

ATTACHMENT A

Application Package



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 6/7/24

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 2217, 2221, 2231, 2239 JACKSON STREET HOLLYWOOD, FL 33020

Lot(s): 3,4,5 Block(s): 5 Subdivision:

Folio Number(s): 514216012400, 514216012410, 514216012420, 514216012430

Zoning Classification: DH-2 Land Use Classification: RAC

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: N/A

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): N/A

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION OF A 4 STORY MULTI-FAMILY APARTMENT BUILDING WITH 100 TOTAL UNITS

Phased Project: Yes ☐ No ☒ Number of Phases: N/A

Project	Proposal
Units/rooms (# of units)	# UNITS: 100 #Rooms
Proposed Non-Residential Uses	N/A S.F.)
Open Space (% and SQ.FT.)	Required %: 20% (Area: 10,250 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 128)
Height (# of stories)	(# STORIES) 4 (45 FT.)
Gross Floor Area (SQ. FT)	116,435 s.f. Lot(s) Gross Area (56,249 FT.)

Name of Current Property Owner: Menachem Trietel

Address of Property Owner: Marina Cove Circle Aventura, FL 33180

Telephone: 917-474-7031 Email Address: menachem@capitallgroup.com

Applicant JOSEPH B. KALLER Consultant ☒ Representative ☐ Tenant ☐

Address: 2417 Hollywood Blvd Hollywood, FL Telephone:

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2:

Date of Purchase: Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Cutro & Associates

E-mail Address:



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *[Signature]*

Date: June 7, 2024

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: *Joseph B. Kaller*

Date: 6-12-2024

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for PLANNING & DEV. BOARD - DRC to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 7th day of June, 2024

AVIVA TABAK
Notary Public, State of New York
NO. 01TA6431166
Qualified in Rockland County
Commission Expires 03/28/2028

[Signature]
Signature of Current Owner

Anne Tabak
Notary Public

David Stein
Print Name

State of Florida

My Commission Expires: 3/28/28 (Check One) ☒ Personally known to me; OR ☒ Produced Identification _____



KallerArchitecture

Reference: 2217-2239 JACKSON STREET, HOLLYWOOD FL

Project Description: New construction, 4-story, 100 unit multifamily building.

PROPERTY IDs

514216012410

514216012400

514216012420

514216012430

LEGAL DESCRIPTION

1. HOLLYWOOD LITTLE RANCHES 1-26 B LOT 3 E 48 BLK 5
2. HOLLYWOOD LITTLE RANCHES 1-26 B LOT 3 W 52 BLK 5
3. HOLLYWOOD LITTLE RANCHES 1-26 B LOT 4 BLK 5
4. HOLLYWOOD LITTLE RANCHES 1-26 B LOT 5 E1/2 BLK 5



KallerArchitecture

June 4, 2024

City of Hollywood

2600 Hollywood Boulevard
Hollywood, FL 33022

Reference: 2217-2239 Jackson St Apartments
Hollywood, Florida
File # 23-DP-76

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 multifamily building exterior design proposes a warm and contemporary exterior façade which exhibits vertical breakups on the façade with a combination of off white stucco colored finish, decorative railings and composite wood elements running vertically. Also we are proposing wraparound balconies at the corner unit levels along with sizable balconies at each unit. The recessed and movement of the façade with the composite wood elements create a movement on the façade with different heights at each section of the building. The proposed concept also provides for a friendly connection between the base and sidewalk of the building for pedestrians.

The design and overall massing of the building is broken down by providing units at each level starting from the ground level break ups on the façade vertically in sections and different volumes.

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 with a clear delineation of where and how the ground level communicates with the pedestrians. We are proposing pedestrian friendly elements for ease of movement around and into the building. The mixture of both the off white and brown composite wood colors and use of stucco create a friendly effect well with the existing and proposed buildings in the surrounding neighborhood.

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

ANALYSIS: 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 with different volumes and heights differentiated by composite wood and stucco. Also the amenities deck is located on the 2nd floor pushed towards the back of the property to allow for a personal environment for the end users of the building. In addition, the clean stucco color selection of whites and composite wood brown at the apartment levels creates a contrast throughout the building as well.

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 are 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,

Kaller Architecture



Joseph B. Kaller AIA, LEED AP BD+C
President



KallerArchitecture

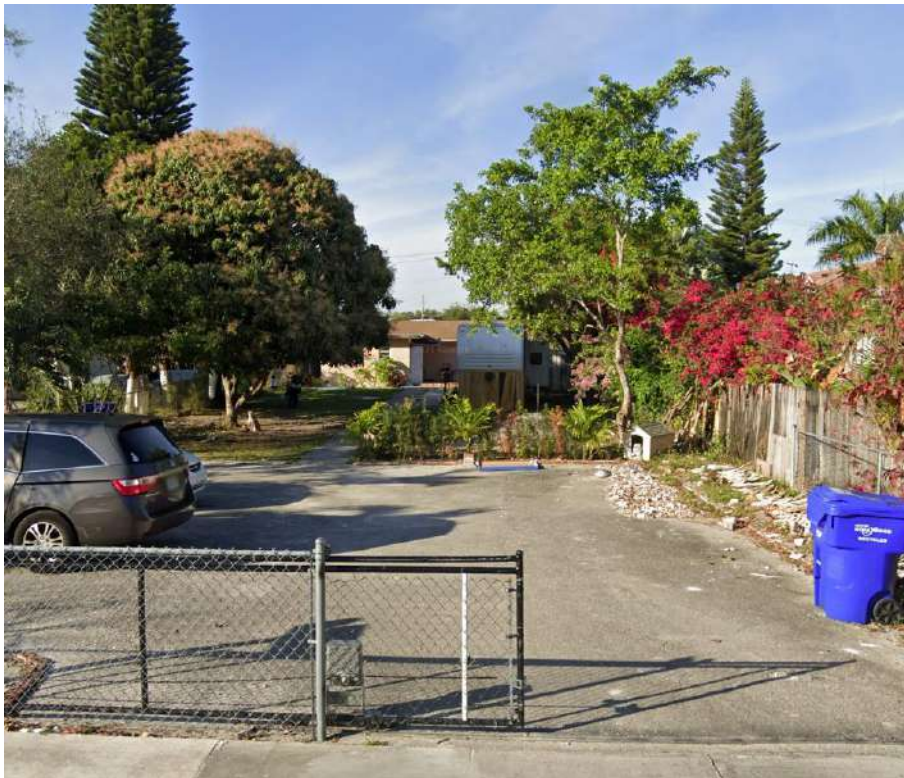
AERIAL VIEW



SUBJECT PROPERTY (2217 JACKSON ST, HOLLYWOOD FL)



SUBJECT PROPERTY (2221 JACKSON ST, HOLLYWOOD FL)



SUBJECT PROPERTY (2231 JACKSON ST, HOLLYWOOD FL)



SUBJECT PROPERTY (2239 JACKSON ST HOLLYWOOD FLORIDA)



2233 JACKSON ST HOLLYWOOD FLORIDA



2236 JACKSON ST, Hollywood, FL



2222 JACKSON ST HOLLYWOOD FL



2230 JACKSON ST, HOLLYWOOD FL







OWNER

MENACHEM TRIETEL
CAPITALL GROUP

ARCHITECT

JOSEPH KALLER

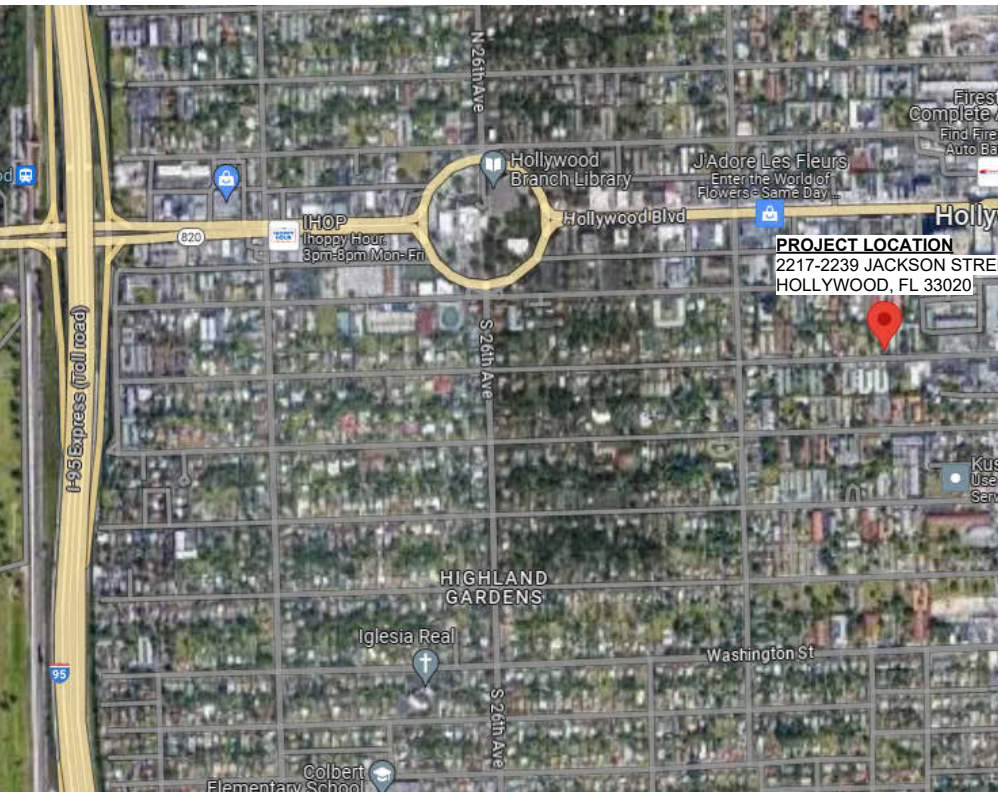
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www.kallerarchitects.com

SITE MAP

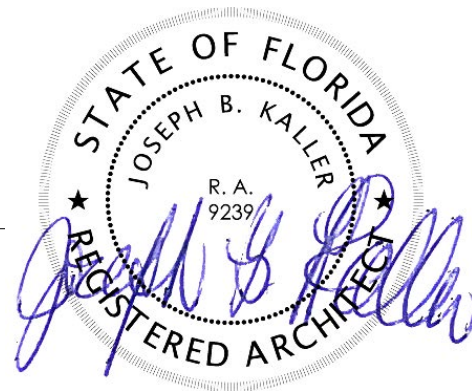


VICINITY MAP



MULTI-FAMILY APARTMENTS

2217, 2221, 2231, 2239 JACKSON ST. HOLLYWOOD, FL 33020



2217,2221,2231,2239 JACKSON STREET HOLLYWOOD, FL. 33020

Parcel ID:	514216012410 514216012400 514216012420 514216012430
Net Lot Area (Combined Parcels):	51,250 SF
Gross Lot Area (Combined Parcels):	56,249 SF
Legal Description:	HOLLYWOOD LITTLE RANCHES 1-26 B LOTS 3,4,5 E 48 BLK 5
BASIC ZONING	
Municipal Future Land Use:	Regional Activity Center (RAC)
Zone:	DH-2
Existing Building Use:	Single Family Residential
Existing Land Use:	Residential
County Future Land Use:	Regional Activity Center

ADDITIONAL ZONES		
Future Conditions 100-Year Flood Elevation (Feet NAVD88)	11.5'	
BUILDING INTENSITY	REQUIRED	PROVIDED
Maximum Building Height:	45 ft	45 ft
Maximum Height - Stories:	4	4
Floor Area Ratio:	1.75 (89,712)	84,931 SF
Minimum Open Space:	20%(10,250 SF)	22% (11,275 SF)
RESIDENTIAL LOADING AREA	REQUIRED	PROVIDED
50-100 Units	1 Space	1 Space
SETBACKS AT GROUND LEVEL	ALLOWED	PROPOSED
Minimum Primary Frontage Setback:	15'-0"	15'-0"
Minimum Side Setback:	10'-0"	10'-0"
Minimum Rear Setback:	20'-0"	20'-0"
VEHICULAR USE ARE (V.U.A)		
UNCOVERED PARKING	2,689 SF X 25% = 672 SF	
LANDSCAPE (EXCLDS. BUFFERS)	3,663 SF	

SHEET INDEX	
ARCHITECTURAL	
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A-1	SITE PLAN
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A-3	THIRD & FOURTH FLOORS
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A-5	NORTH + SOUTH ELEVATION
A-6	ROOF PLAN
A-7	DIAGRAMS/MATERIALS
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C-2	PAVING GRADING & DRAINAGE PLAN
C-3	CIVIL DETAILS 1
C-4	CIVIL DETAILS 2
C-5	PAVEMENT MARKINGS & SIGNAGE PLAN
C-6	WATER & SEWER PLAN AND DETAILS
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C-8	UTILITIES DETAILS 2
LANDSCAPE	
DT-1	LANDSCAPE REMOVAL PLAN + MITIGATION SCHEDULE
LP-1	LANDSCAPE PLAN & CODE CHART
LP-2	LANDSCAPING SCHEDULE & NOTES
LP-3	COLORLED LANDSCAPE PLAN & DETAILS

CITY OF HOLLYWOOD MEETING DATES	
TECHNICAL ADVISORY COMMITTEE (TAC)	SEPTEMBER 18TH, 2023
PLANNING & DEVELOPMENT BOARD (SIGN OFF)	MARCH 12TH, 2023
NOTE:	
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.	
- ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.	
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS	
- FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ ROADWAY ADJACENT TO THE PROJECT SITE.	

JACKSON STREET
HOLLYWOOD, FL. 33020

Gross Lot Area (Combined Parcels): 56,249 SF

BASIC ZONING

ADDITIONAL ZONES

BUILDING INTENSITY

RESIDENTIAL LOADING AREA

SETBACKS AT GROUND LEVEL

EXTERNAL LIGHTING

UNIT TYPE INFORMATION

UNIT TYPE

VEHICULAR USE ARE (V.U.A)

CITY OF HOLLYWOOD PARKING REQUIREMENTS 4.6.C

TOTAL: 118 SPACES 128 SPACES
CITY OF HOLLYWOOD OFF STREET LOADING REQUIREMENTS 7.2.C.2

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- 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



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SEAL

STATE OF FLORIDA

JOSEPH B. KALLER

R.A.
9239

REGISTERED ARCHITECT

JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

SITE PLAN

REVISIONS

[illegible]

drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-1 }

UNIT BREAKDOWN			
LEVEL	STUDIO	ONE-BEDROOM	TWO-BEDROOM
SECOND FLOOR	9	18	5
THIRD FLOOR	9	20	5
FOURTH FLOOR	9	20	5
TOTAL	27	58	15
GRAND TOTAL	100 TOTAL UNITS		

PARKING BREAKDOWN			
LEVEL	STUDIO	ONE-BEDROOM	TWO-BEDROOM
SECOND FLOOR	9	18	5
THIRD FLOOR	9	20	5
FOURTH FLOOR	9	20	5
TOTAL	27 X 1 = 27	58 X 1 = 58	15 X 1.5 = 23
TOTAL PARKING REQUIRED	108 TOTAL SPACES		
TOTAL PARKING PROVIDED	128 TOTAL SPACES		

ROOM LEGEND

- 1 BED / 1 BATH
- 1 BED / 1.5 BATH
- 2 BED / 2 BATH
- 2 BED / 2.5 BATH
- FITNESS
- SOCIAL ROOM
- STUDIO



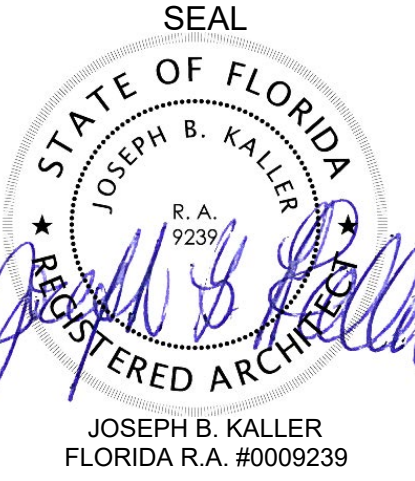
1 SECOND FLOOR
3/32" = 1'-0"



JACKSON STREET
40' TOTAL R/W
(FUTURE TO BE 50' R/W)



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MULTI-FAMILY
APARTMENTS
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

PROJECT TITLE

SHEET TITLE
SECOND FLOOR

REVISIONS		
No.	Description	Date
3	SIGN OFF	4/22/24

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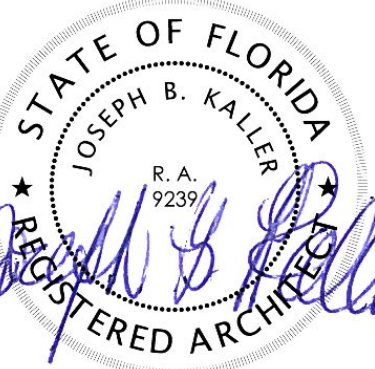
PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
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SHEET
A-2



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JOSEPH B. KALLER
FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
JACKSON ST. HOLLYWOOD, FL

1	NORTH ELEVATION 3/32" = 1'-0"
---	----------------------------------



2	WEST ELEVATION 3/32" = 1'-0"
---	---------------------------------



2	WEST ELEVATION 3/32" = 1'-0"
---	---------------------------------

3 MATERIAL LEGEND
N.T.S.

REVISIONS

PROJECT No.:
E:
OWN BY: MF
CKED BY: JBK

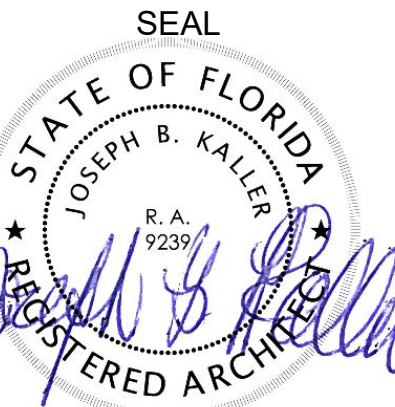
SHEET

A-5

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CHECKED BY: JBK

SHEET



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FLORIDA R.A. #0009239

**MULTI-FAMILY
APARTMENTS**
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

ROOF PLAN

1
2
3
4
5

REVISIONS

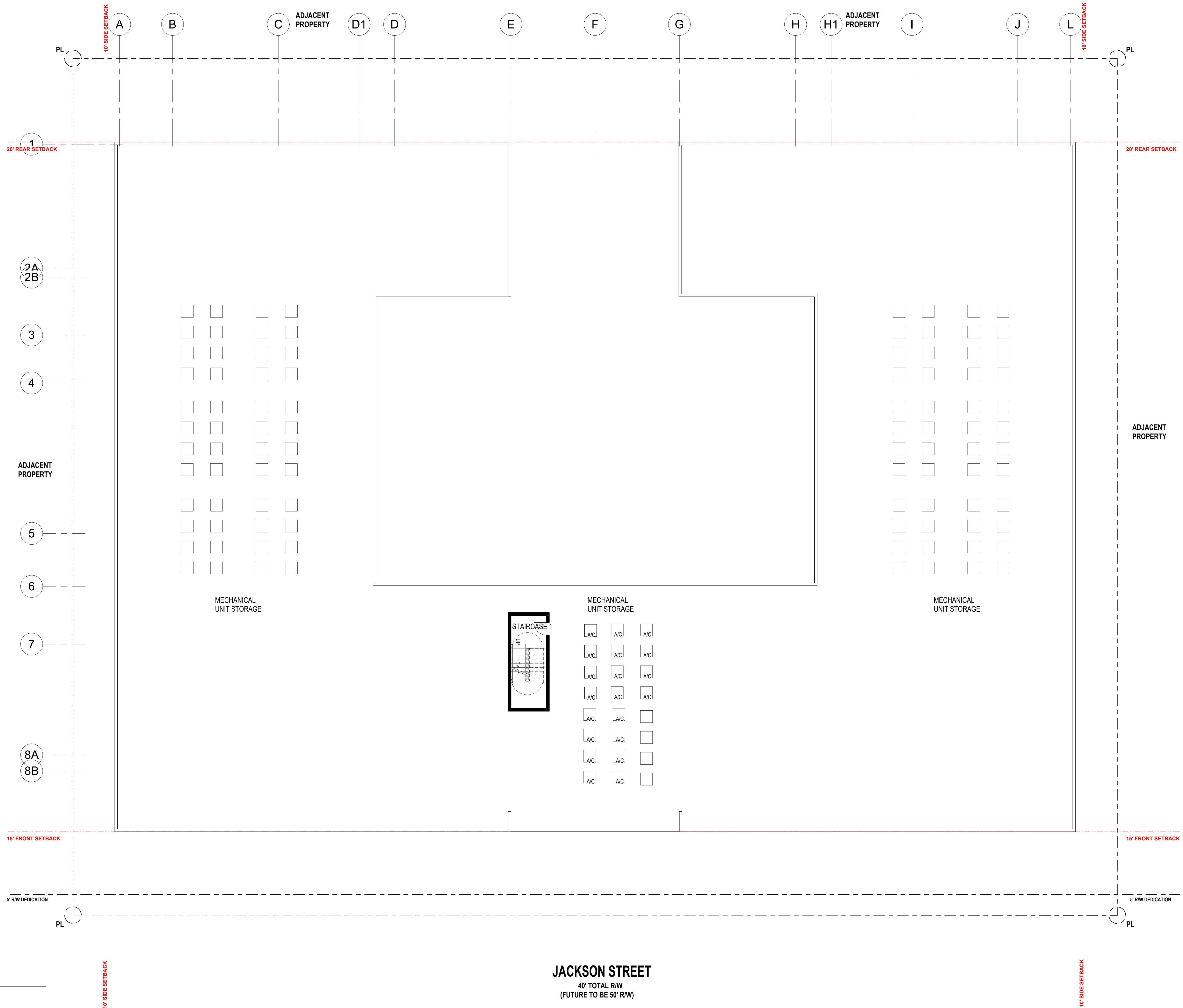
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DATE: 6/30/23
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SHEET

A-6



1 ROOF DECK
3/32" = 1'-0"

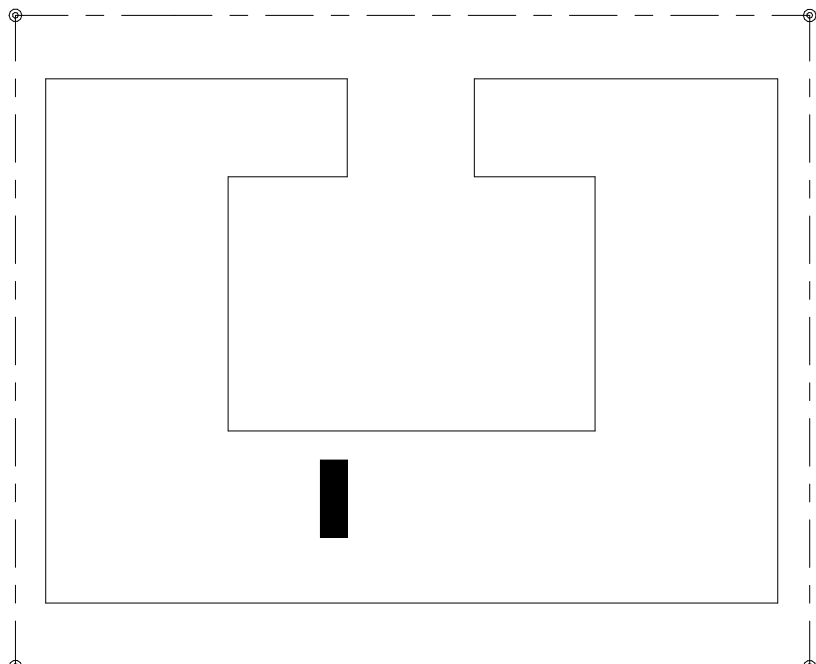


1 ROOF DECK
3/32" = 1'-0"

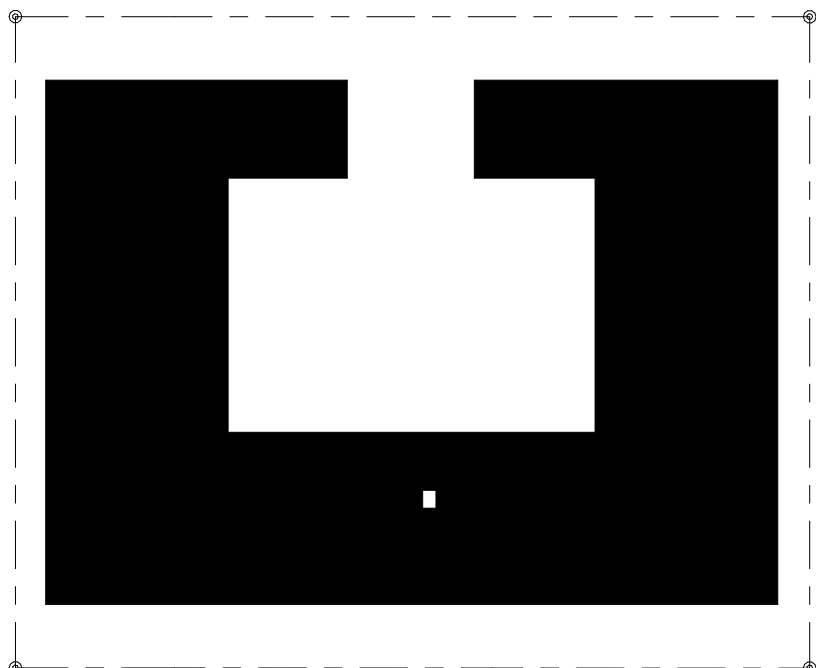
JACKSON STREET
40' TOTAL R/W
(FUTURE TO BE 50' R/W)

1 ROOF DECK
3/32" = 1'-0"

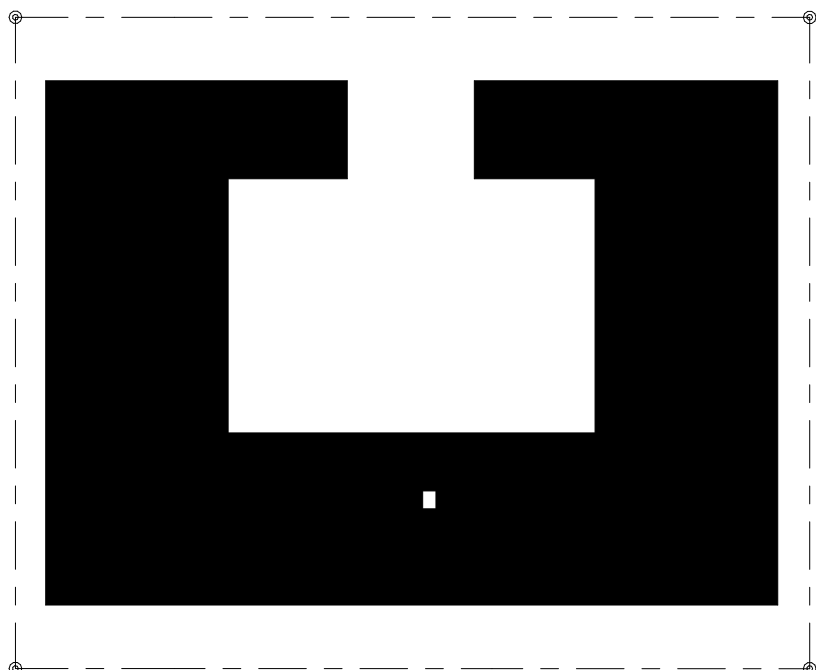
1 ROOF DECK
3/32" = 1'-0"



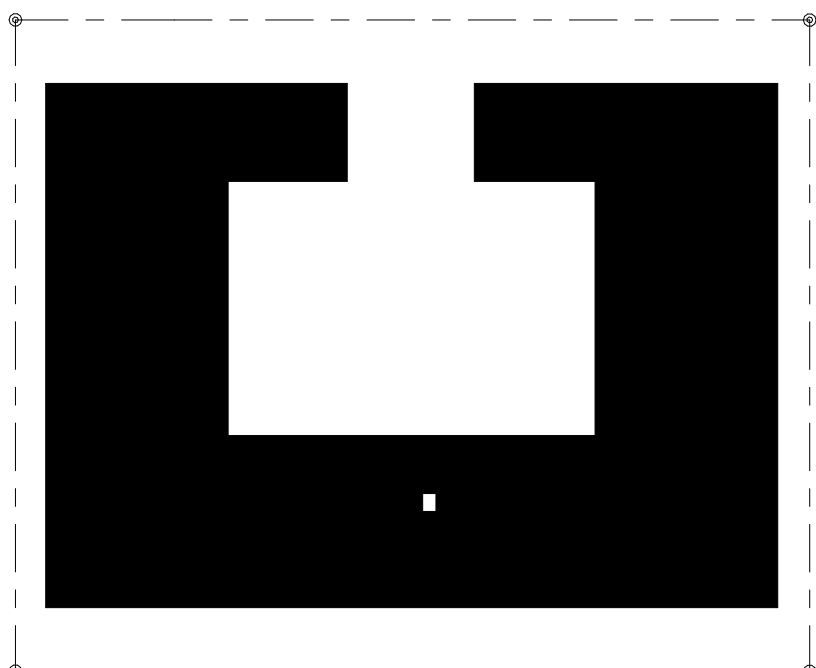
ROOF LEVEL (MECH. SERVICE AREA)
FAR: 161.50 SF



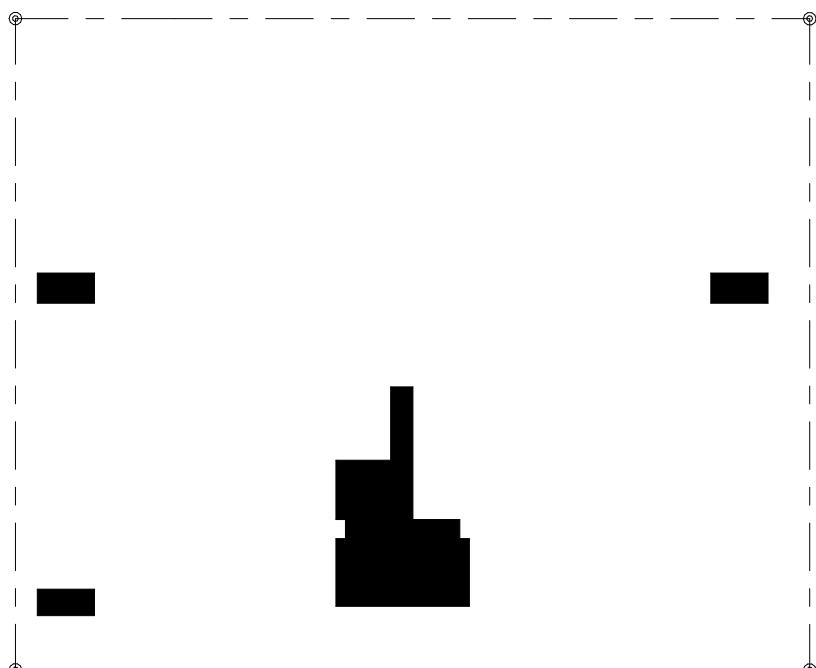
FOURTH FLOOR
FAR: 27,521.03 SF



THIRD FLOOR
FAR: 27,521.03 SF



SECOND FLOOR
FAR: 27,521.03 SF

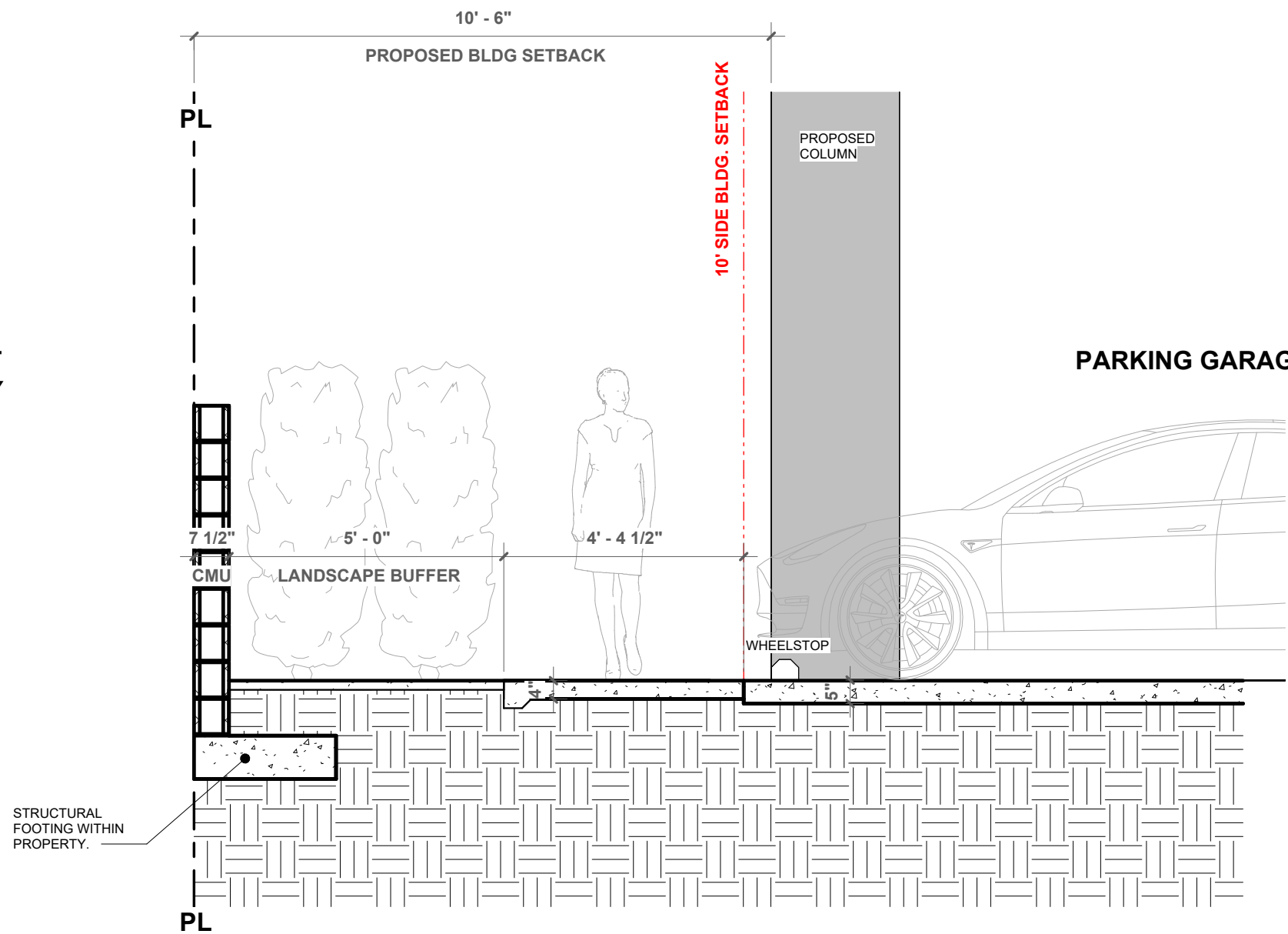


GROUND FLOOR
FAR: 2217.23 SF

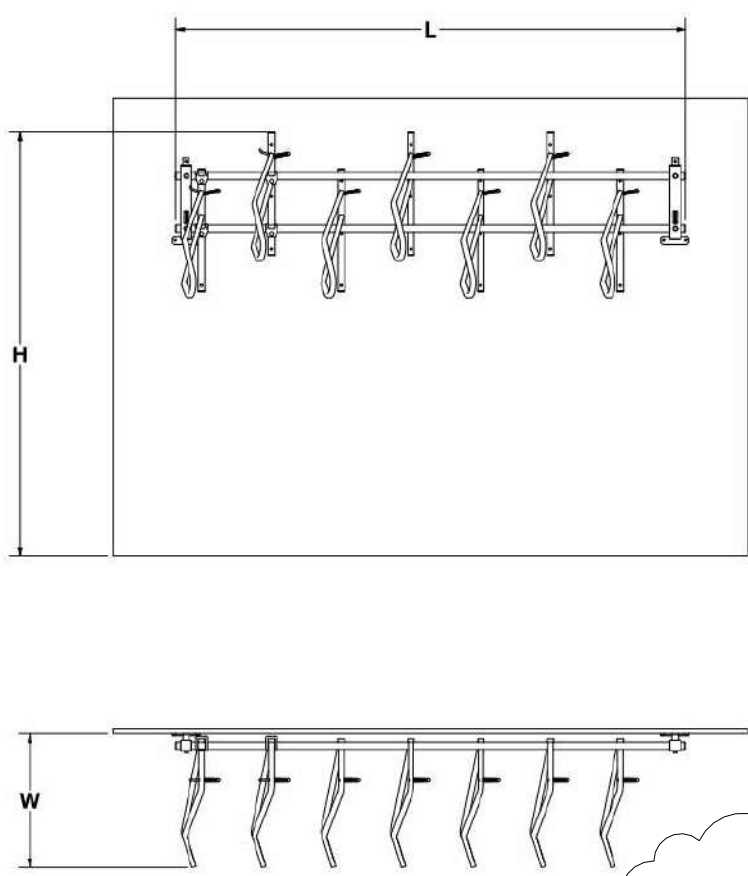
1 FAR DIAGRAM
1" = 60'-0"

MAX FAR	1.75 SF
NET LOT AREA	51,250 SF
FAR BREAKDOWN	
GROUND FLOOR	= 2217.23 SF
SECOND FLOOR	= 27,521.03 SF
THIRD FLOOR	= 27,521.03 SF
FOURTH FLOOR	= 27,521.03 SF
ROOF	= 161.50 SF
REQUIRED	PROVIDED
1.75(89,687 SF)	1.68(84,941.82 SF)

ADJACENT PROPERTY

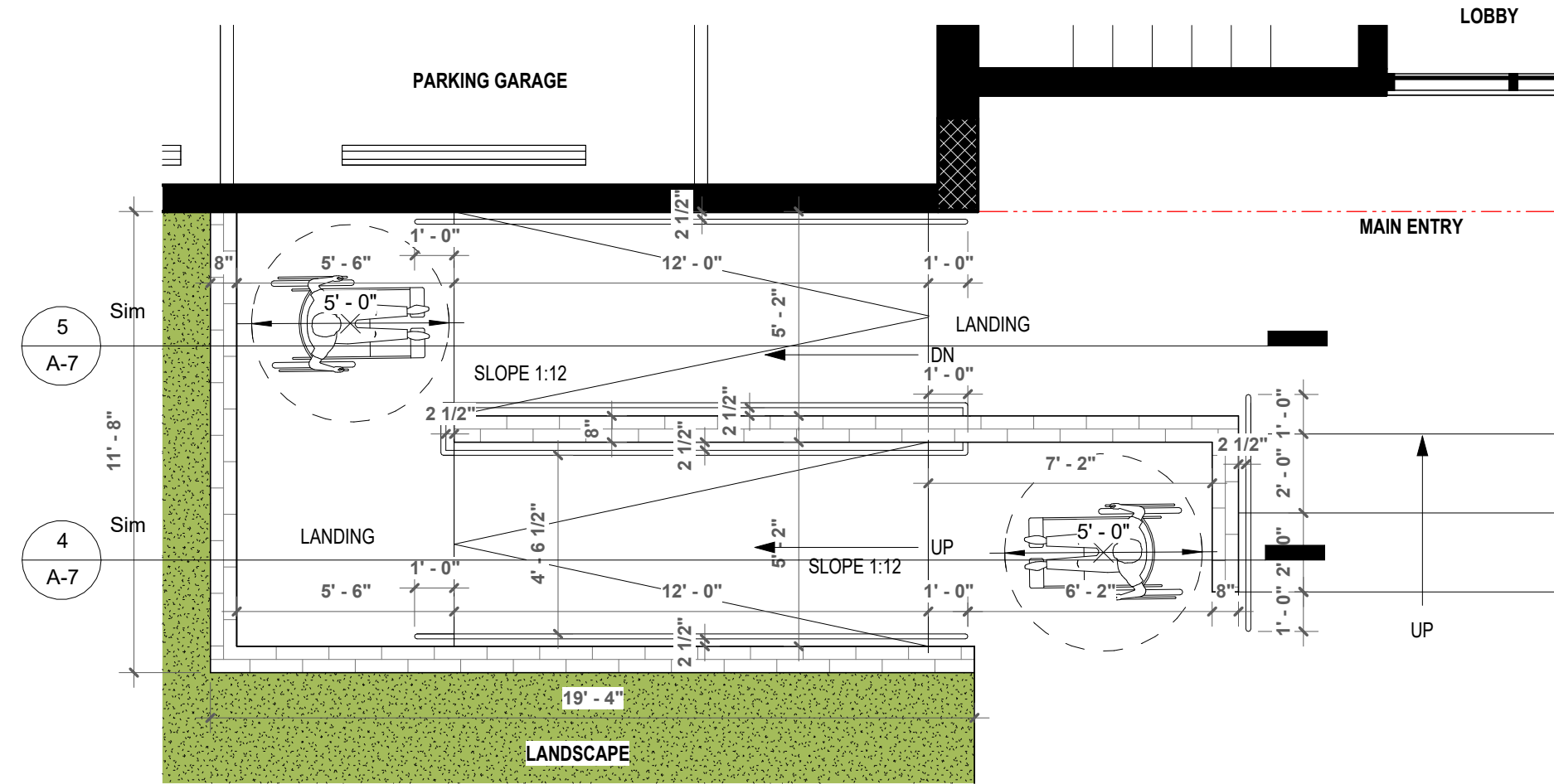


2 SECTION A-A
3/8" = 1'-0"



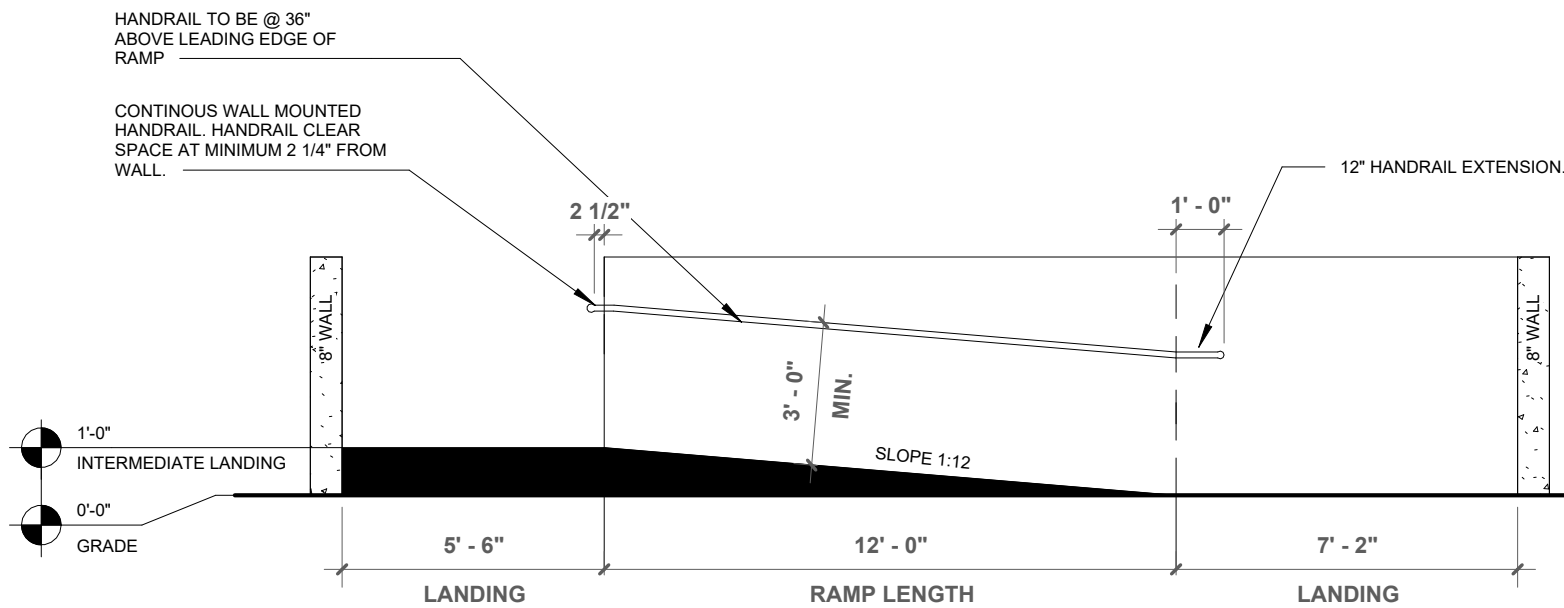
VERTICAL+ WALL MOUNT RACK DIMENSIONS				
BIKE SPACING	BIKE CAPACITY	L	W	H
13	2	34.8	30.7	84
13	3	47.8	30.7	84
13	4	60.8	30.7	84
13	5	73.8	30.7	84
13	6	86.8	30.7	84
13	7	99.8	30.7	84
13	8	112.8	30.7	84
13	9	125.8	30.7	84
16	2	40.8	30.7	84
16	3	56.8	30.7	84
16	4	72.8	30.7	84
16	5	88.8	30.7	84
16	6	104.8	30.7	84
16	7	120.8	30.7	84
17	2	42.8	30.7	84
17	3	59.8	30.7	84
17	4	76.8	30.7	84
17	5	93.8	30.7	84
17	6	110.8	30.7	84
17	7	127.8	30.7	84
18	2	44.8	30.7	84
18	3	62.8	30.7	84
18	4	80.8	30.7	84
18	5	98.8	30.7	84
18	6	116.8	30.7	84
18	7	134.8	30.7	84

3 BIKE RACK WALL HUNG DETAIL
1/4" = 1'-0"



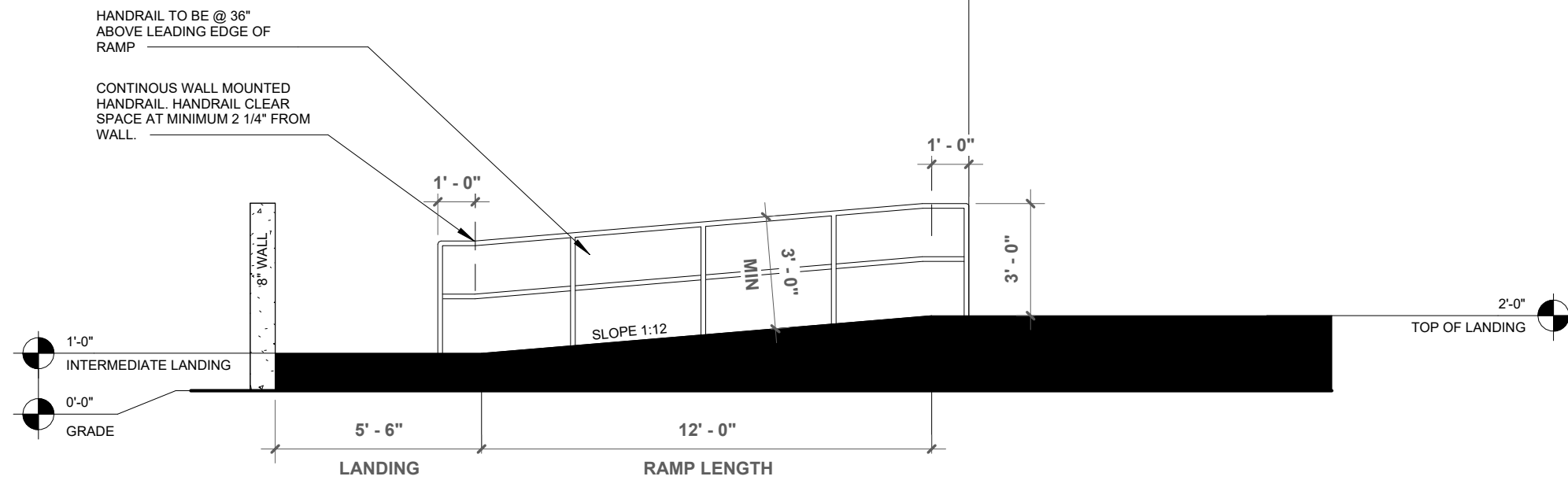
NOTE: ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

3 ADA RAMP DETAIL
1/4" = 1'-0"



ELEVATION A

4 RAMP ELEVATION A
1/4" = 1'-0"



ELEVATION B

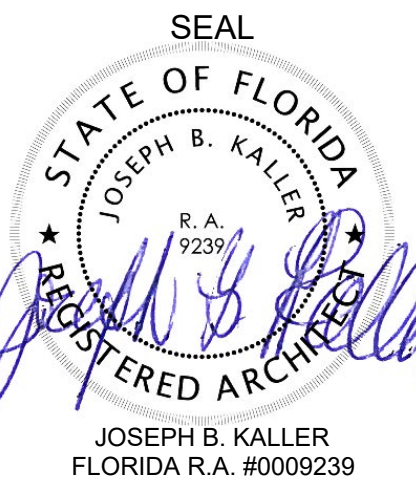
5 RAMP ELEVATION B
1/4" = 1'-0"



Kaller Architecture

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MULTI-FAMILY APARTMENTS
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

PROJECT TITLE

DIAGRAMS/MATERIALS

SHEET TITLE

REVISIONS

No.	Description	Date
2	SIGN OFF	2/20/24
3	SIGN OFF	4/22/24

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PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-7

**MULTI-FAMILY
APARTMENTS**
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

STREET PROFILE

REVISIONS

[illegible]

drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

SHEET

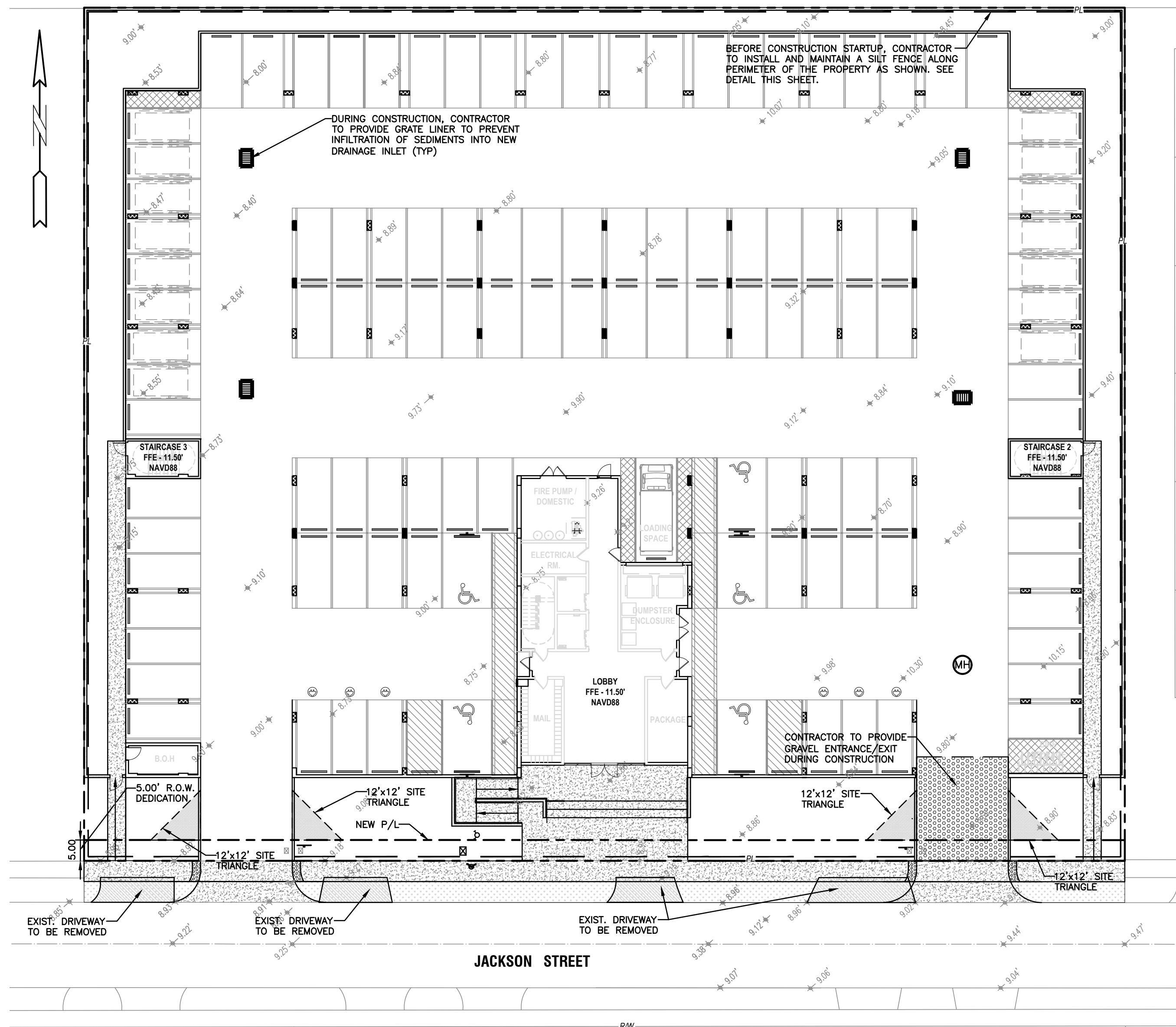
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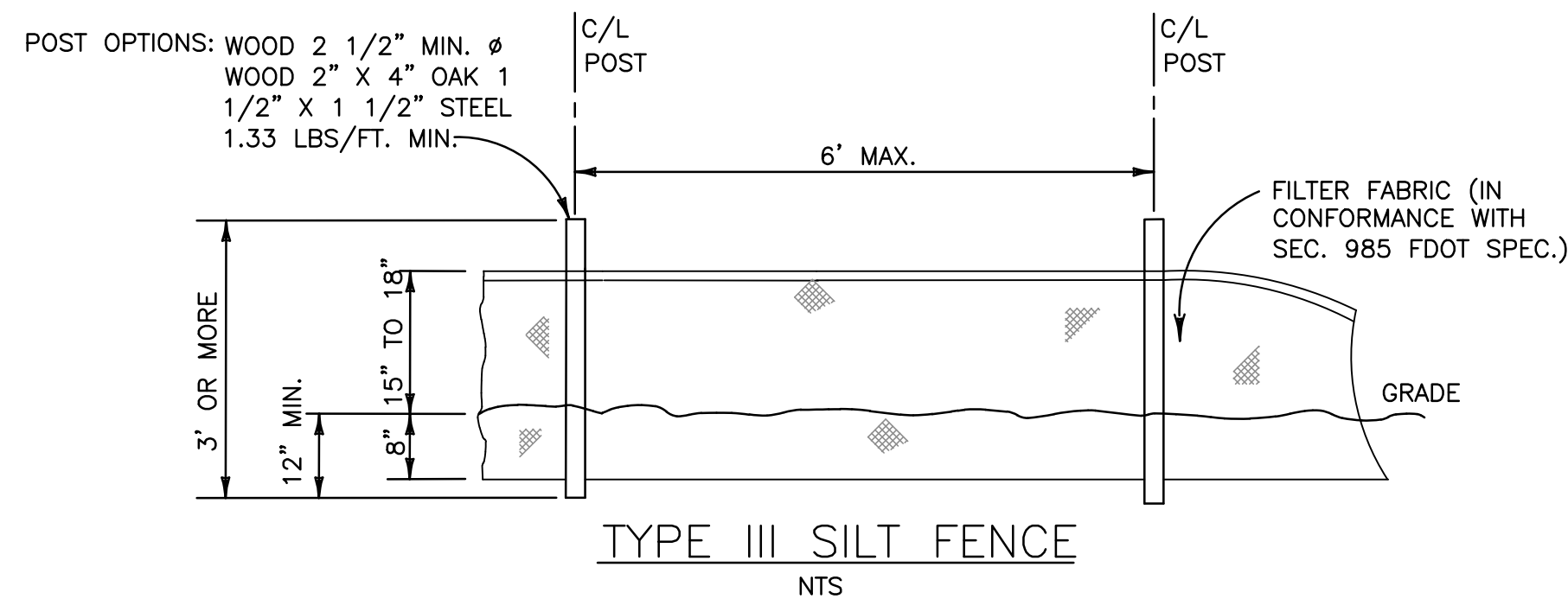
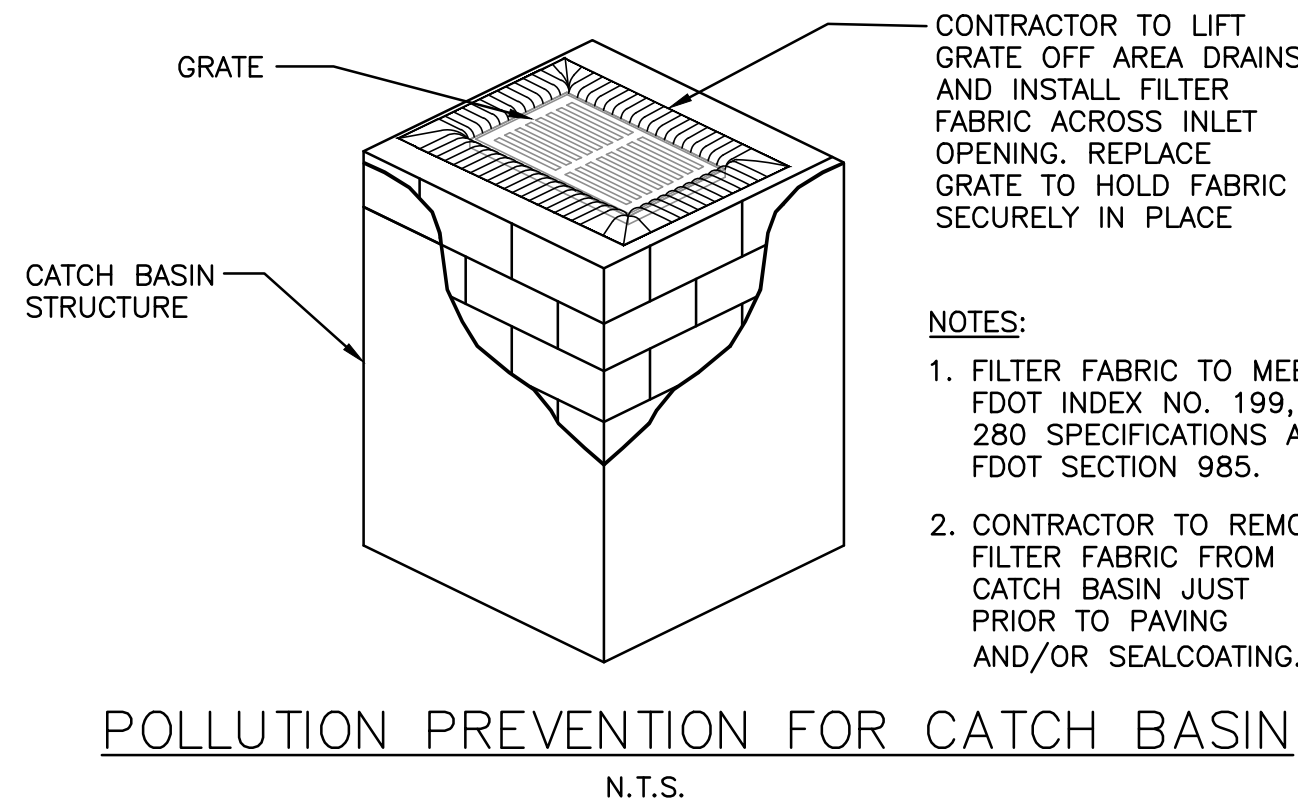
1 STREET PROFILE
1/16" = 1'-0"

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

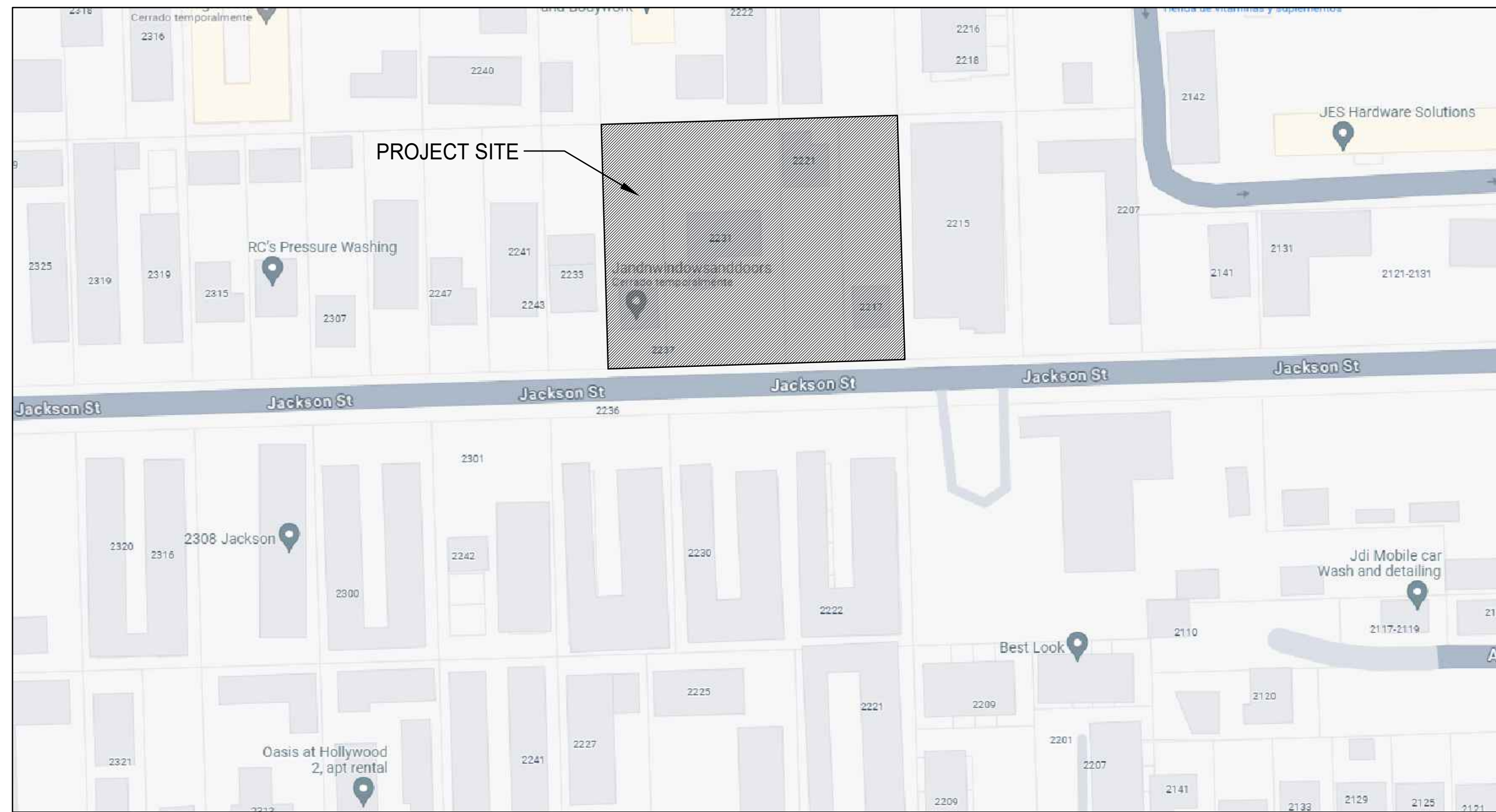


ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



BMP NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



LOCATION MAP

NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'



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REVISIONS		
NO.	DATE	DESCRIPTION
1	1-8-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

ZE

MULTI-FAMILY APARTMENTS

2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 11/6/23

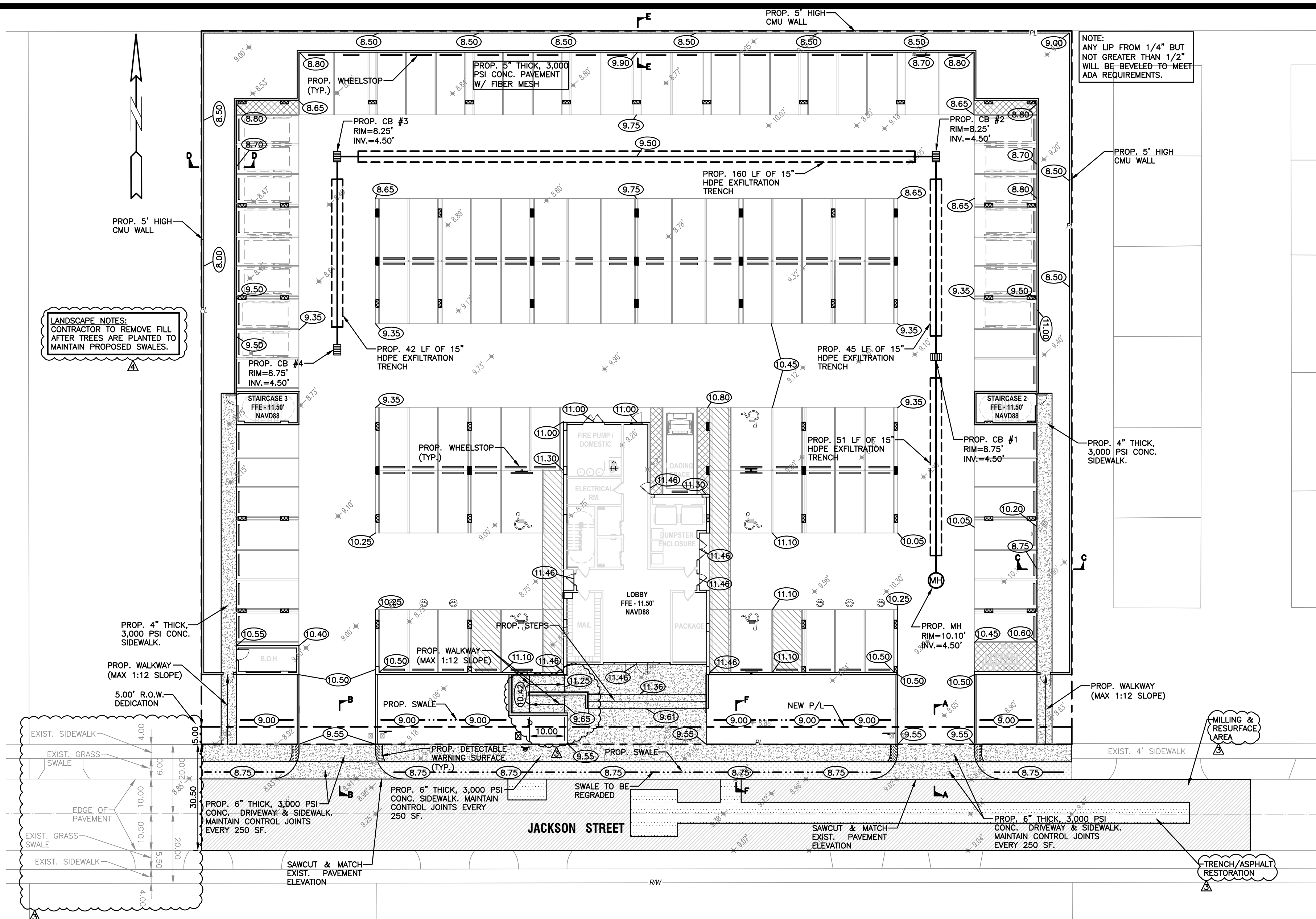
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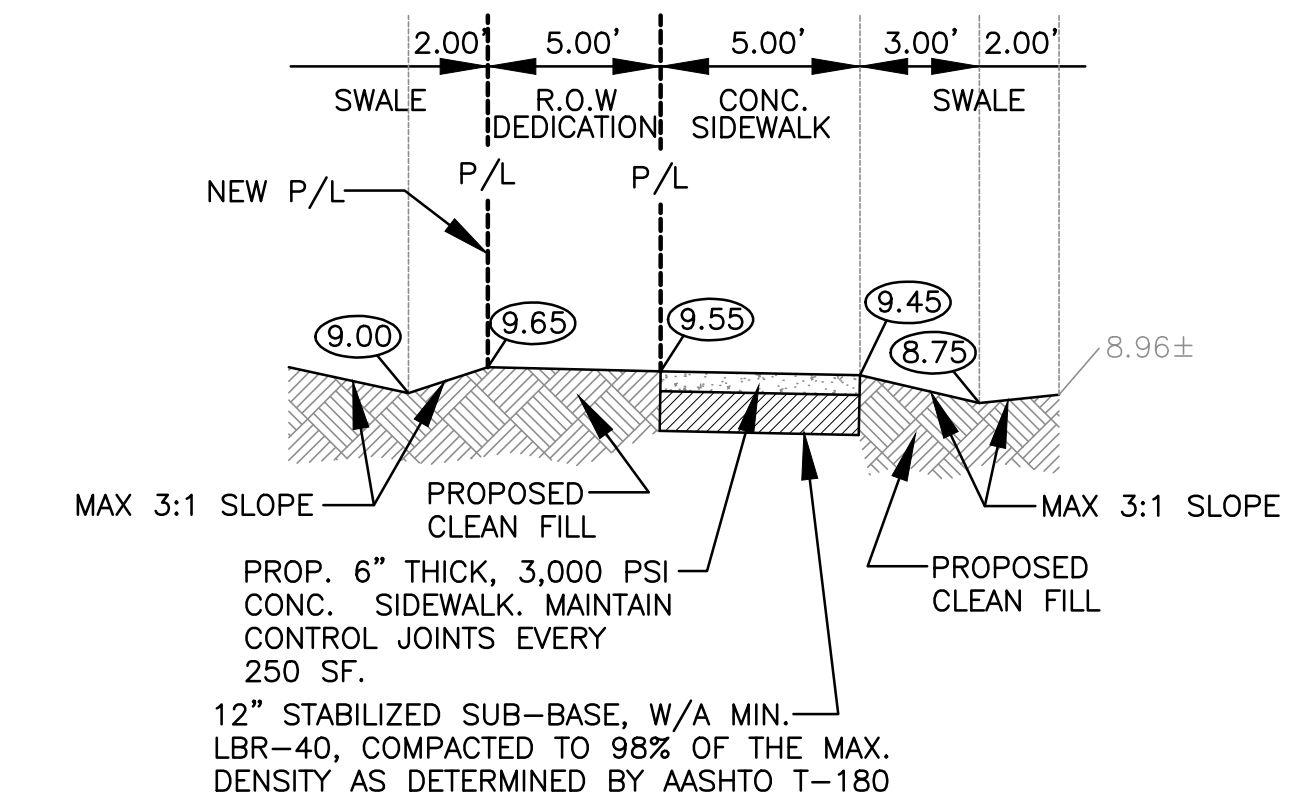
C1

1 OF 8

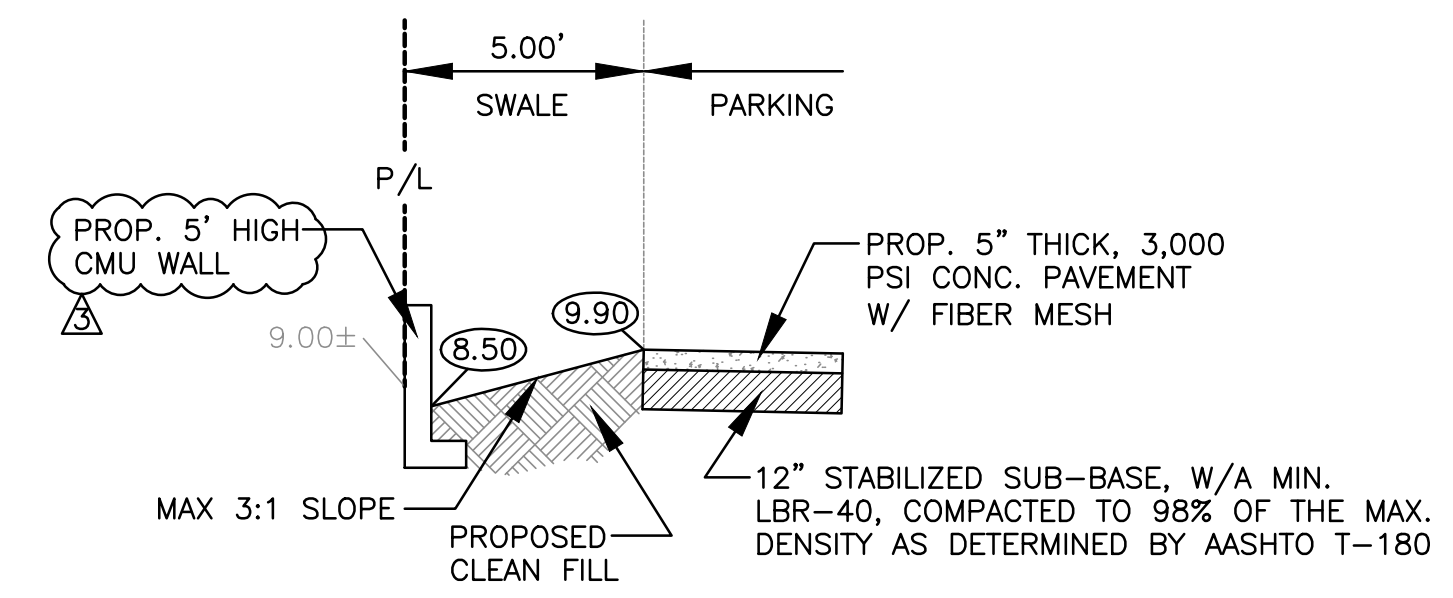
PROJECT NO.: 23-57



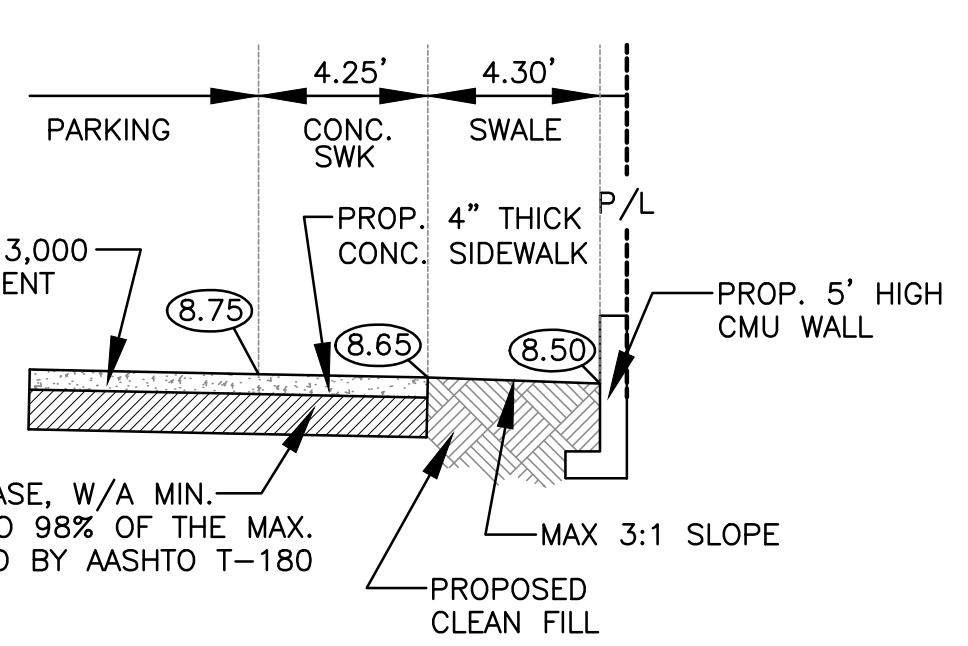
- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 3) 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.
 - 4) 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.
 - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 7) 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.



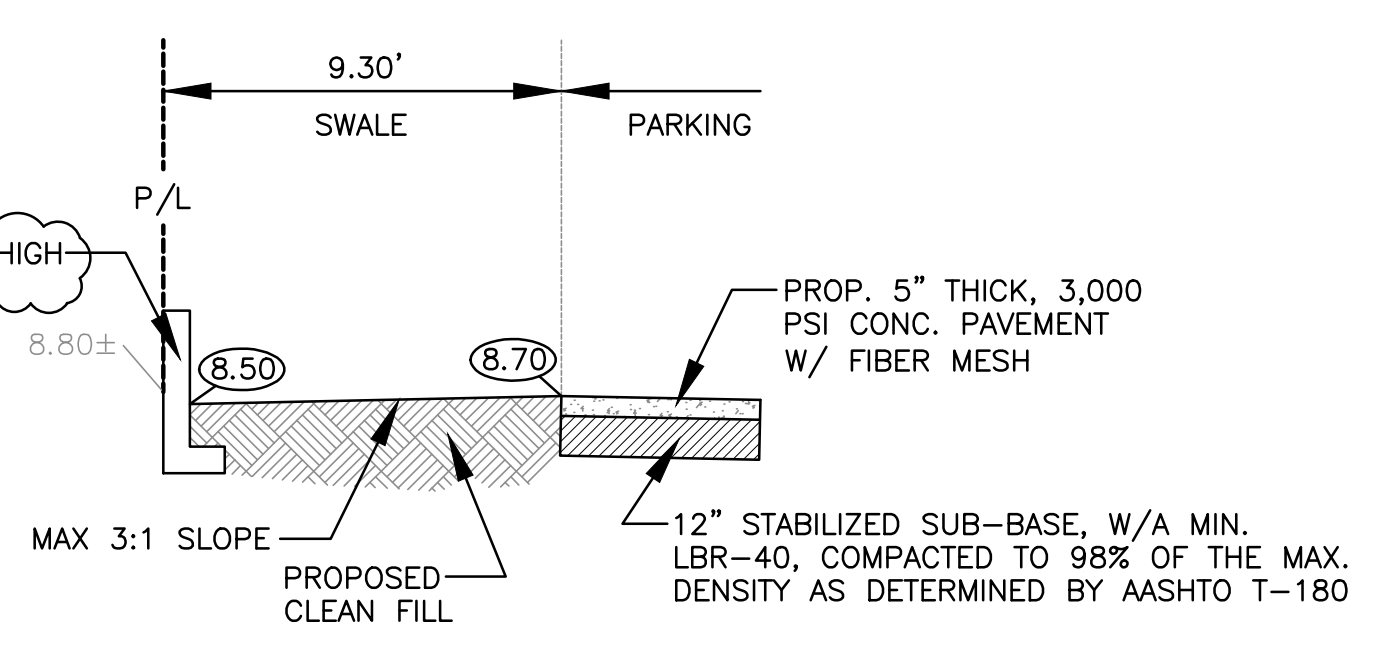
SECTION F-F
N.T.S.



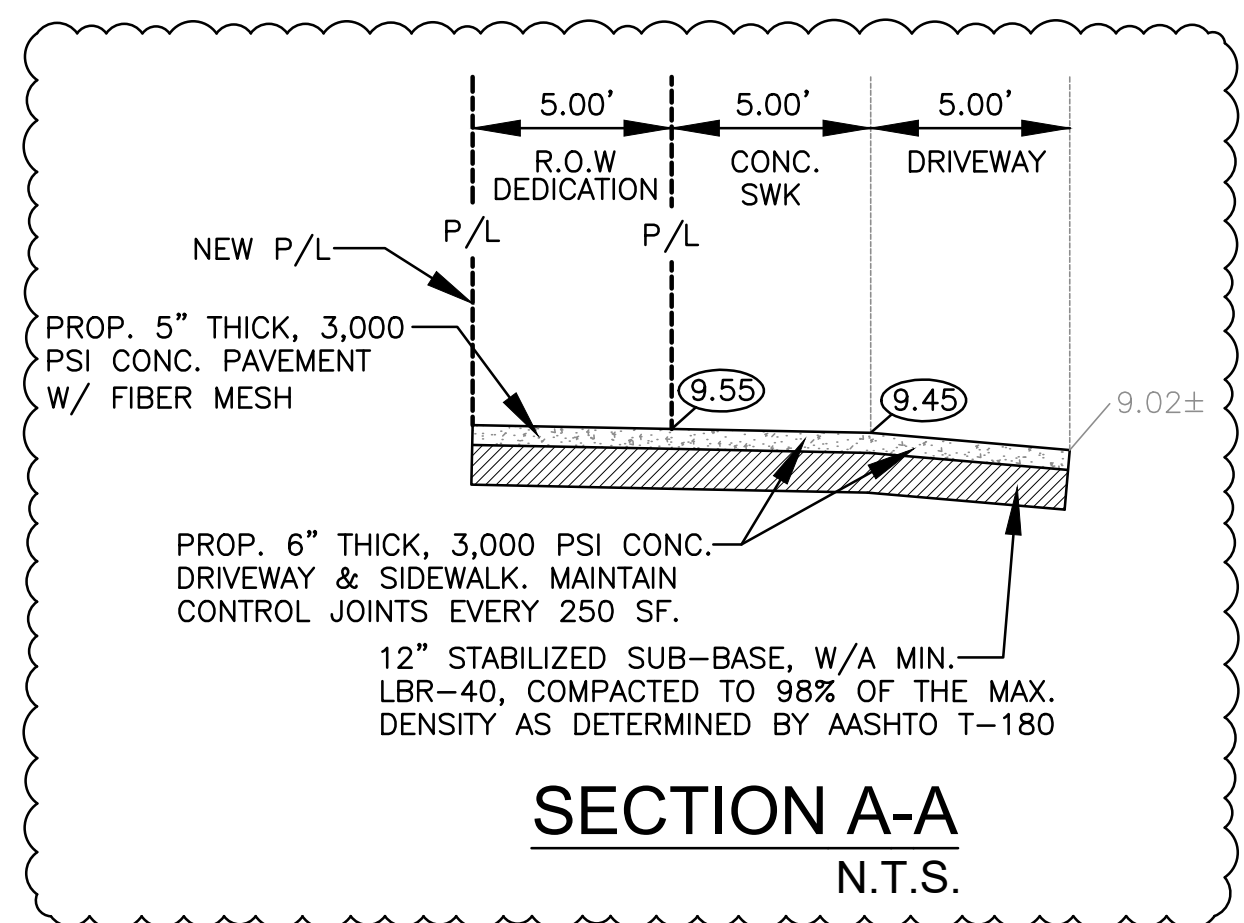
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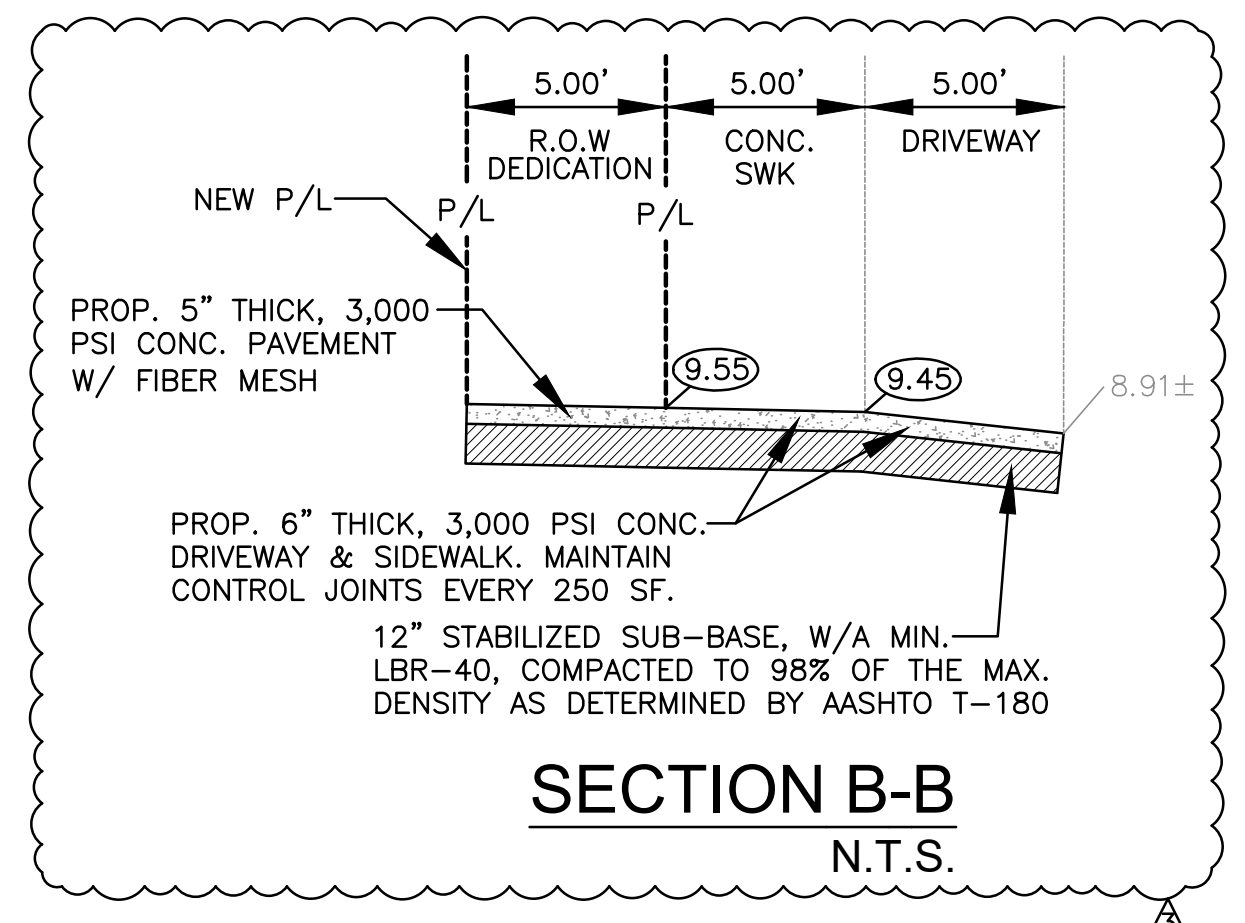
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

- 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
 - MILLING & RESURFACE AREA
 - TRENCH/ASPHALT RESTORATION

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

WATER TABLE ELEVATION=1.5' NAVD88 (PER BROWARD COUNTY FUTURE WATER TABLE MAP)



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PAVING, GRADING & DRAINAGE PLAN

REVISIONS	
NO.	DESCRIPTION
1	1-8-24 TAC REVIEW COMMENTS
2	3-25-24 TAC REVIEW COMMENTS
3	4-16-24 TAC REVIEW COMMENTS
4	5-21-24 TAC REVIEW COMMENTS

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

ZE

MULTI-FAMILY APARTMENTS
2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 11/6/23
SCALE: 1"=20'
SHEET NO.: C2
2 OF 8
PROJECT NO.: 23-57

GENERAL CONDITION NOTES :

1. 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.
2. 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.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. 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.
2. 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.
3. 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.
4. 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...
5. 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.
6. 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.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. 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.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. 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.
14. 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
POMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

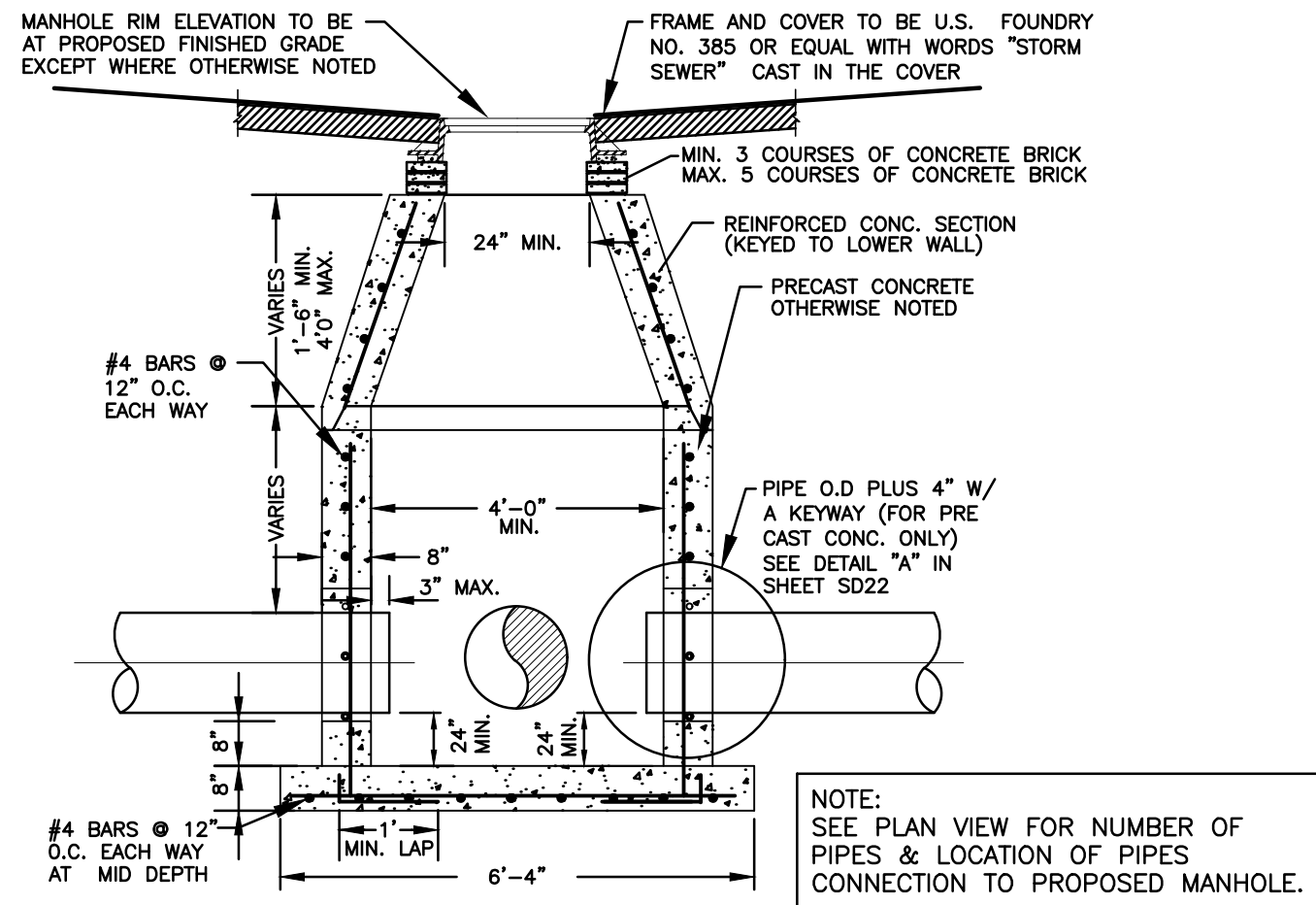
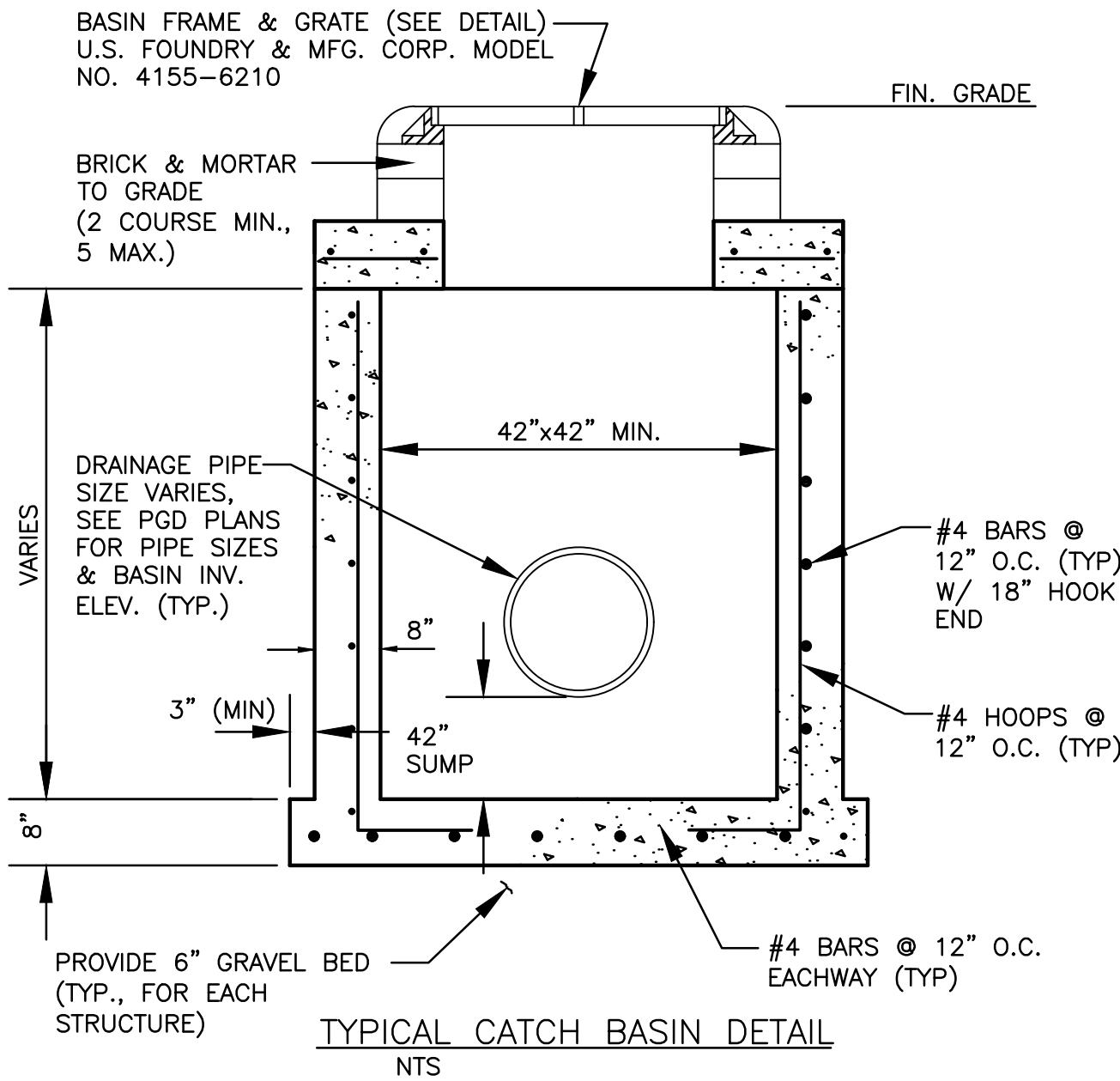
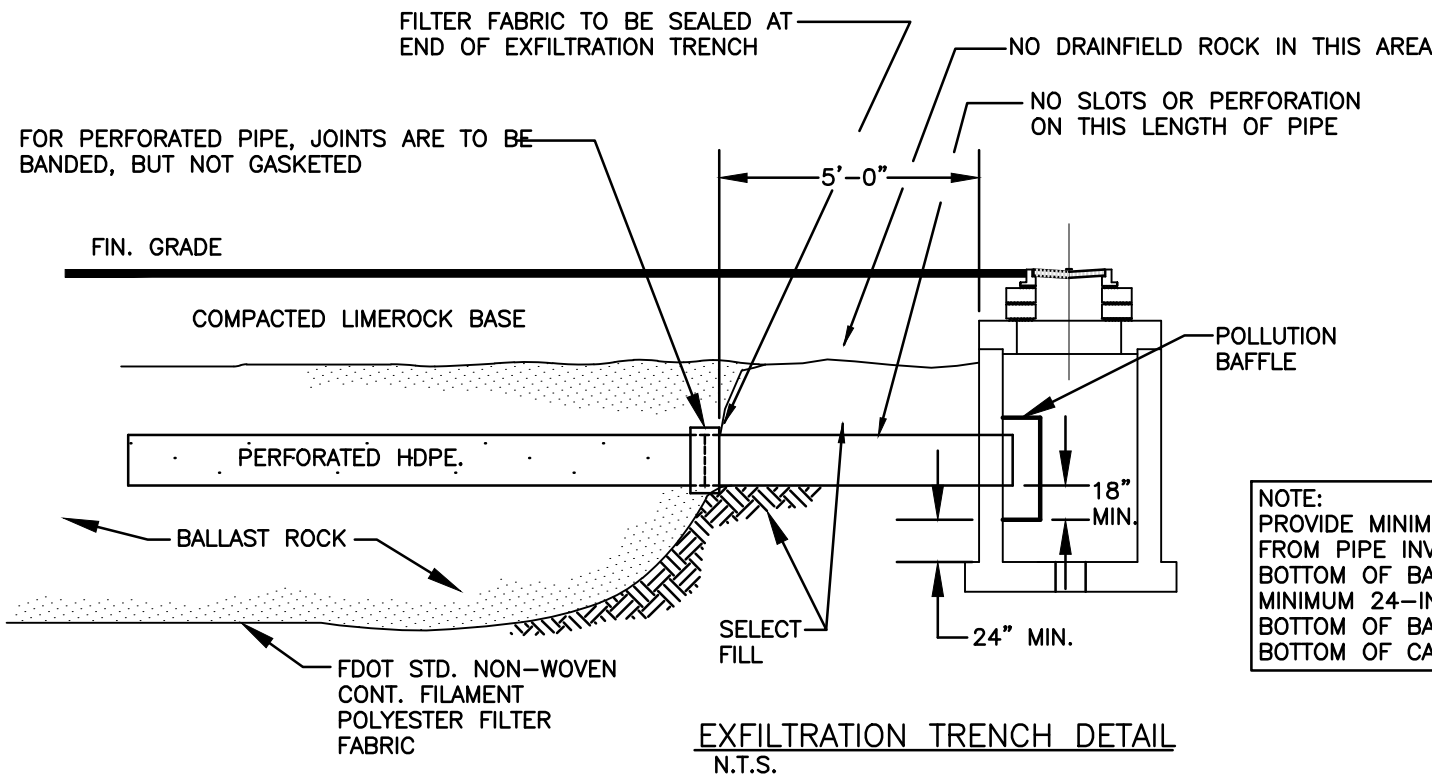
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (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 :

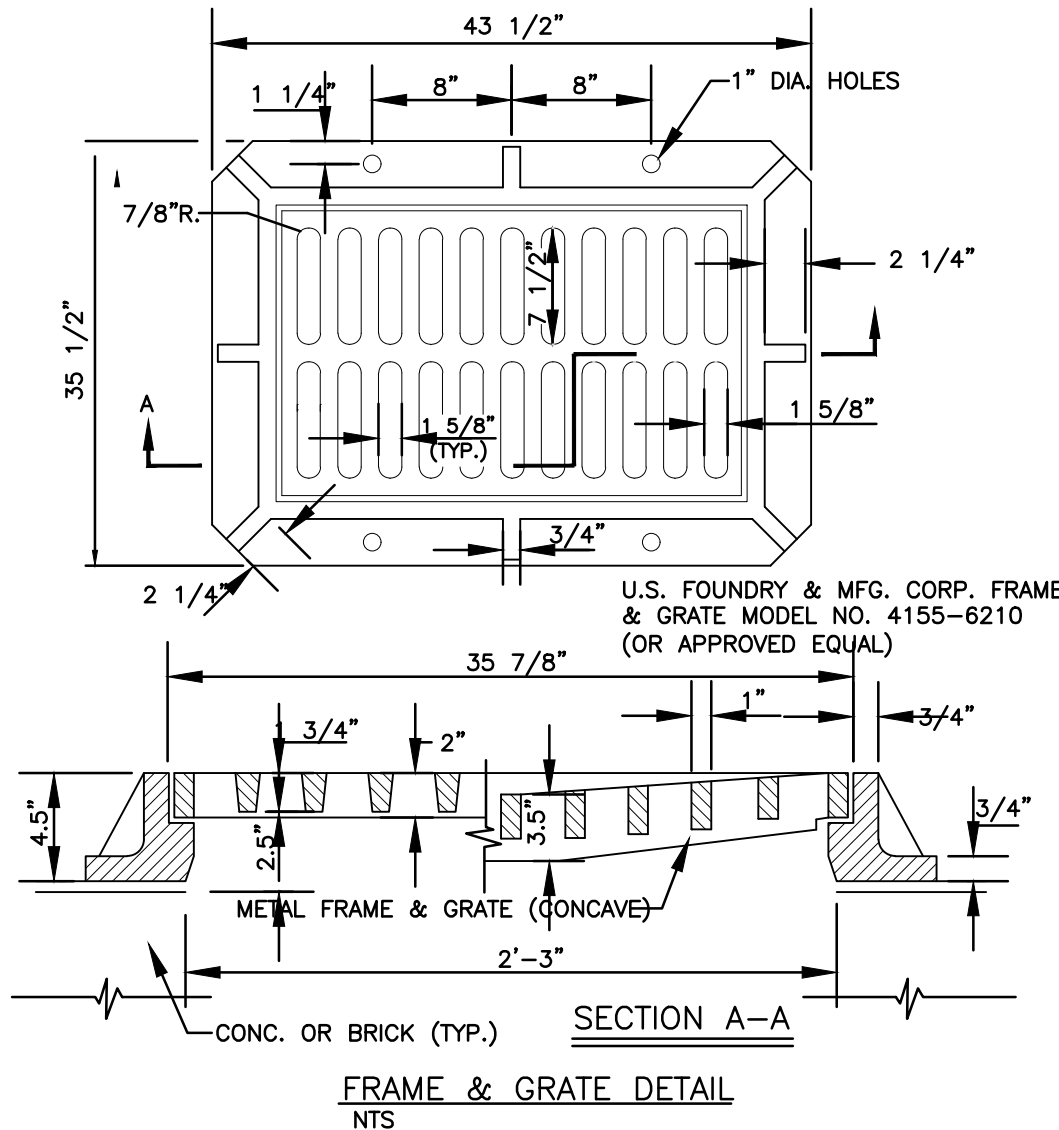
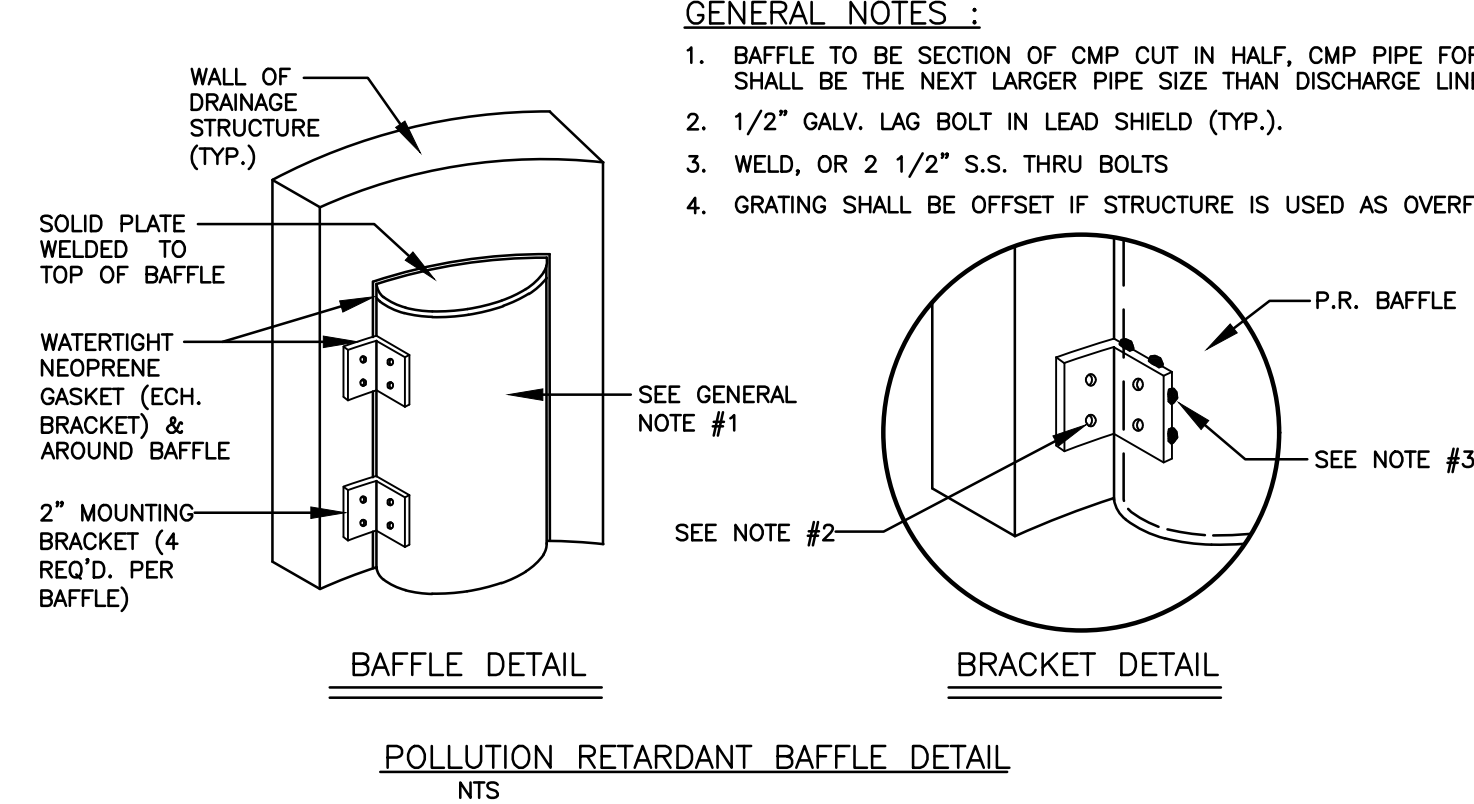
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT, (UNLESS INDICATED OTHERWISE)
5. 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.

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



- GENERAL DETAILS:
1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
 2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
 3. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
 4. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
 5. ALL OPENINGS SHALL BE SEALED WITH ELASTOMETRIC GROUT (TYPE 3 CEMENT) SEE DETAIL "A", IN SHEET SD22.

CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL
NTS



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CIVIL DETAILS I

SCALE: N.T.S.

REVISIONS	
NO.	DESCRIPTION

ZEPHYR ENGINEERING

ZE

MULTI-FAMILY APARTMENTS

2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 11/6/23

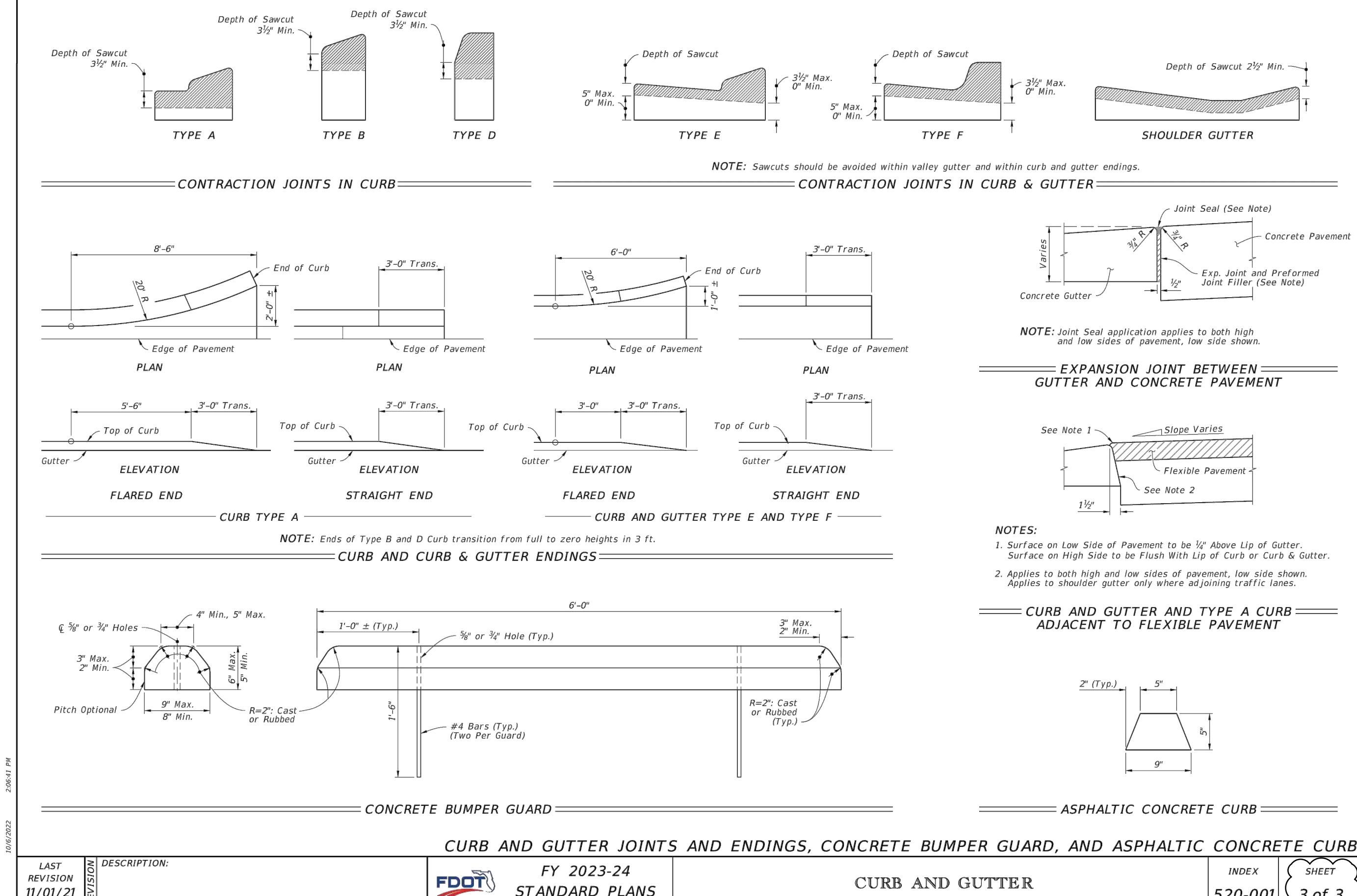
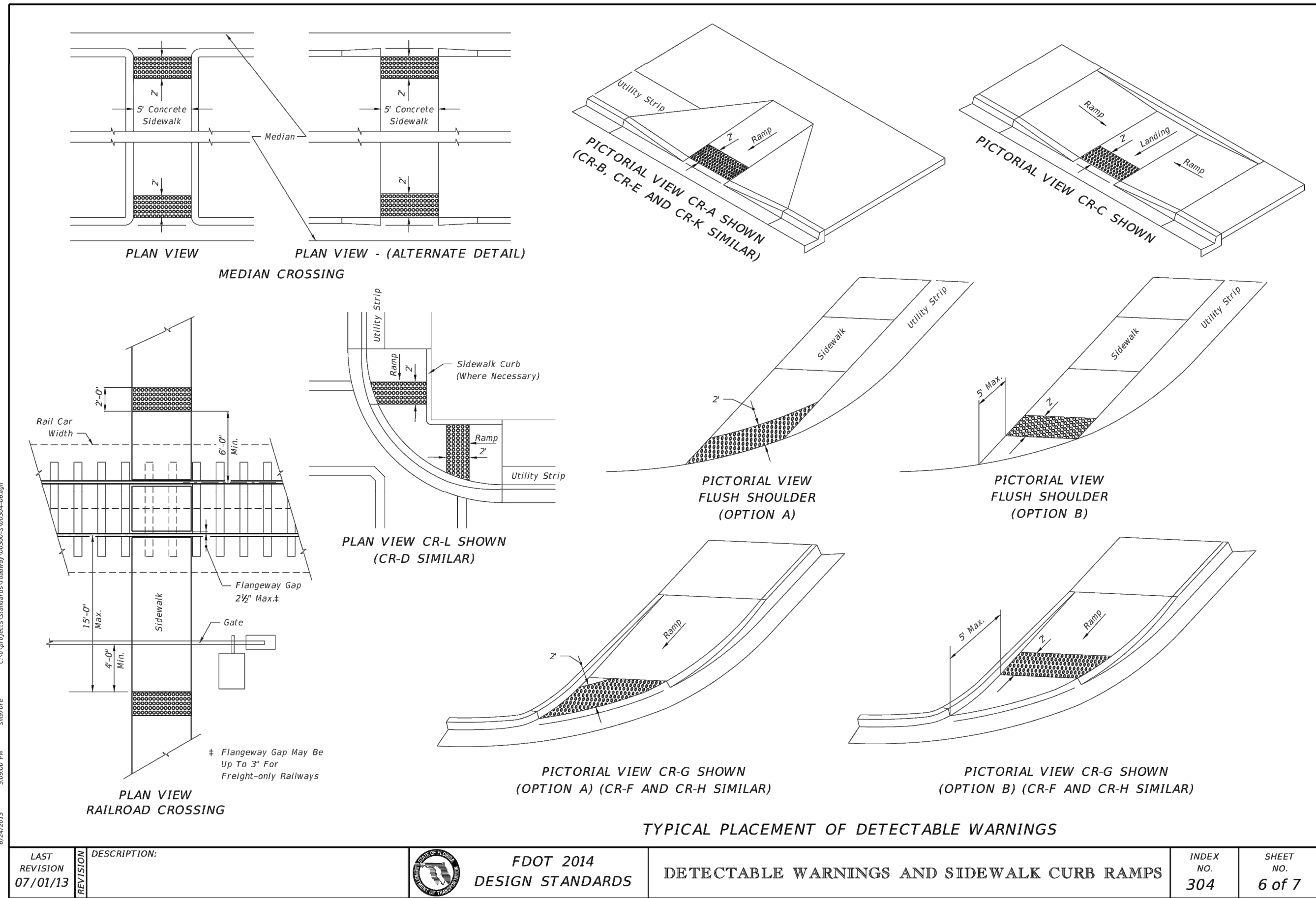
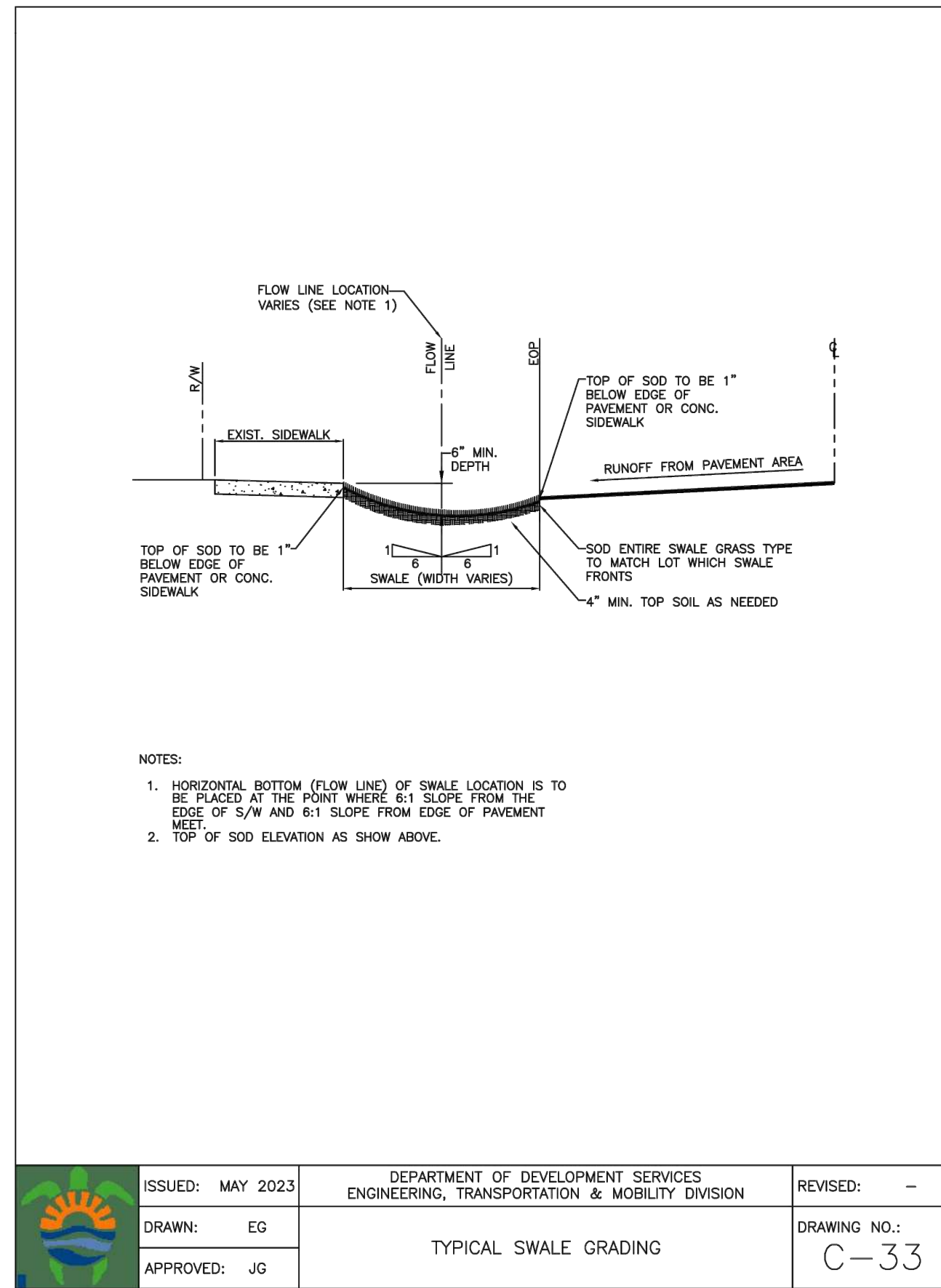
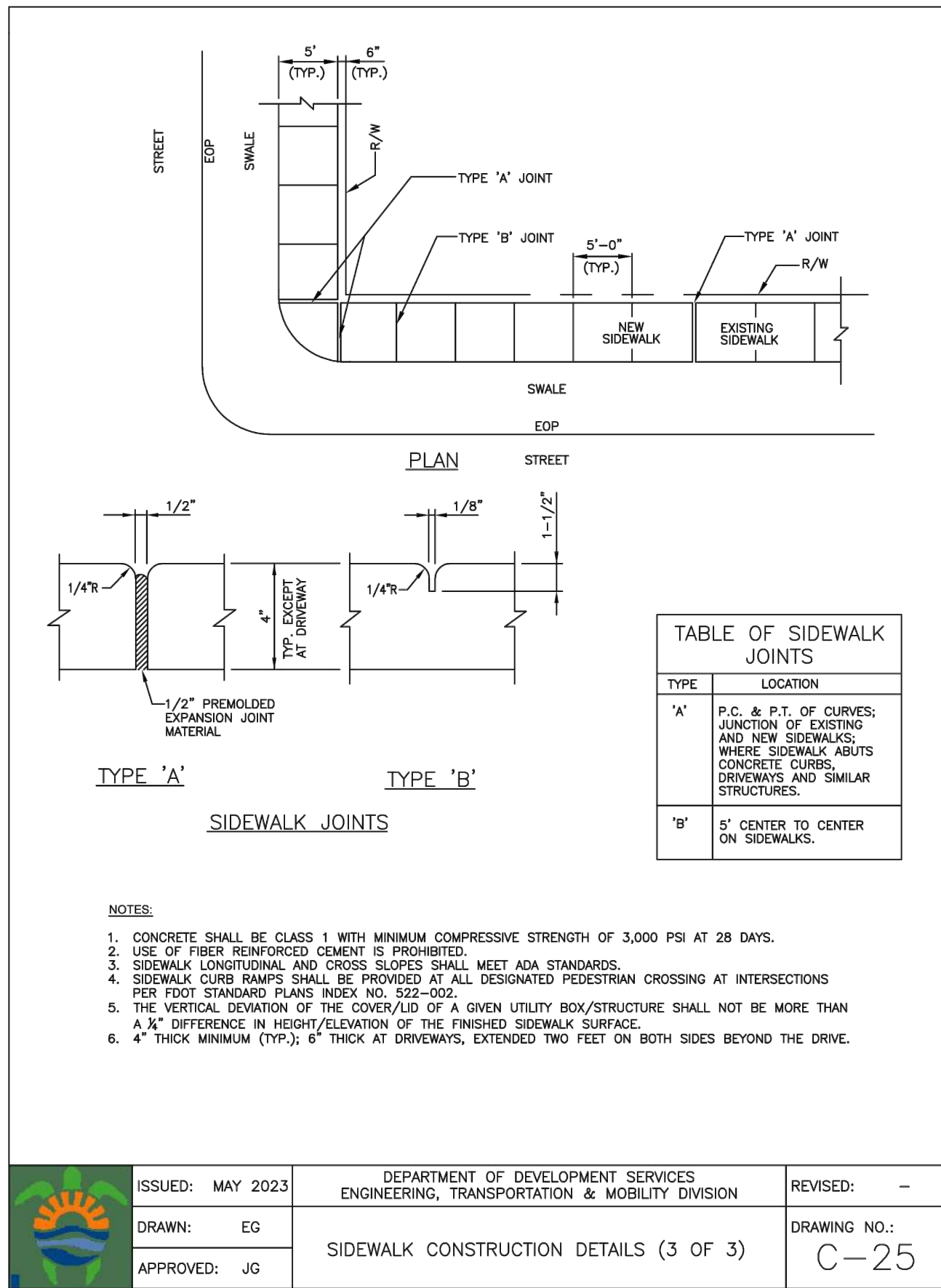
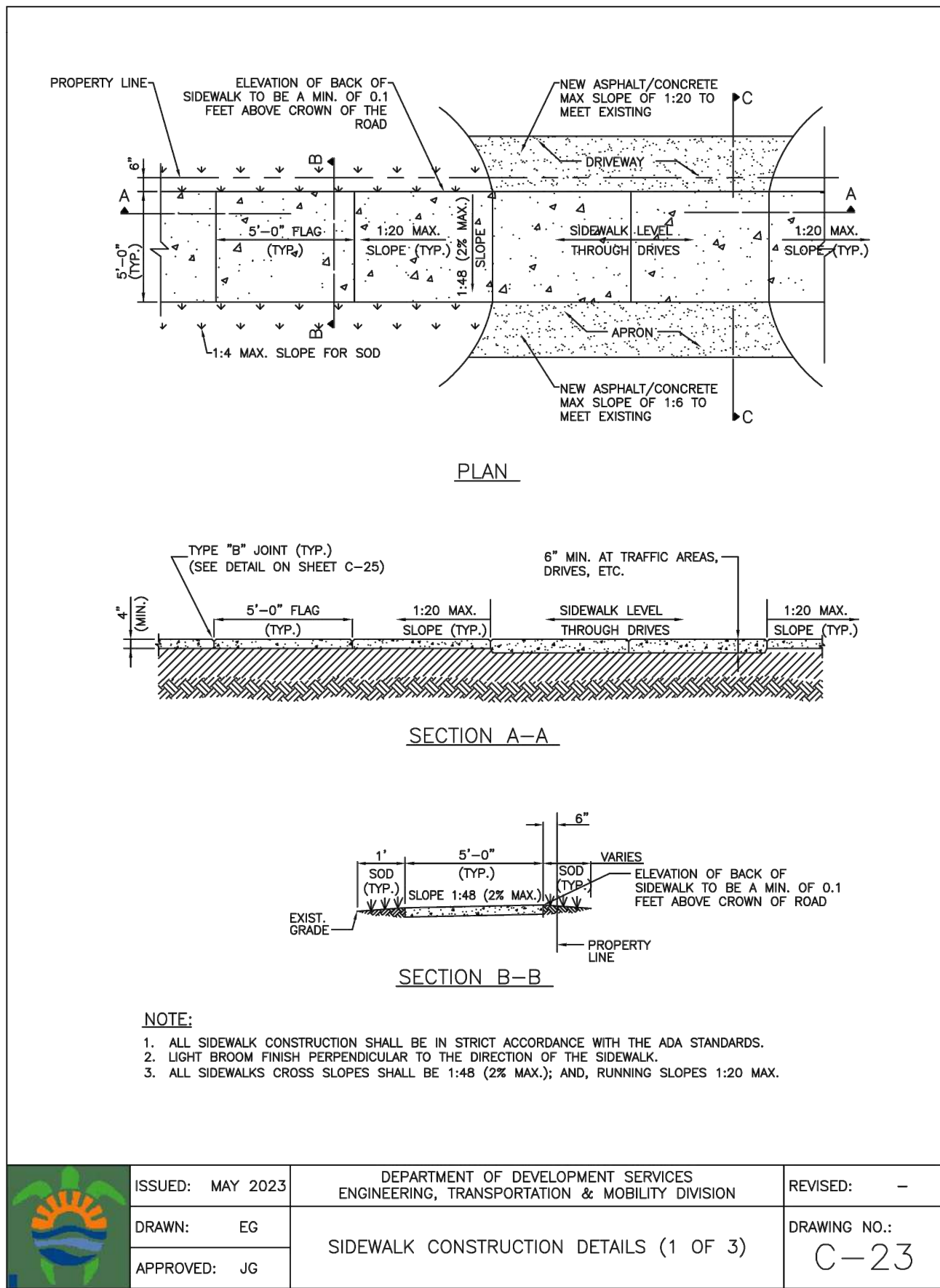
SCALE: N.T.S.

SHEET NO.:

C3

3 OF 8

PROJECT NO.: 23-57



REVISIONS		
NO.	DATE	DESCRIPTION
1	4-16-24	TAC REVIEW COMMENTS
2	5-20-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

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MULTI-FAMILY APARTMENTS

2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 11/6/23

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SHEET NO.:

C4

4 OF 8

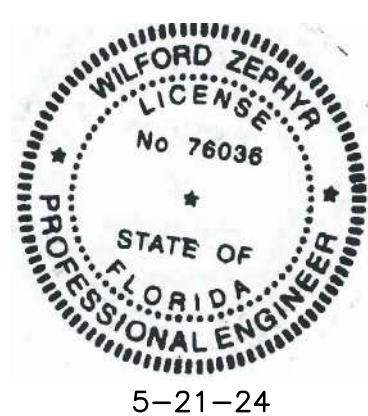
PROJECT NO.: 23-57

CIVIL DETAILS II

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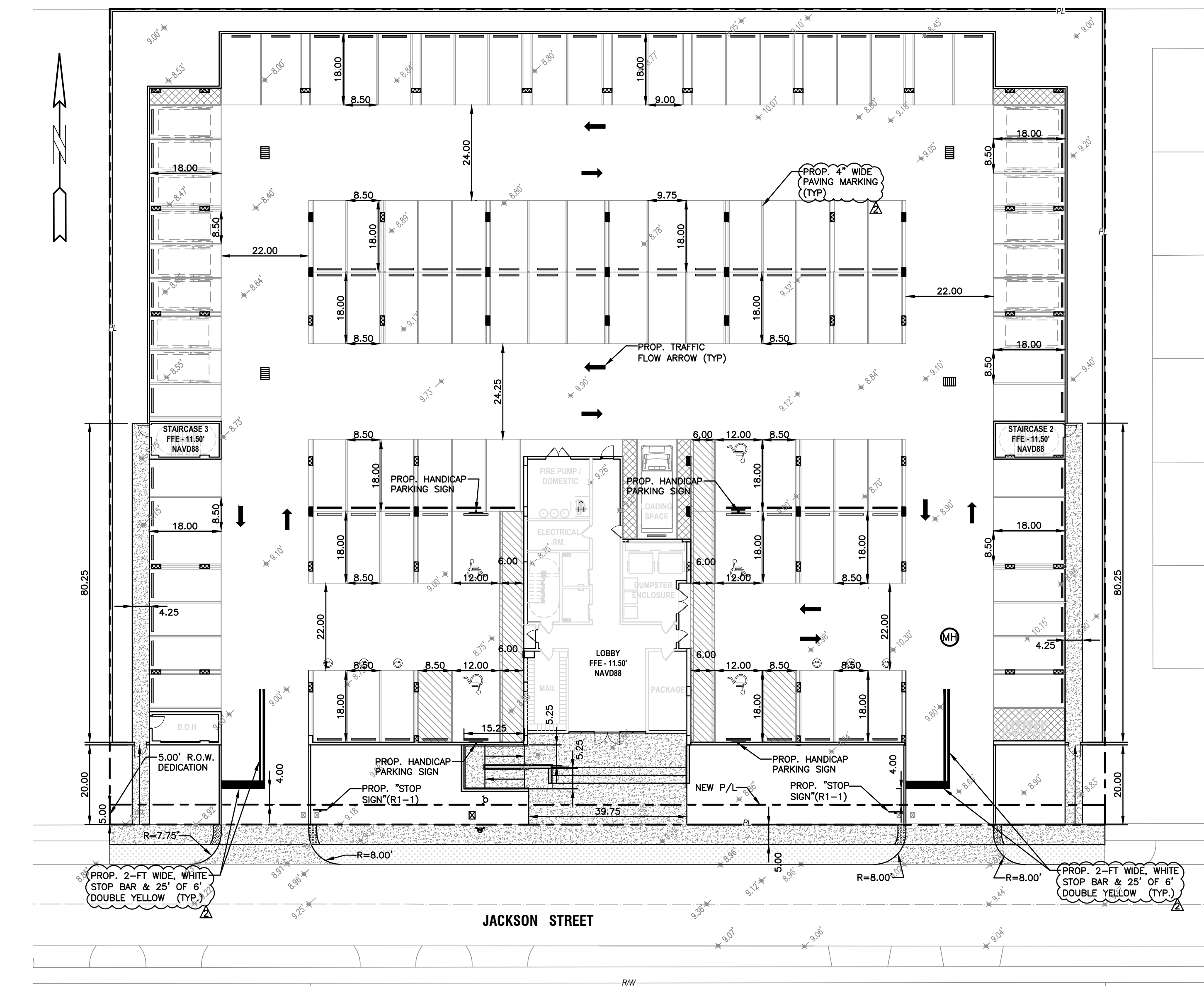
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5-21-24

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



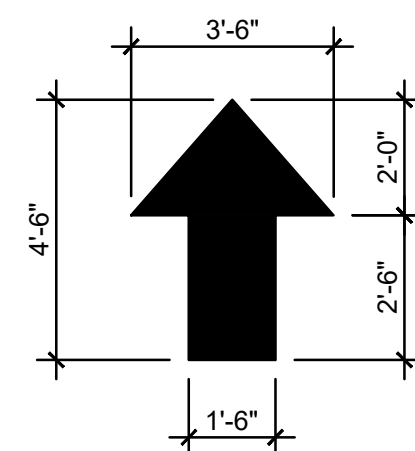
LEGEND

- | | |
|---|-----------------------|
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED GRADE |
|  | EXISTING ELEVATION |
|  | PROPOSED CATCH BASIN |
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|  | EXISTING SAN SEWER MH |
|  | EXISTING FIRE HYDRANT |

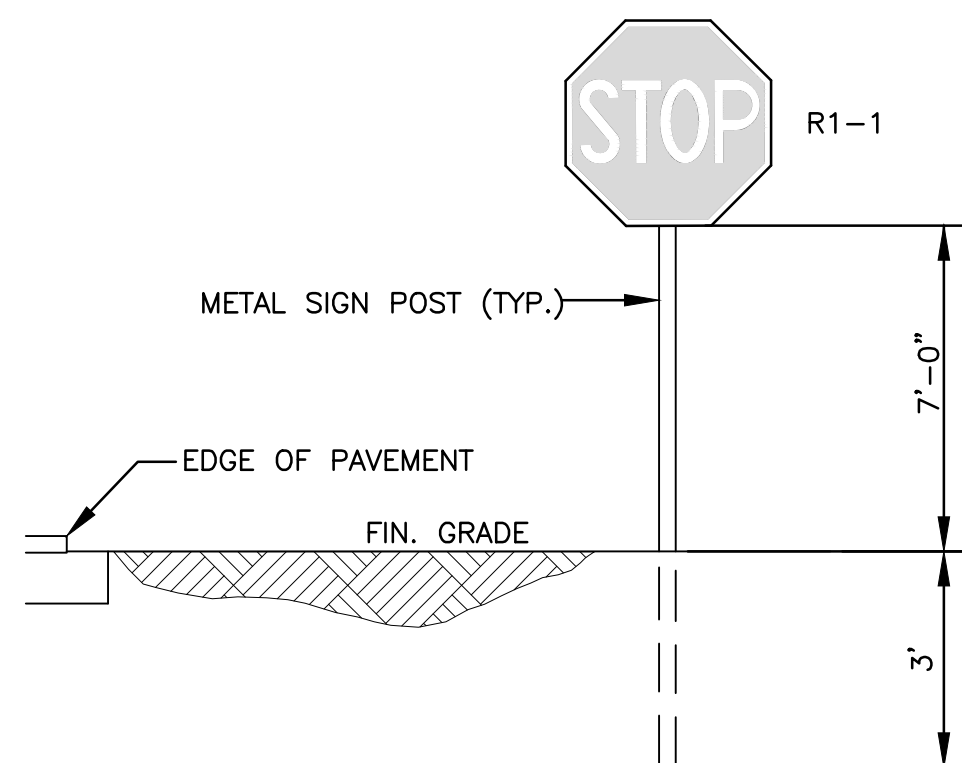
TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON CONCRETE - SEE
LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.

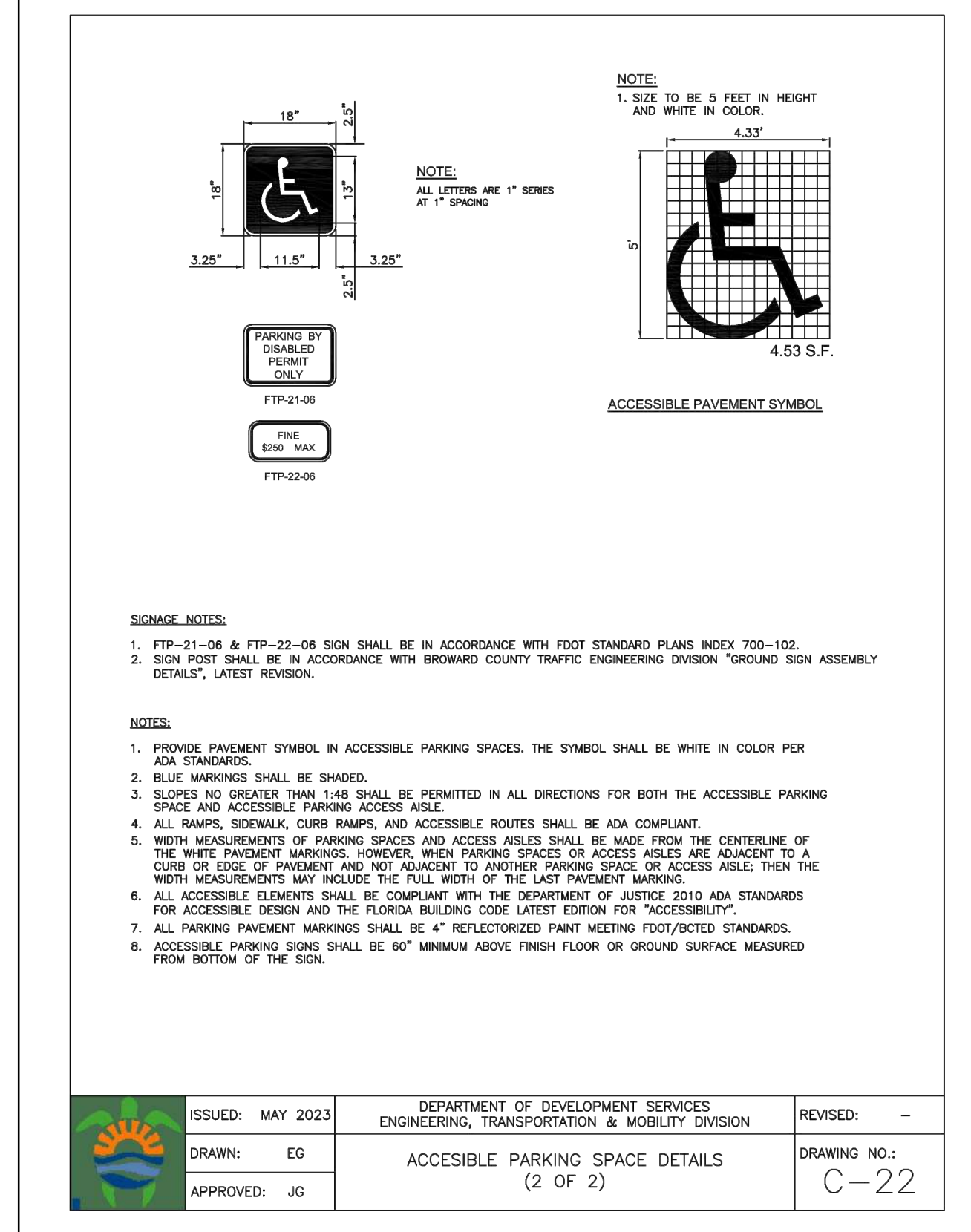
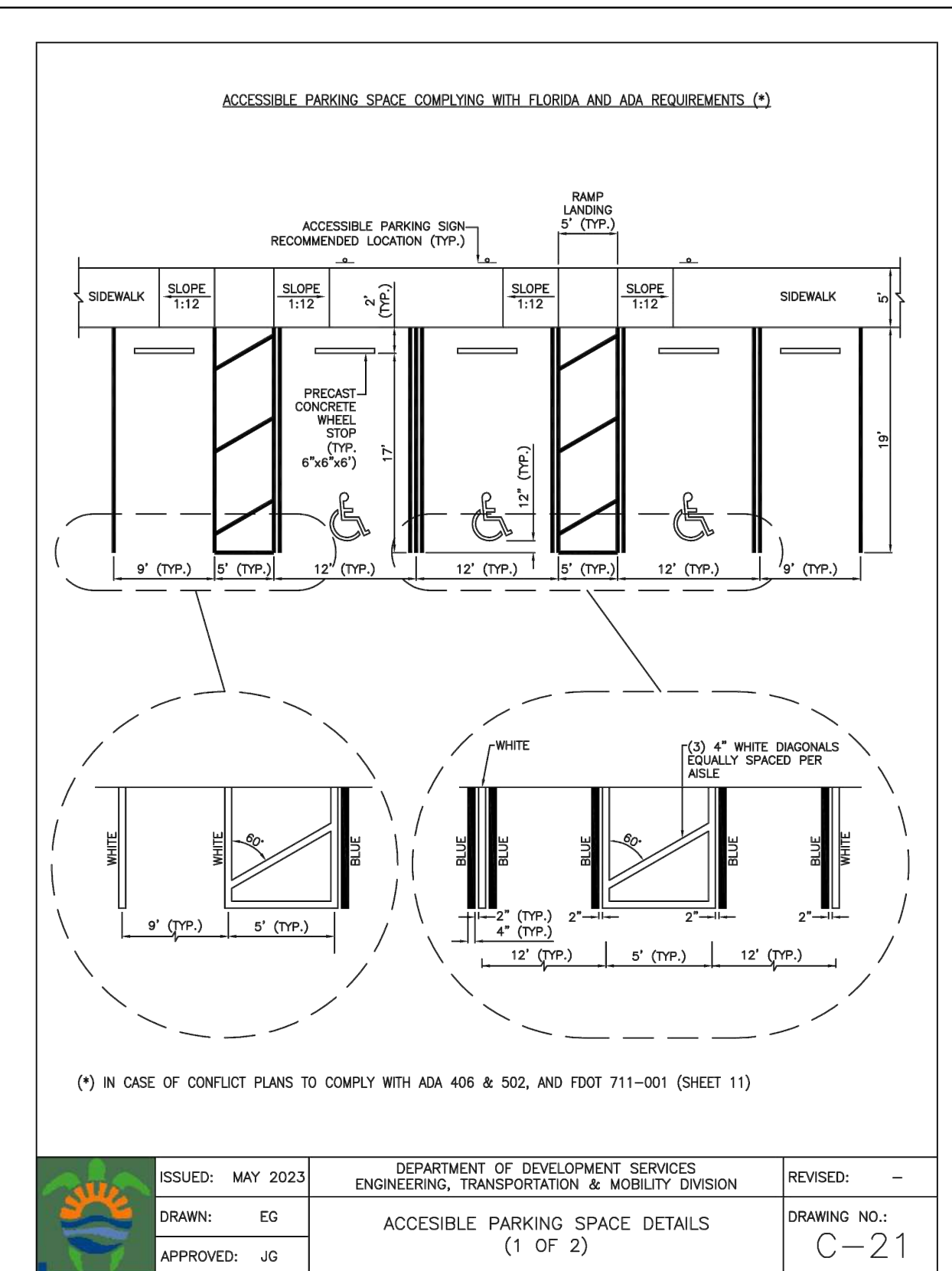
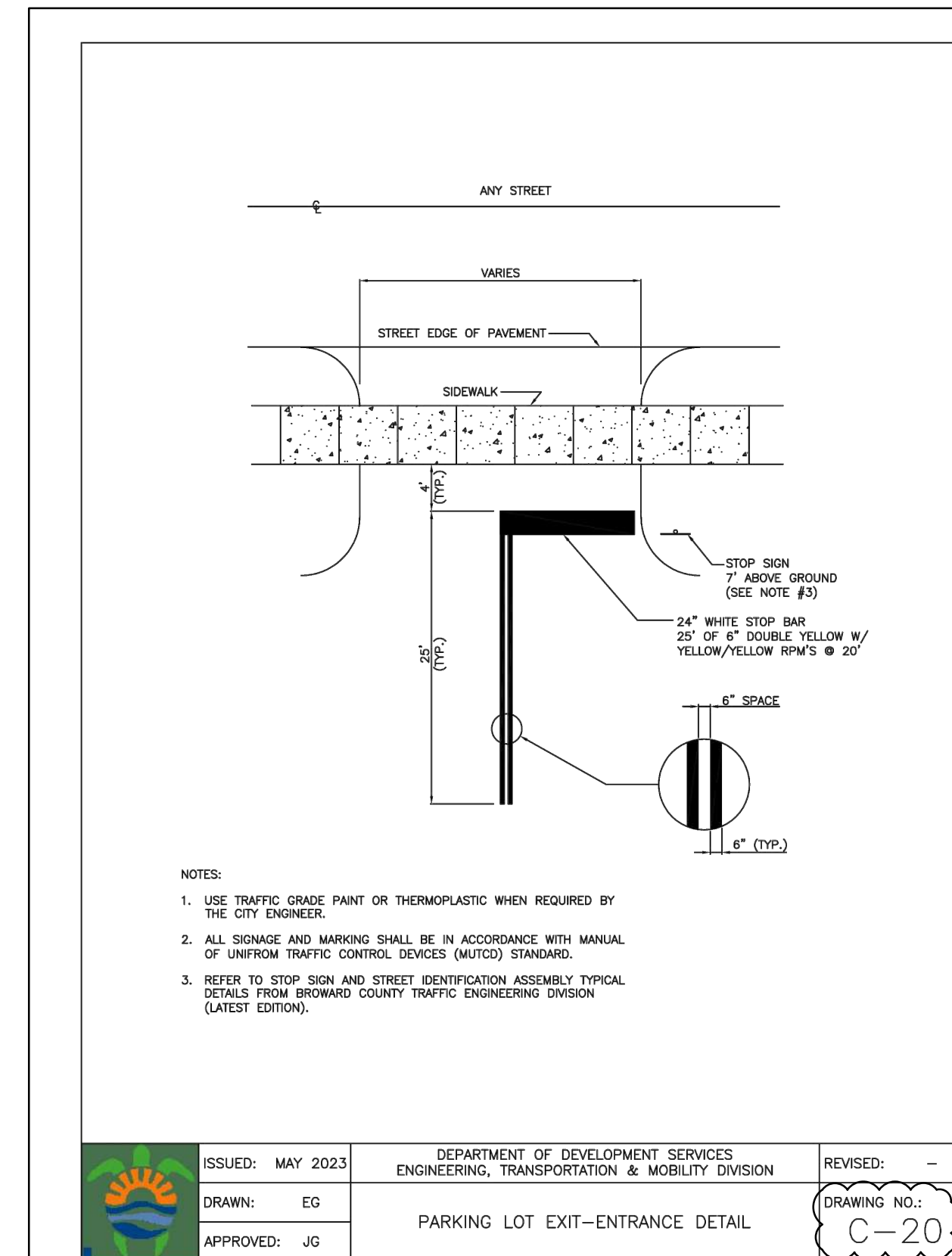
TRAFFIC CONTROL ARROWS DETAILS



NTS



TYPICAL SIGN INSTALLATION DETAIL
NTS



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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

REVISIONS		
NO.	DATE	DESCRIPTION
1	1-8-24	TAC REVIEW COMMENTS
2	4-16-24	TAC REVIEW COMMENTS

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

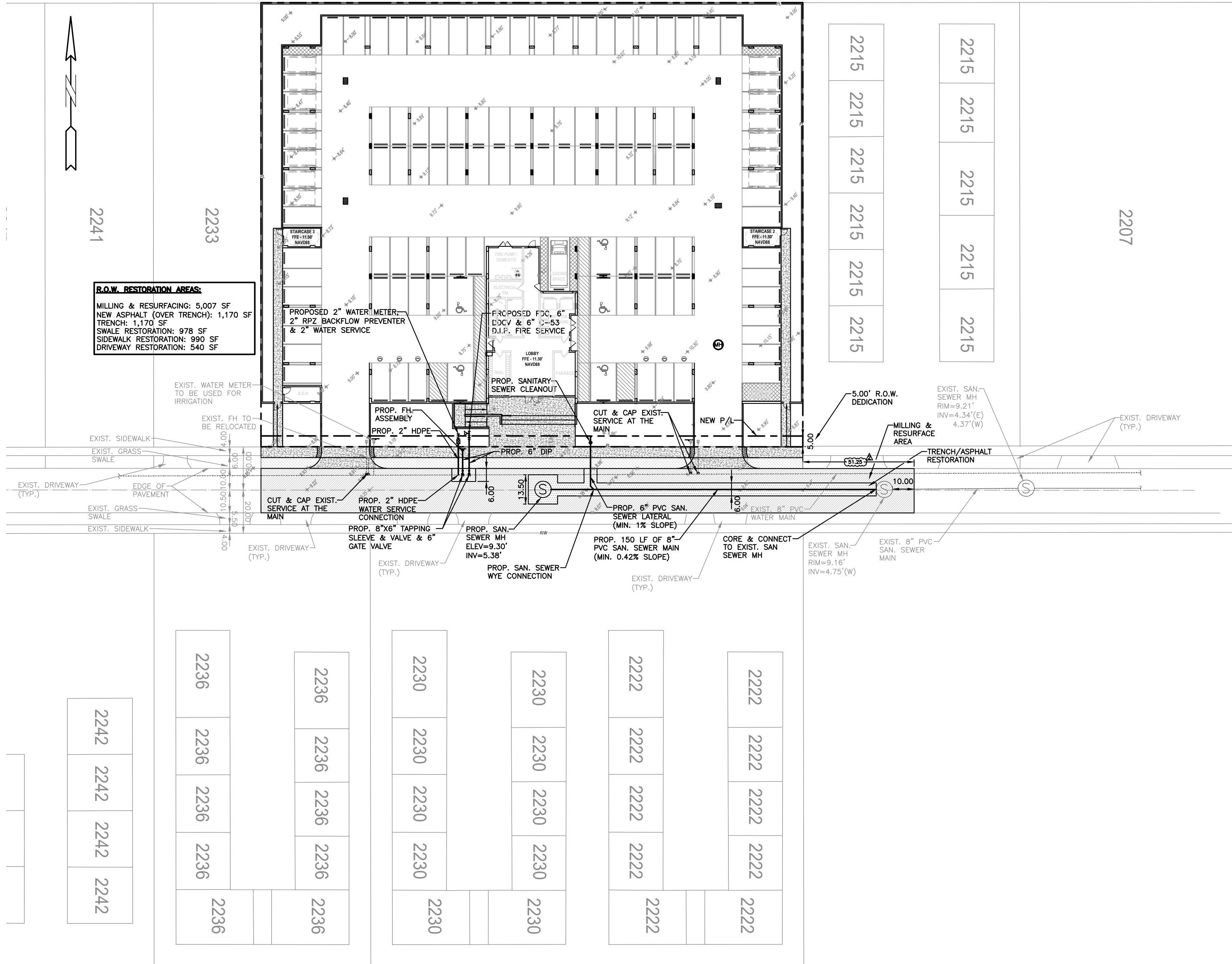
WN

MULTI-FAMILY APARTMENTS
2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 11/6/23
SCALE: 1"=20'
SHEET NO.:
C5
5 OF 8
PROJECT NO.: 23-5



ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



R.O.W. RESTORATION AREAS:
MILLING & RESURFACING: 5,007 SF
NEW ASPHALT (OVER TRENCH): 1,170 SF
TRENCH: 1,170 SF
SIDEWALK RESTORATION: 978 SF
DRIVEWAY RESTORATION: 540 SF

NOTE:
ALL SURFACES TO BE RESTORED
TO EQUAL OR BETTER CONDITION.

MIN. PIPE COVER NOTE:
30" MINIMUM COVER FOR DIP WATER & SEWER MAINS.
36" MINIMUM COVER FOR PVC WATER & SEWER MAINS

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:
• 95 RESIDENTIAL UNITS
WATER DEMAND
(95 RESIDENTIAL UNITS)X(141 GPD/UNIT)=13,395 GPD
WASTEWATER DEMAND
(95 RESIDENTIAL UNITS)X(100 GPD/UNIT)=9,500 GPD

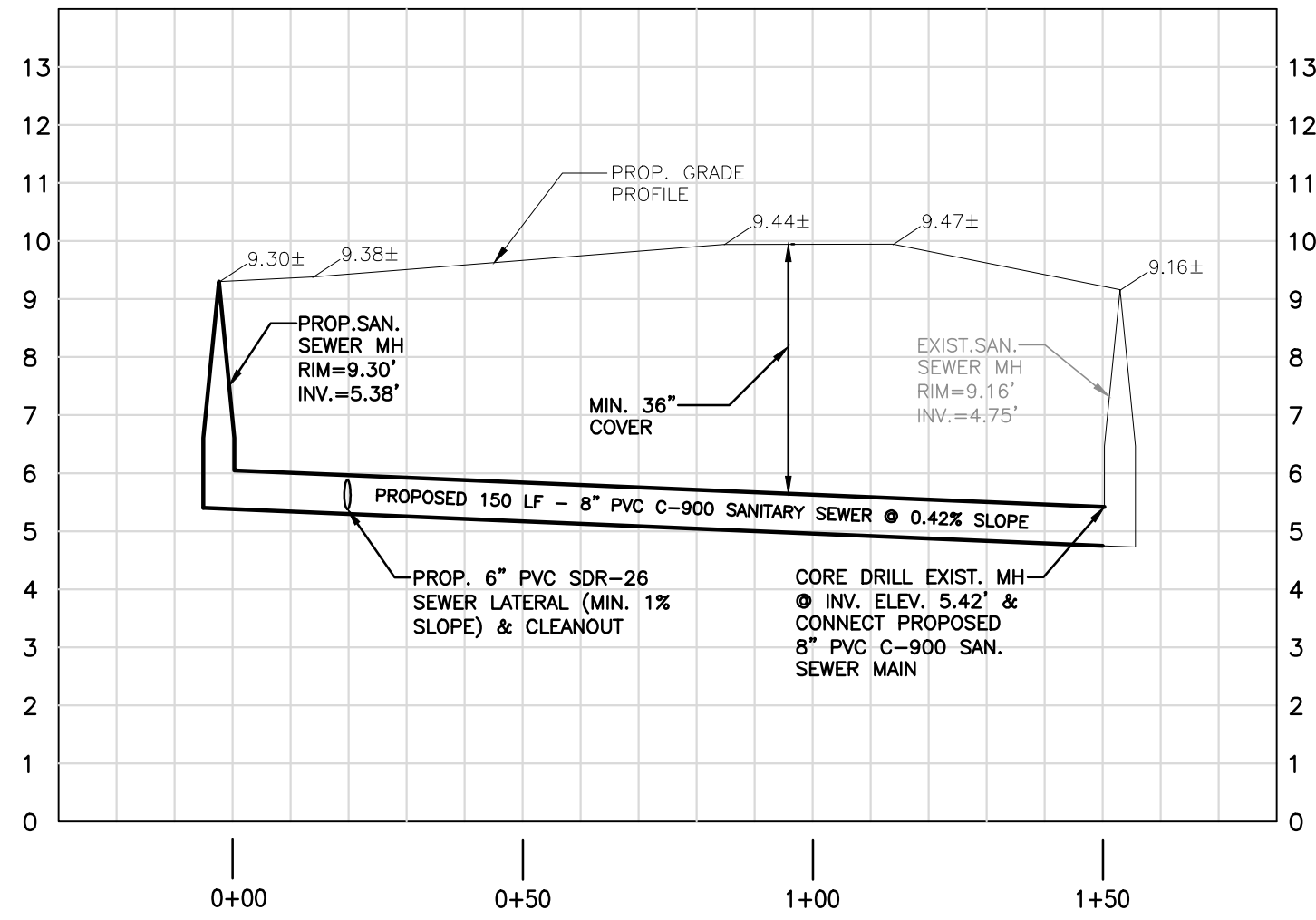
(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING
DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE
POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT
RESIDENTIAL UNIT FACTORS PUBLICATIONS)

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.

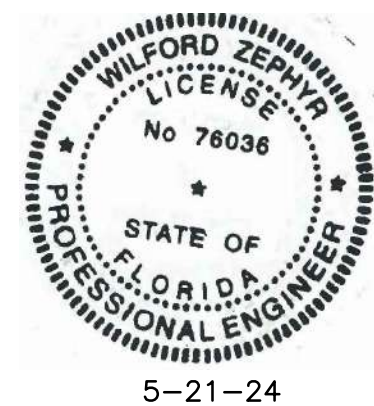
LEGEND

- | | | | |
|--|------------------------|--|----------------------------|
| | PROPOSED CONCRETE | | MILLING & RESURFACE AREA |
| | PROPOSED ASPHALT | | TRENCH/ASPHALT RESTORATION |
| | 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 | | |



PROPOSED SANITARY SEWER MAIN PROFILE

SCALE: 1"=30'-0" HORIZ.
1"=3'-0" VERT.



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WATER & SEWER PLAN & DETAILS

SCALE: 1"=20'

REVISIONS	
NO.	DATE
1	4-16-24
2	5-21-24

ZEPHYR ENGINEERING

ZE

MULTI-FAMILY APARTMENTS
2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 11/6/23

SCALE: 1"=20'

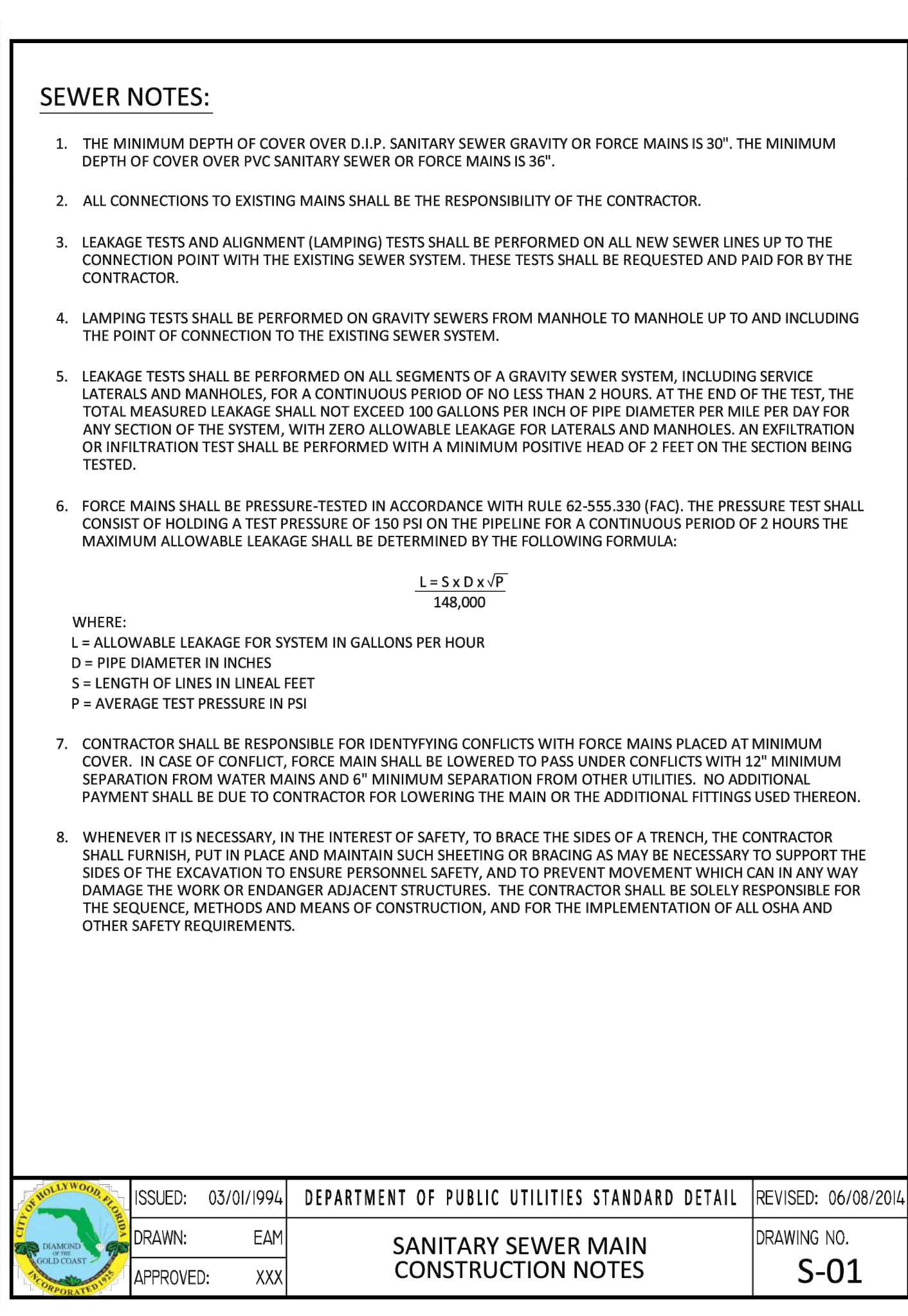
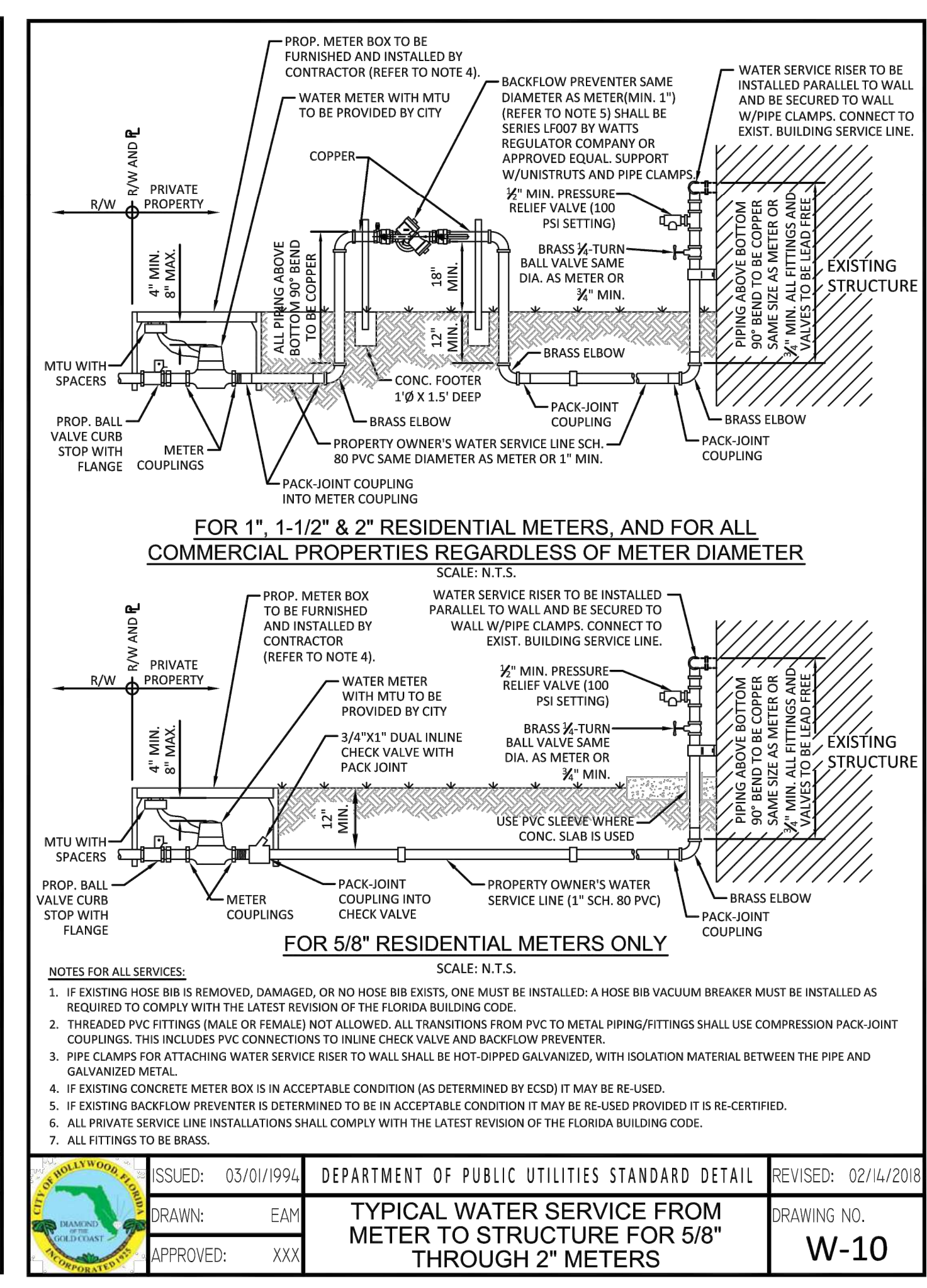
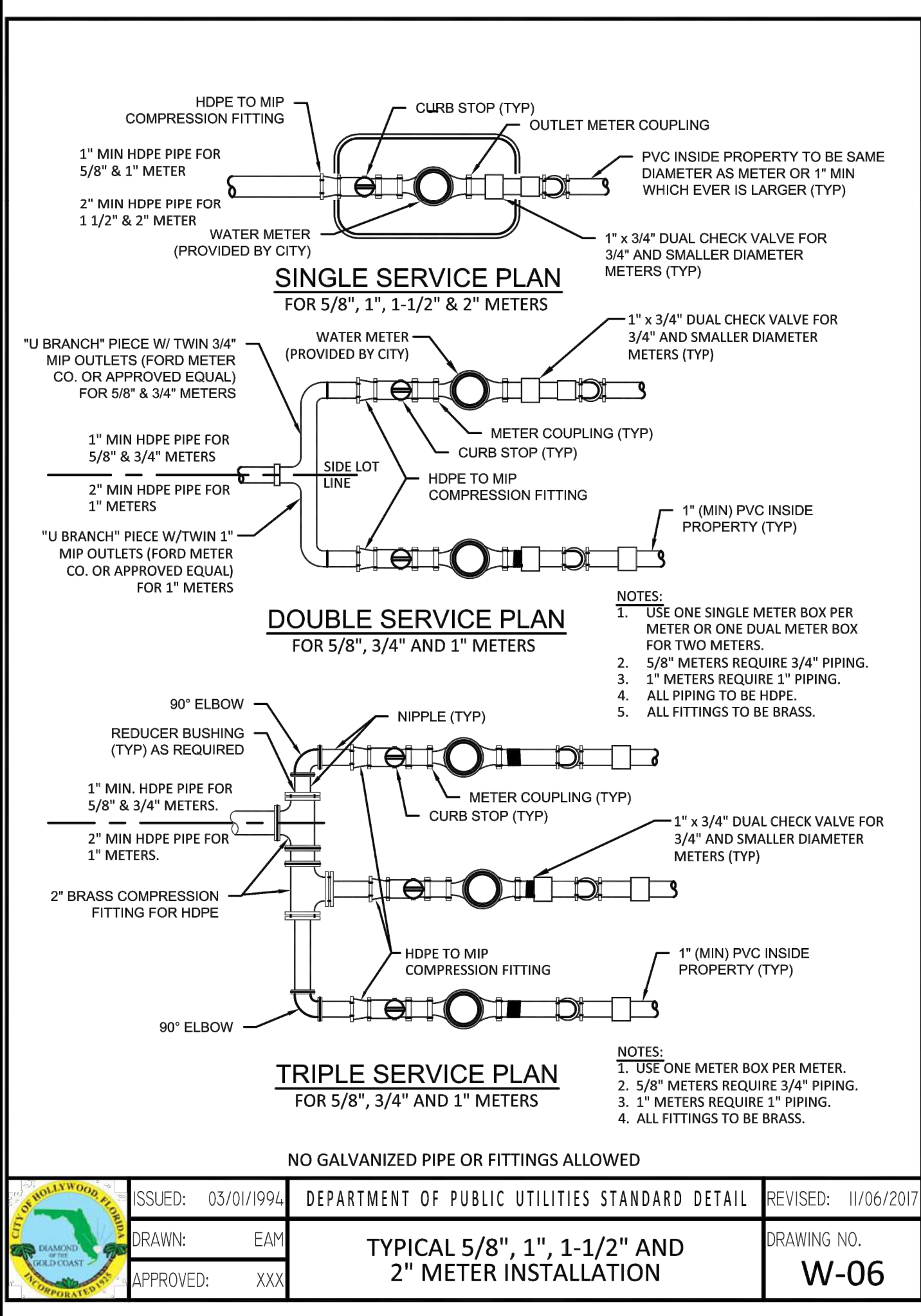
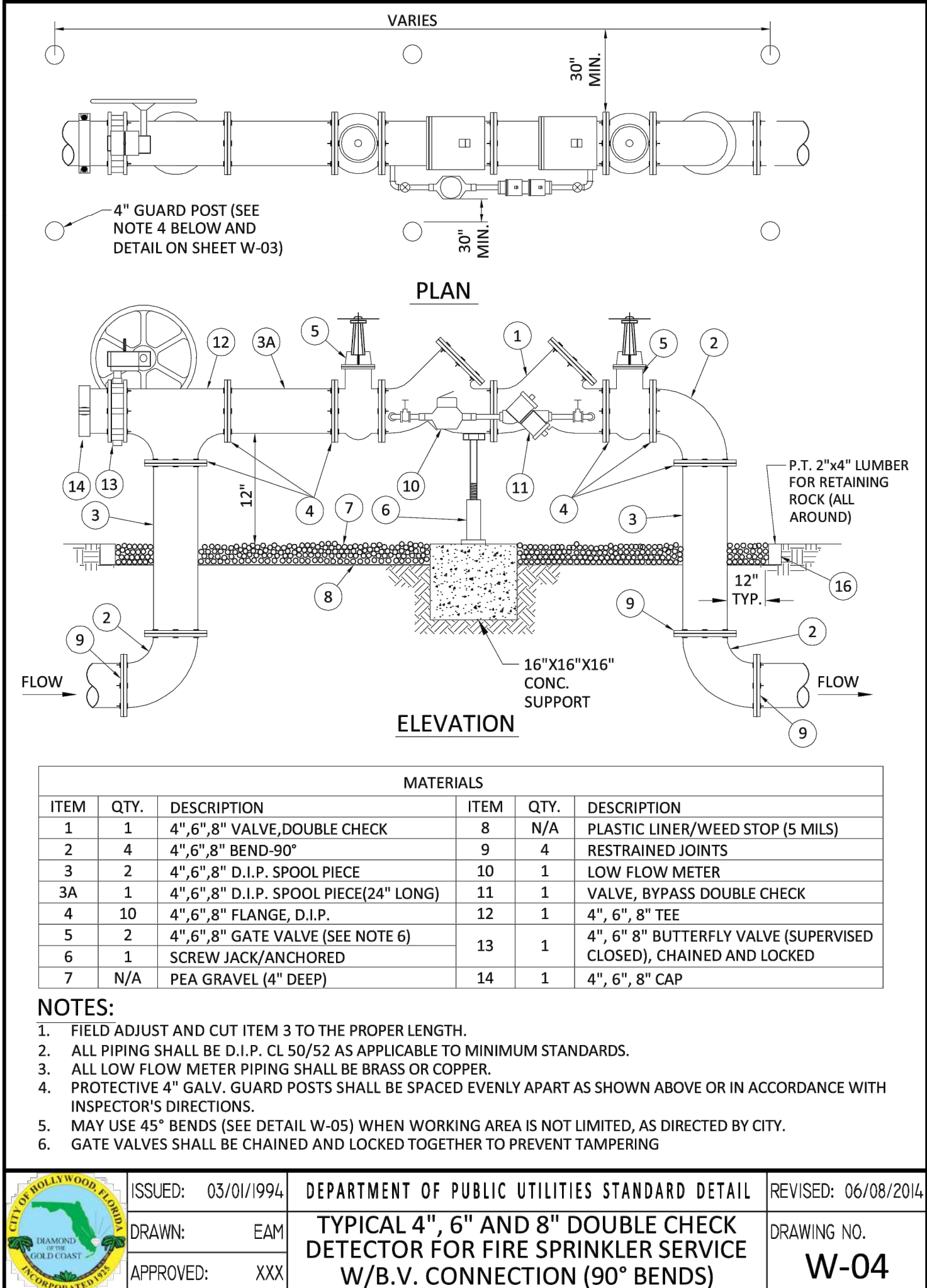
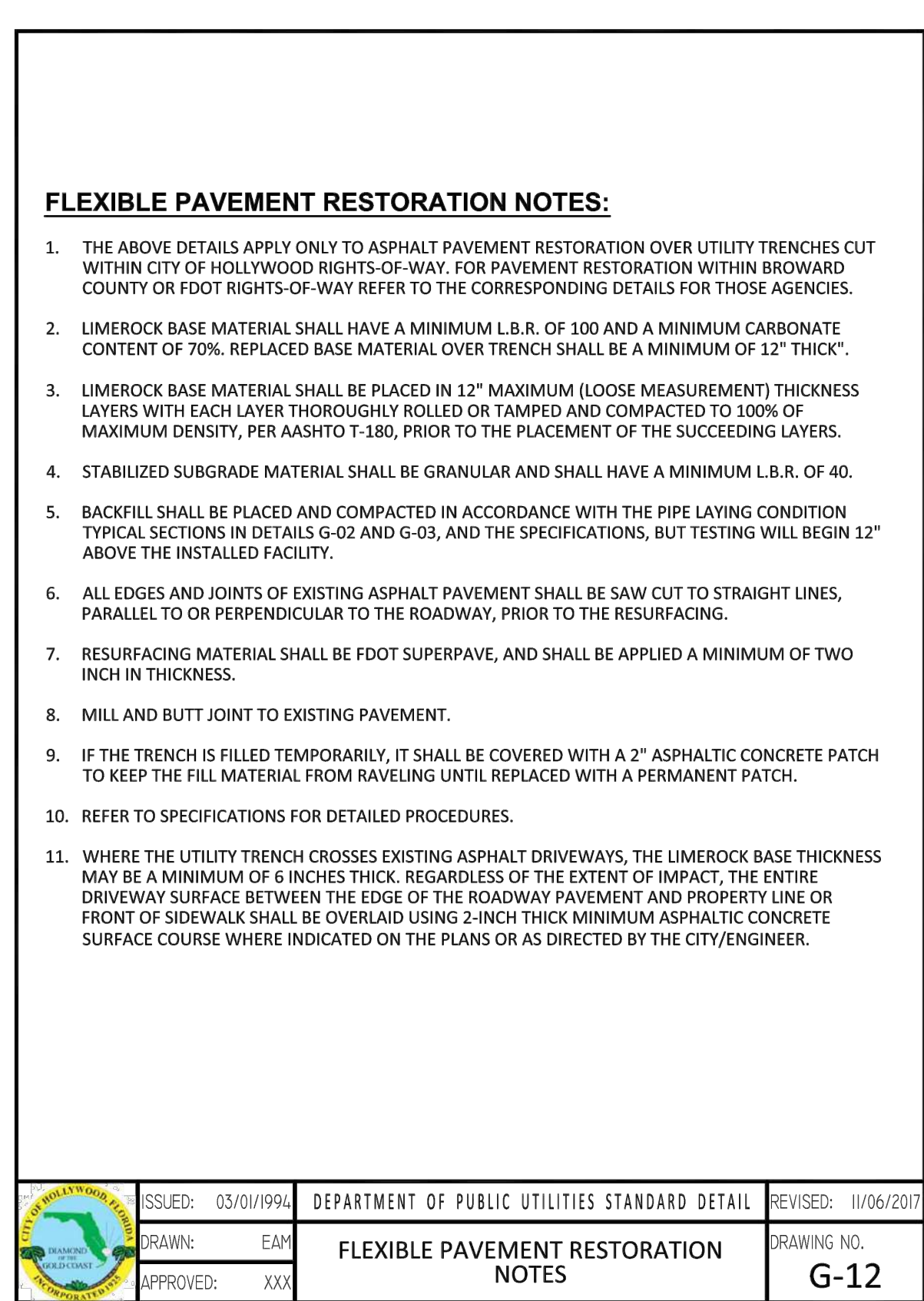
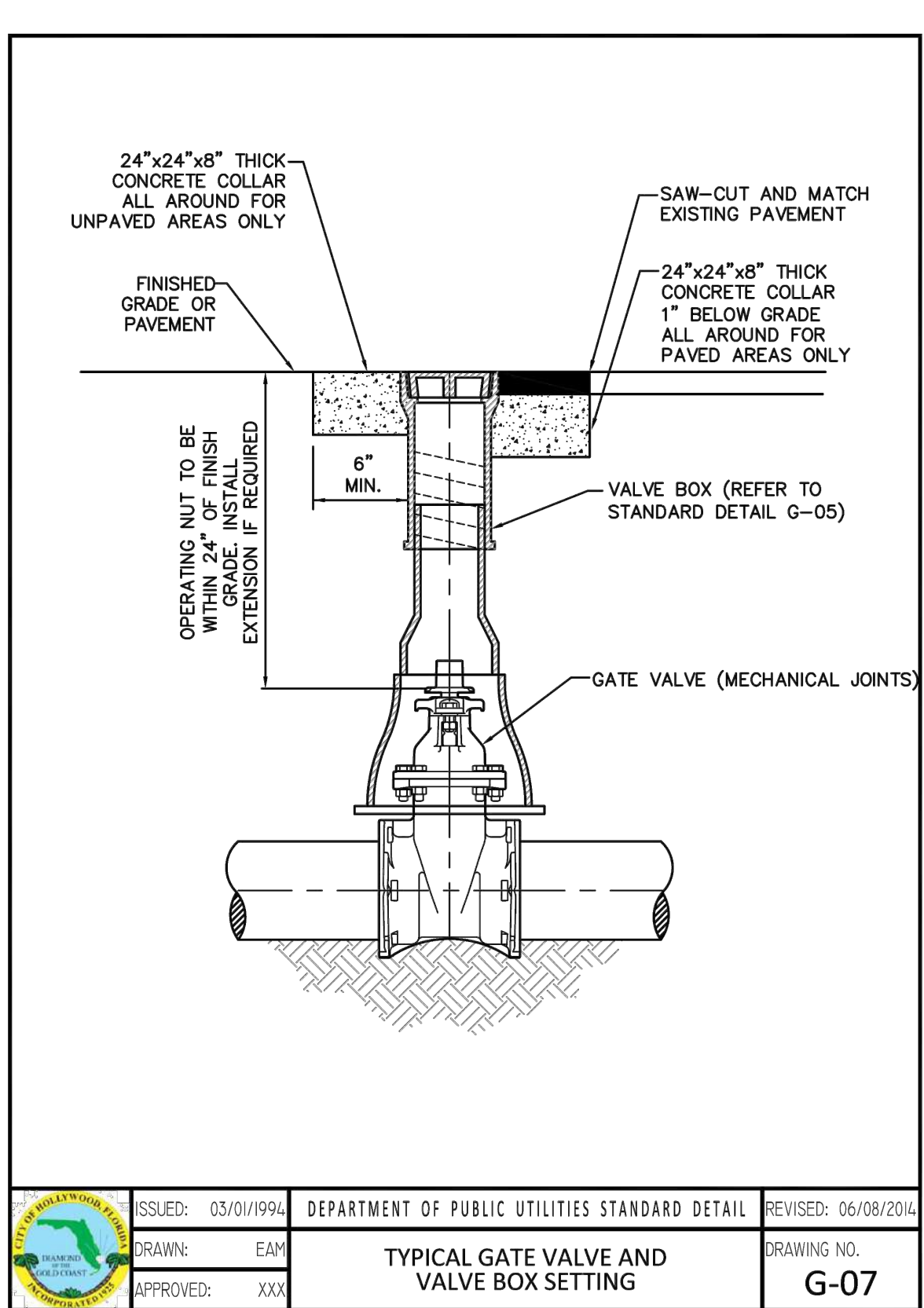
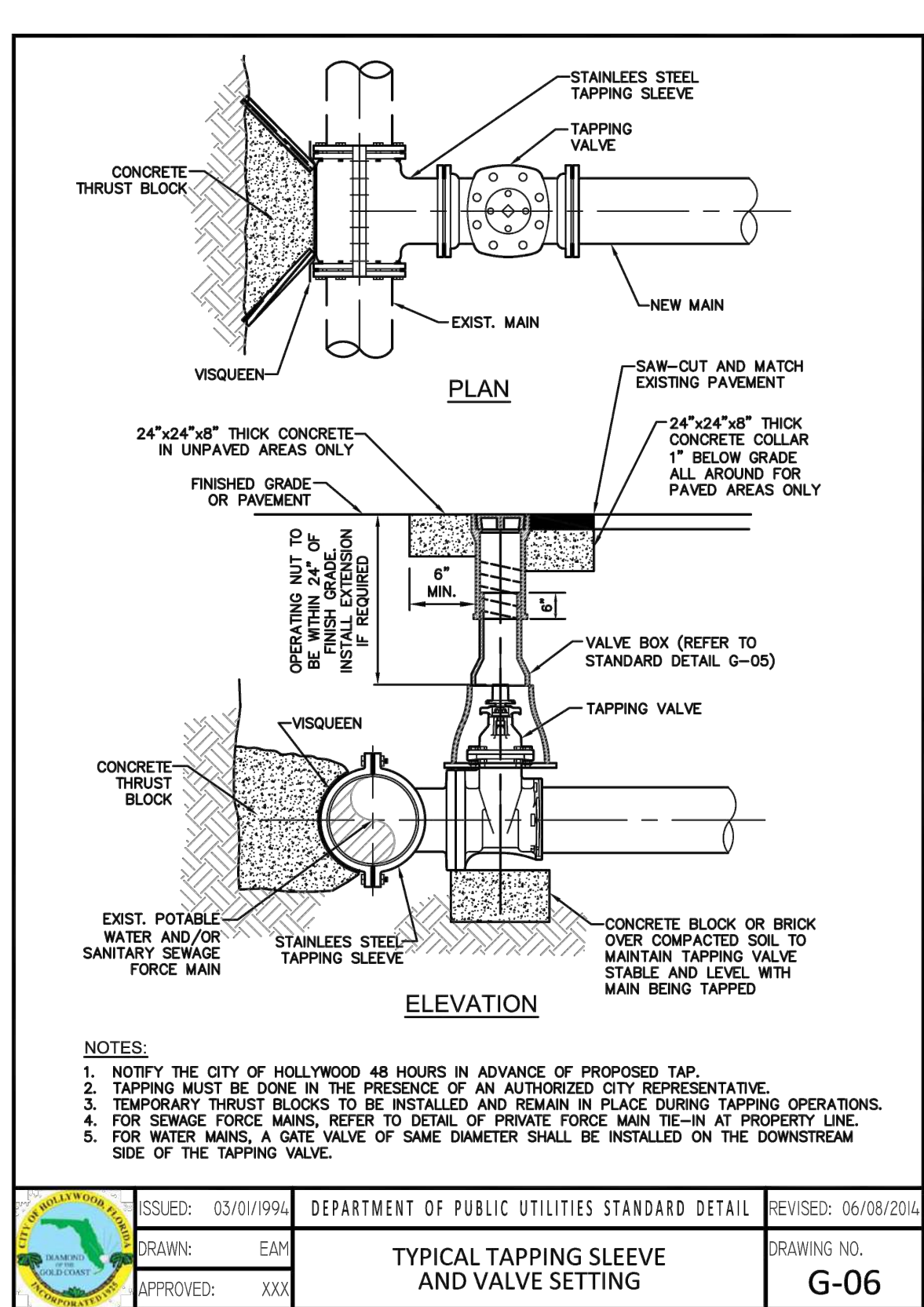
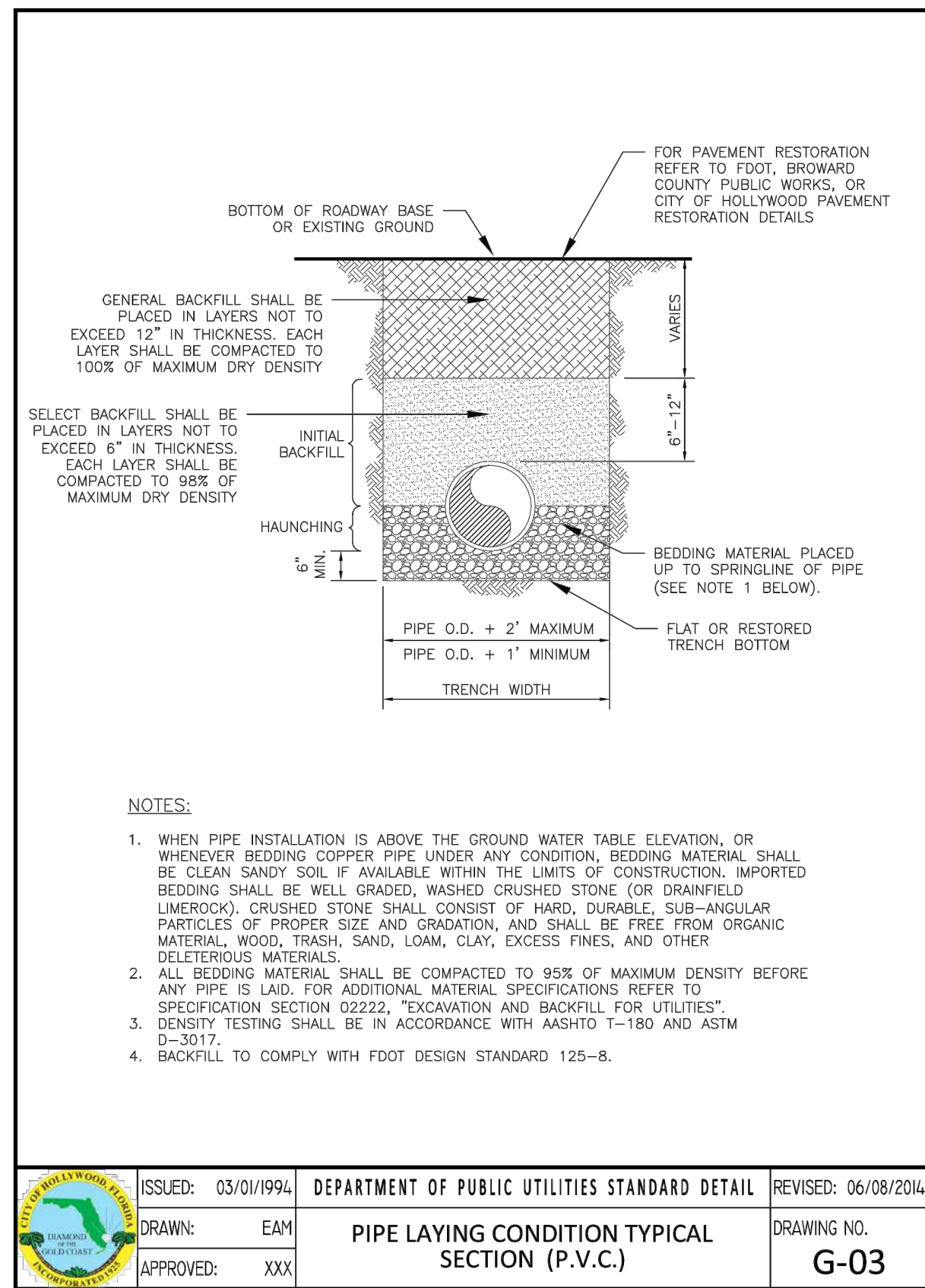
SHEET NO.:

C6

6 OF 8

PROJECT NO.: 23-57

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



UTILITIES DETAILS I

SCALE: N.T.S.

5-21-24



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REVISIONS

NO.	DATE	DESCRIPTION

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

MULTI-FAMILY APARTMENTS

2217, 2231, 2239 JACKSON STREET
 HOLLYWOOD, FL 33020

P.E.#:78036

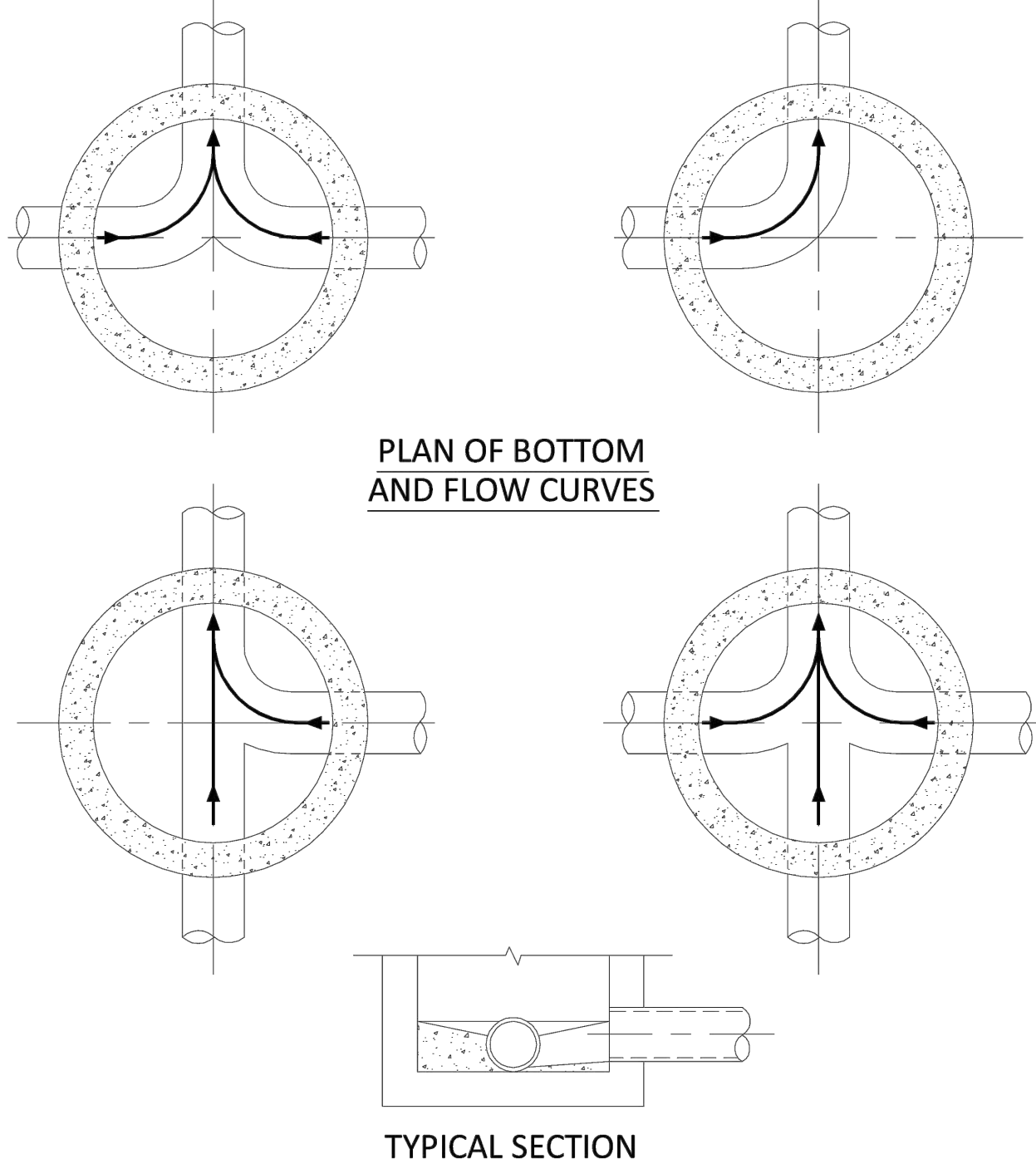
DATE: 11/6/23

SCALE: N.T.S.

SHEET NO.: C7

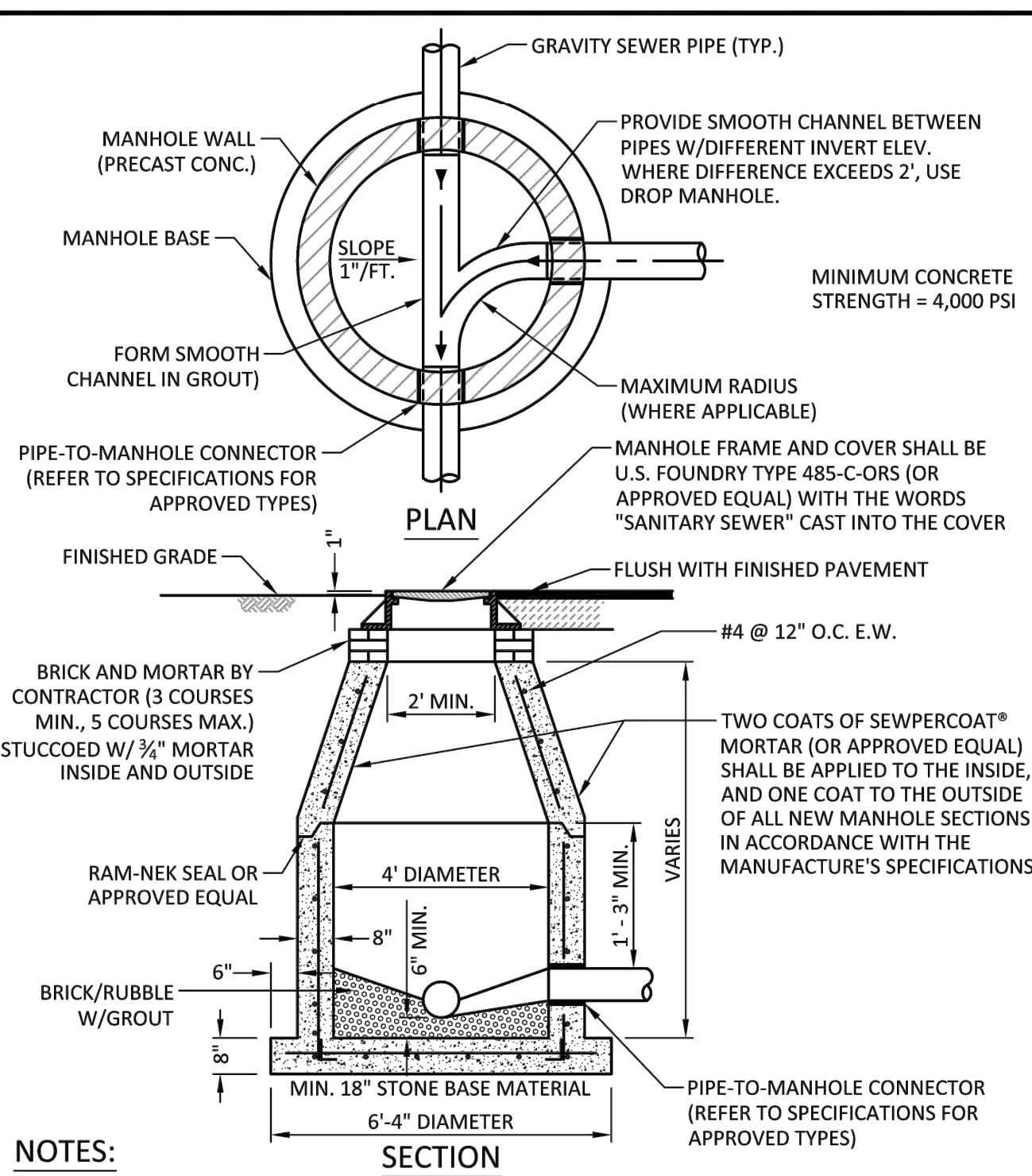
7 OF 8

PROJECT NO.: 23-57



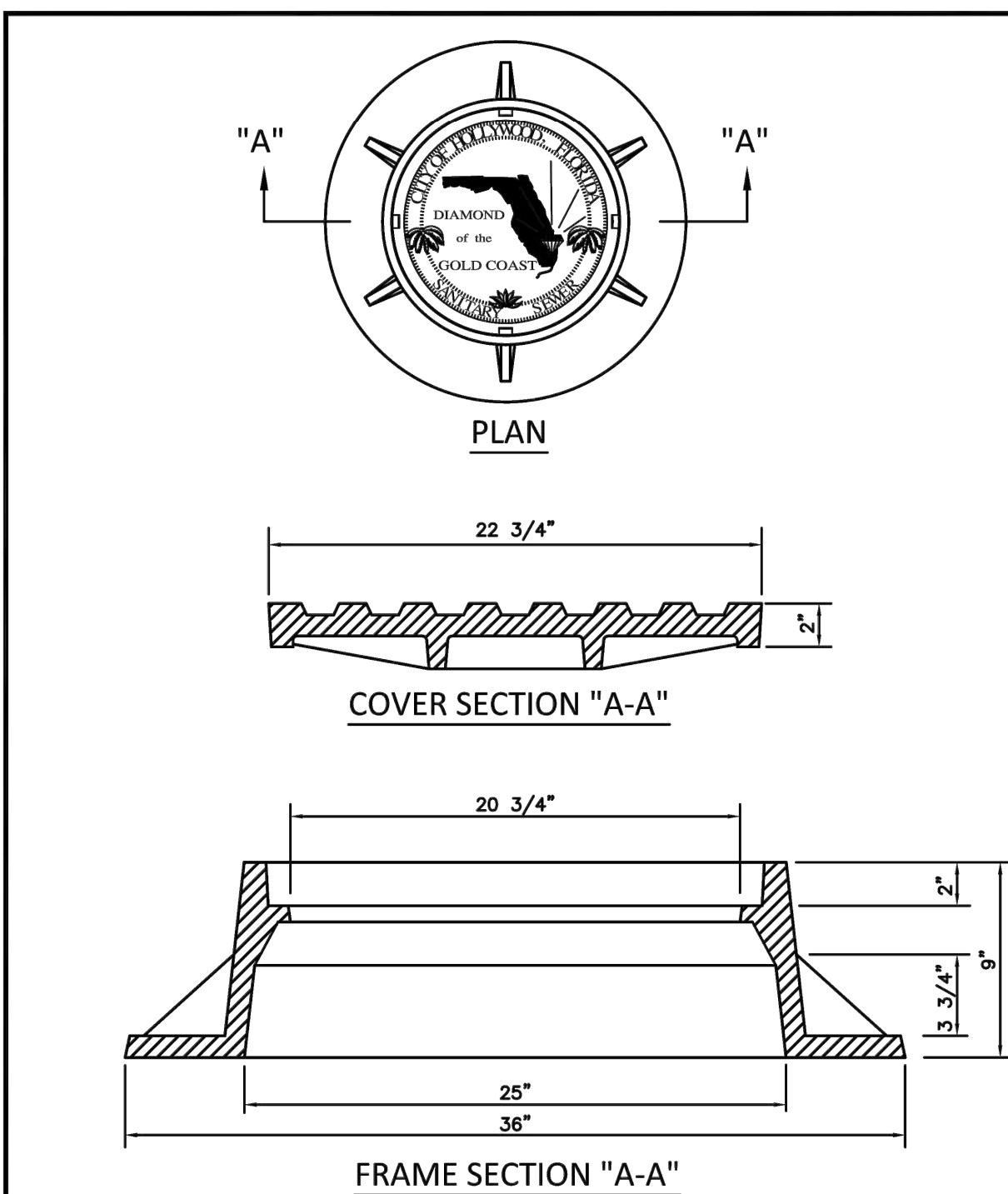
- NOTES:**
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
 2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
 3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.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

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



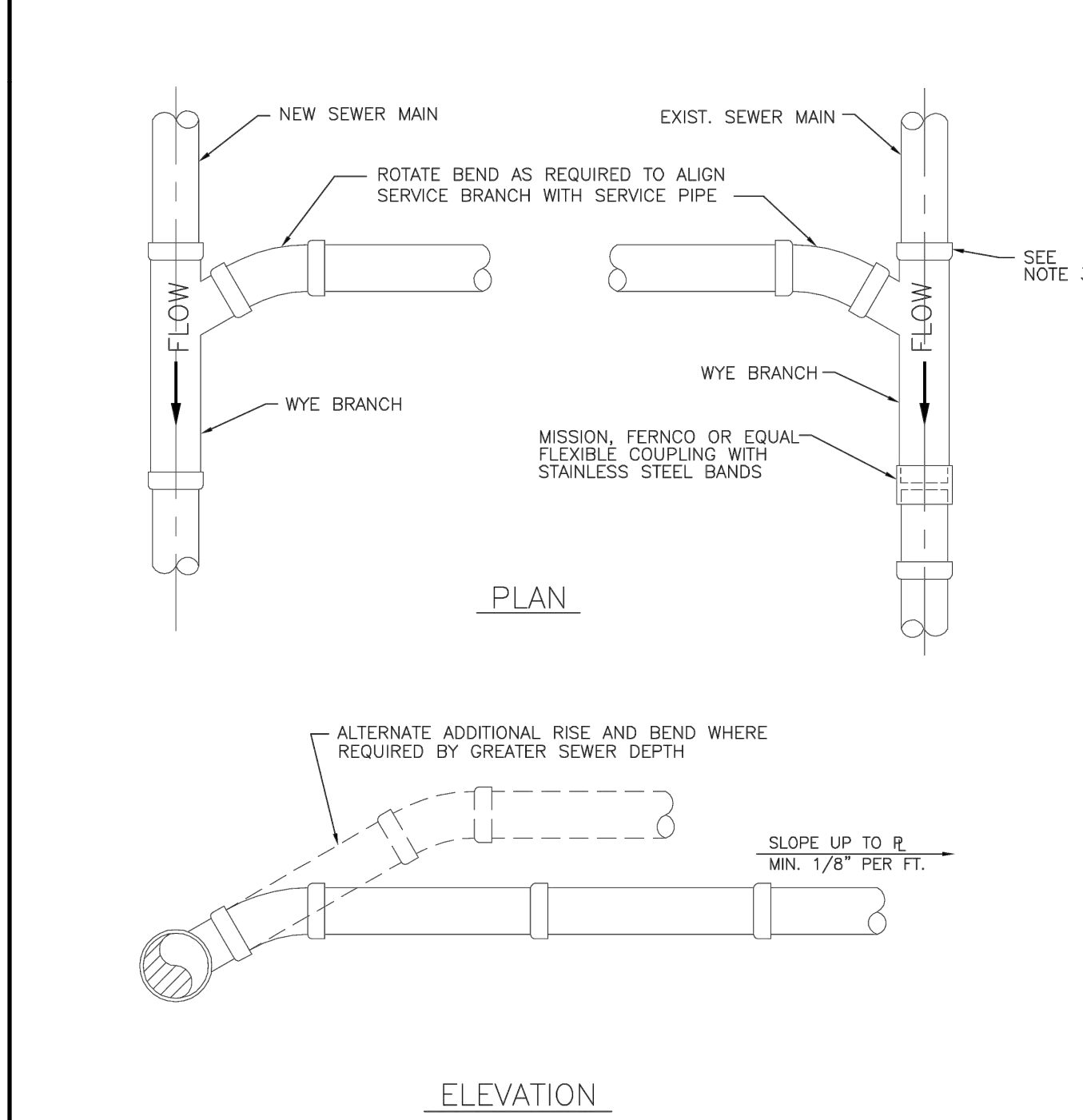
- NOTES:**
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
 2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3' ABOVE SLAB BASE.
 3. NO CONSTRUCTION JOINTS ARE ALLOWED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

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



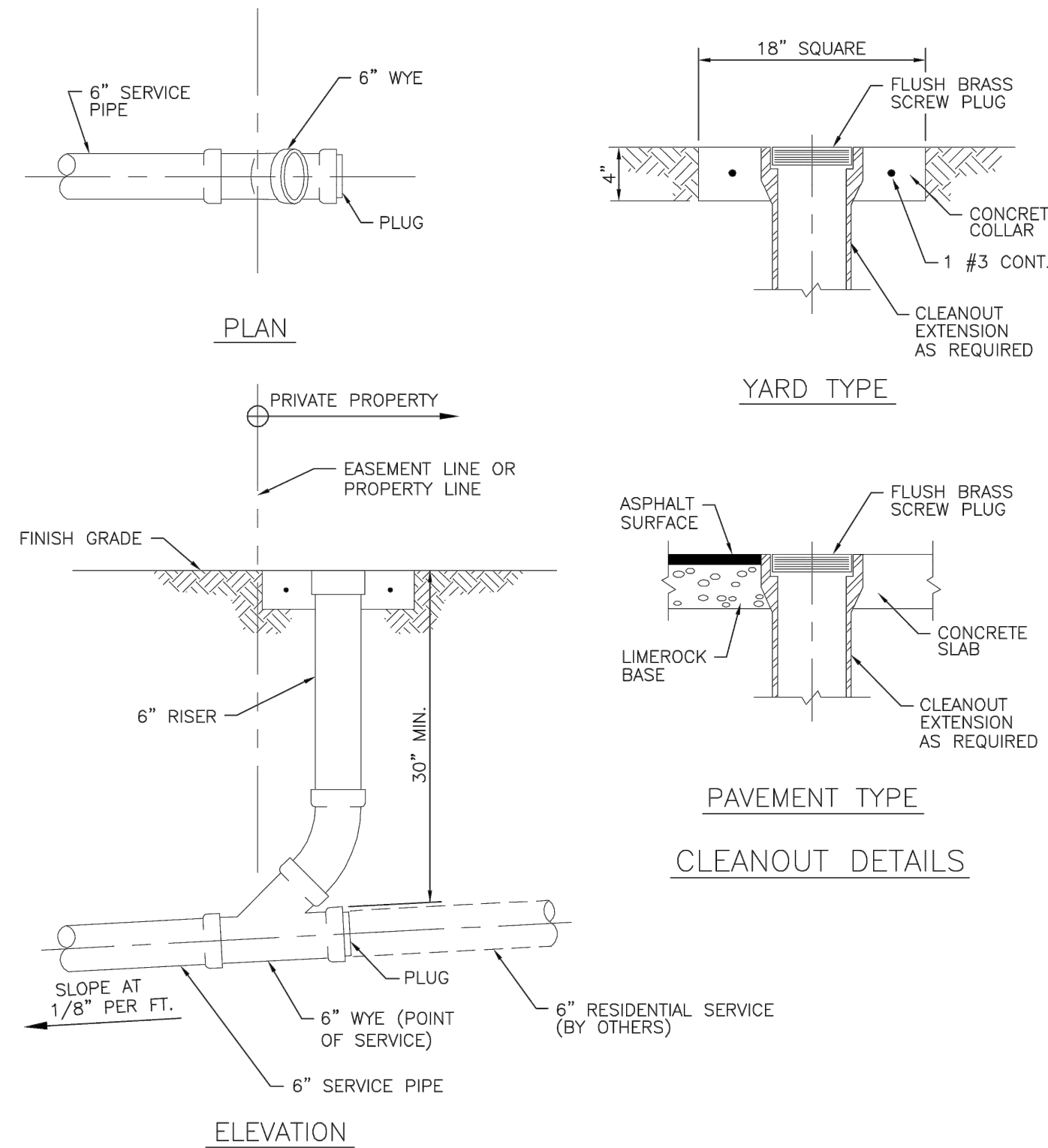
- NOTES:**
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
 2. ALL BEARING SURFACES TO BE MACHINED.
 3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
 4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C ORS TYPE EL, WITH THE WORDS "SANITARY SEWER" CAST INTO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

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



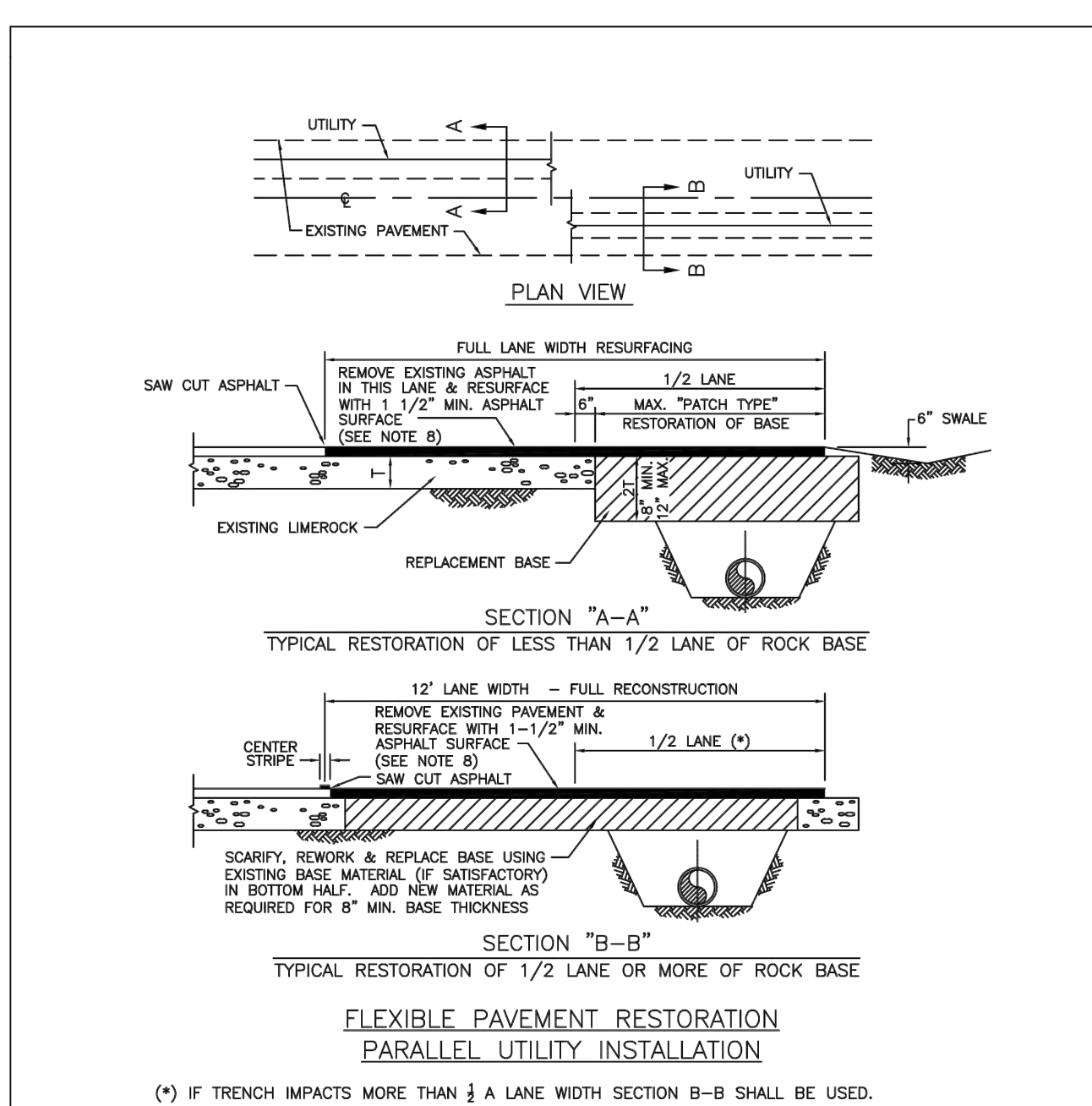
- NOTES:**
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
 2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
 3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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



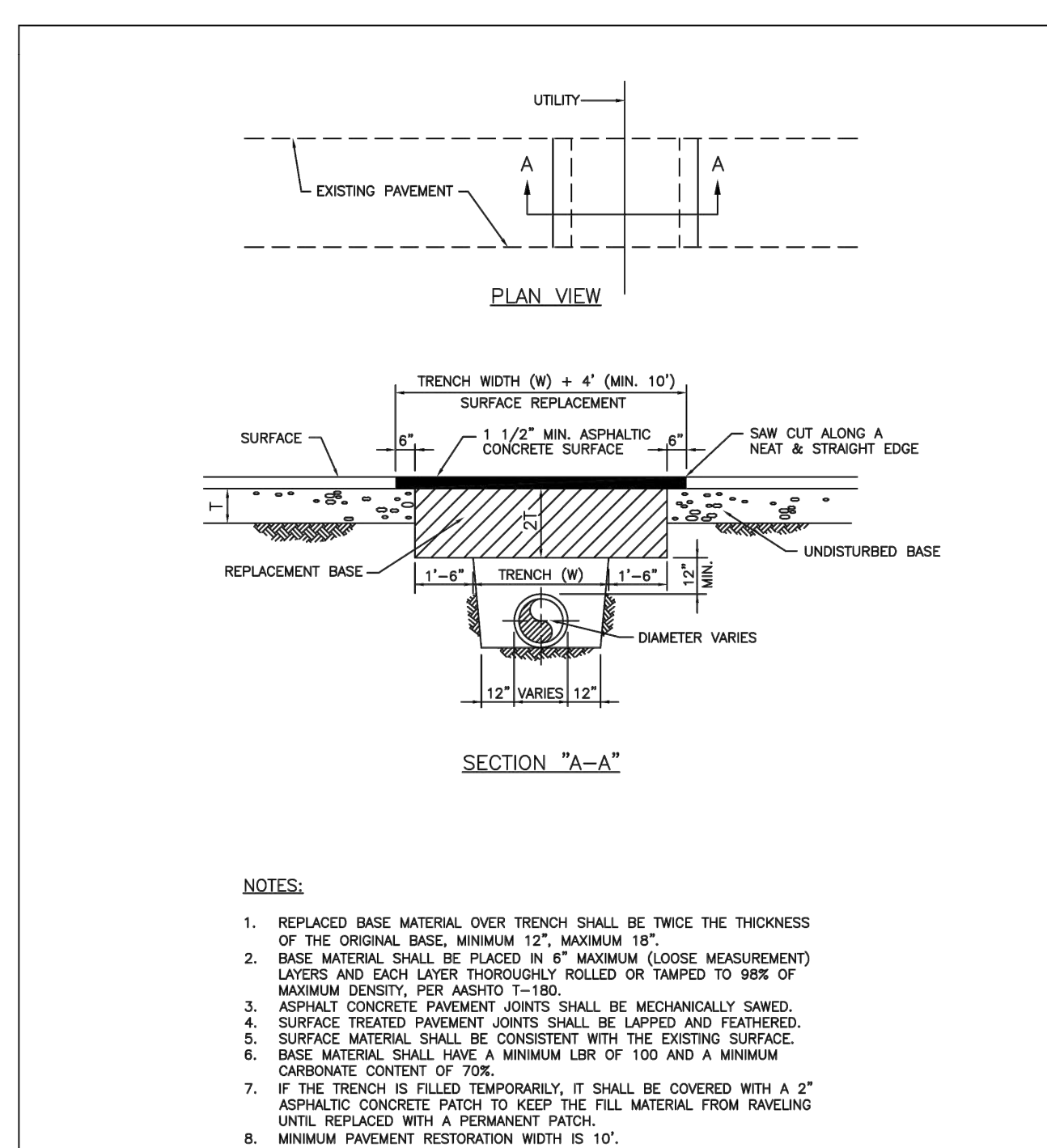
SINGLE SERVICE CONNECTION

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



- 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 6" 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" 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		DRAWING NO.:
	APPROVED: JG	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	C-30



- 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 98% OF MAXIMUM DENSITY, PER AASHTO T-150.
 3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
 4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPELLED AND FEATHERED.
 5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
 6. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. 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		DRAWING NO.:
	APPROVED: JG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	C-31



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UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

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

ZE

MULTI-FAMILY APARTMENTS

2217, 2221, 2231, 2239 JACKSON STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 11/6/23

SCALE: N.T.S.

SHEET NO.:

C8

8 OF 8

PROJECT NO.: 23-57

KBP CONSULTING, INC.

May 17, 2024

Mr. Joseph Kaller, AIA, LEED AP
President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

**Re: Multi-Family Apartments – 2217-2239 Jackson Street
Hollywood, Florida
Trip Generation Statement**

Dear Joe:

A Multi-Family Apartments development is proposed to be located on the north side of Jackson Street between S. Dixie Highway and S. 24th Avenue in Hollywood, Broward County, Florida. More specifically, the subject site is located at 2217, 2221, 2231, and 2239 Jackson Street and the Broward County Parcel ID Numbers are:

- 5142 16 01 2410
- 5142 16 01 2400
- 5142 16 01 2420
- 5142 16 01 2430

The subject 1.29-acre site (+/- 56,249 square feet) is currently developed with four (4) single-family dwelling units. The site is proposed to be redeveloped with a four-story multifamily apartment building consisting of 104 dwelling units.

A project location map is presented in Attachment A to this memorandum and a preliminary site plan is presented in Attachment B. The anticipated buildout year is 2026. The purpose of this memorandum is to document the trip generation characteristics of the existing and proposed development.

Trip Generation Analysis

A trip generation analysis for the existing and proposed uses has been conducted utilizing the trip generation information published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual (11th Edition)*.

According to the subject documentation, the most appropriate land use categories for this analysis are Land Use #210 – Single-Family Detached Housing and Land Use #221 – Multifamily Housing (Mid-Rise). The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented on the following page.

Single-Family Detached Housing – ITE Land Use #210

- Weekday: $T = 9.43 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.70 (X)$ (26% in / 74% out)
- PM Peak Hour: $T = 0.94 (X)$ (63% in / 37% out)

Multifamily Housing (Mid-Rise) – ITE Land Use #221

- Weekday: $T = 4.77 (X) - 46.46$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.44 (X) - 11.61$ (23% in / 77% out)
- PM Peak Hour: $T = 0.39 (X) + 0.34$ (61% in / 39% out)

Table 1 below summarizes the trip generation characteristics associated with the existing single-family development and the proposed multifamily development to be located on Jackson Street in Hollywood, Florida. Relevant excerpts from the referenced ITE manual are presented in Attachment C.

Table 1 2217-2239 Jackson Street Trip Generation Summary Hollywood, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Single-Family Housing	4 DU	38	1	2	3	3	1	4
Proposed Residential - (MF - Mid-Rise)	104 DU	450	8	26	34	25	16	41
Difference (Proposed - Existing)		412	7	24	31	22	15	37

Source: KBP Consulting, Inc., May 2024.

Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed residential development is anticipated to generate 450 daily vehicle trips, 34 AM peak hour vehicle trips (8 inbound and 26 outbound), and 41 PM peak hour vehicle trips (25 inbound and 16 outbound). When considering the existing residential development on this site this represents an increase of 412 daily vehicle trips, an increase of 31 AM peak hour vehicle trips and an increase of 37 PM peak hour vehicle trips.

KBP CONSULTING, INC.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

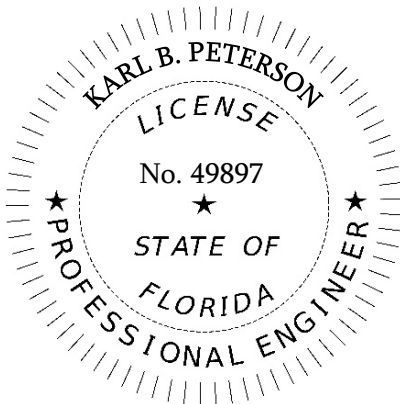
KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

APPROVED BY:

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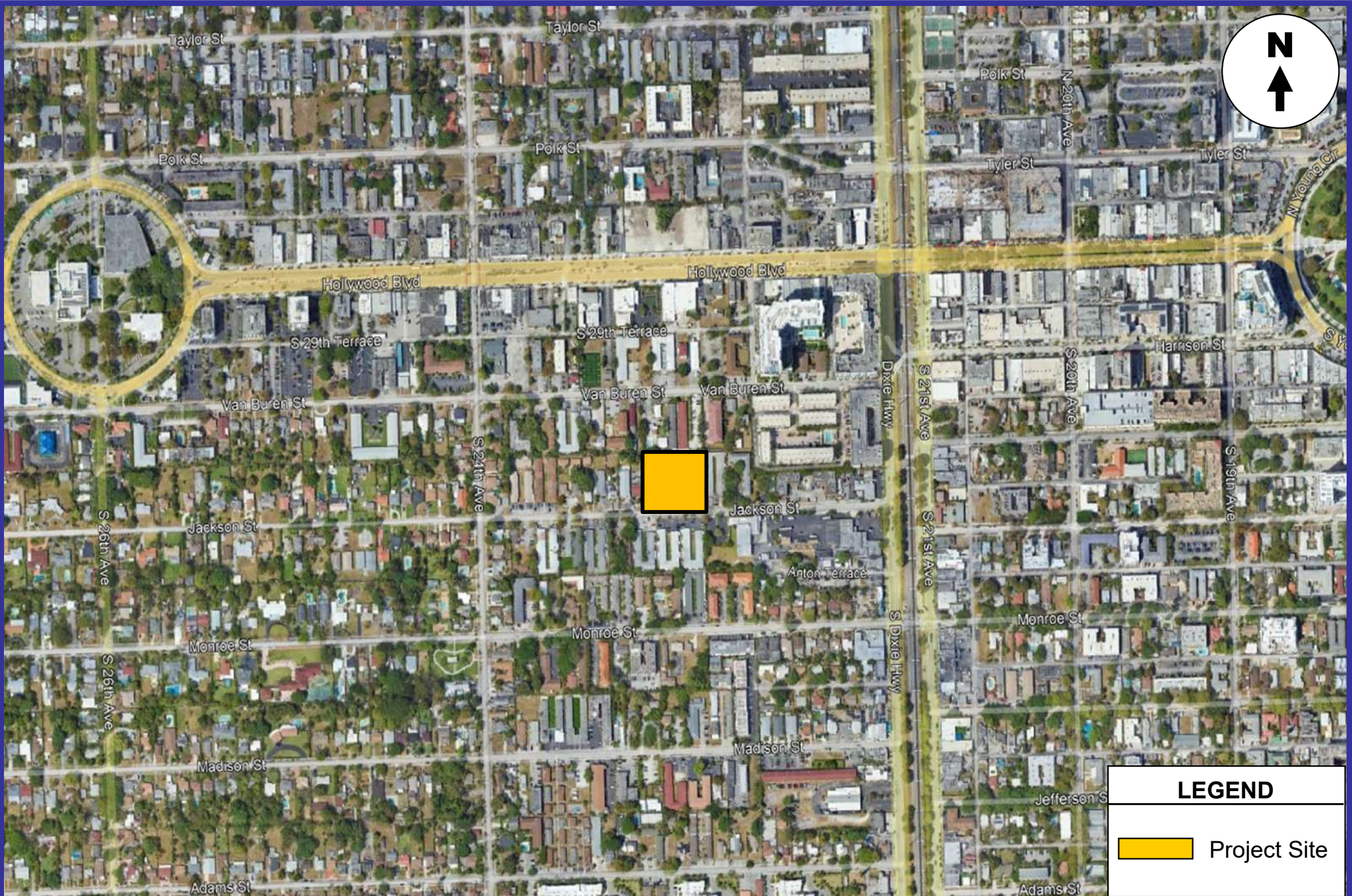


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KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

Project Location Map



Attachment B

Site Plan

2217, 2221, 2231, 2239
JACKSON STREET
HOLLYWOOD, FL. 33020

Parcel ID: 514216012410 (9,840 sf)
514216012400 (10,660 sf)
514216012420 (20,500 sf)
514216012430 (10,250 sf)

Net Lot Area (Combined Parcels): 51,250 SF

Gross Lot Area (Combined Parcels): 56,249 SF

BASIC ZONING

Municipal Future Land Use: Regional Activity Center (RAC)
Zone: DH-2
Existing Building Use: Single Family Residential
Existing Land Use: Residential
County Future Land Use: Regional Activity Center

ADDITIONAL ZONES

Future Conditions 100-Year
Flood Elevation (Feet NAVD88) 11.5'

BUILDING INTENSITY
REQUIRED PROVIDED
Maximum Building Height: 45 ft 45 ft
Maximum Height - Stories: 4 4
Floor Area Ratio: 1.75 (89,687) 84,941 SF
Minimum Open Space: 20% 22%

RESIDENTIAL LOADING AREA
REQUIRED PROVIDED
50-100 Units 1 Space 1 Space
CITY OF HOLLYWOOD OFF STREET LOADING REQUIREMENTS 7.2.C.2

SETBACKS AT GROUND LEVEL
ALLOWER PROPOSED
Minimum Primary Frontage Setback: 15'-0" 15'-0"
Minimum Side Setback: 10'-0" 10'-0"
Minimum Rear Setback: 20'-0" 20'-0"

EXTERNAL LIGHTING
Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
-Parking Lots 3-5 foot candles
-Walking Surfaces 3 foot candles
-Recreational Areas 2-3 foot candles
-Building Entrways 5 foot candles
-Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential

UNIT TYPE INFORMATION

UNIT TYPE	QUANTITY
STUDIO	27
ONE BED	62
TWO BED	15
TOTAL	104 UNITS
UNIT TYPE	AVERAGE SF
STUDIO	519 SF
ONE BED	655 SF
TWO BED	985 SF

VEHICULAR USE ARE (V.U.A.)
UNCOVERED PARKING 2,689 SF X 25% = 672 SF
LANDSCAPE (EXCLDS. BUFFERS) 3,663 SF

CITY OF HOLLYWOOD PARKING REQUIREMENTS 4.6.C

PARKING	REQUIRED	PROVIDED
STUDIO (27X1)	27 SPACES	27 SPACES
ONE BED (62X1)	62 SPACES	62 SPACES
TWO BED (15X1.5)	23 SPACES	28 SPACES
GUEST SPACES	11 SPACES	11 SPACES

TOTAL: 123 SPACES 128 SPACES

CITY OF HOLLYWOOD OFF STREET LOADING REQUIREMENTS 7.2.C.2

PARKING TYPES	REQUIRED	PROVIDED
ADA SPACES (PER FBC 208.2)	5	5
LOADING AREA (PER COH 7.2.C.2)	1	1
CAR LIFTS (SEDAN/SUV)	-	15
EV CHARGING	-	6

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ANY UP 1/4" BUT NOT GREATER THAN 1/2" WILL BE VEILED TO MEET ADA REQUIREMENTS.
- ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- 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



Kaller Architecture
AA02001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.925.5742
joseph@kallerarchitects.com
www.kallerarchitects.com
SEAL

JOSEPH B. KALLER
FLORIDA RA #00090239

MULTI-FAMILY APARTMENTS
2217, 2221, 2231, 2239 JACKSON ST.
HOLLYWOOD, FL 33020

SITE PLAN
PROJECT TITLE
SHEET TITLE
REVISIONS

No.	Description	Date
1	2 SIGN OFF	2/20/24
2	3 SIGN OFF	4/22/24

PROJECT No.: 23-056
DATE: 6/30/23
DRAWN BY: MF
CHECKED BY: JBK

A-1

Attachment C

**Relevant Excerpts from the ITE
*Trip Generation Manual (11th Edition)***

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

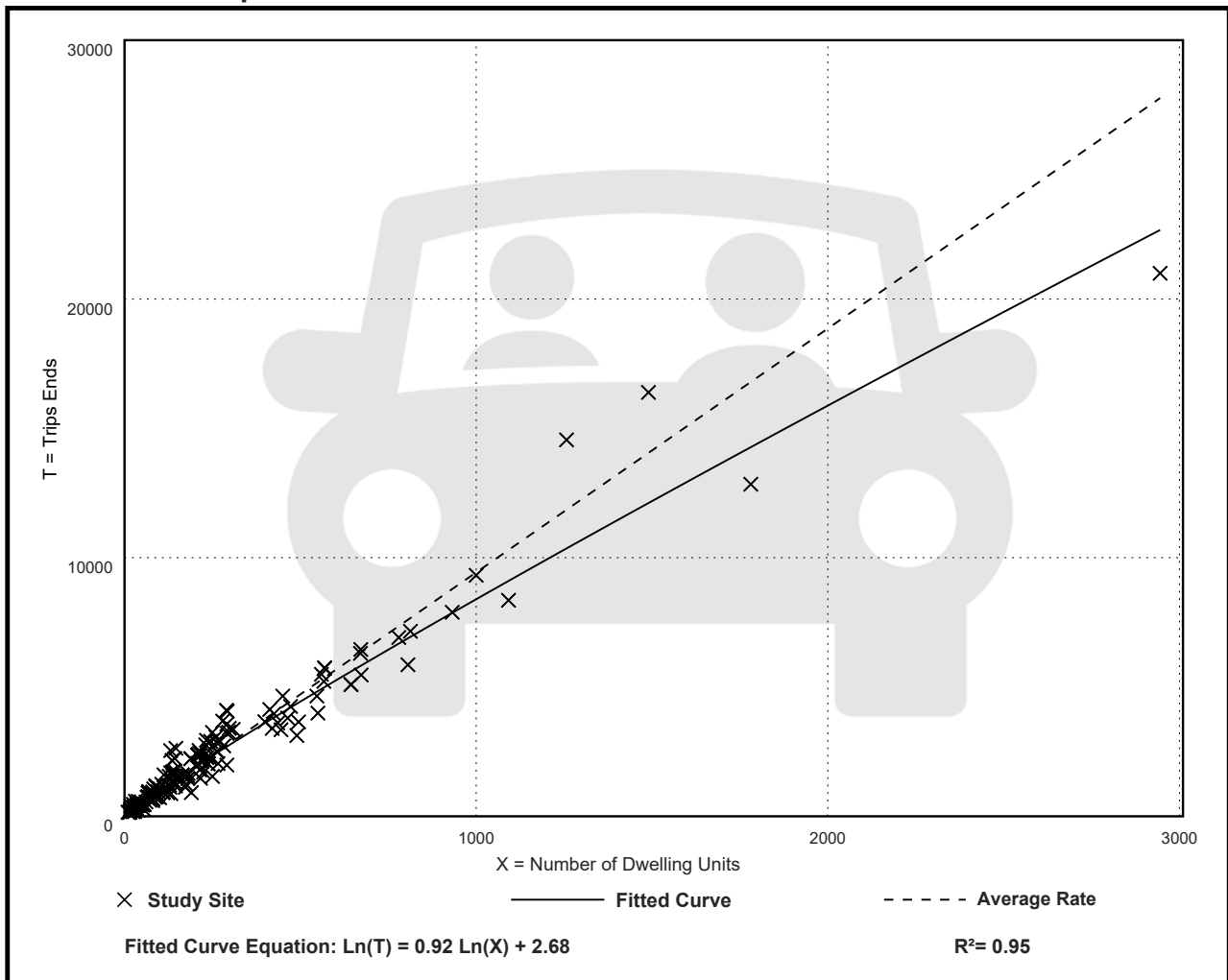
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

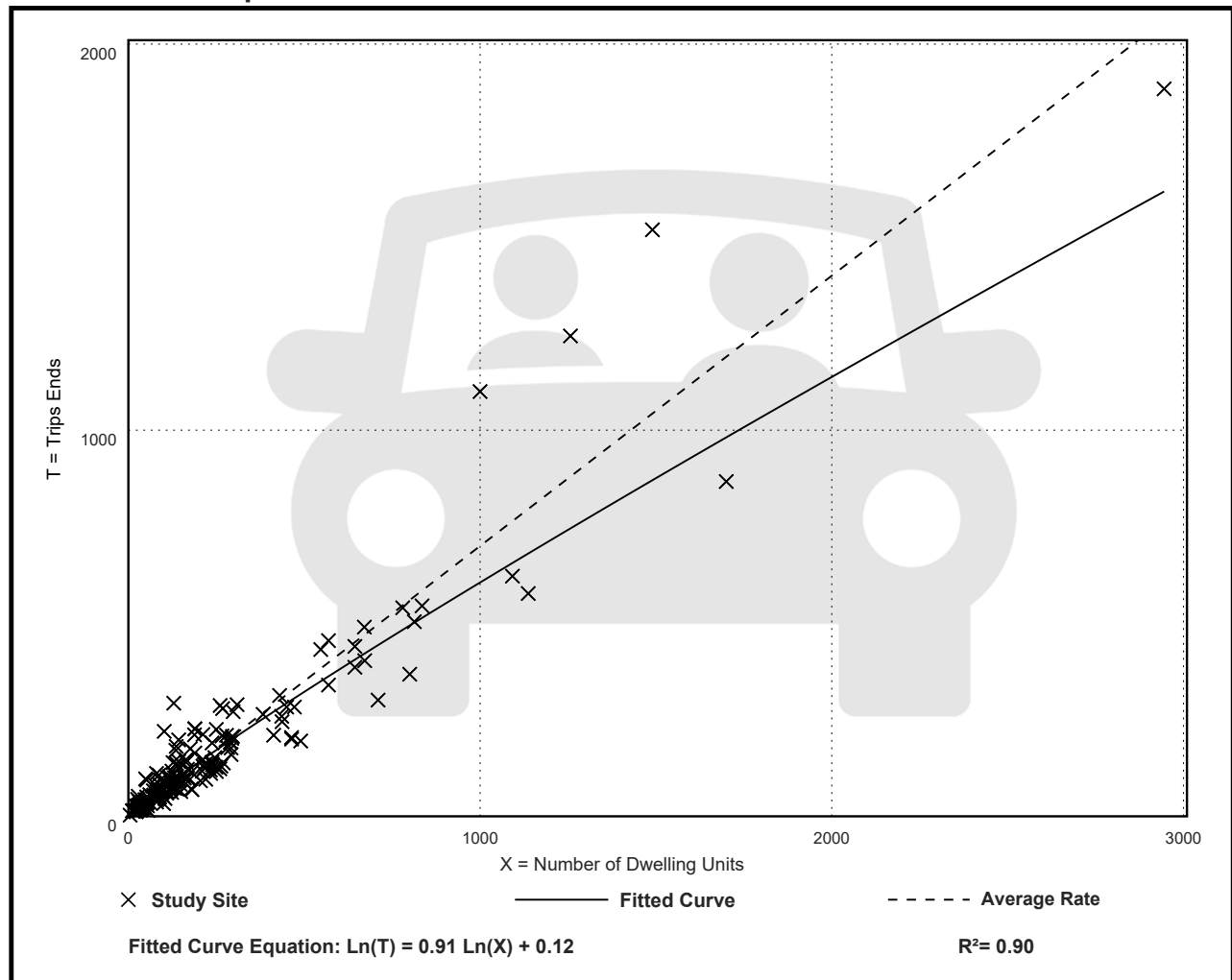
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

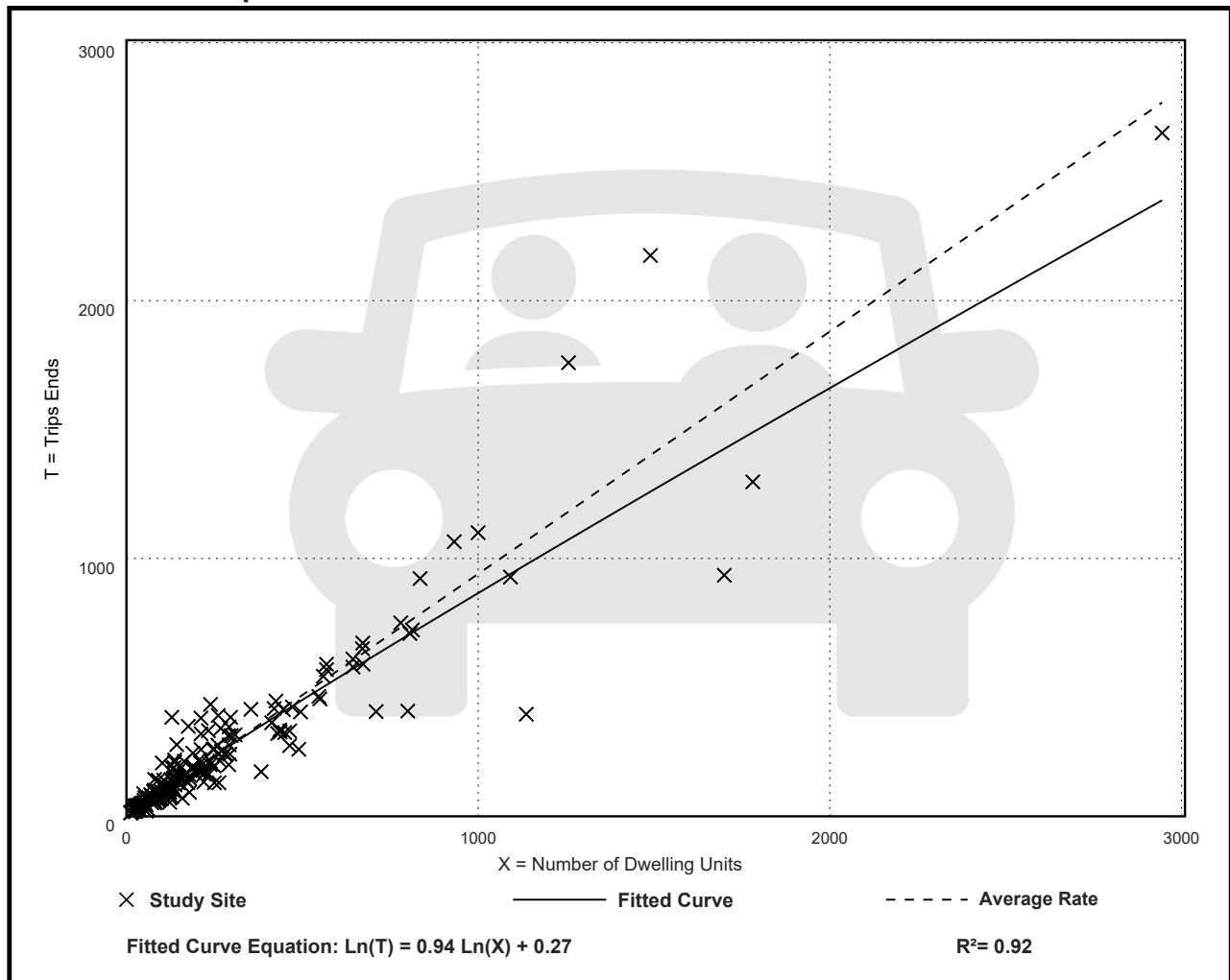
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

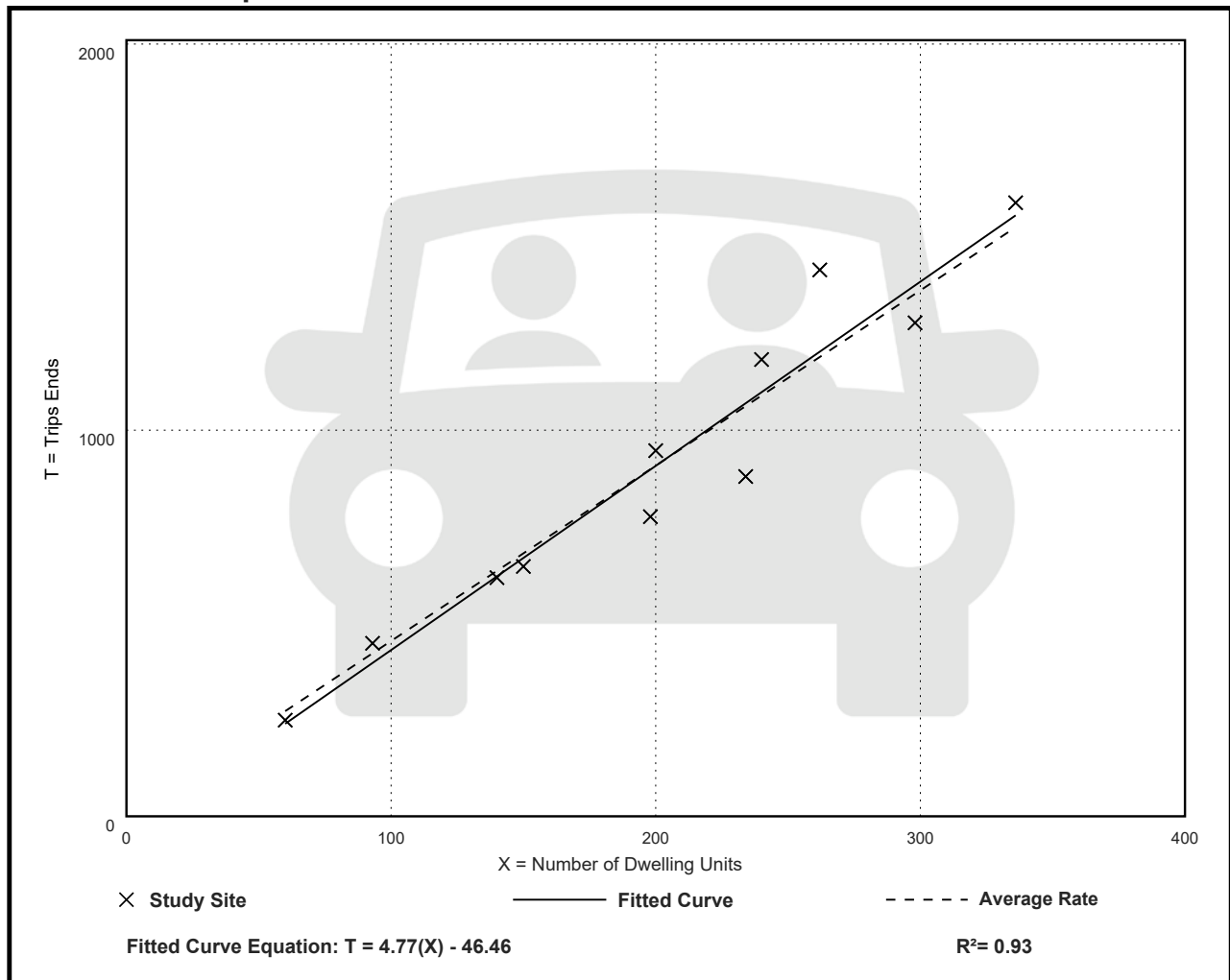
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

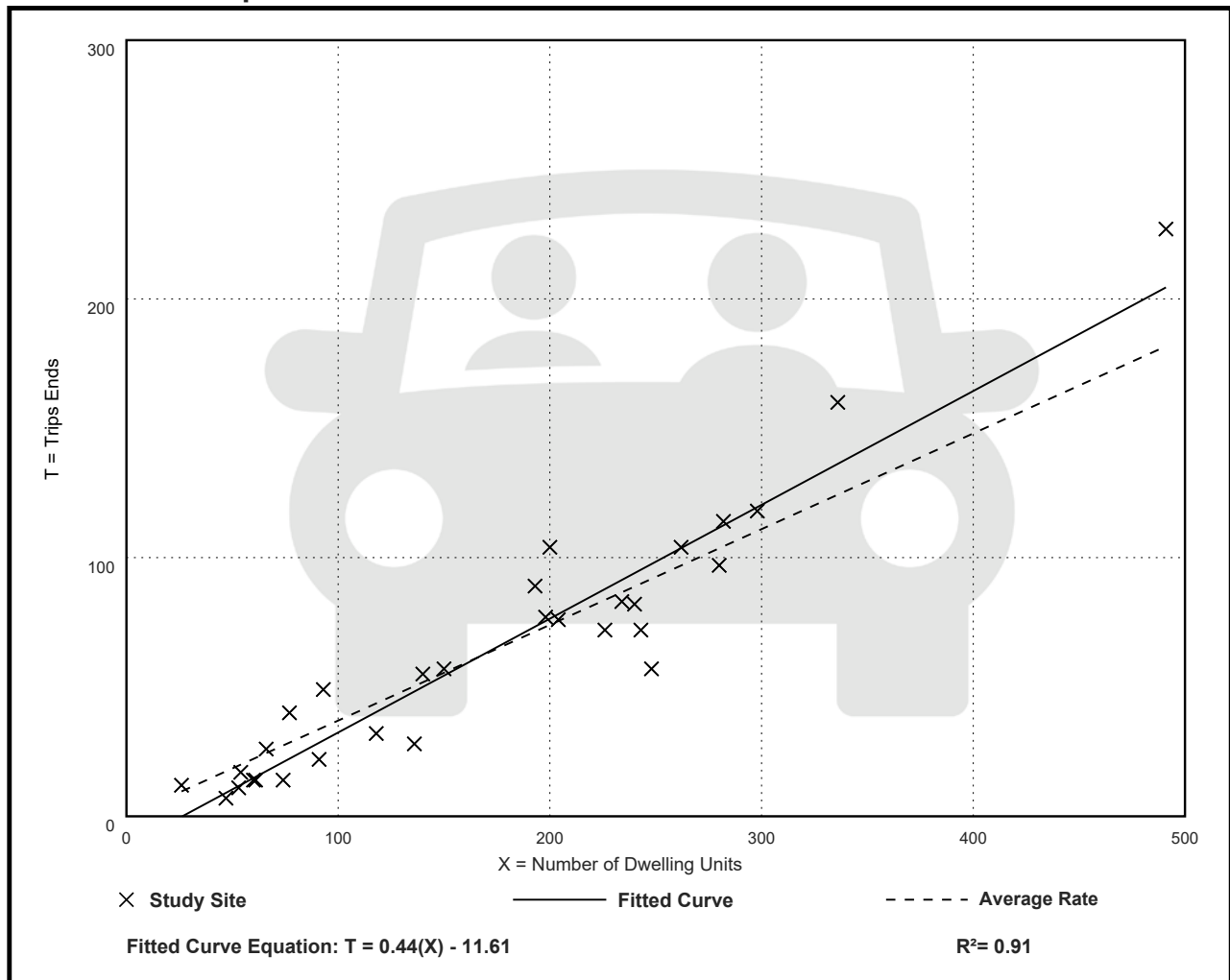
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

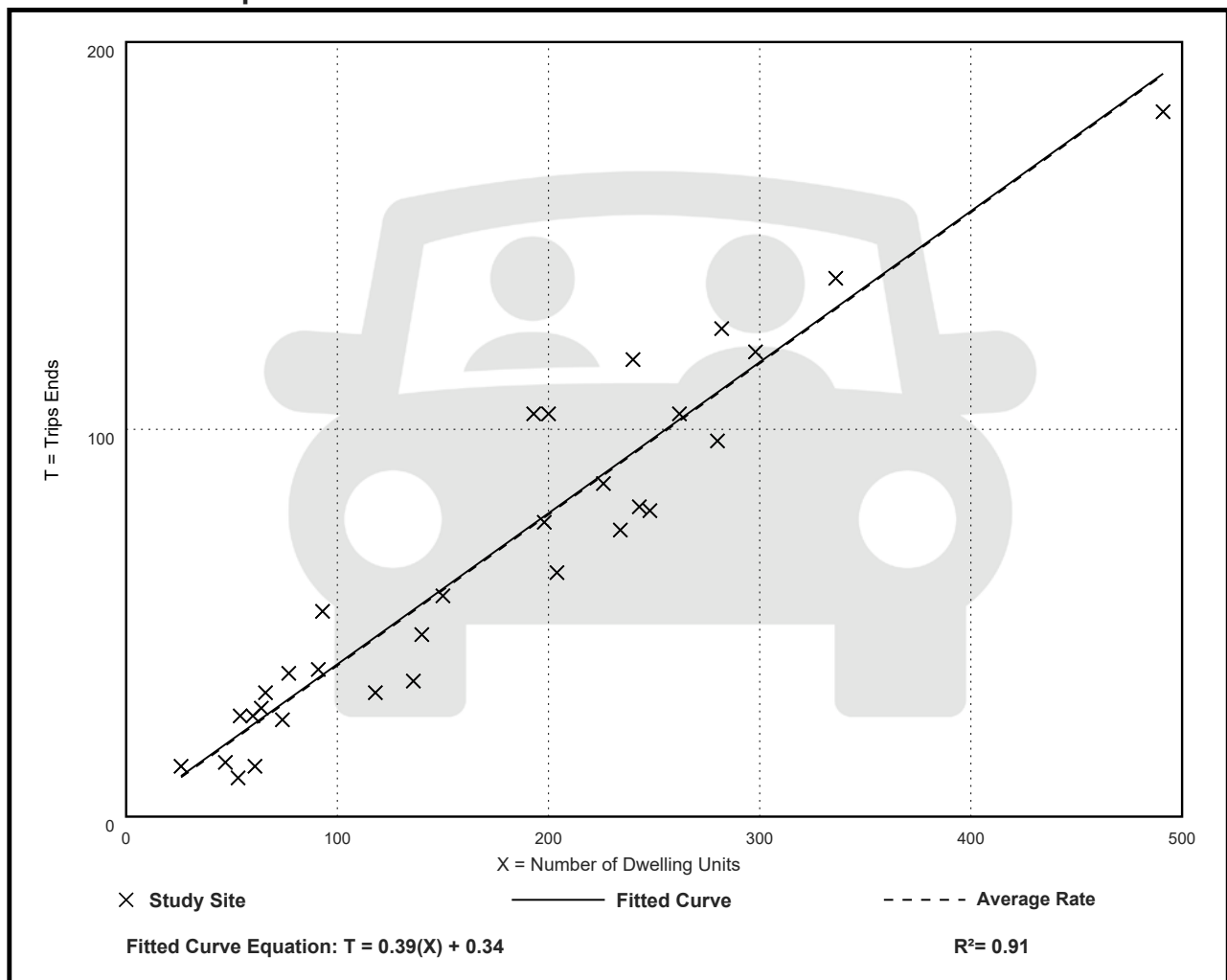
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation

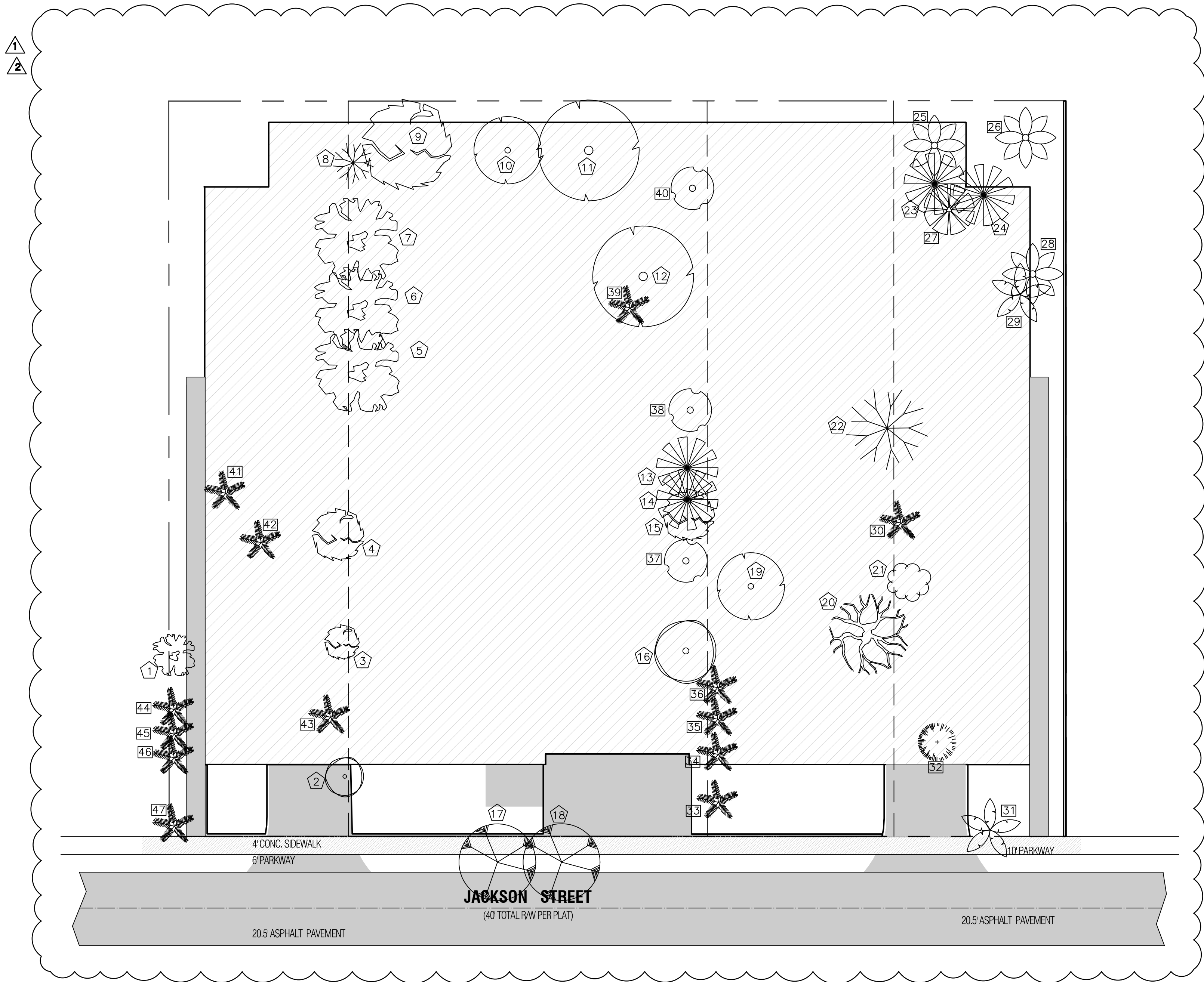


1318-1324 N. 16th Court Existing Tree List

Case/Location: 2217 - 2239 Jackson Street, Hollywood, FL							
Date: 11/13/2023							
Appraiser: Thomas White, ASLA-ISA							
Landscape Architect FL #LA1100							
ISA Arborist FL-5248A							
Section 4.5 of the City of Hollywood Landscape Manual, no permit required to remove Norfolk Is. Pine, Schefflera or Carrotwood							
Tree #	Species	Ht. (Feet)	Spr. (Feet)	DBH (Inches)	Condition	DBH Removed (Inches)	Disposition
1	Schefflera actinophylla / Umbrella Tree (Cat. I Invasive)	20	12	8	Poor	NA	Remove
2	Quercus virginiana / Live Oak	20	12	5	Poor	5	Remove
3	Cupaniopsis anacardiopsis / Carrotwood (Cat. I Invasive)	15	10	4	Poor	NA	Remove
4	Cupaniopsis anacardiopsis / Carrotwood (Cat. I Invasive)	20	20	8	Poor	NA	Remove
5	Casuarinaceae equisetifolia / Australian Pine (Cat. I Invasive)	60	40	65	Very Poor	NA	Remove
6	Casuarinaceae equisetifolia / Australian Pine (Cat. I Invasive)	15	40	65	Very Poor	NA	Remove
7	Casuarinaceae equisetifolia / Australian Pine (Cat. I Invasive)	20	40	65	Very Poor	NA	Remove
8	Bursera simarubra / Gumbo Limbo	30	12	10	Very Poor	10	Remove
9	Ficus lyrata / Fiddle Leaf Fig	40	30	30	Poor	30	Remove
10	Mangifera indica / Mango	30	20	16	Poor	16	Remove
11	Mangifera indica / Mango	40	40	20	Poor	20	Remove
12	Mangifera indica / Mango	30	30	20	Poor	20	Remove
13	Araucaria heterophylla / Norfolk Island Pine (Cat. I Invasive)	50	15	20	Poor	NA	Remove
14	Araucaria heterophylla / Norfolk Island Pine (Cat. I Invasive)	50	15	20	Poor	NA	Remove
15	Cupaniopsis anacardiopsis / Carrotwood (Cat. I Invasive)	20	20	18	Poor	NA	Remove
16	Quercus virginiana / Live Oak	30	20	12	Fair	12	Remove
17	Bucida buceras / Black Olive	30	20	17	Very Poor	17	Remove
18	Bucida buceras / Black Olive	30	20	15	Very Poor	15	Remove
19	Mangifera indica / Mango	25	25	16	Poor	16	Remove
20	Ficus benjamina / Weeping Fig	25	25	8	Very Poor	8	Remove
21	Ficus lyrata / Fiddle Leaf Fig	16	12	5	Poor	5	Remove
22	Bursera simarubra / Gumbo Limbo	30	30	32	Poor	32	Remove
23	Araucaria heterophylla / Norfolk Island Pine (Cat. I Invasive)	20	15	10	Poor	NA	Remove
24	Araucaria heterophylla / Norfolk Island Pine (Cat. I Invasive)	30	15	14	Poor	NA	Remove
DBH Removed						206	

Existing Palm List

Article 9.9.B.3.c. per City of Hollywood. Palm species that are highly susceptible to lethal yellowing (per UF-IFAS) = Coconut, Fishtail, Christmas and Queen Palms							
Palm #	Species	Ht. (Feet)	CT (Feet)	DBH (Inches)	Condition	Replacement Palms	Disposition
25	Roystonea elata / Cuban-Florida Royal Palm	10	5	12	Fair	1	Remove
26	Roystonea elata / Cuban-Florida Royal Palm	16	25	12	Good	1	Remove
27	Bismarckia nobilis / Bismarck Palm	16	25	12	Good	1	Remove
28	Roystonea elata / Cuban-Florida Royal Palm	16	25	12	Fair	1	Remove
29	Cocos nucifera / Coconut Palm	16	25	12	Fair	NA	Remove
30	Veitchia montgomeryana / Montgomery Palm	16	25	12	Poor	1	Remove
31	Cocos nucifera / Coconut Palm	16	25	12	Poor	NA	Remove
32	Dypsis lutescens / Areca Palm	16	25	12	Poor	1	Remove
33	Adonidia merillii / Christmas Palm	16	25	12	Fair	NA	Remove
34	Veitchia montgomeryana / Montgomery Palm	16	25	12	Poor	1	Remove
35	Veitchia montgomeryana / Montgomery Palm	16	25	12	Poor	1	Remove
36	Veitchia montgomeryana / Montgomery Palm	16	25	12	Poor	1	Remove
37	Washingtonia robusta / Washington Palm	16	25	12	Poor	1	Remove
38	Sabal palmetto / Cabbage Palm	16	6	12	Poor	1	Remove
39	Adonidia merillii / Christmas Palm	16	6	12	Fair	NA	Remove
40	Sabal palmetto / Cabbage Palm	16	15	12	Poor	1	Remove
41	Hyophorbe lagenicaulis / Bottle Palm	16	15	12	Fair	1	Remove
42	Syagrus romanzoffiana / Queen palm (Cat. II Invasive)	16	15	12	Fair	NA	Remove
43	Ptychosperma elegans / Solitaire Palm	16	15	12	Poor	1	Remove
44	Carpentaria acuminata / Carpentaria Palm	16	15	12	Fair	1	Remove
45	Carpentaria acuminata / Carpentaria Palm	16	15	12	Fair	1	Remove
46	Carpentaria acuminata / Carpentaria Palm	16	15	12	Fair	1	Remove
47	Veitchia montgomeryana / Montgomery Palm	16	15	12	Fair	1	Remove
Replacement Palms Required						18	



MITIGATION TREE/PALM LIST							
Code	Drought	QTY.	Botanical Name / Common Name	Specifications	DBH (Inches)	Total (Inches)	
BA	V	4	Bulnesia arborea / Verawood	12' Ht., 3" DBH, Sng. Trunk	3	12	
LI	V	2	Lagerstroemia indica 'Natchez' / Crape Myrtle, Watermelon Red	12' Ht., 3" DBH, Sng. Trunk	3	6	
VM	V	6	Veitchia montgomeryana / Montgomery Palm, Sng. Trunk	8' CT Min., Sng. Trunk			
VMD	V	6	Veitchia montgomeryana / Montgomery Palm, Dbl. Trunks	8' CT Min., Dbl. Trunks			
						Total DBH Added	18
						Total DBH Removed	206
						DBH Deficiency	188
						Payment Into the Tree Trust Fund @ \$350 per ea. 2" =	\$32,900
						Total Palms Added	18
						Total Palms Removed	18
						Palms Deficiency	0

Sunshine811

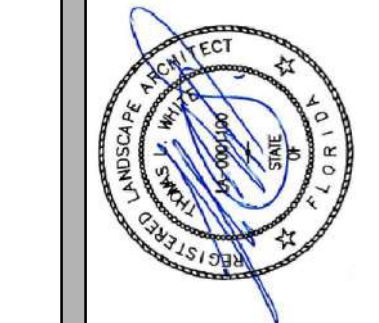
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

LAND ART PLANNING & DESIGN, LLC
aka THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
tcwhite@bellsouth.net
954-253-2265

REVISIONS	
1	1-18-2024: Proposed site and mitigation list added.
2	2-28-2024: Survey deleted per city request.

Tree Survey / Disposition Plan
Multi Family Apartments
2217 - 2239 Jackson Street
Hollywood, Florida 33020



DRAWN: TW
CHECKED: TW
DATE: 11-14-2023
SCALE: 1/16"=1'-0"
Sheet No. **L-1**
Sheet 1 Of 3

GENERAL LANDSCAPE NOTES

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations..

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

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare is slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

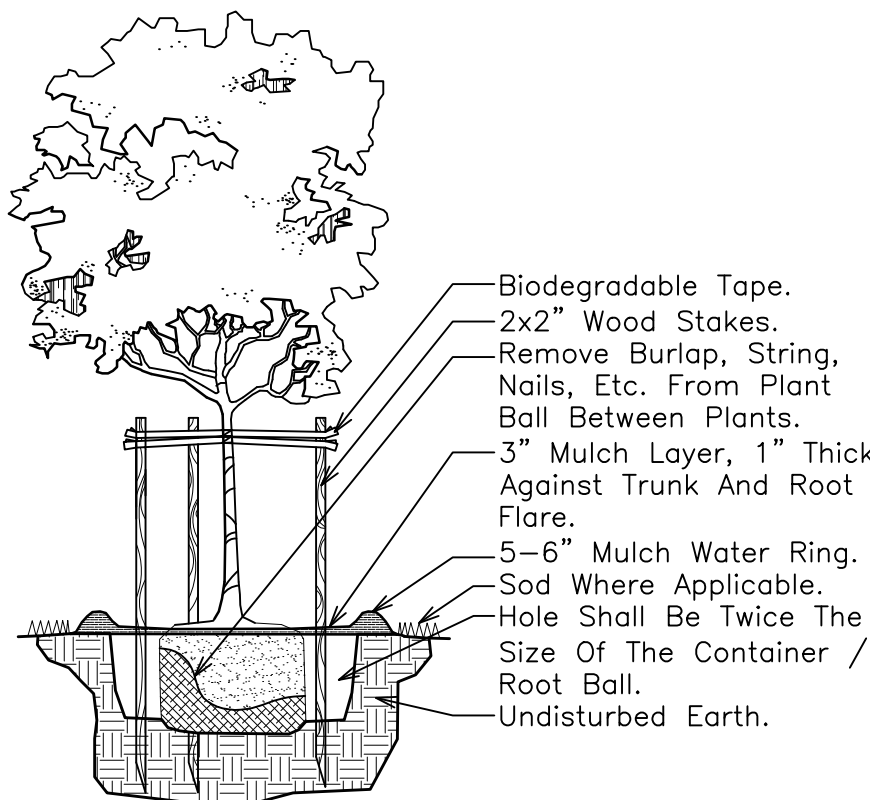
All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

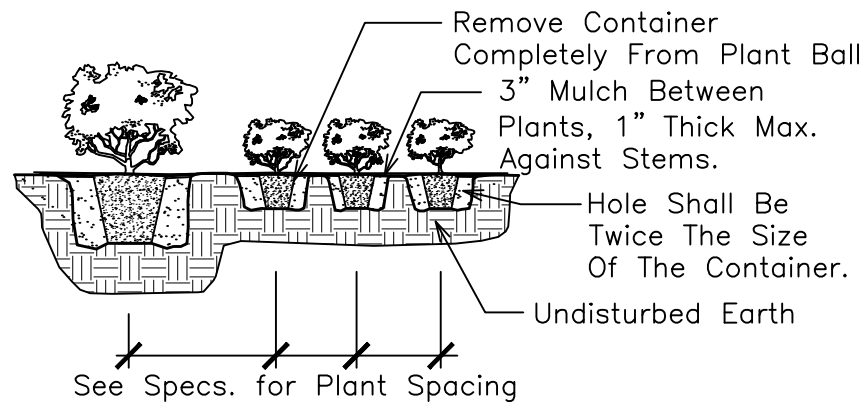
Please refer to the planting details for a graphic representation of the above notes.

All plant material shall be warranted by the landscape contractor for One Year after Final Inspection. Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood. No landscape substitutions shall be made without the City of Hollywood approval.



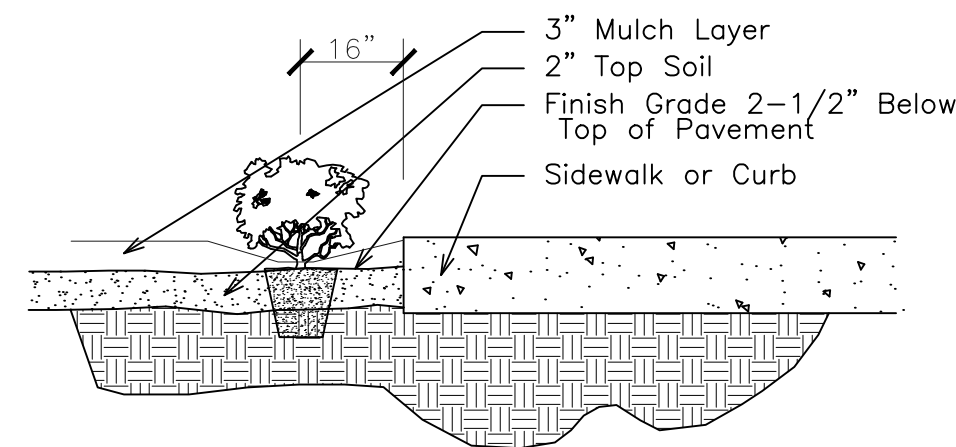
SMALL TREE PLANTING DETAIL

NTS



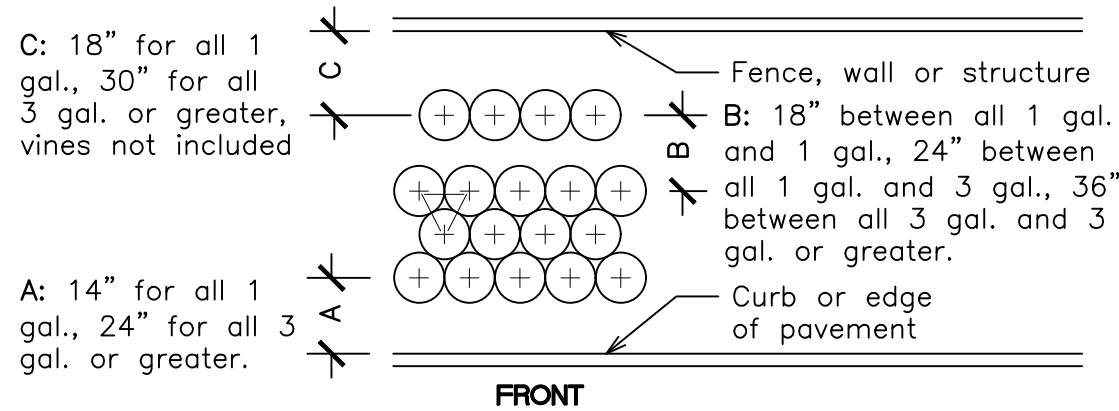
SHRUB PLANTING DETAIL

NTS



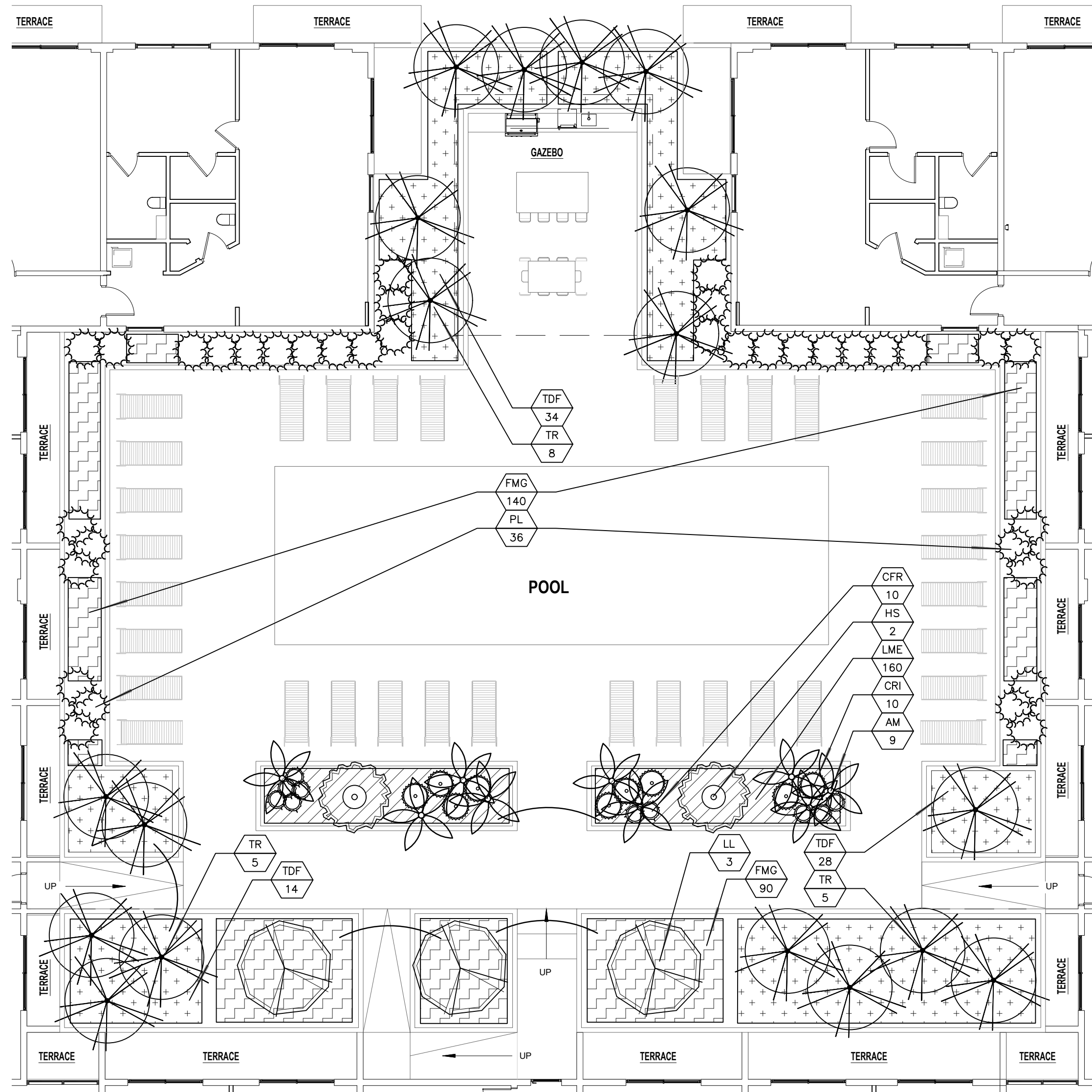
SHRUB INSTALLATION DETAIL

NTS



TYPICAL SHRUB SPACING DETAIL

NTS



2217-2239 Jackson Street Roof / Pool Deck Plant List

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
SMALL TREES / PALMS				
AM	V	9	Aclonidia merillii / Christmas Palm	8 CT Min., Sng. Trunk
HS	V	2	Hibiscus sp. / Anderson Crepe' Hibiscus Std.	6-7' OA Ht.
LL	V	3	Ligustrum lucidum / Tree Ligustrum	6-7' OA Ht.
PL	V	36	Polyalthia longitolia / Mast Tree	9-10' OA Ht.
TR	(N)	18	Thrinax radiata / Florida Thatch Palm	6-7' OA Ht.
SHRUBS				
CFR	V	10	Cordyline fruticosa / Red Sister Ti Plant	3 Gal., 24"x24", 42" OC
CRI	V	10	Crinum augustum / Queen Emma' Crinum	3x3'
FMG	V	230	Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 18-20" OC
LME	V	160	Liriope muscari 'egg' / Liriope Evergreen Giant	3 Gal., 24"x24", 42" OC
TDF	(N)	76	Tripsacum dactyloides / Fakahatchee Grass	3 Gal., 24"x24", 42" OC



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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REVISIONS

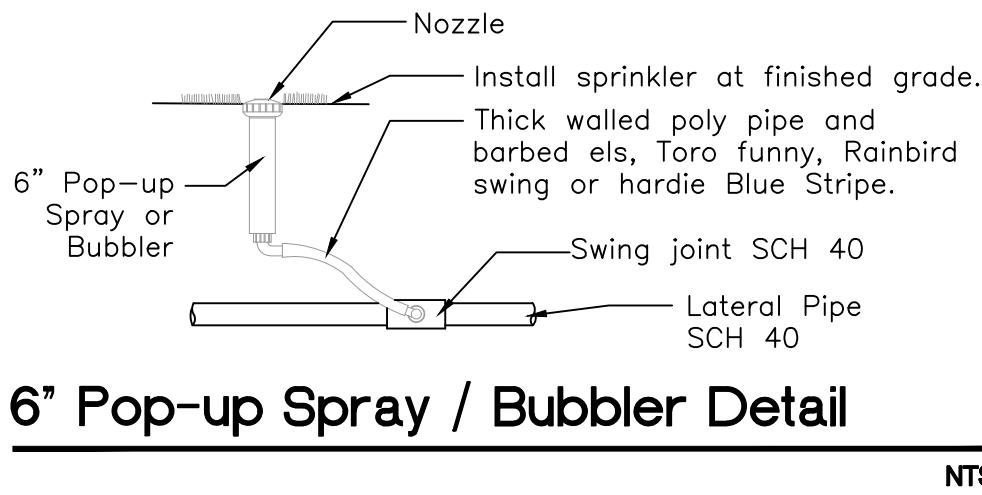
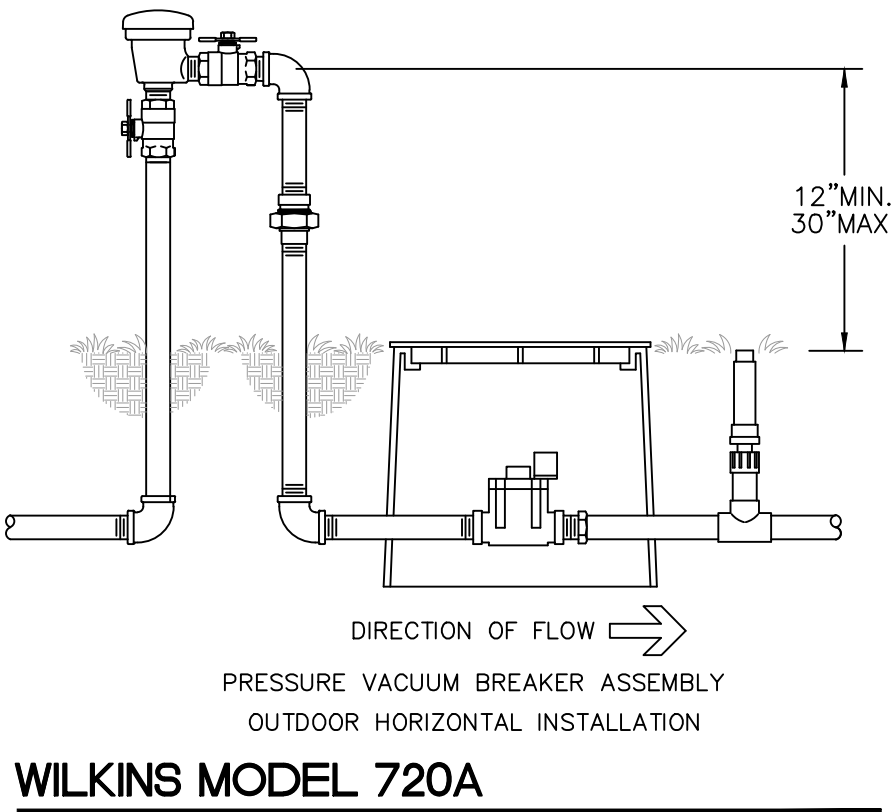
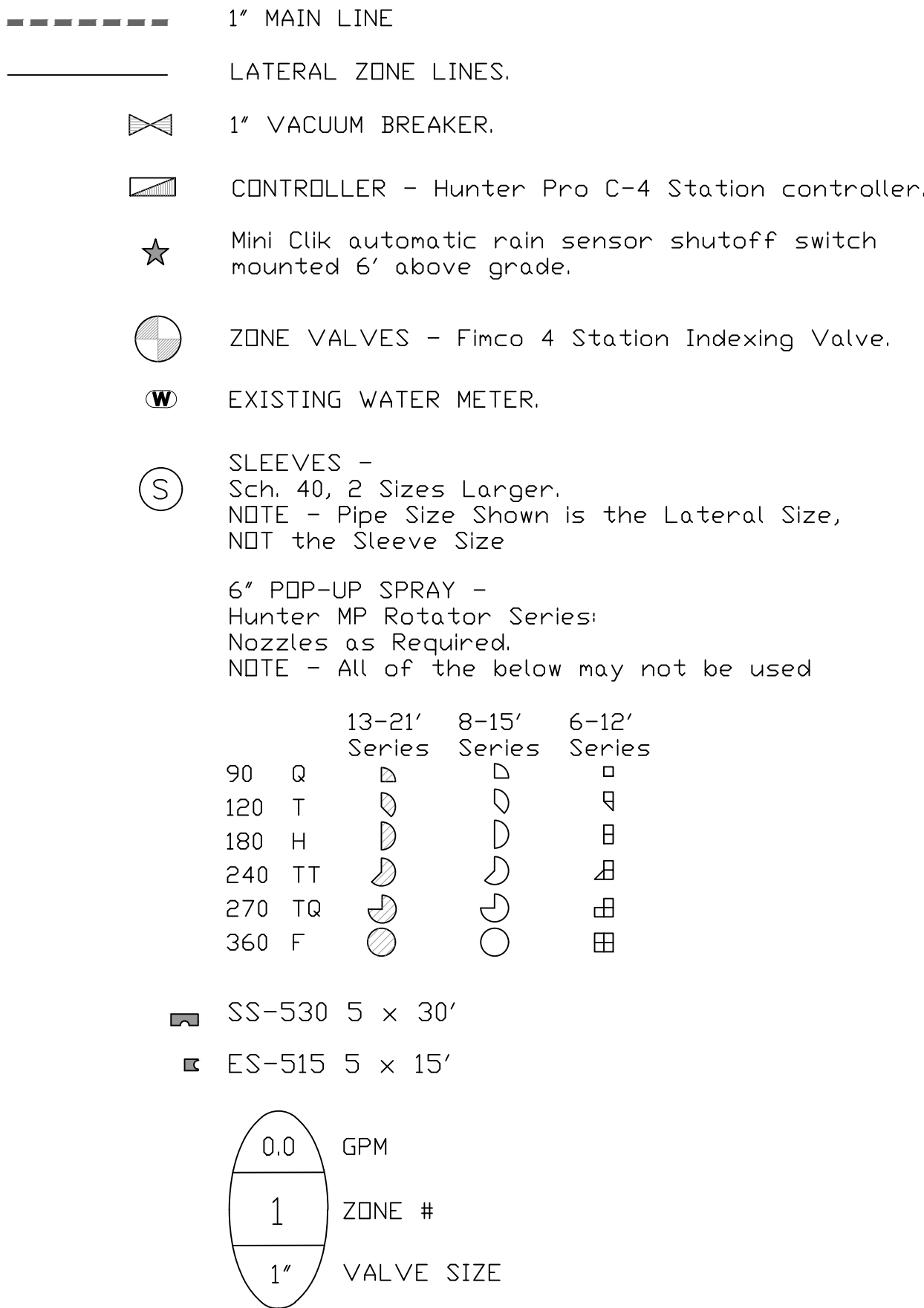
Roof Top / Pool Deck Landscape Plan
Multi Family Apartments
2217 - 2239 Jackson Street
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
11-14-2023
SCALE: 1"=10'

Sheet No.
L-3
Sheet 3 Of 3

IRRIGATION LEGEND:



IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All pipe is 3/4 in. unless noted.
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC. 1-1/4'.

Fabrication: To manufacturers specifications. Use blue or grey
PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

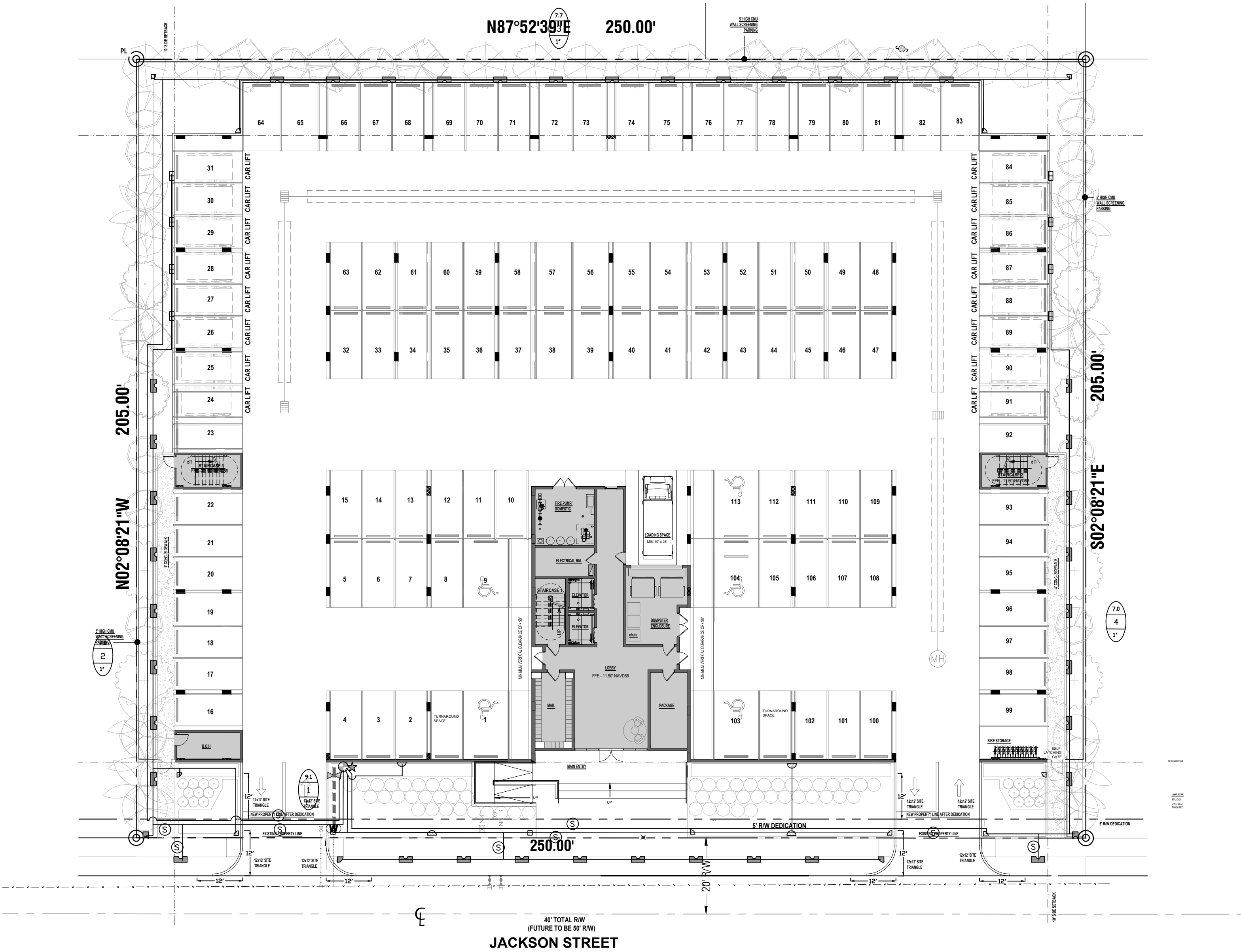
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof
using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all
heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It
shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be
reported to the owner and landscape architect before proceeding. Codes and local regulations shall take
precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the
right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper
100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring,
valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



IRRIGATION CONTROLLER and RAIN CLIK SENSOR

NTS

Sunshine811

Call 811 or www.sunshine811.com two full
business days before digging to have utilities
located and marked.

Check positive response codes before you dig!

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REVISIONS

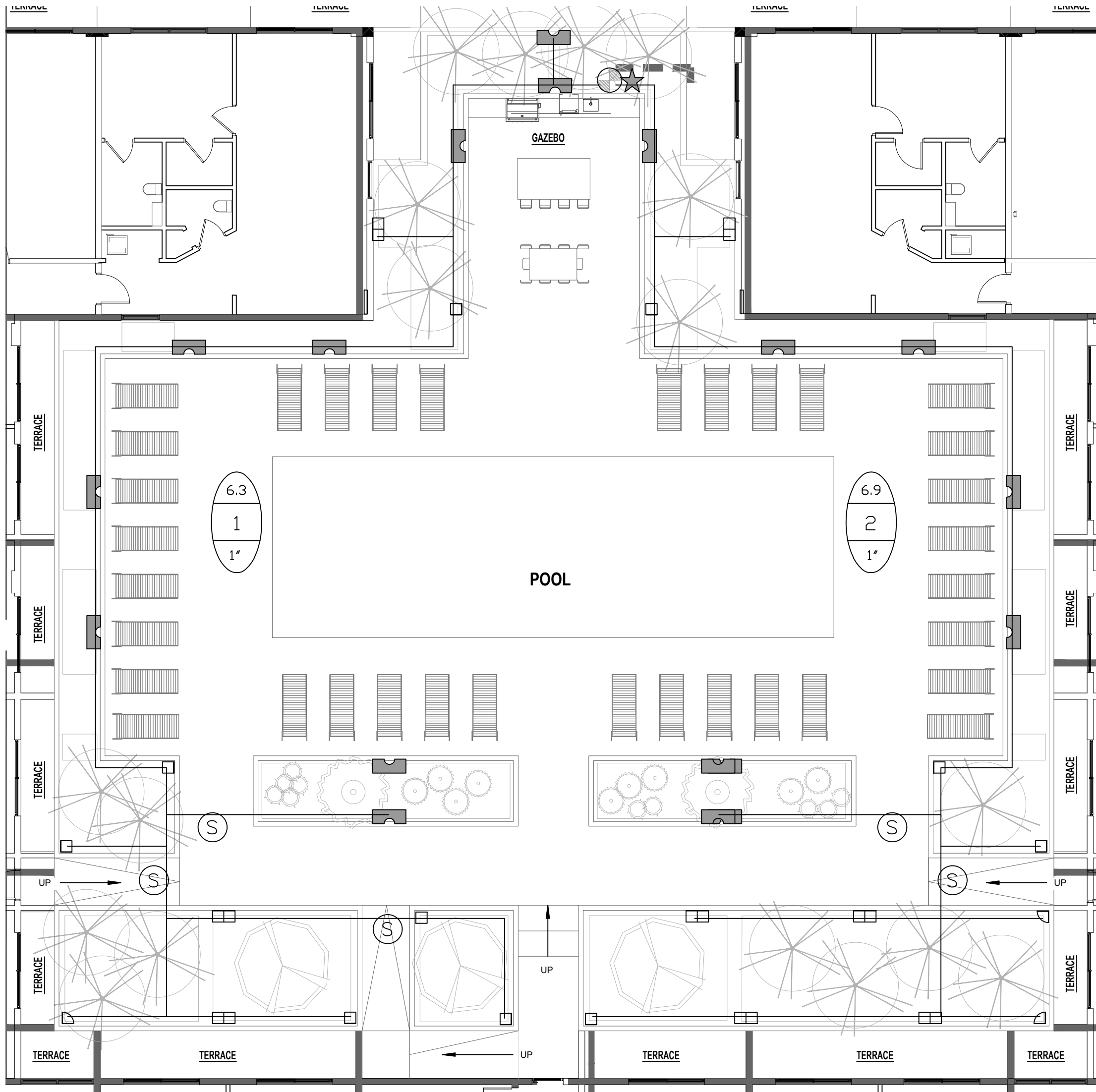
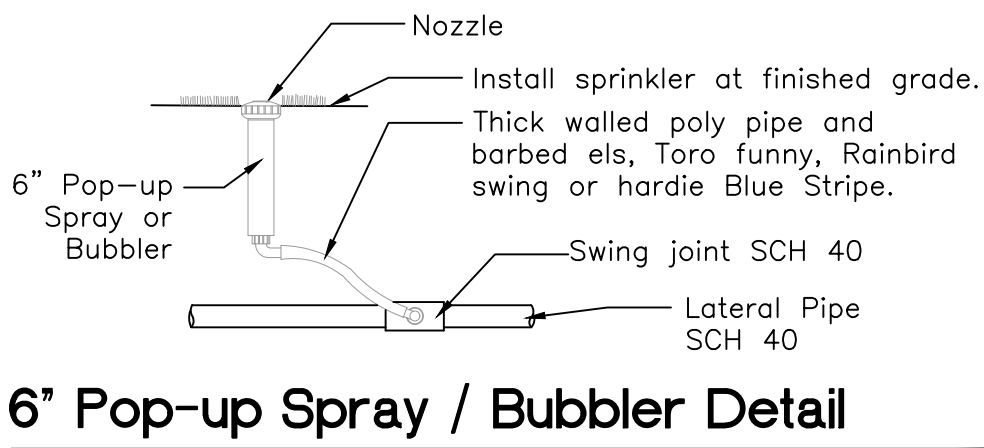
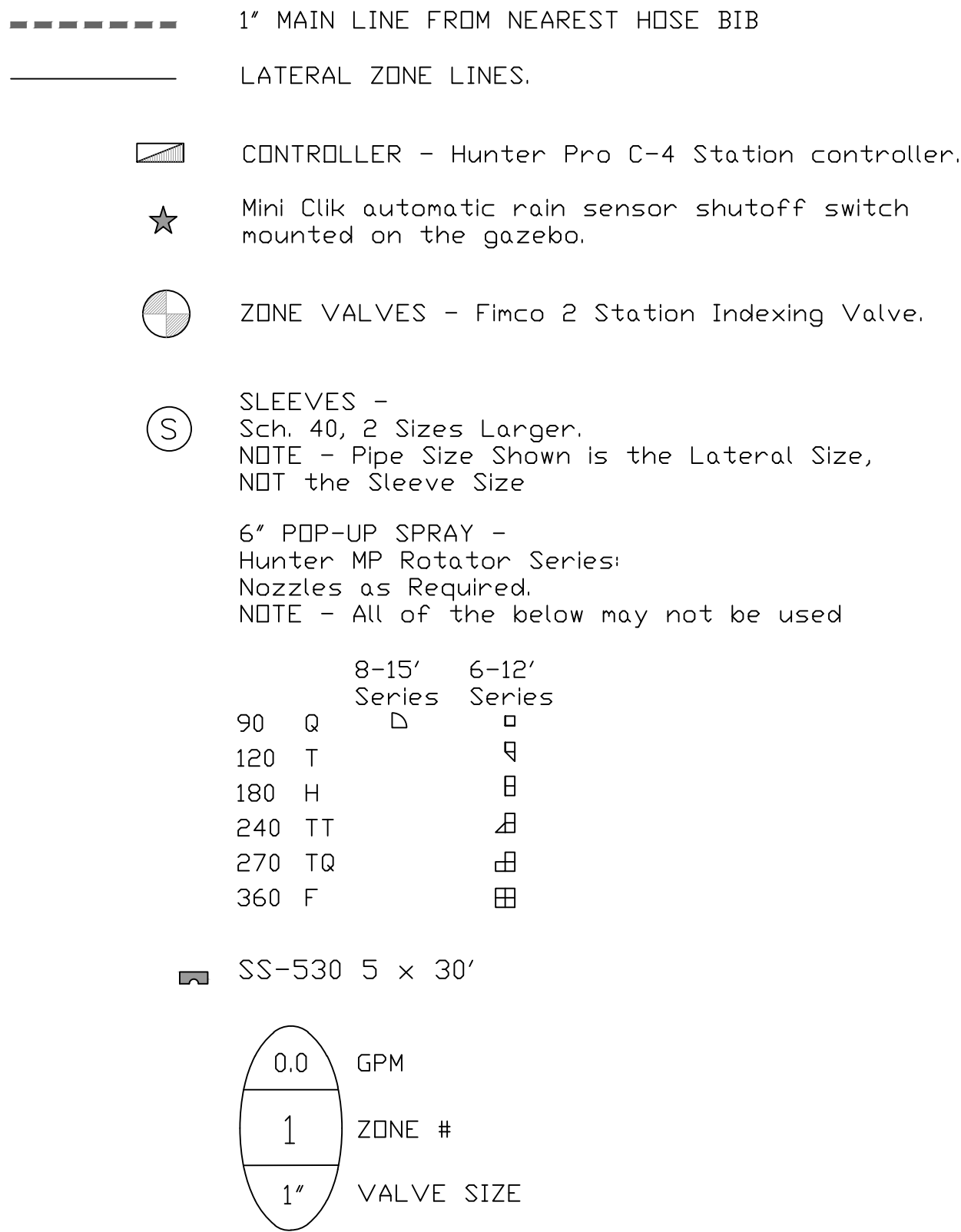
Multi Family Apartments
2217 - 2239 Jackson Street
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
11-14-2023
SCALE: 1"=20'

Sheet No.
IR-1
Sheet 1 Of 2

IRRIGATION LEGEND:



IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
All pipe is 3/4 in. unless noted.
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC. 1-1/4'.

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

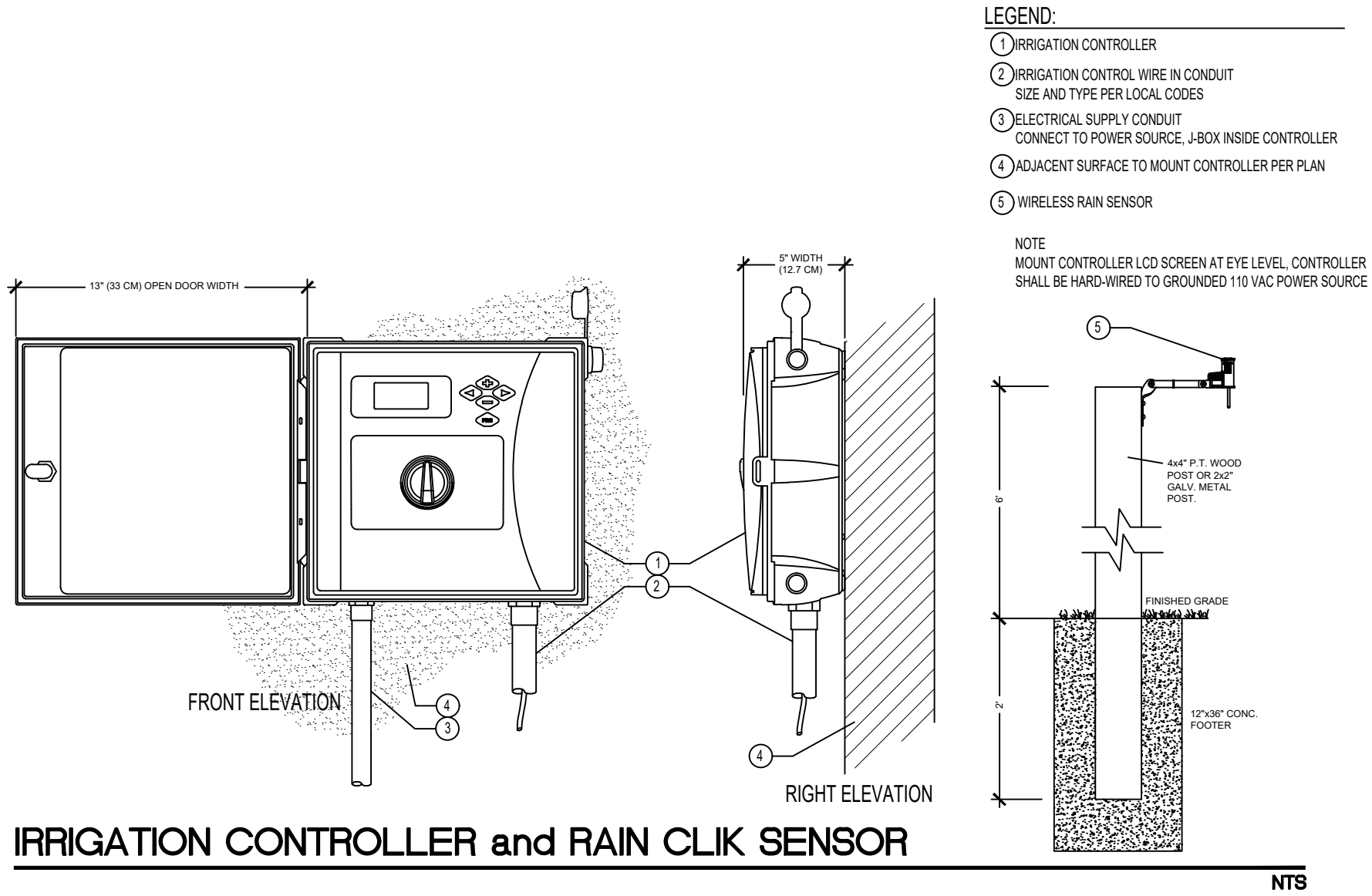
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

LAND ART PLANNING & DESIGN, LLC
aka THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
tcwhite@bellsouth.net
954-253-2265

REVISIONS

Roof Top / Pool Deck Irrigation Plan

Multi Family Apartments

2217 - 2239 Jackson Street

Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
11-14-2023
SCALE: 1"=10'

Sheet No.
IR-2
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