

**ATTACHMENT A**  
Application Package



CITY OF  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

### SUBMISSION REQUIREMENTS:

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

### NOTE:

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

### APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

### PROPERTY INFORMATION

Location Address: 2306 Fillmore Street

Lot(s): 16 Block(s): 9 Subdivision: 1-26B

Folio Number(s): 5142 16 01 3930

Zoning Classification: DH-2 Land Use Classification: Medium Intensity Multi-Fam

Existing Property Use: Multifamily Sq Ft/Number of Units: 34,995/34

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): PACO, TAC: 23-DP-07

### DEVELOPMENT PROPOSAL

Explanation of Request: New Construction of 34 Unit apartment building for approval

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="34"/> #Rooms <input type="text" value="39"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20"/> (Area: <input type="text" value="4195"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="43"/> )
Height (# of stories)	(# STORIES) <input type="text" value="4"/> ( <input type="text" value="45"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="34,995"/> FT.)

Name of Current Property Owner: 2306 Fillmore ST LLC

Address of Property Owner: 2306 Fillmore ST Fort Lauderdale FL 33020

Telephone: 213-254-8604 Email Address: dekel@h-18.com

Applicant Dekel Emmuna Consultant  Representative  Tenant

Address: 2929 E Commercial Blvd #601, Fort Lauderdale FL 33308 Telephone: 2132548604

Email Address: Dekel@H-18.com

Agustina Sklar

Email Address #2: Info@H-18.com

Date of Purchase: 05/27/2022 Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Diana Rio

E-mail Address: diana@rdrmiami.com



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: \_\_\_\_\_ Date: 6/17/24

PRINT NAME: Dekel Zmuro Date: 6/17/24

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

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

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

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

### Current Owner Power of Attorney

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

Sworn to and subscribed before me  
this 17 day of June  
[Signature]  
Notary Public  
State of Florida



[Signature]  
Signature of Current Owner  
Dekel Zmuro  
Print Name

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



# 2306 FILLMORE'S LUX AT FILLMORE

**Date: 05.20.2024**

City of Hollywood  
Department of Development Services, Division of PLanning  
2600 Hollywood Blvd, Suite 315  
P.O Box 229045  
Hollywood FL 33020

**Owner:**

**2306 FILLMORE ST LLC**  
2306 FILLMORE ST HOLLYWOOD FL 33020

**File Number:**

**23-DP-07**

**Legal Descriptions:**

Lot 16, Block 9 of "hollywood little ranches", according to the plat thereof, as recorded in plat book 1, at page 26 of the public records of broward county, Florida.

**Project Description:**

Proposed new construction of 34 unit residential multifamily building comprised of 4 stories including rooftop amenity area with on-grade parking underneath the building.

Dear Planning and development board,

It's an honor to present this project to you. We're hopeful you will react positively to the design. We have tried our hardest to pay homage to some original Hollywood design. We were able to pull original photos of historic Downtown Hollywood and borrowed much of the design features that are still seen today on Hollywood Blvd and Harrison Street.

Thanks,

AMS Architecture and Design.



June 26, 2023

City of Hollywood  
2306 Fillmore Street  
Hollywood, FL 33020

Reference: Lux at Fillmore Apartments  
File #: 23-DP-07

To Whom It May Concern,

The following is our analysis of Criteria and findings for Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations.

#### DESIGN REVIEW

**GENERAL CRITERIA:** All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

(1) **Architectural and design components.** Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

**Analysis:** The proposed building design creates a clear distinction between pedestrian/common elements versus residential units. The material choices are taken from natural elements from the neighborhood and aim to help break up the horizontality of the building by noting the distinction of the ground floor and upper floors. The massing of the units is broken up with large movements archived with a guardrail that help tie in several units making seaming several units together in order to avoid several balconies from being seen from the Fillmore main facade. Inspired by old Hollywood art deco style of the time, the project includes large moves with modern touches and some ornamentation emblematic of the times.

(2) **Compatibility.** The harmonious relationship between existing architectural language and composition 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, and with the established and adopted vision for the area.

**Analysis:** The proposed building follows the intent of the District per the Downtown Master plan. The building design provides a building base containing architectural features that are common elements to the

surrounding neighborhood. Additionally, the color palettes proposed and the elected use of stucco aim to harmoniously relate to surrounding buildings.

(3) **Scale/massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries 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.

**Analysis:** The proposed building is consistent with the height and FAR allowed by the Downtown Master Plan. The overall scale of the building is broken up with ornamentation and details that aim to scale the building further down when experienced at the pedestrian level. The use of wood tones and curtain glass for the front increases the relationship between pedestrians and the building mass.

(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 proposed landscape design incorporates an array of native plants selected specifically for this area per neighborhood outreach meeting. The proposed landscape incorporated native plants of various sizes and colors which will add richness and texture to the project without introducing any foreign species that may bring insects or toxicity to the area.

Should you have any questions, please feel free to contact this office

Best Regards,  
Architect : Agustina Maria Sklar  
**AR101065**



# 2306 FILLMORE'S LUX AT FILLMORE

**Date: 06.17.2024**

City of Hollywood  
Department of Development Services, Division of PLanning  
2600 Hollywood Blvd, Suite 315  
P.O Box 229045  
Hollywood FL 33020

**Owner:**

**2306 FILLMORE ST LLC**  
2306 FILLMORE ST HOLLYWOOD FL 33020

**File Number:**

**23-DP-07**

**Legal Descriptions:**

Lot 16, Block 9 of "hollywood little ranches", according to the plat thereof, as recorded in plat book 1, at page 26 of the public records of broward county, Florida.

**Property Photos**

**LOOKING AT 2306 FILLMORE (SOUTH BOUND )**



**ADJACENT PROPERTY 2246 FILLMORE (SOUTH BOUND)**





2301 FILLMORE ST (SOUTH EAST)



FILLMORE ST WEST-BOUND



2306 FILLMORE ST (SOUTH WEST)

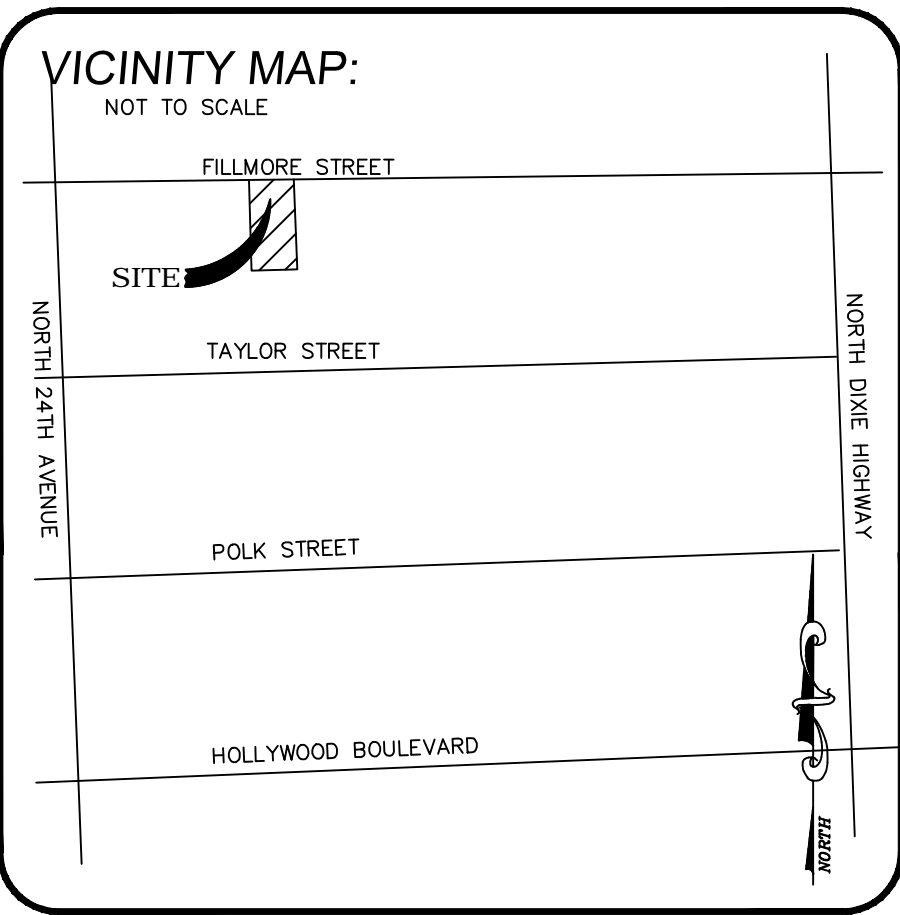


2306 FILLMORE ST (NORTH)



## Property Photos





# ALTA/NSPS LAND TITLE SURVEY

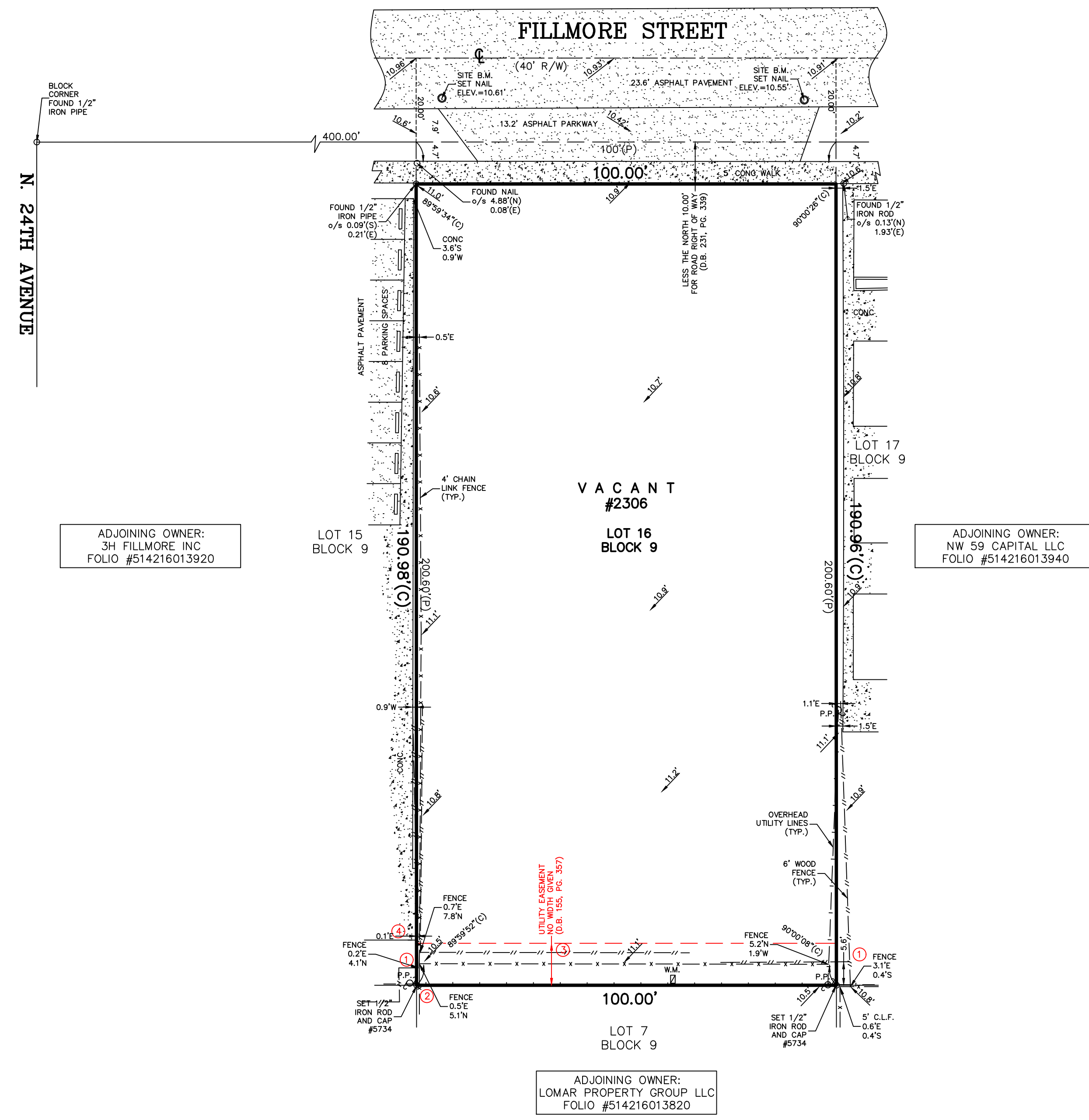
**PINNELL SURVEY, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
 COCONUT CREEK, FLORIDA 33073  
 PHONE: (954)418-4940 FAX: (954)418-4941  
 LICENSED BUSINESS #6857

**PROJECT ADDRESS: 2306 FILLMORE STREET  
 HOLLYWOOD, FLORIDA 33020**

**LEGAL DESCRIPTION:**  
 LOT 16, BLOCK 9 OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ENCROACHMENT NOTES:**

- 6 FOOT WOOD FENCE CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.
- 4 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY PROPERTY LINE.
- 6 FOOT WOOD FENCE AND 4 FOOT CHAIN LINK FENCE ENCRACH INTO UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.
- CONCRETE CROSSES OVER THE WESTERLY PROPERTY LINE.



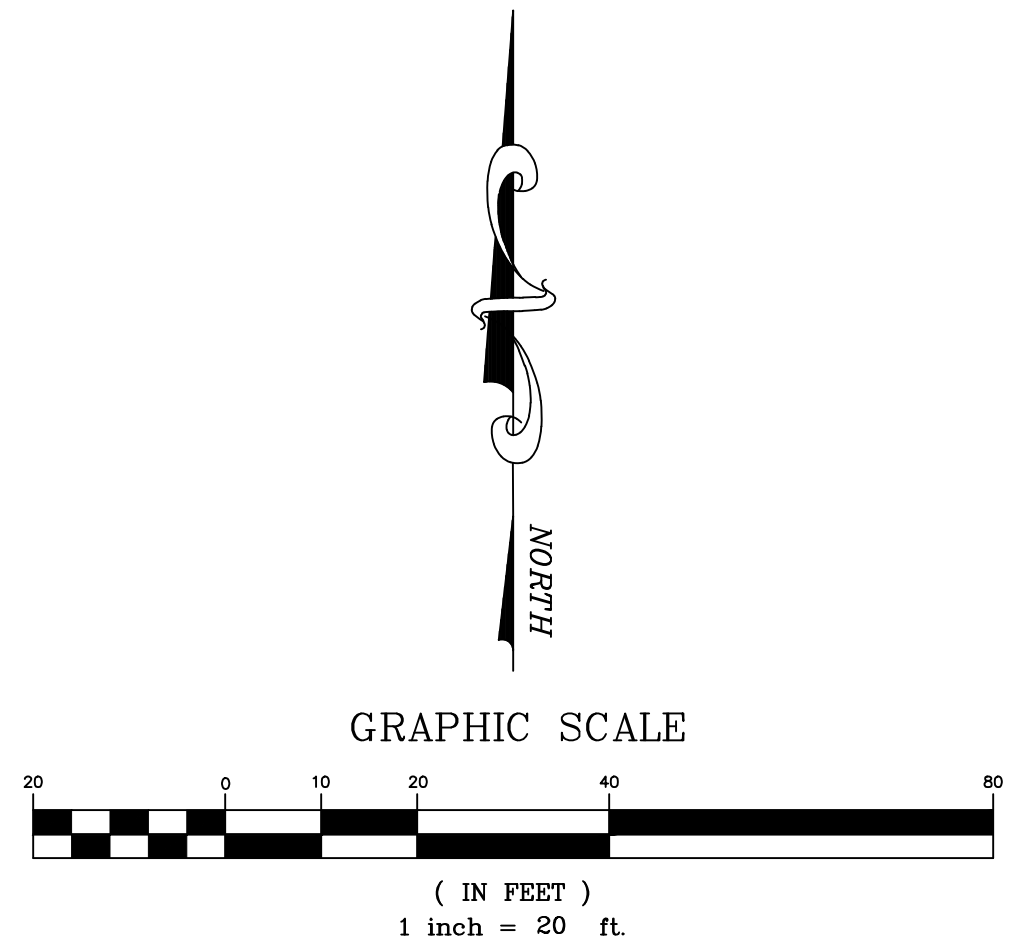
ADJOINING OWNER:  
 3H FILLMORE INC  
 FOLIO #514216013920

ADJOINING OWNER:  
 NW 59 CAPITAL LLC  
 FOLIO #514216013940

ADJOINING OWNER:  
 LOMAR PROPERTY GROUP LLC  
 FOLIO #514216013820

**LEGEND:**

- B.C.R. = BROWARD COUNTY RECORDS
- C = CALCULATED MEASUREMENT
- ⊕ = CENTERLINE
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.L.F. = CHAIN LINK FENCE
- C.O. = CLEAN OUT
- CONC. = CONCRETE
- C.L.P. = CONCRETE LIGHT POLE
- C.P.P. = CONCRETE POWER POLE
- C.R. = CABLE RISER
- D = DEED MEASUREMENT
- E.S. = ELECTRIC SERVICE
- F.P.L. = FLORIDA POWER & LIGHT
- G.A. = GUY ANCHOR
- G.V. = GATE VALVE
- L.P. = LIGHT POLE
- M = MEASURED
- M.C. = METAL COVER
- M-D.C.R. = MIAMI-DADE COUNTY RECORDS
- M.H. = MANHOLE
- M.W. = MONITORING WELL
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT MEASUREMENT
- P.B. = PLAT BOOK
- P.E. = POOL EQUIPMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.P. = POWER POLE
- TYP. = TYPICAL
- W.M. = WATER METER
- o/s = OFFSET
- A/C = AIR CONDITIONING UNIT
- ⊕ = HANDI-CAPPED PARKING
- ⊕ = FIRE HYDRANT
- ⊕ = UTILITY POLE
- ⊕ = LOCATION OF INGRESS/EGRESS
- ⊕ = LOCATION OF BUILDING HEIGHT MEASUREMENT
- ⊕ = ENCROACHMENT REFERENCE



**SCHEDULE "B" TITLE NOTES:**  
 THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON CHICAGO TITLE INSURANCE COMPANY ISSUING OFFICE FILE NUMBER: 22-FL-1180, DATED APRIL 5, 2022 @ 8:00

ITEMS 1 THROUGH 6, 14 AND 15 IN SCHEDULE B - SECTION II ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ITEM 7: ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 8: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 38247, PAGE 425, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 9: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 40244, PAGE 1465, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 10: RIGHT OF WAY OCCUPANCY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14863, PAGE 321, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 11: RESOLUTION AS RECORDED IN OFFICIAL RECORDS BOOK 46179, PAGE 436, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 12: INSTALLATION OF REQUIRED IMPROVEMENTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 47021, PAGE 724, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 13: PARKING LEASE RECORDED IN OFFICIAL RECORDS BOOK 48934, PAGE 387, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY.

**GENERAL NOTES:**

- TYPE OF SURVEY: BOUNDARY
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 5142160139300 AND IS CURRENTLY OWNED BY 2306 FILLMORE ST LLC.
- THE AREA OF THE PROPERTY SHOWN HEREON IS 19,097 SQUARE FEET (0.4384 ACRES) MORE OR LESS.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X(0.2%) WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 125113-0569-H, BEARING A MAP REVISION DATE OF 08/18/14.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.
- BROWARD COUNTY ENGINEERING B.M. #1944 ELEVATION=15.039' NGVD 1929/ELEVATION=13.441' NAVD 1988.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- DRAWN BY: Q.D.I. CHECKED BY: S.A.

**CERTIFICATION:**

TO:  
 H18 DEVELOPMENT LLC  
 STEWART TITLE GUARANTY COMPANY  
 FLORIDA TITLE CENTER LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2023 AND UPDATED ON JULY 3, 2023.

JASON H. PINNELL  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NO. 5734 - STATE OF FLORIDA

**REVISIONS:**

REVISION	DATE	CHECKED BY
REVIEW AND REFLECT O&E REPORT (23-0695)	04/20/23	J.P.
UPDATE AND CONVERT TO AN ALTA SURVEY (23-1157)	07/03/23	K.M.

**PROJECT NAME: H18 DEVELOPMENT LLC**      **JOB NO.: 23-0220**

# PROPOSED 34-UNITS MULTI FAMILY DEVELOPMENT FOR: H-18 DEVELOPMENT, LLC AT 2306 FILLMORE STREET, HOLLYWOOD FL 33020

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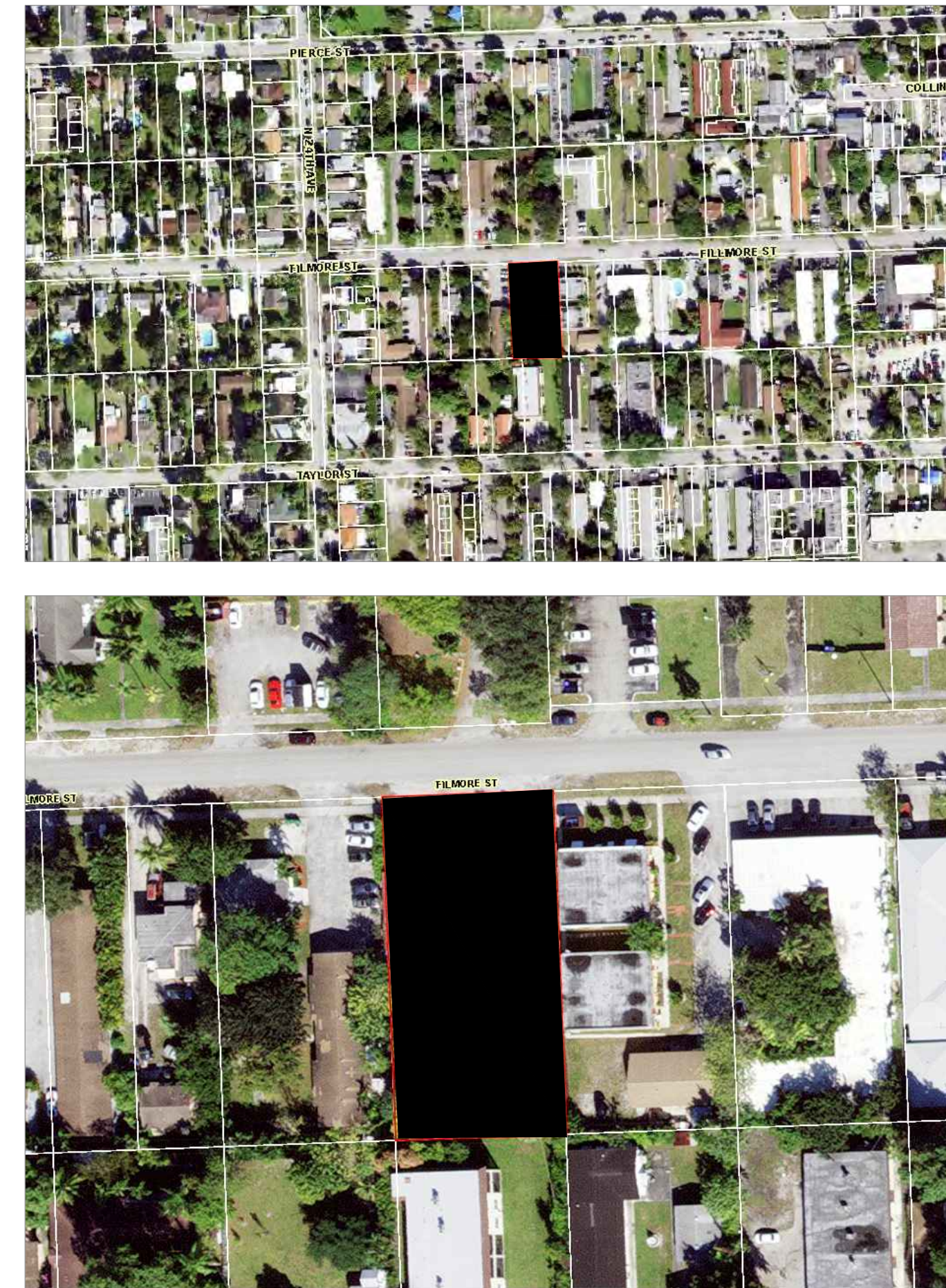
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## ABBREVIATIONS

ABV	ABOVE	FLR	FLOOR	PTD	PAINTED
A/C	AIR CONDITIONER	FURN	FURNITURE	QTY	QUANTITY
ADJ	ADJACENT	GA	GAUGE	R	RADIUS
ADMIN	ADMINISTRATION	GA/V	GALVANIZED	REF	REFRIGERATOR
AFF	ABOVE FINISH FLOOR	GWB	GYP-SUM WALL BOARD	REQ	REQUIRED
ALT	ALTERNATE	GL	GLASS	REV	REVISION/REVISED
ALUM	ALUMINUM	GN	GENERAL NOTE	RM	ROOM
APPROX	APPROXIMATE	GYP BRD	GYP-SUM BOARD	RO	ROUGH OPENING
ARCH	ARCHITECTURAL	H.P.	HIGH POINT	SAN	SANITARY
AVG	AVERAGE	HDW	HARDWARE	SCH	SCHEDULE
AHU	AIR HANDLING UNIT	INT	INTERIOR	SQ	SQUARE FOOT
BLDG	BUILDING	JAN	JANITOR	SIM	SIMILAR
B.O.	BOTTOM OF	JT	JOINT	SIM	SPECIFICATIONS
CPT	CARPET	JUNC	JUNCTION	SOFT	SQUARE FOOT
CAB	CABINET	KP	KEY PAD	SS	STAINLESS STEEL
CL	CENTERLINE	LAB	LABORATORY	STD	STANDARD
CLNG	CEILING	LAM	LAMINATED	STK	STACK
CLR	CLEAR	LAV	LAVATORY	STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	L.P.	LOW POINT	SW	SWITCH
CONF	CONFERENCE	MAT	MATERIAL	T.O.	TOP OF
CONT	CONTINUOUS	MAX	MAXIMUM	T.O.S.	TOP OF SLAB
CORR	CORRIDOR	MCH	MECHANICAL	TV	TELEVISION
COORD	COORDINATE	MEZZ	MEZZANINE	TYP	TYPICAL
CONC	CONCRETE	MFR	MANUFACTURER	UON	UNLESS OTHERWISE NOTED
DIA	DIAMETER	MGR	MANAGER	USS	UNDER SIDE OF SLAB
DIM	DIMENSION	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
DN	DOWN	MIN	MINIMUM	VENT	VENTILATION
DR	DOOR	MTL	METAL	VERT	VERTICAL
DTL	DETAIL	NIC	NOT IN CONTRACT	VVC	VINYL WALLCOVERING
DWG	DRAWING	NTS	NOT TO SCALE	VEST	VESTIBULE
E.O.	EDGE OF	NOM	NOMINAL	VIF	VERIFY IN FIELD
ELEV	ELEVATION	OC	ON CENTER	W/	WITH
EQ	EQUAL	OPNG	OPENING	WC	WALLCOVERING
EQUIP	EQUIPMENT	OPP	OPPOSITE	WD	WOOD
EXST	EXISTING	PL	PLASTIC LAMINATE	WKS	WORKSTATION
F.O.	FACE OF	PLAM	PLASTIC LAMINATE	W/O	WITHOUT
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	WP	WALL PANEL

## LOCATION MAP



## 3D PERSPECTIVE OF PROPOSED PROJECT



## CITY MEETING SCHEDULE

PACO	09/07/2022
PRE-TAC	02/06/2023
PRE-TAC	05/08/2023
FINAL TAC	05/22/2023
PLANNING BOARD	T.B.D

## OWNER

H18 DEVELOPMENT, LLC  
1314 E. BROWARD BLVD. STE. 200  
FORT LAUDERDALE, FL 33301

## ARCHITECT

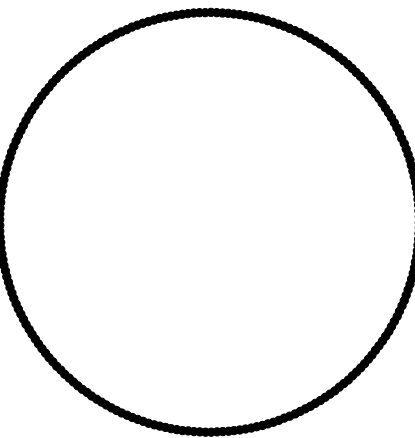
AMS ARCHITECTURE AND DESIGN, CORP.  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

## LANDSCAPE ARCHITECT

RAHM VEDAEI  
4132 SW 81ST STREET  
DAVIE BEACH, FL 33314

## CIVIL ENGINEER

M ENGINEERING DESIGN, LLC  
201 SEAWALK LANE, STE. 101  
ROYAL PALM BEACH, FL 33411



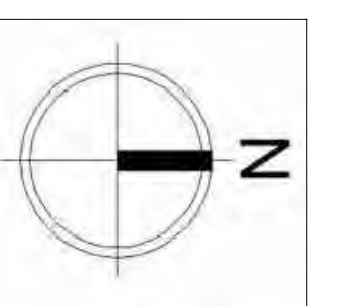
AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065



ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

## REVISIONS



SCALE: N.T.S.  
DATE: 2/01/2021

DRAWING TITLE:

COVER SHEET

SHEET NO. A-000

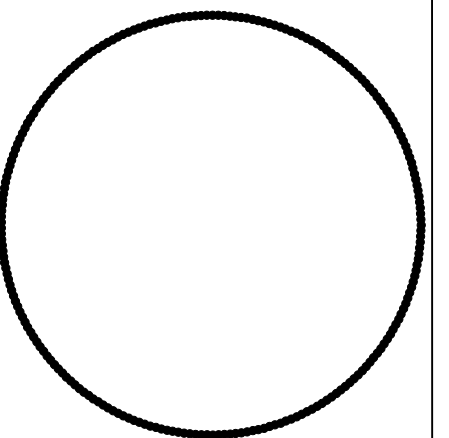


OWNER  
HIS DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 3003  
FORT LAUDERDALE FL 33301

ARCHITECT  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

LANDSCAPE ARCHITECT  
RAHMA YEDAE  
4132 SW 41ST STREET  
DADE BEACH FL 33134

CIVIL ENGINEER  
ENGINEERING DESIGN LLC  
207 REMICK LANE DRIVE  
ROYAL PALM BEACH FL 33411



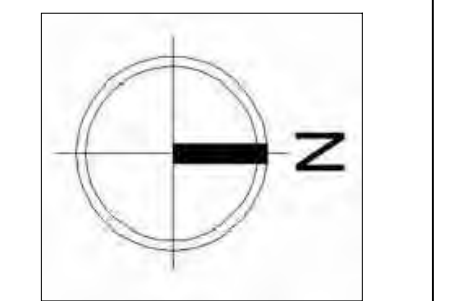
AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

AMS  
ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

NO.	DESCRIPTION	DATE



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE:  
RENDERINGS

SHEET  
A-000.1



OWNER

HIS DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 3000  
FORT LAUDERDALE FL 33301

ARCHITECT

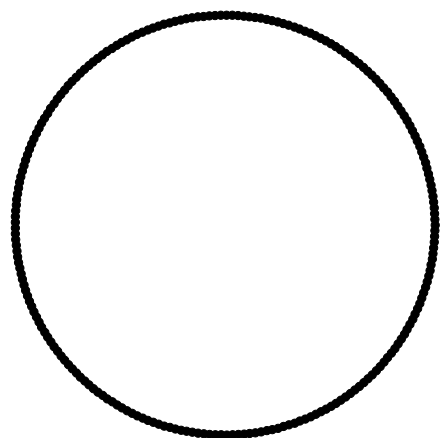
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

LANDSCAPE  
ARCHITECT

RAHMA YEDAE  
4132 SW 41ST STREET  
DANA BEACH FL 33514

CIVIL ENGINEER

ENGINEERING DESIGN LLC  
207 SERRAVALLO DRIVE  
ROYAL PALM BEACH FL 33411



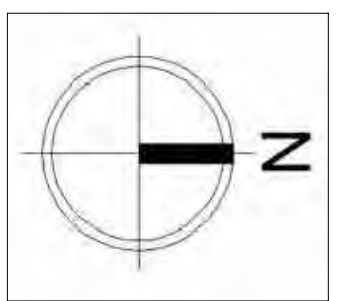
AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065



ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021

DRAWING TITLE:  
RENDERINGS

SHEET  
A-000.2



**OWNER**

H&H DEVELOPMENT LLC  
1314 E BROWARD BLVD, STE 3000  
FORT LAUDERDALE, FL 33301

**ARCHITECT**

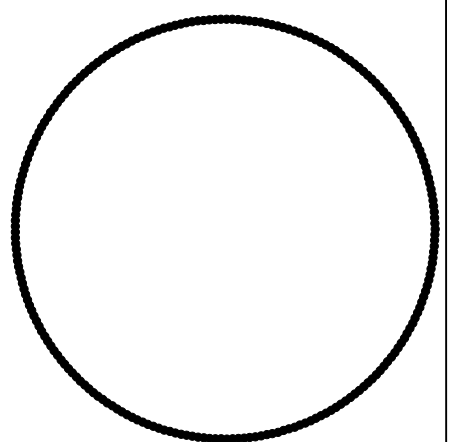
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**

RAYM VEDAE  
4132 SW 11TH STREET  
DANA BEACH, FL 33514

**CIVIL ENGINEER**

M ENGINEERING DESIGN LLC  
270 RENOVA LANE, SUITE  
ROYAL PALM BEACH, FL 33411



AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

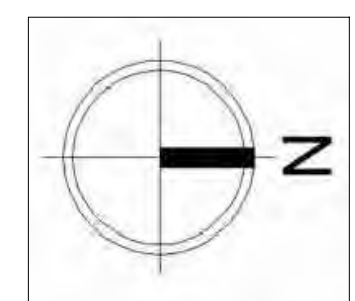


ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

**REVISIONS**

NO.	DESCRIPTION



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021

DRAWING TITLE:  
RENDERINGS

SHEET  
**A-000.3**





**OWNER**

H&H DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 300  
FORT LAUDERDALE FL 33301

**ARCHITECT**

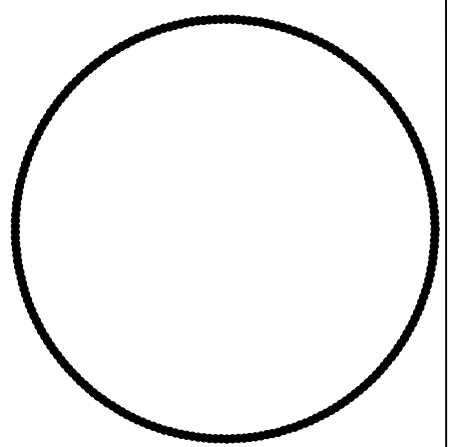
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

**LANDSCAPE  
ARCHITECT**

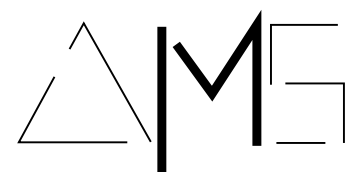
RAHMA YEDAE  
4132 SW 41ST STREET  
DANA BEACH FL 33514

**CIVIL ENGINEER**

ENGINEERING DESIGN LLC  
207 SENECA LANE DRIVE  
ROYAL PALM BEACH FL 33411



AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

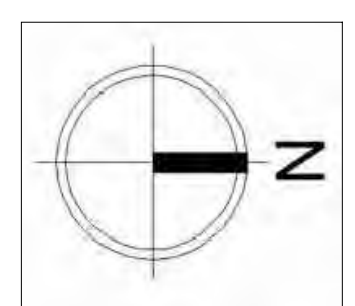


ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

**REVISIONS**

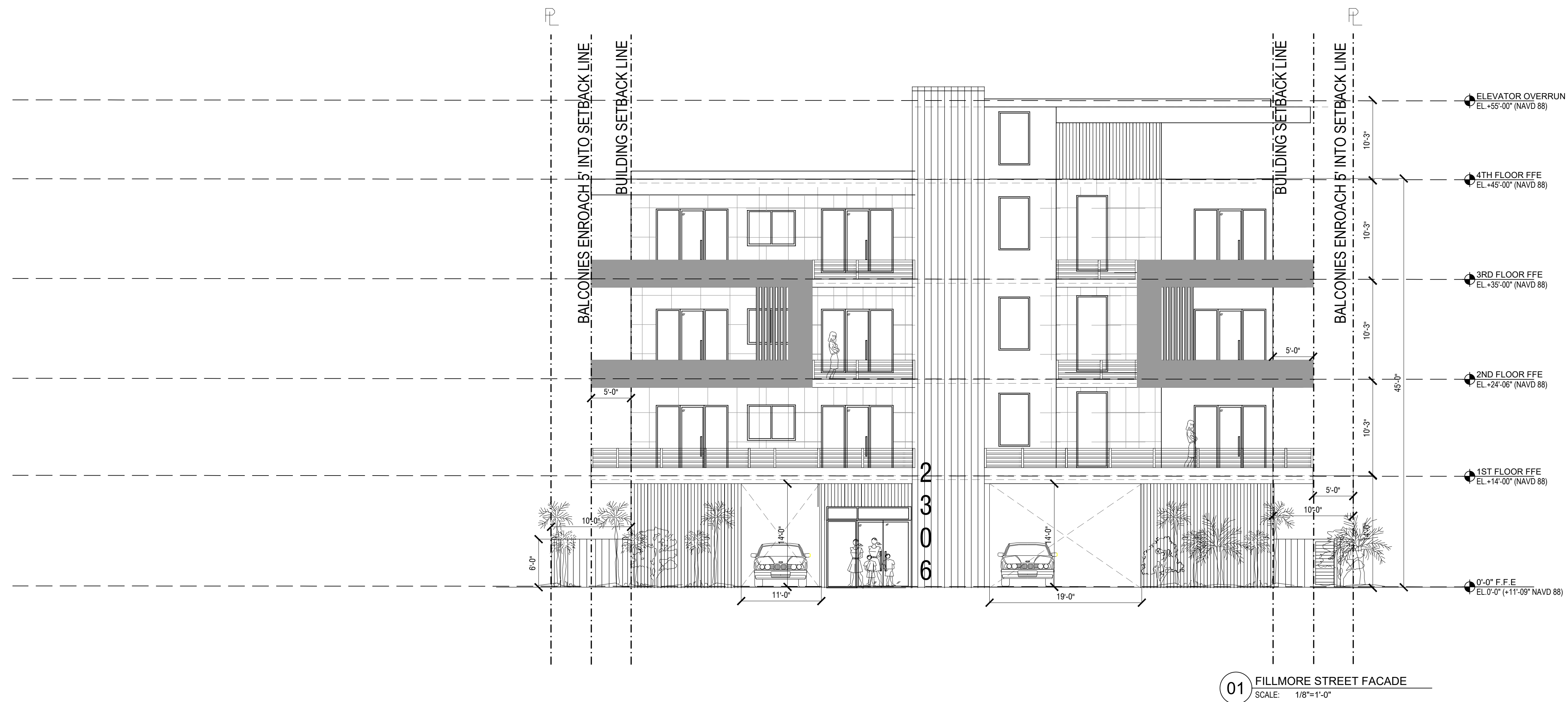
NO.	DESCRIPTION



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021

DRAWING TITLE:  
RENDERINGS

SHEET **A-000.4**



01 FILLMORE STREET FACADE  
SCALE: 1/8"=1'-0"

DESIGN INSPIRATION

OLD HOLLYWOOD & ART DECO STYLE OF THE TIME



FRONT DOOR AESTHETIC

STORE FRONT VS CLASSING TEXTURE



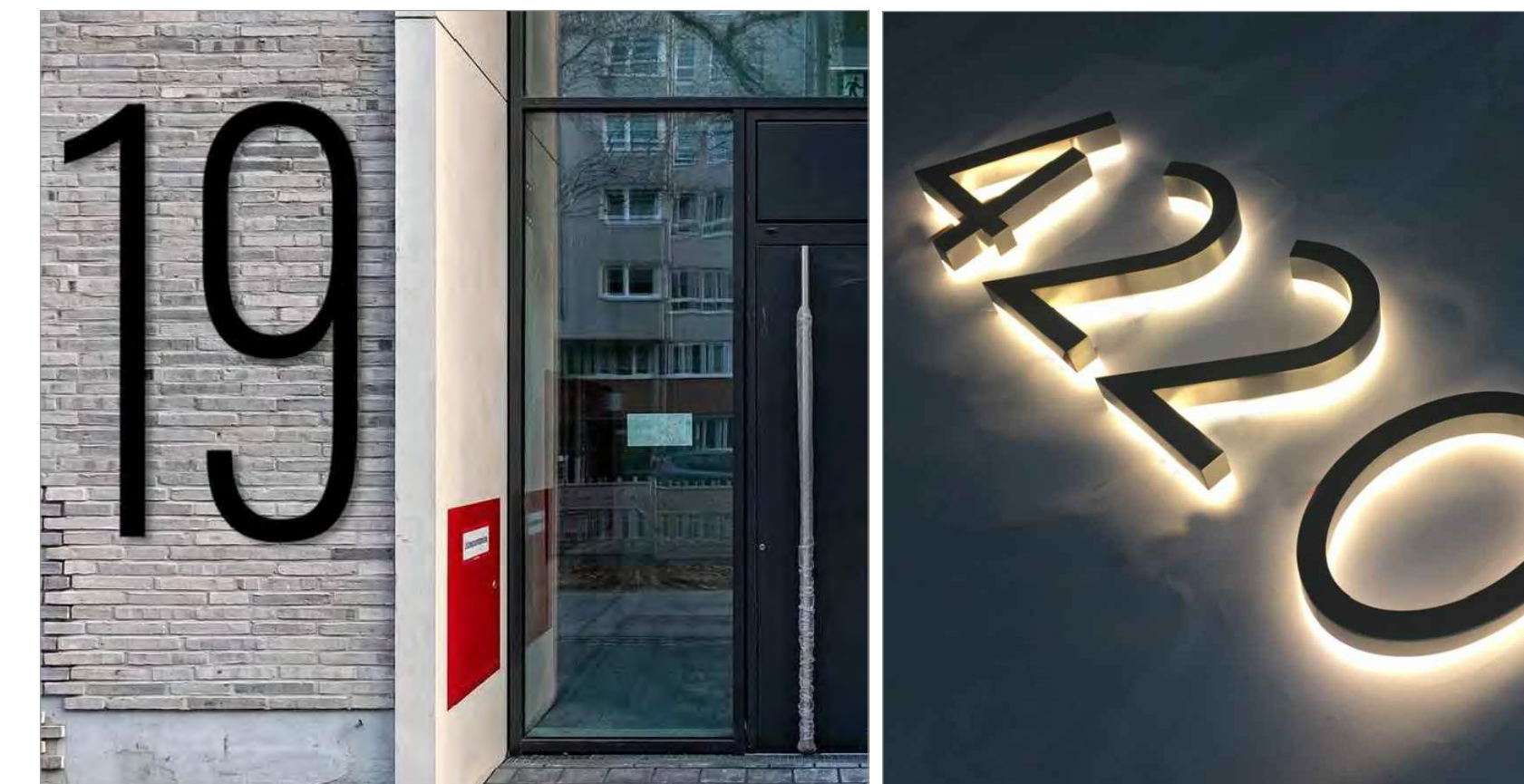
EXTERIOR WOOD PANELING

WARM TONES AND NATURAL FINISHES



ART DECO-INSPIRED SIGNAGE

EASILY RECOGNIZABLE FRONT DOOR & WAYFINDING

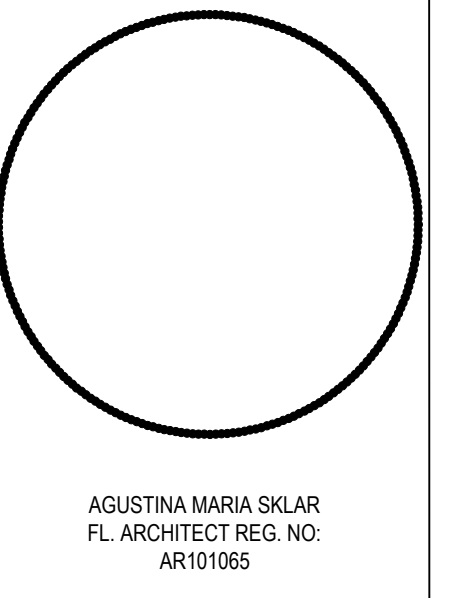


OWNER  
HIS DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1001  
FORT LAUDERDALE FL 33301

ARCHITECT  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

LANDSCAPE ARCHITECT  
RAHMA VERDE  
4133 SW 61ST STREET  
DAVIE FL 33314

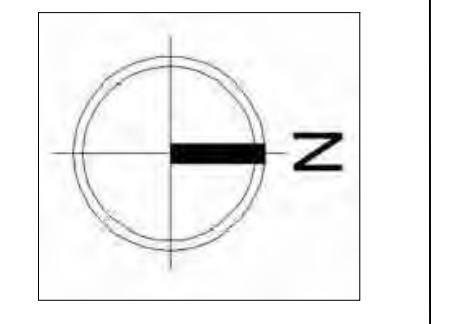
CIVIL ENGINEER  
M ENGINEERING DESIGN LLC  
27 SHERWOOD LANE DRIVE  
ROYAL PALM BEACH FL 33411



ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

SCALE: N.T.S  
DATE: 2/01/2021  
DRAWING TITLE:  
DESIGN INTENT  
SHEET NO. A-001



02 FILLMORE STREET PROFILE  
SCALE: 1/8"=1'-0"



01 FILLMORE STREET CONTEXT  
SCALE: 1/8"=1'-0"

OWNER  
H18 DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 103  
FORT LAUDERDALE FL 33301

ARCHITECT  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

LANDSCAPE ARCHITECT  
RAHIM YEDAGE  
4132 SW 13TH STREET  
DAIRY BEACH FL 33144

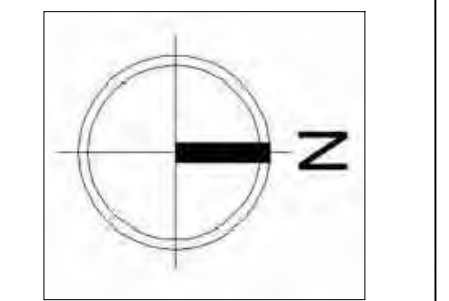
CIVIL ENGINEER  
M ENGINEERING DESIGN LLC  
209 REMNICK LANE DRIVE  
ROYAL PALM BEACH FL 33411

AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.:  
AR101065

ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

SCALE: N.T.S.  
DATE: 2/01/2021  
DRAWING TITLE:  
STREET PROFILE  
AND CONTEXT  
VIEW

SHEET NO. A-002

**PROJECT DATA**

**PROJECT NAME AND ADDRESS**

2306 FILLMORE STREET HOLLYWOOD FL 33020

**ZONING**

ZONING :	DH-2 Dixie Highway Medium Intensity Multi-Family District	
LOT SIZE:	20,069 SF (461 ACRES)	
MAX FAR :	1.75 X 20,069 SF = (35,120 SF)	
MAX HEIGHT:	4 STORIES NOT TO EXCEED 45'	
OPEN SPACE:	20% OF TOTAL SITE AREA (4,013.8 SF)	
SETBACKS	ALLOWABLE	PROPOSED
FRONT	15'	15'
REAR	20'	20'
SIDES (INT)	10'	10'
PARKING SETBACKS:	ALLOWABLE	PROPOSED
FRONT	10'	10'
INTERIOR	5'	5'
ALLEY	5'	N/A

**LEGAL DESCRIPTION**

LOT 16, IN BLOCK 9, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION ACCORDING TO PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**HEIGHT CALCULATIONS**

MAX HEIGHT ALLOWED:	4 STORIES NOT TO EXCEED 45'
HEIGHT PROVIDED:	45' TOP OF STRUCTURAL ROOF SLAB

**SCOPE OF WORK**

- NEW CONSTRUCTION OF 4 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF STREET PARKING
  - ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES
  - BUILDING AMENITIES: RECREATIONAL POOL & BBQ AREA WITH LOUNGE SPACE.
- NOTE:**
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL
  - SIGNAGE PROPOSED SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
  - BUILDING WOULD BE IN COMPLIANCE WITH NFPA 1, 11, 10 Two-Way Radio Communication Systems.
  - THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP II

**FLOOR AREA RATIO (SEE DIAGRAM ON A-101.1)**

FAR:	1.75
LOT SIZE:	20,069 S.F (461 ACRES)
MAX BUILDABLE AREA:	35,120 S.F
GROUND FLOOR : (NOT DUMPSTER & ELECTRICAL ROOM)	882 S.F
FIRST FLOOR:	10,943 S.F
SECOND FLOOR:	10,943 S.F
THIRD FLOOR:	10,943 S.F
ROOF FLOOR:	1,284 S.F
FAR ALLOWED:	35,120 S.F
FAR PROVIDED:	34,995 S.F

**PARKING CALCULATIONS**

REQUIRED: UNITS OF ONE BEDROOM OR LESS; AND QUALIFIABLE AFFORDABLE HOUSING DEVELOPMENTS: 1 SPACE PER UNIT; UNITS EXCEEDING ONE BEDROOM (INCLUDING DENS): 1.5 SPACE PER UNIT; PLUS 1 SPACE PER 10 UNITS FOR GUEST PARKING

PARKING ONE BEDROOMS: (29 X 1) =	29 PARKING SPACES REQUIRED
TWO BEDROOMS: (5X 1.5) =	8 PARKING SPACES REQUIRED
GUEST (34UNITS / 10) =	4 PARKING SPACES REQUIRED
TOTAL REQUIRED ON SITE PARKING:	41 PARKING SPACES REQUIRED
TOTAL PARKING PROVIDED	43 PARKING SPACES PROVIDED (INC 05 LIFT & 02 HANDICAP)

**UNIT CALCULATION/COUNT**

UNIT TYPE	DESCRIPTION	INTERIOR SF.	TOT # UNITS
UNIT TYPE A	ONE BEDROOM 1 BATH	728 SF	12 UNITS
UNIT TYPE B	ONE BEDROOM 1 BATH	802 SF	3 UNITS
UNIT TYPE C	ONE BEDROOM 1 BATH	630 SF	1 UNITS
UNIT TYPE D	ONE BEDROOM 1 BATH	728 SF	1 UNITS
UNIT TYPE E	ONE BEDROOM 1 BATH	877 SF	3 UNITS
UNIT TYPE F	ONE BEDROOM 1 BATH	791 SF	9 UNITS
UNIT TYPE G	TWO BEDROOM 2 BATH	1000 SF	3 UNITS
UNIT TYPE H	TWO BEDROOM 2 BATH	1360 SF	2 UNITS
<b>TOTAL:</b>			<b>34 UNITS</b>

**FEMA FLOOD ZONE ELEVATION**

BASED ON F.E.M.A FIRM 0557H, FIRM DATE IS 8/18/2014.

FLOOD ZONE: PANEL #	X 12011C0569
BASE FLOOD ELEVATION:	10.72' NAVD 88 CROWN OF ROAD
LOWEST FLOOR ELEVATION:	13.5' NAVD 88 GROUND FLOOR
FINISHED FLOOR ELEVATION:	10.72' NAVD 88 CROWN OF ROAD
GRADE LEVEL:	

IF THIS PROPERTY IS LOCATED WITHIN THE FEMA FLOODPLAIN AND REQUIRES TWO (2) APPROVED ELEVATION CERTIFICATES (EC) BEFORE THE STRUCTURE CAN BE OCCUPIED, PLEASE BE INFORMED THAT TWO (2) ELEVATION CERTIFICATES ARE REQUIRED DURING THE DEVELOPMENT PROCESS:  
 - FOUNDATION ELEVATION CERTIFICATE (EC)  
 - FINAL (AS-BUILT) ELEVATION CERTIFICATE (EC)  
 FINAL INSPECTION IS REQUIRED BEFORE THE STRUCTURE CAN BE OCCUPIED.  
 DOCUMENTATION FOR THE ENGINEERED REQUIRED FLOOD OPENINGS SHALL BE REQUIRED WITH THE SUBMISSION OF THE FINISHED ELEVATION CERTIFICATE.

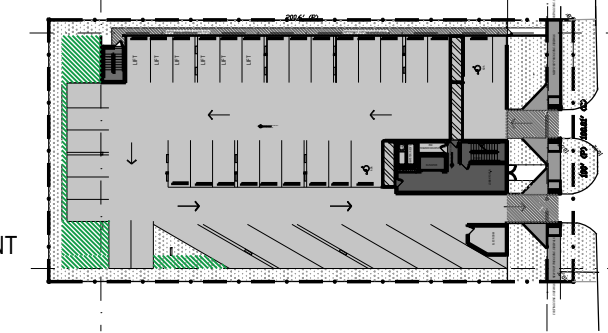
NEW ELECTRICAL OR MECHANICAL EQUIPMENT IS REQUIRED TO BE ELEVATED AT A MINIMUM ONE (1) FOOT ABOVE THE FEMA BASE FLOOD ELEVATION.

**TERMITE PROTECTION NOTES**

"BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". A "CERTIFICATE OF COMPLIANCE" SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.

**LEGEND**

- LOT COVERAGE
- LANDSCAPE AREA
- PERMEABLE PAVEMENT

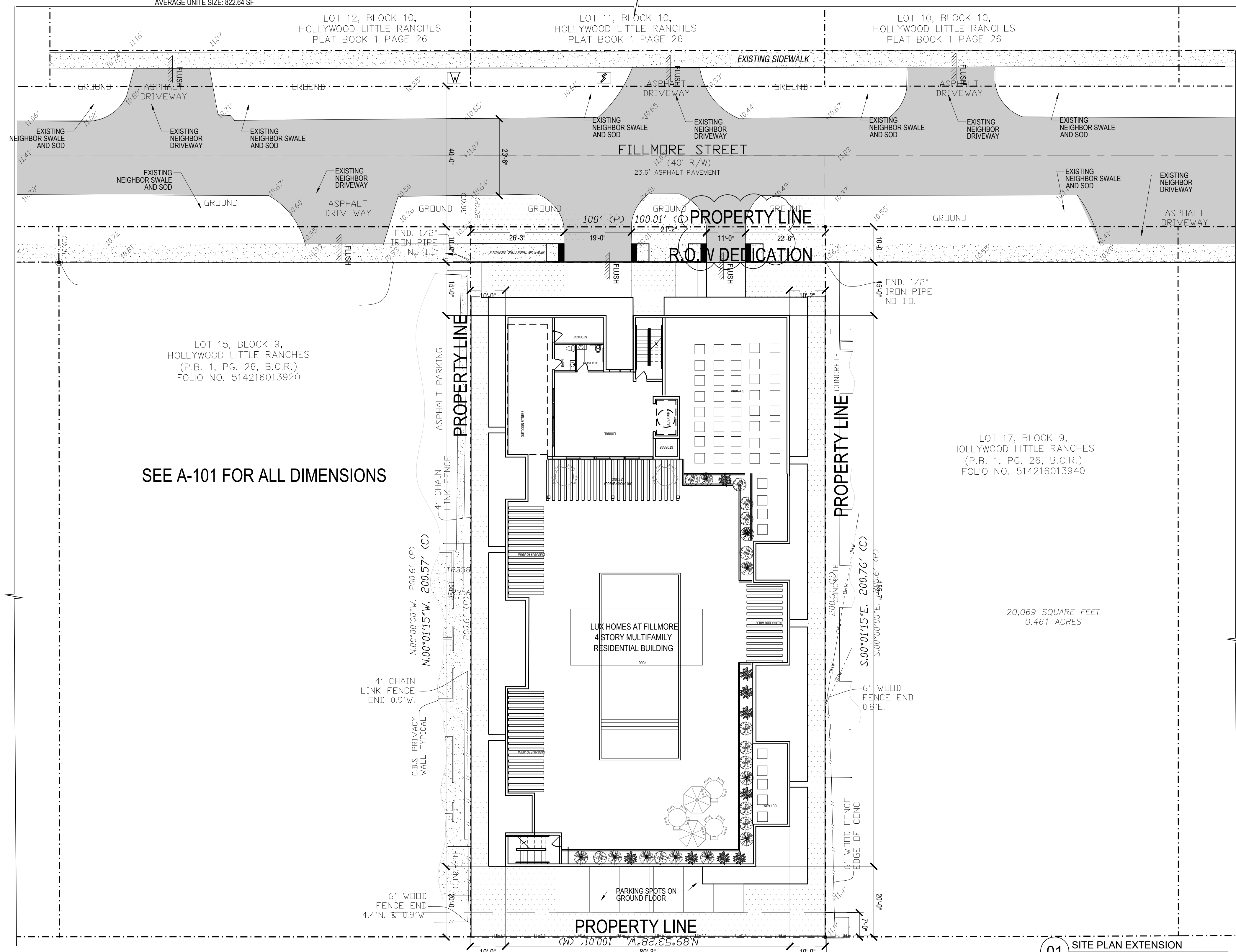


**OPEN SPACE & LOT COVERAGE CALCULATIONS**

LOT SIZE:	20,069 S.F (461 ACRES)
LOT COVERAGE:	14,251 S.F (71% OF LOT)
MINIMUM OPEN SPACE:	4,013.8 SF (20%)
PROPOSED:	3,483 SF (GROUND FLOOR) 712 SF (ROOF TERRACE)
TOTAL OPEN SPACE:	4,195 SF (21%)

**TOTAL VUA (SEE DIAGRAM ON 101.1)**

TOTAL VUA AREA:	2,699 SF (100%)
MINIMUM:	674.75 SF (25%)
PROPOSED:	783 S.F (29%)



SEE A-101 FOR ALL DIMENSIONS

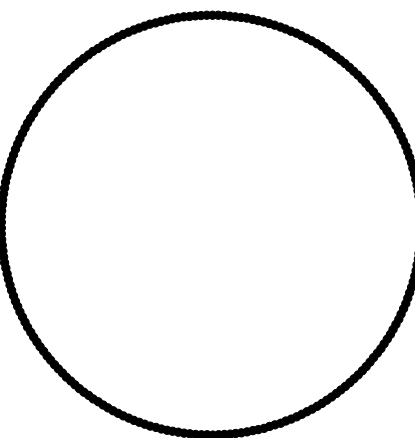
20,069 SQUARE FEET  
0.461 ACRES

**OWNER**  
 HSE DEVELOPMENT LLC  
 1314 E. BROWARD BLVD STE 1001  
 FORT LAUDERDALE FL 33301

**ARCHITECT**  
 AMS ARCHITECTURE AND DESIGN CORP  
 1421 NE 17TH STREET  
 FORT LAUDERDALE FL 33305

**LANDSCAPE ARCHITECT**  
 RAHM VEDAEI  
 4132 SW 11TH STREET  
 DANA POINT FL 33514

**CIVIL ENGINEER**  
 M ENGINEERING DESIGN LLC  
 207 REMONDO LAKES DRIVE  
 ROYAL PALM BEACH FL 33411



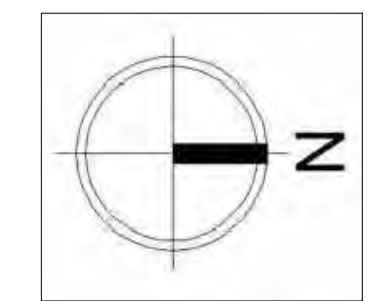
AGUSTINA MARIA SKLAR  
 FL ARCHITECT REG. NO. AR101065

**AMS**  
 ARCHITECTURE AND DESIGN  
 1421 NE 17TH STREET FORT  
 LAUDERDALE FLORIDA 33305  
 WWW.AMSARCHITECTURE.COM  
 AA 101065

PROPOSED 34 UNITS  
 MULTI-FAMILY  
 DEVELOPMENT FOR:  
 2306 FILLMORE STREET  
 HOLLYWOOD FL

**REVISIONS**

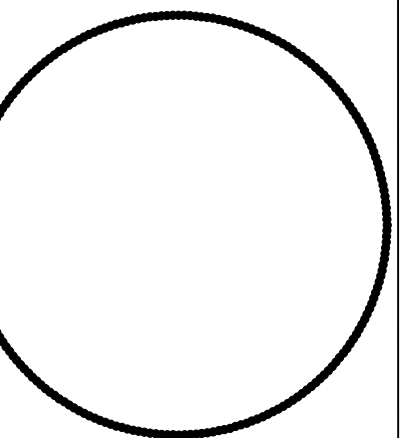
- 03/20/2023 PRE-TAC COMMENTS
- 07/6/2023 FINAL TAC COMMENTS
- 01/20/2024 SIGN OFF COMMENTS



SCALE: 1/4" = 1'-0"  
 DATE: 02/01/2021

DRAWING TITLE:  
 OVERALL SITE PLAN

SHEET NO. **A-003**



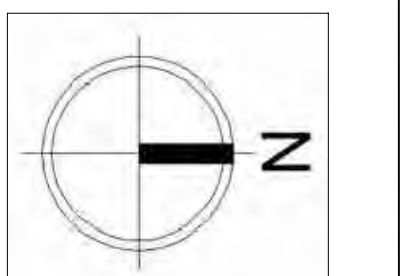
AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

- 03/20/2023 PRE-TAC COMMENTS
- 06/21/2023 FINAL TAC COMMENTS
- 07/06/2023 FINAL TAC COMMENTS
- 01/22/2024 SIGN OFF COMMENTS
- 04/15/2024 SIGN OFF COMMENTS
- 05/15/2024 SIGN OFF COMMENTS



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE:  
GROUND FLOOR PLAN

SHEET NO. **A-101**

NOTE: SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE). OBJECTIVE INCLUDE:

- 1) ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE
- 2) LOW FLOW SHOWER HEADS
- 3) ENERGY STAR APPLIANCES
- 4) RECYCLING
- 5) ENERGY EFFICIENT DOORS AND WINDOWS
- 6) PERVIOUS PAVEMENT WHERE POSSIBLE
- 7) Any innovative building practice not listed above but approved by the Building Official.

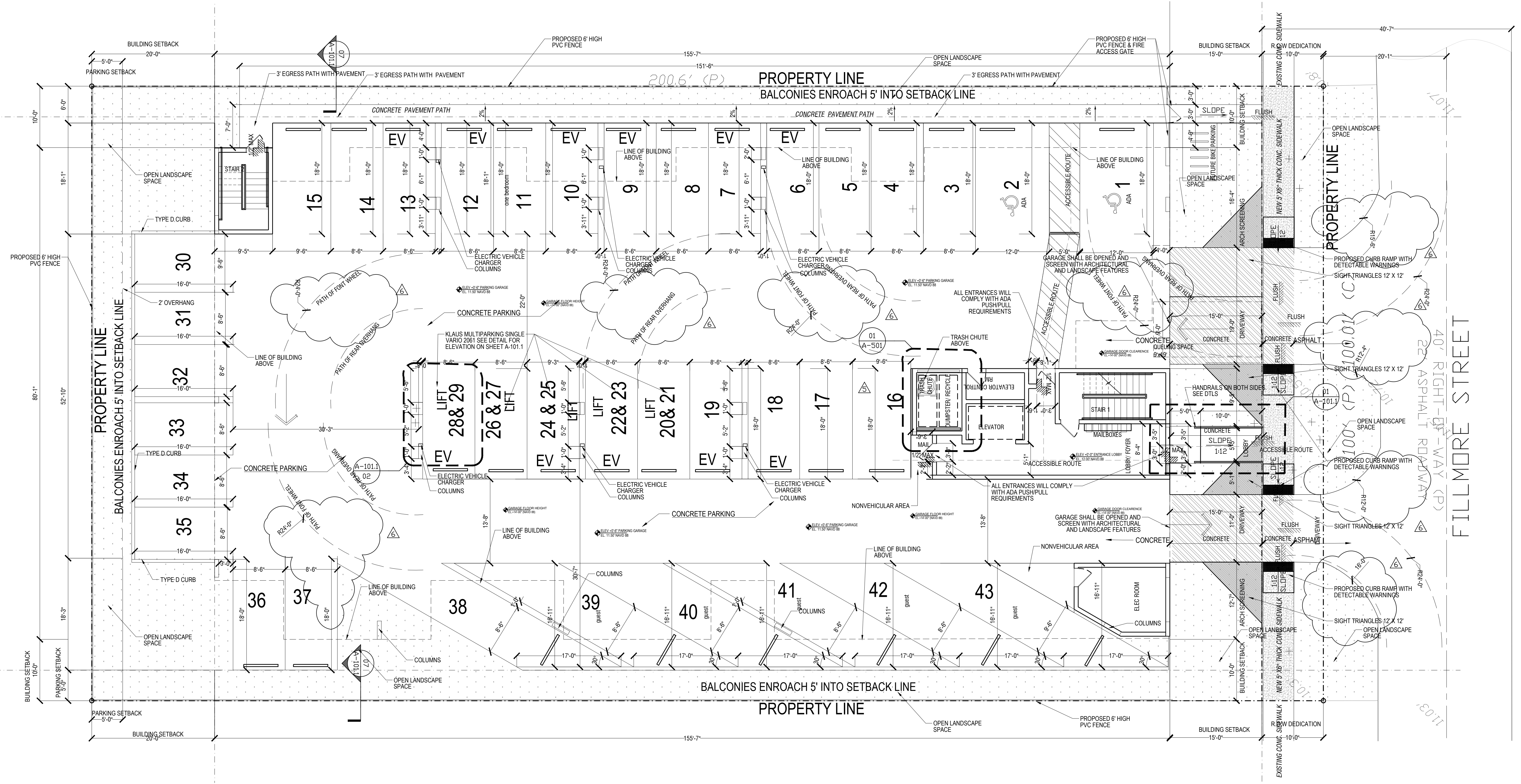
NOTE: PER SECTION 7.1 PROVIDED TANDEM PARKING SPACES (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT. NOT TO INCLUDE REQUIRED GUESTS SPACES

NOTE: ALL BUILDING ENTRANCES TO BE WET FLOOD PROOFED (FLOOD VENTS) AS PER ASCE 24 REQUIREMENTS

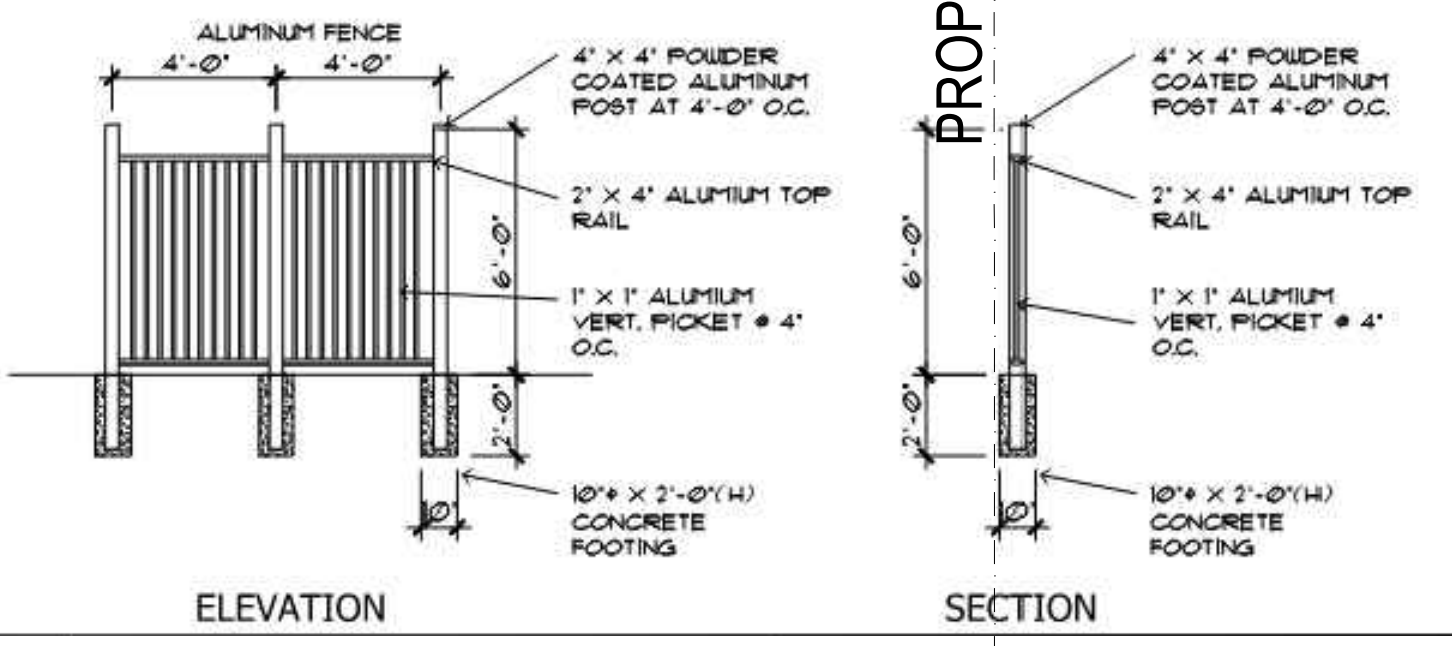
NOTE: FULL ROAD WIDTH PAVEMENT MILL AND RESURFACE IS REQUIRED FOR ADJACENT ROAD.

NOTE: STATING ANY LIP FROM 1/4" BUT NOT GREATER THAN 3/8" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

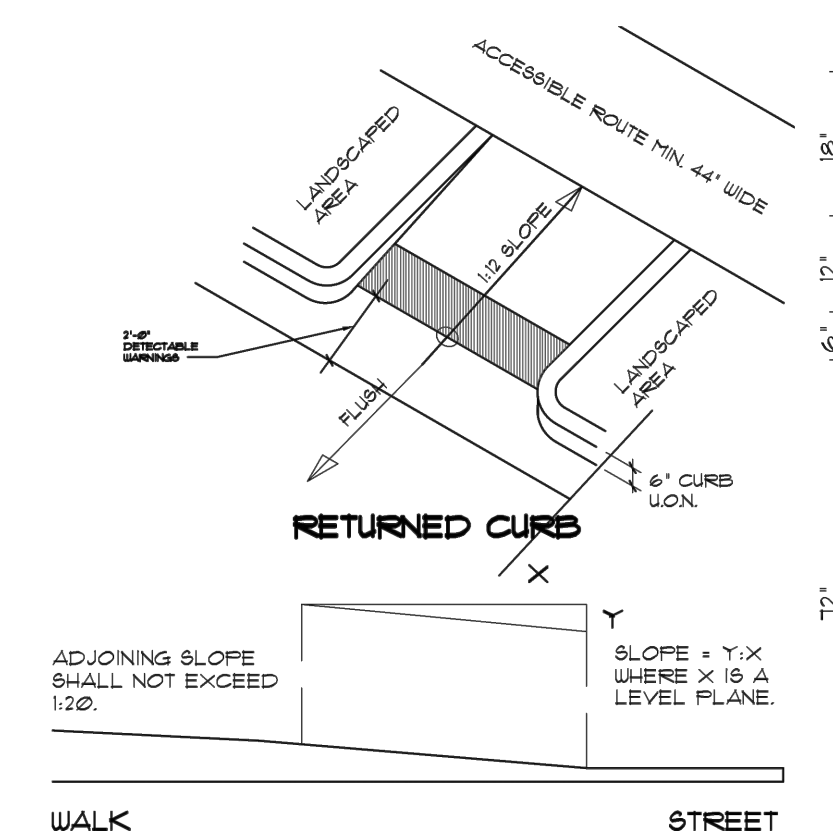
1. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:
  - a. In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
  - b. Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
  - c. Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.



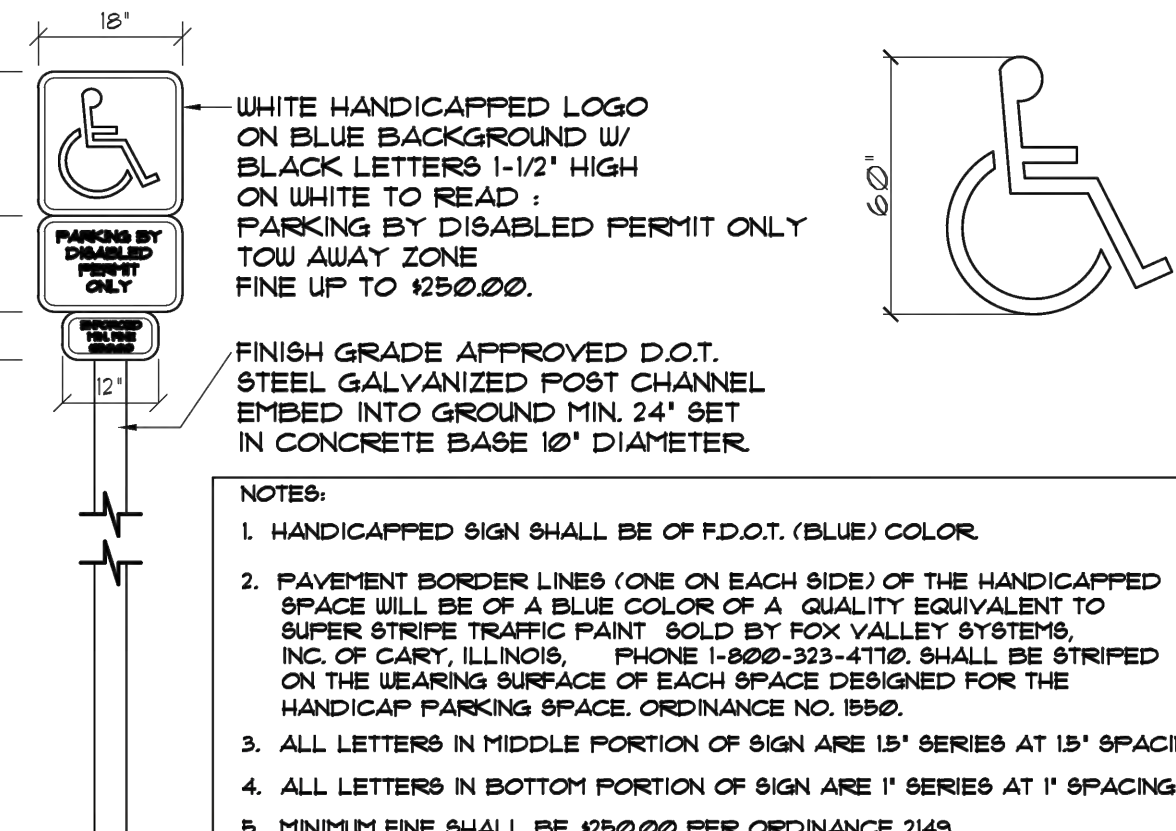
01 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



07 FENCE SECTION DTL  
SCALE: N.T.S

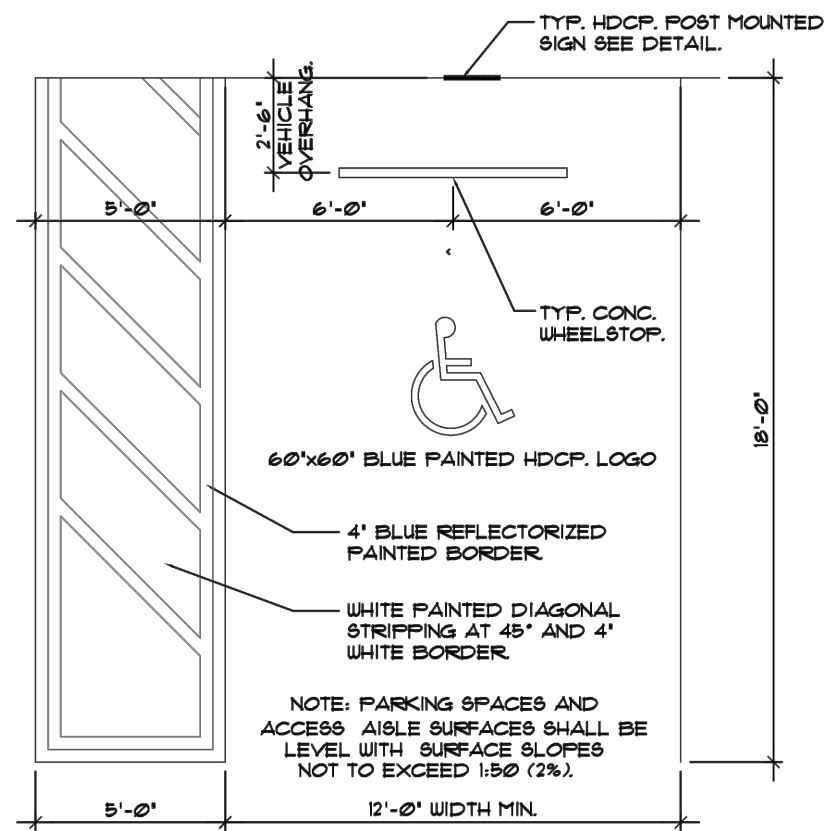


06 ACCESSIBLE CURB RAMP DTL  
SCALE: N.T.S

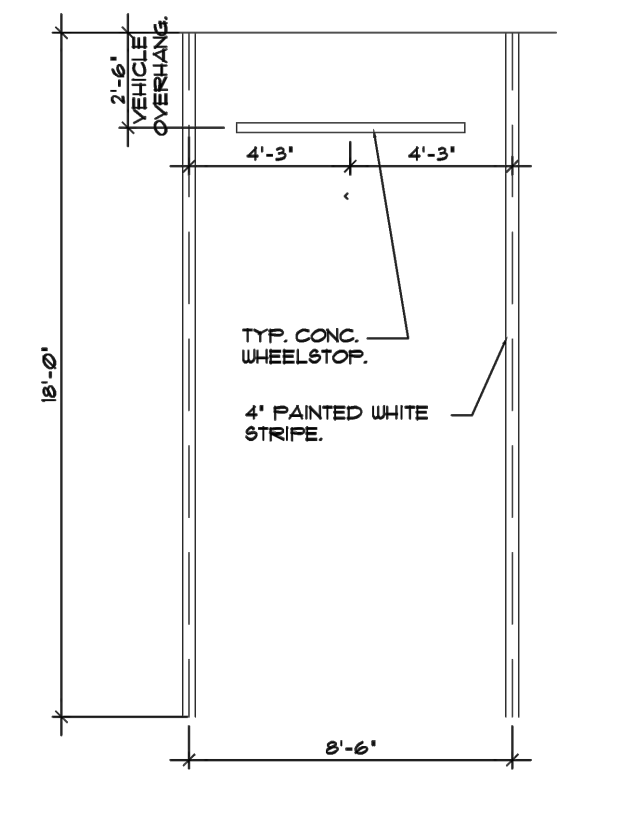


05 HANDICAP PARKING SIGN DTL  
SCALE: N.T.S

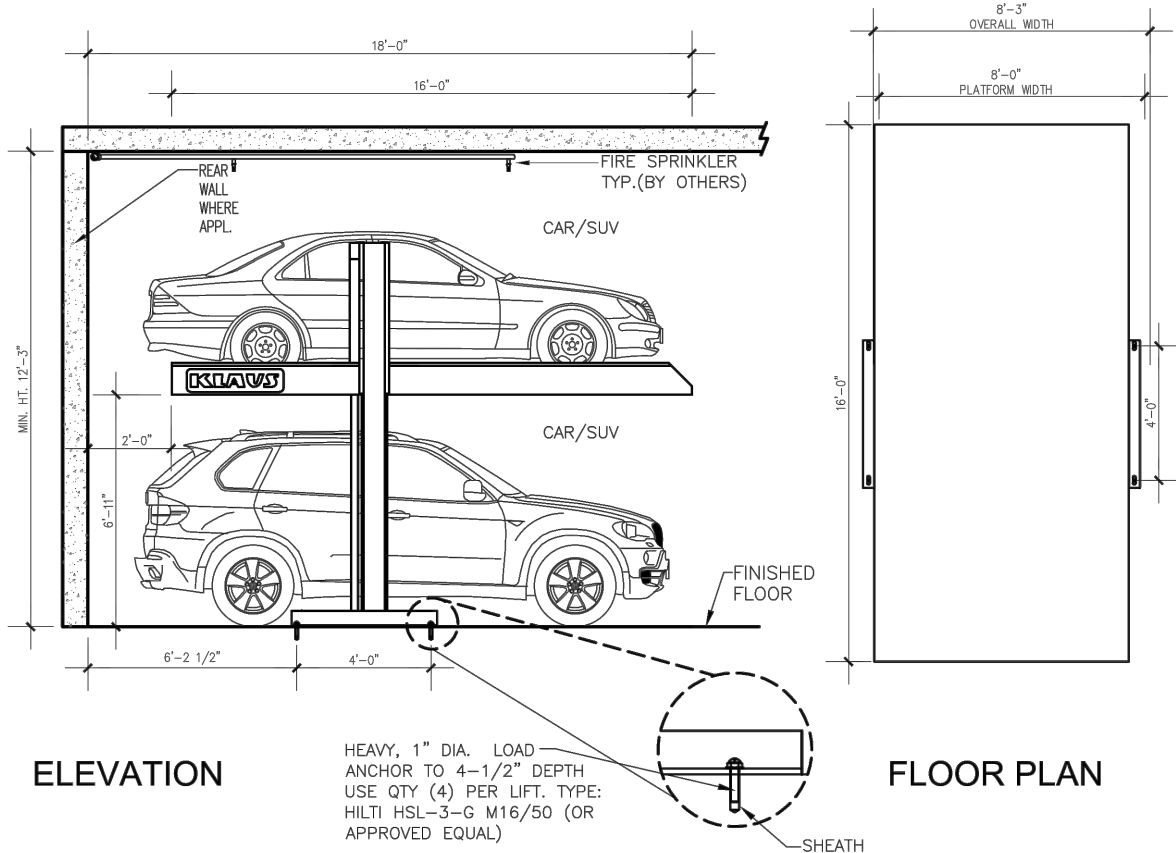
EACH ACCESSIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT AND REPAINTED AS NECESSARY TO BE CLEARLY DISTINGUISHABLE AND MUST BE POSTED WITH A PERMANENT ABOVE GRADE SIGN BEARING INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING COLORS AND DESIGNS APPROVED BY THE DEPARTMENT OF TRANSPORTATION CAPTIONED 'PARKING BY DISABLED PERMIT ONLY' AND COMPLYING WITH THE CITY OF PLANTATION ENGINEERING DEPARTMENT HANDICAPPED MARKINGS AND DETAILS.



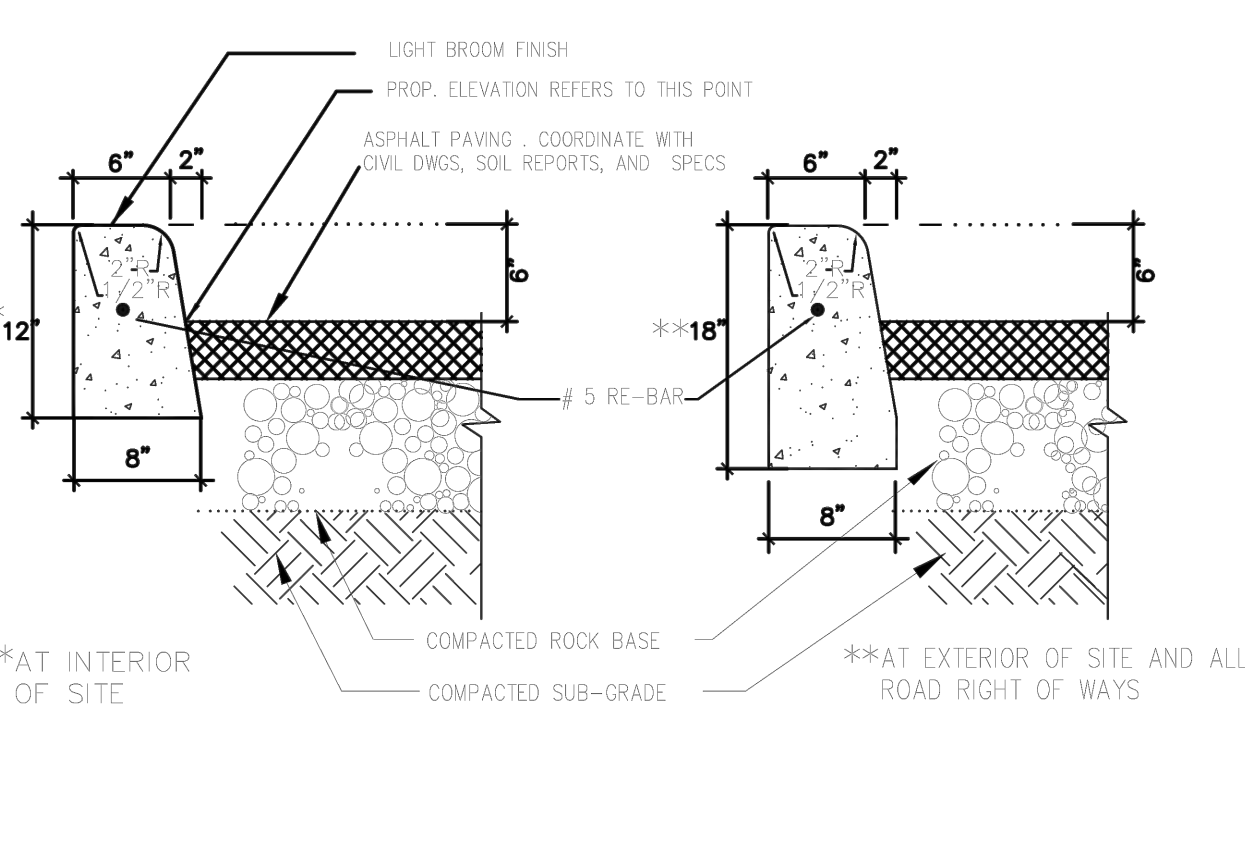
04 TYP. ADA PARKING STALL DTL  
SCALE: N.T.S



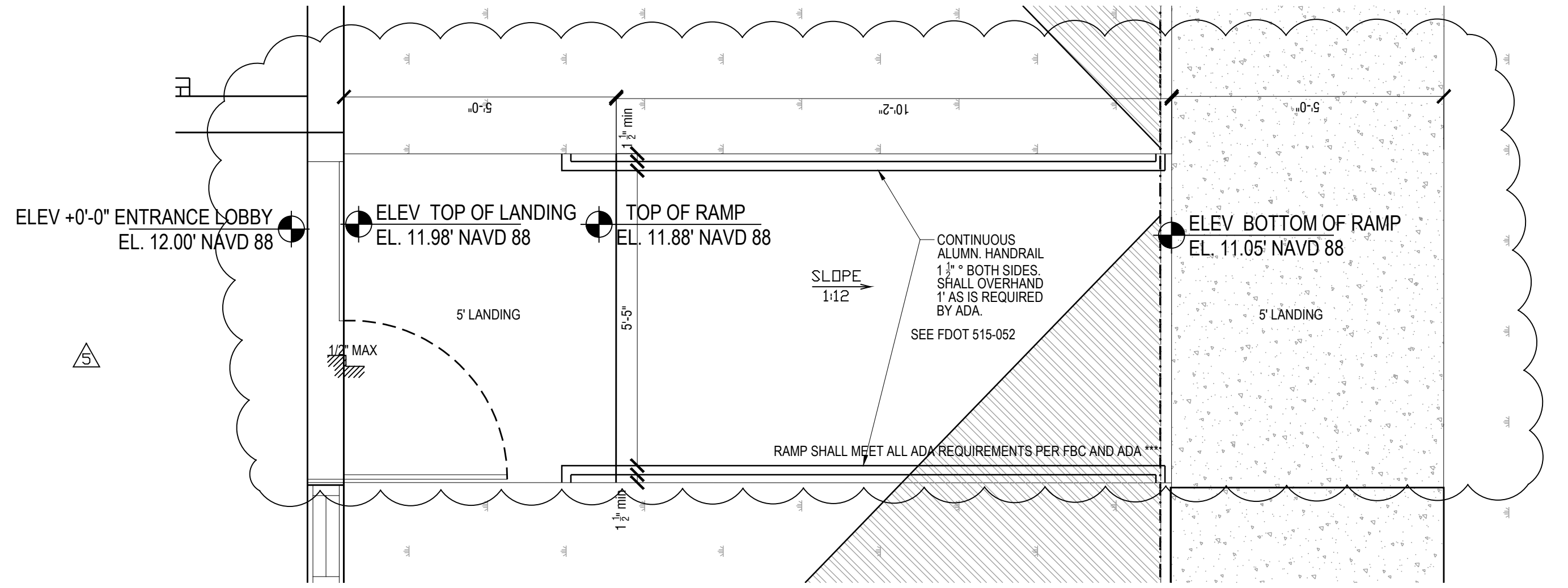
03 TYP. PARKING STALL DTL  
SCALE: N.T.S



02 TYP. LIFT DETAIL  
SCALE: N.T.S

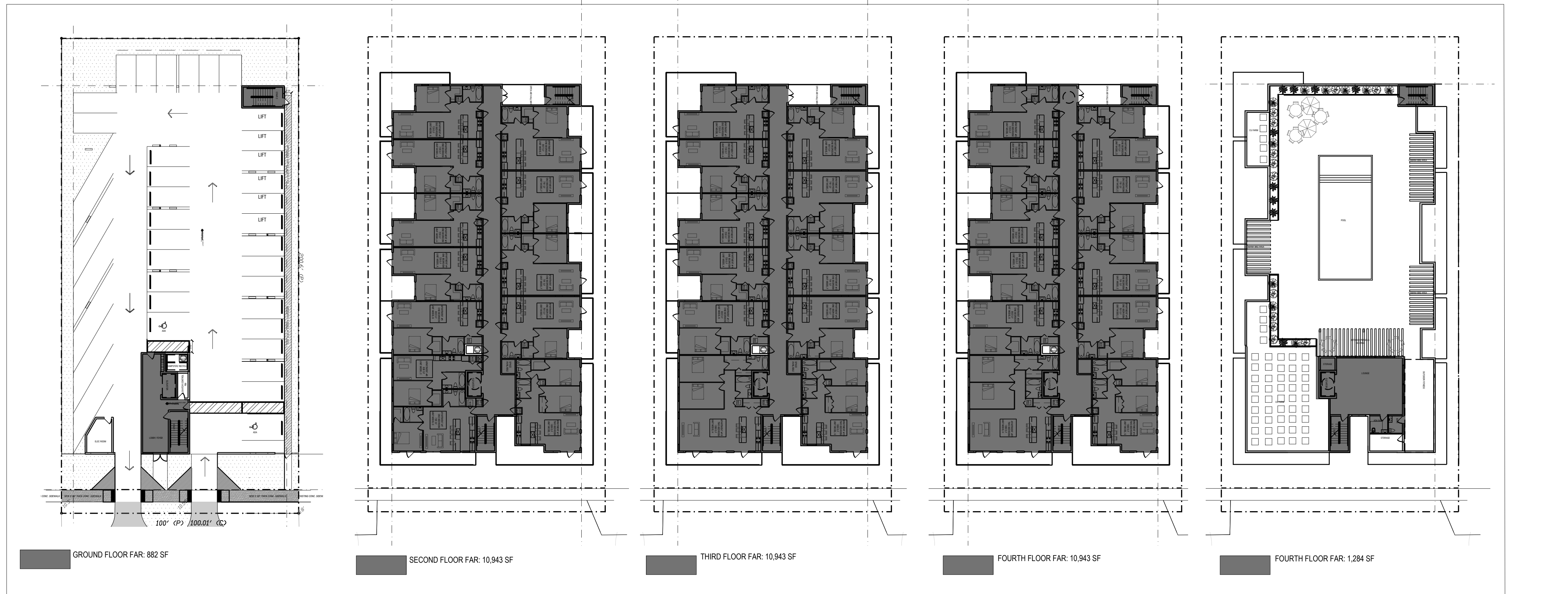


01 TYP. TYPE D CURB  
SCALE: N.T.S

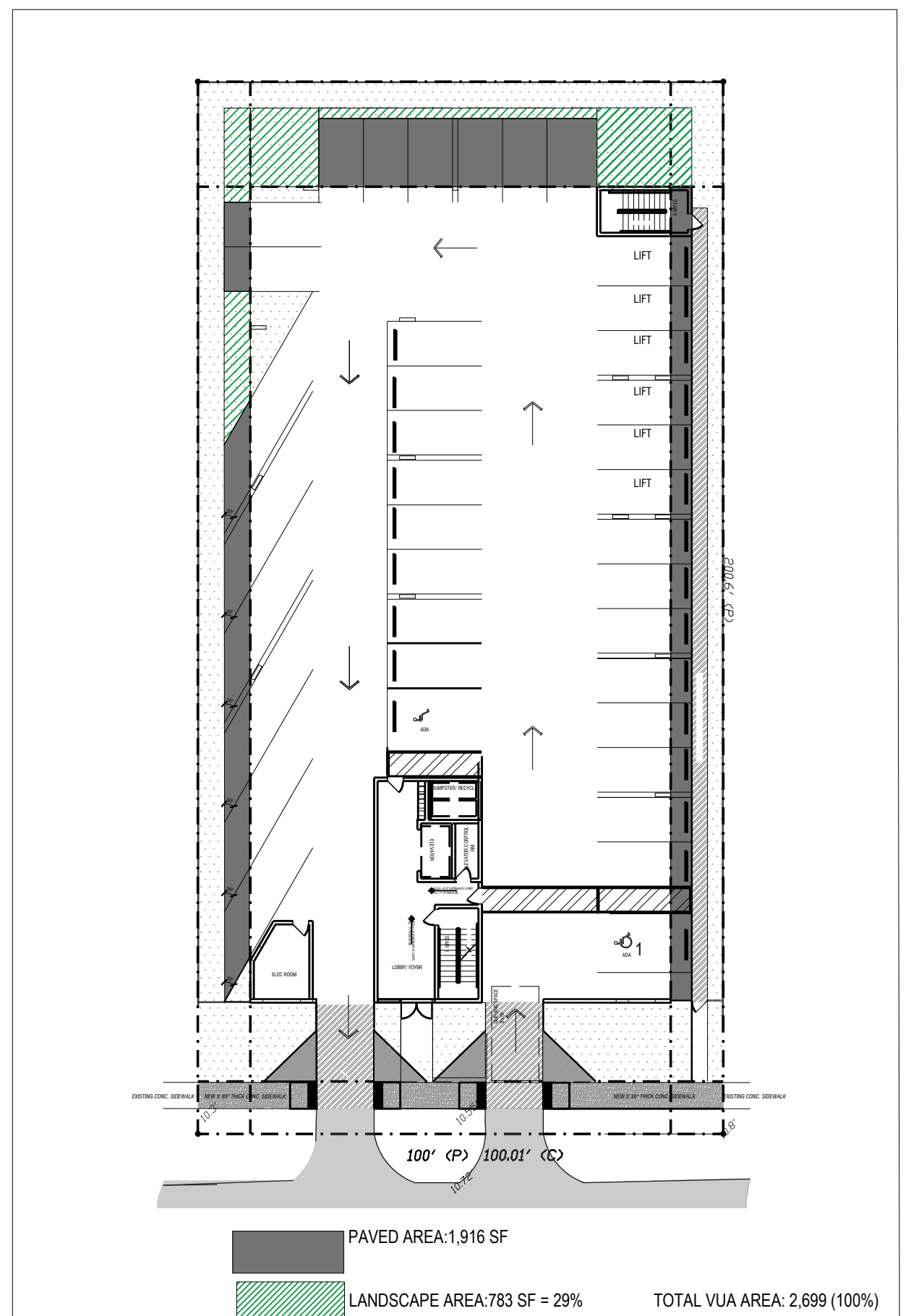


01.1 ENTRANCE RAMP DTL  
SCALE: N.T.S

SITE PLAN DETAILS



FAR DIAGRAMS



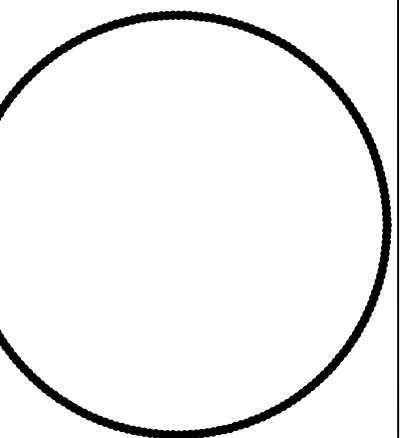
VUA AREA DIAGRAM

OWNER  
HSE DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE FL 33301

ARCHITECT  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

LANDSCAPE ARCHITECT  
RAHIM VEDAEI  
4132 SW 13TH STREET  
DANIA BEACH FL 33314

CIVIL ENGINEER  
M ENGINEERING DESIGN LLC  
207 REMOND LINES DRIVE  
ROYAL PALM BEACH FL 33411

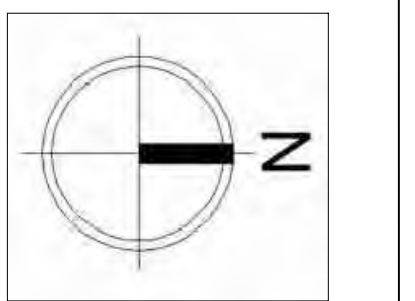


AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

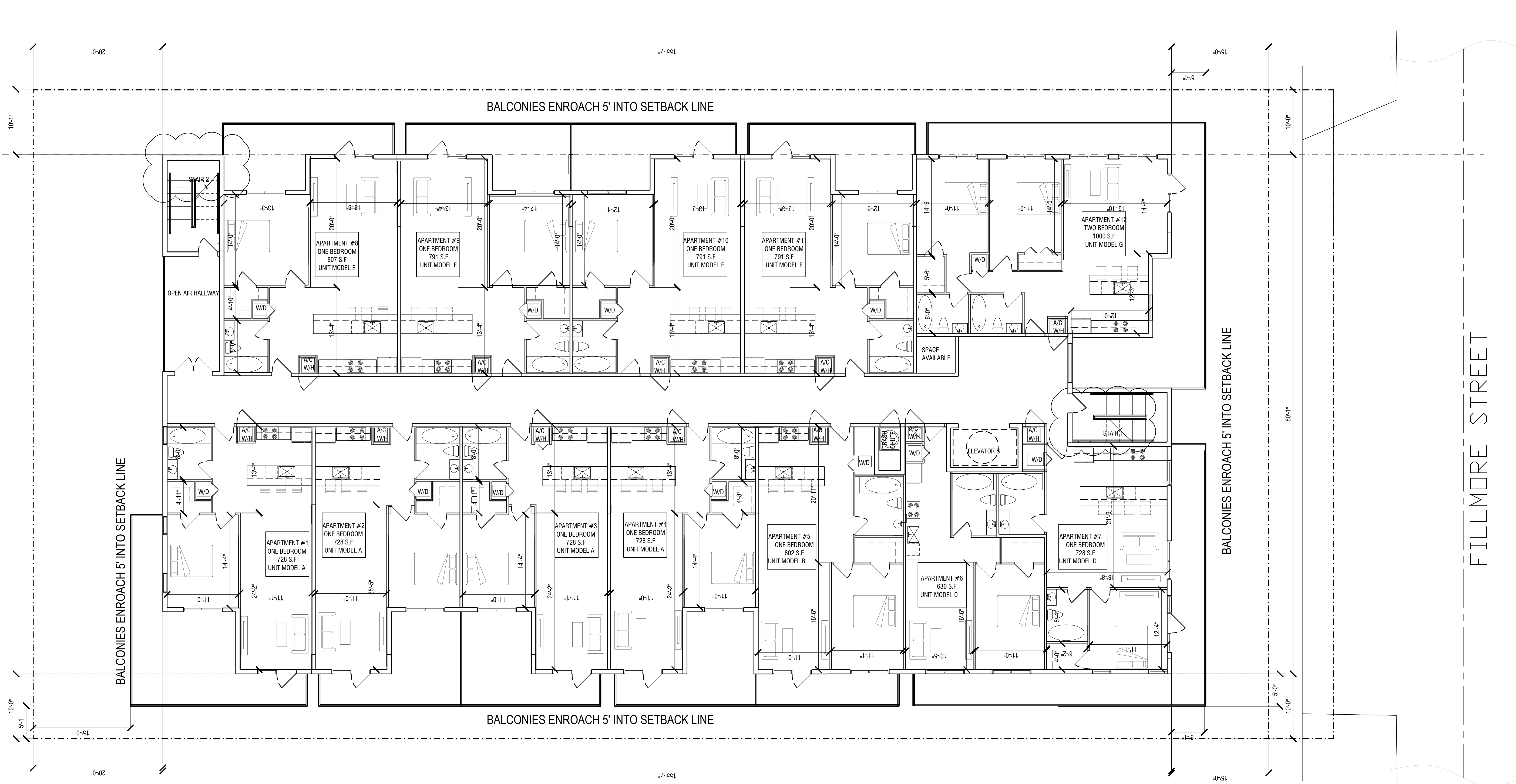
PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS  
07/05/2023 PRE TAC COMMENTS  
04/16/2024 SIGN OFF



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE:  
GROUND FLOOR PLAN

SHEET NO. A-101.1



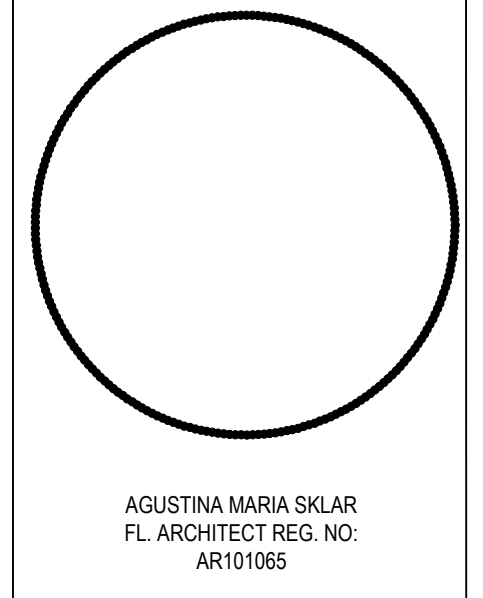
01 SECOND FLOOR  
SCALE: 1/8"=1'-0"

**OWNER**  
HSE DEVELOPMENT LLC  
1314 E BROWNS AVENUE, SUITE 100  
FORT LAUDERDALE, FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
RAHIM YEDAE  
4132 SW 41ST STREET  
DANIA BEACH, FL 33314

**CIVIL ENGINEER**  
M ENGINEERING DESIGN, LLC  
207 BERNHILL LAKES DRIVE  
ROYAL PALM BEACH, FL 33411

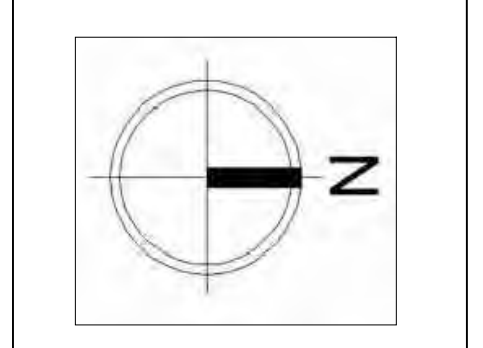


**AMS**  
ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

**REVISIONS**

03/20/2023	PRE TAC COMMENTS
01/20/2024	SIGN OFF COMMENTS



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE:  
SECOND FLOOR PLAN

SHEET NO. **A-102**

OWNER

HSE DEVELOPMENT LLC  
1314 E. BROWARD BLVD. SUITE 100  
FORT LAUDERDALE, FL 33301

ARCHITECT

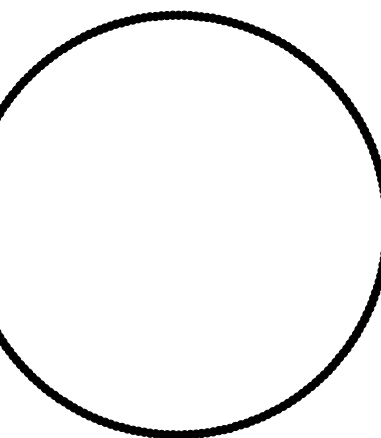
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

LANDSCAPE ARCHITECT

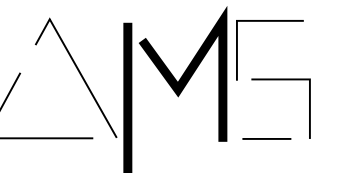
CIVIL ENGINEER

RAHIM YEDAE  
4132 SW 11TH STREET  
DANA BEACH, FL 33514

ENGINEERING DESIGN, LLC  
207 REMICKS LANE, DRIVE  
ROYAL PALM BEACH, FL 33411



AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

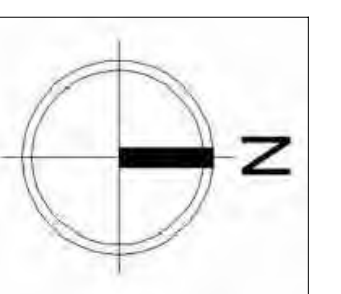


ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

03/20/2023 PRE TAC COMMENTS

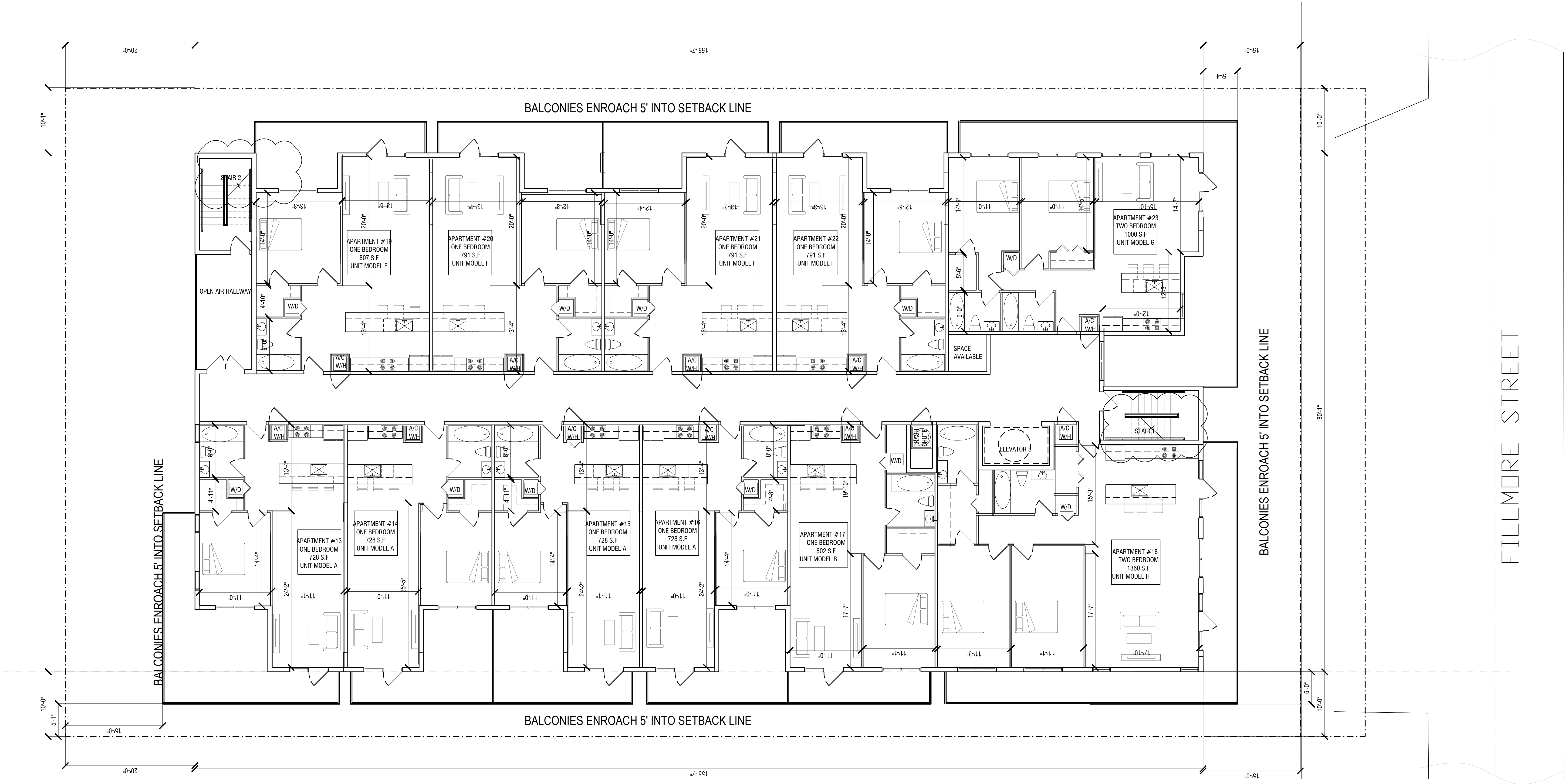


SCALE: 1/4" = 1'-0"

DATE: 02/01/2021

DRAWING TITLE:  
THIRD FLOOR PLAN

SHEET NO.  
A-103



01 THIRD FLOOR  
SCALE: 1/8"=1'-0"



OWNER

HSE DEVELOPMENT LLC  
1314 E BROWARD BLVD, SUITE 100  
FORT LAUDERDALE, FL 33301

ARCHITECT

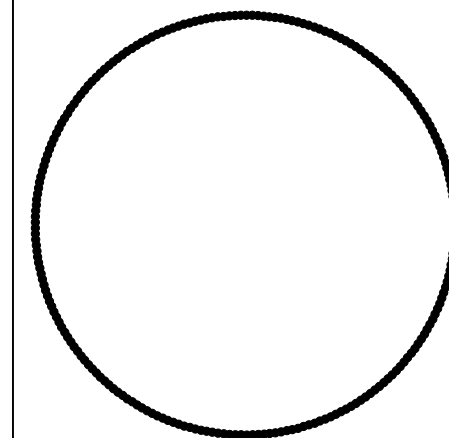
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

LANDSCAPE ARCHITECT

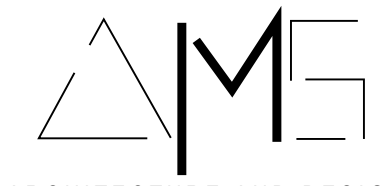
RAHM VEDAEI  
4132 SW 41ST STREET  
DANIA BEACH, FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN LLC  
207 REMICKS LANE, DRIVE  
ROYAL PALM BEACH, FL 33411



AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

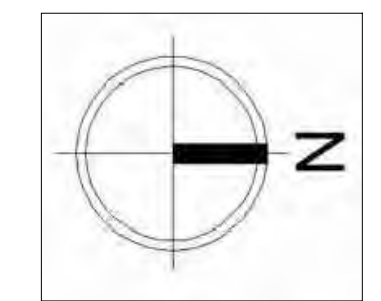


ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

03/20/2023 PRE TAC COMMENTS

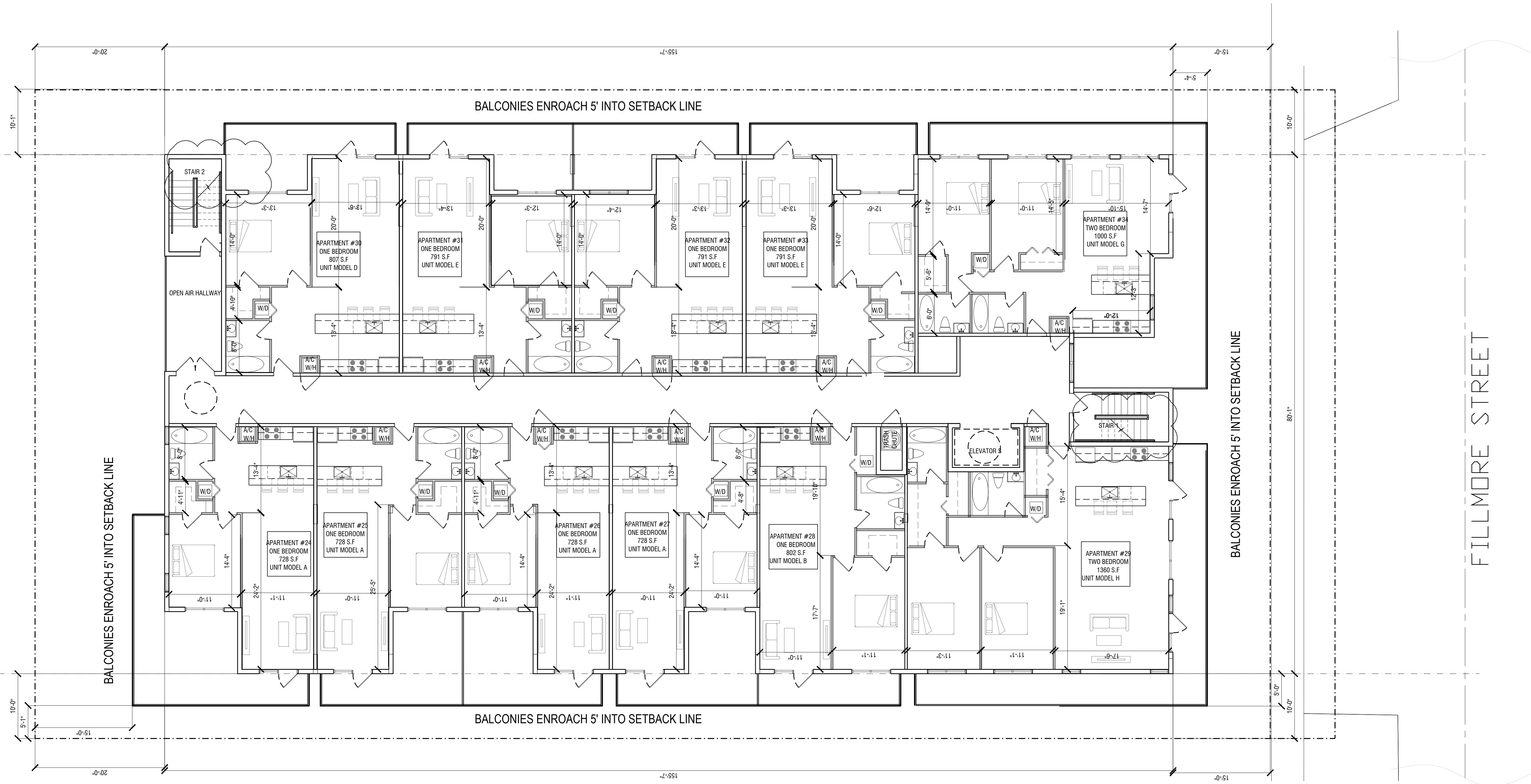


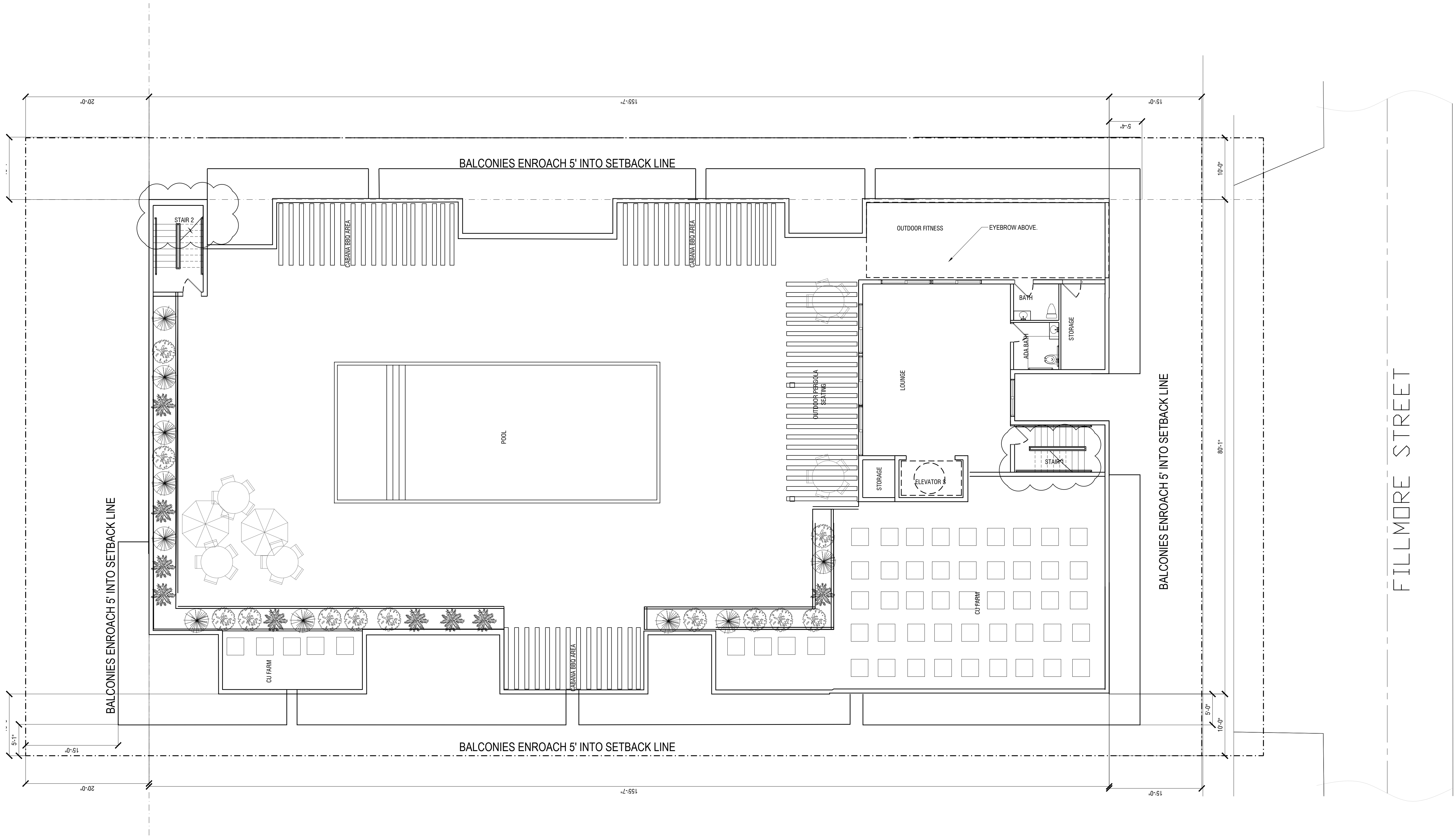
SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021

DRAWING TITLE:  
ROOFTOP PLAN

SHEET NO. **A-104**

**01** FOURTH FLOOR  
SCALE: 1/8"=1'-0"





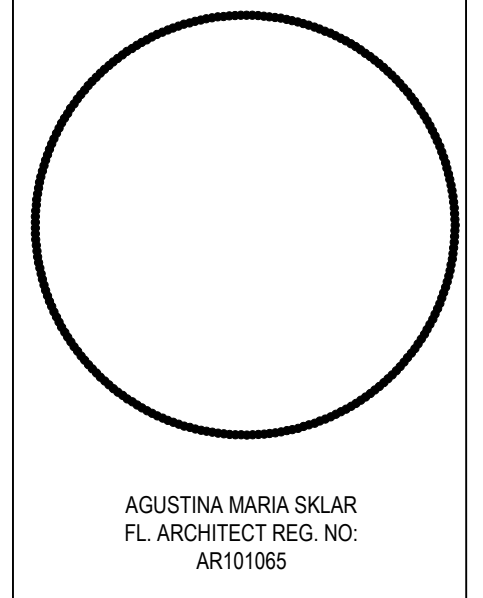
**01 ROOFTOP**  
SCALE: 1/8"=1'-0"

**OWNER**  
HSE DEVELOPMENT LLC  
1314 E BROWNS BLVD STE 100  
FORT LAUDERDALE FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

**LANDSCAPE ARCHITECT**  
RAYM VEDAE  
4132 SW 113 STREET  
DADE BEACH FL 33134

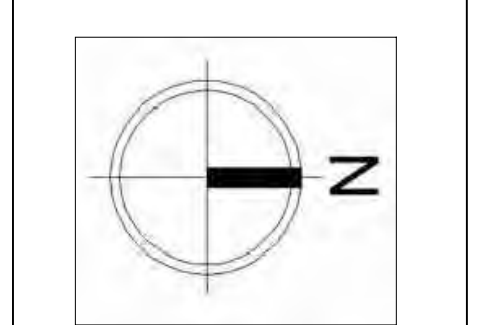
**CIVIL ENGINEER**  
M ENGINEERING DESIGN LLC  
205 REMICK LAKES DRIVE  
ROYAL PALM BEACH FL 33411



**AME**  
ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

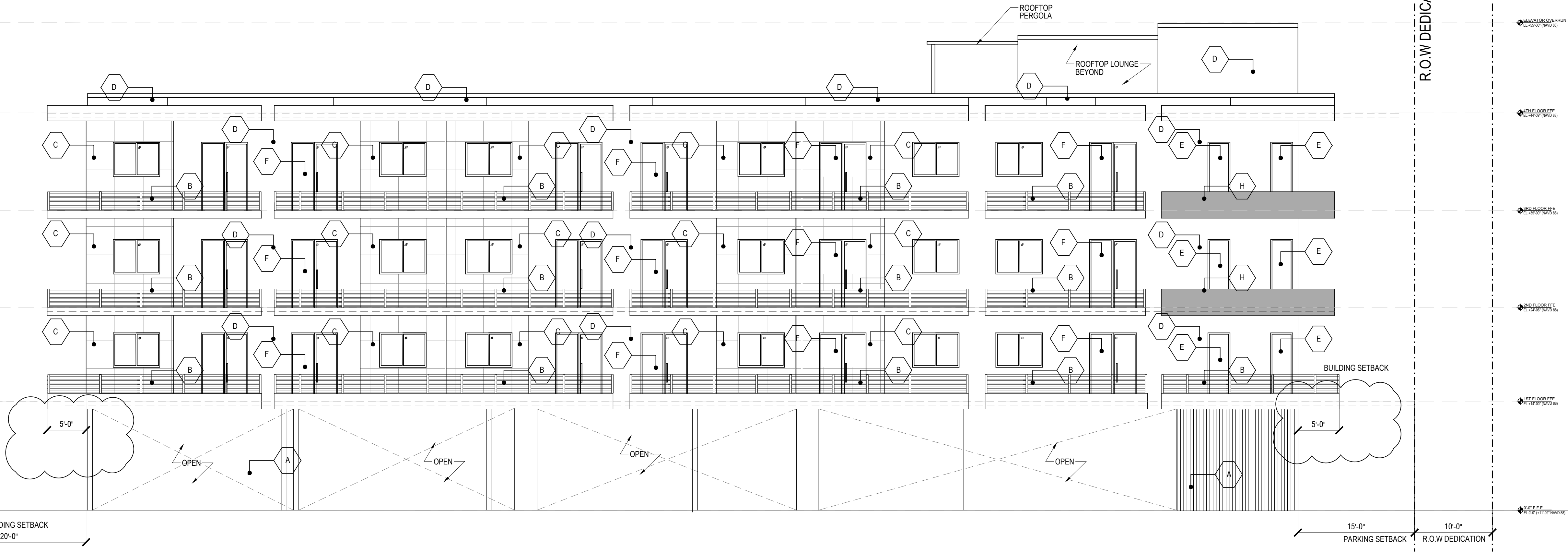
**REVISIONS**  
03/20/2023 PRE TAC COMMENTS



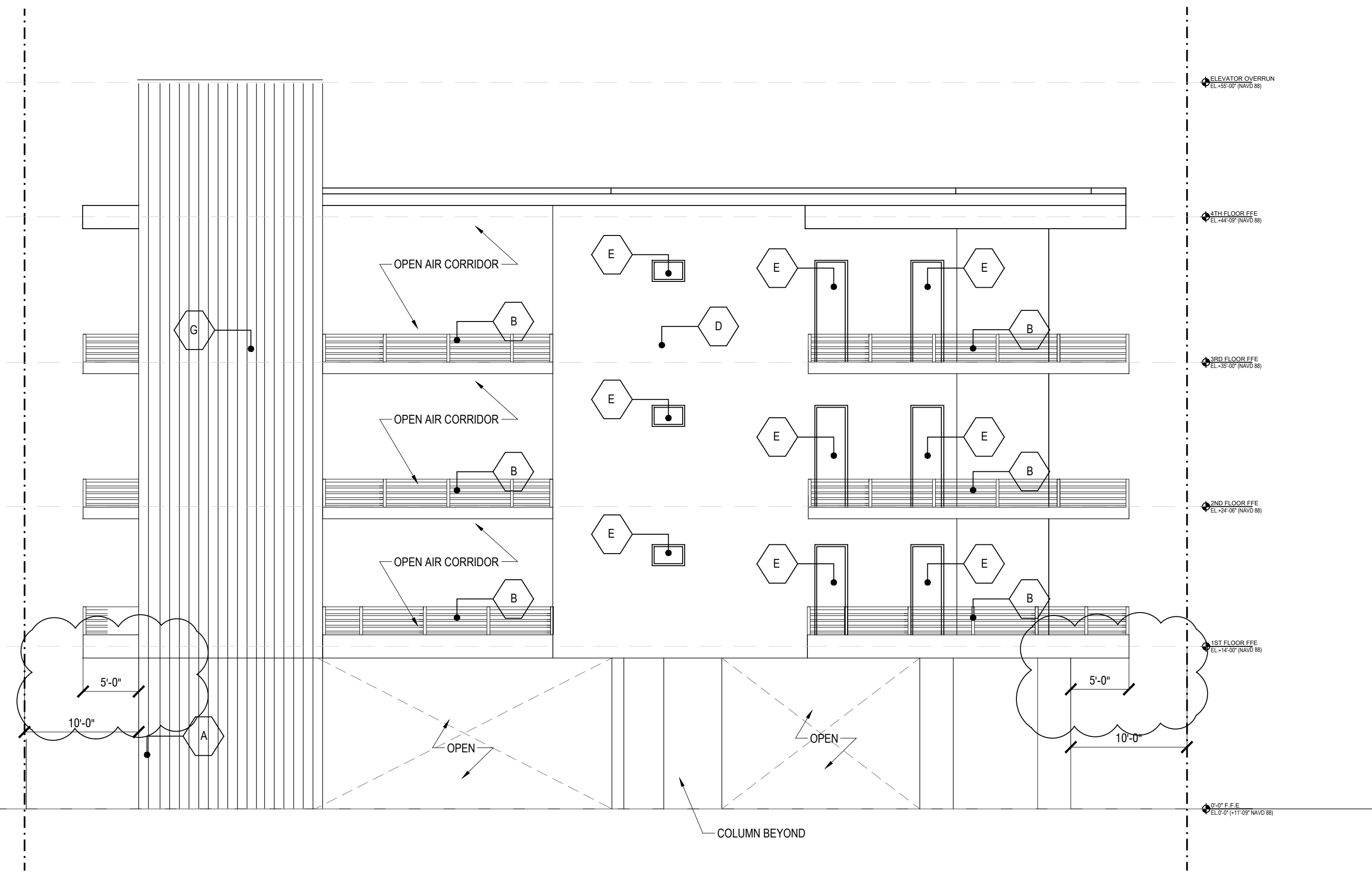
SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE:  
ROOFTOP PLAN

SHEET NO. **A-105**

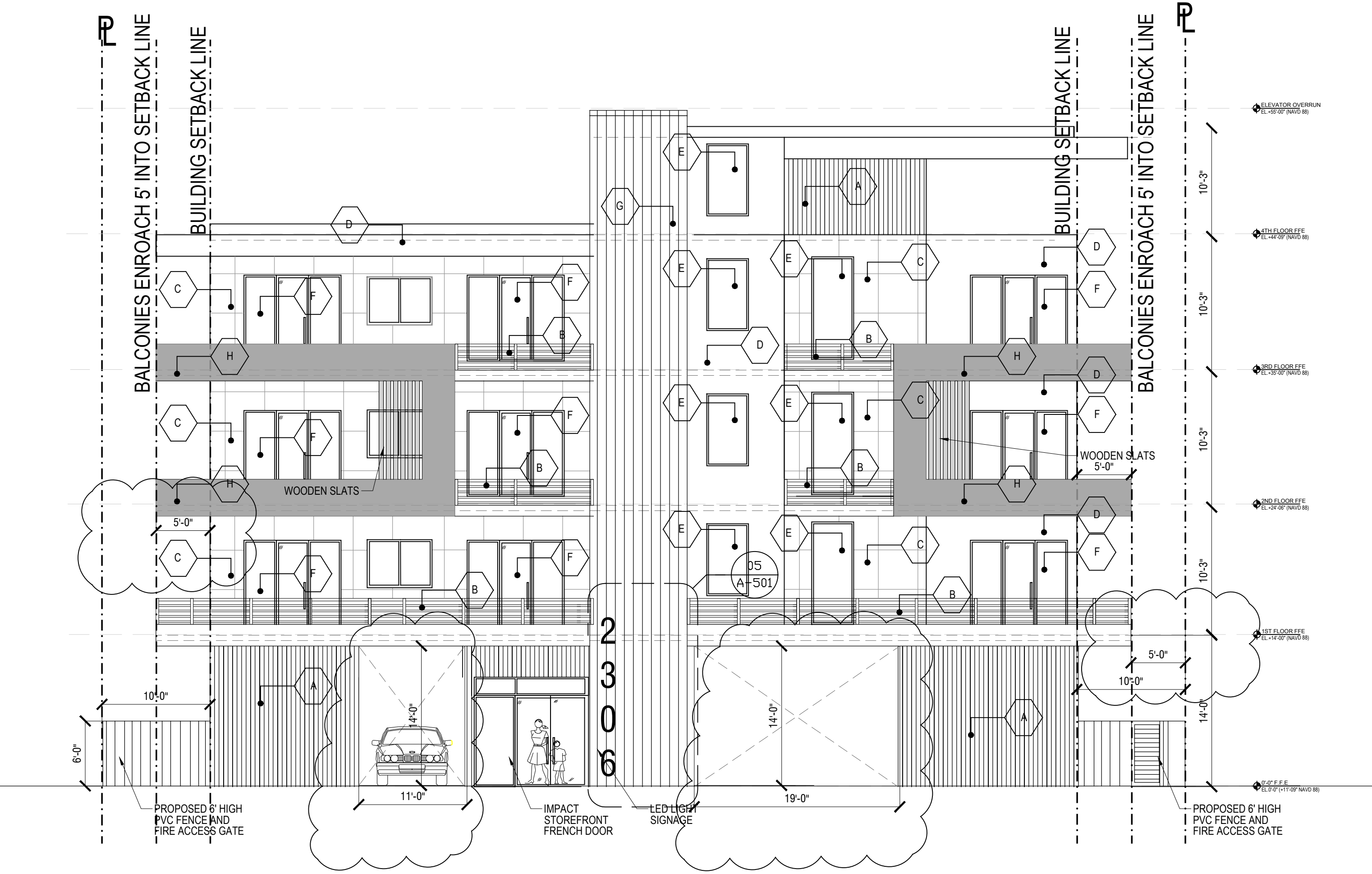
MATERIAL LEGEND	
A	ARCHITECTURAL WOOD VENEER FINISH ON SHEAR WALL
B	42" STAINLESS STEEL RAILING
C	BEIGE COLOR STUCCO & SCORE LINES
D	OFF WHITE SMOOTH STUCCO
E	IMPACT GLAZING FIXED WINDOW
F	IMPACT GLAZING SLIDING GLASS DOOR
G	DARK GRAY STUCCO WITH 3" STUCCO LINES PAINTED BEIGE
H	42" PARAPET/GUARDRAIL WITH BROWN SMOOTH STUCCO



03 SIDE SETBACK ELEVATION  
SCALE: 1/8"=1'-0"



02 REAR FACADE  
SCALE: 1/8"=1'-0"



01 FILLMORE STREET FACADE  
SCALE: 1/8"=1'-0"

**OWNER**  
HSE DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE FL 33305

**LANDSCAPE ARCHITECT**  
RAHMA VEDAE  
4132 SW 41ST STREET  
DANIA BEACH FL 33114

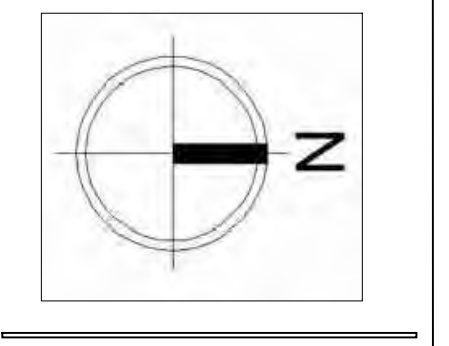
**CIVIL ENGINEER**  
M ENGINEERING DESIGN LLC  
207 REMOND LANE DRIVE  
ROYAL PALM BEACH FL 33411

AGUSTINA MARIA SKLAR  
FL ARCHITECT REG. NO.  
AR101065

ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

PROPOSED 34 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS	



SCALE: 1/4" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE:  
ELEVATION

SHEET **A-201**

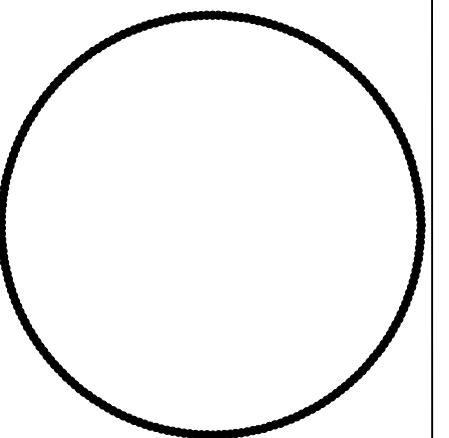
MATERIAL LEGEND	
A	ARCHITECTURAL WOOD VENEER FINISH ON SHEAR WALL
B	4" STAINLESS STEEL RAILING
C	BEIGE COLOR STUCCO & SCORE LINES
D	OFF WHITE SMOOTH STUCCO
E	IMPACT GLAZING FIXED WINDOW
F	IMPACT GLAZING SLIDING GLASS DOOR
G	DARK GRAY STUCCO WITH 3" STUCCO LINES PAINTED BEIGE
H	4" PARAPET/GUARDRAIL WITH BROWN SMOOTH STUCCO

**OWNER**  
 H&B DEVELOPMENT LLC  
 1314 E. BROWNSHAW BLVD. STE. 100  
 FORT LAUDERDALE, FL 33301

**ARCHITECT**  
 AMS ARCHITECTURE AND DESIGN CORP  
 1421 NE 17TH STREET  
 FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
 RAHIM YEDAEI  
 4132 SW 41ST STREET  
 DANA BEACH, FL 33514

**CIVIL ENGINEER**  
 M ENGINEERING DESIGN LLC  
 205 REMICK LANE, DRIVE  
 ROYAL PALM BEACH, FL 33411



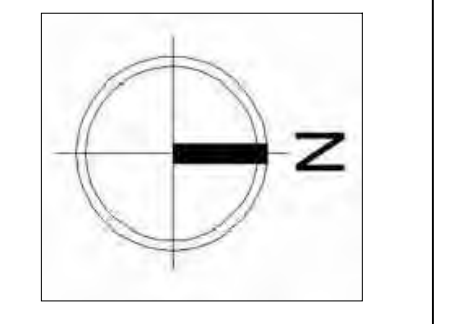
AGUSTINA MARIA SKLAR  
 FL. ARCHITECT REG. NO.: AR101065

**AMS**  
 ARCHITECTURE AND DESIGN  
 1421 NE 17TH STREET FORT  
 LAUDERDALE, FLORIDA 33305  
 WWW.AMSARCHITECTURE.COM  
 AA 101065

**PROPOSED 34 UNITS  
 MULTI-FAMILY  
 DEVELOPMENT FOR:  
 2306 FILLMORE STREET  
 HOLLYWOOD FL**

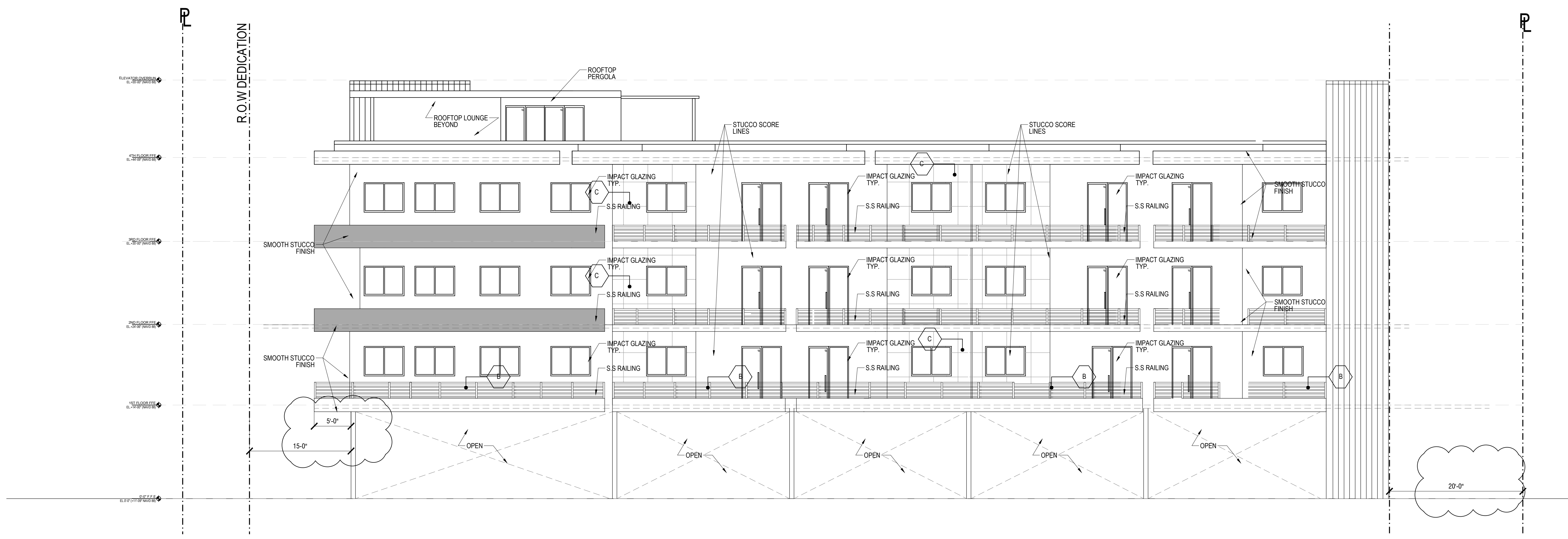
**REVISIONS**

NO.	DATE	DESCRIPTION

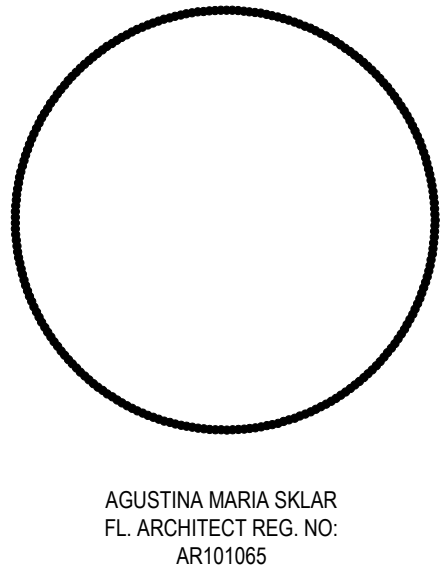


SCALE: 1/4" = 1'-0"  
 DATE: 02/01/2021  
 DRAWING TITLE:  
 ELEVATION

SHEET **A-202**

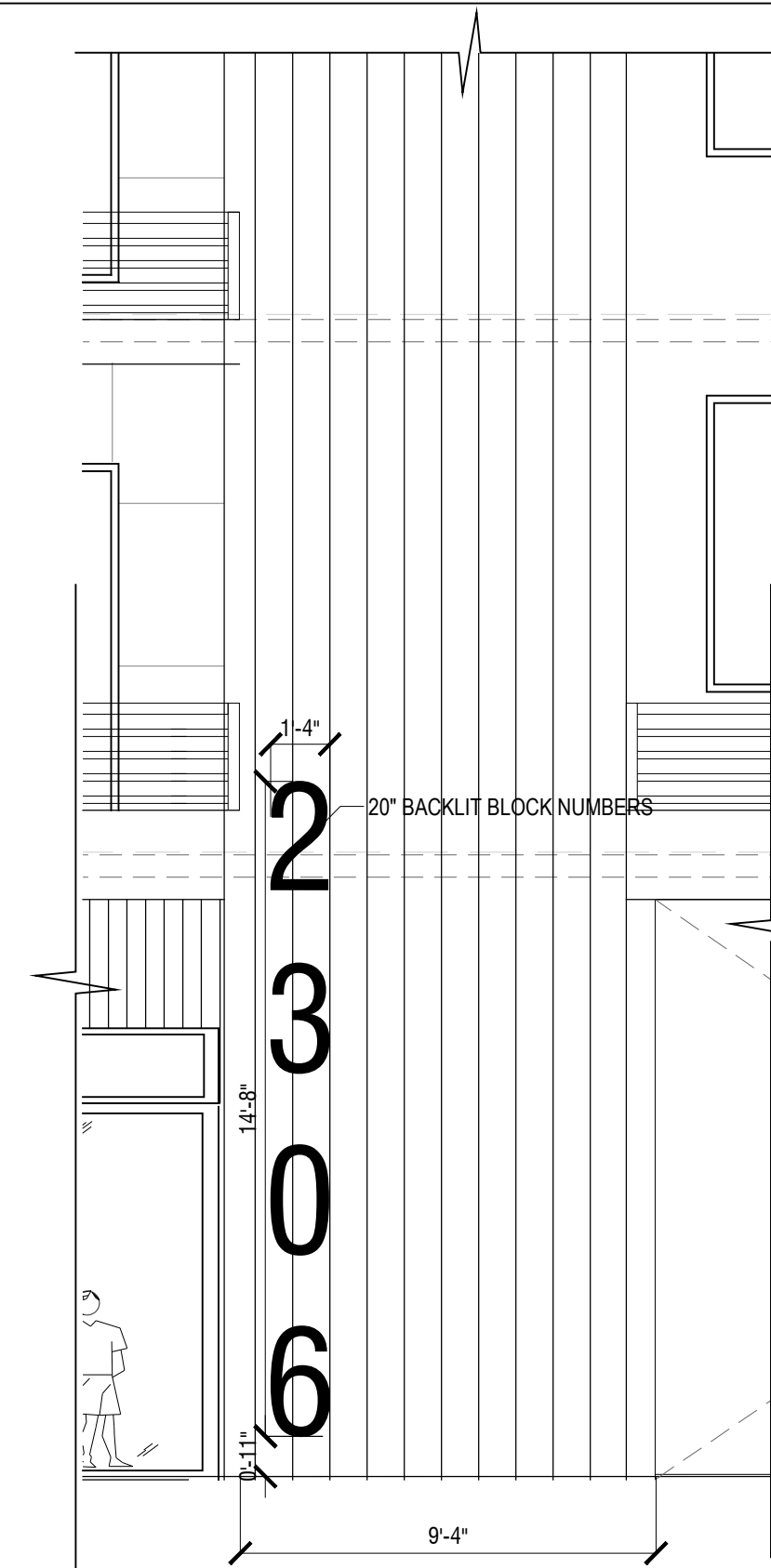
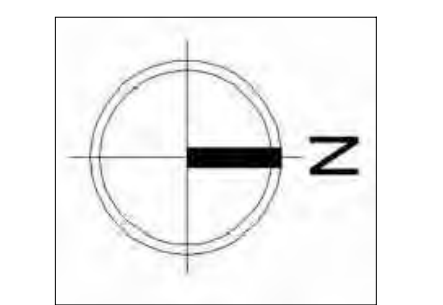


**01 SIDE SETBACK ELEVATION**  
 SCALE: 1/8"=1'-0"



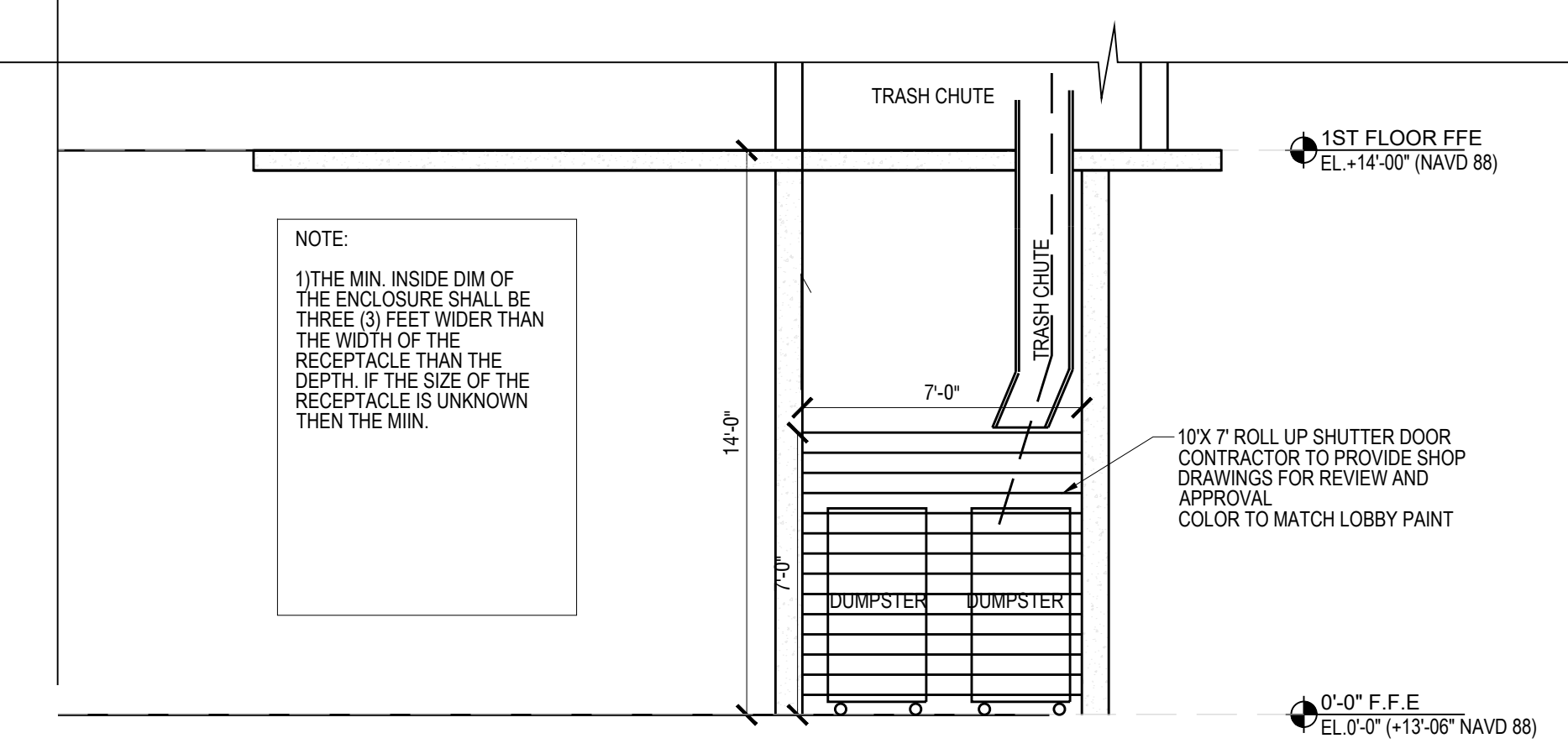
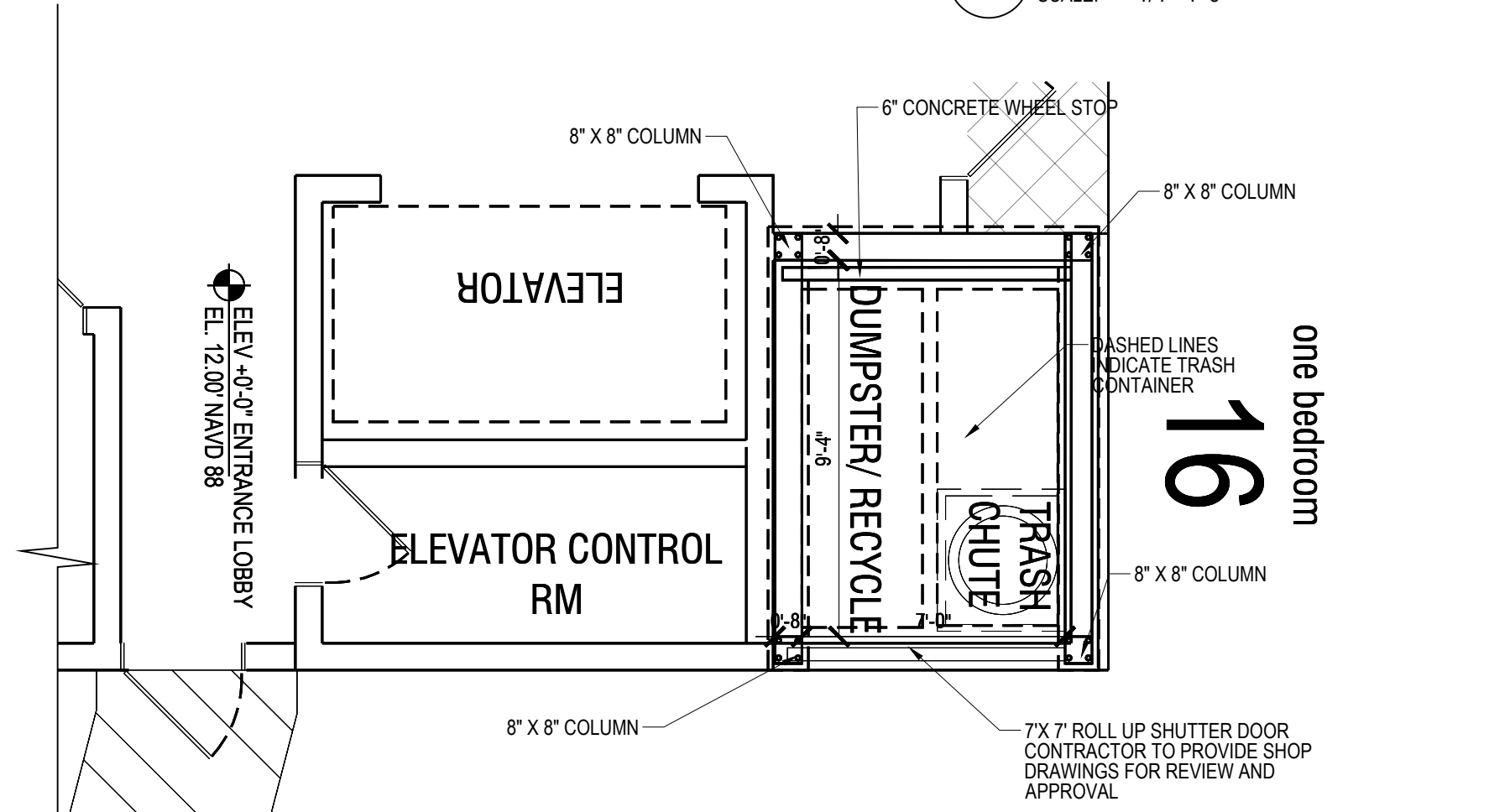
**PROPOSED 34 UNITS  
 MULTI-FAMILY  
 DEVELOPMENT FOR:  
 2306 FILLMORE STREET  
 HOLLYWOOD FL**

**REVISIONS**

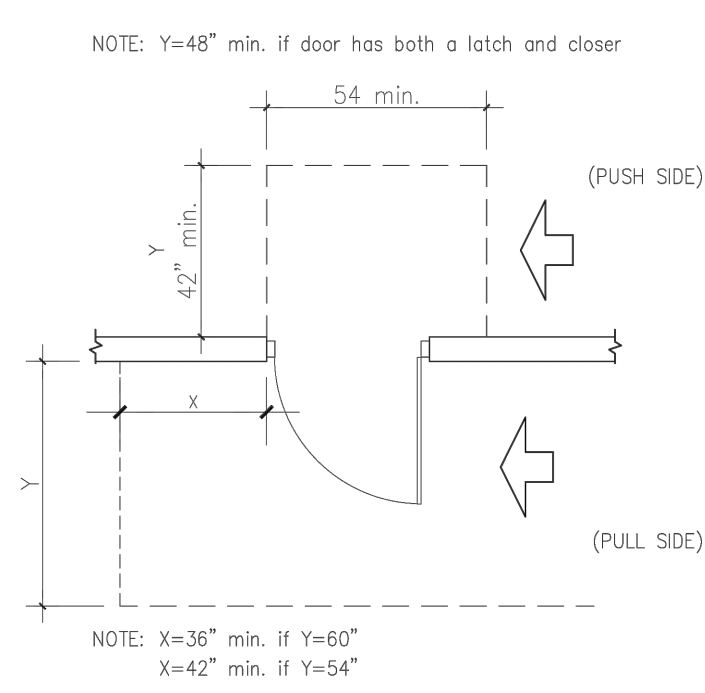



**NOTE:**  
 1) SIGNAGE SHOP DRAWING PACKAGE SHOULD BE SUBMITTED FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO MANUFACTURE  
 2) SIGNAGE PACKAGE MUST BE SUBMITTED UNDER SEPARATE PERMIT  
 3) ALL SIGNAGE TO BE LED BACKLIT PIN MOUNTED NUMBERS  
 4) ALL SIGNAGE SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE.

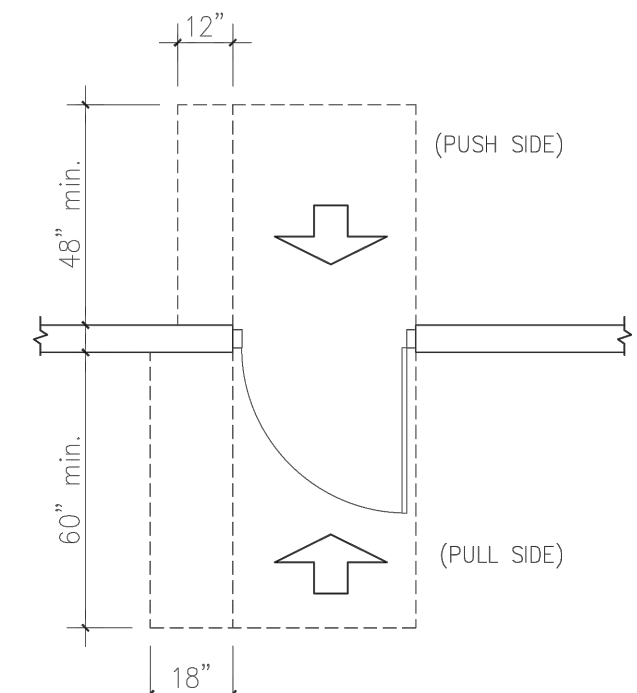
**05 SIGNAGE DETAIL**  
 SCALE: 1/4"=1'-0"



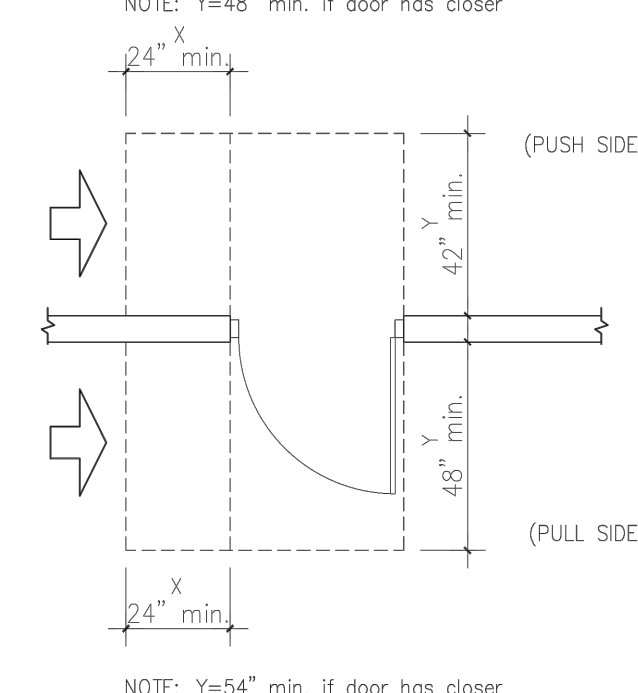
**01 DUMPSTER ENCLOSURE DTL**  
 SCALE: 1/4"=1'-0"



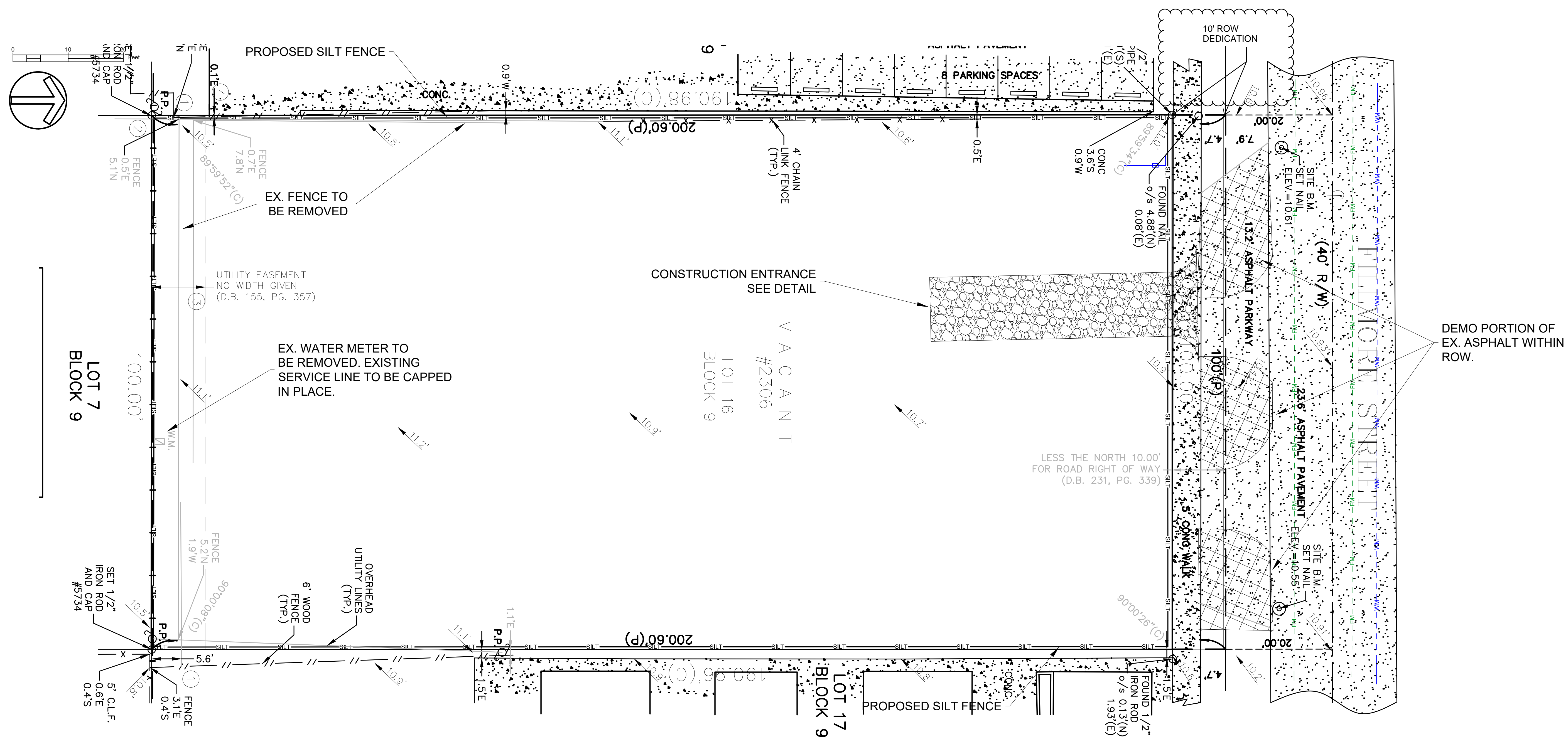
**04 HINGE SIDE APPROACH**  
 SCALE: N.T.S



**03 FRONT APPROACH**  
 SCALE: N.T.S

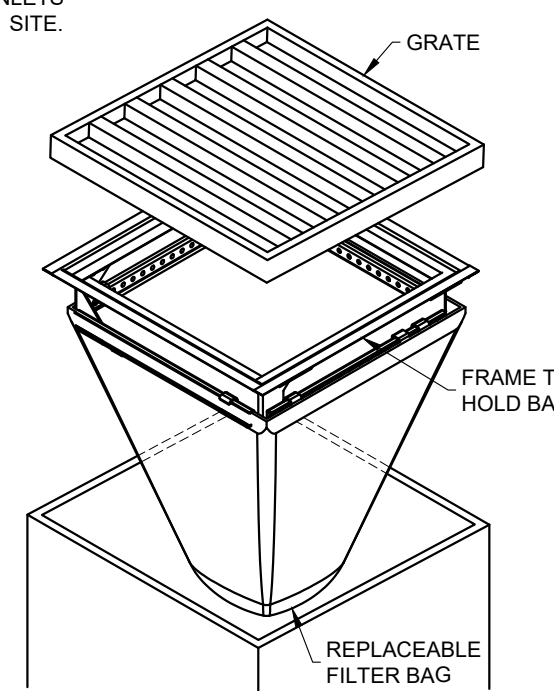


**02 LATCH SIDE APPROACH**  
 SCALE: N.T.S

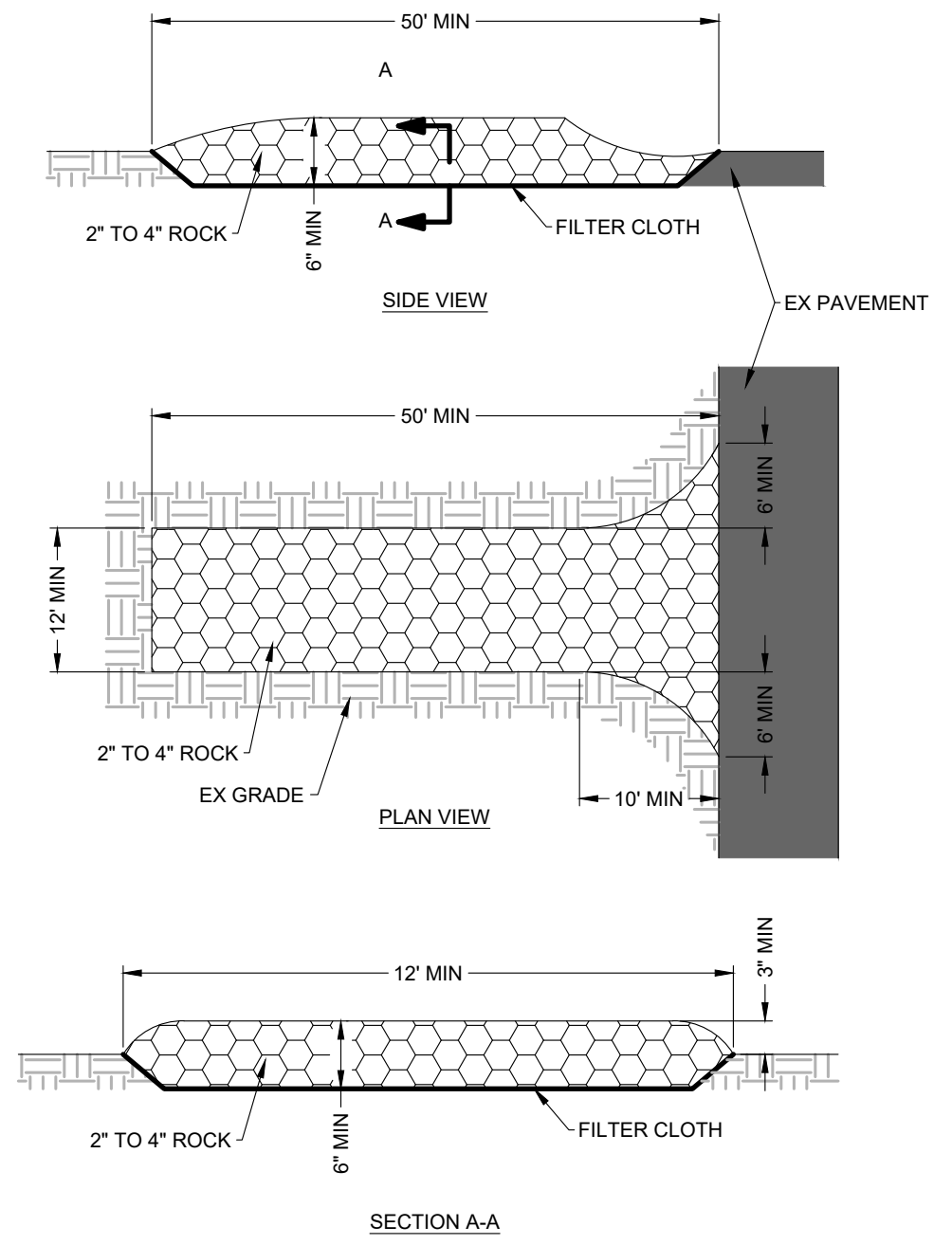


FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:56:20 AM | PLOTTED: 2024-05-15 03:58:56 AM | USER: Marckley Etienne

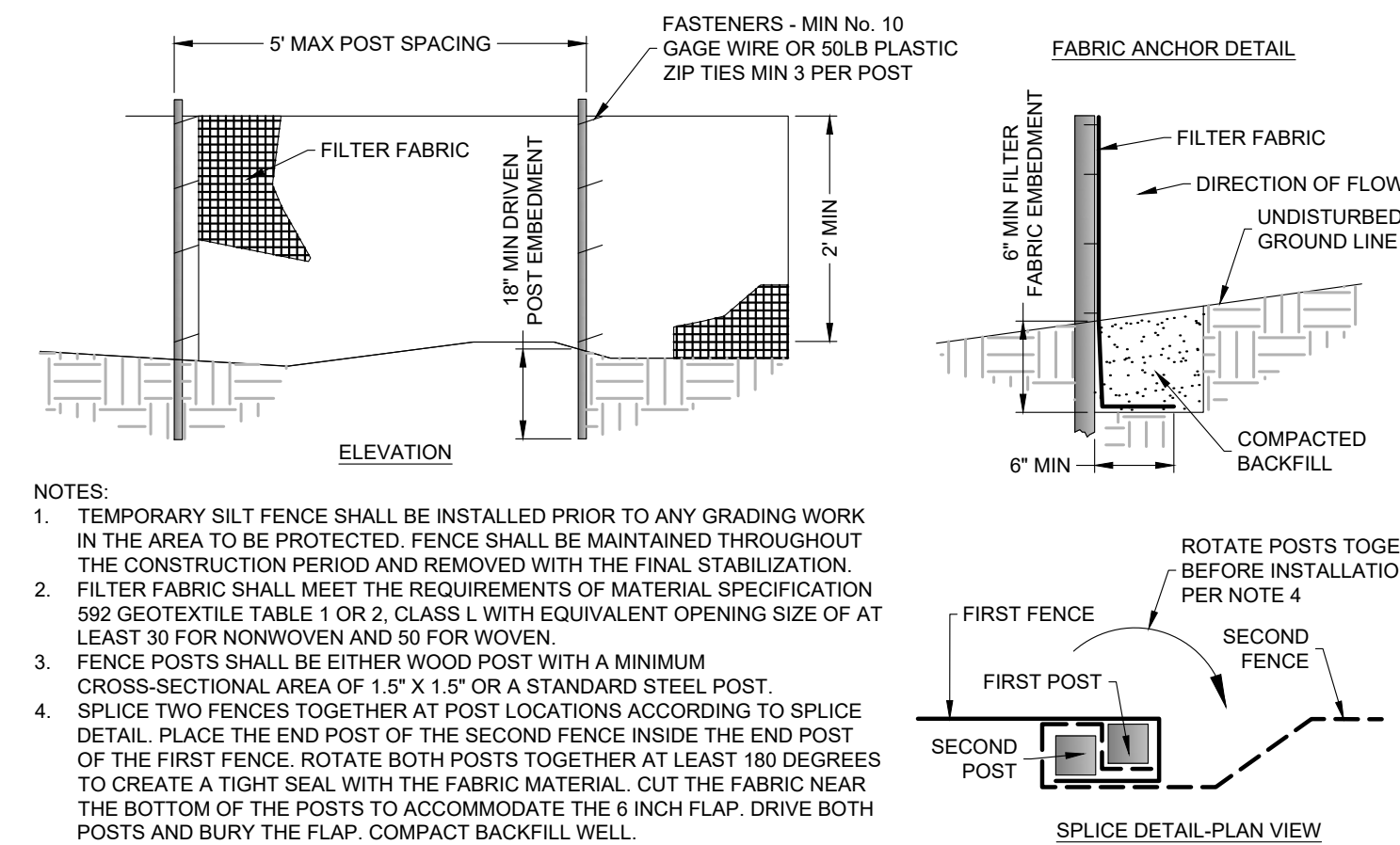
- NOTES:**
- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
  - CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
  - CONTRACTOR TO REFER TO ARCHITECT AND LANDSCAPE PLANS FOR SITE AND TREE DEMO.
  - INLET PROTECTION REQUIRED FOR ANY INLETS LOCATED WITHIN 100FT OF THE PROJECT SITE.



**TYPICAL INLET PROTECTION DETAIL**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**TYPICAL SILT FENCE DETAIL**  
NOT TO SCALE

- NOTES:**
- TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED WITH THE FINAL STABILIZATION.
  - FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  - FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5" X 1.5" OR A STANDARD STEEL POST.
  - SPLICE TWO FENCES TOGETHER AT POST LOCATIONS ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811 or 1-800-432-4770  
SUNSHINE STATE ONE CALL CENTER

ENGINEERING DESIGN

**OWNER**  
M18 DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE, FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
RAVIN VEGARIS  
4132 SW 11TH STREET  
DEER BEACH, FL 33514

**CIVIL ENGINEER**  
M ENGINEERING DESIGN LLC  
207 SEMINOLE LAKES DRIVE  
Royal Palm Beach, FL 33411

This document has been digitally signed and sealed by  
Marckley Etienne, PE on 01-23-23  
Printed copies of this document are not considered  
signed and sealed and electronic copies should be  
verified.

**ENGINEER OF RECORD:**  
MARCKLEY E. ETIENNE  
FL PE # 83266  
2024-05-15

**AMS**  
ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 40 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

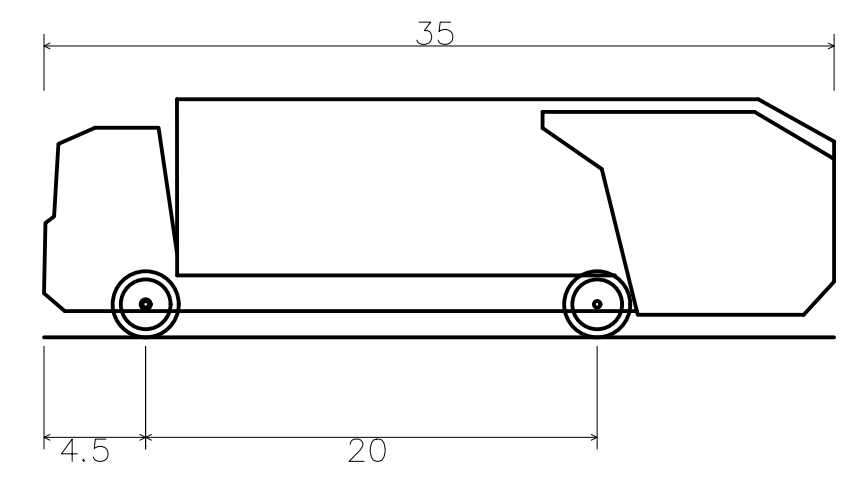
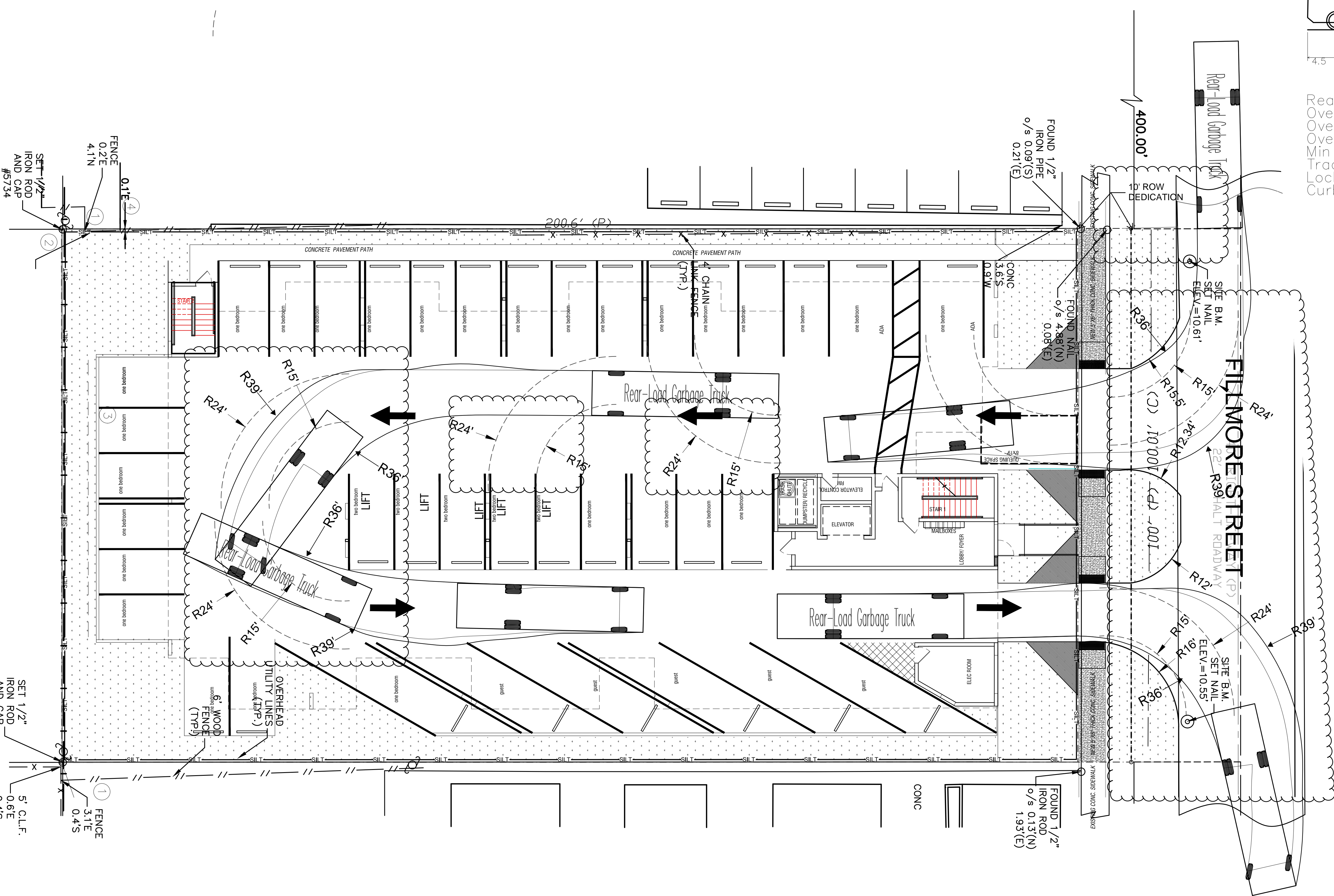
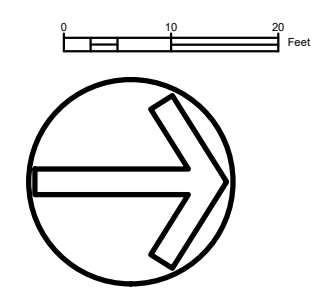
**REVISIONS**

1	03/20/2023	PRE TAC COMMENTS
2	06/21/2023	FINAL TAC COMMENTS
3	07/06/2023	FINAL TAC COMMENTS
4	01/22/2024	SIGN OFF COMMENTS
5	04/22/2024	SIGN OFF COMMENTS
6	05/15/2024	SIGN OFF COMMENTS

SCALE: 1" = 10'  
DATE: 04/18/23

DRAWING TITLE:  
**DEMOLITION,  
SWPPP, & EROSION  
CONTROL PLAN**

SHEET NO.  
**C-050**



Rear-Load Garbage Truck  
 Overall Length 35.000ft  
 Overall Width 8.375ft  
 Overall Body Height 10.546ft  
 Min Body Ground Clearance 1.000ft  
 Track Width 8.375ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 29.300ft

GARBAGE TRUCK PROFILE

- NOTES:
- REFER TO ARCHITECTURAL SHEET A-101 FOR ADDITIONAL GARAGE TURN RADII.
  - REFER TO SHEET C-400 FOR FILLMORE STREET IMPROVEMENTS AND PAVEMENT MARKING PLANS.
  - ALL CITY AND BROWARD COUNTY STRIPING DETAILS ARE PROVIDED ON SHEET C-151

ENGINEERING DESIGN

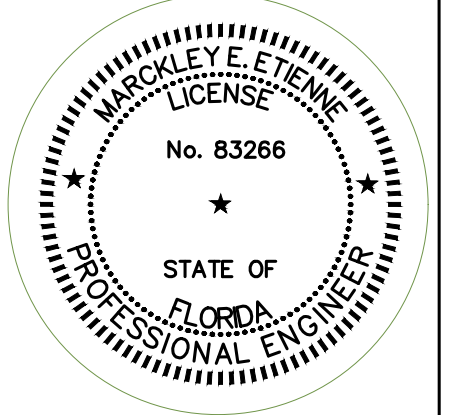
**OWNER**  
 M18 DEVELOPMENT LLC  
 1314 E BROWARD BLVD STE 1003  
 FORT LAUDERDALE, FL 33301

**ARCHITECT**  
 AMS ARCHITECTURE AND DESIGN CORP  
 1421 NE 17TH STREET  
 FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
 RAMM VEGARIE  
 4132 SW 11TH STREET  
 DENIA BEACH, FL 33514

**CIVIL ENGINEER**  
 M ENGINEERING DESIGN LLC  
 207 SEMINOLE LAKES DRIVE  
 Royal Palm Beach, FL 33411

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ENGINEER OF RECORD:  
 MARCKLEY E. ETIENNE  
 FL PE # 83266  
 2024-05-15

**AMS**  
 ARCHITECTURE AND DESIGN  
 1421 NE 17TH STREET FORT  
 LAUDERDALE, FLORIDA 33305  
 WWW.AMSARCHITECTURE.COM  
 AA 101065

**PROPOSED 40 UNITS  
 MULTI-FAMILY  
 DEVELOPMENT FOR:  
 2306 FILLMORE STREET  
 HOLLYWOOD FL**

REVISIONS

1	03/20/2023	PRE TAC COMMENTS
2	06/21/2023	FINAL TAC COMMENTS
3	07/06/2023	FINAL TAC COMMENTS
4	01/22/2024	SIGN OFF COMMENTS
5	04/22/2024	SIGN OFF COMMENTS
6	05/15/2024	SIGN OFF COMMENTS

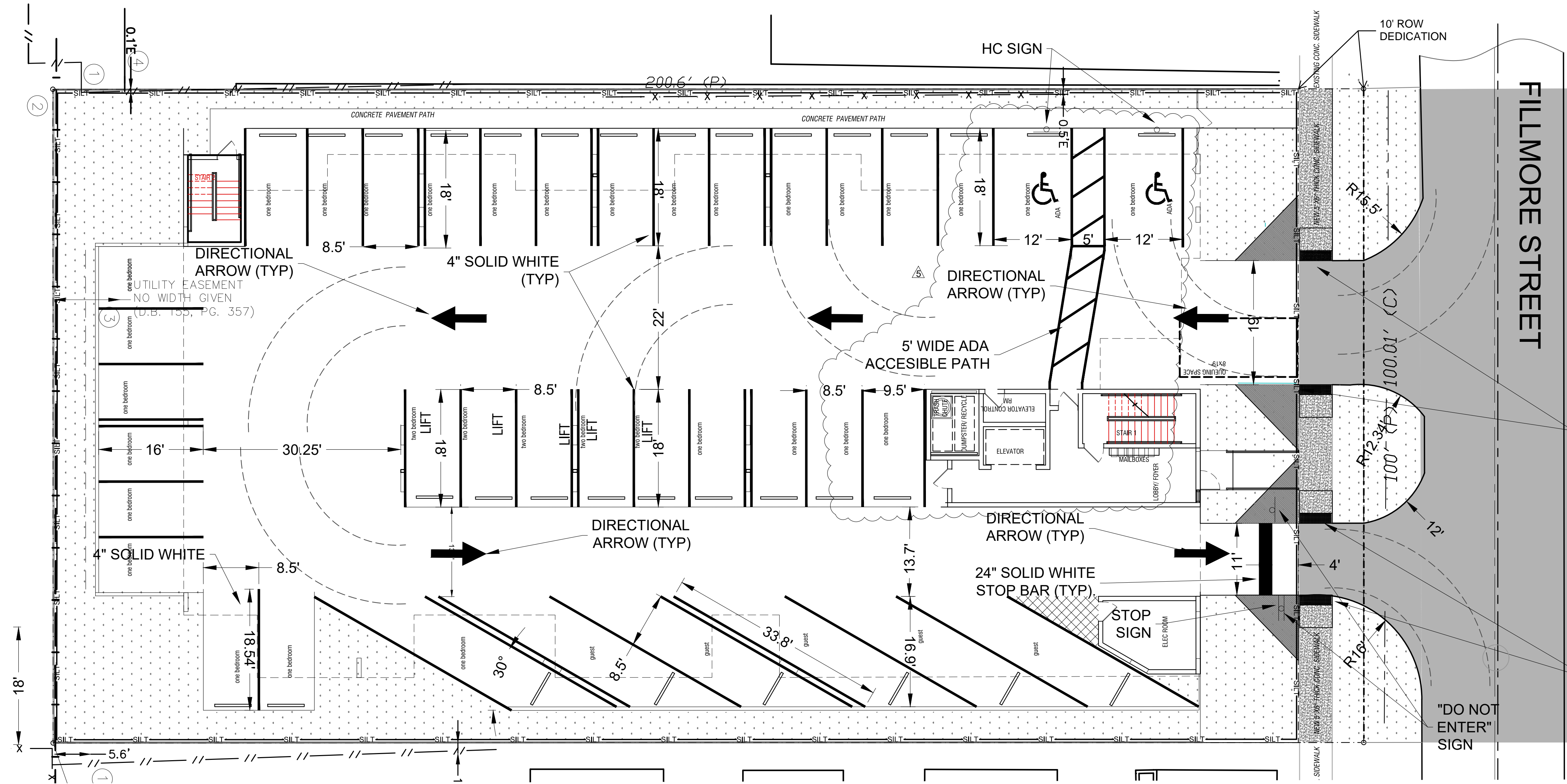
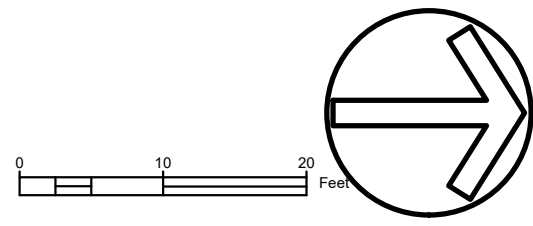
SCALE: 1" = 10'  
 DATE: 04/18/23

DRAWING TITLE:  
**TRUCK ROUTING ANALYSIS**

SHEET NO.  
**C-100**

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:56:20 AM | PLOTTED: 2024-05-15 05:59:01 AM | USER: Markley Etienne

48 HOURS BEFORE DIGGING  
 CALL TOLL FREE  
 811 or 1-800-432-4770  
 SUNSHINE STATE ONE CALL CENTER



**NOTES:**

- REFER TO SHEET C-400 FOR FILLMORE STREET IMPROVEMENTS AND PAVEMENT MARKING PLANS.
- ALL CITY AND BROWARD COUNTY STRIPING DETAILS ARE PROVIDED ON SHEET C-151.

**CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES:**

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
- ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR STANDARD PAINT.
- PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS PLANS, INDEX NOS. 711-001 AND 700-102 AND LATEST CITY STANDARD DETAIL R-32, 'ACCESSIBLE PARKING SPACE DETAILS'.
- WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
- ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, 'ACCESSIBILITY'.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS, INCLUDING SLOPING, NON-CONFORMING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, ACCESSIBLE ROUTES AND RAMPS WILL BE REQUIRED TO BE CORRECTED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- ALL VEHICULAR TRAFFIC/PEDESTRIAN PAVEMENT MARKINGS AND SIGNAGE WITHIN THE PROJECT LIMITS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH BCTED STANDARDS/REQUIREMENTS. ALL NON-CONFORMING PAVEMENT MARKINGS AND SIGNAGE WILL BE REQUIRED TO BE REPLACED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- A FINAL INSPECTION OF THE COMPLETED SITE ENGINEERING IMPROVEMENTS/WORK MUST BE SCHEDULED THROUGH THE CITY ENVIRONMENTAL SERVICES/ENGINEERING DIVISION FOR ACCEPTANCE OF THE WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.

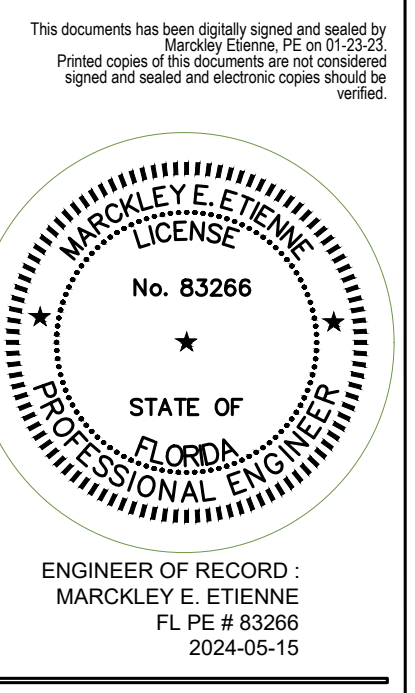
ENGINEERING DESIGN

**OWNER**  
M18 DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE, FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
RASHM VEDARÉ  
4132 SW 11TH STREET  
DEER BEACH, FL 33414

**CIVIL ENGINEER**  
M ENGINEERING DESIGN LLC  
207 SEMINOLE LAKES DRIVE  
Royal Palm Beach, FL 33411



**ARCHITECTURE AND DESIGN**  
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:**  
2306 FILLMORE STREET  
HOLLYWOOD FL

**REVISIONS**

1	03/20/2023	PRE TAC COMMENTS
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4	01/22/2024	SIGN OFF COMMENTS
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6	05/15/2024	SIGN OFF COMMENTS

SCALE: 1" = 10'  
DATE: 04/18/23

DRAWING TITLE:  
**PAVEMENT MARKING & SIGNAGE PLAN**

SHEET NO.  
**C-150**

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:56:20 AM | PLOTTED: 2024-05-15 03:59:05 AM | USER: Markkley Etienne



FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:56:20 AM | PLOTTED: 2024-05-16 05:59:05 AM | USER: Marckley Etienne

**STANDARD PARKING**

PARKING ANGLE	A	B	C	D	E	F	G	H
30°	8.5'	11'	16.9'	17'	44.8'	13.2'	37.4'	
45°	8.5'	11'	17.3'	18'	45.6'	13.4'	37.8'	
60°	8.5'	11'	17.5'	18'	45.8'	13.4'	37.8'	
75°	8.5'	11'	17.7'	18'	46.0'	13.4'	37.8'	
90°	8.5'	11'	17.9'	18'	46.2'	13.4'	37.8'	

**ACCESSIBLE PARKING**

STANDARD STALL IS 8.5' x 18'. ACCESSIBLE SPACE IS 12' x 18', WITH 5' ACCESS AISLE CLEARLY MARKED. PARALLEL PARKING IS 8.5' x 22'. LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES. DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: --  
 DRAWN: EG STANDARD PARKING GEOMETRICS WITHIN THE RAC AREA DRAWING NO.: C-18  
 APPROVED: JG

**PARKING LOT EXIT-ENTRANCE DETAIL**

ANY STREET  
 VARIES  
 STREET EDGE OF PAVEMENT  
 SIDEWALK  
 STOP SIGN 7' ABOVE GROUND (SEE NOTE #5)  
 24" WHITE STOP BAR 25" OF 6" DOUBLE YELLOW W/ YELLOW/YELLOW RPM'S @ 20'  
 6" SPACE  
 6" (TYP.)

NOTES:  
 1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.  
 2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.  
 3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: --  
 DRAWN: EG PARKING LOT EXIT-ENTRANCE DETAIL DRAWING NO.: C-20  
 APPROVED: JG

**ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (\*)**

ACCESSIBLE PARKING SPACE RECOMMENDED LOCATION (TYP.)  
 RAMP LANDING 5' (TYP.)  
 SIDEWALK  
 SLOPE 1:12  
 PRECAST CONCRETE WHEEL STOP (TYP. 6"x6"x4")  
 12' (TYP.)  
 5' (TYP.)  
 9' (TYP.)  
 12' (TYP.)  
 5' (TYP.)  
 12' (TYP.)  
 9' (TYP.)

NOTES:  
 (\*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FOOT 711-001 (SHEET 11)

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: --  
 DRAWN: EG ACCESSIBLE PARKING SPACE DETAILS (1 OF 2) DRAWING NO.: C-21  
 APPROVED: JG

**ACCESSIBLE PAVEMENT SYMBOL**

NOTE:  
 1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.  
 4.33'

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

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

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

**PAVEMENT MARKINGS AND SIGNS DETAILS**

**LEGEND**

**YELLOW/YELLOW RPM DETAILS**

**MEDIAN MARKING DETAILS**

**PAINTED MEDIAN DETAILS**

**EDGE LINE DETAILS**

**CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS**

**STREET NAME BLADE DETAILS**

**TYPE IV SEPARATOR DETAILS**

**2" x 4" STOP DETAILS**

**2" x 4" STOP DETAILS**

**STOP SIGN NOTE**

NOTES:  
 1. ALL PAVEMENT MARKINGS SHALL BE ALKYL-BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.  
 2. ALL PAVEMENT MARKINGS ON PAPER SYSTEMS SHALL BE 3M 300/201 SERIES TAPE OR EQUIVALENT AND APPLIED WITH PRO KEEPER AS PER MANUFACTURER'S SPECIFICATIONS.  
 3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE MUTCD STANDARDS.  
 4. SEE FOOT INDEX NO. 708-001 FOR PLACEMENT OF RPM'S OR BULKHEAD RPM TREATMENT. SEE LEGEND NO. 10.  
 5. RPM'S SHALL BE CLASS "10" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.  
 6. FOOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.  
 7. FOR BULK HEAD DETAILS SEE FOOT INDEX NO. 711-002.  
 8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.  
 9. ALL STOP LINES TO BE 4" BROAD CROSSWALK OR SIDEWALK.  
 10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.  
 11. ALL PRODUCTS MUST BE ON FOOT'S APPROVED PRODUCTS LIST (APL).  
 12. RPM'S SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.  
 13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: --  
 DRAWN: EG PAVEMENT MARKINGS AND SIGNS DETAILS DRAWING NO.: C-19  
 APPROVED: JG

**STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS**

**FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA**

**FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN**

**Typical Details**

**DETAIL "A"**

**DETAIL "B"**

**REVISIONS**

**REVISIONS**

**REVISIONS**

ISSUED: MAY 2023 DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION REVISED: --  
 DRAWN: EG STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS DRAWING NO.: C-23  
 APPROVED: JG

**OWNER**  
 H18 DEVELOPMENT LLC  
 1314 E BROWARD BLVD STE 1003  
 FORT LAUDERDALE, FL 33305

**ARCHITECT**  
 AMS ARCHITECTURE AND DESIGN CORP  
 1421 NE 17TH STREET  
 FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
 RAMM VEDRIS  
 4132 SW 11TH STREET  
 DENIA BEACH, FL 33514

**CIVIL ENGINEER**  
 M ENGINEERING DESIGN LLC  
 207 SEMINOLE LAKES DRIVE  
 Royal Palm Beach, FL 33411

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**ENGINEER OF RECORD**  
 MARCKLEY E. ETIENNE  
 FL PE # 83266  
 2024-05-15

**ARCHITECTURE AND DESIGN**  
 1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305  
 WWW.AMSARCHITECTURE.COM  
 AA 101065

**PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR: 2306 FILLMORE STREET HOLLYWOOD FL**

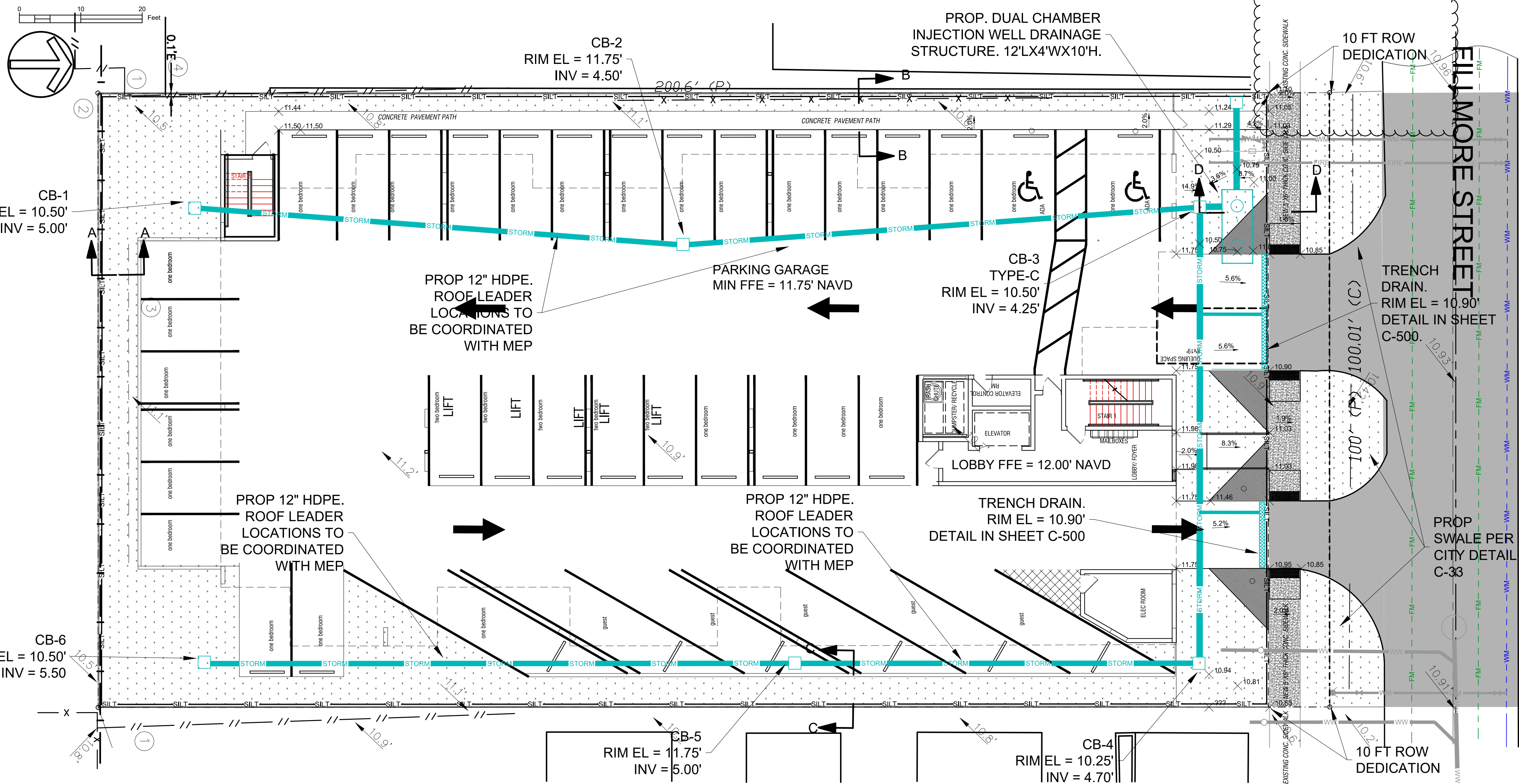
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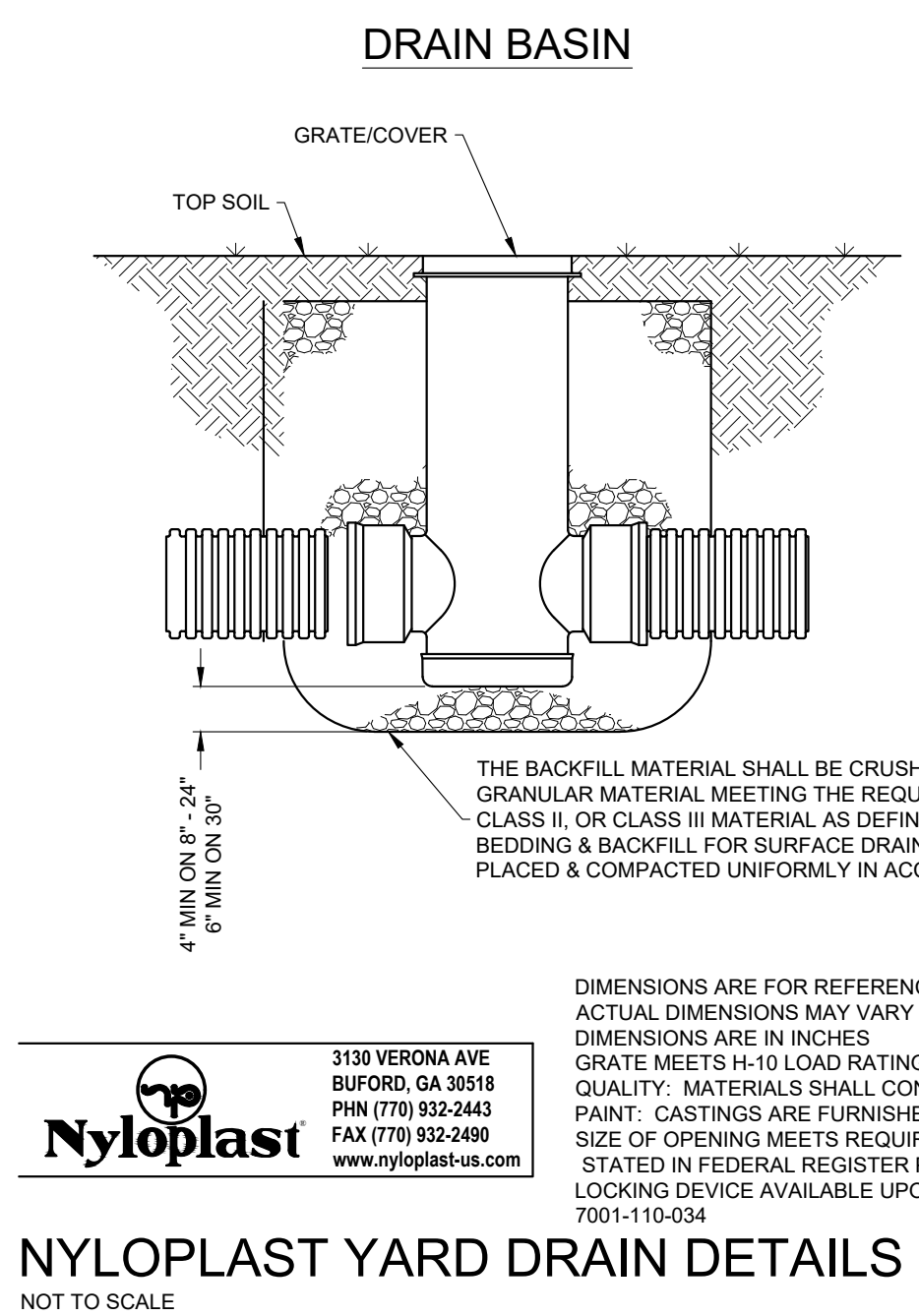
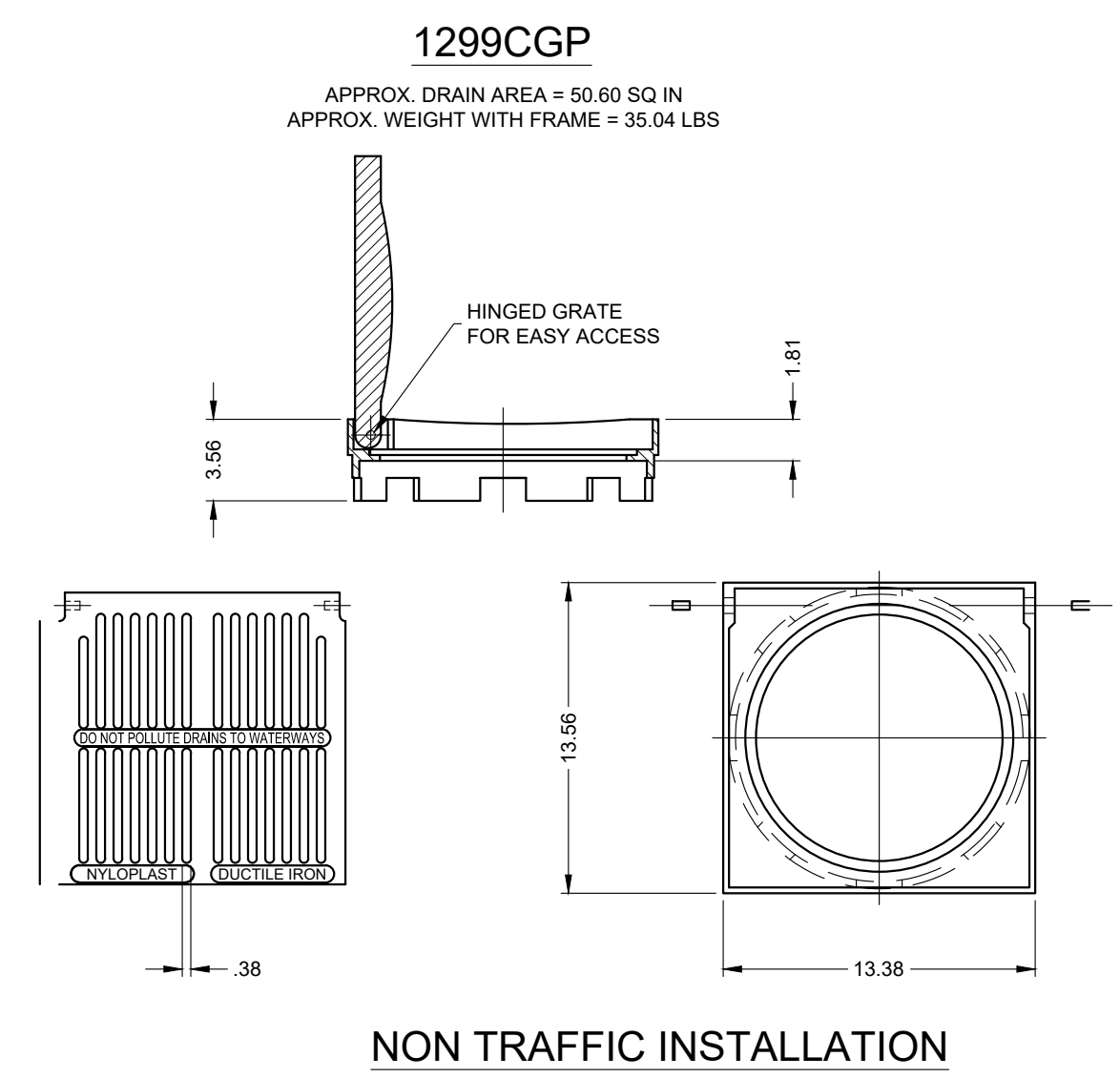
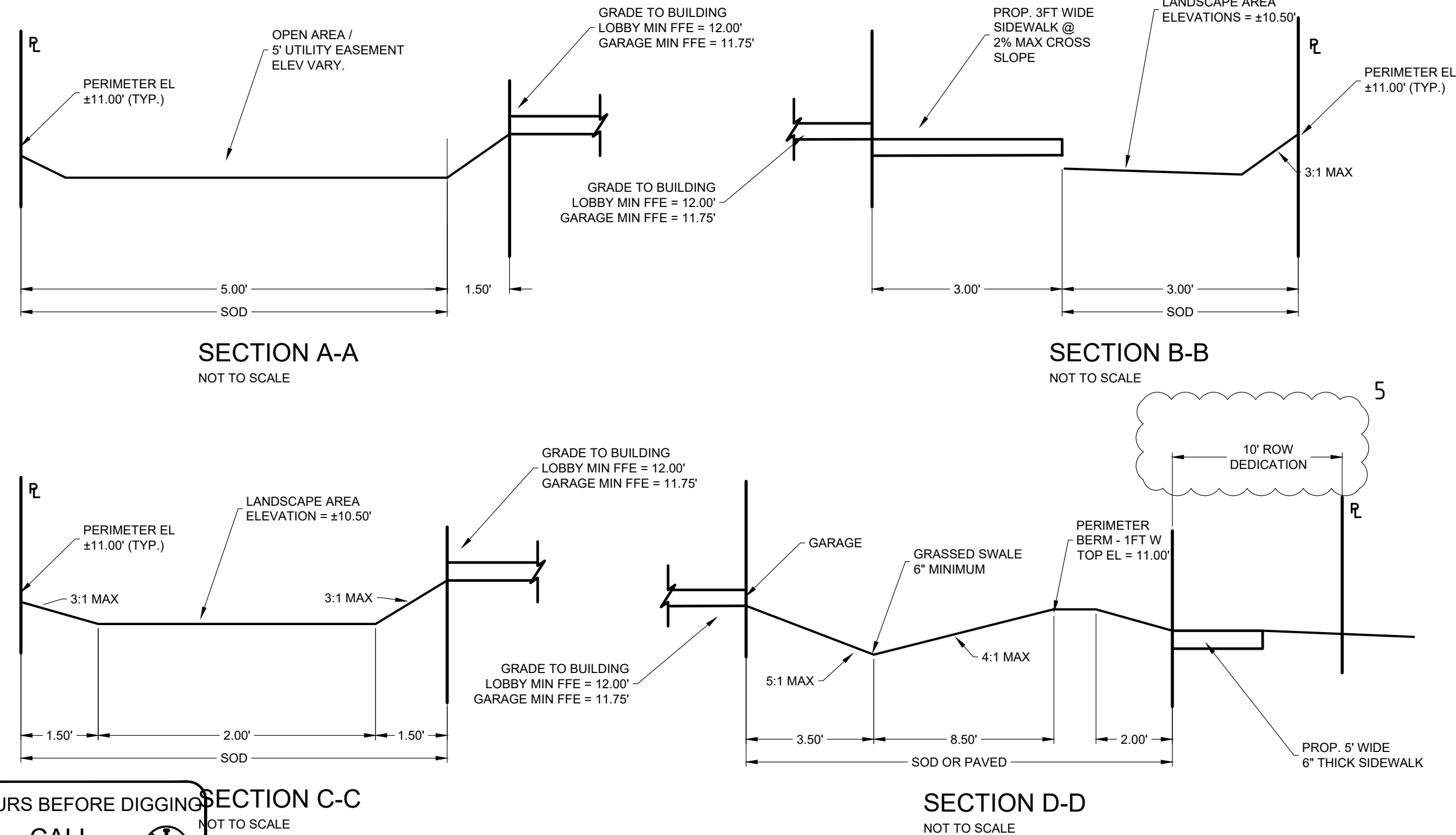
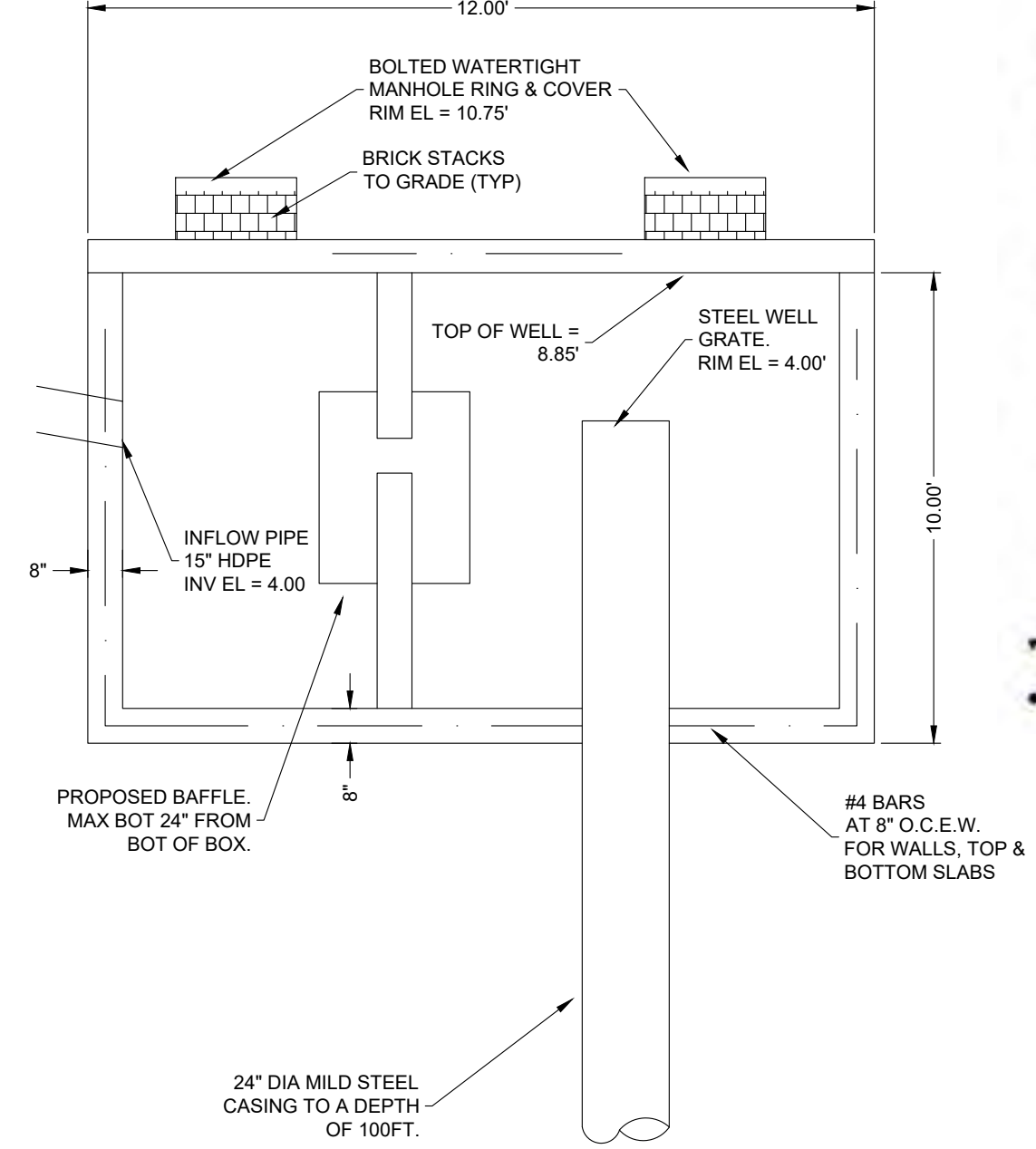
SCALE: 1" = 10'  
 DATE: 04/18/23

DRAWING TITLE: PAVEMENT MARKING & SIGNAGE DETAIL  
 SHEET NO.: 1 OF 1  
 SHEET NO.: C-151

ENGINEERING DESIGN



- NOTES:
- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
  - CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
  - ALL CONSTRUCTION MATERIAL SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLYWOOD, BROWARD COUNTY ENGINEERING DIVISIONS' "MINIMUM STANDARDS", WHERE APPLICABLE.
  - LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
  - CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.
  - ANY PORTION OF THE ROW DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR BEFORE COMPLETION OF PROJECT.
  - CONTRACTOR TO RESTORE FULL WIDTH OF PAVEMENT ADJACENT STREET. REFER TO SHEET C-400.
- FEMA FLOOD ZONE X  
 BC 100 YR EL 12.00' NAVD88  
 MIN LOBBY FFE 12.00' NAVD88  
 MIN PARKING EL 11.75' NAVD88



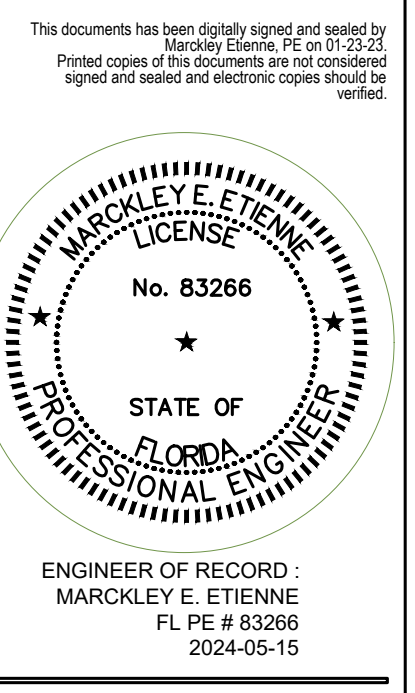
ENGINEERING DESIGN

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M&E DEVELOPMENT LLC  
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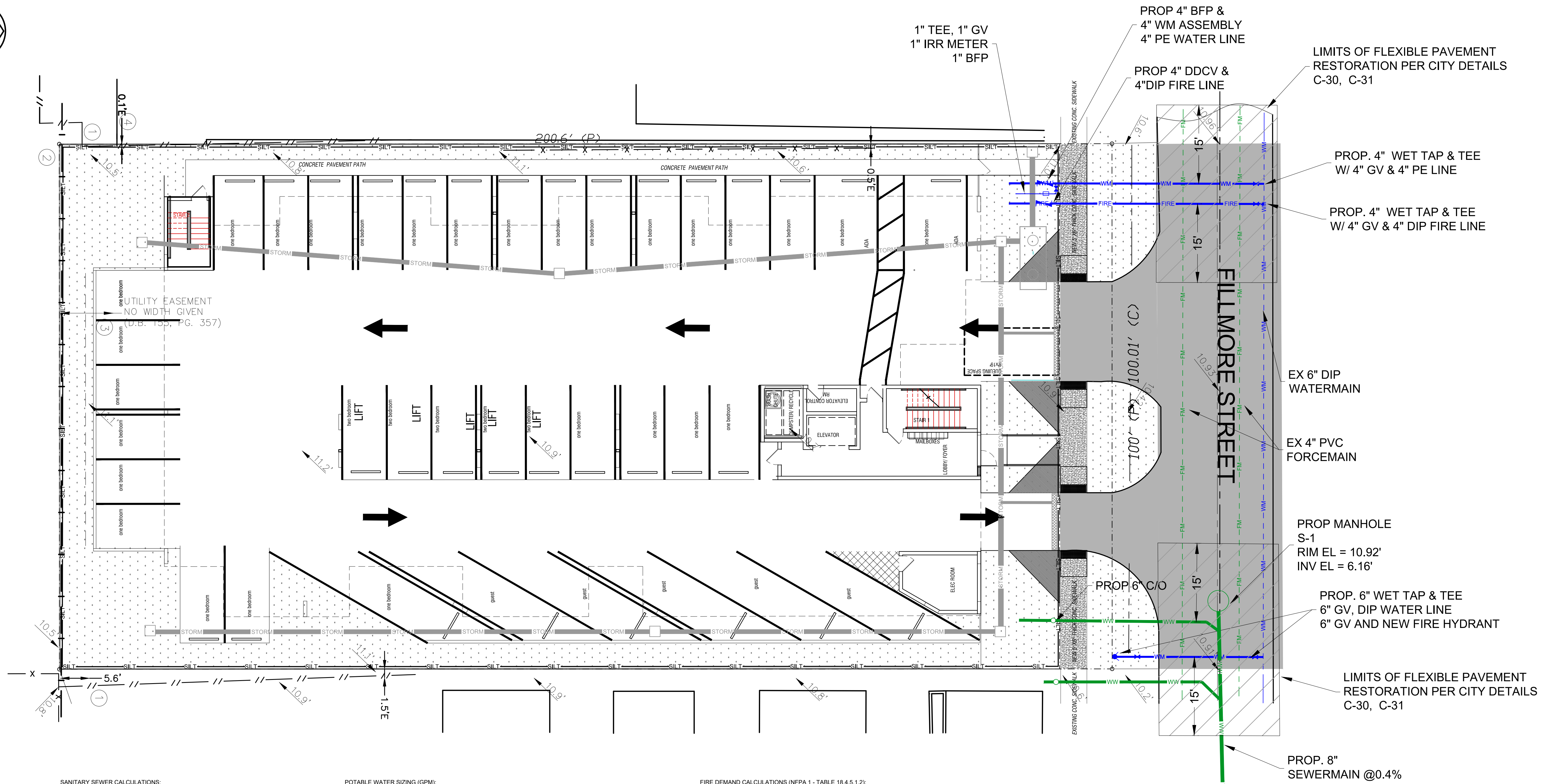
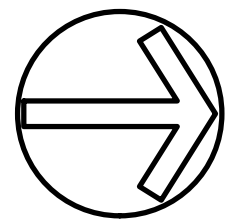
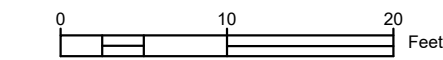
SCALE: 1" = 10'  
DATE: 04/18/23

DRAWING TITLE:  
PAVING, GRADING,  
DRAINAGE PLANS

SHEET NO.  
C-200

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 08:56:20 AM | PLOTTED: 2024-05-16 05:59:14 AM | USER: Markley Etienne

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811 or 1-800-432-4770  
SUNSHINE STATE ONE CALL CENTER



**SANITARY SEWER CALCULATIONS:**

Flow rates per Table 709.1 2020 FBC - Plumbing.

FIXTURE	QTY	DFU(ea)	TOTAL DFU
Bathrooms (Private)	45	5	225
Lavatories (Public)	3	1	3
Sinks, Kitchen	40	2	80
Sinks, Service	5	2	10
Dishwasher	40	2	80
Clothes Washer	40	2	80
<b>TOTAL</b>			<b>478</b>

CONVERT DFU TO GPM: 478 / 2 = 239 GPM  
 CONVERT GPM TO CFS: 239 GPM X 0.0022 = 0.53 CFS

PROPOSED 6" SANITARY LATERAL @ MIN 1% SLOPE = 0.60 CFS @ 75%  
 0.60 CFS > 0.53 CFS - 6" PVC LATERAL OK.

**POTABLE WATER SIZING (GPM):**

Flow rates per Table 604.3 2020 FBC - Plumbing.

FIXTURE	QTY	WSFU(ea)	TOTAL WSFU
Bathrooms (Private)	45	3.6	162
Lavatories (Public)	3	2	6
Sinks, Kitchen	40	1.4	56
Sinks, Service	5	3	15
Dishwasher	40	1.4	56
Clothes Washer	40	1.4	56
<b>TOTAL</b>			<b>351</b>

CONVERT WSFU TO GPM DEMAND (TABLE E103.3(3)) = 95 GPM

METER SIZE: 4 IN

**FIRE DEMAND CALCULATIONS (NFPA 1 - TABLE 18.4.5.1.2):**

PARKING GARAGE  
 CLASSIFICATION TYPE II (111)  
 TOTAL AREA = 11,006 SF  
 MIN FIRE FLOW REQUIRED = 1,750 GPM FOR 2 HOURS  
 AUTOMATIC SPRINKLER PROTECTION - 75% REDUCTION = 1,000 GPM FOR 2 HOURS

RESIDENTIAL APARTMENTS  
 CLASSIFICATION TYPE III (200)  
 TOTAL AREA = 22,012 SF  
 MIN FIRE FLOW REQUIRED = 3,250 GPM FOR 3 HOURS  
 AUTOMATIC SPRINKLER PROTECTION - 75% REDUCTION = 1,000 GPM FOR 2 HOURS

PROPOSED FIRE HYDRANT TO PRODUCE A MIN OF 2,000 GPM FOR 2 HOURS.

- NOTES:**
- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
  - CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
  - CONTRACTOR TO RESTORE PAVEMENT ALONG THE STREET FRONTAGE.
  - ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.203
  - MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS MUST BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION). BDA SYSTEM MAY BE REQUIRED.
  - PER NFPA 1, 12.3.2, A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTION OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1. ARCHITECTURAL PLANS WILL BE REQUIRED TO SHOW THIS INFORMATION MOVING FORWARD FOR BUILDINGS THREE STORIES OR GREATER IN HEIGHT.

**48 HOURS BEFORE DIGGING**  
 CALL TOLL FREE  
 811 or 1-800-432-4770  
 SUNSHINE STATE ONE CALL CENTER

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 1421 NE 17TH STREET  
 FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
 RAYMUN VEDRIS  
 4132 SW 11TH STREET  
 DENIA BEACH, FL 33114

**CIVIL ENGINEER**  
 M ENGINEERING DESIGN LLC  
 207 SEMINOLE LAKES DRIVE  
 Royal Palm Beach, FL 33411

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 Markkley E. Etienne, PE on 01-23-24  
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**ENGINEER OF RECORD:**  
 MARKKLEY E. ETIENNE  
 FL PE # 83266  
 2024-05-15

**AMS**  
 ARCHITECTURE AND DESIGN  
 1421 NE 17TH STREET FORT  
 LAUDERDALE, FLORIDA 33305  
 WWW.AMSARCHITECTURE.COM  
 AA 101065

**PROPOSED 40 UNITS  
 MULTI-FAMILY  
 DEVELOPMENT FOR:  
 2306 FILLMORE STREET  
 HOLLYWOOD FL**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	03/20/2023	PRE TAC COMMENTS
2	06/21/2023	FINAL TAC COMMENTS
3	07/06/2023	FINAL TAC COMMENTS
4	01/22/2024	SIGN OFF COMMENTS
5	04/22/2024	SIGN OFF COMMENTS
6	05/15/2024	SIGN OFF COMMENTS

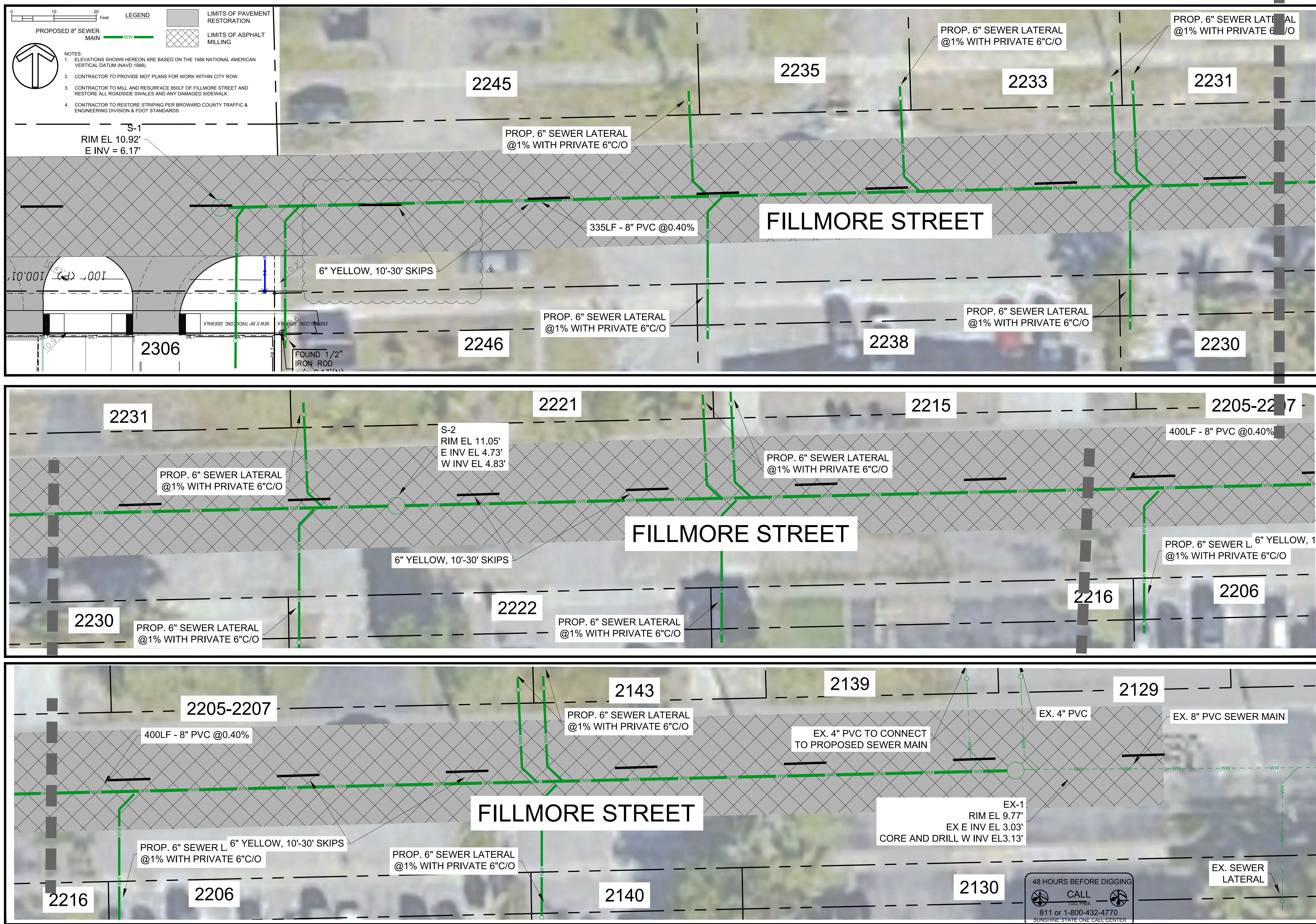
SCALE: 1" = 10'  
 DATE: 04/18/23

DRAWING TITLE:  
**WATER & SEWER  
 UTILITY PLAN**

SHEET NO.  
**C-300**

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 09:56:20 AM | PLOTTED: 2024-05-15 09:59:18 AM | USER: Markkley Etienne

M ENGINEERING DESIGN



**LEGEND**

PROPOSED 8" SEWER MAIN

LIMITS OF PAVEMENT RESTORATION

LIMITS OF ASPHALT MILLING

**NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
- CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
- CONTRACTOR TO MILL AND RESURFACE 850LF OF FILLMORE STREET AND RESTORE ALL ROADSIDE SWALES AND ANY DAMAGED SIDEWALK.
- CONTRACTOR TO RESTORE STRIPING PER BROWARD COUNTY TRAFFIC & ENGINEERING DIVISION & FDOT STANDARDS.

S-1  
RIM EL 10.92'  
E INV = 6.17'

ENGINEERING DESIGN

**OWNER**  
M18 DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE, FL 33305

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
DANAH VIGOR  
4132 SW 41ST STREET  
DEER BEACH, FL 33514

**CIVIL ENGINEER**  
M ENGINEERING DESIGN LLC  
207 SEMINOLE LAKES DRIVE  
ROSELAND BEACH, FL 33408

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**ENGINEER OF RECORD:**  
MARCKLEY E. ETIENNE  
FL PE # 83266  
2024-05-15

**ARCHITECTURE AND DESIGN**  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 40 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

**REVISIONS**

03/20/2023	PRE TAC COMMENTS
06/21/2023	FINAL TAC COMMENTS
07/06/2023	FINAL TAC COMMENTS
01/22/2024	SIGN OFF COMMENTS
04/22/2024	SIGN OFF COMMENTS
05/15/2024	SIGN OFF COMMENTS

SCALE: 1" = 10'  
DATE: 04/18/23

DRAWING TITLE:  
**SEWER MAIN  
CONSTRUCTION  
PLAN**

SHEET NO.  
**C-400**

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:56:20 AM | PLOTTED: 2024-05-16 05:59:23 AM | USER: Marckley Etienne

**48 HOURS BEFORE DIGGING  
CALL  
TOLL FREE  
811 or 1-800-432-4770  
SUNSHINE STATE ONE CALL CENTER**



WATER SYSTEM NOTES:

- 1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE...

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

WATER SYSTEM NOTES (CONTINUED):

- 11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANS/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03...

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM WATER SYSTEM NOTES DRAWING NO. W-02
APPROVED: XXX

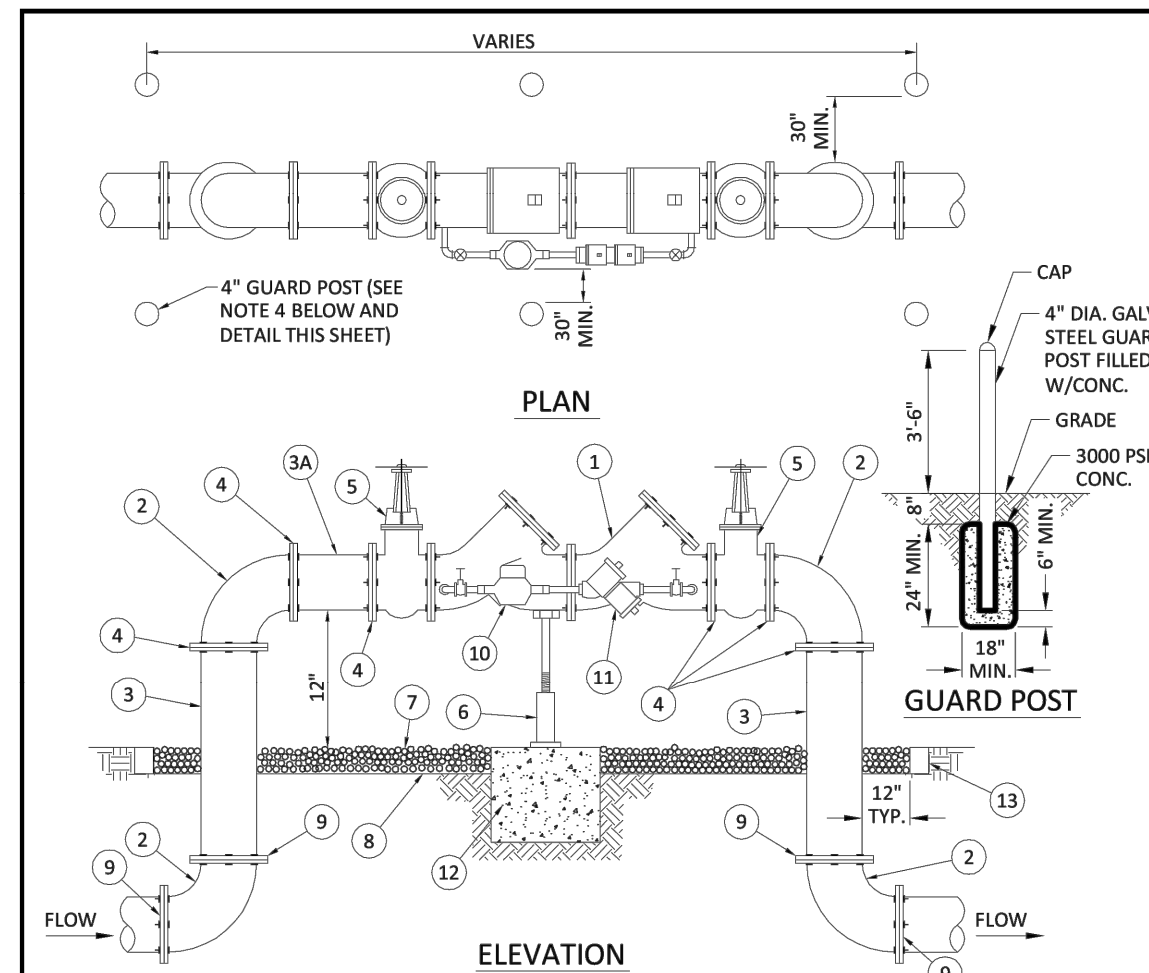


Table with 4 columns: ITEM, QTY., DESCRIPTION, ITEM, QTY., DESCRIPTION. Lists materials like pea gravel, plastic liner, low flow meter, and gate valve.

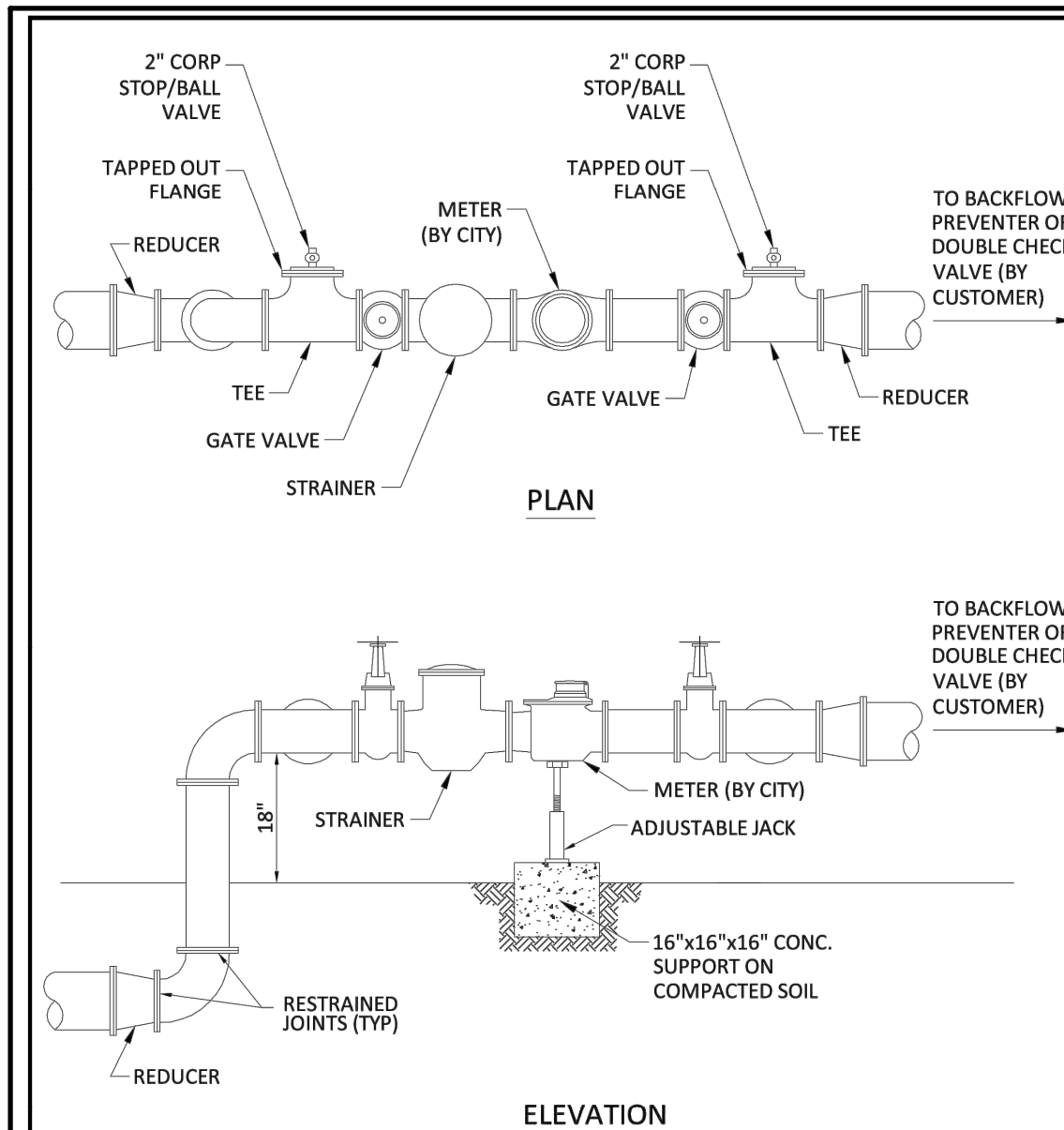
- NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BEND) DRAWING NO. W-03
APPROVED: XXX

WATER METER SERVICE NOTES:

- 1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017
DRAWN: EAM WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS DRAWING NO. W-07
APPROVED: XXX



- NOTES:
1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

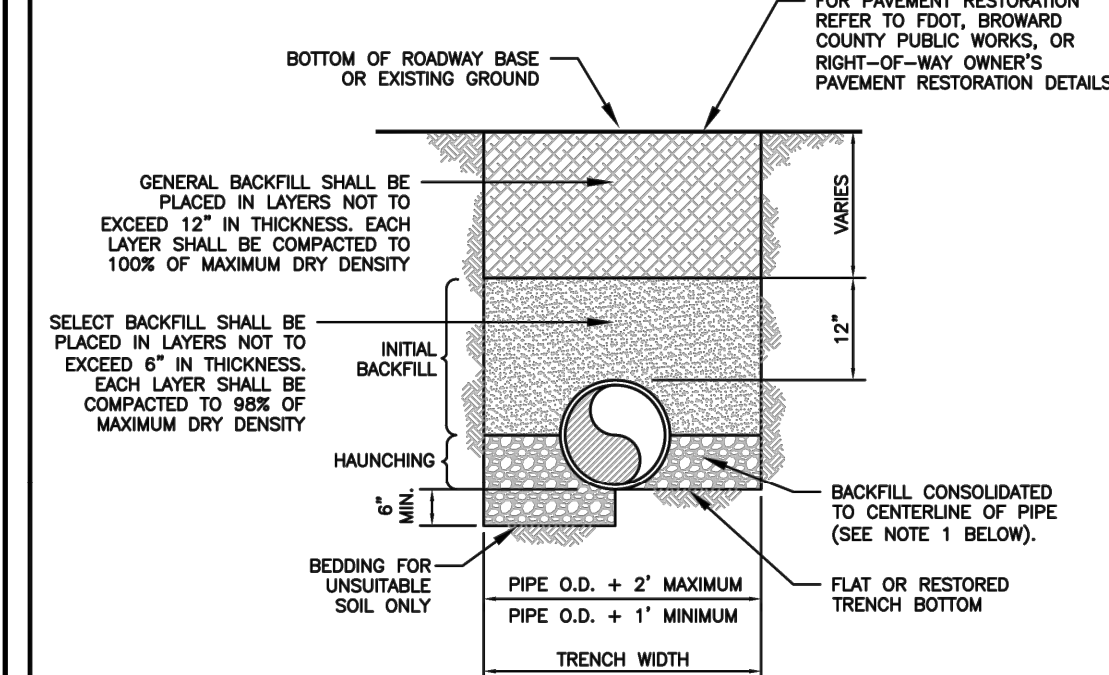
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
DRAWN: EAM TYPICAL METER 3" DIAMETER AND LARGER DRAWING NO. W-11
APPROVED: XXX

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

Table with 4 columns: OTHER PIPE, HORIZONTAL SEPARATION, CROSSING (1), (4), JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8). Rows include Storm Sewer, Gravity Sanitary Sewer, and On-site Sewage Treatment & Disposal System.

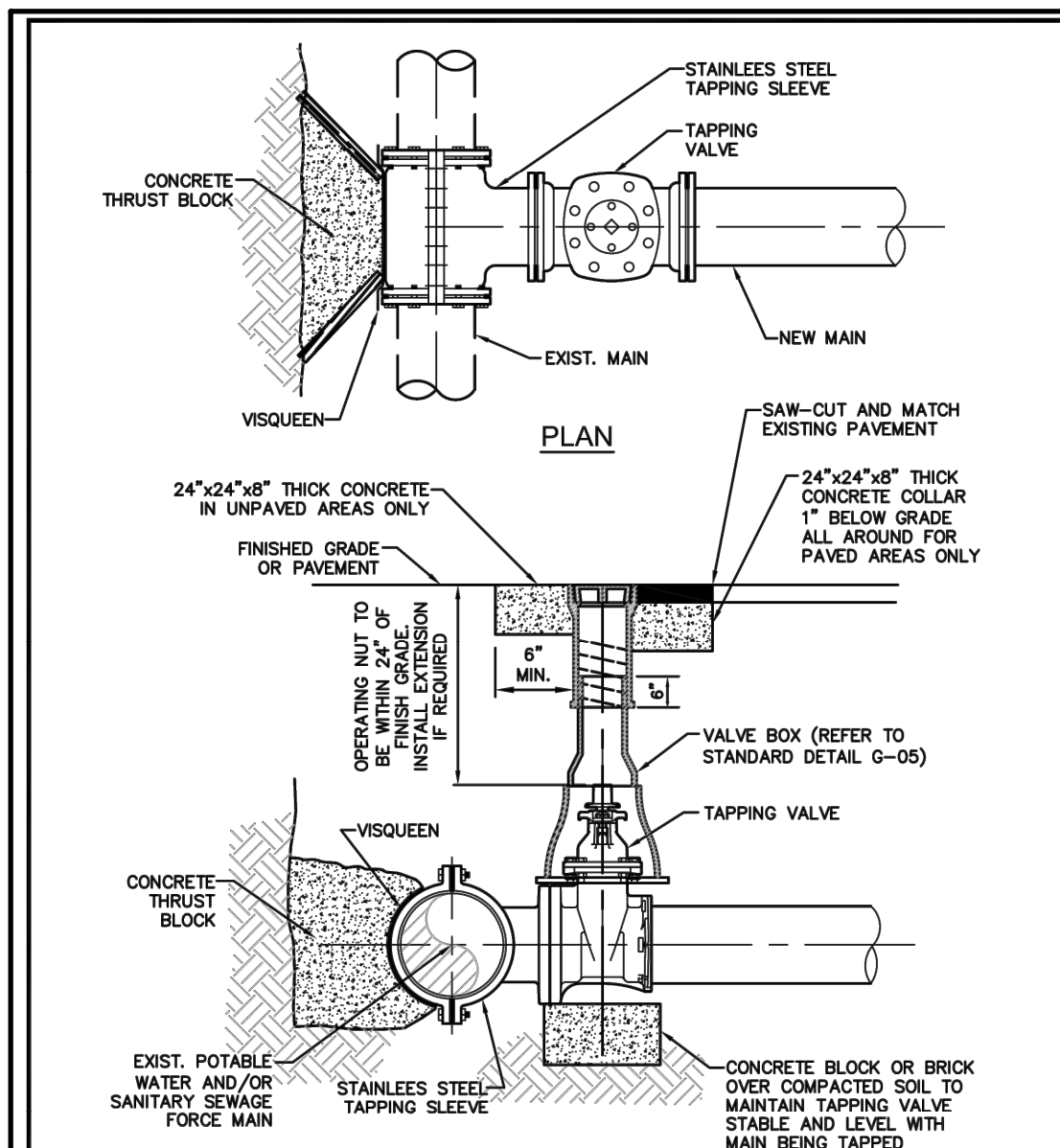
- 1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

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



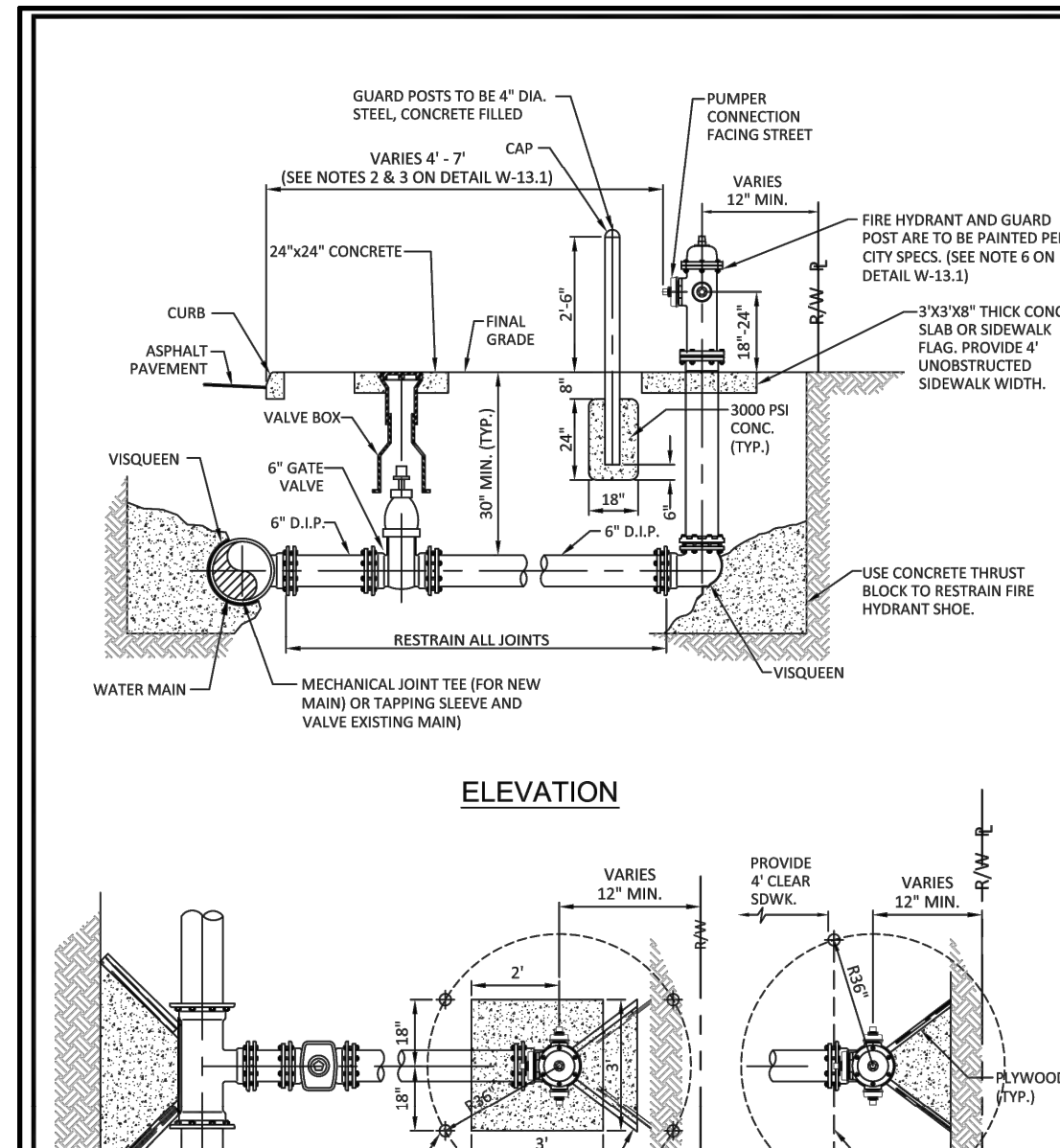
- NOTES:
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID.

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



- NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.

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



- NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 03/05/2019
DRAWN: EAM TYPICAL FIRE HYDRANT INSTALLATION DRAWING NO. W-13
APPROVED: XXX

OWNER: H18 DEVELOPMENT LLC
ARCHITECT: AMS ARCHITECTURE AND DESIGN CORP
LANDSCAPE ARCHITECT: RAMM VEGHEE
CIVIL ENGINEER: M ENGINEERING DESIGN LLC

Professional Engineer Seal for Marcley E. Etienne, No. 83266, State of Florida. Includes text: 'This document has been digitally signed and sealed by Marcley Etienne, PE on 01-23-23...' and 'ENGINEER OF RECORD: MARCLEY E. ETIENNE'.

AMS ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065
PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR: 2306 FILLMORE STREET HOLLYWOOD FL

Table with 2 columns: REVISIONS, COMMENTS. Includes entries for 03/20/2023 PRE TAC COMMENTS, 06/21/2023 FINAL TAC COMMENTS, 07/06/2023 FINAL TAC COMMENTS, 01/22/2024 SIGN OFF COMMENTS, 04/22/2024 SIGN OFF COMMENTS, 05/15/2024 SIGN OFF COMMENTS.

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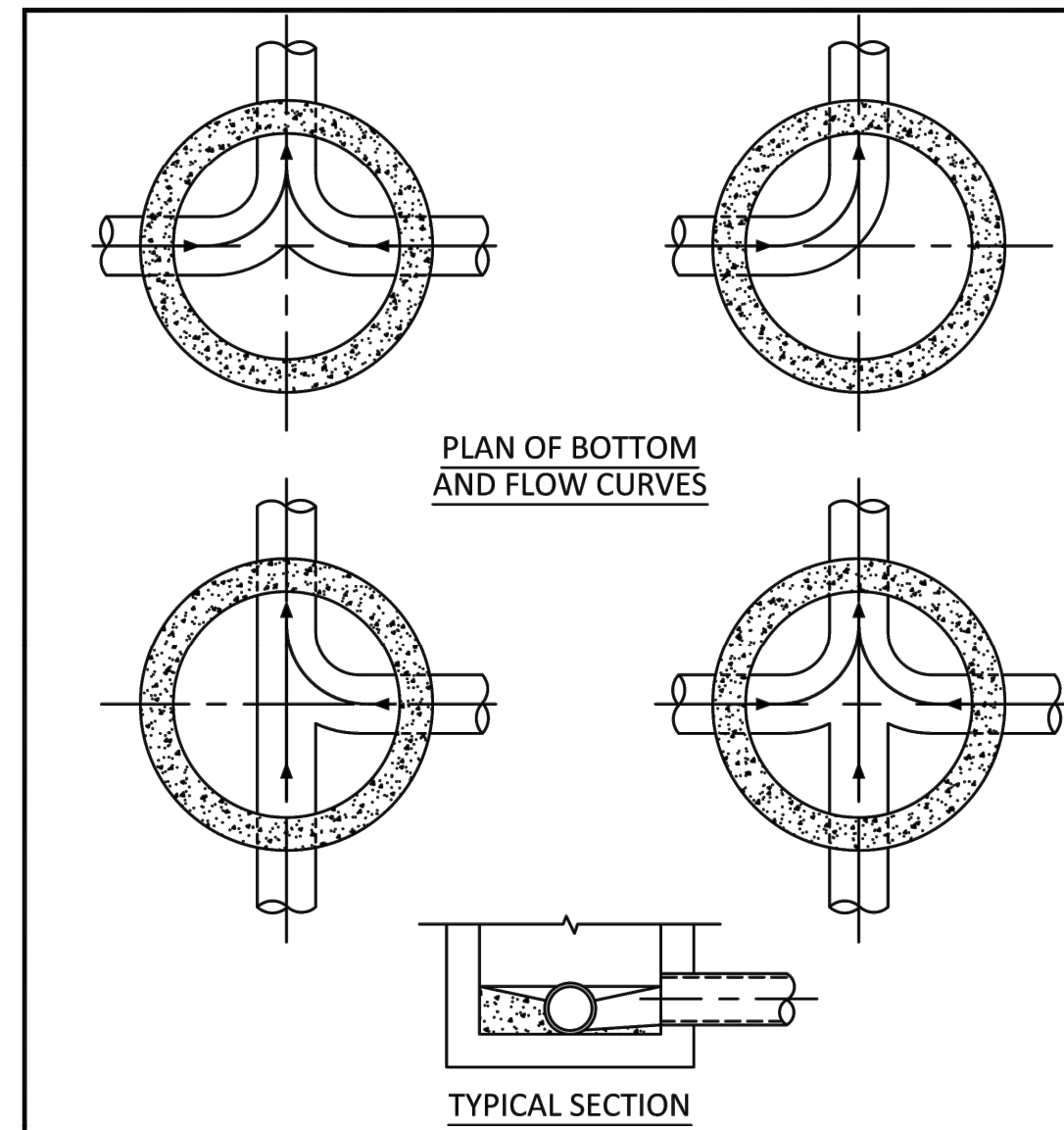
SCALE: 1" = 10' DATE: 04/18/23 DRAWING TITLE: WATER UTILITY DETAILS SHEET NO. C-501

FILE: 24-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:36:20 AM | PLOTTED: 2024-05-15 05:59:33 AM | USER: Marcley Etienne

**WATER SYSTEM NOTES:**

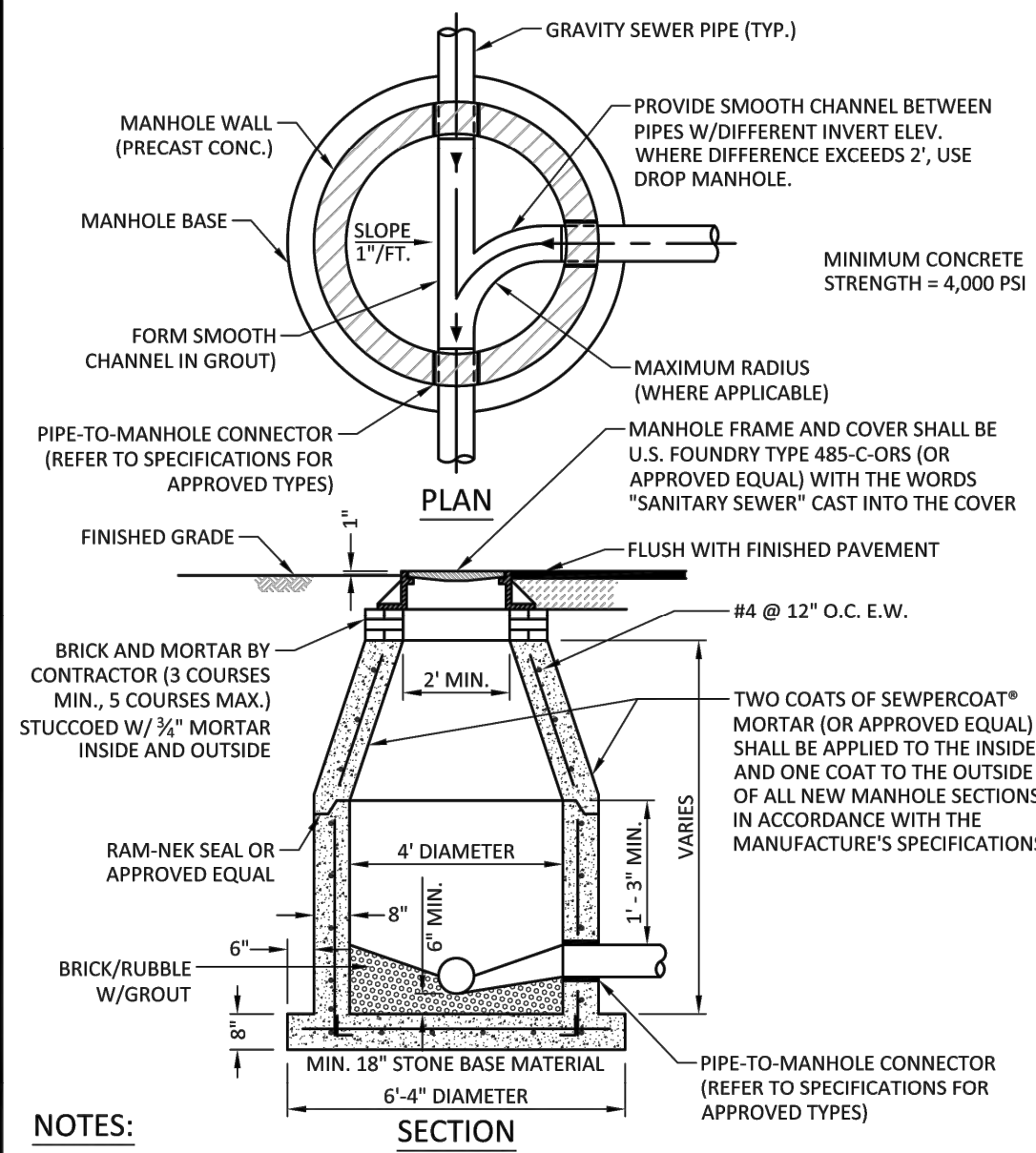
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. (FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)).
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. (FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)).
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 18" IN DIAMETER SHALL BE RESILIENT SEAT AND BI-DIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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



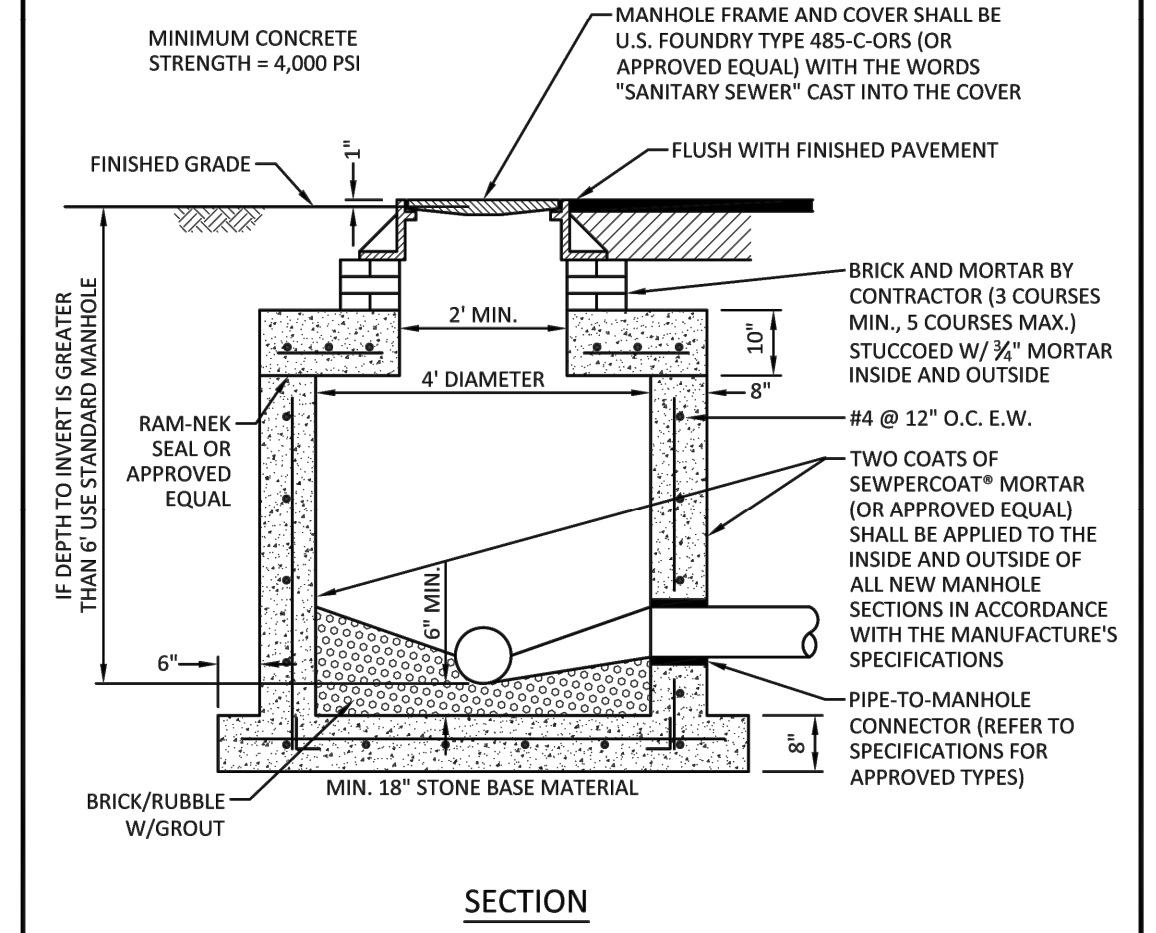
- NOTES:**
- INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
  - SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
  - CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
  - WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. S-02
APPROVED: XXX	MANHOLE FLOW PATTERNS	



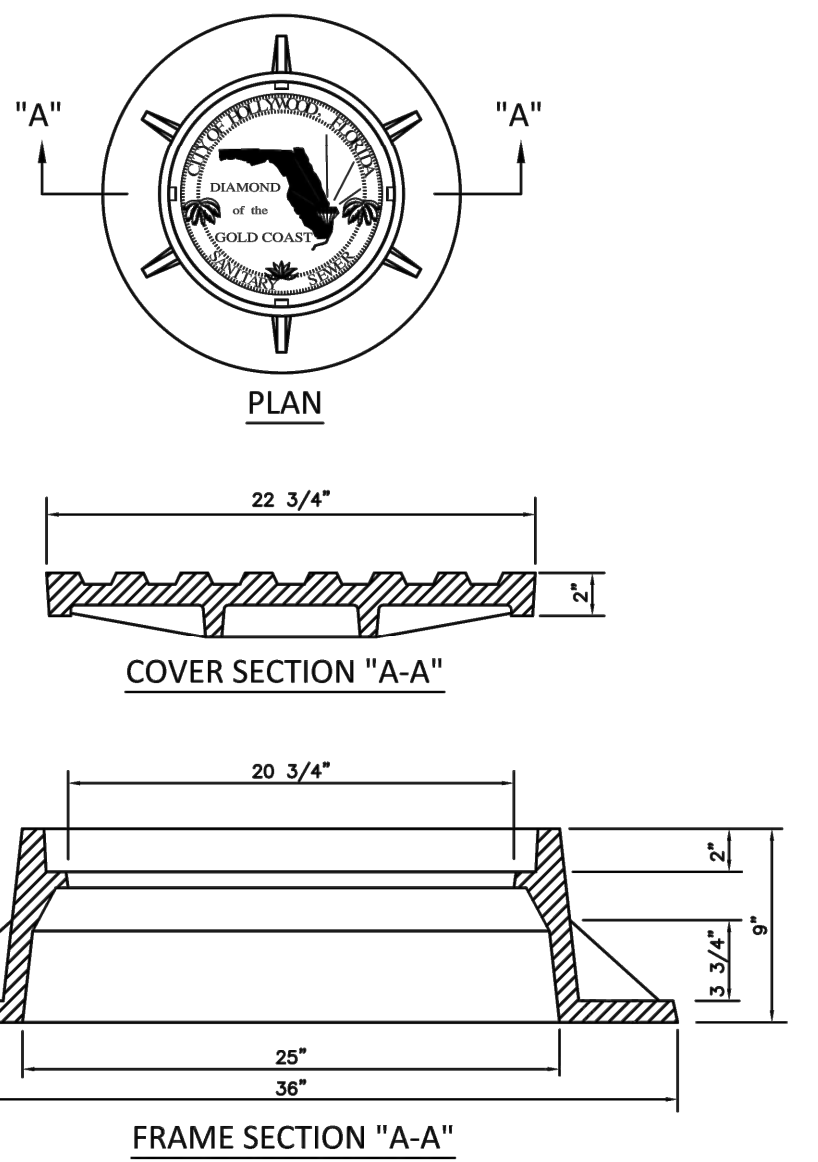
- NOTES:**
- SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
  - THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3" ABOVE SLAB BASE.
  - NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM		DRAWING NO. S-03
APPROVED: XXX	STANDARD PRECAST MANHOLE	



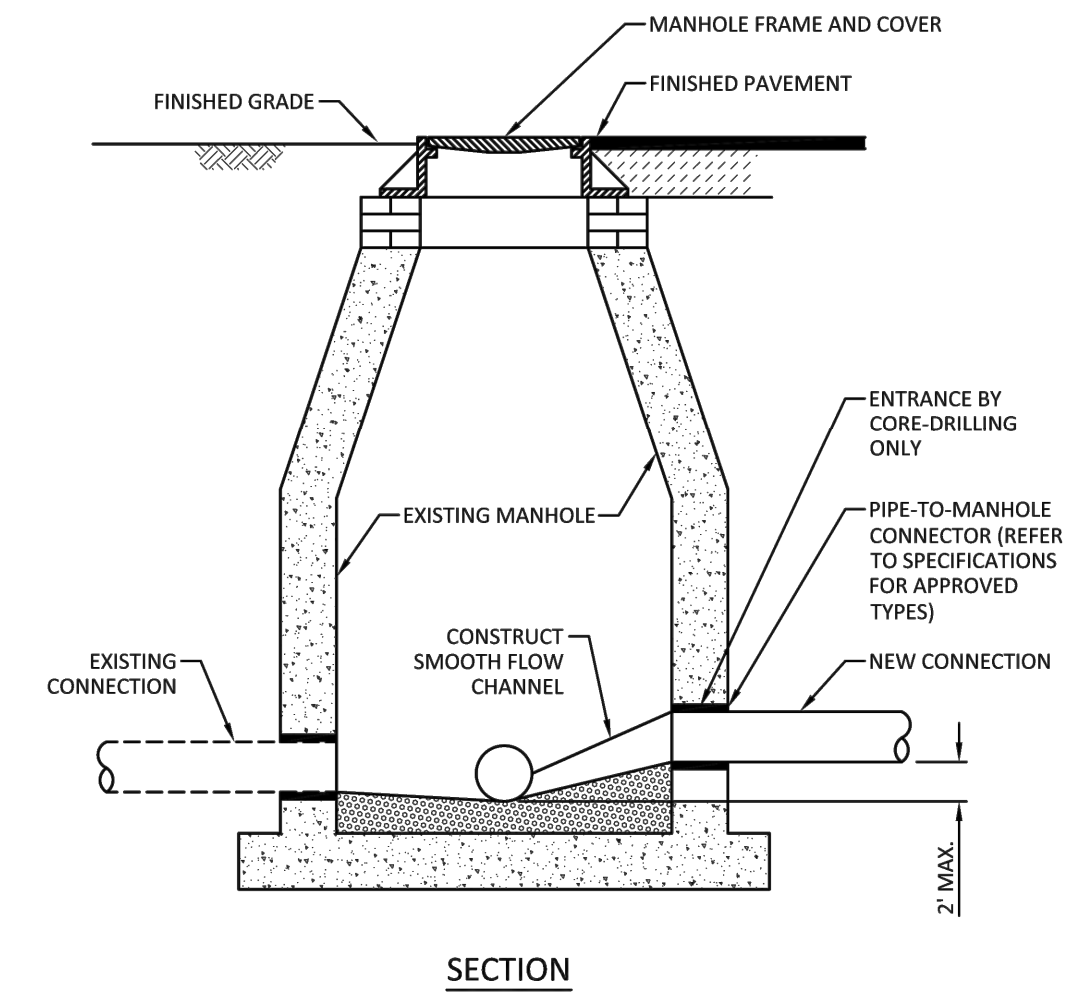
- NOTES:**
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ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM		DRAWING NO. S-05
APPROVED: XXX	SHALLOW MANHOLE	

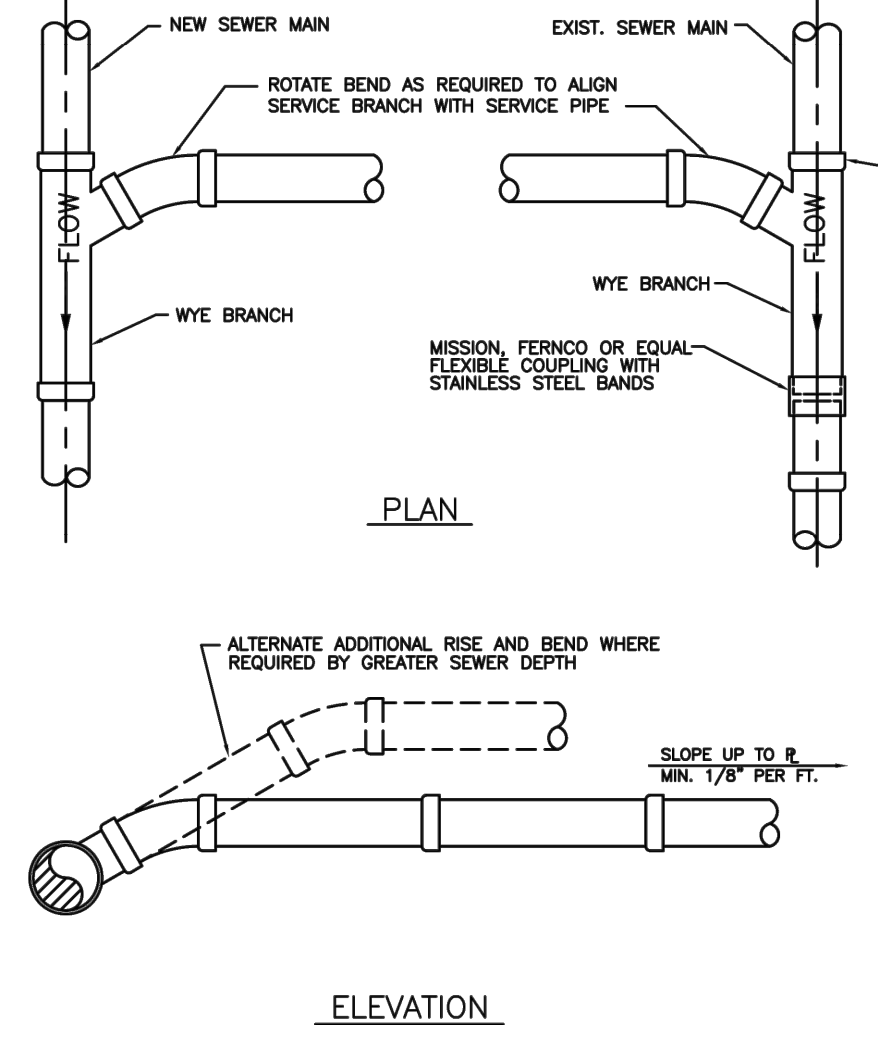


- NOTES:**
- LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
  - ALL BEARING SURFACES TO BE MACHINED.
  - MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
  - MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C ORS TYPE EL, WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. S-06.1
APPROVED: XXX	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	

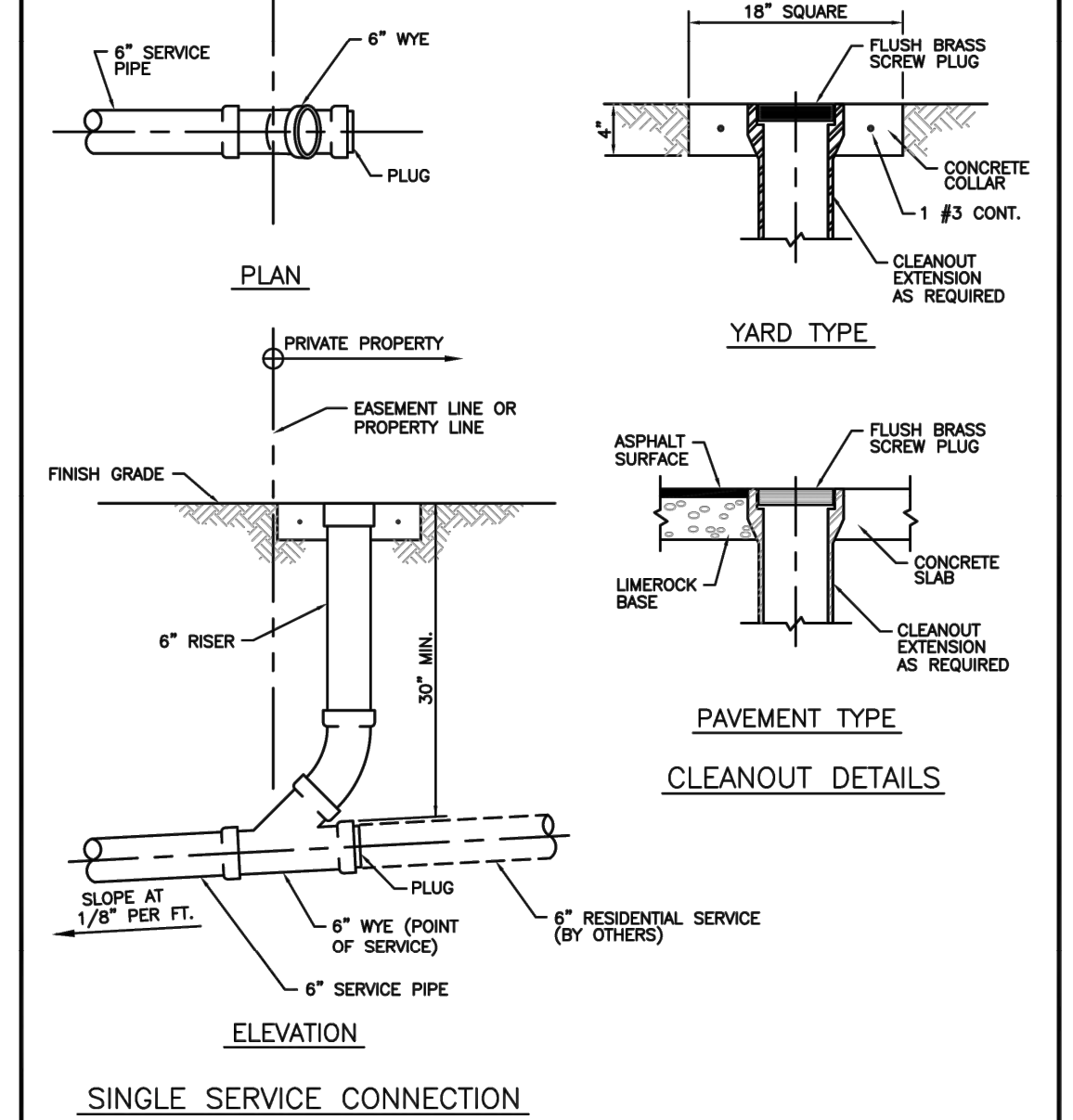


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. S-07
APPROVED: XXX	NEW CONNECTION TO EXISTING MANHOLE	



- NOTES:**
- SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
  - USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
  - WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. S-09
APPROVED: XXX	WYE BRANCH CONNECTION	



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM		DRAWING NO. S-12
APPROVED: XXX	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	

**OWNER**  
M18 DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE, FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
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**LANDSCAPE ARCHITECT**  
RAHAM VEDRINE  
4132 SW 17TH STREET  
DEER BEACH, FL 33514

**CIVIL ENGINEER**  
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Royal Palm Beach, FL 33411

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2024-05-15

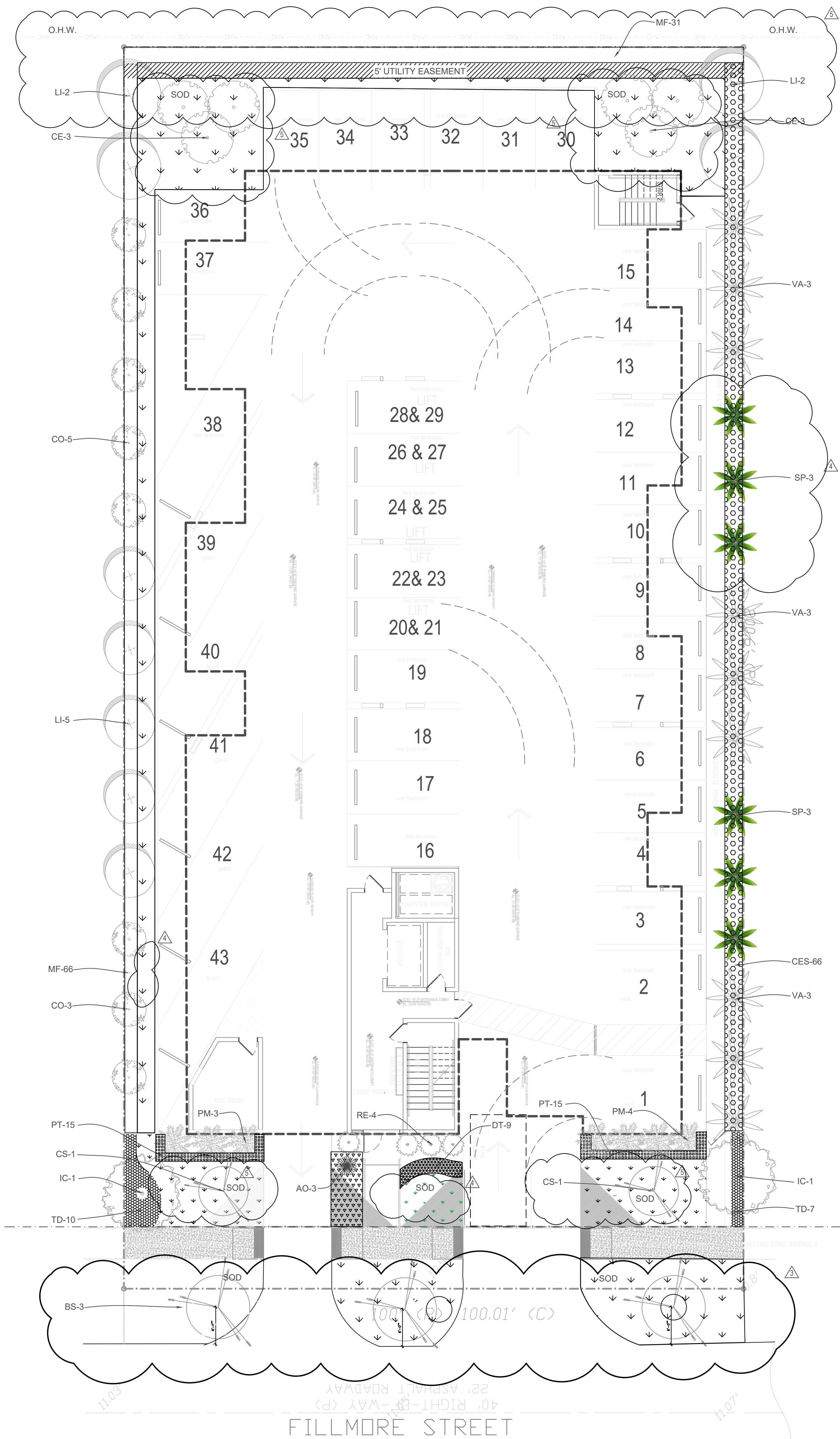
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AA 101065

**PROPOSED 40 UNITS  
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DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

**REVISIONS**

03/20/2023	PRE TAC COMMENTS
06/21/2023	FINAL TAC COMMENTS
07/06/2023	FINAL TAC COMMENTS
01/22/2024	SIGN OFF COMMENTS
04/22/2024	SIGN OFF COMMENTS
05/15/2024	SIGN OFF COMMENTS

SCALE: 1" = 10'  
DATE: 04/18/23  
DRAWING TITLE: SEWER UTILITY DETAILS  
SHEET NO. C-502



**City of Hollywood LANDSCAPE REQUIREMENTS**

**SITE CALCULATIONS**

TOTAL LOT AREA \_\_\_\_\_ 20,060 S.F.  
 TOTAL IMPERVIOUS AREA \_\_\_\_\_ 17,142 S.F.  
 TOTAL PERVIOUS AREA \_\_\_\_\_ 2,575 S.F.

**SITE TREES:** 1 Tree Per. 1,000 S.F. Total Pervious area 2,949 S.F.  
 (3) TREES REQUIRED / (6) TREES PROVIDED (2) Dahoon Holly, (2) Silver Buttonwood  
 (2) Orange Geiger

**Perimeter Landscape:** 1 Tree Per. 20 L.F. Total L.F 512 S.F.  
 (25) TREES REQUIRED / (26) TREES PROVIDED (8) Satin Leaf, (9)Crape Myrtle  
 (9) Montgomery Palm 3-1 Ratio (3), (4) Silver buttonwood (6) Sable Palm 3-1 Ratio (2)

**STREET TREES:**  
 (3) TREES REQUIRED / (3) Gumbo Limbo TREES PROVIDED

A minimum of 60% of required trees and 50% of required shrubs must be native species.  
 Total Trees Provided (34) 60% Required (22)-Trees Provided (22) 60%  
 Total Shrubs (279)-50% Required (140)- Provided (180) 69%

Mitigation Owed: 31 Caliper inches  
 4 excess trees planted 1 Silver buttonwood, 2 Geiger and 1 Satin leaf = 8" inches  
 Remaining mitigation owed = 23" Caliper inches and 1 palm to be paid into the tree fund,  
 23" / 2" = 11.5" X \$350 = \$4,025 + 350 palm = \$4,375  
**TOTAL TREE CANOPY TRUST FUND PAYMENT \$4,375**

**TOTAL SOD ARE 25%**

**PLANT MATERIAL SCHEDULE**

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CE	Conocarpus erectus var. sericeus	Silver Buttonwood	12' HT. 6' SPR. MIN. 2" DBH FL-1	Yes	6	Low
IC	Ilex cassine	Dahoon holly	14' HT. 8' SPR. MIN. 2" DBH FL-1	Yes	2	Low
CO	Chrysophyllum oliviforme	Satinleaf	14' HT. 8' SPR. MIN. 2" DBH FL-1	Yes	8	Low
LI	Logerstroemia indica "Natchez"	Crape myrtle	14' HT. 8' SPR. MIN. 2" DBH FL-1	Yes	9	Low
VA	Veitchia arecina	Montgomery palm	14' HT. Min. 8' CT. FL-1	No	9	Low
SB	Sabal palmetto	Sable palm	14' HT. Min. 8' CT. FL-1	Yes	6	Low
BS	Bursera simaruba	Gumbo Limbo	MIN. 3" CAL. 12' HT. 6' SPR.	YES	3	Medium
CS	Cordia Sebestena	Orange Geiger	12' HT. 6' SPR. MIN. 2" DBH FL-1	Yes	2	Low
<b>Shrubs and Groundcover</b>						
RE	Rhapis excelsa	Lady Palm	24" HT X 24" Sprd. 24" O.C.	No	4	Medium
MF	Myrcianthes fragrans	Simpson Stopper	36" HT. X 18" SPR., 36" O.C.	Yes	97	Low
TD	Tripsacum dactyloides	Dwarf fakahatchee grass	18" HT X 14" Sprd. 24" O.C.	Yes	17	Low
PT	Pittosporum tobira	Variegated pittosporum	15" HT. X 18" SPR., 24" O.C.	No	30	Medium
AO	Alcantarea odorata	Odorata	24" HT X 24" Sprd.	No	3	Medium
DT	Dianella tasmanica	Flax Lily	12" HT X 12" SPRD.	No	9	Medium
PM	Ptychosperma macarthurii	Macarthur palm	5" GA	No	7	Medium
TA	Trachelospermum asiaticum	Jasmine Minima	4" HT X 4" Sprd.	No	40	Medium
CES	Conocarpus erectus	Green Buttonwood	36" HT. X 18" SPR., 36" O.C.	Yes	66	Low
SOD	Palmetto	SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 2,082 S.F.

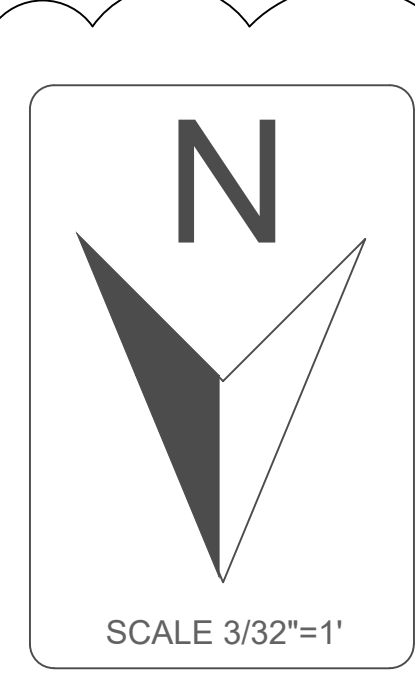
NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

REVISION / DATE
2/4/2023
5/20/2023
7/26/2023
10/31/2023
3/21/2024

**ENVIROSCAPE**  
 4132 SW 51 ST  
 Dania Beach FL 33314

**MULTI-FAMILY DEVELOPMENT**  
 2306 FILLMORE STREET  
 Hollywood FL

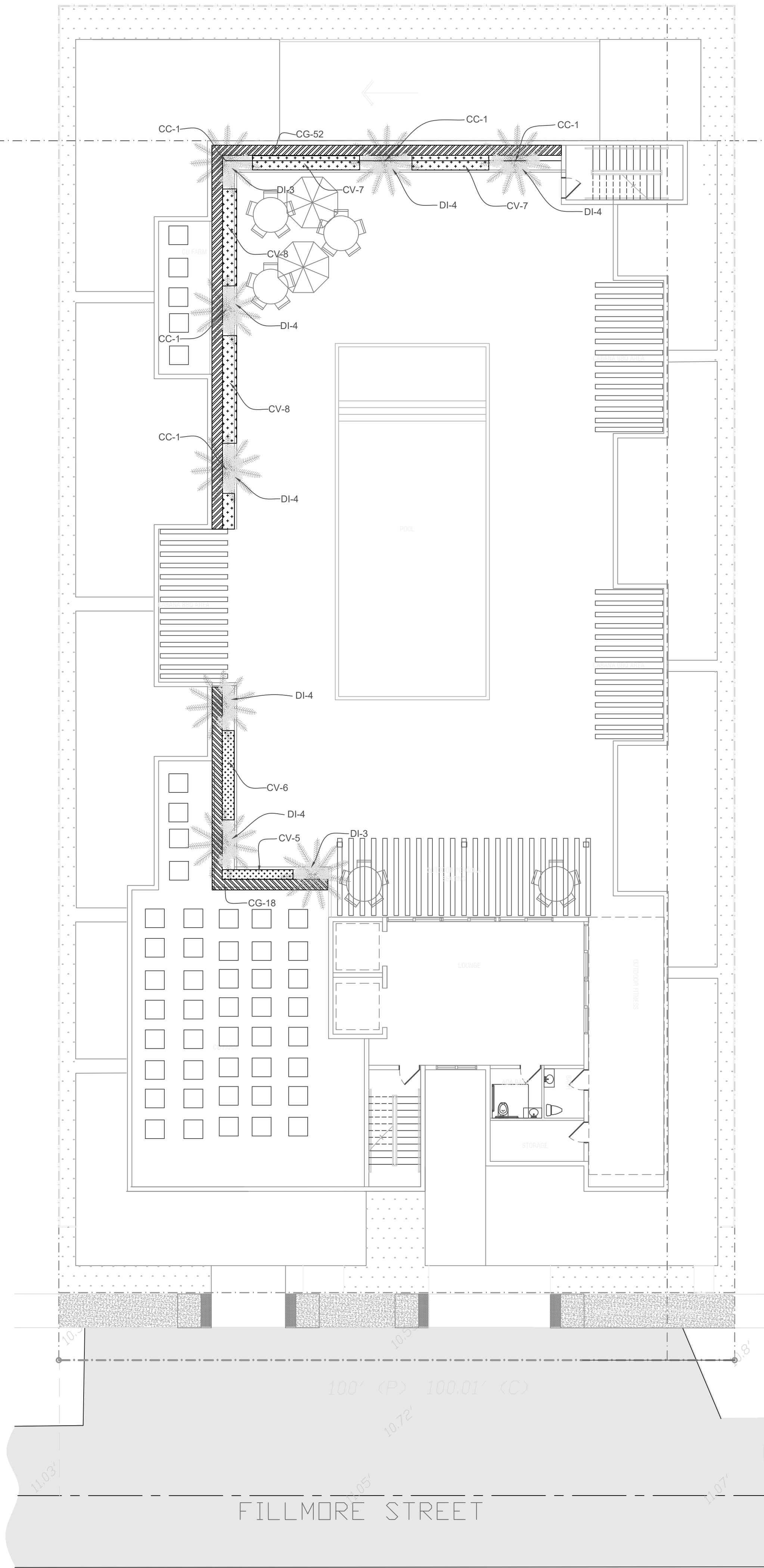
DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306
DATE:	3/21/2024



SEAL

L-1





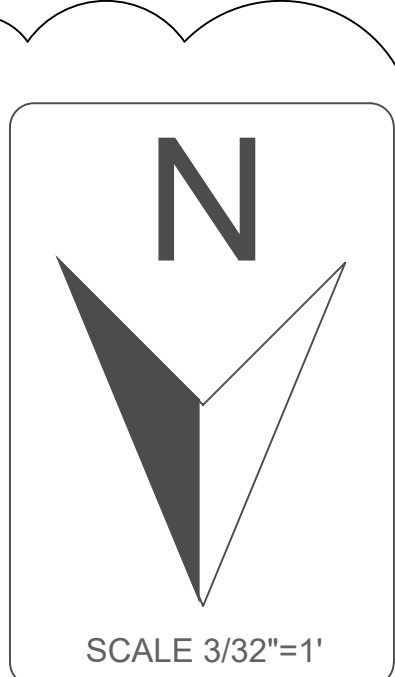
PLANT MATERIAL SCHEDULE						
SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CC	Coccothrinax	Florida silver palm	6' OA	Yes	8	Low
<b>Shrubs and Groundcover</b>						
DI	Dietes iridioides	African iris	15" HT. X 18" SPR., 24" O.C.	No	30	Medium
CV	codiaeum variegatum	Magnificent Croton	18" HT X 18" Sprd. 24" O.C.	No	41	Medium
CG	Clusia guttifera	Clusia	36" HT X 20" Sprd.	No	70	Medium

REVISION / DATE

**ENVIROSCOPE**  
4132 SW 51 ST  
Dania Beach FL 33314

**MULTI-FAMILY DEVELOPMENT**  
2306 FILLMORE STEET  
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306
DATE:	4/6/2023



SEAL

**L-2**

**GENERAL PLANTING REQUIREMENTS**

- 1-All sizes shown for plant material on the plans are to be considered Minimum.
- 2-All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- 3-All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".
- 4-All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.
- 5-All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.
- 6-All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.
- 7-All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.
- 8-All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.
- 9-Each system shall be installed with a rain sensor.
- 10-It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.
- 11-Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- 12-All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.
- 13-Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.
- 14-All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect
- 15-The plan takes precedence over the plant list.

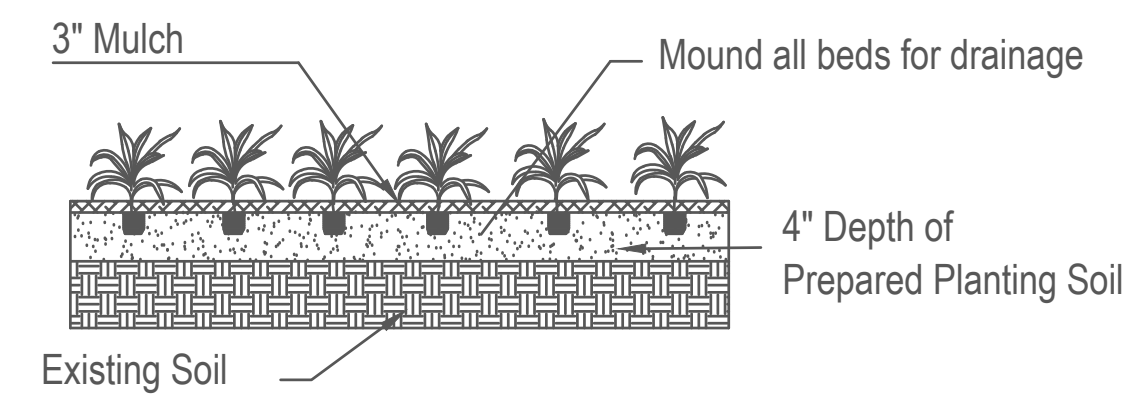
**SPECIAL INSTRUCTIONS**

- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



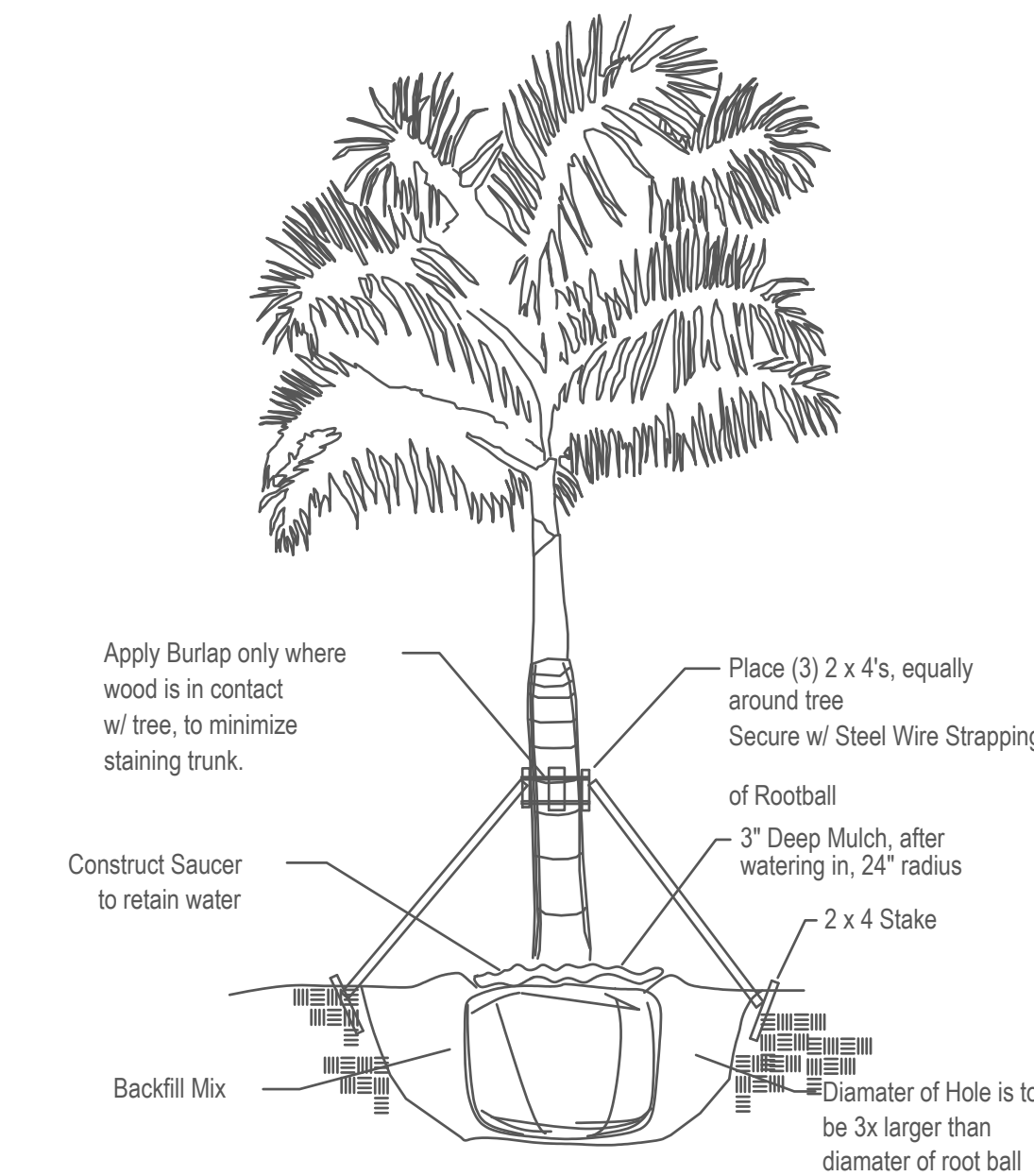
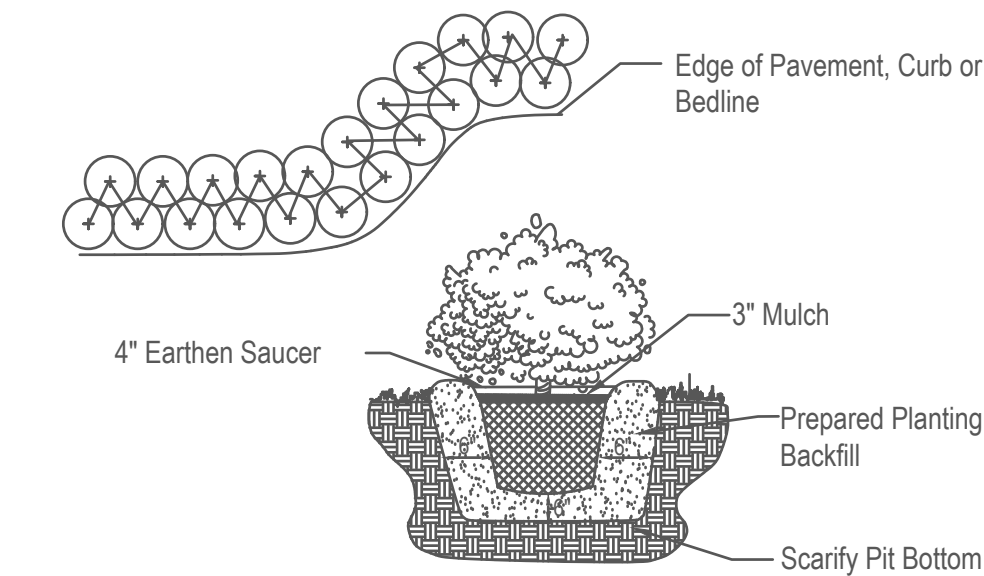
NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



**Shrub & Groundcover Planting Detail**

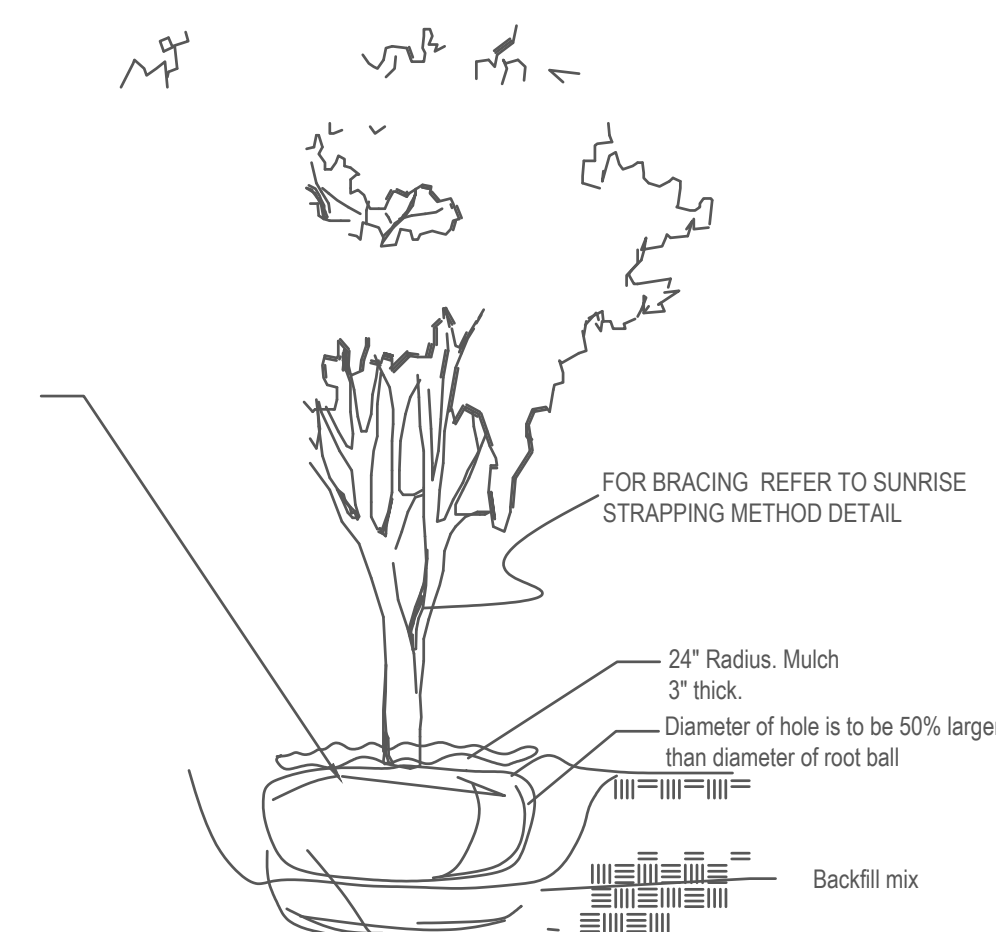
Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



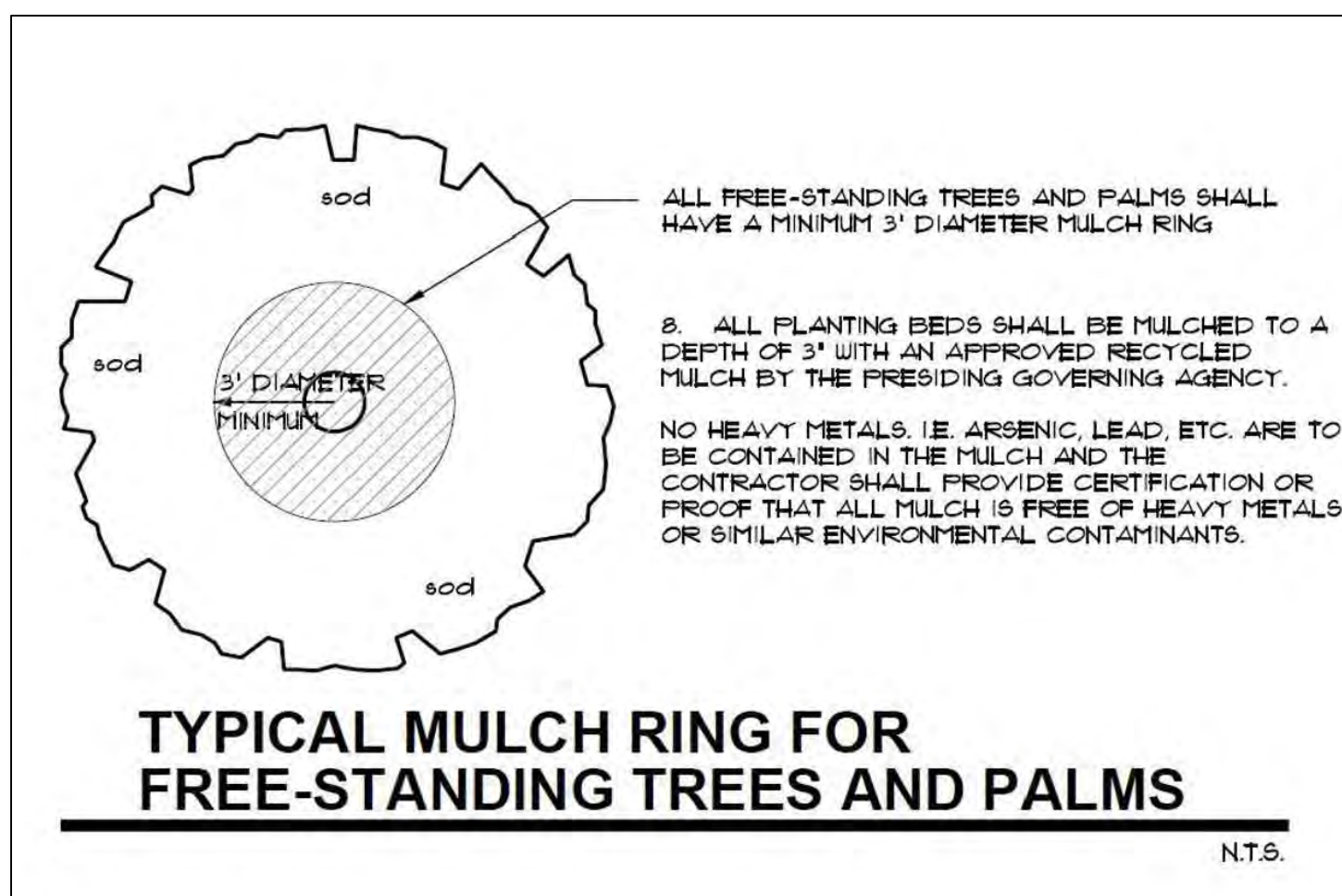
**Tree Planting Detail**

Tree Stakes are to be removed between 6-12 months by the Owner.

NTS



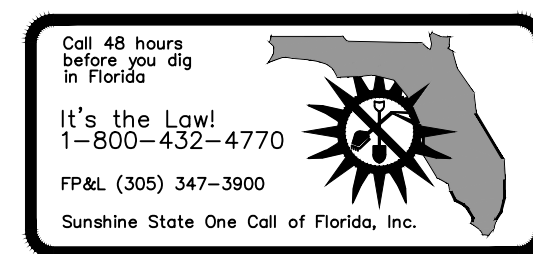
1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.



ALL FREE-STANDING TREES AND PALMS SHALL HAVE A MINIMUM 3" DIAMETER MULCH RING

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY.

NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

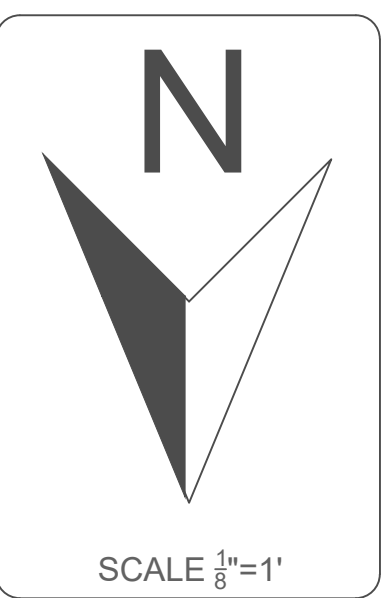


REVISION / DATE
5/20/2023

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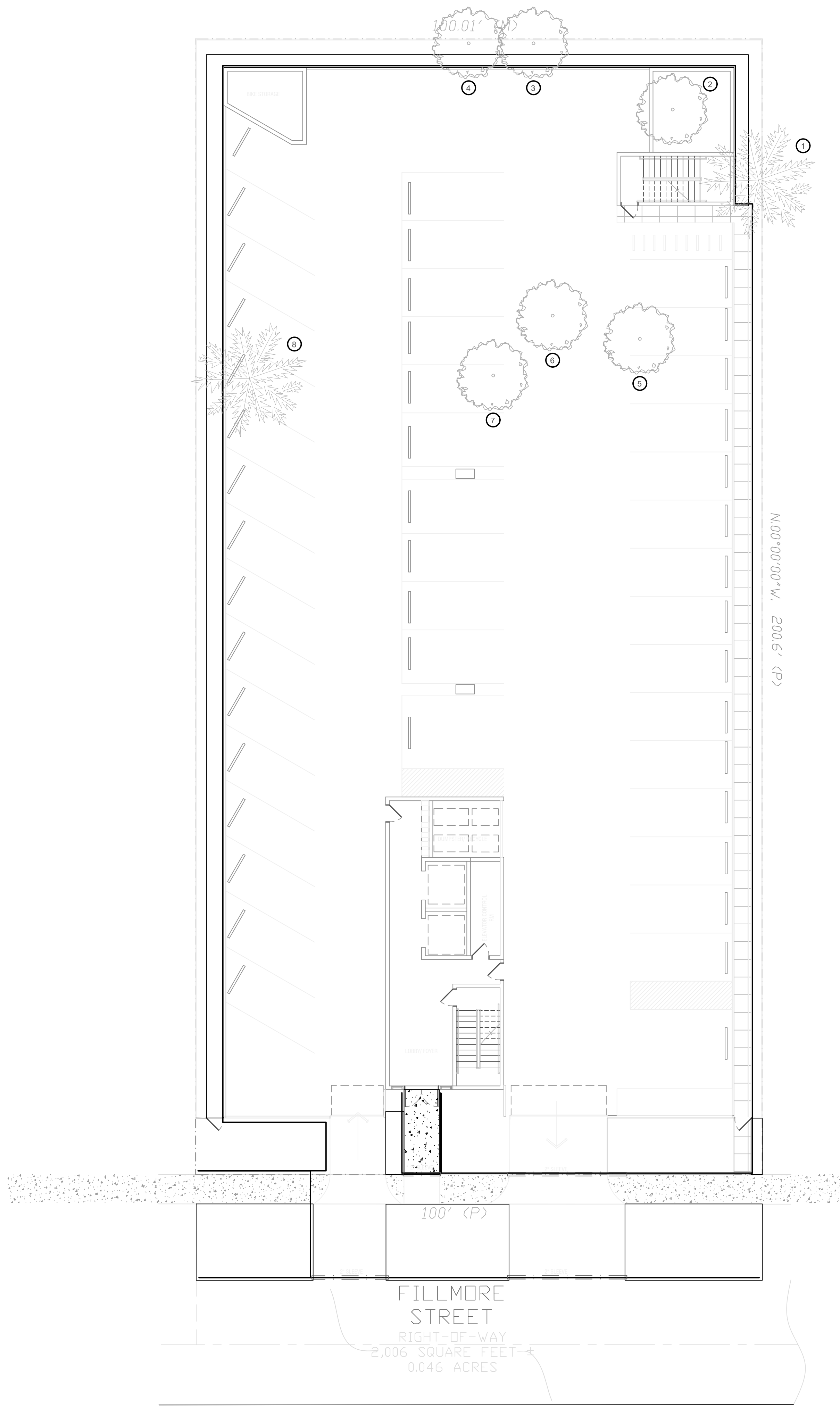
**MULTI-FAMILY DEVELOPMENT**  
2306 FILLMORE STREET  
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306
DATE:	4/7/2023



SEAL

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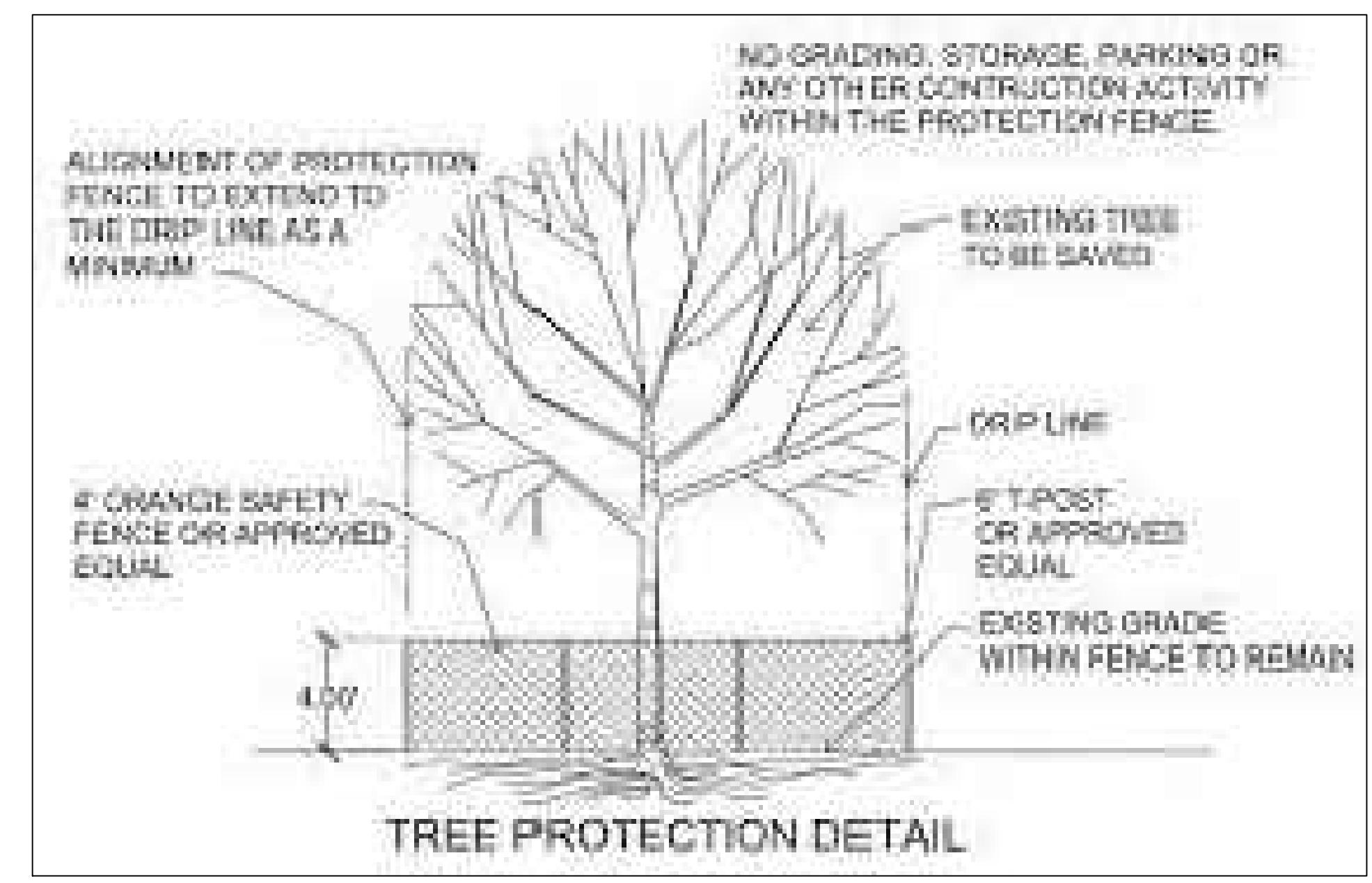


**TREE DISPOSITION LIST Rahim Vedae: Certified Arborist FL-9609A**

SURVEY #	KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
	1	Sabal Palm	<i>Sabal palmetto</i>	10	12	10	78.5	4	Fair	Remove	Undersize	
	2	Mango	<i>Mangifera indica</i>	7	25	16	201.0		58%	Remove		7" Caliper
	3	Carrotwood	<i>Cupaniopsis anacardioides</i>							Remove	Invasive	
	4	Weeping Fig	<i>Ficus benjamina</i>	24	40	25	490.6		47%	Remove		24" Caliper
	5	Brazilian pepper	<i>Schinus terebinthifolia</i>				0.0			Remove	Invasive	
	6	Womens Tongue	<i>Albizia lebbek</i>							Remove	Invasive	
	7	Norfolk Island Pine	<i>Araucaria heterophylla</i>	19	50	18	254.3		50%	Remove	Invasive	
	8	Coconut Palm	<i>Cocos nucifera</i>	9	30	20	314.0	18	Good	Remove		1 Palm

Total Mitigation to be 31 Caliper inches and 1 Palm

TREE PROTECTION



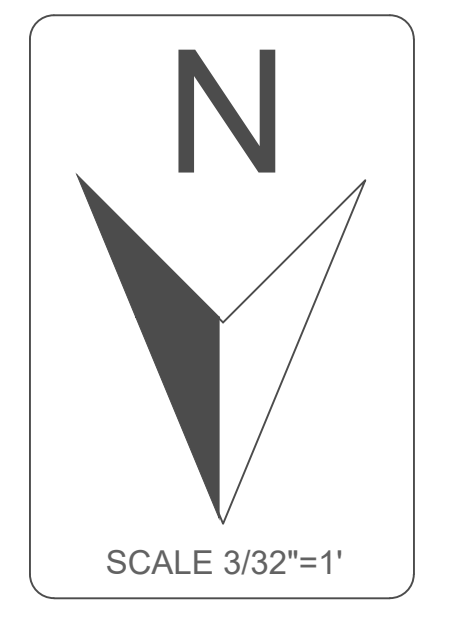
Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

REVISION / DATE
2/4/2023

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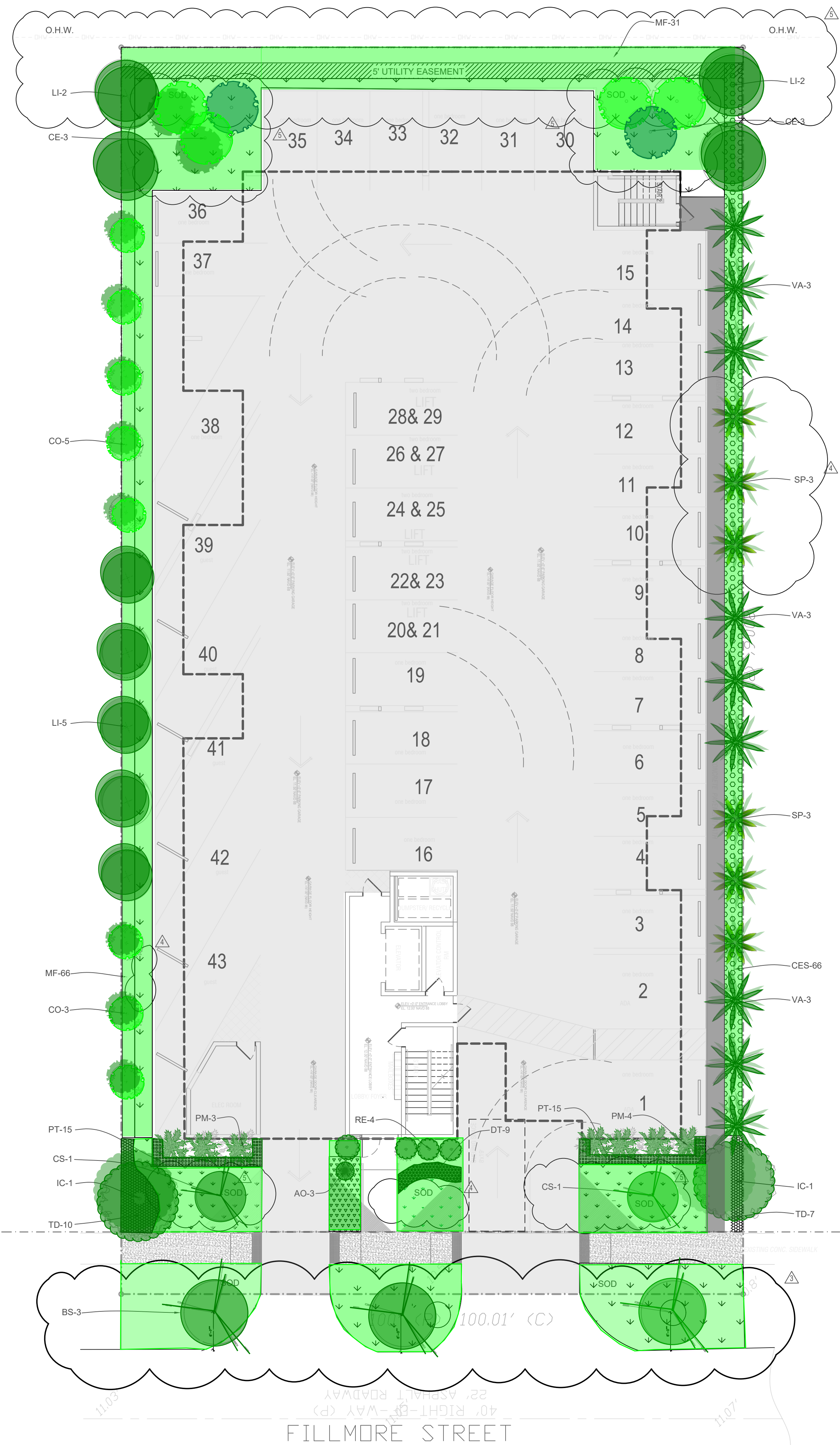
MULTI-FAMILY DEVELOPMENT  
2306 FILLMORE STREET  
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SEAL

TD-1



City of Hollywood LANDSCAPE REQUIREMENTS

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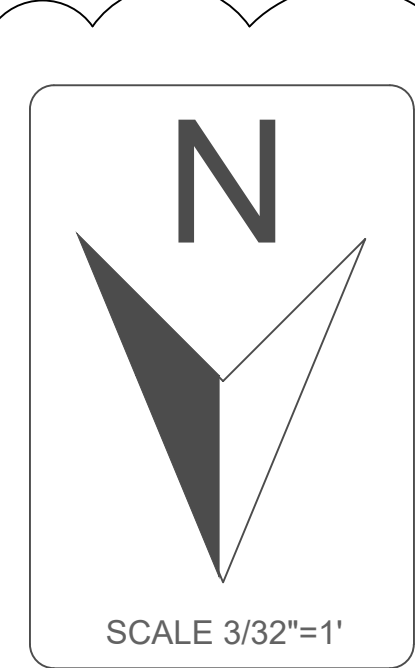
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SEAL

L-1