

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 5/1/18

Location Address: 1911-1915 Fillmore Street

Lot(s): 11.12 + 13 Block(s): 20 Subdivision: \_\_\_\_\_

Folio Number(s): 514215013440, 514215013441

Zoning Classification: ND-2 Land Use Classification: Res Multi Family

Existing Property Use: Multi Family Sq Ft/Number of Units: 1200 sq ft / 28

Is the request the result of a violation notice? ( ) Yes (x) 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): PACD, Preliminary TAC

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

Explanation of Request: Final Technical Advisory review for 5-story 27 unit Residential Building

Number of units/rooms: 27 units Sq Ft: 1200 sq ft.

Value of Improvement: 3.8 million Estimated Date of Completion: Dec 2019

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

Name of Current Property Owner: Harchava LLC + 1915 Trust No. 1322013

Address of Property Owner: 400 Ansin Blvd. Suite A. Hallandale Beach

Telephone: 305-735-3078 Fax: \_\_\_\_\_ Email Address: obvie@trustfield

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauer. services.net

Address: 2417 Hollywood Blvd Hollywood Telephone: 954-950-5746

Fax: 954-950-2841 Email Address: Joseph@kauerarchitects.com

Date of Purchase: 10-12-17 Is there an option to purchase the Property? Yes ( ) No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning 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: 4/23/18

PRINT NAME: Yissael L. Llanusa

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

Signature of Consultant/Representative: Joseph B. Kaller

Date: 4-24-18

PRINT NAME: JOSEPH B. KALLER

Date: 4-24-18

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

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

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

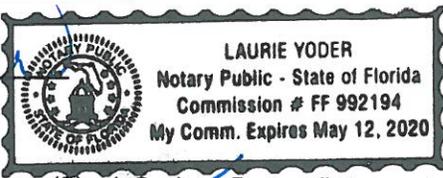
Date: \_\_\_\_\_

**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 Final Technical Advisory 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 Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 23 day of April 2018.

Laurie Yoder  
Notary Public  
State of Florida



[Signature]  
Signature of Current Owner

Print Name

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



<b>Site Address</b>	1911 FILLMORE STREET, HOLLYWOOD FL 33020-4020	<b>ID #</b>	5142 15 01 3441
<b>Property Owner</b>	HARCHAVA LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	400 ANSIN BLVD #A HALLANDALE BEACH FL 33009	<b>Use</b>	01
<b>Abbr Legal Description</b>	HOLLYWOOD 1-21 B LOT 13 BLK 20		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$38,170	\$112,230	\$150,400	\$150,400	
2017	\$38,170	\$164,320	\$202,490	\$177,920	\$4,098.95
2016	\$35,440	\$126,310	\$161,750	\$161,750	\$3,671.16

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$150,400	\$150,400	\$150,400	\$150,400
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$150,400	\$150,400	\$150,400	\$150,400
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$150,400	\$150,400	\$150,400	\$150,400

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/12/2017	WD-Q	\$160,000	114672915	\$7.00	5,453	SF
10/9/2017	WD-T	\$100	114657052			
12/14/2009	WD-T	\$100	46794 / 837			
3/1/1992	WD	\$95,000	19337 / 467			
10/1/1980	WD	\$65,000				
<b>Adj. Bldg. S.F. (Card, Sketch)</b>						1618
<b>Units/Beds/Baths</b>						1/3/2
<b>Eff./Act. Year Built: 1966/1965</b>						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	1915 FILLMORE STREET #1-4, HOLLYWOOD FL 33020	<b>ID #</b>	5142 15 01 3440
<b>Property Owner</b>	1915 TRUST NO 1302013 ZBT LLC TRSTEE	<b>Millage</b>	0513
<b>Mailing Address</b>	400 ANSIN BLVD STE A HALLANDALE BEACH FL 33009-3104	<b>Use</b>	08
<b>Abbr Legal Description</b>	HOLLYWOOD 1-21 B LOT 11 & 12 BLK 20		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$98,160	\$161,510	\$259,670	\$216,120	
2017	\$98,160	\$138,730	\$236,890	\$196,480	\$5,324.20
2016	\$98,160	\$107,860	\$206,020	\$178,620	\$4,954.10

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$259,670	\$259,670	\$259,670	\$259,670
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$216,120	\$259,670	\$216,120	\$216,120
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$216,120	\$259,670	\$216,120	\$216,120

Sales History			
Date	Type	Price	Book/Page or CIN
1/28/2013	QCD-T	\$100	111301052
4/6/2009	QCD-T	\$100	46140 / 255
7/31/2008	QCD-T	\$100	45628 / 1373
2/19/2008	SWD-O	\$160,000	45120 / 147
11/27/2007	CET	\$100	44930 / 702

Land Calculations		
Price	Factor	Type
\$9.00	10,907	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		2163
<b>Units</b>		4
<b>Eff./Act. Year Built: 1950/1949</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
4								

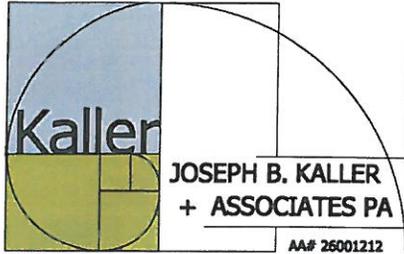


#### PROJECT INFO:

5 STORY MULTI- FAMILY RESIDENTIAL  
BUILDING

#### LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 20 OF HOLLYWOOD,  
ACCORDING TO THE PLAT THEREOF, RECORDED  
IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.  
TOGETHER WITH LOT 13, BLOCK 20, OF  
HOLLYWOOD, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 1, PAGE 21, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
LYING AND BEING IN SECTION 15, TOWNSHIP 51  
SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD,  
BROWARD COUNTY, FLORIDA.



## architecture - interiors - planning

GENERAL CRITERIA STATEMENT  
FILLMORE FLATS  
1911-1915 FILLMORE STREET  
HOLLYWOOD, FL 33020  
TAC# 18-DP-18  
May 30, 2018

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

The Proposed Project is a 55'-0" high, five-story Multi-Family Development located on Fillmore Street just west of 19<sup>th</sup> Avenue. The Architectural Style is Modern with warm textures and colors. The main Entry Lobby is located on the south-east corner of the first floor. It will have a secure entry leading to the elevator that accesses the upper floors where residential units are located. Parking is located on the first floor below the building. The main vehicular ingress/egress is on Fillmore Street with an egress only out to the alley to the north.

The residential units are all the same. They are two-bedroom, two-bathroom units with an open Living/Dining/Kitchen area floor plan. All of the units have large, useable balconies accessed directly from the living areas. There are also two open Courtyard areas located on the second and fifth floors that can be used by all the residents. Access to the units happens by using open air corridors that have an opening in the center of the walkway, allowing air and light to all floors.

The overall Building mass is accentuated with a stone tile mosaic on walls that frame the "open" Fire Stair, and corrugated metal with composite wood accents, on the elevator shaft and base of the building. Railings, columns, and other accents are simple and have clean lines, allowing for ease of maintenance and upkeep.

All choices of Materials and Construction Practices will be done using the Green Building Practices so as to lessen the carbon footprint in the community and region. The entire Design and Construction process will be Professionally

monitored by a Certified Green Building Expert, so as to comply with all State requirements for Certification.

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

The Neighborhood, in which the project is located, is a mix of one and two-story buildings, as well as a mix of single family and multi-family buildings.

The Architectural styles of the surrounding community vary. There are Mediterranean Revival buildings, Ranch Style homes, Florida Vernacular and Craftsman bungalows. As does the Architectural styles vary, so does the finishes used. These finishes include wood siding, textured stucco, smooth stucco, and stone or brick veneer. In a lot of cases, there are a combination of these textures and finishes on each structure. Roofs also vary in style and finish. There are flat roofs with varying height parapets, hip roofs with concrete tile and gable roofs with asphalt shingles.

It is these variations of finishes that were introduced to the proposed project design using a modern interpretation in the application. Instead of wood siding, the siding used is corrugated metal with the lines going in the traditionally horizontal way. The traditional stone/brick veneer was represented in the use of a stone tile mosaic pattern. Other elements used that can be found in the surrounding sites are concrete eyebrows and wood trim around the openings.

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 included, but are not limited to, banding, molding and fenestration.

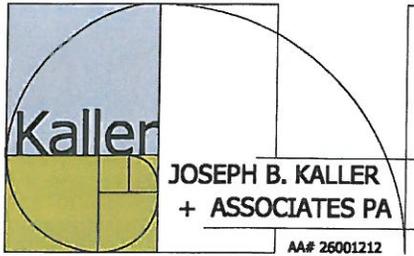
The new Zoning District in which this site falls, allows for a taller building than was allowed under the previous Zoning District, five stories instead of four. This project will be one of the first built under the new Zoning District standards, and will therefore stand out somewhat from its surroundings. As other sites are developed, that “standout” will become less and less the case. This new Zoning District allows for more Density and it promotes of the use of Public Transportation, two characteristics that make an Urban/City Center come alive and thrive.

4. Landscaping. Landscaped area 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.

In the Landscape Design, Xeroscape, native species, the variety of color, height and texture, all play an important part in sustainability and beauty of the gardens.

The landscape will be done according to Green Building Practices and will be incorporated into the Green Building Design of the site and structure as well. Where possible, hardscapes will be pervious and reflective and methods of irrigation will employ conservation practices as much as possible.

Altogether, the landscape environment will soften the hard edges, enhance the slender architectural elements, screen the parking areas and provide a visually pleasing atmosphere.



architecture - interiors - planning

May 14, 2018

**City of Hollywood**  
Planning Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33020

**Re: Fillmore Flats**  
1911-1915 Fillmore Street  
Hollywood, Fl 33020  
Project #17176  
**TAC # 18-DP-18**

The following are responses to comments.

**A. APPLICATION SUBMITTAL**- Deandrea Moise 954-921-3471

1. Ownership and Encumbrance Report
  - a) Legal Description listed.
  - b) All Owners listed.
  - c) Listed.
  
2. Survey
  - a) The note stating that the Survey is based on the O & E Report is located below the Location Map on the left side of the sheet.
  - b) The survey extends past the centerline of the adjacent streets to the other side of the right of way.
  - c) Angles and bearings now on the revised survey.
  - d) Spot grades are located all over the site including the alley and street.
  - e) All buildings, fences, sidewalks, utilities etc. have been located on the survey.
  - f) Abutting streets have been indicated on an aerial attached.
  - g) There are no easements or dedications to be listed.
  - h) Net and gross property size now shown above the site on the survey sheet.
  - i) Number of units in each lot now shown on the survey.

3. Owners are

1911 Fillmore St. - Harchava LLC  
Harchava LLC - BV 18 LLC  
BV 18 LLC - Yisroel Lieberman

1915 Fillmore St. - Z BT LLC  
Z BT LLC - BV 18 LLC  
BV 18 LLC - Yisroel Lieberman

-See Sunbiz trail attached.

4. Landscape Plan attached.
5. Application has been revised to show 27 units.
6. Noted.
7. The Civic Association meeting has been arranged.
8. Broward County School Impact fee application has been submitted.
9. Noted.
10. Noted.

**B. ZONING** – Deandrea Moise 954-921-3471

1. FAR calculation has been revised. See shaded areas added on sheet SP-O. Now includes corridors.
2. Noted.
3. Parallel parking spaces, both, have been dimensioned.
4. Provided setbacks have been revised.
5. A 6' opaque vinyl fence has been added at the East and West edges of the site. This, along with landscaping, will fully screen the cars.
6. An opaque fence and landscaping has been added to screen the sides of the parking.
7. Open space calculation now illustrated on sheet SP-0.
8. Net and Gross site area added to site data.
9. Noted.
10. Noted.

**C. ARCHITECTURE AND URBAN DESIGN** – Deandrea Moise 954-921-3471

1. Balconies have been enlarged from 45 sf to 66 sf.
2. Juliet balconies are in units that already have true balconies off the living areas. Juliet balconies allow the interior space to feel more open, intention not to sit out on a space facing the street.
3. Fencing now proposed. See material samples and sheet SP-0 for fencing type.
4. Façade breaks are introduced on all sides.
5. Material samples and paint chips now submitted.

Terrence Comiskey – 954-921-3900

1. Doors into each floor cannot be opened on the stair side. Therefore, no floor can be accessed from staircase. Gate added at the first floor. Egress only.
2. The building will have Green Building Certification or another approved certification program. Note added to sheet SP-1.
3. The trash chute will have two outlets that can be controlled from the unit floors. The outlets cover both trash and recycling. Floor drain added. See sheet SP-2.
4. Stair 2 does not go to the roof. Stair 1 can be used for equipment maintenance only.
5. Stucco scoring now indicated.
6. Parking is being screened by a vinyl fence and landscaping. Both included in this submittal.

**D. SIGNAGE** – Deandrea Moise 954-921-3471

1. See sheet SP-0 for signage details.
2. Noted.

**E. LIGHTING** – Deandrea Moise 954-921-3471

1. Lighting will be LED and designed based on following the Green Certification Practices and Requirement.

**F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY** –

Deandrea Moise 954-921-3471

1. A note has been added to sheet SP-1, stating that Green Building Certification will be done.
2. Noted. A Green Building professional will be a part of the design and construction process.
3. Noted on site plan.
4. Noted on site plan.

**G. ENGINEERING** – Luis Lopez 954-921-3251

Clarissa Ip 954-921-3915

1. Width of stall 24 added to site plan SP-1.
2. Noted.
3. Civil plans now included in submission
4. Noted.
5. Noted.
6. Noted.

**H. LANDSCAPING** – Lindsey Clark 954-921-3900

1. Tree survey is now in submission.
2. Landscape Plans now in submission.

**I. UTILITIES** – Wilford Zephyr 954-924-2985  
James Rusnak 954-921-3302

1. Civil plans now included in submission.
2. Civil plans now included in submission.

**J. BUILDING** – Dean Decker 954-921-3025

1. Substantially compliant.

**K. FIRE** – Janet Washburn 954-921-3554

1. Fire Flow has been ordered from the Fire Department.
2. Noted.
3. Noted.
4. Fire Department connection shown on Civil Plans.
5. Noted on plans.
6. Project data revised.
7. Noted. Civil sheets added to submission.

**L. PUBLIC WORKS** – Charles Lassiter 954-967-4207

1. Substantially compliant.

**M. PARKS RECREATION AND CULTURAL ARTS** – David Vasquez  
954-921-3404

1. Park Impact fees application attached.

**N. COMMUNITY DEVELOPMENT** – Clay Milan 954-921-3271

1. Trim is only on the top floor windows on all elevations.
2. a) The building is over 20,000 sf, therefore Green Certification is required. A professional will be contracted in order to apply Green practices in both the design and construction process. National Green Building Standards will apply.  
b) Fence now shown on sheet SP-1, SP-2 and in the material sample sheets.
3. Units will be for rent.

**O. ECONOMIC DEVELOPMENT** – Brian Rademacher 954-924-2922

1. They will be rental units.
2. This will be determined by Owner at a later date.
3. Interior bedrooms have windows towards the open corridor as required by code.

**P. POLICE DEPARTMENT** – Christine Adamcik 954-967-4371  
Doreen Avitabile 954-967-4371

1. Substantially compliant.

**Q. DOWNTOWN BEACH CRA** – Jorge Camejo 954-924-2980  
Susan Goldberg 954-924-2980

1. Substantially compliant.

**R. PARKING** – Harold King 954-921-3549  
Tamika Bacon 954-921-3548

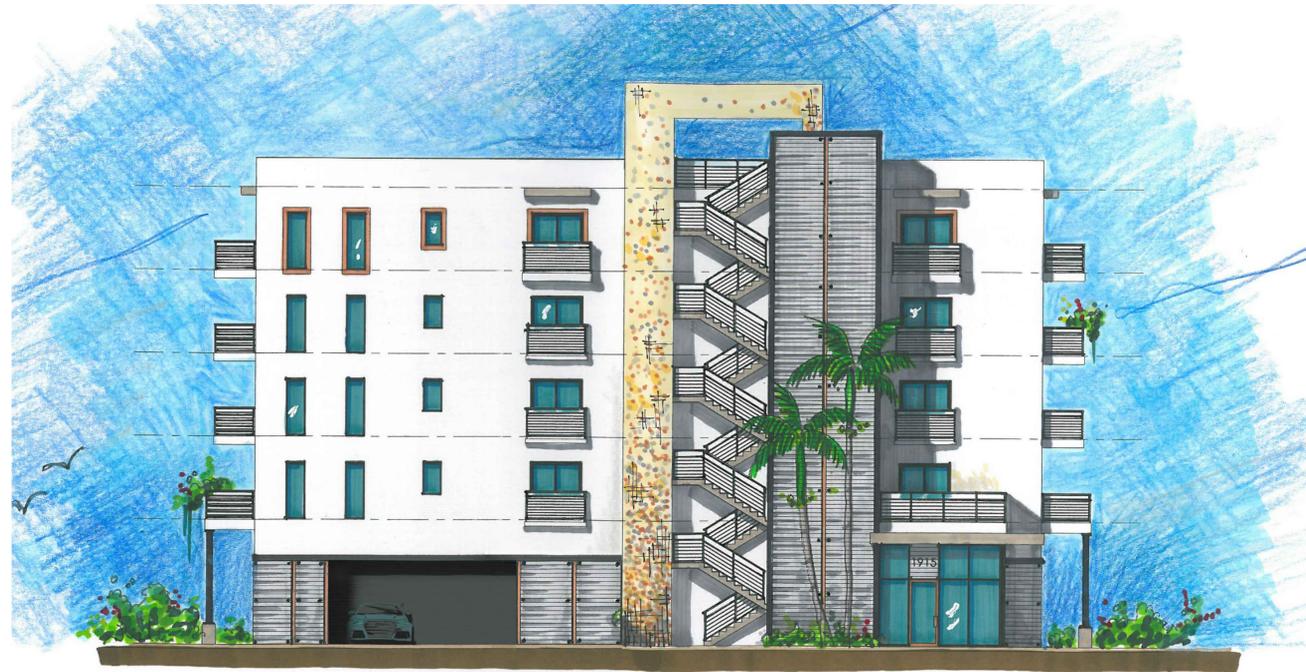
1. Substantially compliant.

**S. ADDITIONAL COMMENTS** – Deandrea Moise 954-921-3471

1. Noted.

# Fillmore flats

1915 FILLMORE STREET  
HOLLYWOOD FL



1911 - 1915 FILLMORE ST.

P.A.C.O. - FEBRUARY 20, 2018  
PRELIMINARY T.A.C. - APRIL 16, 2018

## PROJECT TEAM

**ARCHITECT**  
JOSEPH B. KALLER AND ASSOCIATES, P.A.  
CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2411 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
PHONE: (954) 926-5746  
FAX: (954) 926-2841  
EMAIL: joseph@kallerarchitects.com

**OWNER**  
HARCHAYA LLC  
CONTACT: Mr. Dovie Lieberman  
ADDRESS: 400 ANSIN BLVD., #A  
HALLANDALE BEACH, FL 33009  
CELL: (305) 135-3219  
EMAIL: dovie@trustfieldservices.net

**SURVEYOR**  
J HERNANDEZ AND ASSOCIATES  
CONTACT: JOSE HERNANDEZ  
ADDRESS: 4805 NW 19th AVE - SUITE 9  
DORAL, FL 33166  
PHONE: (305) 526-0606  
EMAIL: jhernandez@jhsurvey.com

**CIVIL ENGINEER**  
CHARLES O. BUCKALEW  
CONTACT: CHARLES O. BUCKALEW  
801 SOUTH OCEAN DR. SUITE 201  
HOLLYWOOD, FL 33019  
PHONE: (954) 921-0561  
CELL: (954) 950-1189

**LANDSCAPE ARCHITECT**  
TONNING AND ASSOCIATES INC.  
CONTACT: WAYNE TONNING  
109 JEFFREY STREET  
BOCA RATON, FL 33487  
PHONE: (561) 414-3269  
FAX: (561) 852-5911  
EMAIL: tonningria@aol.com

## PROJECT DATA

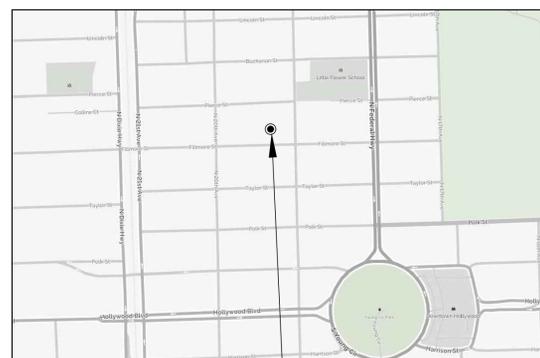
**CODES:**  
FLORIDA BUILDING CODE, 5TH EDITION 2017  
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

**JURISDICTION:**  
CITY OF HOLLYWOOD  
BROWARD COUNTY  
STATE OF FLORIDA

## DRAWING INDEX

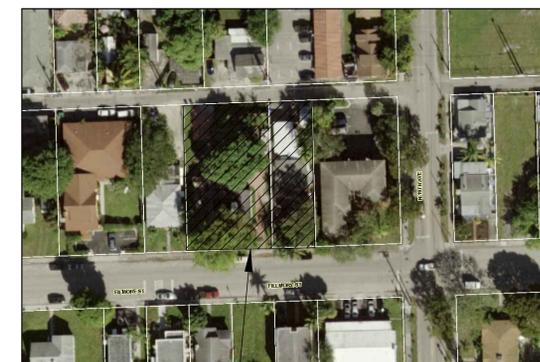
T-1 COVER SHEET	A-1 FIRST FLOOR PLAN
SURVEY	A-2 SECOND FLOOR PLAN
SP-0 SITE AND BUILDING DATA	A-3 THIRD FLOOR PLAN
SP-1 SITE PLAN AND NOTES	A-4 FOURTH FLOOR PLAN
SP-2 SITE DETAILS	A-5 FIFTH FLOOR PLAN
	A-6 ROOF PLAN
	A-7 BUILDING ELEVATIONS
C-1 PAVING AND DRAINAGE	A-8 BUILDING ELEVATIONS
C-2 WATER AND SEWER	A-9 CONTEXTUAL STREET ELEVATION
C-3 CONSTRUCTION DETAILS	A-10 UNIT FLOOR PLAN
C-4 CONSTRUCTION DETAILS	
C-5 CONSTRUCTION DETAILS	
C-6 CONSTRUCTION DETAILS	
C-7 CONSTRUCTION DETAILS	
EC-1 EROSION CONTROL DETAILS	
LP-1 FIRST FLOOR LANDSCAPE PLAN AND DETAILS	
LP-2 SECOND FLOOR LANDSCAPE PLAN AND DETAILS	
LP-3 FIFTH FLOOR LANDSCAPE PLAN AND DETAILS	

## LOCATION MAP

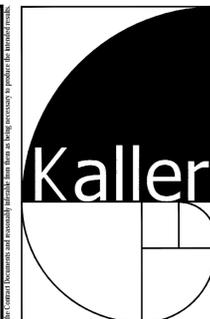


SITE

## AERIAL



SITE



JOSEPH B. KALLER  
+  
ASSOCIATES PA  
A.A.# 28001212  
2417 Hollywood Blvd. Hollywood, Florida 33020  
(954) 920 5746 phone (954) 928 2841 fax  
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33019

SHEET TITLE  
TITLE PAGE  
PRELIM. TAC

**REVISIONS**

No.	DATE	DESCRIPTION
1	5-10-18	PRELIM TAC
2		

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PROJECT No.: 17176  
DATE: 3-10-19  
DRAWN BY: TMS  
CHECKED BY: JBK

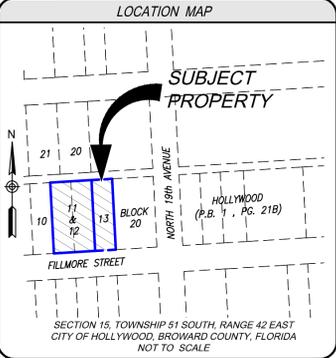
SHEET

# T-1

1 OF 1

### LEGEND AND ABBREVIATIONS

CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	BABY STROLLER PAINT MARK
CONCRETE LIGHT POLE	UNKNOWN PAINT MARK
ALUMINUM POLE	WATER MANHOLE
ALUMINUM LIGHT POLE	SEWER MANHOLE
WOOD POLE	PHONE MANHOLE
WOOD POWER POLE	IRIGATION MANHOLE
WOOD LIGHT POLE	GREASE TRAP MANHOLE
STREET LIGHT BOX	GAS MANHOLE
PHONE BOX	TORCHMAN MANHOLE
IRIGATION BOX	ELECTRICITY MANHOLE
ELECTRIC BOX	ORANGE MANHOLE
COMMUNICATION BOX	COMMUNICATION MANHOLE
CABLE T.V. BOX	BELL SOUTH MANHOLE
UNKNOWN BOX	PARKING METER
TRAFFIC CONTROL BOX	PARKING KIOSK
CLEANOUT	WATER VALVE
ISLAND	SEWER VALVE
ARM GATE	IRIGATION VALVE
ANCHOR	GAS VALVE
WATER METER	FORCE MAIN VALVE
IRIGATION METER	VACUUM BREAKER ASSEMBLY
TRIPLE BODY	GAS METER
STREET LIGHT	SHAMOSE CONNECTION
FLAG POLE	POST INDICATOR VALVE
DRAINAGE WELL	FIRE HYDRANT
SQUARE DRAINAGE	DOUBLE DETECTOR CHECK VALVE
PS INLET	BACK FLOW PREVENTOR
PS INLET	PROPERTY LINE
CURB INLET	CENTERLINE
CIRCULAR DRAINAGE	RIGHT-OF-WAY
CATCH BASIN	W/O DISTANCE
ACCESS MANHOLE	W/O ANGLE
SMILE INLET	PERMANENT CONTROL POINT
TRAFFIC SIGNAL POLE	PERMANENT REFERENCE MONUMENT
TRAFFIC SIGN	PLAT BOOK AND PAGE
PEDESTRIAN CROSS SIGNAL	OVERHEAD UTILITY WIRES
PAVEMENT ASPHALT	OFFICIAL RECORDS BOOK
CONCRETE	CONCRETE BLOCK STRUCTURE
	CONCRETE
	CHAINLINK FENCE
	WOOD FENCE
	FOUND IRON PIPE
	FOUND NAIL & BRASS DISC
	GLASS ENCROACHMENT
	DEED OR LEGAL DISTANCE
	MEASURED DISTANCE
	RECORD OR PLATTED DISTANCE
	RECORD CALCULATED
	UTILITY EASEMENT



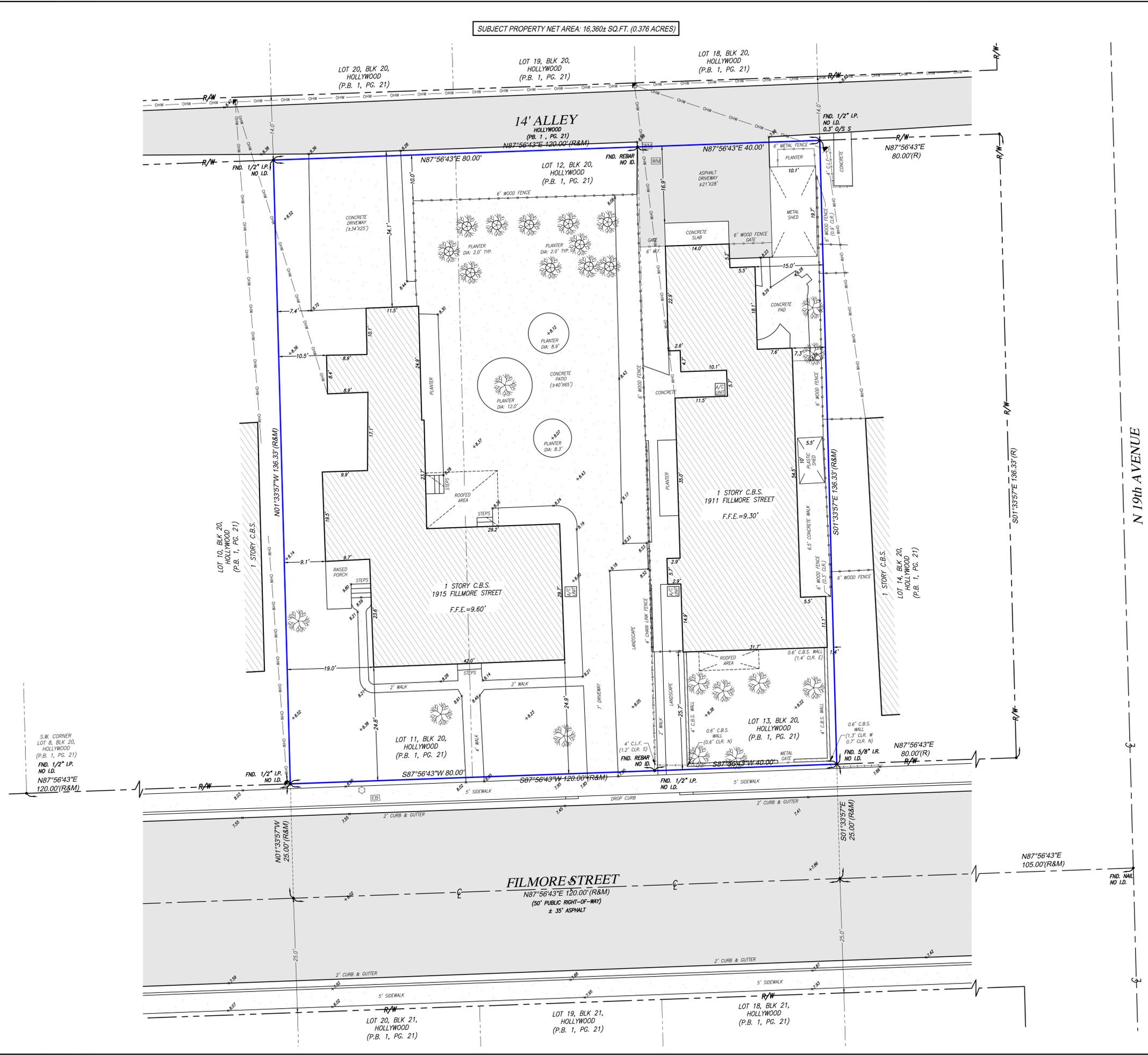
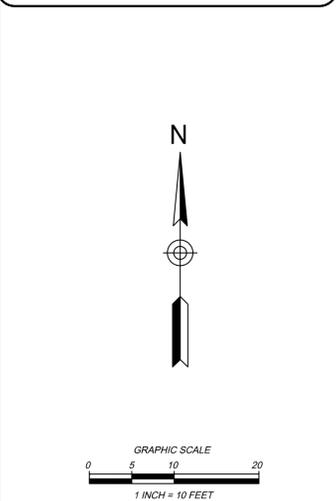
### OWNERSHIP & ENCUMBRANCE REPORT

THIS BOUNDARY SURVEY REFLECTS PLOTTABLE EASEMENTS AND/OR RIGHTS-OF-WAYS AS SHOWN ON OWNERSHIP & ENCUMBRANCE REPORT, PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 559489, EFFECTIVE DATES: FROM SEPTEMBER 14, 1921 AT 2:23 PM TO MARCH 6, 2018 AT 11:00 PM.

THERE ARE NO PLOTTABLE EXCEPTIONS

### ENCROACHMENTS

OTHER THAN THESE SHOWN HEREON, THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.



### ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:  
**TRUST FIELD SERVICES, LLC.**  
LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

**J. Hernandez & Associates Inc**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB8092  
4805 NW 73RD AVE., SUITE #9, MIAMI, FL 33168  
(P) 305-626-0888 (E) jh@jhsurveyors.com

DRAWN BY: S.A.M. CHECKED BY: J.G.H. JOB NUM.: 151180  
DATE: 12/13/17 DATE: 12/13/17 F.B. BC-3, PG. 58

### LEGAL DESCRIPTION

LOT 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH LOT 13, BLOCK 20, HOLLYWOOD, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

### SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: DECEMBER 11, 2017
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
- SUBJECT PROPERTY:  
NET AREA: 16,360± sq. ft. (0.376 ACRES)  
GROSS AREA: 20,200± sq. ft. (0.464 ACRES)
- BEARINGS BASED ON AN ASSUMED BEARING OF S87°56'43"W ALONG THE SOUTH BOUNDARY LINE OF SUBJECT PROPERTY.
- DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM FILLMORE STREET AND FROM A 14 FOOT ALLEY.

### PROPERTY INFORMATION

- PROPERTY ADDRESS:  
1915 FILLMORE STREET #1-4, HOLLYWOOD, FLORIDA 33020  
1911 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020.
- PROPERTY FOLIO NUMBER:  
5142 15 01 3440  
5142 15 01 3441
- SUBJECTS PROPERTIES ARE LOCATED IN ZONE ND-2: NORTH DOWNTOWN DISTRICT 2.

### FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12011C0668H, DATED AUGUST 18, 2014.
- ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS EXPRESSED IN FEET.

### DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE EXPRESSED IN FEET.
- BENCHMARK:  
BENCHMARK NUMBER: A 311  
ELEVATION: 7.62 FEET (N.A.V.D.)  
DESCRIPTION: AT HOLLYWOOD, AT YOUNG CIRCLE, AT THE JUNCTION OF U.S. HIGHWAY 1 AND STATE HIGHWAY 820, SET ON THE TOP OF THE NORTHEAST CORNER OF THE SOUTH STEP FOR THE HOLLYWOOD WAR MEMORIAL MONUMENT.

### CERTIFY TO:

- TRUST FIELD SERVICES, LLC.

### REVISIONS

DATE	JOB No.	REV.	BY:
03/16/18	N/A	ADD OWNERSHIP & ENCUMBRANCE NOTE	J.G.H.
05/11/18	N/A	CITY COMMENTS	J.G.H.

### SURVEYOR'S CERTIFICATION:

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2017.

I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:  
JOSE G. HERNANDEZ, PRESIDENT  
PROFESSIONAL LAND SURVEYOR No. 6952  
STATE OF FLORIDA.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY  
PROJECT NUMBER: BC-139  
SHEET NUMBER: 1 OF 1

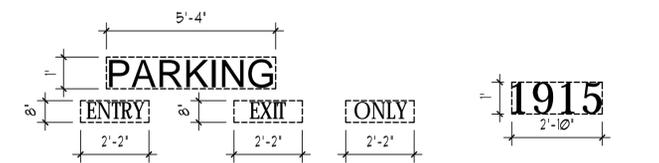
FLOOR	SPACE	AREA		GROSS AREA		AREA NOT INCL.	AREA FAR
		AC	NON AC	AC	NON AC		
1ST FL	RESIDENTIAL LOBBY	403		403			403
	TRASH ROOM		78				
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		158				
	ELEVATORS		74		497		
	GARAGE		9602			10597	
	ELEC. ROOM		62				
2ND FL	OPEN CORR.		1060				8257
	LOWER COURTYARD		462				
	UNITS	7123		7123			
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74		3148		
	TRASH CHUTE		41				
	BALCONIES		1156				
ELEC. ROOM & ST.		105					
3RD FL	OPEN CORR.		1060				8257
	UNITS	7123		7123			
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74		1992		
	TRASH CHUTE		41				
	BALCONIES		462				
	ELEC. ROOM & ST.		105				
4TH FL	OPEN CORR.		1060				8257
	UNITS	7123		7123			
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74		1992		
	TRASH CHUTE		41				
	BALCONIES		462				
	ELEC. ROOM & ST.		105				
5TH FL	OPEN CORR.		1052				7226
	UPPER COURTYARD		903				
	UNITS	6100		6100			
	OPEN STAIRWELL 1		125				
	OPEN STAIRWELL 2		125				
	ELEVATORS		74		2821		
	TRASH CHUTE		41				
	BALCONIES		396				
ELEC. ROOM & ST.		105					
TOTAL GROSS AREA				27872	10450		
TOTAL FAR AREA							32400

### 1 BUILDING DATA

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	2/2	1043	286	7123	1156
	202	2/2	1023	274		
	203	1 1/2	956	278		
	204	2/2	1019	278		
	205	2/2	1023	274		
	206	2/2	1023	274		
	207	2/2	1036	278		
3RD FLOOR	301	2/2	1043	66	7123	462
	302	2/2	1023	66		
	303	1 1/2	956	66		
	304	2/2	1019	66		
	305	2/2	1023	66		
	306	2/2	1023	66		
	307	2/2	1036	66		
4TH FLOOR	401	2/2	1043	66	7123	462
	402	2/2	1023	66		
	403	1 1/2	956	66		
	404	2/2	1019	66		
	405	2/2	1023	66		
	406	2/2	1023	66		
	407	2/2	1036	66		
5TH FLOOR	501	2/2	1043	66	6100	396
	502	1 1/2	956	66		
	503	2/2	1019	66		
	504	2/2	1023	66		
	505	2/2	1023	66		
	506	2/2	1036	66		
TOTAL NET AREA					27469	2476

**OPEN SPACE**  
 LOT AREA = 16,360 SF  
 REQUIRED OPEN SPACE AREA = 20% OF 16,360 SF = 3,272 SF  
 PROVIDED OPEN SPACE AREA = 3,709 SF = 22.6% OF 16,360 SF

### 2 OPEN SPACE



NAME SIZE = 5.5 SF.  
 FONT STYLE - CENTURY GOTHIC

NAME SIZE = 2.9 SF.  
 FONT STYLE - CENTURY GOTHIC

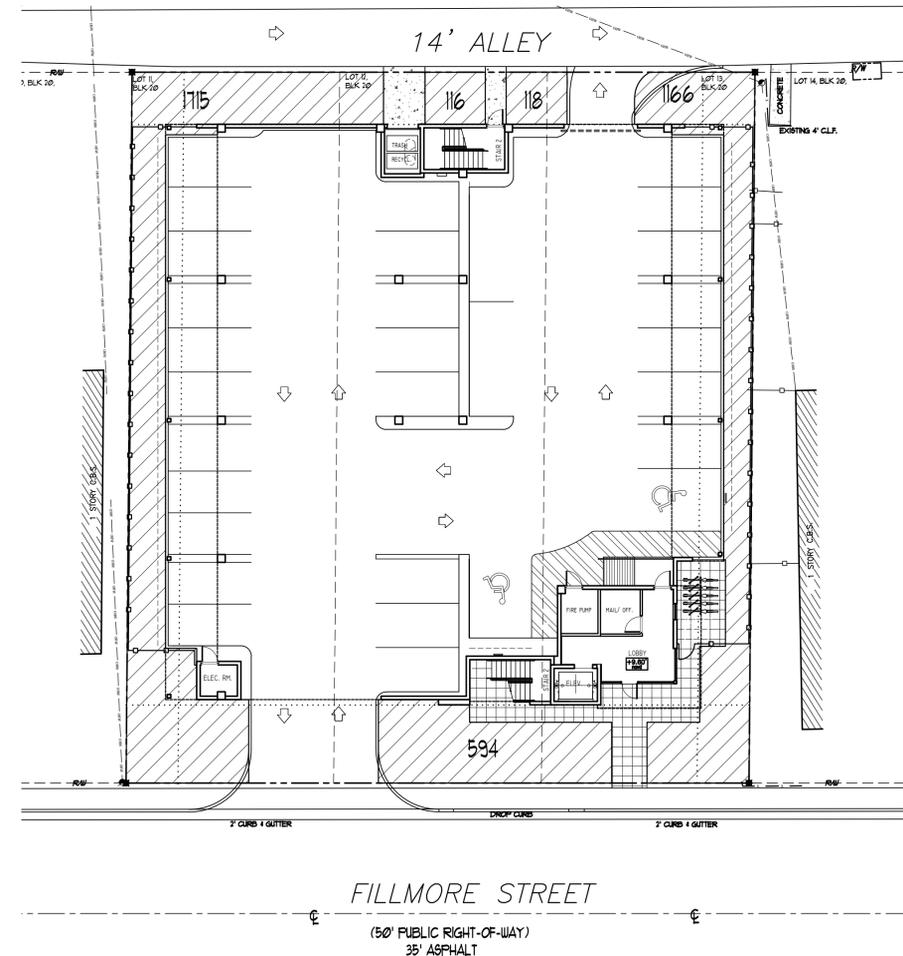
NAME SIZE = 15 SF.  
 FONT STYLE - CENTURY GOTHIC

ALL SIGNAGE TO BE NEON BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-2 ZONING DISTRICT.

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

### 3 SIGNAGE DETAILS



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SEAL

JOSEPH B. KALLER  
 FLORIDA R.A. # 0009239

PROJECT TITLE  
**FILLMORE FLATS**  
 1911 - 1915 FILLMORE STREET  
 HOLLYWOOD FL 33020

SHEET TITLE  
**BUILDING DATA**  
**SITE PERMEABLE AREAS**

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

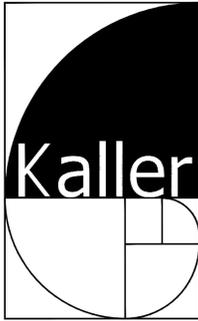
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PROJECT No.: 17176  
 DATE: 3-10-18  
 DRAWN BY: TMS  
 CHECKED BY: JBK

SHEET

# SP-0

1 OF 3



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JOSEPH B. KALLER  
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PROJECT TITLE  
FILLMORE FLATS  
1911-1915 FILLMORE STREET  
HOLLYWOOD FL 33020

SHEET TITLE  
SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAG
2		

PROJECT No.: 17176  
DATE: 3-10-18  
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SHEET

SP-1

2 OF 3

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 20 OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
TOGETHER WITH LOT 13, BLOCK 20, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
LYING AND BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

1911 AND 1915 FILLMORE STREET  
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING:	NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (ND-2)		
LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER		
NET LOT AREA:	16,360.0 SQUARE FEET		
GROSS LOT AREA:	20,200.0 SQUARE FEET		
FAR:	2.00		
BUILDABLE AREA:	32,720.0 SF	32,420.0 SF	
PARKING:	REQUIRED	PROVIDED	
UNITS	1 PER UNIT MIN. = 27 SPACES	27 SPACES	
GUESTS	1 PER 10 UNITS MIN. = 3 SPACES	3 SPACES	
TOTAL	= 30 SPACES	30 SPACES INCLD. 2 HC SPACES	
LOADING:	REQUIRED	PROVIDED	
UNITS	NOT REQ. LESS THAN 50 UNITS	0 SPACE	
SETBACKS:	REQUIRED	PROVIDED	
(a) FRONTAGE (FILLMORE ST)	15'-0"	15'-0"	
(b) SIDE INTERIOR (WEST)	10'-0"	13'-6"	
(c) SIDE INTERIOR (EAST)	10'-0"	14'-0"	
(d) ALLEY	10'-0"	10'-0"	
OPEN SPACE:	REQUIRED	PROVIDED	
	3272 (20%)	3709 (22.6%)	
WALKWAYS AND DRIVEWAYS:	1379 SF		
BUILDING SUMMARY	ALLOWED	PROVIDED	
BUILDING HEIGHT:	5 STORIES/ 55'-0"	5 STORIES/ 55'-0"	
GROSS BUILDING AREA:	INTERIOR	TERRACES/ OPEN STAIR	TOTAL
	FIRST FLOOR 775	125	
	SECOND FLOOR 7343	2928	
	THIRD FLOOR 7343	1772	
	FOURTH FLOOR 7343	1772	
	FIFTH FLOOR 6320	2601	
	TOTAL 29124	9198	38322

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE ND-2 ZONING DISTRICT.

NOTE:  
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FEMA NOTE:  
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

TWO WAY RADIO COMPLIANCE:  
BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 1102 AND BROWARD COUNTY CODE AMENDMENT 182 FOR TWO WAY RADIO COMMUNICATION.

SITE LIGHTING NOTE:  
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.  
EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT LIGHT POLLUTION TO ADJACENT SITES AND UP INTO THE NIGHT SKY.

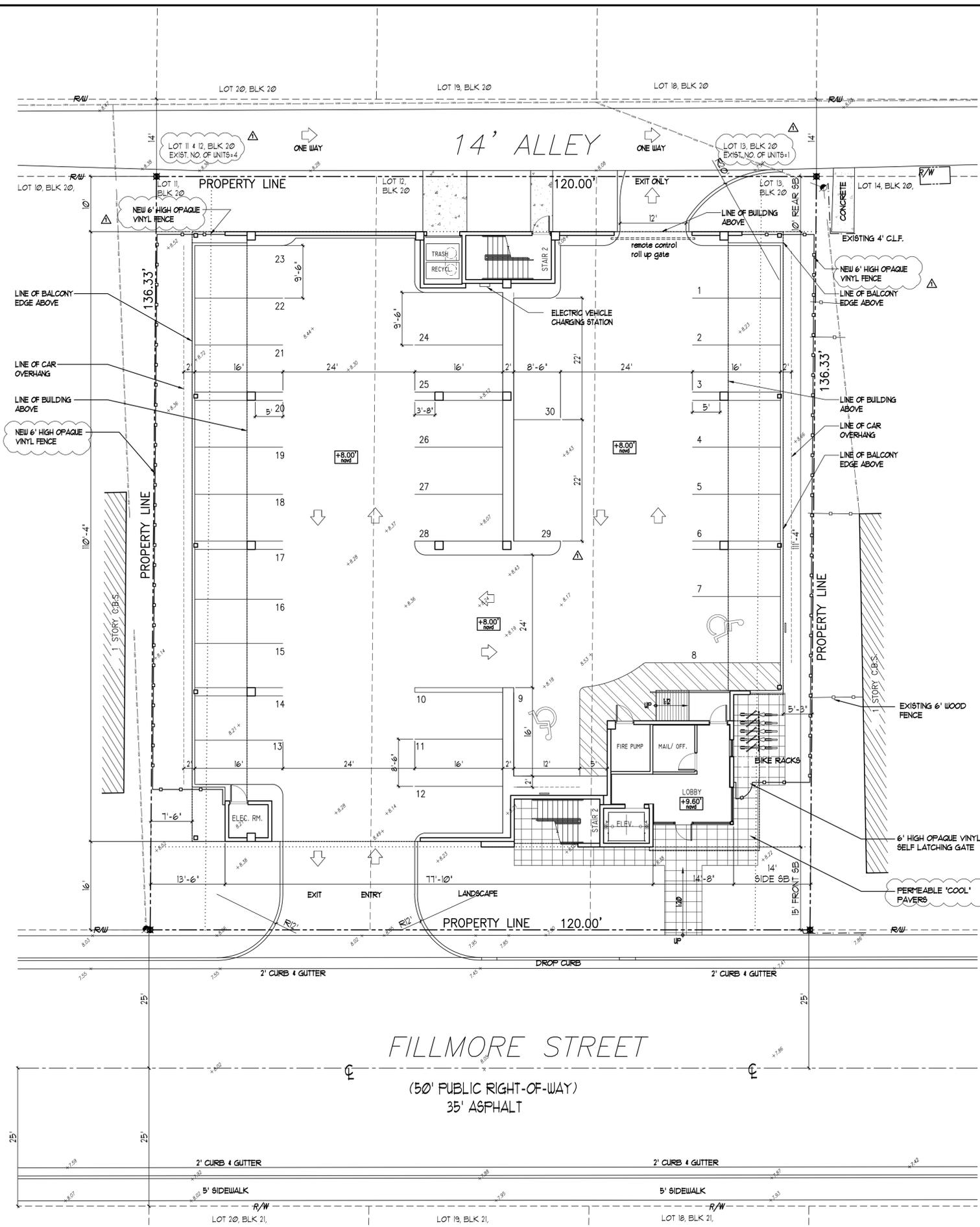
FIRE ALARM NOTE:  
A FIRE ALARM SYSTEM IS REQUIRED AS PER F.P.C. 6TH EDITION BROWARD AMENDMENTS, NFPA 101 SECTION 203.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

UNITY OF TITLE:  
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ORDINANCE 2016-02  
The city shall require each person or entity desiring to construct a new commercial or residential structure to construct the infrastructure necessary for future installation of an electric vehicle-charging station within be included in such project. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate or a fully functional electric vehicle-charging station.

GREEN CERTIFICATION:  
GREEN BUILDING CERTIFICATION PATH IS INTENDED FOR THIS PROJECT. NATIONAL GREEN BUILDING STANDARDS WILL BE APPLIED.



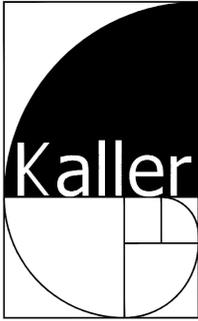
NORTH

1 SITE PLAN  
SCALE: 1" = 10'-0"

2 SITE DATA

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PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

SHEET TITLE  
FIRST FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

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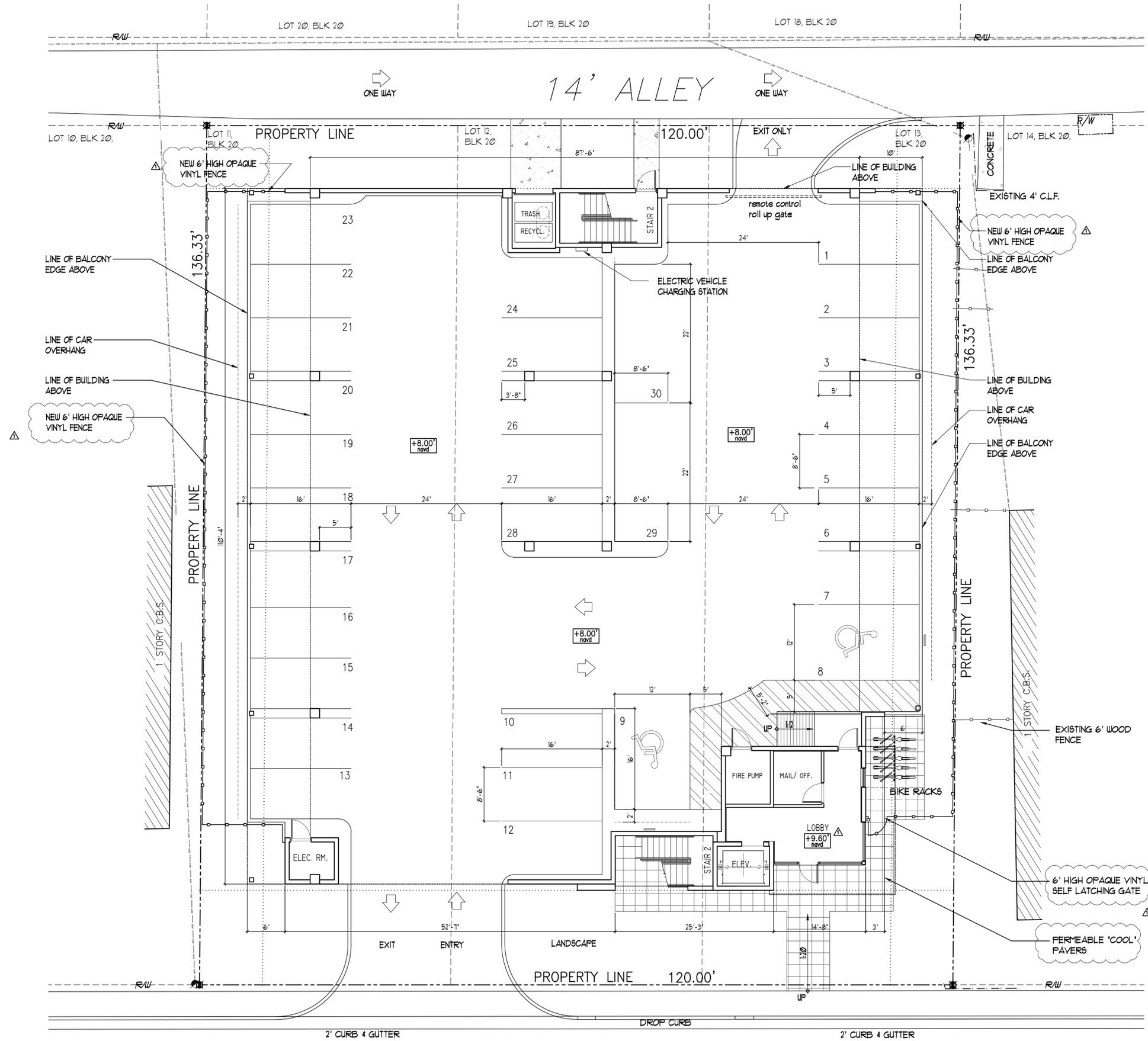
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SHEET  
**A-1**  
1 OF 8

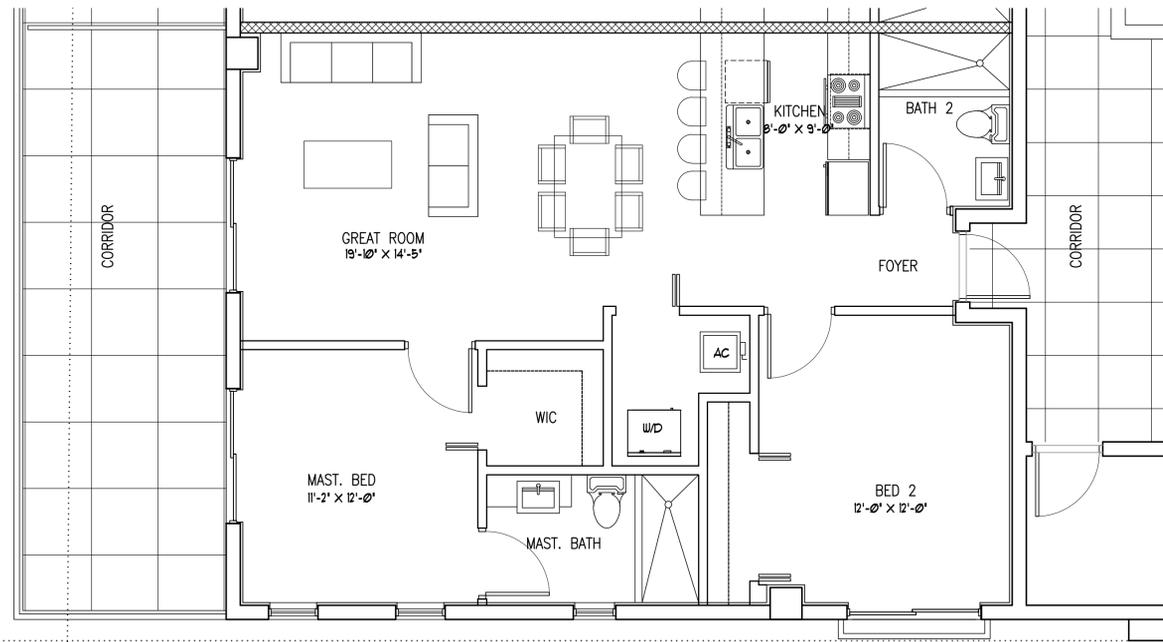


NORTH

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



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TWO BEDROOM UNIT



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FLORIDA R.A. # 0009239

PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

SHEET TITLE  
UNIT TYPES  
FLOOR PLANS

REVISIONS		
No.	DATE	DESCRIPTION
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2		

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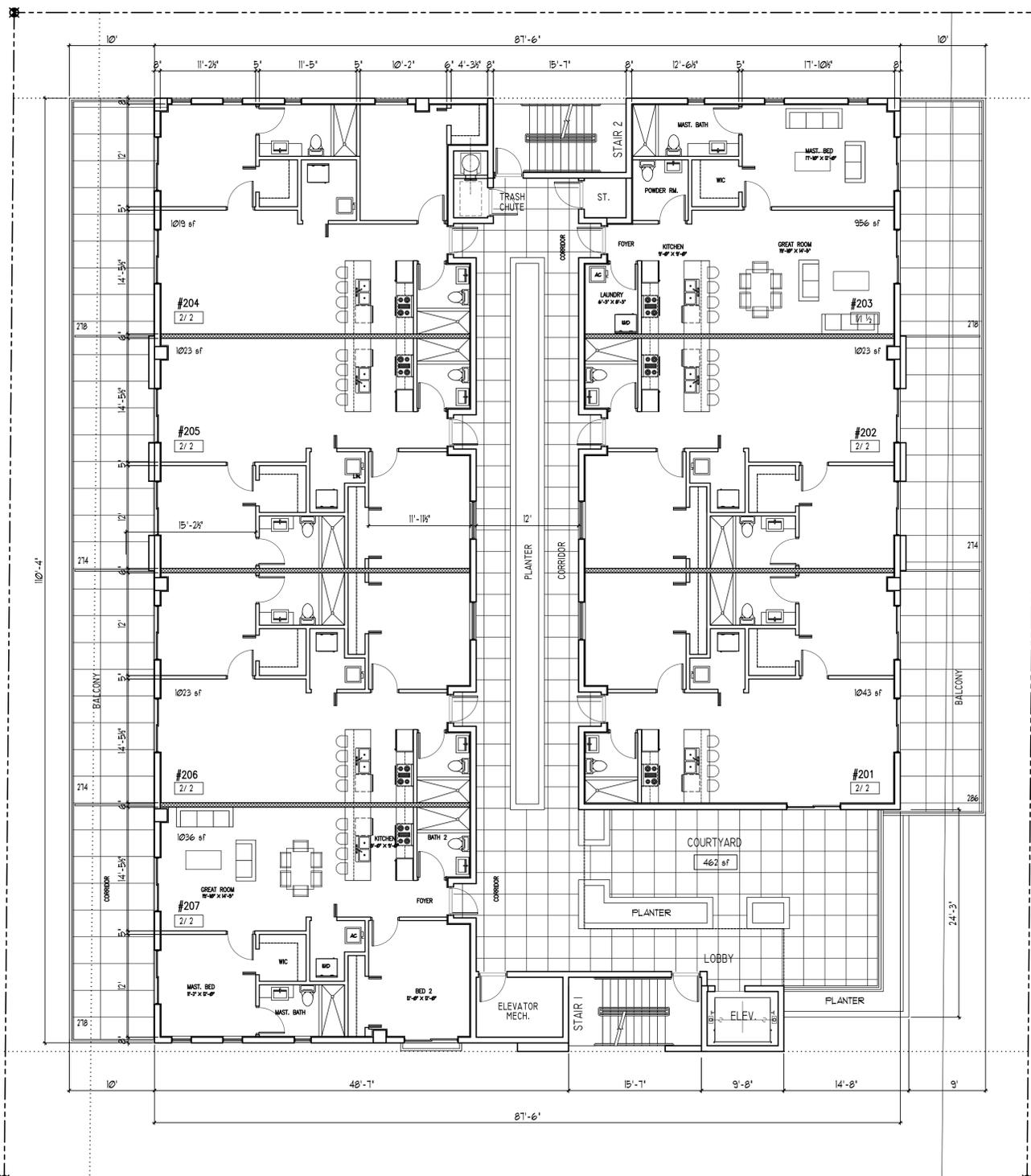
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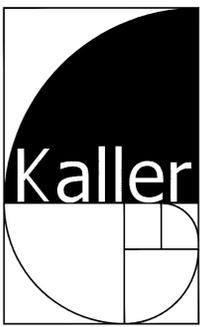
A-10

8 OF 8

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



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



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PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

SHEET TITLE  
SECOND FLOOR PLAN

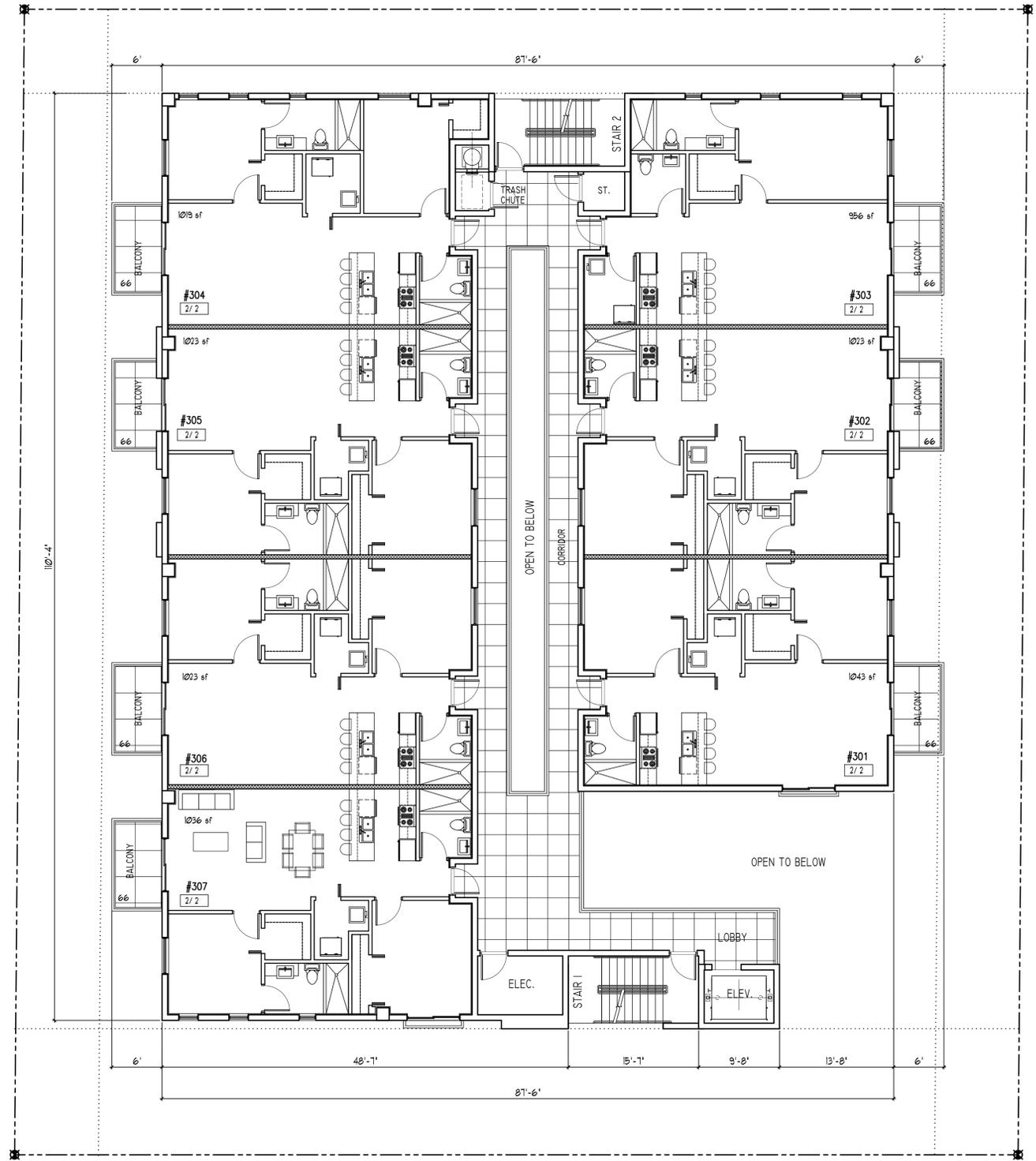
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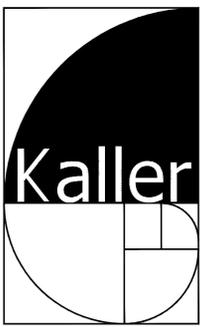
PROJECT No.: 17176  
DATE: 3-10-18  
DRAWN BY: TMS  
CHECKED BY: JBK

SHEET

A-2



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



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PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

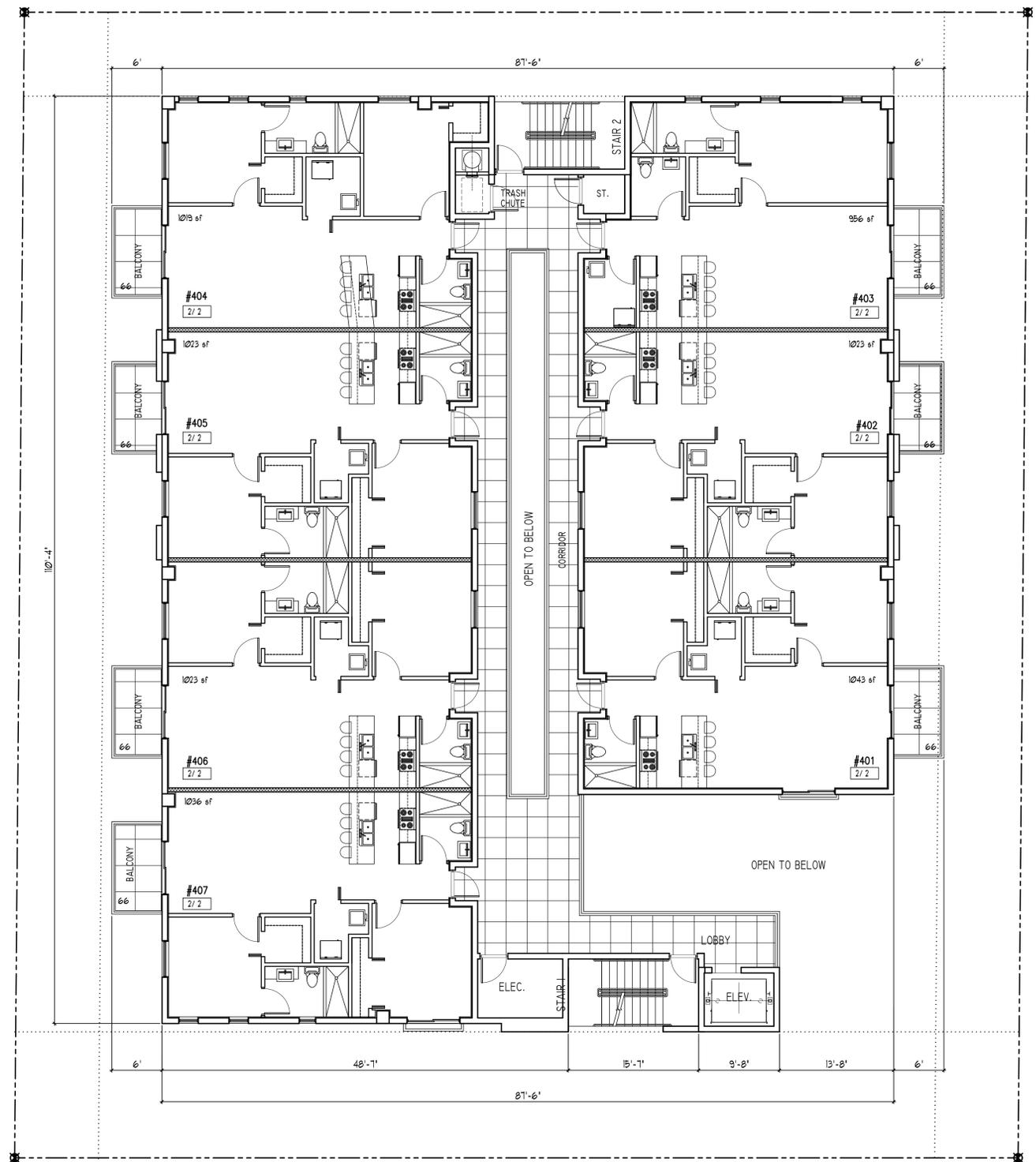
SHEET TITLE  
THIRD FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

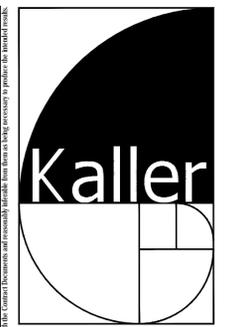
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DATE: 3-10-18  
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SHEET  
**A-3**  
3 OF 8

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



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PROJECT TITLE  
**FILMORE FLATS**  
1911 - 1915 FILMORE STREET  
HOLLYWOOD FL 33020

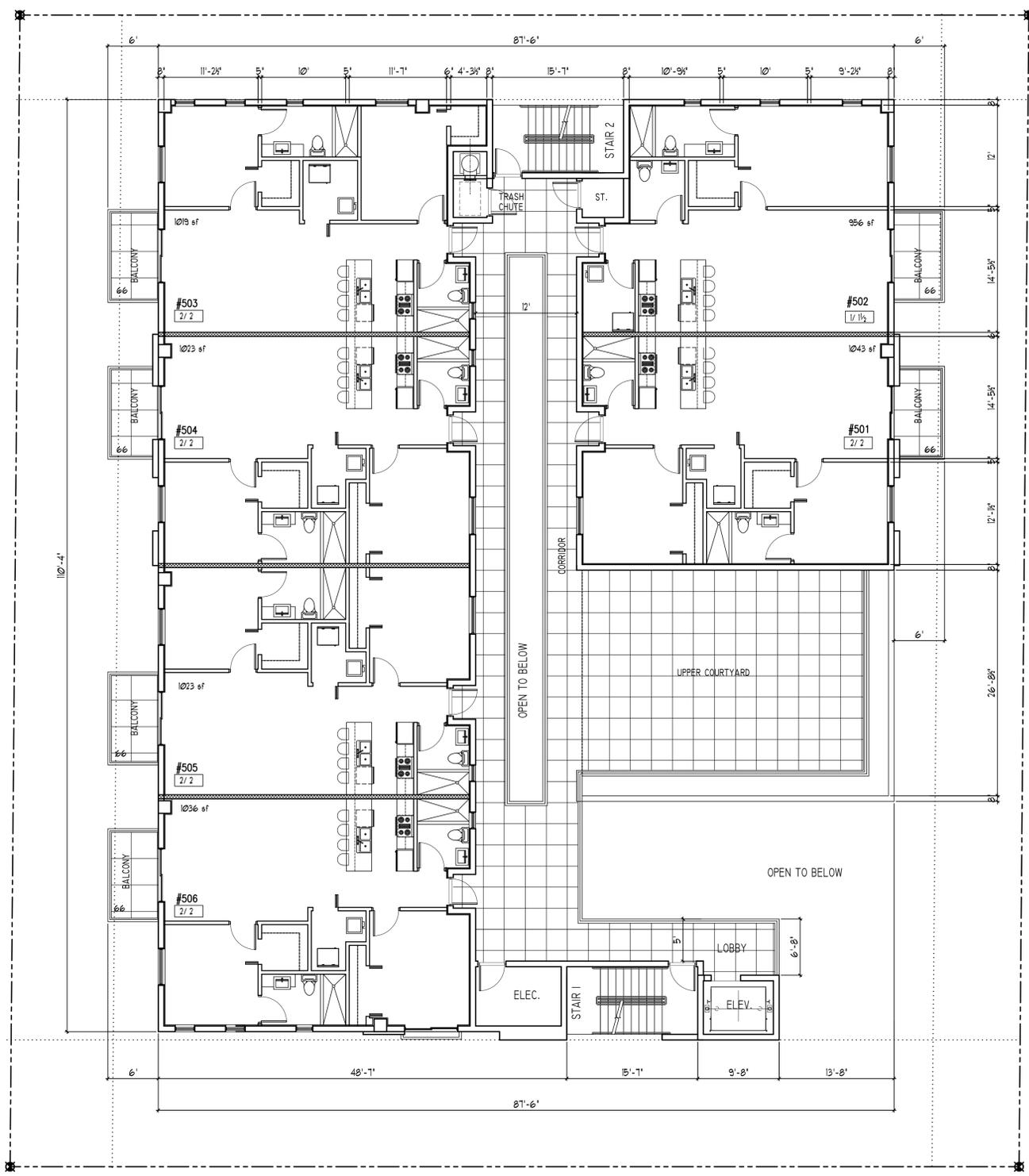
SHEET TITLE  
**FOURTH FLOOR PLAN**

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

PROJECT No.: 17176  
DATE: 3-10-18  
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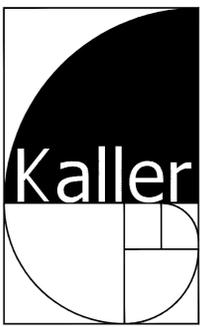
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**A-4**  
4 OF 8

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NORTH

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



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PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

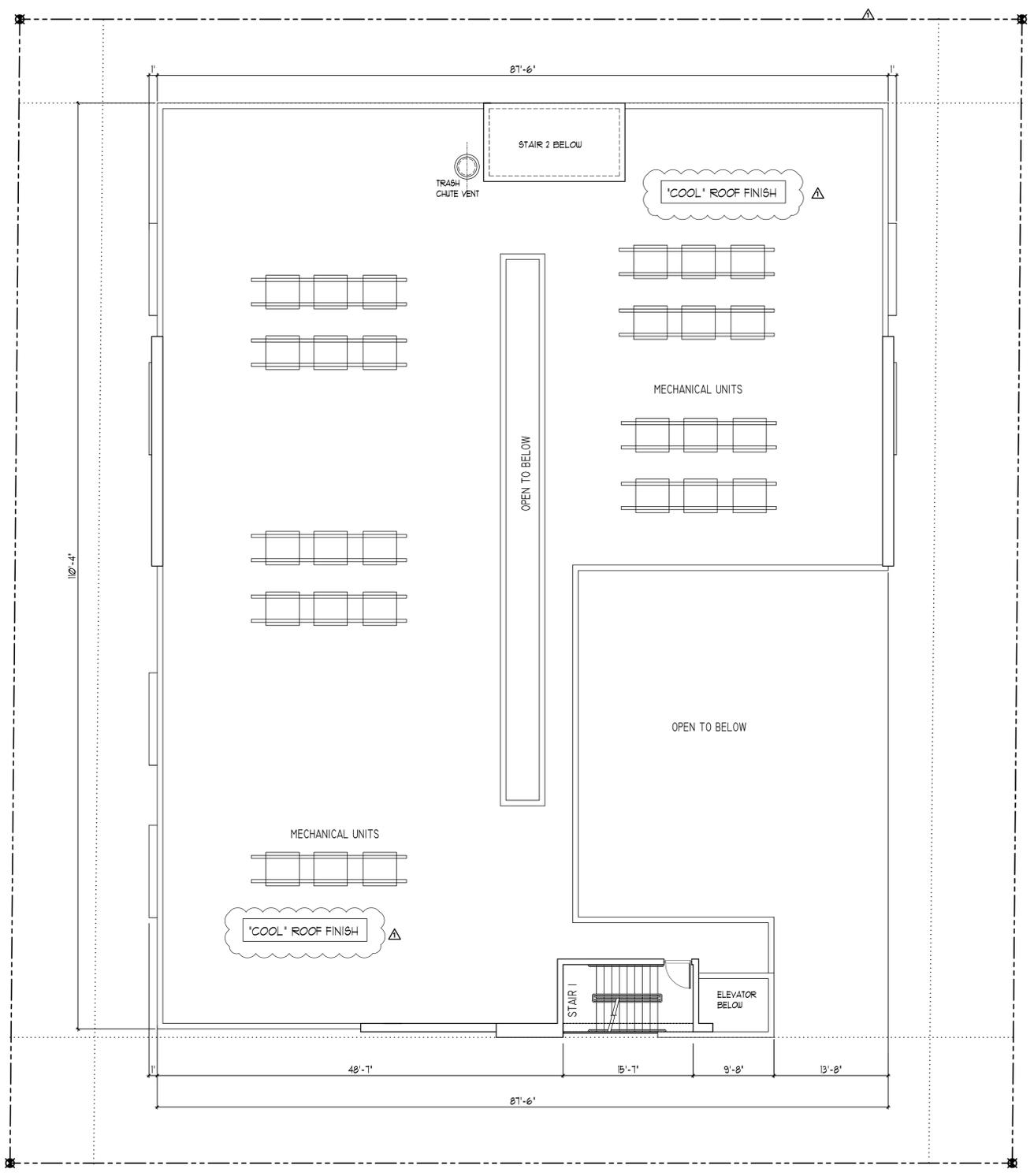
SHEET TITLE  
FIFTH FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

PROJECT No.: 17176  
DATE: 3-10-18  
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SHEET  
A-5  
5 OF 8

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

**Kaller**

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PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

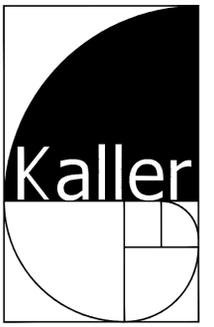
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ROOF PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

PROJECT No.: 17176  
DATE: 3-10-18  
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SHEET  
**A-6**  
6 OF 8

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PROJECT TITLE  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

SHEET TITLE  
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

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DATE: 3-10-18  
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SHEET  
**A-7**  
7 OF 8



1 SOUTH ELEVATION



2 EAST ELEVATION

- 1. TINTED IMPACT RESISTANT STOREFRONT  
COLOR - BRONZE
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. SMOOTH STUCCO WALL FINISH  
COLOR - BENJAMIN MOORE OC-130 (cloud white)
- 6. CORRUGATED METAL WALL FINISH  
COLOR - MEDIUM GRAY
- 7. COMPOSITE WOOD REVEAL
- 8. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
- 9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
- 10. CONCRETE CANOPY
- 11. CONCRETE COLUMN
- 12. COMPOSITE WOOD TRIM
- 13. MOSAIC TEXTURED TILE WALL FINISH OVER EFIS BUILD OUT.
- 14. POWDER COATED METAL COLUMN

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



1 NORTH ELEVATION



2 WEST ELEVATION

- 1. TINTED IMPACT RESISTANT STOREFRONT  
COLOR - BRONZE
- 2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
- 3. TINTED IMPACT RESISTANT WINDOWS
- 4. IMPACT RESISTANT PAINTED HOLLOW METAL DOORS
- 5. SMOOTH STUCCO WALL FINISH  
COLOR - BENJAMIN MOORE OC-130 (cloud white)
- 6. CORRUGATED METAL WALL FINISH  
COLOR - MEDIUM GRAY
- 7. COMPOSITE WOOD REVEAL
- 8. 42" MIN. HIGH POWDER COATED ALUMINUM GUARD RAILING
- 9. IMPACT RESISTANT PAINTED METAL ROLL UP DOOR
- 10. CONCRETE CANOPY
- 11. CONCRETE COLUMN
- 12. CONCRETE EYEBROW
- 13. COMPOSITE WOOD TRIM
- 14. MOSAIC TEXTURED TILE WALL FINISH OVER EIFS BUILD OUT.
- 15. POWDER COATED METAL COLUMN
- 16. HORIZONTAL AND VERTICAL ALUMINUM CORNICES



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**PROJECT TITLE**  
FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020

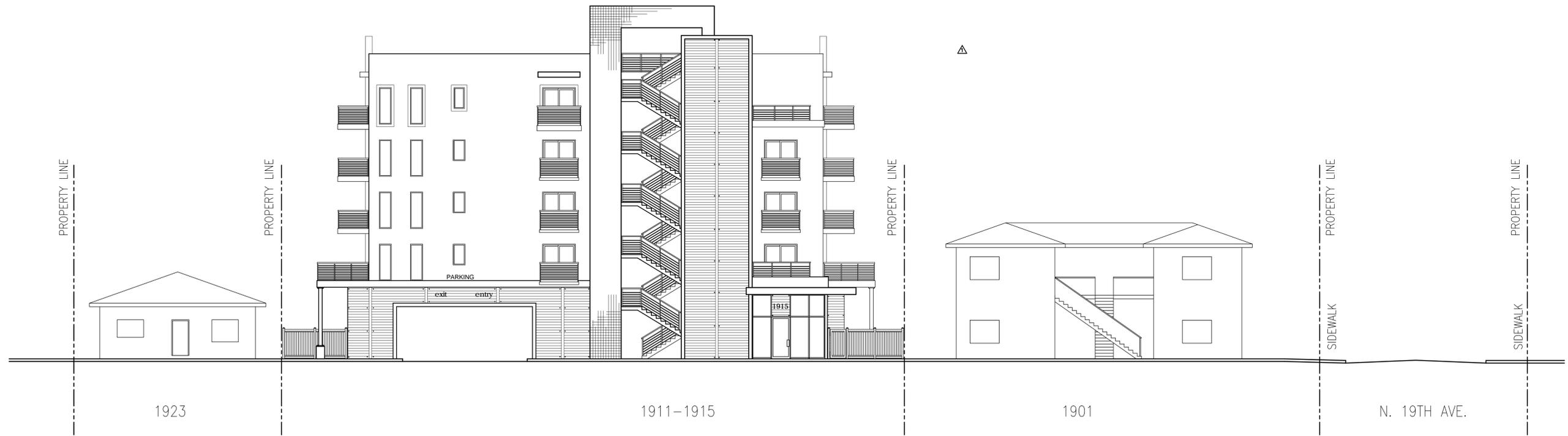
**SHEET TITLE**  
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

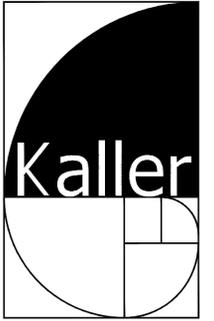
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DATE: 3-10-18  
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SHEET  
**A-8**  
8 OF 8



FILLMORE STREET LOOKING NORTH



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PROJECT TITLE  
**FILLMORE FLATS  
1911 - 1915 FILLMORE STREET  
HOLLYWOOD FL 33020**

SHEET TITLE  
**CONTEXTUAL STREET  
ELEVATION**

REVISIONS		
No.	DATE	DESCRIPTION
1	5-16-18	PRELIM TAC
2		

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SHEET

**A-9**

8 OF 8

**CONTEXTUAL STREET ELEVATION**  
SCALE: 1" = 10'-0"



1911 - 1915 FILLMORE ST.

**NOTE:**  
ALL UTILITIES INCLUDING TELEPHONE, CABLE, ELECTRICAL MUST BE INSALLED UNDERGROUND.



**CONTRACTOR NOTE:**  
CONTRACTOR TO SIGN "EROSION AND SEDIMENTATION CONTROL AGREEMENT" WITH THE CITY OF HOLLYWOOD AND IMPLEMENT A SEDIMENTATION AND EROSION CONTROL PLAN.

NEW AREAS TO BE PAVED WITH ASPHALT  
NEW CONCRETE WALK

**NOTE:**  
ALL BROKEN SIDEWALK FROM CONSTRUCTION ARE TO BE REPLACED

**NOTE:**  
ALL ELEVATIONS SHOWN ARE BASED ON NAVD DATUM OF 1988

**NOTE:**  
FEMA - X ZONE  
BROWARD COUNTY 5.50' NAVD  
ESTABLISH F.F.E. = CROWN OF ROAD 8.05' + 18" = 9.55'

**GENERAL NOTES :**

- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (1988) AND ARE INDICATED AS SHOWN .
- CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE .
- IN AREAS WHERE ASPHALT PAVEMENT ABUTS EXIST. ASPHALT, CONTRACTOR TO SAWCUT EXIST. PAVEMENT & SLOPE PAVEMENT TO MATCH EXIST. ELEVATIONS .
- CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.

**GENERAL CONDITION NOTES -**

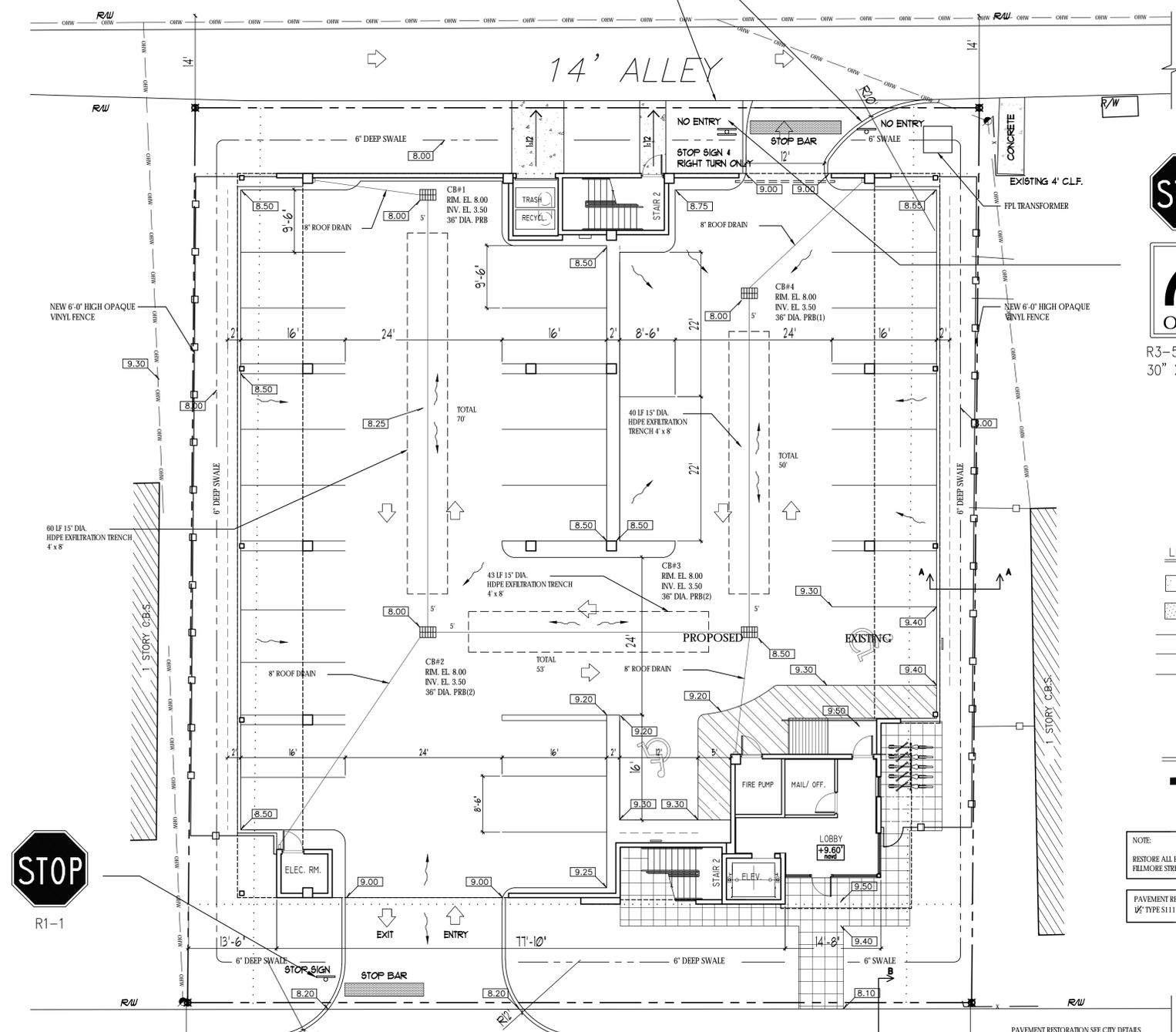
- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:  
FLORIDA POWER & LIGHT CO., CONSTRUCTION  
SOUTHERN BELL TELEPHONE & TEL. CO.  
CABLE CONSTRUCTION BUREAU  
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS  
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS APPLICABLE  
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.U.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 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 USE 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 FINISHED GRADES (SEE PLAN DWG.)
- 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 100% 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 FOOT 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, ASTM 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
- 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 :**

- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.



R1-1, 30" X 30"  
(HIGH INTENSITY)  
R3-5R, RIGHT-TURN ONLY SIGN,  
30" X 30"

**LEGEND :**

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW
- TYPE "D" CONC. CURB (AS APPLICABLE)
- CATCH BASIN W/ INFILTRATION TRENCH

**NOTE:**  
RESTORE ALL EXISTING PAVEMENT MARKINGS ALONG  
FILLMORE STREET IN PROJECT AREA

PAVEMENT RESTORATION  
1/2" TYPE III ASPHALT OVERLAY

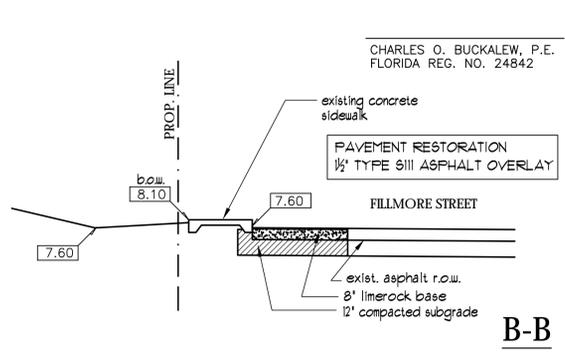
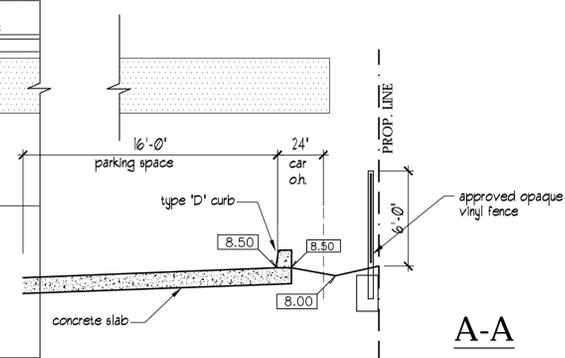
EXIST FIRE  
HYDRANT @  
19TH AVE.  
FH001359



**PAVING AND DRAINAGE PLAN**  
SCALE: 1" = 10'-0"

**FILLMORE STREET**  
(50' PUBLIC RIGHT-OF-WAY)  
35' ASPHALT

**SECTIONS**  
SCALE: 3/16" = 1'-0"



**REVISIONS :**

4/27/17

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**FILLMORE FLATS APARTMENTS**  
1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

PROJECT :

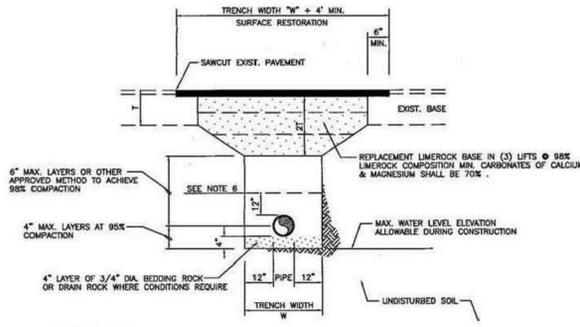
**PAVING, GRADING & DRAINAGE PLAN**

DRWG. TITLE :

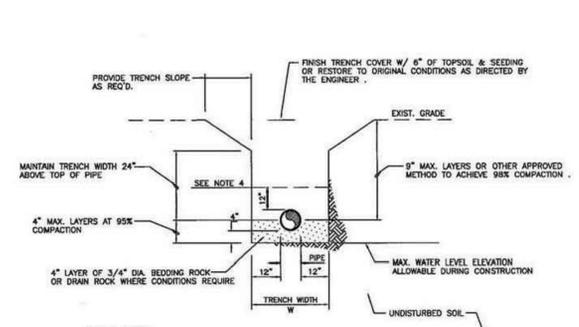
DATE: MAY 2018  
SCALE: 1"=20'-0"  
DWG. BY: C.R.W.  
CHK'D. BY: C.O.B.  
JOB NO.: 2018-423  
SHEET NO.

C-1

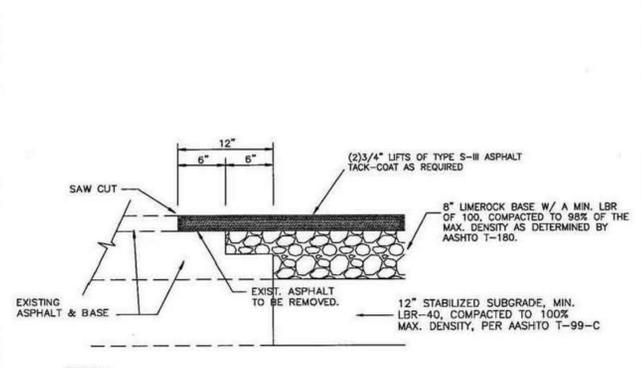




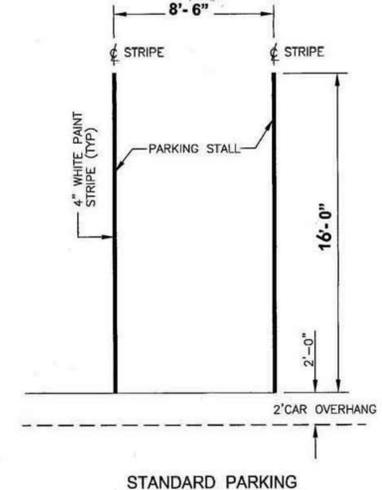
- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
  - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
  - NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2\"/>



- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
  - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
  - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
  - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
  - PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL).



**NOTE:**  
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

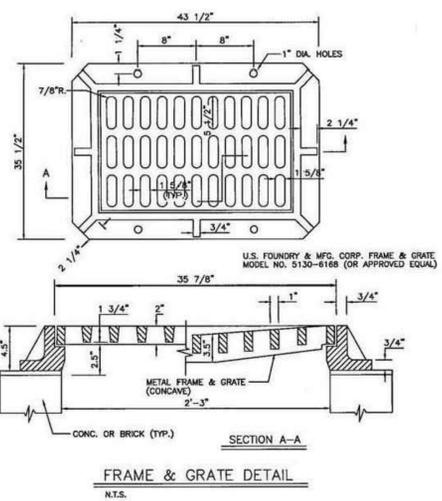


**ASPHALT RESTORATION DETAIL**

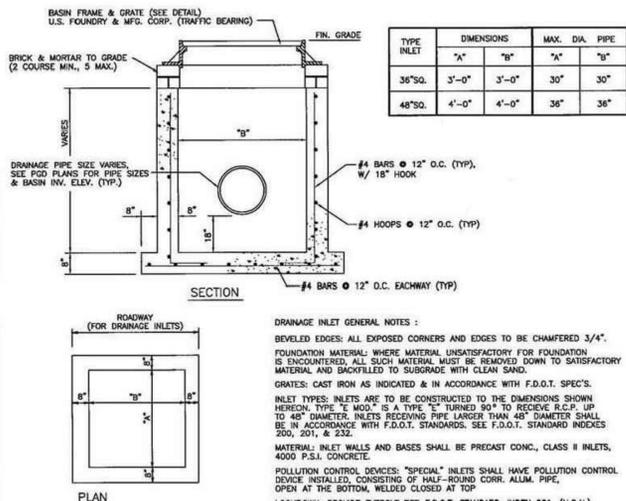
**STANDARD TRENCH DETAIL**

**ASPHALT CONNECTION DETAIL**

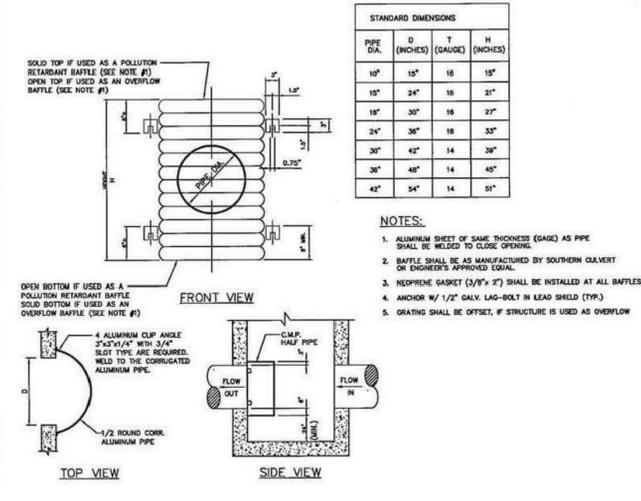
**TYP. PARKING SPACE DETAIL**



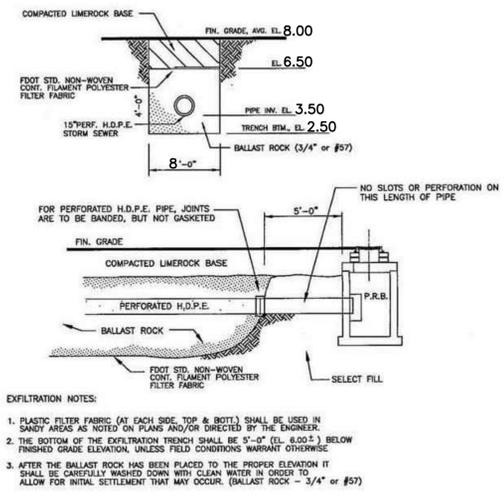
**FRAME & GRATE DETAIL**  
N.T.S.



**CATCH BASIN DETAIL**



**POLLUTION RETARDANT BAFFLE**



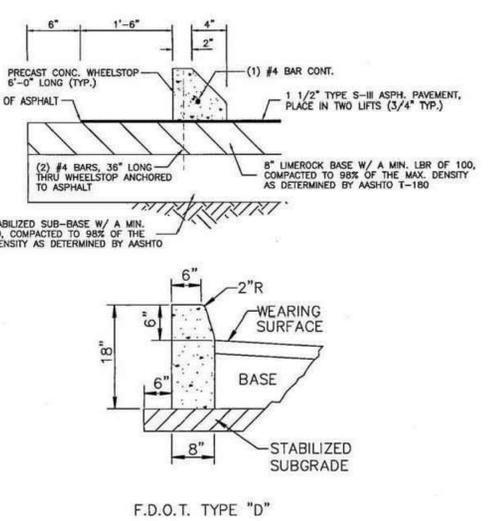
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**FRAME/GRATE DETAIL**

**CATCH BASIN DETAIL**

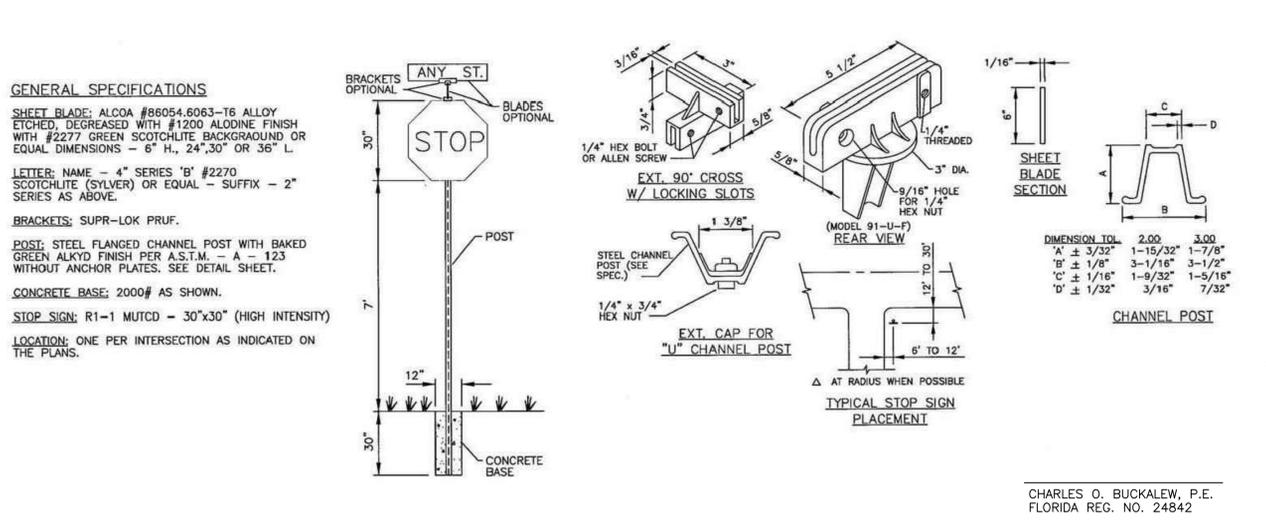
**POLLUTION RETARDANT BAFFLE**

**EXFILTRATION TRENCH DETAIL**

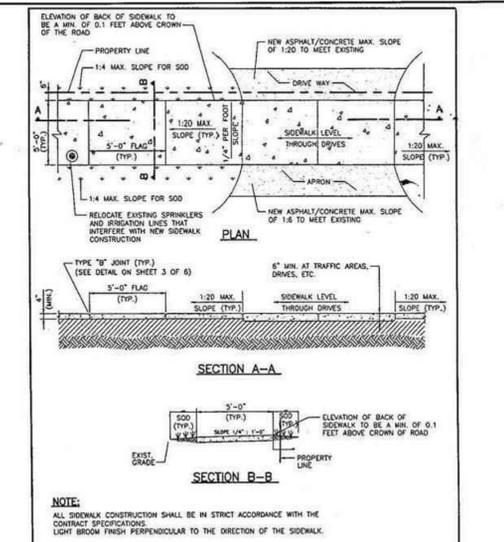


**F.D.O.T. TYPE "D"**

**"D" CURB - WHEELSTOP DETAIL**



**SITE SIGNAGE DETAILS**



**NOTE:**  
ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.

DESIGNED BY	DATE	APPROVED BY
DRAWN BY	PROJECT NO.	SCALE
CHECKED BY	REV. NO.	DATE
DATE	BY	DATE

REVISIONS :

**Charles O. Buckalew**  
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C.O.A. Number: 6255  
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**FILLMORE FLATS APARTMENTS**  
1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

**CONSTRUCTION DETAILS**

DATE: MAY 2018  
SCALE: 1"=20'-0"  
DWG. BY: C.R.W.  
CHK'D. BY: C.O.B.  
JOB NO.: 2018-423  
SHEET NO.

**WATER NOTES:**

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 18" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

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

**WATER NOTES CONTINUED:**

- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/2" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL 8-84-B 5/2" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANS/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANS/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANS/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANS/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION. CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-133 LF. NO SUBSTITUTIONS.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD SPECIFICATIONS.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURER'S RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.), TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO. W-01.1
APPROVED: XXX		

**WATER NOTES CONTINUED:**

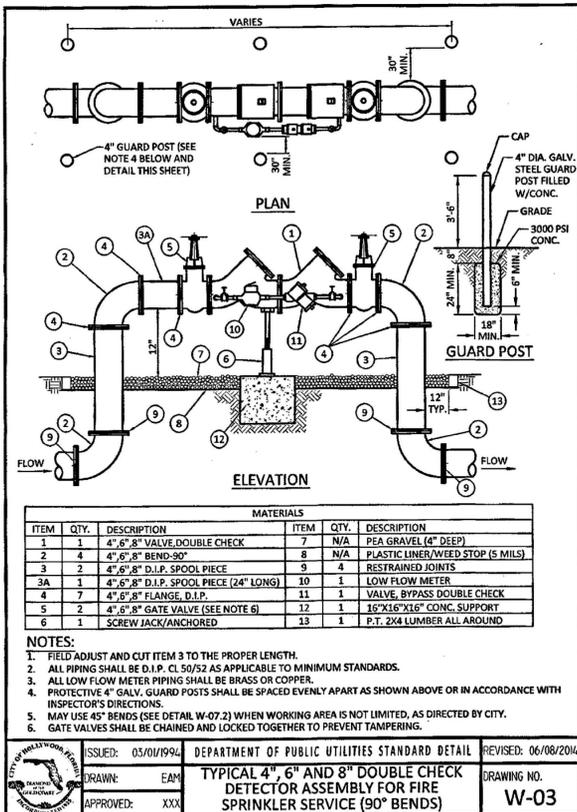
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-90. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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

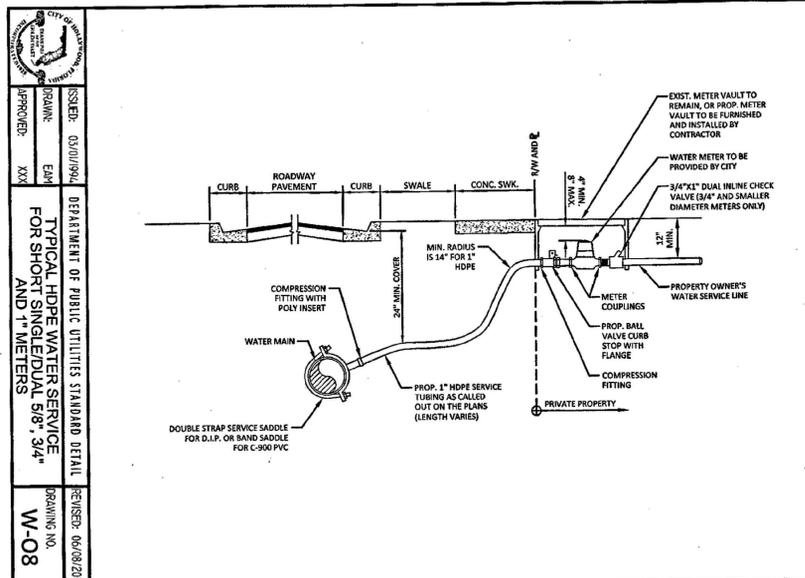
**WATER METER SERVICE NOTES:**

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C301, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- SERVICE PIPE SHALL BE THE SAME SIZE AS THE WATER METER EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1" DIAMETER.
- SERVICE PIPE CROSSING UNDER THE ENTIRE WIDTH OF A ROADWAY PAVEMENT MUST BE 2" MINIMUM UNLESS OTHERWISE DIRECTED BY THE CITY.
- THE 3" CASING UNDER THE ROAD IS TO BE USED ONLY WHEN THE WATER MAIN RUNS WITHIN THE SWALE ON THE OPPOSITE SIDE OF THE ROAD FROM THE METER SERVICE. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
- APPROVED TYPE COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE WATER METERS WILL BE PROVIDED BY THE CITY OF HOLLYWOOD AND INSTALLED BY THE CONTRACTOR.
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
  - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
  - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

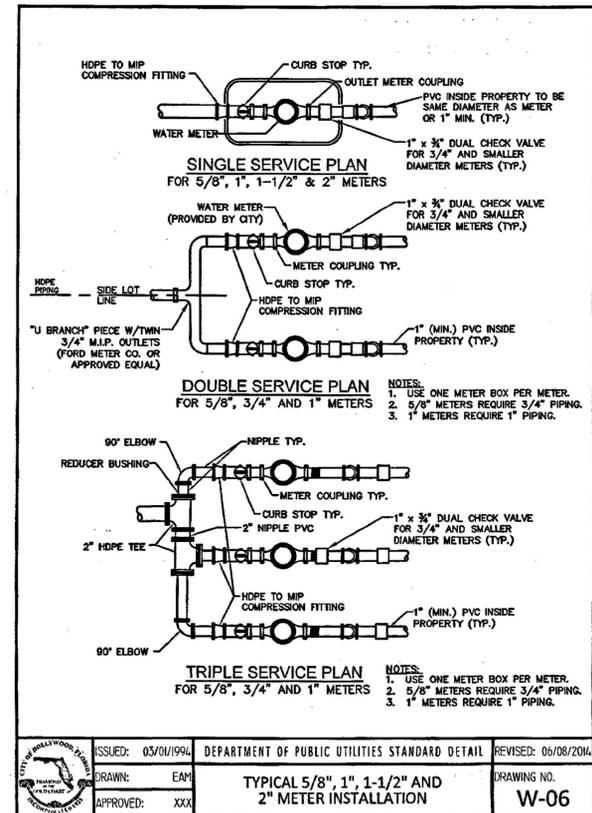
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



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



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-08
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

REVISIONS:

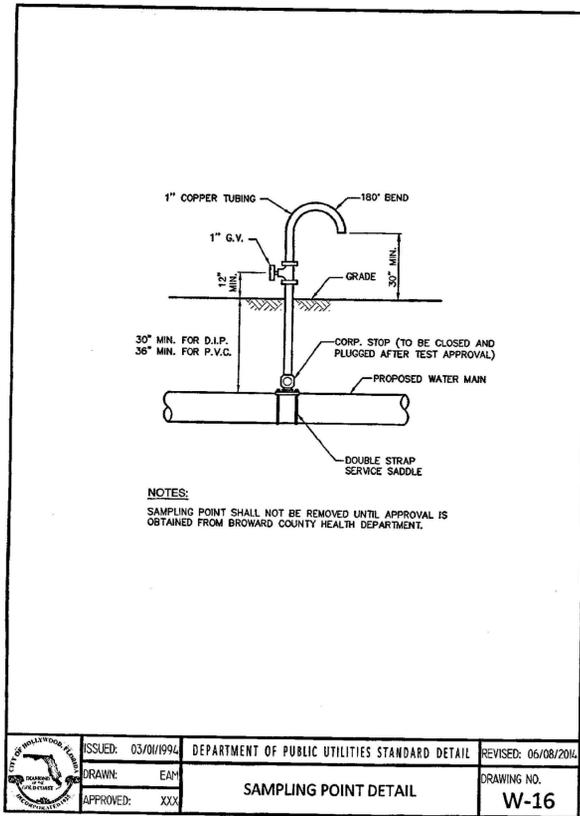
**Charles O. Buckalew**  
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 801 South Ocean Drive, Suite 201  
 Hollywood, Florida 33019  
 C.O.A. Number: 6255  
 Tel.: (954) 558-1189 Fax.: (954) 929-8888

**FILLMORE FLATS APARTMENTS**  
 1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

**CONSTRUCTION DETAILS**

DATE: MAY 2018  
 SCALE: 1"=20'-0"  
 DWG. BY: C.R.W.  
 CHK'D. BY: C.O.B.  
 JOB NO.: 2018-423  
 SHEET NO.

CHARLES O. BUCKALEW, P.E.  
 FLORIDA REG. NO. 24842



**TESTING AND DISINFECTION NOTES:**

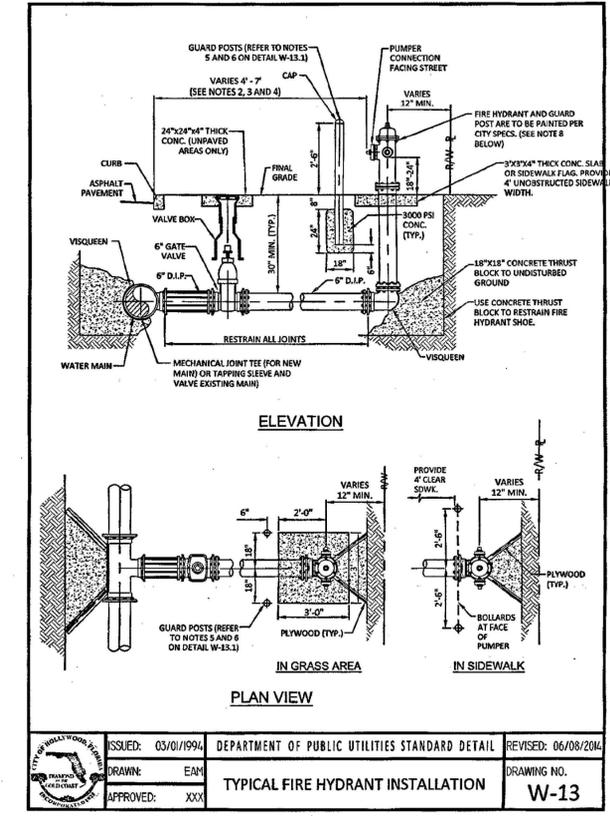
- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
- THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:  
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$
  
L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.  
S = THE LENGTH OF PIPE BEING TESTED.  
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.  
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANS/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
- BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
- THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TESTING AND DISINFECTION NOTES	DRAWING NO. W-14
APPROVED: XXX		

**NOTES:**

- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
- FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FOOT CLEAR DRIVING ZONE.
- WITHIN FOOT R/W, WHERE SPACE IS RESTRICTED THE FIRE HYDRANT MAY BE LOCATED 2' FROM THE FACE OF THE CURB AS LONG AS THERE IS A MINIMUM 4' UNOBSTRUCTED SIDEWALK BEHIND THE HYDRANT, AND THE HYDRANT BASE IS 4" OR LESS FROM GRADE IN ACCORDANCE WITH F.D.O.T. INDEX 700.
- GUARD POSTS SHALL NOT BE ALLOWED WITHIN FOOT R/W.
- OTHER THAN FOOT R/W, GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF C OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
- FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
- THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
APPROVED: XXX		



**GENERAL NOTES:**

- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR IS DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECS), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECS D AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECS IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ECS IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL Haul AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
- CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE WITH ULTRA-DRAIN GUARDS. CONTRACTOR SHALL MAINTAIN AND REMOVE DIRT TRAPPED IN THE ULTRA-DRAIN GUARDS AFTER EACH RAIN EVENT.
- THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECS D UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECS D FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FOOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECS D FIELD ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECS D.

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APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL CAST IRON PRODUCTS SHALL BE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FOOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02/40 DEWATERING.

**GENERAL NOTES (CONTINUED):**

- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

**GENERAL NOTES (CONTINUED):**

- WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
- A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECS D SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
  - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
  - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
  - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
  - PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
  - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.

Always call 811 two full business days before you dig

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DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.4
APPROVED: XXX		

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FILLMORE FLATS APARTMENTS  
1911-1915 FILLMORE STREET, HOLLYWOOD, FLORIDA 33020

PROJECT: CONSTRUCTION DETAILS

DRWG. TITLE: CONSTRUCTION DETAILS

DATE: MAY 2018  
SCALE: 1"=20'-0"  
DWG. BY: C.R.W.  
CHK'D. BY: C.O.B.  
JOB NO.: 2018-423  
SHEET NO. C-5