

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. 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)

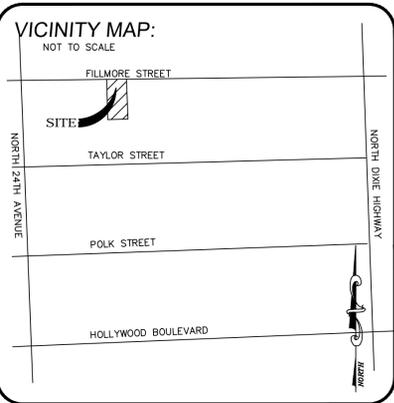


2306 FILLMORE ST (NORTH)



Property Photos





ALTA/NSPS LAND TITLE SURVEY



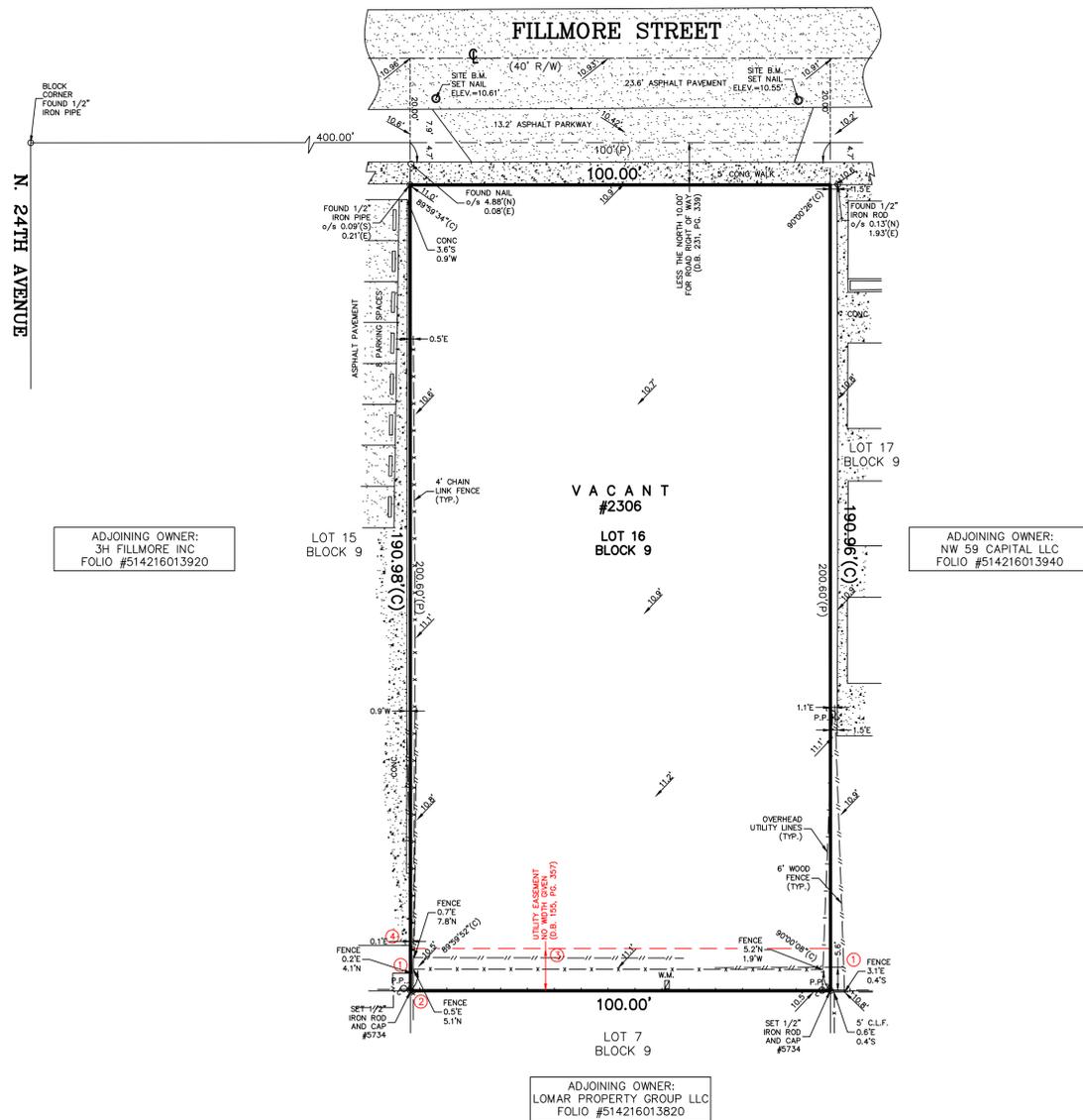
PINNELL SURVEY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCONUT CREEK, FLORIDA 33073
 PHONE: (954)418-4940 FAX: (954)418-4941
 LICENSED BUSINESS #6857

**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.



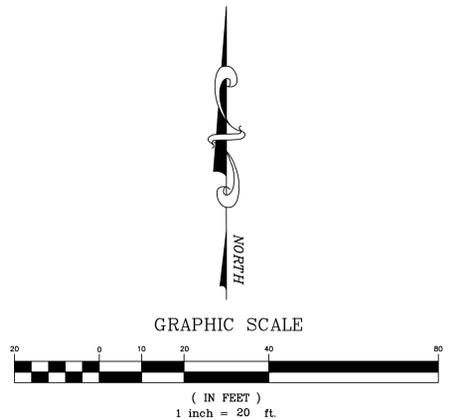
ADJOINING OWNER:
 3H FILLMORE INC
 FOLIO #514216013920

ADJOINING OWNER:
 NW 59 CAPITAL LLC
 FOLIO #514216013940

ADJOINING OWNER:
 LOWAR 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

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

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**



OWNER

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

ARCHITECT

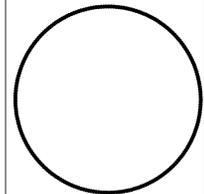
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
FORT LAUDERDALE FL 33305

LANDSCAPE
ARCHITECT

RAHMA YEDAE
4132 SW 41ST STREET
DANA BEACH FL 33514

CIVIL ENGINEER

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



AGUSTINA MARIA SKLAR
FL ARCHITECT REG. NO.
AR101065

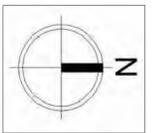


ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

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

REVISIONS

NO.	DATE	DESCRIPTION



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

DRAWING TITLE:
RENDERINGS

SHEET
A-000.2

OWNER

H&B DEVELOPMENT LLC
1314 E BROWNS BLVD STE 202
FORT LAUDERDALE FL 33301

ARCHITECT

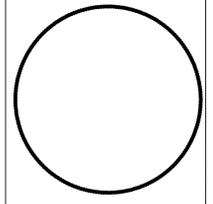
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LANDSCAPE
ARCHITECT

RAHMA YEDAE
4132 SW 11TH STREET
DANA BEACH FL 33514

CIVIL ENGINEER

M ENGINEERING DESIGN LLC
270 REMICK LANE DRIVE
ROYAL PALM BEACH FL 33411



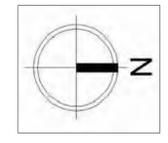
AGUSTINA MARIA SKLAR
FL ARCHITECT REG. NO.
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AA 101065

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-000.3





OWNER

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

ARCHITECT

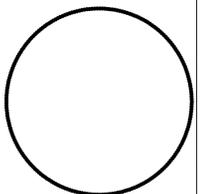
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LANDSCAPE ARCHITECT

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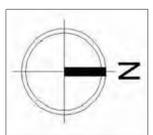


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LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

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

REVISIONS

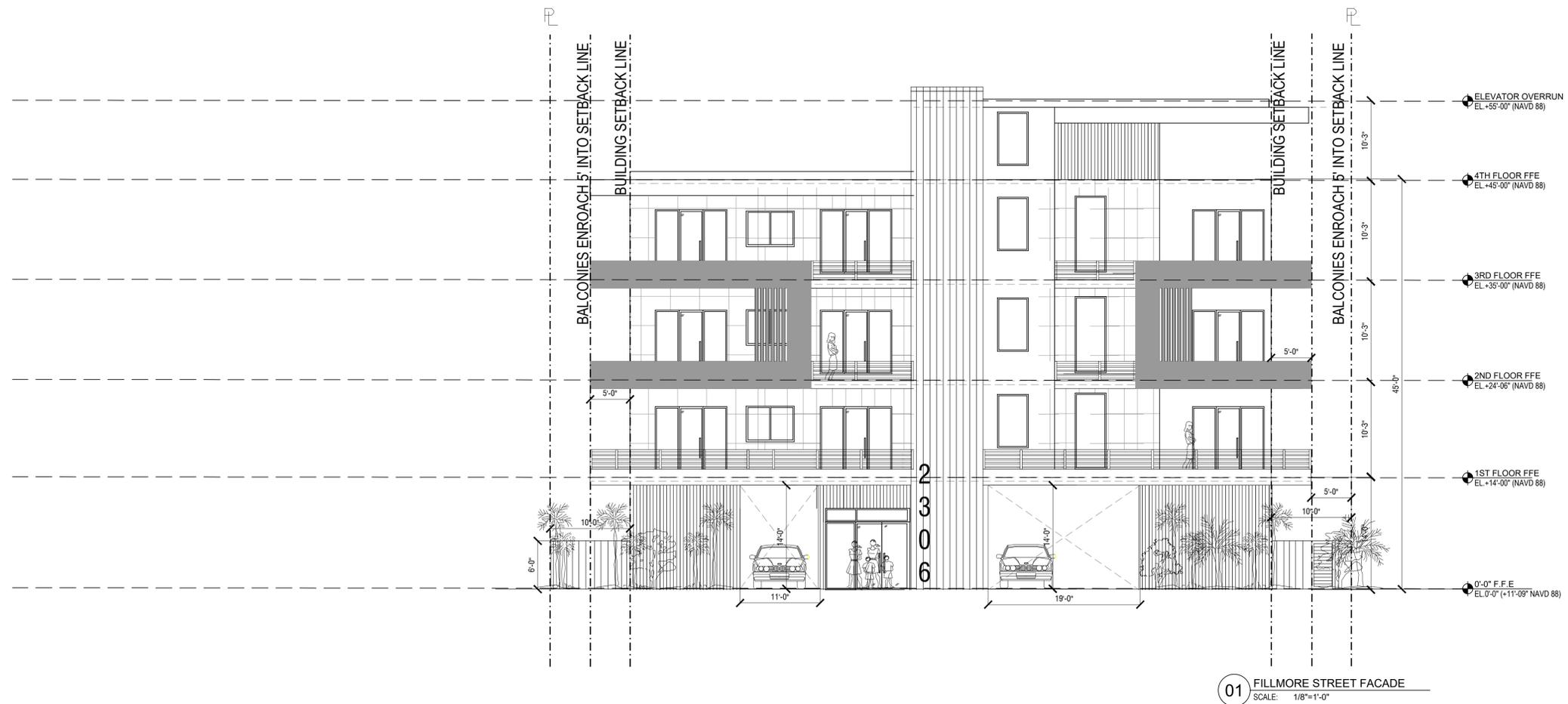
NO.	DESCRIPTION



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

DRAWING TITLE:
RENDERINGS

SHEET **A-000.4**



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
 H18 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 VERDAE
 4133 SW 61ST STREET
 CLIA BEACH FL 33514

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

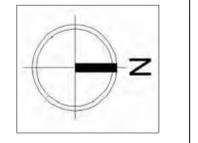
AGUSTINA MARIA SKLAR
 FL ARCHITECT REG. NO. AR101065

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



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

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
TOTAL:			34 UNITS

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.

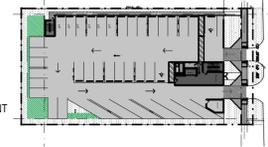
NEW ELECTRICAL OR MECHANICAL EQUIPMENT IS REQUIRED TO BE ELEVATED AT A MINIMUM ONE (1) FOOT ABOVE THE FEMA BASE FLOOD ELEVATION.

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

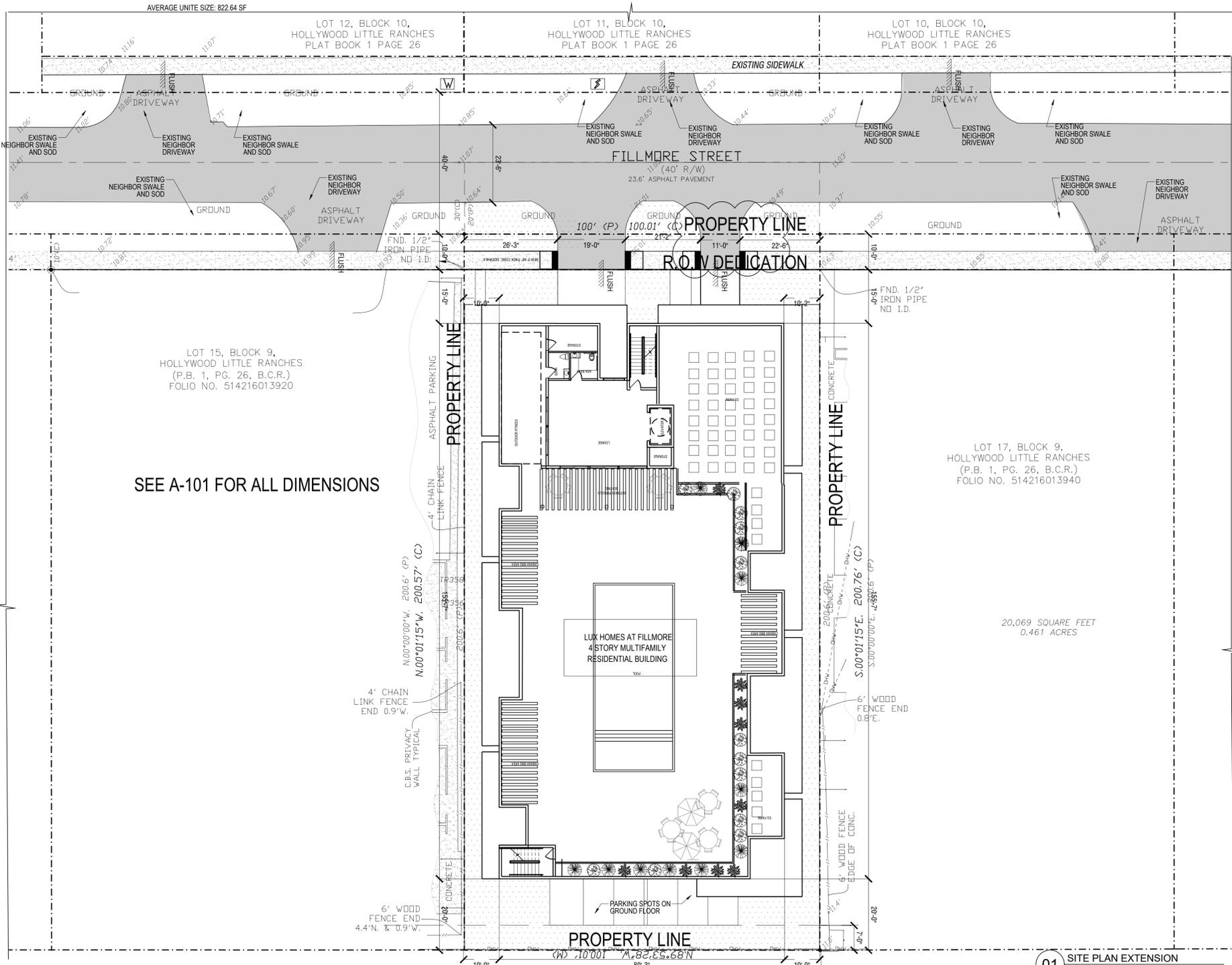


OPEN SPACE & LOT COVERAGE CALCULATIONS

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

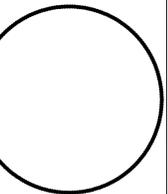
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
FORT LAUDERDALE FL 33305

LANDSCAPE ARCHITECT

RAHM VEDAEI
4132 SW 11TH STREET
DANIA BEACH FL 33114

CIVIL ENGINEER

M. ENGINEERING DESIGN LLC
207 REMONDO LAKES DRIVE
ROYAL PALM BEACH FL 33411



AGUSTINA MARIA SKLAR
FL ARCHITECT REG. NO.
AR101065

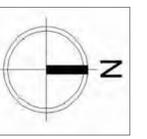


ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

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

REVISIONS

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

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

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) 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.

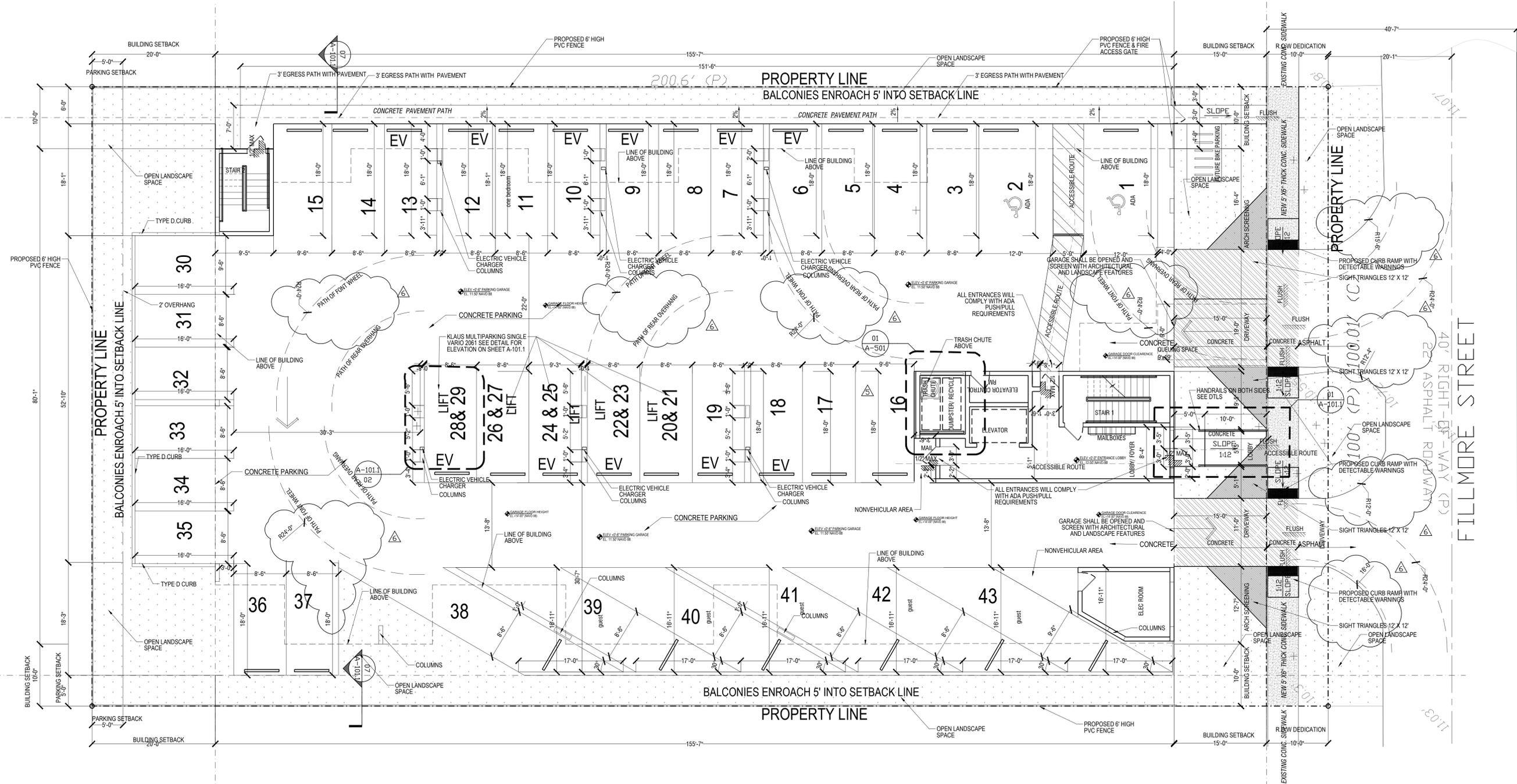
NOTE: PER SECTION 7.1 PROVIDED TANDEM PARKING SPACES (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT. NOT TO INCLUDE REQUIRED GUESTS SPACES

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

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

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"

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
RAHIM VEDAEI
4132 SW 13TH STREET
DANA BEACH, FL 33414

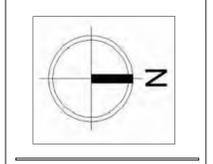
CIVIL ENGINEER
MECHANICAL DESIGN, LLC
207 REMOND LAKES DRIVE
ROYAL PALM BEACH, FL 33411

AGUSTINA MARIA SKLAR
FL ARCHITECT REG. NO. AR101065

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

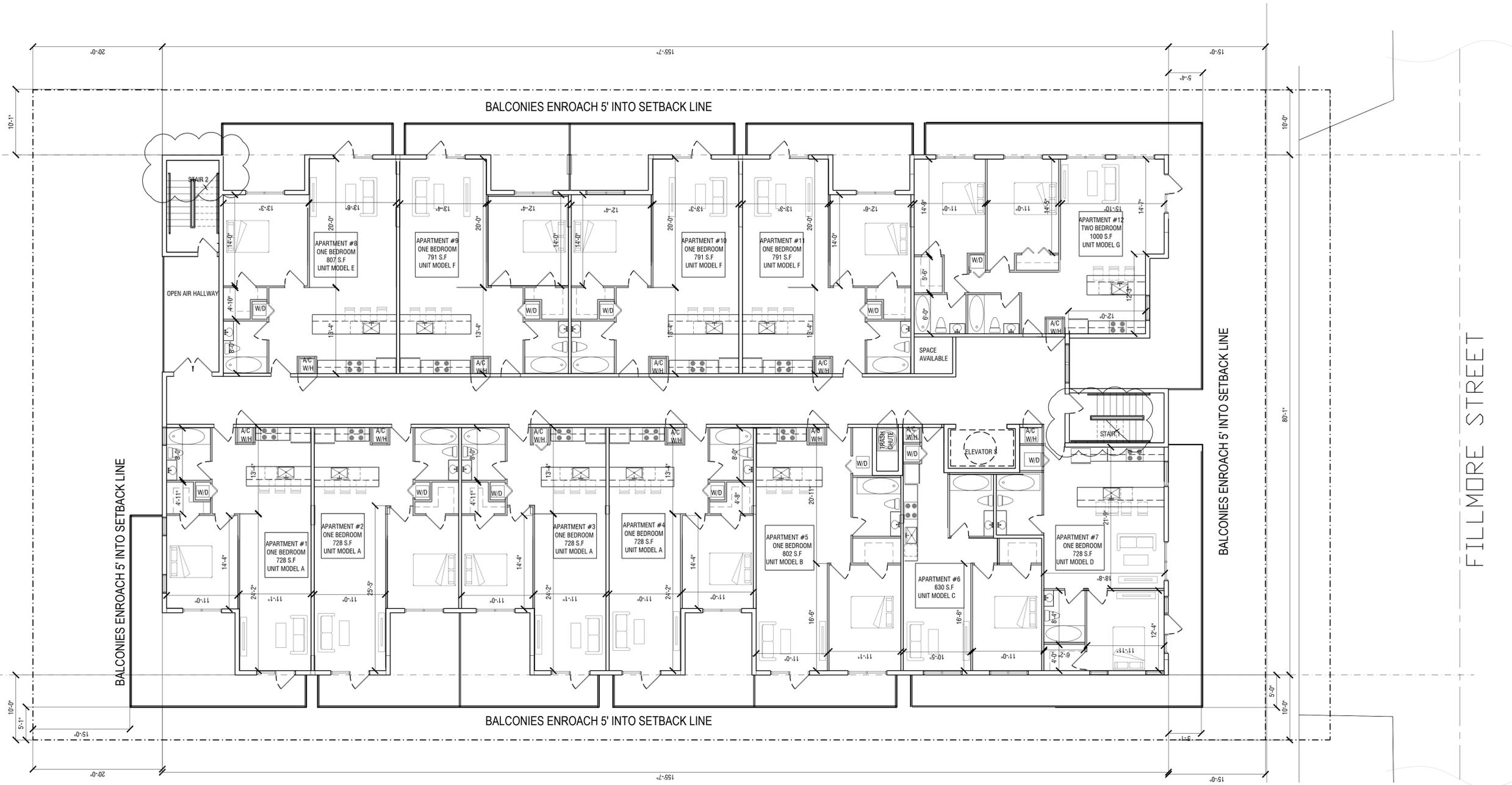
**PROPOSED 34 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL**

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



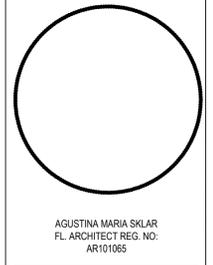
01 SECOND FLOOR
SCALE: 1/8"=1'-0"

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
DADE BEACH, FL 33134

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

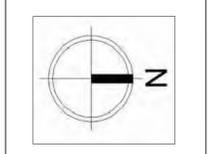


AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

**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

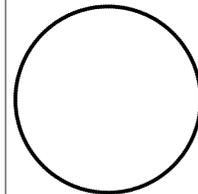
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
FORT LAUDERDALE, FL 33305

LANDSCAPE
ARCHITECT

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

CIVIL ENGINEER

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



AGUSTINA MARIA SKLAR
FL ARCHITECT REG. NO.
AR101065

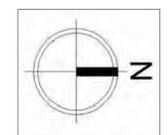


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PROPOSED 34 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

03/20/2023 PRE TAC COMMENTS

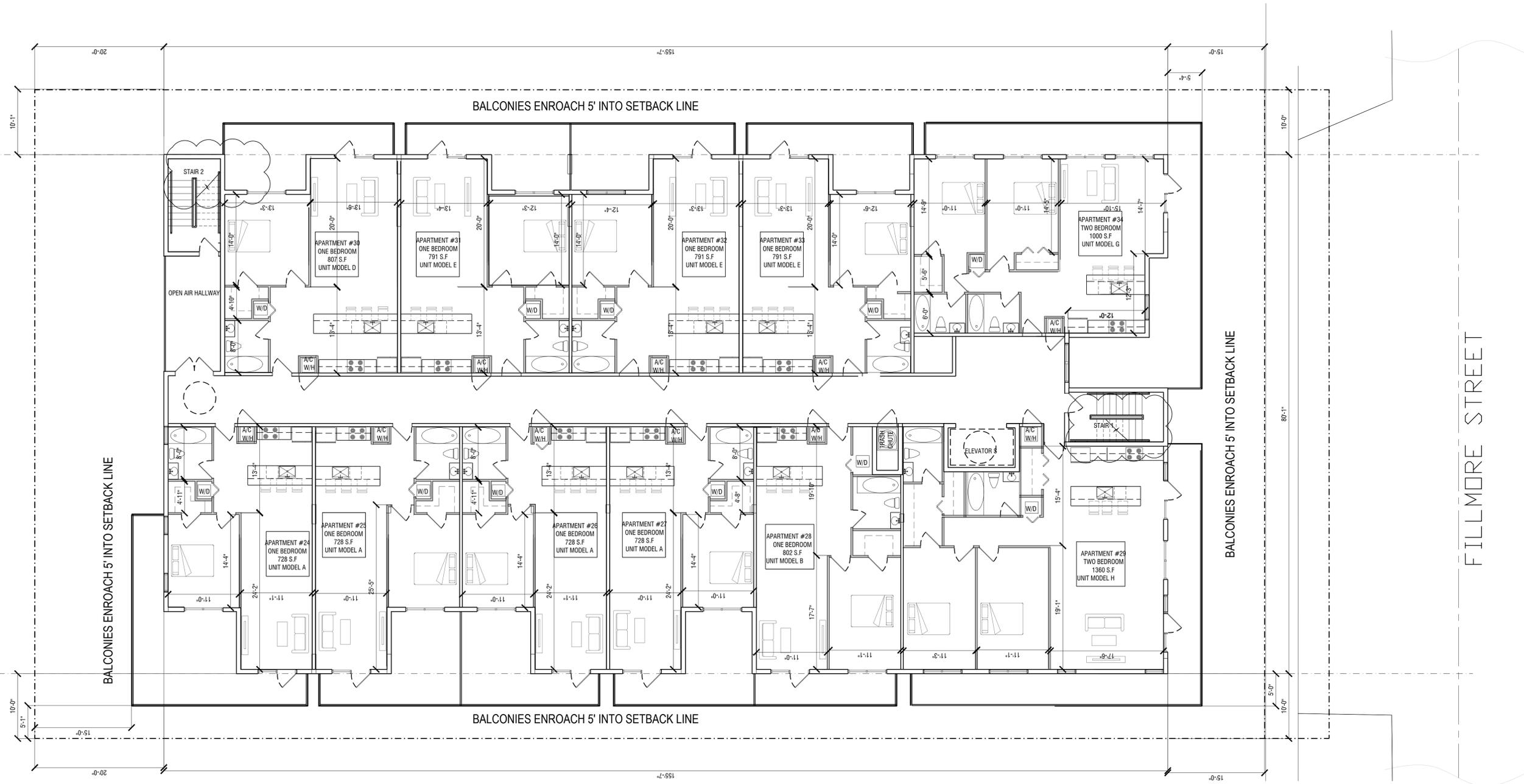


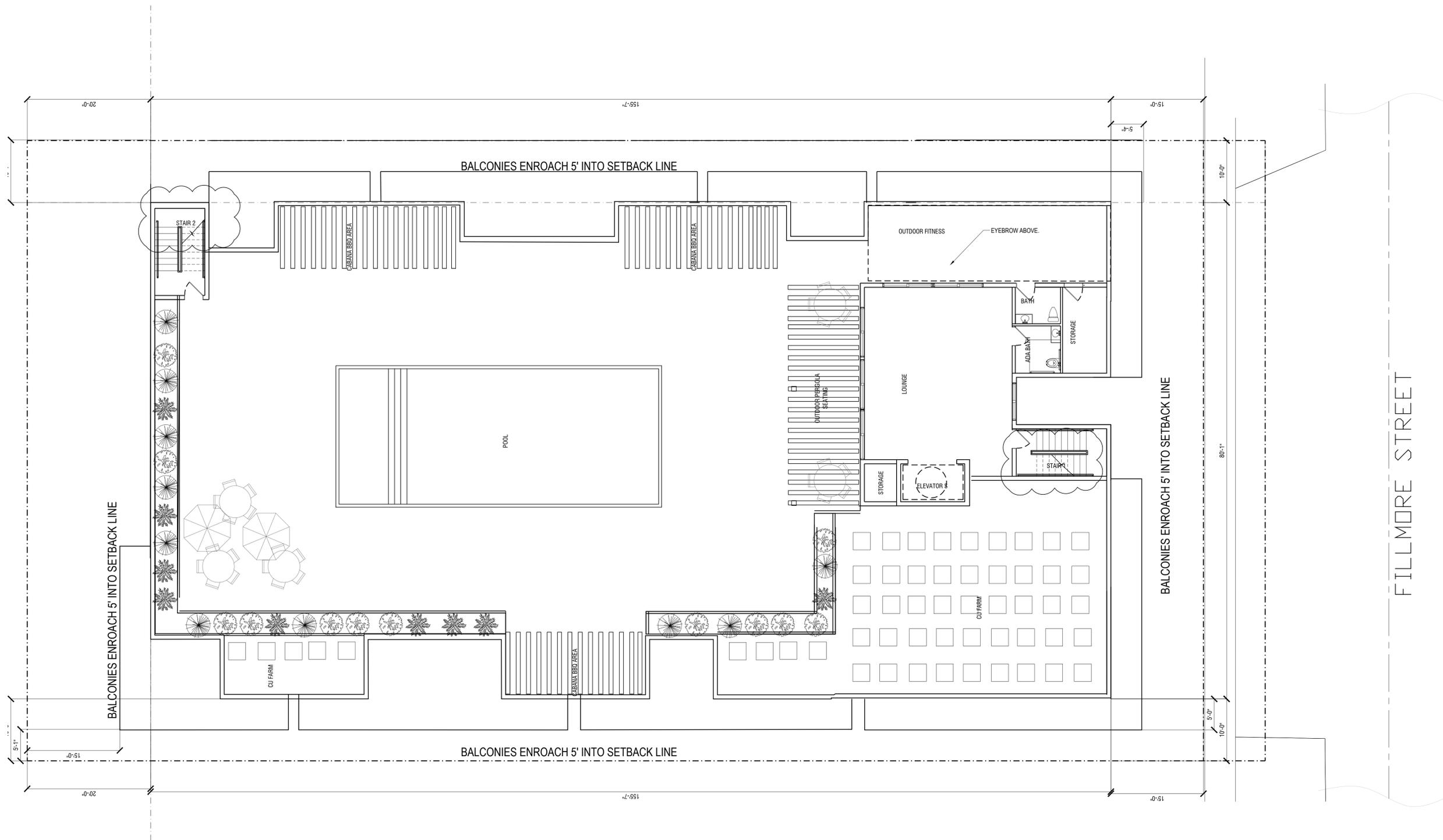
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DATE: 02/01/2021

DRAWING TITLE:
ROOFTOP PLAN

SHEET NO. **A-104**

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





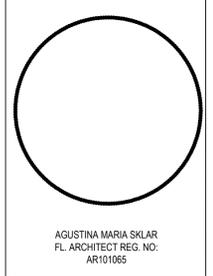
01 ROOFTOP
SCALE: 1/8"=1'-0"

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 11TH STREET
DADE BEACH FL 33134

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

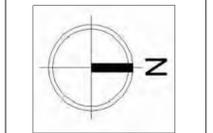


AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

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

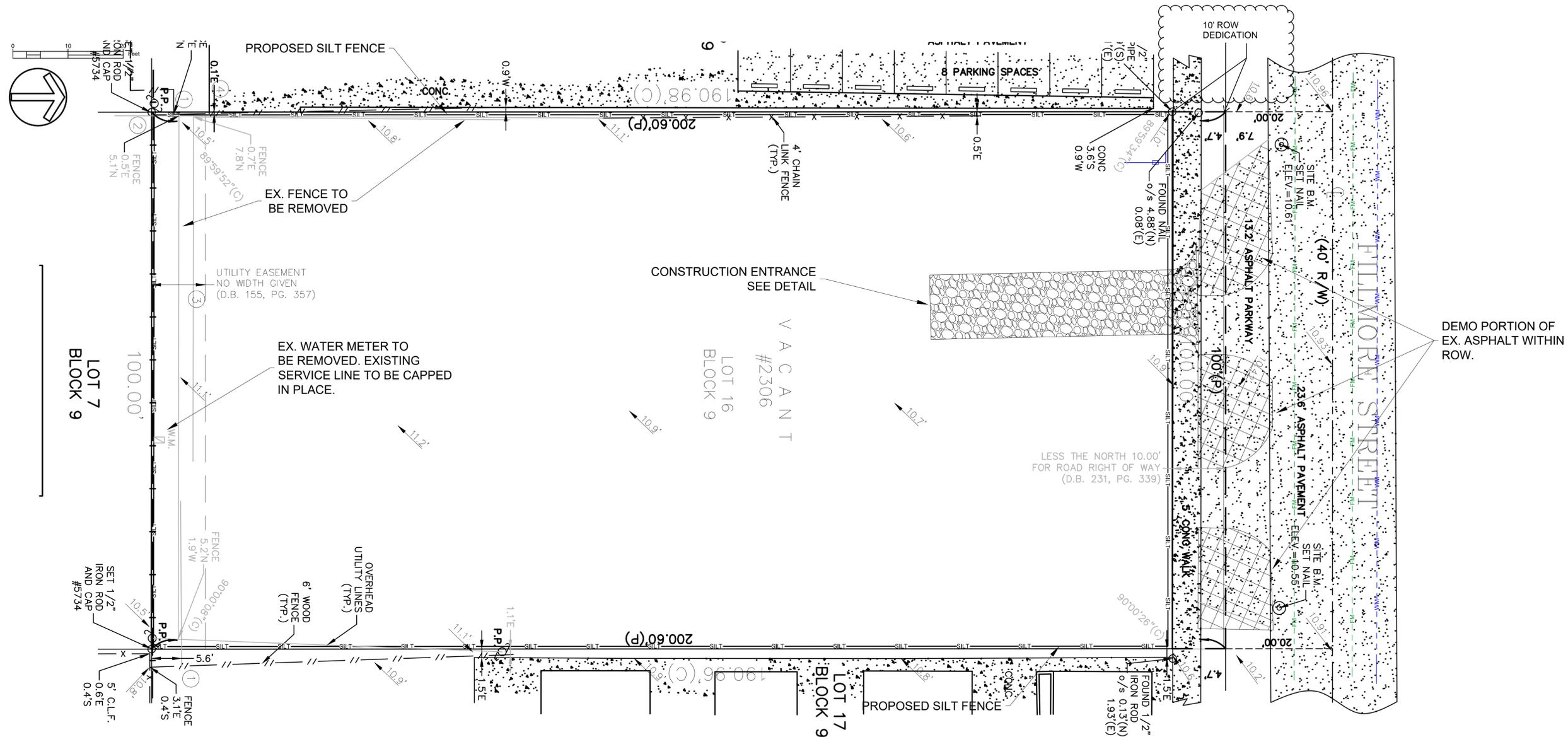
REVISIONS

03/20/2023	PRE TAC COMMENTS



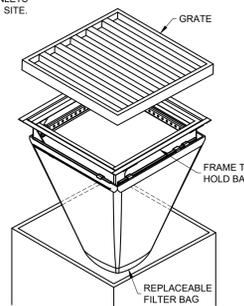
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DATE: 02/01/2021
DRAWING TITLE:
ROOFTOP PLAN

SHEET NO. **A-105**

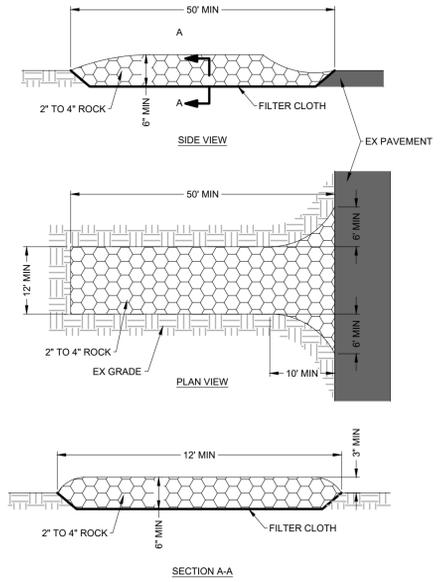


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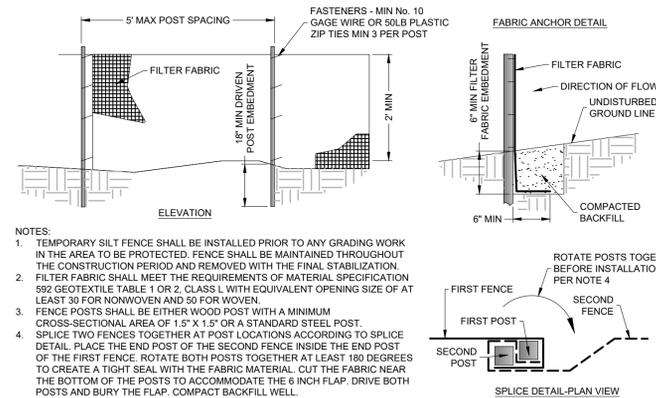
- NOTES:
- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
 - CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
 - CONTRACTOR TO REFER TO ARCHITECT AND LANDSCAPE PLANS FOR SITE AND TREE DEMO.
 - INLET PROTECTION REQUIRED FOR ANY INLETS LOCATED WITHIN 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 33414

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
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verified.

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**

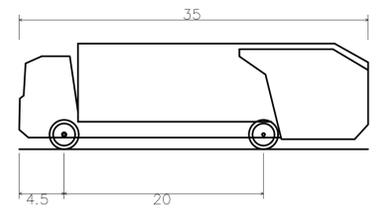
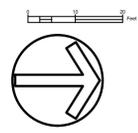
REVISIONS

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**

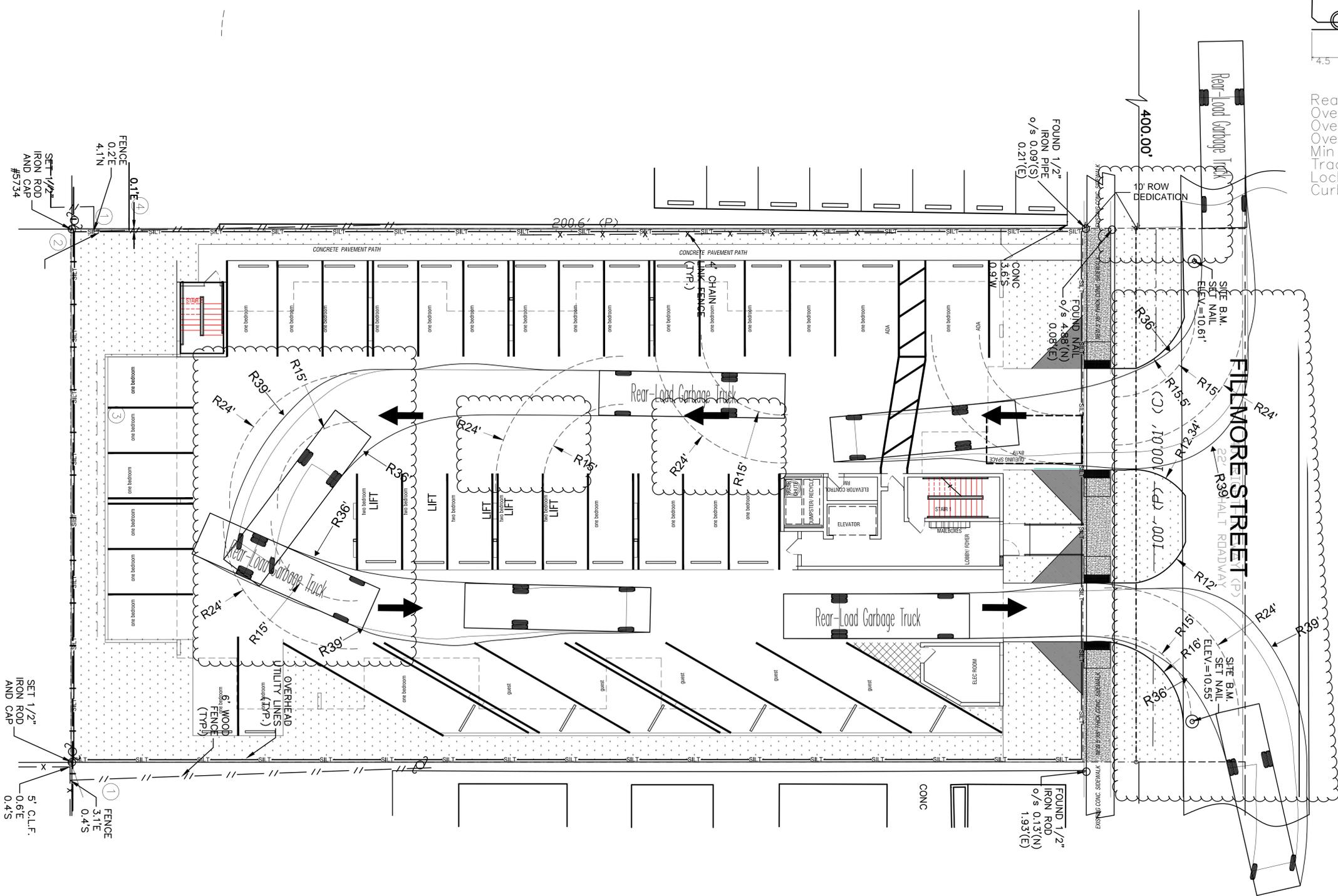
SHEET NO.
C-050



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



M 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

This document has been digitally signed and sealed by
 Markley E. 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

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

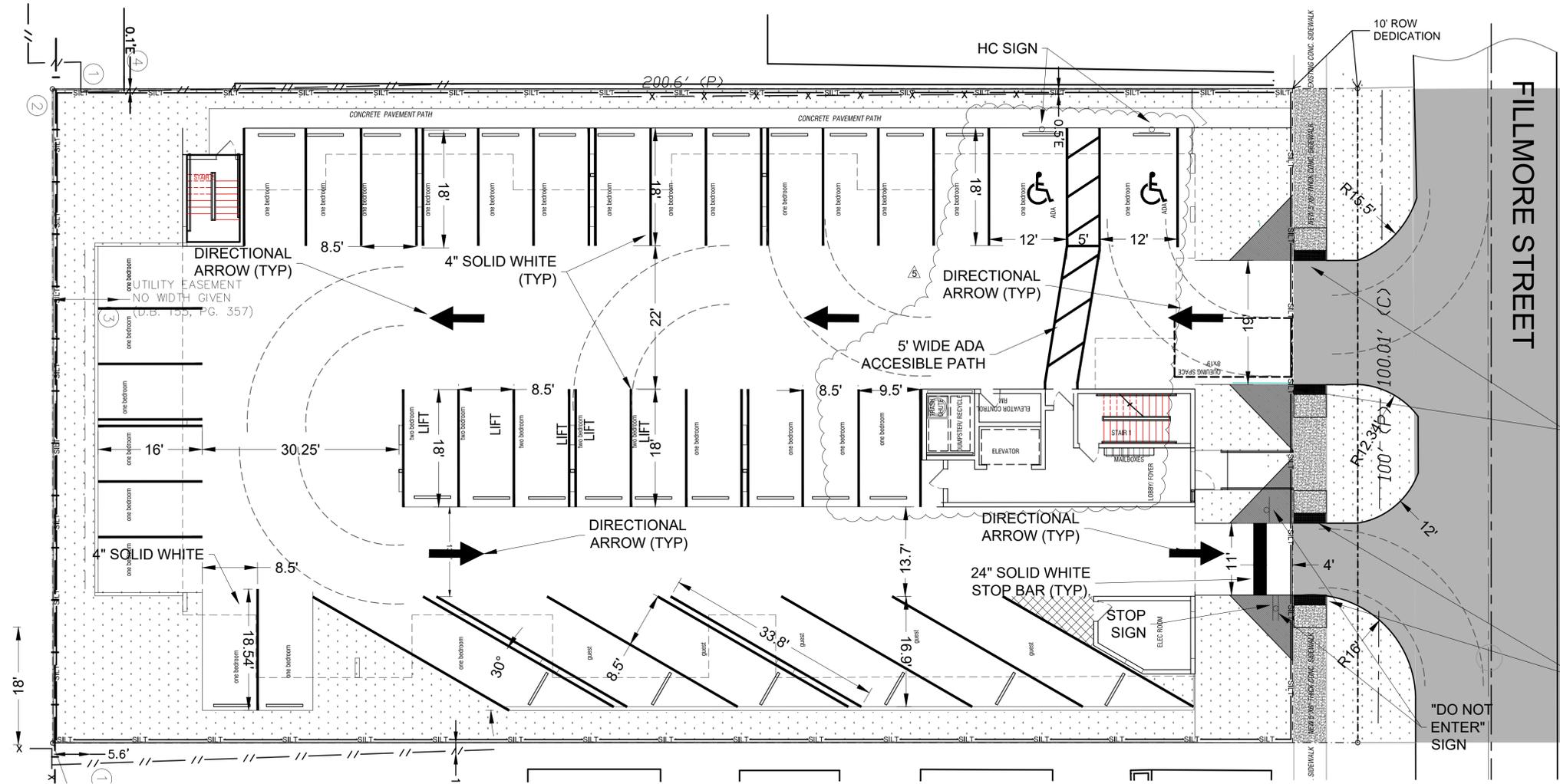
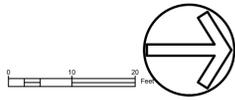
DRAWING TITLE:
TRUCK ROUTING ANALYSIS

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: Marckley 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.

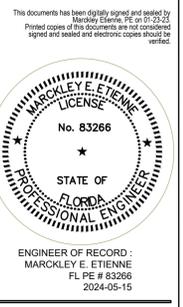
ENGINEERING DESIGN

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
RAHM VEGAR
4132 SW 11TH STREET
DEER BEACH, FL 33114

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

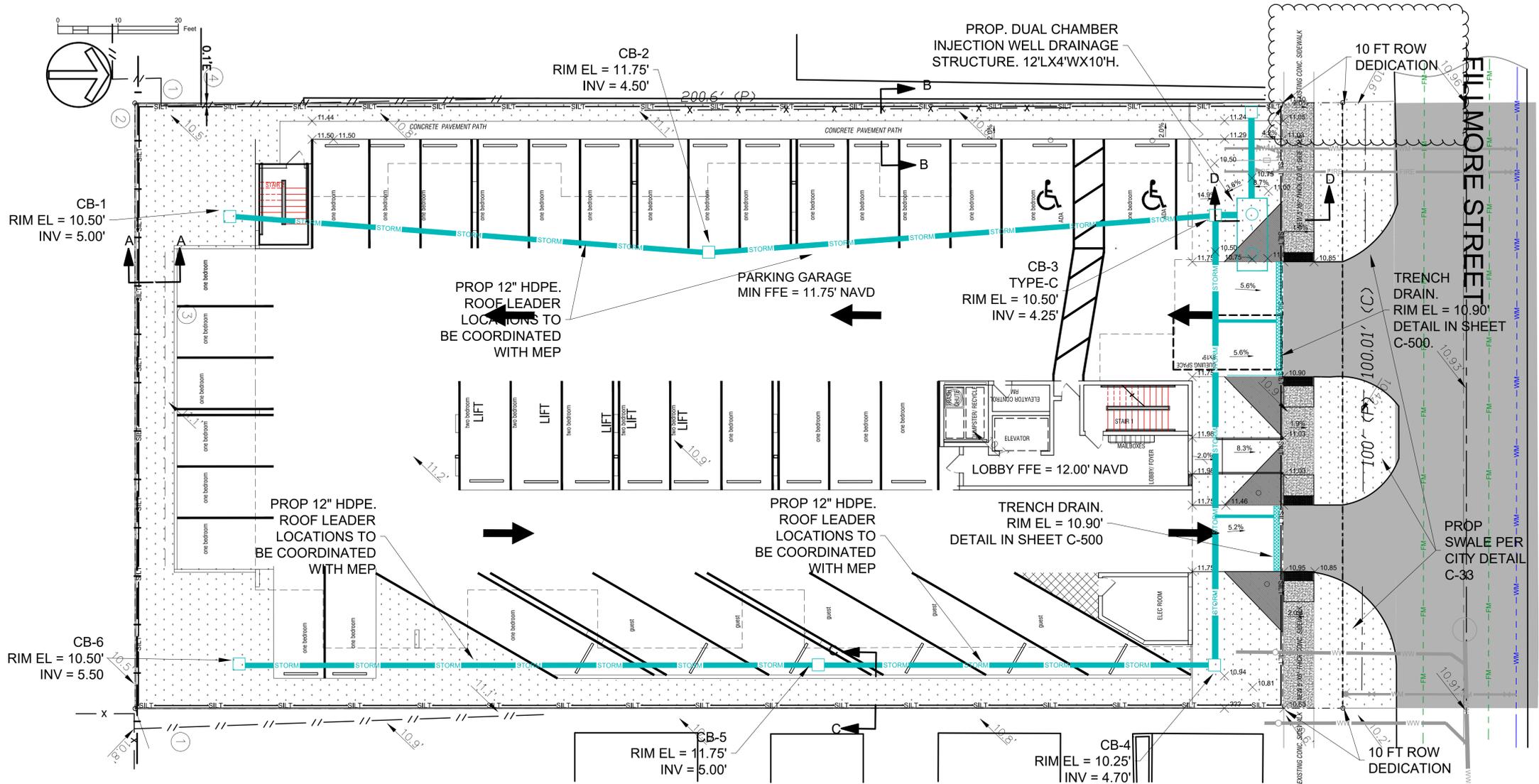
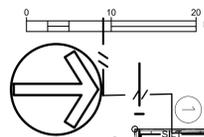
1	03/20/2023	PRE TAC COMMENTS
2	06/21/2023	FINAL TAC COMMENTS
3	07/06/2023	FINAL TAC COMMENTS
4	01/22/2024	SIGN OFF COMMENTS
5	04/22/2024	SIGN OFF COMMENTS
6	05/15/2024	SIGN OFF COMMENTS

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

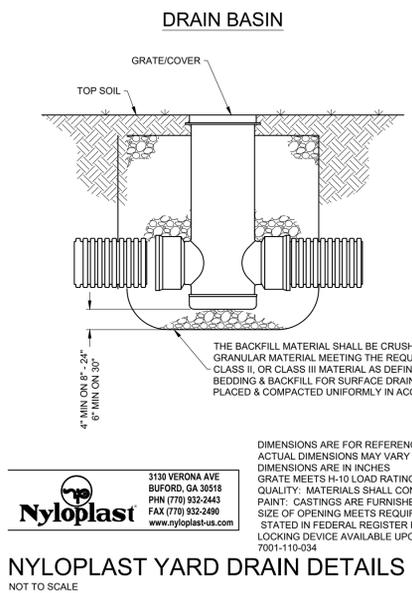
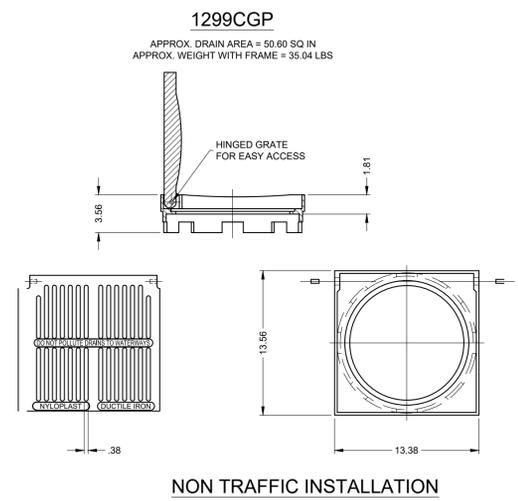
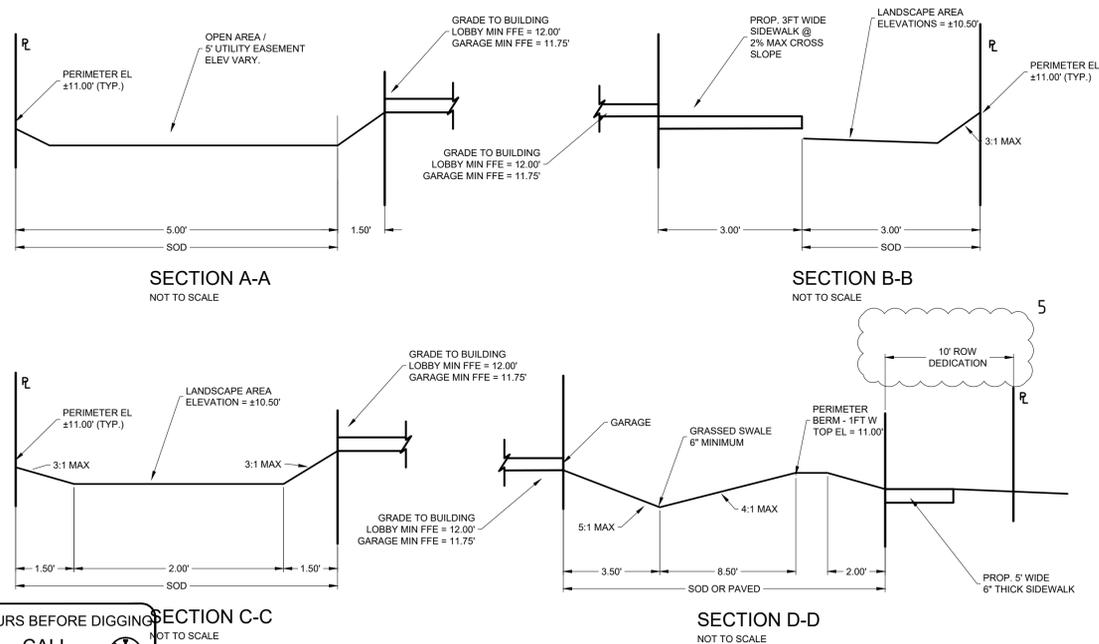
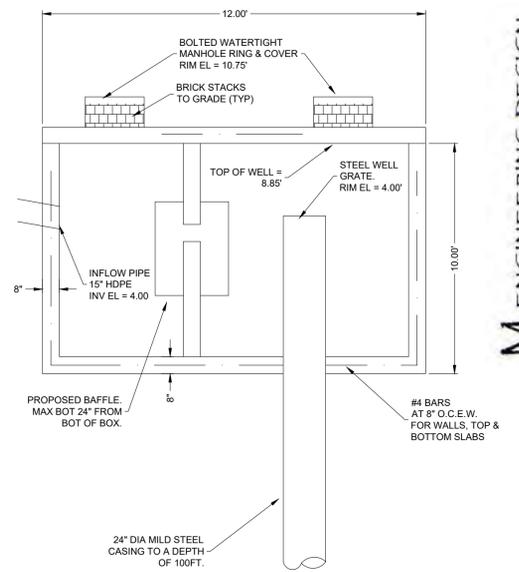
DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

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: Markley 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.
 - 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
- | | | |
|----------------|---|---------------|
| BC 100 YR EL | X | 12.00' NAVD88 |
| MIN LOBBY FFE | | 12.00' NAVD88 |
| MIN PARKING EL | | 11.75' NAVD88 |



ENGINEERING DESIGN

OWNER
M&E 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
DAVID WELSH
4132 SW 11TH STREET
DEER 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:
MARKKLEY 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

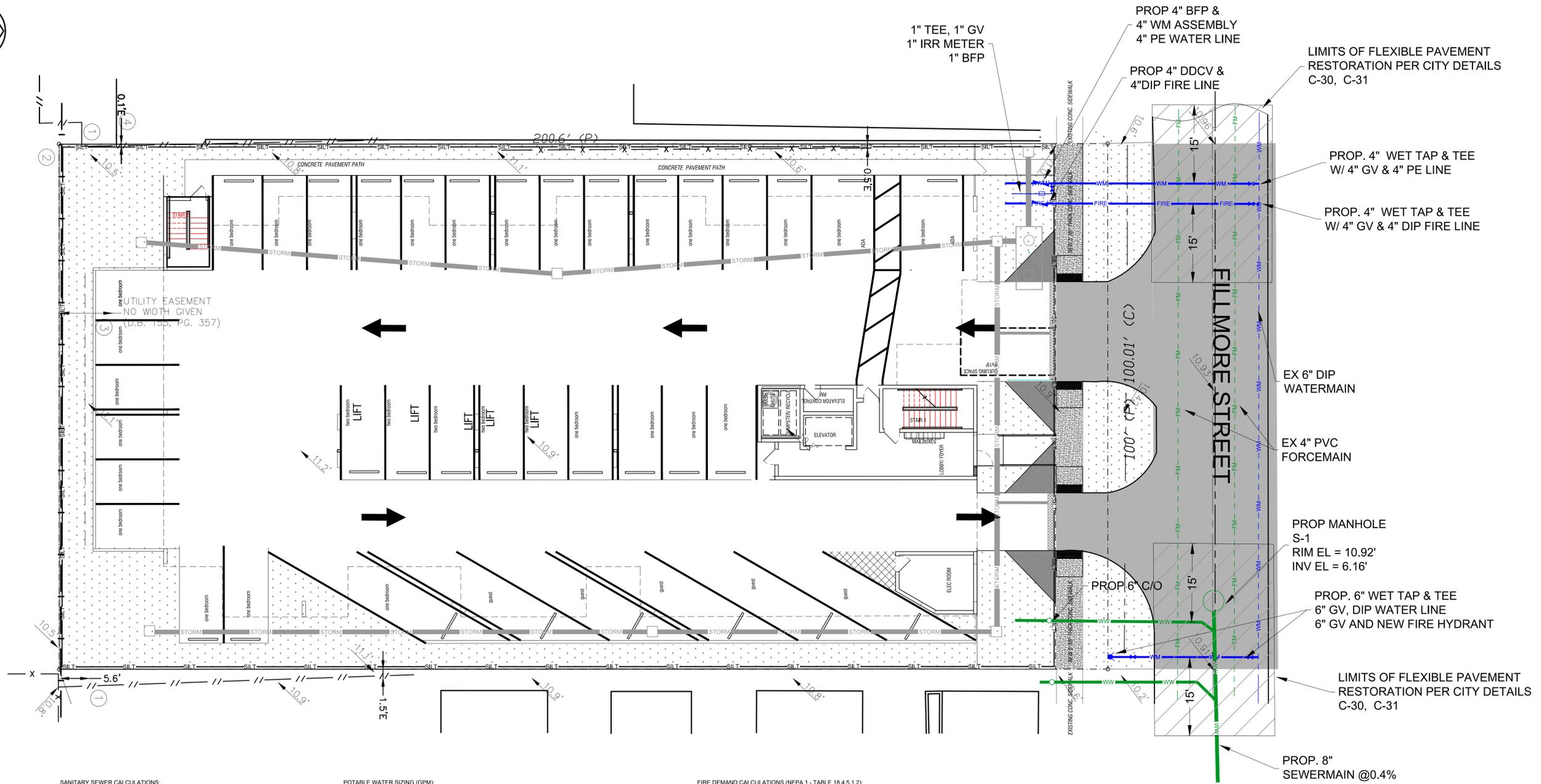
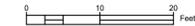
SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:
**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: Markkley Etienne

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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
TOTAL			478

CONVERT DFU TO GPM: $478 / 2 = 239$ GPM
 CONVERT GPM TO CFS: $239 \text{ GPM} \times 0.0022 = 0.53$ CFS

PROPOSED 6" SANITARY LATERAL @ MIN 1% SLOPE = 0.60 CFS @ 75%
 0.60 CFS \times 0.53 CFS = 0" 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
TOTAL			351

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

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.

PROP 4" BFP &
 4" WM ASSEMBLY
 4" PE WATER LINE

1" TEE, 1" GV
 1" IRR METER
 1" BFP

PROP 4" DDCV &
 4" DIP FIRE LINE

LIMITS OF FLEXIBLE PAVEMENT
 RESTORATION PER CITY DETAILS
 C-30, C-31

PROP. 4" WET TAP & TEE
 W/ 4" GV & 4" PE LINE

PROP. 4" WET TAP & TEE
 W/ 4" GV & 4" DIP FIRE LINE

EX 6" DIP
 WATERMAIN

EX 4" PVC
 FORCEMAIN

PROP MANHOLE
 S-1

RIM EL = 10.92'
 INV EL = 6.16'

PROP. 6" WET TAP & TEE
 6" GV, DIP WATER LINE
 6" GV AND NEW FIRE HYDRANT

LIMITS OF FLEXIBLE PAVEMENT
 RESTORATION PER CITY DETAILS
 C-30, C-31

PROP. 8"
 SEWERMAIN @ 0.4%

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.

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

DAVID WELLS
 4132 SW 11TH STREET
 DENA BEACH, FL 33114

CIVIL ENGINEER

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

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ENGINEER OF RECORD:
 MARKKLEY 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

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

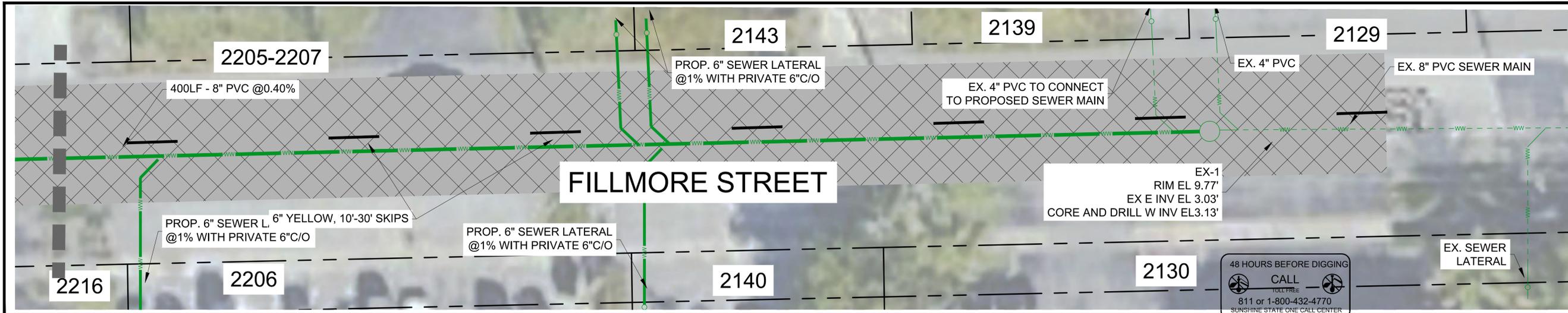
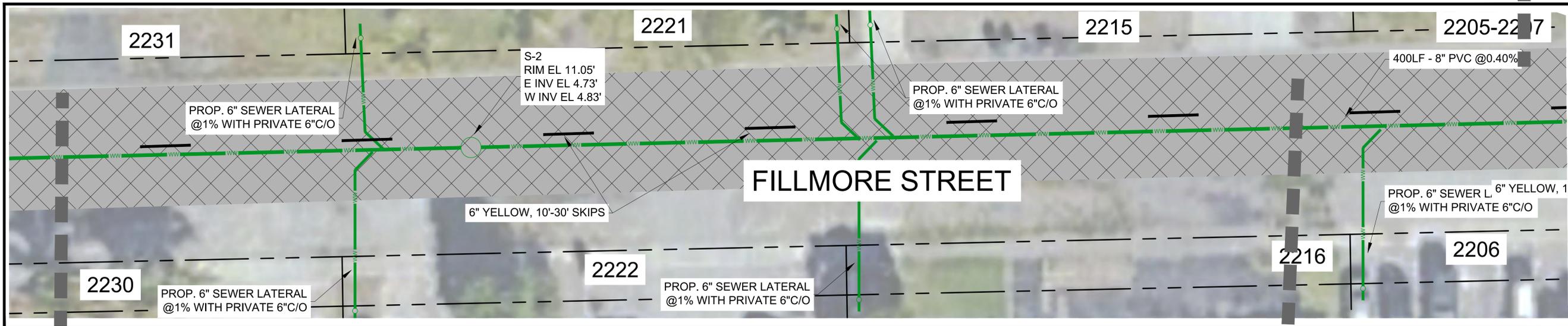
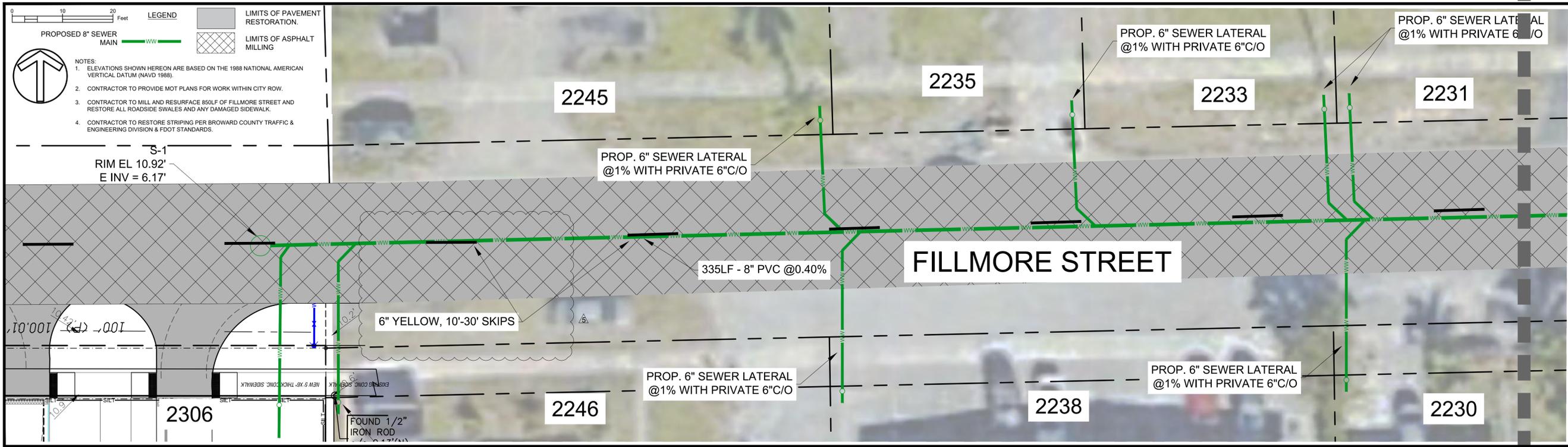
DRAWING TITLE:

**WATER & SEWER
 UTILITY PLAN**

SHEET NO.

C-300

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



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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FLORIDA PROFESSIONAL ENGINEER
No. 83266
STATE OF FLORIDA

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

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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DATE: 04/18/23

DRAWING TITLE:
**SEWER MAIN
CONSTRUCTION
PLAN**

SHEET NO.
C-400

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CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER**

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WATER SYSTEM NOTES:

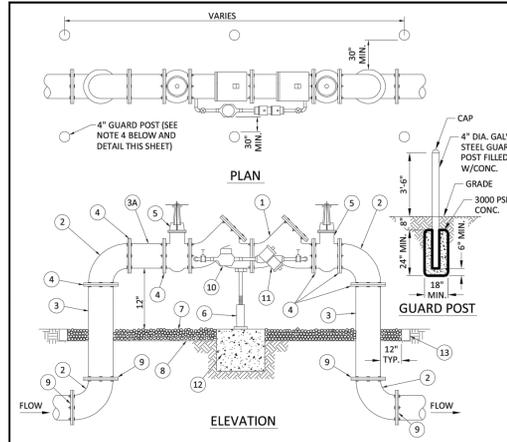
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED 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 ENCASMENT 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 SAUG 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 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL 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 "WATERS" 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	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- 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. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03.
- 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. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBA IRON INC., MEGALUG OR APPROVED EQUAL JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE TRENCH TO ENSURE PERSONAL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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



ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4" 6" 8" VALVE DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4" 6" 8" BEND-90°	8	N/A	PLASTIC LINER/WEEP STOP (5 MILS)
3	2	4" 6" 8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4" 6" 8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4" 6" 8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4" 6" 8" GATE VALVE (SEE NOTE 6)	12	1	16" X16" X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

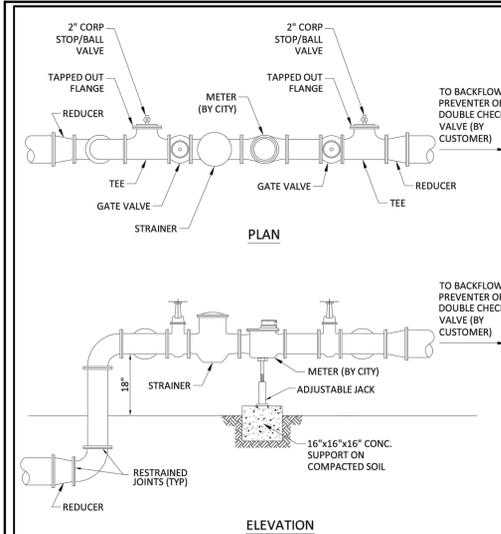
- NOTES:**
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 4" BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 - GATE VALVES SHALL BE OIL AND LOCKED TOGETHER TO PREVENT TAMPERING.

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:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- 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".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
 - THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RIPS, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

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

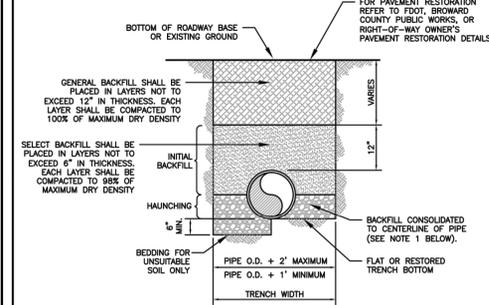
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO. W-11
APPROVED: XXX		

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	3 ft minimum	12 inches is the minimum except for storm sewers, then 18 inches is preferred and 12 inches is preferred	Alternate 3 ft minimum
GRAVITY SANITARY SEWER (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	10 ft preferred 8 ft minimum	12 inches is the minimum except for gravity sewers, then 18 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

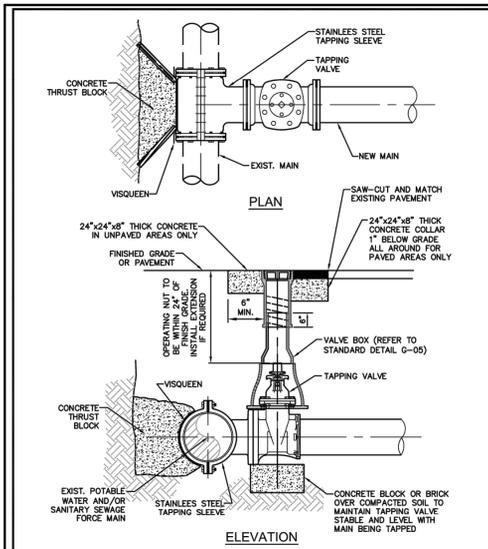
- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP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

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



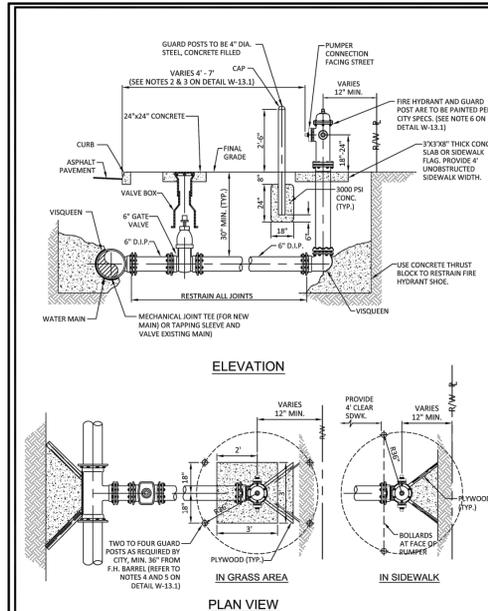
- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINAGE LUMEROCK)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

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



- NOTES:**
- NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
 - TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
 - TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
 - FOR SERVICE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
 - FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

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



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
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
RAHAM VEDRIS
4132 SW 11TH STREET
DEER BEACH, FL 33514

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

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Marcley E. Etienne, PE on 01-23-23
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STATE OF FLORIDA PROFESSIONAL ENGINEER
No. 83266

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

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

48 HOURS BEFORE DIGGING

CALL TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

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

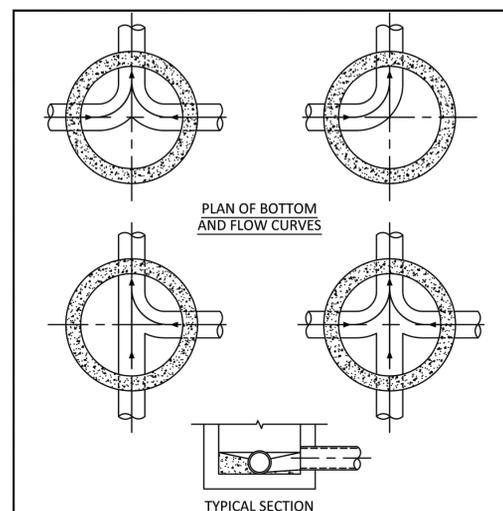
DRAWING TITLE:
WATER UTILITY DETAILS

SHEET NO.
C-501

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.

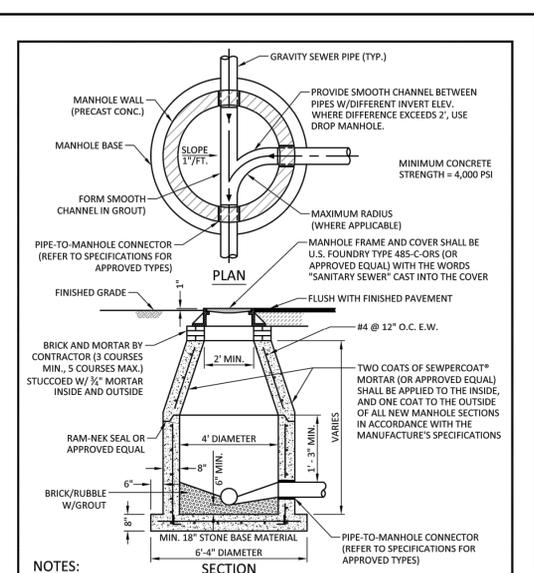
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		



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.

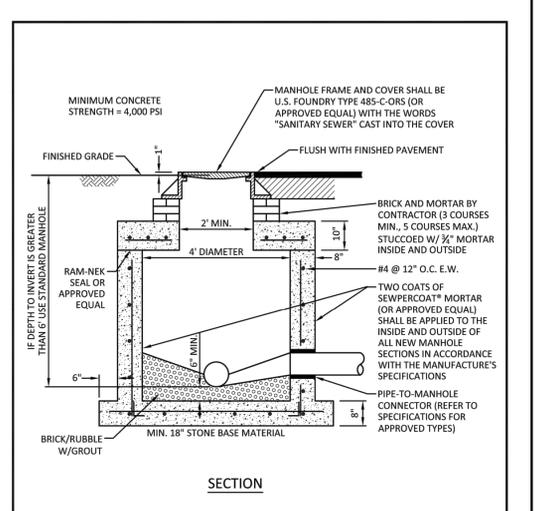
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
APPROVED: XXX		



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.

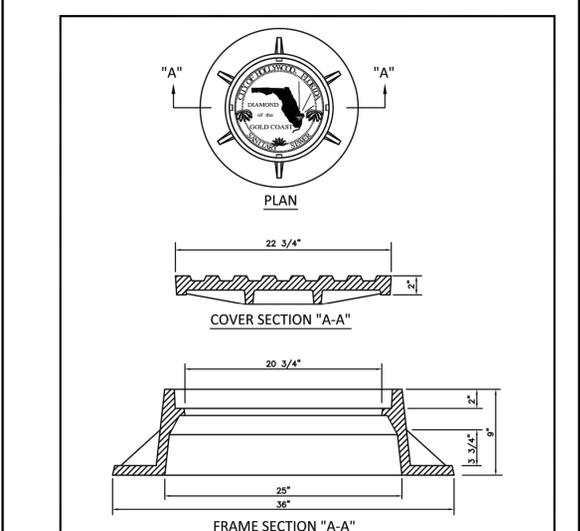
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
APPROVED: XXX		



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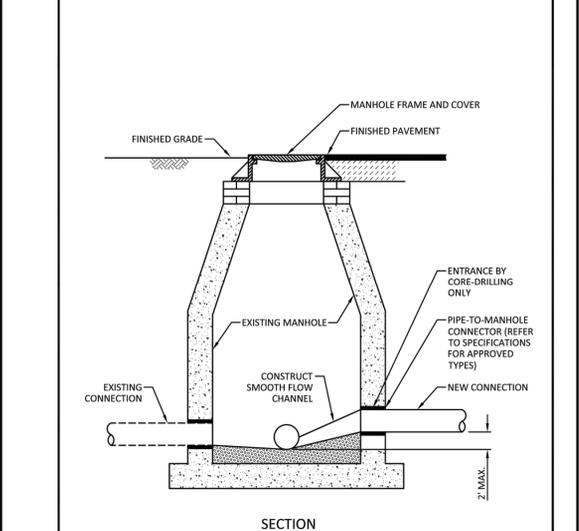
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM	SHALLOW MANHOLE	DRAWING NO. S-05
APPROVED: XXX		



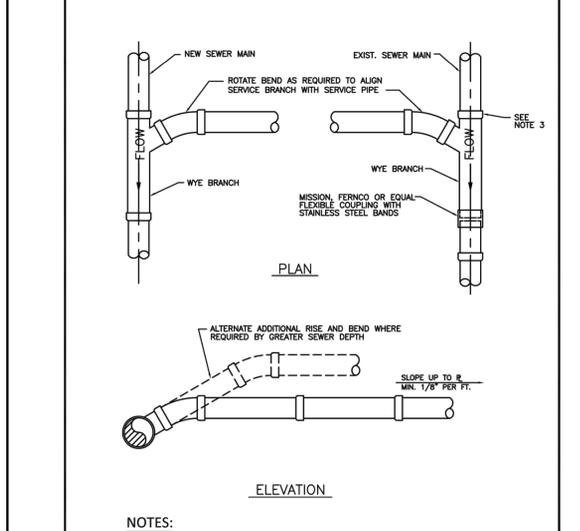
NOTES:

- 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	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	DRAWING NO. S-06.1
APPROVED: XXX		



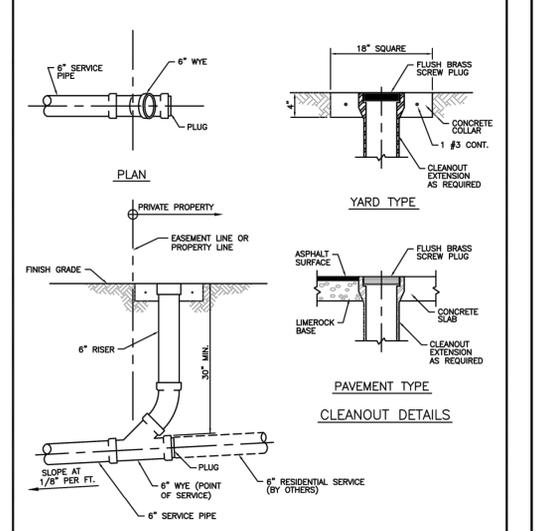
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	NEW CONNECTION TO EXISTING MANHOLE	DRAWING NO. S-07
APPROVED: XXX		



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	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



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

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
RAHAM VEDRIS
4132 SW 17TH STREET
DEER BEACH, FL 33514

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

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Markley E. Etienne, PE on 01-23-23
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MARKLEY E. ETIENNE
LICENSE
No. 83266
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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

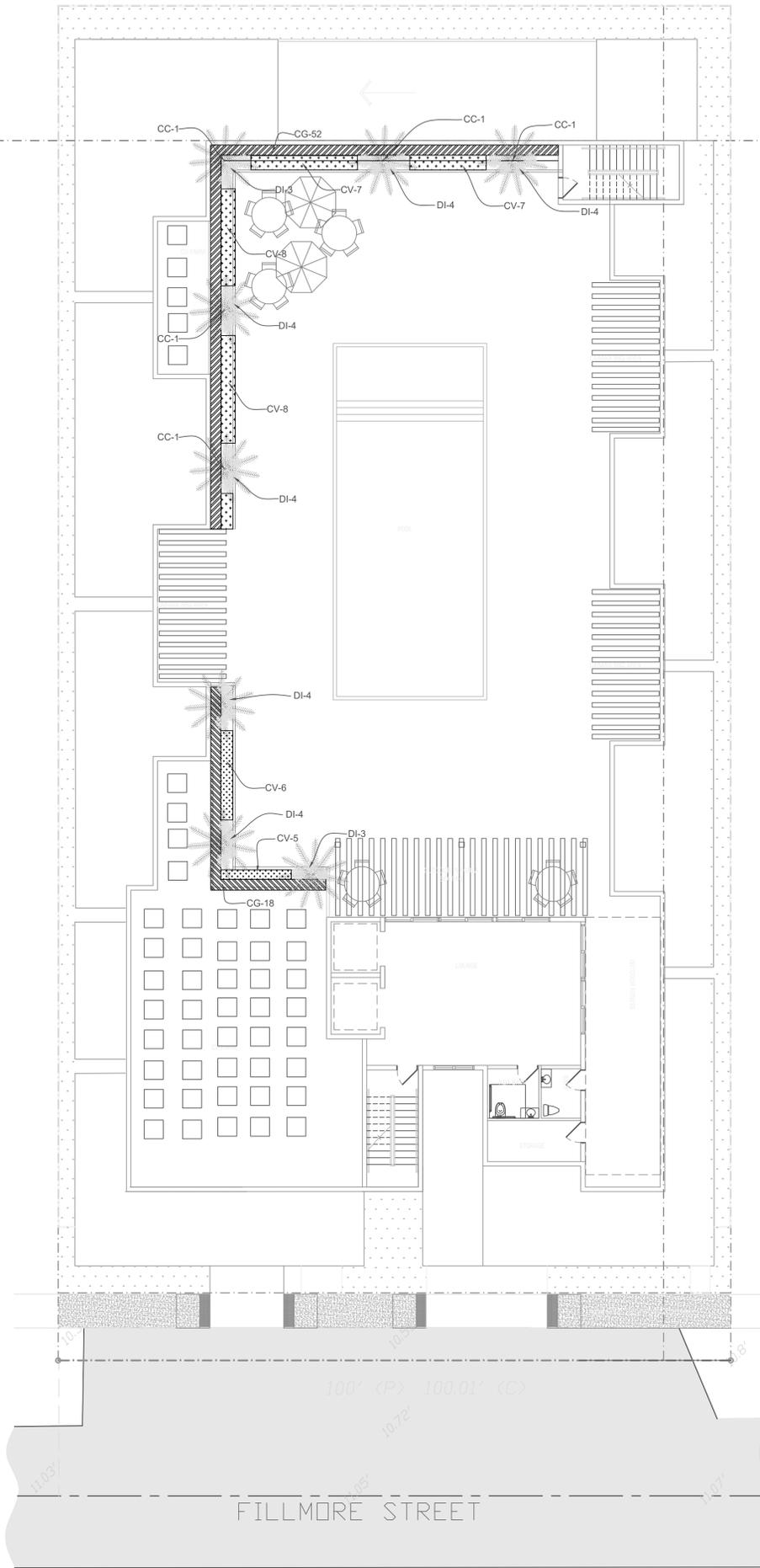
PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

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 UTILITY DETAILS
SHEET NO. C-502

FILE: 22-0033-C-BASE.DWG | LAST SAVED: 2024-05-15 03:56:20 AM | PLOT SCALE: 1:11 | PLOTTED: 2024-05-15 03:59:44 AM | USER: Markley Etienne



PLANT MATERIAL SCHEDULE						
SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CC	Coccothrinax	Florida silver palm	6' OA	Yes	8	Low
Shrubs and Groundcover						
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

ENVIROSCAPE
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

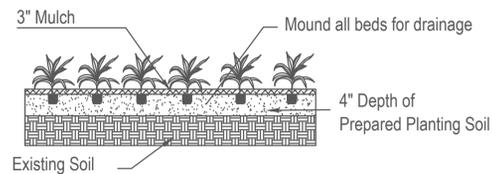
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

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.

△

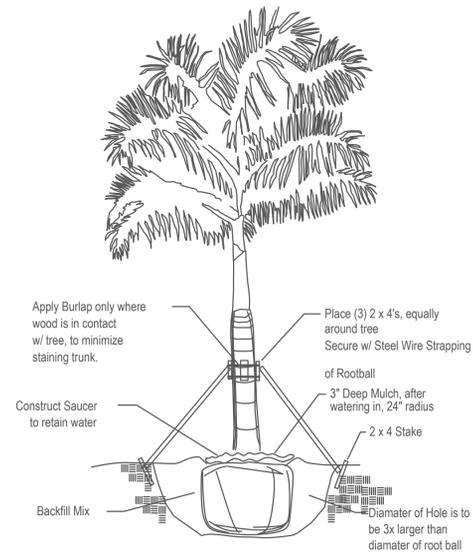
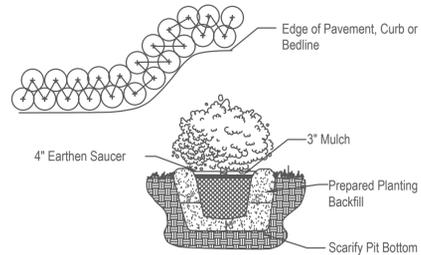
NTS

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



Shrub & Groundcover Planting Detail

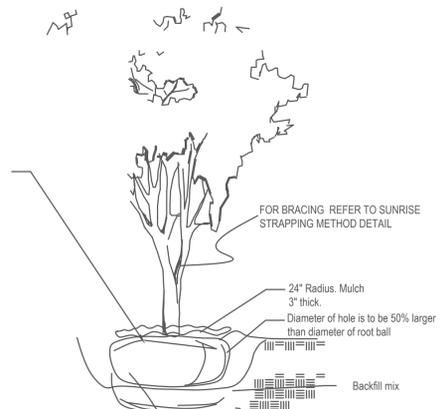
Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



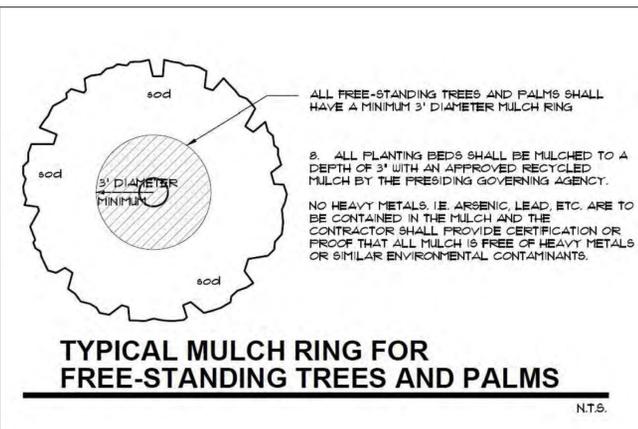
Tree Planting Detail

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.



REVISION / DATE
5/20/2023

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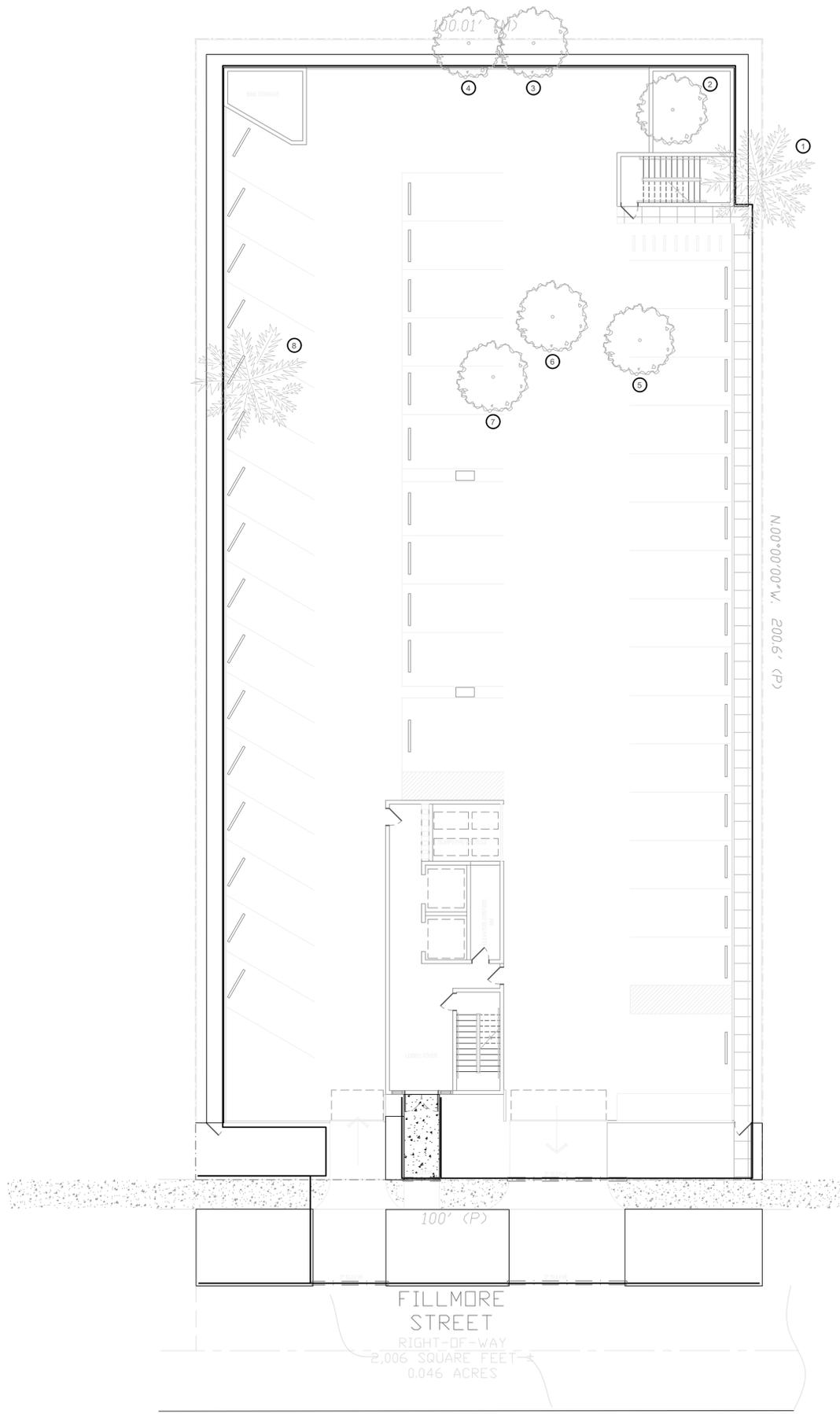
MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STREET
Hollywood FL

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



SEAL

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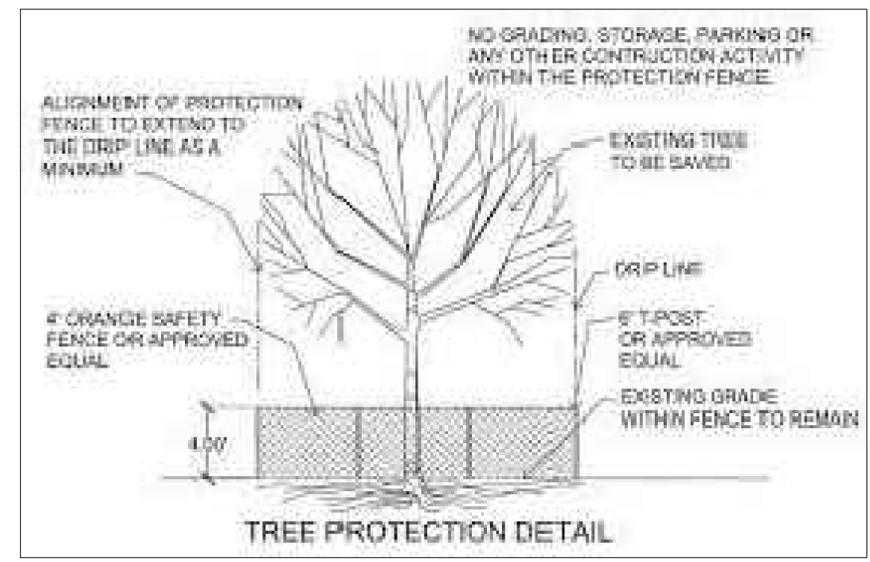


TREE DISPOSITION LIST Rahim Vedae: Certified Arborist FL-9609A

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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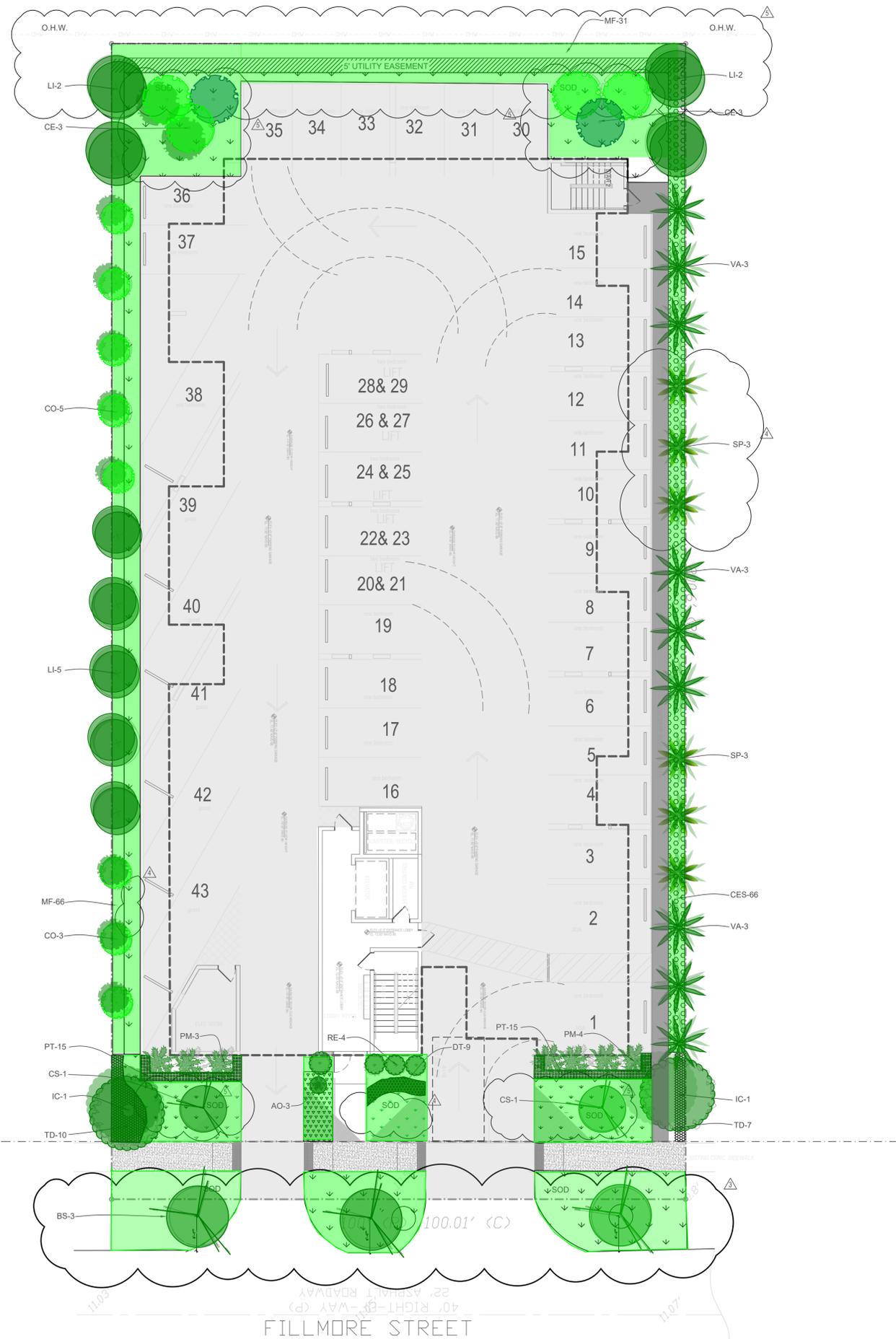
MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STREET
Hollywood FL

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



SEAL

TD-1



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,
 $23" / 2" = 11.5" \times \$350 = \$4,025 + 350 \text{ palm} = \$4,375$
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
Shrubs and Groundcover						
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.

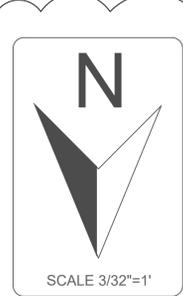
NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

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