

CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- 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: 2320 POLK STREET, Hollywood, FL 33020
 Lot(s): 14 Block(s): 7 Subdivision: 4. LITTLE RACKEYS
 Folio Number(s): 514216013270

Zoning Classification: TC-1 (EAC) Land Use Classification: RESIDENTIAL
 Existing Property Use: SINGLE FAM. Sq Ft/Number of Units: (1)

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.

DEVELOPMENT PROPOSAL

Explanation of Request: 30 UNIT RENTAL APT. Bldg. WITH ROOF TOP & AMENITIES. GRAND FLOOR COVERED PARKING.

Phased Project: Yes No Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>30</u> #Rooms <u>—</u>
Proposed Non-Residential Uses	<u>—</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>29</u> (Area: <u>5,965</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>43</u>)
Height (# of stories)	(# STORIES) <u>4</u> (<u>56'8"</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>30,368</u> FT.)

Name of Current Property Owner: HOLLYWOOD POINTE III, LLC
 Address of Property Owner: 2200 N STATE ROAD 7, Hollywood, FL 33021
 Telephone: 954-214-9284 Email Address: Elyhus1@gmail.com

Applicant: Joseph S. Kaller Consultant Representative Tenant
 Address: 2417 Hollywood Blvd. Telephone: 954.920.5746
 Email Address: Joseph@KALLERARCHITECTS.COM
 Email Address #2: GIOVANNI@KALLERARCHITECTS.COM

Date of Purchase: 04.21.24 Is there an option to purchase the Property? Yes No
 If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): CUTREO & ASSOCIATES.
 E-mail Address: CUTREOplanning@yahoo.com

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: 03-20-2024

PRINT NAME: ELYEZER HUS

Date: _____

Signature of Consultant/Representative: _____

Date: 3-20-2024

PRINT NAME: JOSEPH B. KALLER

Date: 3-20-2024

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

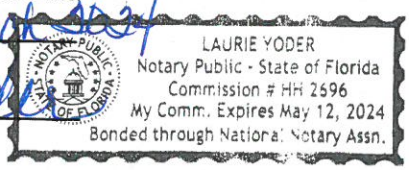
Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 20th day of March 2024

Laurie Yoder
 Notary Public
 State of Florida



 Signature of Current Owner

ELYEZER HUS
 Print Name

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

PROPERTY ADDRESS & LEGAL DESCRIPTION:

PROPERTY ADDRESS: 2320 POLK STREET, HOLLYWOOD FLORIDA 33021

LEGAL DESCRIPTION: LOT 14, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY.



KallerArchitecture

March 18, 2024

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33022

Reference: 2320 Polk Street Apartments
2320 Polk Street
Hollywood, Florida
File #EN-24-065

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:

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

ANALYSIS: The proposed new construction apartment building exterior design proposes a contemporary concept that emphasizes the building's horizontal structure. The facade of the building emphasizes the elements of the exposed CMU block on one side and green paint accent colors which help to break up the verticality of the building and creates continuous communication between the front façade and Polk Street.

The overall design concept is derived from a mass structure with moments of voided elements. Furthermore, the upper levels are designed entirely with a variety of painted stucco such of greys, whites, and green.

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

ANALYSIS: The proposed building follows the intent of the District per the Downtown Master Plan. The building design also provides a building base, a common design feature in the neighborhood, which encourages pedestrian movement around the building along the streets. The colors palate selected, and use of stucco work are also elements common to the existing and proposed buildings in the surrounding neighborhood.

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

ANALYSIS: The proposed building scale is consistent with the permitted and approved height restrictions allowed by the Downtown Master Plan for the District. The overall scale of the building is broken up at the base of the building with the proposed framed balconies at the building's higher floors highlighting the expansive windows and sliding doors at the apartment levels. The clean stucco color selection at the apartment levels creates a contrast with the accent color. The massing of the building is further broken up by pulling back the apartments at the upper levels to soften the verticality further.

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

ANALYSIS: The proposed design incorporates the use of native plants selected specifically for use in this area with careful consideration of insects and diseases common to the area. The proposed planting also creates variations of color and texture and is integrated in the front yards of the apartment units and simultaneously along the public sidewalks.

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

Sincerely,



KallerArchitecture

Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate

2417 Hollywood Blvd Hollywood, FL

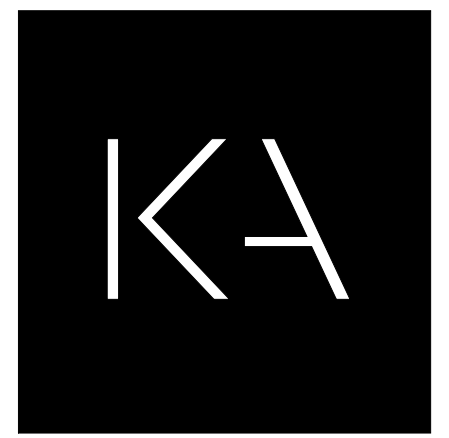
t. 954 920 5746 c. 305 586 7952

e. giovanni@kallerarchitects.com

w. kallerarchitects.com



KallerArchitecture



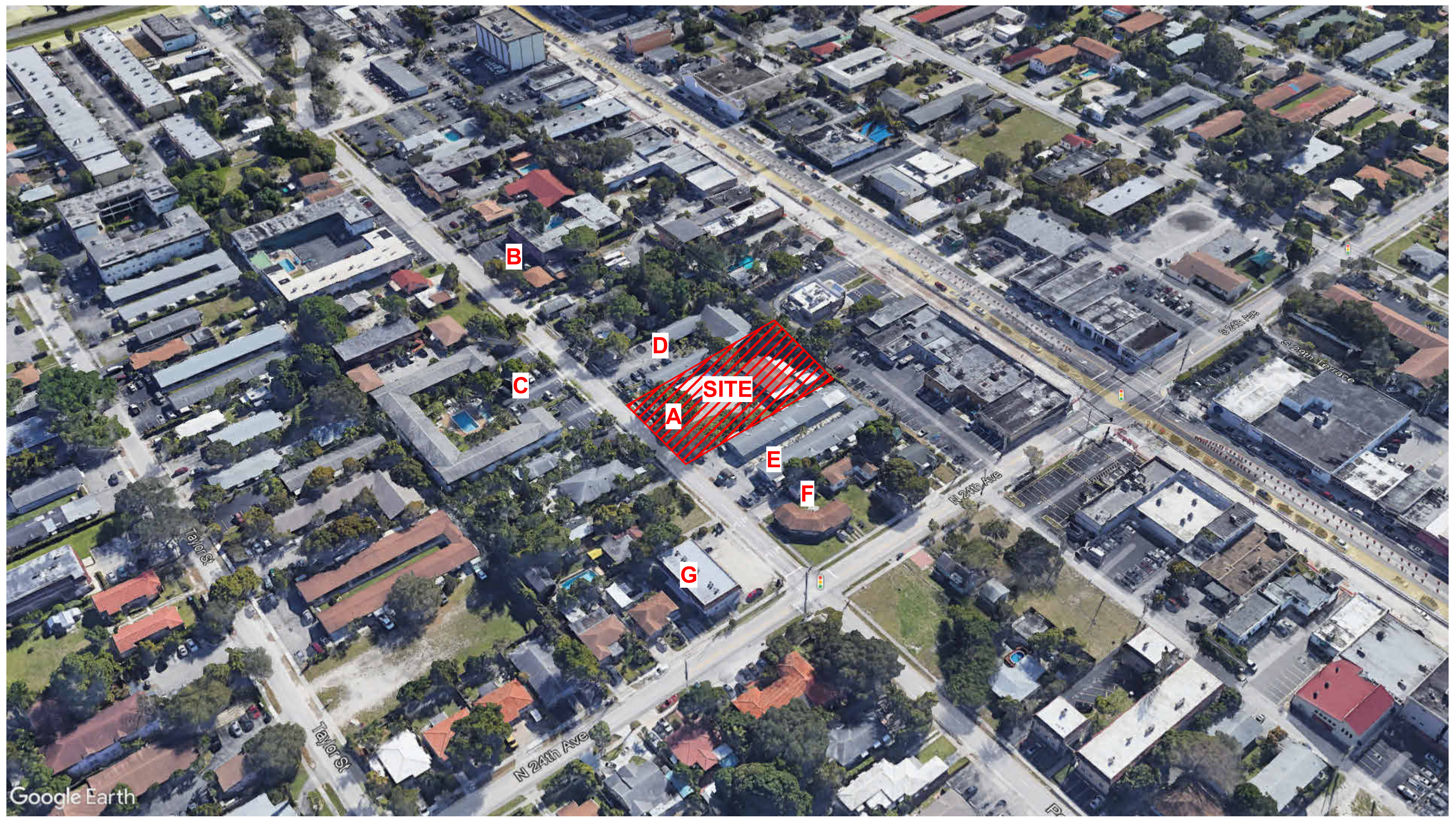
Kaller Architecture
 AA#26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954 920 5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL

 JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
 HOLLYWOOD, FL 33020

SHEET TITLE
PND - NEARBY PROPERTIES



A AERIAL KEY VIEW

N.T.S.

REVISIONS

No.	Description	Date

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PROJECT No.: 23032
 DATE: 03/13/24
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET

A-1.2



A SITE - EXISTING CONDITION
 2320 POLK STREET N.T.S.



B STREET VIEW PHOTO
 2230 POLK STREET N.T.S.



C STREET VIEW PHOTO
 2320 POLK STREET N.T.S.



D STREET VIEW PHOTO
 2314 POLK STREET N.T.S.



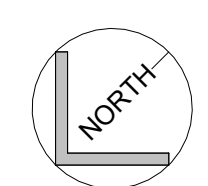
E STREET VIEW PHOTO
 2330 POLK STREET N.T.S.



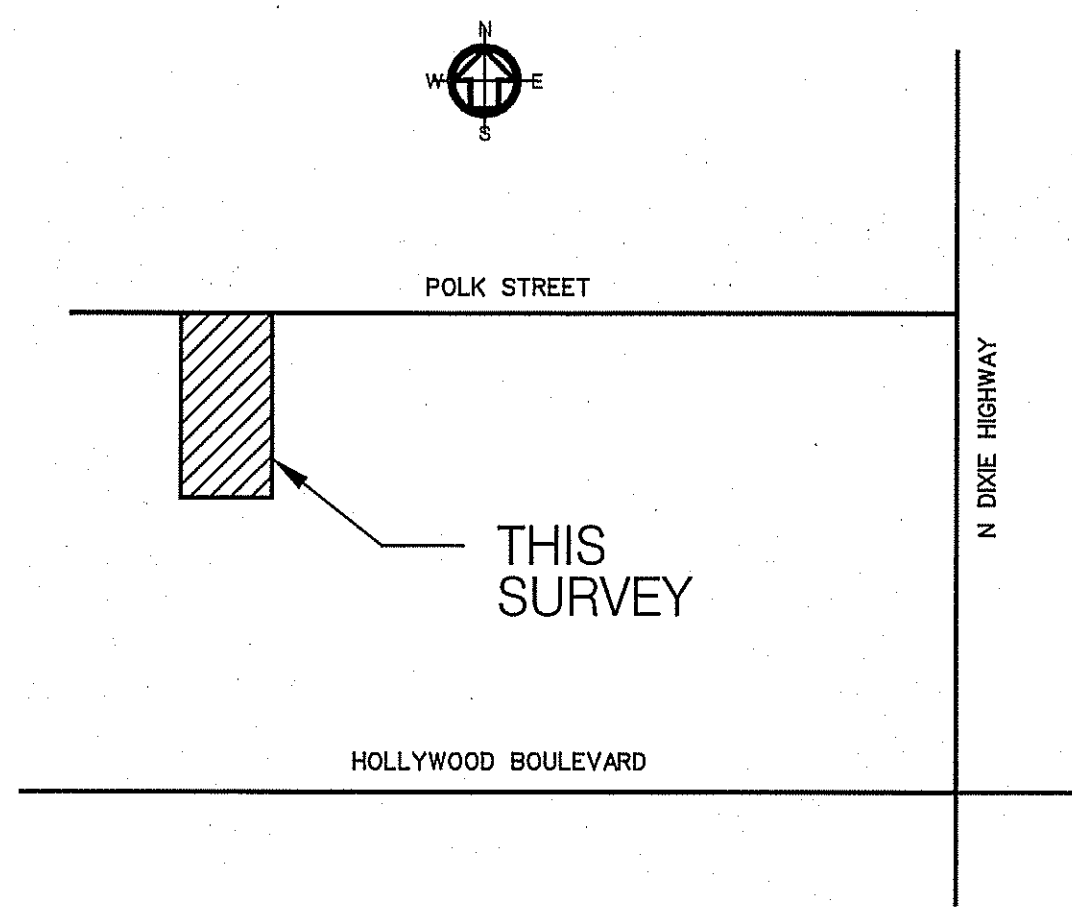
F STREET VIEW PHOTO
 133 N 24 AV HOLLYWOOD N.T.S.



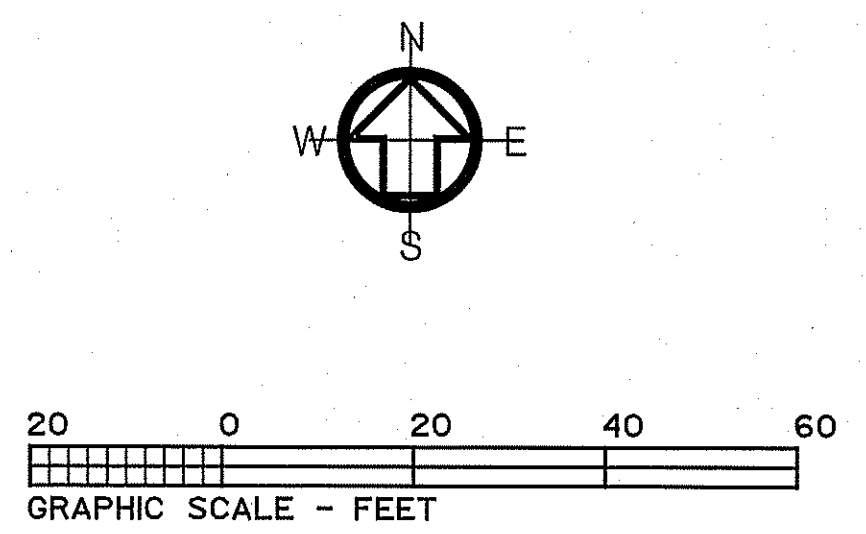
G STREET VIEW PHOTO
 2335 POLK STREET N.T.S.



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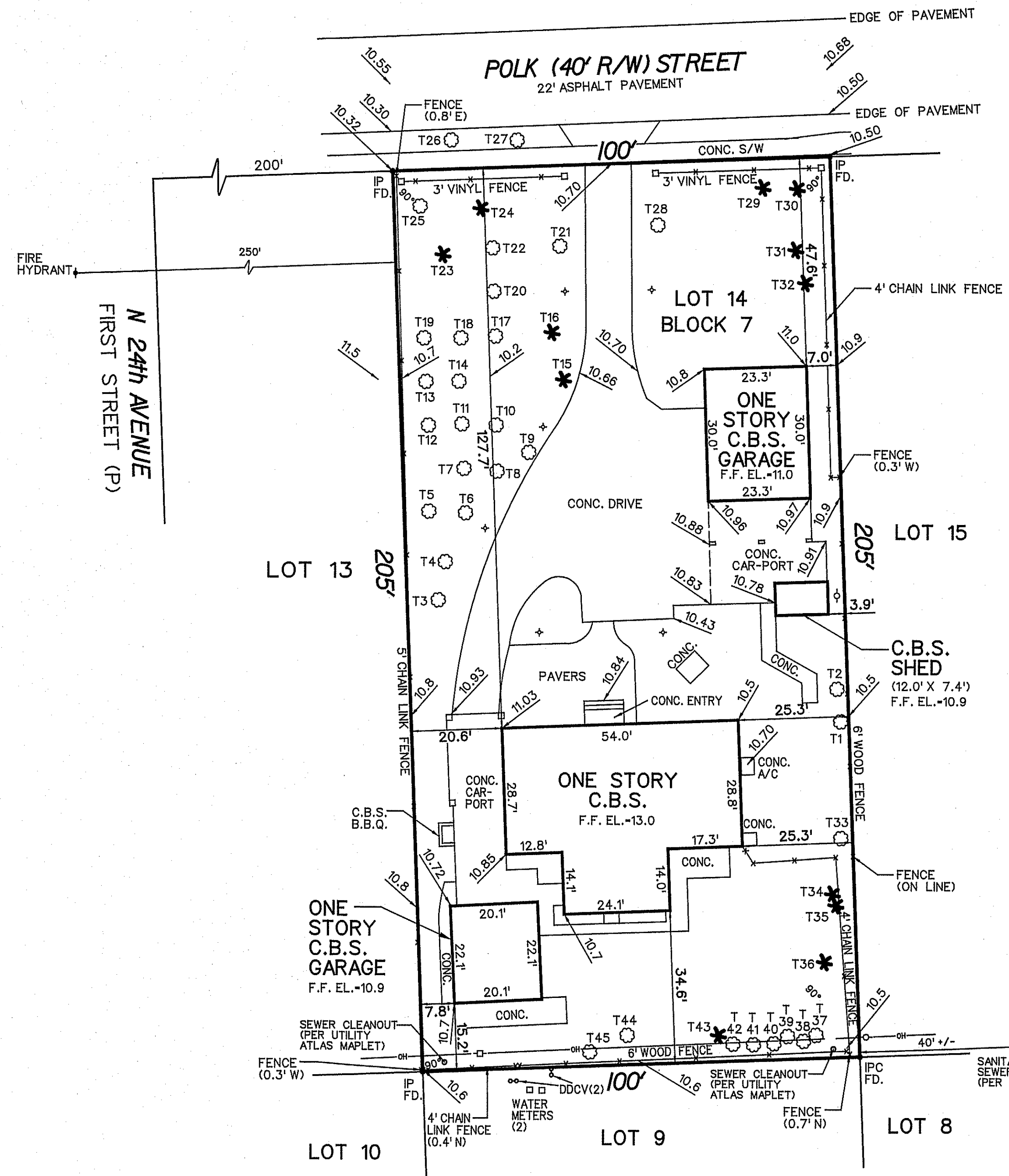


LOCATION SKETCH
(NOT TO SCALE)



LEGAL DESCRIPTION:

LOT 14, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND:

- SET 5/8" IR & CAP (LB 6893)
- △ NAIL & TAB
- PCP
- ⊙ PRM
- ⊕ ELEVATION
- ⊙ FIRE HYDRANT
- ⊙ CENTERLINE
- ⊕ LIGHT POLES
- ⊕ GATE VALVE
- MANHOLE (SANITARY)
- MANHOLE (STORM)
- ▭ CATCH BASIN
- ELECTRIC SERVICE
- ⊕ TELEPHONE JUNCTION BOX
- ⊕ WATER METER
- ⊕ CABLE TV BOX
- ⊕ UTILITY POLE

NOTES:

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED BY THE SIGNING SURVEYOR.
- THIS DRAWING IS THE PROPERTY OF VIC-SCOTT LAND SURVEYING & MAPPING, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF VIC-SCOTT LAND SURVEYING & MAPPING.
- THE UNDERSIGNED HAS REVIEWED COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 10987944 FOR RIGHTS-OF-WAY, EASEMENTS, AND OTHER SIMILAR MATTERS OF RECORD.
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SPECIFICALLY NOTED HEREON.
- BUILDING TIES ARE PERPENDICULAR OR RADIAL TO BOUNDARY LINES UNLESS NOTED OTHERWISE.
- ANGLES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS WITHIN THE PLAT ENTITLED HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. 1988.
- FLOOD ELEVATION INFORMATION:
 COMMUNITY NO. - 12513 PANEL NO. - 1201C0569 LOWEST FLOOR ELEVATION - 13.0
 DATE OF FIRM - 8-18-14 SUFFIX - H LOWEST ADJACENT GRADE - 10.5
 FIRM ZONE - X BASE FLOOD ELEVATION - N/A DIAGRAM NO. - 8
- PROPERTY ADDRESS: 2320 POLK STREET, HOLLYWOOD, FLORIDA 33020
- CONTAINING 20,500 SQUARE FEET, MORE OR LESS.
- CERTIFIED TO: HOLLYWOOD POINTE III, LLC, a Florida limited liability company
 TERRA TITLE CORPORATION
 COMMONWEALTH LAND TITLE INSURANCE COMPANY
 KODSILAW FIRM, P.A.

TITLE POLICY REVIEW NOTES:

- COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 10987944, DATED 02/17/2023
- ELEMENTS CONTAINED IN PLAT BOOK 1, PAGE 26, AFFECT THE PROPERTY AND ARE PLOTTED HEREON.
- DEED BOOK 18, PAGE 233, DATED APRIL 18th, 1923, RESERVES UNTO HOLLYWOOD LAND & WATER COMPANY THE RIGHT TO LAY WATER MAIN, SET ELECTRIC AND TELEPHONE POLES ALONG THE REAR OF THE LOT.
- ELEMENTS CONTAINED IN OFFICIAL RECORDS BOOK 14863, PAGE 321 DO NOT AFFECT THE PROPERTY.

OWNER & ENCUMBRANCE REPORT:

THE UNDERSIGNED HAS REVIEWED OWNER & ENCUMBRANCE REPORT PREPARED BY KODSILAW FIRM, P.A., DATED MAY 18, 2023. ELEMENTS CONTAINED THEREIN ARE SHOWN UPON THIS SKETCH.

BOUNDARY SURVEY
SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2-28-23
DATE OF LAST FIELD WORK

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

STANDARD ABBREVIATIONS:

- A/C - AIR CONDITIONER PAD
- ACSM - AMERICAN CONGRESS ON SURVEYING AND MAPPING
- ALTA - AMERICAN LAND TITLE ASSOCIATION
- ADJ. - ADJACENT
- ADFH - ANNUAL CHANCE FLOOD HAZARD
- AOMFH - AREA OF MINIMAL FLOOD HAZARD
- B.F.E. - BASE FLOOD ELEVATION
- B.C.R. - BROWARD COUNTY RECORDS
- B.M. - BENCHMARK
- BOC - BACK OF CURB
- CB - CALCULATED
- CB - CATCH BASIN
- CL - CHAIN LINK FENCE
- CONC. - CONCRETE
- C.B.S. - CONCRETE BLOCK STRUCTURE
- DA - DELTA ANGLE
- D.C.R. - DADE COUNTY RECORDS
- DDCV - DOUBLE DETECTOR CHECK VALVE
- D.E. - DRAINAGE EASEMENT
- E.O.W. - EDGE OF WATER
- EAST - EAST
- ELEVATION - ELEVATION
- F.F.L. - FINISHED FLOOR
- F.P.L. - FLORIDA POWER & LIGHT CO.
- FD. - FOUND
- G.F. - GARAGE FLOOR
- INV. - INVERT
- IR - IRON PIPE
- IR - IRON ROD
- IRC - IRON ROD & CAP
- L - ARC LENGTH
- L.M.E. - LAKE MAINTENANCE EASEMENT
- LB - LICENSED BUSINESS
- (LD) - LEGAL DESCRIPTION
- (M) - MEASURED
- M.H. - MANHOLE
- MISC. - MISCELLANEOUS
- N/D - NAIL AND DISK
- N/T - NAIL AND TAB
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NSPS - NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- N/A - NON-APPLICABLE
- N - NORTH AMERICAN VERTICAL DATUM
- N - NORTH
- N.T.S. - NOT TO SCALE
- NO. - NUMBER
- O/S - OFFSET
- O/S - OVERHEAD WIRES
- O.R.B. - OFFICIAL RECORD BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C. - PAGE
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- (P) - PLAT
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C.C. - POINT OF COMPOUND CURVE
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVE
- P.T. - POINT OF TANGENCY
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- PROP. - PROPOSED
- R - RADIUS
- R/W - RIGHT OF WAY
- S - SOUTH
- SCO - SEWER CLEAN OUT
- SEC. - SECTION
- SF - SQUARE FEET
- (SP) - STATE PLANE
- (SR) - STATE ROAD
- S/W - SIDEWALK
- TOP - TOP
- T.O.B. - TOP OF BANK
- T.O.P. - TOP OF PIPE
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- U.P. - UTILITY POLE
- W - WEST

TREE TABLE

NO.	SIZE	TYPE
T1	16"	TREE
T2	19"	GUMBO LIMBO
T3	7"	MANGO
T4	7"	COCONUT PALM
T5	9"	MANGO
T6	7"	MANGO
T7	6"	MANGO
T8	6"	MANGO
T9	7"	MANGO
T10	6"	MANGO
T11	5"	MANGO
T12	6"	MANGO
T13	6"	MANGO
T14	9"	MANGO
T15	6"	PALM
T16	12"	PONYTAIL PALM
T17	6"	MANGO
T18	5"	MANGO
T19	5"	MANGO
T20	8"	MANGO
T21	5"	MANGO
T22	5"	MANGO
T23	9"	COCONUT PALM
T24	9"	COCONUT PALM
T25	5"	MANGO
T26	24"	OAK
T27	16"	OAK
T28	32"	TREE
T29	5"	COCONUT PALM
T30	12"	COCONUT PALM
T31	10"	COCONUT PALM
T32	16"	COCONUT PALM
T33	36"	FIGUS
T34	6"	PALM (TRIPLE)
T35	6"	PALM (QUADRUPLE)
T36	9"	PALM
T37	8"	UMBRELLA TREE
T38	8"	UMBRELLA TREE
T39	12"	UMBRELLA TREE
T40	10"	UMBRELLA TREE
T41	12"	UMBRELLA TREE
T42	10"	UMBRELLA TREE
T43	5"	PALM
T44	25"	BIRD OF PARADISE
T45	36"	FIGUS

REVIEW OWNER & ENCUMBRANCE REPORT	DATE	BY	CHECKED
	9-02-23	SAG	

VIC-SCOTT LAND SURVEYING & MAPPING
 IT'S GOOD!
 Certificate of Authorization No. L.B. 6893
 6047 Kimberly Boulevard, Suite T
 Hollywood, Florida 33026
 Ph: (954) 722-8500
 vic-scott-land.com

CLIENT: ELI HUS	CHECKED BY: SAG	PAGE NO. 06
DESIGNED BY:	DRAWN BY: CAM	FIELD BOOK NO. 175
SCALE: 1"=20'	DATE: 3-1-23	SPRVD BY:

PROJECT NO. 2933
SHEET NO. 1 OF 1

2320 POLK STREET APARTMENTS

HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

LOT 14, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
Property ID: 514216013270

MEETING DATES

PACO > 06.19.23
PRE-TAC > 07.17.23
FINAL TAC > 11.20.23
PDB > 04.09.24

OWNER

HOLLYWOOD POINTE III, LLC.
2700 N STATE RD 7
HOLLYWOOD, FL 33021
elyhus1@gmail.com

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.

CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954) 920-5746
FAX: (954) 928-2841
EMAIL: joseph@kallerarchitects.com

SURVEYOR

VIC-SCOTT LAND SURVEYING & MAPPING

CONTACT: SCOTT A. GUZZI
ADDRESS: 6047 KIMBERLY BOULEVARD, SUITE 2
NORTH LAUDERDALE, FL 33068
PHONE: (954) 722-8500
EMAIL: scottguzzi@aol.com

CIVIL ENGINEER

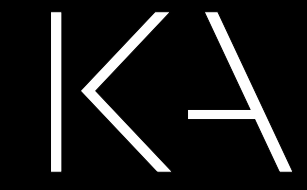
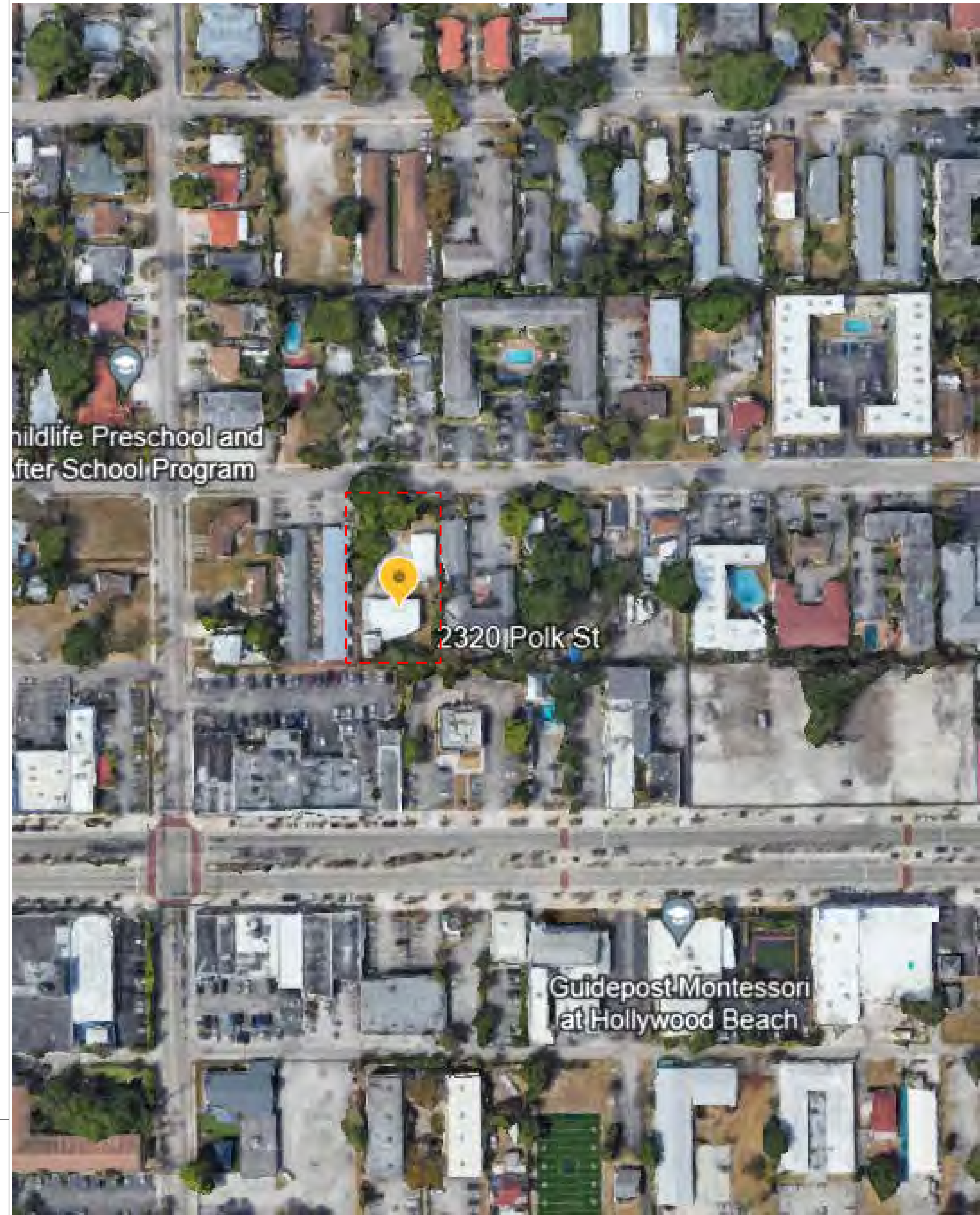
ZEPHYR ENGINEERING, CBE, SBE & DBE Firm

CONTACT: WILFORD ZEPHYR, P.E.
ADDRESS: 5451 PIERCE ST.
HOLLYWOOD, FL 33021
PHONE: (786) 302-7693
EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE

THE MIRROR OF PARADISE

CONTACT: GABRIELA FOJT, ASLA, RLA
ADDRESS: 2881 E OAKLAND PARK BLVD, SUITE 315
FORT LAUDERDALE, FL 33306
PHONE: (954) 315-1707 ext. 1077
EMAIL: gabriela@themirrorofparadise.com



Kaller Architecture

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Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET

HOLLYWOOD, FL 33020

SHEET TITLE
pnd - COVER SHEET

REVISIONS

No.	Description	Date

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PROJECT No.: 23032

DATE: 22/03/24

DRAWN BY: MF

CHECKED BY: JBK

SHEET

A-0.0

1 SHEET INDEX

2 LOCATION MAP
N.T.S.



Kaller Architecture
 AA#26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL 33020

SHEET TITLE
pnd - RENDER 1

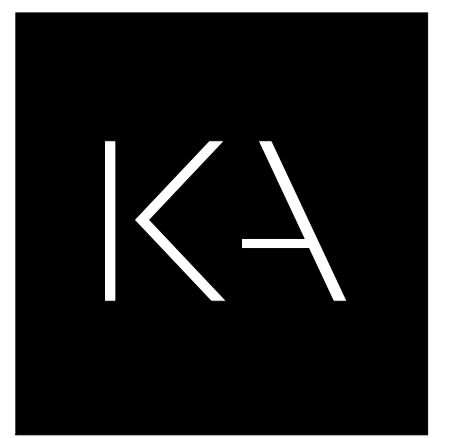
REVISIONS

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PROJECT No.: 23032
 DATE: 03/13/24
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET
R-1.0



Kaller Architecture
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 Hollywood Florida 33020
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 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
 HOLLYWOOD, FL 33020

SHEET TITLE
pnd - RENDER 2

REVISIONS

No.	Description	Date

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PROJECT No.: 23032
 DATE: 03/13/24
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET
R-2.0



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Kaller Architecture

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL 33020

PROJECT TITLE

SHEET TITLE
pnd - SITE PLAN

REVISIONS

No.	Description	Date

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PROJECT No.: 23032
DATE: 22/03/24
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-1.0

PROJECT INFO

Maximum Building Height:
Allowed: 75 ft
Proposed: 56'-8" ft

Floor Area Ratio (FAR) 1.50:
Allowed: 30,750.00 ft² (1.50)
Proposed: 30,568.69 ft² (1.49)

Gross Building Area:
Proposed: 36,241.58 ft²

Leasable / Saleable Area:
Proposed: 28,587.60 ft²

Open Space (perVIOUS):
Minimum: N/A
Proposed: 5,365.16 ft²
Ground: 600.00 ft²
Roof Terrace: 29.0% (5,965.16 ft²)
TOTAL: 5,394.16 ft²

Front Setback:
Minimum: 15'-0"
Proposed: 18'-0"

Rear Setback:
Minimum: 10'-0"
Proposed: 18'-0"

Side Setback:
Minimum: 10'-0"
Proposed: 11'-4"

Parking Requirement:
One Bed Unit (18un x 1): 18 spaces
Two Bed Unit (6un x 1.5): 09 spaces
One Bed + Den (3un x 1.5): 4.5 spaces
Studio (3un x 1): 03 spaces

Visitors (30un / 10): 03 spaces
Total Parking Required: 37.5 spaces
Total Parking Proposed: 43 spaces
(inc. 10 Tandem & 02 Handicap)

Accessible Parking spaces:
Required: 02 spaces
Provided: 02 spaces

Off-Street loading spaces:
Required: 0 space
Proposed: 0 space

UNIT MIX

UNIT TYPE	QUANTITY	PERCENTAGE
TYPE A1	03	10%
TYPE A2	03	10%
TYPE A3	09	30%
TYPE A4	03	10%
TYPE B	03	10%
TYPE C	06	20%
TYPE D	03	10%
TOTAL	30	100%

TOTAL PROVIDED PARKING SPACES

43 PARKING SPACES

INCLUDING:

10 TANDEM PARKING SPACES
2 ADA PARKING SPACES
3 VISITOR PARKING SPACES
3 E.V. PARKING SPACES

TOTAL SINGLE PARKING SPACES

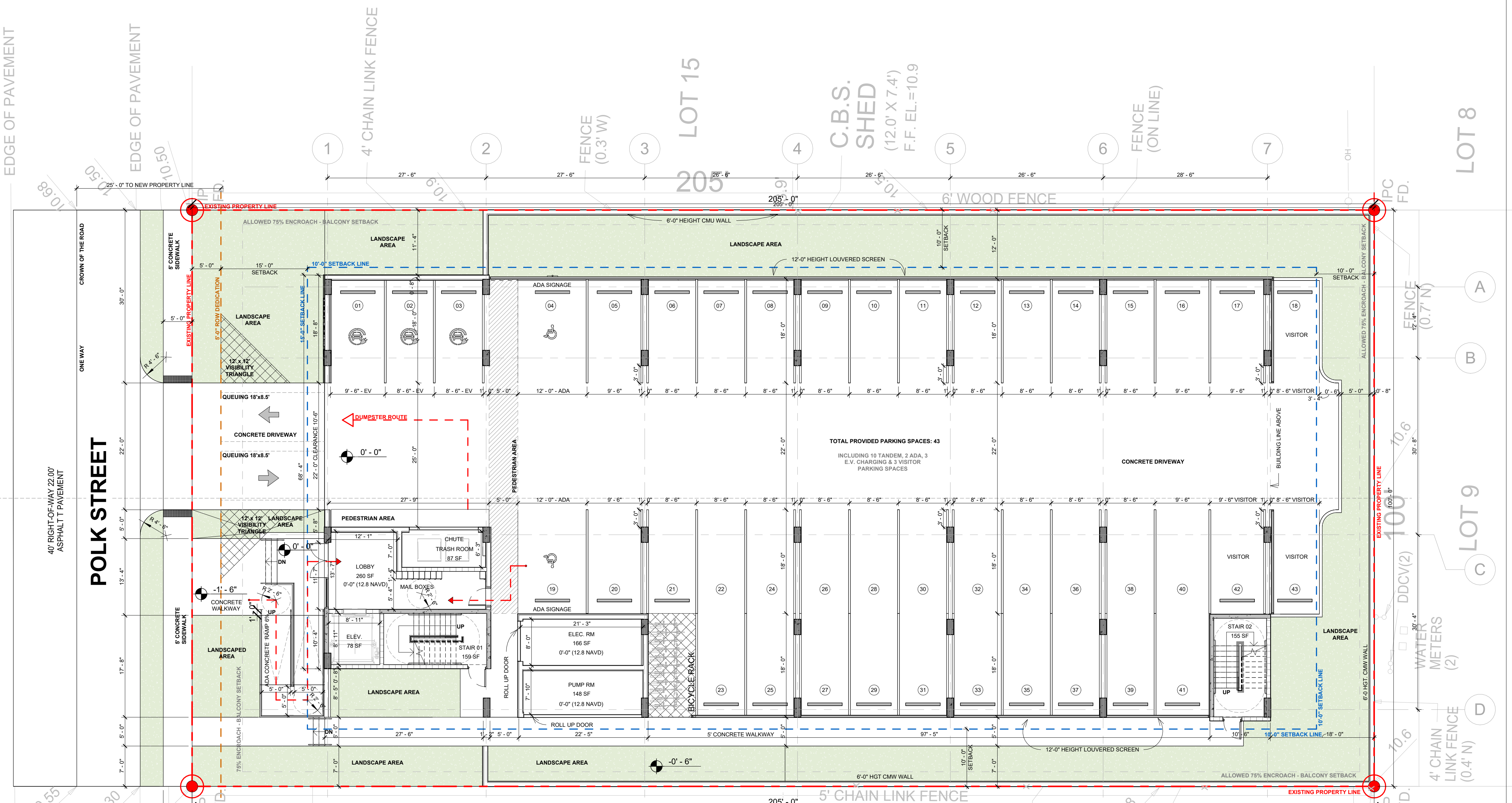
23 PARKING SPACES

UNIT SIZE

MIN. REQUIRED A/C AREA PER UNIT TYPE = 300 SF

UNIT TYPE	ROOMS	A/C AREA	NON A/C AREA	TOTAL AREA
TYPE A1	01	736.62 SF	246.57 SF	983.19 SF
TYPE A2	01	732.18 SF	141.05 SF	873.23 SF
TYPE A3	01	705.56 SF	131.93 SF	837.49 SF
TYPE A4	01	763.25 SF	154.75 SF	918.00 SF
TYPE B	01+DEN	818.97 SF	145.61 SF	964.58 SF
TYPE C	01+DEN	1,058.34 SF	250.33 SF	1,308.67 SF
TYPE D	STUDIO	536.06 SF	124.32 SF	660.40 SF

MIN. REQUIRED UNIT SIZE CUMULATIVE AVERAGE:	500 SF
PROVIDED UNIT SIZE CUMULATIVE AVERAGE:	952.92 SF



Amount of Required Off-Street Parking

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

Off-Street loading spaces; general provisions

Multiple Family or Apt./Hotel Bldg: 50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

FEMA
New Flood Zone: X - Below 500 Year Flood Plain
New NAVD 88 Elevation: N/A
Old Flood Zone: X

100 YEAR MAP
Future Conditions 100-Year Flood Elevation (Feet NAVD88)
Elevation: 12.0

NATIONAL GREEN BUILDING STANDARD CERTIFICATION (NGBS) TO BE OBTAINED.

BUILDING INTENSITY

Maximum Lot Coverage: N/A
Residential Density: Unlimited Du / Acre
Maximum Building Height and Stairs: Sites or portions of sites adjacent to City Hall Circle, south of Polk Street, and north of Van Buren Street: 7 Stories, not to exceed 75ft.
Floor Area Ratio: 1.50
Maximum Built Area Allowed: 30,750 ft²
Minimum Open Space: 0.00%
Maximum Residential Area Allowed: 30,750 ft²
Estimated Residential Units Allowed: Unlimited

SETBACKS AT GROUND LEVEL
Frontage Setback (Residential): 15.00 ft
Side Interior Setback: 10.00 ft
Rear Setback: 10.00 ft

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS
Front: 10 feet
Interior: 5 feet

NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

NOTE: TANDM PARKING SPACES SHALL BE ASSIGNED TO ONE UNIT ONLY AND NOT BE USED FOR GUEST PARKING.

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

NOTE: ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

NOTE: PER SECTION 7.1.1, PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.

NOTE: MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 12 (2018 EDITION). BDA SYSTEM MAY BE REQUIRED.

NOTE: 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. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0

NOTE: MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.

2320 POLK ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

LOT 14, BLOCK 7, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property ID: 514216013270

Total Lot Net Area: 20,500 SF (0.47 acres)

ZONING INFO

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: TC-1
Existing Building Use: Single Family Residential
Existing Land Use: Residential
County Future Land Use: Regional Activity Center
Allowed Use(s): Residential, Lodging, Office, Commercial, Civic, Educational.

NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

NOTE: MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 FC ADJACENT TO RESIDENTIAL.

NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

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

1 SITE PLAN / SITE DATA Copy 1

3/32" = 1'-0"

2 PROJECT INFO

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Notes shall use complete sets of Specifications. Documents prepared by the Designer. Architect assumes responsibility for the accuracy of information provided. The user of this document shall be responsible for the proper resolution of any issues. The Contractor shall be responsible for the proper resolution of any issues. The Contractor shall be responsible for the proper resolution of any issues.

REVISIONS

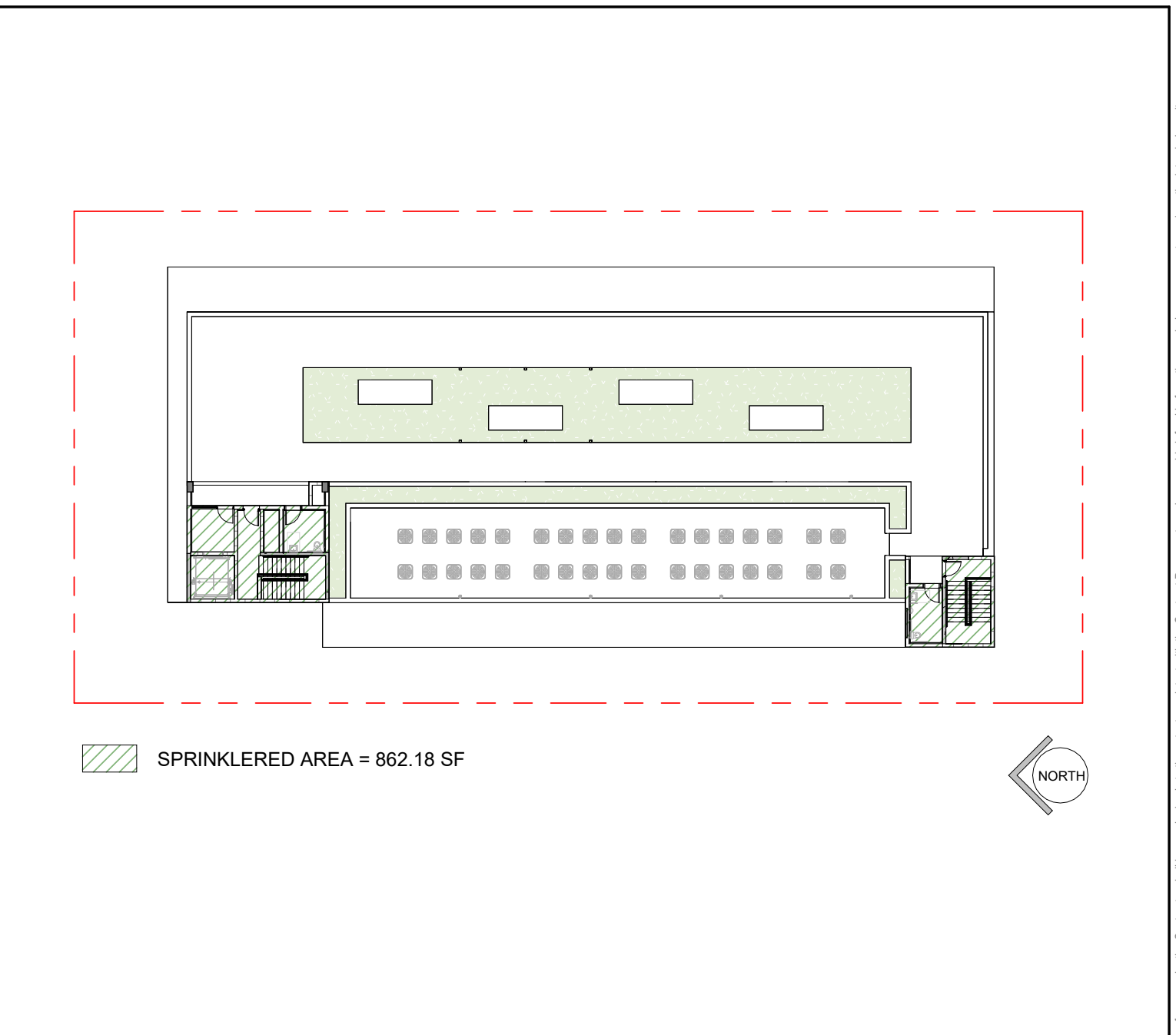
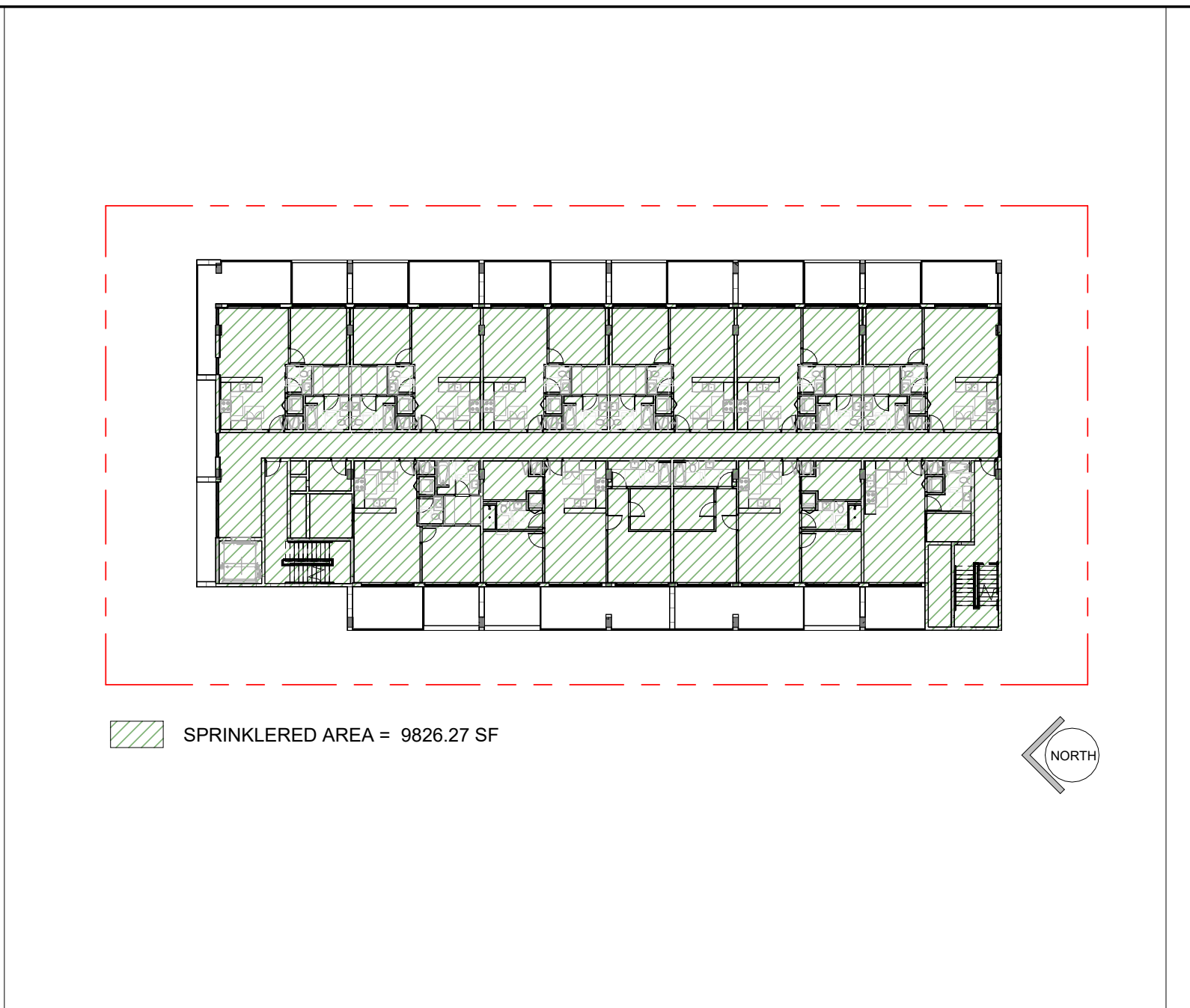
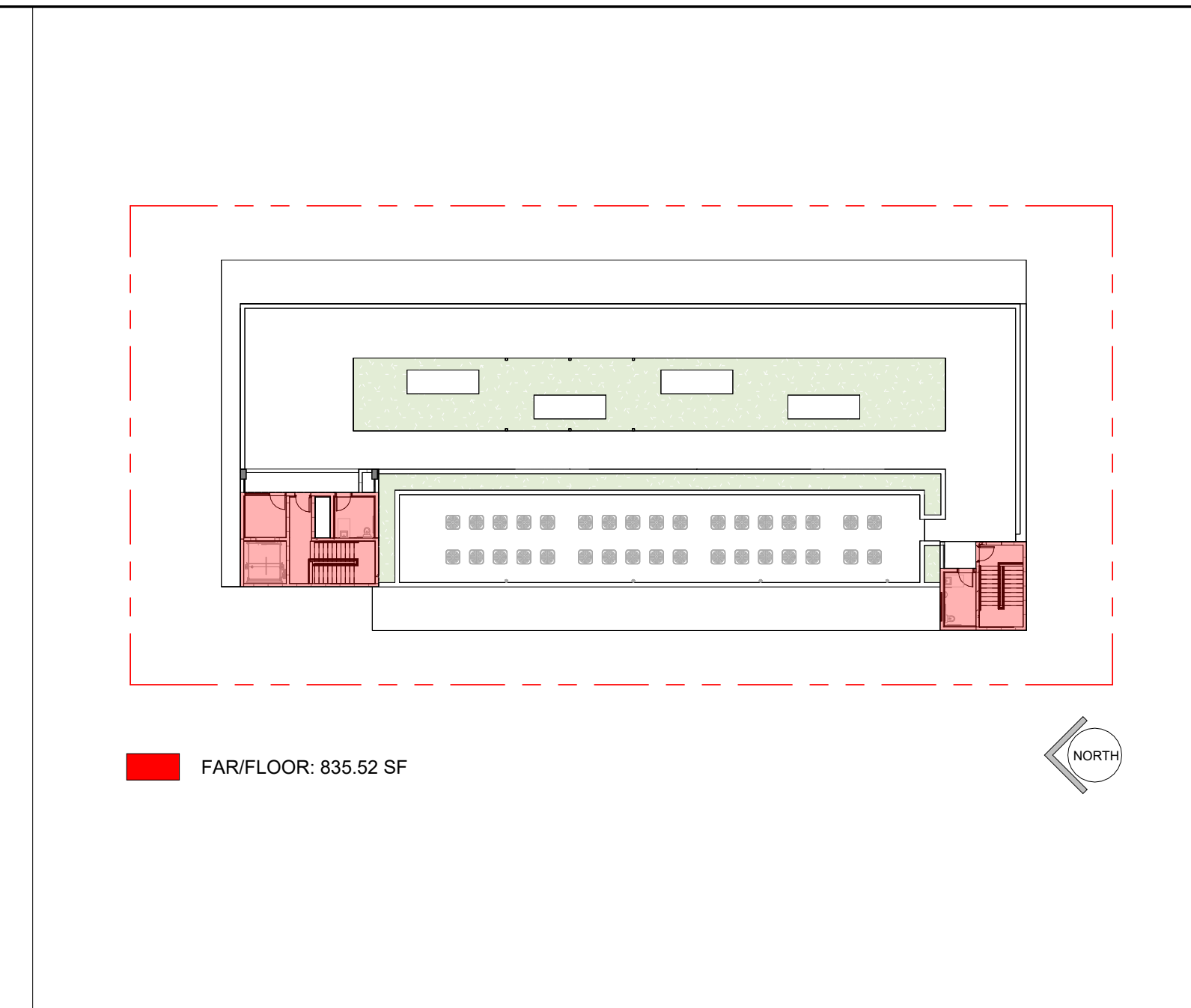
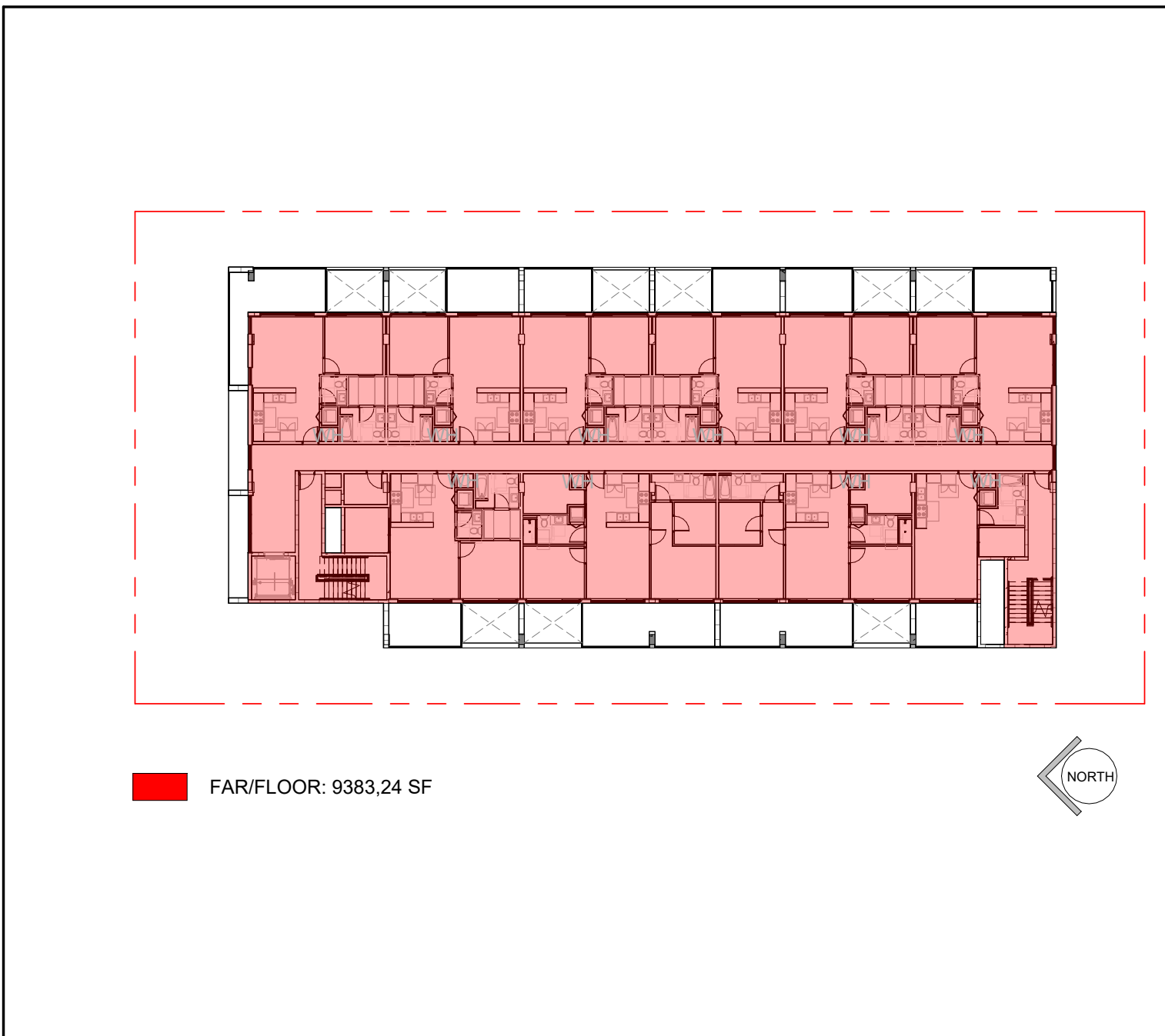
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SHEET

A-1.1

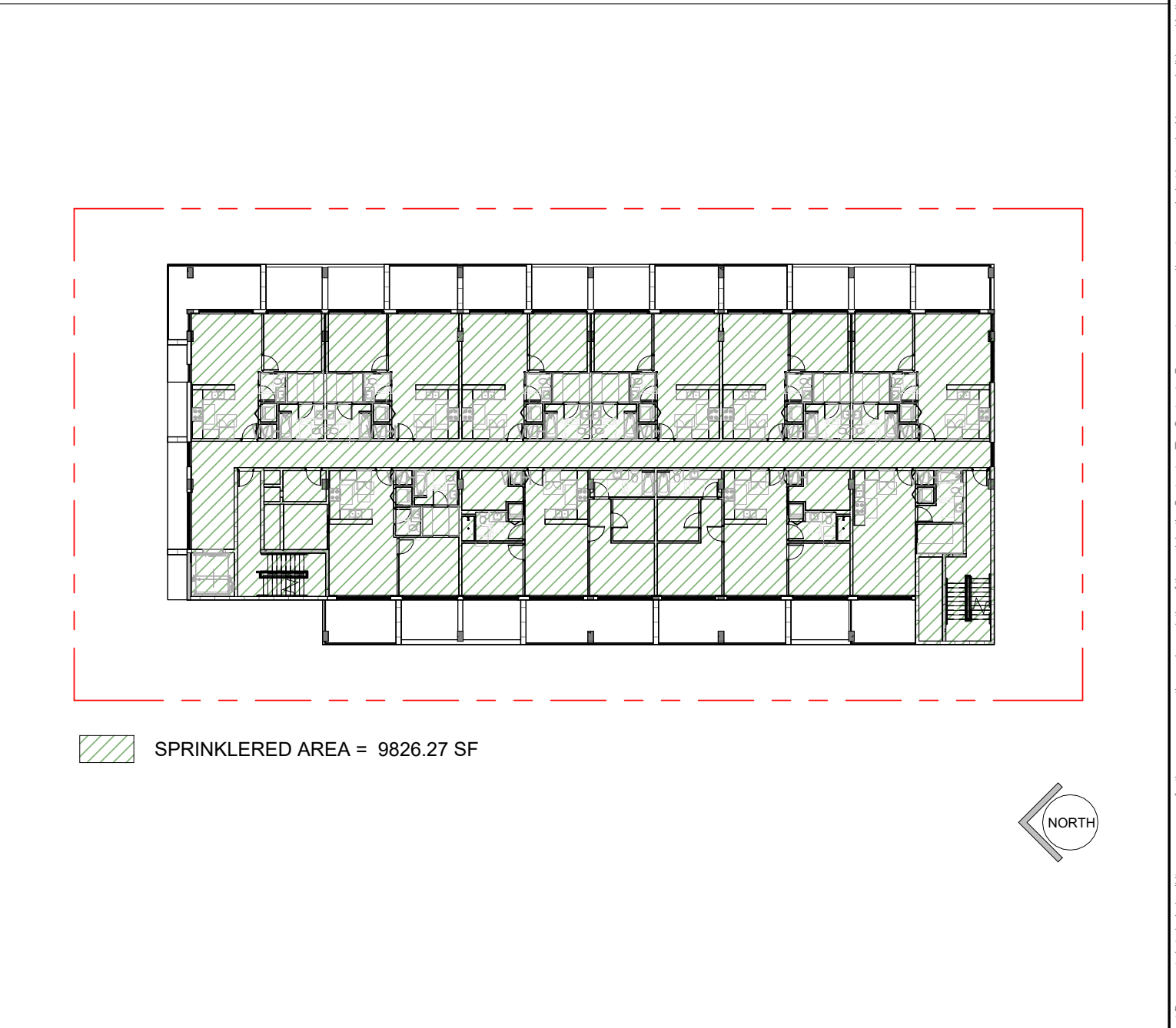
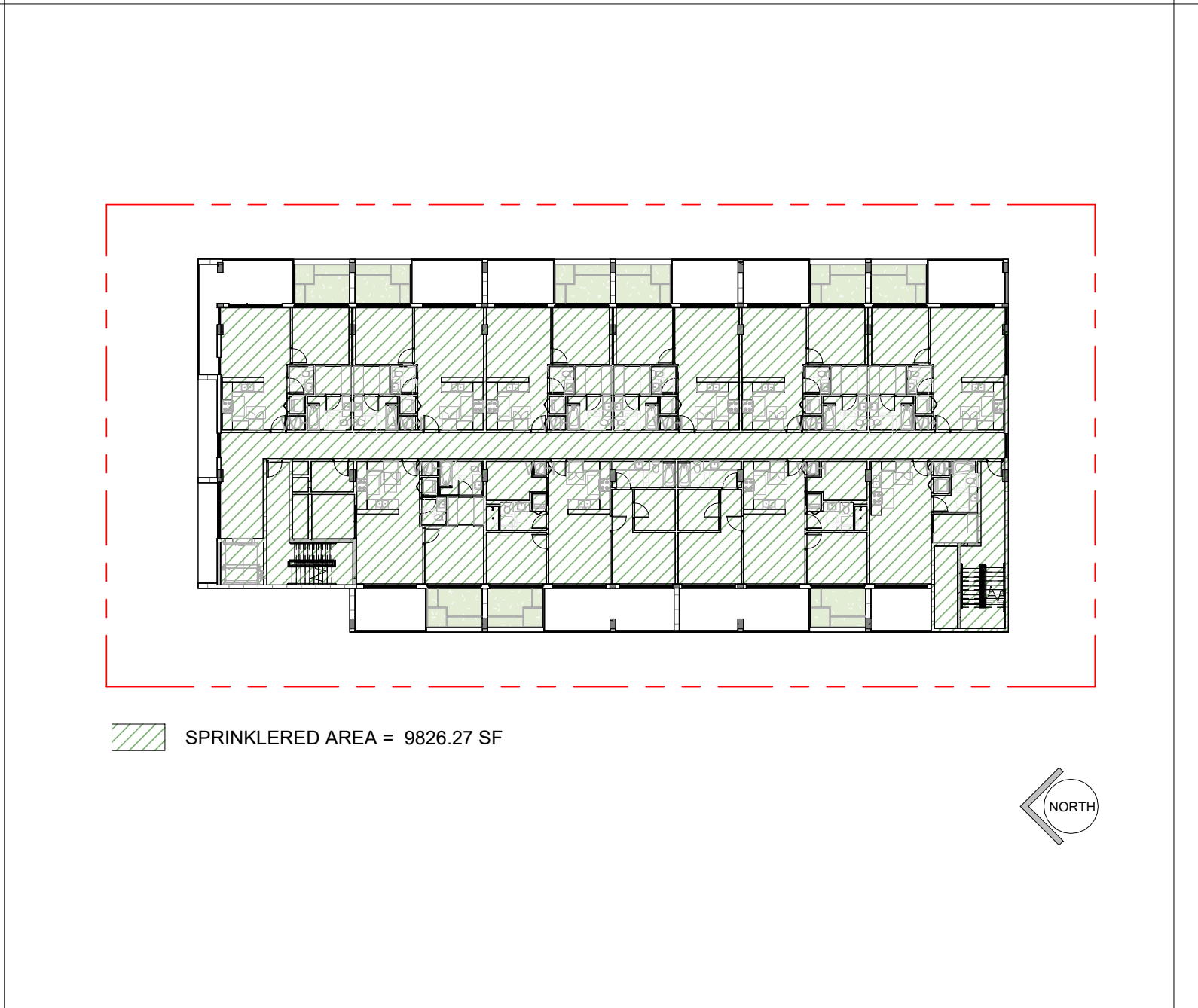
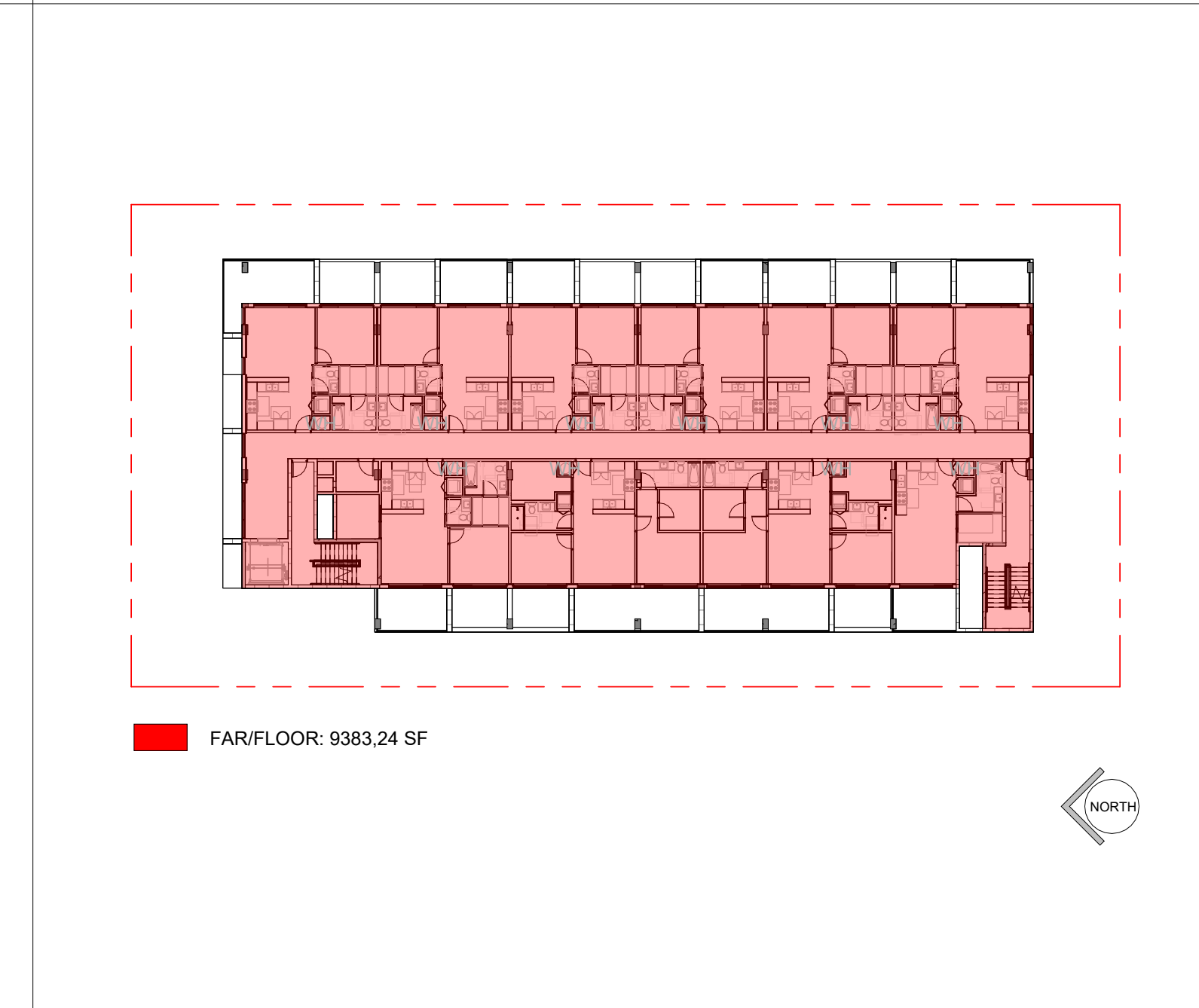
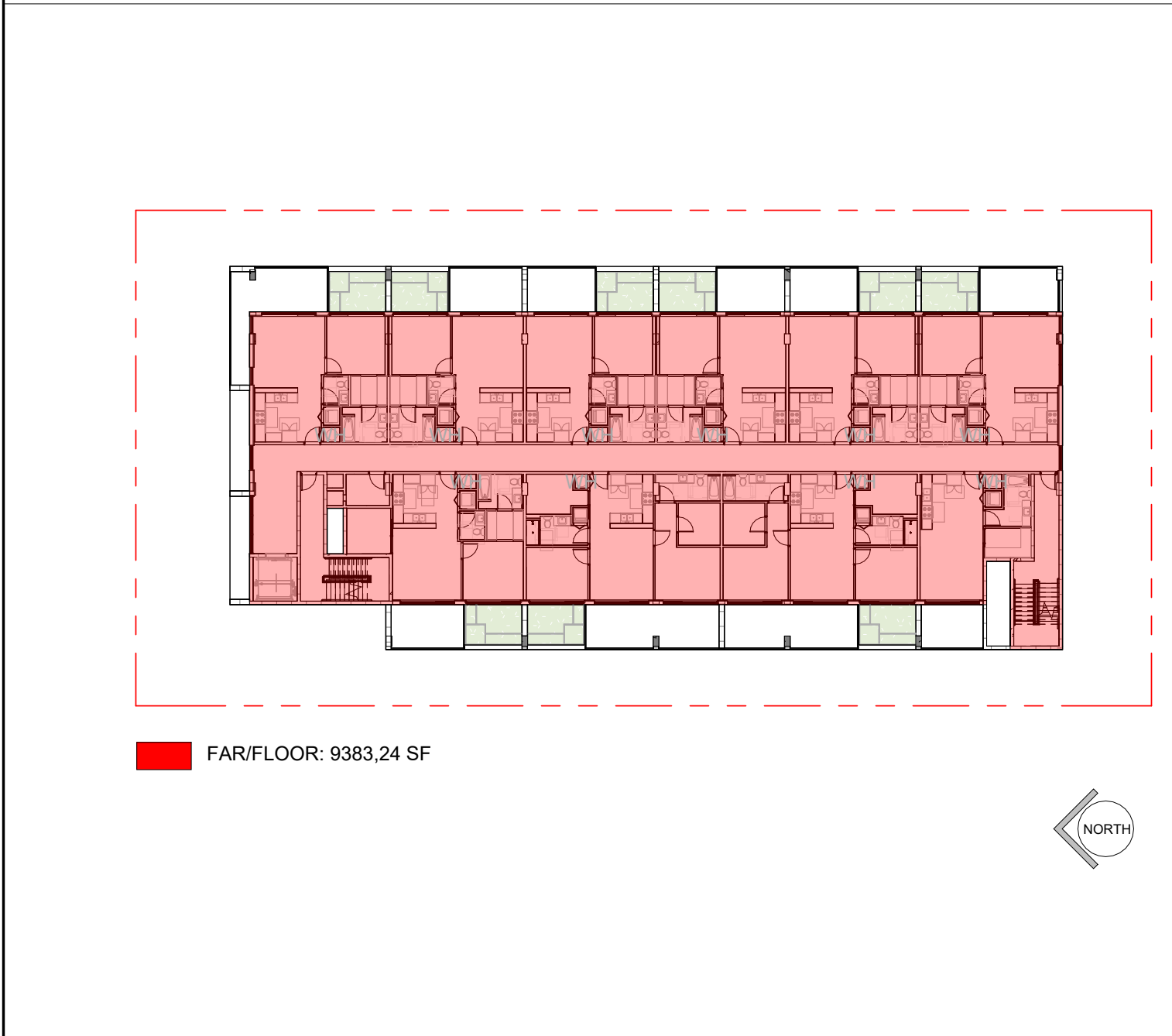


FOURTH FLOOR PLAN
1" = 30'-0"

ROOF TERRACE
1" = 30'-0"

FOURTH FLOOR PLAN
1" = 30'-0"

ROOF TERRACE
1" = 30'-0"

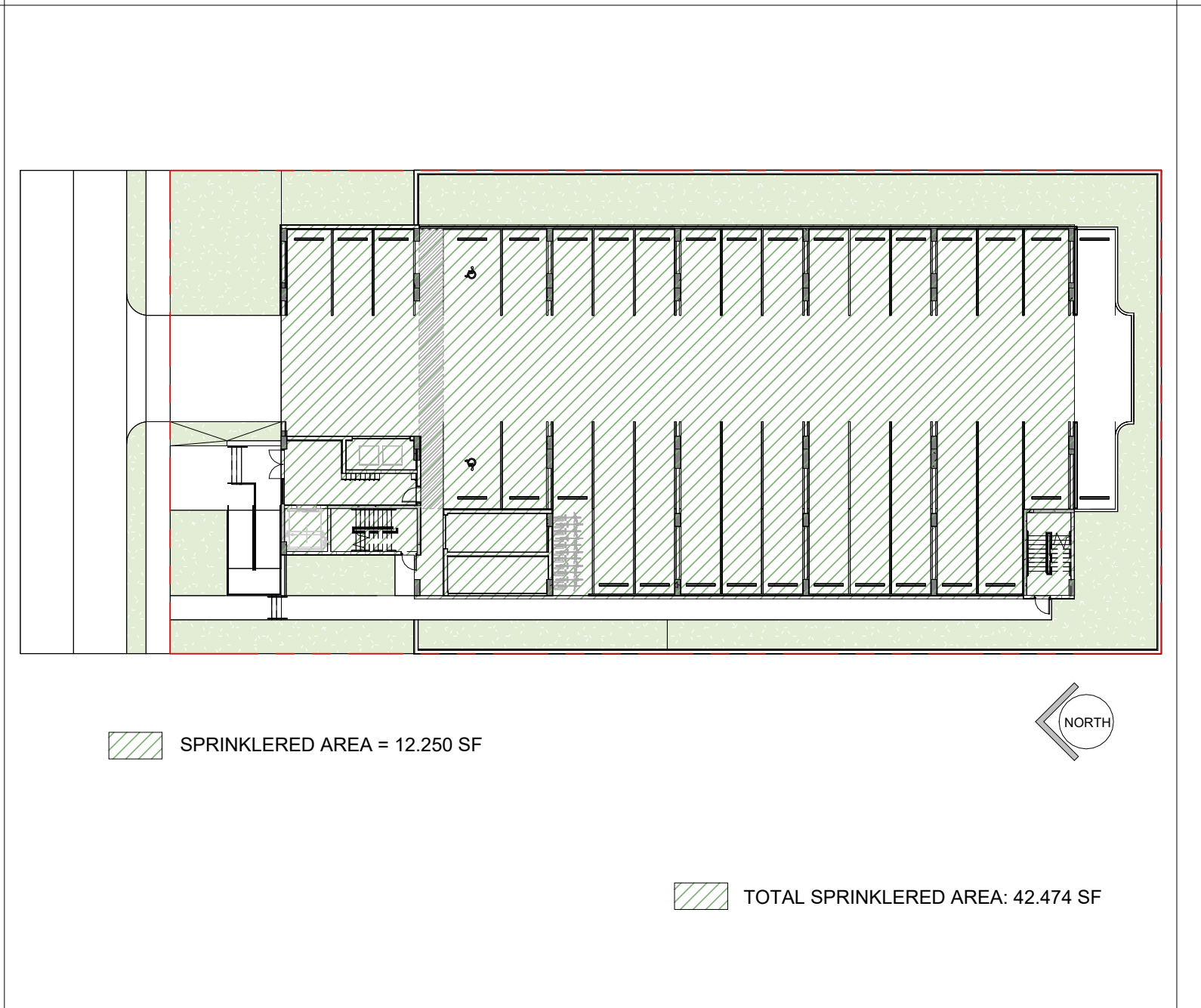
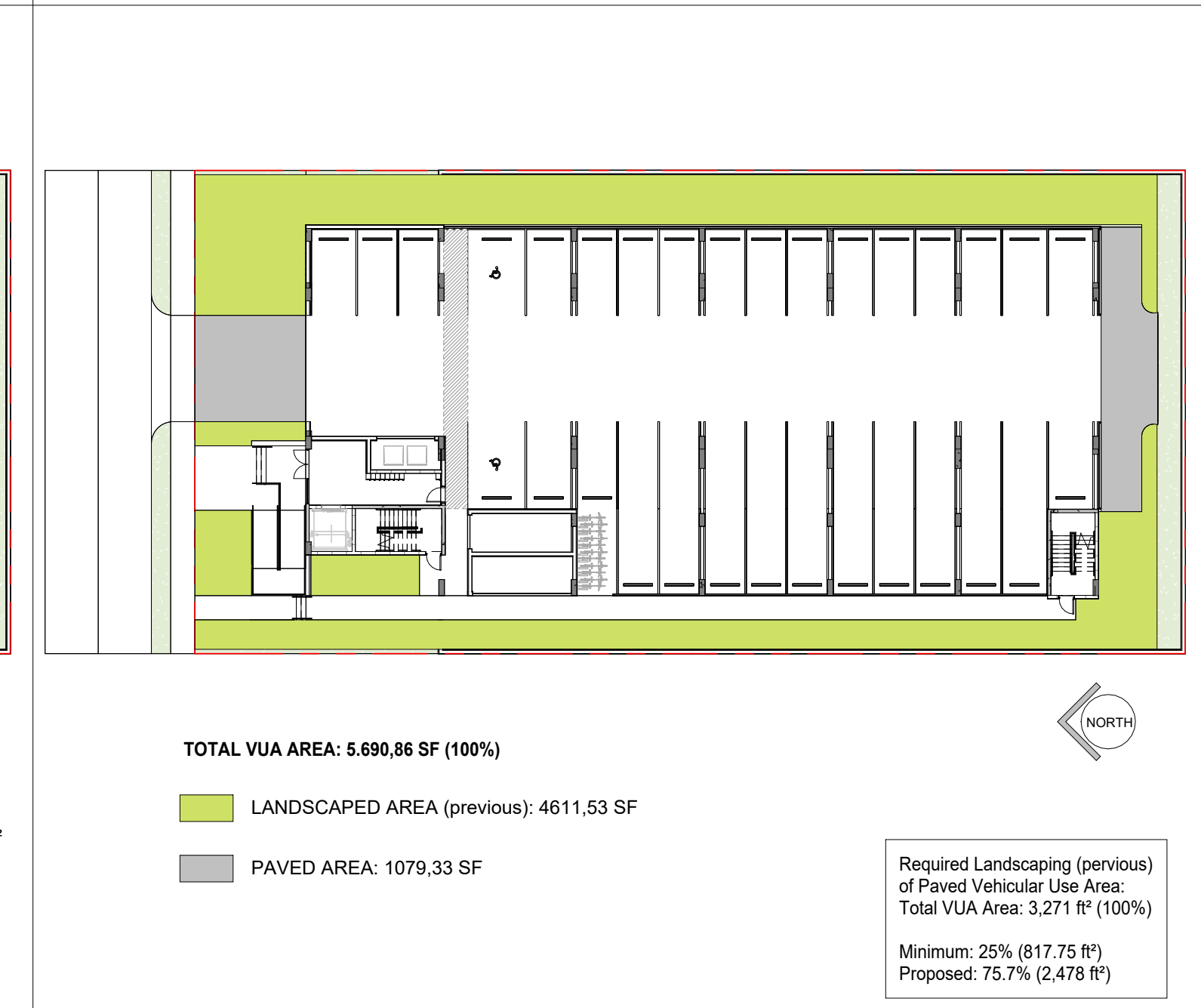
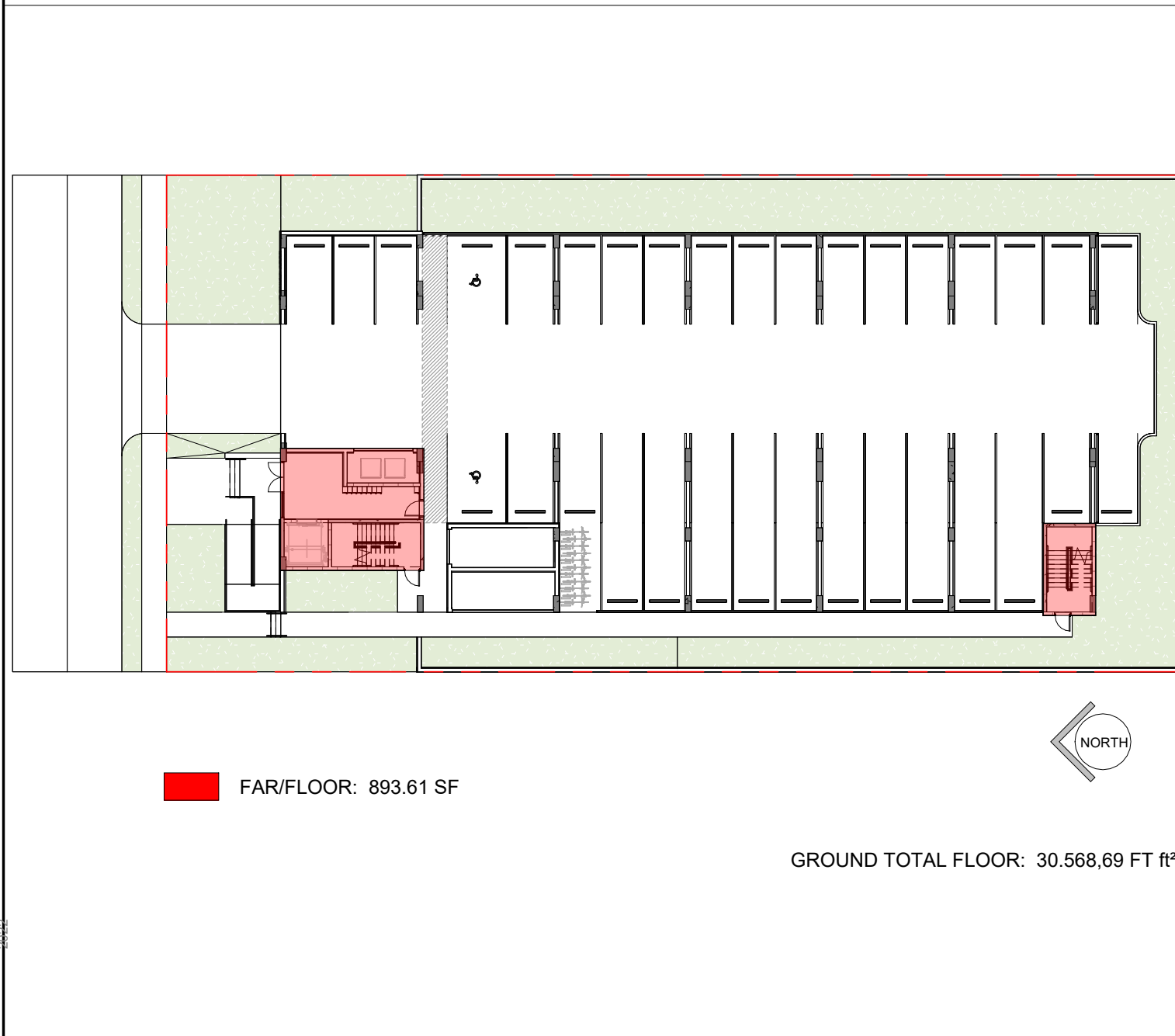


SECOND FLOOR PLAN
1" = 30'-0"

THIRD FLOOR PLAN
1" = 30'-0"

SECOND FLOOR PLAN
1" = 30'-0"

THIRD FLOOR PLAN
1" = 30'-0"



GROUND FLOOR PLAN (12.16' NAVD)
1" = 30'-0"

GROUND FLOOR PLAN (12.16' NAVD)
1" = 30'-0"

GROUND FLOOR PLAN (12.16' NAVD)
1" = 30'-0"



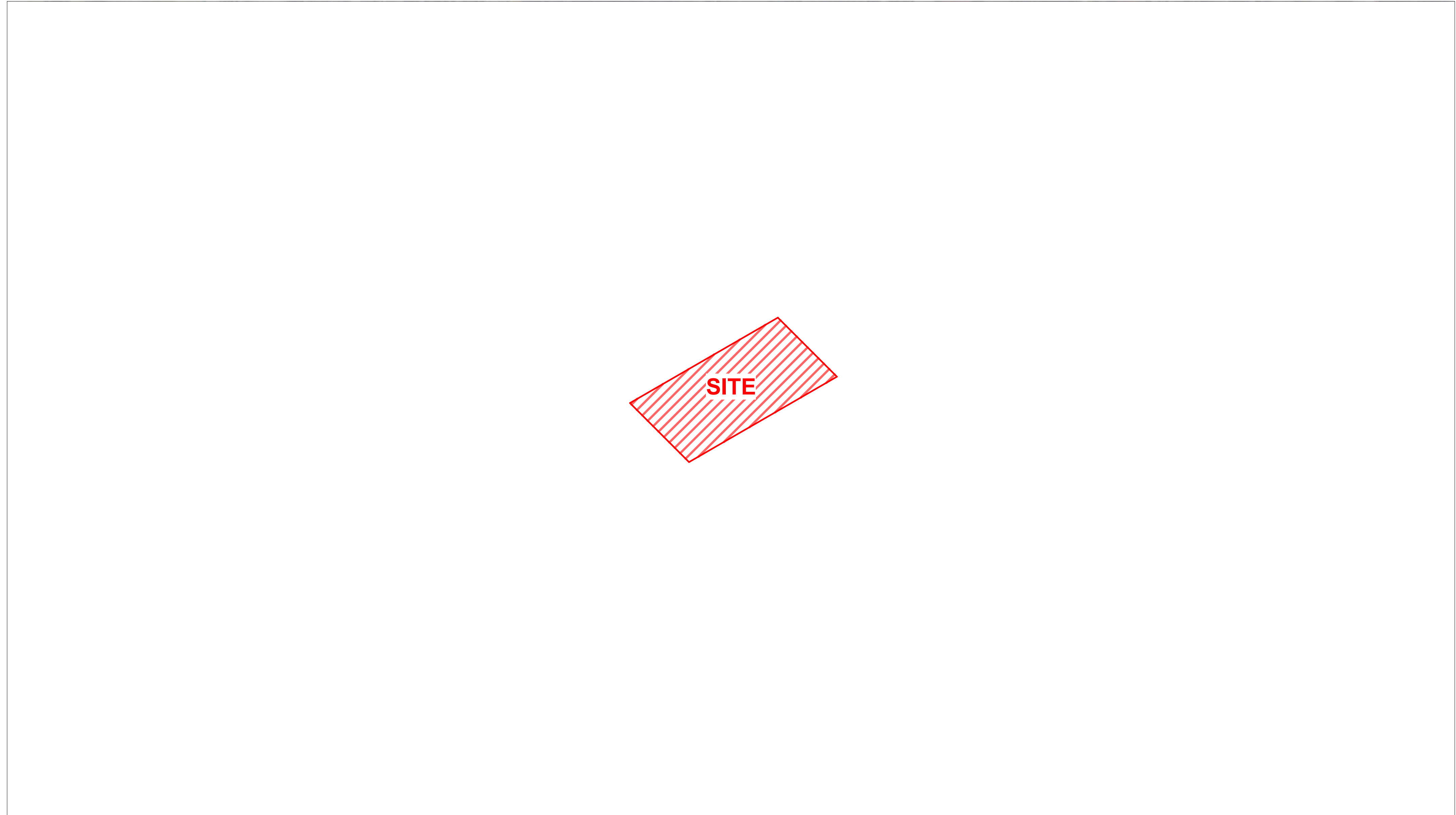
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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL 33020

SHEET TITLE
PNd - NEARBY
PROPERTIES



A AERIAL KEY VIEW

N.T.S.

REVISIONS

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SHEET

A-1.2



A SITE - EXISTING CONDITION

N.T.S.



B STREET VIEW PHOTO

N.T.S.



C STREET VIEW PHOTO

N.T.S.



D STREET VIEW PHOTO

N.T.S.



E STREET VIEW PHOTO

N.T.S.



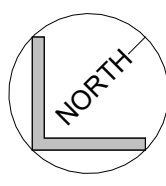
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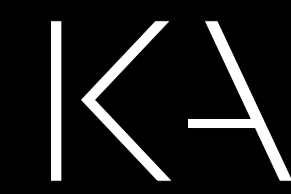


G STREET VIEW PHOTO

N.T.S.



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SEAL

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FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET

HOLLYWOOD, FL 33020

SHEET TITLE
**PHD - OVERALL
CONTEXT SITE PLAN**

REVISIONS

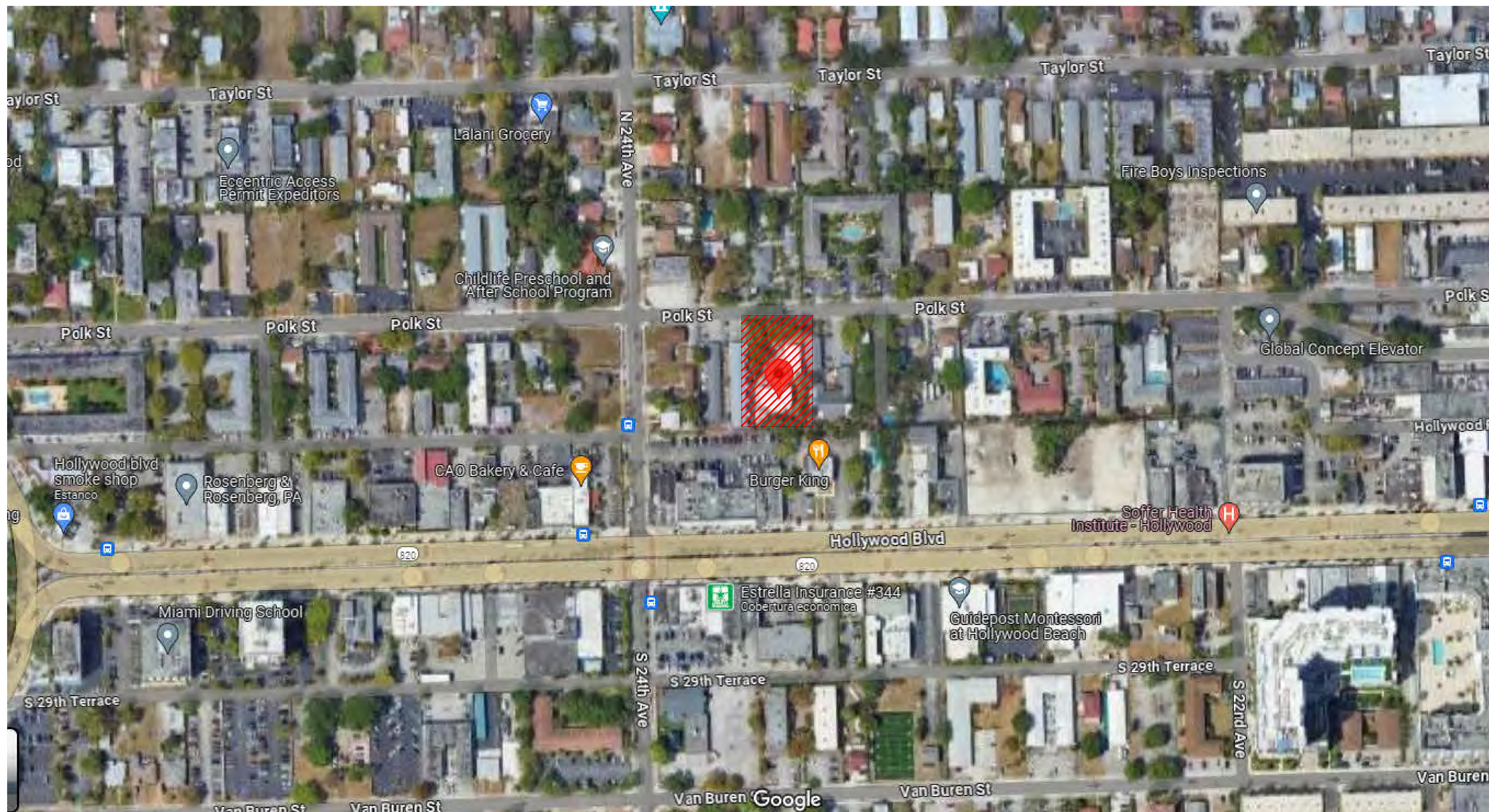
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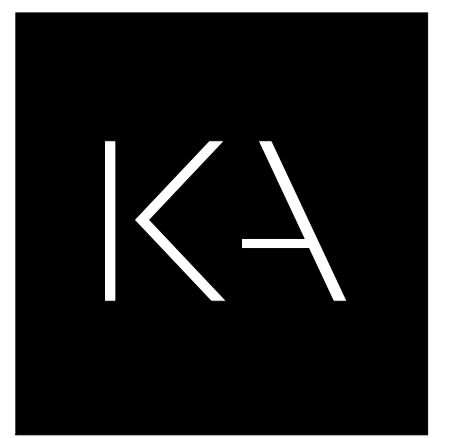
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A-2.0



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PROJECT TITLE
2320 POLK STREET
 HOLLYWOOD, FL 33020

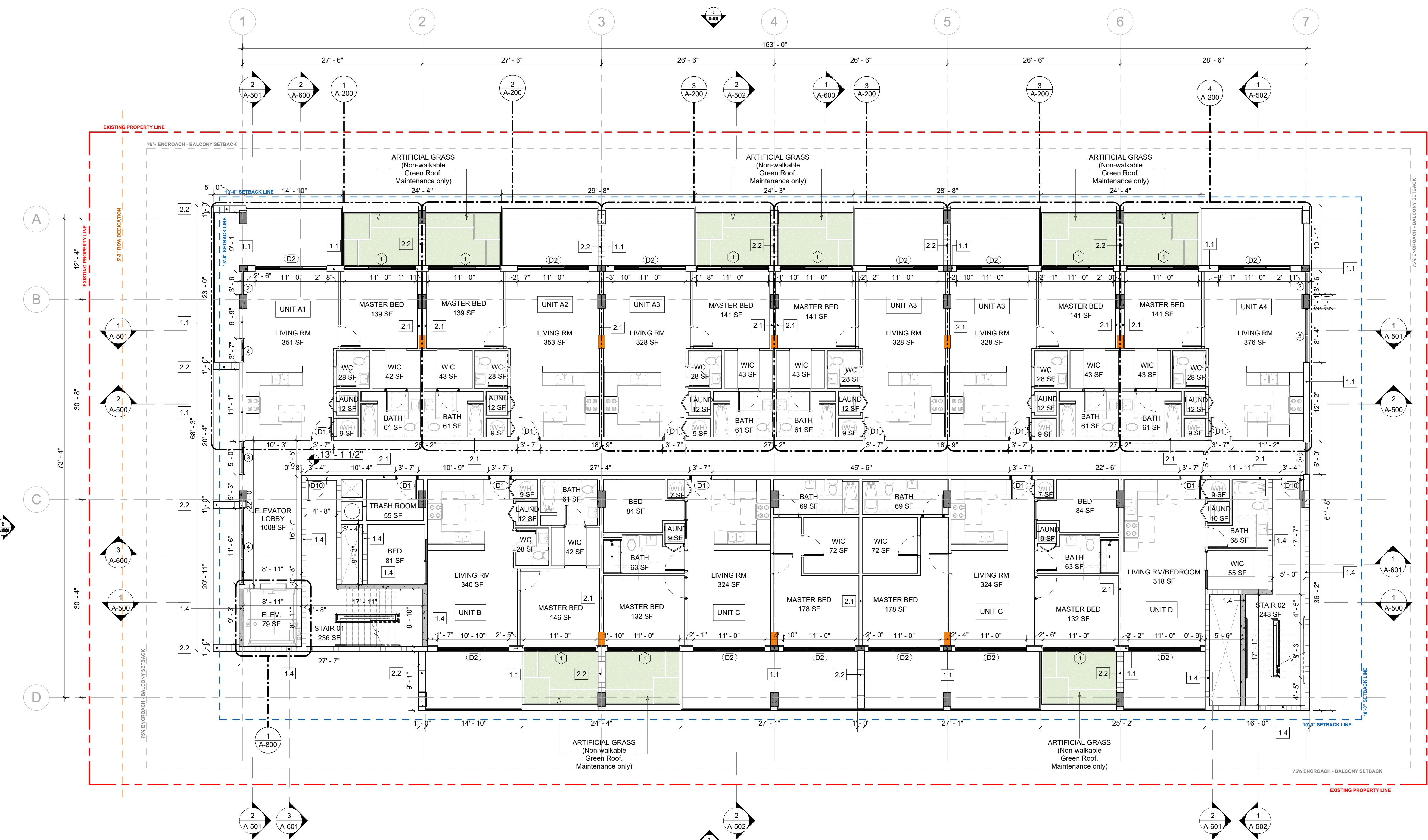
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pnd - SECOND FLOOR PLAN

REVISIONS

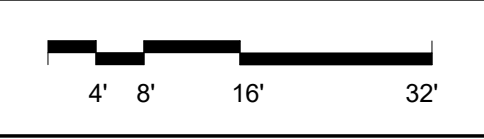
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SHEET
A-3.1



1 SECOND FLOOR PLAN
 1/8" = 1'-0"



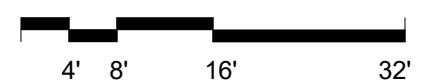
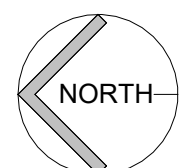
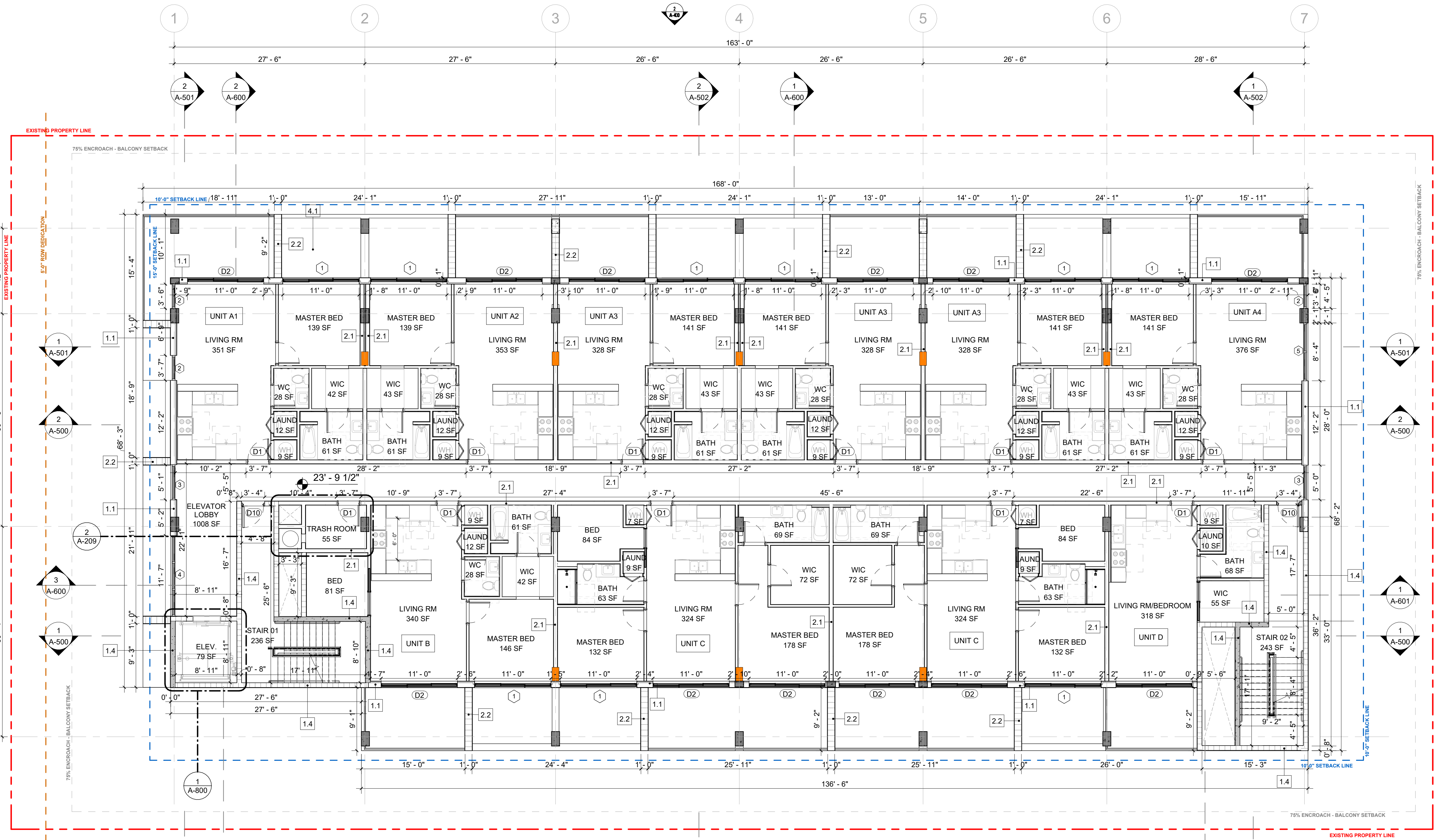
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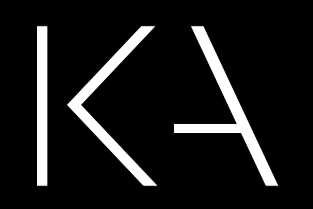
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1 **THIRD FLOOR PLAN**
1/8" = 1'-0"

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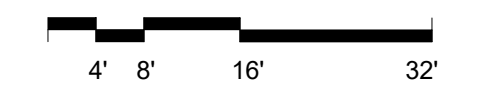
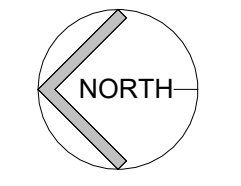
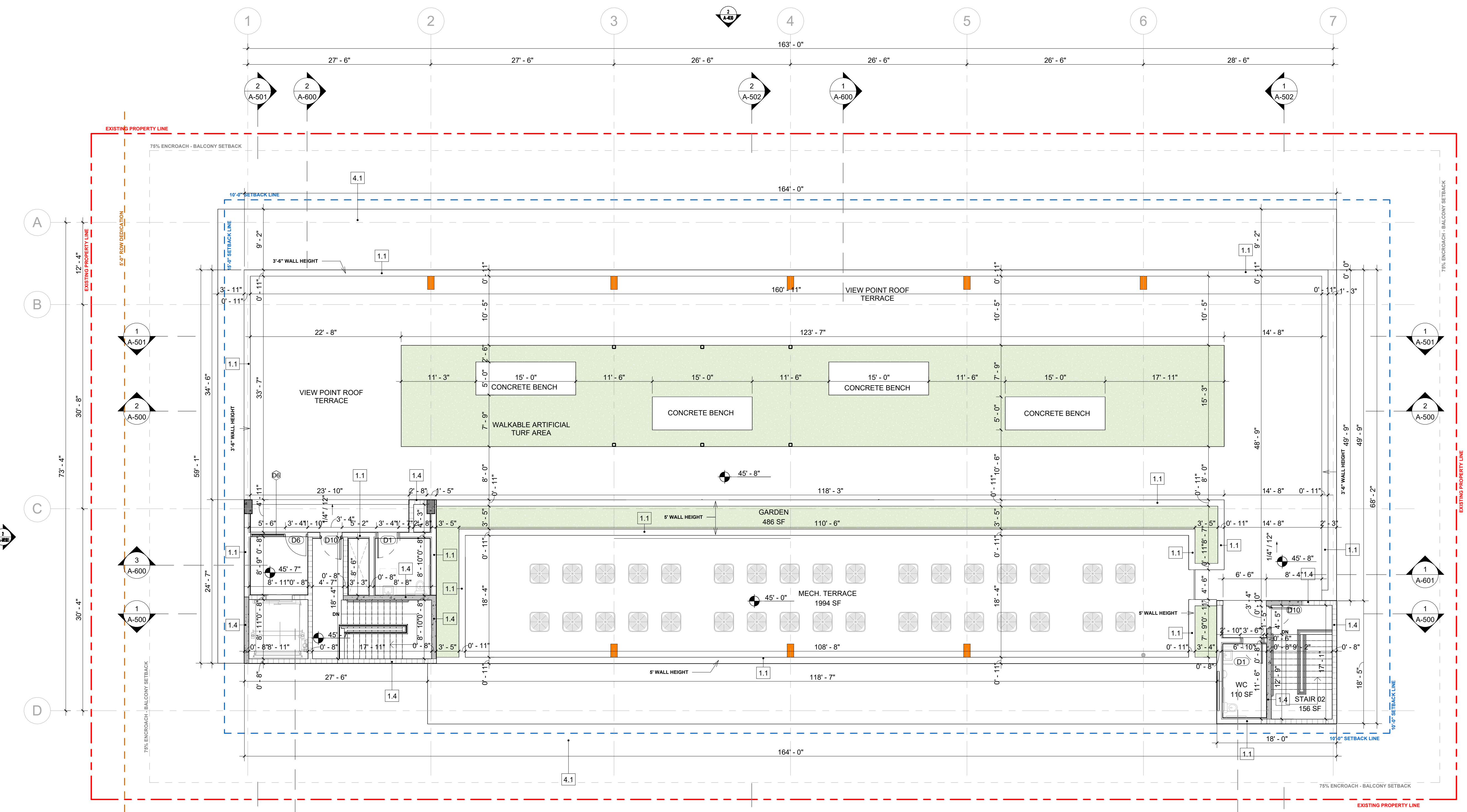
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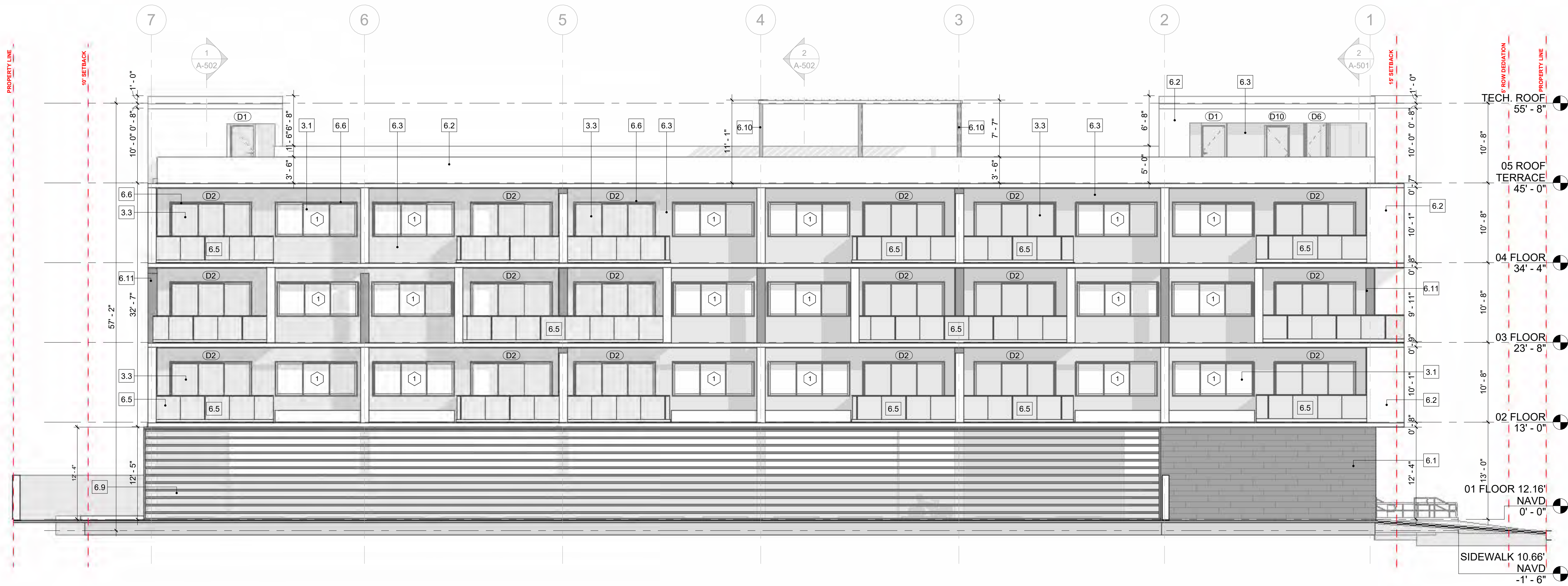
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1 ROOF TERRACE
 1/8" = 1'-0"



1 NORTH ELEVATION Copy 1
1/8" = 1'-0"



2 EAST ELEVATION Copy 1
1/8" = 1'-0"

KEYNOTE	DESCRIPTION
3.1	IMPACT RATED WINDOWS W/ BRONZE ANODIZED ALUMINUM FRAME AND LAMINATED CLEAR LOW-E GLASS. SEE WINDOW SCHEDULE.
3.3	IMPACT RESISTANT GLASS SLIDING DOOR. GC TO PROVIDE NOA/SHOP DWGS FOR APPROVAL SEE WINDOW SCHEDULE. TYP.
3.4	IMPACT RESISTANT STORE FRONT SYSTEM. GC TO PROVIDE NOA/SHOP DWGS FOR APPROVAL. SEE WINDOW SCHEDULE. TYP.
3.5	TYP. IMPACT & FIRE RATED DOOR. SEE DOORS SCHEDULE.
4.1	CONCRETE SLAB STRUCTURE SEE DETAILS IN STRUCTURAL ENGINEERING DRAWINGS. BY CASE.
4.2	FLOOR FINISH TBD BY DESIGNER / OWNER
6.1	GREY SLATE STONE VENEER 1'-0" x 3'-0" TILES RANDOM PATTERN 5/16" WIDE JOINTS. www.northamericanslate.com
6.2	WORM / PUTZ FINISH STUCCO COLOR: PURE WHITE SW 7005 OR SIMILAR.
6.3	WORM / PUTZ FINISH STUCCO COLOR: WEB GRAY SW 7075 OR SIMILAR.
6.4	WORM/PUTZ FINISH STUCCO COLOR: CENTER STAGE SW 6920 OR SIMILAR.
6.5	FRAMELESS GLASS "U" CHANNEL RAILING SYSTEM FINISH: CLEAR TEMPERED GLASS AND ALLUMINUM.
6.6	WINDOW ALUMINUM FRAME FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F.
6.7	CLEAR LOW-E GLASS.
6.8	ALUMINUM HORIZONTAL LOUVERS FOR TECH. ROOMS FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F.
6.9	HORIZONTAL LOUVER 12'-4" HEIGHT.
6.10	HOLLOW STRUCTURAL COLUMN. SEE STRUCTURAL PLANS.
6.11	STRUCTURAL CONCRETE COLUMN. SEE STRUCTURAL PLANS.
6.12	5/8" GWB CEILING ON 2 1/2" METAL CEILING FRAME @ 16"oc. SEE CEILING SCHEDULE.

LEGEND

- 6.1
- 6.2
- 6.3
- 6.4
- 6.5
- 6.6
- 6.7
- 6.8



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL 33020

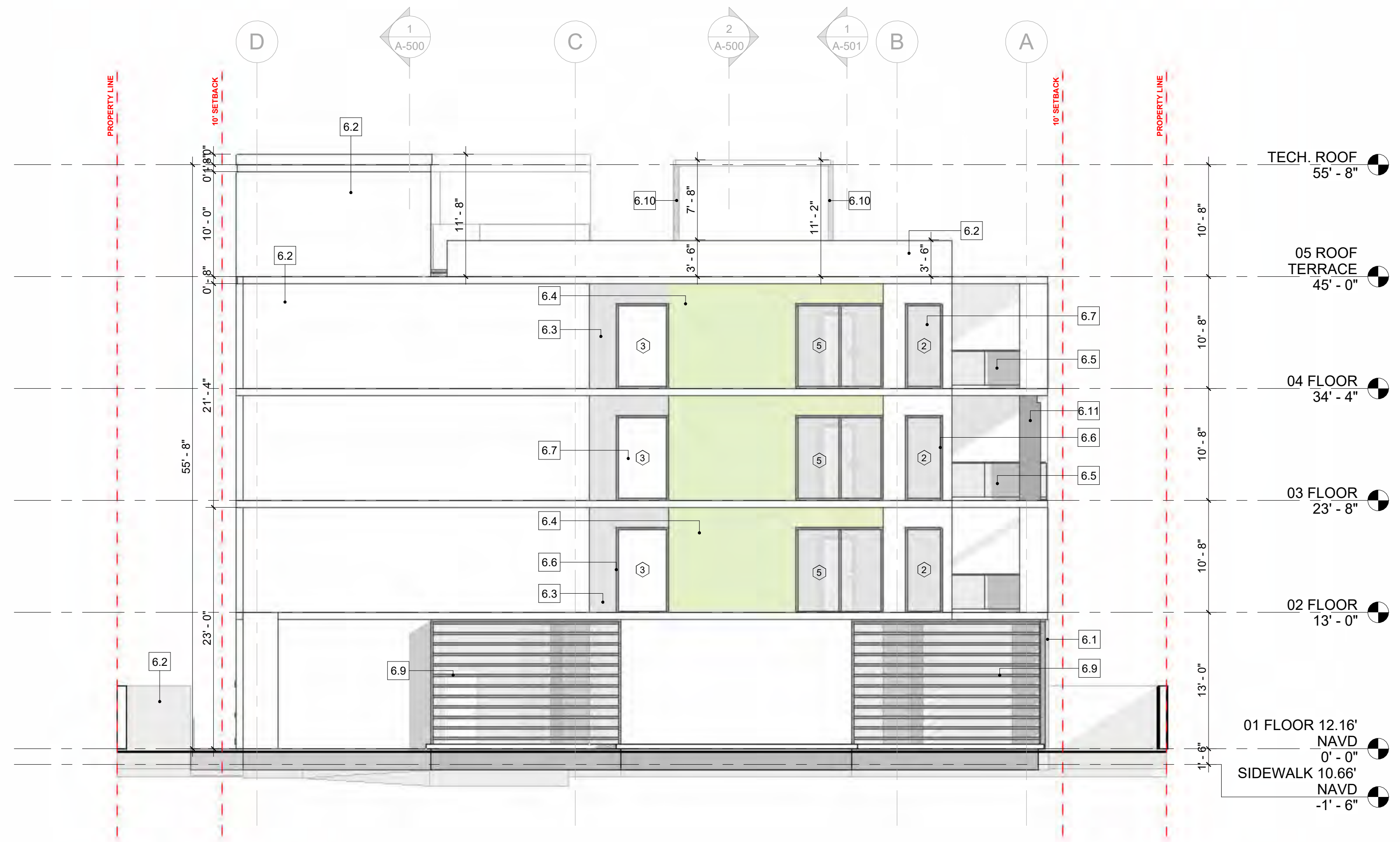
SHEET TITLE
PHD - ELEVATION
NORTH & EAST

REVISIONS

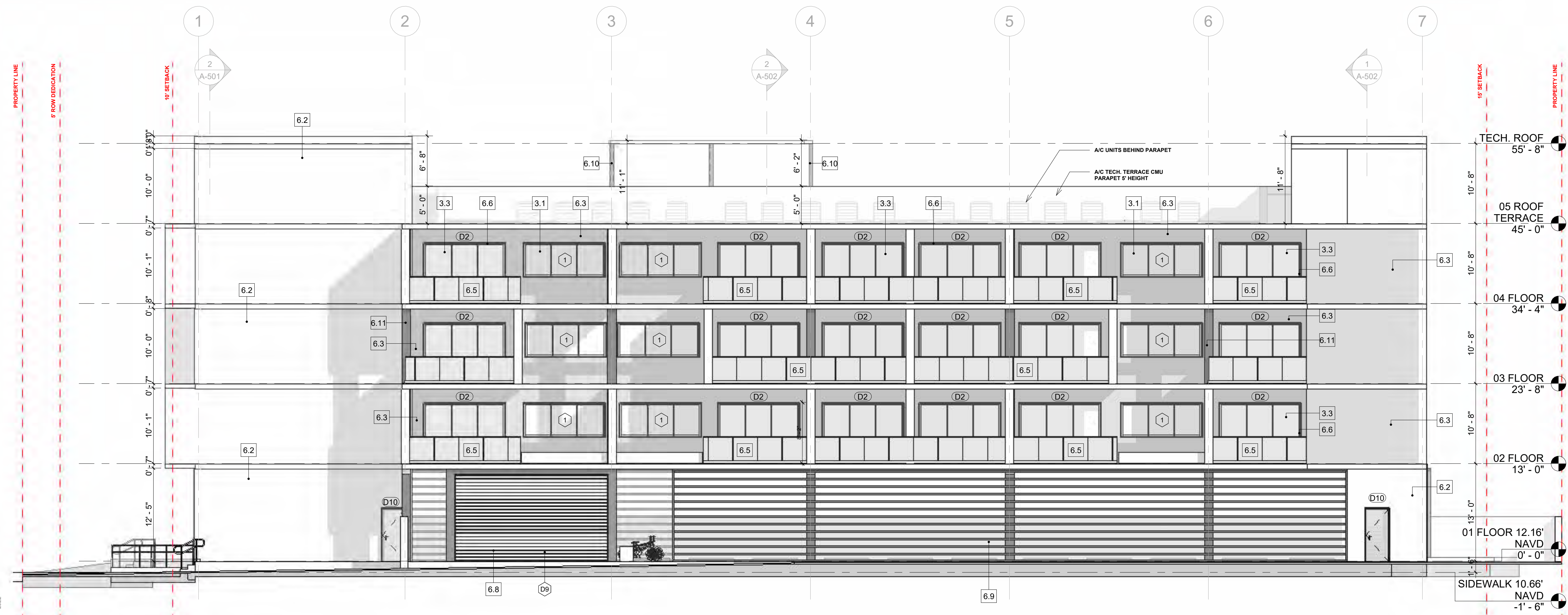
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SHEET
A-4.0



1 SOUTH ELEVATION Copy 1
1/8" = 1'-0"



2 WEST ELEVATION Copy 1
1/8" = 1'-0"

KEYNOTE	DESCRIPTION
3.1	IMPACT RATED WINDOWS W/ BRONZE ANODIZED ALUMINUM FRAME AND LAMINATED CLEAR LOW-E GLASS. SEE WINDOWS SCHEDULE.
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6.8	ALUMINUM HORIZONTAL LOUVERS FOR TECH. ROOMS FINISH: DURANAR SUNSTORM ARCADIA SILVER UC70123F.
6.9	HORIZONTAL LOUVER 12'-4" HEIGHT.
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6.11	STRUCTURAL CONCRETE COLUMN. SEE STRUCTURAL PLANS.
6.12	5/8" GWB CEILING ON 2 1/2" METAL CEILING FRAME @ 16"oc. SEE CEILING SCHEDULE.



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SEAL

JOSEPH B. KALLER
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PROJECT TITLE

2320 POLK STREET

HOLLYWOOD, FL 33020

SHEET TITLE

PHD - ELEVATION SOUTH & WEST

REVISIONS		
No.	Description	Date

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SHEET

A-4.1

3 LEGEND



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 www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL 33020

SHEET TITLE
pnd - AXO 1

REVISIONS

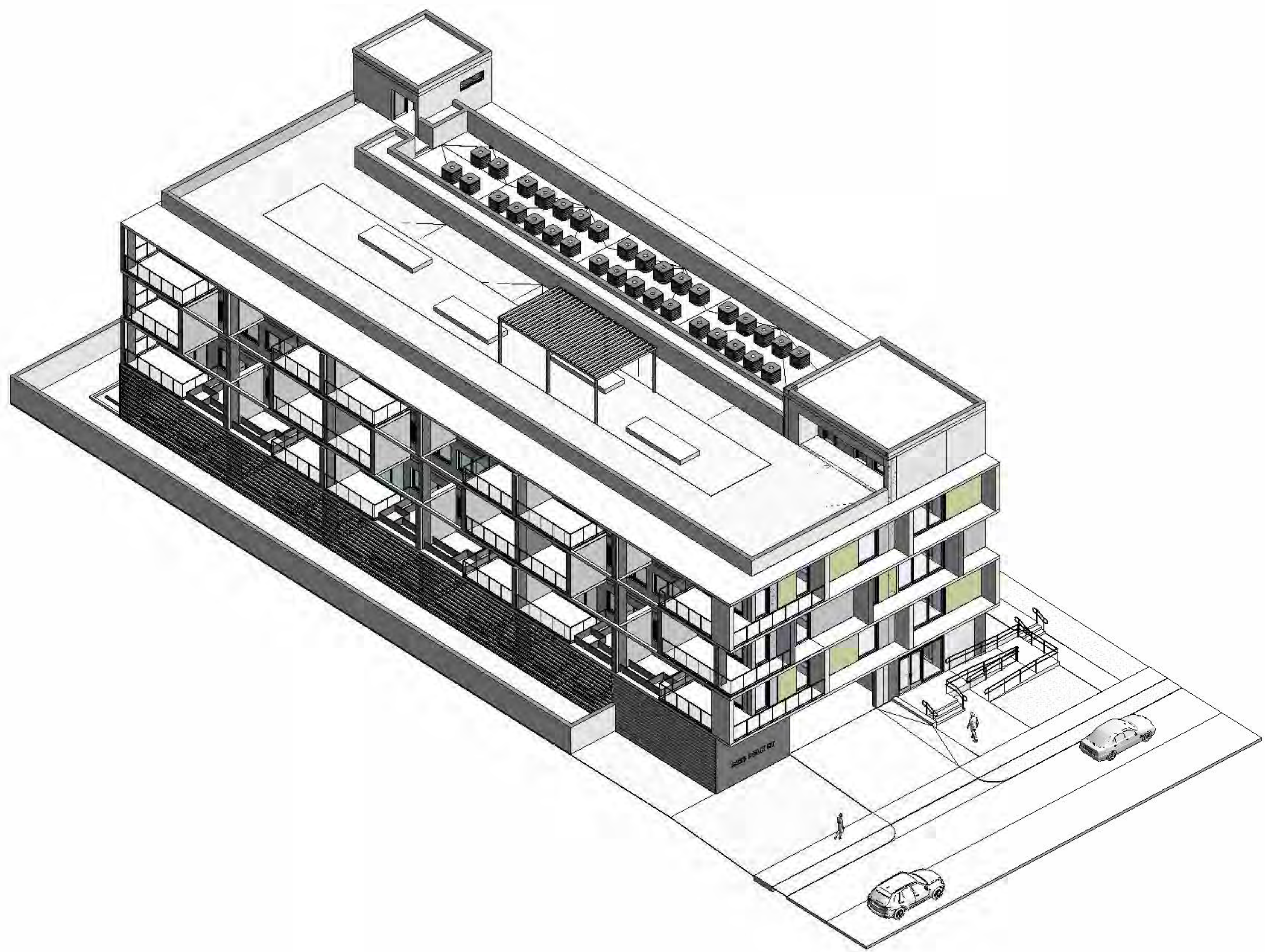
No.	Description	Date

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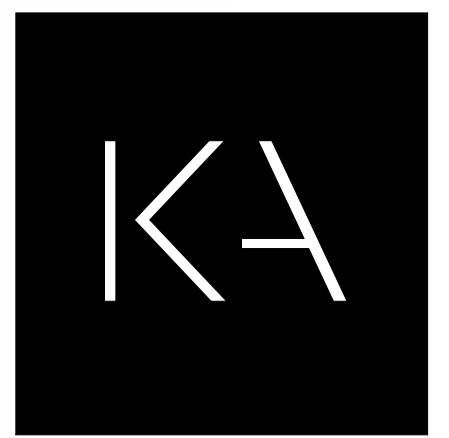
PROJECT No.: 23032
 DATE: 03/18/24
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET

A-4.2



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SEAL

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 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
 HOLLYWOOD, FL 33020

SHEET TITLE
pnd - AXO 2

REVISIONS

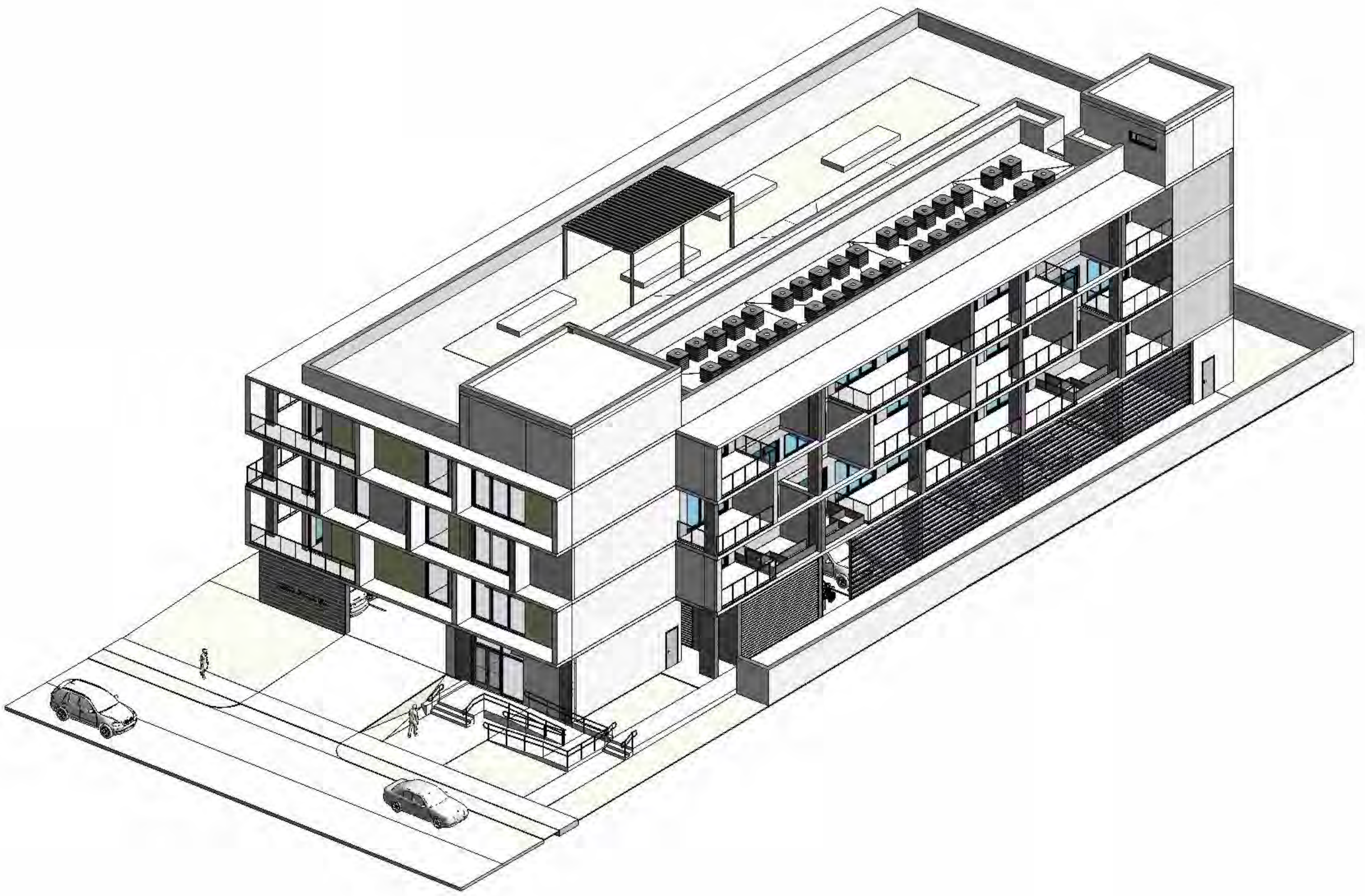
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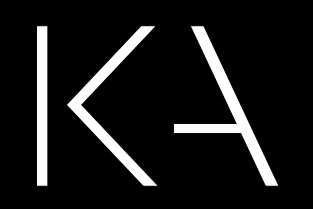
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SHEET

A-4.3





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SEAL

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2320 POLK STREET
HOLLYWOOD, FL 33020

PROJECT TITLE

pnd - AXO 3

SHEET TITLE

REVISIONS

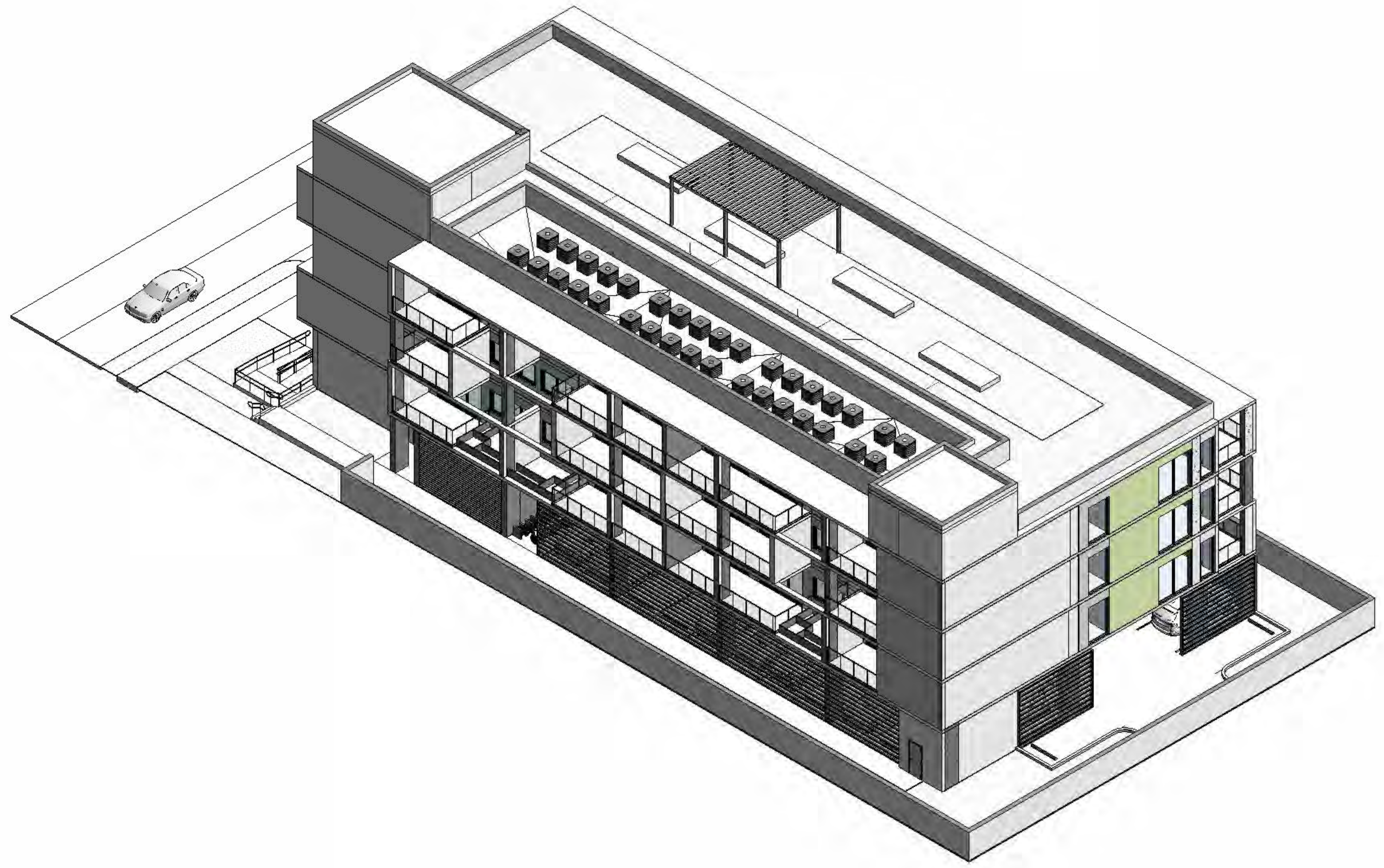
No.	Description	Date

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PROJECT No.: 23032
 DATE: 03/18/24
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SHEET

A-4.4

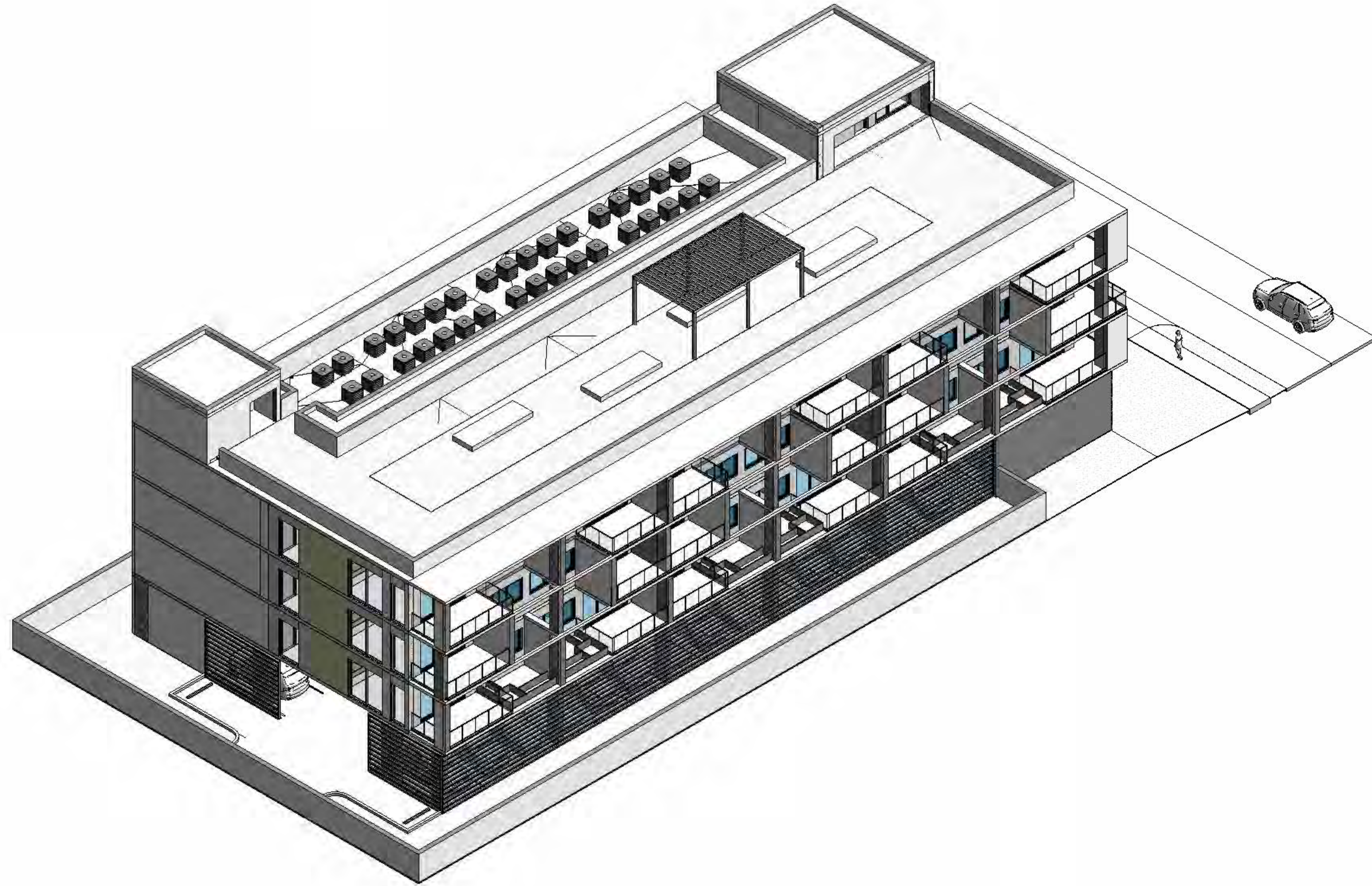


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1

NE ISOMETRIC 3

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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

2320 POLK STREET

HOLLYWOOD, FL 33020

PROJECT TITLE

pnD - AXO 4

SHEET TITLE

REVISIONS

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PROJECT No.: 23032
 DATE: 03/18/24
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SHEET

A-4.5



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SEAL

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2320 POLK STREET
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PROJECT TITLE

SHEET TITLE

REVISIONS

No.	Description	Date

PROJECT No.: 23032
DATE: 22/03/24
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-6.0

2320 POLK ST
NAME SIZE = 10.8 SF

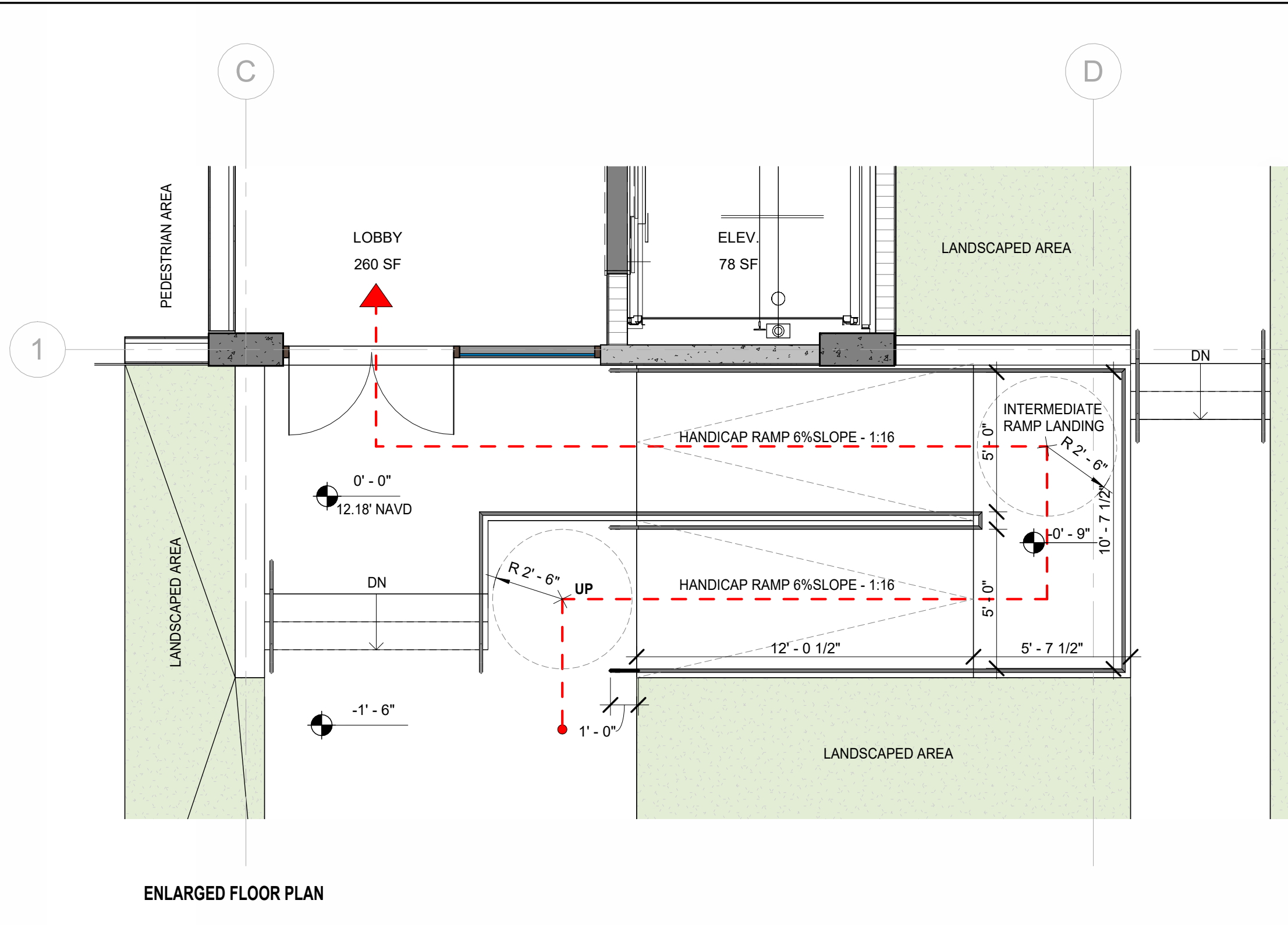
ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

CLEARANCE TO LETTERS
NAME SIZE = 8.75 SF

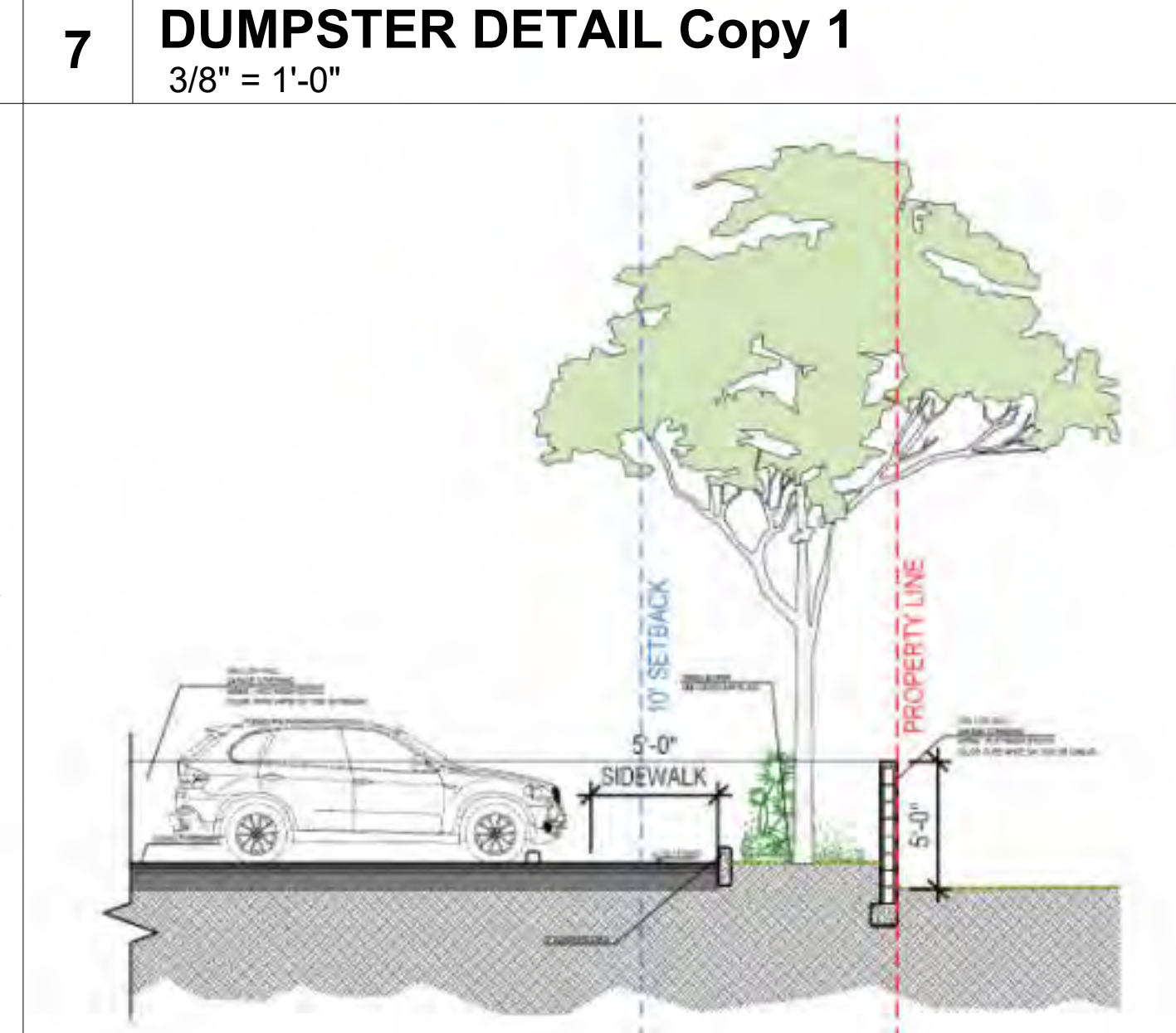
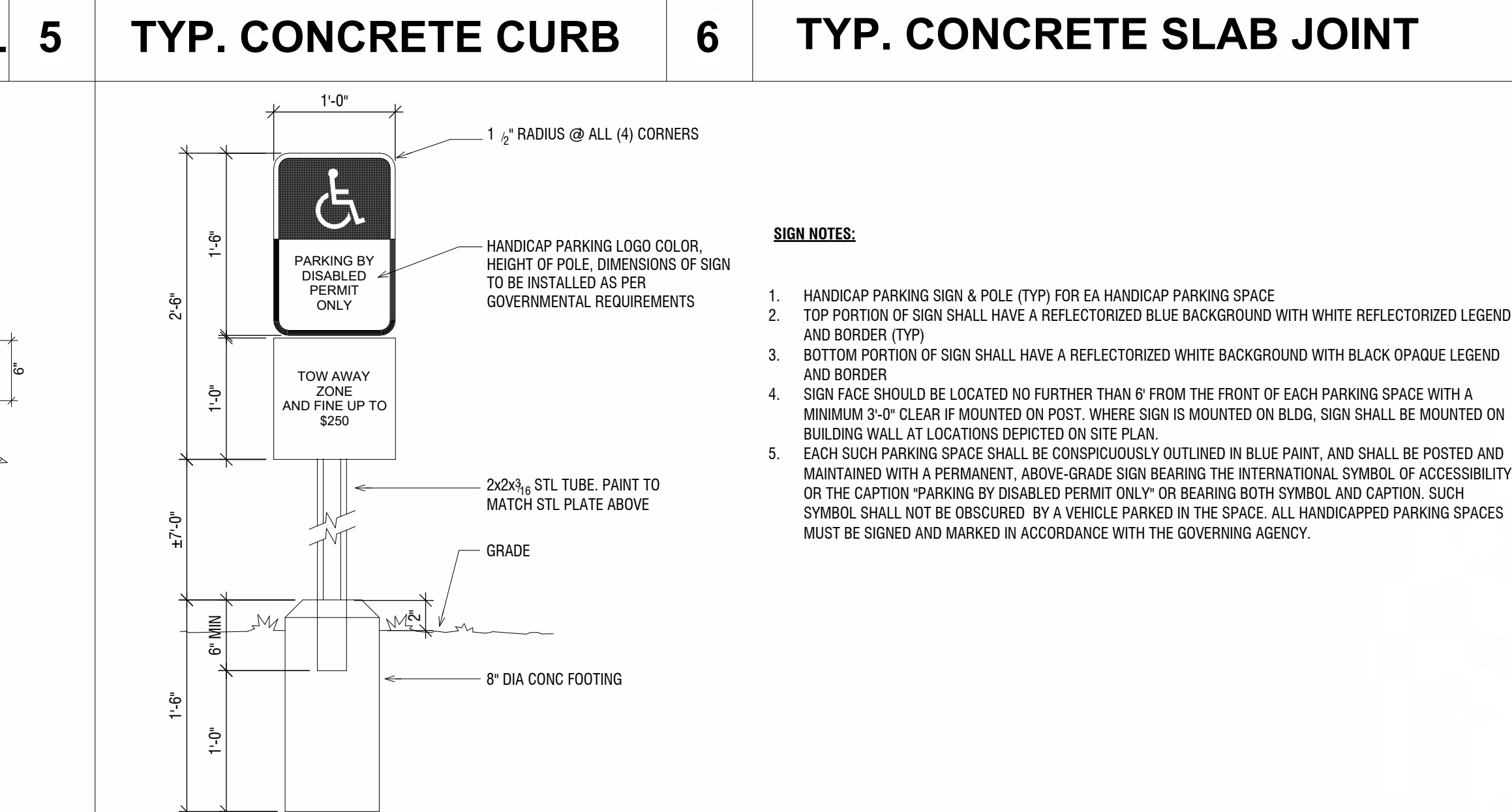
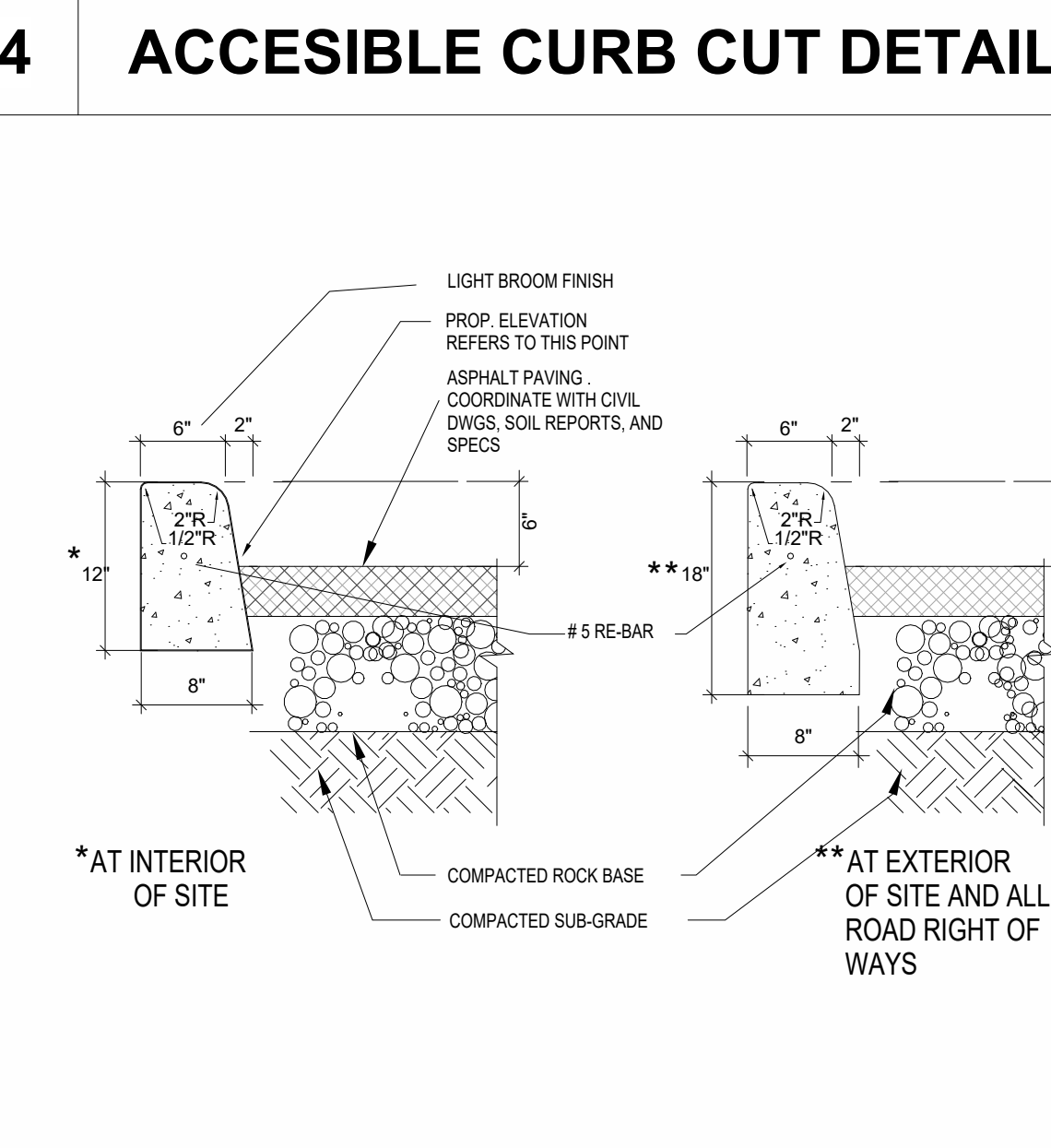
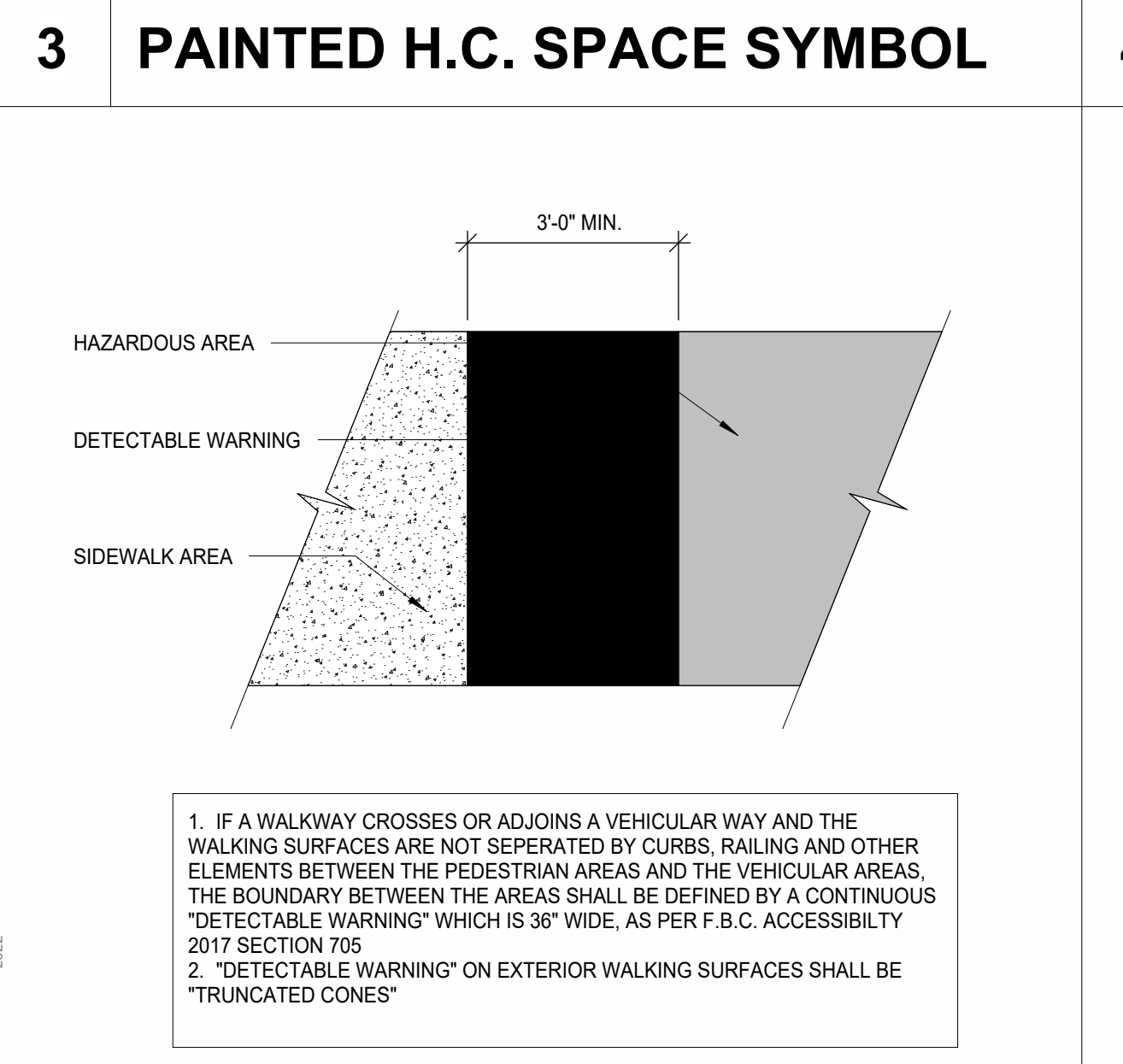
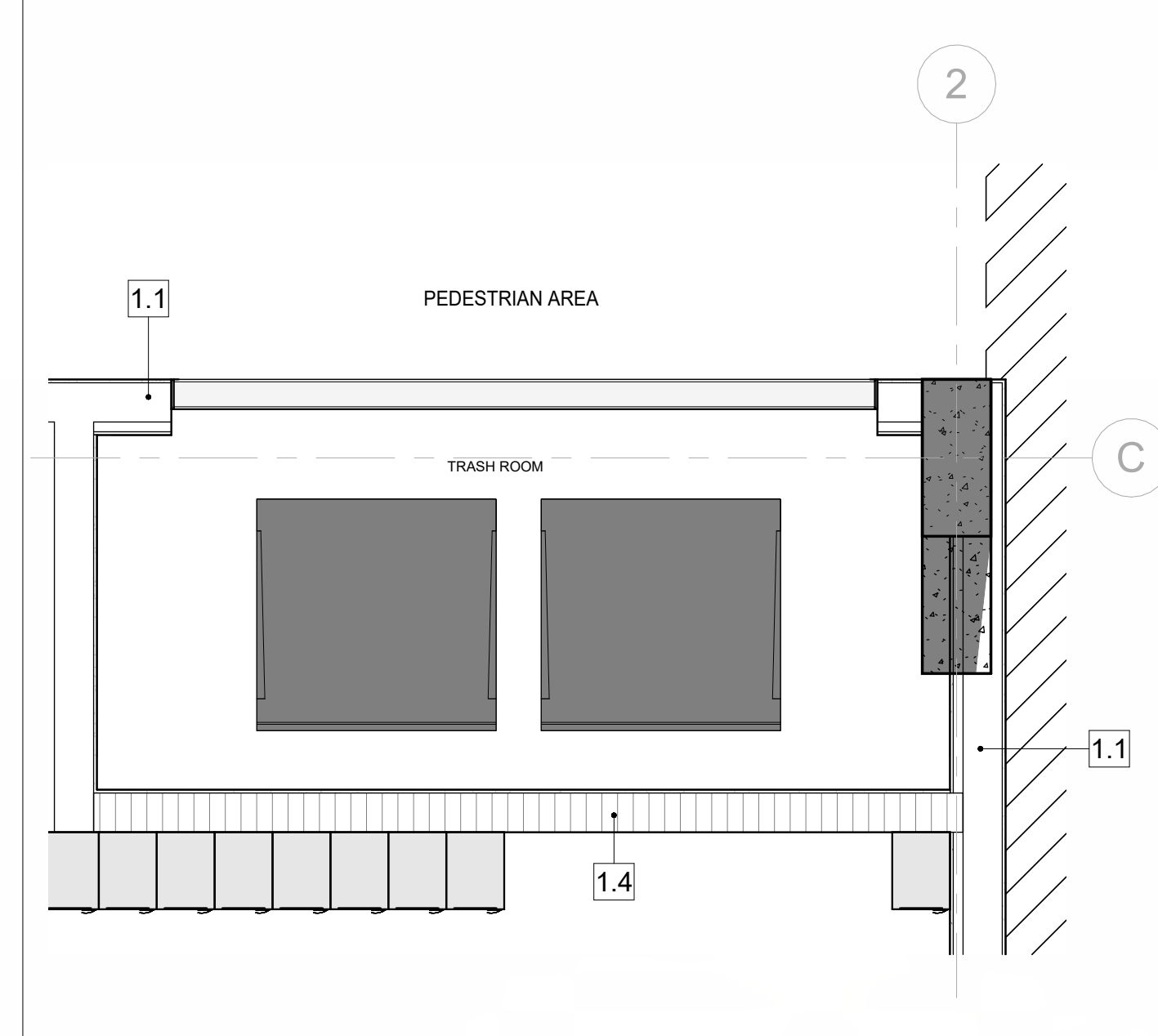
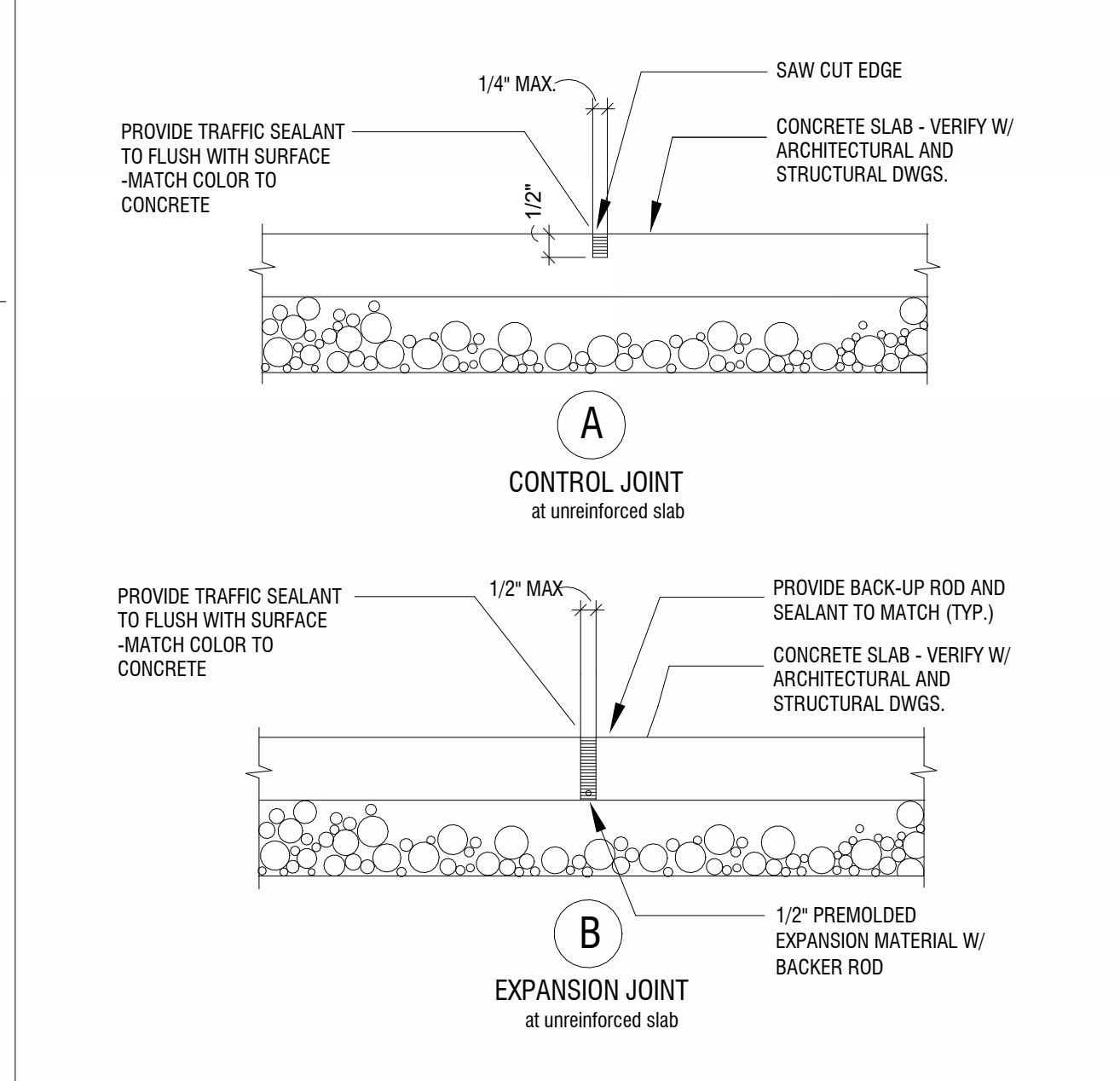
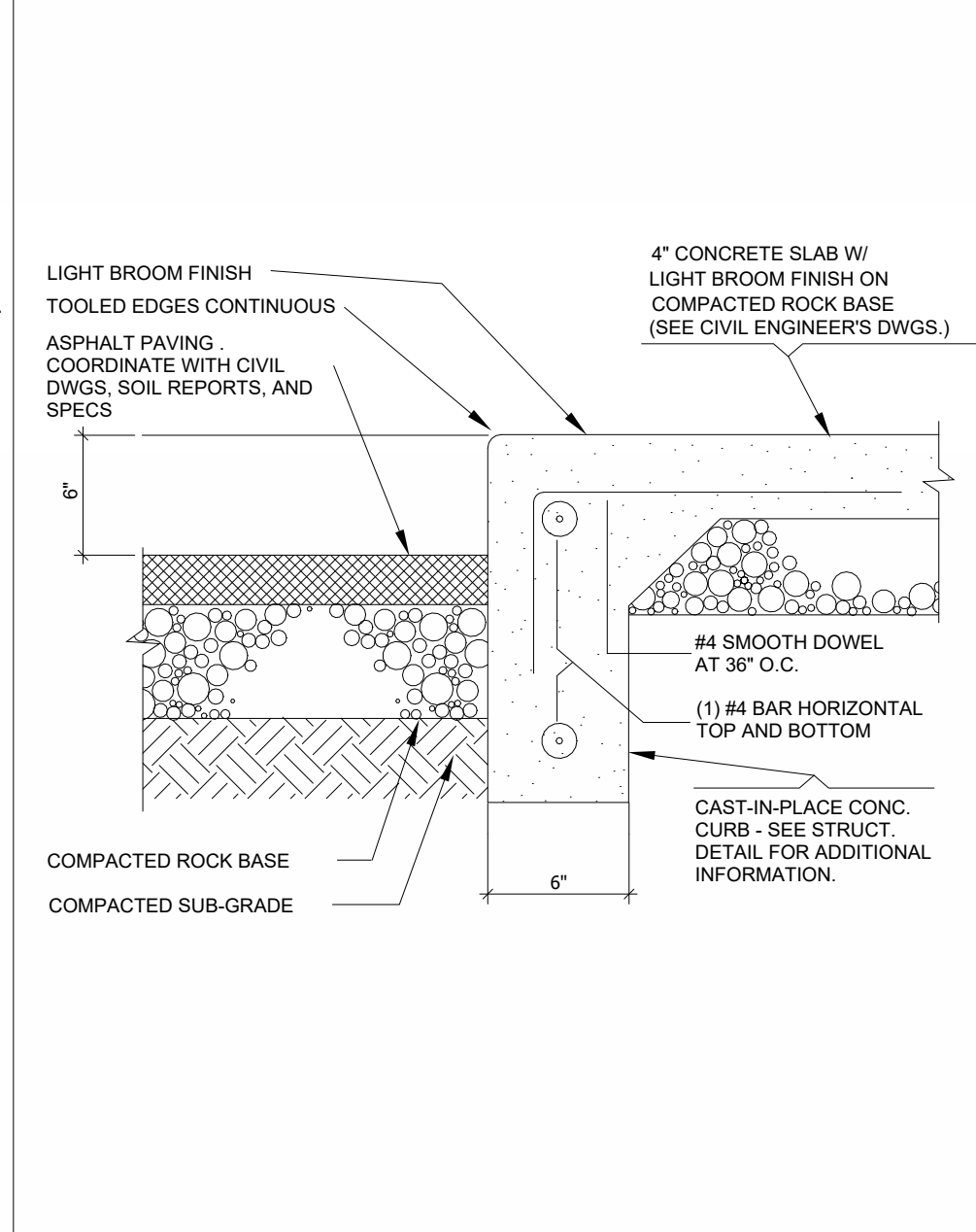
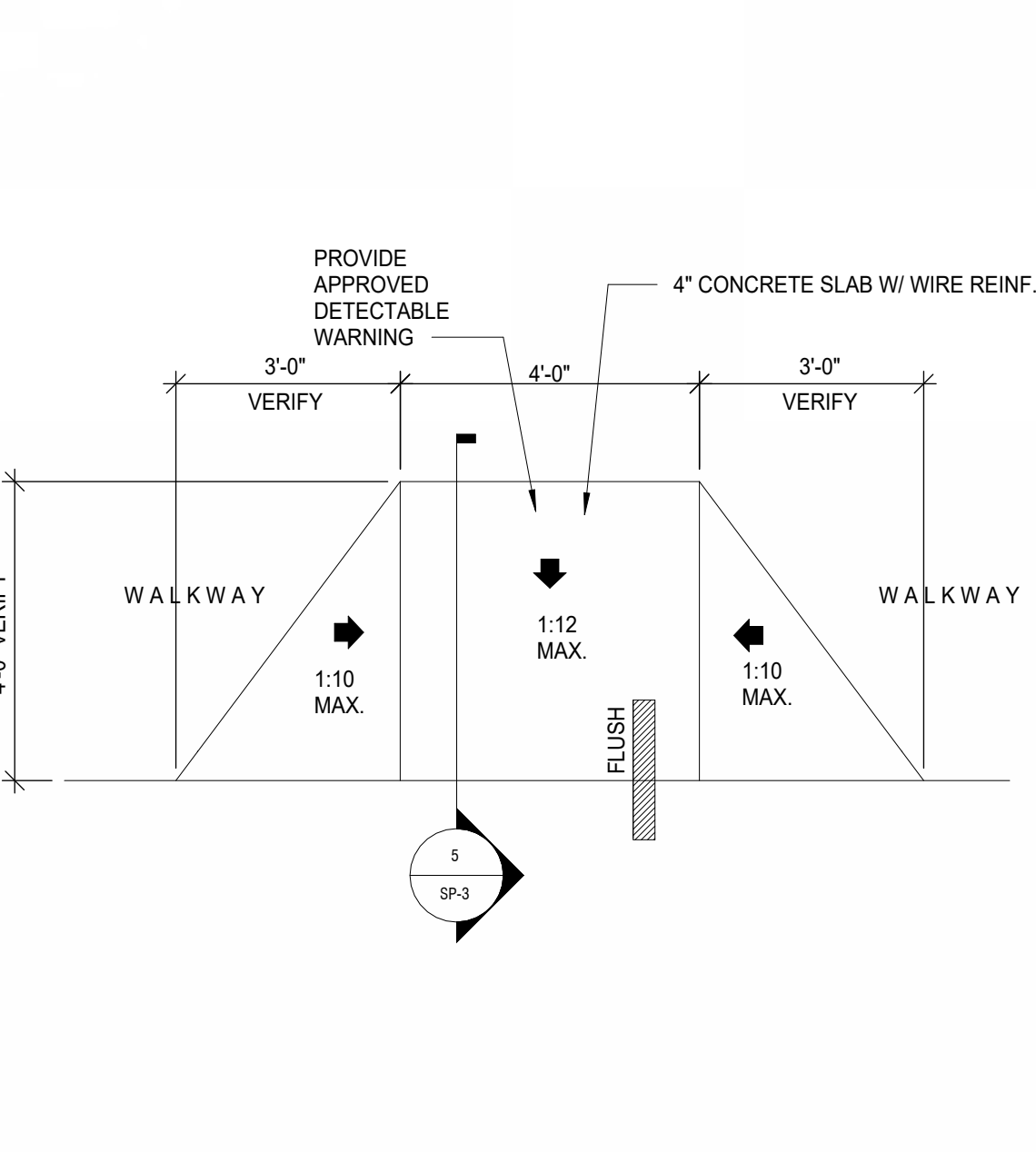
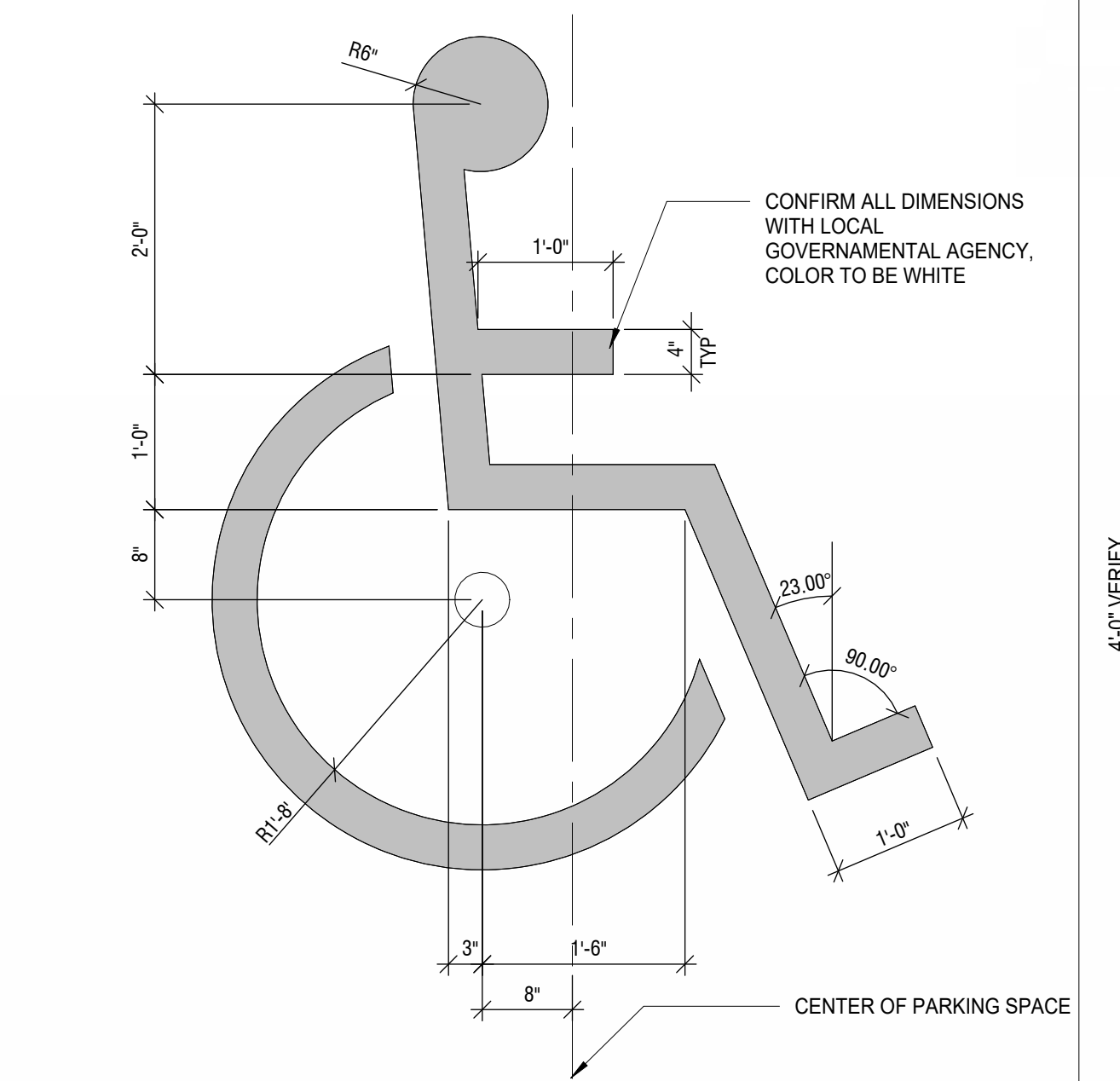
NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

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



1 SIGNAGE

2 ADA RAMP DETAIL Copy 1
1/4" = 1'-0"



8 PLAN OF DETECTABLE WARNING SURFACE

9 TYP. TYPE D CONCRETE CURB

10 HANDICAPPED SIGNAGE DETAIL

11 PERIMETER WALL DETAIL

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Sheet title and project information on the right margin.



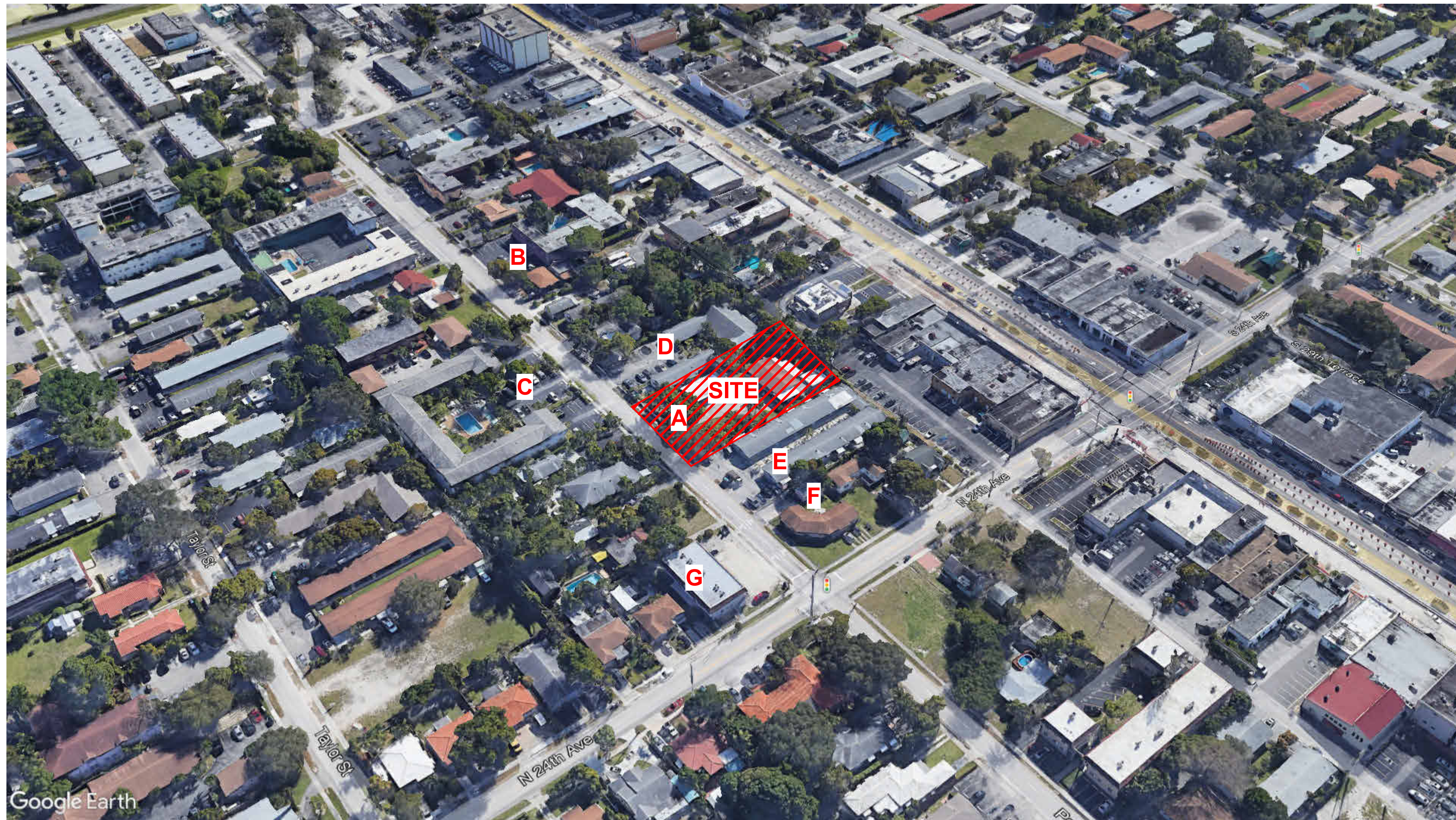
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SEAL

JOSEPH B. KALLER
 FLORIDA R.A. #0009239

PROJECT TITLE
2320 POLK STREET
HOLLYWOOD, FL 33020

SHEET TITLE
PND - NEARBY PROPERTIES



A AERIAL KEY VIEW

N.T.S.

REVISIONS

No.	Description	Date

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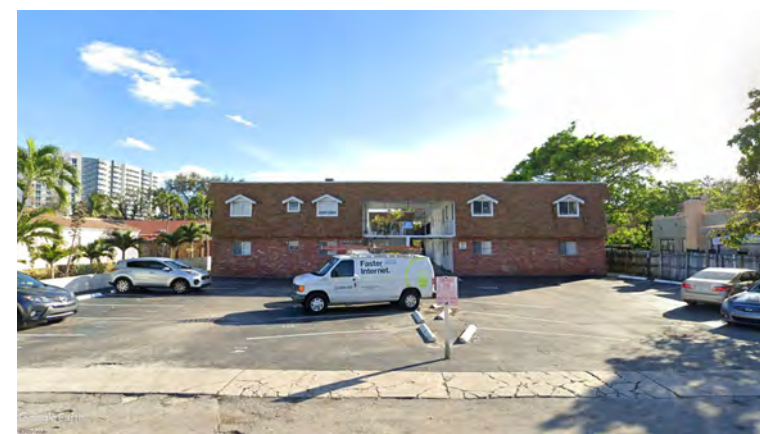
PROJECT No.: 23032
 DATE: 03/13/24
 DRAWN BY: MF
 CHECKED BY: JBK

SHEET

A-1.2



A SITE - EXISTING CONDITION
 2320 POLK STREET N.T.S.



B STREET VIEW PHOTO
 2230 POLK STREET N.T.S.



C STREET VIEW PHOTO
 2320 POLK STREET N.T.S.



D STREET VIEW PHOTO
 2314 POLK STREET N.T.S.



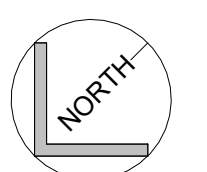
E STREET VIEW PHOTO
 2330 POLK STREET N.T.S.



F STREET VIEW PHOTO
 133 N 24 AV HOLLYWOOD N.T.S.



G STREET VIEW PHOTO
 2335 POLK STREET N.T.S.



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2306 POLK STREET
ADJACENT PROPERTY

2314 POLK STREET
ADJACENT PROPERTY

2320 POLK STREET

2330 POLK STREET
ADJACENT PROPERTY

2330 POLK STREET
ADJACENT PROPERTY

PROJECT TITLE
2320 POLK STREET
 HOLLYWOOD, FL 33020

SHEET TITLE
pnd - STREET PROFILE

REVISIONS

No.	Description	Date

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PROJECT No.: 23032
 DATE: 03/13/24
 DRAWN BY: MF
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SHEET
A-2.1

1 STREET PROFILE.
 1" = 10'-0"



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SEAL

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ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

REVISIONS	
NO.	DESCRIPTION

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

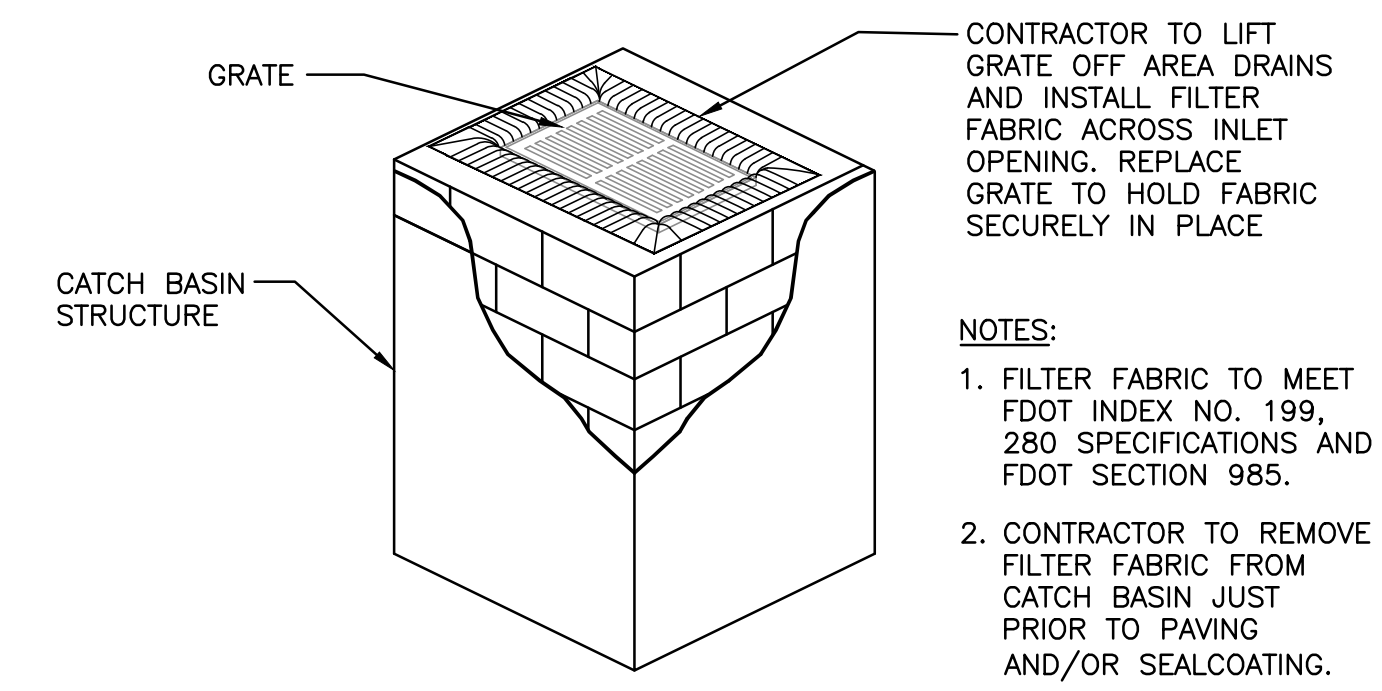
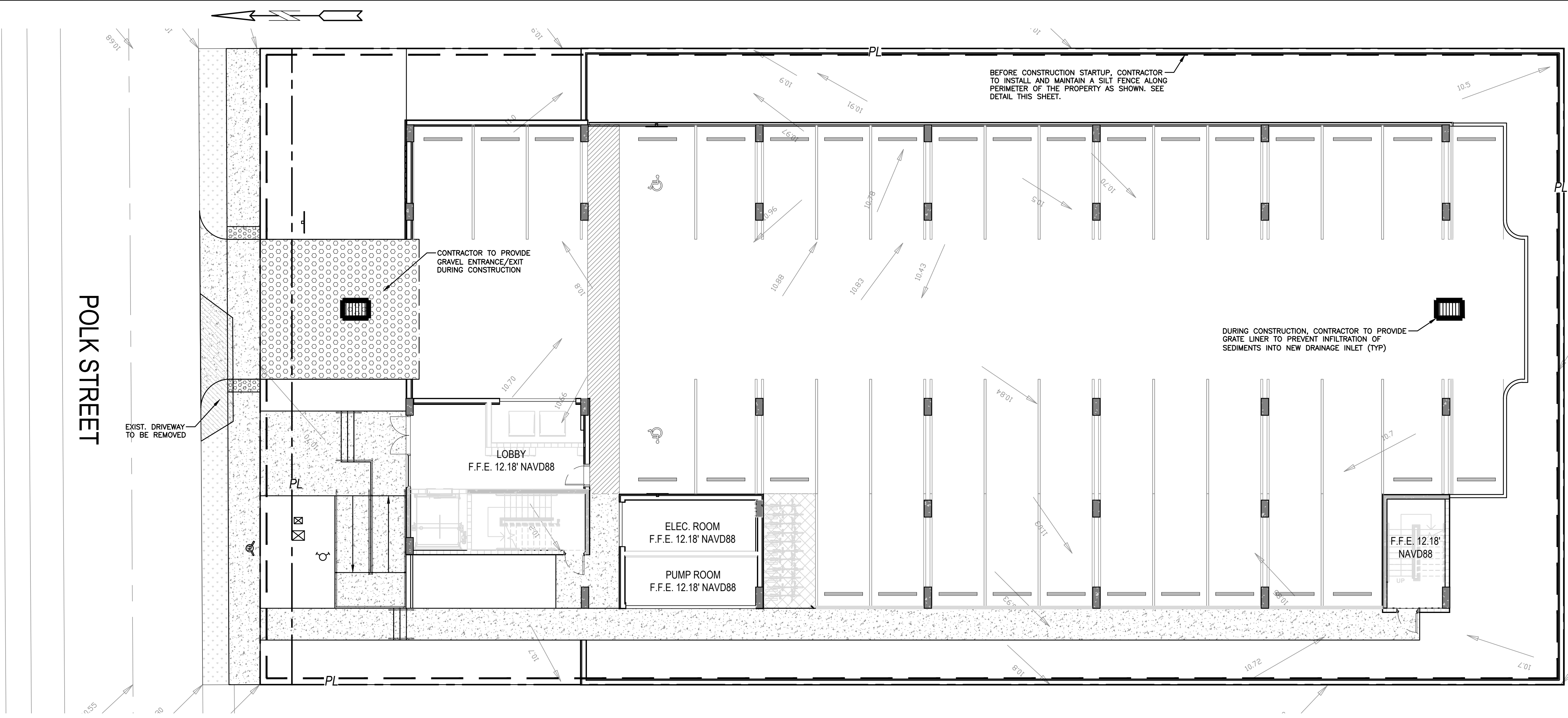
ZE

POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 9/1/23
 SCALE: 1"=10'
 SHEET NO.: **C1**
 1 OF 9
 PROJECT NO.: 23-41

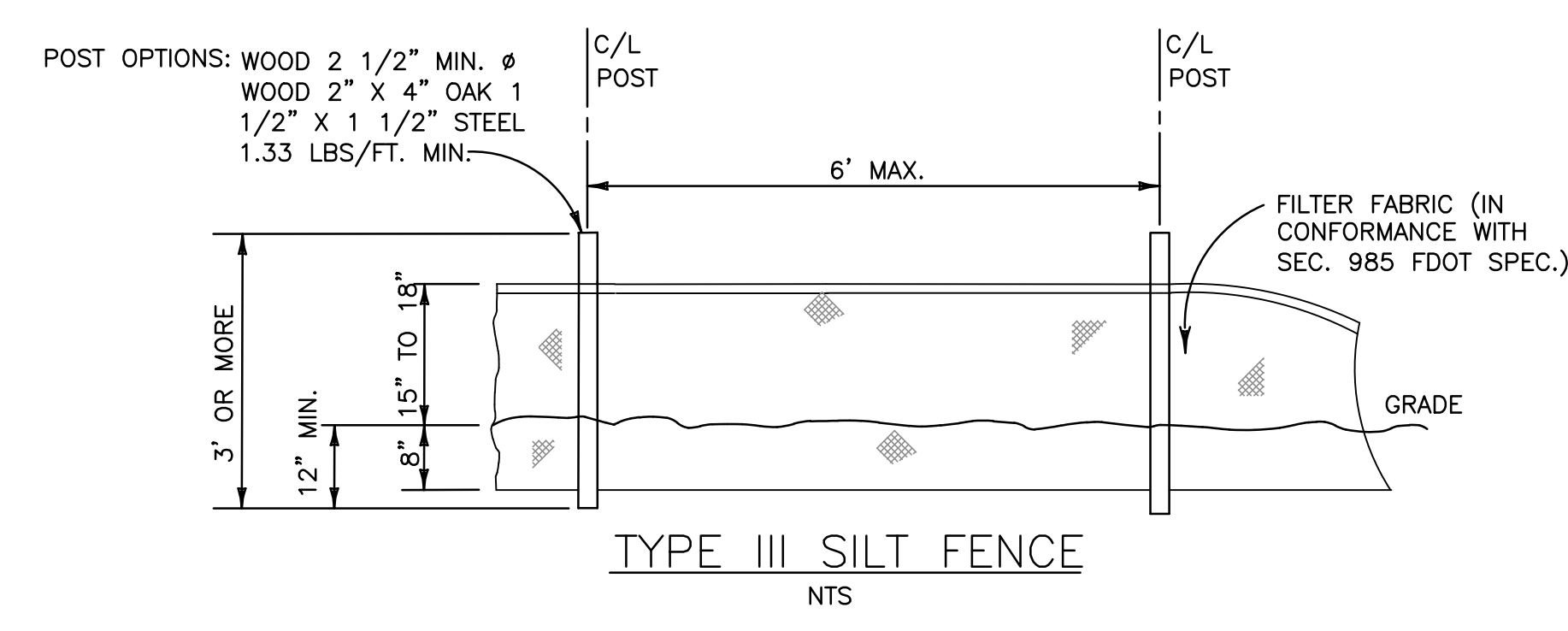
LEGEND

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



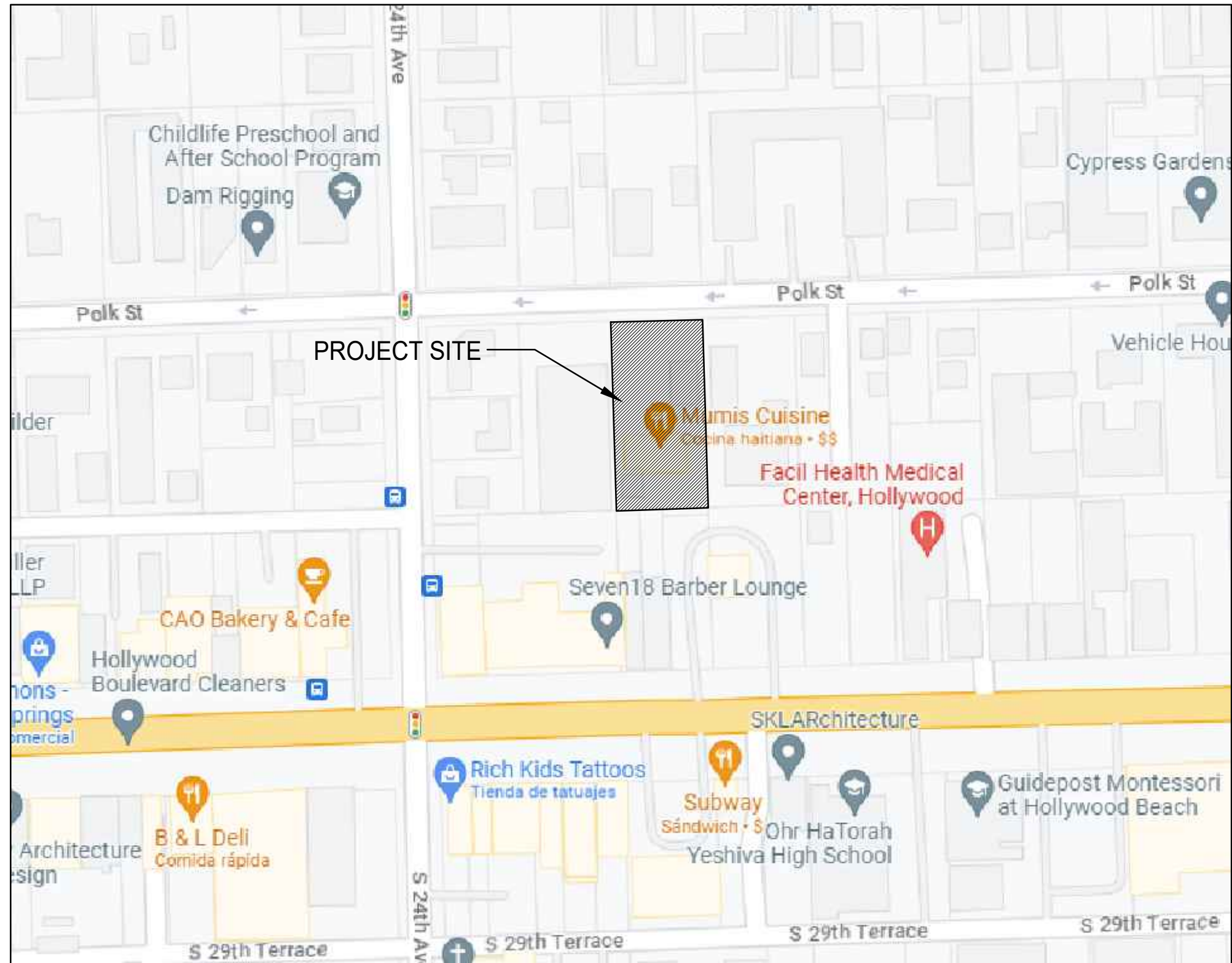
- NOTES:**
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
 2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN
 N.T.S.



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LOCATION MAP
 NOT TO SCALE

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

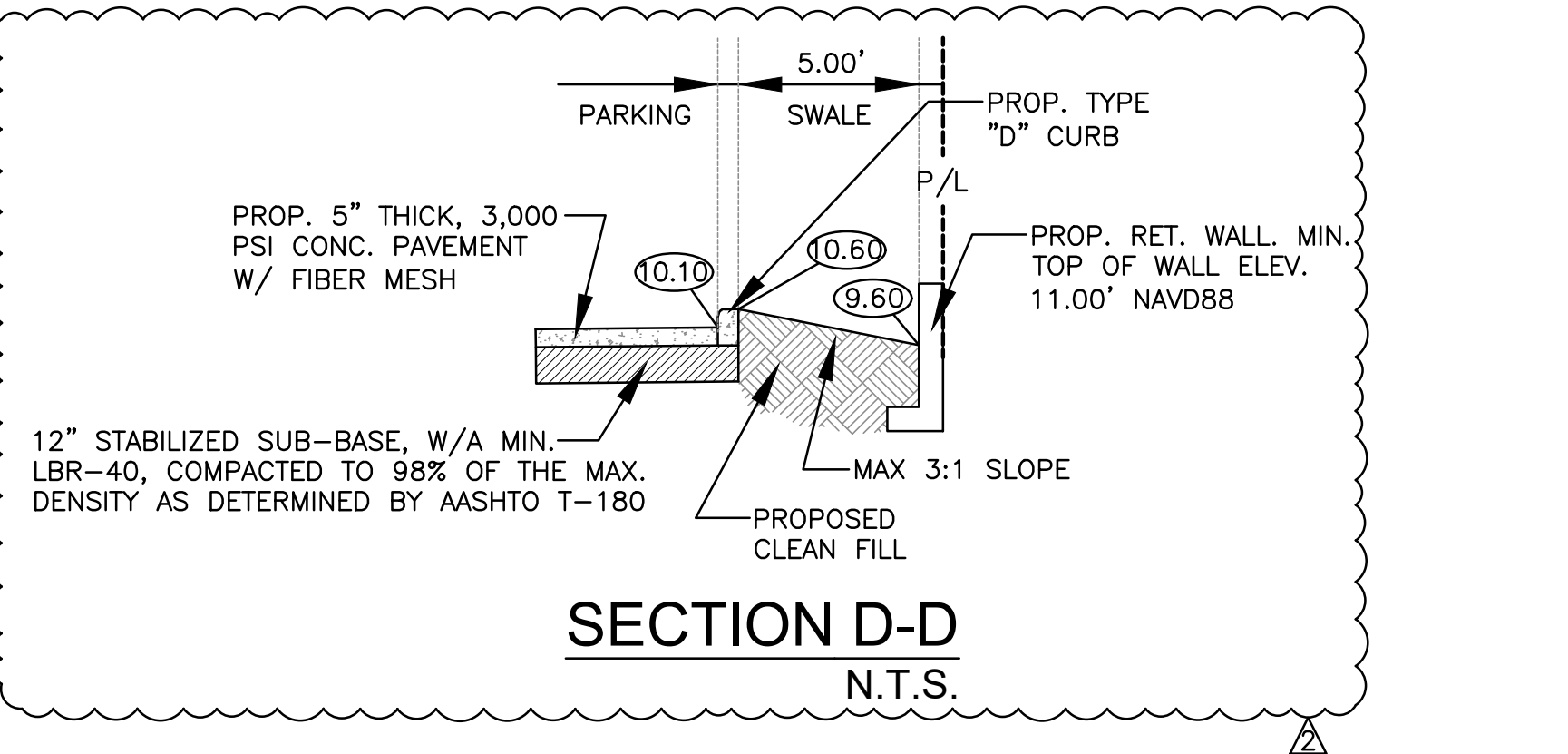
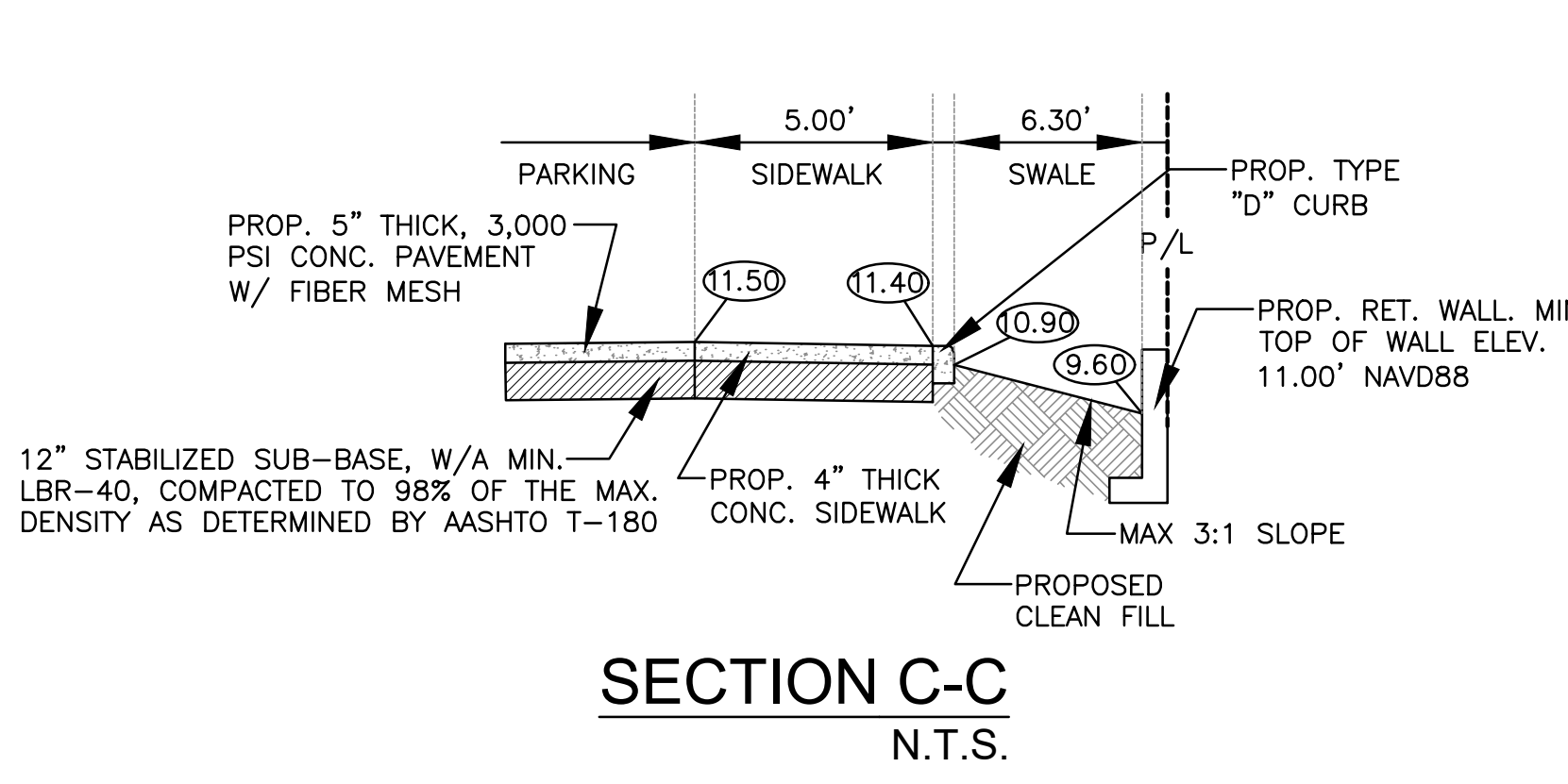
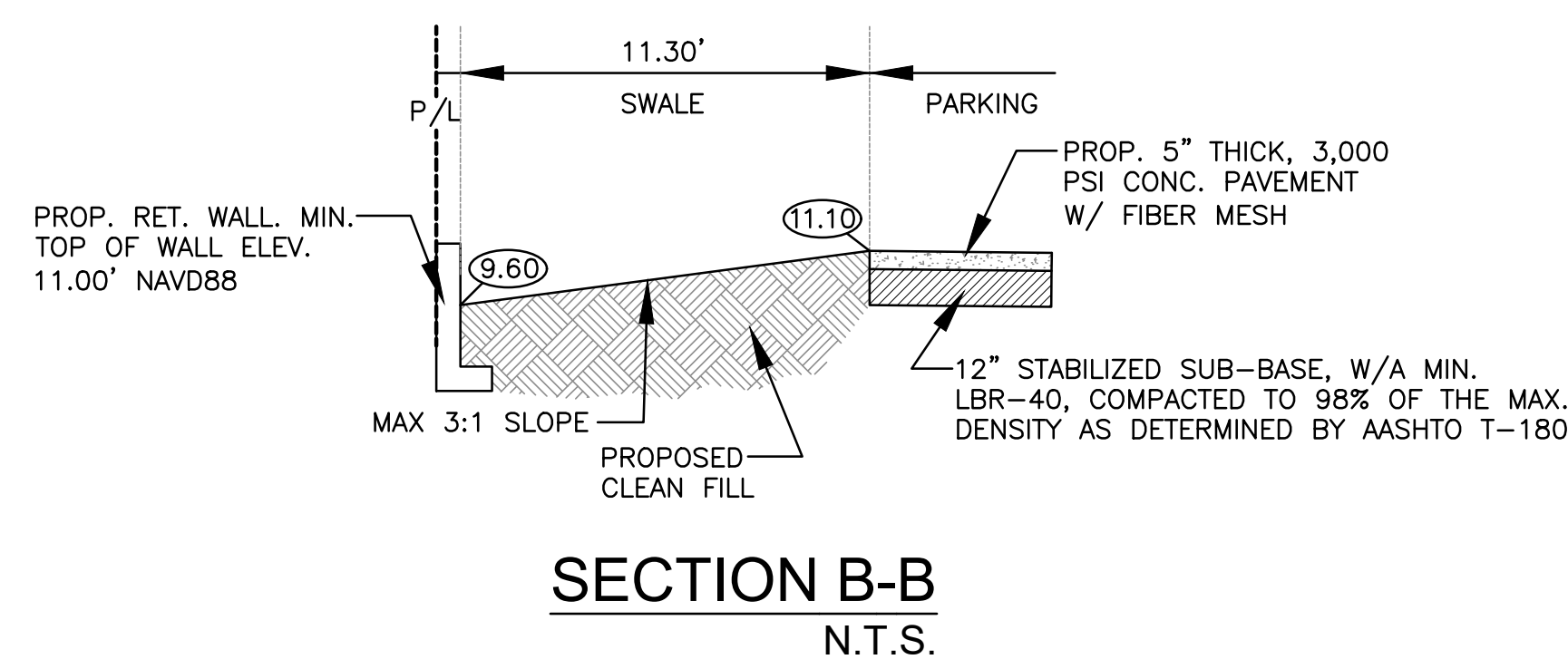
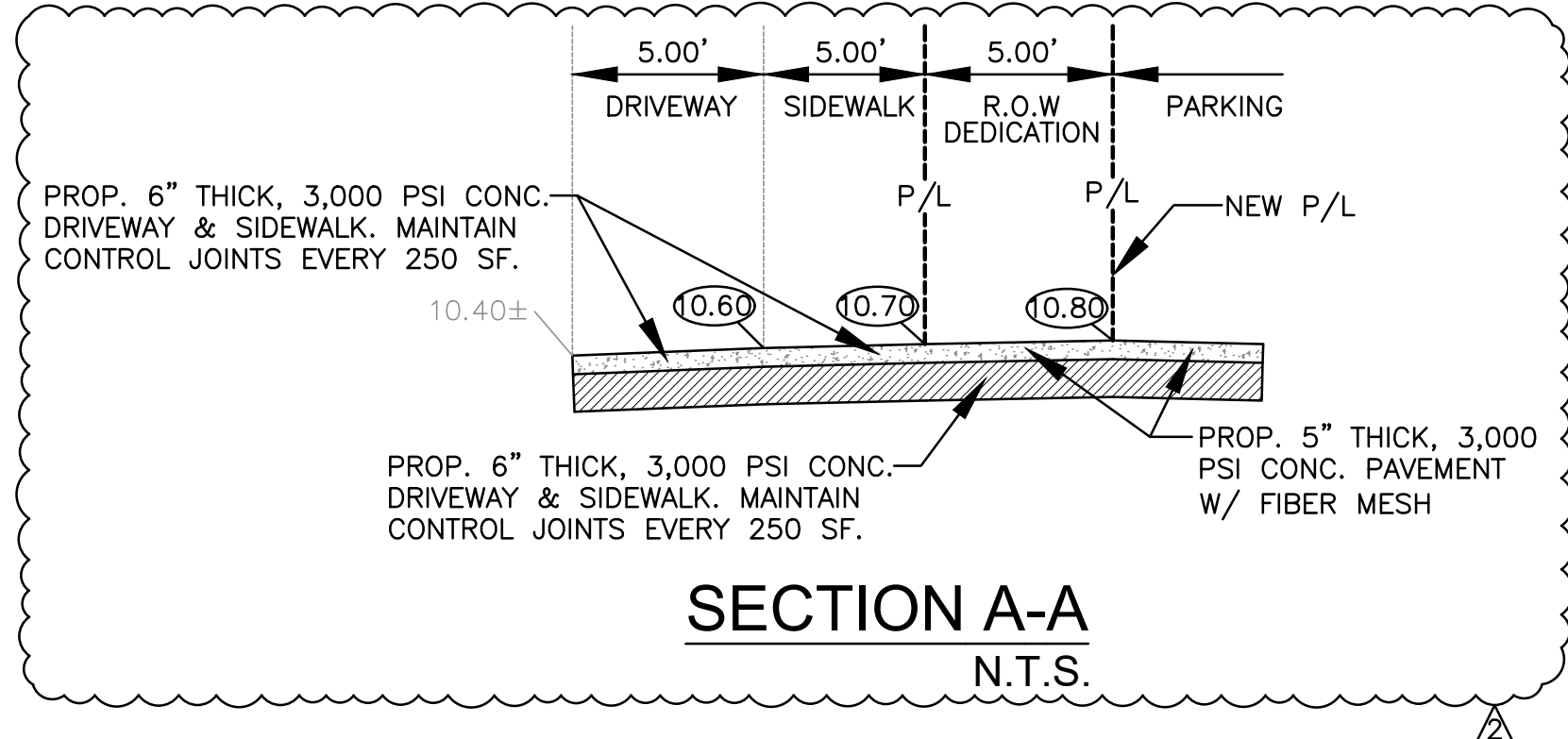
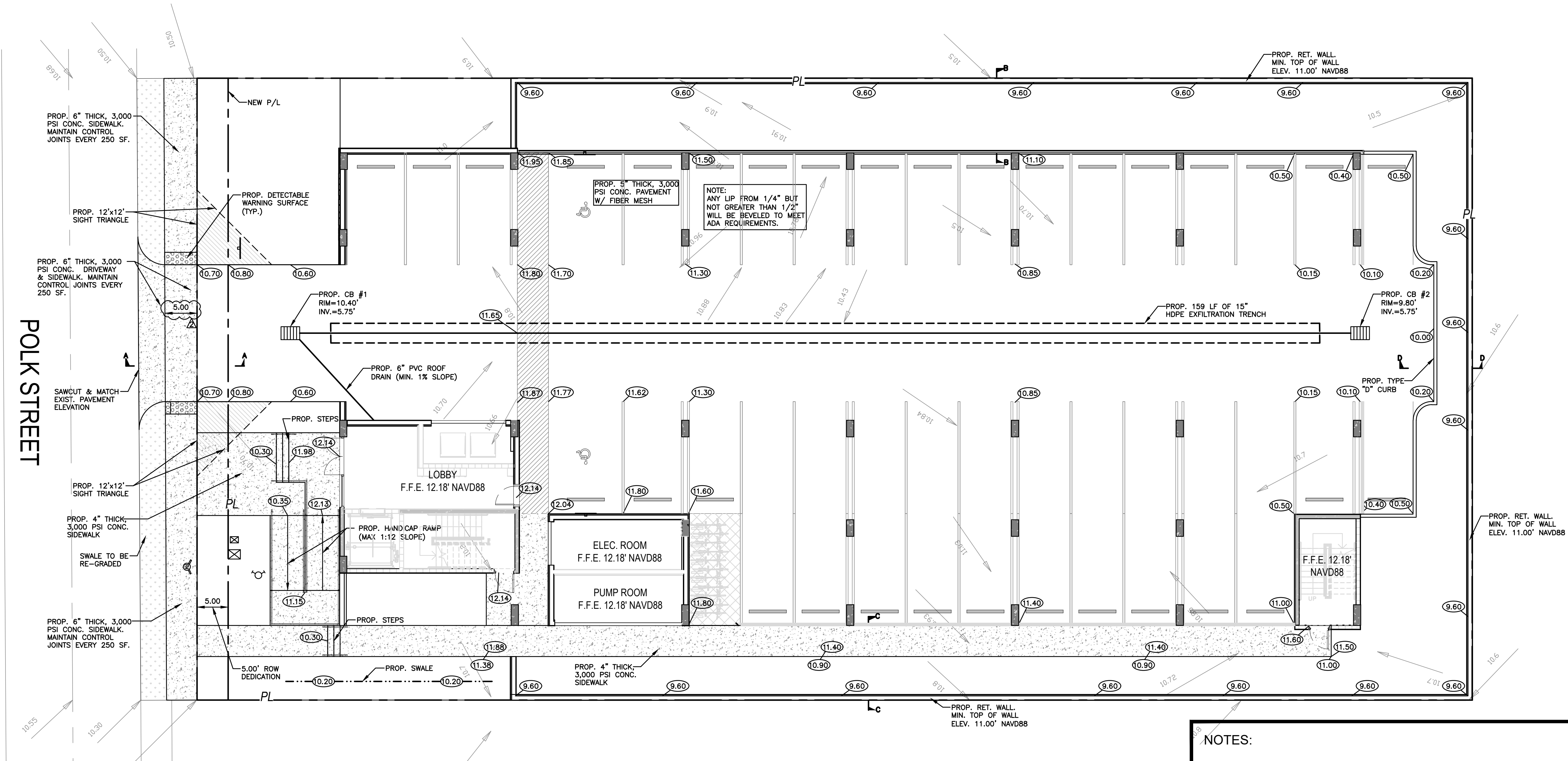
EROSION & SEDIMENT CONTROL PLAN
 SCALE: 1"=10'
 3-19-24

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

LEGEND

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

REVISIONS	
NO.	DESCRIPTION
1	11-28-23 TAC REVIEW COMMENTS
2	3-18-24 TAC REVIEW COMMENTS



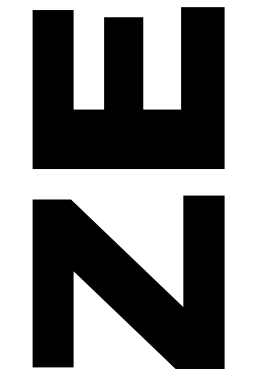
- NOTES:**
- CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - PRIOR TO CONSTRUCTION, CONTRACTOR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



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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

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



POLK STREET APARTMENTS
2320 POLK STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 9/1/23
SCALE: 1"=10'
SHEET NO.: C2
2 OF 9
PROJECT NO.: 23-41

GENERAL CONDITION NOTES :

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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

PAVING, GRADING & DRAINAGE NOTES:

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

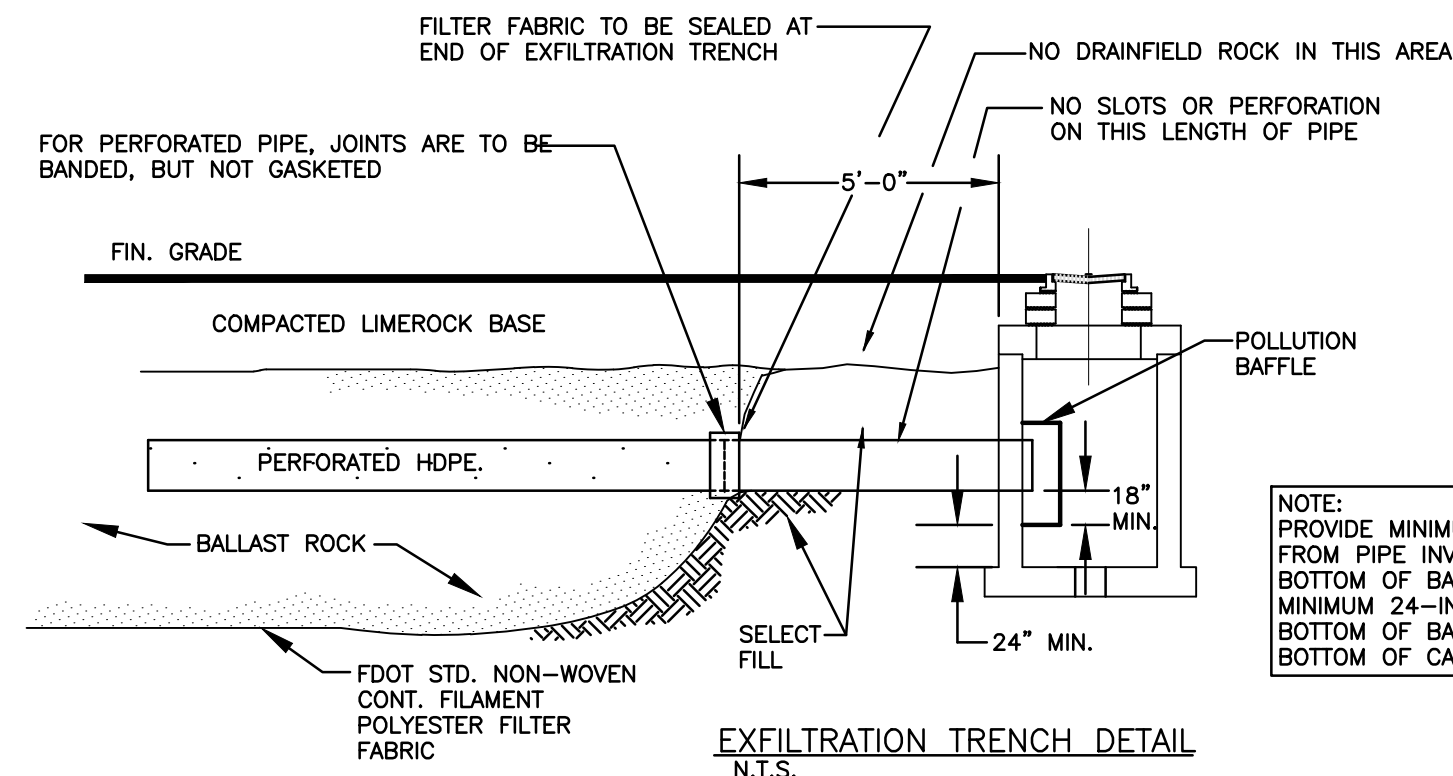
- RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
- CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
- CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
- SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
- PVC = POLYVINYLCHLORIDE PIPE
- PMP = PERFORATED CMP, FDOT SECTION 945
- DIP = DUCTILE IRON PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE.

- ASPHALT - BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1. PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

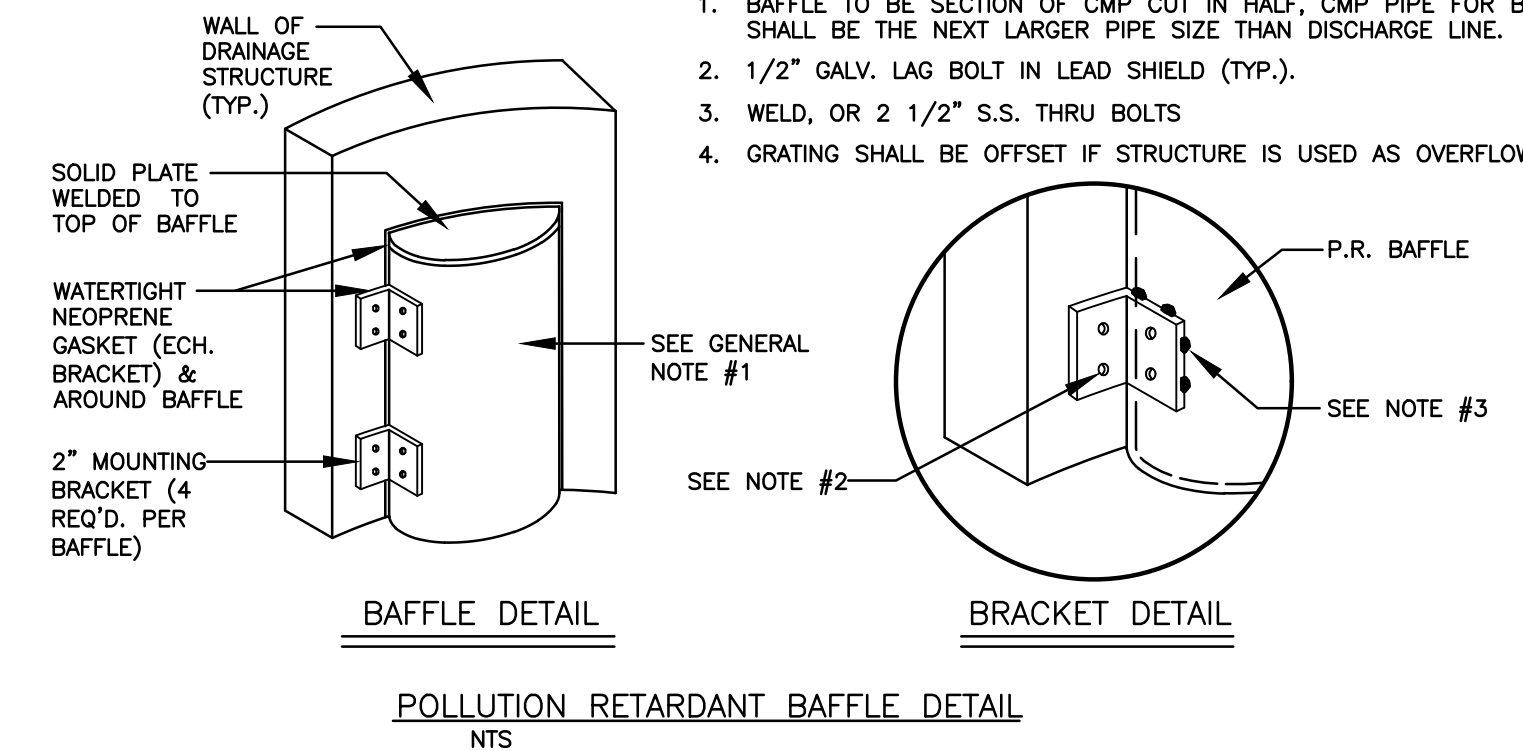
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

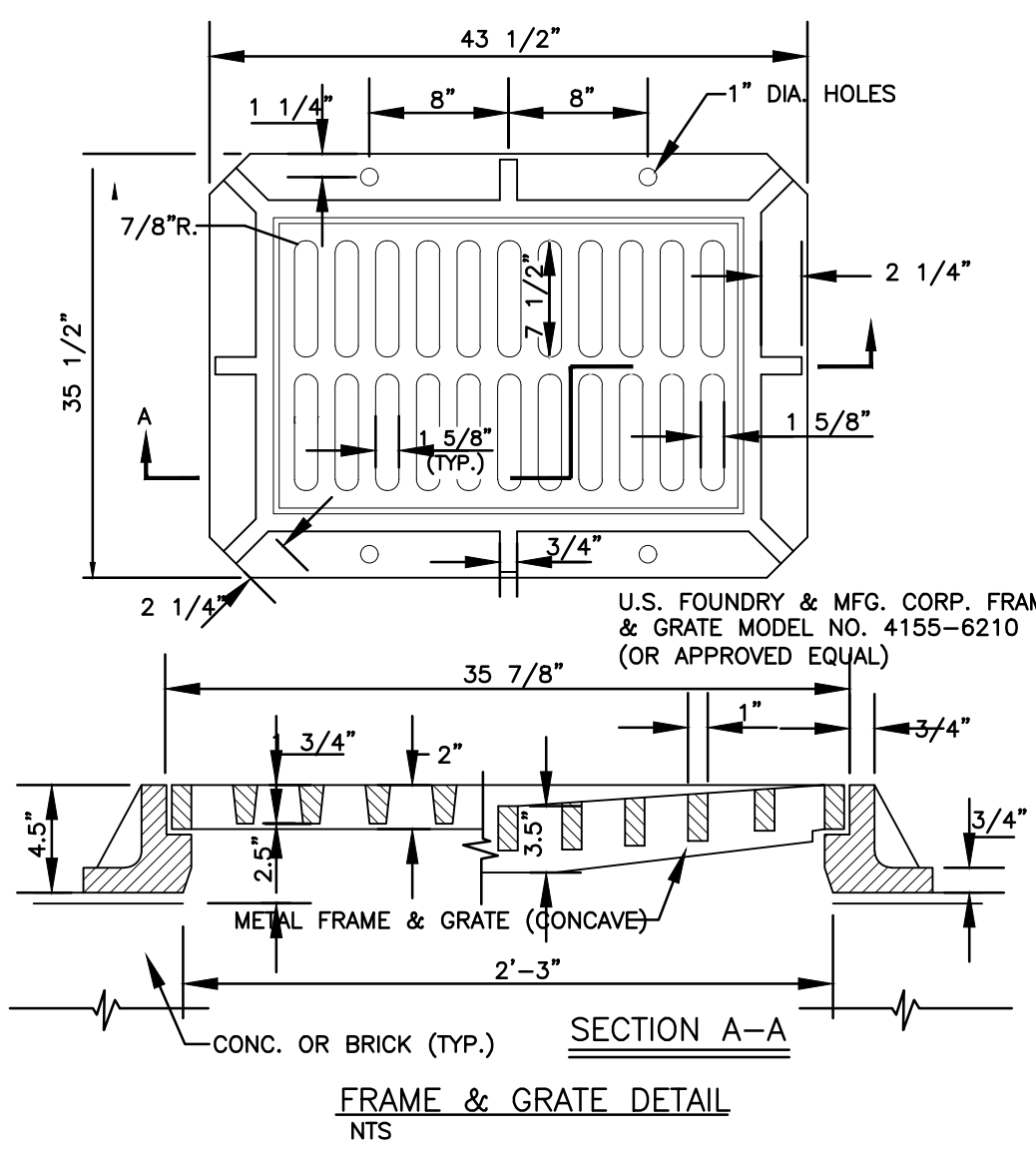
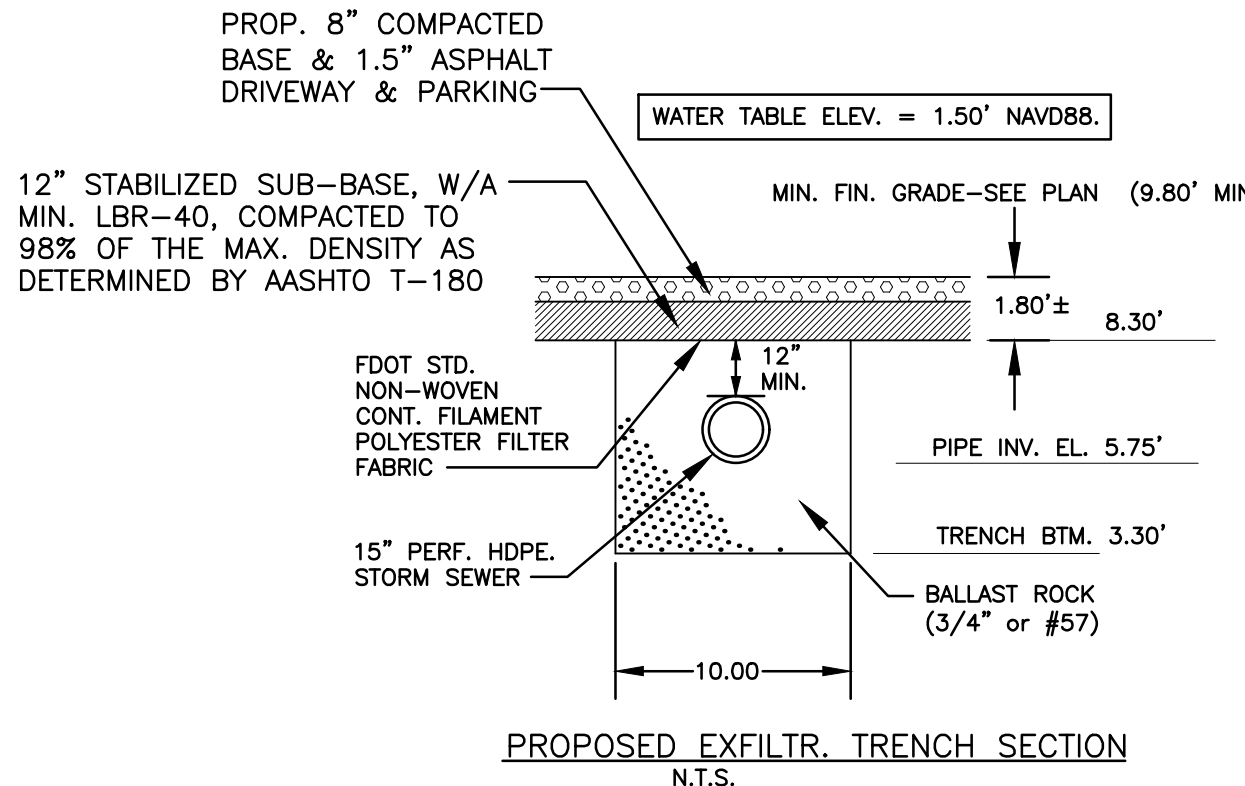
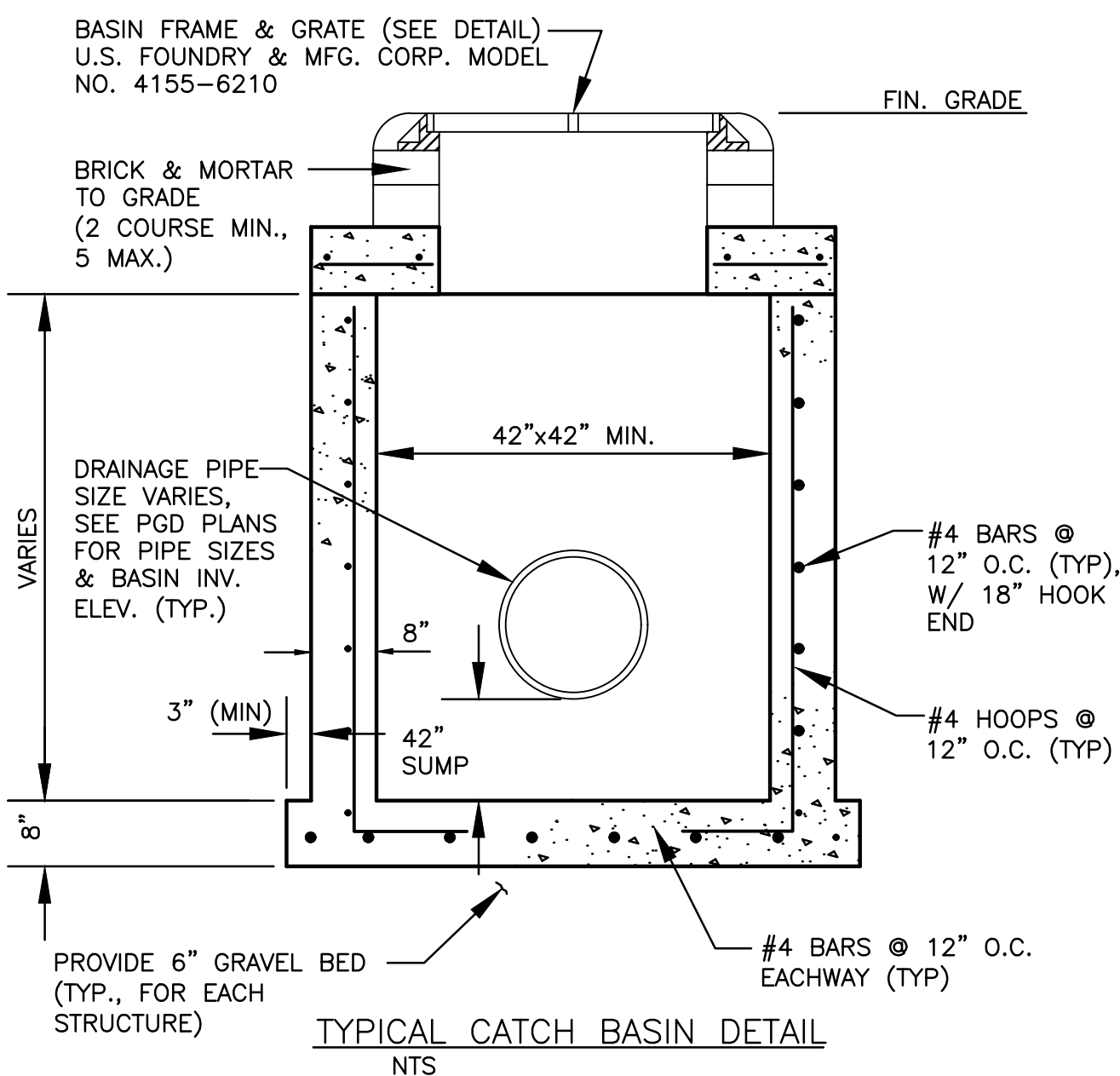
- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
- ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT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



NOTE: PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN



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



NO.	DATE	REVISIONS DESCRIPTION

ZEPHYR ENGINEERING
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ZE

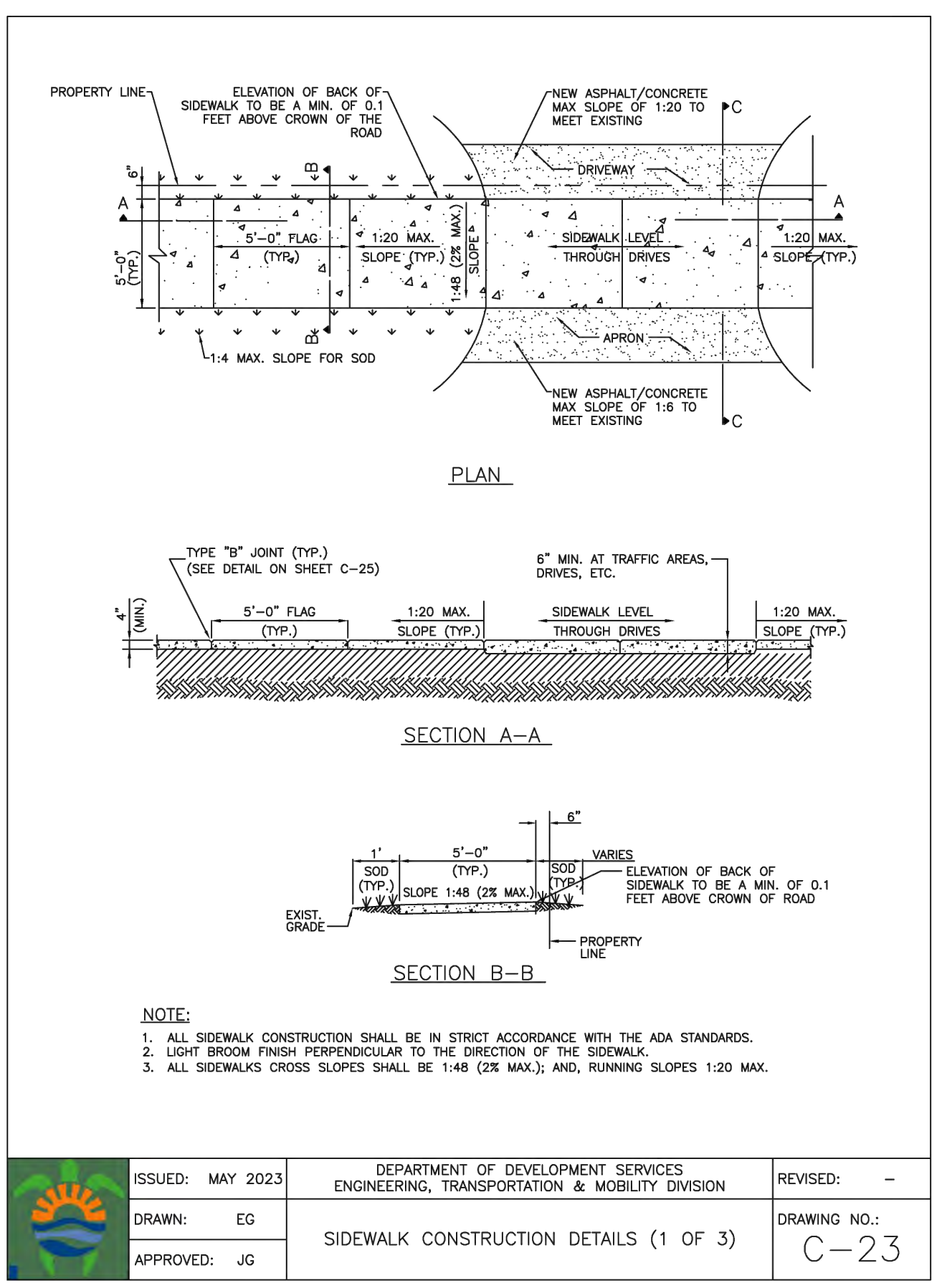
POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

P.E.#:76036
 DATE: 9/1/23
 SCALE: N.T.S.
 SHEET NO.: C3
 3 OF 9
 PROJECT NO.: 23-41

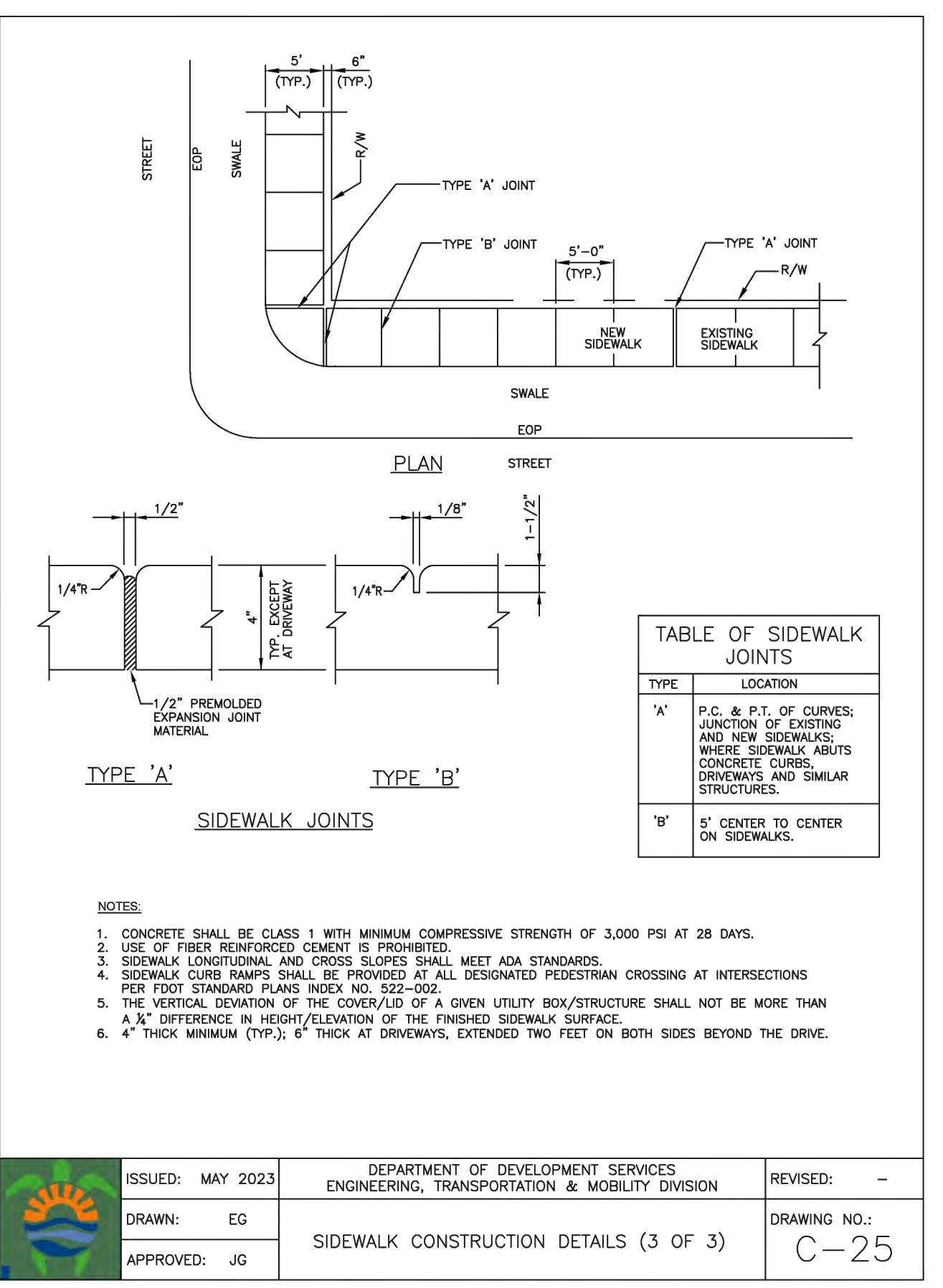


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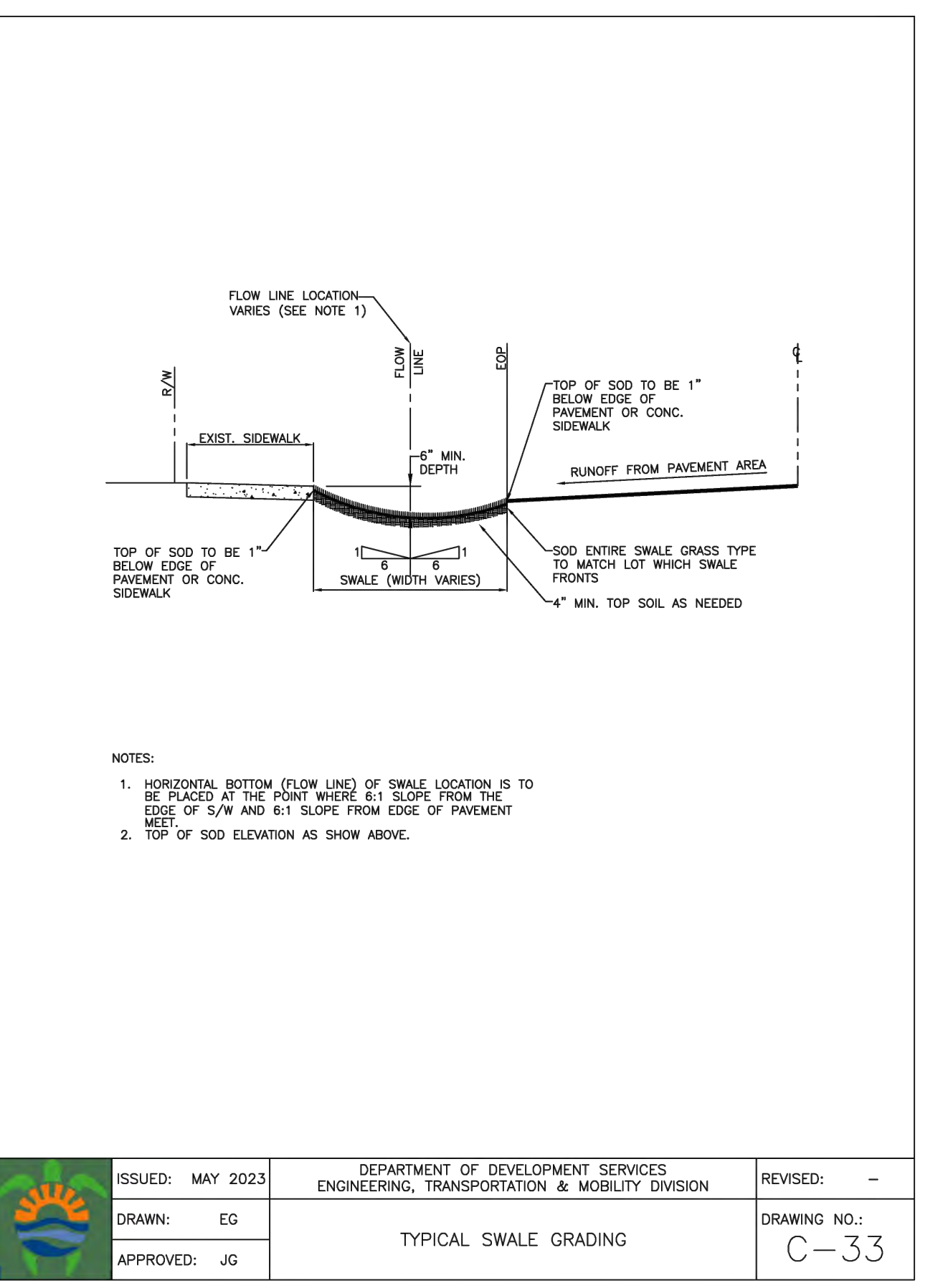
CIVIL DETAILS I
 SCALE: N.T.S.



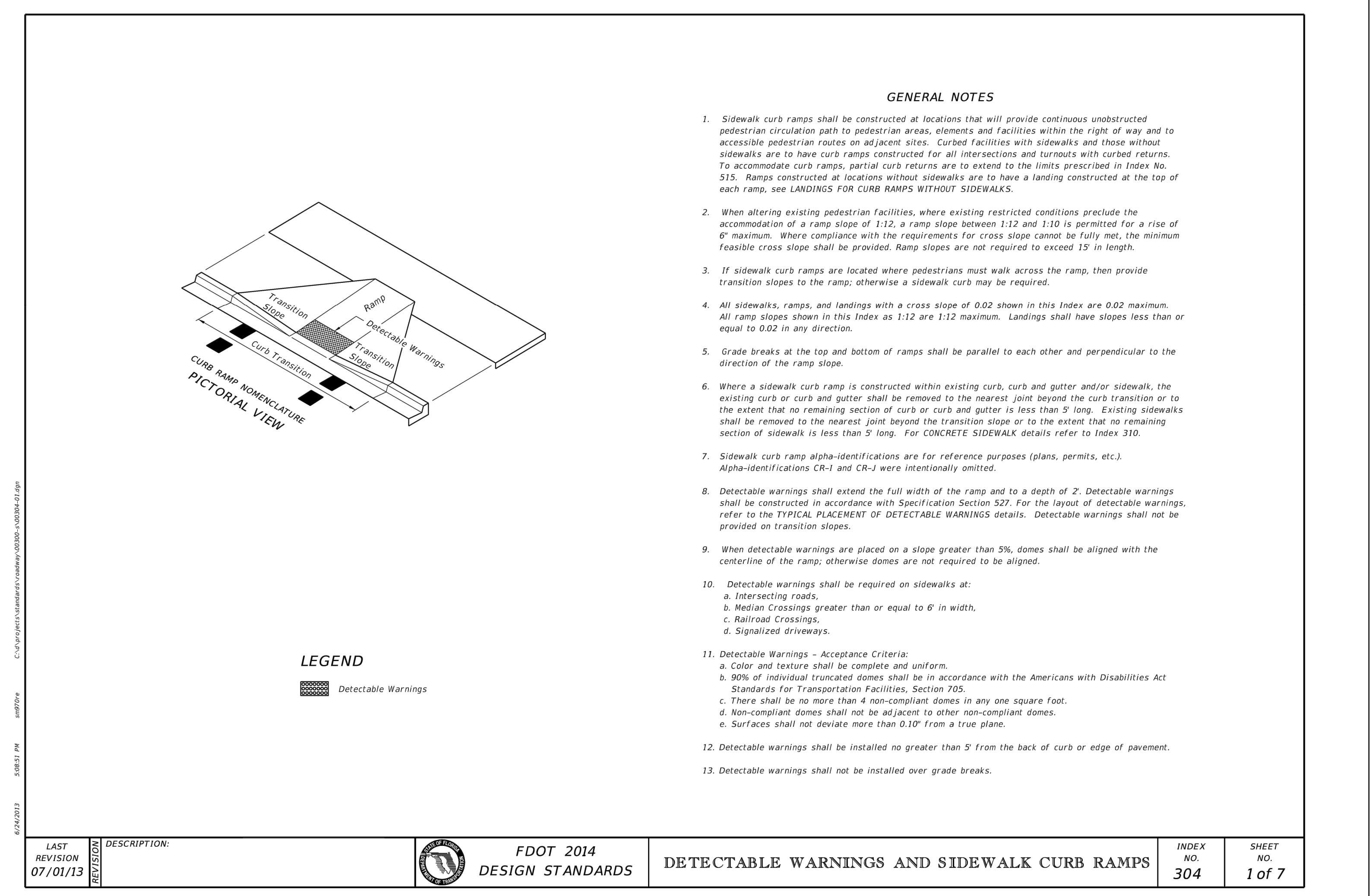
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JG		



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



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



LAST REVISION: 07/01/13	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	INDEX NO.: 304	SHEET NO.: 1 of 7
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CIVIL DETAILS II
SCALE: N.T.S.

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<p>ZE</p>	
<p>POLK STREET APARTMENTS 2320 POLK STREET HOLLYWOOD, FL 33020</p>	
<p>P.E.#: 76036</p>	
<p>DATE: 9/1/23</p>	
<p>SCALE: N.T.S.</p>	
<p>SHEET NO.: C4</p>	
<p>4 OF 9</p>	
<p>PROJECT NO.: 23-41</p>	

NO.	DATE	DESCRIPTION

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

LEGEND

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

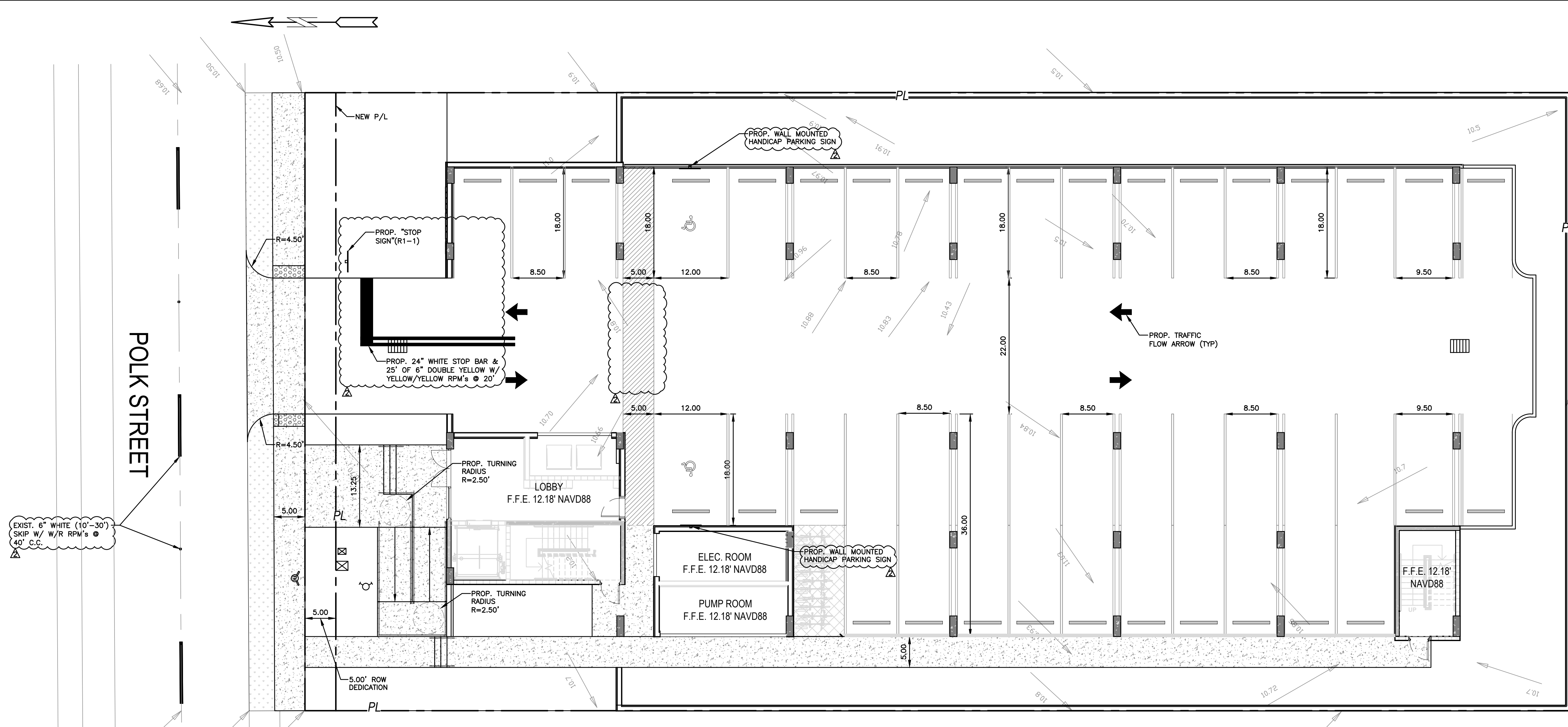
REVISIONS	
NO.	DESCRIPTION
1	11-28-23 TAC REVIEW COMMENTS
2	3-18-24 TAC REVIEW COMMENTS

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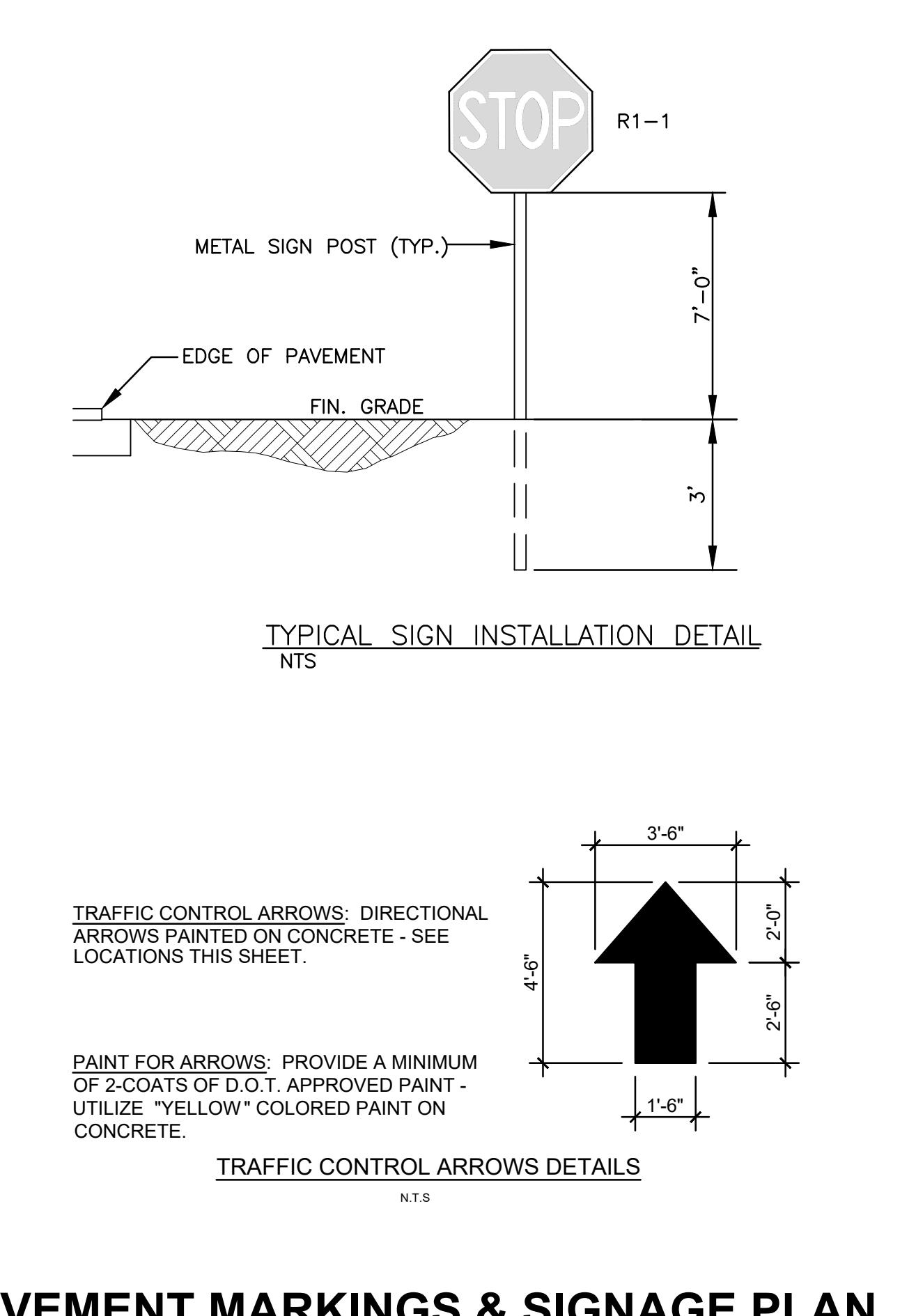
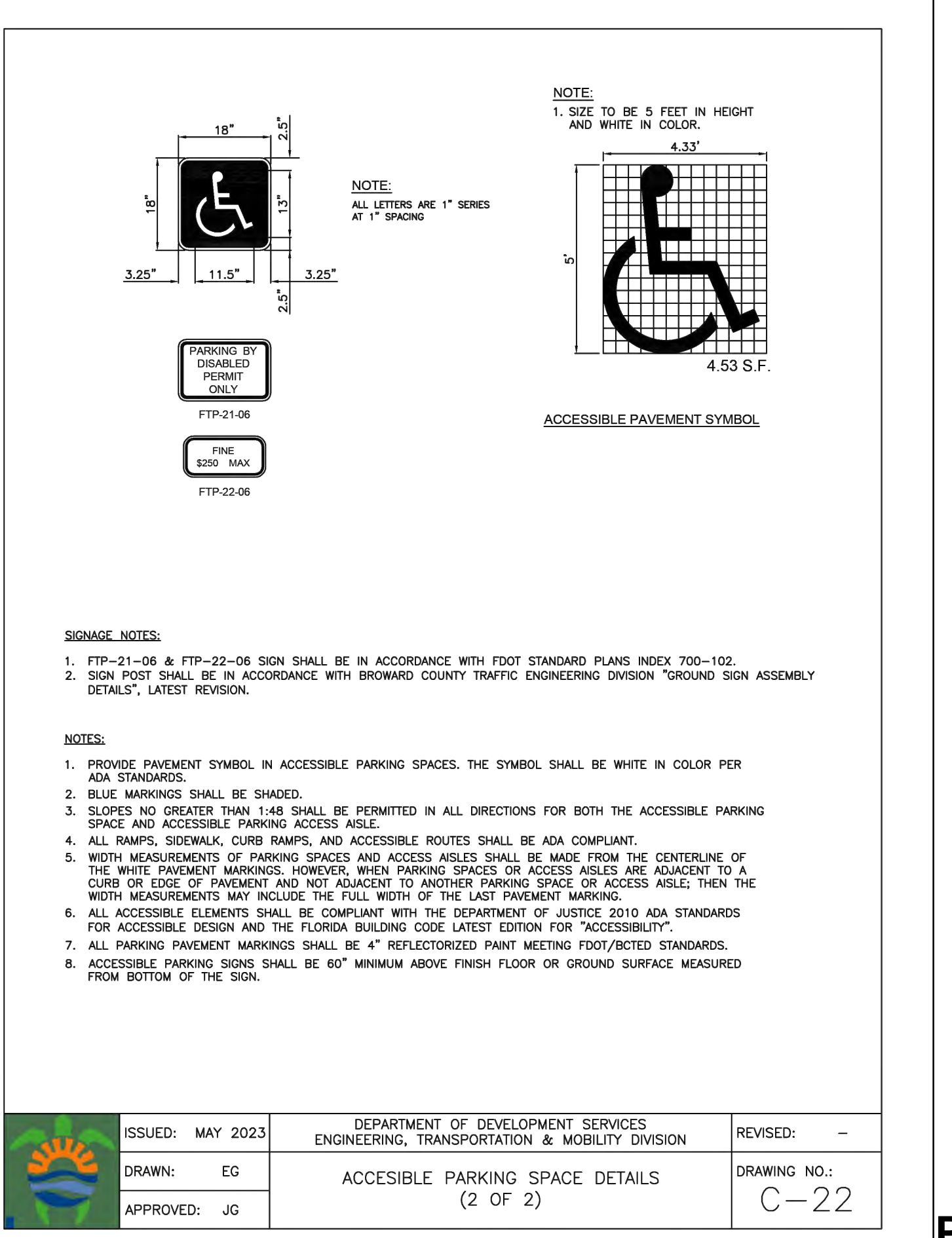
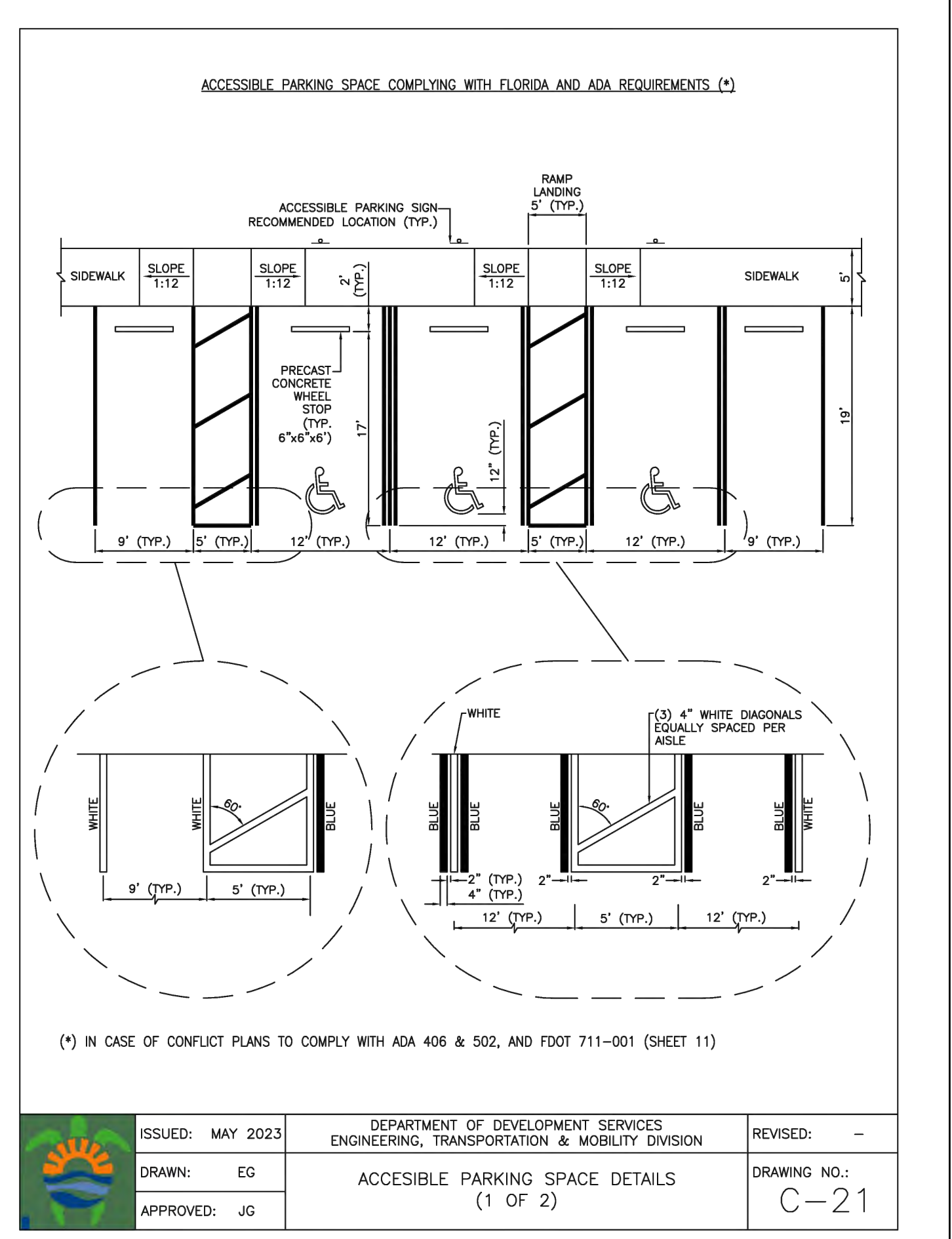
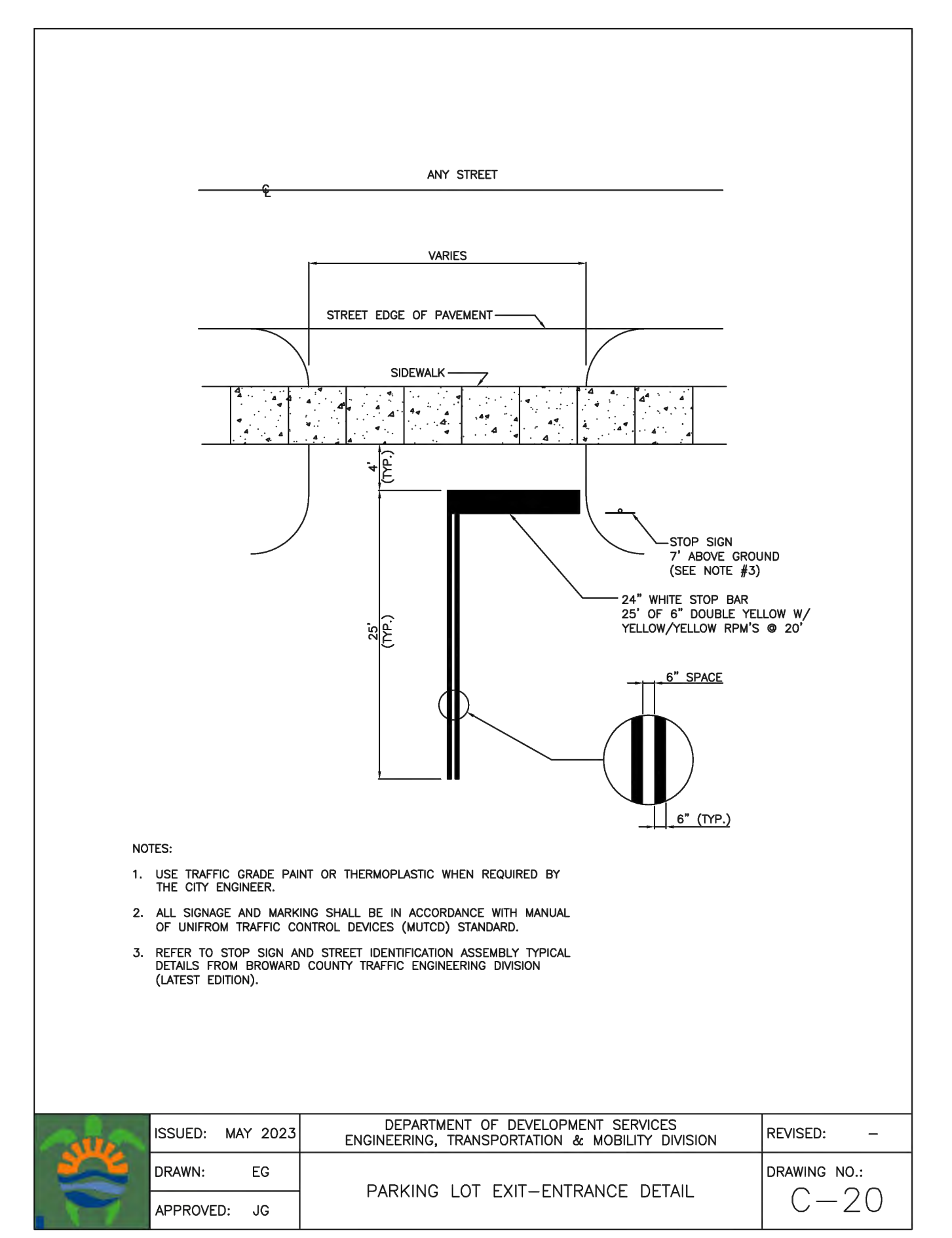
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EXIST. 6" WHITE (10'-30') SKIP W/ W/R RPM'S @ 40' C.C.

POLK STREET



PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 9/1/23
 SCALE: 1"=10'
 SHEET NO.: C5
 5 OF 9
 PROJECT NO.: 23-41

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

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

Typical Details

STREET ID (D3-1) MATERIALS:
 LETTERS: WHITE TYPE SHEETING
 LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS
 BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS
 LETTER HEIGHTS - BORDER WIDTHS
 4 INCH LETTER = 0.375 INCH BORDER WIDTH
 6 INCH LETTER = 0.500 INCH BORDER WIDTH
 8 INCH LETTER = 0.750 INCH BORDER WIDTH
 GREEN BACKGROUND
 GREEN TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT
 LETTER SIZES
 SEE MUTED TABLE 223 (PG 165) FOR MINIMUM LETTER HEIGHTS
 LENGTH VARIES BY STREET NAME
 HARDWARE
 BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
 NUTS - #18 STAINLESS STEEL W/ NYLON WASHERS

REGULATORY SIGN
 WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.
STOP, DO NOT ENTER OR YIELD
 WHITE TYPE SHEETING
 PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.
 HARDWARE
 FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT
 BACK: #18 HEX HEAD STAINLESS STEEL NUT W/ 38" NYLON WASHER
 W/ 38" STAINLESS STEEL WASHER
 W/ 38" STAINLESS STEEL WASHER
 ALL TYPE'S SHEETING/MATERIALS MUST BE ON THE FOOT LIST.

NOTES:
 1. SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 SPECIFICATIONS FOR RETROREFLECTIVE TRAFFIC SIGN MATERIALS.
 2. SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 SPECIFICATIONS FOR RETROREFLECTIVE TRAFFIC SIGN MATERIALS.
 3. DIMENSIONS AND CERTAIN DETAILS FOR THE PARTS USED TO ASSEMBLE THE SLIP BASE CONNECTIONS ARE INTENTIONALLY NOT SHOWN. SLIP BASE CONNECTIONS ARE PATENTED MANUFACTURED PRODUCTS THAT ARE IN COMPLIANCE WITH NCHRP 350 CRASH TEST CRITERIA. THE BASE CONNECTION DETAILS ARE ONLY SHOWN ON THIS PLAN TO ILLUSTRATE HOW THE PARTS ARE ASSEMBLED. THE COMPLETE ASSEMBLY MUST BE DESIGNED TO WITHSTAND 150 MPH BASE WIND SPEED PER 2013 AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS, 6TH EDITION AND INTERIMS.
 4. FOR STANDARD GROUND SIGN INSTALLATION, SEE DETAIL ENTITLED "GROUND SIGN ASSEMBLY DETAILS".

DETAIL "A"
 SQUARE TUBE SIGN POST
 THE SQUARE TUBE SIGN POST SHALL BE 2" SQUARE PERFORATED, HOT-DIPPED GALVANIZED, 12-GAUGE, GRADE 60 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL "A" BELOW.

DETAIL "B"
 Triangular Slip Base Assembly For 2-1/2" Perforated Square Steel Tube Sign Post
 2-1/4" Square Tube Insert
 Hex Head (Tighten Off at Proper Torque)
 Post Receiver
 Radi-Torque Bolt
 Facing Incoming Traffic
 Slip Washer
 Washer
 Flange Nut
 2-1/2" Square Post Slip Base Receiver Top Cap

REVISIONS

DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION
 DESIGN BY: CARMELO CARATOZZOLO, P.E. SCALE: N.T.S.
 DRAWN BY: STEPHON RAMOUTAR
 CHECKED BY: CARMELO CARATOZZOLO, P.E.

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

GUIDE TO USE THIS STANDARD:

- Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
- Determine the height 'H' from the groundline for the individual sign on the cluster.
- Consult the Post Size Table and find the intersection point.
- Design the post and the foundation according to the required Post Size and Assembly Details.

Post Size Table

Total Panel Area (sq ft)	1' Sign Assembly Height (ft)
3	8
4	8.5
5	9
6	9.5
7	10
8	10.5
9	11
10	11.5
11	12
12	12.5
13	13
14	13.5
15	14
16	14.5
17	15
18	15.5
19	16
20	16.5

Sign Post with 3" x 7 ga. Square Anchor

Sign Post with Triangular Slip Base

REVISIONS

DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION
 DESIGN BY: YVES DANIGU, P.E. SCALE: N.T.S.
 DRAWN BY: STEPHON RAMOUTAR
 CHECKED BY: ANDREW SEBO, P.E., PTOE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1

PAVEMENT MARKINGS AND SIGNS DETAILS

LANE LENGTH TABLE

SPEED	MIN. DISTANCE	PREFERRED DISTANCE
20-30 MPH	40'	60'
40-45 MPH	60'	80'

SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES

- SPECIAL EMPHASIS CROSSWALK MARKINGS ARE RESERVED FOR MID-BLOCK CROSSINGS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
- REFER TO INDEX 711-001 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
- CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMAL; 10' FOR STANDARD; MID-BLOCK CROSSWALK 10' FOR MINIMAL.
- ALL CROSSWALK MARKINGS MUST BE WHITE.

LEGEND

YELLOW/YELLOW RPM DETAILS
 DIRECTION OF TRAVEL
 CENTERLINE: 1" MIN TO CROSSWALK
 DIRECTION OF TRAVEL: YELLOW

MEDIAN NOSE PAINT DETAILS
 RAISED SEPARATOR
 GRASS MEDIAN
 POINT OF VIEW
 REFLECTIVE RPM
 DO NOT PAINT BORDERS

PAINTED MEDIAN DETAILS
 DIRECTION OF TRAVEL
 1" SOLID YELLOW
 YELLOW PAINT
 1" SOLID YELLOW
 YELLOW/YELLOW RPM

EDGE LINE DETAILS
 1" SOLID WHITE OR YELLOW
 EDGE OF PAVEMENT

CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS
 DIRECTION OF TRAVEL
 WHITE/RED RPM
 1" SOLID WHITE
 DIRECTION OF TRAVEL
 1" SOLID WHITE

STREET NAME BLADE DETAILS
 SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.

TYPE IV SEPARATOR DETAILS
 REFLECTIVE YELLOW PAINT
 6" x 12" SKIP DETAILS
 1" SOLID WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
 * TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES
 * 2" x 4" SKIP DETAILS
 1" SOLID WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
 * TRANSITIONS BETWEEN QUAL LEFT'S TURN MOVEMENT OR RADIAL
 * BUS BY TRANSITIONS

STOP SIGN NOTE
 WHERE SIDE ROADS INTERSECT A MULTI-LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36" x 36".
 WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 30" x 30".

NOTES

- ALL PAVEMENT MARKINGS SHALL BE ALKO BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
- ALL PAVEMENT MARKINGS ON PAVEMENT SYSTEMS SHALL BE 3M 360/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH PRO ADHESIVE AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FOOT DESIGN STANDARDS.
- SEE FOOT INDEX NO. 708-001 FOR PLACEMENT OF RPM'S (FOR BULKINESS RPM TREATMENT, SEE LEGEND NO. 1).
- RPM'S SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
- FOOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
- FOR BIKE LANE DETAILS SEE FOOT INDEX NO. 711-002.
- EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
- ALL STOP LINES TO BE 4" BROWN CROSSWALK OR SIDEWALK.
- PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILICANDELS FOR WHITE AND 175 MILICANDELS FOR YELLOW.
- ALL PRODUCTS MUST BE ON FOOT'S APPROVED PRODUCTS LIST (APL).
- RPM'S SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
- LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

REVISIONS

DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION
 DESIGN BY: CARMELO CARATOZZOLO, P.E. SCALE: N.T.S.
 DRAWN BY: STEPHON RAMOUTAR
 CHECKED BY: CARMELO CARATOZZOLO, P.E.

PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY

W11-2 (30"x 30")
 30" x 30" W11-2
 24" x 12" W16-7P OR W16-9P
 2-1/2" x 10" x 12 GA. PSST
 3" x 3" x 42" 7 GA. HEAVY DUTY GALVANIZED ANCHOR
 MIN 8" POST INSERTION
 0.75" HOLES
 2 EA. X 4 SIDES
 38" BURIAL DEPTH
 42" HEIGHT
 6" (MIN) TO 7.25" (MAX) CLEARANCE

REVISIONS

DATE	DESCRIPTION
11-15-18	SCALE: N.T.S.

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION
 DESIGN BY: YVES DANIGU, P.E. SCALE: N.T.S.
 DRAWN BY: STEPHON RAMOUTAR
 CHECKED BY: ANDREW SEBO, P.E., PTOE

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY

SHEET NO. 1 OF 1

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY

S1-1 (36"x 36")
 36" x 36" S1-1
 24" x 12" W16-7P OR W16-9P
 2-1/2" x 10" x 12 GA. PSST
 3" x 3" x 42" 7 GA. HEAVY DUTY GALVANIZED ANCHOR
 MIN 8" POST INSERTION
 0.75" HOLES
 2 EA. X 4 SIDES
 38" BURIAL DEPTH
 42" HEIGHT
 6" (MIN) TO 7.25" (MAX) CLEARANCE

REVISIONS

DATE	DESCRIPTION
11-15-18	SCALE: N.T.S.

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION
 DESIGN BY: YVES DANIGU, P.E. SCALE: N.T.S.
 DRAWN BY: STEPHON RAMOUTAR
 CHECKED BY: ANDREW SEBO, P.E., PTOE

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY

SHEET NO. 1 OF 1



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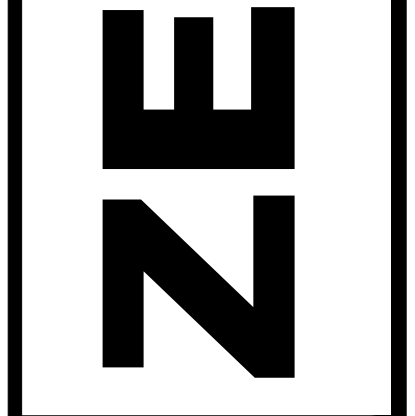
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R.O.W. PMS DETAILS
 SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

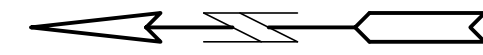
ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyr@gmail.com
 CA#: 31158



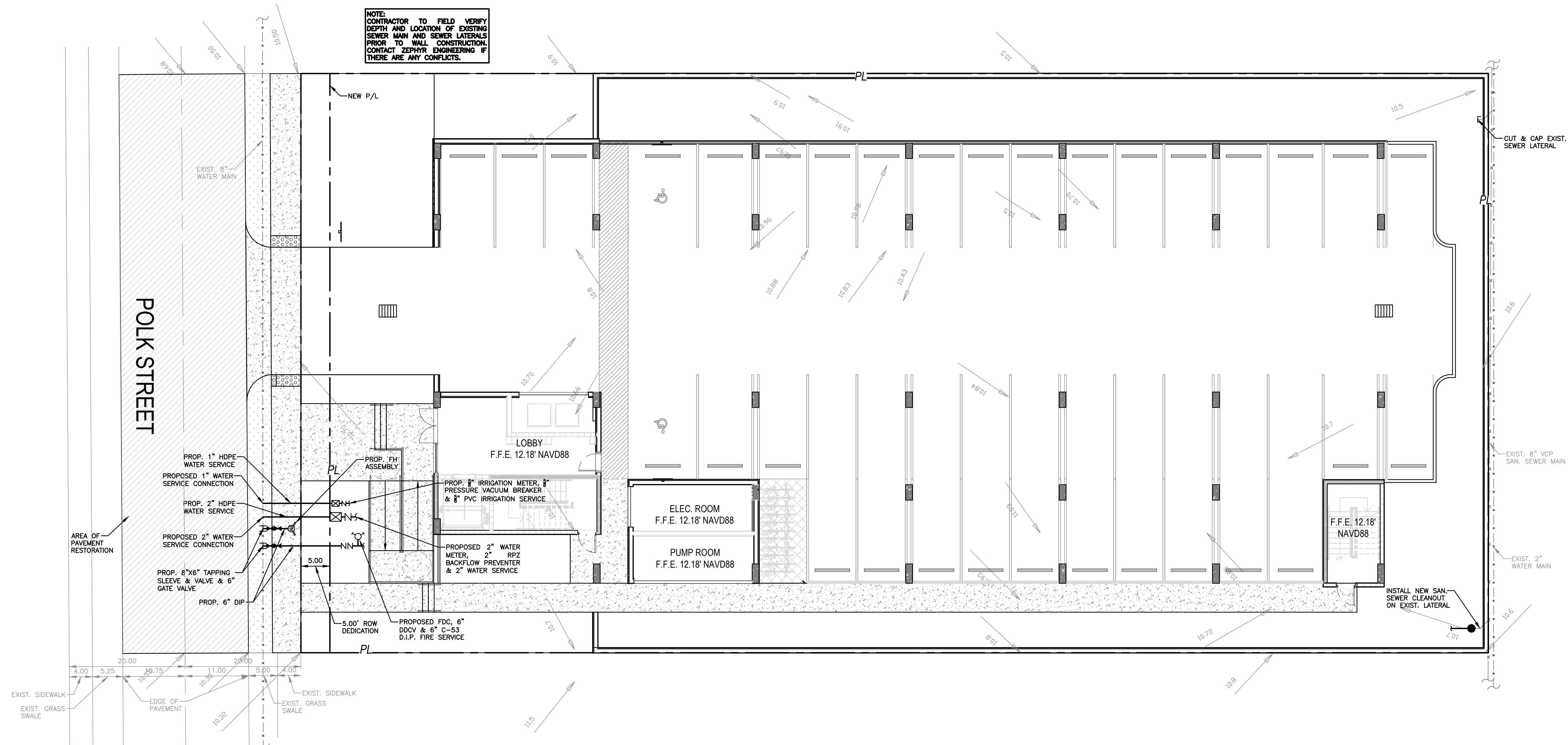
POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 9/1/23
 SCALE: N.T.S.
 SHEET NO.: C6
 6 OF 9
 PROJECT NO.: 23-41

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



NOTE:
CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING SEWER MAIN AND SEWER LATERALS PRIOR TO WALL CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF THERE ARE ANY CONFLICTS.



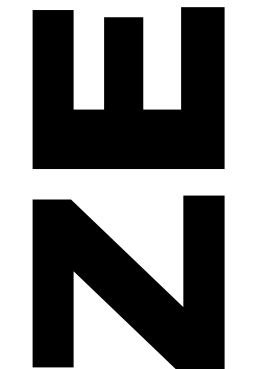
LEGEND

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

REVISIONS

NO.	DATE	DESCRIPTION
1	11-28-23	TAC REVIEW COMMENTS

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POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

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

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 30 RESIDENTIAL UNITS

WATER DEMAND
 (30 RESIDENTIAL UNITS)X(141 GPD/UNIT)=4,230 GPD

WASTEWATER DEMAND
 (30 RESIDENTIAL UNITS)X(100 GPD/UNIT)=3,000 GPD

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

FIRE DEPT. NOTES:

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

2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.



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WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

P.E.#:76036

DATE: 9/1/23

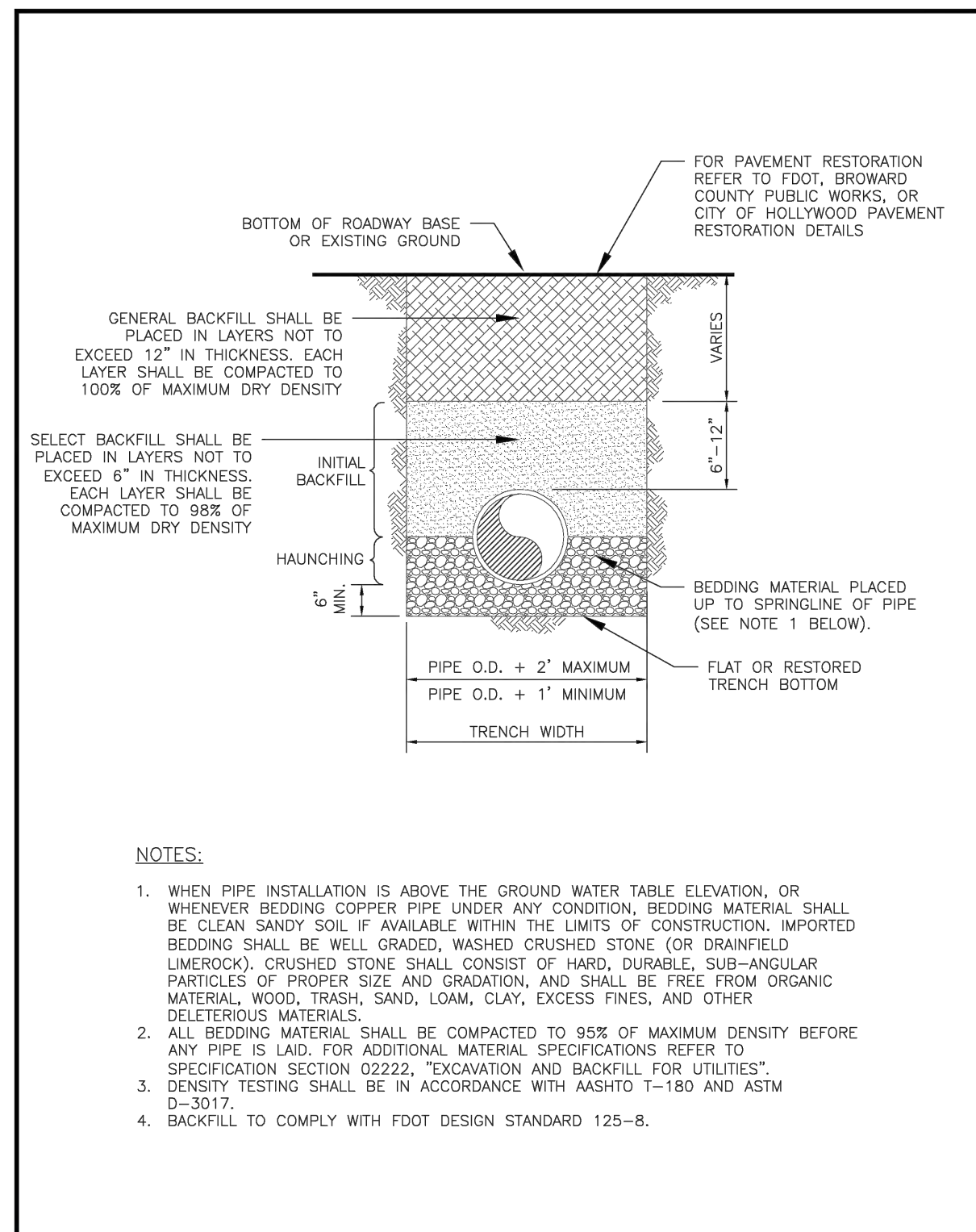
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SHEET NO.:

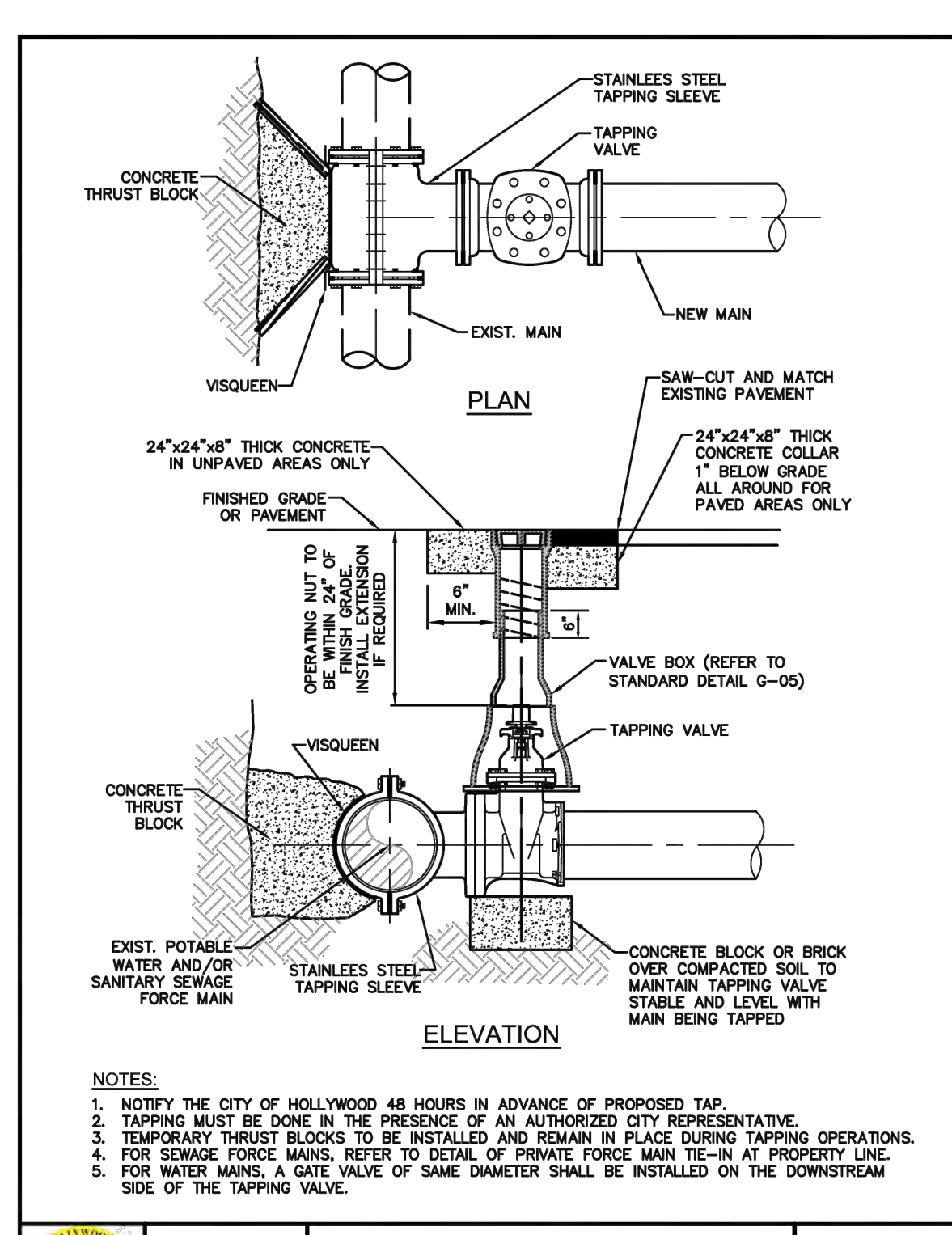
C7

7 OF 9

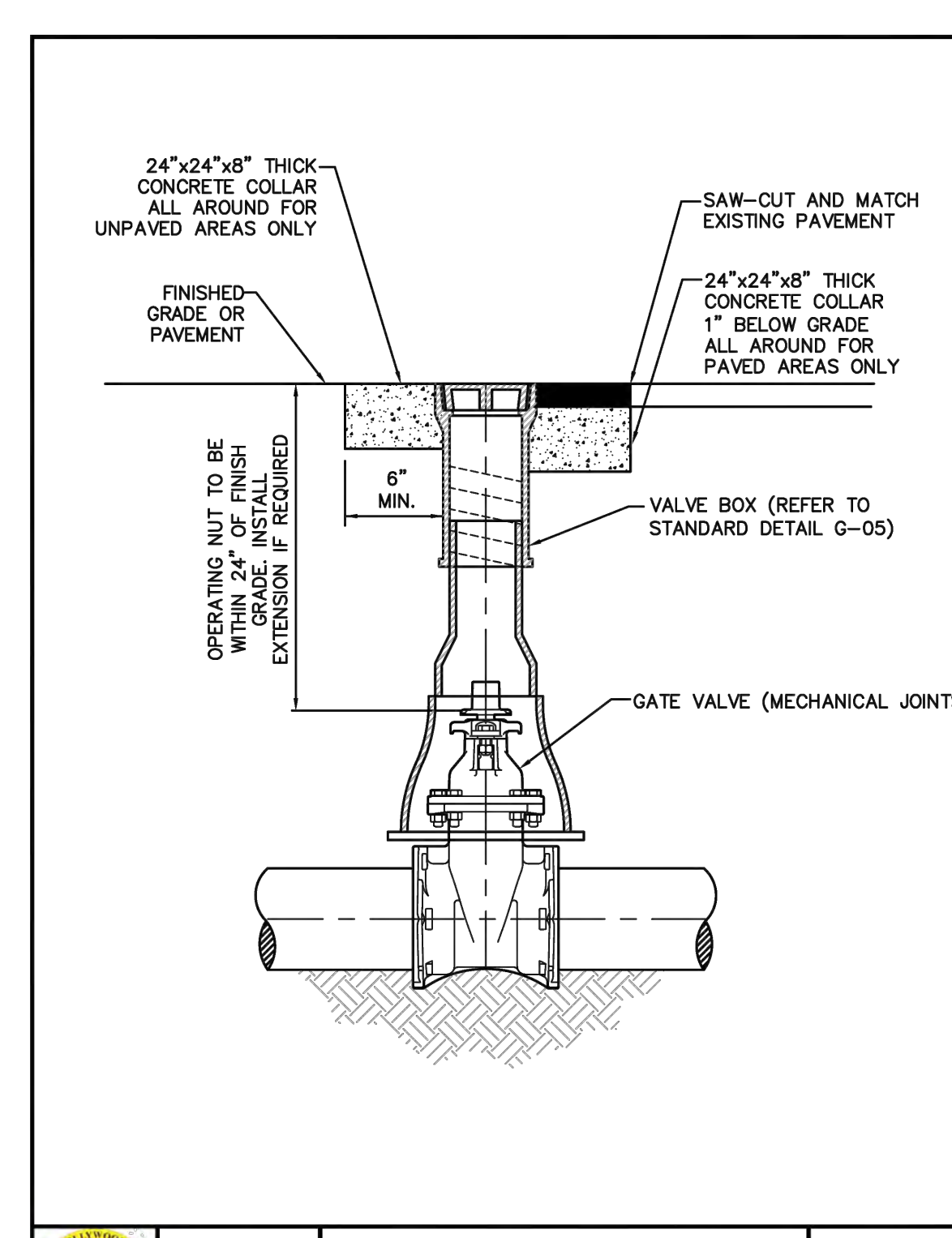
PROJECT NO.: 23-41



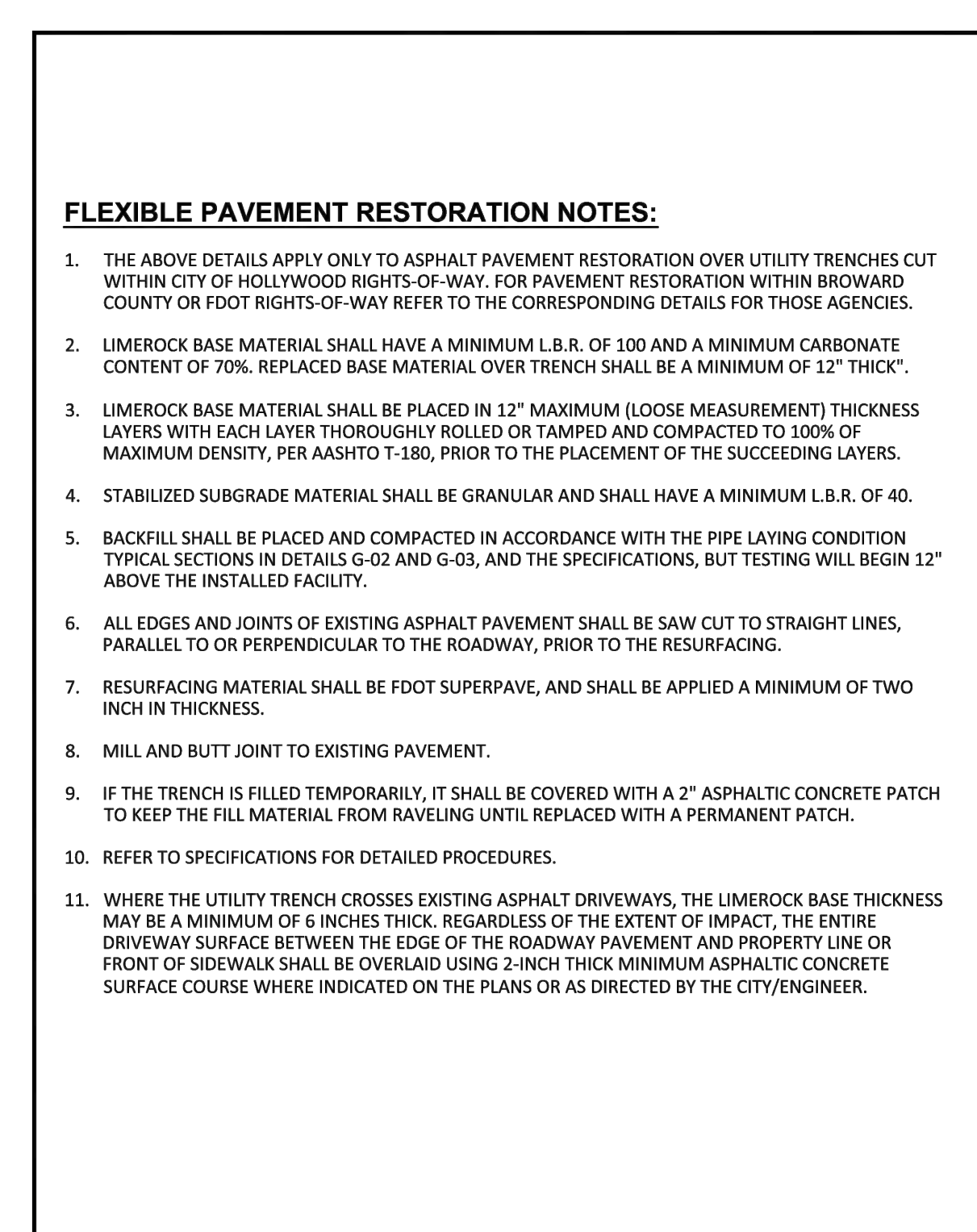
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



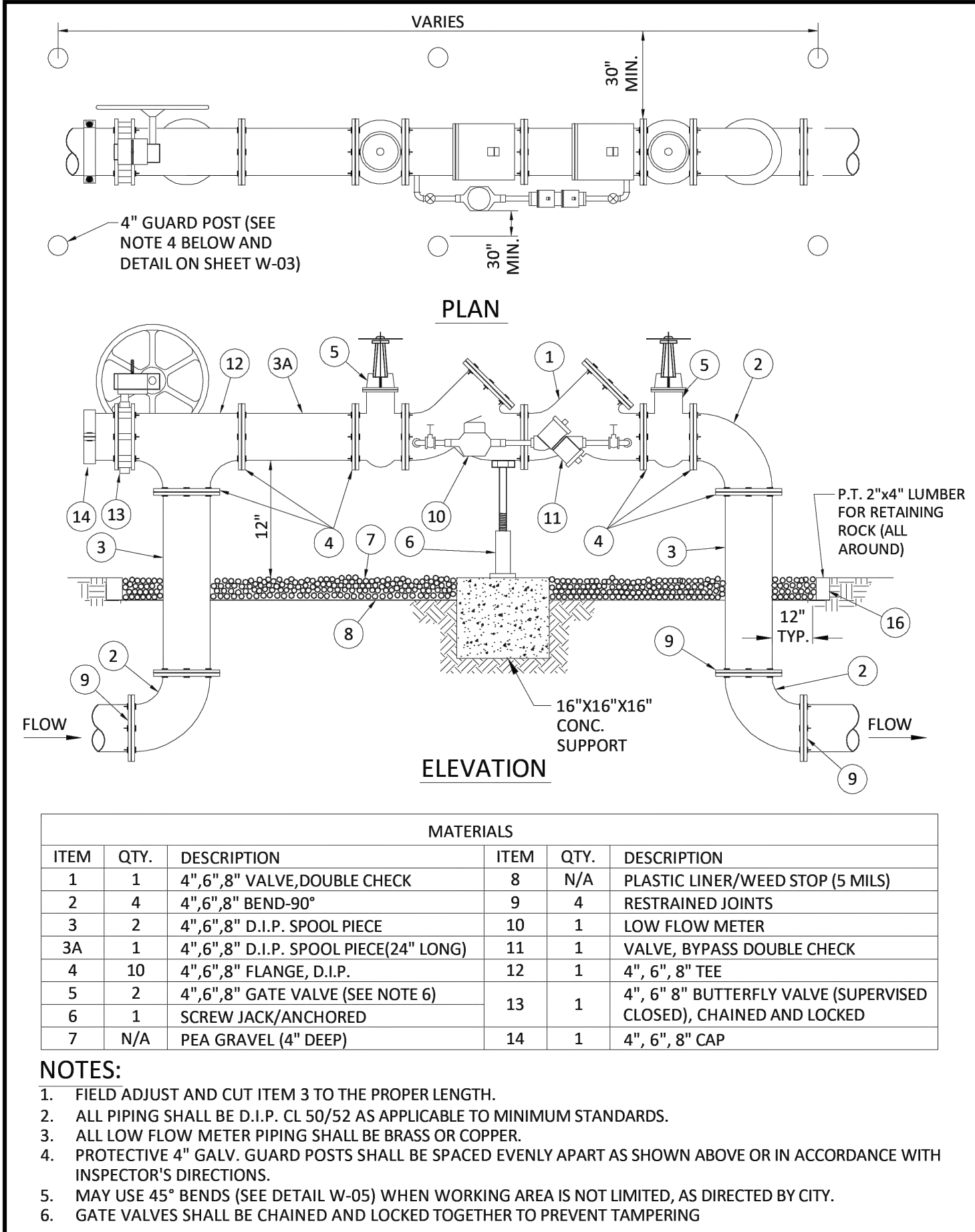
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



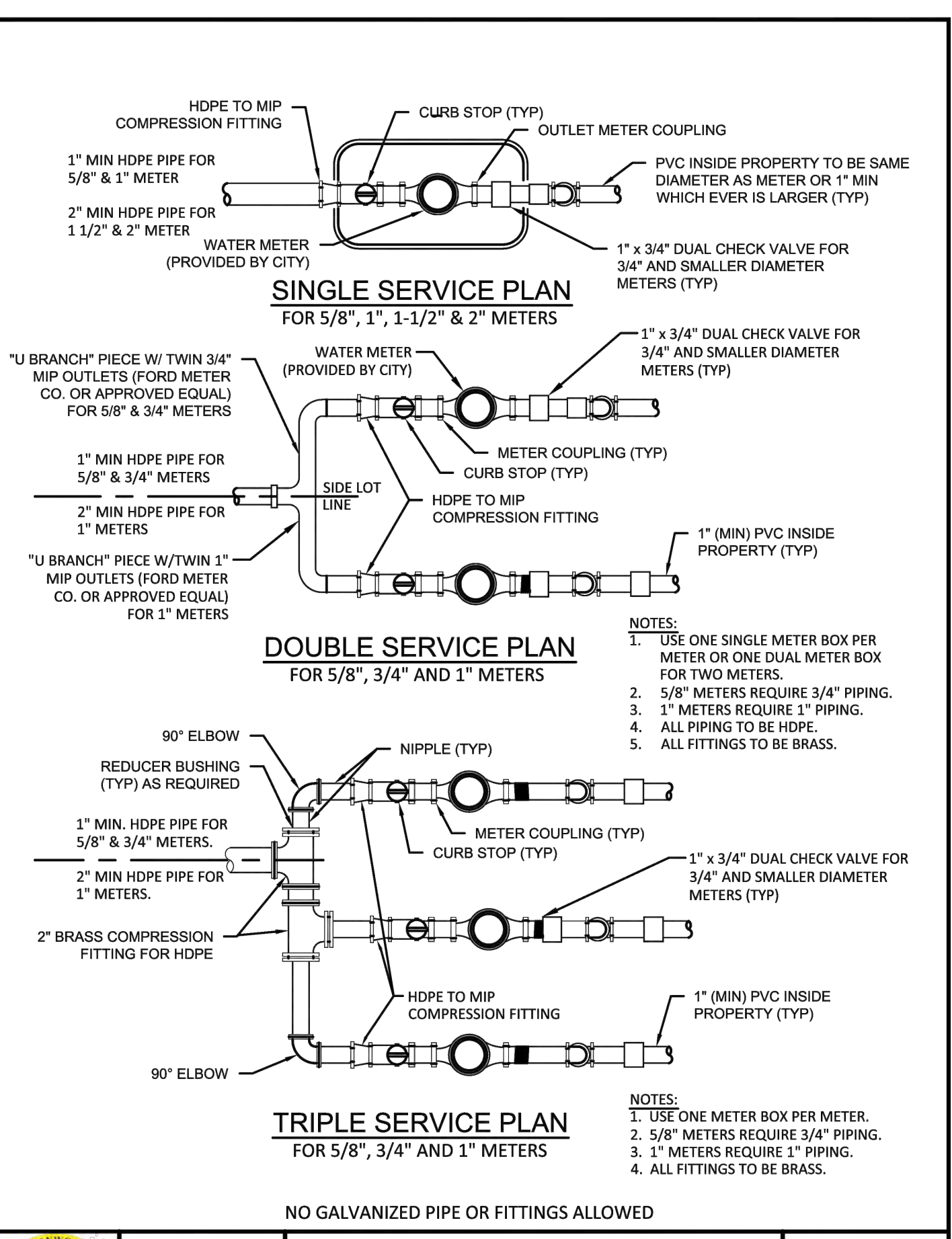
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		



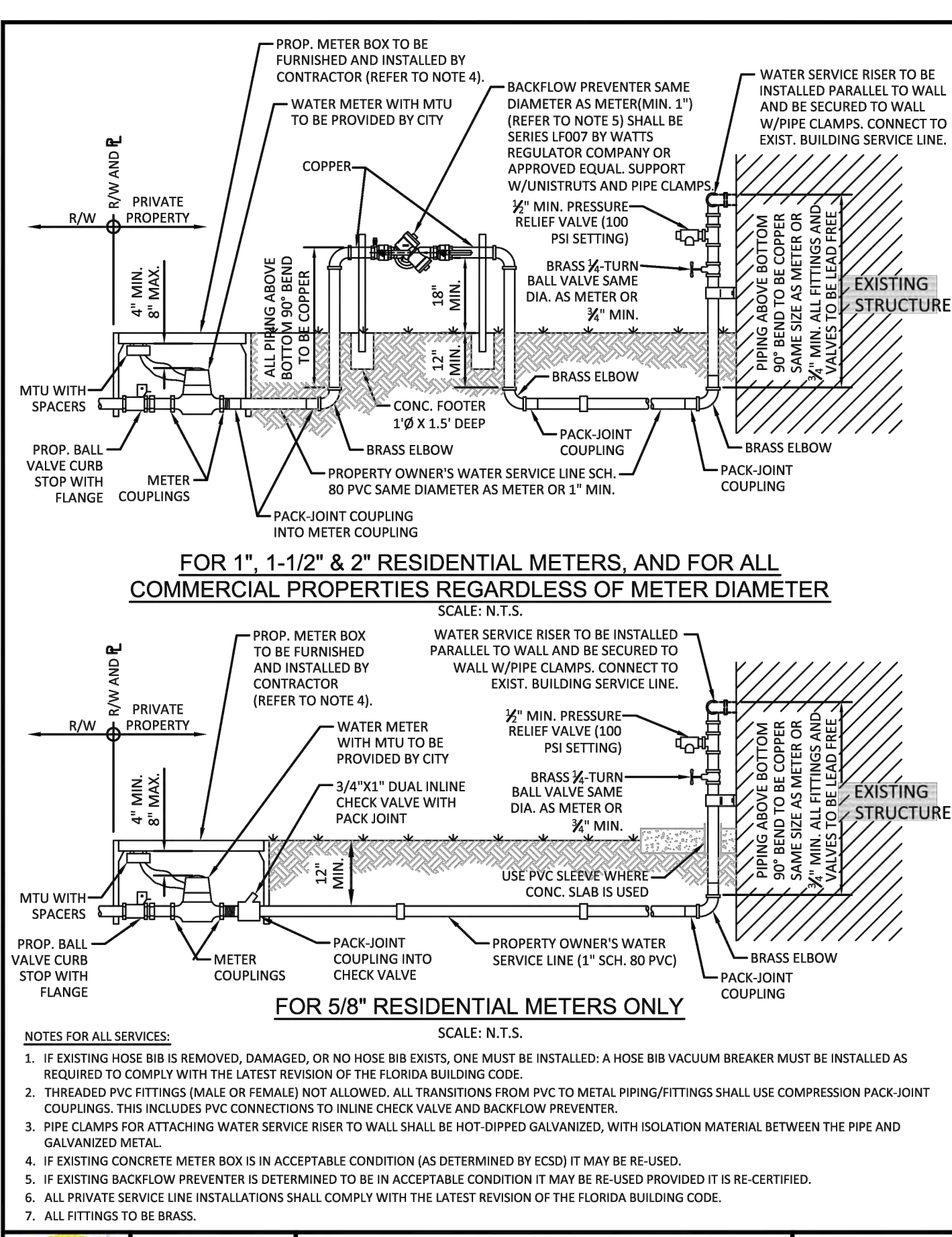
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



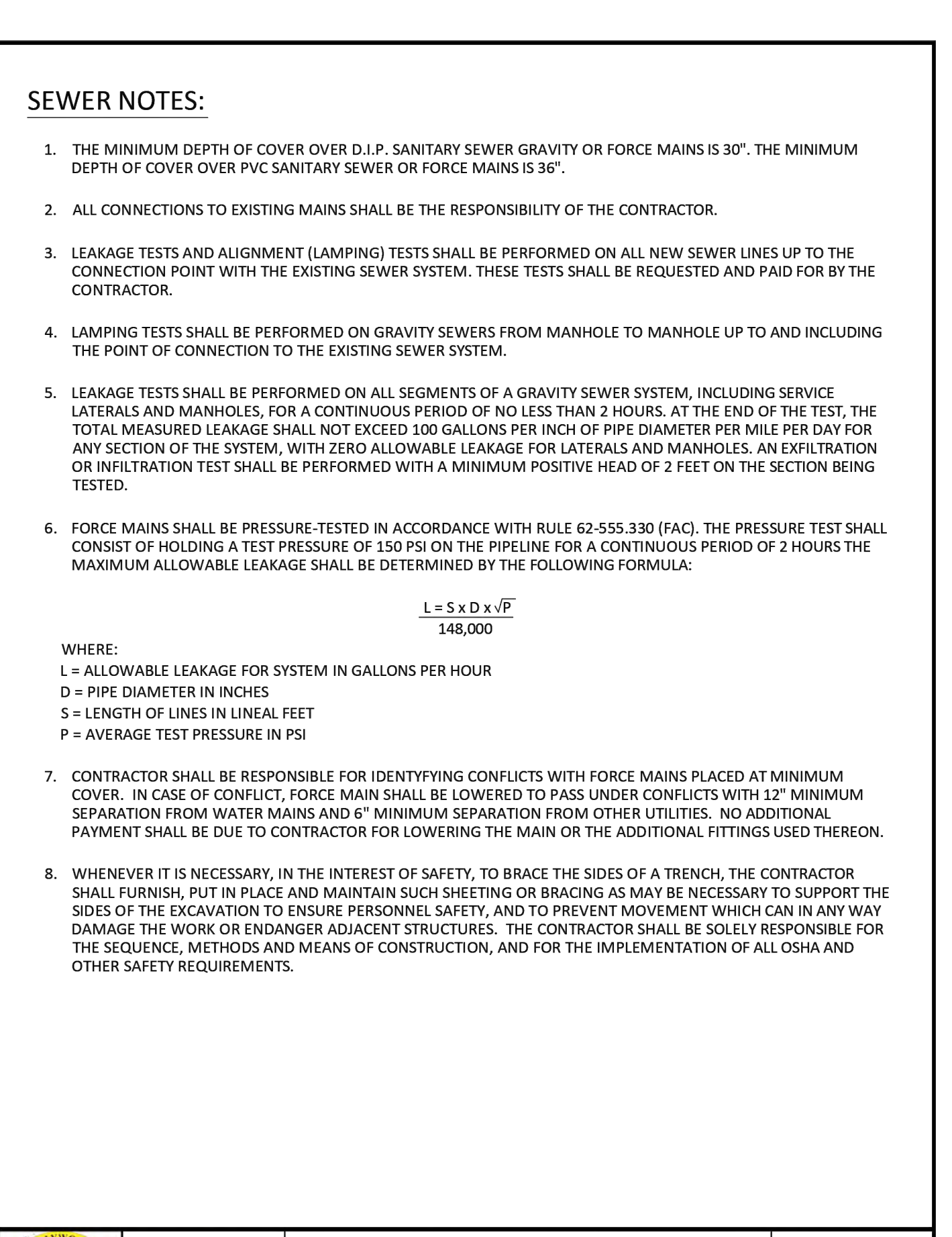
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		

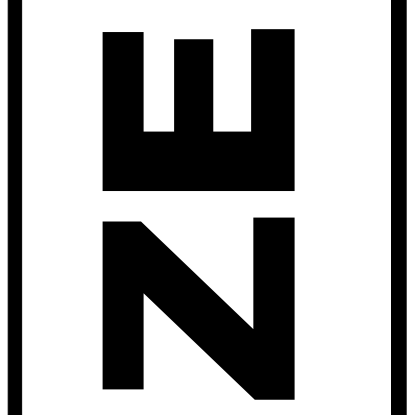


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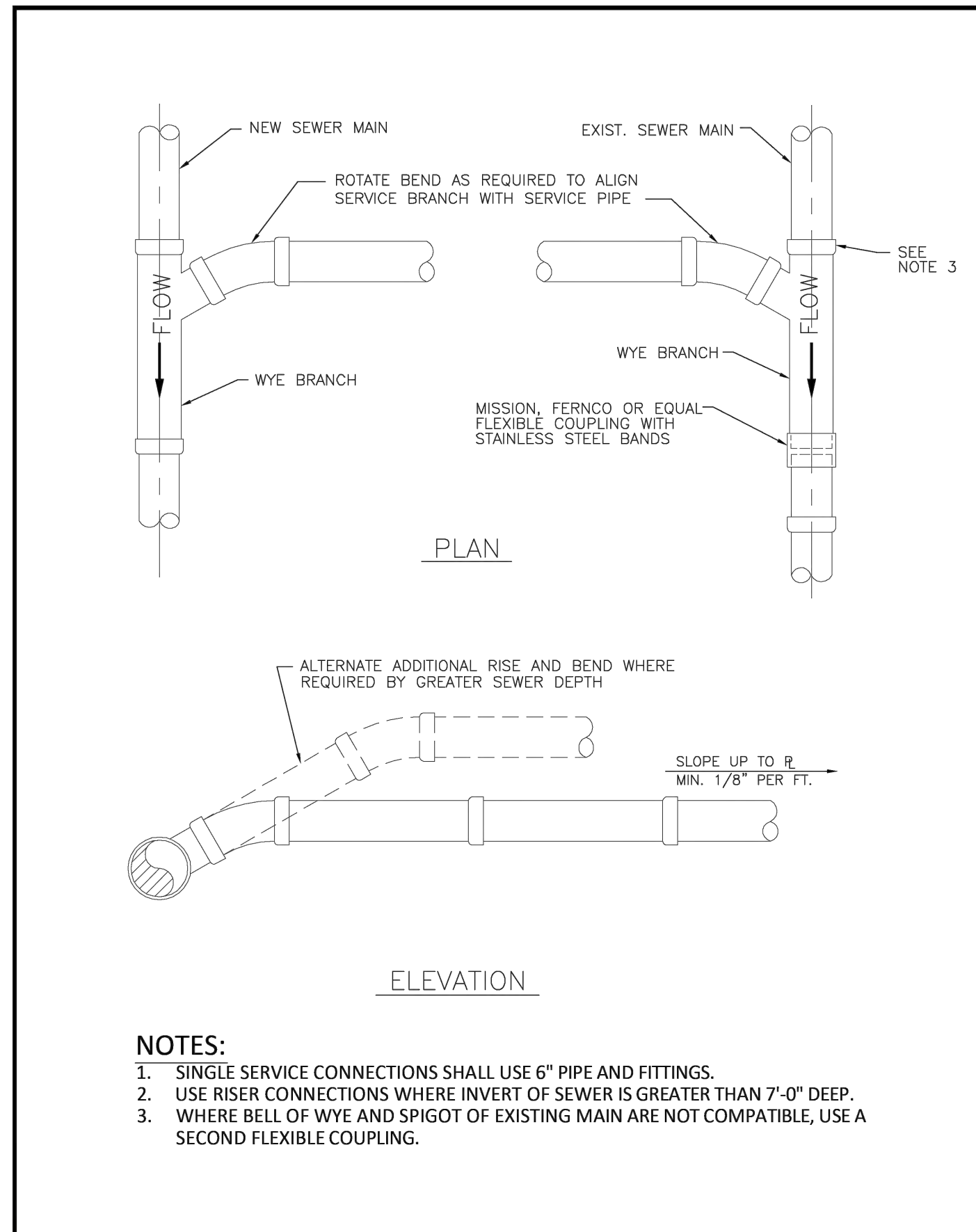
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REVISIONS	
NO.	DATE

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 wzephyr@engmail.com
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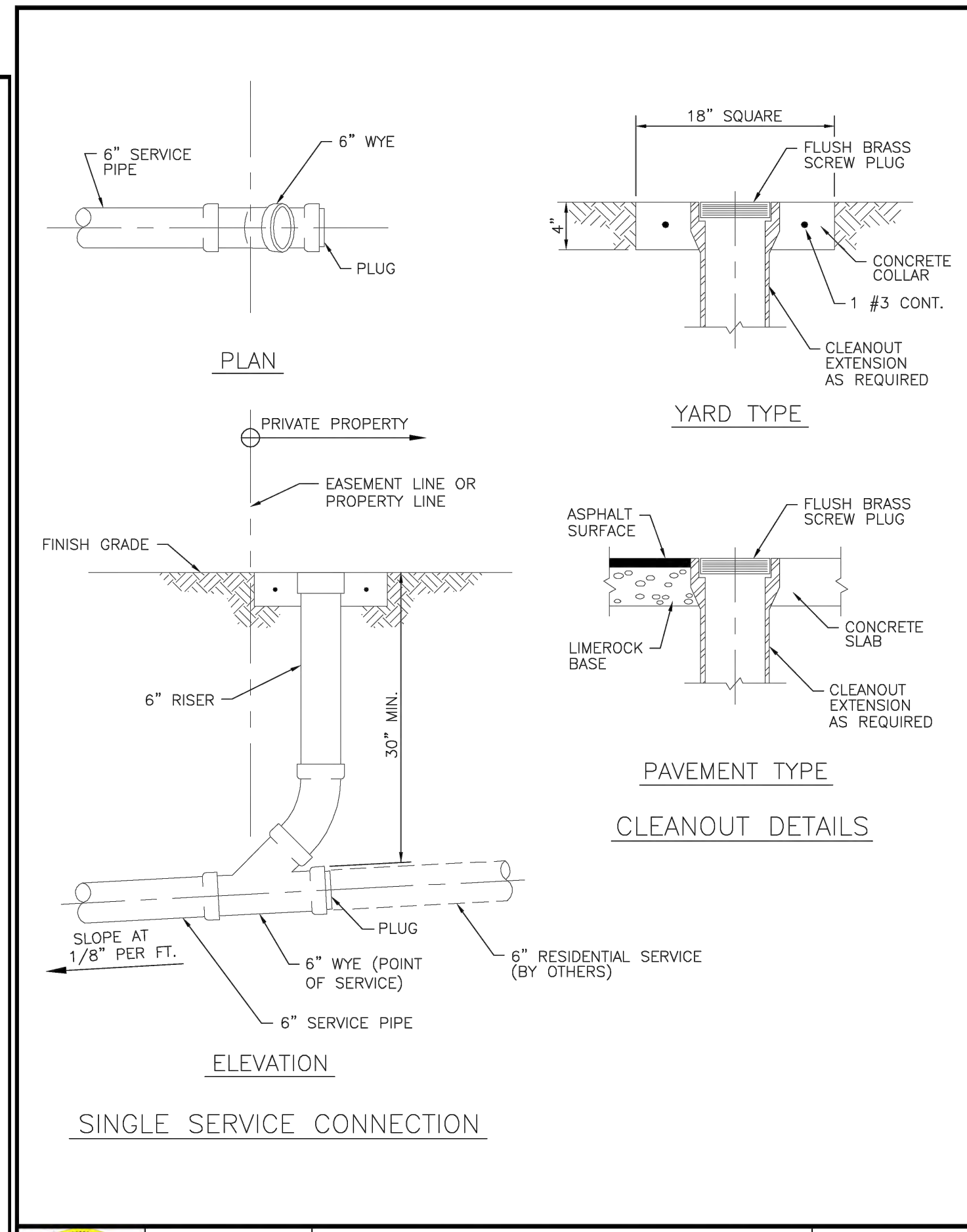


POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

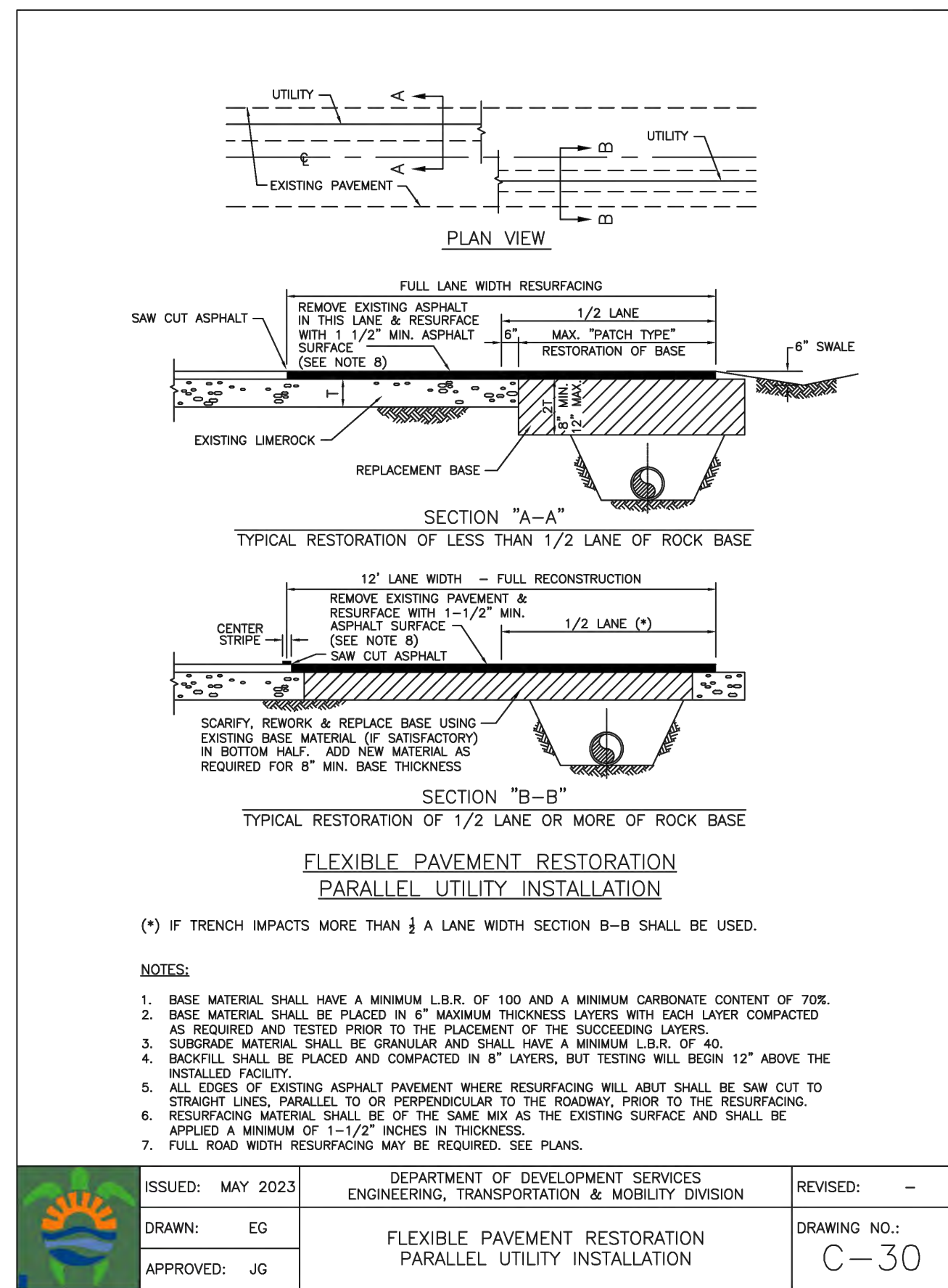


- NOTES:**
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
 2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
 3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

	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		

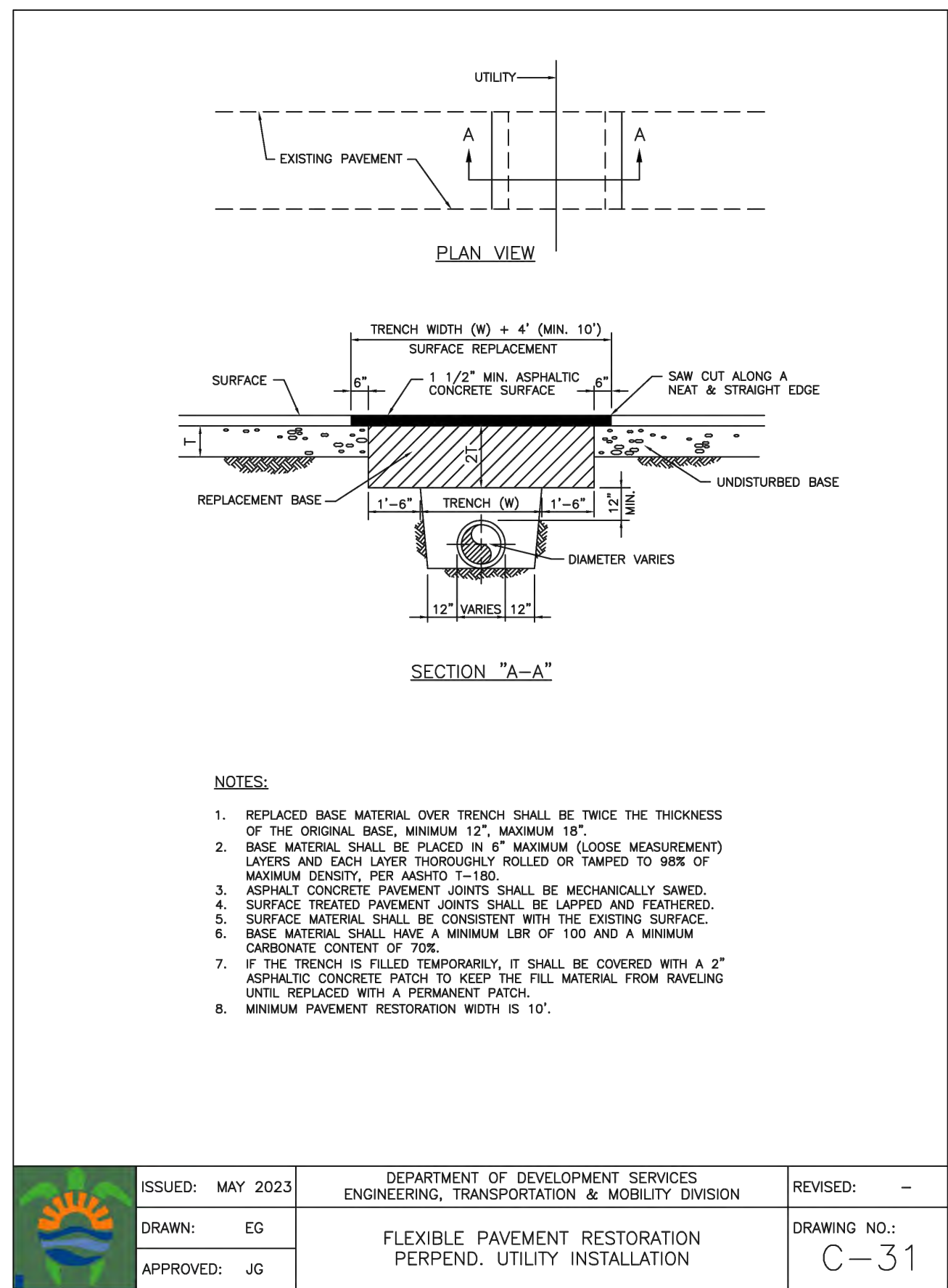


	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
	APPROVED: XXX		



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

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



- NOTES:**
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 12", MAXIMUM 18"
 2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 95% OF MAXIMUM DENSITY, PER AASHTO T-180.
 3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
 4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
 6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
 7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
 8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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



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3-19-24

UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS	
NO.	DATE

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 wzephyreng@gmail.com
 CA#: 31158

ZE

POLK STREET APARTMENTS
 2320 POLK STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 9/1/23
 SCALE: N.T.S.
 SHEET NO.: **C9**
 9 OF 9
 PROJECT NO.: 23-41



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

September 7, 2023

Drainage Calculations for Polk Street Apartments Hollywood, FL 33020

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	8.30' NAVD88
25 YEAR - 3 DAY	11.81' NAVD88	11.38' NAVD88
100 YEAR - 3 DAY	12.13' NAVD88	11.70' NAVD88

Prepared by:

9-7-23



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

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Project Name: Polk Street Apartments
Project Address: 2320 Polk Street
Hollywood, FL 33020
ZE Project #: 23-41

Date: 09/05/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.31 AC	
Building Area:	0.03 AC	
Grass Area (Pervious):	0.13 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.13 AC	27.66%
Total Impervious Area:	0.34 AC	72.34%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.86 ft
Average Finished Grades:	10.80 ft
Prop. Finished Floor Elev.:	12.00 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.13 (0.60) + 0.31 (.90)}{0.44} = 0.81$$

Storm Event Information

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

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 10.80 ft

Average Depth to Water Table (DWT) = 9.30 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

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

1.87

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 84.27

Water Quality Retention/Detention & Pretreatment Calculations

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

1/2" Pretreatment

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

1 IN Over Entire Site

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

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.47 acres - 0.03 acres = 0.44 acres

0.44 acres - 0.13 acres (pervious area) = 0.31 acres

0.31 acres / 0.44 acres X 100% = 70.45% impervious

2.5" X 0.7045 = 1.76" to be treated

1.76" X 0.47 acres = 0.83 acre-inches (0.069 acre-feet)

0.069 acre-ft of storage required for water quality.

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

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 1.87 (inches)

A = 0.47 (acre)

Q = 15.61 (inches)

V = 0.61 (ac-ft)

Corresponding Stage = 11.70 ft

Set minimum finished floor elevation at 12.00' NAVD88.

Perimeter Control Elevation

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

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

S = 1.87 (inches) (see "Soil Storage" sheet

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

Q = 12.25 (inches)

V = 0.48 (ac-ft)

Corresponding Stage = 11.38 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event: 3.28 (inches)
S= 1.87 (inches)
A= 0.47 (acre)

Q = 1.77 (inches)

V = 0.07 (ac-ft)

Corresponding Stage = 8.30 ft

Set minimum lowest catch basin at elevation at 9.80' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.43 AC

(0.12 AC)
(Lin. 9.75'-10.90')

(0.31 AC)
(Lin. from 10.10'-11.25')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
9.50 '	0.00 AC-FT	0.00 AC-FT	0.128 AC-FT	0.13 AC-FT
10.00 '	0.02 AC-FT	0.00 AC-FT	0.128 AC-FT	0.14 AC-FT
10.50 '	0.05 AC-FT	0.06 AC-FT	0.128 AC-FT	0.24 AC-FT
11.00 '	0.08 AC-FT	0.14 AC-FT	0.128 AC-FT	0.35 AC-FT
11.50 '	0.14 AC-FT	0.26 AC-FT	0.128 AC-FT	0.52 AC-FT
12.00 '	0.20 AC-FT	0.41 AC-FT	0.128 AC-FT	0.74 AC-FT

*total landscape area=0.13 AC. 10% reduction applied (-0.013 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 9.80 ft
 Bottom of Exfiltration Trench = 3.30 ft
 Top of Exfiltration Trench = 8.30 ft

$EL_{inv.} = N/A$

$H_2 = 6.50$ ft

Calculating Exfiltration Trench Length

$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_P = length of trench provided (ft)

$V_{ext.}$ = volume in exfiltration trench (ac-in)

FS = factor of safety

K = hydraulic conductivity (cfs/ft² - ft head)

H_2 = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

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

$V_{wq} = 0.83$ (0.069 ac-ft)

$V_{add} = 0.71$ (0.059 ac-ft)

$\%WQ = 0.5$

FS = 2

K = 0.0001

$H_2 = 6.5$

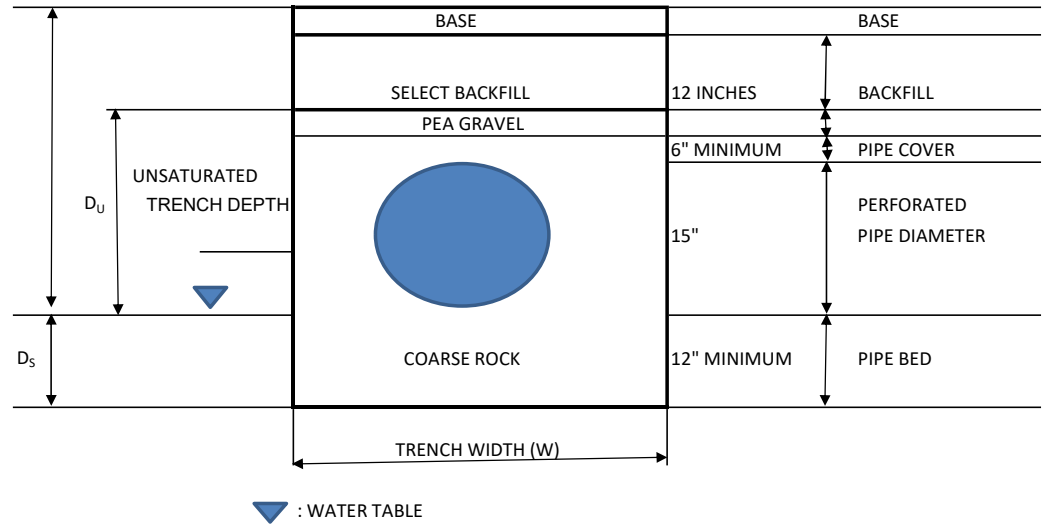
W = 10

$D_U = 5$

$D_S = 0$

$L_R = 128.94'$ of exfiltration trench required.

$L_P = 159.00'$ of exfiltration trench provided.



Project Name: Polk Street Apartments
Project Address: 2320 Polk Street
Hollywood, FL 33020
ZE Project #: 23-41

Date: 09/05/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.47 AC	
Pavement Area:	0.12 AC	
Building Area:	0.07 AC	
Grass Area (Pervious):	0.28 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.28 AC	59.57%
Total Impervious Area:	0.19 AC	40.43%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	11.86 ft
Average Finished Grades:	10.50 ft
Prop. Finished Floor Elev.:	13.00 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.28 (0.60) + 0.12 (.90)}{0.4} = 0.69$$

Storm Event Information

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

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 10.50 ft

Average Depth to Water Table (DWT) = 9.00 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

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

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

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

4.02

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 71.32

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

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

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

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

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

S = 4.02 (inches)

A = 0.47 (acre)

Q = 13.62 (inches)

V = 0.53 (ac-ft)

Corresponding Stage = 12.13 ft

Perimeter Control Elevation

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

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

S = 4.02 (inches) (see "Soil Storage" sheet

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

Q = 10.37 (inches)

V = 0.41 (ac-ft)

Corresponding Stage = 11.81 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.37 AC

(0.25 AC)
(Lin. 10.50'-10.90')

(0.12 AC)
(Lin. from 10.50'-10.90')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
10.50 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
11.00 '	0.08 AC-FT	0.04 AC-FT	0.000 AC-FT	0.11 AC-FT
11.50 '	0.20 AC-FT	0.10 AC-FT	0.000 AC-FT	0.30 AC-FT
12.00 '	0.33 AC-FT	0.16 AC-FT	0.000 AC-FT	0.48 AC-FT
12.50 '	0.45 AC-FT	0.22 AC-FT	0.000 AC-FT	0.67 AC-FT

*total landscape area=0.28 AC. 10% reduction applied (-0.028 AC) due to loss of stormwater storage from tree trunks.



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

December 1, 2023

FIRE FLOW CALCULATIONS
POLK STREET APARTMENTS

2320 Polk Street
Hollywood, FL 33020

These calculations are for a four-story building. The total area of the three (3) largest successive floors is 31,842 SF. The floors used for the fire flow calculations are as follow:

1st Floor: 12,250 SF
2nd Floor: 9,796 SF
3rd Floor: 9,796 SF

Fire Flow Area = 31,842 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 2,000 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

$(2,000 \text{ GPM}) \times 0.75 = 1,500.00 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(2,000 \text{ GPM}) - (1,500.00 \text{ GPM}) = 500.00 \text{ GPM}$

Fire flow required = 1,000 GPM

Prepared by:



12-4-23

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

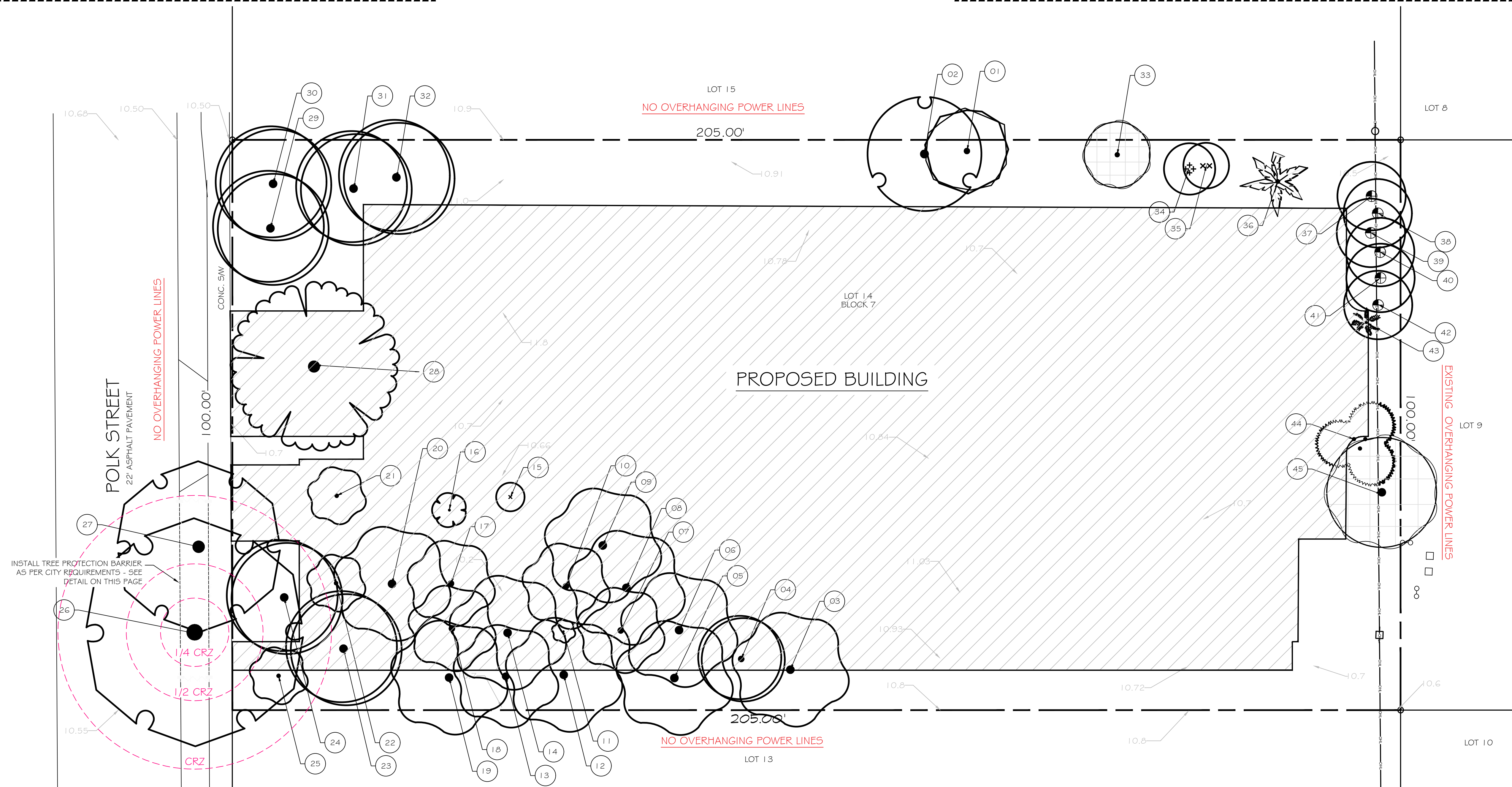
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD

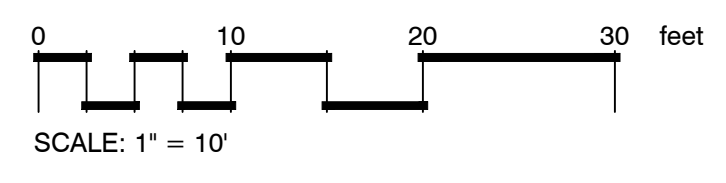
SEE DT-2 FOR EXISTING TREES CHART

EXISTING OAK TO REMAIN SHALL BE TRIMMED AND ROOT PRUNED BY HAND BY AN ISA CERTIFICATE ARBORIST AS PER ANSI A300 STANDARDS PRIOR TO ANY CONSTRUCTION



INSTALL TREE PROTECTION BARRIER AS PER CITY REQUIREMENTS - SEE DETAIL ON THIS PAGE

A GENERAL LAYOUT
scale 1"=10'-0"

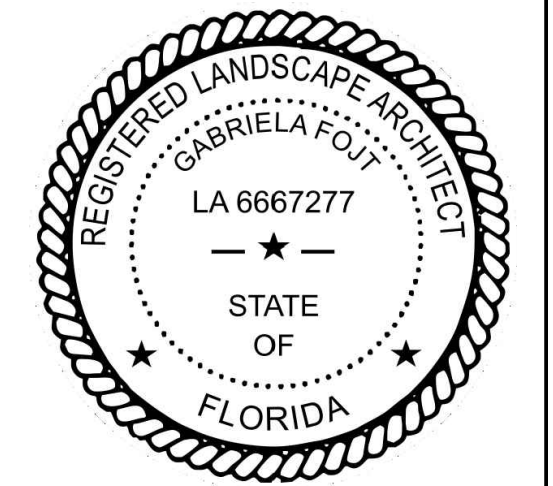


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NOTE:
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
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COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

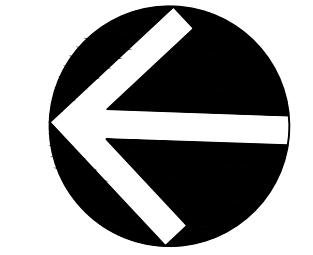
MITIGATION TO BE PAID TO THE CITY TREE FUND:

11 TOTAL PALMS REMOVED x\$350 = \$ 3,850.0
268" TOTAL DBH" HARDWOOD REMOVED/2 x \$350 = \$46,900.0
TOTAL MITIGATION TO BE PAID = \$ 50,750.0



The Mirror of Paradise

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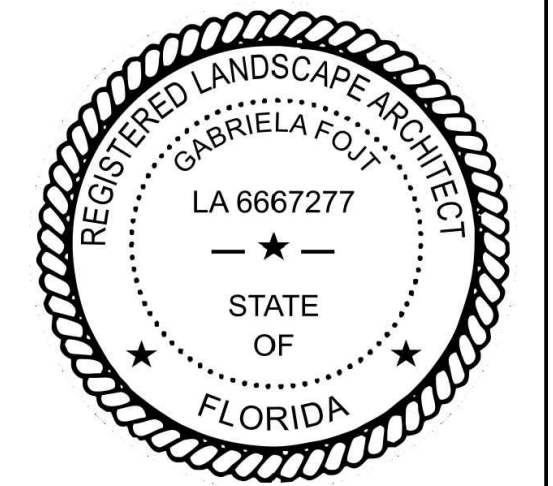
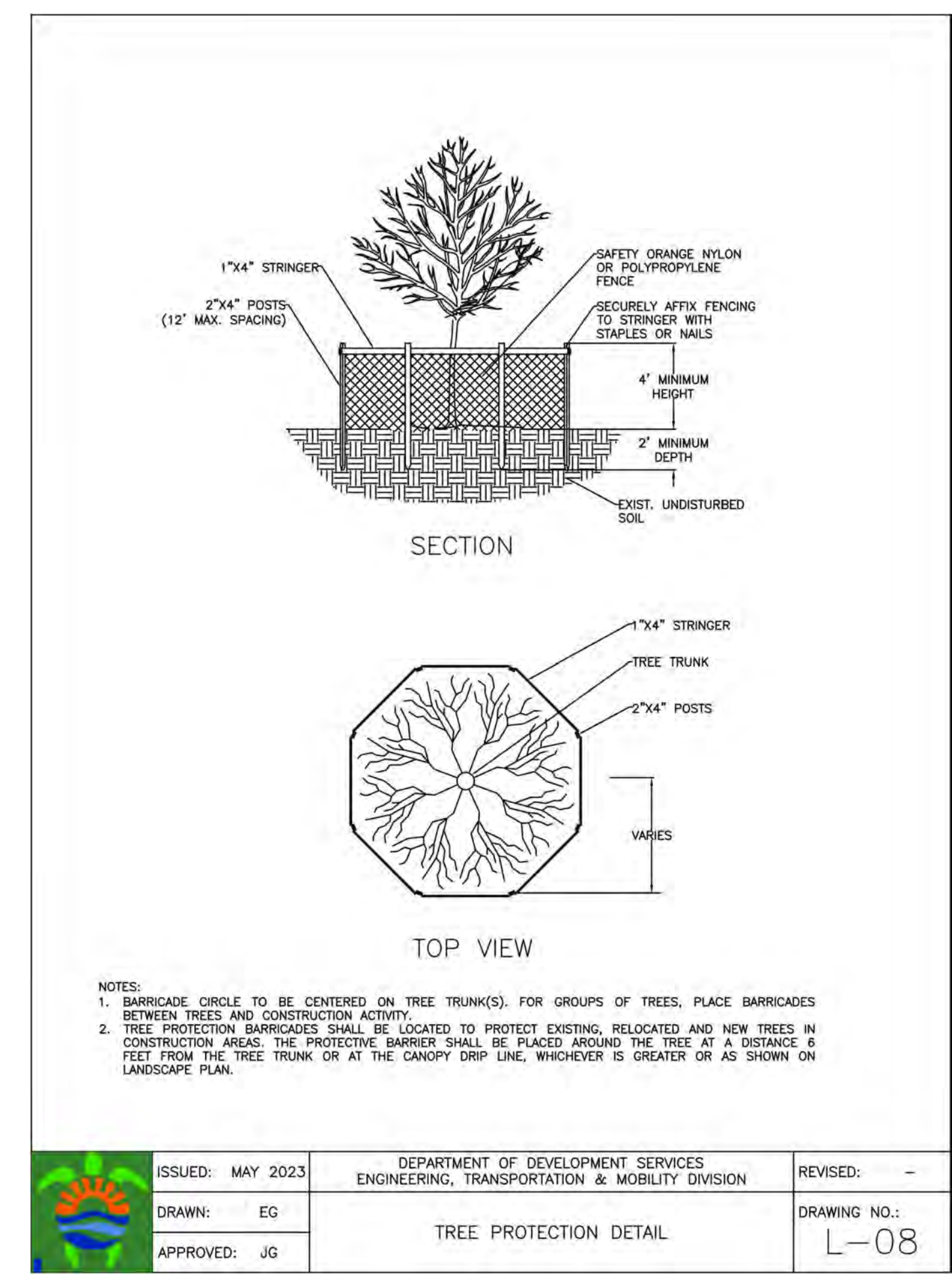
SCALE	1"=10'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	09.18.2023
REVISIONS	
per City comments	11.27.2023

2320 Polk Street
Hollywood City
Florida

REMOVAL PLAN & MITIGATION CALCULATIONS

PLANT SCHEDULE									
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
	01	Persea americana	Avocado	13"	25' OA	15'	Fair		REMOVE
	02	Bursera simaruba	Gumbo Limbo	15"	30' OA	20'	Fair/poor		REMOVE
	03	Mangifera indica	Mango	18"	20' OA	20'	Fair		REMOVE
	04	Cocos nucifera	Coconut Palm	-	4' CT	15'	Fair	NOT QUALIFYING AS TREE	REMOVE
	05	Mangifera indica	Mango	9"	20' OA	20'	Fair		REMOVE
	06	Mangifera indica	Mango	6.5"	20' OA	20'	Fair		REMOVE
	07	Mangifera indica	Mango	7.5"	18' OA	15'	Fair		REMOVE
	08	Mangifera indica	Mango	4"	20' OA	20'	Fair		REMOVE
	09	Mangifera indica	Mango	15.5"	20' OA	20'	Fair		REMOVE
	10	Mangifera indica	Mango	7.5"	20' OA	15'	Fair		REMOVE
	11	Mangifera indica	Mango	1"	5' OA	4'	Fair	NO MITIGATION	REMOVE
	12	Mangifera indica	Mango	7"	20' OA	20'	Fair		REMOVE
	13	Mangifera indica	Mango	10"	20' OA	18'	Fair		REMOVE
	14	Mangifera indica	Mango	8.5"	20' OA	20'	Fair		REMOVE
	15	Adonia merrillii	Manila Palm	-	13' CT, snl trunk		Poor		REMOVE
	16	Beaucarnea recurvata	Pony Tail Palm	-			Fair/poor	NO MITIGATION	REMOVE
	17	Mangifera indica	Mango	5.5"	20' OA	15'	Fair		REMOVE
	18	Mangifera indica	Mango	4.5"	20' OA	15'	Fair		REMOVE
	19	Mangifera indica	Mango	8.5"	20' OA	20'	Fair		REMOVE
	20	Mangifera indica	Mango	8"	20' OA	20'	Fair		REMOVE
	21	Mangifera indica	Mango	6.5"	12' OA	10'	Fair		REMOVE
	22	Mangifera indica	Mango	5"	12' OA	10'	Fair		REMOVE
	23	Cocos nucifera	Coconut Palm	-	14' CT	20'	Very poor	leaning down	REMOVE
	24	Cocos nucifera	Coconut Palm	-	14' CT	20'	Poor	leaning down	REMOVE
	25	Mangifera indica	Mango	3"	9' OA	9'	Fair/poor	NO MITIGATION	REMOVE
	26	Quercus virginiana	Southern Live Oak	24"	35' OA	40'	Fair		TO REMAIN
	27	Quercus virginiana	Southern Live Oak	12.5"	35' OA	30'	Fair/poor	overpruned, unbalanced	REMOVE
	28	Manilkara zapota	Sapodilla	20"+28"	40' OA	30'	Poor		REMOVE
	29	Cocos nucifera	Coconut Palm	-	1' CT	20'	Poor	NO MITIGATION	REMOVE
	30	Cocos nucifera	Coconut Palm	-	24' CT	20'	Fair	curved	REMOVE

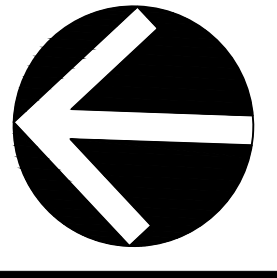
PLANT SCHEDULE									
TREES	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	SPREAD	CONDITION	NOTES	ACTION
	31	Cocos nucifera	Coconut Palm	-	8' CT	20'	Fair/poor	curved	REMOVE
	32	Cocos nucifera	Coconut Palm	-	28' CT	20'	Poor		REMOVE
	33	Ficus aurea	Strangler Fig	18"			Very poor	growing on an old stump	REMOVE
	34	Adonia merrillii	Manila Palm	-	12'-25' CT, 5 trunks		Poor		REMOVE
	35	Adonia merrillii	Manila Palm	-	14' 7 25' CT, dbl		Poor		REMOVE
	36	Syagrus romanzoffiana	Queen Palm	-	28' CT	12'	Poor		REMOVE
	37	Schefflera actinophylla	Schefflera	-			N/A	INVASIVE	REMOVE
	38	Schefflera actinophylla	Schefflera	-			N/A	INVASIVE	REMOVE
	39	Schefflera actinophylla	Schefflera	-			N/A	INVASIVE	REMOVE
	40	Schefflera actinophylla	Schefflera	-			N/A	INVASIVE	REMOVE
	41	Schefflera actinophylla	Schefflera	-			N/A	INVASIVE	REMOVE
	42	Schefflera actinophylla	Schefflera	-			N/A	INVASIVE	REMOVE
	43	Ptychosperma elegans	Alexander Palm	-	20' CT		Poor	in power lines	REMOVE
	44	Ravenala madagascariensis	Traveler's Tree	-	25' OA cluster		Poor	in power lines	REMOVE
	45	Ficus aurea	Strangler Fig	30"	30' OA	20'	Very poor	in power lines, overpruned	REMOVE



The Mirror of Paradise

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SCALE as noted
 DESIGNED BY GF
 DRAWN BY ...
 CHECKED BY GF
 CAD DWG.
 DATE 09.18.2023
 REVISIONS
 per City comments 11.27.2023

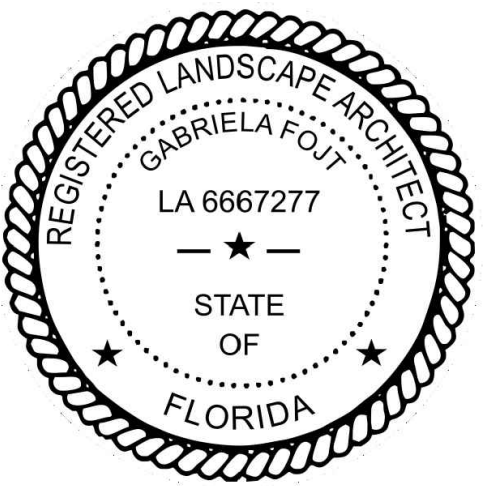
2320 Polk Street
 Hollywood City
 Florida

EXISTING TREES CHART & PROTECTION DETAIL

100% IRRIGATION COVERAGE SHALL BE PROVIDED.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, PROVIDE ROOT BARRIERS WITH A MINIMUM SEPARATION OF 1 FT FROM UTILITY (BY DEEPROOT OR EQUIVALENT) AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS

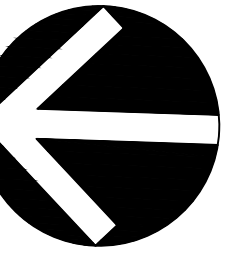
LETTERS REFER TO CODE-SEE CHART ON LP-2



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SCALE 1"=10'-0"

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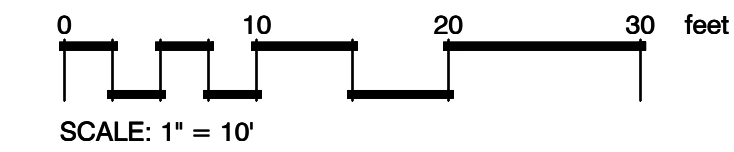
CAD DWG.

DATE 09.18.2023

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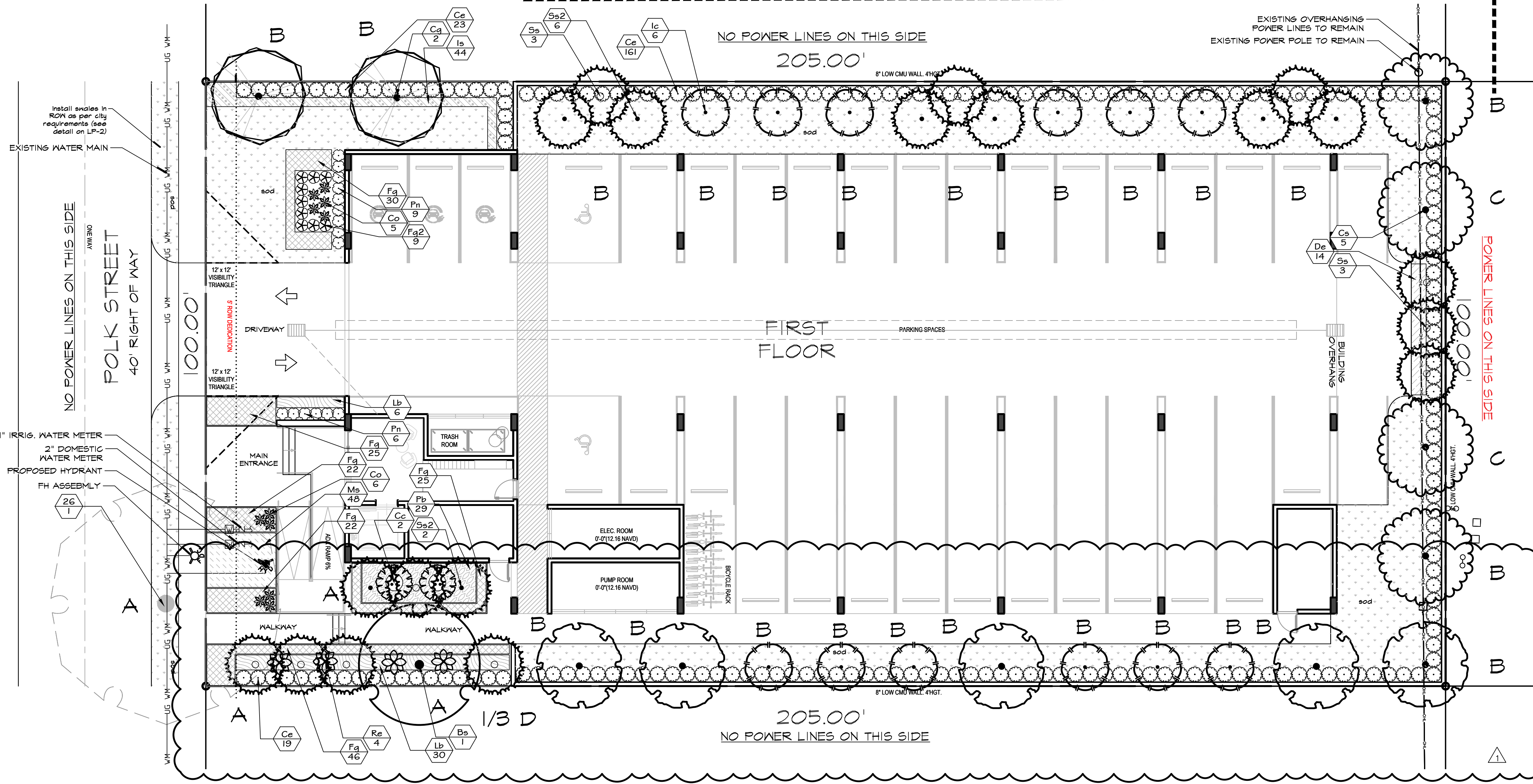
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A 1st FLOOR PLAN
scale 1"=10'-0"



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NOTE:
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PLANT SCHEDULE 1ST FLOOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
Bs	1	1	Bursera simaruba	Gumbo Limbo	12' x 4', 2'dbh	AS SHOWN	YES	HIGH
Cg	2	2	Caesalpinia granadillo	Bridal Veil Tree	12' x 4'-5' spr, 2'dbh, matched	AS SHOWN	NO	HIGH
Cc	2	2	Chamaedorea cataractarum	Cascade Palm	5'-6' OA	AS SHOWN	NO	HIGH
Cd	5	5	Coccoloba diversifolia	Pigeon Plum	12' OA 2'dbh	AS SHOWN	YES	HIGH
Cs	4	4	Conocarpus erectus sericeus	Silver Buttonwood	12' OA, 2'dbh	AS SHOWN	YES	HIGH
Ic	12	12	Ilex cassine	Dahoon Holly	12' x 4' spr, 2'dbh, matched	AS SHOWN	YES	HIGH
Ss2	8	8	Sabal palmetto	Cabbage Palmetto	12'-14' CT, booted, matched	AS SHOWN	YES	HIGH
Ss	11	11	Sabal palmetto	Cabbage Palmetto	8' CT, booted, matched	AS SHOWN	YES	HIGH

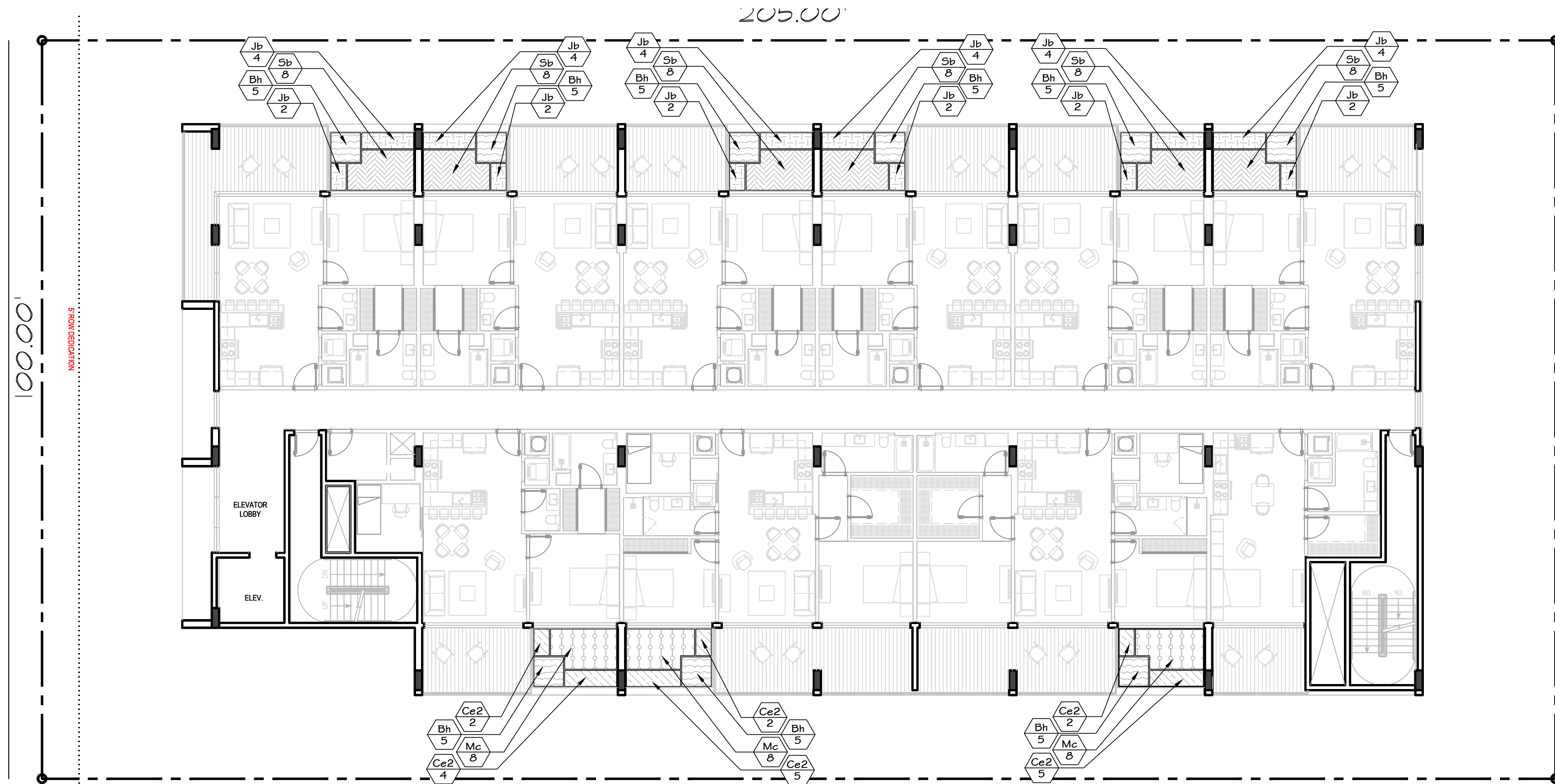
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
EXISTING TREES								
(Symbol)	26	1	Quercus virginiana	Southern Live Oak	24" dbh, 35' OA, 40' spr	EXISTING	YES	HIGH
SHRUBS								
Ce	203	203	Conocarpus erectus	Buttonwood	4'-5' OA, full	30"OC	YES	HIGH
Co	11	11	Cordylone fruticosus 'Harlequin'	Harlequin Ti Plant	3 gal.	AS SHOWN	NO	HIGH
Fg2	9	9	Farfugium japonicum giganteum	Giant Leopard Plant	3 gal.	24"OC	NO	MODERATE
Pn	15	15	Psychotria nervosa	Wild Coffee	3 gal, full	24"OC	YES	HIGH
Re	4	4	Rhapis excelsa	Lady Palm	7 gal	48"OC	NO	LOW
SHRUB AREAS								
De	14	14	Duranta erecta 'Gold Mound'	Gold Mound Dewdrops	3 gal, ftb	24"OC	NO	HIGH
Fg	170	170	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal, full	18"OC	NO	HIGH
Is	44	44	Ilex vomitoria 'Schillings'	Schillings Yaupon Holly	3 gal, ftb	18"OC	YES	HIGH
Lb	36	36	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal, full	24"OC	NO	MODERATE
Ms	48	48	Mimosa strigillosa	Sunshine Mimosa	1 gal	24"OC	YES	HIGH
Pb	29	29	Philodendron burle-marxii	Burle Marx Philodendron	3 gal, full	24"OC	NO	MODERATE
GROUND COVERS								
Ss3	3,378 sf	3,378 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

- NOTES:
- SOD AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

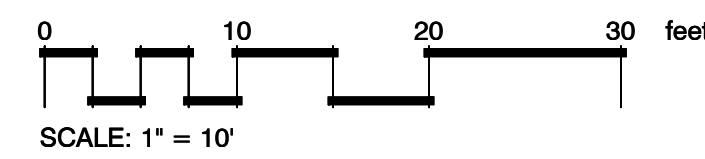
2320 Polk Street
Hollywood City
Florida

LANDSCAPE PLAN, PLANT SCHEDULE, CODE CHART

POLK STREET
40' RIGHT OF WAY



A 2nd FLOOR PLAN
scale 1"=10'-0"



PLANT SCHEDULE 2ND FLOOR

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Bh	45	Bougainvillea x 'Helen Johnson'	Helen Johnson Compact Bougainvillea	3 gal, ftb	24"OC	NO	HIGH
	Ce2	20	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	3 gal, full	24"OC	NO	HIGH
	Jb	36	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	3 gal, full	24"OC	NO	HIGH
	Mc	24	Muhlenbergia capillaris	Pink Muhly Grass	1 gal. full	30"OC	YES	HIGH
	Sb	48	Spartina bakeri	Sand Cordgrass	1 gal. full	30"OC	YES	HIGH

LANDSCAPE CODE REQUIREMENTS

Code letter	Code requirement	Required	Existing	Proposed	Provided
A	Perimeter landscape Street tree - one 12"OA tree/each 30 lf of street frontage	100 lf/30=4 trees	1 Oak	6 Sabals (=2 trees), 1 Gumbo limbo	4 provided
B	Residential buffer - one tree/each 20 lf of perimeter (510 lf/20=25.5)	25 trees		2 Silver Buttonwood, 5 Pigeon, 12 Sabals (=4 trees) 12 Dahoon hollies, 2 Bridalveil	25 provided
C	VUA Landscape Terminal landscaped islands	2 trees		2 Silver Buttonwood	2 provided
D	Open space 1 tree per 1,000 sf of pervious site area (5,433 sf x .1,000 sf=5.4) 20% minimum lot space as open/landscape (5,433 sf x .2=1,086.6 sf)	6 trees 1,087 sf		17 Adonidia & 1 Sabal (=6 trees) 1,488 sf	6 provided 27% provided
	60% of required trees to be native (37 x .6=22.2) Max. 50% of trees to be palms (37 x .5=18.5) Min. 50% of shrubs to be native (785 x .5=392.5) Automated irrigation to provide with 100% of coverage	min. 23 native trees max. subst. by 19 palms min. 393 native irrigation system	1	28 1/3 12 trees substituted by palms (counted 3:1) 450 (=57%) irrigation system	28 1/3 provided 12 provided 57% provided provided

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SOIDED WITH FLORATAM SOID. SOID TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS.
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10X ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

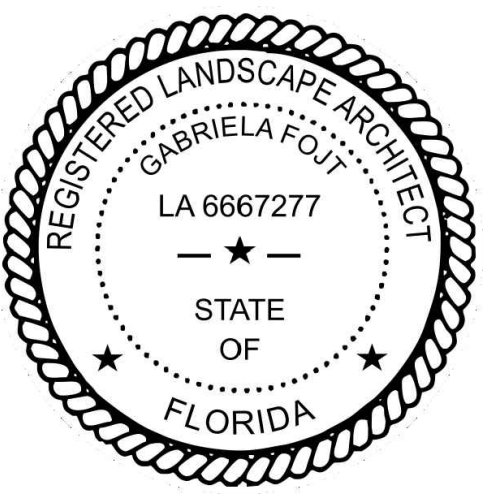
Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

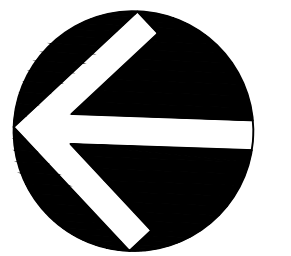
No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.



The Mirror of Paradise

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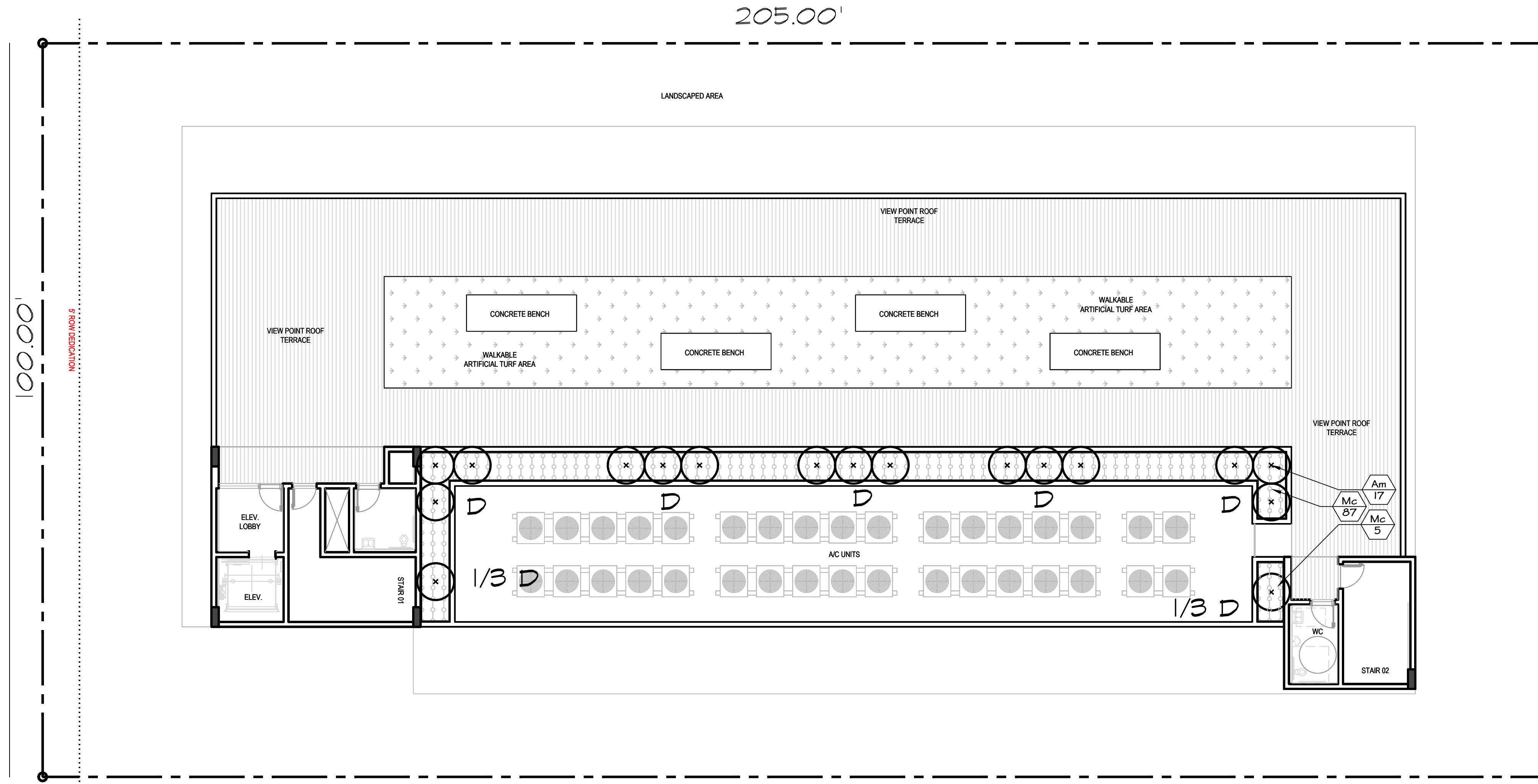


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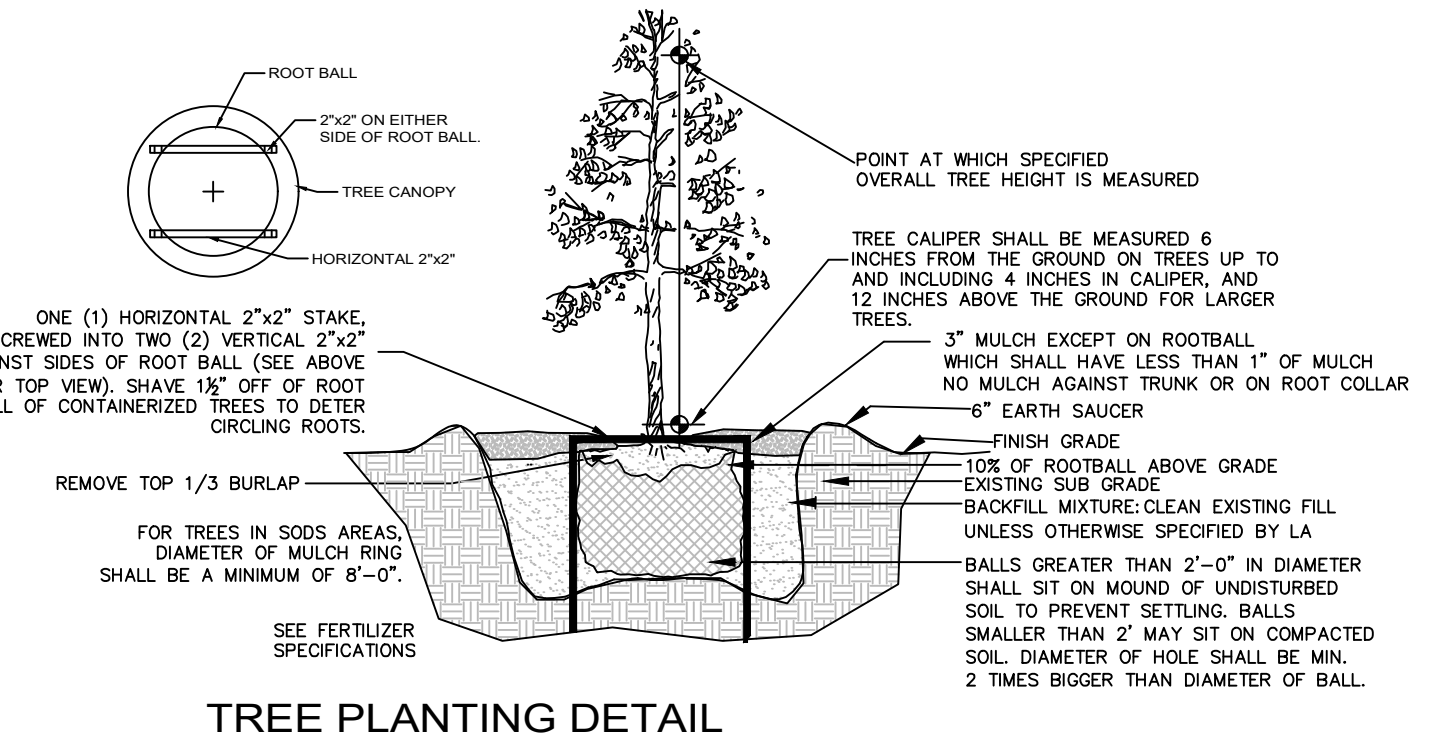
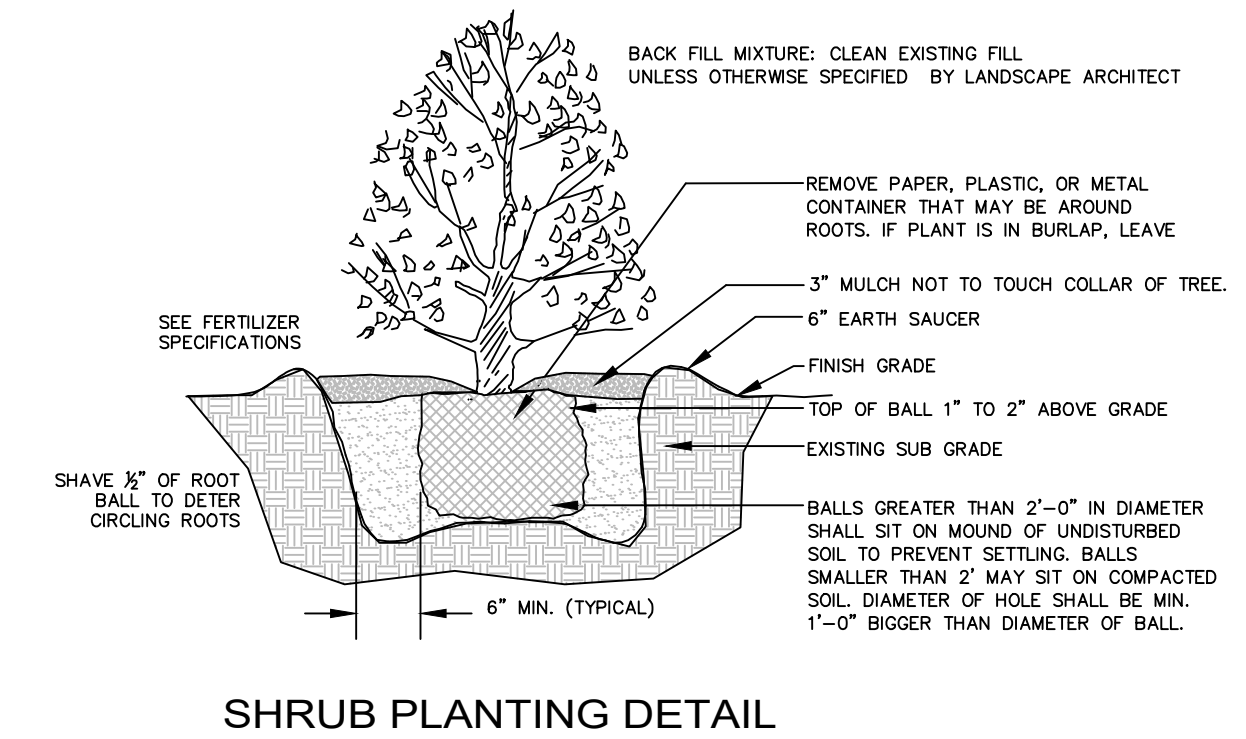
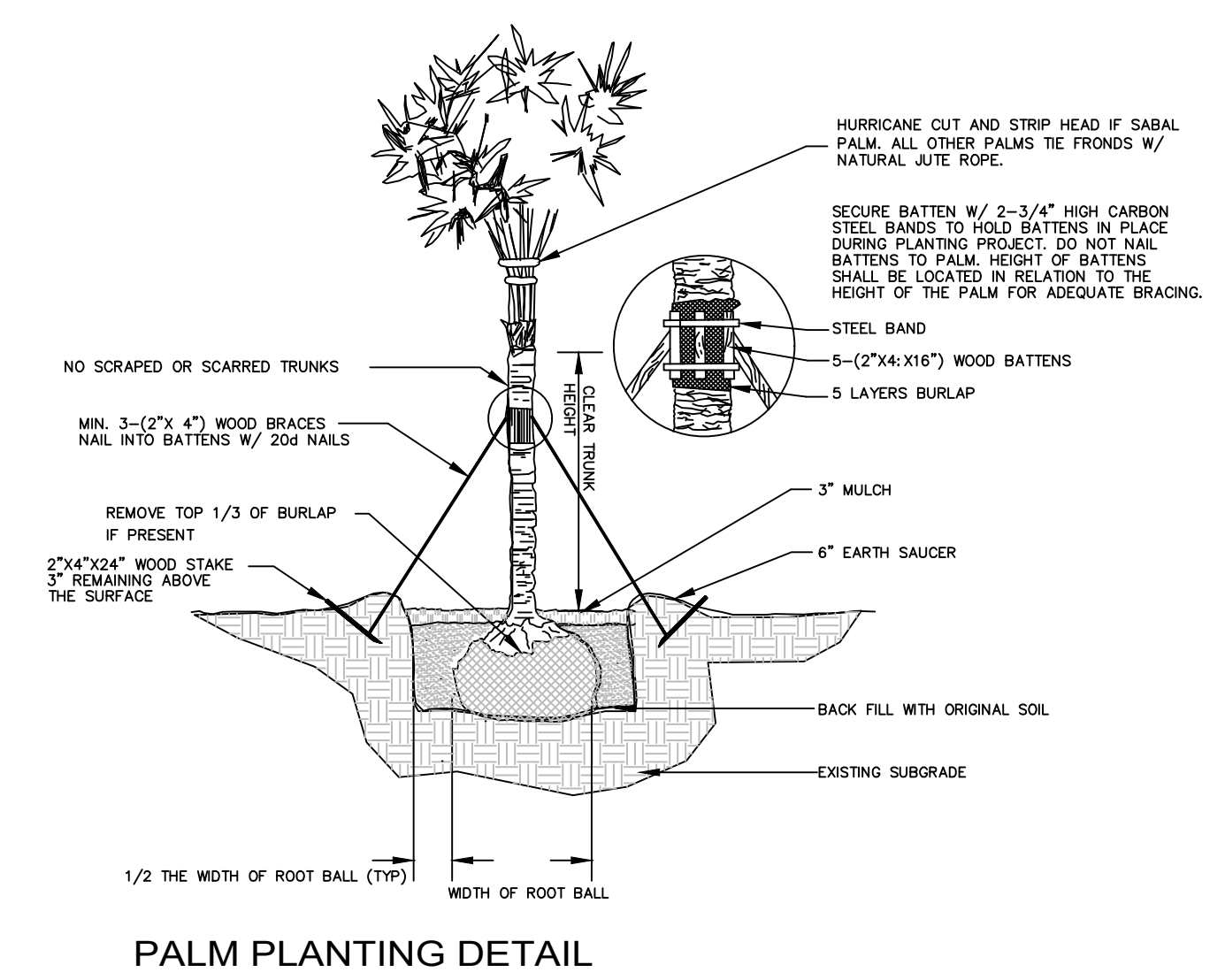
2nd FLOOR, SCHEDULE, CODE & NOTES

POLK STREET
40' RIGHT OF WAY



PLANT SCHEDULE ROOF DECK

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Am	17	Adonidia merrillii	Manila Palm	8'CT, single, matched	AS SHOWN	NO	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
	Mc	92	Muhlenbergia capillaris	Pink Muhly Grass	1 gal. full	30"OC	YES	HIGH



MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

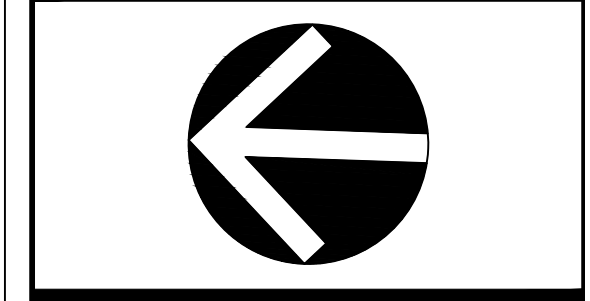
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

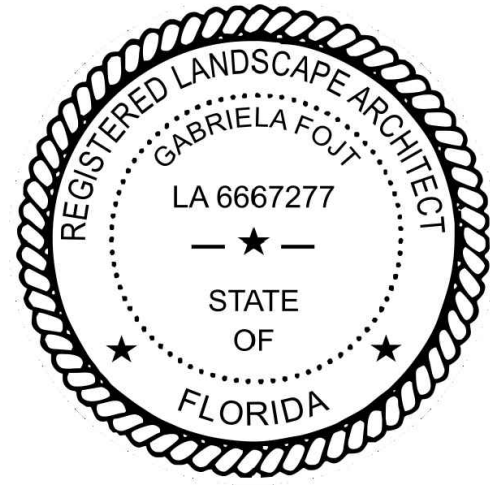


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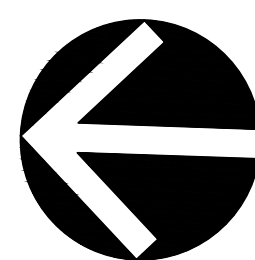
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ROOF DECK, SCHEDULE, DETAILS & NOTES



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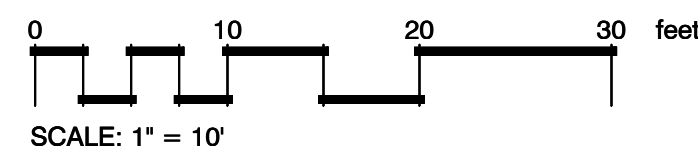
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POLK STREET

FIRST FLOOR

A 1st FLOOR PLAN
scale 1"=10'-0"

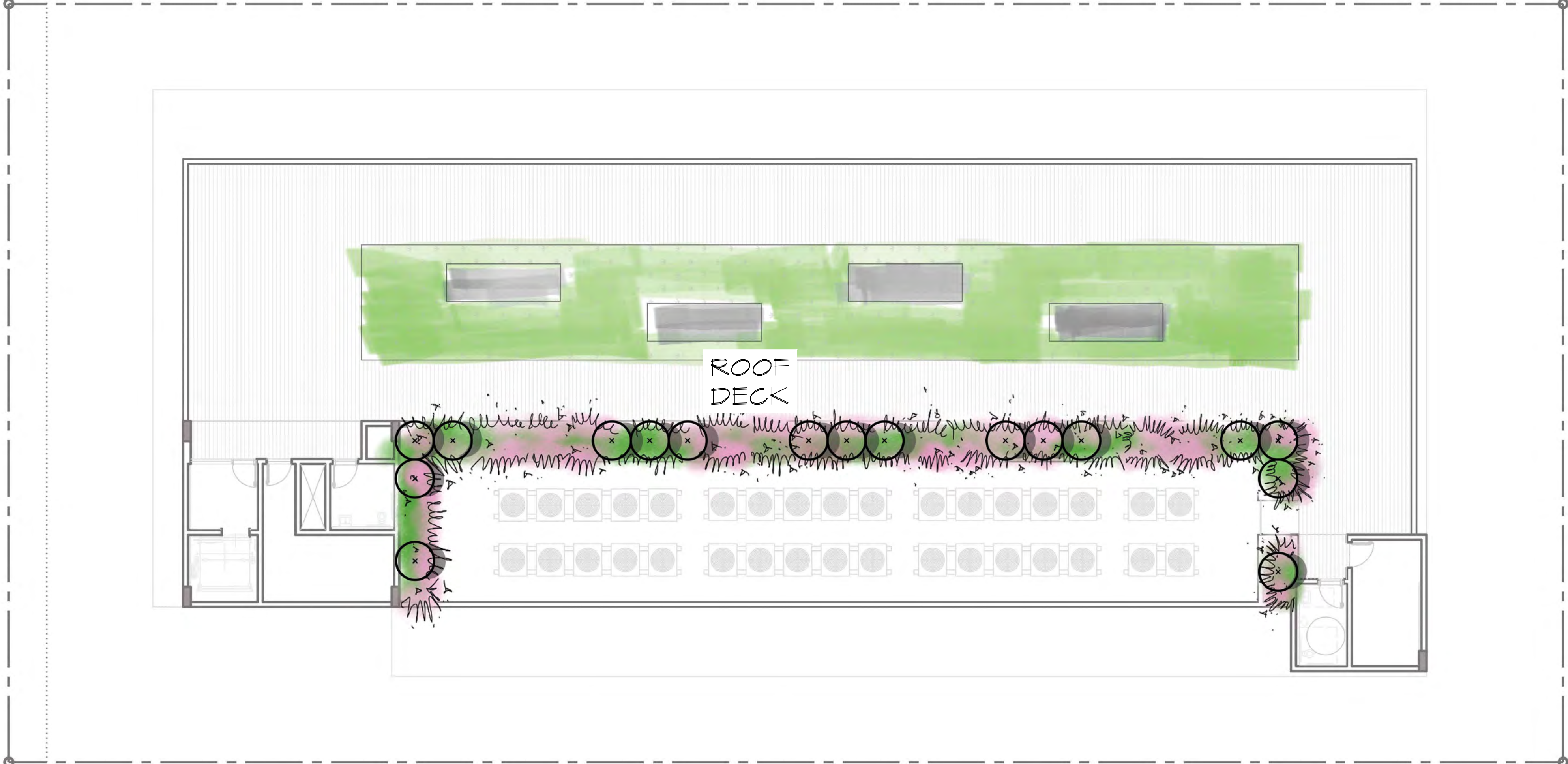
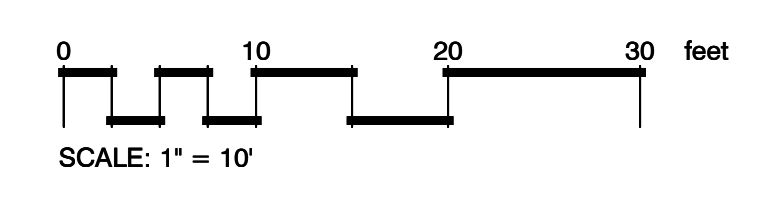


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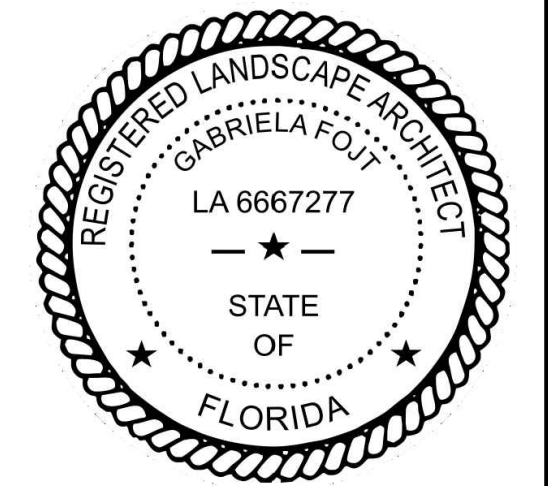
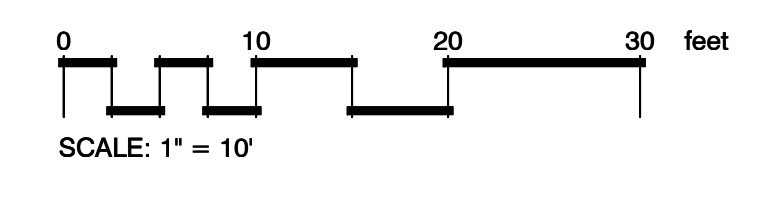
COLORED PLAN - FIRST LEVEL



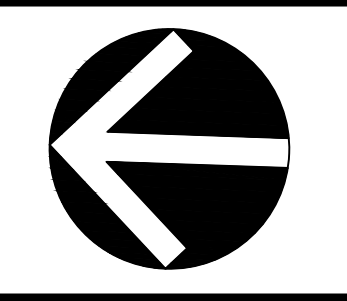
A SECOND LEVEL
scale 1"=10'-0"



B ROOF DECK
scale 1"=10'-0"



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COLORED PLAN - SECOND LEVEL & ROOF DECK