

Technical Advisory Committee

Monday, January 13, 2025

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_1216_Minutes_Draft](#)

C. Preliminary Site Plan Review**D. Final Site Plan Review**

[TMP-2024-851](#)

FILE NO.: 24-DPV-84

APPLICANT: VB Circle LLC.

LOCATION: 1714 Van Buren Street

REQUEST: Site plan review for a 10-unit multifamily residential development within the FH-1 Zoning District in the Regional Activity Center (RAC).

Attachments: [2484 F Application Package 2025_0113](#)

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

Planning Priority List
Building Priority List

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: 1/13/2025

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 1:32 p.m. on December 16, 2024, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco Webex, with the following members present:

Cameron Palmer	Planning Division – Principal Planner
Lauren Pruss	Planning Division – Principal Planner, Supervisor
Clarissa Ip	Engineering Division – City Engineer
Alexander Barr	Engineering Division – Development Review Manager
Rick Mitinger	Engineering Division – Transportation Engineer
Adam Licht	Engineering Division - Engineering Specialist II
Marina Melo	CMED – Economic Development Representative
James McGuinness	Building Department – Structural Plans Examiner
Favio Perez	Landscape Inspector/Plans Examiner
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
Chris Clinton	Fire Rescue and Beach Safety – Fire Marshall

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

Carmen Diaz	Planner III
Chad Cramer	Planner III
Reginald White	Planner III
Umar Javed	Planner II
Adrian Montoya	Planner I
Shira Ridley Risk	Administrative Specialist II

B. APPROVAL OF MINUTES

Motion for approval of the December 2, 2024, minutes was made by Rick Mitinger and seconded by Alicia Vereas-Feria. (Approved).

C. PRELIMINARY SITE PLAN REVIEW

- 1. FILE NO.:** 24-PV-97
APPLICANT: Hollywood Kia Automotive Management, LLC
LOCATION: 1640 S State Road 7
REQUEST: Site Plan Review for a 4-story, 72,700 sq. ft. facility and an indoor and outdoor car wash within the S-MU zoning district in the Transit Oriented Corridor (TOC).

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. No public comment was given. Cameron Palmer closed public comment portion.

The Applicant had 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 FTAC.

D. FINAL SITE PLAN REVIEW

- 2. FILE NO.:** 24-DPV-83
APPLICANT: Hollywood AS LLC
LOCATION: 1118-1126 N 17th Avenue
REQUEST: Site Plan Review for a 27-unit multi-family residential development within the FH-1 Zoning District in the Regional Activity Center (RAC).

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. Patricia Antrican and Helen Chervin made comments regarding the project. No additional comments were made, and Cameron Palmer closed public comment portion.

The Applicant had 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 Sign off.

- 3. FILE NO.:** 24-DP-79
APPLICANT: 102SW1STLLC
LOCATION: 2306 Van Buren Street
REQUEST: Site Plan Review for a 36-unit residential development in the DH-2 zoning district within 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 the public comment portion. Helen Chervin and Patricia Antrican made comments regarding the project. No additional comments were made, and Cameron Palmer closed public comment portion.

The Applicant had 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 Sign off.

- 4. FILE NO.:** 24-DP-67
APPLICANT: 58 Oak LLC and 4220 N 58th Avenue Partners LLC.
LOCATION: 4220 & 4231 N 58th Avenue
REQUEST: Site Plan Review for an 8-story multi-family building with 470 units, a clubhouse a place of worship, a 3,500 SF Community Building, and associated parking areas as part of the rezoning request to a Planned Development (PD).

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. No comments were submitted or made. Cameron Palmer closed public comment portion.

The Applicant had 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 Sign off.

E. OLD BUSINESS

There were no items for discussion.

F. NEW BUSINESS

Cameron Palmer mentioned that Planning and Building Priority lists will be circulated for each discipline's review.

The next TAC Meeting is scheduled for January 13, 2025, and comments are due January 8, 2025.

G. ADJOURNMENT

The meeting was adjourned at 2:52 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

There were two items to discuss for PACO.

DRAFT



City of Hollywood

Staff Summary

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

File Number: TMP-2024-851

Agenda Date: 1/13/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 24-DPV-84
APPLICANT: VB Circle LLC.
LOCATION: 1714 Van Buren Street
REQUEST: Site plan review for a 10-unit multifamily residential development within the FH-1 Zoning District in the Regional Activity Center (RAC).



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 1714 Van Buren

Lot(s): 18 W 20' & 19 Block(s): 59 Subdivision: Hollywood

Folio Number(s): 514215021340

Zoning Classification: FH-1 Land Use Classification: R.A.C.

Existing Property Use: Single Family Sq Ft/Number of Units: 1,699 s.f./ 1-unit

Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.

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

DEVELOPMENT PROPOSAL

Explanation of Request: Proposing 10-unit Multi-family Development

Phased Project: Yes ☐ No ☒ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>10</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u> </u> (Area: <u> </u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>16</u>)
Height (# of stories)	(# STORIES) <u>4</u> (<u>44'-4"</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>10,695</u> FT.)

Name of Current Property Owner: VB Circle LLC

Address of Property Owner: 407 SE 14 CT, FT.Lauderdale, FL 33316

Telephone: 954-394-5850 Email Address: langgustavo67@gmail.com

Applicant Luis La Rosa Consultant ☒ Representative ☐ Tenant ☐

Address: 9000 Sheridan Street Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 7/8/2024 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: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 10-14-24

PRINT NAME: AUSTIN LANG Date: 10-14-24

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Luis La Rosa Date: 10/10/2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for 10-unit Multi-Family development to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the TAC-1 (Board and/or Committee) relative to all matters concerning this application.

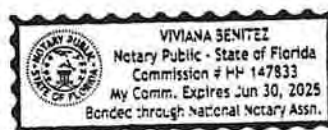
Sworn to and subscribed before me this 14 day of October

[Signature]

Notary Public

State of Florida

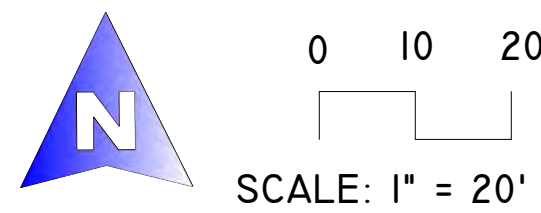
My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____



[Signature]
 Signature of Current Owner

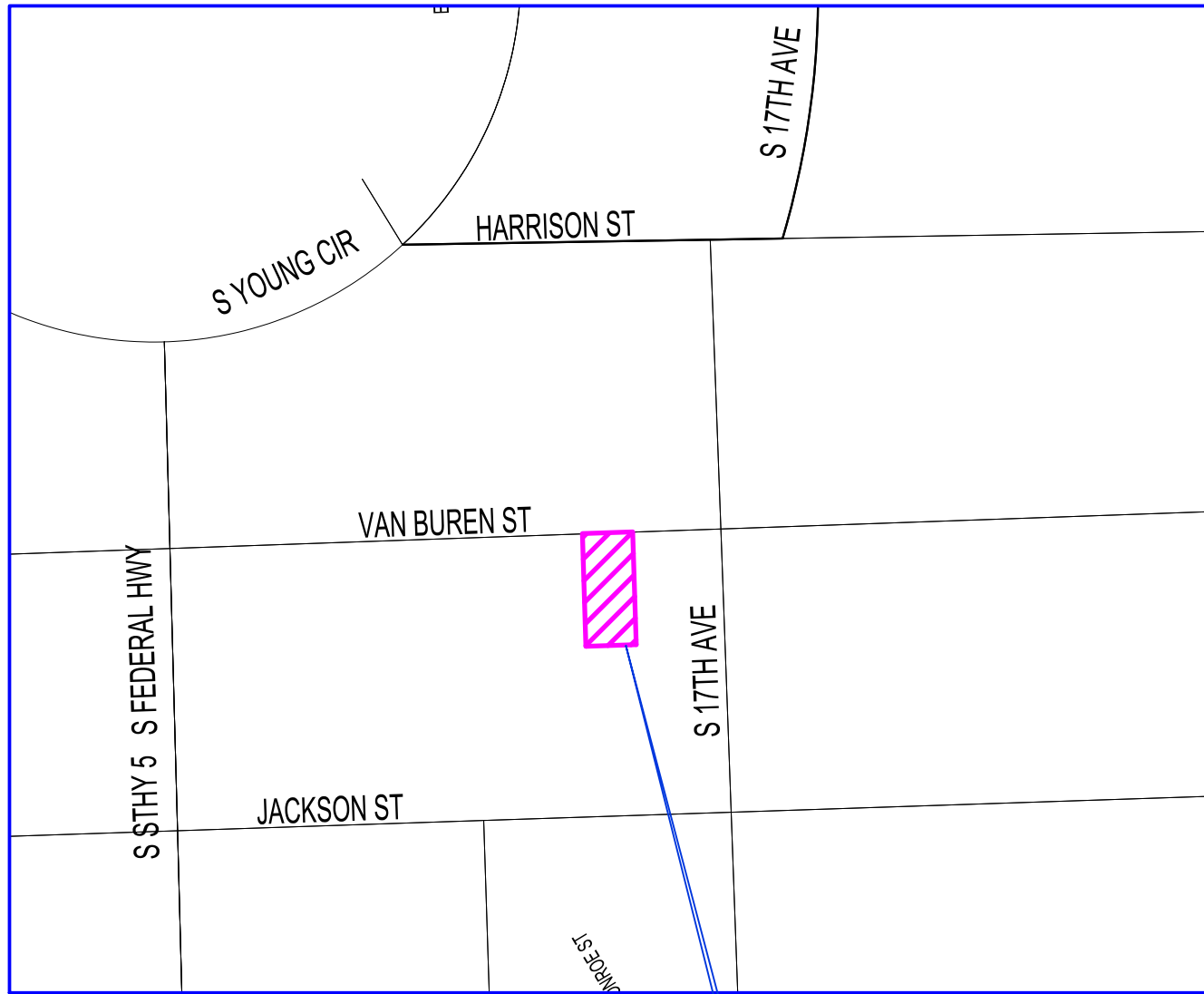
AUSTIN LANG

Print Name



ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE N.W. 1/4 IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



1 VICINITY MAP

Not to Scale

Subject Property

2 PROPERTY ADDRESS

1714 Van Buren Street, Hollywood, Florida, 33020
Parcel Id: 514215021340

3 LEGAL DESCRIPTION

The West 20 feet of Lot 18 and all of Lot 19, Block 59, **HOLLYWOOD**, according to the plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: +/-8,069.4 SqFt (+/-0.18 Acres) (As measured in the field).
Gross Area of subject parcel: +/-9,989.4 SqFt (+/-0.23 Acres) (Calculated to include up to center line of Abutting right of way(s)).

5 ZONING INFORMATION

Zoning District: FH-1 Federal Highway Low-Medium-Intensity Multi- Family District
(as per City of Hollywood Interactive Zoning Map) (A Zoning Report has not been provide to Surveyor).

7 CERTIFICATIONS

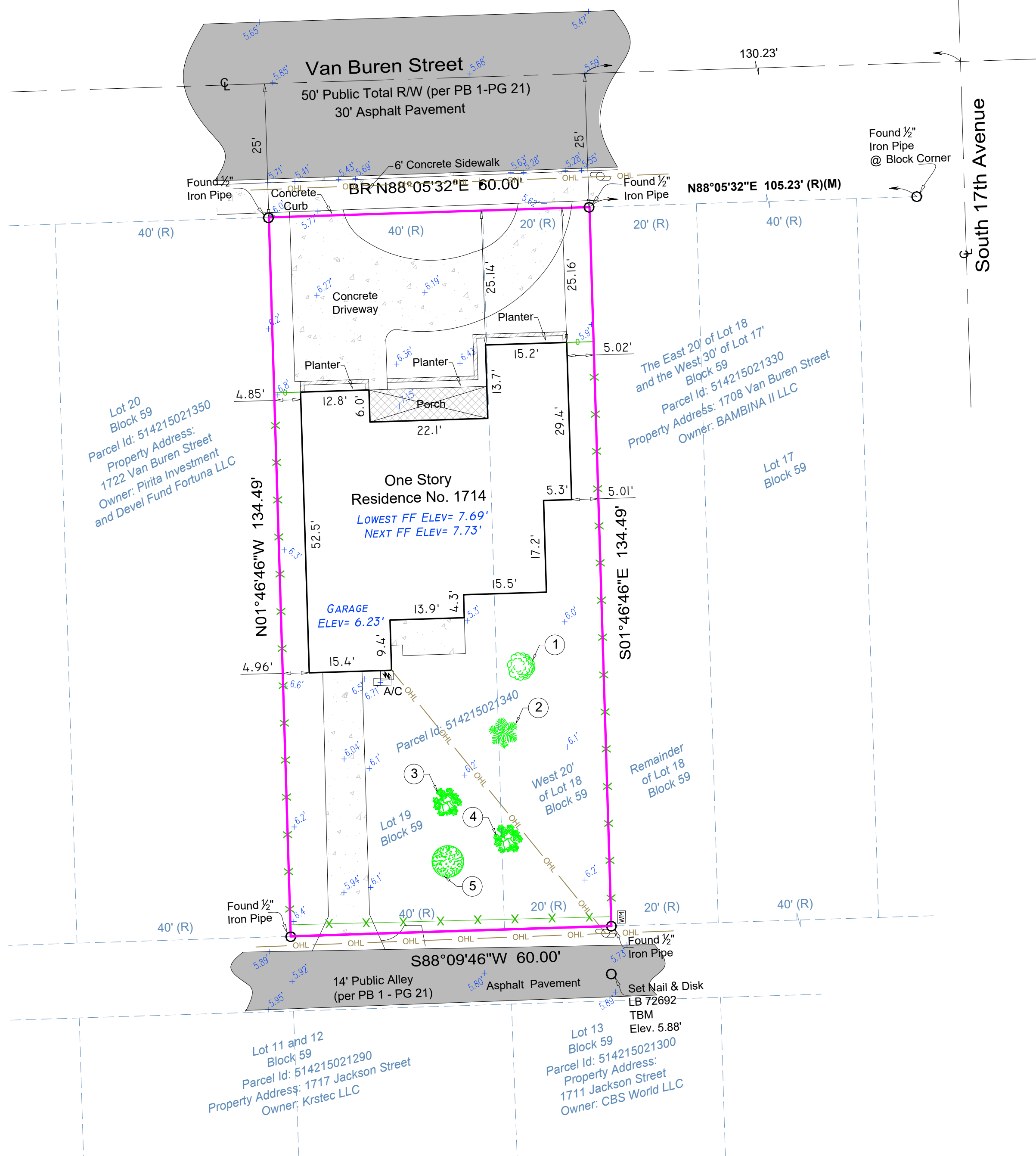
I hereby certify to: VB Circle LLC, a Florida limited liability Company.
That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6 (a) (no zoning report provided), 7 (a), 8,10, 11 (utilities by observed aboveground visible evidence), 13, 14,16,17,18,19 and 20 (NOAA Storm Surge Risk Map analysis), of Table A thereof.

Date of Plat or Map: September 25th, 2024

SURVEY LEGEND

1. Vicinity Map
2. Property Address and Parcel Id
3. Legal Description
4. Area Tabulation
5. Zoning Information
6. Surveyor's Report
7. ALTA/NSPS Certification
8. Project / Survey Number.
9. Survey Map

9 SURVEY MAP



6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey (ALTA Survey) has been conducted on the ground on September 22nd, 2024 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and their relationship to instruments of record investigated are represented herein. This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021, and jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS).
- The Legal Description of the lands surveyed herein has been obtained from Ownership and Encumbrance Report, researched from dated between January 1, 1949 @ 11:00 pm, to September 16, 2024 @ 11:00 p.m. The legal description of this property forms a mathematically closed geometric figure.
- Values noted as "(D)", "(R)", and/or "(P)" refer to values contained in documents and instruments of record (Plats, Record Maps, Deeds, etc.) used in the preparation of this Survey. Measured distances, directions and angles noted as "(M)" along the lines and courses surveyed represent the distances and angles between the survey monuments and control points recovered and traversed during the field work. Field findings have been carefully analyzed for re-establishing the boundaries of the lands surveyed herein. Measured distances and directions have been compared with corresponding values from records, and have been found in agreement, unless otherwise shown.
- Measured bearings have been determined by GNSS (RTK/GPS) measurements. The basis of bearings is an assumed meridian along a well-established line identified as "BR" on the Map of Survey.
- This ALTA Survey correctly depicts the lands contained within the subject property as legally described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities, apparent uses, and any other relevant matters affecting these lands. Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of, that might affect these lands.
- This surveyor did not attempt to locate underground improvements, buried utilities, and footings have not been located. A Quality A and/or B Subsurface Utility Engineering (SUE) effort is necessary for the precise location and designation of the underground utilities.
- At the time of this survey there was no observable evidence of site usage as solid waste dump, swamp and/or sanitary landfill, on this lot and/or on the immediately adjoining parcels.
- At the time of this survey there was no observable evidence of recent earth moving work, and/or construction on this site, observed in the process of conducting the field work.
- At the time of this survey there was no observable evidence of wetlands and/or wetland designation on the lands surveyed herein.
- No parking spaces were located within the lands herein surveyed. No Common Party walls were identified at the time of this survey.
- This property has access to and from a duly dedicated and accepted public right of ways: Van Buren Street Alley along the North property line and a 14' wide Public Alley along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix J, revised on July 31 st, 2024, this real property falls in Zone "AE" with Base Flood Elevation 7 feet (NGVD 1929). Zone "AE", is a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. This designation had been obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- This property is not included in the Storm Surge Risk area of storm surge flooding vulnerability, as per NOAA National Hurricane Center Storm Surge Risk Maps.
- HORIZONTAL POSITIONING:** The lands surveyed herein had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million.
- VERTICAL DATA AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

Bench Mark # 1: Broward County Engineering Division Bench Mark 1895, Elevation = 11.076 feet (NGVD29)
Description: A C&GS BM DISC, About 0.75 Miles North along the Fla. East Coast Railway from the station at Hollywood, 0.2 Mile North of Milepost 348, near the Crossing of taft street, 168' South of the centerline of taft street, 18' West of the west rail of the Southbound track, 39.5' East of the centerline of old Dixie Highway, 3' South of a power pole, 2' North of a metal witness post, 1 1/2' below the level of the track and set in the top of a concrete post projecting 3" above the level of the ground.

Bench Mark # 2: Broward County Engineering Division Bench Mark 1896, Elevation = 10.932 feet (NGVD29)
Description: A C&GS DISC, About 0.1 Miles South along the Fla. East Coast Railway from the station at Fort Lauderdale, 0.35 Mile North of Milepost 349, 223' Southwest of the Southwest Corner of the station, 24' Southeast Corner of an outside waiting room, 25.5 feet East of the East rail of the Northbound track 5' South of the extended centerline of Polk Street 1/2' West of the West curb of North 21 Avenue, 1' Below the level of the track and set in the top of a concrete post flush with the ground.This ALTA Survey conforms to the Standards of Practice, as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This Survey map and the copies thereof, are not valid without the signature and original raised seal of the undersigning Florida Licensed Land Surveyor & Mapper, unless it is electronically signed. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot and decimals thereof.
- This survey has been made based on and upon an examination of said Ownership and Encumbrance Report, dated, to September 26, 2024. Upon review and examination of instruments of record on Ownership and Encumbrance, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies:

Active Encumbrances: None listed
Deed Information: Not Survey-related matter

TREE CHART

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Lychee	Litchi chinensis	8	12	15
2	Carambola	Averrhoa carambola	7	11	9
3	Palm	Unknown	7	11	6
10	Mango Tree	Mangifera Indica	15	25	20
11	Mango Tree	Mangifera Indica	12	25	10
12	Avocado	Persea americana	6	12	6

LEGEND & ABBREVIATIONS									
	CONC (CONCRETE (CONC))		WV (WATER VALVE (WV))		CB (CATCH BASIN OR SUMP (CB))		PT (POINT OF TANGENCY (PT))		CURB (CURB)
	CIP (CAST-IN-PLACE CONCRETE (CIP))		FH (FIRE HYDRANT (FH))		MH (MANHOLE (MH))		PCL (POINT OF COMPOSITE LINE (PCL))		FH (FIRE HYDRANT (FH))
	WD (WOOD DECK (WD))		FP (FLAG POLE (FP))		DRAIN (DRAINAGE (DRAIN))		BM (BENCH MARK (BM))		FH (FIRE HYDRANT (FH))
	ASPH (ASPHALT (ASPH))		WM (WATER METER (WM))		PP (POTENTIOMETER (PP))		BM (BENCH MARK (BM))		FH (FIRE HYDRANT (FH))
	ASPH (ASPHALT (ASPH))		FLP (FIRE LIGHT POLE (FLP))		PC (PROPERTY CORNER (PC))		TBM (TOPOGRAPHIC BENCH MARK (TBM))		FH (FIRE HYDRANT (FH))
	WF (WOOD FENCE (WF))		WELL (WELL (WELL))		GB (GAS BLOW-OFF (GB))		TBM (TOPOGRAPHIC BENCH MARK (TBM))		FH (FIRE HYDRANT (FH))
	SLF (CHAIN LINK FENCE (SLF))		ST (STREET (ST))		CB (CABLE BOX (CAB))		TBM (TOPOGRAPHIC BENCH MARK (TBM))		FH (FIRE HYDRANT (FH))
	OW (OVERHEAD WIRES (OW))		IP (IRON PIPE (IP))		GB (GAS BLOW-OFF (GB))		TBM (TOPOGRAPHIC BENCH MARK (TBM))		FH (FIRE HYDRANT (FH))

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: O.C.B.I. DRAWN BY: I.C.

FIELD DATE: 09/22/2024 UPDATED DATE: N/A

8 PROJECT NUMBER 24197 Page 1 of 1

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



CARUSI LAW

Daniel S. Carusi, P.A. | 517 Southwest 1st Avenue, Fort Lauderdale, FL 33301
954-527-0101 | 954-524-4169 F | dcarusi@carusilaw.com | carusilaw.com

Daniel S. Carusi, Esq.

September 26, 2024

OWNERSHIP AND ENCUMBRANCE REPORT

Client Name:	VB Circle, LLC, a Florida limited liability company
Date of Request:	September 18, 2024
Address:	1714 Van Buren Street, Hollywood, FL 33020
Requesting Party:	City of Hollywood

Pursuant to your request, we have searched the public records of Broward County, Florida, from January 1, 1949 at 11:00PM to September 16, 2024 at 11:00 PM to ascertain the following:

Ownership and Property Details	
Current Owners	VB Circle, LLC, a Florida limited liability company
Active Encumbrances	None
Property Legal Description	The West 20 feet of Lot 18 and all of Lot 19, Block 59, HOLLYWOOD, according to the map or plat thereof as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida

From said search we report those entries as set forth on the following page(s). Copies of instruments have been attached for your review. This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Deed information:

Clerks File No.: 1951-42114 (Illegible) (Deed Book 729, Page 67) TOI: Warranty Deed DOI: April 5, 1951 First Party: Laura P. Cook Second Party: Frank Forno and Mildred Forno

Clerks File No.: 92516901
TOI: Warranty Deed
DOF: December 7, 1992
First Party: Mildred Forno
Second Party: Victor Lukasievich and Maria Lukasievich

Clerks File No.: 110196039
TOI: Warranty Deed
DOF: August 5, 2011
First Party: Maria Lukasievich
Second Party: Maria Lukasievich and Alexander Lukasievich

Clerks File No.: 119686196
TOI: Warranty Deed
DOF: July 16, 2024
First Party: Alexander Lukasievich
Second Party: VB Circle LLC, a Florida limited liability company

End of Ownership and Encumbrance Report 1714 Van Buren Street, Hollywood, FL 33020

12111

This Indenture.

Made this 5th day of April, A. D. 19 51,

Between LAURA P. COOK, a widow,

380
11/10
of the County of Dade in the State of Florida
party of the first part, and FRANK FORNO and MILDRED FORNO, as husband
and wife, whose address is: 2035 Jefferson Street, Hollywood,

of the County of Broward in the State of Florida
parties of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable considerations ~~in hand paid~~ to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to wit:

Lot Nineteen (19) and West one-half (W $\frac{1}{2}$) of Lot Eighteen (18), block Fifty-nine (59), Town of HOLLYWOOD, according to the Plat thereof recorded in Plat Book No. 1, page 21, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

N. B. Grantor, Laura P. Cook is the surviving spouse and widow of Hiestor C. Cook, also known as Hiestor Clymer Cook, who died August 23rd, 1941, a resident of Montgomery County, Pennsylvania. Said Laura P. Cook is also known as Laura Cook. Said Laura P. Cook was living with said Hiestor C. Cook as his wife upon the date of his death.

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

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Laura P. Cook
a Widow

State of Florida,

DEED 729 PAGE 68

County of Broward

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LAURA P. COOK, a widow,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed. AND I FURTHER CERTIFY, That the said

known to me to be the wife of the said on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Hollywood, County of Broward, and State of Florida, this day of April, 1951.

My Commission Expires

Notary Public

Notary Public, State of Florida at Large.
My Commission Expires April 26, 1954.
Florida Life Insurance Co.

1941
Mortgage Deed

LAURA P. COOK, a widow,

TO

FRANK FORNO and MILDRED FORNO,
husband and wife.

Date April, 1951.

ABSTRACT OF DESCRIPTION

Lot 19, and $\frac{1}{2}$ of Lot 18, Block
59, Town of Hollywood.

STATE OF FLORIDA,
County of

On this day of
April, 1951, at o'clock m., this
instrument was filed for record, and
being duly acknowledged and proven,
I have recorded the same on pages
of Book in the
public records of said County.
In Witness Whereof, I have here-
unto set my hand and affixed the
seal of the Circuit Court of the
Judicial Circuit
of said State, in and for said County.

Clerk.

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record

April 9, 1951, and recorded in book 729

on page 67. RECORD VERIFIED.

TED CABOT, Clerk of the Circuit Court

T. M. Testung

APR 9 3 47 PM 1951

RECORD AND RETURN TO
S. M. BECKERMAN, ATTY.
P.O. BOX 160, HOLLYWOOD, FLA.
ATTORNEYS AT LAW
HOLLYWOOD, FLORIDA

This instrument was prepared by:
Name **A. C. PAOLI**
Address **600 Home Tower Building
1720 Harrison Street
HOLLYWOOD, FLORIDA 33020**

RECORD & RETURN TO:

MICHAEL LUKASIEVICH, P.A.
ATTORNEY AT LAW
SUITE 200
1164 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FL 33334

Return to:
Name _____
Address _____

Grantee #1 S.S. No. _____
Grantee #2 S.S. No. _____
Property Appraiser's _____
Parcel Identification No.
1215-02-134

Stamps \$ 784⁰⁰ Tax \$ _____
Documentary Intangible
RECEIVED in Broward County as required by
law
by Andrew Eadie
Deputy Clerk

WARRANTY DEED
(STATUTORY FORM — SECTION 689.02, F.S.)

92516901

This Indenture, made this 13th day of November 1992, **Between**
MILDRED FORNO, an unmarried woman

whose post office address is 2470 North Park Road, #104S, Hollywood, FL 33021
of the County of _____, State of _____, grantor*, and
VICTOR LUKASIEVICH and MARIA LUKASIEVICH, his wife

* whose post office address is _____, State of _____, grantee*,
of the County of _____

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

The West 20 Feet of Lot 18 and all of Lot 19 in Block 59 of
HOLLYWOOD, according to the Plat thereof, recorded in Plat
Book 1, Page 21 of the Public Records of Broward County,
Florida.

Subject to restrictions, limitations and conditions of
record and subject to easement for public utilities of
record and applicable zoning ordinances and taxes for
the year 1992 and subsequent years.

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

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

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

Signed, sealed, and delivered in our presence:

Albert R. Forno
(First Witness)
Printed or typed name: Albert R. Forno

A. C. Paoli
(Second Witness)
Printed or typed name: A. C. Paoli

Mildred Forno (Seal)
Grantor
Printed or typed name: MILDRED FORNO, an
unmarried woman

Grantor
Printed or typed name: _____ (Seal)

STATE OF Florida
COUNTY OF Broward

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of November
1992, by MILDRED FORNO, an unmarried woman, who is (or are) personally known to me or who has
produced _____ as identification and who did (did not) take an oath.

My commission expires _____

A. C. PAOLI
Notary Public
Printed, typed, or stamped name: _____



(Serial Number, if any)

F-782 (rev 12/91)

892 DEC -7 AM 7:50

BK 2013760581

This Instrument was Prepared by:
MARK F. BUTLER, ESQ.
Butler & Primeau, LLP
1720 Harrison St., Suite 1805
Hollywood, Florida 33020
File No.: 9254-01

Tax Folio No.: 5142-15-02-1340

WARRANTY DEED

THIS INDENTURE made this 15th day of July, 2011, between **MARIA LUKASIEVICH**, a single woman whose address is 1714 Van Buren Street, Hollywood, FL 33020-5126, Grantor, and **MARIA LUKASIEVICH** and **ALEXANDER LUKASIEVICH**, as joint tenants with right of survivorship, and not as tenants in common, whose address is 1714 Van Buren Street, Hollywood, FL 33020-5126, Grantee.

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

The West 20 Feet of Lot 18 and all of Lot 19 in Block 59 of HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida a/k/a 1714 Van Buren Street, Hollywood, FL 33020-5126

N.B. This Warranty Deed was prepared by the scrivener without the benefit of or requirement for a title search or examination.

SUBJECT TO zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, reservations and easements of record, if any, and taxes for the year 2010 and subsequent years.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD the same in fee simple forever.

ML

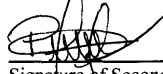
AND THE SAID GRANTOR hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:


 Signature of First Witness
MARK F. BUTLER

Printed Name of First Witness


 Signature of Second Witness
PETITH CASTILLO

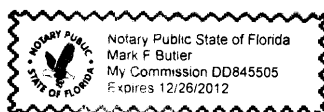
Printed Name of Second Witness


MARIA LUKASIEVICH

STATE OF FLORIDA }
 } SS:
 COUNTY OF BROWARD }

I HEREBY CERTIFY that on this 15th day of July, 2011, personally appeared **MARIA LUKASIEVICH**, a single woman who acknowledged before me that he, she or they executed the foregoing instrument, and that same is her, his or their free act and deed, and that he, she or they [☒] is or are personally known to the undersigned or [☐] produced _____ as identification.


 NOTARY PUBLIC
 My Commission Expires:



Prepared by:

Gabriel M. de las Salas, Esq.
GMS Law, PLLC
1930 Harrison Street, Suite 204
Hollywood, FL 33020
(954) 477-8385

Return to:

TitleHost Doral, LLC
10729 NW 76th Lane
Doral, FL 33178
(561) 609-1277

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th day of July, 2024** between **Alexander Lukasievich, a married man**, whose post office address is **9821 SW 15th Dr., Davie, FL 33324**, grantor, and **VB Circle LLC, a Florida Limited Liability Company** whose post office address is **407 SE 14th Court, Ft. Lauderdale, FL 33316**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

**THE WEST 20 FEET OF LOT 18 AND ALL OF LOT 19, BLOCK 59 OF HOLLYWOOD,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA**

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's homestead address is 15778 64 Place, Loxahatchee, FL 33470.

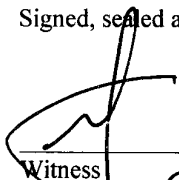
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023.

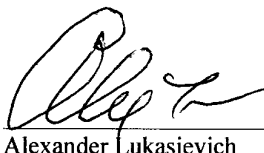
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: Gabriel M. de las Salas
P.O. Address: 409 SE 3 Terrace
Dania Beach FL 33004


Alexander Lukasievich

Witness

Printed Name: Rachel Coleman
P.O. Address: 402 SW 63 Terr
Plantation FL 33317

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of July, 2024 by Alexander Lukasievich who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name: Rachel Coleman

My Commission Expires: 2-23-27

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR: VB CIRCLE LLC

1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020



LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

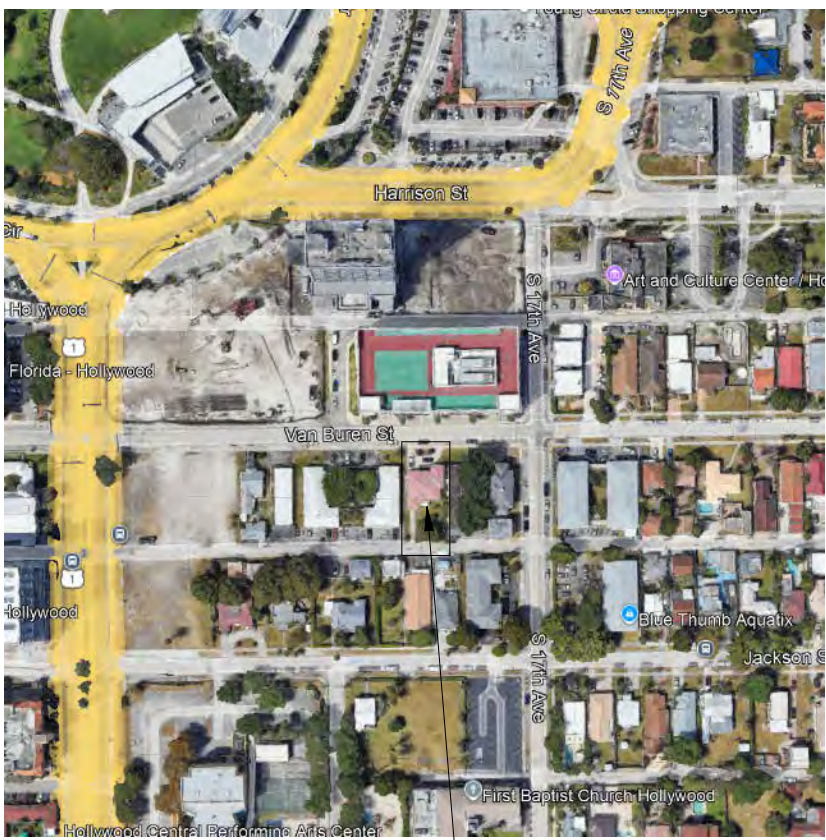
(OFF.) – 305–403–7926
(CELL)– 786–543–0851
E–MAIL: LLAROSA@LAROSAARCHITECTCTCS.COM

Luis LaRosa-Registered
Architect
AR#–0017852

Sheet Index	
SHEET NUMBER	SHEET NAME
..	COVER SHEET
...	ALTA SURVEY
.SP 1.1	SITE PLAN
.SP 1.2	SITE PLAN DETAILS
.SP 1.3	SITE PLAN ELEVATIONS
.SP 1.4	CAR LIFT SPECIFICATIONS
A 1.1	1ST FLOOR
A 1.2	2ND FLOOR
A 1.3	3RD FLOOR
A 1.4	ROOF PLAN
A 2.1	NORTH ELEVATION
A 2.2	WEST ELEVATION ELEVATION
A 2.3	SOUTH ELEVATION
A 2.4	EAST ELEVATION
A 2.5	AXO VIEW
A 2.6	3D VIEW

MEETING DATES:

PACO: SEPTEMBER 16, 2024
TAC-1:
TAC-2:
PUBLIC MEETING



LOCATION MAP

1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

AYLWARD ENGINEERING
CIVIL ENGINEERING

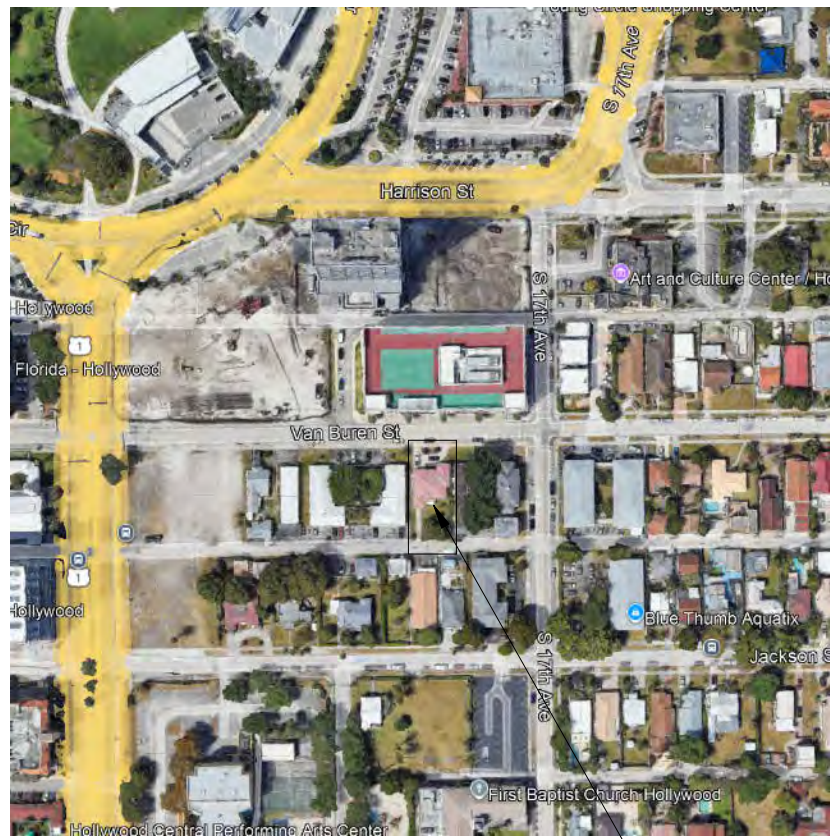
3222 RIDGE TRACE
DAVIE,FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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



1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2021 EDITION, NFPA 13&13R, 2019 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 8,069 SF or 0.185 ACRES

BUILDING FOOTPRINT AREA 5,013 SF
DRIVEWAY 914 SF
CONC. SLAB 84 SF

TOTAL IMPERVIOUS AREA= 5,927 SF (73.4 %)

TOTAL PERVIOUS AREA= 2,142 SF (26.6 %)

FAR CALCULATION

* 8,069 SFX1.25=10,086 SF

F.A.R. ALLOWED=10,086 SF
F.A.R. PROVIDED=10,063 SF

FIRST FLOOR
COMMON AREAS 101 SF

2ND FLOOR
COMMON AREAS- 409 SF
UNITS- 2,931 SF
TOTAL- 3,340 SF

3RD FLOOR
LOBBY/Common AREAS- 349 SF
UNITS- 2,962 SF
TOTAL- 3,311 SF

4TH FLOOR
LOBBY/Common AREAS- 349 SF
UNITS- 2,962 SF
TOTAL- 3,311 SF

FAR PROVIDED= 10,063 SF/1.25 FAR RATIO

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(5) 2 BEDROOMS=5x1.5= 7.5 PARKING SPACE	7.5	10
(5) 1 BEDROOMS=5x1= 5 PARKING SPACE	5	5
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS / 10 UNITS)=	1	1
TOTAL PARKING SPACES	13.5 OR 14	16

ADA SPACES REQUIRED

AS PER FBC-ACCESSIBILITY 2023 208.2
*PROVIDING 16 SPACES

ADA SPACE REQUIRED AS PER TABLE 208.2-(1-25 SPACES) REQUIRE 1 ADA SPACES

1-(1 REQUIRED/ 1 PROVIDED)

NOTE:

- NUMBER OF SINGLE SPACES= 8
NUMBER OF PARKING IN LIFT= 4

2. PARKING IN LIFT IS DESIGNATED TO 2 BEDROOM UNITS

3. ADA PARKING SPACES COUNT TOWARDS OVERALL PARKING REQUIREMENTS

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MINIMUM DWELLING UNIT SIZE	400 S.F.	574 S.F.
MINIMUM CUMULATIVE AVERAGE UNIT SIZE	650 S.F.	885 S.F.

HEIGHT CALCULATIONS:

	ALLOWED	PROVIDED
MAX. HEIGHT ALLOWED:	45'-0"	44'-4" TOP OF ROOF

LAND. USE DESIGNATION: RESIDENTIAL

ZONING DESIGNATION: FH-1

NOTE:

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

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

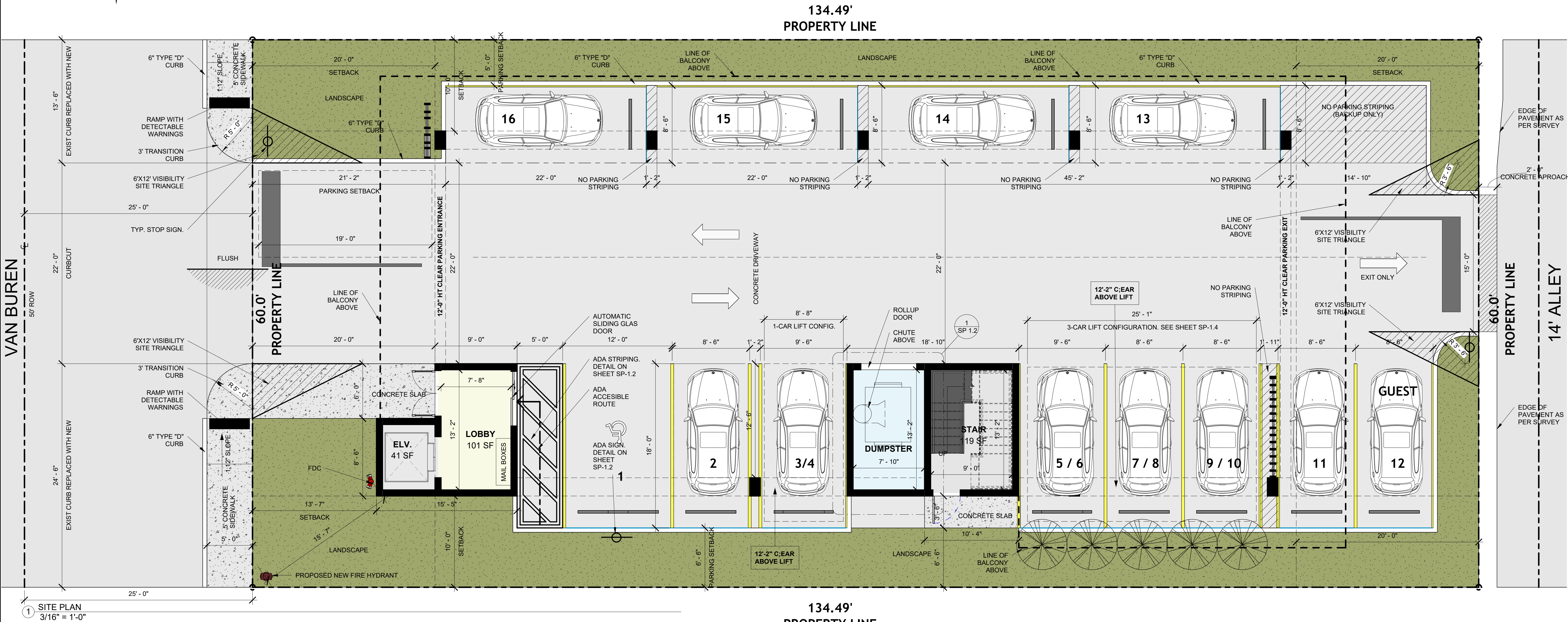
3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).

5."ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN. "

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	20'	20'-0"
REAR	20'	20'-0"
SIDE	10'-0"	10'-0"
SIDE INTERIOR	10'-0"	10'-0"



1 SITE PLAN
3/16" = 1'-0"

134.49'
PROPERTY LINE

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: A.G.

CHECKED: L.L.R

DATE: 09/04/2024

SCALE: AS NOTED

JOB. NO.: 024-055

SHEET:

.SP 1.1

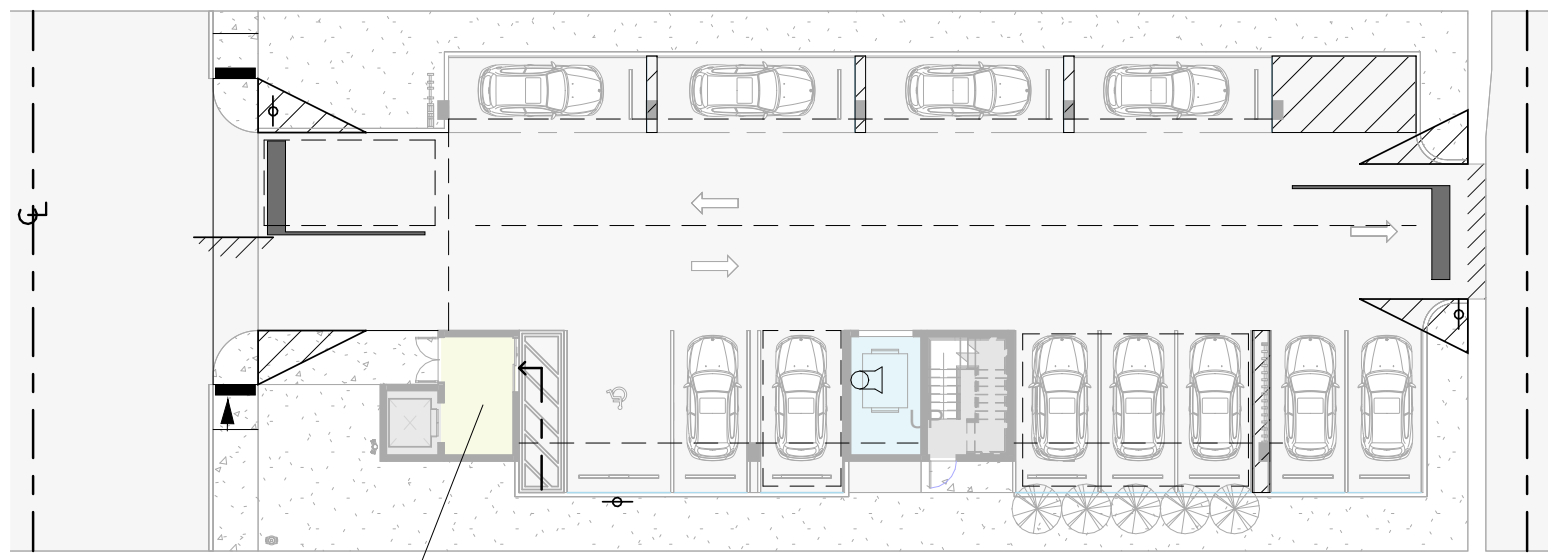
OF:

SHEETS:

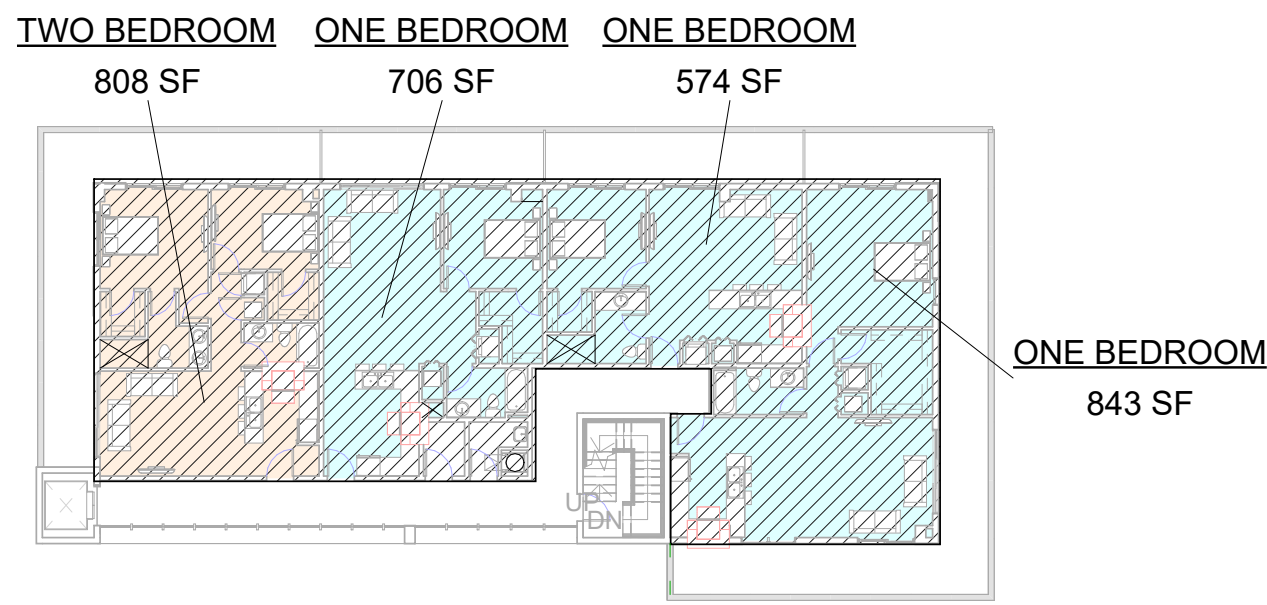
3/16" = 1'-0"

100% CONSTRUCTION DOCUMENTS

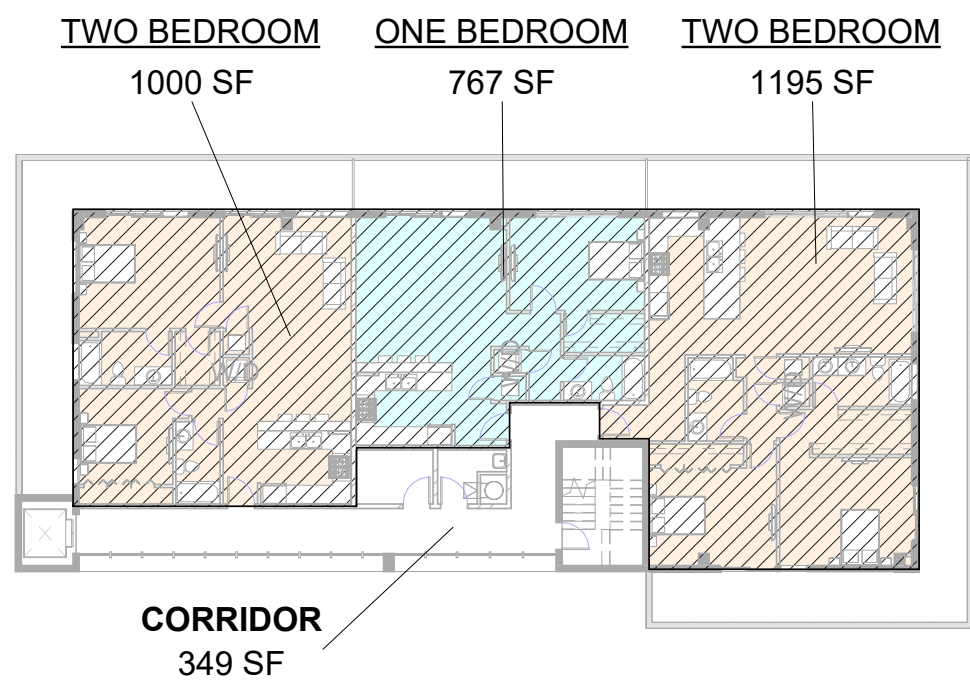
10/15/2024 9:27:17 AM



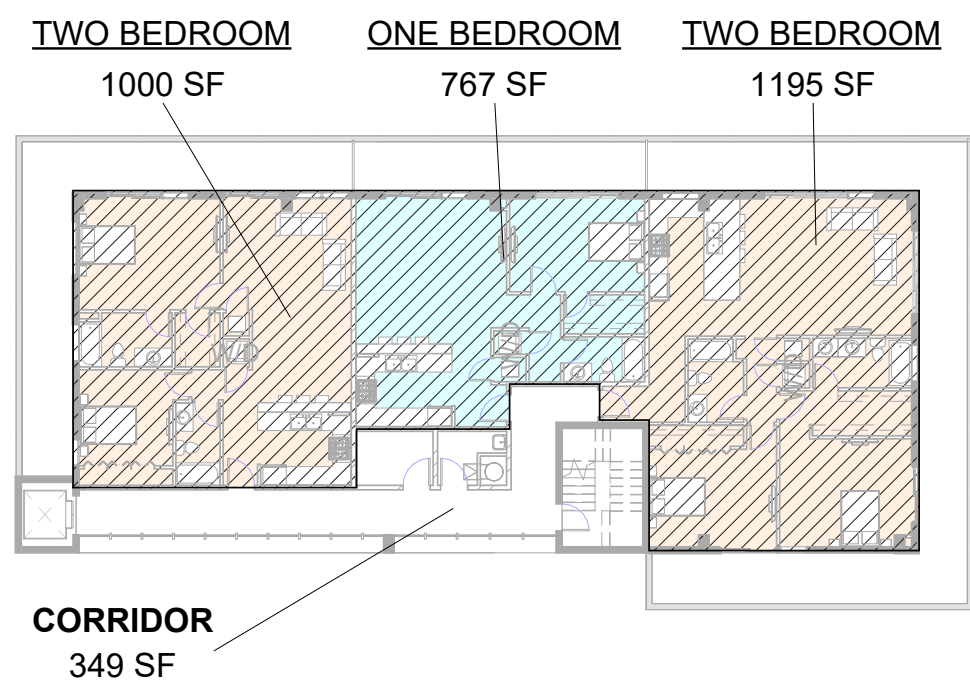
② 1ST FLOOR FAR
3/64" = 1'-0"



③ 2ND FLOOR FAR
3/64" = 1'-0"



④ 3RD FLOOR FAR
3/64" = 1'-0"



⑤ 4TH FLOOR FAR
3/64" = 1'-0"

FAR CALCULATION

* 8,069 SFx1.25=10,086 SF

F.A.R. ALLOWED=10,086 SF
F.A.R. PROVIDED=10,063 SF

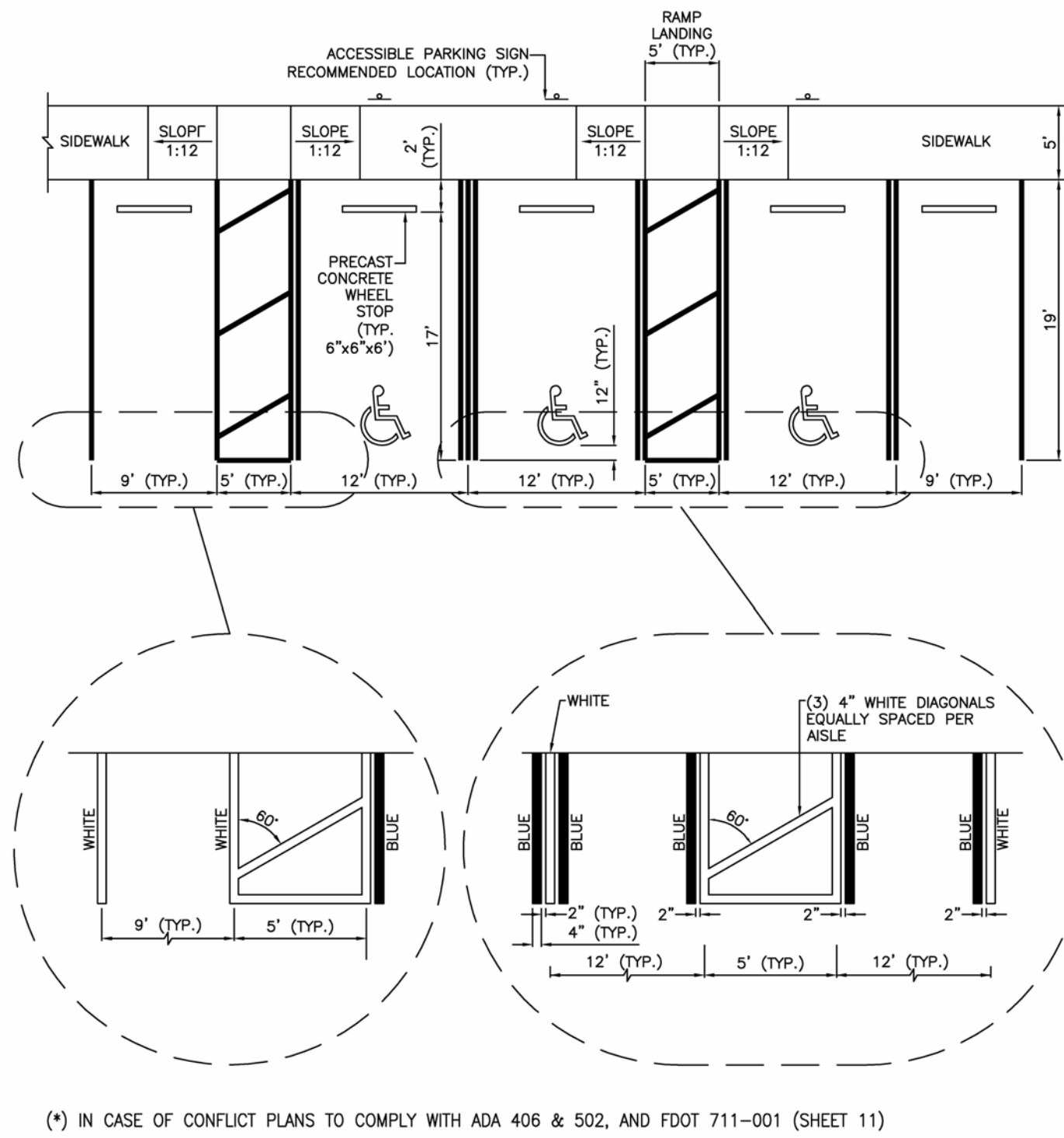
FIRST FLOOR
COMMON AREAS 101 SF

2ND FLOOR
COMMON AREAS 409 SF
UNITS 2,931 SF
TOTAL 3,340 SF

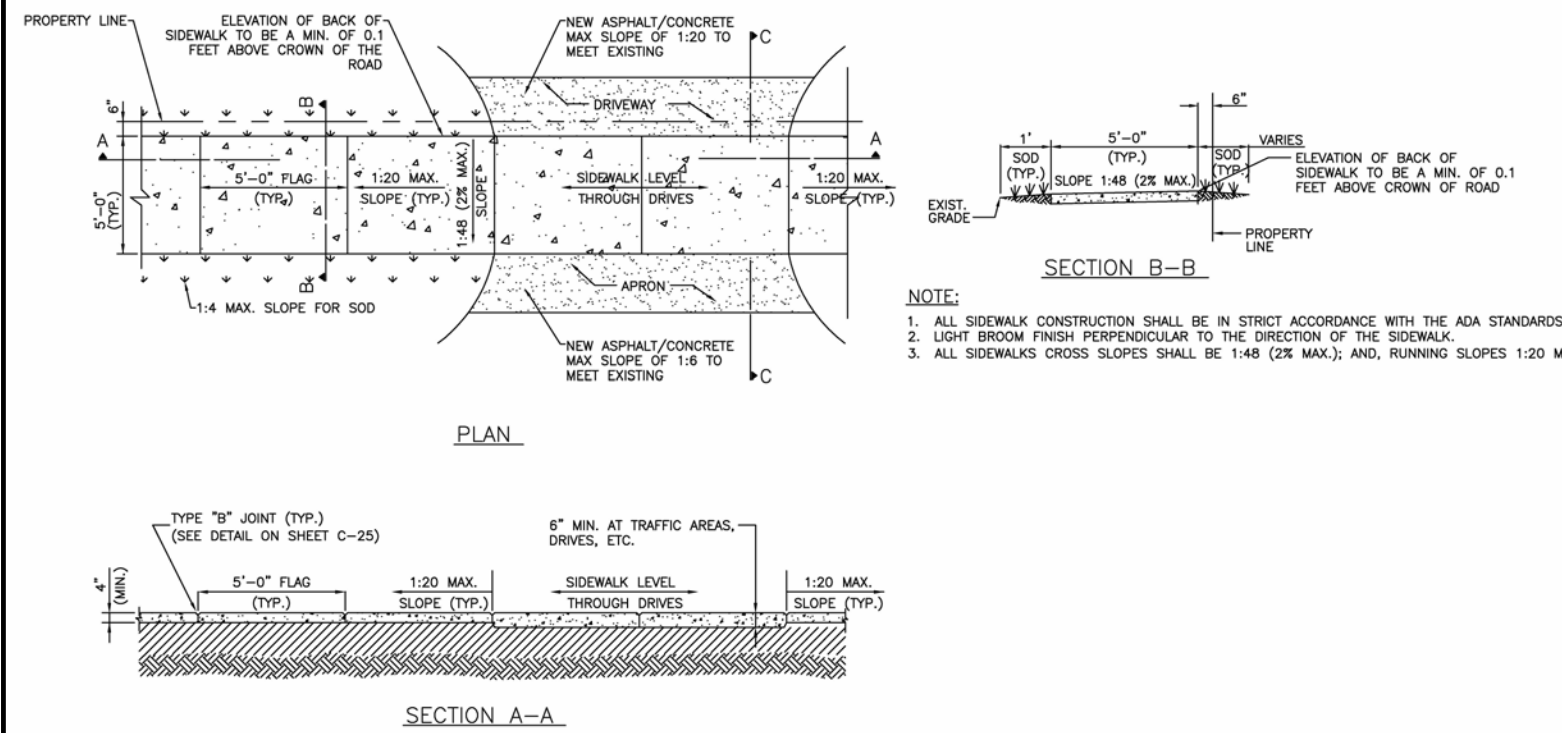
3RD FLOOR
LOBBY/Common AREAS 349 SF
UNITS 2,962 SF
TOTAL 3,311 SF

4TH FLOOR
LOBBY/Common AREAS 349 SF
UNITS 2,962 SF
TOTAL 3,311 SF

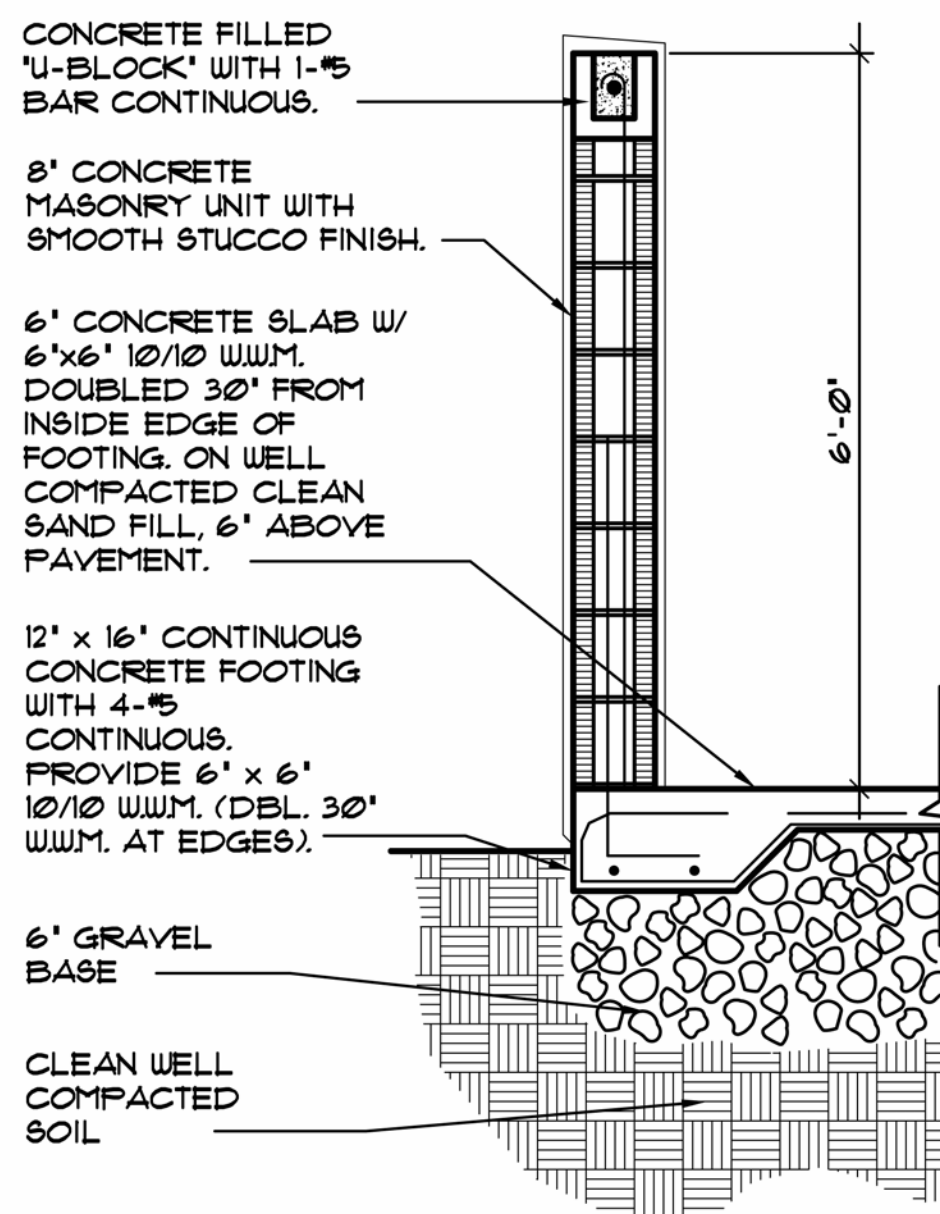
FAR PROVIDED= 10,063 SF/1.25 FAR RATIO



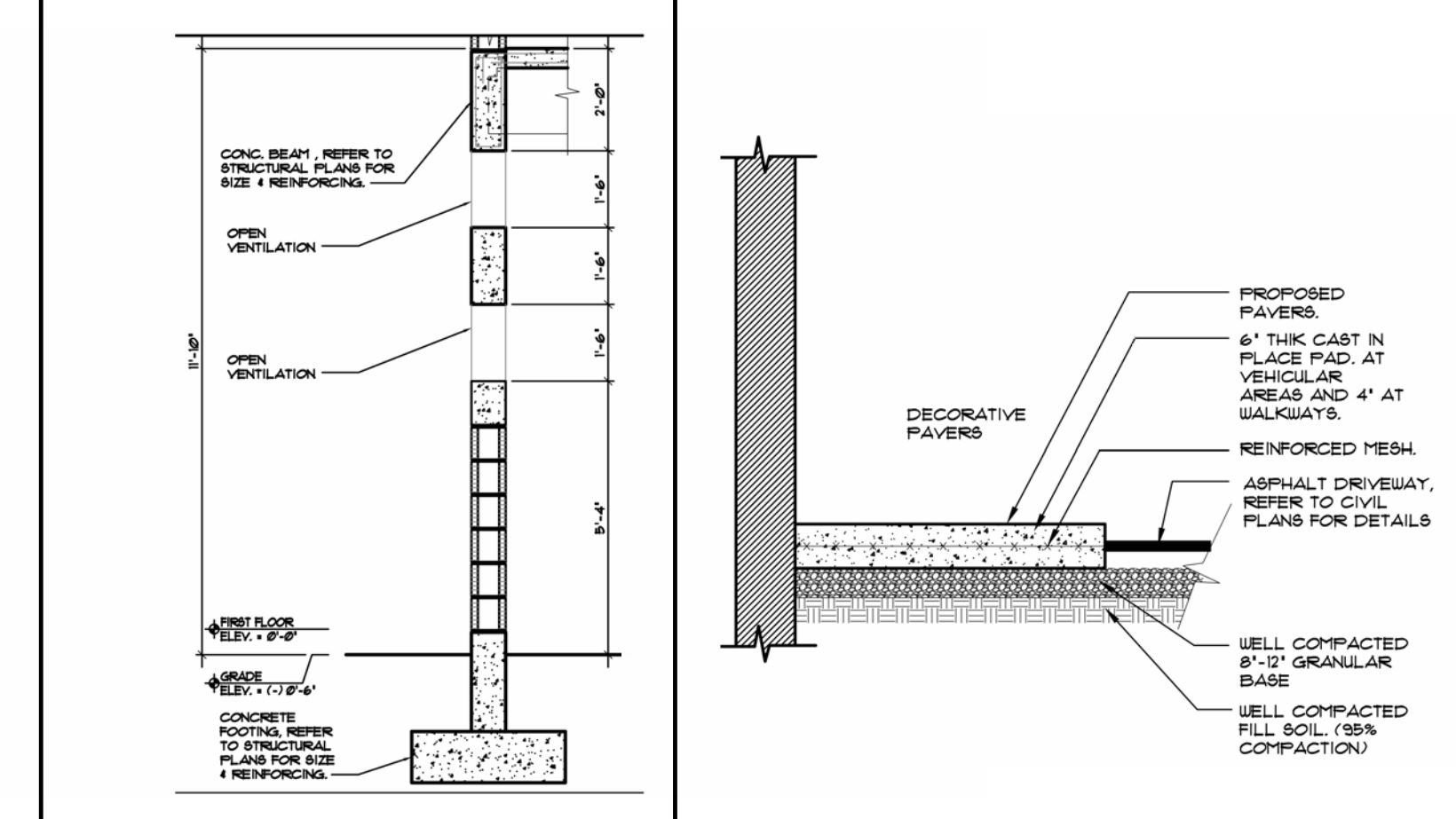
2 TYP. PARKING HANDICAP STALL DETAIL



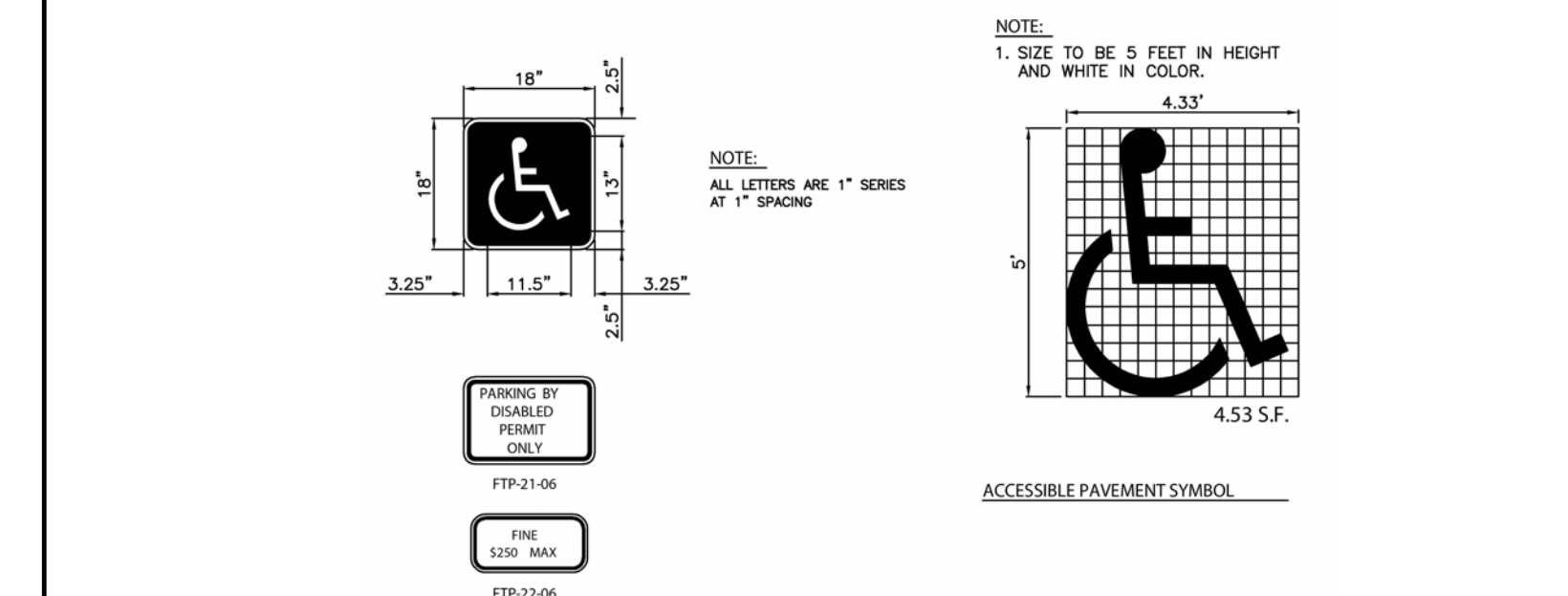
6 ACCESSIBLE CURB RAMP



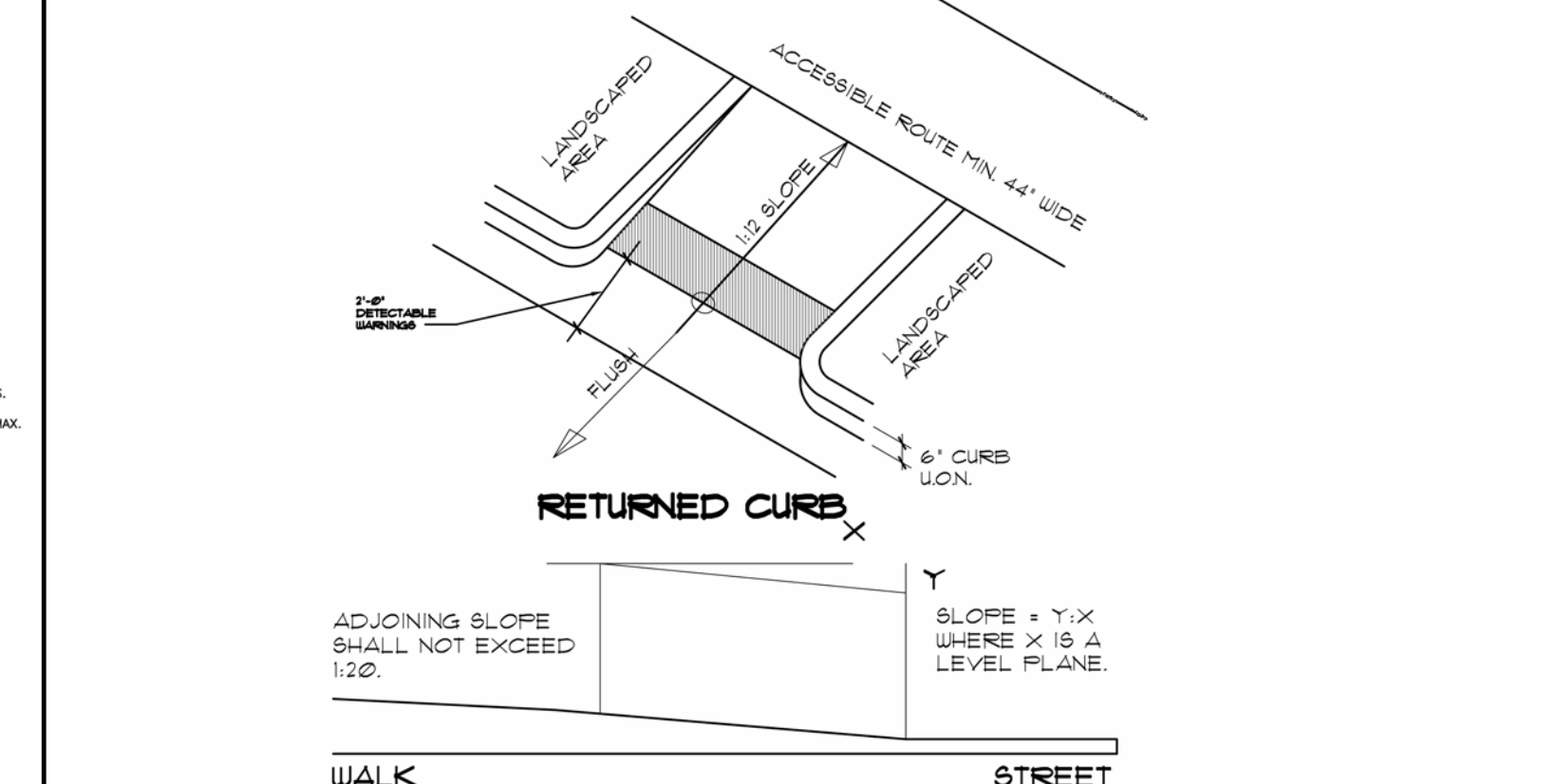
8 DUMPSTER ENCLOSURE DETAIL



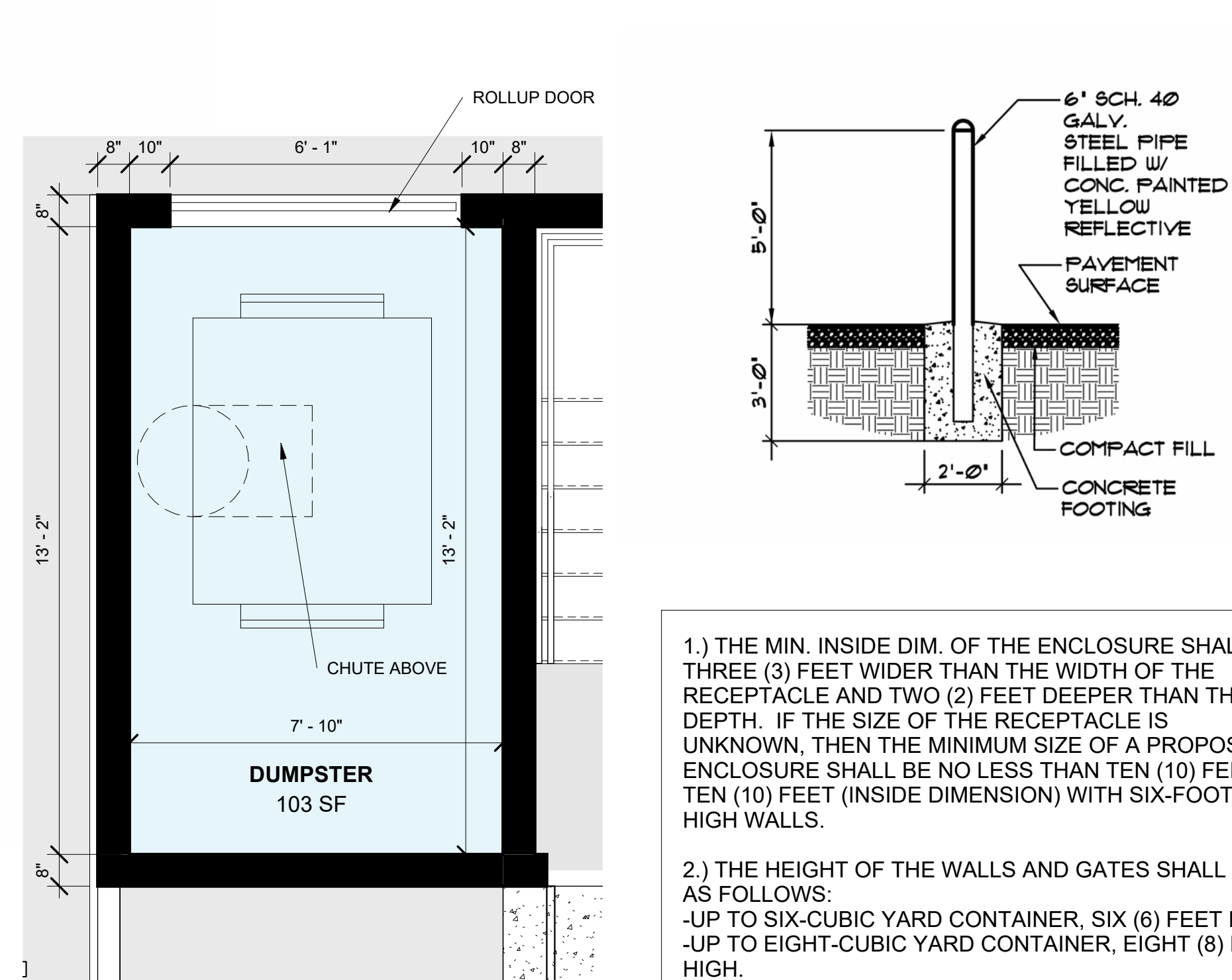
3 DET. OF SCREEN WITH WALL



5 TYP. PARKING STALL DET.



7 ACCESSIBLE CURB RAMP



① SITE PLAN - Callout 1
3/8" = 1'-0"

- 1.) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.
- 2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.
- 3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: A.G.
CHECKED: L.L.R.
DATE: 09/04/2024
SCALE: AS NOTED
JOB. NO.: 024-055
SHEET:
OF: SHEETS:

.SP 1.2

As indicated



1 PROPOSED NORTH SITE ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST SITE ELEVATION
1/8" = 1'-0"



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Luis La Rosa - Registered Architect
AR 0017852

Revision			
REV	DATE	BY	

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN: A.G.
CHECKED: L.L.R.
DATE: 09/04/2024
SCALE: AS NOTED
JOB. NO.: 024-055
SHEET:
.SP 1.3
OF: SHEETS:

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10/15/2024 9:27:49 AM

1/8" = 1'-0"

Revision		
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PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	A.G.
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DATE:	09/04/2024
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JOB. NO.:	024-055
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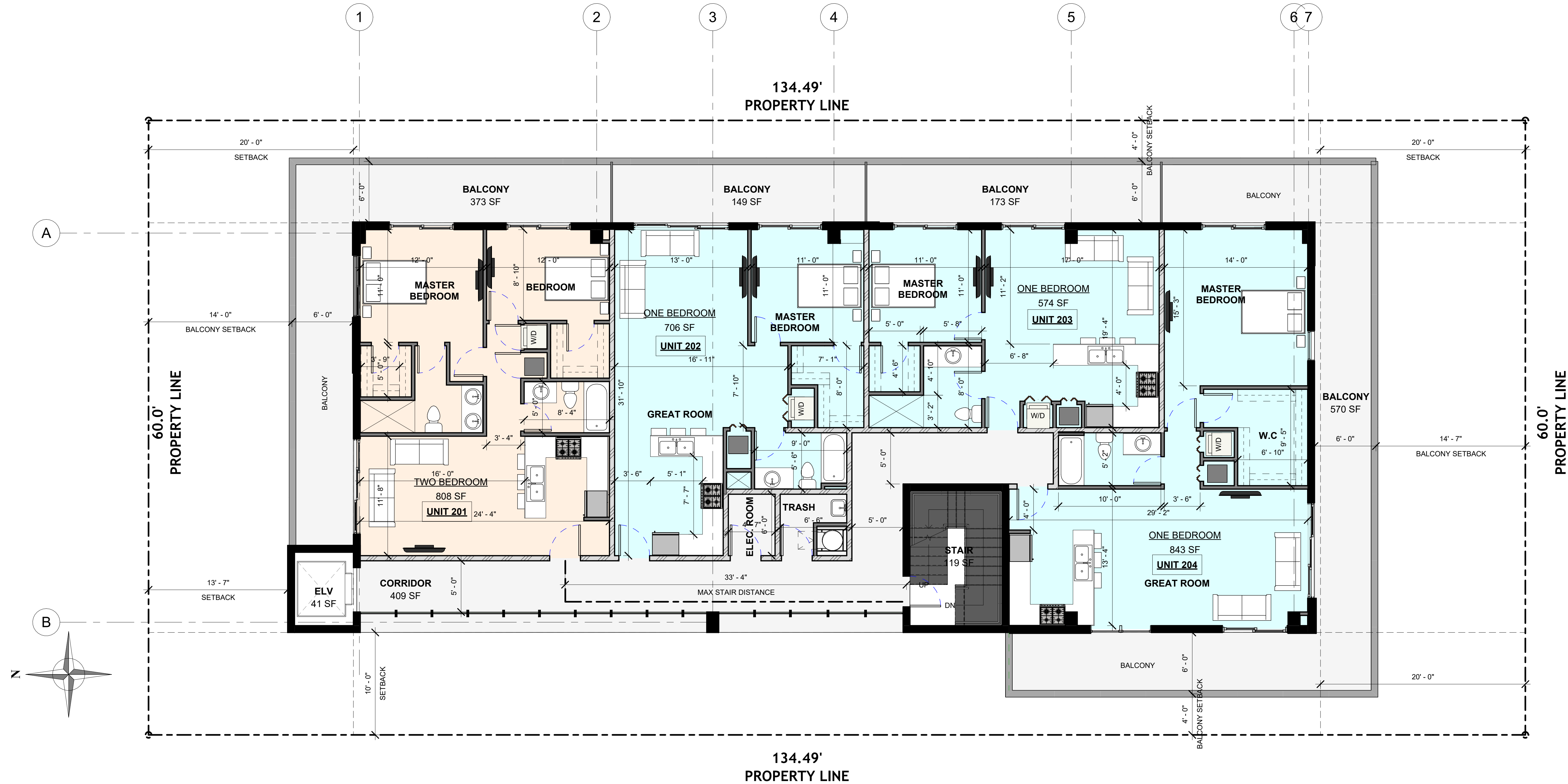
1 1ST FLOOR PLAN
3/16" = 1'-0"

Revision		
REV	DATE	BY

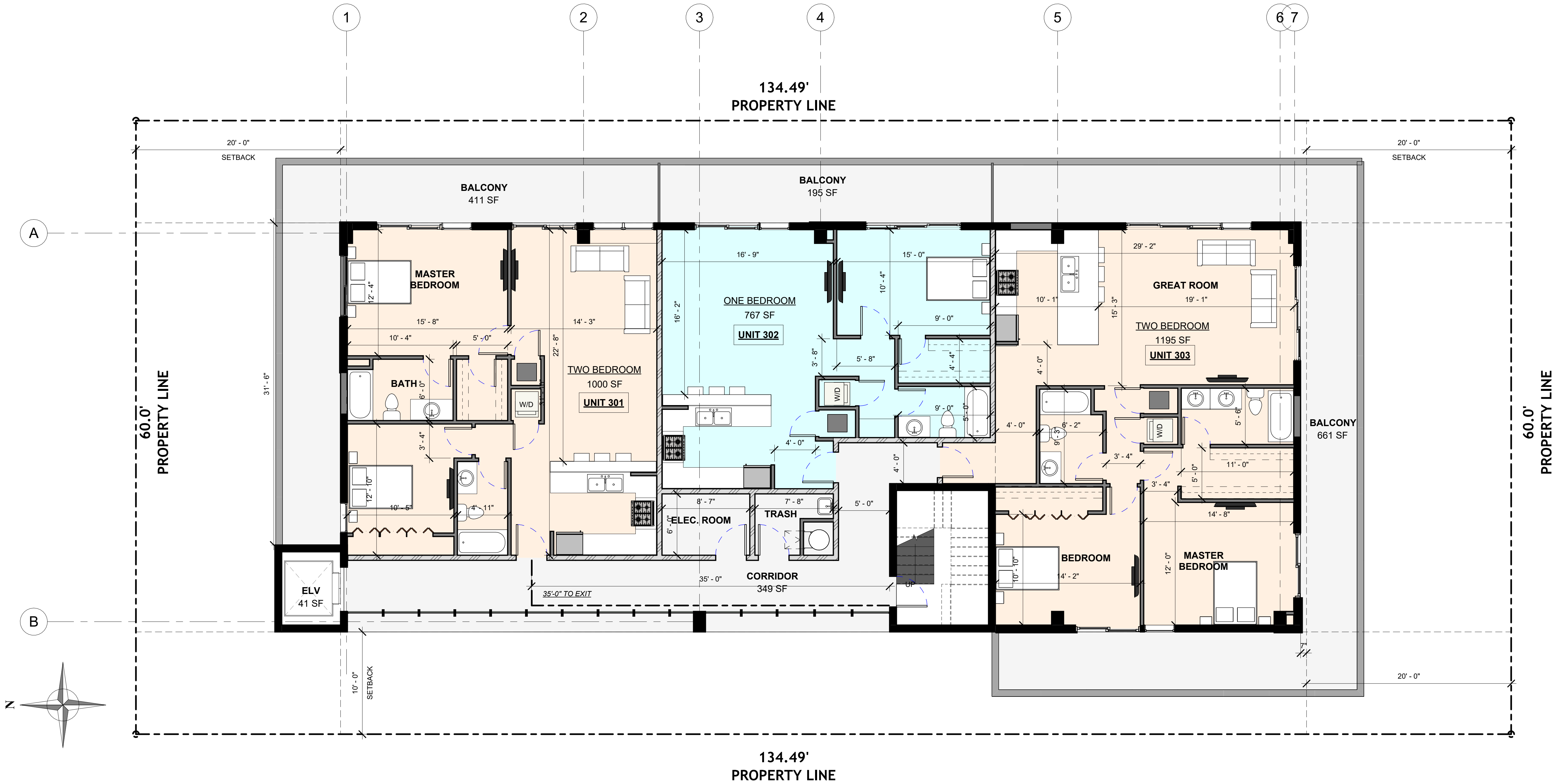
PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
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1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
Luis La Rosa

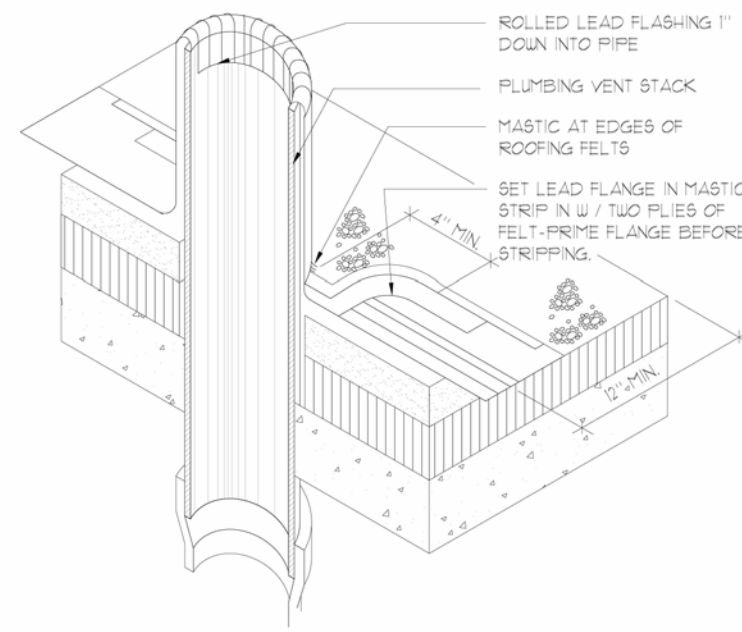
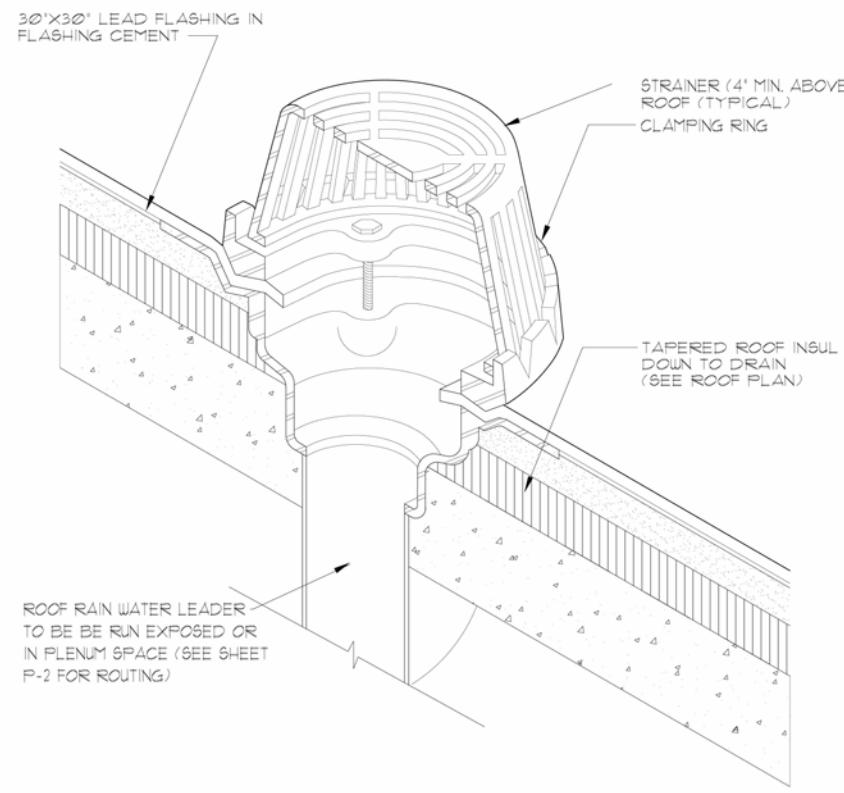
DRAWN: A.G.
CHECKED: LLR
DATE: 09/04/2024
SCALE: AS NOTED
JOB. NO.: 024-055
SHEET:
OF: SHEETS:



1 2ND FLOOR PLAN
3/16" = 1'-0"



1 3RD AND 4TH FLOOR PLAN
3/16" = 1'-0"

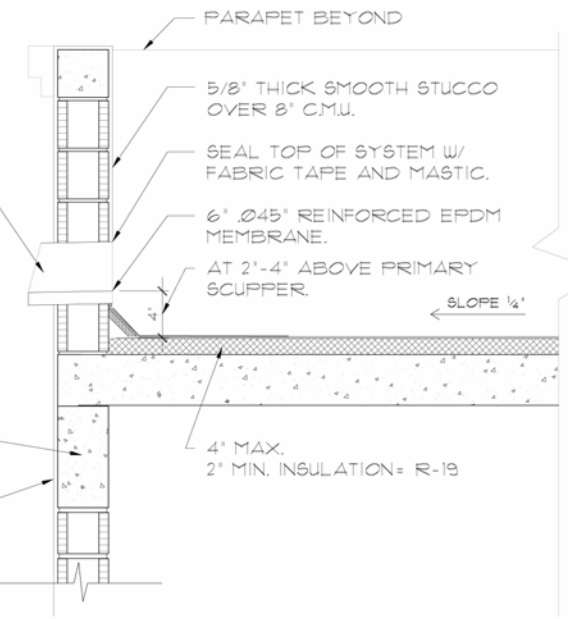


NOTE:
SCUPPER DESIGN AND
INSTALLATION TO BE AS PER
'MAGNA ARCHITECTURAL
MANUAL', 4TH EDITION, PLATE
21, FIG. A.

GLASS AND ALUMINUM
OVERFLOW SCUPPER THRU
MASONRY PARAPET 4\"/>

CONC. BEAM REFER TO
STRUCTURAL PLANS
FOR SIZE &
REINFORCING.

3/8\"/>



ROOF PLAN KEY NOTES:

1. A/C COMPRESSOR (SEE MECH. DWG'S)
2. ROOF ACCESS HATCH (SEE DETAIL 4/A-1.5 AND STR. DWG'S)
3. R.W.L. SEE DETAIL 2/A-1.5 (SEE PLUMBING DWG'S)
4. N/A.
5. EMERGENCY OVER FLOW SCUPPERS.
F.B.C SECTION 1106.7 (5" RAINFALL RATE)
1" HEAD X 12" WEIR = 692 SQ FT
PROVIDE 2# PER AREA = 1384 SQ. FT.
(MAX ROOF AREA PER RWL = 1290 SQ. FT.

NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 8TH
EDITION 2023 BUILDING SECTION 1515.2.2.1

AS PER F.B.C. 8TH EDITION (2023) BUILDING 1503.4.2.1 OVER FLOW
SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2" NOR MORE
THAN 4" ABOVE LOWEST POINT OF ROOF LEVEL.

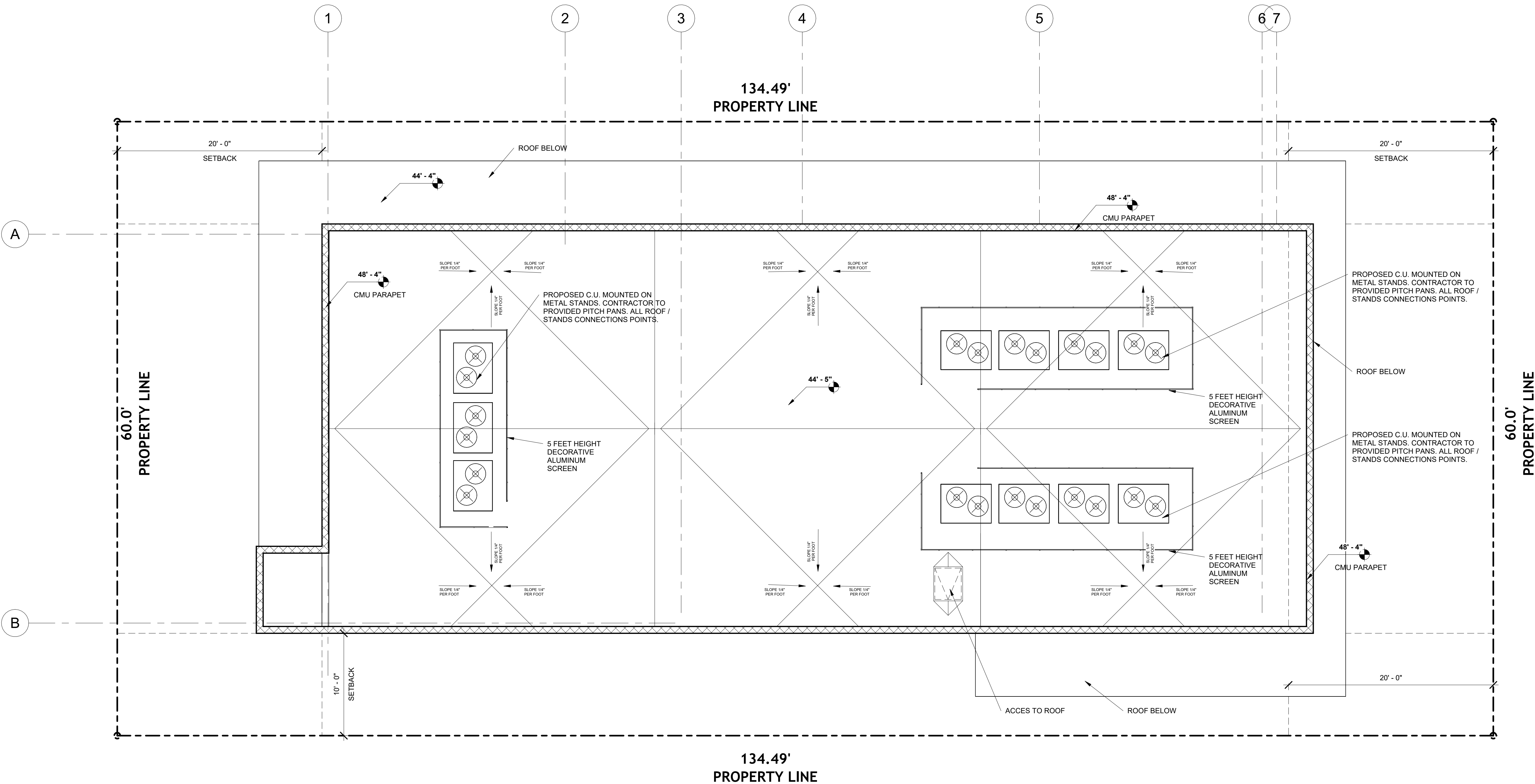
ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF
MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER
F.B.C. 8TH EDITION 2023 BUILDING SECTION 1503.4.2 & 1616.3

NOTE:

1917.4.10-INSULATION BOARD WITH LIGHTWEIGHT INSULATING
CONCRETE SHALL CONFORM TO TYPE I EXPANDED POLYSTYRENE
INSULATION AS DEFINED IN ASTM C578.

1.PACKAGED INSULATION BOARD DELIVERED TO THE JOB SITE
SHALL COMPLY WITH THE PROVISIONS OF SECTION 2603.2.

2.INSTALLATION OF INSULATING BOARD IN CONJUNCTION WITH
LIGHTWEIGHT INSULATING CONCRETE SHALL COMPLY WITH UPLIFT
REQUIREMENTS SET FORTH IN SECTION 1609 (SECTION 1620 FOR
THE HIGH-VELOCITY HURRICANE ZONE). INSULATION PANELS SHALL
BE PLACED IN A MINIMUM 1/8-INCH (3.2 MM) SLURRY OF INSULATING
CONCRETE WHILE THE MATERIAL IS STILL IN A PLASTIC STATE. THE
INSULATING CONCRETE SHALL BE CAST OVER THE INSULATION
BOARDS ACCORDING TO THE INSULATING CONCRETE
MANUFACTURER'S PRODUCT APPROVAL. INSULATION PANELS
SHALL BE PROVIDED WITH HOLES AND/OR SLOTS FOR KEYING AND
VENTING.



1 TOP OF ROOF
3/16\"/>



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Revision

REV	DATE	BY
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PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
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SHEET:	

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OF: SHEETS:

3/16\"/>

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1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

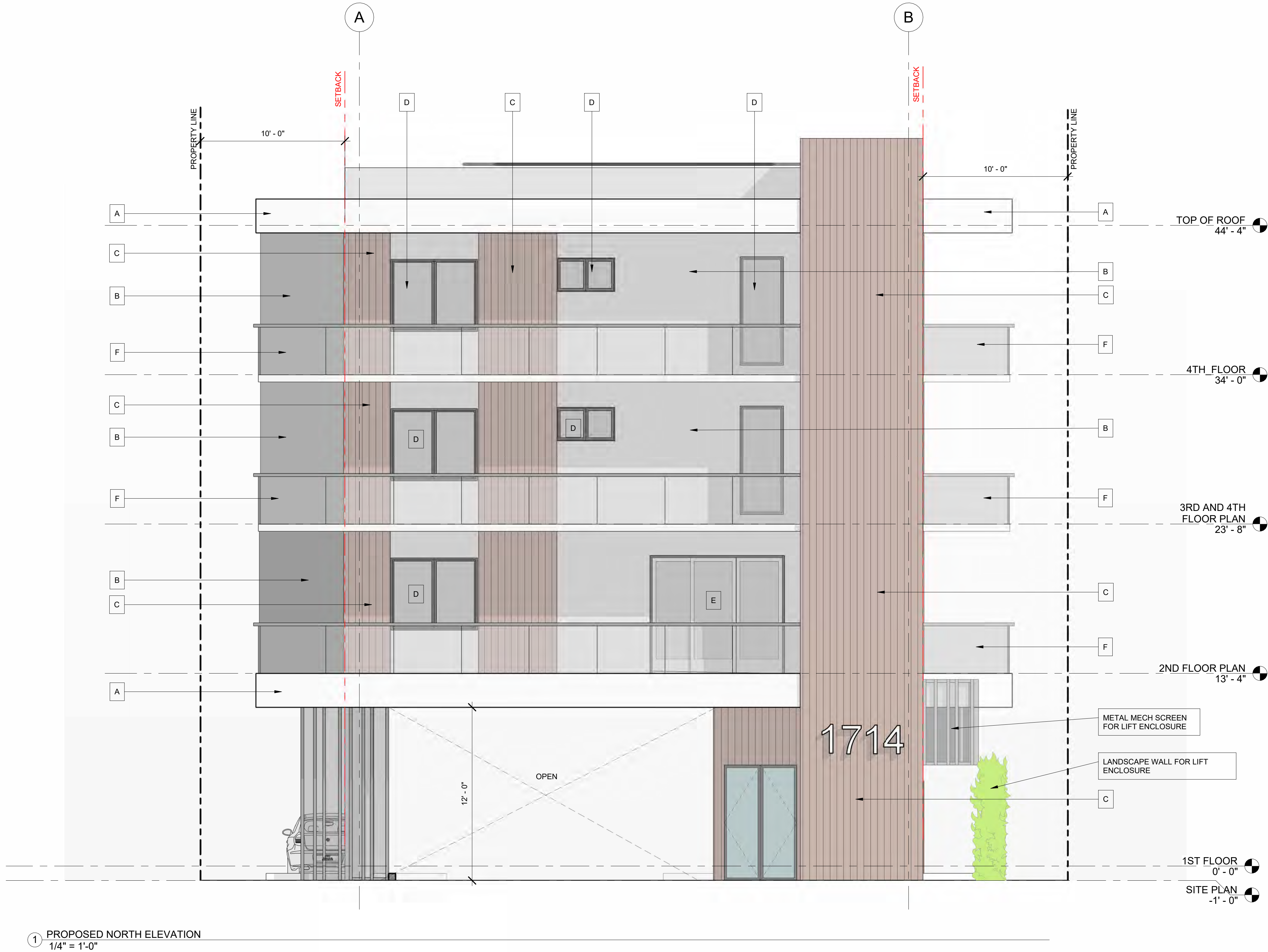
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LUIS LA ROSA

DRAWN:	Author
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10/15/2024 9:28:03 AM

1/4" = 1'-0"



- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD

SW 7005
Pure White

A

BODY

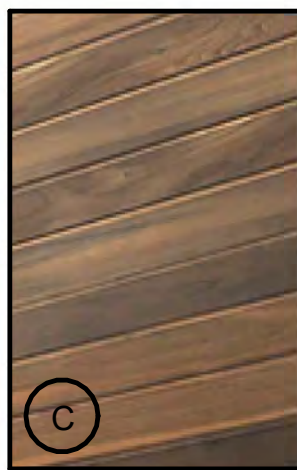
MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005

SW 7668
March Wind

B

TRIM

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668



C

TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A

- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD



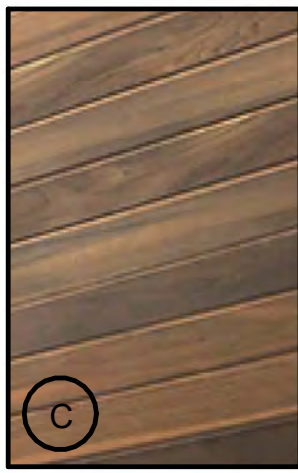
BODY

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005



TRIM

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668



TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A



1 PROPOSED WEST ELEVATION
3/16" = 1'-0"

Revision		
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SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	Author
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OF:	SHEETS:

As indicated

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Revision			
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HOLLYWOOD, FLORIDA 33020

LA ROSA

DRAWN:	Author
CHECKED:	Checker
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JOB. NO.:	024-055
SHEET:	
<h1>A 2.3</h1>	
OF:	SHEETS:

10/15/2024 9:28:12 AM

$$/4'' = 1'-0''$$

-  MATERIAL LEGEND
1/4" = 1'-0"

SW 7005
Pure White

BODY

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005

SW 7668
March Wind

TRIM

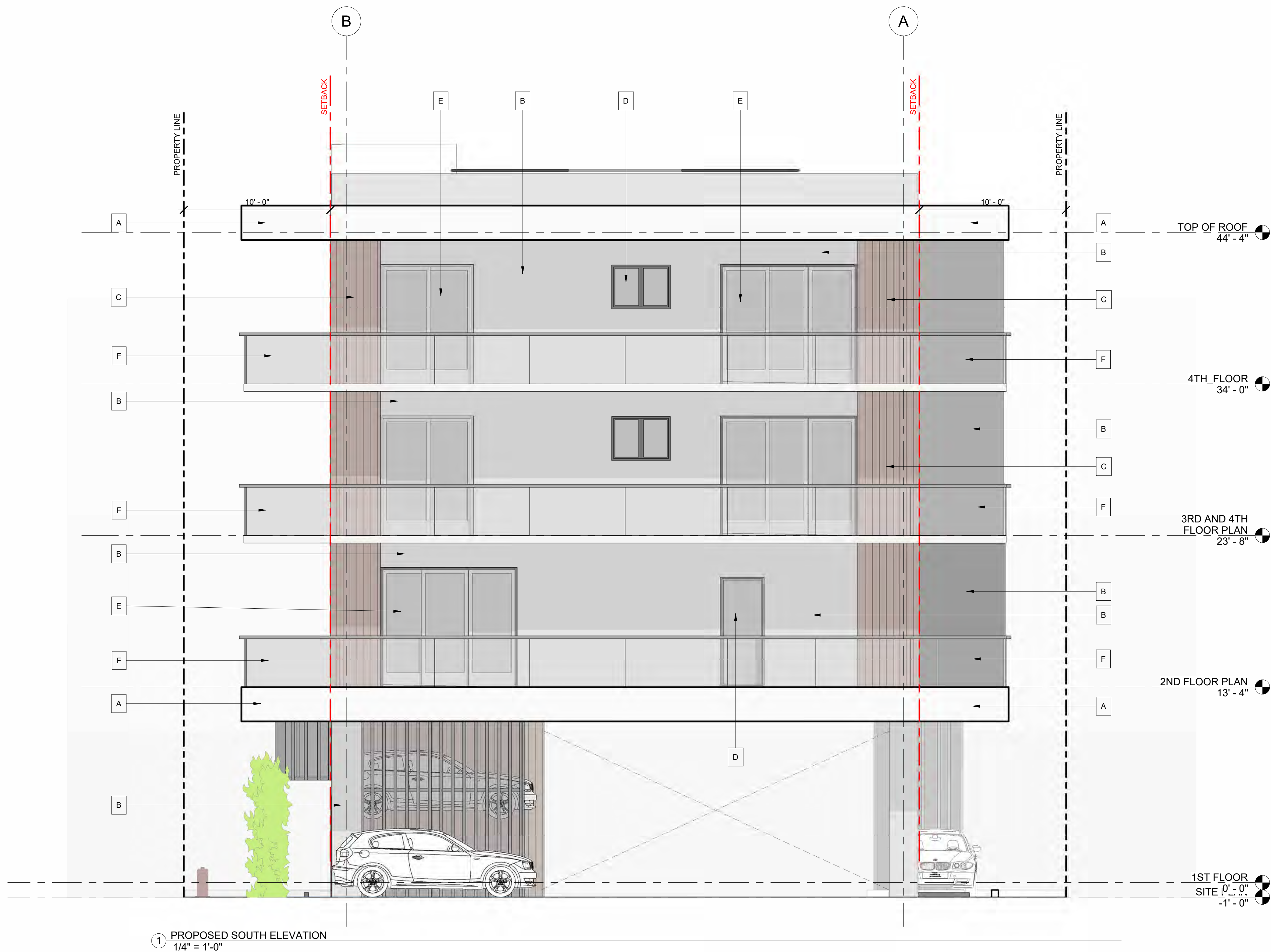
MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *MARCH WIND*
NUMBER: *SW 7668*



A close-up photograph of a wooden surface, likely a table or desk, showing a circular marker labeled 'C' in the bottom left corner.

TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055
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A 2.4	
OF:	SHEETS:

As indicated

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100% CONSTRUCTION DOCUMENTS

- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

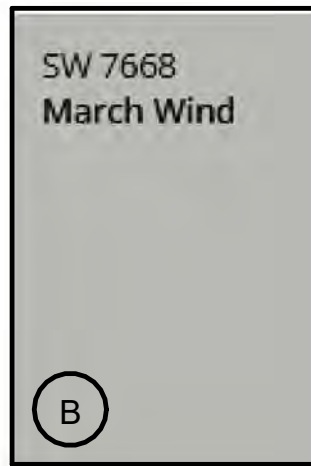
MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD



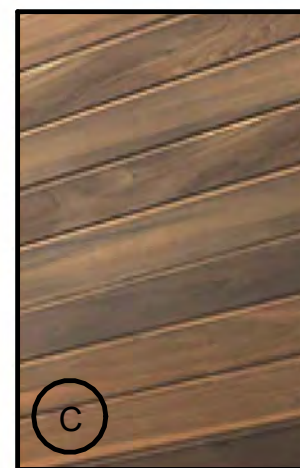
BODY

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005



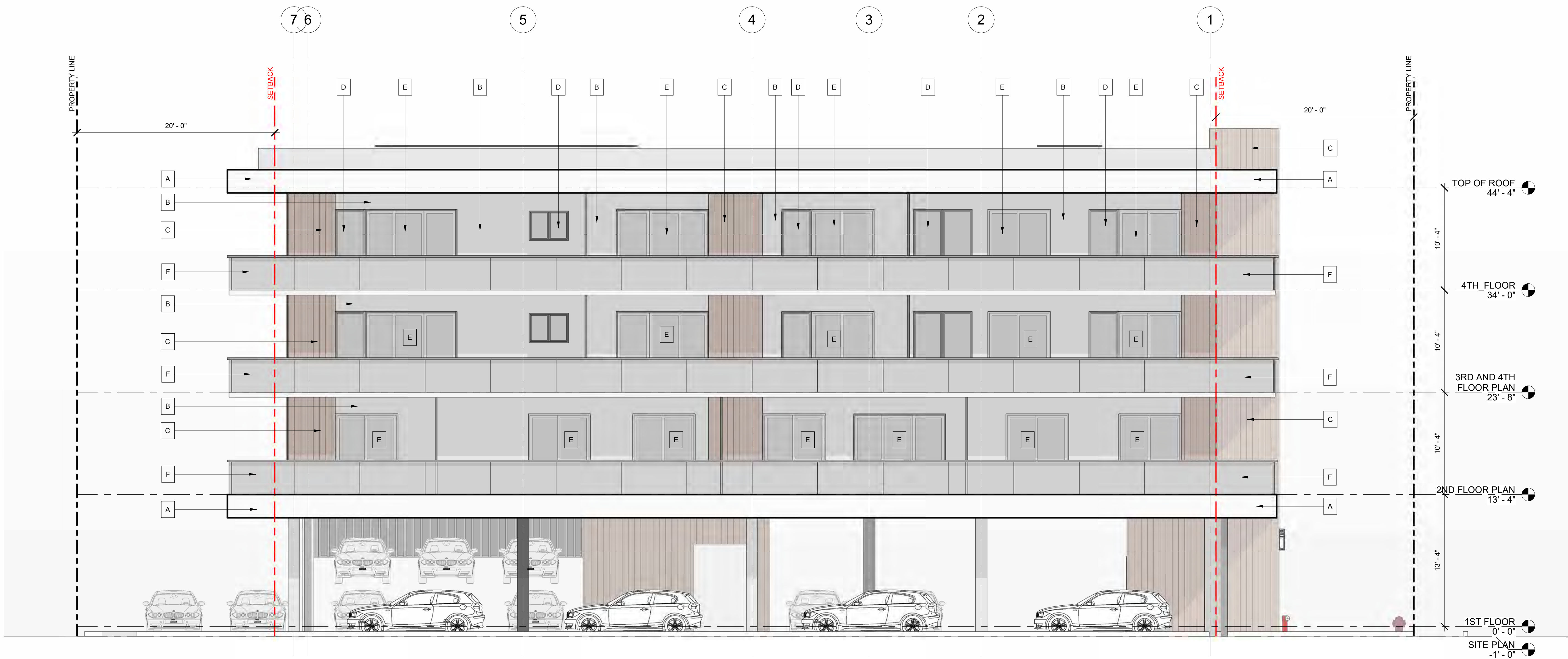
TRIM

MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668



TRIM

MANUFACTURER: WOODPLANK
COLOR NAME: WOOD CLADDING
NUMBER: N/A



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



1 AXONOMETRIC VIEW 1



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Luis La Rosa - Registered Architect
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SEAL: AR 0017852
LUIS LA ROSA

DRAWN:	Author
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SCALE:	AS NOTED
JOB. NO.:	024-055
SHEET:	

A 2.5

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① 1714 VAN BUREN



② 1714 VAN BUREN.



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OF:	SHEETS:

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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.


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

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

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

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


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

	ISSUED: 03/17/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
	APPROVED: XXX		

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



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

	ISSUED: 03/17/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	GENERAL NOTES (CONTINUED)	
APPROVED: XXX			DRAWING NO. G-00.3

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

1. WATER MAIN SHALL CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-G10, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 38" VERTICAL SEPARATION WHEN REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6' FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10' TO 30' FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN SUCH A MANNER AS TO MAINTAIN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE LAID IN SUCH A MANNER AS TO MAINTAIN A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
7. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.



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

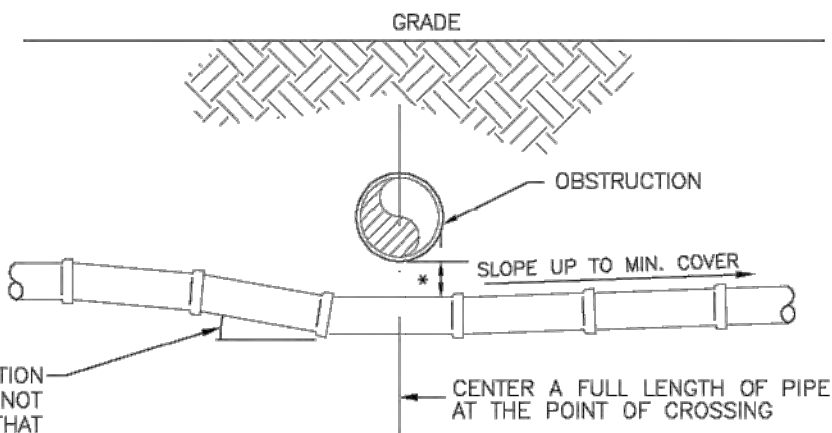
Diagram illustrating the cross-section of a trench for pipe installation, showing various layers and dimensions:

- TOP LAYER:** BOTTOM OF ROADWAY BASE OR EXISTING GROUND.
- PAVEMENT RESTORATION:** REFER TO FDOT, BROWARD COUNTY PUBLIC WORKS, OR RIGHT-OF-WAY OWNER'S PAVEMENT RESTORATION DETAILS.
- BACKFILL LAYERS:**
 - INITIAL BACKFILL (12" MIN. THICKNESS).
 - HAUNCHING (6" MIN. THICKNESS).
 - BACKFILL CONSOLIDATED TO CENTERLINE OF PIPE (SEE NOTE 1 BELOW).
- PIPE:** PIPE O.D. + 2' MAXIMUM (TOTAL TRENCH WIDTH).
- PIPE:** PIPE O.D. + 1' MINIMUM (PIPE WIDTH).
- FLAT OR RESTORED TRENCH BOTTOM.**
- BEDDING FOR UNSATURATED SOIL ONLY.**
- VARIES** (referring to the backfill layer thickness).


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

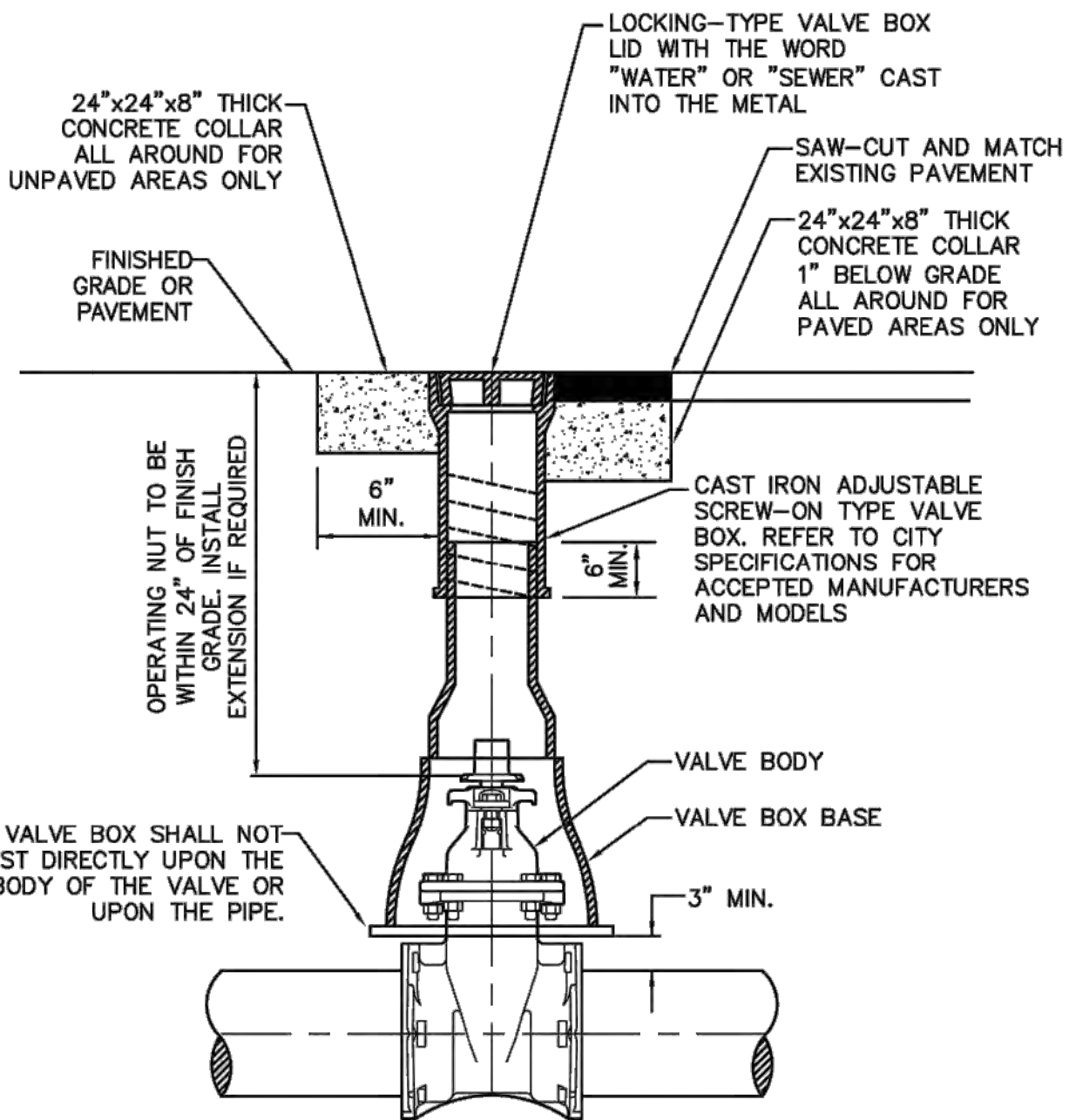
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO. G-02
	APPROVED: XXX		


* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO.
	APPROVED: XXX		G-04



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX			



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Luis LaRosa-Registered
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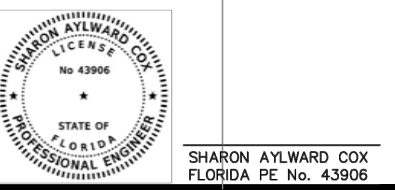
REVISION:	BY:

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

HOLLYWOOD, FLORIDA 33020

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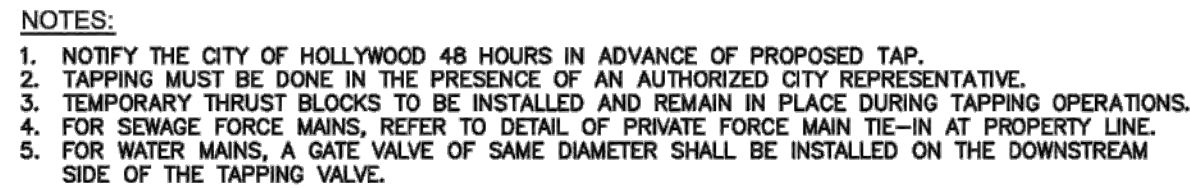
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CHECKED	LLR
DATE	09-04-2024
SCALE	AS NOTED
JOB. NO.	024-055
SHEET	

$$C = 1.2$$

OF SHEETS

WATER SYSTEM NOTES:

3. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPLACED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPAIR. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.



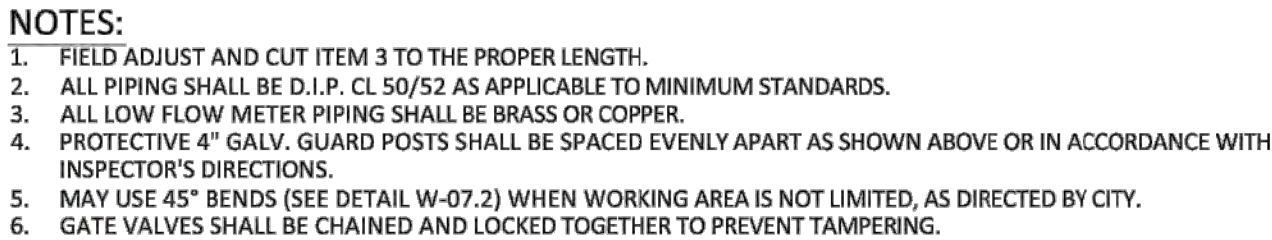
1. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.32 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C300 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE/STEEL CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT COLLAPSE, WHICH COULD BE CAUSED BY DAMAGE TO 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.

WATER SYSTEM NOTES



1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOIN TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT. THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

FLEXIBLE PAVEMENT RESTORATION NOTES



TYPICAL 4", 6" AND 8" DOUBLE CHECK
DETECTOR ASSEMBLY FOR FIRE
SPRINKLER SERVICE (90° BENDS)



TYPICAL 5/8", 1", 1-1/2" AND
2" METER INSTALLATION

Luis LaRosa-Registered

Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 10-NITS MILL TEAM TO DEVELOP FOR:

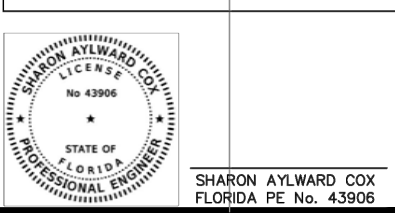
VBS CIRCLE LLC

1714 VAN BUREN STREET

SEAL: AR 0017852

This form has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

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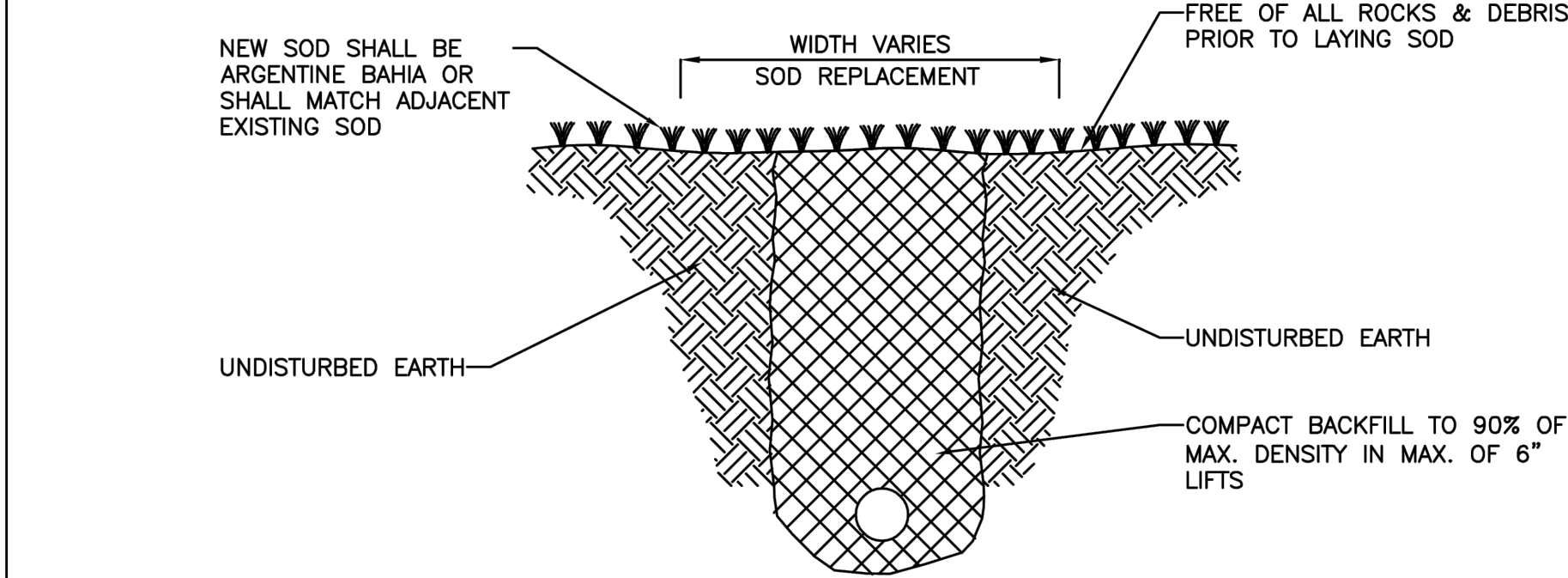


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DATE	09-04-2024
SCALE	AS NOTED
JOB. NO.	024-055

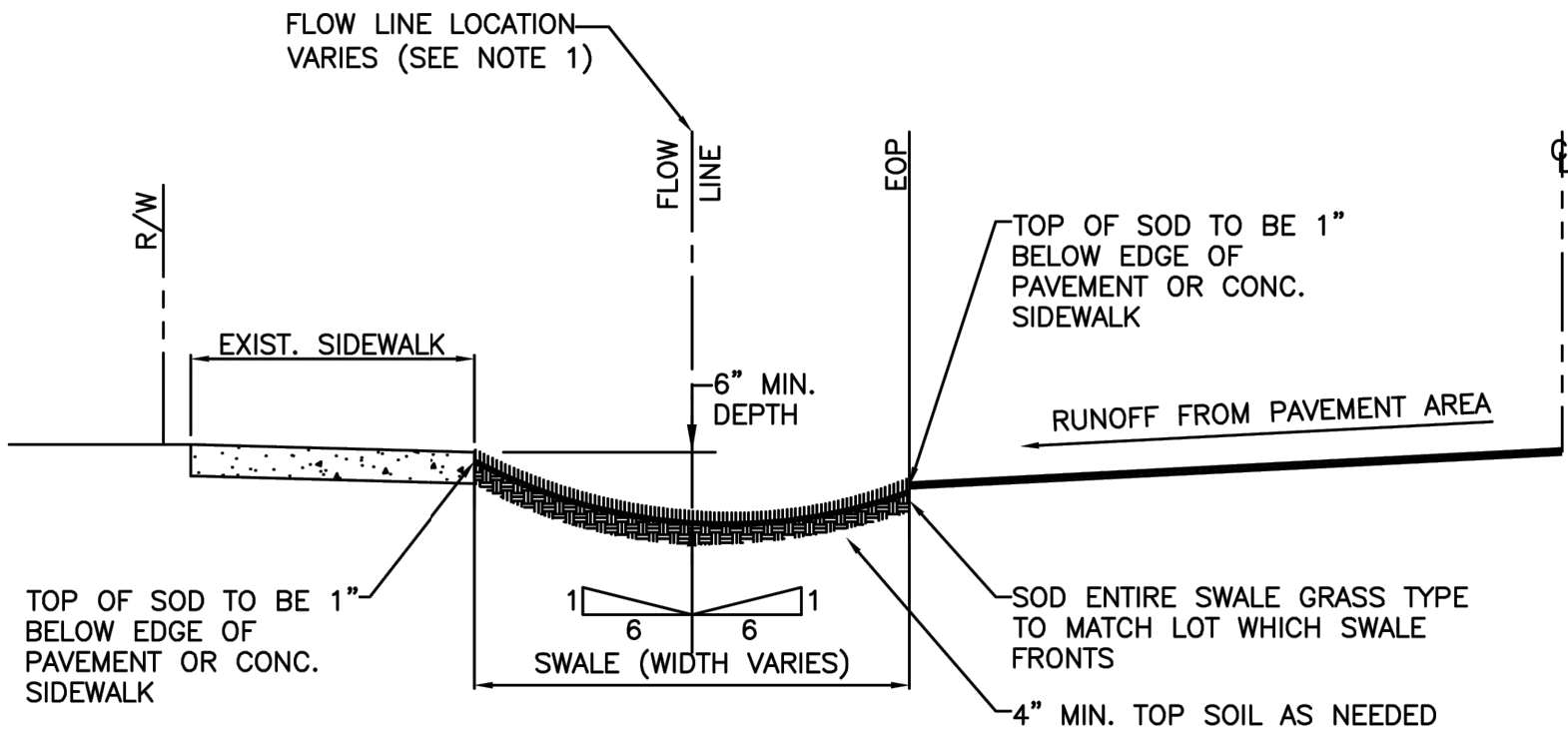
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OF

SHEETS



	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
	APPROVED: JG		



- NOTES:
- 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.
 - 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.: C-33
	APPROVED: JG		

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AA#-26003693

REVISION:	BY:

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC

1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	AG
CHECKED	LLR
DATE	03-04-2024
SCALE	AS NOTED
JOB. NO.	024-055
SHEET	

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OF SHEETS



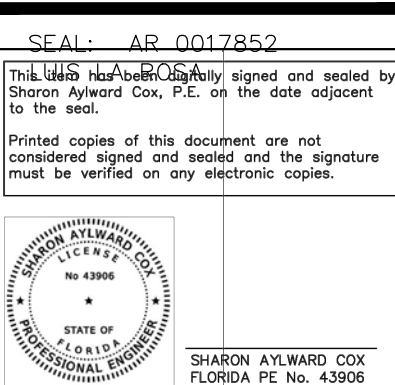
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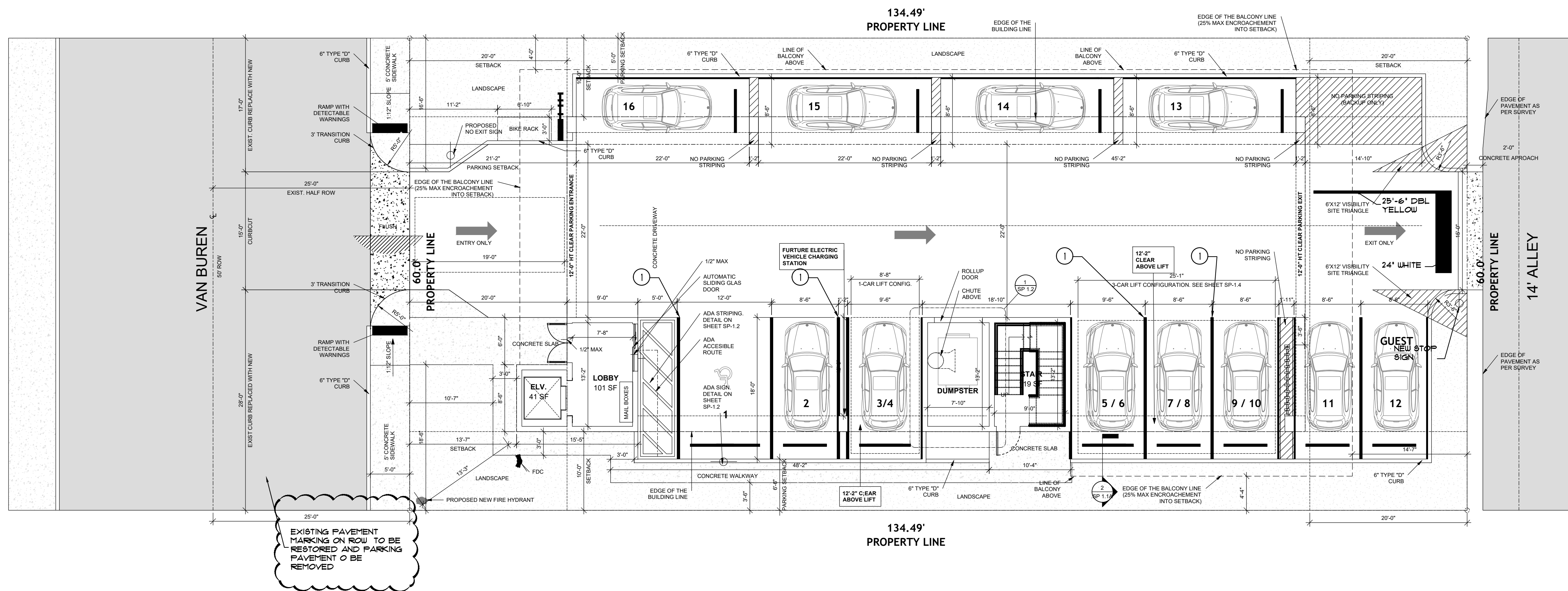
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PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020



DRAWN	A.G.
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DATE	03-04-2024
SCALE	AS NOTED
JOB. NO.	024-055
SHEET	

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OF SHEETS

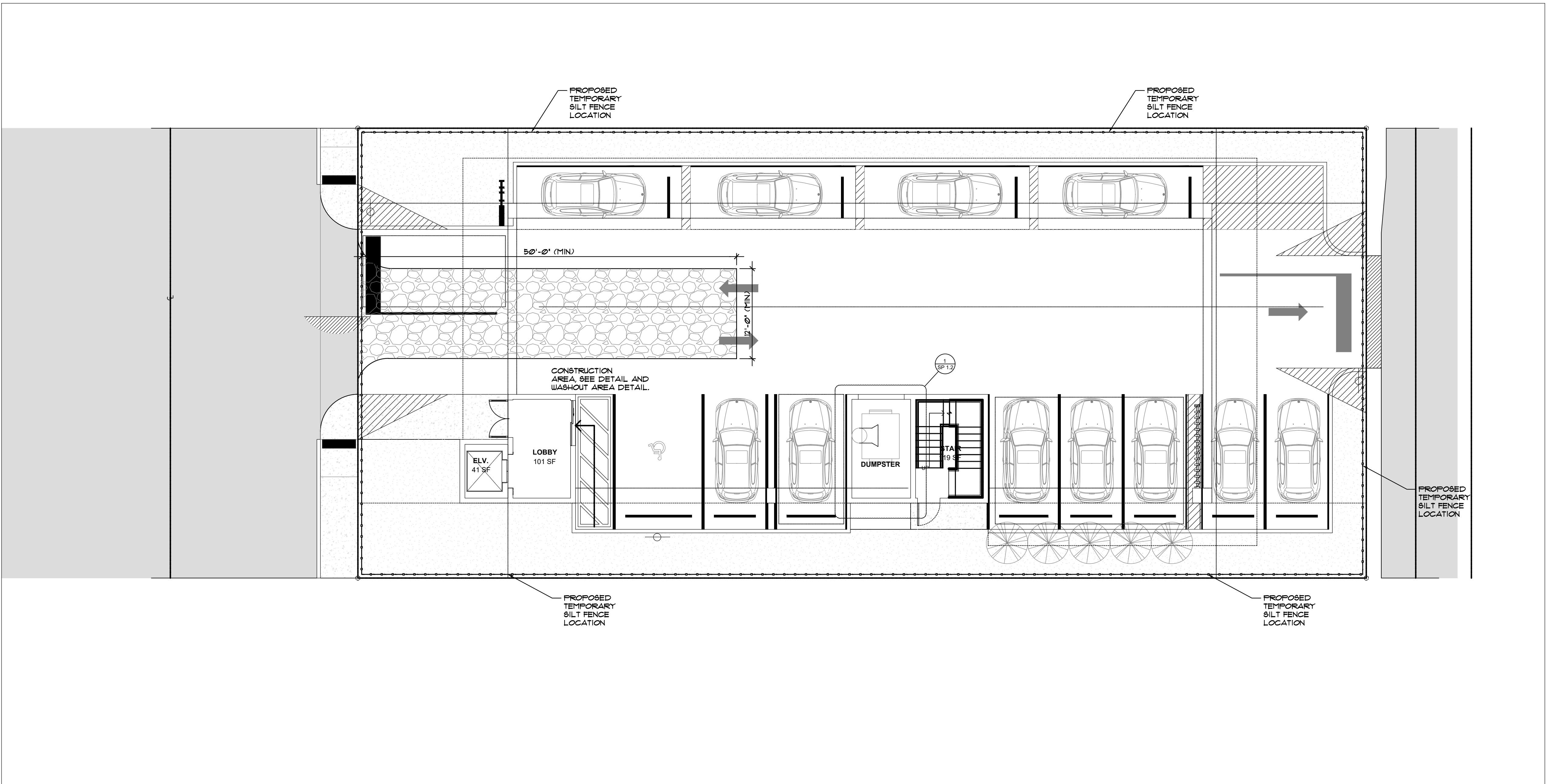
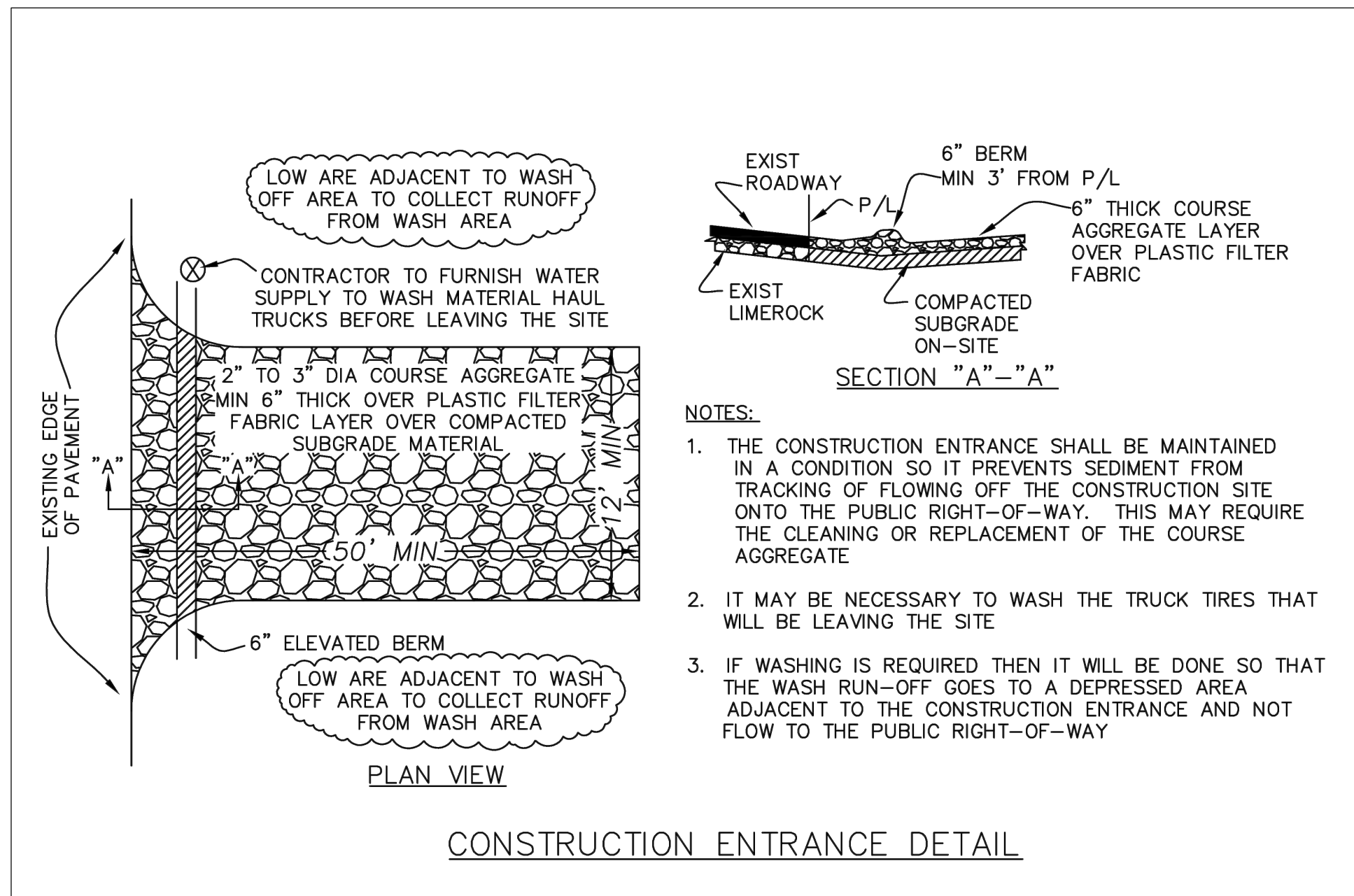
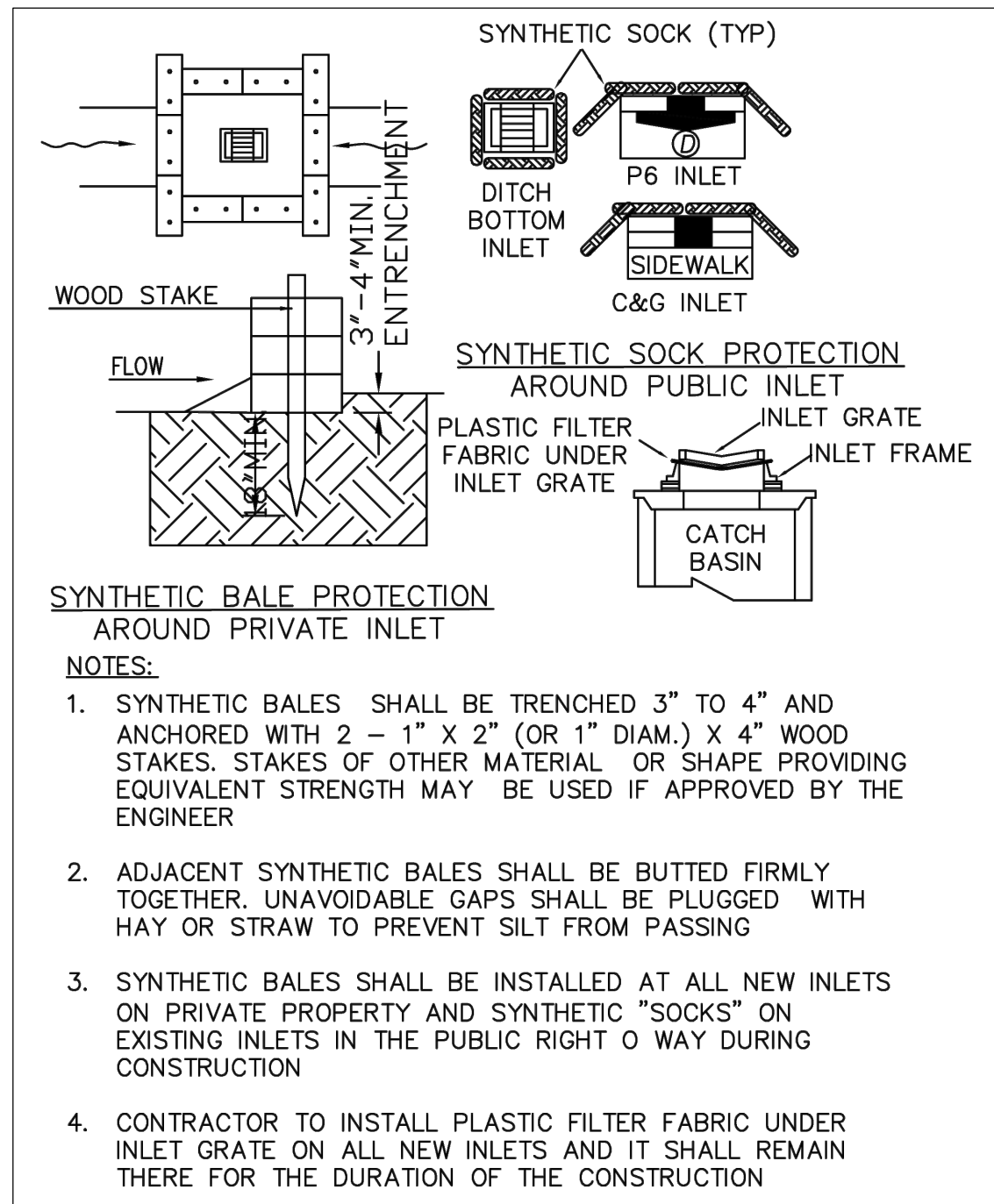
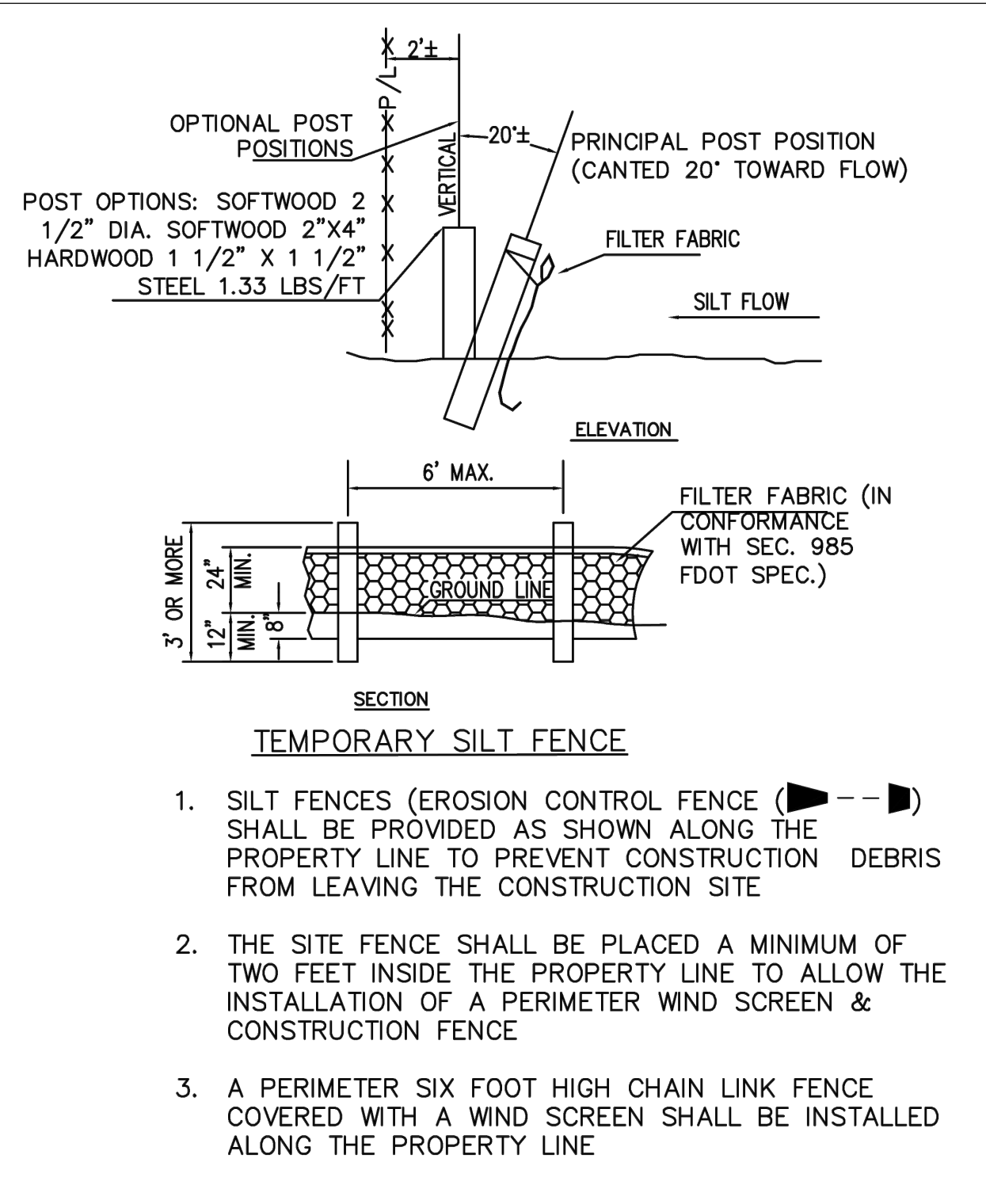


HATCH LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	GRASS ON PARKWAY
	NON-VEHICULAR STRIPING

NOTE:

1 DENOTE PARKING STALL STRIPING. REFER TO SHEET SP-12 & C-1.3A FOR TYP DETAIL

EXISTING PAVEMENT MARKING ON ROW TO BE RESTORED AND PARKING PAVEMENT TO BE REMOVED



REVISION:	BY:

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852

This is a true and correct copy of the original as signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

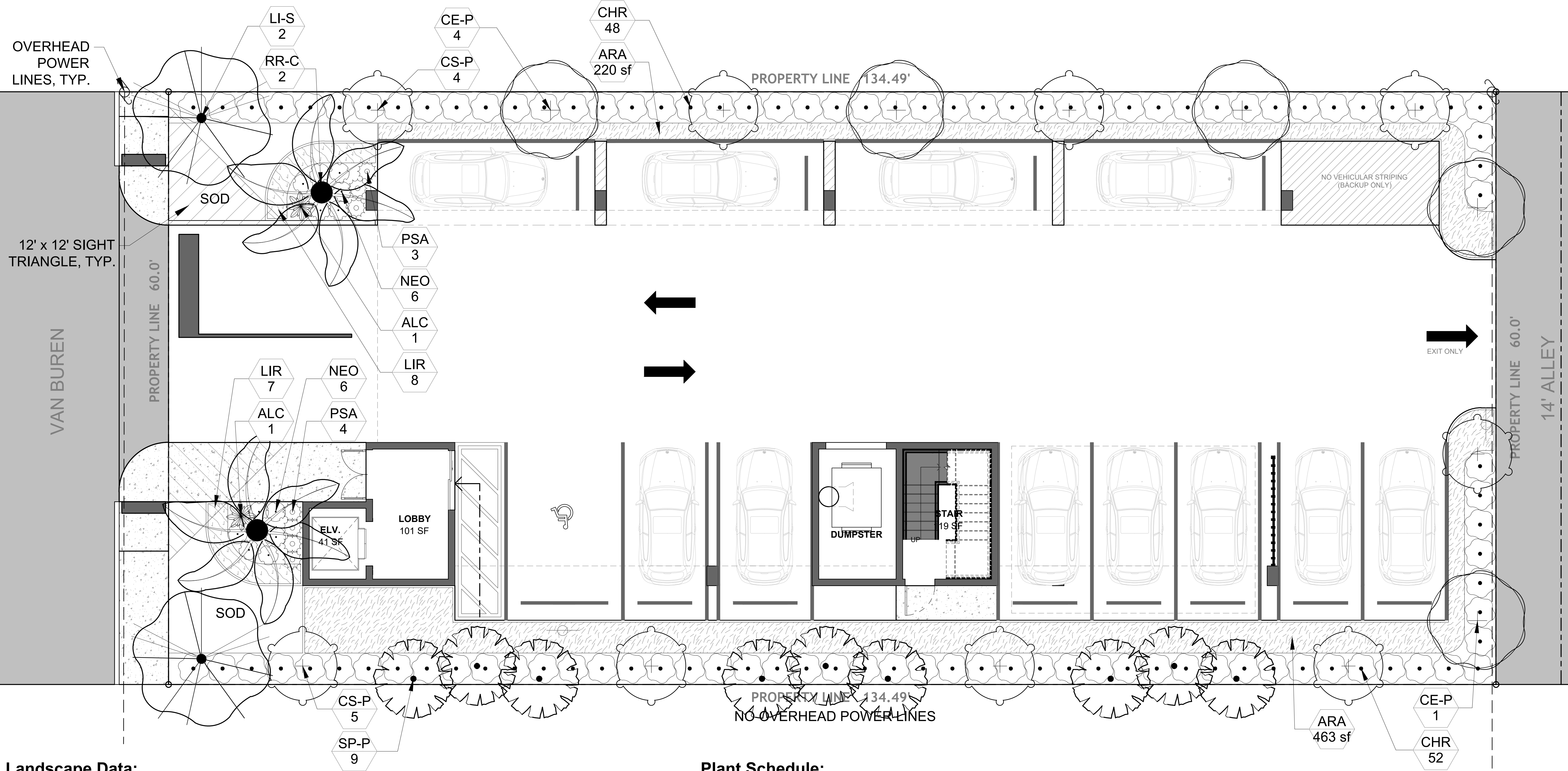
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHARON AYLWARD COX
FLORIDA P.E. No. 43896

DRAWN	AG.
CHECKED	LLR
DATE	03-04-2024
SCALE	AS NOTED
JOB. NO.	024-055
SHEET	

This item has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Landscape Data:

RAC Zoning - FH-1 (Federal Highway Low-Medium Intensity Multi-family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (60'/30)	2 Trees (See Plant Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (329'/20)	14 Trees + 9 Palms (See Schedule)
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.	2 Trees (2,102 SF Ground)	2 Palms (See Plant Schedule)
Total Required:	21 Trees (2,102 SF Ground)	21 Trees (See Plant Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (Three Palms = 1 Tree Credit)		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	13 Trees 50 Shrubs	19 Trees 100 Shrubs

Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
CODE TREES						
RR-C	2	Roystonea regia	Royal Palm	FG, 8' CT, SGL, SP	Yes	
PERIMETER TREES						
CE-P	5	Conocarpus erectus	Green Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
CS-P	9	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	
SP-P	9	Sabal palmetto	Sabal Palm	FG, 8' CT, SGL, SP	Yes	
STREET TREES						
LI-S	2	Lagerstroemia indica 'Natchez'	White Crape Myrtle	FG, 12' HT, 2" DBH MIN, STD, SP	No	
SHRUBS						
ALC	2	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	
CHR	100	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G, 36" OA, FTB,	Yes	
NEO	12	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No	
PSA	7	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
ARA	683 sf	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	
LIR	15	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No	24" o.c.

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Project Team

Landscape Architect:

LAS

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1706 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

LIR Architects, Inc.

ARCHITECTURE & PLANNING

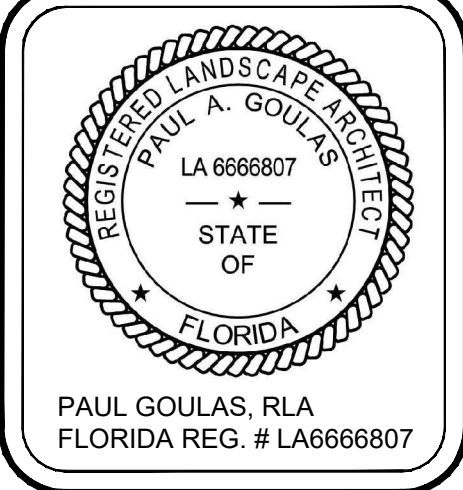
1390 S.W. 83 STREET
MIRAMAR, FLORIDA 33027
OFFICE: 305-403-7228
CELL: 786-643-0851
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

PROPOSED MULTI FAMILY DEVELOPMENT FOR:

1714 Van Buren Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
10.11.24	DC	Initial Submittal



Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LS-1



LANDSCAPE SPECIFICATIONS
PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint himself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint himself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in a project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of the written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify himself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be evenly spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- | | |
|--------------------|-----------|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon | 5 tablets |
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
- The Landscape Architect reserves the right to inspect and review the application of fertilizer.
- 2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.
- PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a nest, clean manner.
- 3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.

- 3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
- 3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.
- 3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.
- 3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

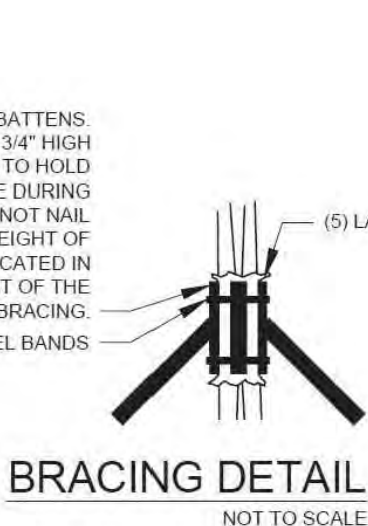
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

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

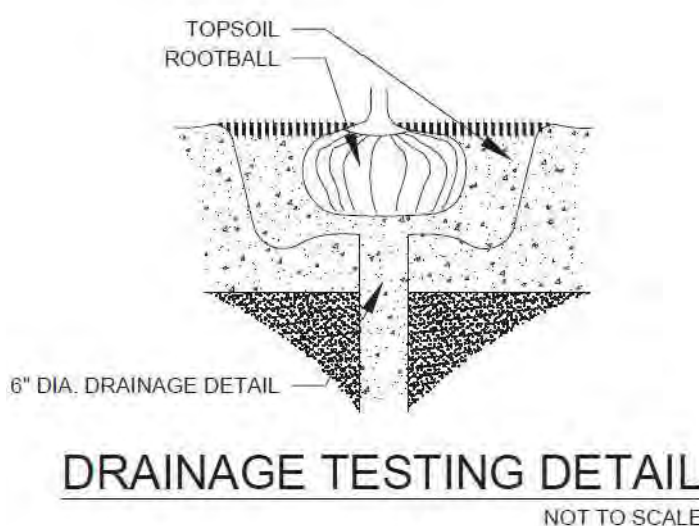
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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

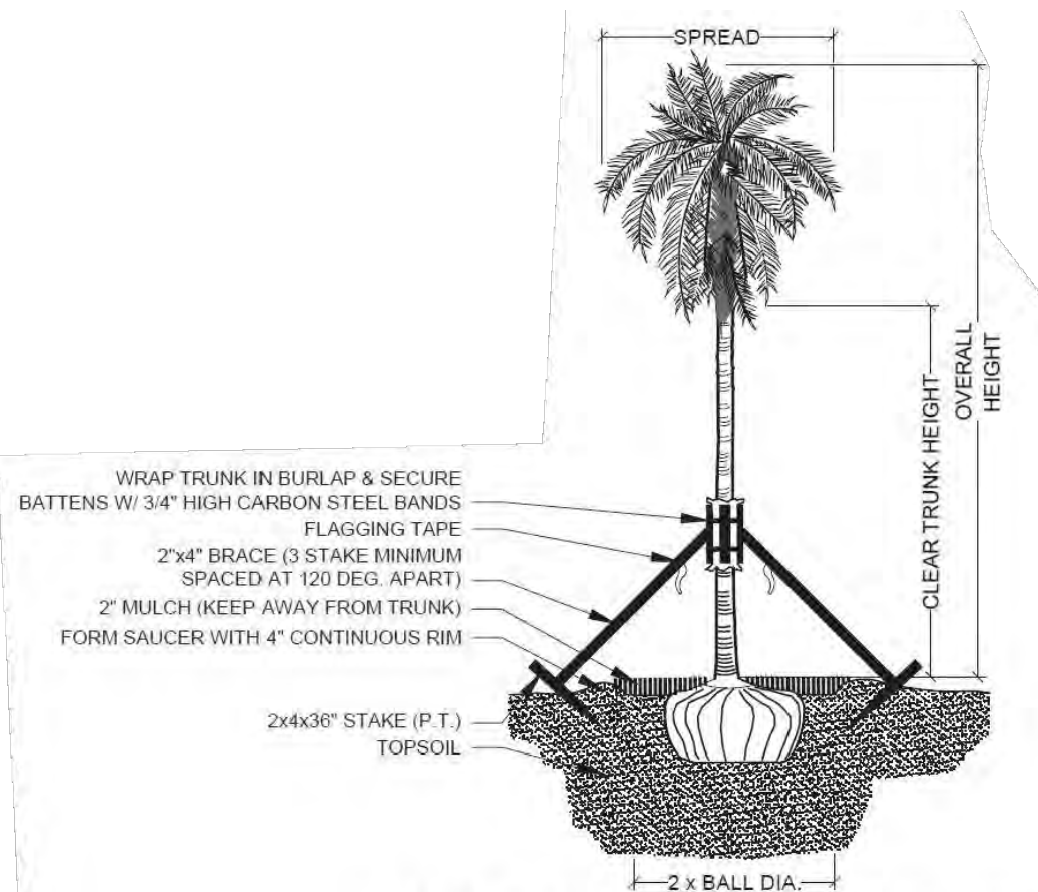
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



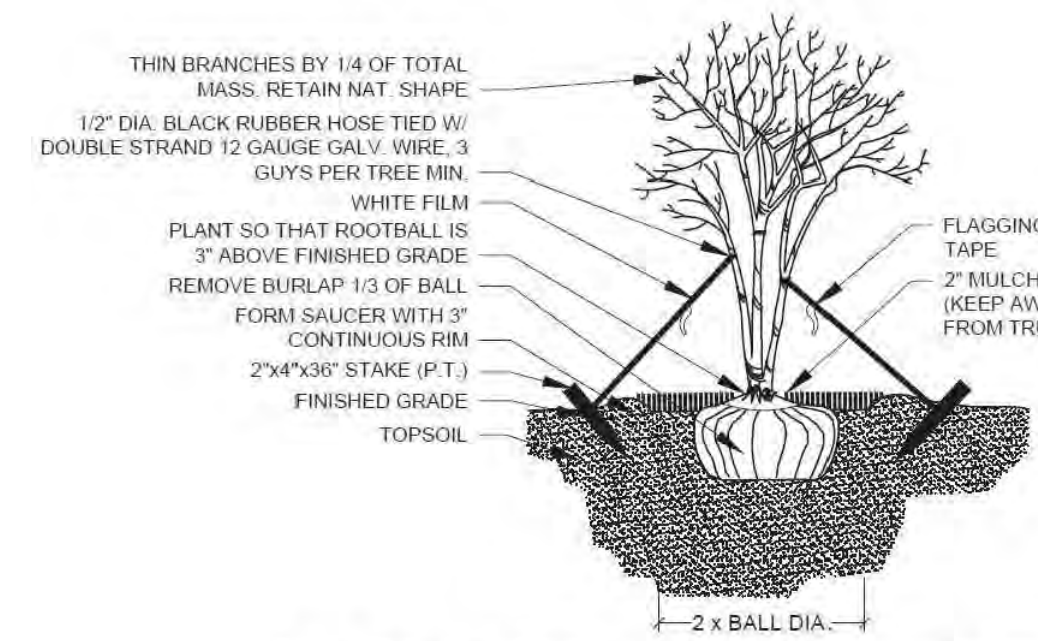
BRACING DETAIL
NOT TO SCALE



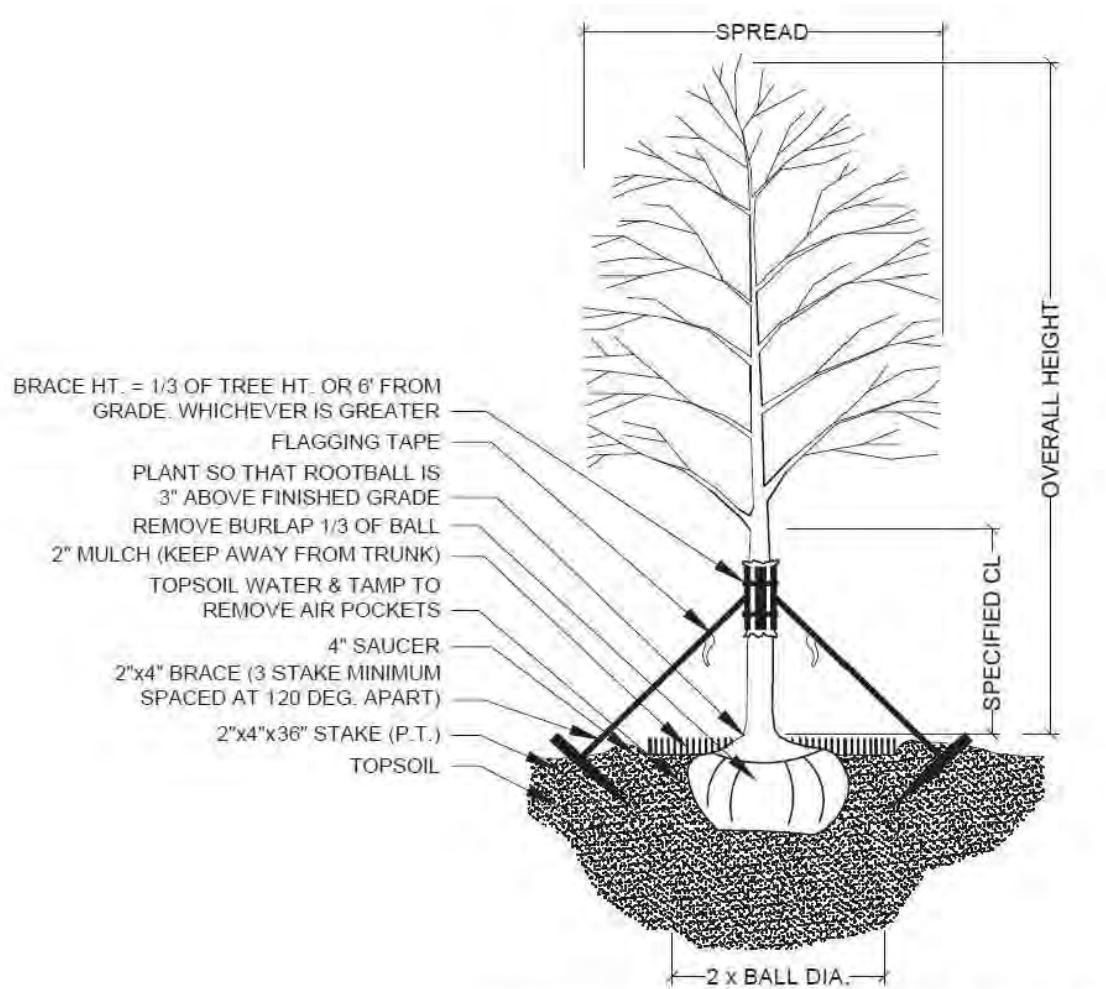
DRAINAGE TESTING DETAIL
NOT TO SCALE



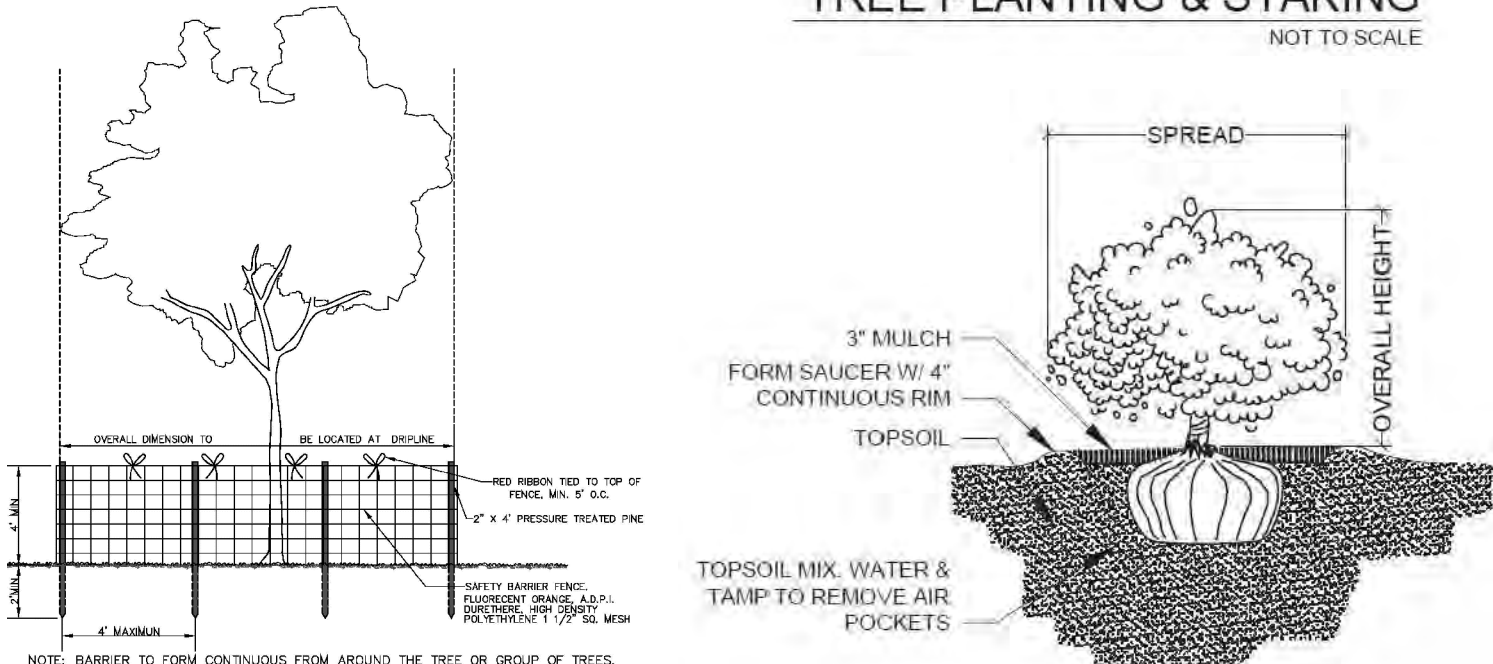
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



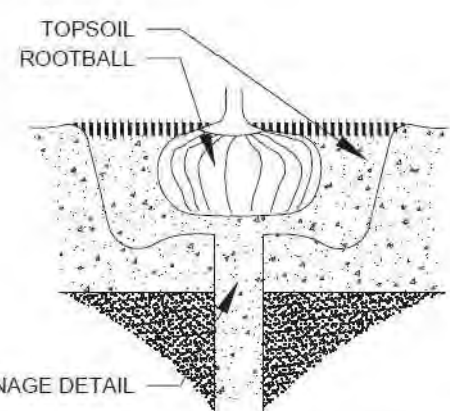
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:



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

Architect:

LLR Architects, Inc.
ARCHITECTURE & PLANNING

1390 S.W. 43 STREET
MIRAMAR, FLORIDA 33027
OFFICE: 305-403-7928
CELL: 786-643-0891
E-MAIL:
LLAROSA@LAROSAARCHTECTCTCS.COM

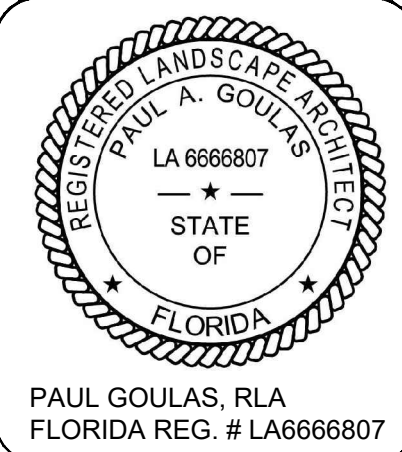
PROPOSED MULTI FAMILY DEVELOPMENT FOR:

1714 Van Buren Street, Hollywood, FL 33020

Details & Specifications

Revisions

Date	Init.	Description
10.11.24	DC	Initial Submittal



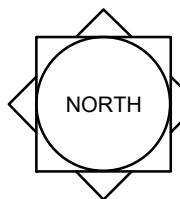
PAUL GOULAS, RLA
FLORIDA REG. # LA6668807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:



SCALE: 1" = NTS



LS-2



LLR Architects Inc.

Fire Flow Calculation-1714 Van Buren Street

(4)- story (10)-unit apartment building:

Fire Flow Area= 10,086 s.f. -Based on Type II (222) construction.

- As per NFPA 1 (2018 Ed.) Section 18.4.4.2 --- “The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.”
- The total area of the three largest successive floors is 18,800 square feet, and as per NFPA 1 (2018 Ed.) Table 18.4.5.2.1, the fire flow required is 1,500 gpm for a duration of 2 hours.
- As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.
- $1,500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$ (fire flow credit)
- $1500 \text{ gpm} - 1,125 \text{ gpm} = 375 \text{ gpm}$
- As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.
Fire Flow Required = 1,000 gpm
- Fire flow required = 1,000 gpm

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

December 1, 2024

VB Circle LLC
1118-1126 N 17th Avenue
Hollywood, FL 33024

FILE NUMBER: 24-DP-84

SUBJECT: Preliminary Site Plan review for a 10-unit residential development. (1714 Van Buren Street.)

SITE DATA

Owner/Applicant:	<i>VB Circle LLC</i>
Address/Location:	1714 Van Buren Street
Net Size of Property:	8,069 ft2 (.185 Acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Low-Medium Intensity Multi-
Present Use of Land:	Residential
Year Built:	1942 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Institutional
South:	Residential
East:	Residential
West:	Residential

ADJACENT ZONING

North:	Planned Development (PD)
South:	Federal Highway Low-Medium Intensity Multi-Family District
East:	Federal Highway Low-Medium Intensity Multi-Family District
West:	Federal Highway Low-Medium Intensity Multi-Family District

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).

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Pembroke Pines, FL 33024

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LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 10-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 4-story, +/-10,073 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 4-story scale works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 4-story project is located along Van Buren Street near Young Circle. The setback along Van Buren Street is 20 feet in front. Side setback is 10 feet and Rear is 20 feet. This allows for a large setback in this low-density area and enhances the pedestrian experience. The entry Lobby faces Van Buren Street. The massing of the front elevation differentiates in height and along the setback line. The Lobby with exterior materials of raised band and irregular scoring and paint as well as the glass create a hierarchy and boldness along Van Buren Street. The balance of the front façade has cantilevered balconies and recessed balconies. A wood slat design provides balance to the long façade and defines the entry elegantly. This varied element prevents the front façade from being flat.

This new 10-unit development will help the improvement of the surrounding neighborhood on Funston St. We hope to have your support and acceptance of this new project.

Thank you for your time and consideration,

Sincerely,

Luis La Rosa
Registered Architect
AR#0017852

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

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e-mail: llarosa@larosaarchitects.com