way dedication currently existed.

R/ We are working with our attorney to establish an easement while ensuring the continuation of the existing roadway configuration.

6. For the set of plans, please label the page numbers correctly. There are two pages as A-1.1 (Phase 1 and Phase 2) and two pages as A-1.2.

R/ See corrected index of drawings on Sheet A-1.0

7. On Sheet A-1.0, Scope of Work indicates for a new 2 story residence with understory, please revise.

R/ See Architectural Plans Sheet A-1.0 for corrected scope of work.

8. Please provide scope of work for each phase of the project, Phase 1 and Phase 2. On sheet A-1.1, the building area says, "area of future expansion phase 2." Please add hatching or any other identification design to differentiate if the whole building will be a future expansion, or just the main open area.

R/ See Architectural Plans Sheet A-1.0 for clarification. The phases have been removed for clarity

9. Provide an overall site plan with the full extent of the project parcel and the neighboring parcels/road/rights-of-way to the site, plan should include by not limited to items below:
 - a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e., swales, sidewalk curbs, curb, include dimensions.)
 - b. Include and show all surrounding elements of the site on plans, as applicable, i.e., adjacent alley, road, properties and their primary use, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks, etc.
 - c. All features of City streets and alleys within full right-of-way on both sides from property line to adjacent property lines.
 - d. Provide setbacks following City of Hollywood Land Development Code, Article 4.6.
 - e. Provide and identify with labels all features. (i.e., swale, landscape, sidewalk, type of courts, road names, property lines, setbacks.)
 - f. Curb cut opening dimensions.

R/ See Architectural Plans Sheet A-1.5

10. Please provide all vehicular turning radius throughout the site in all vehicular accessible areas; include inside centerline and outside radius. This information will be needed for access to the property from Knights Road and through the service delivery main access road.

R/ See Architectural Plans Sheet A-1.4

11. Please provide proposed vehicular turning radii to all curves for vehicular movement. (i.e., inside the service delivery access road, both access at the property from Knights Road, next to the new entrance to main building).

R/ See Architectural Plans Sheet A-1.4

12. Provide, at both access points to the property, visibility triangles as per City Code, Chapter 155.12. For properties in which the property line is located less than 12 feet from the street, the visibility triangle area is delineated by a line connecting points measured 12 feet along the property line from the intersection of the access way and 12 feet along the access way from the intersection of the property line. For properties in which the property line is located more than 12 feet from the street, the visibility triangle area is delineated by a line connecting points measured 6 feet along the property line from the intersection of the access way and 12 feet along the property line.

R/ See Architectural Plans Sheet A-1.1

13. Please number all parking stall being proposed.

R/ See Architectural Plans Sheet A-1.1

14. For the ADA accessible parking dimensions, please provide dimension separately for the parking stall and provide an ADA accessible route for each stall.

R/ See Architectural Plans Sheet A-1.1

15. Parking calculation table on sheet A-1.1 needs revisions. Plan shows that there is a total of 2,851 sq. However, the sum of all individual components equals 2,487 vs. 2,851 sq

typed by applicant. Additionally, based on that computation a total of 59 parking stalls are being provided by applicant, but only 58 are available on-site plan.

R/ See Architectural Plans Sheet A-1.1

16. In the parking calculations table, include the number of ADA accessible spaces required, and number of ADA spaces being provided.

R/ See Architectural Plans Sheet A-1.1

17. 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 roads to the parcel. Provide City of Hollywood pavement, sidewalks, and swale grading details in plan set.

R/ see civil plans provided

18. Please call out all materials for the walkways, drive aisles, vehicular parking areas, carport roof, courts, and wall or fence neighboring each court. Ensure the material requirements align with City of Hollywood Code. (i.e., concrete, pavers, asphalt).

R/ see landscape plans provided

19. The property currently has several street light poles that have not been identified on plans. Please show the street light poles on plans and provide a short narrative as to whether the poles will be relocated, removed, or will stay status quo. If poles are going to stay where they are right now, please provide and identify the location on site and civil plans to evaluate potential impact – if any – to the parking geometry and configuration.

R/ poles located on survey, light poles will be included on future parking lot photometric plan

20. On site and civil plans, please identify and label the vehicular queueing space. This space should be 19' by 8.5' and should be measured after the property line and before any parking stalls.

R/ See Architectural Plans Sheet A-1.1

21. On the Site Plan:

- a. Fully dimension all areas of the site, including item such as separation between courts 4, 5, 6 and 7 as well as separation distance between courts 3 and 7 to the building.

R/ See Architectural Plans Sheet A-1.1

- b. Fully dimension the service/delivery access area from the parking lot, i.e. road width running east- west and entire dead end service delivery area. Indicate on plans the size and type of service/delivery vehicles the area is intended to serve. Provide truck path diagram with inside, centerline and outside turning radii for each movement, AutoTurn analysis may be required to demonstrate maneuverability and turnaround of the service/delivery vehicles.

R/ See Architectural Plans Sheet A-1.1 & A-1.4

- c. Fully dimension all parking on the site. Provide dimension for the angle parking, include widths, perpendicular lengths, angle of the parking and respective vehicle backout distance required as per City code. City parking standard parking geometry can be found via web link at <https://www.hollywoodfl.org/DocumentCenter/View/21582/18-C-16-STANDARD-PARKING-GEOMETRICS>
R/ See Architectural Plans Sheet A-1.1
 - d. Provide dimension for the driveway openings at the property line.
R/ See Architectural Plans Sheet A-1.1
 - e. For the diagonal driveway opening at the northeast corner of the site, access will be further reviewed upon determination of the dedication area.
R/ Understood
 - f. Provide driveway access setback from the side property lines.
R/ See Architectural Plans Sheet A-1.1
22. Please provide dimensions and type of curbing for the bump out area at the end of the service delivery main access road.
R/ See Architectural Plans Sheet A-1.1
23. Please provide dimensions to the loading zone located at the service delivery area.
R/ See Architectural Plans Sheet A-1.1
24. Please clarify if applicant is providing a dumpster area.
R/ See Architectural Plans Sheet A-1.1
25. Please provide a pavement marking and signage plan. Identifying all signage proposed on site and including any standard details City of Hollywood and Broward County Traffic Engineering Division for standard details.
R/ See Architectural Plans Sheet A-1.1 & A-1.5
26. Provide a separate on-site pavement marking and signage plan to show pavement markings and signage to be provided to show limited access to the service delivery area.
R/ See Architectural Plans Sheet A-1.1
27. Please identify the proposed curb type to be used on the site.
R/ See Sheet C-4
28. For all sidewalks and walkways, please provide full dimensions.
R/ See Architectural Plans Sheet A-1.1
29. For all ADA accessible parking stalls, please provide the dimensions, labels, and appropriate signs. ADA parking stall pavement marking for the left parking stall is on the wrong facing; please correct the pavement marking following the City of Hollywood ADA-accessible parking stall symbols standards details.
R/ See Architectural Plans Sheet A-1.1 & Sheet 1.5
30. Please provide 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 1/2" will be beveled to meet ADA requirements.

R/ See Architectural Plans Sheet A-1.1

31. Please provide in plans the standard FDOT details for the ADA detectable warning pads.

R/ See Architectural Plans Sheet A-1.5

32. Please call out all materials for the walkways, sidewalks, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code. This applies to the ADA accessible route connection between building and sidewalk in the public right of way.

R/ See Architectural Plans Sheet A-1.1

33. 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.

R/ See note and hatch on Sheet A-1.1.

34. On-site bicycle parking is recommended.

R/ See Architectural Plans Sheet A-1.1

35. On sheet, A-1.1, please provide the dimensions for the front stairs and handrailing as well as the ADA ramp located left of the stairs and standard details. For any ADA accessible ramp, please provide all dimensions including but not limited to any and all landing areas.

R/ See Architectural Plans Sheet A-1.1

36. Please provide all applicable Standard City of Hollywood details: <https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan>.

R/ See Architectural Plans Sheet A-1.4

37. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.

R/ See response D.5

38. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

R/ See response D.5

39. MOT plans required at the time of City Building Permit review.

R/ Ok

40. All outside agency permits are required at the time of City Building

Permit review. More comments follow upon review of the requested information.

E. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997

No landscape plan submitted on set.

1. Satellite images show existing trees/palms.

R/ See Landscape Plans

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.

R/ See Landscape Plans

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.

R/ See Landscape Plans

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

R/ See Architectural Plans Sheet A-1.1

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

R/ See Landscape Plans

6. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

R/ See Landscape Plans

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

R/ See Landscape Plans

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

R/ See Landscape Plans

9. Add note: All landscaping shall be warranted for 1 year after final inspection.

R/ See Landscape Plans

10. Provide site requirements as per project zoning. See section 2.4 for landscape code requirements.

R/ See Landscape Plans

11. Add note: 100% irrigation coverage shall be provided.

R/ See Landscape Plans

F. UTILITIES

Alicia Vereas-Feria, Utilities Permit Review Administrator (avereas-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans indicating existing and proposed Water, Fire, Sewer, and Drainage for initial review.

R/ Paving and drainage provided, we have existing water and septic, no fire sprinklers.

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

R/ We have existing water and septic, no sewer

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>.

R/ We have existing water and septic, no sewer

4. This site resides currently within FEMA Flood Zones X and AH with Base Flood Elevation (BFE) = 5' NAVD88. The proposed Finished Floor Elevations (FFE) shall comply with the **greatest** of the following three (3) conditions, as applicable.

- a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for non-residential use shall be, at a minimum, 6-inches above the elevation of the crown of the adjacent road.
 - 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 to elevation 7.5' NAVD88 may need to be considered.
R/ Floodproofing will be provided.
5. Indicate FFE for all enclosed areas on the ground floor.
R/ See Civil Plans A-1.1
 6. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.
R/ See Civil Plans
 7. Indicate and note how roof drainage will be collected and connected to the on-site drainage system.
R/ See Civil Plans
 8. Provide preliminary drainage calculations including pre and post development ensuring all stormwater is retained onsite.
R/ See Civil Plans
 9. Submit Erosion Control Plan.
R/ See Civil Plans
 10. Permit approval from outside agencies will be required.
R/ Understood
 11. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Additional comments may follow upon further review of requested items.
R/ Understood

BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. Application is substantially compliant.

G. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404

Marcy Hofle, Deputy Fire Marshal (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. Cite on the plans (page A-1.0) and show the use of the current codes for

this project: Florida Fire Prevention Code (8th Ed.)

NFPA 1 (2021 Ed.)

NFPA 101 (2021 Ed.)

R/ See Corrected note on Sheet A-1.0

2. As per NFPA 1 (2021 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.

R/ See Architectural Plans Sheet A-1.1 for noted dimension.

3. Provide a complete FD Access route on the plans which is compliant with NFPA 1 (2021 Ed.) Chapter 18 in its entirety. --- Entering and exiting off Knights Road.

R/ See Architectural Plans Sheet A-1.4

4. The minimum width for FD access roads is 20' unobstructed as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.1, and as per NFPA 1 (2021 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).

R/ See Architectural Plans Sheet A-1.1 AND A-1.4.

5. Lastly, as per NFPA 1 (2021 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.

R/ See Architectural Plans Sheet A-1.4 FOR VEHICLE MANEUVER SIMULATIONS.

H. PUBLIC WORKS

Joseph Kroll, Public Works Director (jkroll@hollywoodfl.org) 954-967-4207

Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4526

1. Location of dumpster enclosure not provided. Show on site plan location of dumpster enclosure and method of trash removal.

R/ See Architectural Plans Sheet A-1.1. TRASH REMOVAL BY CITY WASTE MANAGEMENT VEHICLE.

I. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. No comments received.

J. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Division Manager (rcoote@hollywoodfl.org)

954-921-2923 Liliana Beltran, Housing inspector (lbltran@hollywoodfl.org) 954-921-

2923

1. No comments received.

K. 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. What is the entity that will be managing the padel sports club?

R/ Padel Essentials LLC

2. How many new jobs are anticipated as a result of this project?

R/ ~20

3. What does Phase 2 entail?

R/ The are no longer phases, phases have been removed for clarity

1. What entity would be managing this operation and would someone from that managing entity be on-site and if so, what would that schedule look like?

R/ Operating hours – 8AM-11PM -7 days a week

L. 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

RECOMMENDATION:

The following are the reviews and recommendations for the CPTED review of the blueprints for the **“600 Knights Road Hollywood, FL”- Preliminary.**

*****Note: Application is substantially compliant**

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

The effects of good exterior lighting can be generally summarized as safety, security, identification, attraction, beautification, environmental integrity and utility. It is essential to bear in mind that all of these effects are influenced by fixture and system design. Lighting will allow for natural surveillance of the building, therefore provide visibility and help define the border definition for the property at night. Lighting will also allow for spillover light to the existing property.

CPTED Strategies

Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.

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 ..
-Walking Surfaces	3	foot ..
-Recreational Areas	2-3	foot ..
-Building Entryways	5	foot ..

- These levels may be subject to reduction in specific circumstances where after-hours use is restricted.
- Research LED Lighting.
- A system of lighting fixture identification should be developed and enable anyone to easily report a malfunctioning fixture.
- Fully illuminate entrances, exits, fire escapes, parking lots, etc.
- 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).
- Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.
- Routinely inspect lighting to ensure that they are in working order and point towards the areas intended.
- Check whether the lighting around the building generally provides a soft, uniform source without deep shadows or glare.
- Install motion-sensing lighting on the sides of the buildings.
- If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.

Natural Surveillance

- Use a single, clearly identifiable, point of entry/exit.
- Use signs to direct visitors/patrons to the property, entrance/exit way points, along with parking.
- Ensure that buildings are clearly identified by street number to prevent unintended access and to assist people who are trying to find the building.
- Public entrances should be clearly defined by walkways and signage.
- There should be a separate area for employee parking and have it close to the property.
- Install a “peephole” on exterior doors to allow employees to verify deliveries.
- Ensure that ALL POLICE/FIRE emergency entries/exits are clearly marked and clear of obstruction.

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.

- Check all CCTV systems and ensure that they provide a clearly visible facial picture.

Natural Access Control

- Access control is an important means of reducing criminal opportunity. It is gained through controlling the entering and exiting of pedestrians and vehicles.
- Site Entrances should be easily securable.
- Pedestrian walkways should be clearly defined with curbs, sidewalks, or raised or striped walkways.
- Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
- Deliveries should be made during the daytime hours.
- Bathrooms & Trash Room should be kept locked after hours.
- Roof should remain locked when not in use
- Have Emergency Plan in place for employees and have periodic training to ensure they know the plan in the event of an emergency.

Landscaping

- Landscaping should be kept trimmed and well maintained.
- Plant height appropriate shrubbery along walkways 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.

General locations

- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.

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 lighted.
- Electrical service disconnects and gas valves should be equipped with locking devices.

Building(s) Perimeter Doors

- Perimeter doors should be designed for “heavy duty” (ANSI Grade III) applications.
- Exterior doors not used as designated entry points, should be locked to prevent entry.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

Fencing

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property.

Signage

- Ensure all areas of the premises are identified with proper signage.

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

M. 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 Christopher Crocitto, Project Manager (ccrocitto@hollywoodfl.org)

1. Not Applicable.

N. PARKING

Jovan Douglas, Division Director, Parking and Code Compliance (jdouglas@hollywoodfl.org) 954-921-3548 Angela Kelsheimer, Parking Operations Manager (akelsheimer@hollywoodfl.org) 954-921-3535

1. No comments received.

O. ADDITIONAL COMMENTS

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee does not find this application substantially compliant with all applicable regulations, therefore the Applicant must resubmit for 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,

Tasheema Lewis
Associate Planner

C: 1301 Plaza LLC/Khaled El Chaer via email
sovnew@hotmail.com Isabel Arzola via email
ic.arzola.a@gmail.com

May 2, 2024

Maria Pena
D3sign Architecture
3260 Northwest 7 Street
Miami, Florida 33125

Via Email Only

Dear Ms. Pena:

Re: Platting requirements for a parcel generally described as a portion of the Northeast $\frac{1}{4}$ of Section 17, Township 51 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the west side of Knights Road, south of Johnson Street, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's (BCLUP) platting requirements for a proposed non-residential development on the above referenced parcel. You have indicated that the current proposal consists of interior remodeling of the existing building with no planned construction of additional square footage.

Planning Council staff has determined that platting **would not be required** by Policy 2.13.1 of the BCLUP, since the proposed interior remodel/improvements would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext*. Conversely, if a principal building is constructed on the subject site, platting would be required by Policy 2.13.1.

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 Huda Ashwas at your convenience.

Maria Pena
May 2, 2024
Page Two

Respectfully,



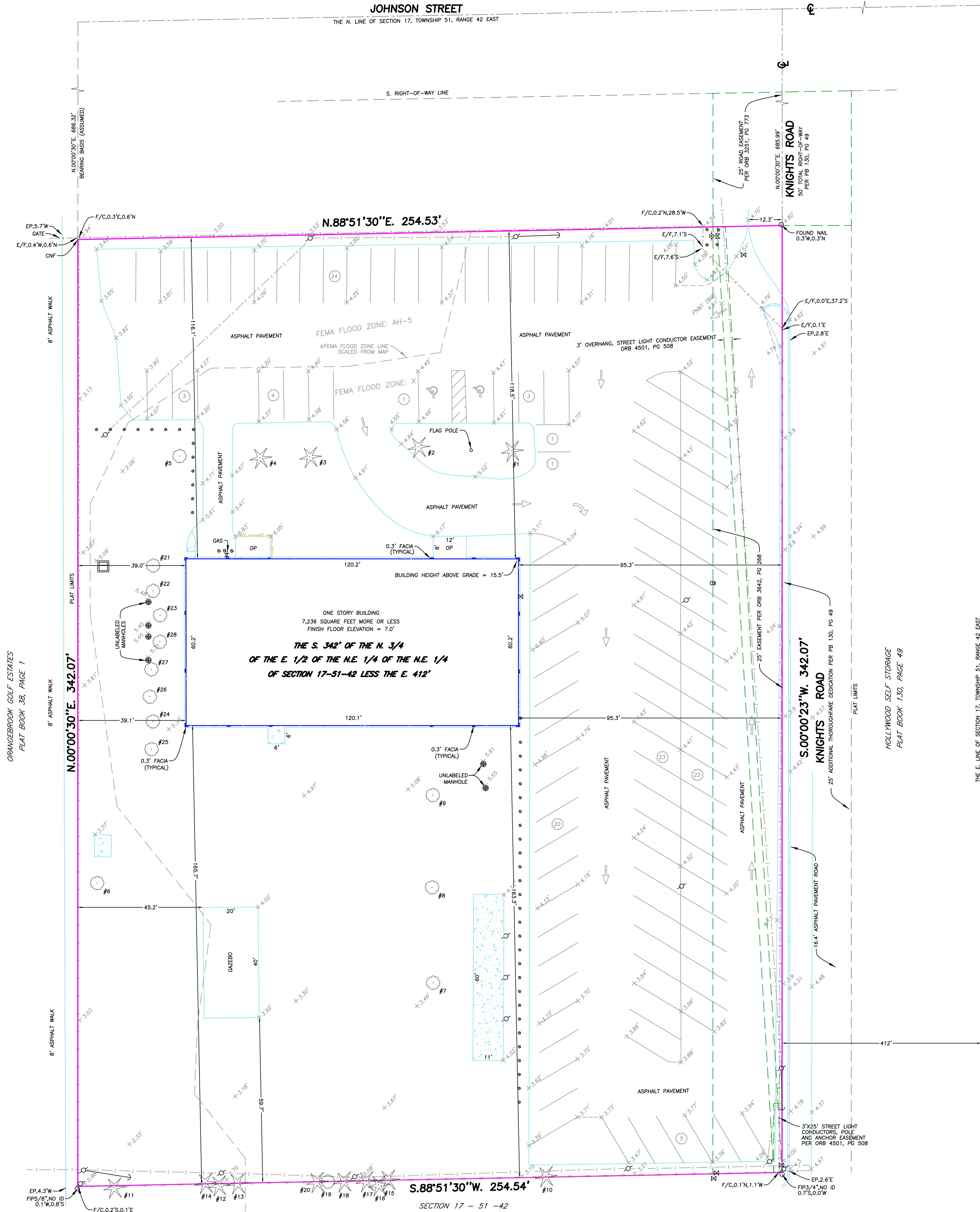
Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood





ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

The South 3/4 of the North Three-Quarters (N 3/4) of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Fifty-one (51) South, Range Forty-two (42) East, situate, lying and being in Broward County, Florida excepting therefrom the East 412 feet.

CERTIFIED TO:
TBD

PROPERTY ADDRESS
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

ALTA / NSPS LAND TITLE SURVEY
INVOICE # 44479U
SURVEY DATE 03/19/24

FLOOD ZONE X0.2%/AH-5
MAP DATE 08/18/14
MAP NUMBER 125113 0568H

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- ITEM 4: NET LAND AREA = 87,068 SQUARE FEET MORE OR LESS (2.0 ACRES MORE OR LESS)
GROSS LAND AREA* = 91,344 SQUARE FEET MORE OR LESS (2.1 ACRES MORE OR LESS)
*GROSS LAND AREA TAKEN TO CENTER OF 25' RIGHT OF WAY OF KNIGHTS ROAD ADJOINING PROPERTY
ITEM 5: BENCHMARK OF ORIGIN: PID - AD5675, ELEVATION = 5.24'
ITEM 6: NO DOCUMENTS PROVIDED TO SURVEYOR TO REVIEW
ITEM 9: TOTAL NUMBER OF PARKING SPACES = 108. BEING 106 STANDARD PARKING SPACES AND 2 HANDICAP PARKING SPACES.
ITEM 11: NO PLANS PROVIDED TO SURVEYOR TO REVIEW.
ITEM 12: NO GOVERNMENTAL AGENCY SURVEY RELATED REQUIREMENTS PROVIDED TO SURVEYOR

OWNERSHIP & ENCUMBRANCE REPORT (O&E)

THE LAW OFFICE OF RICHARD N. ROSA
DATE: MARCH 11, 2024
Re: File No. 2308-10 PA - FFN: 1441040

- 1.RECORDED MORTGAGES:
Made by: BLUEVIS, LLC, a Delaware limited liability company To: Father M.F Monahan Home Association, Inc. a Florida not-for-profit corporation (NOT A SURVEY MATTER)
Dated: November 21, 2023 Recorded: November 29, 2023 Instrument Number: 119252513 Amount: \$2,300,000.00
2.RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:
NONE. (NOT A SURVEY MATTER)
3.GENERAL EXCEPTIONS AND ENCUMBRANCES ABUTTING THE PROPERTY BOUNDARY:
1.Covenants, conditions, and restrictions as contained in Warranty Deed recorded 6/24/1966 in O.R. Book 3251, Page 769, Public Records of Broward County, Florida. (NOT REVIEWED BY SURVEYOR)
2.Easement contained in instrument recorded June 24,1966, under O.R. Book 3251, Page 773, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
3.Easement to City of Hollywood, Florida recorded in O.R. Book 3642, Page 268, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
4.Easement to Florida Power & Light Company recorded in O.R. Book 4242, Page 921, Public Records of Broward County, Florida.(NOT REVIEWED BY SURVEYOR)
5.Easement to Florida Power & Light Company recorded in O.R. Book 4501, Page 508, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
6.Ordnance recorded in O.R. Book 7649, Page 373, Public Records of Broward County, Florida. (NOT A SURVEY MATTER)
7.Agreement recorded in O.R. Book 14863, Page 321, Public Records of Broward County, Florida. (DOES NOT PERTAIN TO PROPERTY)
8.Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Atlantic Coast Surveying Inc., dated September 14, 2023, bearing Job # N/A: Fence encroaches over Northerly property line.Pavement encroaches onto property line and road right-of-way on Northeast property line.Concrete Wall encroaches into Northeasterly property line. (NOT A SURVEY MATTER)
4.SPECIAL EXCEPTIONS:NONE (NOT A SURVEY MATTER)

SCHEDULE BII

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
COMMITMENT NUMBER: 1441040
ISSUING OFFICE FILE NUMBER: 2308-10 PA
COMMITMENT DATE: AUGUST 25, 2023 AT 11:00 PM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--
Requirements are met. (NOT A SURVEY MATTER)

2. a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. (NOT A SURVEY MATTER)
b. Rights or claims of parties in possession not recorded in the Public Records. (NOT A SURVEY MATTER)
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. (NOT A SURVEY MATTER)
d. Easements or claims of easements not recorded in the Public Records. (NOT A SURVEY MATTER)
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (NOT A SURVEY MATTER)

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (NOT A SURVEY MATTER)

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. (NOT A SURVEY MATTER)

5. Covenants, conditions, and restrictions as contained in Warranty Deed recorded 6/24/1966 in O.R. Book 3251, Page 769, Public Records of Broward County, Florida. (NOT A SURVEY MATTER)

6. Easement contained in instrument recorded June 24,1966, under O.R. Book 3251, Page 773, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

7. Easement to City of Hollywood, Florida recorded in O.R. Book 3642, Page 268, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)
8. Easement to Florida Power & Light Company recorded in O.R. Book 4242, Page 921, Public Records of Broward County, Florida. (NOT REVIEWED BY SURVEYOR)

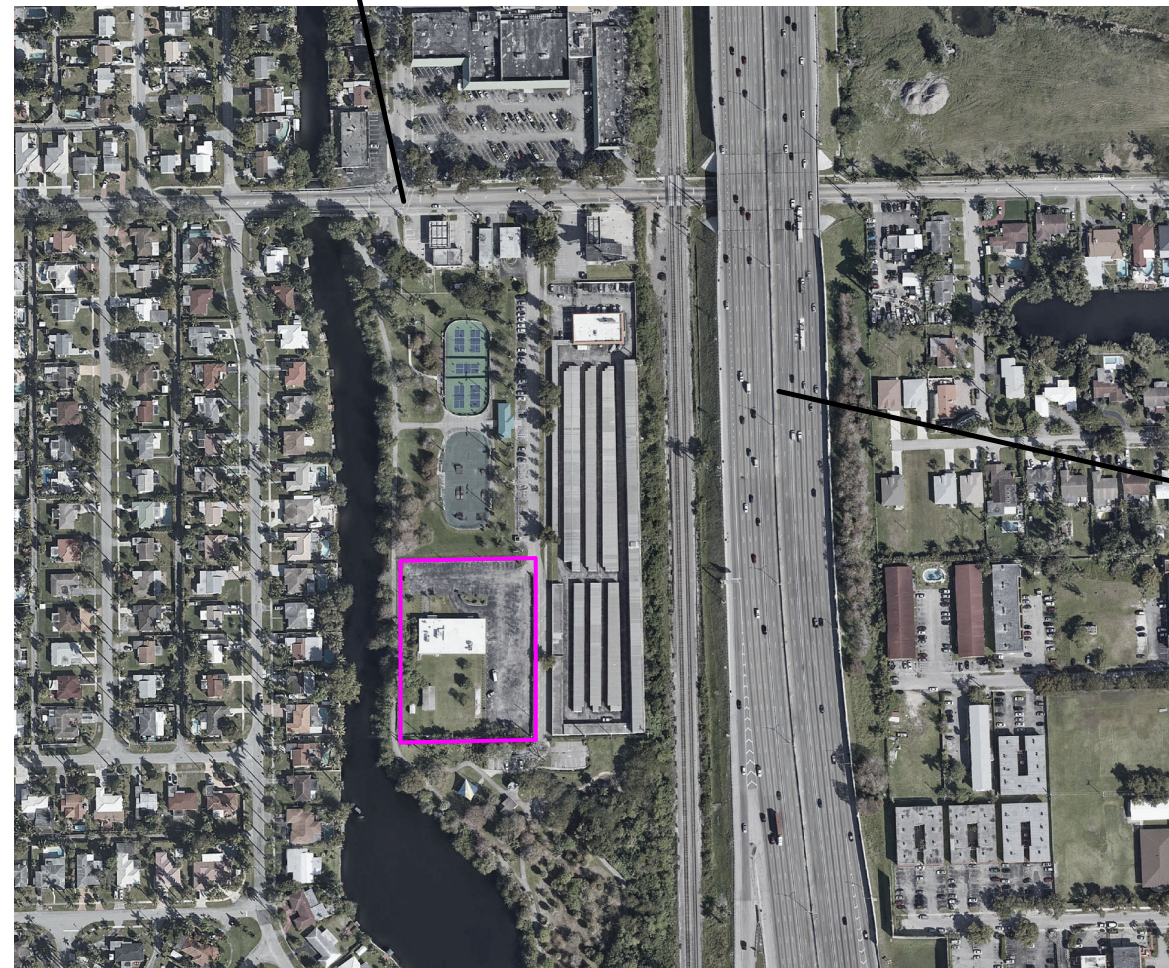
9. Easement to Florida Power & Light Company recorded in O.R. Book 4501, Page 508, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

10. Ordinance recorded in O.R. Book 7649, Page 373, Public Records of Broward County, Florida. (NOT A SURVEY MATTER)

11. Agreement recorded in O.R. Book 14863, Page 321, Public Records of Broward County, Florida. (DOES NOT PERTAIN TO PROPERTY)

12. Rights of the lessees under unrecorded leases. (NOT A SURVEY MATTER)

VICINITY MAP

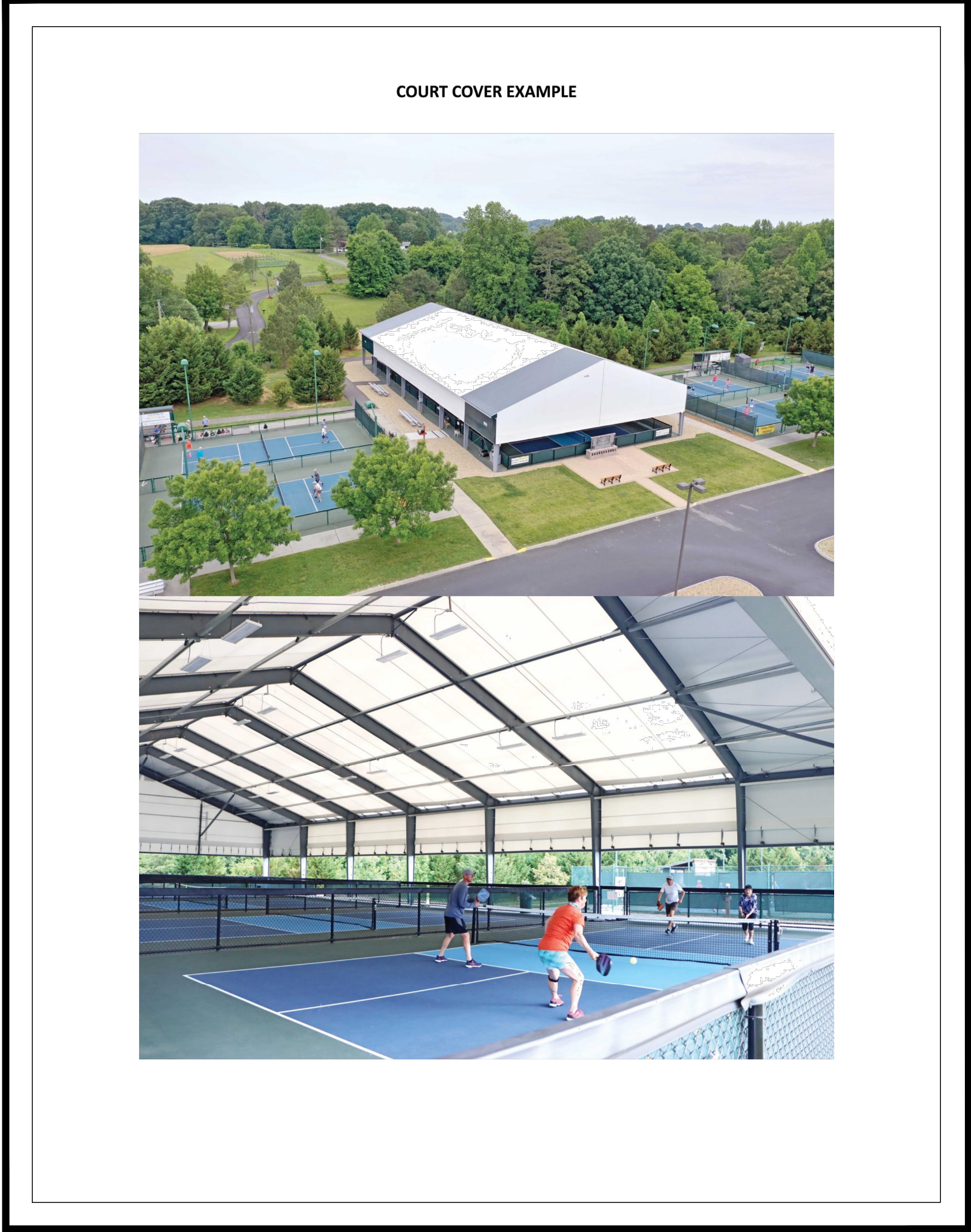


SURVEYOR'S NOTES

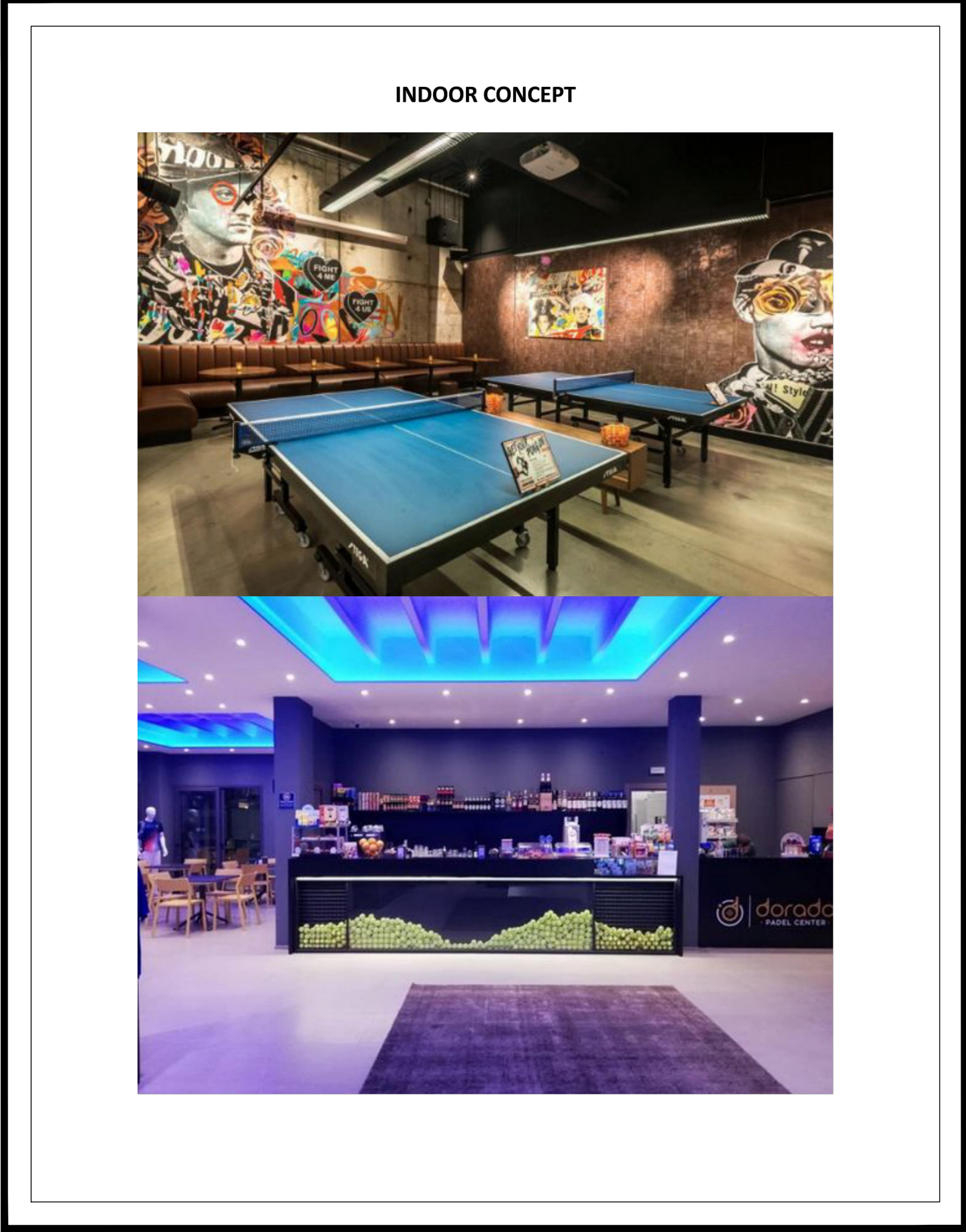
1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
12. DISTURBED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATE
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7B2, 7C, 8, 9, 10, 11A, 11B, 12, 14 and 18 of Table A thereof. The field work was completed on March 19, 2024.
Date of Plot or Map: March 21, 2024.

ATLANTIC COAST SURVEYING, INC.
PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Surfside, FL 33325
P: 954.587.2100 E: info@acswi.net



EXTERIOR RENDERINGS



INTERIOR REMODELING RENDERING

NEW PADEL BALL COURTS

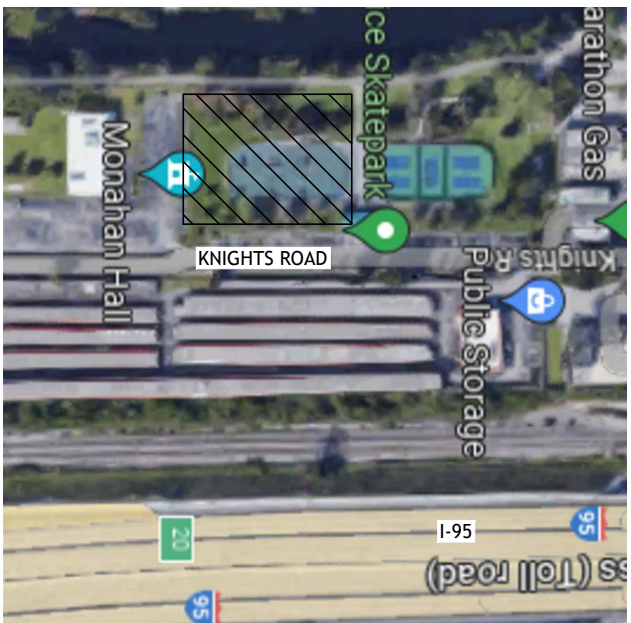
AT:

600 KNIGHTS ROAD

HOLLYWOOD, FLORIDA 33021

INDEX OF DRAWINGS:

ARCHITECTURAL	
A-1.0	COVER SHEET & INDEX
A-1.1	SITE PLAN / PARKING CALCULATIONS
A-1.2	BUILDING / COURTS ELEVATIONS
A-1.3	SITE ELEVATIONS
A-1.4	VEHICLE MANEUVER PLAN
A-1.5	SITE CONTEXT



AA0003569
ANTHONY LEON
0006762

3DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9379

SEAL

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code, Building - 2020, 7th Ed.
FLORIDA FIRE PREVENTION CODE - 8TH ED.
NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)
HOLLYWOOD Zoning Code - Latest Edition

TAC MEETING DATES:

January 22, 2024
May 20, 2024

FOLIO NUMBER: 5142 1700 0012

LEGAL DESCRIPTION:

THE S. 342' OF THE N $\frac{3}{4}$ OF E $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SEC.17-51-42 LESS THE E 412'

TYPE OF CONSTRUCTION:

TYPE III

BUILDING SQUARE FOOTAGE:

7,236 S.F.

SITE SQUARE FOOTAGE:

86,967.7 S.F.

CLASSIFICATION OF WORK:

NEW PADEL COURTS AND TENT
REMODELING

CLASSIFICATION OF USE:

A1 Assembly - Recreation

SCOPE OF WORK:

INTERIOR REMODELING OF EXISTING BUILDING.
NO ADDITION TO EXISTING SQUARE FOOTAGE.
ADDITION OF OPEN SIDED COVERED DROP OF
AREA. "CARPORT"
REMOVAL OF EXISTING COVERED OPEN SIDED
"FIELD HOUSE"
ADDITION OF 10 PADEL BALL COURTS, 3 OF
WHICH ARE COVERED WITH AN OPEN SIDED
TENT.

PROJECT TEAM

Architect of Record

ANTHONY LEON
3DESIGN, INC.
3260 NW 7th STREET
MIAMI, FLORIDA 33125
Off: 305-438-9377
Email: 3dtony@bellsouth.net

Structural Engineer

JUAN FERNANDEZ-BARQUIN, P.E., S.I.
Structural Engineer PE 40114
Threshold Inspector SI 0947
2520 NW 97th Avenue, Suite 240
Doral, FL, 33172
Off: 786-336-0881 / Fax:
786-336-0884
E-Mail: jfbeng@f-m.fm

MEP/FP Engineer

MARCOS MISRAHI
MARCOS MISRAHI, P.E, INC
19431 NE 19th Place,
MIAMI, FLORIDA
33179
Off: 305.527.3220
E-mail: mmisrahipe@gmail.com

Civil Engineer

SAMABI GROUP INC.
Consulting Engineers
13335 SW 124th STREET, SUITE 111
MIAMI, FL 33186
T: 305-454-8654
samabi@bellsouth.net

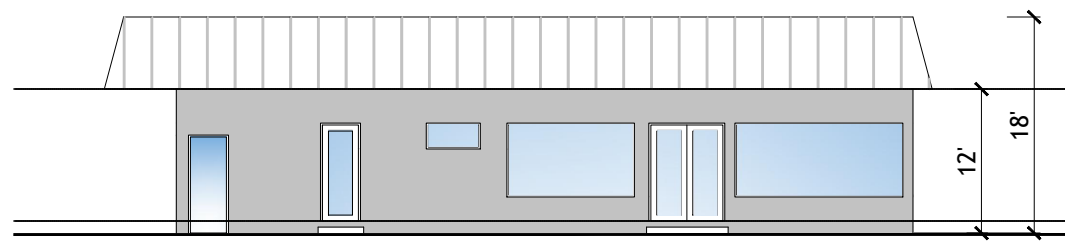
Landscape Architect

PATRICK K. HODGES #0000850
C. RIGHT STUDIOS
1810 E. TERRA MAR DRIVE.
POMPANO BEACH, FL.
33062
O: 954.591.6864
E-mail: corey@rightstudios.com

DRAWN BY:
REVISIONS:

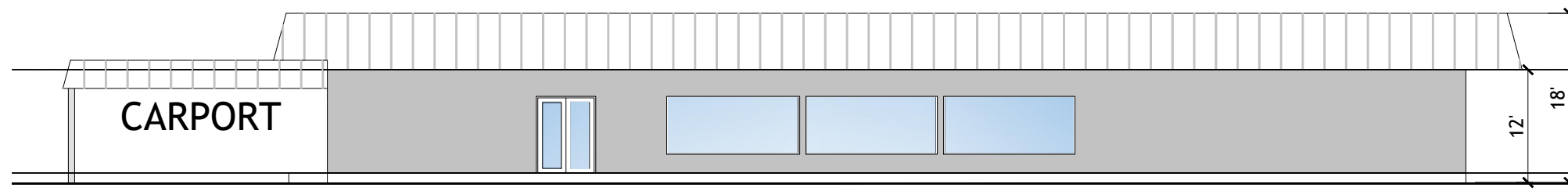
A-1.0

COVER SHEET



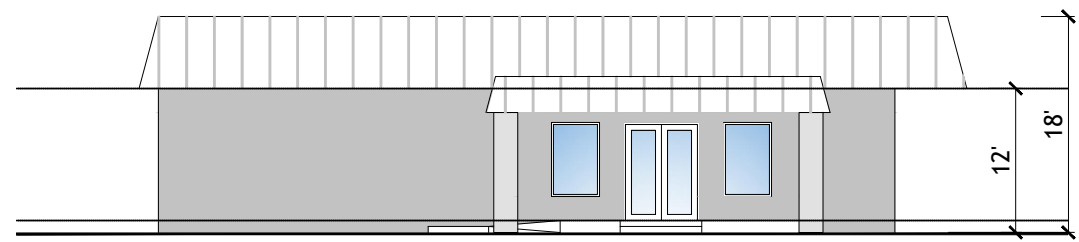
WEST BUILDING ELEVATION

1/16"=1'-0"



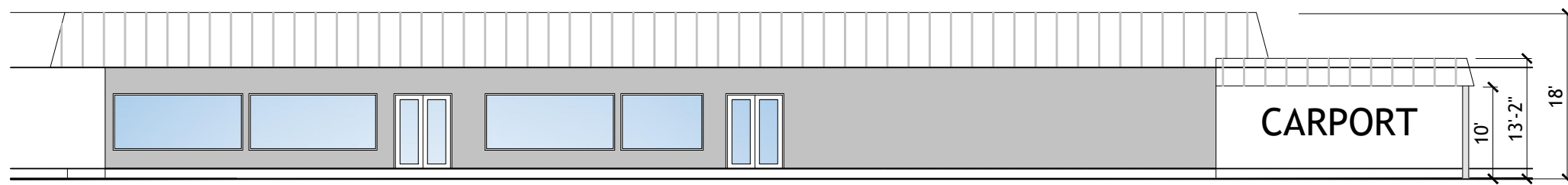
NORTH BUILDING ELEVATION

1/16"=1'-0"



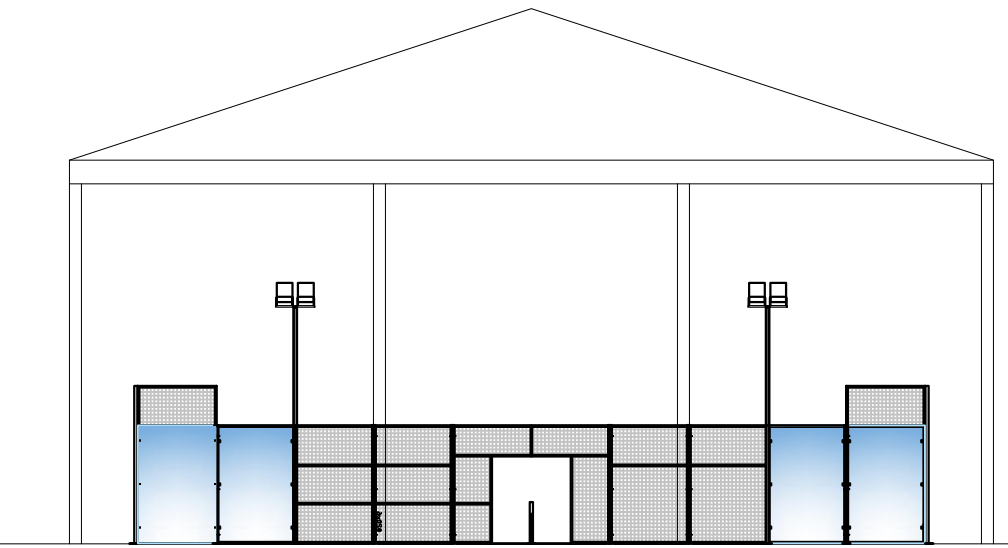
EAST BUILDING ELEVATION

1/16"=1'-0"



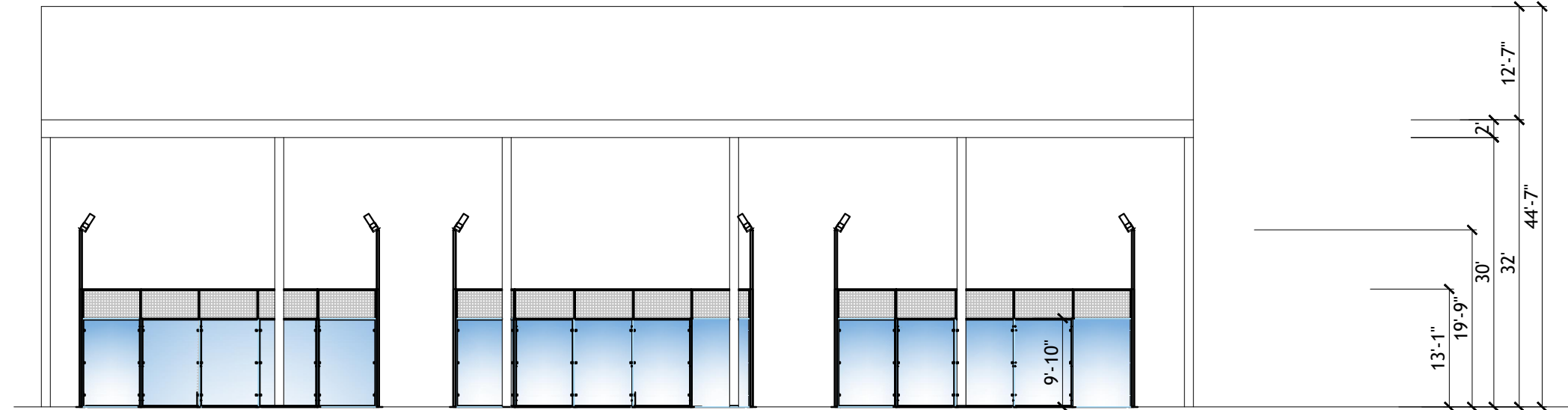
SOUTH BUILDING ELEVATION

1/16"=1'-0"



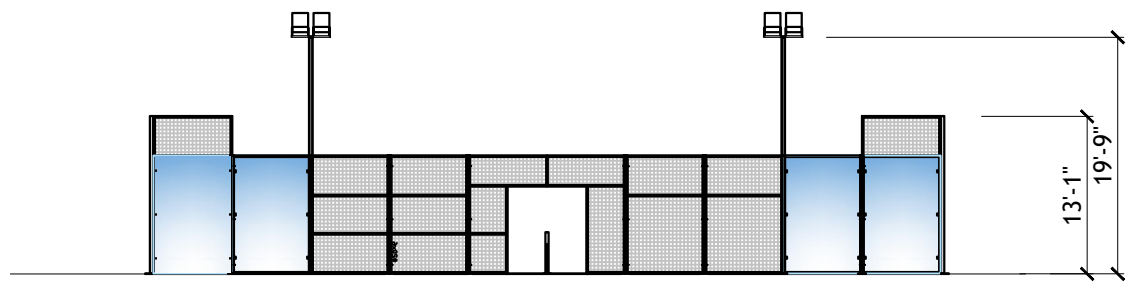
E & W COVERED COURT EL.

1/16"=1'-0"



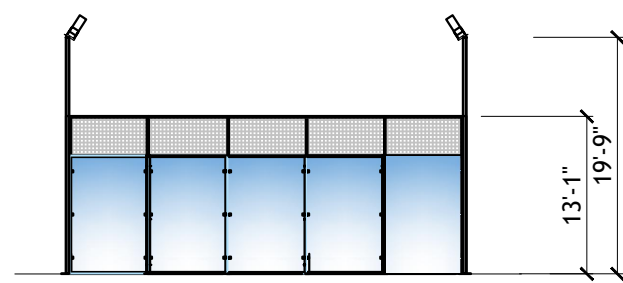
N & S COVERED COURT ELEVATION

1/16"=1'-0"



SIDE COURT ELEVATION

1/16"=1'-0"

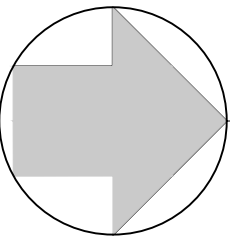
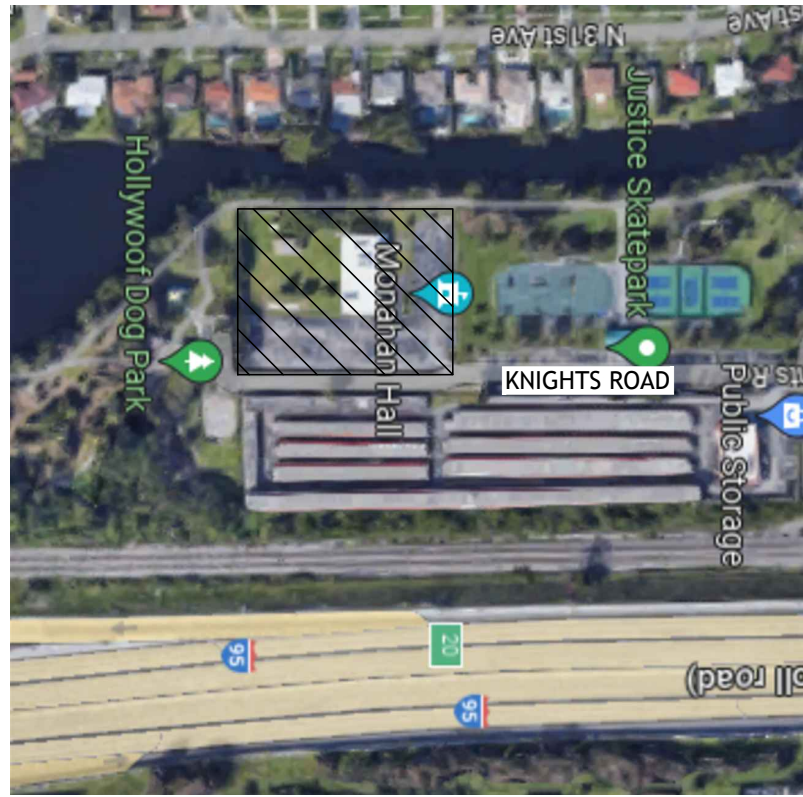


END COURT ELEVATION

1/16"=1'-0"

ELEVATIONS

1/16"=1'-0"



LOCATION



BUILDING METAL ROOF



BUILDING EXTERIOR
WALL FINISH (STUCCO)



PADDLE COURT EXAMPLE



PADDLE COURT ENCLOSURE MATERIALS:
-TEMPERED GLASS
-GALVANIZED STEEL POSTS, FRAME AND MESH



PADDLE COURT ROOF ENCLOSURE MATERIALS:
-GALVANIZED STEEL POSTS & FRAME
-POLYCARBONATE MEMBRANE TOP COVER

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

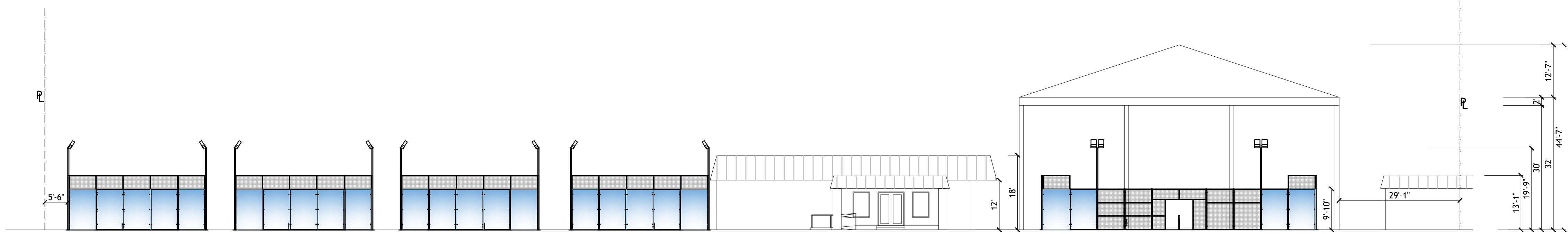
3260 Northwest 7th Street, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9378

PADL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:

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A-1.2
BUILDING/COURTS
ELEVATIONS &
MATERIALS



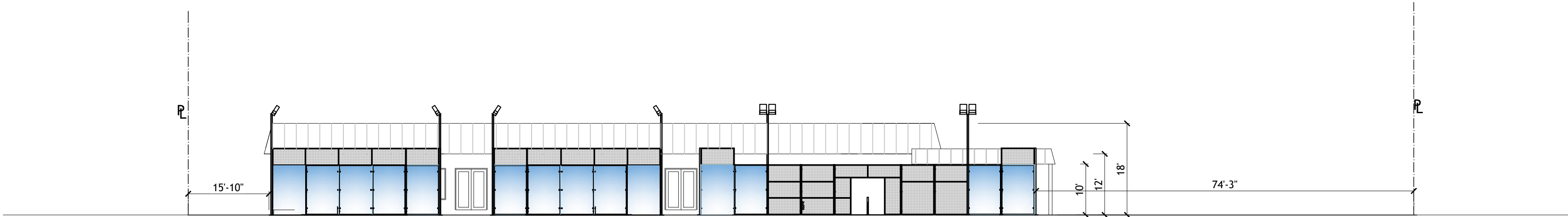
EAST ELEVATION

1/16 " = 1'-0"



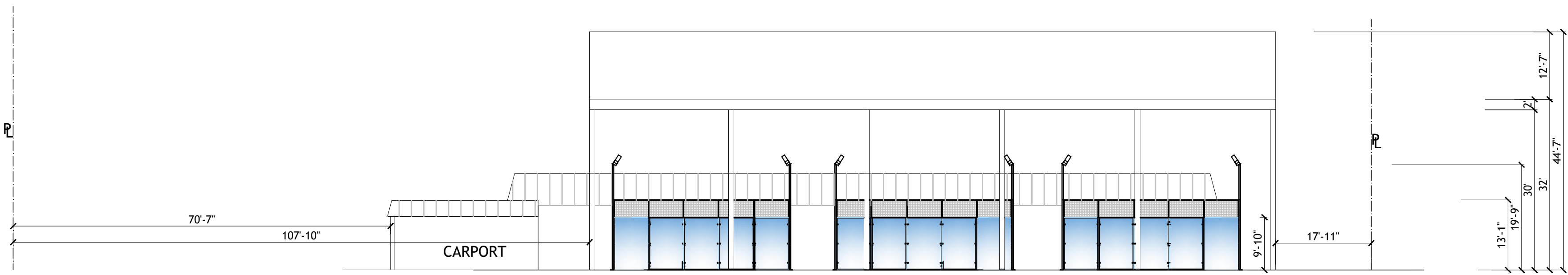
WEST ELEVATION

1/16 " = 1'-0"



SOUTH ELEVATION

1/16 " = 1'-0"



NORTH ELEVATION

1/16 " = 1'-0"

AA0003569
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

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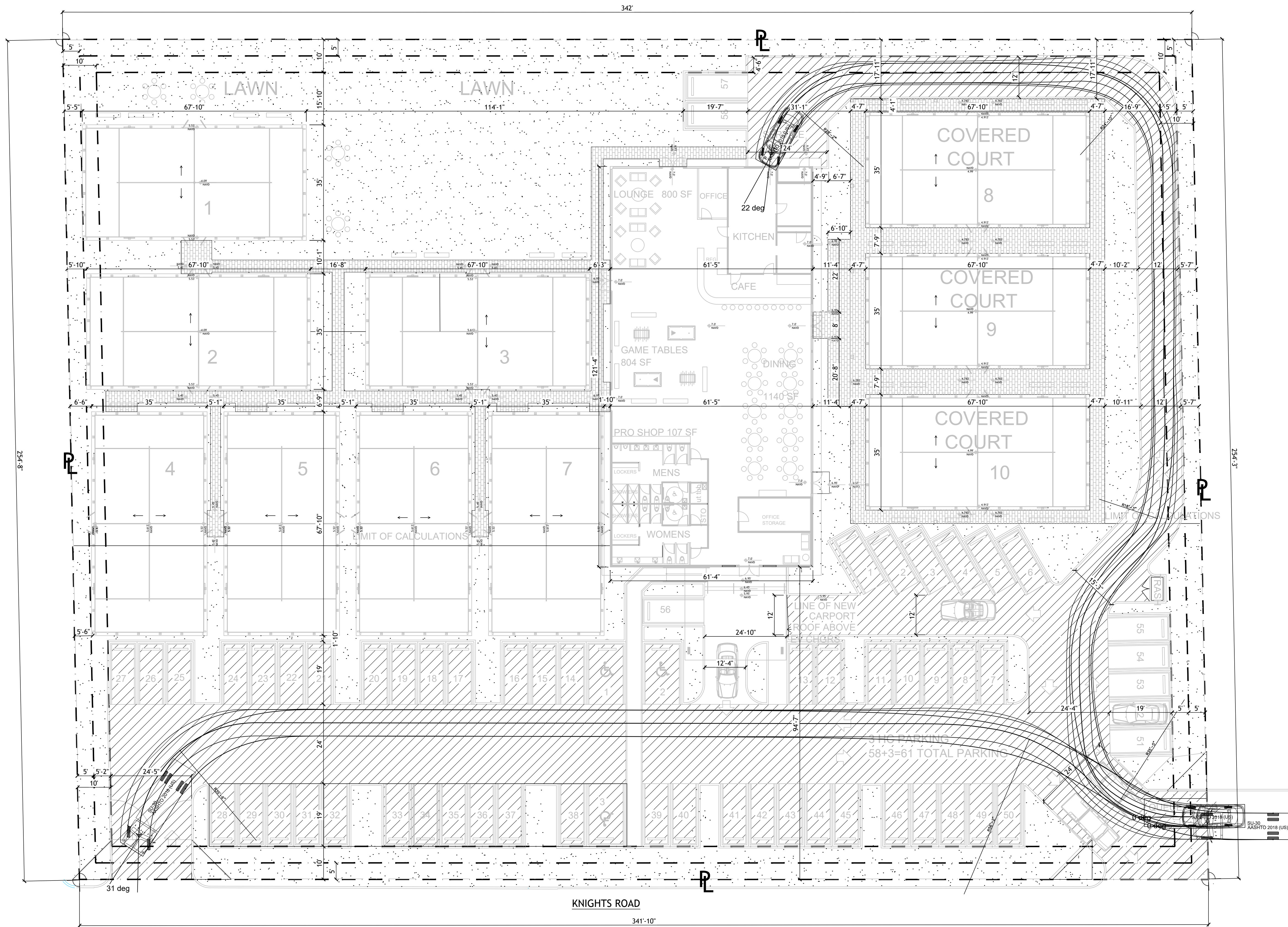


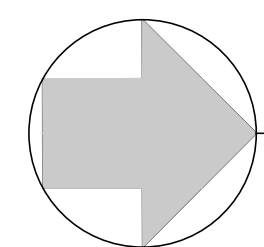
PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

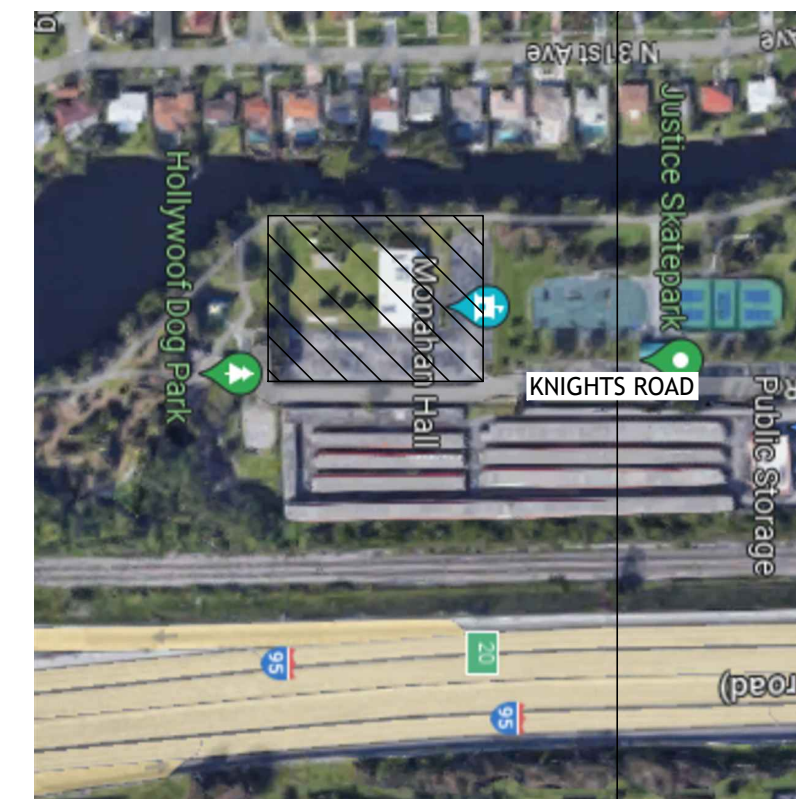
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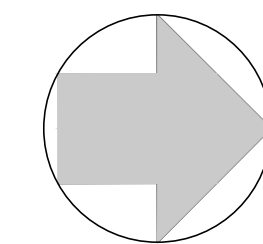
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A-1.3
SITE ELEVATIONS







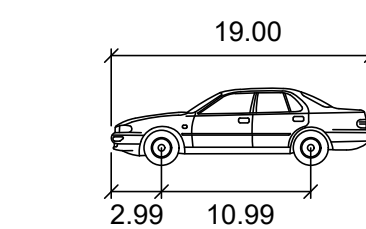
 **PROPOSED SITE PLAN**
1/16"=1'-0"



 **LOCATION**

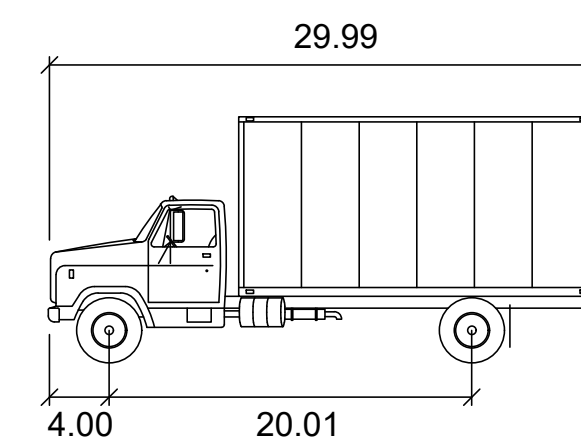
VEHICLE MANEUVER LEGEND

-  VEHICLE PATH
-  EXTERIOR SIDE OF FRONT TIRES
-  EXTERIOR SIDE OF REAR TIRES
-  VEHICLE BODY



P

Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.6 deg



SU-30

Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.8 deg

VEHICLE MANEUVER SIMULATIONS
WERE PERFORMED USING AUTOTURN
SOFTWARE

AA003660
AUTOTURN
001/152

3 DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
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PADEL HOLLYWOOD
AT:
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A-1.4
VEHICLE MANEUVER
PLAN


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 DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, 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 IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
9. 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.
10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
12. 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.
13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
14. 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.
15. 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 DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
16. 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.
17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	GENERAL NOTES (1 OF 2)	DRAWING NO.: C-01
	APPROVED: JG		


18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
19. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
20. 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.
21. 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 CITY ENGINEER.
22. 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.
23. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
24. 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.
25. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
26. ALL RAMP, SIDEWALK CURB RAMPS, AND, ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
27. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SOODED.
28. 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.
29. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
30. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
31. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
32. THE CITY PREFERS THAT IT'S OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.
33. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
34. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF ANY CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	GENERAL NOTES (2 OF 2)	DRAWING NO.: C-02
	APPROVED: JG		

STANDARD PROCEDURE FOR ROW PERMITS:

1. ENGINEERING DIVISION WILL NOT ISSUE R.O.W. PERMITS UNTIL THE UTILITY COMPANY SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING.
2. A REPRESENTATIVE FROM THE UTILITY COMPANY MUST ATTEND THE PRE-CONSTRUCTION MEETING, ALONG WITH THE CONTRACTOR AND/OR SUB-CONTRACTOR ACTUALLY PERFORMING THE WORK. CONTACT INFORMATION FOR THE UTILITY COMPANY REPRESENTATIVE AND THE CONTRACTOR PERFORMING THE WORK MUST BE PROVIDED FOR EACH PROJECT DURING THE PRE-CONSTRUCTION MEETING.
3. PERMITS WILL BE ISSUED FOR A DEFINED PERIOD OF TIME, AND ARE ONLY VALID DURING THE SPECIFIED TIME. THE PERMIT DURATION WILL BE DETERMINED DURING PLAN REVIEW AND WILL BE BASED ON THE SCOPE OF WORK. THE PERMIT WILL ONLY BE VALID DURING THE TIME PERIOD STATED ON THE APPROVED PLANS.
4. WHEN CROSSING OF THE CITY'S CRITICAL OPERATIONAL INFRASTRUCTURE, WHICH IS GENERALLY ANY UTILITY PIPE SIZES 12" AND GREATER, UTILITY COMPANY MUST SUBMIT A SIGNED LETTER FROM AN AUTHORIZED PERSON FROM THE COMPANY, ACKNOWLEDGING THAT THE PROJECT PROPOSES TO CROSS SUCH INFRASTRUCTURE. THIS LETTER SHOULD BE SUBMITTED DURING INITIAL PERMIT SUBMITTAL TO PREVENT DELAYS IN ISSUANCE OF R.O.W. PERMIT. THE LETTER SHALL BE ACCOMPANIED BY A MAP SHOWING THE LOCATION OF ALL SUCH CRITICAL INFRASTRUCTURE BEING CROSSED AND SUCH MAP SHALL BE ON THE COVER PAGE OF THE PERMIT PLAN SET.
5. PERMITS MUST BE ONSITE DURING CONSTRUCTION. ANY CITY EMPLOYEE WITH PROPER IDENTIFICATION CAN STOP AND ASK A CONTRACTOR FOR THEIR PERMITTED SET OF PLANS, AND STOP WORK FOR ANY CONTRACTOR WHO DO NOT PRESENT A VALID PERMITTED SET OF PLANS. A CONTRACTOR WORKING OUTSIDE OF THE PERMIT ISSUANCE WINDOW IS CONSIDERED TO BE WORKING WITHOUT A PERMIT, AND WILL BE SUBJECT TO ISSUANCE OF A VIOLATION FOR DOING WORK WITHOUT A PERMIT. VIOLATIONS FOR WORK WITHOUT A PERMIT CAN RESULT IN SUSPENSION OF A CONTRACTOR'S ABILITY TO OBTAIN PERMITS TO WORK WITHIN THE CITY.
6. WHEN A PROPOSED UTILITY CROSSES AN EXISTING CITY GRAVITY SANITARY SEWER OR DRAINAGE PIPE, THE UTILITY COMPANY MUST TELETYPE THE PIPE, AND PROVIDE VIDEO AT THE POINT OF CROSSING. A CLEAR SKETCH WITH DIMENSIONS MUST BE PROVIDED IDENTIFYING THE CROSSING POINT. THIS HAS TO BE DONE PRIOR TO SCHEDULING FINAL INSPECTION.
7. WHENEVER A PROPOSED UTILITY CROSSES EXISTING CITY UTILITIES, THE DEPTH OF THE EXISTING CITY UTILITIES MUST BE FIELD VERIFIED VIA SOFT DIGS, OR OTHER ACCEPTABLE METHODS THAT CAN ACCURATELY DETERMINE THE TRUE DEPTH OF THE EXISTING UTILITY. IF A METHOD OTHER THAN SOFT DIG IS UTILIZED TO IDENTIFY THE DEPTH OF EXISTING UTILITIES, THE PERMITEE MUST NOTIFY THE CITY OF THE METHOD, AND PROVIDE INFORMATION ATTESTING TO THE ACCURACY OF THE METHOD. MINIMUM VERTICAL AND HORIZONTAL SEPARATIONS NOTED ON THE APPROVED PLANS MUST BE PROVIDED.
8. PRIOR TO FINAL INSPECTION, AN AS-BUILT PLAN AND BORE LOG MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE AS-BUILT PLAN MUST CLEARLY IDENTIFY THE DEPTH OF THE CITY'S EXISTING UTILITY AT THE POINT WHERE THE NEWLY INSTALLED UTILITY CROSSES IT, AND THE DEPTH AT WHICH THE NEW UTILITY WAS INSTALLED. THIS IS TO VERIFY THAT PROPER SEPARATION DISTANCES HAVE BEEN PROVIDED.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	ROW PERMITS STANDARD PROCEDURE	DRAWING NO.: C-03
	APPROVED: JG		

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006762

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9378

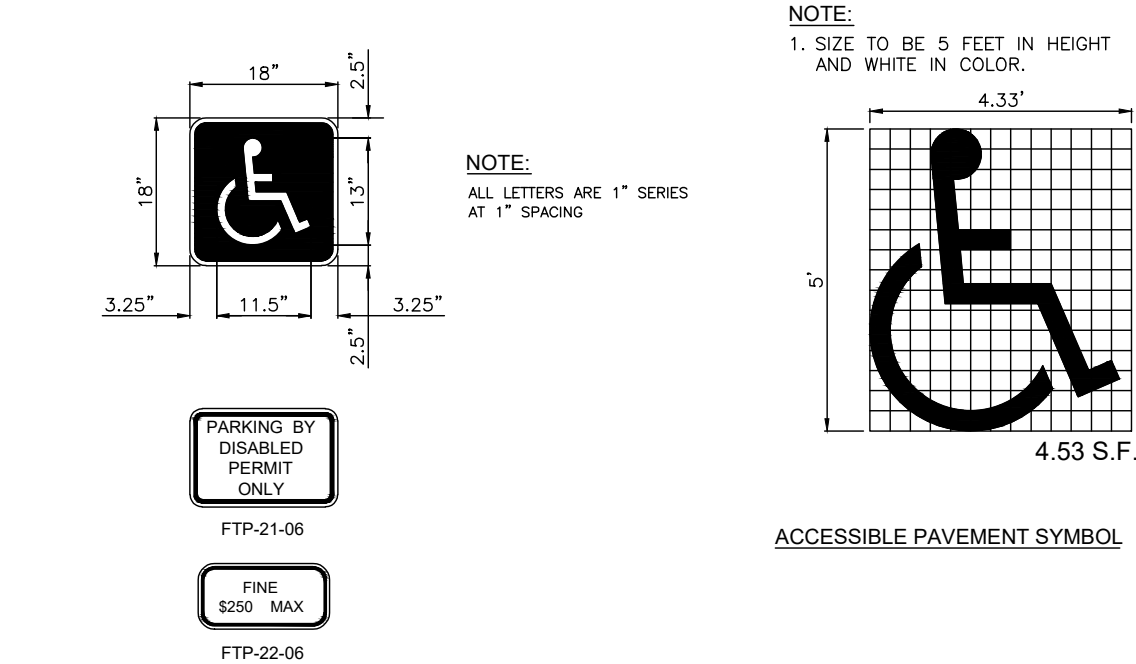
PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

REVISIONS:

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TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
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A-1.6
STANDARD DETAILS



NOTE:

1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

NOTE:
ALL LETTERS ARE 1" SERIES
AT 1" SPACING


ACCESSIBLE PAVEMENT SYMBOL

SIGNAGE NOTES:

1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMP, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
	APPROVED: JG		

GENERAL NOTES:

1. Cross Slopes and Grades:

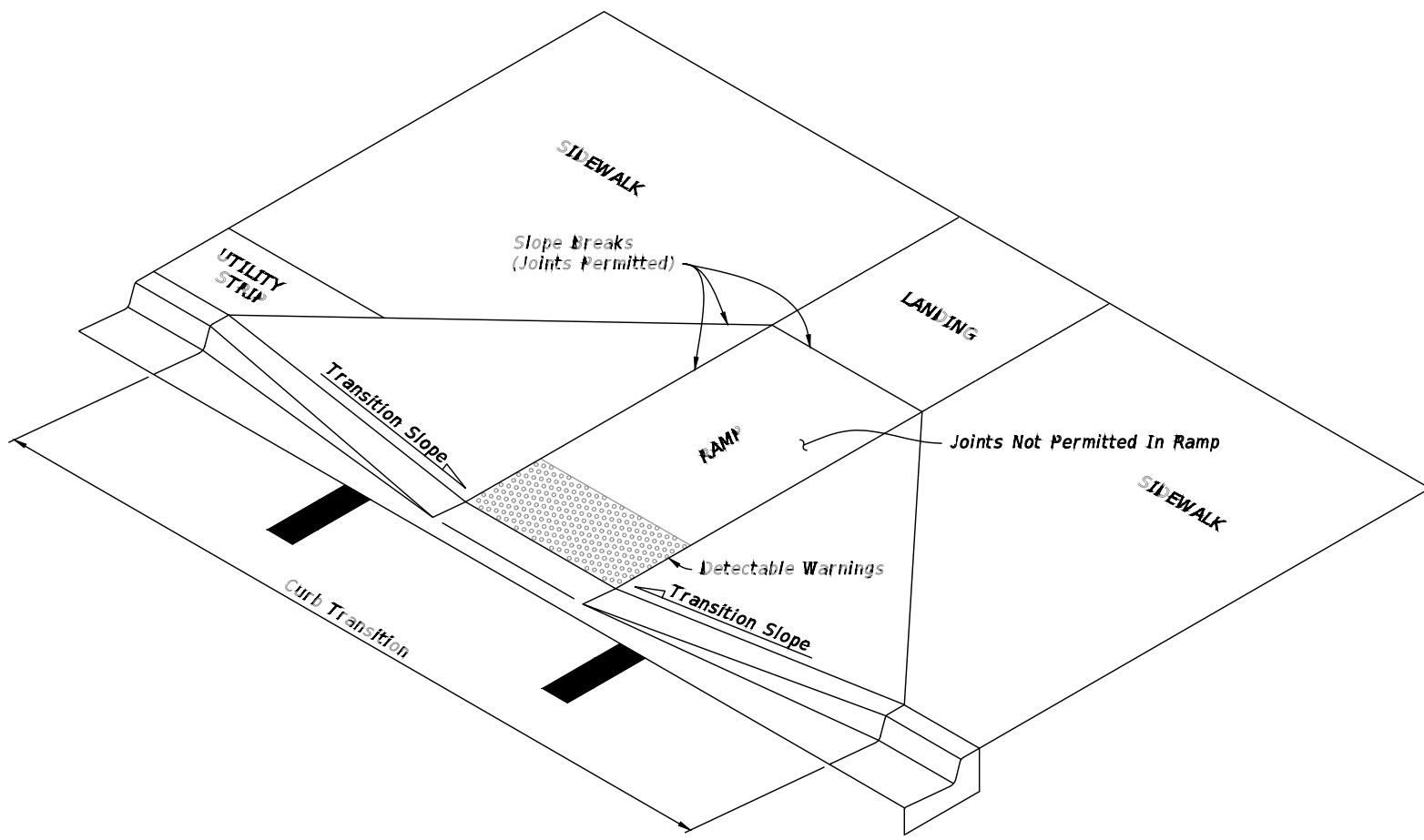
- A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
 - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
 - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
 - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
- A. Refer to Index 522-001 for concrete thickness and sidewalk details.
 - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 3 feet long.
 - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

- A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
- B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

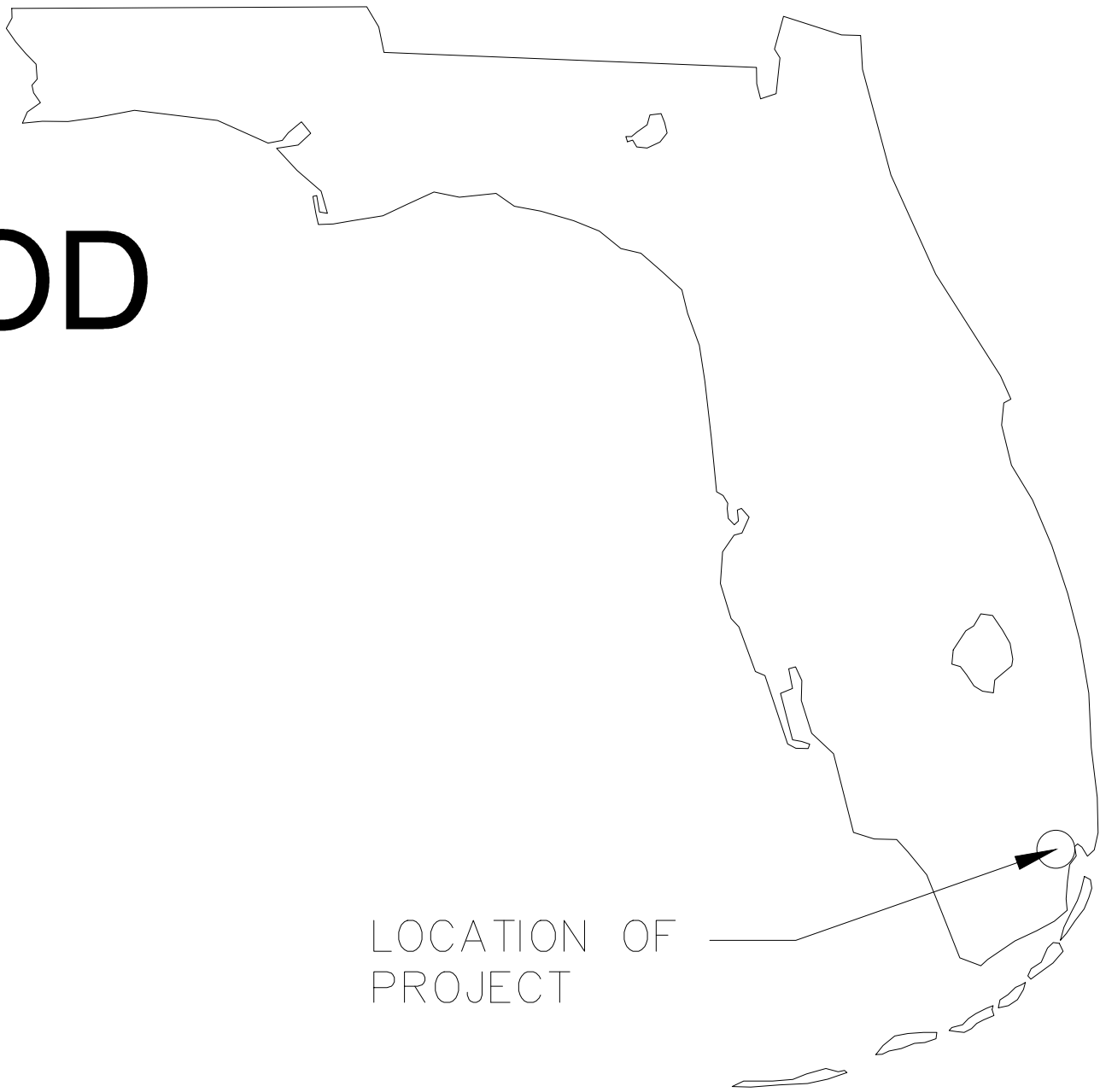
- A. Install detectable warnings in accordance with Specification 527.
- B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
- C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



CURB RAMP NOMENCLATURE

LAST REVISION 11/11/21	DESCRIPTION	FY 2024-25 STANDARD PLANS	INDEX 522-002	SHEET 1 of 7
			DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	


PROPOSED CIVIL WORKS FOR PADEL HOLLYWOOD AT 600 KNIGHTS ROAD, HOLLYWOOD TWP 51-S, RGE 42-E, SEC 17

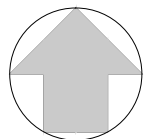
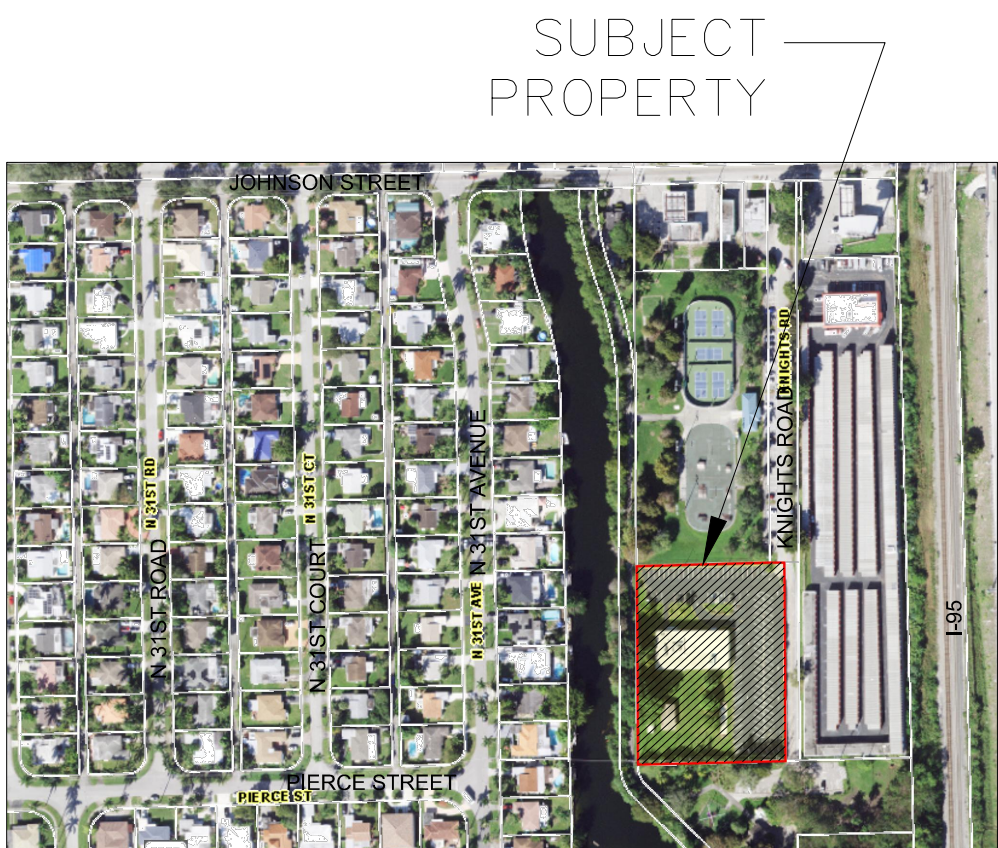


AA0003659
ANTHONY LEON
006752

3
DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

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 DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, 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 IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.			
5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.			
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.			
7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).			
8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.			
9. 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.			
10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.			
11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.			
12. 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.			
13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.			
14. 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.			
15. THE CONTRACTOR SHALL NOT ENCRDACH 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 DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.			
16. 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.			
17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.			
	ISSUED: MAY 2023 DRAWN: EG APPROVED: JG	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION GENERAL NOTES (1 OF 2)	REVISED: - DRAWING NO.: C-01



LOCATION MAP
SCALE: 1"=300'

LEGAL DESCRIPTION:

THE SOUTH 3/4 2 FEET OF THE NORTH THREE-QUARTERS (N 3/4) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17 (17), TOWNSHIP FIFTY-ONE (51) SOUTH, RANGE FORT-TWO (42) EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA EXCEPTING THEREFROM THE EAST 412 FEET.

(FOLIO # 5142-1700-0012)

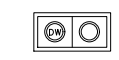

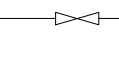
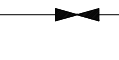
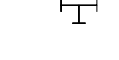
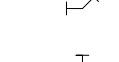
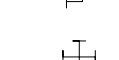



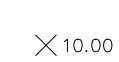
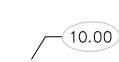


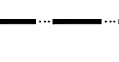
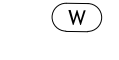
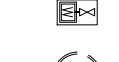





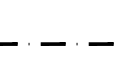




INDEX OF DRAWINGS:

- C-1 LOCATION MAP, GENERAL NOTES
- C-2 DRAINAGE – PLAN & NOTES
- C-3 PAVING & GRADING – PLAN & NOTES
- C-4 PAVING & GRADING – SECTIONS & DETAILS
- C-5 PAVING, GRADING AND DRAINAGE – DETAILS & NOTES
- C-6 STORMWATER POLLUTION PREVENTION PLAN – PLAN, DETAILS & NOTES

PROJECT DESCRIPTION:

PROPOSED ON-SITE PAVING, GRADING AND DRAINAGE SYSTEM FOR PADEL BALL COURT FACILITY (PADEL HOLLYWOOD).

LEGEND


- +— FLOW DIRECTION
-  PROP. DRAINAGE WELL
-  PROP. CATH BASIN
-  EXIST. VALVE
-  PROP. VALVE
-  TEE
-  45 DEG. BEND
-  90 DEG. BEND
-  CROSS
-  PROP. REDUCER
-  PROP. PLUG
-  EXFILTRATION TRENCH
-  EXIST. ELEVATION
-  PROP. ELEVATION
-  EXIST. CLEAN OUT
-  PROP. CLEAN OUT
-  EXIST. GAS MAIN
-  EXIST. WATER METER
-  PROP. WATER METER
-  EXIST. STORM MANHOLE
-  PROP. STORM MANHOLE
-  EXIST. SAN. MANHOLE
-  PROP. SAN. MANHOLE
-  EXIST. FIRE HYDRANT
-  PROP. FIRE HYDRANT
-  EXIST. WATER MAIN
-  EXIST. SAN. SEWER LINE
-  EXIST. STORM LINE

ABBREVIATIONS

- | | |
|----------|---------------------------|
| ABD | ABANDONNED |
| ARV | AIR RELEASE VALVE |
| BFV | BUTTERFLY VALVE |
| BL | BASE LINE |
| BST | BELL SOUTH TELEPHONE |
| CB | CATCH BASIN |
| C&G | CURB AND GUTTER |
| OIP | CAST IRON PIPE |
| CL | CENTERLINE |
| CO | CLEAN OUT |
| DIP | DUCTILE IRON PIPE |
| E | EAST |
| EOP | EDGE OF PAVEMENT |
| EL, ELEV | ELEVATION |
| ESMT | EASEMENT |
| EXIST | EXISTING |
| EXT | EXTENSION |
| FH | FIRE HYDRANT |
| FPL | FLORIDA POWER & LIGHT |
| FT | FOOT/FEET |
| FVO | FLUSHING VALVE OUTLET |
| GV | GATE VALVE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HORIZ | HORIZONTAL |
| LF | LINEAR FEET |
| LT | LEFT |
| MH | MANHOLE |
| ML | MONUMENT LINE |
| MW | MONITORING WELL |
| N | NORTH |
| NTS | NOT TO SCALE |
| PL | PROPERTY LINE |
| PROP | PROPOSED |
| PVC | POLYVINYL CHLORIDE |
| RT | RIGHT |
| R/W | RIGHT-OF-WAY |
| S | SOUTH |
| SAN, SS | SANITARY SEWER |
| SCH | SCHEDULE |
| ST | STORM SEWER |
| TC | TERRA COTTA |
| TS | TAPPING SLEEVE |
| TV | TAPPING VALVE |
| TBFV | TO BE FIELD VERIFIED |
| VERT | VERTICAL |
| W | WEST |
| WM | WATER MAIN |

- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
- 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.
- 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 CITY ENGINEER.
- 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.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- 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.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RAMPS, SIDEWALK CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- 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.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- THE CITY PREFERS THAT ITS OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
- 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).



	ISSUED: MAY 2023 DRAWN: EG APPROVED: JG	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION GENERAL NOTES (2 OF 2)	REVISED: - DRAWING NO.: C-02
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PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

REVISIONS:

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

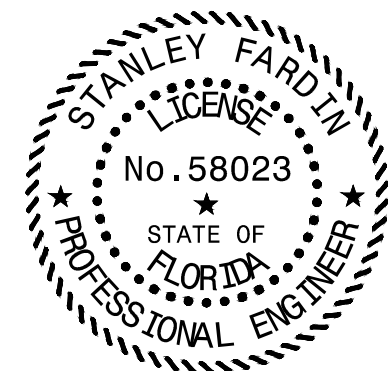
C-1

LOCATION MAP
& GENERAL NOTES



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!



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STANLEY FARDIN, P.E. ON THE DATE ADJACENT TO THE SEAL.

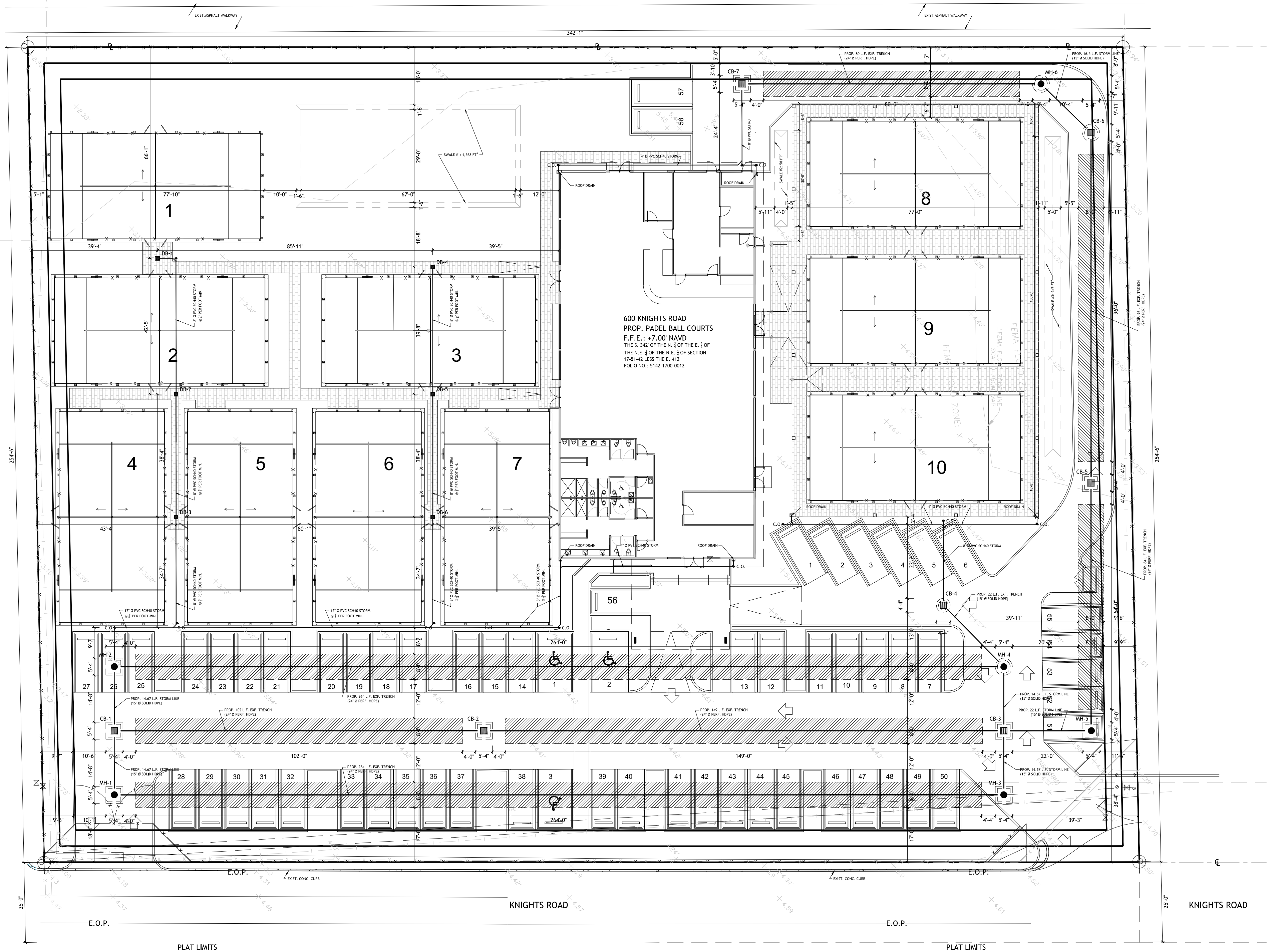
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Stanley Fardin, P.E.
FL P.E. # 58023
Date: 05-05-2024

Samabi INC.
Consulting Engineers

12708 SW 71st TERRACE
MIAMI, FL 33183
T: 305-454-8212
samabi@bellsouth.net

Certificate of Authorization No.: 26611



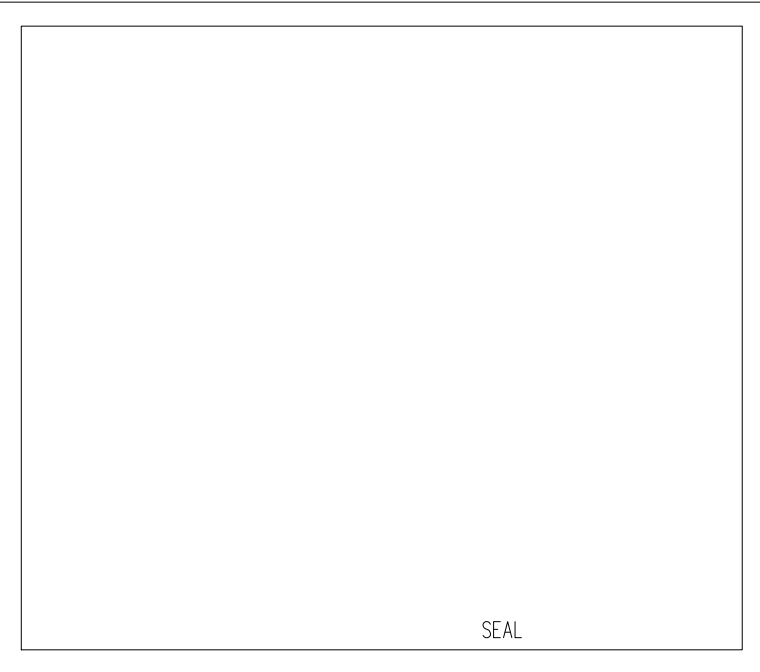
SPECIALE NOTES:

- 1- SEE SHEET C-5 FOR PAVING, GRADING & DRAINAGE DETAILS AND NOTES.
- 2- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL PIPING, INLETS/CATCH BASINS, WELL BOX, WELL CASING, AND ALL OTHER APPURTENANCES TO THE ENGINEER-OF-RECORD FOR REVIEW, PRIOR TO PURCHASING AND INSTALLING.
- 3- CONTRACTOR SHALL REPAIR/REPLACE EXISTING PAVEMENT, CURB AND GUTTER, DRIVEWAY, SIDEWALK, AND OTHER EXISTING FEATURES DAMAGED DURING THE INSTALLATION OF THE IMPROVEMENTS AS PER THE CITY OF MIAMI AND/OR FDOT STANDARDS.
- 4- ALL EXISTING PAVEMENT MARKINGS AND SIGNAGE IN THE RIGHT-OF-WAY TO REMAIN.
- 5- ALL PROPOSED PAVEMENT MARKINGS AND SIGNAGES SHALL CONFORM TO THE CITY OF MIAMI AND/OR FDOT STANDARDS.
- 6- FOR INSTALLATION OF PROPOSED CURB AND GUTTER, SAWCUT E.O.P, AND MATCH EXISTING ELEVATIONS.
- 7- FOR MAINTENANCE OF TRAFFIC, REFER TO FDOT INDEX NO. 600, AND NO. 603
- 8- FOR ADDITIONAL NOTES AND SPECIFICATIONS, CONTRACTOR SHALL REFER TO THE CITY OF MIAMI DEPARTMENT OF RESILIENCE AND PUBLIC WORKS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

AA0003569
ANTHONY ALON
0016752

3 DESIGN
ARCHITECTURE

3280 Northwest 7th Street, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9378



PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

SCHEDULE OF DRAINAGE STRUCTURES

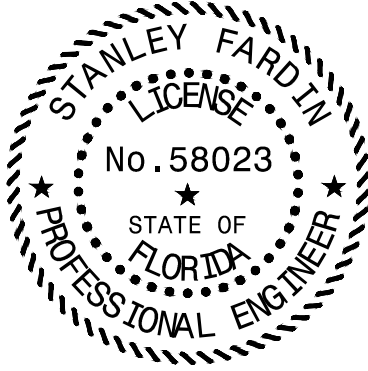
 **DRAINAGE - PLAN**
SCALE 1:20

MARK	SIZE	TOP EL.	BOTT. EL.	INVERTS				NOTES
				N	S	E	W	
DB-1	12" DIA.	05.30'		3.50' (8")				Nyloplast Drain Basin with Pedestrian (H-10) Grate, Lockable & Hinged (1299CGP), w/ Flexstorm Filter (62LRDFX) or 'approved equal'; Provide 24" Sump
DB-2	12" DIA.	05.30'				3.05' (8")	3.05' (8")	
DB-3	12" DIA.	05.30'				2.00' (8")	2.65' (8")	
DB-4	12" DIA.	05.30'					3.50' (8")	
DB-5	12" DIA.	05.30'				3.05' (8")	3.05' (8")	
DB-6	12" DIA.	05.30'				2.65' (8")	2.65' (8")	
CB-1	64"x64"	04.40'	-2.60'	-0.60' (24")		0.75' (15")	0.75' (15")	Provide 24" Sump; Baffle (N)
CB-2	64"x64"	04.50'	-2.60'	-0.60' (24")	-0.60' (24")			Provide 24" Sump; Baffle (N, S)
CB-3	64"x64"	04.40'	-2.60'	0.75' (15")	-0.60' (24")	0.75' (15")	0.75' (15")	Provide 24" Sump; Baffle (S)
CB-4	52" Dia.	04.50'				1.50' (15")	1.50' (8")	Provide 24" Sump
CB-5	64"x64"	04.40'	-2.60'			-0.60' (24")	-0.60' (24")	Provide 24" Sump; Baffle (E, W)
CB-6	64" Dia.	04.50'	-2.60'			-0.60' (24")	0.75' (15")	Provide 24" Sump; Baffle (E)
CB-7	64"x64"	04.60'	-2.60'	-0.60' (24")		2.50' (8")		Provide 24" Sump; Baffle (N)
MH-1	64"x64"	04.60'	-2.60'	-0.60' (24")			0.75' (15")	Provide 24" Sump; Baffle (N)
MH-2	64"x64"	04.80'	-2.60'	-0.60' (24")		0.75' (15")	1.00' (12")	Provide 24" Sump; Baffle (N)
MH-3	64"x64"	04.75'	-2.60'		-0.60' (24")		0.75' (15")	Provide 24" Sump; Baffle (S)
MH-4	64" Dia.	04.75'	-2.60'		-0.60' (24")	0.75' (15")	1.00' (15")	Provide 24" Sump; Baffle (S)
MH-5	64"x64"	04.85'	-2.60'		2.50' (15")		-0.60' (24")	Provide 24" Sump; Baffle (W)
MH-6	64" Dia.	04.40'	-2.60'		-0.60' (24")	0.75' (15")		Provide 24" Sump; Baffle (S)

**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!



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STANLEY FARDIN, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Stanley Fardin, P.E.
FL P.E. # 58023
Date: 05-05-2024

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Consulting Engineers

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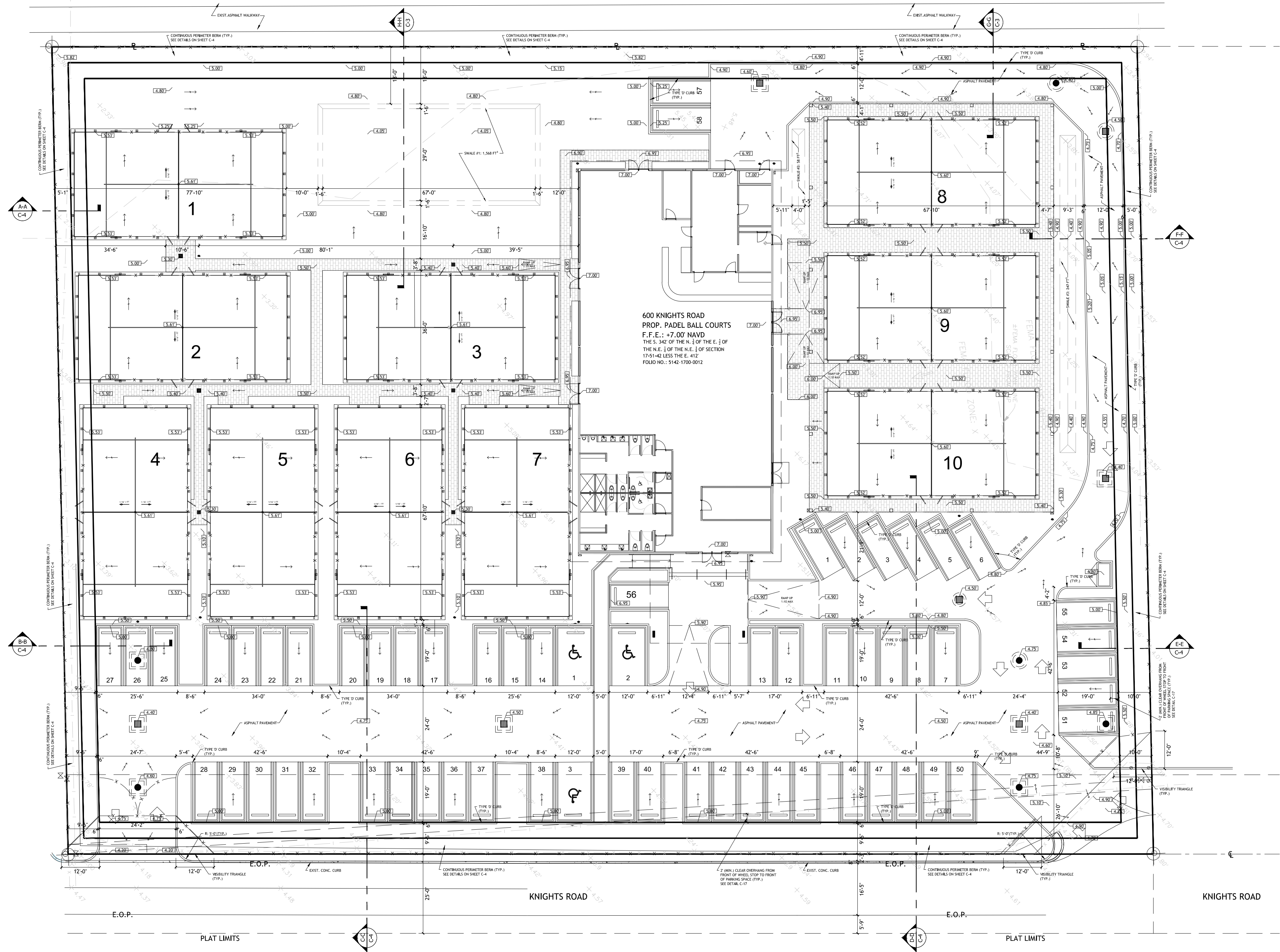
Certificate of Authorization No.: 26611

DRAWN BY:

REVISIONS:

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C-2
DRAINAGE
PLAN - NOTES



 **PAVING & GRADING - PLAN**
SCALE 1:20

PAVING, GRADING AND DRAINAGE NOTES:

- 1- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MIAMI, MIAMI-DADE COUNTY DERM, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- 2- ALL WORK TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI, MIAMI-DADE COUNTY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
- 3- CONTRACTOR SHALL PROVIDE HIS OWN LINE AND GRADE FROM HORIZONTAL AND VERTICAL CONTROL. CONTRACTOR SHALL ALSO PROVIDE 'AS-BUILT' GRADE CERTIFIED BY A REGISTERED LAND SURVEYOR, AS REQUIRED BY MIAMI-DADE COUNTY, AND THE CITY OF MIAMI.
- 4- CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS AND DETAILS FOR UNDERGROUND CONFLICTS. VERIFY BEFORE COMMENCEMENT.
- 5- ALL ELEVATIONS REFER TO N.G.V.D., 1929 DATUM.
- 6- ALL EXCAVATIONS SHALL COMPLY WITH OSHA'S SAFETY EXCAVATION STANDARDS AND FLORIDA'S TRENCH SAFETY ACT. CONTRACTOR SHALL FURNISH THE OWNER WITH WRITTEN ASSURANCE THAT HE WILL COMPLY WITH THESE REGULATIONS.
- 7- BID PRICES SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS COMPLETE IN-PLACE, TESTED, AND ACCEPTED BY THE ENGINEER.
- 8- ALL AREAS WHERE NEW STORM DRAINAGE IMPROVEMENTS ARE INSTALLED SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING STRUCTURE. CONTRACTOR SHALL SOD ALL AREAS DISTURBED BY THE WORK UPON COMPLETION OF THE GRADING.
- 9- CONTRACTOR SHALL REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY LINE, FOR ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY.
- 10- CONTRACTOR SHALL RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY LINE, FOR ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY.
- 11- CONTRACTOR SHALL MILL AND RESURFACE THE DRIVING LANE ALONG THE ENTIRE PROPERTY LINE AS PER CITY OF MIAMI PUBLIC WORKS ENGINEERING STANDARDS.
- 12- ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION WILL REQUIRE A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT.
- 13- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO THE START OF CONSTRUCTION
- 14- A RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE THE RIGHT-OF-WAY.

A00003569
ANTHONY ALEON
0016752

3 DESIGN
ARCHITECTURE

3280 Northwest 7th Street, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9378

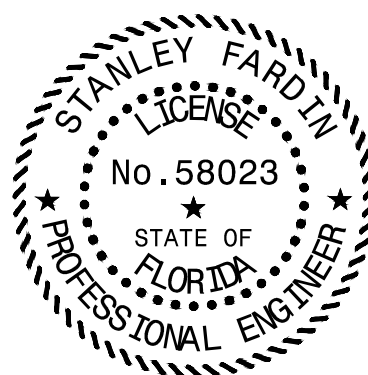
PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:



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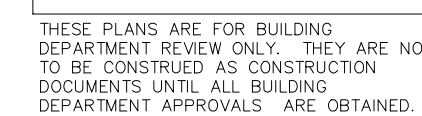
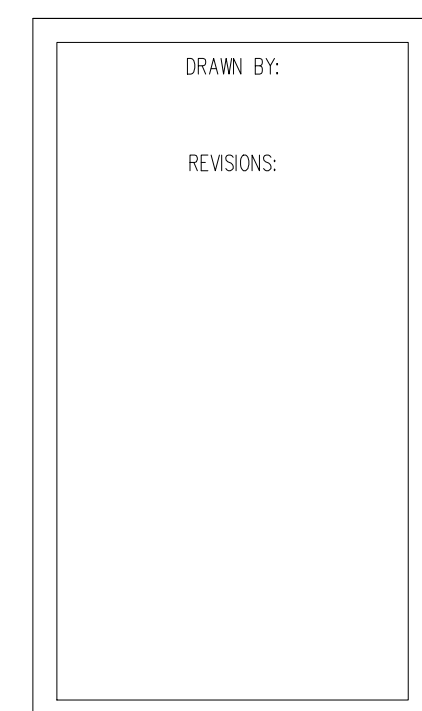
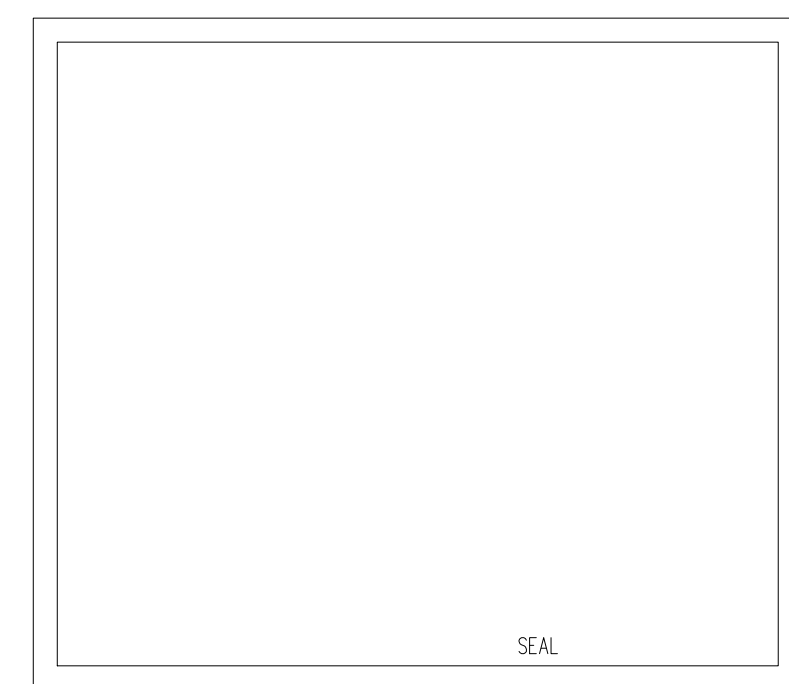
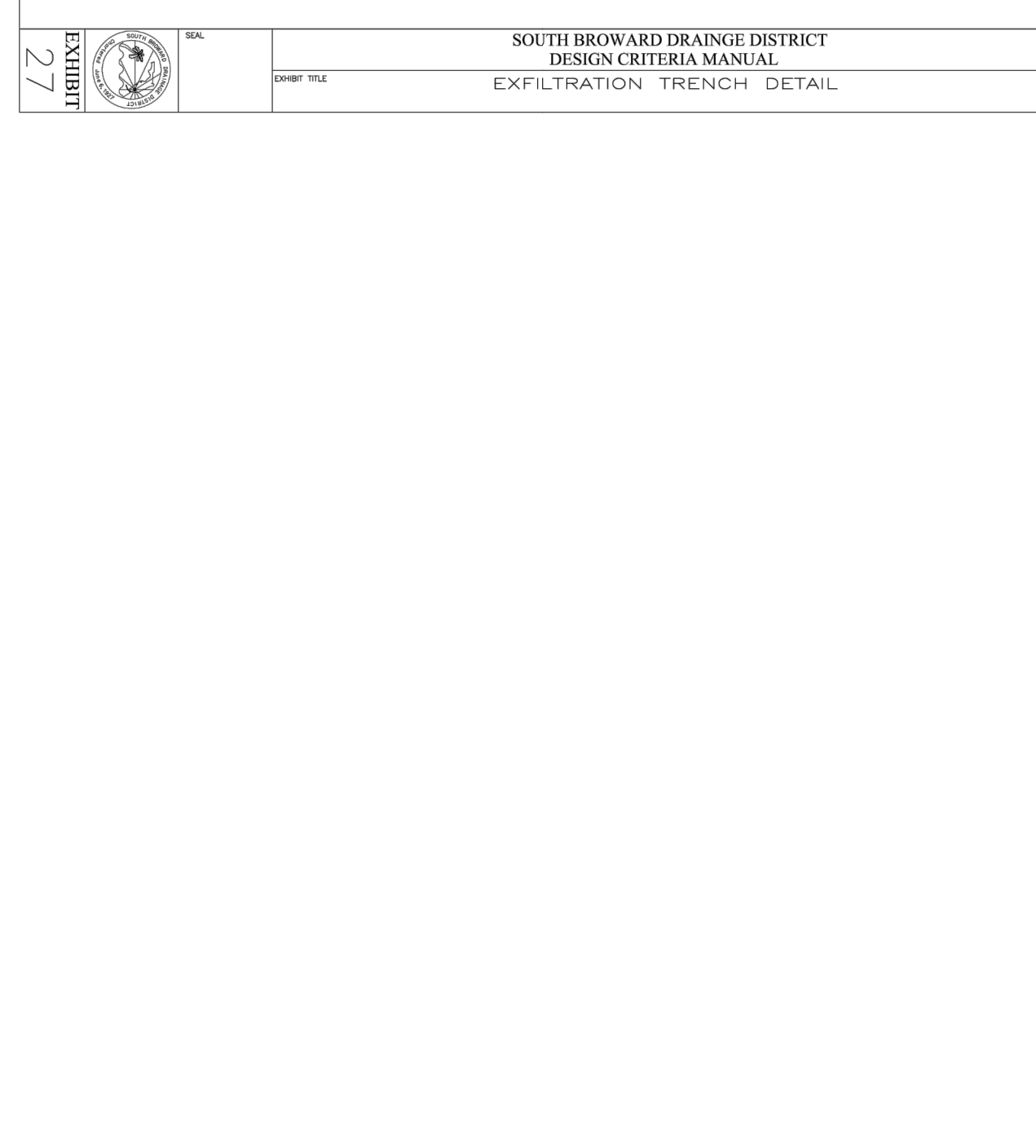
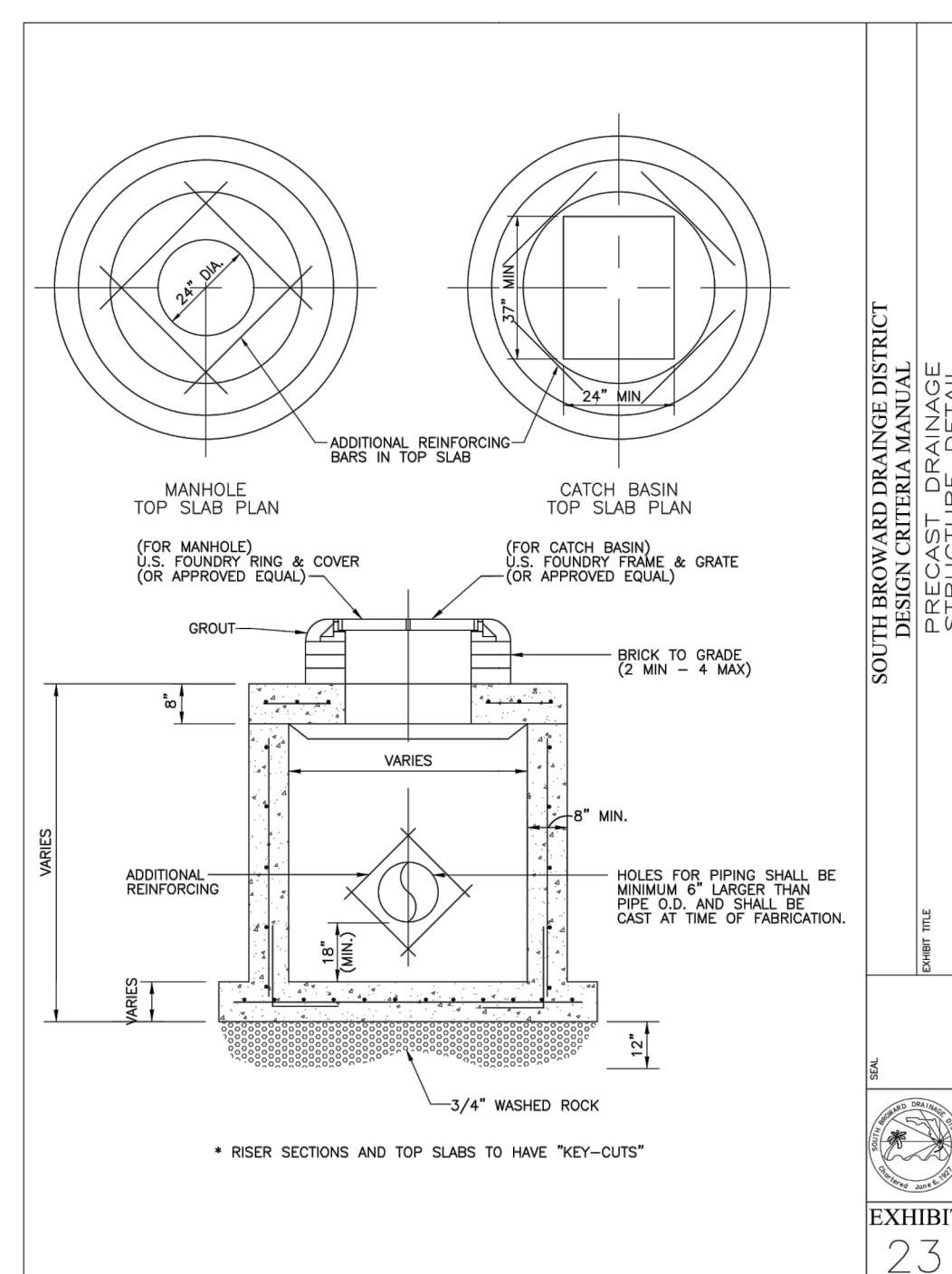
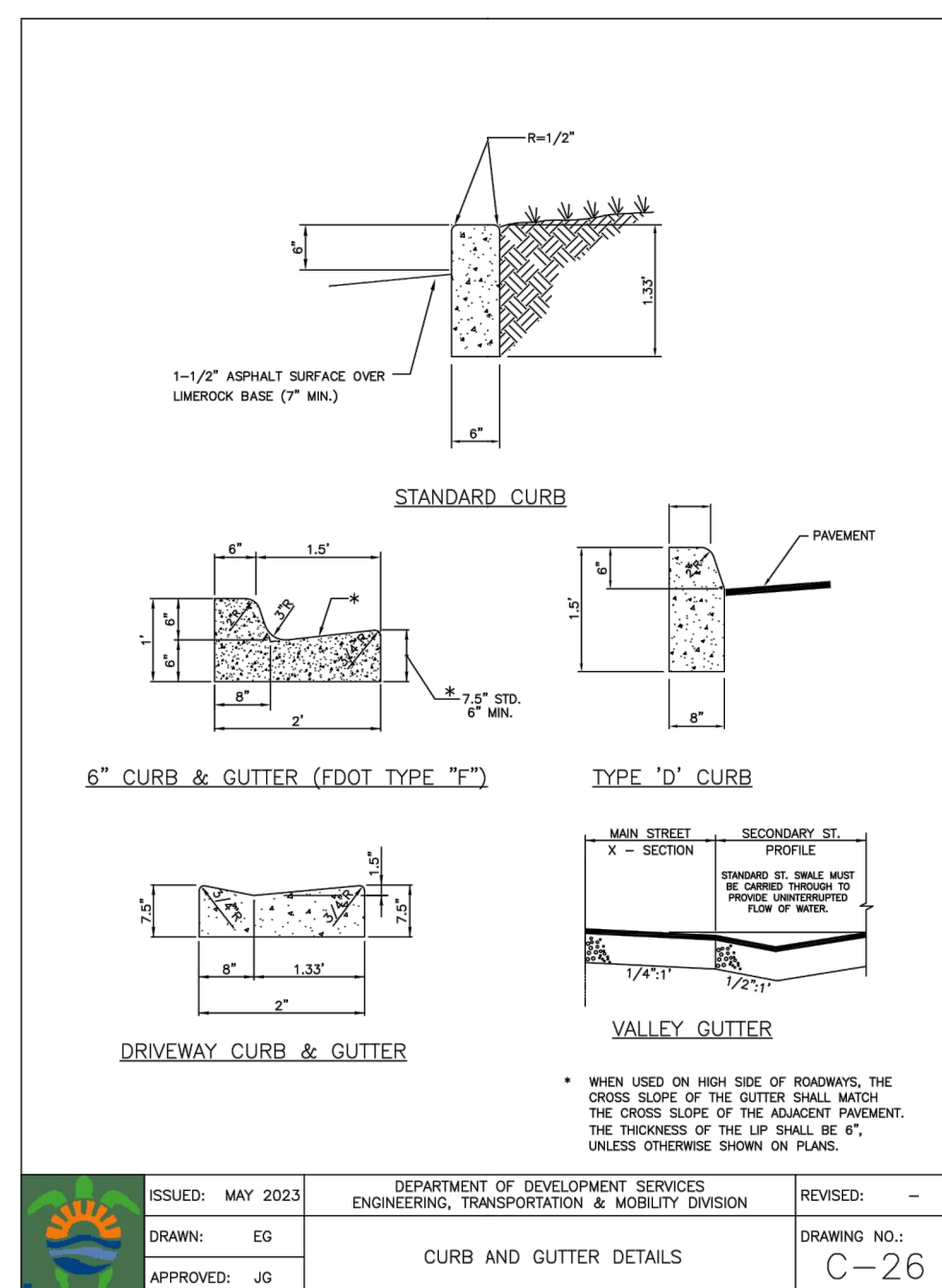
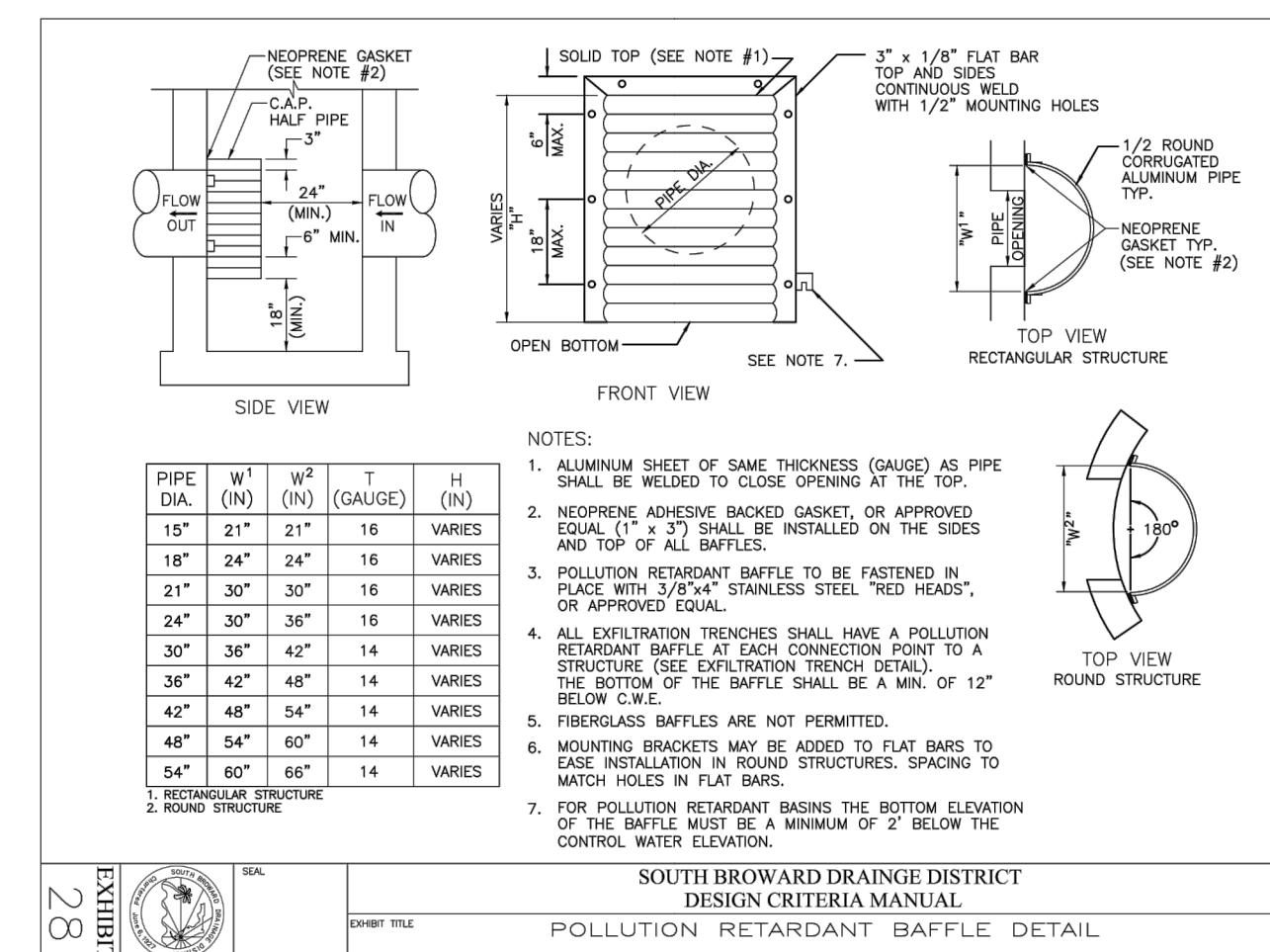
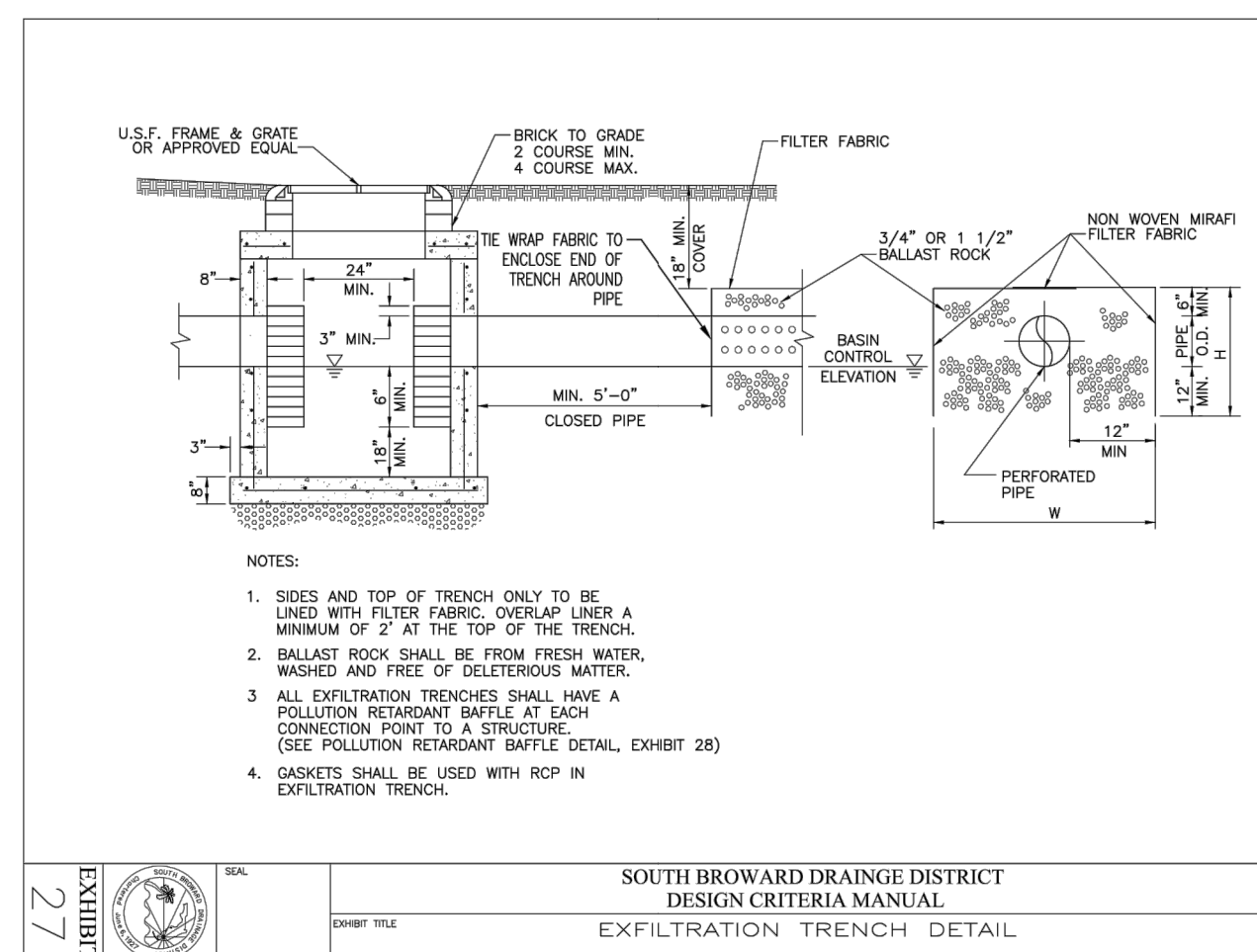
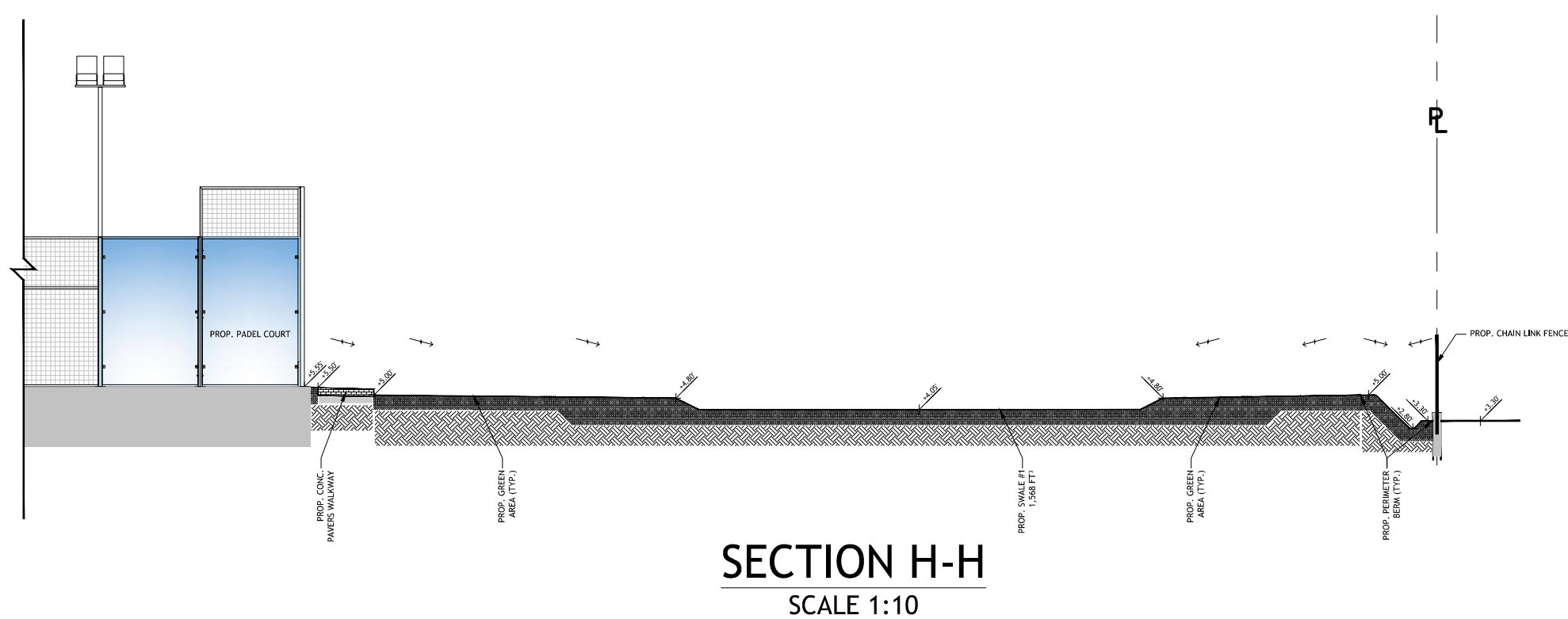
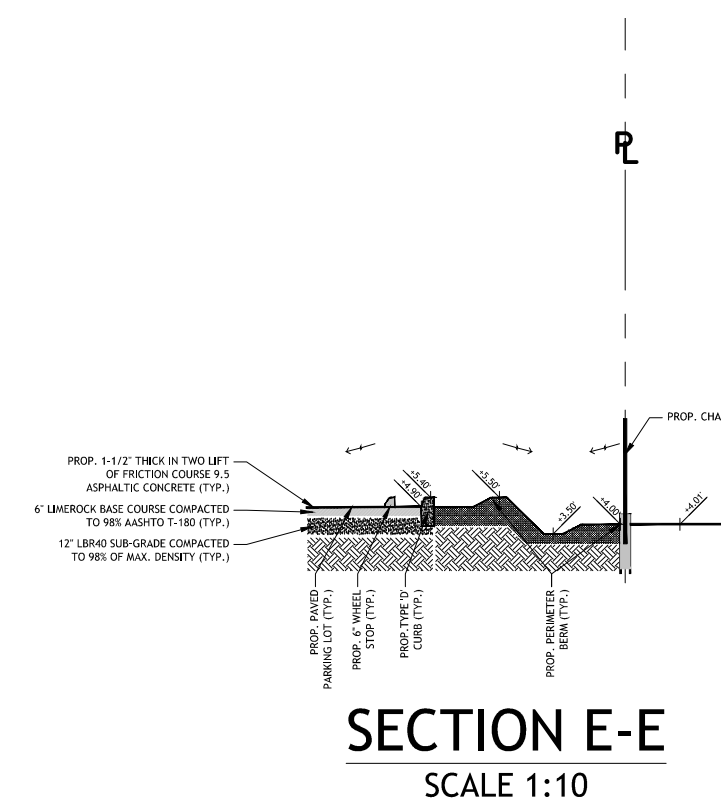
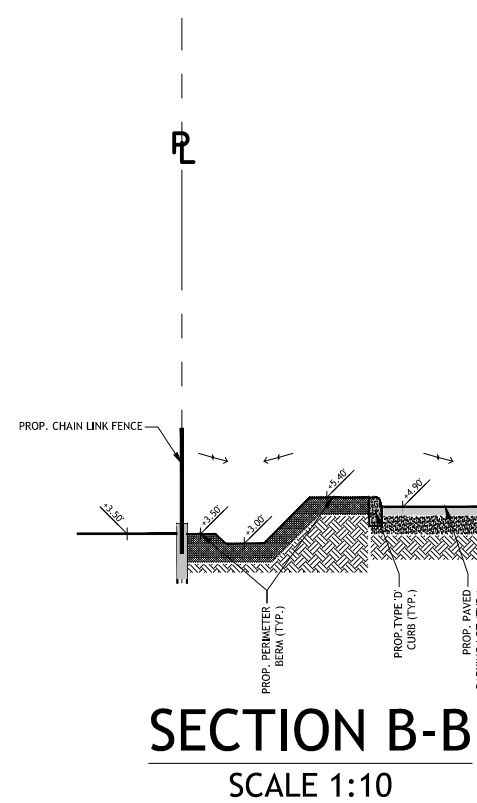
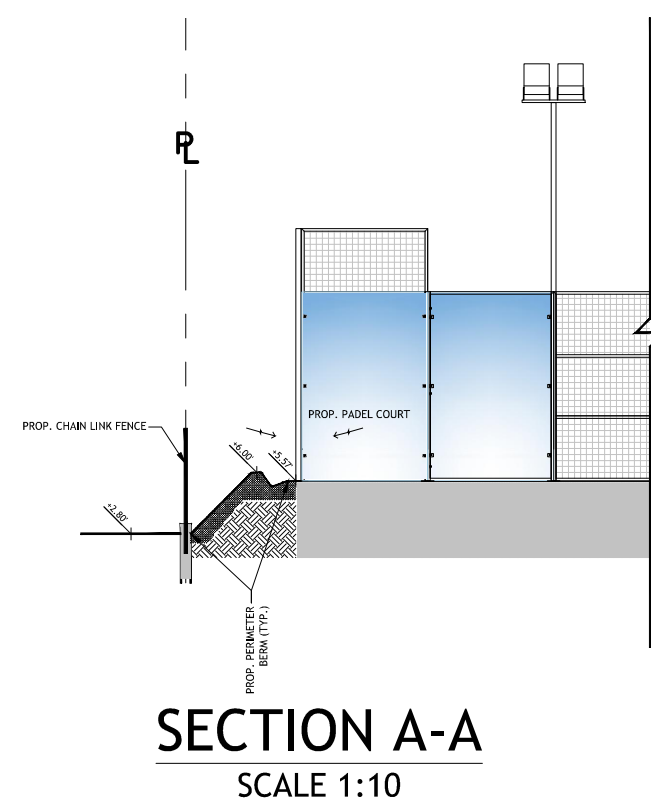
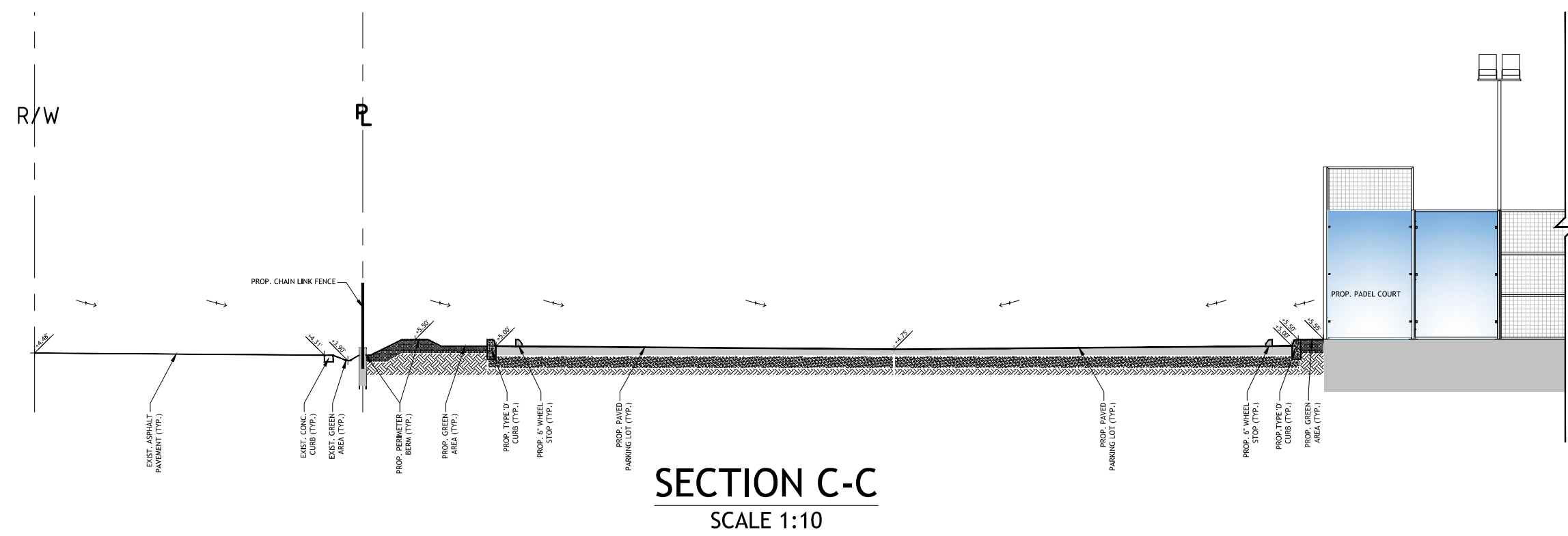
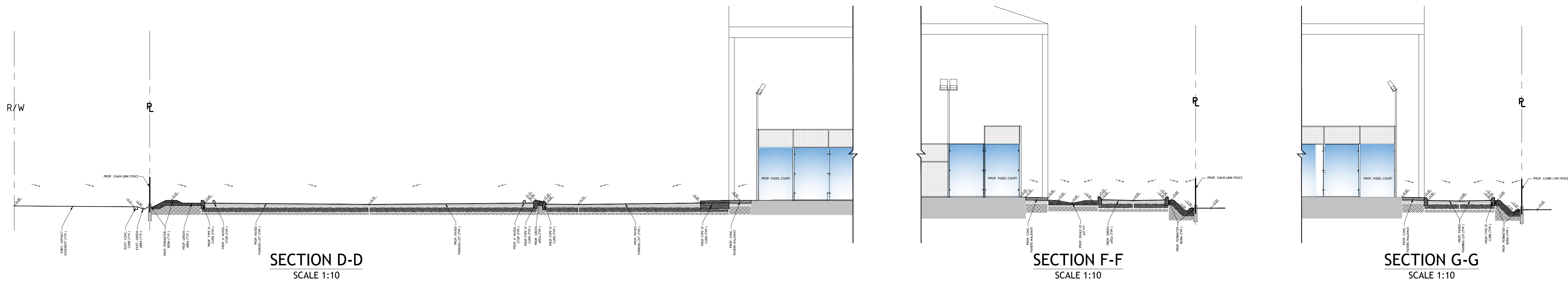


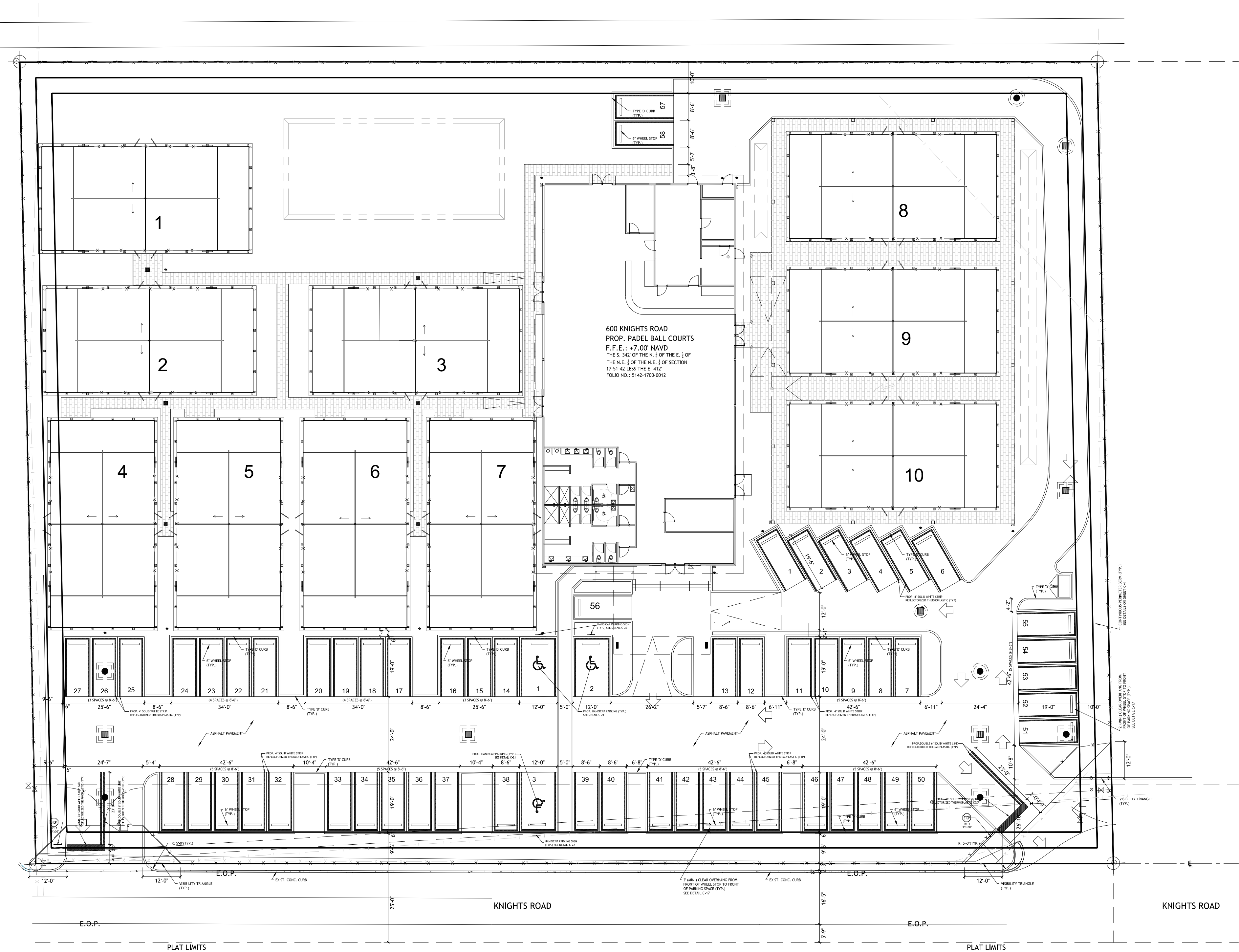
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FL P.E. # 58023
Date: 05-05-2024

Samabi GROUP
Consulting Engineers
12708 SW 71st TERRACE
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samabi@bellsouth.net

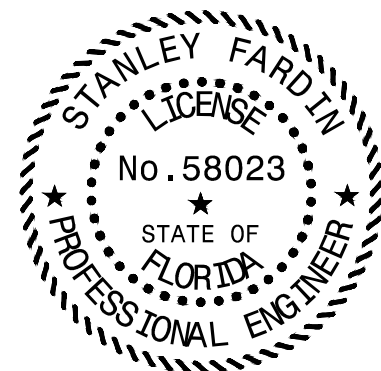
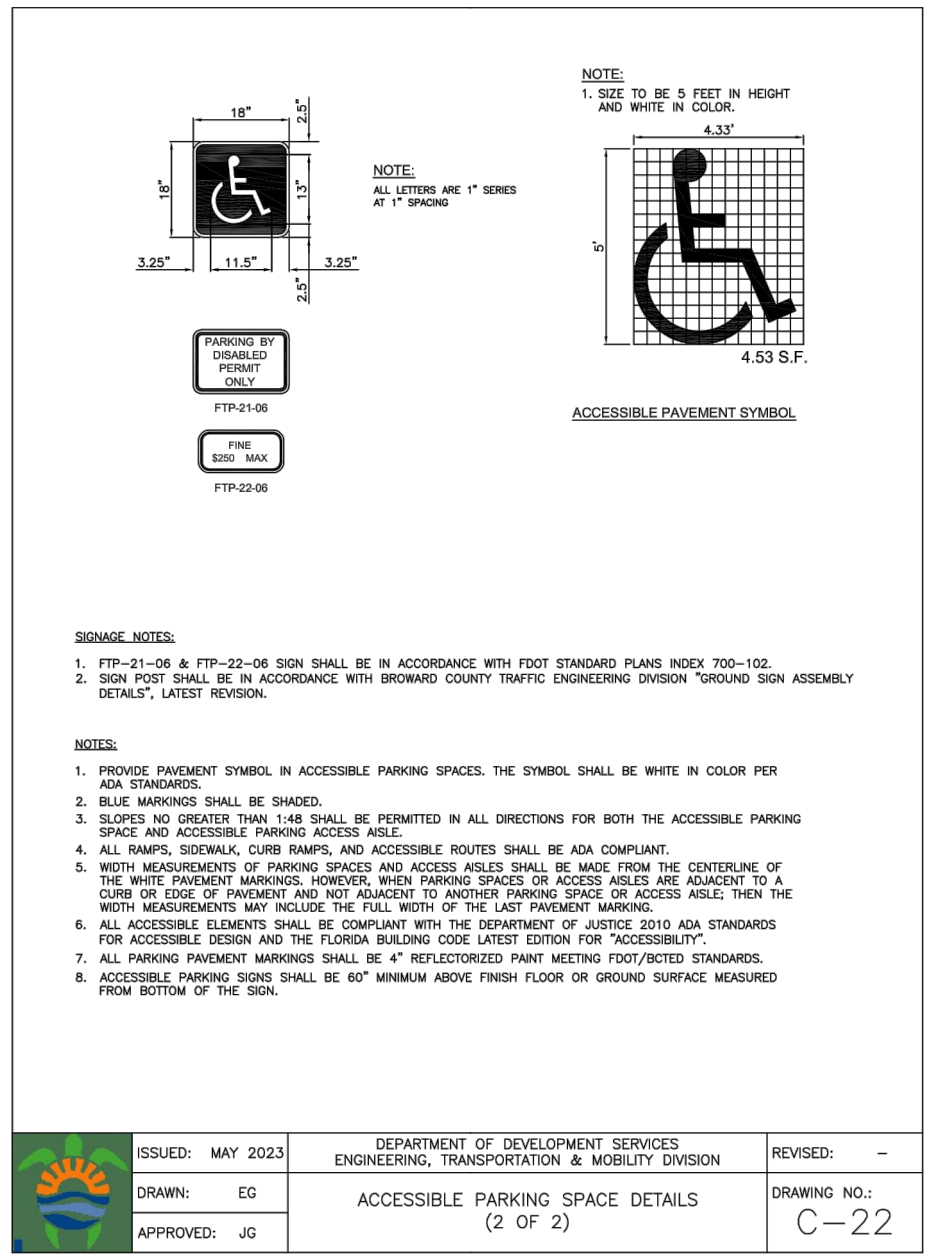
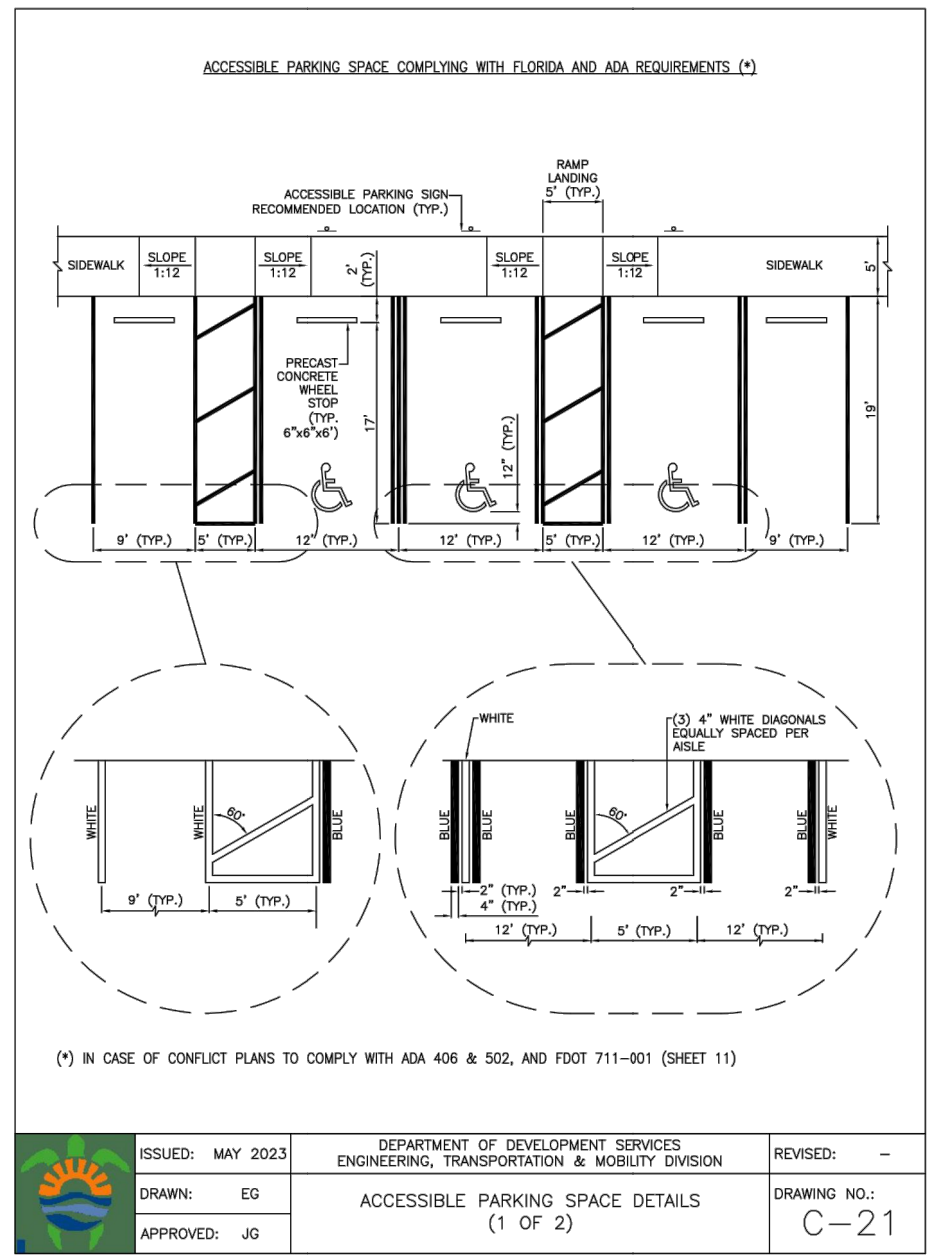
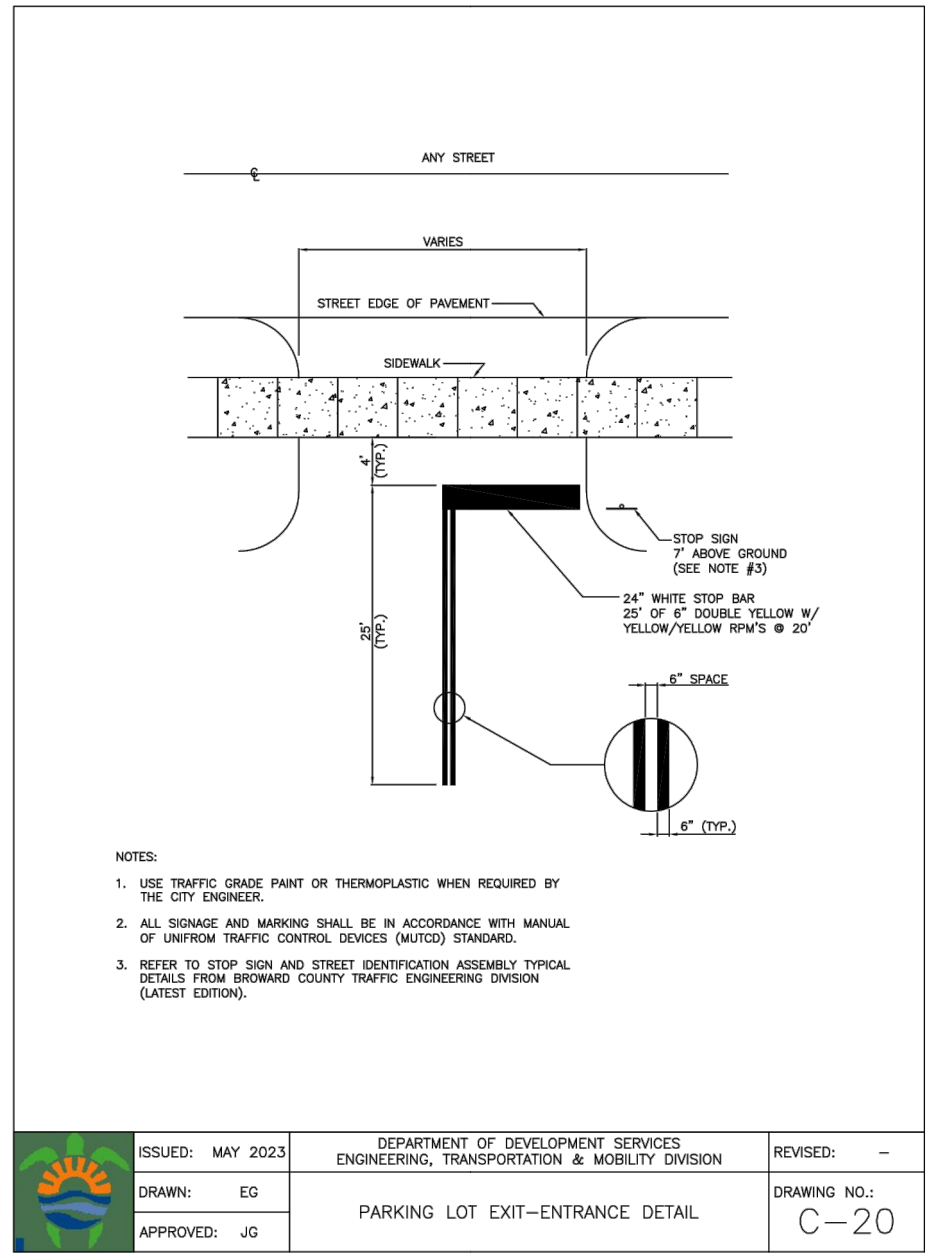
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C-3
PAVING & GRADING
PLAN - NOTES





 **PAVING & GRADING - PLAN**
SCALE 1:20



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Certificate of Authorization No.: 26611

AAG003569
ANTHONY ALCON
0016752

3 DESIGN
ARCHITECTURE

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HOLLYWOOD, FL 33021

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REVISIONS:

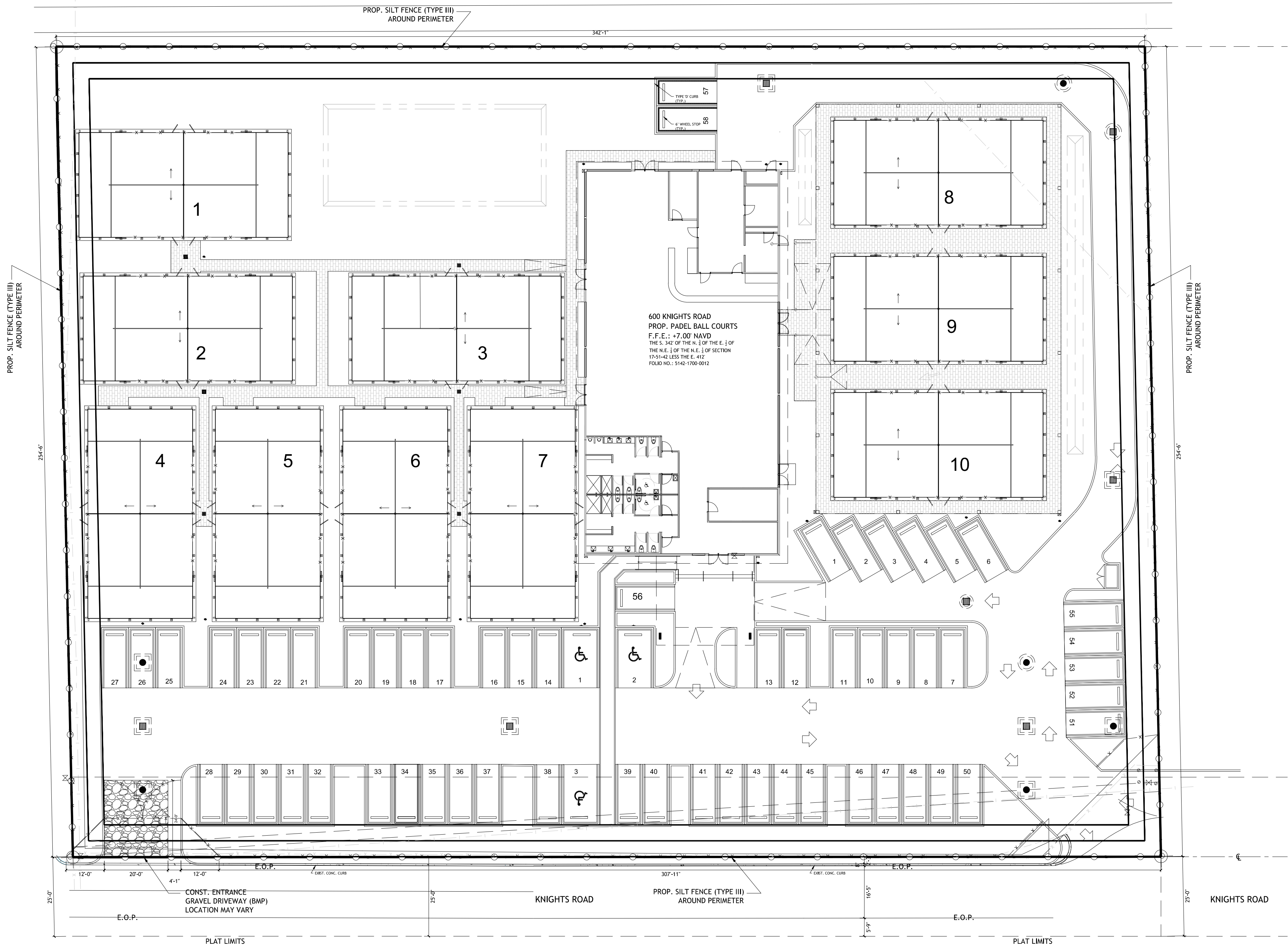
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C-5
PAVEMENT MARKINGS
PLAN - NOTES

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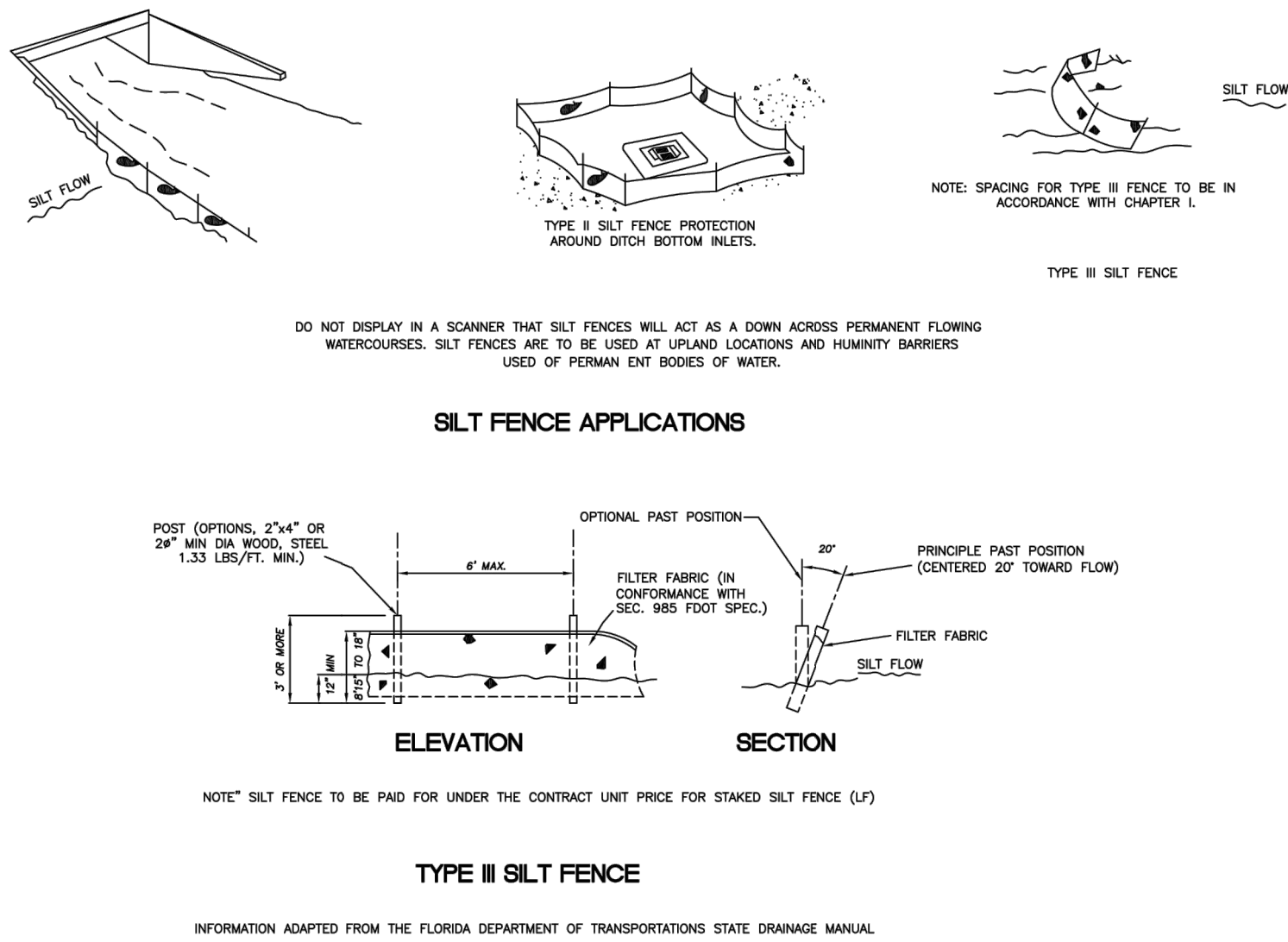


STORMWATER POLLUTION PREVENTION PLAN
SCALE 1:20

EROSION CONTROL NOTES:

- 1- CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES (BMP) DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS TO ENSURE POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS THROUGH THE DURATION OF CONSTRUCTION.
- 2- CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION, SEDIMENTATION AND STORMWATER MANAGEMENT MEASURES THROUGH THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL TEMPORARY STORMWATER MANAGEMENT MEASURES AND DISPOSE OF THEM AS PER APPLICABLE REGULATIONS.
- 3- CONTRACTOR SHALL INSTALL, AT THE START OF CONSTRUCTION ACTIVITY, GRAVEL ACCESS DRIVEWAYS AT ALL INGRESS / EGRESS POINTS TO REDUCE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON THE SITE AND ONTO THE STREETS. GRAVEL ACCESS DRIVEWAYS SHALL BE CONSTRUCTED OF 2-INCH CRUSHED AGGREGATE OR RECYCLED CONCRETE WITH A THICKNESS OF 6-INCHES.
- 4- CONTRACTOR SHALL INSTALL SILT FENCES (TYPE III AS PER FDOT STANDARD INDEX NO. 102) AROUND THE PERIMETER OF THE SITE TO CONTROL OR PREVENT DISCHARGE OF SILT, SEDIMENT, AND CONSTRUCTION DEBRIS ONTO ADJACENT UNDISTURBED AREAS. SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- 5- CONTRACTOR SHALL INSTALL HAY BALES OR FILTER FABRIC OVER THE GRATES OF ALL NEW AND EXISTING CATCH BASINS TO PROTECT AGAINST EROSION AND SEDIMENT RUNOFF. HAY BALES FOR INLET PROTECTION SHALL BE INSTALLED AS PER FOOT STANDARD INDEX NO. 102.
- 6- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH A REASONABLE TIME PERIOD TO ASSURE MINIMUM EROSION OF SOILS PER THE CONTRACTORS SWPPP.
- 7- CONTRACTOR SHALL INSTALL SILT FENCES AND FILTER BARRIERS IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE A WEEK. CONTRACTOR SHALL PERFORM ANY REQUIRED REPAIR IMMEDIATELY.
- 8- CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING ALL EXPOSED AREAS WITHIN 30 DAYS OF FINAL GRADING. CONTRACTOR SHALL EMPLOY ALL NECESSARY MEANS TO ESTABLISH PERMANENT SOIL STABILIZATION.
- 9- CONTRACTOR SHALL INCORPORATE THE EROSION CONTROL PLAN IN HIS / HER STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 10- ENGINEER OF RECORD MIGHT REQUEST THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES, IF DEEMED NECESSARY.

EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES
EXHIBIT #1
N.T.S.



AA0003669
ANTHONY LEON
006162

3
DESIGN
ARCHITECTURE

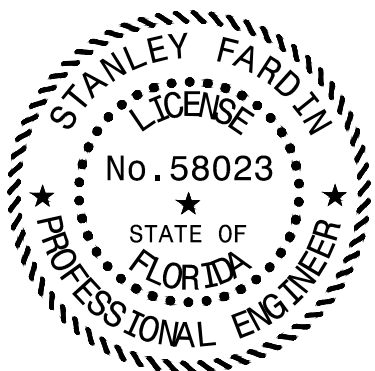
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HOLLYWOOD, FL 33021

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REVISIONS:

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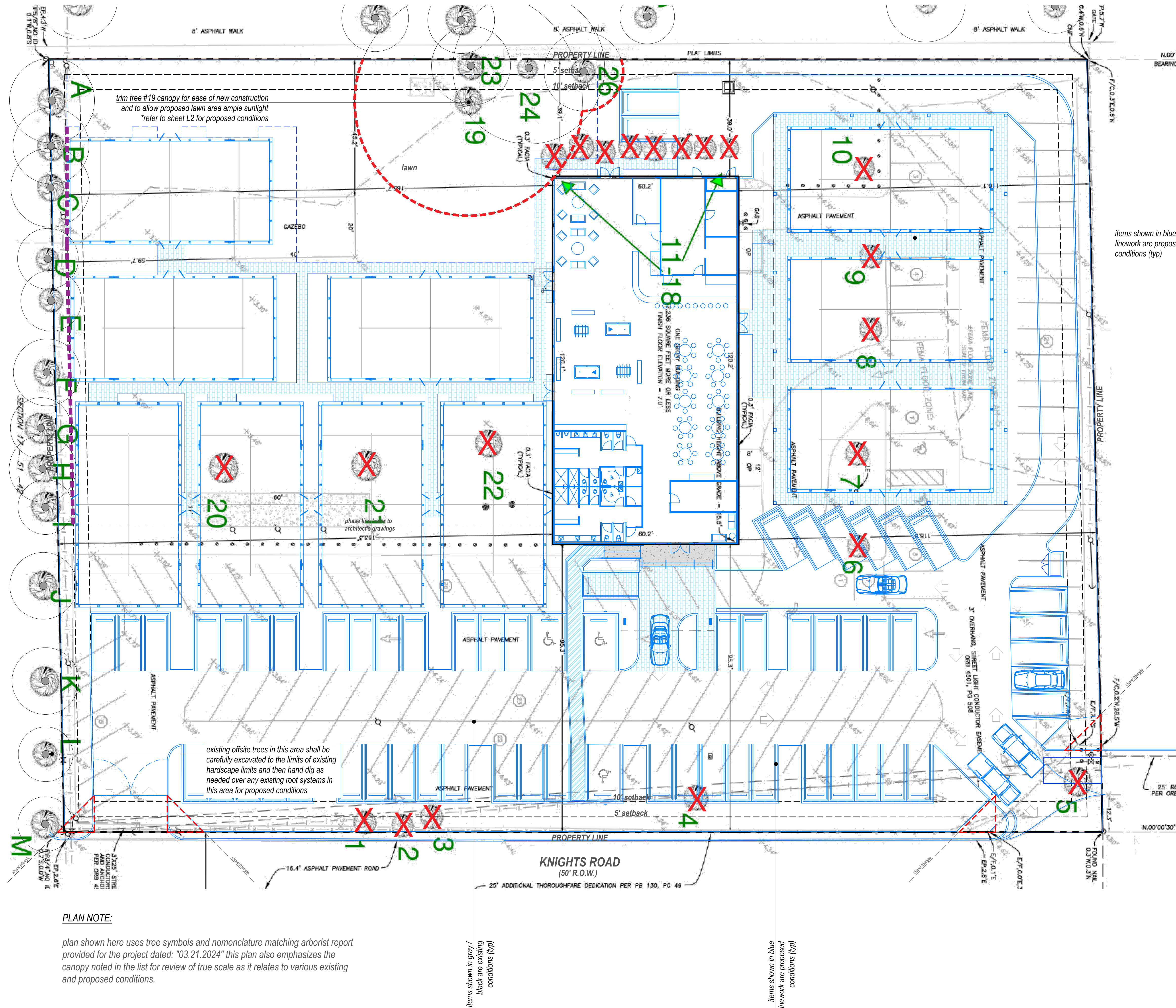
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C-6

SWPPP

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PLAN NOTE:

plan shown here uses tree symbols and nomenclature matching arborist report provided for the project dated: "03.21.2024" this plan also emphasizes the canopy noted in the list for review of true scale as it relates to various existing and proposed conditions.

items shown in gray / black are existing conditions (typ)

items shown in blue linework are proposed conditions (typ)

TREE DISPOSITION PLAN

landscape design , site design , master planning , urban design , mixed use planning , civic design , cultural design , eco tourism , hospitality , parks and recreation , graphic design , art and paintings

DISPOSITION LEGEND

- existing tree to remain with canopy size depicted (per survey / arborist report)
- tree / palm to be demolished
- tree protection barrier (TPB) layout - critical root zones (TPZ) per ANSI A300 Part 5 standard practices (refer to detail A/ L1.1)
- root excavation trench (per arborist's report / recommended details)

DISPOSITION SCHEDULE

NOTE: this schedule is abbreviated due to space available on the sheet. *refer to sheet L1.1 for full tree disposition schedule associated with the plan on this current sheet

Tree #	Common Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)
1	black olive	1	Fair	2	10	12	113
2	Brazilian pepper	cluster	Fair	1	10	12	113
3	Brazilian pepper	cluster	Fair	1	10	12	113
4	Brazilian pepper	cluster	Poor	1	10	12	113
5	Brazilian pepper	cluster	Fair	1	12	16	201
6	Florida thatch palm	4	Good	1	18	10	79
7	Florida thatch palm	4	Good	1	22	10	79
8	coconut palm	7	Fair	1	26	18	254
9	coconut palm	6	Fair	1	24	18	254
10	avocado	10	Good	2	20	20	314
11	avocado	7	Fair	2	24	20	314
12	avocado	5	Fair	1	16	16	201
13	avocado	6	Fair	1	23	15	177
14	avocado	9	Good	1	28	26	531
15	avocado	5	Fair	1	19	18	254
16	avocado	7	Good	1	30	22	380
17	avocado	6	Good	2	18	18	254
18	avocado	6	Fair	3	16	18	254
19	Chinese banyan	62	Good	3	75	75	4416
20	wild tamarind	18	Good	1	40	38	1134
21	mango	17	Good	2	38	40	1256
22	mango	14	Good	1	34	38	1134
23	Brazilian pepper	cluster	Good	1	22	26	531
24	Chinese banyan	62	Fair	2	45	50	1963
25	Brazilian pepper	cluster	Good	1	20	26	531
A	Brazilian pepper	cluster	Good	1	20	28	615
B	Brazilian pepper	cluster	Good	1	20	25	491
C	Brazilian pepper	cluster	Good	1	20	26	531
D	Brazilian pepper	cluster	Good	1	22	20	314
E	royal palm	10	Good	1	22	20	314
F	wild tamarind	12	Fair	1	26	22	380
G	royal palm	14	Good	1	34	20	314
H	Brazilian pepper	cluster	Good	1	24	22	380
I	bishopwood	5	Good	1	22	18	254
J	Brazilian pepper	4	Fair	1	16	22	380
K	Brazilian pepper	cluster	Fair	1	12	22	380
L	Brazilian pepper	cluster	Fair	1	12	18	254
M	Brazilian pepper	cluster	Fair	1	12	18	254
N	green buttonwood	cluster	Good	1	16	18	254
O	Brazilian pepper	cluster	Good	1	16	18	254
P	bald cypress	14	Good	1	40	22	380
Q	bald cypress	12	Good	1	38	22	380
R	sugar apple	cluster	Good	1	20	26	531
S	red mangrove	cluster	Good	1	20	26	531

REQUIRED TREE REPLACEMENTS

total removals = 21 trees & palms
required tree replacements = TBD upon design review approval

*refer to sheet L2 for proposed planting strategy to meet code minimums

NOTES:

CURRENT ZONING - Zone C-4 - Civil Support Zone
refer to sheet L2 for proposed mitigation strategy and planting plan to fulfill requirements as listed above.

DRAWING SCALE AND NORTH ARROW:

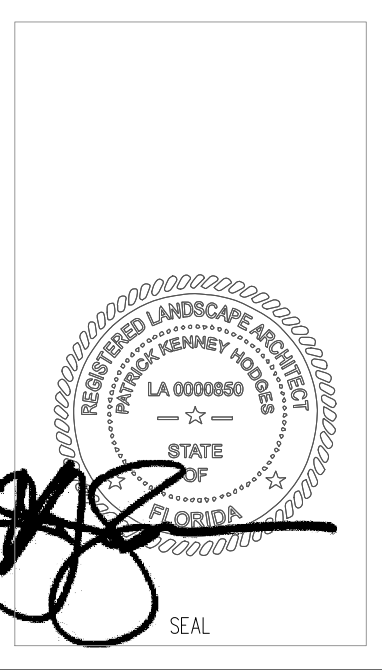


SCALE: 1"= 16'- 0" or 1/16"= 1'- 0"

NORTH

REVIEWED BY: LANDSCAPE ARCHITECT
LA-0000850
Patrick K. Hodges
850.328.1925
pkhodges@pshlandscapes.com

DESIGNED BY: LANDSCAPE DESIGNER
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Corey R. Salemi
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corey@crighstudios.com



PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

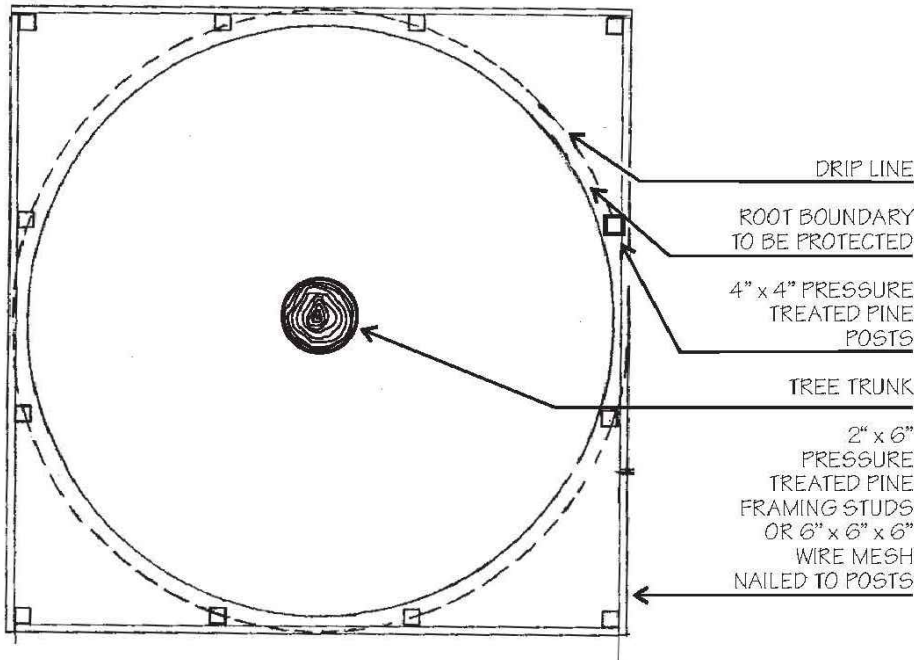
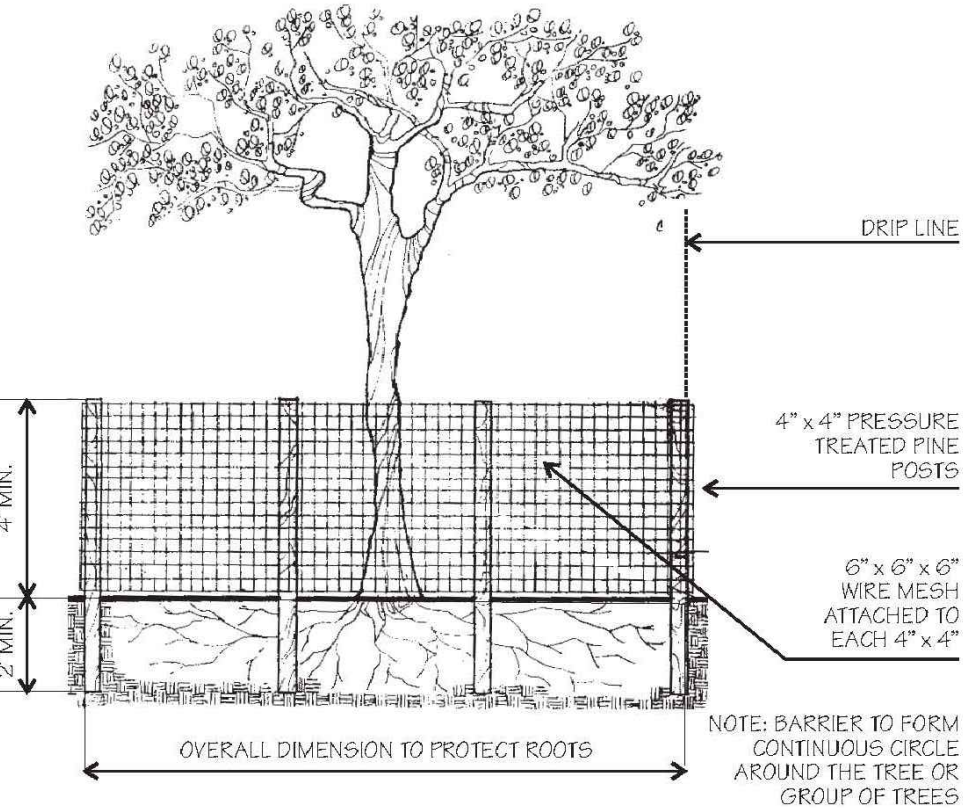
REVISIONS:

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L1

DRAWING DATE: 05.03.2024

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



NOTES:

No demolition, materials/equipment storage/staging, grade changes or other ground disturbing activity is to be performed/proposed within the tree protection zone of any tree/palm to remain.

A TYPICAL TREE PROTECTION BARRIER (TPB) DETAILS

SCALE: n/a

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)	Exempt?	Specimen?	Comments
1	black olive	Bucida buceros	1	Fair	2	10	12	113			east fenceline
2	Brazilian pepper	Schinus terebinthifolius	cluster	Fair	1	10	12	113	YES		east fenceline
3	Brazilian pepper	Schinus terebinthifolius	cluster	Fair	1	10	12	113	YES		east fenceline
4	Brazilian pepper	Schinus terebinthifolius	cluster	Poor	1	10	12	113	YES		east fenceline
5	Brazilian pepper	Schinus terebinthifolius	cluster	Fair	1	12	16	201			at entrance to site
6	Florida thatch palm	Thrinax radiata	4	Good	1	18	10	79			10'c.t.
7	Florida thatch palm	Thrinax radiata	4	Good	1	22	10	79			16'c.t.
8	coconut palm	Cocos nucifera	7	Fair	1	26	18	254			18'c.t.
9	coconut palm	Cocos nucifera	6	Fair	1	24	18	254			16'c.t.
10	avocado	Persea americana	10	Good	2	20	20	314			
11	avocado	Persea americana	7	Fair	2	24	20	314			
12	avocado	Persea americana	5	Fair	1	16	16	201			
13	avocado	Persea americana	6	Fair	1	23	15	177			
14	avocado	Persea americana	9	Good	1	28	26	531			
15	avocado	Persea americana	5	Fair	1	19	18	254			lean
16	avocado	Persea americana	7	Good	1	30	22	380			
17	avocado	Persea americana	6	Good	2	18	18	254			
18	avocado	Persea americana	6	Fair	3	16	18	254			lean
19	Chinese banyan	Ficus nitida	62	Good	3	75	75	4416			
20	wild tamarind	Lysiloma latisiliquum	18	Good	1	40	38	1134		Yes	
21	mango	Mangifera indica	17	Good	2	38	40	1256			
22	mango	Mangifera indica	14	Good	1	34	38	1134			
23	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	22	26	531	YES		in fence
24	Chinese banyan	Ficus nitida	62	Fair	2	45	50	1963			in fence
25	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	20	26	531	YES		in fence
A	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	20	28	615	YES		off site
B	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	20	25	491	YES		off site
C	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	20	26	531	YES		off site
D	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	22	20	314	YES		off site
E	royal palm	Roystonea regia	10	Good	1	22	20	314			off site, 5'c.t.
F	wild tamarind	Lysiloma latisiliquum	12	Fair	1	26	22	380			off site, in fence
G	royal palm	Roystonea regia	14	Good	1	34	20	314			off site, 22'c.t.
H	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	24	22	380	YES		off site, in fence
I	bishopwood	Bischofia javanica	5	Good	1	22	18	254	YES		off site, in fence
J	Brazilian pepper	Schinus terebinthifolius	4	Fair	1	16	22	380	YES		off site, in fence
K	Brazilian pepper	Schinus terebinthifolius	cluster	Fair	1	12	22	380	YES		off site, in fence
L	Brazilian pepper	Schinus terebinthifolius	cluster	Fair	1	12	18	254	YES		off site, in fence
M	Brazilian pepper	Schinus terebinthifolius	cluster	Fair	1	12	18	254	YES		off site, in fence
N	green buttonwood	Conocarpus erectus	cluster	Good	1	16	18	254			off site
O	Brazilian pepper	Schinus terebinthifolius	cluster	Good	1	16	18	254	YES		off site
P	bald cypress	Taxodium distichum	14	Good	1	40	22	380			off site
Q	bald cypress	Taxodium distichum	12	Good	1	38	22	380			off site
R	sugar apple	Annona squamosa	cluster	Good	1	20	26	531			off site
S	red mangrove	Rhizophora mangle	cluster	Good	1	20	26	531			off site

Tree numbers using a letter designation appear to be on the adjacent property

B OVERALL TREE DISPOSITION LIST

SCALE: n/a

GENERAL NOTES AND REQUIREMENTS

- The contractor is responsible for obtaining any permits or approvals from the federal, state or local government required for the work included in this contract and on these drawings.
- Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation
- Stake out all tree & large shrub locations for LA and owner review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the LA.
- The contractor shall install / renovate existing irrigation system as needed to provide a complete working system and as required to ensure 100% coverage of all new planting and sodded lawn areas. See irrigation plan by the landscape architect.
- Install only plants graded florida no.1 or better as set forth in the florida department of agriculture 'grades and standards for nursery plants' second edition feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
- Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container,. Place plants with best "face" forward.
- Fertilize all trees with agriform 21 gram tablets, slow-release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
- Backfill all planting pits with the following mixture ; 1/2 onsite soil, 1/2 clean friable topsoil. Submit topsoil sample and soil test analysis for approval by landscape architect, (see planting details). Remove excess soil excavated from plant pit from the site or distribute on-site as directed by l.a.
- Apply "diehard transplant" mycorrhizal inoculant and 100% organic starter fertilizer to each new tree planted and shrub/groundcover beds in accordance with the manufacturer's recommendations i.e. 8 oz. Per 2" caliper, 3 lbs/100 s.f. area, etc... Contact horticultural alliance, inc. Sarasota, fl. 34277 800-628-6373
- Fertilize all planting beds with osmocote 14-14-14 slow-release fertilizer at the rate of 16 pounds per 1,000 square feet. Furnish receipts for material used.
- Treat all planting beds with pre-emergent and post-emergent herbicides according to the manufacturer's specifications. Submit receipts for materials used.
- Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
- Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
- Contractor shall verify all plant quantities based on the quantities in place as indicated on the plans and provide composite unit prices for each plant including all costs for materials and installation; i.e., labor, mulch, fertilizer, watering, staking, herbicides, mowing, weeding, site preparation, etc.
- Fertilize palms with palm gain 8-2-12 formula as manufactured by bgi www.bgi-usa.com per manufacturer recommended rate.
- Notify the owner and landscape architect of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, excessive sun or shade, etc., prior to proceeding with landscape installation.
- Guarantee all plants for one year.
- All plants, materials and workmanship are subject to the approval of the landscape architect and owner.
- Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval by the landscape architect & owner
- Maintain all planting including watering, mowing, mulching, weed, pest control, etc. Until final acceptance by the owner.

TREES								
QTY	SYM	Botanical Name	Common Name	Native - y/n	Specifications			
11	CD	Coccoloba diversifolia	Pigeon Plum	y	100 gal, 4" min. DBH, 16' ht x 8' sp min.			
7	CE	Conocarpus erectus	Green Buttonwood	y	100 gal. 2" min. DBH, multi-trunk tree 12' min. ht			
3	CR	Clusia Rosea	Autograph Tree	y	120" Box, Multi, Specimen, 15-35ft HT (or similar)			
16	CW	Canella winterana	Cinnamon Bark	y	100 gal. 2" min. DBH, multi-trunk tree 12' min. ht			
6	EF	Eugenia foetida	Spanish Stopper	y	45 gal, 2" min DBH, 28"sp, 10-14ft hts (ht can vary)			
3	LJ	Ligustrum japonicum	Wax Leaf Privet	n	200 gal, 6'-8' ht, 6' sp			
22	MF	Myrcianthes fragrans	Simpson's Stopper	Y	45 gal. 2" min. DBH, multi-trunk tree 6' min. hts			
3	QV	Quercus virginiana	Live Oak	y	FG 4" min. DBH, 16' OA ht, 8' min. sp			
PALMS								
QTY	SYM	Botanical Name	Common Name		Specification			
9	CN	Cocos nucifera 'Green Maylan'	Green Malayan Coconut	y	Field Grown, Character, Curved, Single, 14-18 ft GW			
10	PC	Phoenix canariensis	Canary Island Date	n	48" box, Grade #1, 10 ft min. CT			
3	PD	Phoenix reclinata x sylvestris	Date Palm Hybrid	n	Field Grown, Collected, Multi, Specimen, 6-18ft HTs			
15	SP	Sabal palmetto	Sabal Palm	y	FG, 12" min. DBH (full booted) 14' hts OA			
SHRUBS								
QTY	SYM	Botanical Name	Common Name		Specification			
13	CG	Clusia guttiffera	Small Leaf Clusia	y	15 gal, 5'-6' ht, 24" min. spr (36" o.c. spacing max.)			
222	EL	Erondea littoralis	Golden Creeper	y	3 gal 24"x24" full			
168	FM	Ficus microcarpa	Green Island Ficus	n	7 gal 30"x30" full			
104	GL	Gymnanthes lucida	Crabwood	y	15 gal, 5'-6' ht, 24" min. spr (36" o.c. spacing max.)			
231	NE	Nephrolepis exaltata	Boston Fern	y	3 gal 24"x24" full			
110	PN	Psychotria nervosa	Bahama Wild Coffee	y	15 gal, 5'-6' ht, 36" min. spr (48" o.c. spacing max.)			
24	SR	Serenoa repens	Green Saw Palmetto	y	25 gal, 3'x3' full			
81	ZI	Zamia integrifolia	Coontie Palm	y	7 gal, 24"x 24" min.			
ACCENTS and GRASSES								
QTY	SYM	Botanical Name	Common Name		Specifications			
7BD	AA	Agave Atenuatta	Fox Tail Agave	n	7 gal, 24"x 24" min.			
49	AE	Aspidistra elatior	Cast Iron Plant	n	7 gal, 24"x 24" min.			
8	AO	Alcantarea odorata	Odorata Bromeliad	n	7 gal, 24"x 24" min.			
120	EH	Equisetum hyemale	Horsetail Grass	n	3 gal 10"x36" full			
310	LM	Liriope muscari	Big Blue Lilyturf	n	3 gal, 18"x 18" min.			
428	LV	Liriope muscari 'variegated'	Variegated Lilyturf	n	3 gal, 18"x 18" min.			
32	MC	Muhlenbergia capillaris	Pink Muhly Grass	y	3 gal 24"x24" full			
42	PS	Phymatosorus scolopendria	Wart Fern	n	3 gal 24"x24" full			
152	SM	Sansevieria masoniana	Wales Fin Sansevieria	n	3 gal 24"x24" full			
73	TD	Tripsacum dactyloides	Fakahatchee Grass	y	3 gal 24"x24" full			
236	TF	Tripsacum floridanum	Dwarf Fakahatchee Grass	y	3 gal 24"x24" full			
GROUNDCOVERS and VINES								
QTY	SYM	Botanical Name	Common Name		Specifications			
388	AG	Arachis glabrata	Perennial Peanut	y	1 gal 12"x12" full			
360	OJ	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	n	quarts 6"x6" full			
1558	PO	Peperomia obtusifolia	Baby Rubberplant	n	1 gal 12"x12" full			
1214	TA	Trachelospermum asiaticum	Asiatic Jasmine	n	1 gal 12"x12" full			
6,876	SOD	Zoysia japonica	Zoysia Grass	n	solid sod, butt jointed, no gaps, laid flat and rolled			

NOTE:

refer to sheets L2 and L2.1 for proposed planting plans matching this schedule

C OVERALL PROPOSED PLANTING SCHEDULE

SCALE: n/a

IRRIGATION SYSTEM NOTES AND REQUIREMENTS

- The contractor shall install an automatic underground irrigation system with a minimum of two bubblers or drip emitters at each new tree and palm location and with drip emitters to ensure 100% coverage of all planting bed areas shown in plan / installed on site as well as rotors for complete coverage of any and all sodded lawn areas within the limits of work for this project including right-of-way conditions as required per site / municipality.
- The irrigation system shall include a backflow preventer, lightning protection, a smart controller, moisture-sensing devices, piping & size, heads & size, valves & size along with pressure conditions at point of connection as well as pressure required by the designed system. The system shall also include any and all other equipment required by local codes as necessary to ensure a complete working system for approval by local municipality reviewer and / or inspector.
- As required by the local municipality, the contractor shall submit shop drawings and / or as-built drawings of the irrigation system for review and approval by the landscape architect, owner and municipality prior to execution or substantial completion of the project.
- The contractor shall provide an operations manual to the owner and landscape architect prior to completion of the irrigation system installation and shall demonstrate / instruct the owner / owner's maintenance provider in the complete operation of the system.

RECOMMENDED MAINTENANCE GUIDELINES

- Pruning** | plants shall be pruned regularly to remove all broken, dead and diseased limbs, any cross-rubbing wood, suckers and water sprouts. Significant pruning should be done in late winter or spring. Never remove more than one-quarter of a live tree crown in a single year. Do not prune when the flush of new spring leaves is forming. Do not prune branches with a flush cut, but instead cut to the outside of the branch collar. All pruning cuts shall be clean and free of any paints or sealers. Spring flowering shrubs shall be pruned immediately after spring blooming. Summer flowering shrubs shall be pruned in late winter. Avoid excessive "shearing" of shrubs, which promotes unhealthy growth conditions. Prune shrubs in the spring and summer by alternating heading back and shearing techniques. Minimize fall pruning as this encourages new growth, which is susceptible to cold damage. Hedges shall be trimmed so that the bottom is wider than the top. Shrubs shall be pruned no less than, but not limited to the required height of the situation for which it is being utilized, i.e., perimeter shrub at minimum 30", sight-triangle height of no higher than 2.5 feet, or any other visual height requirements. Maintain the size and proportion of plants to each other and the surrounding landscape.
- Fertilizer** | application of fertilizer shall comply with the walton county fertilizer ordinance. Fertilizer may be applied in the spring and fall (use low nitrogen in the fall). In the spring broadcast 15-5-15 fertilizer over the area of root growth at a rate of six (6) pounds per 1,000 square feet. In the fall broadcast 15-5-15, 5-5-20, 5-0-15 or 5-0-20 fertilizer over the area of root growth at a rate of ten (10) pounds per 1,000 square feet. Use a granular, non-burning product, with micronutrients and half of the nitrogen is to be in a slow-release form. For azaleas, camellias, gardenias, and dogwoods, use a specific, acid-rich formula. For palms use special palm fertilizers which contain equivalent rates of nitrogen and potassium, micronutrients and additional magnesium. Fertilizer shall be applied per manufacturer's instructions. Nutrient absorption will be affected by soil ph. Specific evaluation of this nutrient/ph relationship may be necessary if plant performance is low. (note: fertilizer shall **not** be used for installation or maintenance of plantings located within county right-of-way or located within the stormwater management facilities)
- Pest control** | pest control shall only be applied, as necessary. An integrated pest management system for establishing a healthy environment for proper growth conditions is the preferred method for pest control. Non-toxic horticultural oil recommended. Apply a broad-spectrum foliar herbicide to mulched areas as needed by spot spraying. Apply pre-emergent foliar herbicide spray to lawns in late winter and post emergent foliar herbicide spray to lawns in early spring.
- Watering** | the minimum watering schedule for newly planted material shall be equivalent to a minimum of 1" of rainfall per week. Water should be applied in the early morning hours. Water regularly for two years or until established. Deep, infrequent soakings, which allow the soil moisture to drain, is the watering method preferred for established plants. This type of soaking will encourage a deep root system, which will enable the plants to withstand periods of drought.

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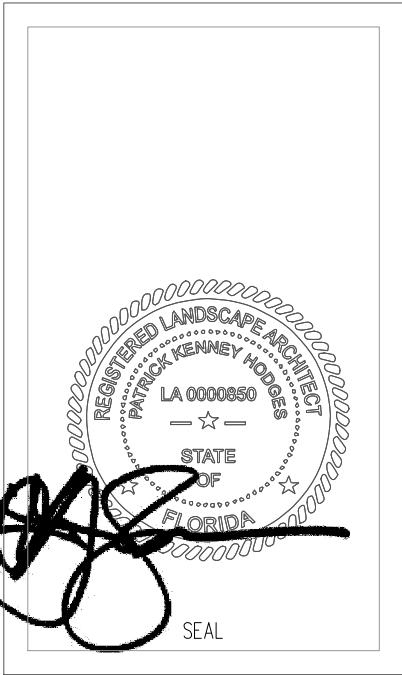
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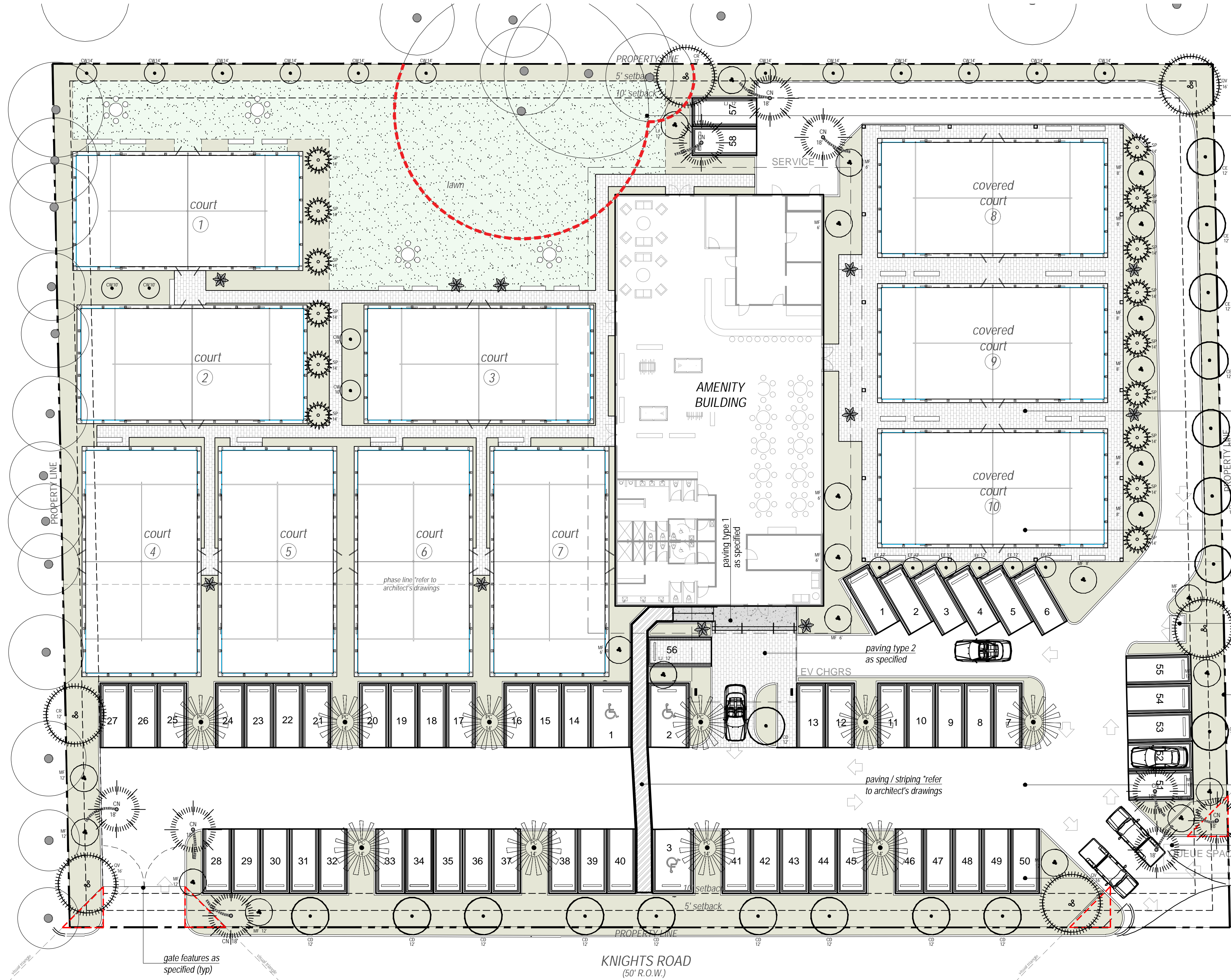
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L1.1

DRAWING DATE: 05.03.2024

TREE DISPOSITION PLAN, NOTES AND PROPOSED PLANT SCHEDULE



PLAN LEGEND

- landscape areas (16,640 sf)
- lawn / sod (6,876 sf)
- tree protection barrier (TPB) layout - critical root zones (TPZ) per ANSI A300 Part 5 standard practices (refer to detail A/L1)

LANDSCAPE MATERIALS AND CANOPY PLANTING PLAN

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SITE CALCULATIONS TABLE

total site	86,968 sf	
total landscape area / open space	79,518 sf	91%
pervious landscape area	29,676 sf	37%
non-pervious surface	49,842 sf	63%

MITIGATION STRATEGY

based on sheet L1, this site is required to replace XXX sf of canopy. the proposed planting indicates X trees from "Shade Tree" which accounts for XXX sf of replacement, thus the proposed planting strategy exceeds the mitigation requirement on the site along with all general code minimums as noted in the landscape legend.

CANOPY SCHEDULE

TREES			
QTY	SYM	Botanical Name	Common Name
11	CD	Coccoloba diversifolia	Pigeon Plum
7	CE	Conocarpus erectus	Green Buttonwood
3	CR	Clusia Rosea	Autograph Tree
16	CW	Canella winterana	Cinnamon Bark
6	EF	Eugenia foetida	Spanish Stopper
3	LI	Ligustrum japonicum	Wax Leaf Privet
22	MF	Myrcianthes fragrans	Simpson's Stopper
3	QV	Quercus virginiana	Live Oak
PALMS			
QTY	SYM	Botanical Name	Common Name
9	CN	Cocos nucifera 'Green Maylan'	Green Malayan Coconut
10	PC	Phoenix canariensis	Canary Island Date
3	PD	Phoenix recinata x sylvestris	Date Palm Hybrid
15	SP	Sabal palmetto	Sabal Palm

MATERIALS LEGEND



Paver Type 1 - Arch Entry Stoop

source: by contractor
spec: white portland cement
size: 6'-8" thick
color: WHITE
pattern: saw cut joints as needed per pour
finish: small to med size rock salt finish

set: 8" min. #57 gravel limestone or recycled concrete base w/ #3 rebar in 6"x6" grid at 4" depth

(230 sf)



Paver Type 2 - Site Pathways

source: Belgard
type: Aquiline
color: Titanium
edging: Mortar edge in place below adjacent planting / mulch
joint: Sand swept, white sand

set: 4" min. #57 gravel limestone or recycled concrete base w/ 1" min. sand setting bed

web: <https://www.belgard.com/products/permeable-pavers/aquiline-series/>

(6,161 sf)



Existing / Proposed Fence & Gate at Vehicular Entry's

source: TBD
type: vertical metal pickets
color: matte black

DRAWING SCALE AND NORTH ARROW:

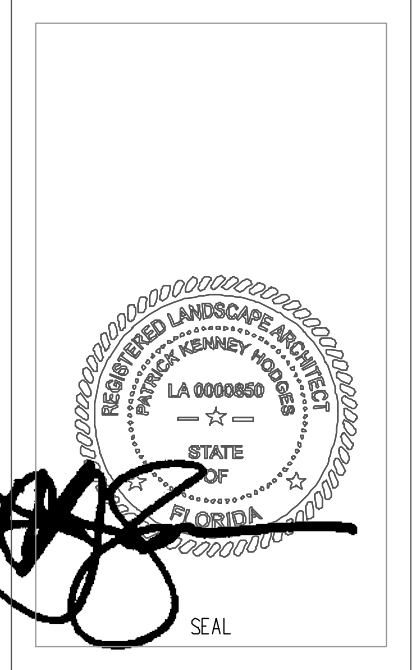


SCALE: 1" = 16'-0" or 1/16" = 1'-0"

NORTH

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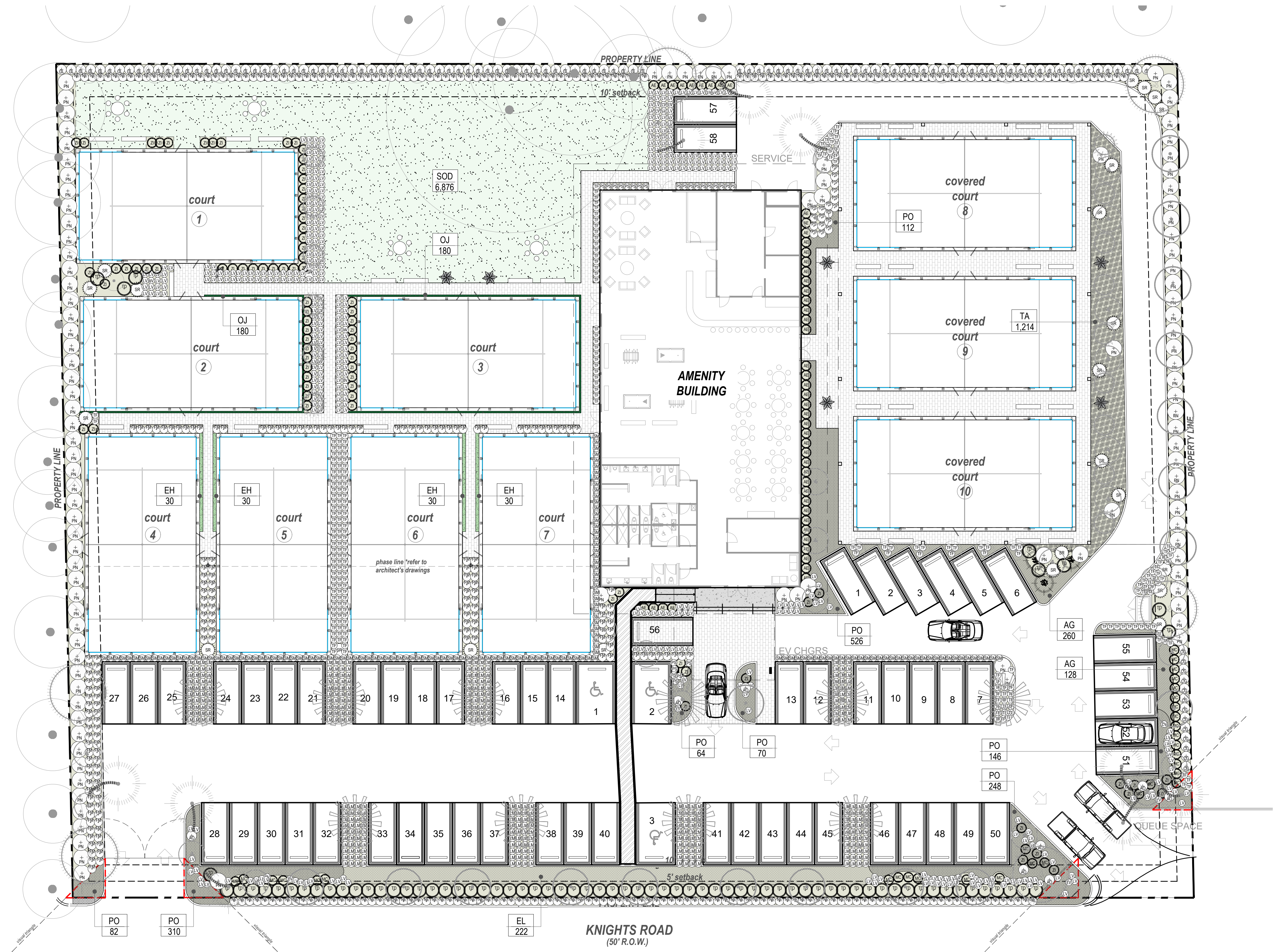
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REVISIONS:

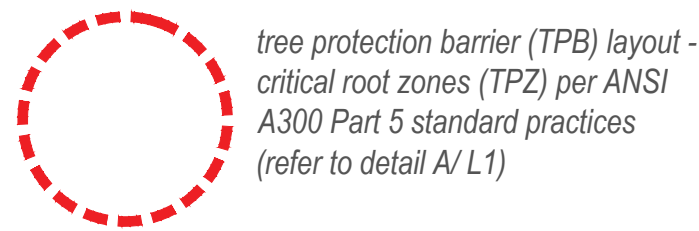
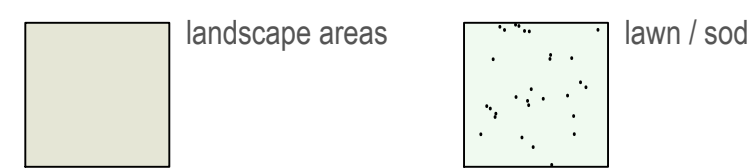
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L2

DRAWING DATE: 05.03.2024



PLAN LEGEND



UNDERSTORY PLANTING PLAN

UNDERSTORY PLANT SCHEDULE

SHRUBS			
QTY	SYM	Botanical Name	Common Name
13	CG	Clusia guttifera	Small Leaf Clusia
222	EL	Erionda littoralis	Golden Creeper
168	FM	Ficus microcarpa	Green Island Ficus
104	GL	Gymnanthes lucida	Crabwood
231	NE	Nephrolepis exaltata	Boston Fern
110	PN	Psychotria nervosa	Bahama Wild Coffee
24	SR	Serenoa repens	Green Saw Palmetto
81	ZI	Zamia integrifolia	Coontie Palm
ACCENTS and GRASSES			
QTY	SYM	Botanical Name	Common Name
TBD	AA	Agave Atenuatta	Fox Tail Agave
49	AE	Aspidistra elatior	Cast Iron Plant
8	AO	Alcantarea odorata	Odorata Bromeliad
120	EH	Equisetum hyemale	Horsetail Grass
310	LM	Liriope muscari	Big Blue Lilyturf
428	LV	Liriope muscari 'variegated'	Variegated Lilyturf
32	MC	Muhlenbergia capillaris	Pink Muhly Grass
42	PS	Phymatosorus scolopendria	Wart Fern
152	SM	Sansevieria masoniana	Wales Fin Sansevieria
73	TD	Tripsacum dactyloides	Fakahatchee Grass
236	TF	Tripsacum floridanum	Dwarf Fakahatchee Grass
GROUNDCOVERS and VINES			
QTY	SYM	Botanical Name	Common Name
388	AG	Arachis glabrata	Perennial Peanut
360	OJ	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass
1558	PO	Peperomia obtusifolia	Baby Rubberplant
1214	TA	Trachelospermum asiaticum	Asiatic Jasmine
6,876	SOD	Zoysia japonica	Zoysia Grass

LANDSCAPE LEGEND

TBD
full response to be developed based
on design review comments / approval

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L2.1

DRAWING DATE: 05.03.2024

DRAWING SCALE AND NORTH ARROW:



SCALE: 1"= 16'- 0" or 1/16"= 1'- 0"

NORTH



main entry north - view to clubhouse and tent

LANDSCAPE RENDERING

landscape design , site design , master planning , urban design , mixed use planning , civic design , cultural design , eco tourism , hospitality , parks and recreation , graphic design , art and paintings

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LR1

DRAWING DATE: 05.03.2024



parking lot and east buffer - view to south

LANDSCAPE RENDERING

landscape design , site design , master planning , urban design , mixed use planning , civic design , cultural design , eco tourism , hospitality , parks and recreation , graphic design , art and paintings

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LR2

DRAWING DATE: 05.03.2024



parking lot and east buffer - view to north

LANDSCAPE RENDERING

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LR3

DRAWING DATE: 05.03.2024



tent, clubhouse and north buffer - view to southwest

LANDSCAPE RENDERING

landscape design . site design . master planning . urban design . mixed use planning . civic design . cultural design . eco tourism . hospitality . parks and recreation . graphic design . art and paintings

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LR4

DRAWING DATE: 05.03.2024



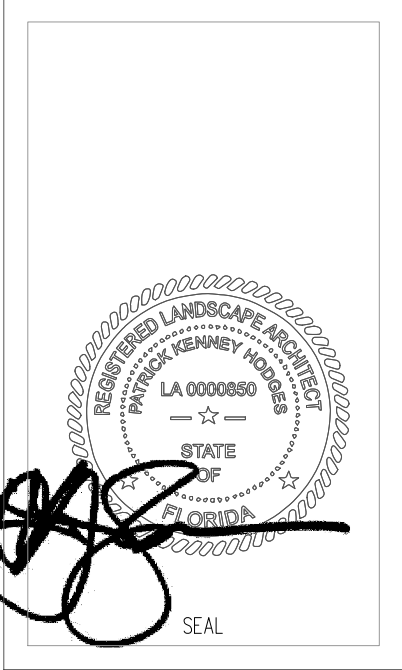
clubhouse dropoff and tent - view to west

LANDSCAPE RENDERING

landscape design . site design . master planning . urban design . mixed use planning . civic design . cultural design . eco tourism . hospitality . parks and recreation . graphic design . art and paintings

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LR5
DRAWING DATE: 05.03.2024



lawn space, south and west buffers - view to south


LANDSCAPE RENDERING

landscape design . site design . master planning . urban design . mixed use planning . civic design . cultural design . eco tourism . hospitality . parks and recreation . graphic design . art and paintings



REVIEWED BY:
LANDSCAPE ARCHITECT

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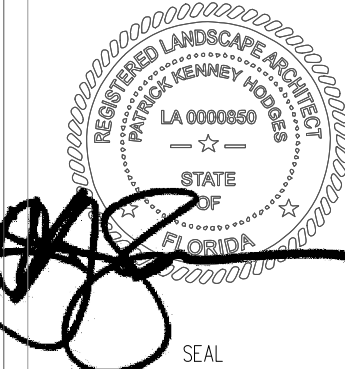
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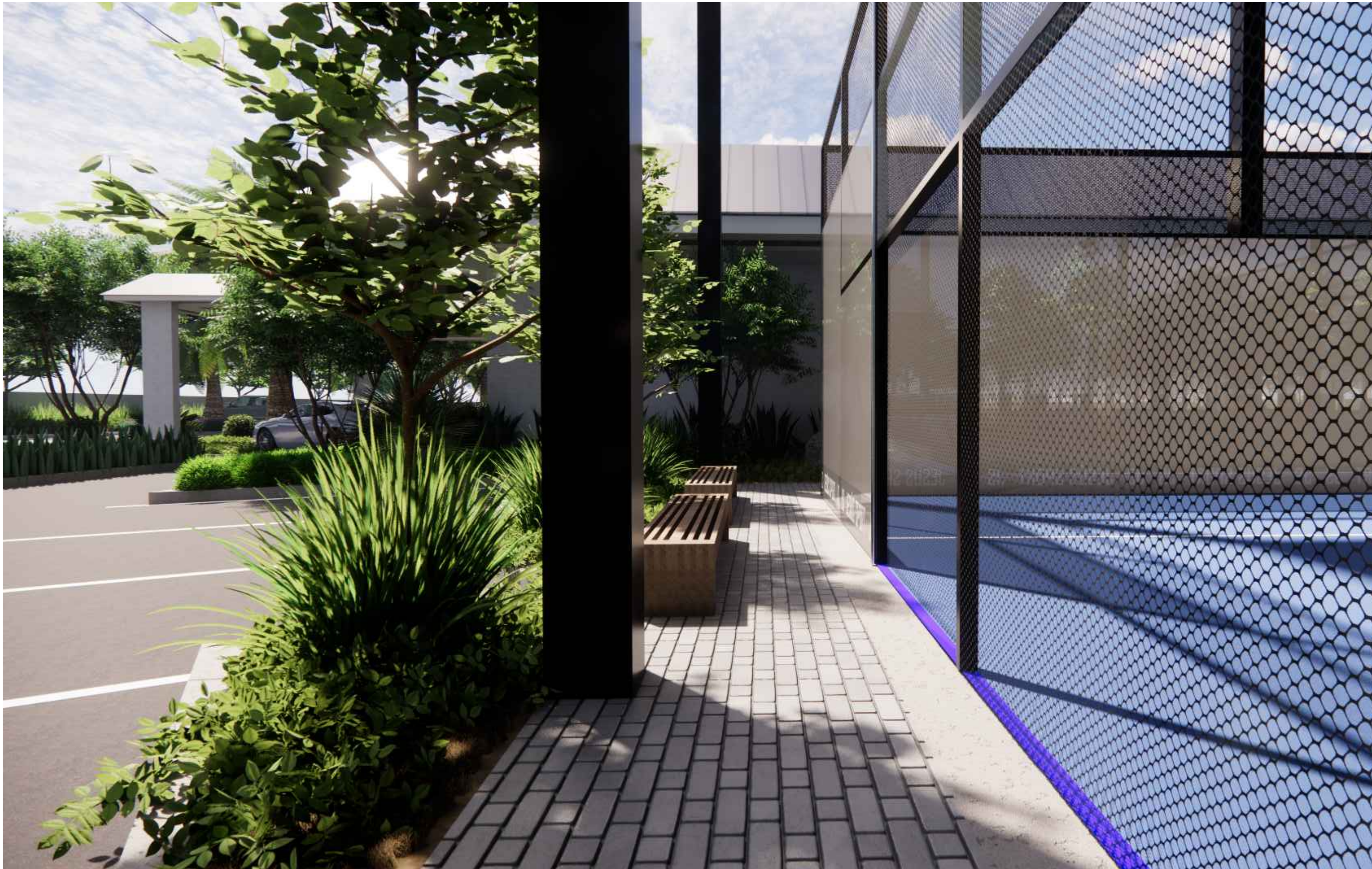
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REVISIONS:

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LR6

DRAWING DATE: 05.03.2024



interior garden spaces and court views

LANDSCAPE RENDERING

landscape design , site design , master planning , urban design , mixed use planning , civic design , cultural design , eco tourism , hospitality , parks and recreation , graphic design , art and paintings



REVIEWED BY:
LANDSCAPE ARCHITECT

LA 000850

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PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021



DRAWN BY:

REVISIONS:

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LR7

DRAWING DATE: 05.03.2024



pigeon plum



green buttonwood



autograph tree



cinnamon bark



spanish stopper



wax leaf privet



simpson stopper



live oak



green malayan coconut



canary date palm



hybrid date palm cluster



sabal palm



small leaf clusia



golden creeper



green island ficus



crabwood



boston fern



bahama wild coffee



green saw palmetto



coontie



agave attenuata



cast iron plant



odorata bromeliad



horsetail grass



big blue liriope



variegated liriope



pink muhly grass



wart fern



whales fin sansiviera



fakahatchee grass



dwarf fakahatchee grass



perennial peanut



dwarf mondo grass



baby rubber plant



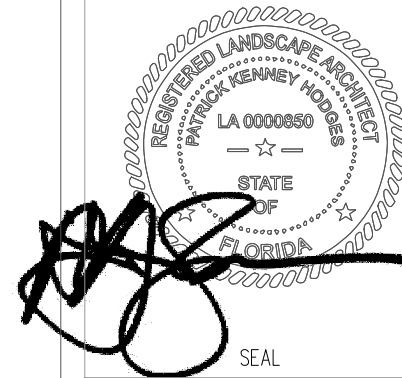
asiatic jasmine

PROPOSED PLANT IMAGERY

landscape design , site design , master planning , urban design , mixed use planning , civic design , cultural design , eco tourism , hospitality , parks and recreation , graphic design , art and paintings

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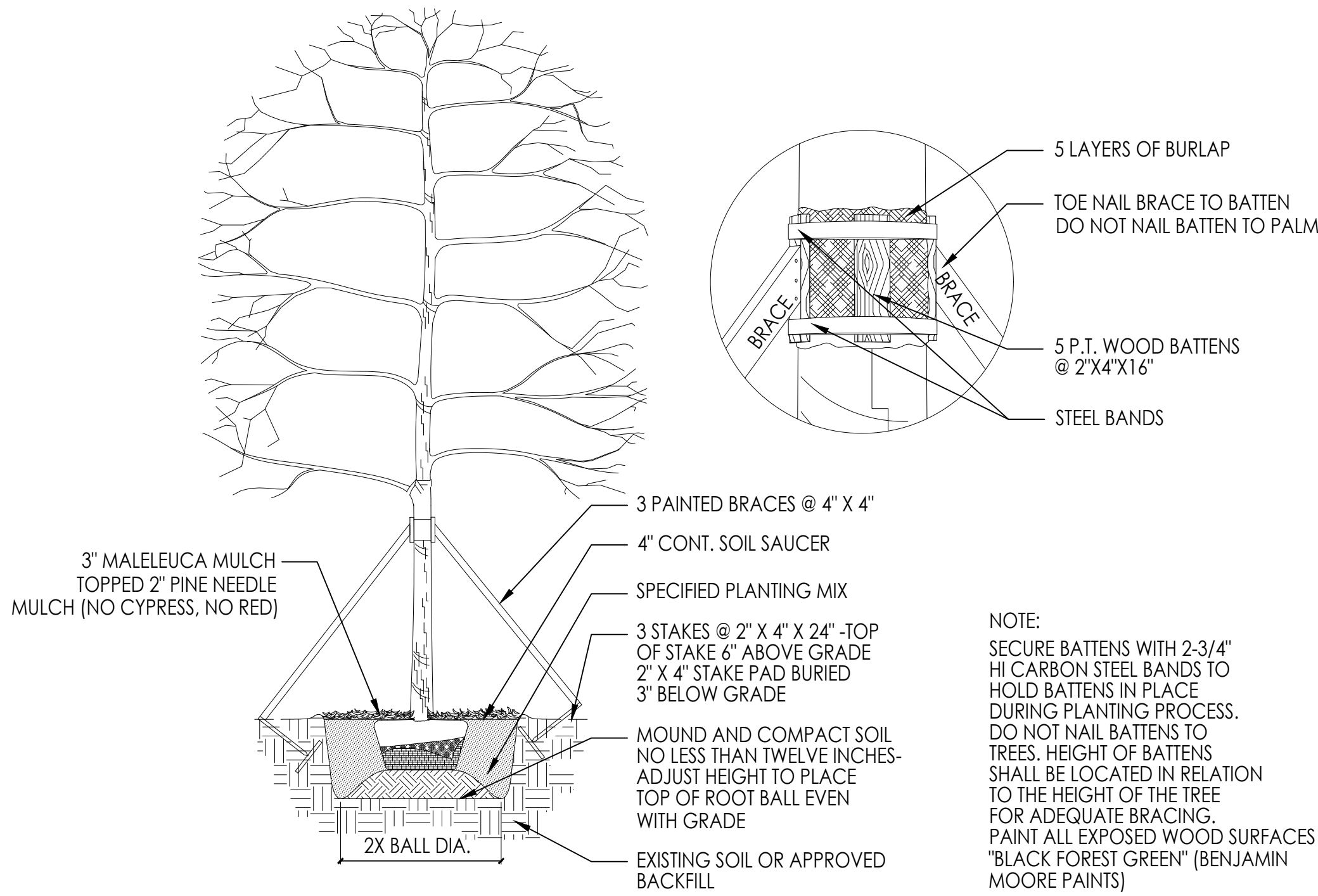
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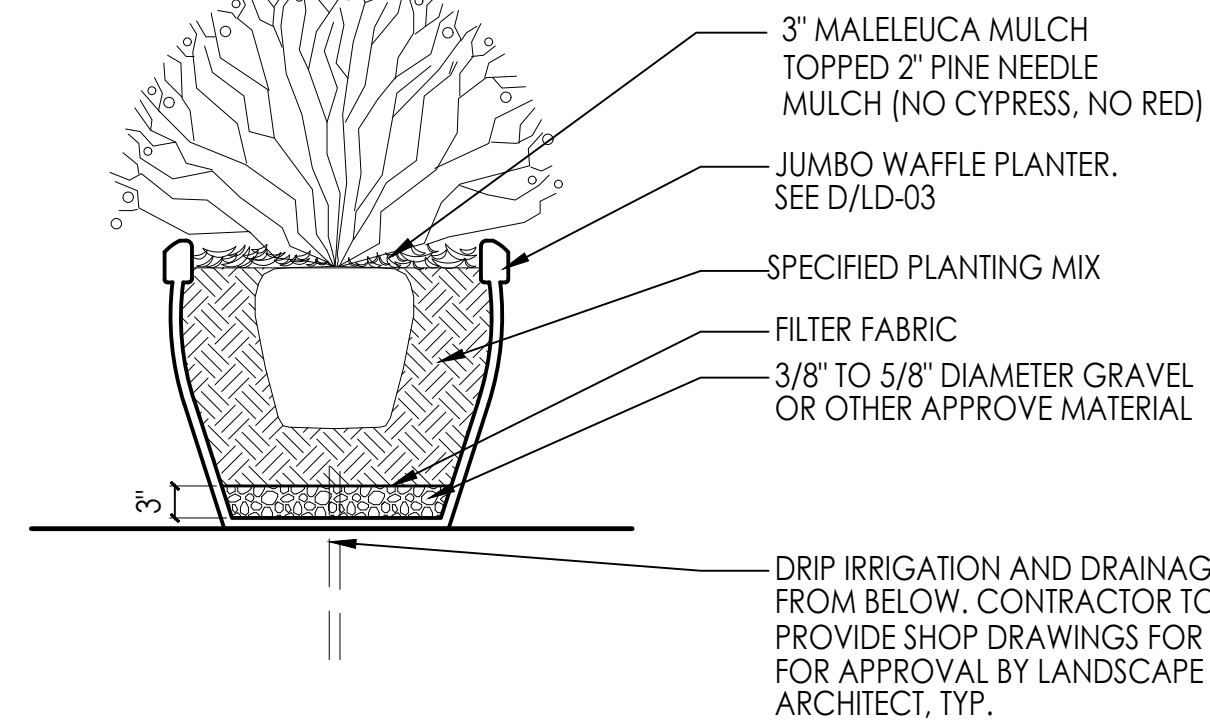
REVISIONS:

L3

DRAWING DATE: 05.03.2024



A LARGE TREE PLANTING DETAIL
SCALE: n/a



Proposed Planter Urn Specification

source: e planters .com

spec: Crescent Garden Delano Round Planter

size: 34" dia. x 17" ht

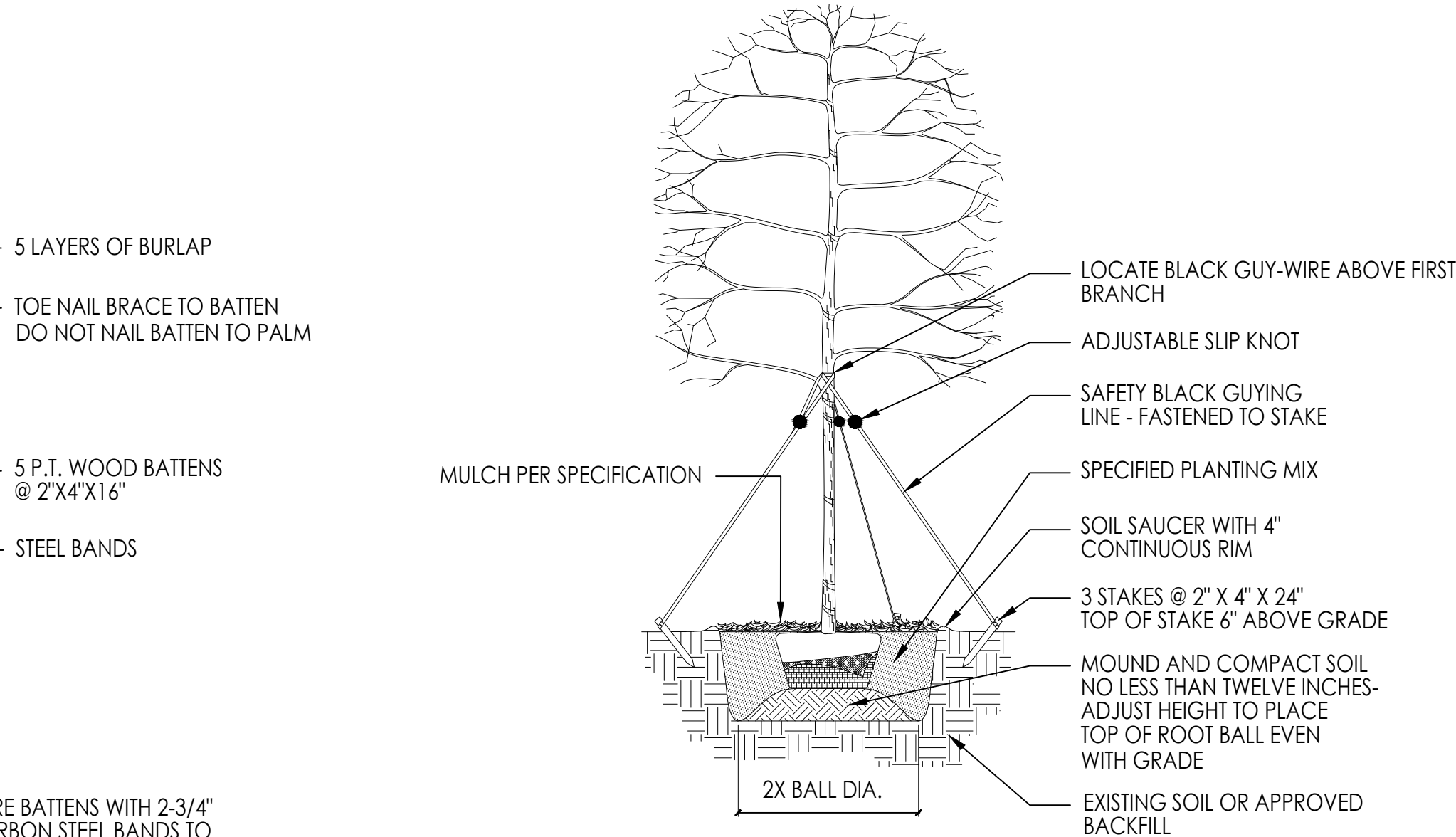
szf: Caviar Black

finish: per manufacturer

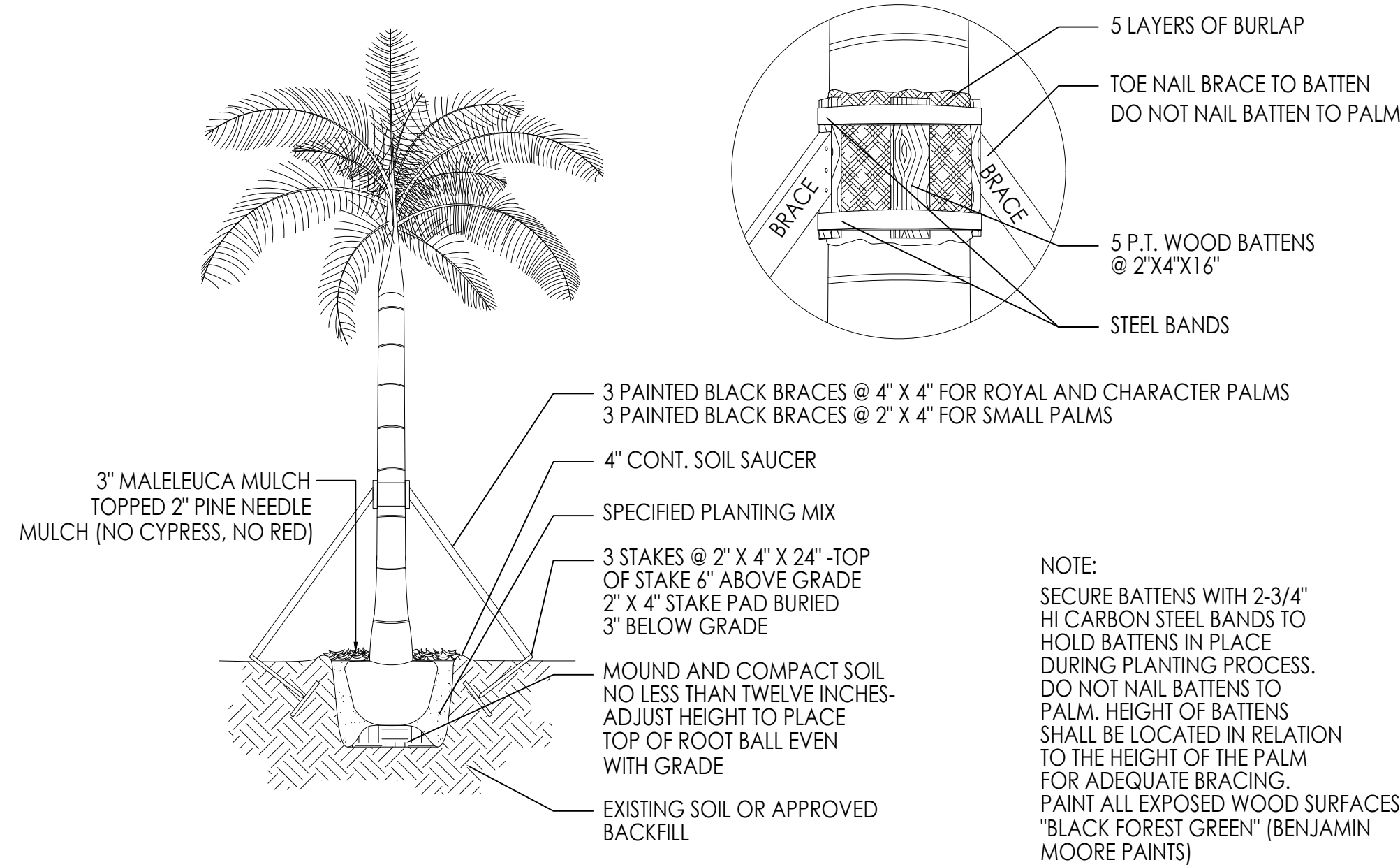
contact: 1-888-468-1554

web: <https://www.eplanters.com/shape/round-planters/crescent-garden-delano-round-planter.html>

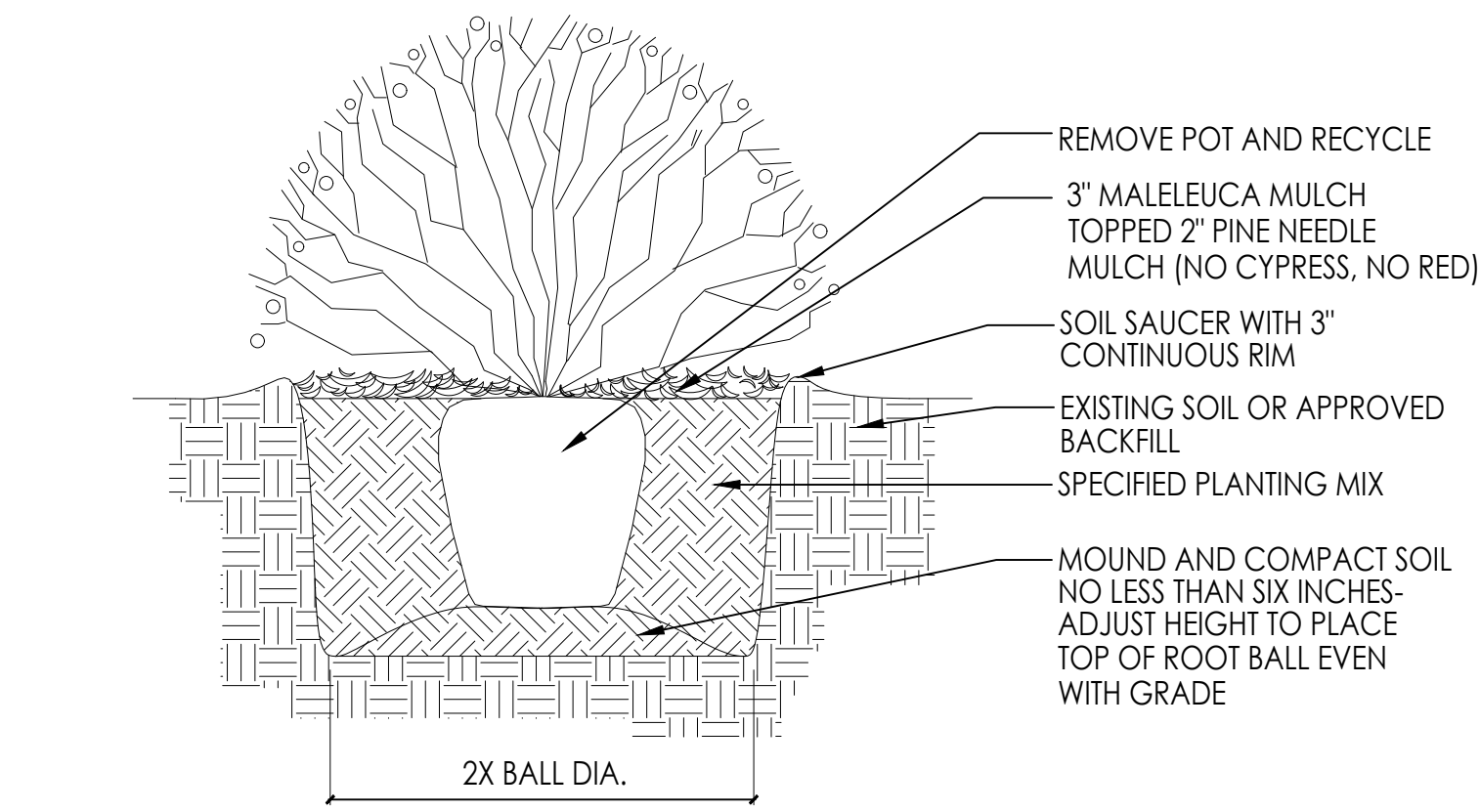
D POTTED PLANT DETAIL and SPECIFICATION
SCALE: n/a



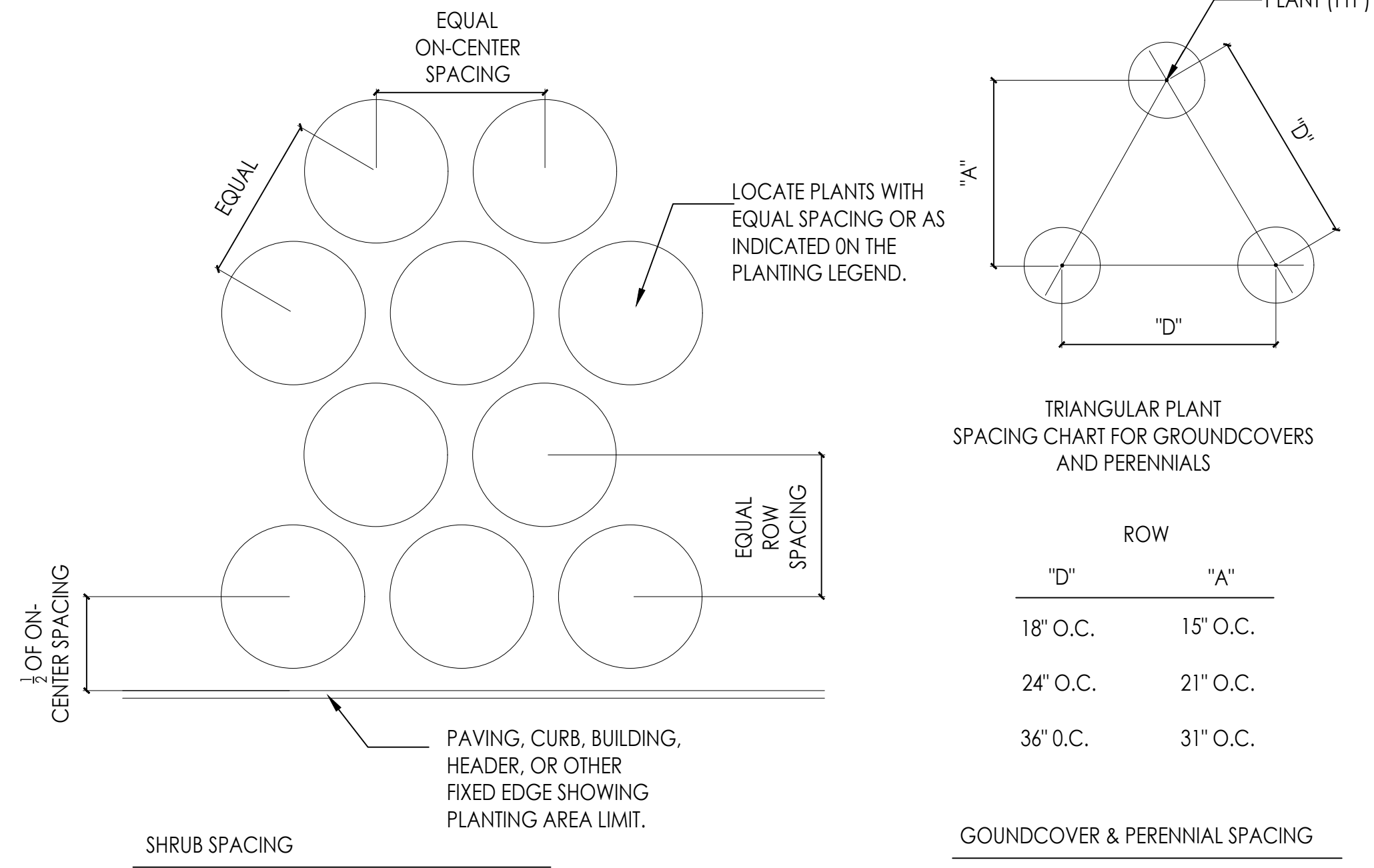
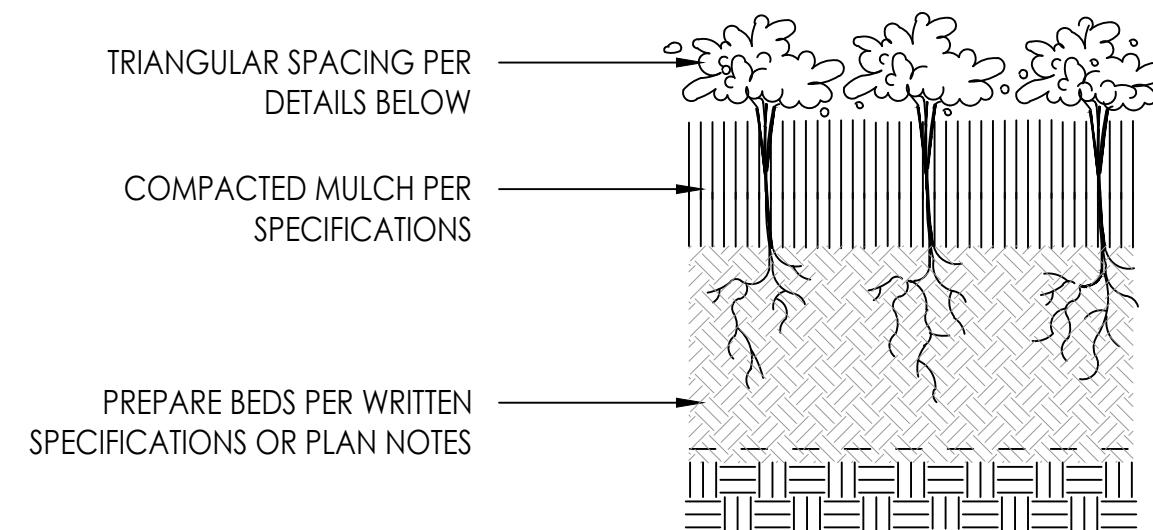
B MEDIUM / SMALL TREE PLANTING DETAIL
SCALE: n/a



E PALM PLANTING DETAIL
SCALE: n/a



C SHRUB PLANTING DETAIL
SCALE: n/a



F GROUNDCOVER PLANTING DETAILS
SCALE: n/a

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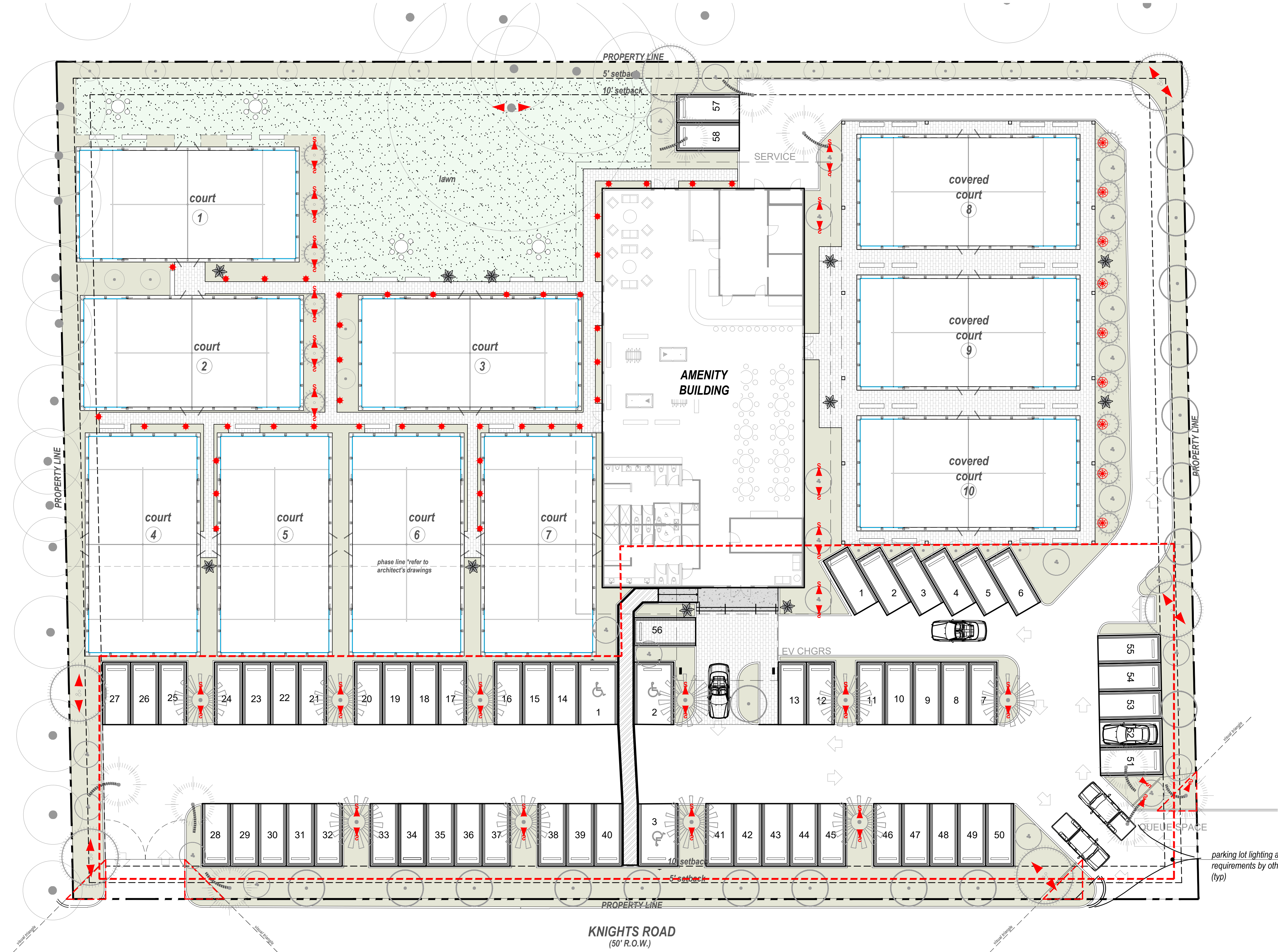
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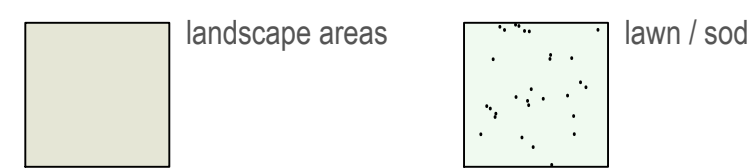
L4

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PLANTING DETAILS AND NOTES



PLAN LEGEND



LIGHTING LEGEND

SYM	QTY	LIGHT TYPE
	12	accent up light
	47	small accent up light
	9	well spot light
	41	path light

legend notes:

- flat side of triangle symbols indicates direction of proposed light for installation purposes
- drawing sheet is provided in schematic format to show design intent only, fixture selection TBD with owner upon permit approval

LIGHTING NOTES

lighting shown here is considered schematic and does not include any post lights, architectural lighting, etc. photometric plans by others shall be submitted for compliance of local agencies approval.

due to the schematic nature of this drawing it is considered preliminary and to be coordinated in conjunction with other disciplines. It is assumed that lighting not covered here to meet minimum requirements will be provided by others as noted for parking area, this is also true for each individual court, areas around the building and under tent structure.

all other lighting shown here shall be considered accent landscape lighting with showing minimum path lighting along proposed paths outside and away from architectural structures.

all proposed fixtures shall be low voltage LED and shall be dimmable on a photocell timer or automatic timer, controller shall be digital to simplify necessary changes for ownership / management.

extra space shall be left on lighting panel for future needs as deemed appropriate by ownership / management or city regulation to meet code.

all fixtures shall have a kelvin color of 3,000, any deviation from color shall require review and approval by landscape architect and local municipality.

all fixtures shall be made of corrosion resistant materials with stainless steel or brass finishes and shall have a minimum warranty of 5 years from installation.

all fixtures and components of the electrical system required per this lighting plan shall be provided by a certified electrical engineer with all applicable requirements met per local municipality.

LANDSCAPE LIGHTING PLAN

DRAWING SCALE AND NORTH ARROW:



SCALE: 1"= 16'- 0" or 1/16"= 1'- 0"

NORTH

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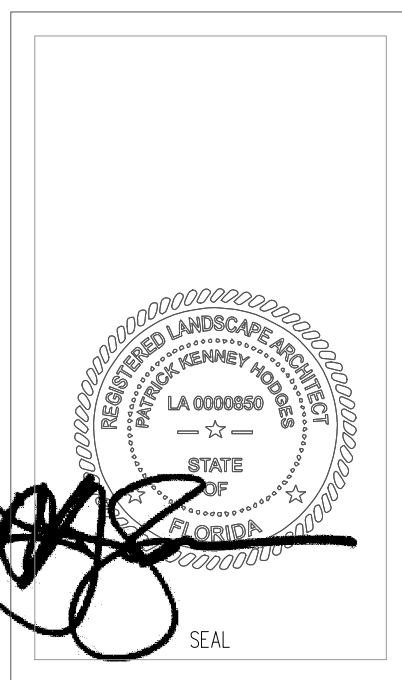


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