

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
OFFICE OF PLANNING AND DEVELOPMENT SERVICES**

**DATE:** June 9, 2011 **FILE:** 11-DVSE-29  
**TO:** Development Review Board  
**VIA:** Andria Wingett, Planning Manager *AW*  
**FROM:** Leander Hamilton, Planning & Development Services *LH*  
**SUBJECT:** Ruth Max Revocable Living Trust, Ruth Max, Trustee requests Design and Special Exception to establish a pawnshop (Value Loan and Jewelry) at 6001 Duval Street.

**APPLICANT'S REQUEST**

Special Exception and Design to establish a Value Loan and Jewelry at 6001 Duval Street.

**RECOMMENDATION**

Special Exception: Denial.

Design: Approval.

**BACKGROUND**

State Road 7 is a major transportation corridor and one of regional significance. It has long been the City's intent to shape this area into one which supports multiple modes of transportation while also creating a hub for redevelopment and economic vitality for the western portion of Hollywood. This can be seen in numerous measures taken over the last six years, beginning with the rezoning of the Corridor in 2004 to the most recent land use designation of Transit Oriented Corridor (TOC) in 2010. In addition to everything which has taken place intermittent of the latter, these two actions create a framework for the future of State Road 7. Specifically, they work together to provide a list of permitted uses and design principles that will attract redevelopment more conducive to an urban environment where people can work, live and partake in recreational activities (i.e. less industrial and automotive uses, more offices, residential, and personal services).

**REQUEST**

This request is for a Special Exception and Design approval to establish a pawnshop at the corner of Duval Street and State Road 7. The proposed business currently resides at the corner of Hollywood Boulevard and State Road 7 under the name Value Pawn and Jewelry. However, as a result of the State Road 7 widening, the current location is anticipated to be transformed into a dry retention area thus requiring the business to relocate. Upon reestablishing in a new location (Duval Street), the name of this business will become Value Loan and Jewelry.

Today, 52% (13 out of 25) of the pawnshops in Hollywood are located along the 5 mile stretch of State Road 7. This equates to roughly two pawnshops every mile. In order for Value Loan and Jewelry to relocate it would have to close down another pawnshop within 1,000 feet as a Variance to this distance separation requirement is not permitted. While the applicant has proposed to do this, the Corridor will be left with 12 pawnshops which would still equal two every mile. This high level of concentration for a business of this nature is not supportive of redevelopment (keeping in mind the aforementioned efforts) and is not an appropriate transitional use to the abutting residential neighborhood to the west.

In addition to having distance separation requirements, pawnshops may only be established in some districts upon the receipt of a Special Exception. The purpose of requiring a Special Exception is to ensure the proposed use is appropriate and is not a detriment to the surrounding community. Due to the current inundation of pawnshops along the corridor and its close proximity to a residential neighborhood, staff does not believe this is an appropriate use for this location. However, should it be reestablished at the proposed location the applicant has offered the following special measures to help make it more appropriate for the neighborhood.

- Any other pawnshop(s) within 1,000 feet shall be eliminated prior to store opening to meet distance separation requirement.
- Building and site improvements shall be completed prior to the store opening (Attachment A).
- The existing pole sign shall be replaced with a monument sign.
- Any and all signage shall use the text "Value Loan and Jewelry" to describe the use.
- No firearms shall be sold on the premises or taken as collateral for any loan.
- No flags shall be erected on the property for the purposes of advertising.
- Parking lot lighting shall be designed as to not spill onto adjacent residential properties.

In addition to the above, the applicant has provided a copy of the Acceptance of Goods Policy and Acknowledgement all employees are required to sign (included in Attachment A). This document outlines standard operating procedures relevant to the purchase or pawn of goods and includes items such as acceptable forms of identification and displaying right of ownership prior to property being sold.

Additional special measures which would further ensure appropriateness may include no merchandise being displayed in store windows and maintaining closing hours between 10:00 PM and 8:00 AM any day of the week.

The applicant is proposing to use an existing building for which a new design is being proposed. Included in the scope of work are façade renovations and site improvements, including a new parking lot, landscaping and the removal of an existing pole sign. All building setbacks as well as the building height will remain the same. Though the proposed updates are a marked improvement on the site and contribute to enhancing the aesthetics of the State Road 7 Corridor as a whole, this element has no bearing on the requested Special Exception.

## SITE INFORMATION

**Owner:** Ruth Max Revocable Living Trust, Ruth Max, Trustee  
**Address/Location:** 6001 Duval Street  
**Present Zoning:** State Road 7 Commercial Core District – Low Hybrid Commercial (SR7 CCD-LHC)/ Medium-High Intensity Commercial (C-4)  
**Land Use Designation:** Transit Oriented Corridor (TOC)  
**Existing Use of Land:** Asian Market  
**ADJACENT ZONING:**

**North:** State Road 7 Commercial Core District – Low Hybrid Commercial (SR7 CCD-LHC)/ Medium-High Intensity Commercial (C-4)  
**South:** State Road 7 Commercial Core District – Low Hybrid Commercial (SR7 CCD-LHC)/ Medium-High Intensity Commercial (C-4)  
**East:** State Road 7 Commercial Core District – Low Hybrid Commercial (SR7 CCD-LHC)/ Medium-High Intensity Commercial (C-4)  
**West:** Multiple Family District (18 units per acre)

## CONSISTENCY WITH THE COMPREHENSIVE PLAN AND CITY-WIDE MASTER PLAN

As stated earlier, Hollywood recognizes US 441/SR 7 as a major transportation Corridor and one of regional significance. The importance of its successful redevelopment is not only obvious to residents and visitors of West Hollywood, but the entire City. Its significance is made even more obvious by the number of goals, objective and policies in the Comprehensive Plan which were derived from the City-Wide Master Plan policies relating to State Road 7. As such the following review for consistency includes both documents.

The intent of the Comprehensive Plan Land Use Element is to lay out the physical plan for the future development of the City. This is the only element describing appropriate locations for future land uses and declares the policies regulating their location and development. The Land Use Element takes into consideration factors affecting current development trends.

*Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.*

*Policy 1.47: Promote the development of US 441/SR 7 as a major transit corridor.*

*Policy 3.1.1: Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future changes. (CWMP Policy 1.1)*

*Policy 3.1.4: Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition. (CWMP Policies 1.4 and 1.39)*

*Policy 4.9: Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas (CWMP Policy CW.15 & CW.19)*

*Objective 5: Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

The intent of these documents is to provide a framework for rational decision-making regarding the use and re-use of land in a mature community characterized by infill on previously passed over parcels and by intensification of use of land through redevelopment and rehabilitation. While the proposed pawnshop will improve the property's appearance, this use is not the highest and best use to promote the desired redevelopment along the corridor. Additionally, it is not an enviable use for the abutting residential neighborhood.

**ANALYSIS OF SPECIAL EXCEPTION CRITERIA** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3(G)(1). In considering a petition for a Special Exception, Approval, Approval with Conditions, or Denial will be based on the criteria below. A petition may be granted only if all of the criteria are met.

**CRITERIA 1:** The proposed use must be consistent with the principles of the City's Comprehensive Plan.

**ANALYSIS:** As previously mentioned, the intent of the Land Use Element is to lay out the physical plan for future redevelopment while promoting the highest and best use for each property. One way this is expressed is through a list of permitted uses associated with each land use designation. The TOC land use category goes beyond this to also provide a set of characteristics and design principles which will encourage a certain type of redevelopment. Amongst support for pedestrian connectivity and access to mass-transit is an emphasis to provide adequate attention to the transition to adjacent residential neighborhoods and principle uses such as office, retail, and personal services.

The applicant refers to Policy 3.1.3 of the Land Use Element which encourages smaller businesses which service the neighborhoods; however, the intent of this policy is to encourage the continued existence of small restaurants, personal services, recreational and retail services rather than pawnshops. This is reiterated in Objective 5 which encourages *appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.* They also make mention of "improving visual qualities even when undertaking building rehabilitation." While the building and other site improvements are an enhancement, the proposed use is not consistent with the intent of the Comprehensive Plan and does not create a desired use/appropriate transition to a residential neighborhood.

**FINDING:** Inconsistent.

**CRITERIA 2:** The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

**ANALYSIS:** The existing land use pattern along State Road 7 consists mostly of automotive-oriented uses (i.e. new and used car dealerships, insurance, repair, parts and accessories, etc) mixed in with a variety of other small business located in dated strip plazas and stand-alone buildings. While the importance of our small business-base is certainly recognized not all of them are desired uses or are conducive to attracting the type of redevelopment desperately needed to revitalize this Corridor and spur large-scale economic development. Establishing a pawnshop in this location will continue to perpetuate the type of development which is there and may potentially stifle the opportunity for redevelopment.

**FINDING:** Inconsistent.

**CRITERIA 3:** That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

**ANALYSIS:** Included in the scope of work is a redesign of the existing parking area. There will continue to be two-way access from Duval Street and State Road 7. Pedestrian connection to the building has been provided from an existing sidewalk on Duval Street. A total of 31 parking spaces will be provided, which is 4 more than what is required. Also included are increased buffers and landscaping throughout the site.

**FINDING:** Consistent.

**CRITERIA 4:** That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

**ANALYSIS:** Since the applicant is proposing to maintain an existing building, structural setbacks will not change. However, redesign of the existing parking area will yield setbacks and buffering which are consistent with today's regulations. "The building has generous setback from adjacent residential uses. Moreover, the applicant is proposing to significantly increase the quality and quantity of landscaping on the site, with special attention to the western and northwestern boundaries, and will install new fencing along those property lines," explains the applicant.

**FINDING:** Consistent.

**CRITERIA 5:** The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

**ANALYSIS:** There are currently 25 pawnshops throughout Hollywood with 13 of these (52%) located along the State Road 7. This equates to approximately two pawnshops for every one mile along this 5 mile corridor. As such, in order for this pawnshop to reestablish itself at the proposed location it will have to close down another which is currently within 1,000 feet. However, even with the closure of one shop half (12) of all the pawnshops in the City will still be condensed within the Corridor (still two shops every mile). Additionally, it is not an appropriate transitional use to the abutting residential neighborhood.

**FINDING:** Inconsistent.

**CRITERIA 6:** The subject parcel must be adequate in shape and size to accommodate the proposed use.

**ANALYSIS:** The site proposed for relocation has an existing building which will be used for store operations. Some modifications will take place to the interior and façade renovations will improve the appearance of the building; however the building setbacks and height will remain the same. As described the by the applicant, other improvements include "redesign of the parking lot and buffers, replacement of wall signs with code-compliant signage, and relocation of dumpsters close to the building and a dumpster enclosure." All parking lot setbacks and open space requirements have been met or exceeded.

**FINDING:** Consistent.

**CRITERIA 7:** The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

**ANALYSIS:** A Special Exception is defined as a use not generally appropriate in a district, but would be if it is found to be compatible with the surrounding community. In some instances those conditions surrounding the proposed use yield compatibility; however, at other times there may be special measures which need to be taken in order to achieve this same result.

Along with façade and site improvements, the applicant has presented operational procedures along with those special measures listed earlier which are included in the company's policy to ensure compatibility with surrounding communities. Though these procedures are valid, staff does not find this use to be appropriate due to its proximity to a residential neighborhood and the current inundation of pawnshops along the corridor.

**FINDING:** Inconsistent.

## **ANALYSIS OF CRITERIA AND FINDINGS FOR DESIGN REVIEW**

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6). Approval with Conditions or Denial will be based on the following criteria:

**CRITERION 1:** Architectural and Design Components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The scope of work includes redesigning the exterior of an existing building to create one which is more aesthetically pleasing. Currently, the building is all white with a dated blue tile roof. In reference to the new design the applicant tells us, "The architectural details of the facades are commensurate and consistent with the single-story structure. The architectural details are a mix of stucco and natural stone design." Aluminum awnings accent the windows and provide a covered entrance creating an overall welcoming design.

**FINDING:** Consistent.

**CRITERION 2:** Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** "The simple architectural design of the building is compatible with other commercial uses in the area, though of an improved character," says the applicant. The proposed design which uses stone veneer accents and warm tones differs substantially from the existing plain white building. It moves away from the traditional approach seen today first by removing the pitched blue tile roof and replacing it with a flat one. This creates cleaner lines as well as consistency with the structure to the north. It also transforms a series of smaller windows and replaces them with larger picture windows creating a more modern design. Though quite different from most other buildings along the corridor, this design overall is a welcome change as it brings fresh architecture and helps improve the streetscape.

**FINDING:** Consistent.

**CRITERION 3:** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS:** It is the applicant's intent to use the existing building while improving the property. Included in the scope of work are façade renovations and site improvements, including a new parking lot, landscaping and the removal of an existing pole sign. All building setbacks as well as the building height will remain the same. Scale and massing of the existing one-story building are consistent with that of the surrounding area along State Road 7 and adjacent residential neighborhood. The property encompasses multiple lots and the building is situated on the northeast corner of the property, away from adjacent residential. As stated by the applicant, "The creation of improved fenestration on the eastern façade, as well as the significant façade changes on both the east and the south, will greatly improve the perception of the building from the street."

**FINDING:** Consistent.

**CRITERION 4:** Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**ANALYSIS:** The property currently contains minimal landscaping. Site improvements include a new parking lot and new landscaping in order to create appropriate buffers to adjacent residential. Native species include Gumbo Limbo, Green Buttonwood, Silver Buttonwood, Orange Geiger, and Live Oak trees as well as Cocoplum and Coontie hedges. The site will contain approximately 34% pervious surfaces, an increase from the previous 17%.

**FINDING:** Consistent.

## **RECOMMENDATION**

**Special Exception:** A Special Exception may be granted by the Board if all of the above criteria are met. As this request was **not found consistent with all** of the criteria, staff is recommending Denial.

**Design:** Approval.

## **ATTACHMENTS**

**ATTACHMENT A:** Application Package  
**ATTACHMENT B:** Land Use and Zoning Map

# Attachment A

## Application Package

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (to be filled by the Office of Planning): \_\_\_\_\_

GENERAL APPLICATION



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

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

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

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

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

*Documents and forms can be accessed on the City's website at [http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Planning and Zoning Board
- City Commission
- Historic Preservation Board
- Technical Advisory Committee

Date of Application: \_\_\_\_\_

Location Address: 6001 Duval Street

Lot(s): 1, 2, 3, 4, 5 Block(s): N/A Subdivision: Gracewood No. 3

Folio Number(s): 5141 13 07 0010

Zoning Classification: SR 7 CCD-LHC (C-4) Land Use Classification: TOC

Existing Property Use: Retail Sq Ft/Number of Units: 6,738 sq. ft.

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes, pre-filing review by Economic Development Roundtable, March 2011

- Economic Roundtable
- Planning and Zoning Board
- Technical Advisory Committee
- Historic Preservation Board
- Development Review Board
- City Commission

Explanation of Request: Special Exception to Permit Pawnshop Use.

Number of units/rooms: N/A Sq Ft: 6,738 (same as existing)

Value of Improvement: \$ 420,000 Estimated Date of Completion: December 2011

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

Name of Current Property Owner: Ruth Max Revocable Living Trust. Ruth Max, Trustee

Address of Property Owner: 1845 NE 187 Street North Miami Beach FL 33179

Telephone: See contact Fax: See contact Email Address: See contact

Name of Consultant/Representative/Tenant (circle one): Graham Penn

Address: 200 S. Biscayne Blvd., Suite 850 Miami FL 33131 Telephone: 305 374 5300

Fax: 305 377 6222 Email Address: gpenn@brzoninglaw.com

Date of Purchase: May 26, 2010 Is there an option to purchase the Property? Yes  No ( )  
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: John Tombari  
Adler Development Group, Inc. Address: 1400 NW 107 Avenue Miami FL 33172  
Email Address: jtombari@adlergroup.com

**OFFICE OF PLANNING**



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

**GENERAL APPLICATION**

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

X Signature of Current Owner: Ruth Max Date: 4/9/11  
 PRINT NAME: Ruth Max, Trustee Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 4/14/11  
 PRINT NAME: Graham Penn, Esq. Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**CURRENT OWNER POWER OF ATTORNEY**

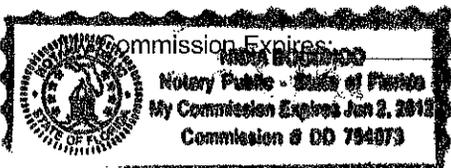
I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) special exception to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Graham Penn, Esq. to be my legal representative before the Development Review Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 11th day of April 2011

X Ruth Max  
SIGNATURE OF CURRENT OWNER

Ruth Max, Trustee  
PRINT NAME

[Signature]  
Notary Public State of Florida



(Check One) \_\_\_\_\_ Personally known to me; OR ID provided  
FLC 14200-776-23-629-0



# BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229  
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VIA HAND DELIVERY

April 13, 2011

Jaye Epstein, AICP  
Director  
Department of Planning & Development Services  
City of Hollywood  
2600 Hollywood Boulevard, Room 315  
Hollywood, Florida 33022-9045

RE: Special Exception / Design Review Application for 6001 Duval Street.

Dear Mr. Epstein:

This law firm has been authorized by Adler Development Group<sup>1</sup>, the contract purchaser of the above-referenced property, to file the instant application. Please let this letter serve as the applicant's letter of intent supporting its application for a special exception and related design review to permit the parcel to be rehabilitated with a pawnshop use. We believe that the proposed plan will be a benefit to the City and the surrounding neighborhood, resulting in the significant improvement to the property and reducing the number of pawnshops in the area.

Property. The subject property consists of five platted lots totaling 0.739 acres (32,204 square feet) in size. The property is located at the northwest corner of Duval Street and SR 7 (441). The parcel is designated for "Transit Oriented Commercial" use under the City's Comprehensive Plan and is within the "Low Hybrid Commercial" Sub-Area of the SR 7 Commercial Corridor Development

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<sup>1</sup> The applicant, Adler Development Group, has over fifty years of experience in development and property management in South Florida. The company began as largely a residential developer, building 6,000 multifamily units in the 1960s and 1970s, it has since transitioned to commercial development and redevelopment. In recent years, the company has begun focusing in earnest on infill opportunities on smaller tracts.

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Director  
Department of Planning & Development Services  
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zone<sup>2</sup>. The property is bordered by commercial development and multi-family residential uses to the north and multi-family residential parcel to the west. To the south across Duval Street is additional commercial development.

The property has been developed for thirty years with a single story commercial structure of approximately 6,738 square feet. The building has housed multiple commercial businesses over the years and is currently occupied by a supermarket focusing on Asian foods. The current business has suffered from local competition and the property owner has contracted to sell the property to the applicant.

Like many commercial properties on the SR 7 corridor, the condition of the property has deteriorated significantly over the years. All of the windows in the building have been painted over, giving the building an "industrial" unwelcoming appearance. The parking lot has also suffered, with former curbed areas crumbling. The site's landscaping has been permitted to dwindle. Finally, the façade of the building, which includes a mansard roof element, marks the building as "stuck in time." The attached photographs will give you some insight as to the condition of the property.

SR 7 Redevelopment. As you know, the City has long been concerned about the SR 7 corridor. For example, Policy CW.46 of the City-Wide Master Plan (CWMP) provides that the City should focus its redevelopment energies along major corridors, such as SR 7. North of Hollywood Boulevard, the SR 7 corridor is characterized by smaller commercial lots, many with inadequate setbacks and parking issues. While this area retains active commercial businesses, the condition of most properties is poor.

The issues with the SR 7 corridor have been complicated in many ways by the planned expansion of the SR 7 right of way by the Florida Department of Transportation ("FDOT"). As of today, FDOT proposes to begin work on the widening of SR 7 north of Hollywood Boulevard and south of Fillmore Street in late 2012. The widening of the corridor in this area will result in the need to relocate multiple businesses that are successfully operating on the east side of the existing road. The City's Master Plan recognizes that the FDOT widening may have a significant impact on the continued viability of the corridor and therefore

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<sup>2</sup> The former zoning for the property is Medium/High Intensity Commercial (C-4).

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Director  
Department of Planning & Development Services  
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urges efforts to preserve economic sustainability. See CWMP Policies 1.4, 1.21, 1.24 Sub-Area 1 and City of Hollywood Comprehensive Plan Page LU-40.

Along with the economic challenges that the SR 7 corridor will face during and after the widening project, the City has also made it a goal to improve the quality of the built environment along the corridor. Of special concern is the buffering of residential development from commercial uses. In many areas of the corridor, especially on the eastern side of the roadway, business uses back up to single-family lots with little to no landscape buffering between them. The City therefore has been tasked with encouraging modern redevelopment that is compatible with adjacent residential uses without destroying the businesses that are already operating successfully in the area.

Despite a significant amount of City focus on SR 7 planning, little to no redevelopment has occurred in the area for quite some time. The most recent development activity in the portion of the corridor near the subject property was the renovation of the "Dunkin Donuts" shop at 516 North SR 7, which is listed by the Broward County Property Appraiser as occurring in 1995. Following that project, no major work has taken place on the portion of the corridor between Hollywood Boulevard and Johnson Street. The redevelopment of the corridor has suffered from uncertainty over FDOT's widening plans for the corridor. However, other more systemic issues remain that will continue to make redevelopment difficult, including the difficulty of assembling smaller tracts and the inadequate depth of many lots.

Another important element in the lack of redevelopment is that the condition of the surrounding commercial development has made it unattractive for property owners to invest in improving their parcels. No property owner has committed a considerable investment to improve its parcel, which would spur investment by other owners in the area. The applicant believes that the instant application, which will involve the applicant spending hundreds of thousands of dollars upgrading its parcel, may serve as the spark that will lead to greater improvement of the character and design of commercial properties along the corridor.

Residential Demographics. The SR 7 corridor sub-area is characterized by low to middle incomes and has a higher percentage of minority residents than other portions of the City. The property is located in Census Tract 911. Based on

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Director  
Department of Planning & Development Services  
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the 2000 Census data, over twenty-four (24) percent of the residents within the area are below the poverty line, which is just under double the rate for the City as a whole. However, more than sixty-three (63) percent of the residents in the area are in the work force, which is consistent with the rate in the rest of the City. In sum, this area of the City is the home of many people who could be deemed the "working poor."

Need for Alternative Financial Services. The Federal Deposit Insurance Corporation ("FDIC") has utilized the term "alternative financial services" to refer to non-banks that provide financial services to those who may not be able, for many reasons, to have a bank account or available credit. Alternative financial services permit those without access to bank savings or credit to obtain funds to cover emergency expenses. One kind of alternative financial service is a pawn loan. Under Florida law and the City Code (Chapter 121), pawnbroking is a highly regulated industry. The law places limits on pawn operations that are not shared by other lending institutions.

In a typical pawn transaction, a customer will provide an item (in most cases jewelry) as collateral for a small loan. The average loan nationwide is approximately \$80.00. The customer can thereafter use the loan to cover unforeseen expenses in their lives, such as a insurance co-payment or school fee. Once the customer repays the loan along with a fee and interest payment (typically within one month), the collateral is returned. Nationwide, eighty (80) percent of all pawn loans result in the customer regaining his or her collateral.

Pawn loans are a better choice for many lower income individuals who lack resources for emergency expenses because the very nature of transaction prevents a customer from entering into a "cycle of debt." Pawn lending is "nonrecourse" under the terms of the law. That means that a pawn operator cannot seek compensation from an individual if a loan remains unpaid. See Florida Statutes Section 539.001(14). The item held by the pawn operator is the sole collateral for all loans. Items that are offered as collateral are simply forfeited to the pawnbroker in the event that a customer is unable to pay back the loan. The total exposure remains the value of the item held as collateral. Again, the vast majority of transactions nationwide result in the customer regaining his or her collateral.

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Department of Planning & Development Services  
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Pawnshops therefore fill a needed role in the economy, providing short-term loans that, while small in amount, are very important to ensuring that many households remain afloat. They provide a lifeline to the residents of the City's poorer neighborhoods, including the area surrounding the subject property. At the same time, pawn loans do not trap lower income families in a cycle of debt.

"Value Pawn" Operation. At the northeast corner of SR 7 and Hollywood Boulevard (5959 Hollywood Boulevard) lies a parcel that is currently developed with a Kentucky Fried Chicken ("KFC") restaurant and a "Value Pawn" store. The "Value Pawn" location, despite the unusual orientation of its lot, is one of the most successful stores of its kind in the southeast United States and has served the surrounding community for years. While a standard pawn operation, the store focuses on jewelry, making approximately eighty (80) percent of its loans on jewelry.

The entirety of the 5959 Hollywood Boulevard property is scheduled to be taken by FDOT in the widening project for SR 7, which has led to an effort to relocate the pawnshop. The applicant proposes to relocate the store to the subject property. The store will be branded exclusively as "Value Loan and Jewelry" - the word "pawn" will not be used on any signage.

EZCORP. The "Value Pawn" stores have been purchased by EZCORP, Inc., which operates the "EZ Pawn" brand of stores throughout the United States and related brands in other parts of the world. EZCORP is a publicly traded corporation with the goal of improving the pawnshop experience for customers. EZCORP subsidiaries' stores are clean environments that are all-but indistinguishable from other first-class retail stores. EZCORP's subsidiaries also offer wages and benefits that meet or exceed those offered by similar businesses. For example, the average hourly rate for a full time employee is ranges between \$13.37 and \$23.67 per hour and full time workers are eligible for a comprehensive benefits package. We currently estimate that the proposed location will require up to fifteen (15) full time workers.

Operational Concerns. Value Pawn has been a reliable business partner with the City of Hollywood and Broward County for decades. One of the common concerns about pawnshops is that the uses encourage property crime. The history of the Value Pawn operation in Hollywood and the policies and procedures of Value Pawn/EZCORP belie this common misperception.

Jaye Epstein, AICP  
Director  
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The Value Pawn/EZCORP policies and procedures actively discourage criminals from attempting to pawn stolen items. First, Value Pawn/EZCORP complies with state law, requiring a customer to provide photo ID and a fingerprint when seeking a loan or selling an item. Second, staff is trained not to accept any of the following: (1) items with defaced, altered, or removed serial numbers; (2) any item marked as the property of a company or government body; (3) any new item still in the original box (without a receipt); and (4) any building materials. If a staff member doubts the ownership of the item, he or she is obligated to refuse the transaction.

Third, Value Pawn/EZCORP insists on hiring qualified personnel. Among other requirements, all employees must pass a criminal background check and drug test and must be free of convictions of all property-related crimes for at least ten (10) years. Employees undergo formal training where they are instructed on the relevant laws and taught to identify possible stolen merchandise.

Finally, Value Pawn/EZCORP is an active partner with law enforcement. All items purchased or accepted as collateral are immediately entered into three separate computer databases utilized by law enforcement, including the Broward County system. The information on each item entered into the database is very detailed, including brand name, model number, serial number, identifying markings and size. For jewelry, additional information about the color and number of stones, type of precious metal, and weight are provided.

These policies and procedures have been strikingly effective. Throughout Florida, Value Pawn/EZCORP stores recorded a rate of 0.0005 items surrendered to police as stolen goods. That rate is about one item in every two thousand. In Hollywood, the existing store recorded zero items surrendered to the police in the last year (the total amount of collateral items accepted exceeded two million dollars during the same period). In sum, the Value Pawn/EZCORP policies and procedures have significantly reduced the utility of pawnshops to the criminal element, making a Value Pawn store the last place a criminal would consider attempting to sell ill-gotten goods. Many criminals have resorted to less policed avenues, such as using "Craiglist" or flea markets to sell stolen goods. The Value Pawn/EZCORP example shows that a partnership between businesses and law enforcement can be successful in helping to reduce crime.

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Reduction in Number and Impact of Pawnshops. While the instant application is seeking a special exception to permit the existing Value Pawn to relocate to the subject property, the end result of the application will be a net reduction in the number of pawnshops in the vicinity. EZCORP is in the process of contracting to purchase the existing "Uptown Pawn" located at 6020 Hollywood Boulevard. As you know, the Uptown Pawn is located on the south side of Hollywood Boulevard east of the exit to Florida's Turnpike. The first vision of the City that many visitors witness therefore is a derelict Chinese restaurant, Uptown Pawn, and an adult video store in a row on the south side of the Boulevard.

As a condition of the approval of the instant application, the applicant has agreed that no pawnshop may be in existence within 1,000 feet of the subject property at the time the new "Value Loan and Jewelry" opens for business. That will mean that "Uptown Pawn" will be closed in the near term upon the opening of the relocated store on the subject property, never to reopen on that site. Assuming the instant application is approved, the total number of pawnshops in this area will be reduced from two to one and the visual impact of the "Uptown Pawn" will be removed. Moreover, the proposed renovation plan for the subject property will result in a significant improvement to the corridor.

Rehabilitation Plans. The applicant has entered into a contract with a EZCORP subsidiary for the rehabilitation of the subject property with the relocated Value Pawn location. The rehabilitation plan proposes to renovate the interior of the existing building and significantly improve the exterior of the site. We believe that the proposed improvements will make this site an example of how rehabilitation on smaller sites within the SR 7 corridor can assist in preserving the economic sustainability of the area while protecting the integrity of the surrounding neighborhood.

Among the proposed improvements are the following:

1. Selected demolition and tenant improvements to interior space.
2. Complete revision to façades and elevations of building to include new windows, significant amounts of decorative stone, and new stucco elements.

3. Redesign of parking lot and buffers, including the addition of 1,600 square feet of additional landscaped open space.
4. Replacement of wall signs with code-compliant signage.
5. Relocation of dumpsters close to building and construction of dumpster enclosure.
6. Removal of fencing on south and east property lines and replacement of chain link fencing on west and north property lines with metal picket fencing.
7. Installation of landscaping throughout the site in excess of code requirements, with the focus on buffering the adjacent multi-family residential development. The proposed landscaping also exceeds the requirements of the City's Green Building Ordinance, including almost one hundred (100) percent drought tolerant shrubs and ground cover.

We currently expect that the cost of these improvements will be approximately \$420,000. All in all, the goal is to bring the property up to modern standards for a first-class commercial development. There is simply no property in this area of the City that comes anywhere close to the quality of the design, landscaping and buffering proposed in this application. In sum, we believe that the proposed plans are far above what the City has seen in this area and this development will serve as an example for other property owners how to successfully rehabilitate commercial properties on the SR 7 corridor.

Special Exception Requirement. The "Low Hybrid Commercial" subzone of the SR 7 Commercial Corridor regulations permit the development of pawnshops after the approval of a special exception. We believe that the proposed rehabilitation plan will be consistent with the City's special exception criteria. The following are the listed code criteria and a brief discussion of the proposal's consistency with each criterion:

1. The proposed use must be consistent with the principles of the City's Comprehensive Plan;

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*As noted above, the CWMP and the City Comprehensive Plan include multiple policies supporting economic redevelopment on the SR 7 corridor. See CWMP Policies 1.4, 1.21, 1.24 Sub-Area 1 and City of Hollywood Comprehensive Plan Page LU-40. The applicant will be taking special care to reduce existing impacts on adjacent residential uses. The use is oriented to encourage pedestrian activity in a manner consistent with the Transit Oriented Corridor designation. See City Comprehensive Plan Page LU-64. The use is contemplated within a Transit Oriented Corridor and is consistent with the Policies related to the corridor development. See City Comprehensive Plan Page LU-65, Policy 3.1.3 (area should be developed with smaller businesses that serve surrounding neighborhood), and Policy 3.1.5 (encouraging greater buffering of residential areas). The proposed rehabilitation will be consistent with CWMP Policy CW.16 and Comprehensive Plan Policy 4.10, which call for improving visual qualities when undertaking building rehabilitation. The application is further consistent with Policy 3.1.10 of the City's Comprehensive Plan as it will result in the removal of a nonconforming use in the SR 7 corridor area (the Uptown Pawn).*

2. The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity;

*The proposed pawnshop will function as essentially a retail operation, which is compatible with the surrounding pattern of development. The rehabilitation plan and the proposed conditions of approval will ensure that the operation of the use will not create negative impacts.*

3. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;

*The property is served by two existing driveways that provide safe vehicular movement in and around the site. The existing building on the property is oriented to the street, providing excellent pedestrian accessibility.*

4. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

*The building has a generous setback from the adjacent residential uses. Moreover, the applicant is proposing to significantly increase the quality and quantity (1,600 additional square feet) of landscaping on the site, with special attention to the western and northwestern boundaries, and will install new fencing along those property lines.*

5. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

*The proposed use will function as any other retail use and the rehabilitation plan will markedly improve the appearance of the property. Prior to opening for business, the applicant will ensure that no other pawnshops are located within 1,000 feet, which will result in a net reduction in the number of pawnshops in the area. The commercial building is located in such a manner to provide a very generous buffer from the adjacent residential uses.*

6. The subject parcel must be adequate in shape and size to accommodate the proposed use; and

*The subject property is more than adequate to accommodate the proposed use.*

7. The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

*The proposed use is consistent with the definition of a pawnshop under the City's Zoning and Land Development Regulations.*

In sum, we believe that the proposed use is consistent with all of the special exception criteria.

Design Review Standards. As explained above, the application proposes a significant rehabilitation and improvement to the existing property's development, include changes to the appearance of the existing building on the site. We believe that the attached development plans are consistent with the goals of the City's design review standards. The following are the listed code criteria and a brief discussion of the proposal's consistency with each criterion:

1. **Architectural and Design components.** Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment

*The architectural details of the facades are commensurate and consistent with the single-story structure. The architectural details are a mix of stucco and natural stone design. The building is placed close to the front property line and therefore is consistent with the human scale - encouraging pedestrian access.*

2. **Compatibility.** The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

*The simple architectural design of the building is compatible with other commercial uses in the area, though of an improved character. The proposed plans will provide a significantly improved buffer for neighboring residential uses.*

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures.

Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

*The building is of a scale that is comparable to both adjacent residential and commercial uses. The creation of improved fenestration on the eastern façade, as well as the significant façade changes on both the east and the south, will greatly improve the perception of the building from the street.*

**Landscaping.** Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

*The new landscaping proposed for the site is far superior to any similar properties in this area of the City. The vast majority of all plantings are native and/or drought tolerant species, exceeding the goals in the City Code.*

In sum, we believe that the proposed rehabilitation plan will make the Property a compatible addition to the surrounding neighborhood. In fact, the proposed plan rivals any modern commercial project of its size in the City of Hollywood.

Proposed Conditions. The applicant recognizes that pawnshops require a special exception in the Low Hybrid Commercial subdistrict for a reason – one or more aspects of a particular use may not be compatible with the surrounding area. As explained above, we believe that the proposed rehabilitation plan for the property is consistent with the terms of the Land Development Regulations. The applicant has also agreed, however, to accept the following conditions of any special exception approval:

1. Any and all signage shall use the text “Value Loan and Jewelry” to describe the use.

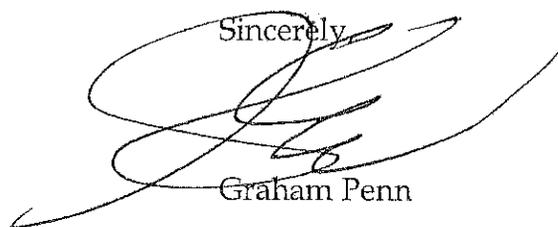
Jaye Epstein, AICP  
Director  
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2. No firearms shall be sold on the premises or taken as collateral for any loan.
3. No flags shall be erected on the property for purposes of advertising.
4. The new façade elements, fencing, and landscaping shall be installed prior to the store opening for business.
5. Parking lot lighting shall be designed as to not spill onto adjacent residential properties.

We believe that these agreed-to conditions will only improve the consistency of the proposed rehabilitation plan with the terms of the City's Land Development Regulations and the goals and policies of the CWMP and Comprehensive Plan.

Conclusion. We look forward to your recommendation. Along with this letter, we are attaching the materials required for the Development Review Board process and the appropriate filing fee. Thank you again for your assistance. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely,



Graham Penn

cc: Cameron Benson, City Manager  
Elizabeth Chang, Planning and Development Services Administrator  
Leander Hamilton, Planning and Development Services Administrator  
James Rose, EZCORP  
John Tombari, Adler Development Group  
George I. Platt, Esq.  
Alex Heckler, Esq.  
Michael McAllister, Esq.  
Jeffrey Bercow, Esq.



APRIL 22, 2011

To Whom It May Concern:

As the Vice President of Operations, Southeast, for Value Pawn and Jewelry ("Value Pawn"), I have been asked to provide information in support of Value Pawn's efforts to locate a pawnshop in the City of Hollywood, Florida. Value Pawn has been operating in Florida for over 17 years. In January 2009, it became a subsidiary of EZCORP, Inc., a publicly-traded consumer financial services company with subsidiaries operating in 20 states throughout the U.S. and in Canada and Mexico. Value Pawn takes seriously both its compliance with law and its obligations to its customers and its communities. In particular, it takes seriously its policies regarding stolen goods.

Value Pawn requires all new associates to review and sign our Acceptance of Goods Policy and Acknowledgment at the time of their hire. This document, which is attached hereto, describes an associate's obligation to use his or her best efforts to determine ownership of an item. For instance, it states that an associate may not loan on any item with a serial number defaced or any item in its original box, unless accompanied by a receipt.

Value Pawn also emphasizes these policies in its training of all store associates. The standards we enact help us to qualify the merchandise that we receive through pawn or purchase to ensure we deal with items owned by the pledgor. In compliance with the law, we collect detailed descriptions of pawn loan collateral and pledgors and report this information daily to local police departments. Furthermore, every customer must have government issued identification and is fingerprinted on the pawnbroker transaction form. The overwhelming majority of our pawn and purchase transactions are with customer in our community in need of short term cash for which we provide a valuable service. Police pickups of stolen merchandise represent less than 0.10% of our transactions.

We pride ourselves on the reputation we have built servicing our customers for over 17 years in the respective communities we conduct business as the largest pawn lender in the State of Florida. To further our efforts to be a valuable member of our community, EZCORP, Inc. has also created a charitable foundation to fund local nonprofit organizations that help children. Applications for grants are available to our customers in our stores.

If I can answer any further questions with regard to Value Pawn or its operations, please do not hesitate to contact me at the number below. Lastly, I would be happy to extend an invitation for city officials to tour our operations in the event you would like to become more familiar with our company.

Regards,

Jerry Stendara  
Vice President of Operations, Southeast

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# Acceptance of Goods Policy and Acknowledgement (for stores outside of Texas)

## Instructions

Every associate of EZPawn/EZMoney must read and sign this form. This signed form must be kept in the *Compliance Binder* at the store where the associate currently works.

**Example:** If an associate transfers to store 10234, the form must be sent and kept in the file at store 10234.

## Policy

Associate's of EZPawn/EZMoney will **not** knowingly loan on or purchase the following:

- Any item on which the serial number has been defaced, altered, or removed.
  - Any item marked in a manner that suggests, indicates, or appears to have ownership by the following:
    - rental company
    - motel
    - training school
    - construction company
    - government body
    - any person or firm other than the person offering the item
  - Any new merchandise that is still in the original box. (See exception below. \*)
  - Building materials including: copper pipes, tubing and wiring, aluminum wire, plumbing supplies, electrical supplies, window glass, lumber, or any other similar materials. (See exception below. \*)
- \* The only exception occurs if the seller or person pledging the offered item produces a valid receipt or other evidence that the item was purchased. In each case, a copy of the receipt or proof of ownership must be filed with EZPawn's/EZMoney's copy of the pawn or purchase ticket.

As a prerequisite to any pawn transaction or purchase, each associate of EZPawn/EZMoney must request from the seller or person pledging an item, at minimum, one of the following forms of identification:

- Valid driver's license with photograph
- Valid state identification with photograph
- Valid passport with photograph
- Valid military identification with photograph
- Non-resident alien border crossing card with photograph
- Resident alien identification card (green card) with photograph
- United States Immigration and Naturalization Service identification with photograph

**Important:** Every associate must use his/her best effort to determine that the identification used is genuine and unaltered. The photograph on the identification must match the seller or person pledging the goods.

When purchasing goods, the seller must sign a purchase slip stating that he/she has the right to sell the property. The purchase slip must contain the following information:

- Name, address, and physical description of the seller
- Official number identifying the seller (e.g. driver's license number, military identification number)
- Complete description of the property including the serial number, if available, or other identifying characteristics

**EZPawn/EZMoney will not knowingly accept stolen goods for loan or purchase.** Each associate must use his/her best judgment when evaluating the seller or person pledging the goods to determine that the person is the rightful owner. If an associate doubts the rightful ownership of the person offering goods for purchase or pledge, the transaction should **not** be made. Every associate is instructed to observe the actions of the person offering the goods. It is important to pay attention to the value of the item offered, as compared to the amount requested by the person offering the goods. Since circumstances that seem unusual might relate to the validity of the transaction, it is important to pay close attention to all details.

## Acknowledgment

The undersigned EZPawn/EZMoney associate acknowledges receipt of this policy and understands full compliance with the terms of this policy is a condition of continued employment.

Signature: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_

Store # \_\_\_\_\_

Print your Area Manager's name: \_\_\_\_\_

D.R.B. SUBMITTAL

**PROPOSED INTERIOR & EXTERIOR REMODELING**

TO

**RETAIL PLAZA**

**Value Loan and Jewelry**

6001 DOVAL STREET  
HOLLYWOOD, FL

MAY 13, 2011  
REV. MAY 31, 2011

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**ARCHITECTURAL**

ARCHITECTURAL DESIGN COLLABORATIVE  
151 SEVILLA AVENUE, SUITE 200  
CORAL GABLES, FLORIDA 33134  
CONTACT: RAUL LOZANO  
(305) 442-1188

---

**CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC.  
1221 BRICKELL AVE. SUITE 400  
MIAMI, FL 33131  
CONTACT: AARON BOCKLER  
(305) 673-2025

---

**OWNER**

EZCORP.  
1901 CAPITAL PKWY.  
AUSTIN, TX 78746  
C/O ADLER DEVELOPMENT  
1400 NW 107 AVE  
CONTACT: JOHN TOMBARI  
(305) 392-4079

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**INDEX OF SHEETS**

COVER SHEET  
C-102 SITE PLAN.  
C-103 PRELIMINARY PAVING & GRADING.  
L-200 LANDSCAPE PLAN.  
L-250 PLANTING DETAILS  
L-251 PLANTING SPECIFICATIONS  
A1.0 FLOOR PLAN.  
A2.0 BUILDING ELEVATIONS.  
A2.1 BUILDING ELEVATIONS.  
A3.0 STREET PROFILE  
COLOR SITE PLAN.  
COLOR RENDERING.  
SIGNAGE DRAWINGS.  
ALTA SURVEY.



151 SEVILLA AVENUE, SUITE 200  
CORAL GABLES, FLORIDA 33134

Drawing name: K:\VIB\_Civil\043441000\_6001 Duval Street\CADD\CIVIL\CONST\C-102 SITE PLAN.dwg  
 Date: May 31, 2011 1:56pm  
 by: juliano.jornillo  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Issues of and therefore released on this document without authorization and disavowed by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**LAND USE REQUIREMENTS**

Zoning District	Minimum Lot Dimensions			Bldg. Ht. (ft.)	Setbacks/Separation			
	Area (S.F.)	Width (ft.)	Depth (ft.)		Front (ft.)	Rear (ft.)	Side (INTRIM)	Side (street)
C-4	N/A	N/A	N/A	60' max.				
PROPOSED	32,204.12	230'	139.9'	22'				

**EXISTING/PROPOSED CONDITIONS**

Name of Developer	EZCorp
Address	6001 Duval Street, Hollywood, FL
Name of Development	6001 DUVAL STREET CITY OF HOLLYWOOD
Proposed Use	RETAIL
Zoning District	SR7-CCD-LHC/C-4
Section, Township, Range	S-13, T-51, R-41
No. of Stories/Floors	1 Story
Flood Elevation	Zone X FIRM Map: 120 11C 0312 (8/18/92)

**PARKING SPACE REQUIREMENTS**

USE TYPE	TOTAL SQ. FT. Per USE	SQ. FT. / SPACE RATIO	REQ'D	PROVIDED
RETAIL	6,700	250 SQ. FT. / 1 SPACE	27	31

NOTE:  
SEE ZONING CODE ARTICLE 7, OFF-STREET PARKING AND LOADING SEC. 7.2 FOR PARKING STANDARDS.

**AREA CALCULATIONS**

SIZE OF PROPERTY	SQUARE FEET	ACRES		
EXISTING LANDSCAPE AND BUFFER AREA	5,380.54	0.12	16.73%	
REVISED LANDSCAPE AND BUFFER AREA	11,104.01	0.25	34.25%	
EXISTING IMPERVIOUS AREA	26,813.46	0.61	83.27%	
REVISED IMPERVIOUS AREA	21,089.99	0.48	65.75%	

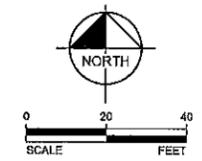
**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 4, AND 5, GRACEWOOD NO. 3, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND HAVING AN AREA OF 32,204 SQUARE FEET (0.739 ACRES), MORE OR LESS, (O.R.B.47363, P.116, B.C.R.)

**NOTES:**

- ROOF TOP MECHANICAL EQUIPMENT IS TO BE SCREENED PER CITY CODE.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. WHEN LAYING OUT THE PROPOSED BUILDING FOUNDATION, THE CONTRACTOR SHALL USE THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SIGNAGE REQUIRES SEPARATE SIGNAGE PERMIT.
- LIGHTING LEVELS WILL NOT EXCEED 0.5 FOOT CANDLES ALONG RESIDENTIAL AREAS.

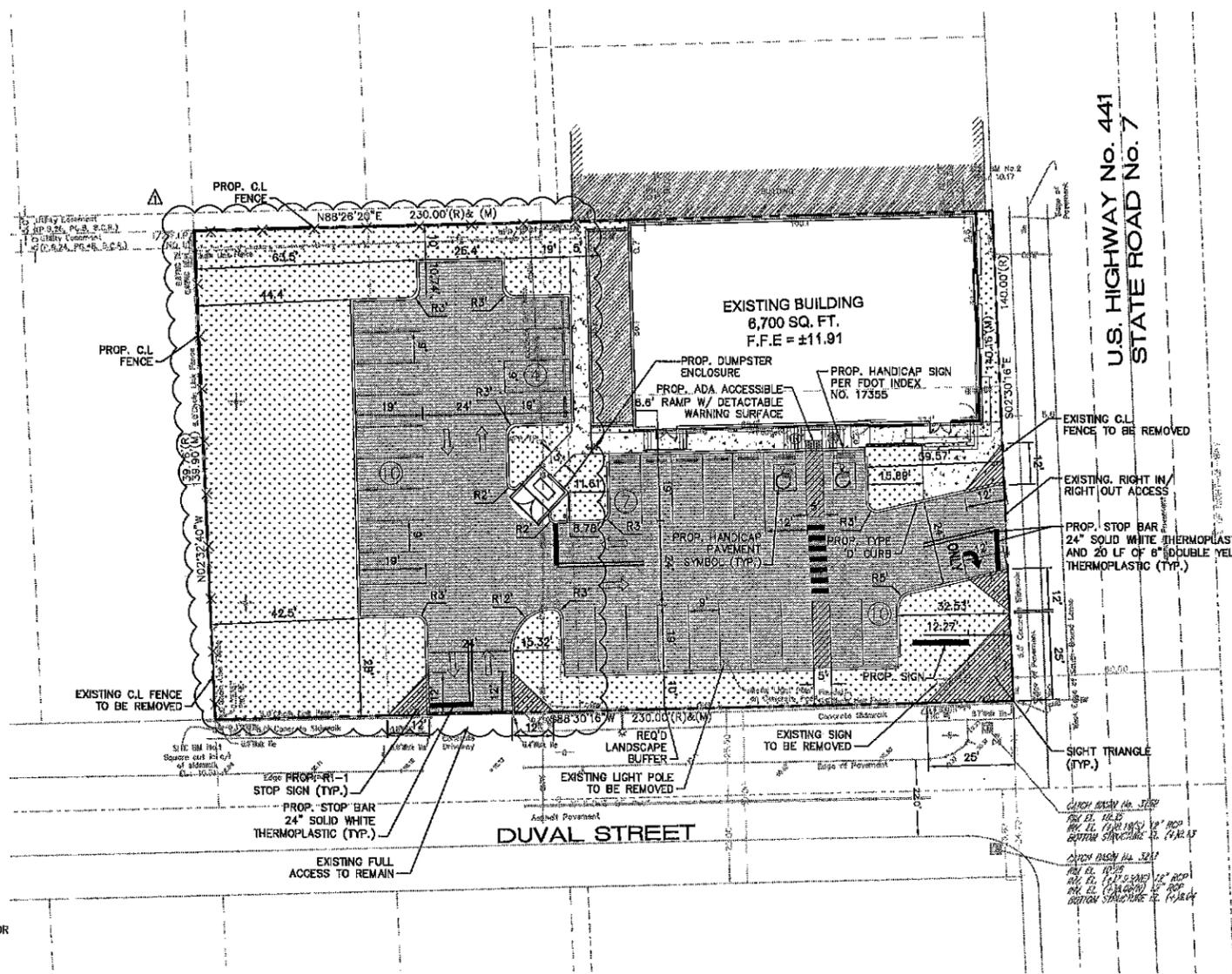


**LEGEND**

- PROPERTY LINE
- ASPHALT
- CONCRETE
- ADA COMPLIANT DETECTABLE WARNING
- ADA COMPLIANT RAMP
- TRAFFIC PATTERN DIRECTION (NOT A PAVEMENT MARKING)
- PAVEMENT MARKING THERMOPLASTIC (TYP.)
- SITE TRIANGLE

**SIGN LEGEND**

- R1-1
- R3-5R



CITY COMMENTS	5.31.11	JJ	SCALE AS NOTED	DATE 05/31/2011	DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO. 043411000	BROWARD	FLORIDA	DATE:	DESIGN ENGINEER: Aaron Buchler, P.E. FLORIDA REGISTRATION NUMBER: 54606	SHEET NUMBER C-102
	REVISIONS												

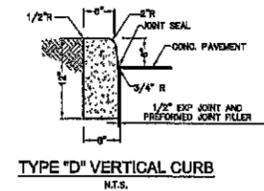
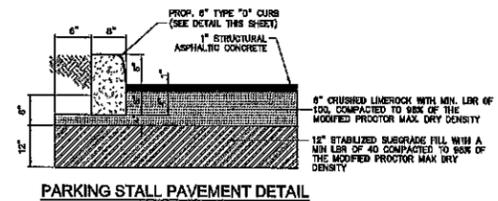
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 1221 BRICKELL AVE SUITE 400, MIAMI, FL, 33131  
 PHONE: 305-673-2025 FAX: 305-635-7780  
 WWW.KIMLEY-HORN.COM CA 60030696

**RETAIL PLAZA AT 6001 DUVAL STREET**  
**HOLLYWOOD, FL**

**SITE PLAN**

Drawing name: K:\MB\_GVA\043411000 6001 Duval Street\CADD\CIVIL\CONSTR\C-103 PGD PLAN.dwg Layout1 May 31, 2011 1:56pm by: Juliana Jaramilla

- NOTE:**
- 1- ALL WORK SHALL COMPLY WITH MIAMI-DADE COUNTY STD. SPECS. MATERIALS: SEC. 302-1 AND METHODS: SEC. 404, AND PER MIAMI-DADE PUBLIC WORKS STD.
  - 2- SUBGRADE SHALL BE COMPACTED TO 95% DENSITY AASHTO T-99.
  - 3- CURB SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.
  - 4- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.



**NOTE:**

DETENTION ASPHALT COARSE MAY BE INSTALLED IN TWO SEPARATE 1\"/>

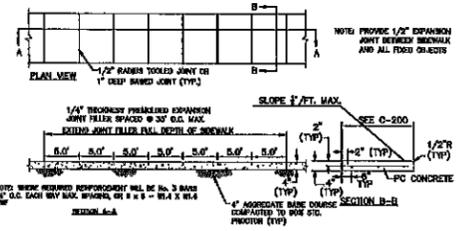
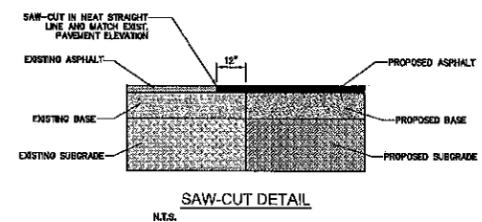
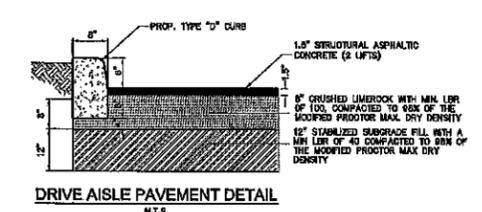
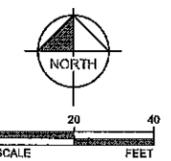
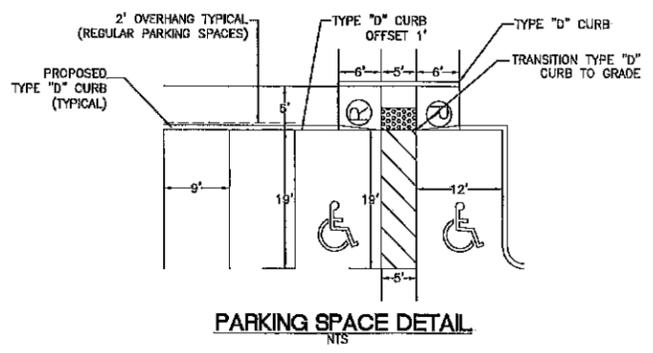
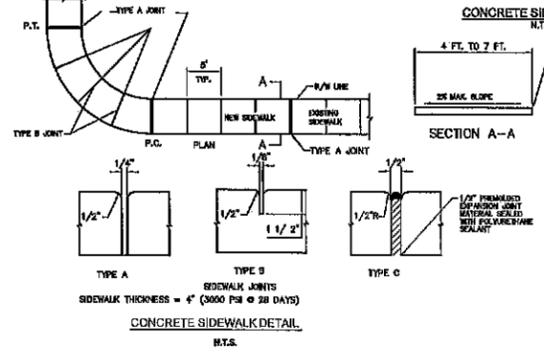
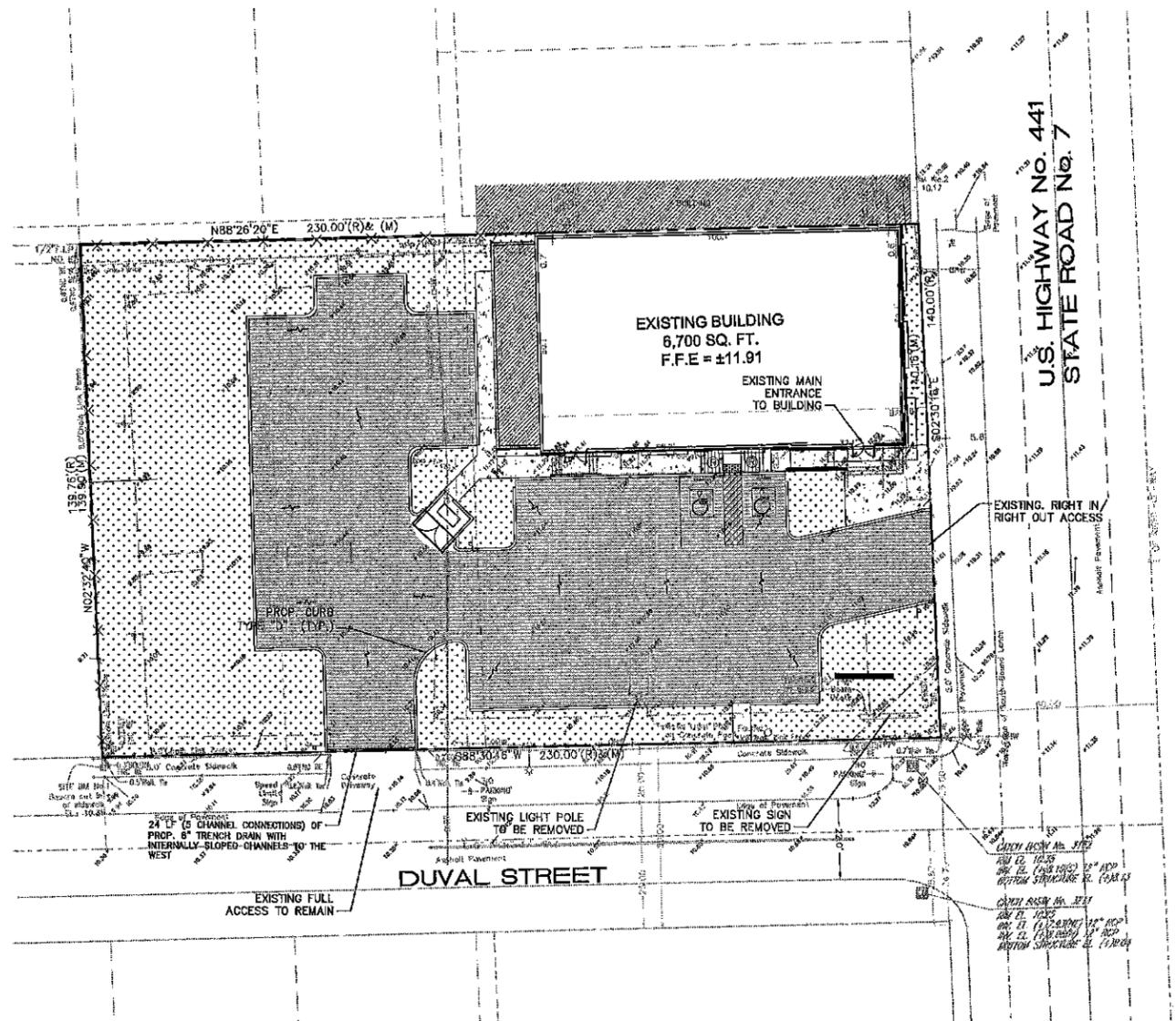


TABLE OF SIDEWALK JOINTS	
LOCATION	
A	P.C. AND P.T. OF CURVES, MIDSPAN OF EXISTING AND NEW SIDEWALK
B	1/2'-0\"/>



- LEGEND**
- ASPHALT
  - CONCRETE
  - ADA COMPLIANT DETECTABLE WARNING
  - ADA COMPLIANT RAMP
  - PAVEMENT MARKING
  - PROP. FLOW ARROW
  - PROP. TRENCH DRAIN



No.	REVISIONS	DATE	BY	CHECKED BY

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 PHONE: 305-673-2025 FAX: 305-635-7780  
 WWW.KIMLEY-HORN.COM CA 00000696

SCALE	AS NOTED
DESIGNED BY	
DRAWN BY	
CHECKED BY	

DATE: 05/31/2011  
 PROJECT NO.: 043411000  
**RETAIL PLAZA AT 6001 DUVAL STREET**  
 HOLLYWOOD, FL  
 BROWARD FLORIDA

DESIGN ENGINEER:  
 Aeron Buchler, P.E.  
 FLORIDA REGISTRATION NUMBER:  
 54808

DATE:  

**PRELIMINARY PAVING AND GRADING PLAN**

SHEET NUMBER: **C-103**

Drawing name: K:\MIB\_Civil\043411000\_6001\_Duval\_Street\CADD\LANDSCAPE\CONSTR\ev\_3rd-render\_plan.dwg L-200 May 31, 2011 5:38pm by: matt.bukolt

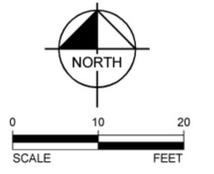
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1/2" F.I.P.  
NO.



DUVAL STREET

U.S. HIGHWAY No. 441  
STATE ROAD No. 7



1	CITY COMMENTS	5.31.11	MDB	SCALE 1" = 20'-0"
				DESIGNED BY MDB
				DRAWN BY MDB
				CHECKED BY JH
No.	REVISIONS	DATE	BY	

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DATE	05/12/2011
PROJECT NO.	043411000

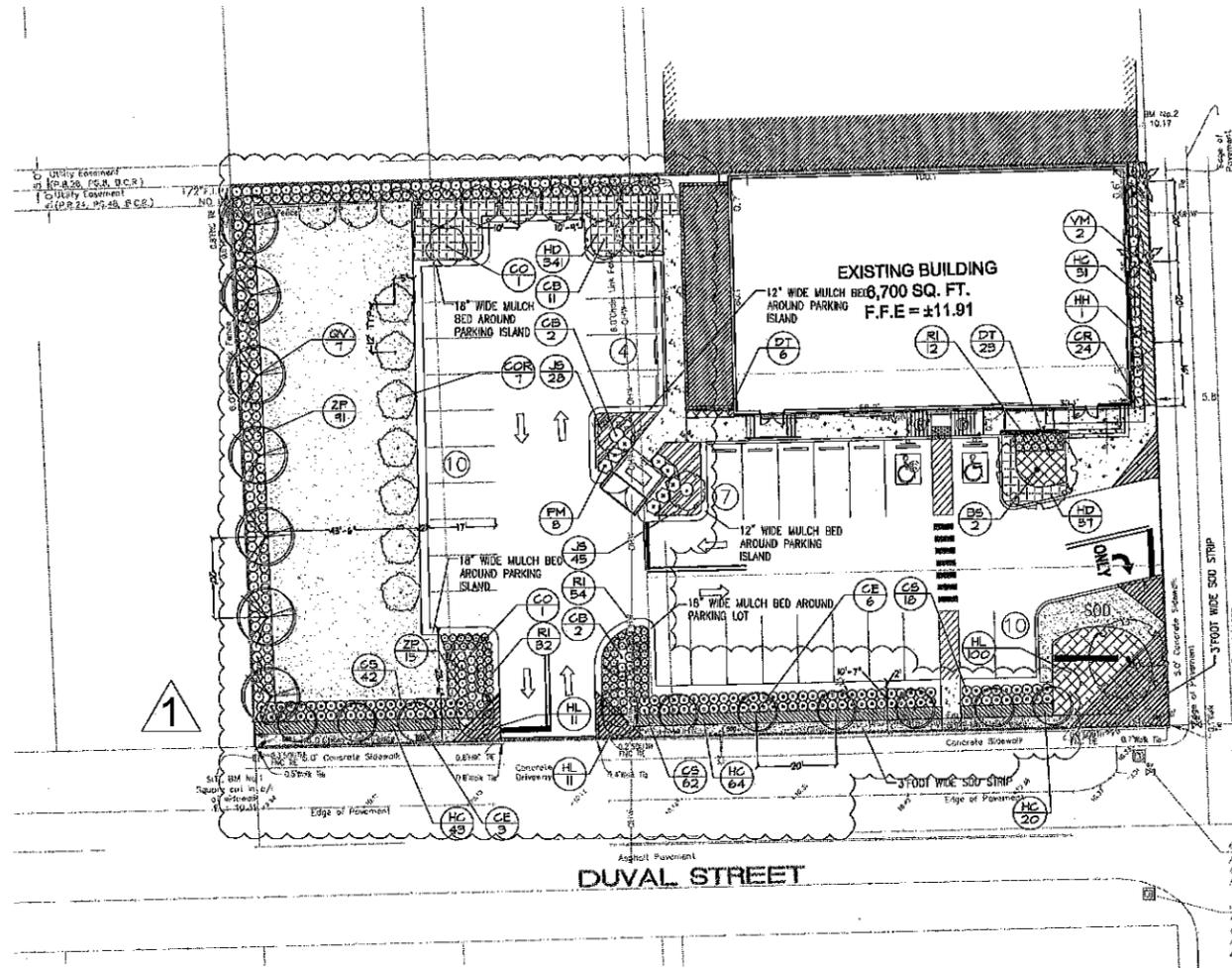
RETAIL PLAZA AT DUVAL STREET  
 HOLLYWOOD, FL  
 BROWARD FLORIDA

DESIGN ENGINEER:  
 JONATHAN D. HAIGH  
 FLORIDA REGISTRATION NUMBER:  
 LA# 6666795

LANDSCAPE PLAN

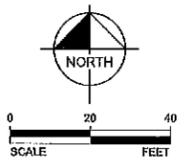
SHEET NUMBER  
 L-200

Drawing name: K:\WB\_Civil\04-24-11\000 6001 Duval Street\LANDSCAPE\CONSTR\L-200\_LA PLAN.dwg L-200 May 31, 2011 5:34pm by matt buroft  
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U.S. HIGHWAY No. 441  
 STATE ROAD No. 7

DUVAL STREET



PLANT SCHEDULE						
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	QTY
	BS	Bursera simaruba / Gumbo Limbo Native	43 Gal	9" Gal. Min.	12' Ht. Min	2
	CO	Chrysophyllum oliviforme / Satin Leaf Native	30 Gal	2" Gal	8' O.A.	2
	CE	Conocarpus erectus / Green Buttonwood Florida Native, 6' Clear Trunk	45 Gal	2.5" Gal	12' Ht. Min	4
	CB	Conocarpus erectus 'sericeus' / Silver Buttonwood Florida Native, 6' Clear Trunk	45 Gal	2" Gal	12' Ht. Min	16
	COR	Cordia sebestena / Orange Gelger Tree Native	45 Gal	2.5" Gal	12' Ht. Min	7
	HH	Hibiscus x 'Seminole Pink Pink' / Pink Hibiscus	15 Gal, STD		5' x 5'	1
	GV	Quercus virginiana / Southern Live Oak Florida Native, 6' Clear Trunk	45 Gal	3" min.	12' Ht. Min	7
	VM	Veitchia montgomeryana / Montgomery Palm Match	45 Gal		16' O.A. HT	2
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	QTY
	CR	Chrysobalanus icaco 'Redtip' / Red Tip Cocoplum Native	7 Gal	24" O.C.	24"x24" FULL	111
	CS	Conocarpus erectus 'sericeus' / Silver Buttonwood Native	3 Gal	24" O.C.	24"x24" FULL	122
	PM	Podocarpus macrophyllus 'MAKI' / Podocarpus Full to base	15 Gal	48" O.C.	Min. 5' High Full	8
	RI	Rhopilepis indica / Indian Hawthorn (White) High Drought Tolerance	3 Gal	24" O.C.	18" x 18"	87
	ZP	Zamia pumila / Coontie NATIVE	3 Gal	30" O.C.	12" x 12" FULL	104
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	QTY	
	DT	Dianella tasmanica 'Variegata' / Flax Lily High Drought Tolerance	1 gale 24" oc	12" HT, Full	85	
	HD	Helianthus debilis / Dune Sun Flower Native, full plant	1 gale 16" oc	8" HT	848	
	HC	Hyparrhenia capillaris / Muhly Grass Native, full plant	3 gale 24" oc	12" HT	178	
	HL	Hymenocallis latifolia / Spider Lily Native, full plant	1 gale 24" oc	12" HT	155	
	JS	Juniperus conferta / Shore Juniper High Drought Tolerance	3 gale 24" oc	6"x18", Full	76	
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	QTY	
	SOD	Paspalum notatum 'Argentine' / Bahia Grass	SOD	Rolls	5,948 sq	

**CITY OF HOLLYWOOD LANDSCAPE CODE**  
 ZONING DISTRICT: C-4  
 NET LOT AREA: .73 ACRES

**OPEN SPACE**  
 A. ALL PERVIOUS AREA MUST BE LANDSCAPE WITH GRASS, GROUNDCOVER, AND/OR SHRUBBERY  
 B. A MINIMUM OF ONE (1) TREE PER 1000 SF OF PERVIOUS AREA OF PROPERTY  
 PERVIOUS AREA: 7,255 S.F. / 1000 =

REQUIRED	PROVIDED
7 TREES	7 TREES

**INTERIOR LANDSCAPE FOR VEHICULAR USE AREA**  
 A. LOTS WITH A WIDTH OF 50 FEET OR MORE: 25% OF THE TOTAL SQUARE FOOTAGE OF PAVED VEHICULAR USE AREA SHALL BE LANDSCAPE  
 B. ONE TREE PER PARKING LOT ISLAND

8 TREES	8 TREES
---------	---------

**PERIMETER LANDSCAPE**  
 A. LANDSCAPE TREE REQUIREMENTS = 1 TREE PER 20 LINEAL FEET OF REQUIRE BUFFER = 20 L.F. / 560 L.F. =

26 TREES	26 TREES
----------	----------

**NATIVE LANDSCAPE REQUIREMENTS**  
 A. MINIMUM TREE REQUIREMENT = 60%  
 43 TREES X 60% =  
 B. MINIMUM SHRUB NATIVE REQUIREMENT = 40%  
 844 GROUND COVER X 40% =  
 443 SHRUBS X 40% =

26 TREES	43 TREES
358 GROUNDCOVER	731 GROUNDCOVER
178 SHRUBS	348 SHRUBS

**VEHICULAR USE AREA**  
 A. LOTS WITH A WIDTH OF MORE THAN 50 FT: 25% OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPE (% CALCULATION EXCLUDES REQUIRED 10' FOOT PERIMETER LANDSCAPE SETBACK AREA. 15,571.88 SQ. FT VEHICULAR USE AREA x 25% = 2,971.80

2,972 SQ. FT.	6,574 SQ. FT.
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**NOTE:**  
 A. PROPOSED LANDSCAPE WILL RECEIVE 100% IRRIGATION COVERAGE  
 B. ANY REPLACEMENTS OR MAJOR MODIFICATIONS TO DESIGN WILL BE APPROVED BY THE CITY'S LANDSCAPE REVIEWER.  
 C. PRIOR TO FINAL INSPECTION THE LANDSCAPE ARCHITECT WILL PROVIDE A LETTER CERTIFYING ALL PLANTINGS WERE COMPLETED BASED ON APPROVED PLANS.

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

1	CITY COMMENTS	5.31.11	MOB	SCALE 1"=20'-0"	DATE 05/12/2011	PROJECT NO. 043411000	DESIGN ENGINEER: JONATHAN D. HAIGH FLORIDA REGISTRATION NUMBER: LA# 6668795	LANDSCAPE PLAN	SHEET NUMBER L-200
No.	REVISIONS	DATE	BY	DESIGNED BY MOB DRAWN BY MOB CHECKED BY JH	Kimley-Horn and Associates, Inc. © 2011 KIMLEY-HORN AND ASSOCIATES, INC. 1221 BRICKELL AVE SUITE 400, MIAMI, FL, 33131 PHONE: 305-673-2025 FAX: 305-635-7760 WWW.KIMLEY-HORN.COM CA 0000896	FLORIDA DATE:			

**GENERAL LANDSCAPE SPECIFICATIONS AND NOTES**

**A. SCOPE OF WORK**

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

**B. PROTECTION OF EXISTING STRUCTURES**

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

**C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**

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

**D. MATERIALS**

**1. GENERAL**

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

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

**2. PLANT MATERIALS**

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

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

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

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

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

**F. WATER**

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

**G. FERTILIZER**

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

**H. MULCH**

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH.

**I. DIGGING AND HANDLING**

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("MILT-PROUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRMY, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

**J. CONTAINER GROWN STOCK**

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

**K. COLLECTED STOCK**

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

**L. NATIVE STOCK**

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

**M. MATERIALS LIST**

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

**N. FINE GRADING**

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMS AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS, REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

**O. PLANTING PROCEDURES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

**P. LAWN SODDING**

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

**Q. SODDING**

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- E. LAWN MAINTENANCE:
  - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
  - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

**R. CLEANUP**

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

**S. PLANT MATERIAL MAINTENANCE**

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

**T. MAINTENANCE (ALTERNATE BID ITEM)**

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

**U. FINAL INSPECTION AND ACCEPTANCE OF WORK**

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

**V. WARRANTY**

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Drawing name: K:\MIB\_Civil\04-3411000\_6001\_Duval Street\CADD\LANDSCAPE\CONSTR-V-251\_PLANTING\_SPEC.dwg L-251 May 13, 2011 10:22am by: metd-bulcott  
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No.	REVISIONS	DATE	BY

SCALE 1"=20'-0"

DESIGNED BY MDB

DRAWN BY MDB

CHECKED BY JH



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DATE	05/12/2011
PROJECT NO.	043411000
BROWARD	FLORIDA

RETAIL PLAZA AT DUVAL STREET  
HOLLYWOOD, FL

DESIGN ENGINEER  
JONATHAN D. HAIGH

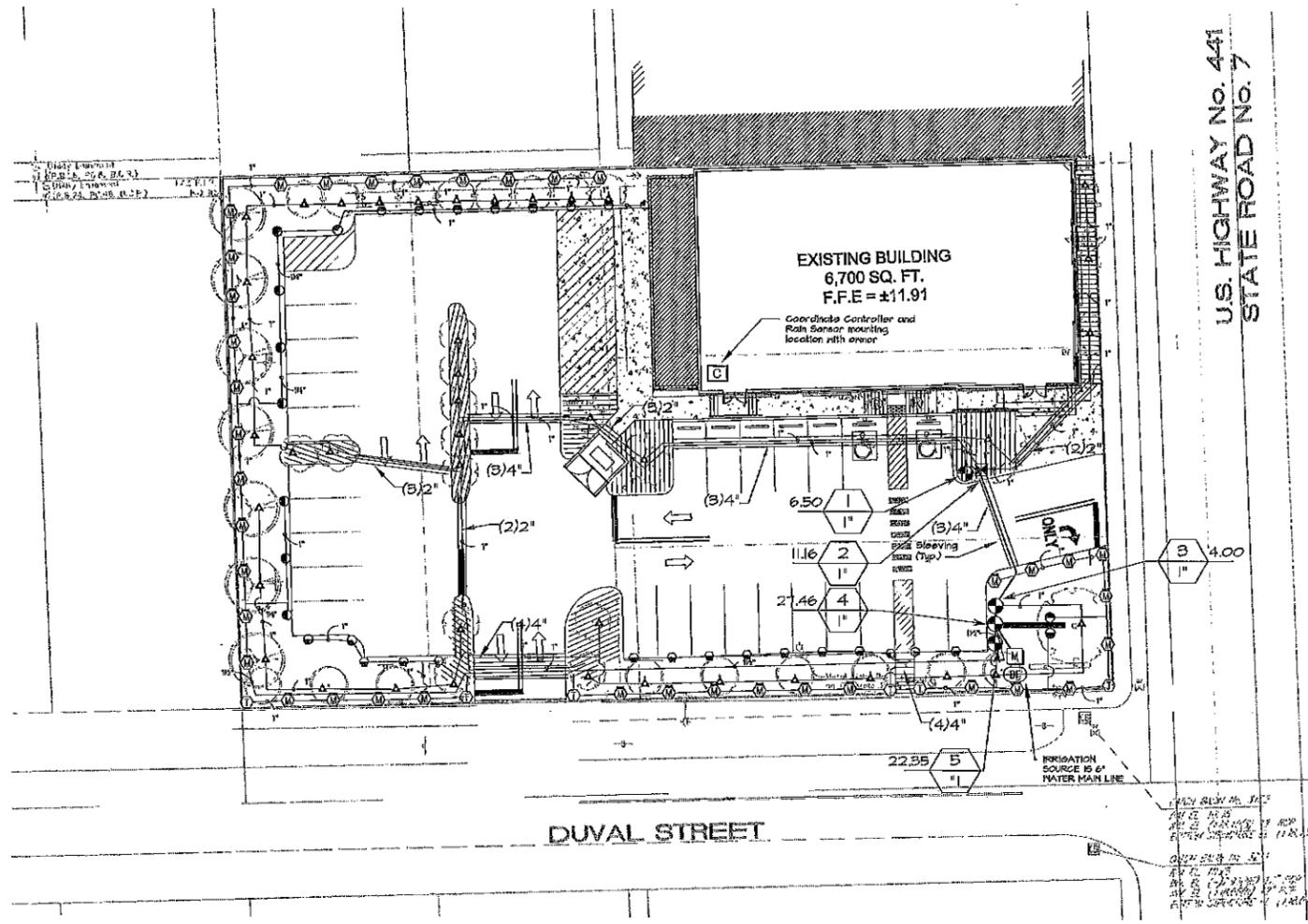
FLORIDA REGISTRATION NUMBER:  
LA# 6566795

DATE:

<b>PLANTING SPECIFICATIONS</b>		SHEET NUMBER
FLORIDA		L-251

Drawing name: K:\JOB\_CHN\04341000 8001 Duval Street\CADD\LANDSCAPE\CONSET\L-300\_ IRR PLAN.dwg L-300 May 19, 2011 3:44pm by: matt.kulkott

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U.S. HIGHWAY No. 441  
STATE ROAD No. 7

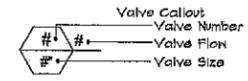
DUVAL STREET

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ESL
☉☉☉☉	Rain Bird 1812-U-SAM-FRS U3 Series Shrub spray 12" pop-up with check valve and pressure regulator.	4	30
Q T H F	Rain Bird 1812-U-SAM-FRS U10 Series Shrub spray 12" pop-up with check valve and pressure regulator.	21	30
☉☉☉☉☉☉	Rain Bird 1812-U-SAM-FRS U12 Series Shrub spray 12" pop-up with check valve and pressure regulator.	8	30
☉☉☉☉☉☉☉☉	Rain Bird 1812-U-SAM-FRS U15 Series Shrub spray 12" pop-up with check valve and pressure regulator.	10	30
ⓂⓂ	Hunter MPI000 w/ PROS-06-CV Turf Spray 6" pop-up with check valve, MF Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc, on MPR40 6" pop-up body.	36	30
Ⓜ	Hunter MP Corner w/ PROS-06-CV Turf Spray 6" pop-up with factory installed check valve, MF Rotator nozzle. T=Turquoise adj arc 45-105, on MPR40 6" pop-up body.	8	30
▲1482 ▲1483 ▲1481 ▲1484	Rain Bird 1804-SAM-1400 Flood Flood Bubbler 4" pop-up with check valve	42	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XGZ-100-PRB-COM Drip Control Kit, 1" PESB valve, 1" Basket Filter, and 40psi Pressure Regulator, 1" Ball Valve.	1
Ⓜ	Rain Bird MDGFCAP Dripline Flush Valve, cap in compression fitting coupler. (See Details)	4
Ⓐ	Rain Bird AR Valve Kit 1" Air Relief Valve Kit with 6" drip valve box.	4
▨	Area to Receive Dripline Rain Bird LD-09-12 (18) Landscape Dripperline with 0.12gph emitters at 12" o.c. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern	± 1,691 s.f.

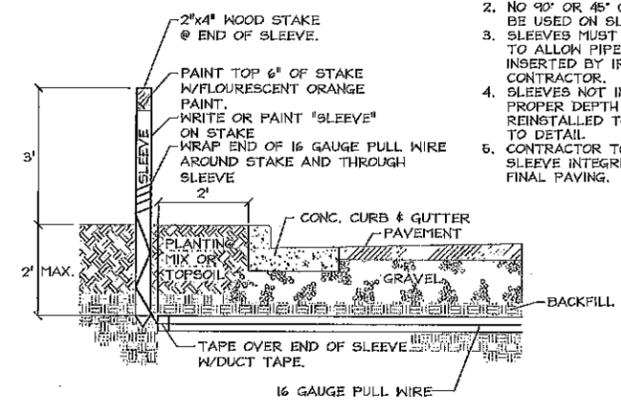
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Ⓜ	Rain Bird PESB Electric Remote Control Scrubber Valve	4
Ⓜ	Fabco T65 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
Ⓜ	Rain Bird ESP-SMT Irrigation Controller, 15 stations, powder coated wall mounted metal cabinet.	1
—	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe.	± 2,324 l.f.
—	Irrigation Mainline: PVC Schedule 40	± 16.9 l.f.
—	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	± 216.5 l.f.



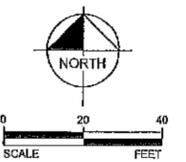
**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird PSA	1"	Bubbler	6.50
2	Rain Bird XGZ-100-PRB-COM	1"	Area for Dripline	11.16
3	Rain Bird PSA	1"	Bubbler	4.00
4	Rain Bird PSA	1"	Turf Rotary	21.46
5	Rain Bird PSA	1"	Turf Rotary	22.95

- NOTE:
- ALL SLEEVES TO EXTEND 2' BEYOND BACK OF CURB ON EACH END.
  - NO 90° OR 45° COUPLINGS TO BE USED ON SLEEVES.
  - SLEEVES MUST BE STRAIGHT TO ALLOW PIPE TO BE INSERTED BY IRRIGATION CONTRACTOR.
  - SLEEVES NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL.
  - CONTRACTOR TO VERIFY SLEEVE INTEGRITY PRIOR TO FINAL PAVING.



IRRIGATION SLEEVING SECTION SCALE: NO SCALE



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

BURNING STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'-0"	DESIGNED BY: MDB	DRAWN BY: MDB	CHECKED BY: JH	DATE: 05/12/2011	PROJECT NO.: 043411000	DESIGN ENGINEER: JONATHAN D. HAIGH FLORIDA REGISTRATION NUMBER: LA# 6666795	DATE:						
<p>© 2011 KIMLEY-HORN AND ASSOCIATES, INC. 1221 BRICKELL AVE SUITE 400, MIAMI, FL 33131 PHONE: 305-473-2025 FAX: 305-473-7760 WWW.KIMLEY-HORN.COM CA 0000056</p>				<p>RETAIL PLAZA AT DUVAL STREET HOLLYWOOD, FL</p>		<p>FLORIDA</p>							
<p>LANDSCAPE PLAN</p>							<p>SHEET NUMBER L-300</p>						
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>								No.	DATE	BY			
No.	DATE	BY											

**GENERAL LANDSCAPE SPECIFICATIONS AND NOTES**

**A. SCOPE OF WORK**

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

**B. PROTECTION OF EXISTING STRUCTURES**

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

**C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**

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

**D. MATERIALS**

**1. GENERAL**

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON SAMPLES' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

**2. PLANT MATERIALS**

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

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

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

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

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
2. TOPSOIL, FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

**F. WATER**

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

**G. FERTILIZER**

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

**H. MULCH**

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH, PER CITY CODE; THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM OF 6" FROM THE BASE OF ALL PLANT MATERIAL.

**I. DIGGING AND HANDLING**

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PROOF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (DBS) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

**J. CONTAINER GROWN STOCK**

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

**K. COLLECTED STOCK**

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

**L. NATIVE STOCK**

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

**M. MATERIALS LIST**

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

**N. FINE GRADING**

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERRING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

**O. PLANTING PROCEDURES**

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

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

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

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

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

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

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2601, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET FLUSH AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLOUSED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

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

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

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

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

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK NINETY (90) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, AND MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. POLES AND TIES ARE TO BE REMOVED FROM TREES PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED. TYPICAL HELLINGTON STRAPPING IS PERMITTED AFTER INSTALLATION.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-800.

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

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

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

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

**P. LAWN SODDING**

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

**4. SODDING**

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- E. LAWN MAINTENANCE:
  - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADED IF NECESSARY).
  - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

**Q. CLEANUP**

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

**R. PLANT MATERIAL MAINTENANCE**

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

**S. MAINTENANCE (ALTERNATE BID ITEM)**

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

**T. FINAL INSPECTION AND ACCEPTANCE OF WORK**

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

**U. WARRANTY**

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Drawing notes: K:\MIB\_Civil\043411000\_6001\_Duval Street\CADD\LANDSCAPE\CONSTR\L-251\_PLANTING SPEC.dwg L-251 May 10, 2011 4:15pm by: mtbuback  
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No.	REVISIONS	DATE	BY

SCALE	1"=20'-0"
DESIGNED BY	MDB
DRAWN BY	MDB
CHECKED BY	JH



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DATE	05/12/2011
PROJECT NO.	043411000
BROWARD	FLORIDA

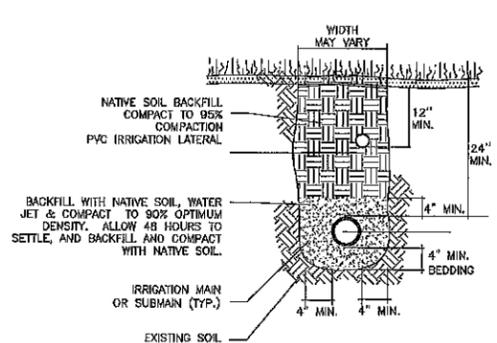
**RETAIL PLAZA AT DUVAL STREET  
HOLLYWOOD, FL**

DESIGN ENGINEER	JONATHAN D. HAIGH
FLORIDA REGISTRATION NUMBER	LA# 6666795
DATE:	

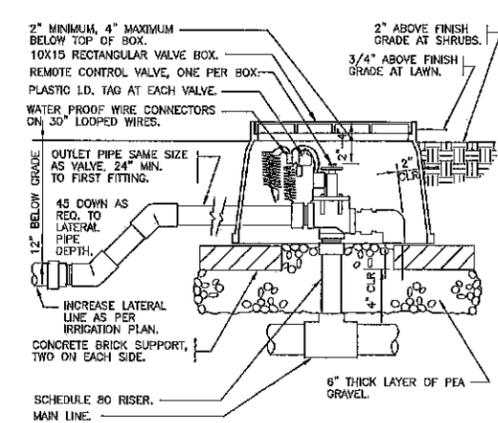
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SHEET NUMBER	L-251
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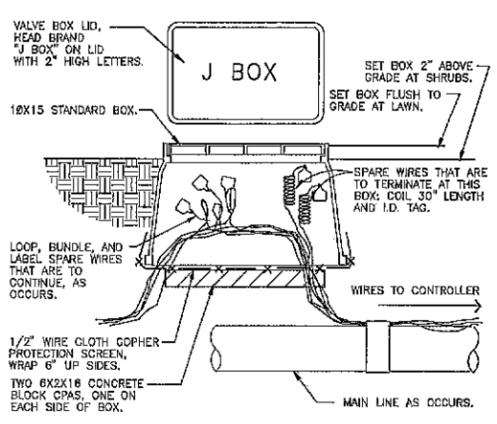
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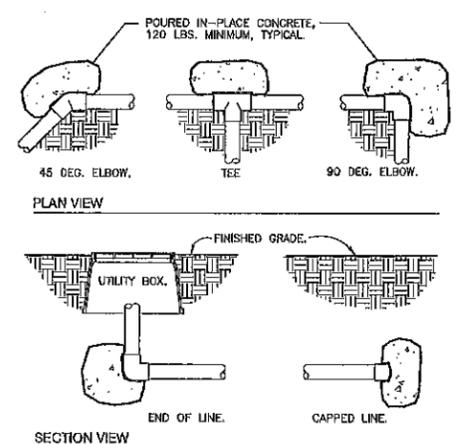
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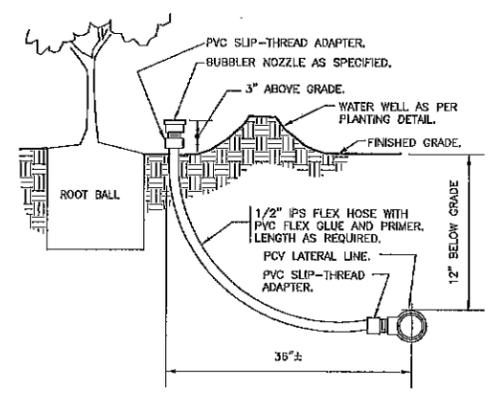
**2 ELECTRIC REMOTE CONTROL VALVE**  
1 1/2" = 1'-0"



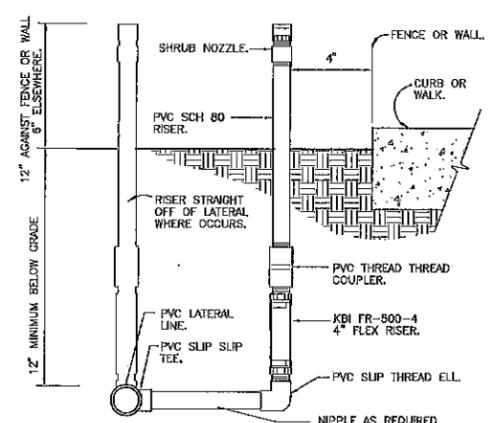
**3 WIRE BUNDLE JUNCTION BOX**  
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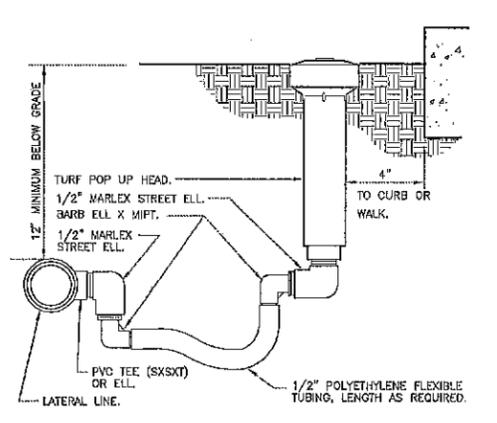
**4 THRUST BLOCKING**  
3/4" = 1'-0"



**5 BUBBLER ON FLEX HOSE RISER**  
3" = 12" DETAIL-FILE



**6 SHRUB SPRAY KBI FIXED RISER**  
3" = 12" DETAIL-FILE



**7 TURF SPRAY FLEX ASSEMBLY**  
3" = 12" DETAIL-FILE

SCALE	1" = 20'-0"
DESIGNED BY	MDB
DRAWN BY	MDB
CHECKED BY	JH
DATE	
BY	
REVISIONS	

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DATE	05/12/2011
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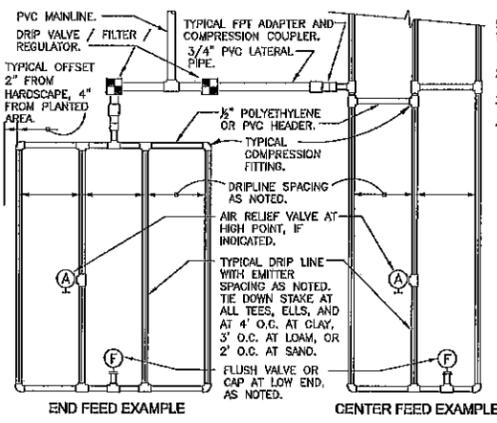
BROWARD FLORIDA  
**RETAIL PLAZA AT DUVAL STREET**  
**HOLLYWOOD, FL**

DESIGN ENGINEER  
 JONATHAN D. HAIGH  
 FLORIDA REGISTRATION NUMBER:  
 LA# 6666795

**IRRIGATION**  
**DETAILS**

SHEET NUMBER  
**L-350**

Drawing name: K:\VIB\_GVI\04341000 8001 Duval Street\CADD\LANDSCAPE\CONST\L-351\_IRR\_DETALS.dwg L-351\_IRR\_DETALS.dwg May 10, 2011 4:49pm by: mmlbolkot  
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**SLOPED CONDITION NOTE:**  
 1. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.  
 2. SPACING AS NOTED ON TOP 1/2 OF SLOPE.  
 3. SPACING AT BOTTOM 1/2 AS NOTED PLUS 25%.  
 4. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE BOTTOM 1/2 SEPARATELY.

MAXIMUM LATERAL LENGTH (FEET)		EMITTER FLOW RATE (GPH)	
PSI	12" SPACING	18" SPACING	24" SPACING
10	125	96	175
20	249	191	350
30	377	286	525
40	507	381	700
50	637	476	875
60	767	571	1050

GRID PRECIPITATION RATES (IN-HR)		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.8	0.9
12	12	0.86	1.44
18	18	0.88	1.03
24	24	0.28	0.41

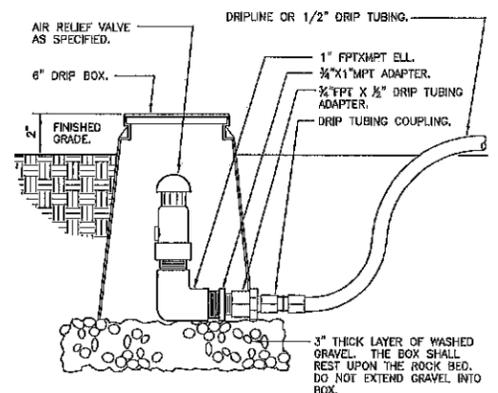
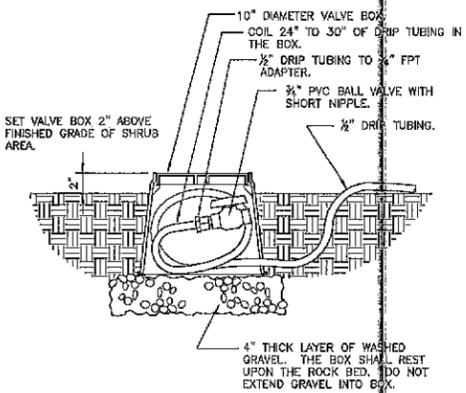
LATERAL FLOW PER 100 FT (GPM)		EMITTER FLOW RATE	
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.8 GPM	1.0 GPM	0.87 GPM	1.50 GPM
0.9 GPM	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		MAX GPM		PSI LOSS	
SCHEDULE 40 PVC HEADER SIZE	1/2"	3/4"	1"	1-1/2"	2"
1/2"	4.7 GPM	7.7 PSI			
3/4"	8.3 GPM	5.6 PSI			
1"	13.5 GPM	4.2 PSI			
1-1/2"	33.9 GPM	2.9 PSI			
2"	52.4 GPM	1.9 PSI			

POLY PIPE HEADER SIZE		MAX GPM		PSI LOSS	
1/2"	3/4"	1"	1-1/2"	2"	
1/2"	4.7 GPM	8.8 PSI			
3/4"	8.3 GPM	6.3 PSI			
1"	13.5 GPM	4.8 PSI			
1-1/2"	31.8 GPM	2.9 PSI			
2"	52.4 GPM	2.2 PSI			



**1 TYPICAL DRIPLINE LAYOUT REQUIREMENTS**  
 3" = 1'-0"

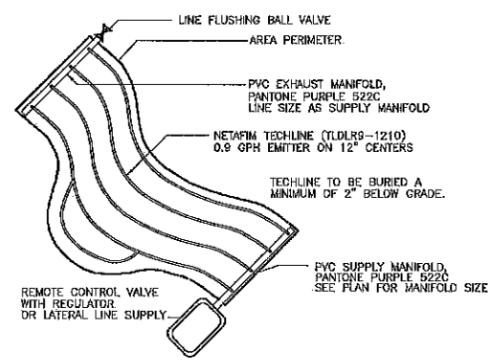
32 8413.56-08

**2 DRIP FLUSH VALVE**  
 1 1/2" = 1'-0"

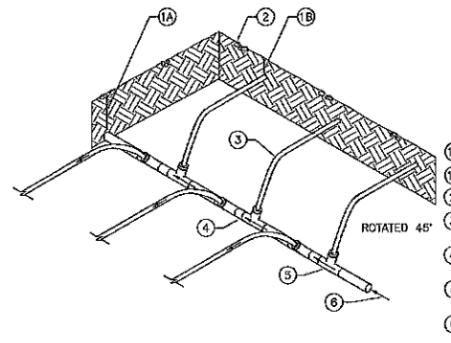
32 8413.49-03

**3 DRIP AIR RELIEF VALVE IN BOX**  
 3" = 1'-0"

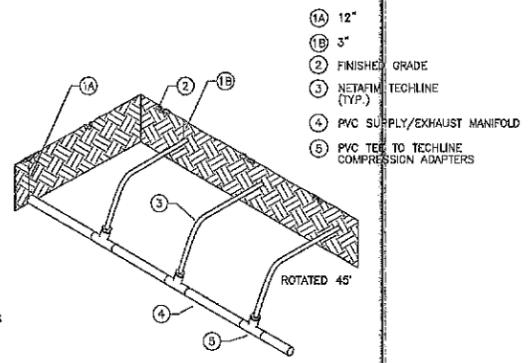
32 8413.63-03



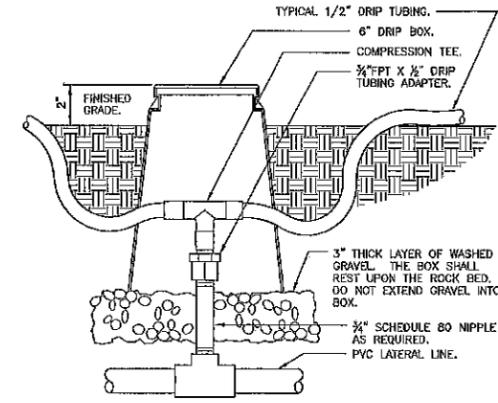
**4 IRREGULAR AREAS**  
 NOT TO SCALE



**CENTER FEED SUPPLY MANIFOLD**



**SUPPLY/EXHAUST MANIFOLD**

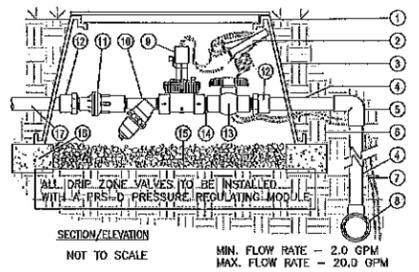


**6 ZONE CONTROL**  
 3" = 1'-0"

32 8413.46-03

**5 LATERAL TO DRIP FEED DETAILS**  
 NOT TO SCALE

- DRIP ZONE CONTROL VALVE NOTES**
- ALL CONTROL VALVES FOR DRIP ZONES SHALL BE INSTALLED WITH AN AUTOMATIC FLUSHING FILTER KIT BY RAINBIRD.  
 1" ZONES: XGZ-100-FRB-COM  
 1-1/2" ZONES: XGZ-150-COM
  - STAINLESS STEEL SCREENS FOR FILTERS BY RAINBIRD: SC100-150-SS
  - NOTE: AUTOMATIC FILTER KITS ARE EACH COMPRISED OF Y-FILTER, REMOTE CONTROL VALVE (PESB) WITH PRESSURE REGULATING MODULE PRS-D, UNION, ELLS, AND MALE ADAPTER.



**7 DRIP ZONE CONTROL VALVE WITH FILTER KIT**

**LEGEND**

1. FINISH GRADE.	10. TORO 150 MESH Y-FILTER (*).
2. CONTROL WIRES WITH 36" SERVICE COIL AND WATER PROOF WIRE CONNECTIONS, CBY OR EQUAL.	11. TORO 25 PSI LOW FLOW PRESSURE REGULATOR (*).
3. RECTANGULAR PLASTIC VALVE BOX. HEAVY DUTY SIZING NUMBER ON LID IN 2" HIGH CHARACTERS.	12. SCH 40 PVC MALE ADAPTER.
4. PVC MANLINE PER SPECIFICATIONS (LENGTH AS REQUIRED).	13. SCH 40 PVC BALL VALVE (*).
5. SCH 40 PVC ELL (S/S).	14. SCH 80 PVC CLOSE NIPPLE (*).
6. NINE SOIL PER SPECIFICATIONS.	15. PEA GRAVEL SUMP, MINIMUM 6" DEEP.
7. CONTROL WIRES TO CONTROLLER.	16. BRICK SUPPORTS (4 COMMON BRICKS REQUIRED).
8. PVC MANLINE FITTING.	17. LATERAL LINE TO DRIP SYSTEM.
9. TORO INLINE VALVE (*).	(*) PARTS IN DRIP ZONE KIT.

**NOTES:**  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

**UNDERGROUND IRRIGATION SYSTEM**

**PART I: GENERAL**  
**1.01 SCOPE**

- A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.
- B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.
- C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

**1.02 QUALITY ASSURANCE**

- D. Installer Qualifications: A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.
- E. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- F. Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.
- G. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representative, solely at the Contractor's expense.
- H. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

- 1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structures of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

- 2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

- 3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

Buildings, walls, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

- 4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

- 5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

- J. Codes and Inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established codes and standards for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.

- K. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

- L. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

- M. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.

- N. Final Acceptance: Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work. Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.

- O. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

- 1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

- 2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

- P. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.
- Q. On-site Observation: At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.
- R. Workmanship: All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

**1.04 SUBMITTALS**

All materials shall be those specified and/or approved by the Landscape Architect.

- A. Product Data: After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.

- B. Commence no work before approval of material list and descriptive material by the Landscape Architect.

- C. Record Drawings: The Contractor shall record on reproducible, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.

- 1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blue-line prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.

- 2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.

- 3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.

- 4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.

- 5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.

- 6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retainage.

- K. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

- 1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(s) and address(es) of local manufacturer's representative(s).

- 2. Catalog and parts sheets on every material and equipment installed under this Contract.

- 3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.

- 4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

**1.05 EXPLANATION OF DRAWINGS**

- A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of the work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.

- B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architect's attention.

- C. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

- D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

- E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of non-compliance and the Contractor shall promptly comply.

- F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

**PART II: PRODUCTS**

**2.01 MATERIALS**

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

**2.02 PIPING**

- A. General Provisions: All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.

- B. Polyvinyl Chloride Pipe (PVC): (Where indicated on plan, use non-potable purple piping.)

- 1. Laterals: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.

- 2. Main Line Under Pressure: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.

- 3. Pipe Markings: All PVC pipe shall bear the following markings:
  - o Manufacturer's Name
  - o Nominal Pipe Size
  - o Schedule or Class
  - o Pressure Rating of PSI
  - o NSF (National Sanitation Foundation) Approval
  - o Date of Extrusion

**2.04 PVC JOINTS**

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

**2.05 THREADED CONNECTIONS**

- A. Threaded PVC connections shall be made up using Teflon tape only.
- B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

**2.06 SOLVENT CEMENT**

- A. General: Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belled end. Pipe joints for gasketed pipe to be integral ring type. Insert gaskets will not be accepted.
- B. Thrust Blocks: Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer, 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

**2.07 PIPE AND WIRE SLEEVES**

- A. Sleeves to be installed:
  - 1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:
    - a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.
    - b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or Jack and bore steel pipe as per FDOT specifications, and as shown on plans.
    - c. All irrigation system wires shall be sleeved separately from main or lateral lines.
    - d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire.
    - e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

**2.08 DRIPLINE/ SPRINKLER HEADS**

- A. In-line Emitter Tubing
  - 1. Pressure-Compensating Landscape Dripline
    - a. The in-line emitter shall be welded to the inner circumference of the polyethylene tubing. The in-line emitter shall have dual outlet ports, 180° apart, ensuring only one port has contact with the ground when the tubing is installed at grade and mulched over.
    - b. Emitter shall pressure compensate by lengthening the emitter's turbulent flow path. The emitter shall be cylindrical in shape and provide surface area for filtration throughout 360° of its outer circumference. This increased filtration surface area shall assure that the water that enters the in-line emitter can always come from the cleanest part of the flow path in the polyethylene tubing regardless of how the in-line tubing lays on the ground.
    - c. Landscape Dripline tubing shall be brown in color and conform to an outside diameter (O.D.) of 0.630 inches (16 mm) and an inside diameter (I.D.) of 0.540 inches (13.7 mm) and wall thickness of 0.045 inches (1.1 mm).
    - d. Landscape Dripline shall have factory installed, pressure-compensating, in-line emitters with spacing as indicated on drawings.
    - e. The flow rate from each installed in-line emitter shall be consistent when inlet pressure is between 8.5 and 60 psi (0.7 to 4.1 bars). GPH rating indicated by specified model.
    - f. Operating pressure range: 0.5 to 60 psi (0.7 to 4.1 bar).
    - g. Model: Pressure-Compensating Landscape Dripline as indicated on plans.
- B. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cyclac. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the tip of the unit by removal of a threaded cap.
  - Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A cone strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.
- C. Bubblers: as indicated on plan.

Drawing name: K:\WEB\_CNA\04-24-1000 6001 Duval Street\CADD\LANDSCAPE\CONSTR\1-352\_IRR\_SPECS.dwg L-352 May 11, 2011 10:33am By: mattibokalt  
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No.	REVISIONS	DATE	BY	SCALE	DATE	DESIGN ENGINEER	SHEET NUMBER
				1"=20'-0"			
				DESIGNED BY	PROJECT NO.	FLORIDA REGISTRATION NUMBER	IRRIGATION SPECIFICATIONS
				MDB	043411000	LA# 6666795	
				DRAWN BY			
				MDB			
				CHECKED BY			
				JH			
				 <b>Kimley-Horn and Associates, Inc.</b> 2011 KIMLEY-HORN AND ASSOCIATES, INC. 1221 BRICKELL AVE SUITE 400, MIAMI, FL 33131 PHONE: 305-673-2025 FAX: 305-535-7780 WWW.KIMLEY-HORN.COM CA 0000896		RETAIL PLAZA AT DUVAL STREET HOLLYWOOD, FL BROWARD FLORIDA	

Drawing name: K:\MIB\_Civil\043411000 6001 Duval Street\CAD\LANDSCAPE\CONSTR\353\_IRR\_SPECS.dwg L-353 May 10, 2011 4:53pm by: malibukot  
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**2.09 AUTOMATIC CONTROL VALVE**

The automatic remote control valves shall be as specified on the plans, or approved equal.

**2.10 GATE VALVES**

- A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.
- B. Gate valves for 3" and larger: Iron body, brass or bronze mounted ANNA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150 PSI. Valve shall be equipped with a square operating nut.

**2.11 VALVE BOXES**

- A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.
- B. For control valves 3/4" through 2" the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment.
- C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

**2.12 IRRIGATION WIRING**

- A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.
- B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

**2.13 MISCELLANEOUS MATERIALS**

- A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.
- B. Metallized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-codes impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

**2.14 AUTOMATIC CONTROL SYSTEM**

An Independent Station Controller: Furnish a solid state controller, as specified on the plans. Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10%) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually by operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightning protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device, as specified.

**PART III: EXECUTION**

**3.01 INSPECTION**

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

**3.02 PREPARATION**

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

**3.03 TRENCHING AND BACKFILLING**

A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

**Pipe and Wire Depth**

Pressure Mainline	18" at top of pipe from Finish Grade
Lateral Piping (rotor)	12" at top of pipe from Finish Grade
Lateral Piping (pop-up)	12" at top of pipe from Finish Grade
Control Wiring	Side of main Line

B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

**3.04 INSTALLATION OF PIPING**

A. PVC Pipe and Joints: The Contractor shall not install solvent weld pipe when air temperature is below 40s F. Installation shall be in accordance with the manufacturer's instructions.

- 1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

**3.05 BACKFILLING PROCEDURES**

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Flank locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall reseed any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeded area.

D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

**3.06 VALVES**

A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

B. Gate Valves: Install where shown, in valve boxes.

C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

**3.07 CONDUIT AND SLEEVES**

A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipes: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

**3.08 CONTROLS**

A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.

B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.

C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

**3.09 CONTROL WIRE**

A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

Power Connections: Electrical connections to power and signal wires shall be made using 3M B2-A2 power cable splice kits.

**3.10 SPRINKLER HEADS**

A. General Provisions:

1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.

2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

B. Head Types:

1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.

2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 3" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

**3.11 COMPLETION**

A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.

The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with ANNA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

**3.12 WARRANTY**

A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.

B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.

C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

SCALE 1"=20'-0"		 Kimley-Horn and Associates, Inc. © 2011 KIMLEY-HORN AND ASSOCIATES, INC. 1221 BRICKELL AVE SUITE 400, MIAMI, FL 33131 PHONE: 305-573-2025 FAX: 305-335-7760 WWW.KIMLEY-HORN.COM CA 00000698	DATE 05/12/2011	RETAIL PLAZA AT DUVAL STREET HOLLYWOOD, FL BROWARD FLORIDA	DESIGN ENGINEER: JONATHAN D. HAIGH	SHEET NUMBER <b>L-353</b>
DESIGNED BY MDB			PROJECT NO. 043411000		FLORIDA REGISTRATION NUMBER: LA# 8666795	
DRAWN BY MDB		CHECKED BY JH			DATE:	
No.	REVISIONS	DATE	BY			











Value Loan and Jewelry

Value Loan and Jewelry

Value Loan and Jewelry



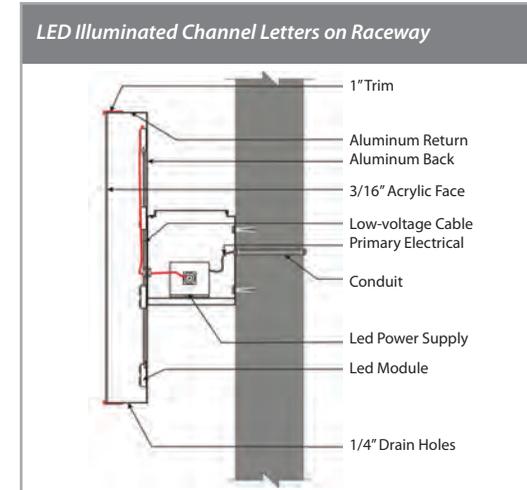
STATE STREET ELEVATION OPTION 1

CLIENT: B1406

DRAWING: 3727\_ELEV1\_A

DATE: 3.28.11

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



**58.38 S.F. CHANNEL LETTER SPECIFICATIONS**

**CLIENT:** B1406  
**DRAWING:** 3727\_CL1  
**DATE:** 3.24.11  
**SCALE:** 1/4"=1'-0"

**SIGN** ILLUMINATED CHANNEL LETTERS & LOGO. WITH 5" DEEP, FABRICATED ALUMINUM RETURNS & BACKS AND 1" JEWELITE FACE RETAINERS.  
**FACES** 3/16" FLAT, PIGMENTED WHITE PLEXIGLAS FACES WITH PERFORATED TRANSLUCENT VINYL SURFACE APPLIED (SEE COLOR SCHEME).  
**LAMPS** INTERNAL ILLUMINATION WITH LED LIGHTING.  
**INSTALL** LETTERS & LOGO RACEWAY MOUNTED. RACEWAYS PAINTED TO MATCH FACADE

**COLORS**

- PMS 356, GREEN
- PMS 123, YELLOW
- WHITE
- BLACK



**DUVAL STREET ELEVATION OPTION 1**

CLIENT: B1406

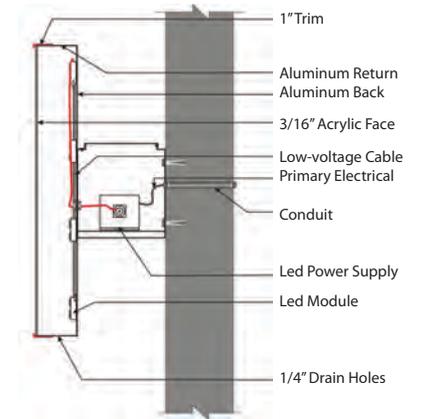
DRAWING: 3727\_ELEV4\_A

DATE: 3.28.11

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



LED Illuminated Channel Letters on Raceway



**109.6 S.F. CHANNEL LETTER SPECIFICATIONS**

CLIENT: B1406  
DRAWING: 3727\_CL4\_A  
DATE: 3.28.11  
SCALE: 3/16"=1'-0"

**SIGN** ILLUMINATED CHANNEL LETTERS & LOGO. WITH 5" DEEP, FABRICATED ALUMINUM RETURNS & BACKS AND 1" JEWELITE FACE RETAINERS.  
**FACES** 3/16" FLAT, PIGMENTED WHITE PLEXIGLAS FACES WITH PERFORATED TRANSLUCENT VINYL SURFACE APPLIED (SEE COLOR SCHEME).  
**LAMPS** INTERNAL ILLUMINATION WITH LED LIGHTING.  
**INSTALL** LETTERS & LOGO RACEWAY MOUNTED. RACEWAYS PAINTED TO MATCH FACADE

**COLORS**

- PMS 356, GREEN
- PMS 123, YELLOW
- WHITE
- BLACK



**SPECIFICATIONS**

CLIENT: B1406

DRAWING:

DATE:

SCALE: 3/8"=1'-0"

SIGN: (1) DOUBLE FACED ILLUMINATED SIGN WITH ACRYLIC FACE AND VINYL GRAPHICS. RETAINERS TO BE 1.5". CABINET TO BE MADE FROM ALUMINUM AND INTERNALLY ILLUMINATED WITH H.O. LAMPS. DEPTH OF CABINET TO BE 24".

BASE: SIGN TO BE POLE MOUNTED. ENGINEER DRAWINGS WILL BE PROVIDED FOR DEPTH OF HOLE AND MOUNTING. STONE BASE TO MATCH THE STONE ON THE FASCIA OF THE BUILDING.

ADDRESS LETTERS TO BE FLAT CUT OUT ALUMINUM LETTERS THAT WILL BE PIN MOUNTED AND PAINTED BRONZE.

**COLORS**

- PMS 356, GREEN
- PMS 123, YELLOW
- WHITE
- BLACK
- SW 2835 CRAFTSMAN BROWN
- SW URBANE BRONZE



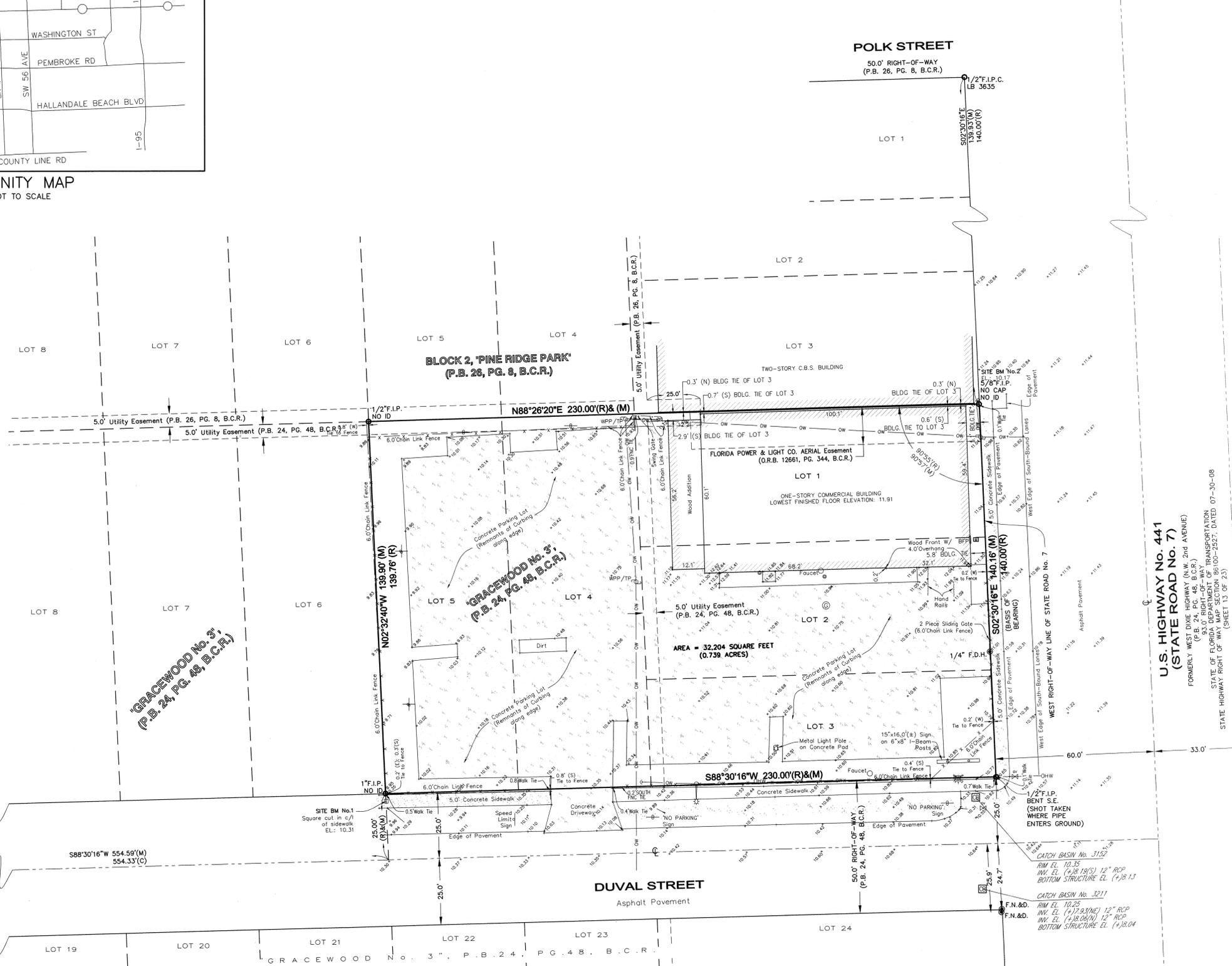
VICINITY MAP  
NOT TO SCALE

**SYMBOL LEGEND:**

[Symbol]	Catch Basin
[Symbol]	Gate Valve
[Symbol]	Sign
[Symbol]	Wood Light Pole
[Symbol]	Fire Hydrant
[Symbol]	Wood Utility Pole
[Symbol]	Guy Anchor
[Symbol]	Water Meter
[Symbol]	Backflow Preventor
[Symbol]	Metal Light Pole
[Symbol]	Cleanout
[Symbol]	Grease Trap
[Symbol]	Topographic Elevation Point

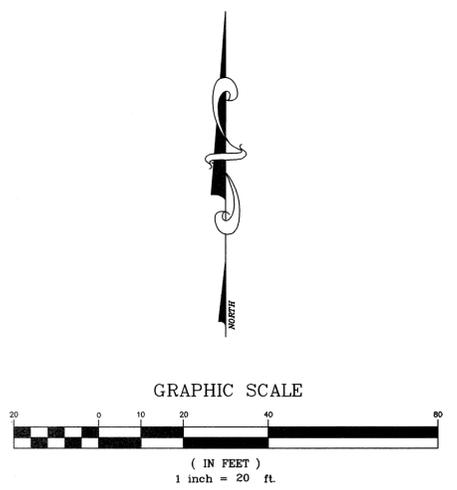
**LEGEND:**

BCR	Broward County Records
BFP	Backflow Preventor
BLDG	Building
BM	Benchmark
(C)	Calculated from Plat Information
C	Centerline
CLF	Chain Link Fence
CBS	Concrete Block Structure
EL	Elevation
FDH	Found Drill Hole
FBP	Found Iron Pipe
FPC	Found Iron Pipe Capped
FIR	Found Iron Rod
FN&D	Found Nail and Disc
FNC	Fence
ID	Identification
INV	Invert
LB	Licensed Business
(M)	Measured
OM	Overhead Electric Wires
PB	Plat Book
PC	Page
P/L	Property Line
(R)	Recorded
RCP	Reinforced Concrete Pipe
TP	Telephone Pole
WPP	Wood Power Pole



N.W. 4th AVENUE  
50.0' RIGHT-OF-WAY  
(P.B. 24, PG. 48, B.C.R.)

U.S. HIGHWAY No. 441  
(STATE ROAD No. 7)  
FORMERLY WEST DIME HIGHWAY (N.W. 2nd AVENUE)  
(P.B. 24, PG. 48, B.C.R.)  
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
83.0' RIGHT-OF-WAY MAP SECTION 86100-2527, DATED 07-30-08  
(SHEET 13 OF 23)



**LEGAL DESCRIPTION (O.R.B. 47383, PG. 118, B.C.R.):**  
Lots 1, 2, 3, 4, and 5, GRACEWOOD No. 3, as per the plat thereof, as recorded in Plat Book 24, Page 48, of the Public Records of Broward County, Florida.

Said lands lying in City of Hollywood, Broward County, Florida and having an area of 32,204 Square Feet (0.739 Acres), more or less.

**SURVEYOR'S NOTES:**

- Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record. This Survey was performed with the benefit of Opinion of Title and Encumbrance Report prepared by JONATHAN D. BELOFE, P.A., Florida Bar#178838 and dated March 26, 2011.
- Legal description is per Special Warranty Deed as recorded in Official Records Book 47383, Page 118 of the Public Records of Broward County, Florida.
- Unless otherwise noted, this firm has not attempted to locate underground utilities, footings and/or foundations or to delineate any possible wetlands.
- The elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 and referenced to the City of Hollywood Benchmark 61st Avenue-#317, Rod @ P.I. of 61st Avenue & Duval Street. Elevation: 10.33
- Bearings shown hereon are field measured and relative to the West right-of-way line of U.S. Highway No. 441/State Road No. 7 having an assumed bearing of South 02°30'16" East.
- All the recording information referenced hereon can be found in the public records of Broward County, Florida unless noted otherwise.
- Broward County Property Appraiser's Parcel Identification Number for subject property is: 5141-13-07-0010.
- FLOOD ZONE INFORMATION**  
Community Name: City of Hollywood  
Community Number: 125113  
County Name: Broward  
State: Florida  
Map & Panel Number: 12011C0312  
Suffix: F  
F.I.R.M. Index Date: 10-02-97  
F.I.R.M. Panel Effective Date: 08-18-92  
Flood Zone: X

**SURVEYOR'S CERTIFICATE:**

This is to certify that this Sketch of Survey and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 8, 9, 11(a), 13, 14 and 16 of Table A thereof. The field work was completed on March 16, 2011.

This sketch complies with the MINIMUM TECHNICAL STANDARDS set forth by the FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J17-050, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

I hereby certify that on the 16th day of March, 2011

Signature: *Gregory Clements* 3-16-2011  
Gregory Clements  
Professional Surveyor and Mapper  
Florida Registration No. 4479

P:\Projects\2011\11897\_6001 Duval St. Survey\Survey\SRCTON\11897-V-A-200\Map.dwg, Apr 06, 2011 - 3:07pm

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
2	04-07-11	ADD ALTA CERTIFICATION	GYC				
1	03/29/11	REVISED TOPOGRAPHY	LKM				

DESIGNED DATE: GYC  
DRAWN DATE: 01-06-2011  
CHECKED DATE: GYC  
DATE: 01-06-2011

Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS  
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 Fax: 954.921.8807  
Certificate of Authorization 6791

6001 DUVAL STREET  
CITY OF HOLLYWOOD  
BROWARD COUNTY, FLORIDA

ALTA/ACSM LAND TITLE SURVEY

APPROVED:	SCALE: 1" = 20.0'	SHEET: 1
	PROJECT No: 11-3897	
	CAD FILE	OF 1
DATE:	11-13	



EXTERIOR MATERIAL FINISH SELECTIONS

FOR

VALUE LOAN ELEMENT

6001 DUVAL STREET  
HOLLYWOOD, FL

ARCHITECTURE

EXTERIOR PAINT



FIELD PAINT

SW 2835-CRAFTSMAN BROWN  
TYPICAL EXTERIOR FIELD WALL PAINT



ACCENT PAINT

SW 0056-CLASSIC SAND  
EXTERIOR BASE PAINT

OPTION

#AA-COO1315

**EXTERIOR □ ALL BASE □**



**B □ STONE BASE**  
WINDSOR DRY STACK PANEL  
CAROLINA COCOA  
FAUX STONE BASE-POLYURETHANE PANELS

**EXTERIOR ALUMINUM □ INDOOR □ CANOPY □ □ STOREFRONT □**

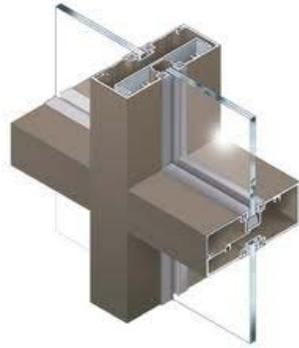


**HORIZONTAL □ METAL CANOPY □ □ WITH OVERHEAD SUPPORTS**  
AEICOR METAL PRODUCTS  
MIAMI-DADE COUNTY APPROVED - NOA #: 07-1203.13

**OPTION □**

#AA-CO01315

151 SEVILLA AVENUE • SUITE  
200  
CORAL GABLES • FL 33134  
PHONE 305.442.1188  
FAX 305.445.1509



**ALUMINUM STOREFRONT DOORS AND WINDOWS**  
ARCH ALUMINIUM  
ANODIZED BRONZE ALUMINUM & CLEAR GLASS  
MIAMI-DADE COUNTY APPROVED - NOA #: 09-1110.03

**OPTION 1**

**#AA-COO1315**

151 SEVILLA AVENUE • SUITE  
200  
CORAL GABLES • FL 33134  
PHONE 305.442.1188  
FAX 305.445.1509

# Attachment B

## Land Use and Zoning Map



PLANNING AND DEVELOPMENT SERVICES

Legend

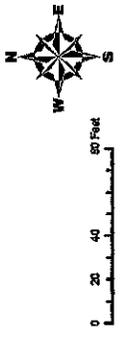
- Subject Property
- Streets

Zoning

- C-4
- RM-18
- RM-9
- SR7 CCD-LHC

Land Use

- Transit Oriented Corridor



6001 Duval Street

